

INDEX

ARCHITECT'S PART 8 REPORT

- 1.0 Introduction**
- 2.0 Site description**
- 3.0 Development plan**
- 4.0 Schedule of units**
- 5.0 Design statement**
- 6.0 Accessibility**
- 7.0 Car parking**
- 8.0 Materials and construction**
- 9.0 SAC, Protect structures & archaeology**
- 10.0 Services & utilities**
- 11.0 Reference documents**

TEAM DIRECTORY

Client	Design and Delivery Services, Limerick City and County Council, Merchant's Quay, Limerick. Tel: 061 407 100 Representatives: Aidan Doyle
Architect & Project Supervisor for the Design Process	Paul Keogh Architects, Cathedral Court, New Street, Dublin 8. Tel: 01 679 1551 Representatives: Paul Keogh, Ellen Mathews
Civil and Structural Engineers	Martin Peters Associates, Ormonde Road, Kilkenny, Tel: 056 7702761 Representatives: Martin Peters, Eddie Quann
Mechanical and Electrical Consultant	Bernard Smith Consulting Engineers, Bracetown Business Park, Clonee, Dublin 15 Tel: 01 801 4127 Representatives: Bernard Smith, Francis Smyth
Quantity Surveyors	Rogerson Reddan Associates Park House, Arthurs Quay, Limerick Tel: 01 660 9155 Representative: Sean Twomey

1. Introduction

1.01 Paul Keogh Architects were appointed in February 2017 for the provision of Integrated Design Team Services for the development of 14 no. social housing units at the junction of Blackboy road and Greenhill road, Limerick. Earlier this year this appointment was extended to include an adjacent site on Greenhill Road, recently acquired by Limerick City & County Council and the subject of this Part 8 planning application.

1.02 This Part 8 report relates to the provision of 3 no. new social housing units at the proposed site.

The proposed development will consist of:

- (a) Provision of 3 no. residential two-storey terraced units comprising 2 no. 2 bedroom units and 1 no. 1 bedroom unit;
- (b) Provision of new on-street parallel parking comprising 3 no. spaces to Greenhill Road and modification of existing footpaths;
- (c) Hard landscaping including; front privacy strip and bin stores to dwellings;
- (d) Soft landscaping including planting and trees;
- (e) Replacement of / remedial works to existing boundaries with adjacent properties;
- (f) Provision of new water connections, a foul sewer connection, and a surface water drainage system;
- (g) Works to integrate with previously approved Part 8 planning submission on the adjoining site (ref: 18/8001);
- (g) All associated site works.

2. Site description

2.01 The site

The site of the proposed development is located at 7A Greenhill Road, Limerick. The site is approximately 1.2 km south-east of Limerick city and measures approximately 0.028 hectares (0.068 acres) overall.

2.02 Adjacencies

The site is bounded to the north by the Greenhill Road, a largely residential arterial route with on-street parallel parking and older housing stock. To the east lies a vacant site with planning approval for 14 no. units (planning reference 18/8001). To the west lies a derelict bungalow and to the south lies residential and commercial premises.

2.03 Existing site condition

The proposed site is a brownfield site with a number of single storey commercial structures proposed for demolition as part of this application.

2.04 Existing boundaries

The existing commercial shop front is a capped brick walls bounding the site with Greenhill road, this is proposed for demolition as part of the works. The gable of the single storey derelict house – 7 Greenhill Road – bounds the site to the west. A boundary wall proposed for

demolition sits on the eastern boundary. Boundary walls to the south are proposed to be repaired / replaced as part of this works, depending on their condition and stability.

2.05 Roads

The site lies on the south side of the Greenhill Road, close to the junction with the Blackboy / Ballysimon Road (R527), which is classified as an arterial route.

2.06 Planning history

There is a previous planning application relating to this site dating from 2007 by applicant Stephen Collins (LCCC ref: 07770428).

3.0 Development plan

3.01 Zoning

The site is subject to Limerick City Development Plan 2010 - 2016 and *Map 1* indicates a zoning of 2A Residential. The proposed site is approximately 1.3 km from the nearest District Centre of Parkway, a Level 2 Tier 2 District as per Table 4.5 of *Limerick Metropolitan Retail Hierarchy* (Map 1B Retail / Commercial).

3.02 Flood Risk

The proposed site falls within flood zone C negating requirements for further flood risk assessment. (Map 2: Flood Risk Areas Limerick City Development Plan 2010 - 2016).

3.03 Area profile

The site lies within the Garryowen/Singland area as set out in Chapter 14 - Area Profiles of The Limerick City Development Plan 2010 - 2016. A principle issue identified for this area is that development "should take into account the scale and character of the existing surrounding developments". A key objective of this area is "To promote a high standard of urban design with a clear sense of place and architectural quality that respects the existing character". The proposed development of this vacant brownfield site will contribute to strengthening the residential character of this area.

3.04 Densities

The Limerick City Development Plan states that densities in excess of 35-50 dwellings per hectare shall be encouraged subject to appropriate qualitative safeguards. The proposed unit layout provides for a density of 107 units/hectare. This relatively higher figure is a result of the building edge forming the site boundary edge and that all access roads and parking are located outside the boundary perimeter.

4.0 Schedule of units

4.01 A total of 3 no. housing units are proposed as part of this Part 8 planning application. The following housing mix will be provided;

Quantity	House Type	Unit Area	Unit No.	Proposed Mix
1 no.	1 bedroom / 2 person house	59.2 sq.m	3	33%
2 no.	2 bedroom / 4 person houses	94.2 sq.m	1 & 2	67%

5.0 Design Statement

5.01 Urban design / form

The strategy for the development takes its lead from the adjacent context; in tying in with the existing street elevation on Greenhill Road and as a continuity of the proposed adjacent development of previously approved planning (ref: 18/8001).

The proposed layout provides for 3 no. two storey terraced dwellings, facing directly onto the Greenhill Road, with a stepback to provide a privacy buffer to the street and a recessed double height porch with a corner window at ground floor level.

5.02 Public realm

The scheme will provide a sense of scale to the street by continuing the existing and proposed building lines provided by adjacent buildings. Design guides for streets, building forms and building material palettes have been taken into account in this proposed development:

- The proposed building form and urban design aims to maximise active street frontages;
- Building materials will reinforce a sense of place and fitness for purpose;
- Privacy strips / boundaries to dwellings will provide an appropriate transition from public to private space.

5.03 Unit design

The design of the individual units will increase the active street frontages to Greenhill Road. All units are provided with own-door access with a sheltered 'porch' entrance area. Room sizes and storage space within units are based on Table 5.1 'Space provision and room sizes for typical dwellings' set out in 'Quality Housing for Sustainable Communities (DoEHLG, 2007).

5.04 Unit Layout

Units 1, 2 & 3 have a narrow unit plan, with single frontage and a front-to-back axis, optimising the available depth of the site while achieving the target living and bedroom minimum widths and areas, set out in the Quality Homes for Sustainable Communities documents, 2007.

5.05 Private Open Space

The following garden areas are provided to each unit:

- Unit 1 – 2 bedroom unit; 32 sq.m;
- Unit 2 – 2 bedroom unit; 31 sq.m;
- Unit 3 – 1 bedroom unit; 18 sq.m.

6.0 Accessibility

6.01 The proposal aims to foster an inclusive approach to the design and construction of the public realm and residential dwellings by incorporating the following:

- Design of the public realm and dwelling design will be in accordance with TGD Part M (2010);
- Subject to budgetary constraints, the Joseph Rowntree Foundation's 16 'Lifetime homes' criteria will be taken into account in each house design and layout. The 'lifetime home' principle should enable the dwelling to adapt to the changing needs of the resident through various life stages;
- The approach to dwelling entrances will be level or gently sloping;

- Main entrances will be accessible providing; level entry, illumination and weather protection;
- Internal corridor widths and minimum clear widths of doorways comply with TGD Part M requirements;
- All units will be provided with an accessible WC at main living room level;
- Switches and sockets will be located at accessible heights;

7.0 Car parking

7.01 Parking provision

A total of 3 no. car parking spaces are proposed as part of this development to serve 3 no. dwelling units. The scheme proposes a continuation of the on-street parallel parking.

With reference to Table 16.1 *General Parking Standards* of the Limerick City Development Plan 2010-2016; the site is located in *Zone 3 Suburban*. This equates to a requirement for 7.5 no. car parking spaces to service the proposed units. This is broken down as follows:

- 3 no. houses @ 2 per house (6) + 25% visitor (1.5) = 7.5 no. spaces

7.02 Parking allowance

The current parking provision of 3 no. spaces falls short of the required number of 7.5. Given the urban siting of the proposed development it is proposed to provide a reduced number of car parking spaces based on the typical car ownership of the future residents, and the nearby availability of services and public transport options.

8.0 Materials and construction

8.01 External materials

A palette of high quality robust materials is envisaged including; clay brickwork to street facing elevations, nap rendered elevations to the rear, fibre cement roof slates, timber / aluminium windows, brickwork to low walls and bin stores, galvanised steel gates / railings and aluminium rainwater goods.

8.02 Landscaping materials

Quality, durable material will also be selected for external and landscaping finishes. Hard landscaping materials to footpaths, parking areas, raised terraces, and hardstanding to front and rear unit gardens will follow the DMURS guidance provided.

8.03 Construction

Traditional robust construction technology will be employed throughout the project; including concrete block cavity wall construction, concrete ground floors, timber joist floors and timber roof trusses.

9.0 SAC, protected structures & archaeology

9.01 Architectural Heritage

Map 7A of the Limerick City Development Plan 2010 - 2016 identifies the following protected structures in the vicinity of the site; LI 21519001, Boru House, a 19th century house; LI 21522009, LI 21519002, LI 21522010, LI 21522001, LI 21519004, LI 21519003, LI 21518046, Saint Joseph's Hospital Buildings, a 19th century hospital building; and LI 21522003, John O'Grady Monument, a freestanding 20th century monument. The National Monuments Service historic environment viewer identifies no national monuments in the vicinity.

10.0 Services & utilities**10.01 Drainage**

Details of the proposed water connections, foul and surface water drainage systems are contained in Martin Peters Associates planning report included in this Part 8 planning application.

10.02 Refuse disposal

Secure lockable bin stores are provided to units 1-3.

10.03 Renewable technologies

Photovoltaic arrays shall be provided for each residential unit to provide renewable energy in accordance with Part L of the Building Regulations, installed to current ETCI regulations.

11.0 Reference Documents

Limerick City Development Plan 2010 – 2016

Design Manual for Urban Roads and Streets (Dept. of Transport, Tourism & Sport 2013)

Quality Housing for Sustainable Communities (DHPLG 2007)

Sustainable Residential Development in Urban Areas (DHPLG 2009)