

DESIGN REPORT

for

CLÚID HOUSING ASSOCIATION

at

MITCHEL'S ROAD, TRALEE

PART 8 SUBMISSION



Client:

Stage:

Project Title:

Project No:

Date:

Clúid Housing Association

Part 8 Submission

Development lands, Mitchel's Rd, Tralee

3417

18/01/18

Site

Site Area: 2116.20m²

Density

- No. of units: 18
 - Density: 85 units per hectare
 - Public Open space (controlled access): 266m²= 12.5% of site
 - Additional Public Open Space (Public Realm): 47.4m²= 2.3% of site
- Total: 313.4m² 14.8% of site
(4m² open space required per resident @ 48 residents= 192m² open space required)

Housing Matrix

Total number of apartments onsite: 18 units

- 1 Beds: 55% achieved- 10 units
- 2 Beds: 45% achieved- 8 units

Apartment Types

Number of apartment types onsite: 7

- 2 Bed, 3 Person, Type A 4No.
- 2 Bed, 4 Person, Type B 4No.
- 1 Bed, 2 Person, Type A 1No.
- 1 Bed, 2 Person Type B 3No.
- 1 Bed, 2 Person Type C 3No.
- 1 Bed, 2 Person Type D 2No.
- 1 Bed, 2 Person Type E 1No.

Number of disabled access units: 13

Number of Ambulant disabled access units: 5

Apartment Type Areas

- 1 Bed Unit 2 Person- 48.74m² required- out of 2 types on average achieved: 56.42m²
- 2 Bed Unit 4 Person- 76.74m² required- out of 2 types on average achieved: 77m²

Refer to Section 'Apartment Floor Areas' below for calculations

Apartment Floor Areas

The Department of the Environment and Local Government December 2015, *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities*,

Section 3.3, states;

‘It is also the case that it would not be in the interest of sustainable and good quality urban development if these guidelines were applied in a way that enabled developers to barely meet minimum internal standards, especially in larger developments. Accordingly, it is a specific planning policy requirement that the majority of all apartments in a proposed scheme of 100 or more apartments must **exceed the minimum floor area standard** for any combination of the relevant 1,2 or 3 bedroom unit types, **by a minimum of 10%** (any studio apartment must be included in the total, but are not calculable as units that exceed the minimum by at least 10%).’

Section 3.6, states;

‘**Any apartment unit type may also exceed the minimum required floor area standards to a greater extent that the parameters set out above, as market factors may require and this is encouraged.**’

Section 3.7, states;

‘It is also a specific planning policy requirement that the requirement set out in 3.3 above **shall also apply to schemes of 10 up to 99 units**, but may be varied to allow flexibility whilst ensuring that all apartments in such schemes are not built to minimum standard. In such schemes it is acceptable to redistribute part of the minimum 10 % additional floorspace throughout the scheme, i.e to all proposed units.’

Unit Mix	Number of Apartments	Cumulative Min Floor Area
55% 1 bed apartments	10	10 x 45m ² = 450m ²
45% 2 bed apartments	8	8 x 73m ² = 584m ²
Total 100%	Total 18 apartments	Total 1034m ²
1 beds +10% min area	2	2 x 4.5m ² = 9m ²
2 beds +10% min area	8	8 x 7.3m ² = 58.42m ²
Total +10% of majority	Total 10 apartments	Total 67.40m ²
Relocation of +10% of Majority by Unit Type		
55% 1 bed apartments	10	10 x 48.74m ² = 487.44m ²
45% 2 bed apartments	8	8 x 76.74m ² = 613.96m ²
Total 100%	18 apartments	1101.4m ²
	+ (13xextra 5m ²) disabled units	+ 65m ²
Total Required Minimum Floor area for the Apartments		1166.4 m²
Total Floor area for the Apartments in proposed scheme		1179.80m²
Proposed scheme In excess of		13.4m ² (1.15%)

Existing Guidelines 1 Bed 2 Person Apartment

1 Bed, 2 Person Apartment Sustainable Urban Housing: Design Standards for New Apartments 2015	
Gross Living Area	23 m ²
Gross Bedroom Area (increase area request from client)	13 m ²
Storage	3 m ²
Total Living/Bedroom/ Storage	39m ²
Remainder (to contain WC'S/ circulation and internal walls)	6m ²
Net Area	45 m ²
+10% of majority (to contain WC'S/ circulation and internal walls)	3.74m ²
Gross Area (including +10% of majority)	48.74 m²

The existing guidelines, for a 1 bed, 2 person apartment, allow 6m² + 3.74m², to cover WC's, internal walls and circulation.

WC's

A Part M compliant WC with shower, (containing a toilet, shower, sink, and allowing for a 1800mm clearance space for wheelchair users in compliance with Technical Guidance Document Part M), can reasonably be considered to be 6.75m².

$$9.74\text{m}^2 - \text{Part M WC with Shower } (6.75 \text{ m}^2) = 2.69\text{m}^2$$

This allows a remainder of 2.69m² to cover internal walls and circulation.

Internal Walls

The area of the internal walls can reasonably be considered to be 2m².

$$9.74\text{m}^2 - \text{Part M WC with Shower } (6.75 \text{ m}^2) - \text{Internal walls } (2\text{m}^2) = 0.69\text{m}^2$$

This allows a remainder of **0.69m² to cover internal walls and circulation**, which is inadequate.

Circulation

Dedicated circulation area between bedrooms, WC's and kitchens is recommended good practice.

It is desirable that a WC does not open onto a kitchen without the means of a lobby to allow for good hygiene and ventilation.

A wind lobby upon entering the unit is desirable to prevent unnecessary heat loss, and to aid in providing privacy for residents.

It is desirable to have access to a back garden by means of a living space or dedicated circulation.

The proposed units in Mitchel's Road Tralee are designed to provide 1.5m turning circles within the circulation spaces to allow ease of movement for elderly and disabled users.

Mitchel's Road, Tralee, 1 Bed 2 Person Apartments

1 Bed, 2 Person Apartment Mitchel's Road Housing							
Unit Type	Guide-line	Achieved	Living/ Bedroom/ Storage	Remainder	WC's m ²	Internal walls & HP m ²	Circula tion m ²
1 Bed/ 2 Person (Type A)	48.74m ²	56.6m ²	-37.50 m ²	19.10 m ²	6.75	3.35	9
1 Bed/ 2 Person (Type B)	"	57.7 m ²	-37.90 m ²	19.80 m ²	"	2.85	10.20
1 Bed/ 2 Person (Type C)	"	56.1 m ²	-38.86m ²	17.24 m ²	"	2.89	97.6
1 Bed/ 2 Person (Type D)	"	54.6 m ²	-40.10 m ²	14.50 m ²	"	2.75	5
1 Bed/ 2 Person (Type E)	"	56.6 m ²	-37.50 m ²	19.10 m ²	"	3.35	9

If the circulation within the ground floor units proposed at Mitchel's Road was removed, the gross floor area of the units would be approximately 49.64m².

To gain access to these 1 bed units, one would step from the outside directly into the living space, by no means of corridor or draft lobby. The bedroom and WC would open directly onto the living space containing the kitchen, by means of a door for separation, rather than a lobby or corridor. To gain access to the back gardens on the ground floor, one would have to exit via the bedroom of the unit.

This type of living situation would not be ideal. We are proposing that the dedicated circulation space we have provided will increase the value of the 1 bed unit, making it a much more accessible, useable space. The dedicated circulation spaces provided have been designed in compliance with Technical Guidance Document Part K, Part B and Part M.

The proposed apartments within Mitchel's Road, Tralee, allow for a **better quality of living**.

Existing Guidelines 2 Bed 4 Person Apartment

2 Bed, 4 Person Apartment	
Sustainable Urban Housing: Design Standards for New Apartments 2015	
Gross Living Area	30 m ²
Gross Bedroom Area	24.40 m ²
Storage	6 m ²
Total Living/Bedroom/ Storage	60.40m ²
Remainder (to contain WC'S/ circulation and internal walls)	12.60m ²
Net Area	73 m ²
+10% of majority (to contain WC'S/ circulation and internal walls)	3.74m ²
Gross Area (including +10% of majority)	76.74 m²

The existing guidelines, for a 2 bed, 4 person apartment, allow 12.60m² + 3.74m², to cover WC's, internal walls and circulation.

WC's

A Part M compliant WC with shower, (containing a toilet, shower, sink, and allowing for a 1800mm clearance space for wheelchair users in compliance with Technical Guidance Document Part M), can reasonably be considered to be 6.75m².

$$16.34\text{m}^2 - \text{Part M WC with Shower (6.75 m}^2) = 9.59\text{m}^2$$

This allows a remainder of 9.59m² to cover internal walls and circulation.

Internal Walls

The area of the internal walls can reasonably be considered to be 2.5m².

$$16.34\text{m}^2 - \text{Part M WC with Shower (6.75 m}^2) - \text{Internal walls (2.5m}^2) = 7.09\text{m}^2$$

This allows a remainder of 7.09m² to cover circulation.

Circulation

Dedicated circulation area between bedrooms, WC's and kitchens is recommended good practice.

It is desirable that a WC does not open onto a kitchen without the means of a lobby to allow for good hygiene and ventilation.

A wind lobby upon entering the unit is desirable to prevent unnecessary heat loss, and to aid in providing privacy for residents.

It is desirable to have access to a back garden by means of a living space or dedicated circulation.

The proposed units in Mitchel's Road Tralee are designed to provide 1.5m turning circles within the circulation spaces to allow ease of movement for elderly and disabled users.

Mitchel's Road, Tralee, 2 Bed 4 Person House and Apartments

2 Bed, 4 Person Houses and Apartments Mitchel's Road, Housing Phase 2							
Unit Type	Guide-line	Achieved	Living/ Bedroom/ Storage	Remainder	WC's m ²	Internal walls & HP m ²	Circulation m ²
2 Bed/ 3 Person (GF Type A)	77m ²	77 m ²	-54.5 m ²	22.5 m ²	6.75	3.91	11.84
2 Bed/ 4 Person (1stF Type B)	"	"	-60.40m ²	16.60 m ²	"	3.85	6

2 bed, 3 Person Apartment, Type A

The circulation within these apartments have exceeded the recommended squared area by approximately 4m². These apartments contain a **double room and a single room** to accommodate this over run of circulation area.

2 bed, 4 Person Apartment, Type B

The circulation provision has been achieved in the Type B apartments. These apartments contain a **double room and a twin room**.

They are 0.26m² above the recommended gross floor area as per the Sustainable Urban Housing: Design Standards for New Apartments 2015 guidelines, (including +10%majority).

Design of Units

- 5 out of 8 ground floor units have own door access, all other upper floor units are accessed via communal stairwells.
- 12 duplex units onsite with one, 3 storey corner block.
- All units have access to protected internal courtyard, via back gardens or communal stairwell.
- All duplex living areas are south facing with adjoining South facing gardens/balconies.
- All duplex units are dual aspect
- Corner block units are single aspect, with North/East facing livings areas. These units are to have 3m high ceilings and corner windows.
- All green spaces/ play area are monitored visually by adjoining properties.
- Laneway to West of site to receive artistic installation to 'blank' gable end of units.
- All units have minimum of 1 parking space onsite