

Architect's Report for the proposal to provide 20 no. housing units on a site in Sugar Loaf View,
Kilmacanoge, Co. Wicklow.

In accordance with the Housing Department's strategy for the provision of social housing units in the County, 20 new housing units are proposed for an infill site in Kilmacanoge as indicated in the following drawings-

Drawing no.	Title	Scale	Format
SV/P8/001/001	Site location map	1:1000	A3
SV/P8/001/002	Proposed GA ground floor	1:500	A3
SV/P8/001/003	Proposed GA first floor	1:500	A3
SV/P8/002/001	House Type A	1:100	A3
SV/P8/002/002	House Type B	1:100	A3
SV/P8/002/003	House Type B1	1:100	A3
SV/P8/002/004	House Type B2	1:100	A3
SV/P8/002/005	House Type C	1:100	A3
SV/P8/002/006	House Type C section & elevation	1:100	A3
SV/P8/003/001	Perspective	1:100	A3
C-02	Proposed drainage layout	Varies	A1

Zoning: The site is located to the west of the N11 close to the majority of services in this townland. The site is located in a secondary development area, located directly adjacent to the primary development area as indicated in the Town & Settlement plan.

Kilmacanoge Specific Development Objectives :The proposal is compliant with the Kilmacanoge Specific Development Objectives, in particular objectives number 1 & 4

1. Preserve and improve public and private open space and recreation facilities, including walking routes linking the town of Kilmacanogue to the summit of the Great Sugar Loaf and reinforcing the role of the town as a service base for recreational users. '

4. To seek to facilitate infill residential development at appropriate locations particularly where shared vehicular entrances can be achieved and where a clustering of dwellings can be accommodated.'

Proposal: The site is under Council ownership and is in effect 'left over land' arising from a previous development in this location. The site is located at a higher level than the existing housing and suffers from a lack of surveillance. Due to antisocial issues, the playground servicing this existing estate was recently re-located from here to a more overlooked site.

The anti-social behaviour continues on this site (figs. 1&2). The provision of overlooking accommodation in this location would ameliorate this situation. The creation of new overlooked open spaces will enhance the facilities for the existing development and will be in accordance with objective 1 listed above.



Figs.1&2

Design Strategy: The proposed development of 20 houses is arranged around 2 generally flat open spaces and a third large sloping green to the front of the site. The proposed units are arranged to overlook these spaces to give active surveillance to the open areas. The larger family units generally access these green spaces directly without crossing the road. The vehicular circulation route is minimised and does not run through either open space ensuring safe play areas.

The development is located at a similar level to the development at Sugarloaf Drive. To minimise the impact of the development on Sugar Loaf View, a generous gap is maintained between the existing and the proposed. Furthermore, the units located to the front of the site are all single storey units. The units located behind are all two storey. All units located at street corners have front door entrances on both sides in order to avoid any blank elevations and to provide passive surveillance. The 3 bed houses located in the centre of the site do not have first floor windows to avoid overlooking of neighbouring rear gardens.

Bin stores are located in rear gardens of semidetached units and in designated areas to the front garden of terraced units. Parking spaces are integrated into the streetscape and are provided within close proximity to the units they serve.

The proposed finishes are simple and follow the traditional vernacular of black tiled pitched roofs, painted rendered elevations and simple porches. There are five different house types 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.

Density: The density of the proposal is similar to that of the existing density in the immediate area. The required density for a secondary zone is 15dph at 150msq per dwelling. The densities comply with this objective as illustrated in the table below.

Site area msq	Allowable msq	Proposed msq/unit	Total proposed msq
0.9 ha	0.9x15x150=2,025	1 bed – 47x6=282 2 bed – 88x9=792 3 bed – 106x5=530	1,604msq

Open Space: Site area – 9379msq Open space requirement = 15%= 1407msq

Open Space Provision: Location 1 - 980msq
Location 2 - 440msq
 Total flat open space - 1420msq

Location 3 - 1900msq sloping at 1:4

Locations 1&2 are generally flat and are accessed directly from the units. Location 3 is located to the front of the development. This area of open space will be sloping to match the neighbouring open space in Sugarloaf Drive.

Rear Gardens are sized in compliance with WCC Development Plan standards.

Permeability: There is a primary school located adjacent to the site (see fig. 3). The existing route for children to access this school is circuitous and brings them out of the housing estate to enter the

school through the neighbouring car park. The new development would incorporate a pedestrian access from this site to the school (dependent on agreement with the school) thereby reducing this distance and providing a safe walking route to the school. The new pedestrian connection to the school will encourage residents of the existing houses to walk to school along this route, currently many residents chose to drive to the school.



Water & Waste: A pre-connection enquiry has been made with Irish Water. There is sufficient capacity for this proposal, however there is a requirement to lay c.150m of 225mm sewer in the road outside of the site area for connection (see drg. No. C-02).

Roads: The roads layout was circulated to the Bray Municipal District Engineers throughout the design phase and has met with their approval.

Growth Control: The existing housing stock in Kilmacanogue is 277, under the settlement strategy no single development shall increase this stock by more than 15% (42 units). This proposal to construct 20 units is well within these required limits.