

Architect's Report for the proposal to provide 24 no. housing units for Farrankelly, Phase 2, on a site in, Greystones, Co. Wicklow.

In accordance with the Housing Department's strategy for the provision of social housing units in the County, 24 new housing units are proposed for a site in Kilmacanoge as indicated in the accompanying drawings. The site is located within the environs of the Greystones, Delgany and Kilcoole Local Area Plan. The site is located next to the large residential developments located at Charlesland, Eden Gate and Eden Wood, and is serviced by a group of shops located across the R774. To facilitate pedestrian access to the shops and nearby bus stop, a new pedestrian ramp and steps are proposed. This pedestrian access route is to be located in the Council owned housing site which is opposite the proposed site. Recent upgrading works have been completed along the Kilcoole road and at the roundabout to enhance the pedestrian environment.

Design Strategy: The development is arranged around 2 generally flat open space areas where houses open out directly onto each of these spaces providing active edges and surveillance to these areas. The vehicular circulation route is minimised and does not run through either open space to create safe play areas. The road has turns and restricted portions to calm traffic. All units located at corners have two active sides in order to avoid any blank elevations and to provide passive surveillance. A new public footpath with public lighting will be installed to the perimeter of the site. Housing is orientated to provide surveillance to this pedestrian route.

All ground floor apartment units are designed to be fully accessible with large storage areas for the storage of large items such as wheelchairs, walkers etc.

The proposed finishes are simple and follow the traditional vernacular of black pitched roofs, painted rendered elevations and simple canopies. There are four different house types and each of the apartment units are different. The units are modelled to create a variety in the streetscape. Each unit has a privacy strip to the front of the house, and rear gardens sized in accordance with the development plan.

Zoning: The site is zoned as residential under LAP, with a permissible density of 22 dph.

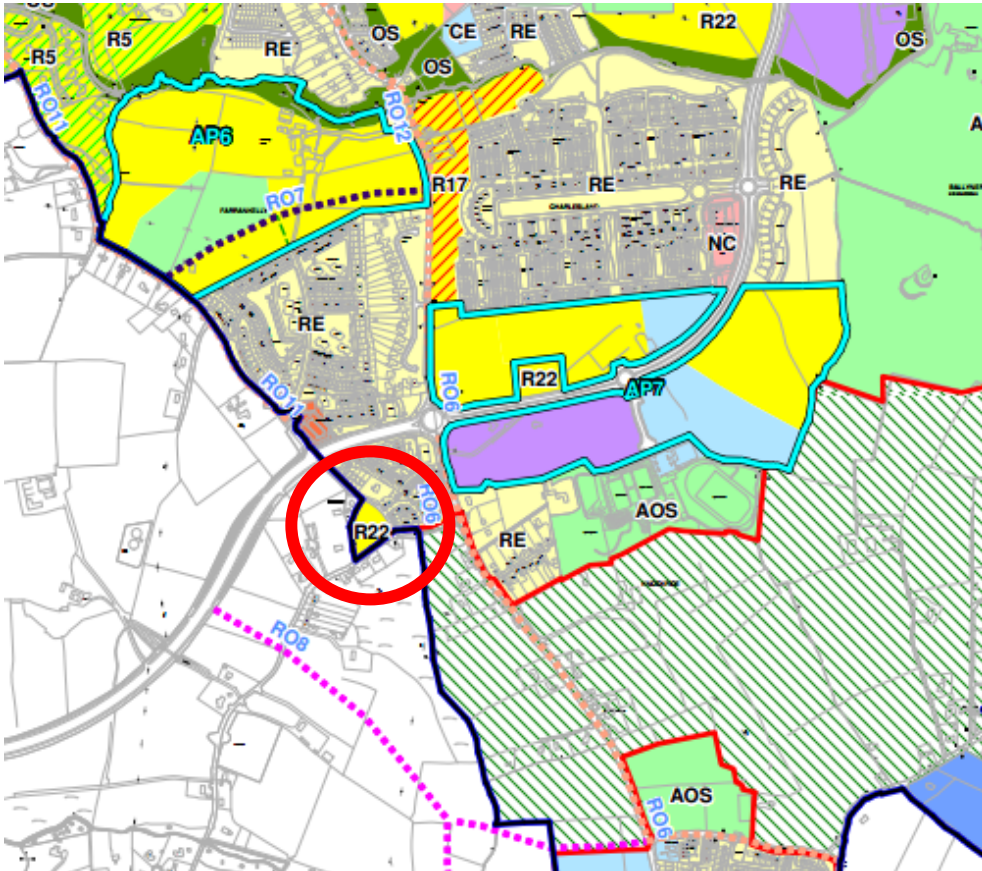


Fig. 1 – LAP Zoning map extract, location of site circled in red.

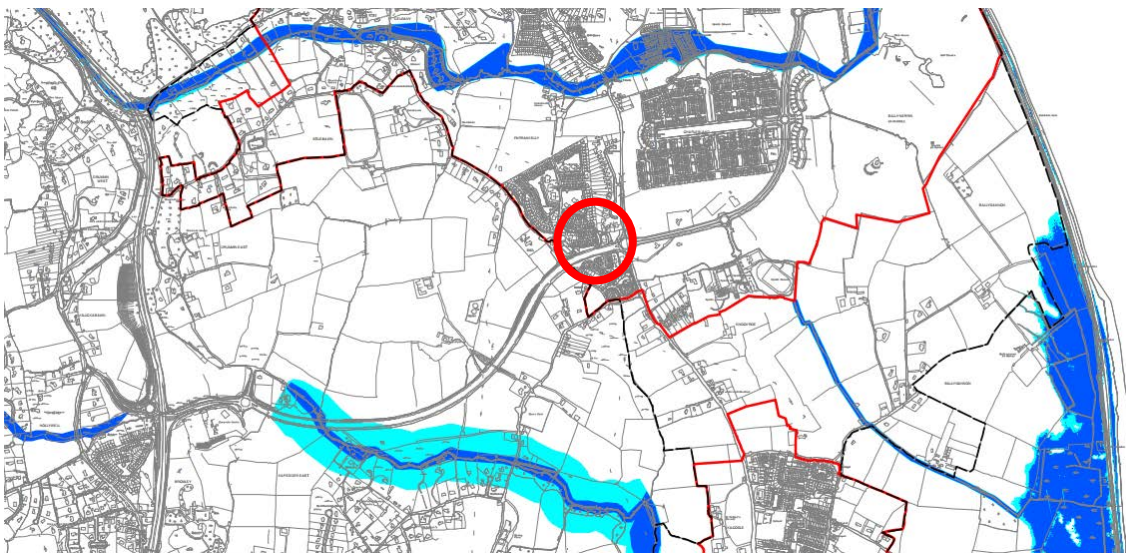


Fig. 2 – LAP Flooding map extract, location of site circled in red.

The site is not indicated in any flood zones highlighted in the LAP.

Water & Waste : The proposal has been approved by the Environment Department.

Roads: The road layout has been approved by Greystones Area engineer.

Housing need:

	Total	1 bed	2 bed	3 bed	4 bed
Housing need	1179	442	614	292	31

Proposal: The site is under Council ownership and is zoned residential, as such, it is a suitable location for the provision of Social Housing.

Accommodation proposed:

The 24 no. units will be provide a mix of unit types that address the variety of units required as follows; 1 bed ; 9 no. 2 bed ; 12 no. 3 bed ; 3 no.

Open Space

Site Area: 0.7ha / 7100msq

Public Open Space: requirement 15% site = 1065msq required

Public Open Space Provision: 1096msq (with no space being less than 10m wide or 100msq in compliance with the Development Plan standards).

Location 1 - 783msq Location 2 - 272msq

Additional pocket open space and planting zones are located throughout the site.

Private open space:

The standards required are as follows-

1 bed - min 5msq

2 bed - min 50msq

3 bed - min 70msq

All proposed units comply with this requirement.

Parking: 36 spaces proposed (32 required under the Development Plan)