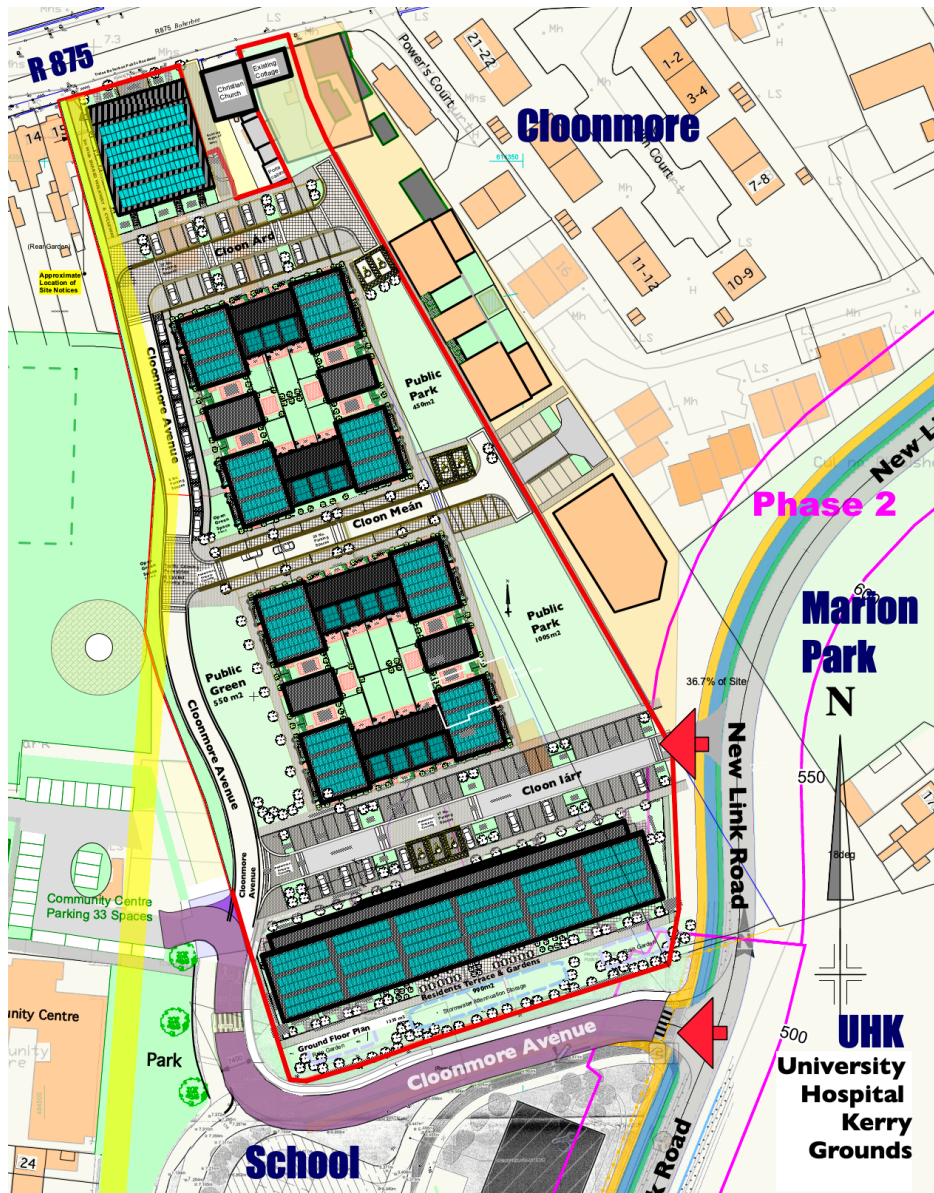


Housing Quality Assessment Cloonmore Site

On behalf of
Tulfarris CG Ltd



Prepared By
John Phelan B.Arch., FRIAI, Chartered Architect

Job Reference 2301: 14th August 2023

Cloonmore Site: Housing Quality Assessment

Job Reference 2301: 14th August 2023

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Cloonmore Site: Housing Quality Assessment

Job Reference 2301: 14th August 2023

1.0 Housing Quality Assessment

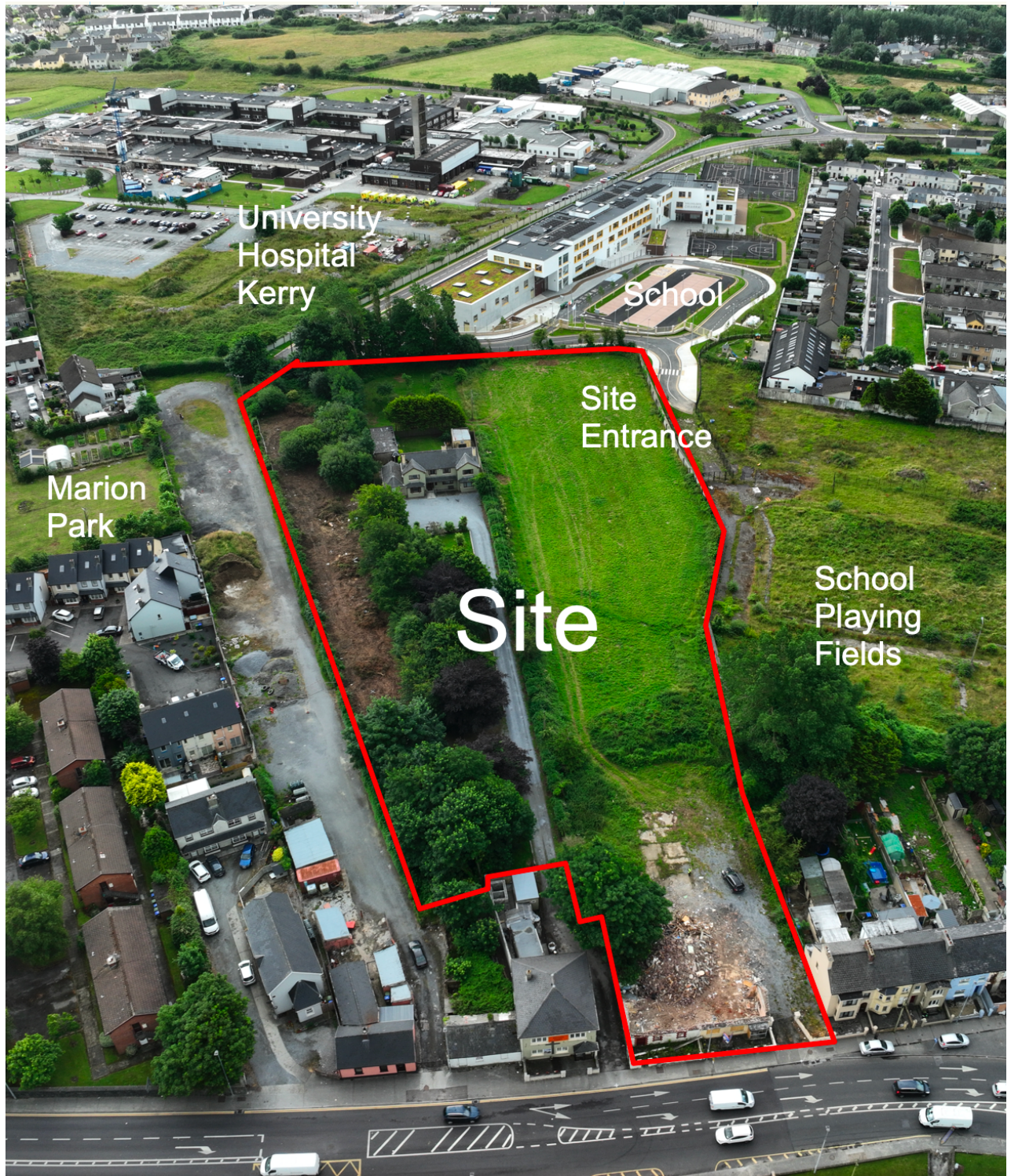
1.1 Residential Location:

The apartments are located in a **“Central Urban Location”** on an urban brownfield in the **“Mitchel’s Urban Regeneration Area”** on a site that has been zoned In Tralee LAP **“Mitchel’s Masterplan”** **as suitable for a “strategic residential development”**.

The development site is close to services and amenities and major employments centres in the Town Centre, University Hospital Kerry, ITT Tralee, Kerry County Buildings, Horan’s Shopping Centre, The new 600 pupil Gael Colaiste, Presentation National & Secondary Schools, Moyderwell School, County Library etc. Consequently, the proposed Townhouses and apartments are ideally suited to meeting the current demand for smaller housing in Tralee where there is a significant shortage of these units. Furthermore these are located adjacent to established neighbourhoods in Cloonmore, Mitchells’ Regeneration Area and Marion Park where there is a preponderance of traditional 2 and 3 bedroom housing. It is therefore seen as a highly appropriate location to supplement the existing housing mix to cater for the rising demand for smaller residential units especially given its central brownfield location close to amenities and transport links.



Mikhael Ritchies RIBA Award winning Norwich Residential Scheme



Aerial View of Site from Main Road on North Side:
UHK, School & New Relief Road are visible to south.

1.2 Distinctive Building Types:

In designing the buildings for this development, we followed National Guidelines in respect of the Urban Planning aspects (see “**Urban Design Statement**”) responding to the location and creating a **distinctive New Urban Quarter** for Tralee.

In the design of the buildings themselves we have looked at best practice and award-winning designs in Ireland & UK and in particular we reference the Mikhael Ritchies RIBA Award winning Norwich Residential Scheme. In relation to the detail layouts, we have fully complied with National Design Guidelines as set out in:

- *“Sustainable Urban Housing: Design Standards for Apartments 2022”*
- *Design Manual for Quality Housing 2022*
- *“Design Manual for Roads & Streets (DMURS)”*
- *“National Cycle Manual (2011)”*

In response to the site location & layout the Housing & Apartments are divided into distinct building types as follows:

Apartment Building “A”

This is three story Building containing 15 Apartments located on the Main Tralee Boherbee Road. It replaces two 1950’s cottages and comprises a recessed upper floor over a 2-storey base to allow it to integrate with the Victorian Terrace to the West. The new building will create a positive Urban Façade for this street, which will enhance neighbourhood character and security.



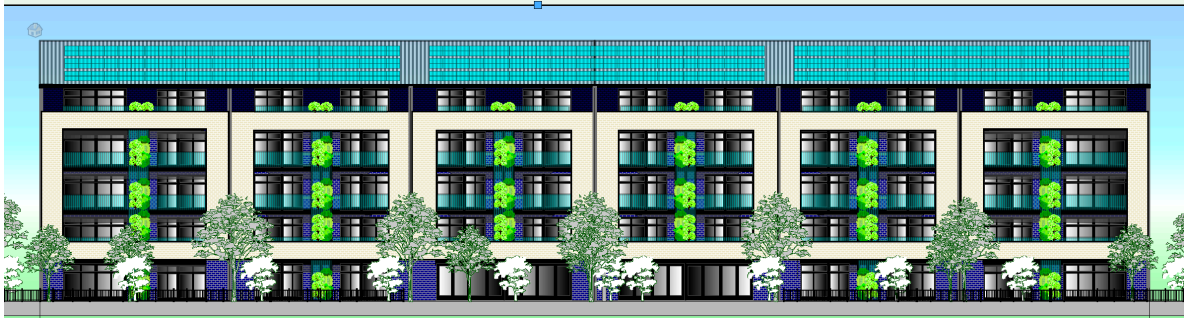
Apartment Building “A” North Elevation to Main Tralee Road + Victorian Terrace to West



Apartment Building “A” South Elevation to Cloon Árd Street with Christian Church to East

Apartment Building "B"

This is a 5 Storey building containing 66 Sheltered Apartments located at the southern boundary the development, overlooking a large, shared garden area, Cloonmore Avenue & the new modern 3 Storey School as well as the New Ballymullen / Clash Link Road & rear of University Hospital Kerry. In an area dominated by the new School & Ballymullen / Clash Link Road this will create a positive Urban Façade for this street, and which will screen and border the Cloonmore Regeneration area, which will enhance neighbourhood character and security.



Apartment Building "B" South Elevation to Cloonmore Ave & School



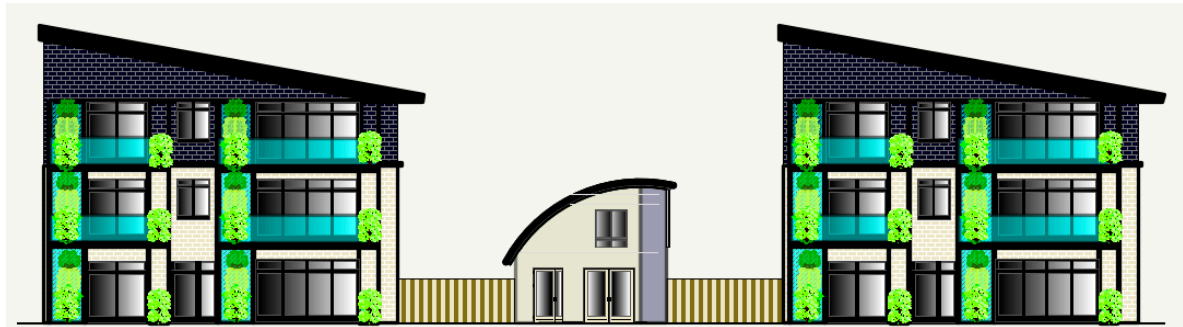
Apartment Building "B" North Elevation to Cloon íarr Street

Triplex Units:

Eight Corner Triplex Units are located at the Street Ends to give a strong sense of place and provide dual Urban Façades to both Cloonmore avenue and the three cross streets. Just as importantly they provide significant neighbourhood security with 24-hour casual neighbourhood watch of Cloonmore Avenue, New Park and the school playing fields creating a safe pedestrian environment for residents, school pupils and public. Given the latent risk of antisocial behavior in the area this is a very significant Planning Gain.



Triplex Corner Apartments with Townhouses in center. South Elevation



4 Courtyard Style Townhouses:

These are located along Cloonmore Avenue to provide an enhanced Urban Street frontage overlooking Cloonmore Avenue & the Open Green areas for enhanced neighbourhood watch security. The curved roof design allows sun penetration to surrounding internal courtyard style gardens to the ground floor Apartments. They create activity and interest and an Urban Façade along Cloonmore Avenue, which enhances the Urban Quality and eliminates unrelieved back garden walls.



14 Terraced Townhouses:

These are located along the cross Streets, Cloon Árd, Cloon Méan and Cloon Íarr and create a highly traditional Urban Street pattern. The Townhouses all have a south facing side and 8-11m deep private gardens with a landscaped 1.5m private garden to the front.



Conclusion:

The result is a scheme design that delivers a wide variety of building Types, that are integrated into a coherent pattern with adjacent parks, all of which will give us a very high quality urban & residential design.

1.3 Accommodation Proposal:

The development proposes high density residential along open side periphery:

- **15 Unit Northern Apartment Building “A” comprising**

5 x 1 Bedroom 2p Apartments	5 persons avg (10 persons max)
10 x 2 Bedroom 4p Apartments	15 persons avg (40 persons max)
- **8 Triplex Blocks (with 6 Apartments each) comprising.**

24 x 1 Bedroom 2p Apartments.	24 persons avg (48 persons max)
08 x 2 Bedroom 3p Apartments.	10 persons avg (24 persons max)
16 x 2 Bedroom 4p Apartments.	24 persons avg (54 persons max)
- **14 x 2 Bedroom Townhouses.** 28 persons avg (56 persons max)
- **4 x 3 Bedroom Courtyard Townhouses** 10 persons avg (20 persons max)
- **66 Unit Southern Apartment Building “B” adjacent the new School.**

22 x 1 Bedroom 2p Apartments	22 persons avg (44 persons max)
44 x 2 Bedroom 4p Apartments	66 persons avg (176 persons max)

Total Number of Bedrooms: 247 bedrooms. (All double bedrooms except for 8 singles)

Total Development: 147 Units 204-person avg population (472 persons max pop)

(Note: Average Population figures are based on 2022 census figures.)

Average Residential Occupancy:

Census Ireland 2022 gives a national average Household occupancy of **2.74 persons**.

while in **Kerry** the average Household occupancy figure is only **2.57 persons**.

90% of households have more bedrooms than people.

Average 1 Bedroom 2p Apartment occupancy	@ 1.00p x 51 No. =	51persons
Average 2 Bedroom 3p Apartment occupancy	@ 1.25p x 8 No. =	10 persons.
Average 2 Bedroom 4p Apartment occupancy	@ 1.50p x 70 No. =	105 persons
Average 2 Bedroom 4p House occupancy	@ 2.00p x 14 No. =	28 persons
Average 3 Bedroom 5p House occupancy	@ 2.50p x 4 No. =	10 person.

Average Development Occupancy = **204 persons**

1.4 Solar Access:

We **deliberately** selected a street pattern that has a **pre-dominantly East-West Orientation** to follow best practice for sustainable low energy design. This creates a scheme that has excellent solar access throughout and is a joy to live in. Full height Windows & Doors give excellent access to sun, balconies & garden amenity. They also facilitate penetration of natural light deep into the interior for enhanced interior quality and amenity.

The East-West Orientation gives us:

- **Sun facing Streets and gardens bringing in bountiful natural sunlight.**
- **70% (103 of 147 Units) have a direct South Facing Solar aspect within 16deg East of South.**
- **83% (122out of 147) Residences are dual aspect.** (While the other 25 one-bedroom units

- have a **south facing** orientation to both bedroom and living areas.
- **Passive Solar Gain to all buildings**, which generally have a sun facing East/West axis.
- **Potential for Solar Photovoltaic Panels to contribute to Low energy use and NZEB Nearly Zero Energy Buildings.**
-

Finally and importantly, it sets up an optimum street pattern for expanding into adjacent sites to the East and open up these development lands in an environmentally sustainable manner with an efficient road network.

Solar Aspect

100% of Apartments & **100%** of Houses have at least one sun facing aspect.

70% (103 of 147 Units) have a direct South Facing Solar aspect and the street layout has been designed in an East West orientation to maximize solar access and solar Voltaic.

Dual Aspect:

83% (122 out of 147) Residences are dual aspect. (While the other **25 one-bedroom units** have a **south facing** orientation to both bedroom and living areas with full height windows.

(In compliance with Apartment Guidelines recommendations). This significantly exceeds the Apartment Guidelines target of 50%. Furthermore all 2 & 3-Bedroom Apartments & Units are dual aspect as per recommendations.

Apartment Buildings “A & B”

Apartment Buildings “A & B” are designed to maximize solar orientation and solar gain.

80% (65 of the 81) Apartments in Apartment Buildings “A & B” are south facing with full height glazing allowing deep penetration of natural sunlight into the interior. All habitable rooms in these Apartments have a sun facing aspect.

The **16 remaining Apartments** that are all dual aspect with dual aspect main living spaces each with an East/West orientation.

Triplex Apartments

The 8 Triplex Blocks are located at the entrance corners to the new Streets giving all the apartments a dual aspect and importantly the main living spaces are also all dual aspect.

50% of the Units have a South + East or West orientation while the other 50% have a North + East or West orientation. All however overlook open green parkland, Cloonmore Avenue and the New Gaelscoil Playing fields which means they have a very open and generous outlook.

Townhouses:

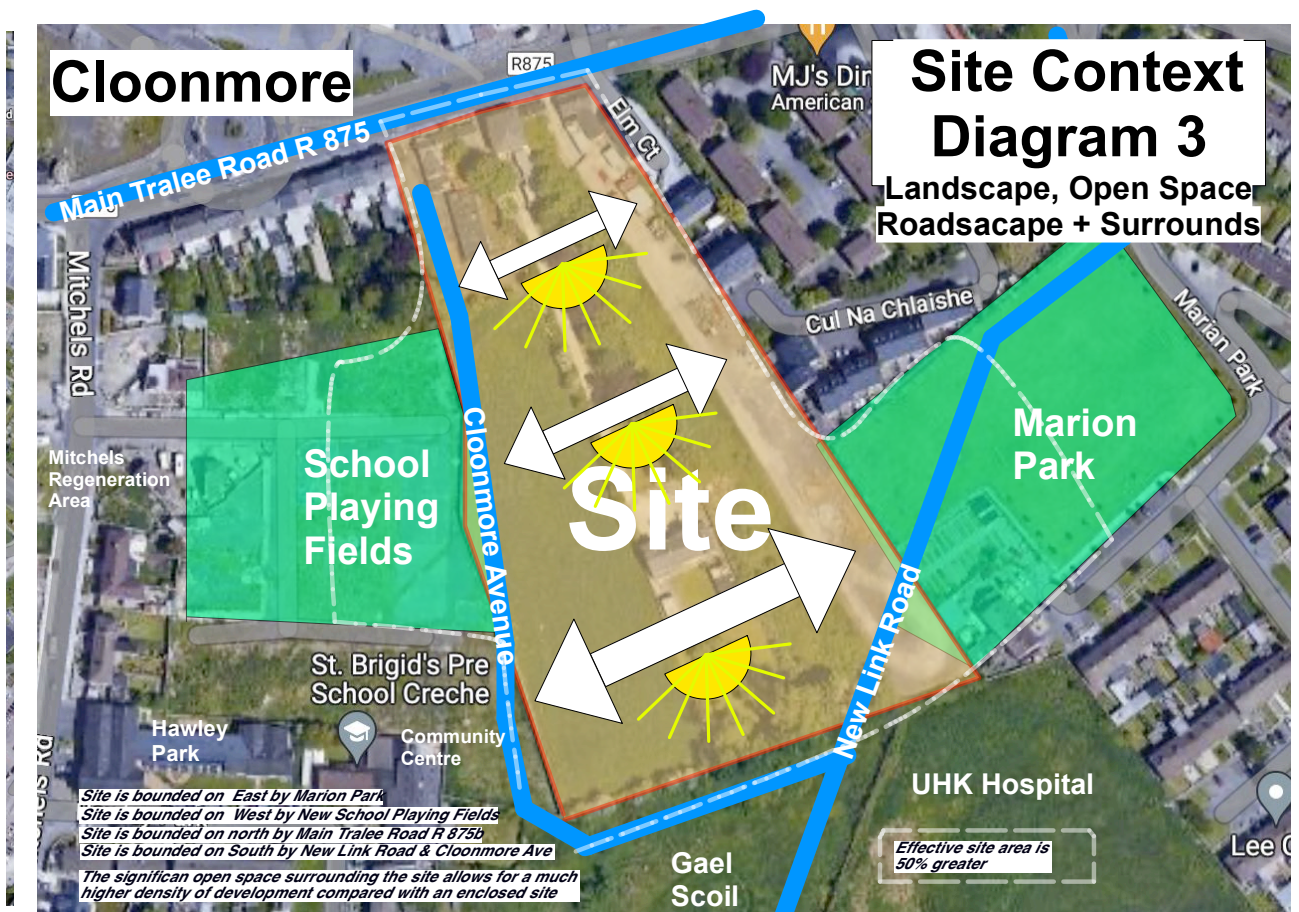
The **14 Terraced Townhouses** all have a south facing elevation with excellent solar access. They are also provided with full height patio Window/Doors on both elevations allowing deep sun penetration into the building and great connection with the private amenity space.

The **4 Courtyard style Townhouses** have an East West orientation allowing good solar access and amenity.

1.5 Unit Size & Density

Unit Sizes Reflect Demand: The development includes a significant number of smaller unit types reflecting the demand in Tralee and appropriate to its location and as such we propose using the population design density as the appropriate design guide in this instance.

- A minimum development density of a 50- 100 dwellings/ Hectare or greater is considered appropriate for a Central/Accessible urban brownfield location.
- The proposed density of 97.7 dwellings/ Hectare is therefore acceptable.
- The open periphery with Parkland setting, Marion Park, New Gael Scoil Pitches, and entrance areas significantly offset the higher density proposed at Development edge conditions.
- This supports a higher density approach to these “Edge” buildings, where we have proposed delivery of Apartment Buildings, Triplex Apartments & Townhouses overlooking the open space and providing enhanced neighbourhood observation, safety & security.



1.6 Building Design:

Apartment Building “A”: 15 Apartments

Located on the main Boherbee Tralee Road this is an opportunity to make a **significant Planning Gain**. The design **continues the Street Frontage** created by the adjacent 1920's terrace to the West, **contributing positively to the Urban Fabric** and setting an excellent precedent for adjoining sites in the future. It is therefore an ideal location for a 3 Storey Apartment Building close to Horan Centre shops and amenities. The design comprises a 2-storey structure with a setback upper floor giving a design that is in keeping with the 2-storey terrace. The contrasting use of blue/grey & Buff brick in a strikingly contemporary & Modern manner creates a striking elevation. The materials used reflect those used in the nearby Mitchel's Regeneration area and natural traditional slate colours.

- Nine of the fifteen apartments face inwards giving a sun facing aspect with good solar access.
- 12 of the Apartments are located on building corners are also dual aspect with excellent natural light.
- 5 Ground Floor Apartments are provided with gardens enclosed with a 1.2m high black metal railing with street gate access to each for own door ground level access. This will enhance private amenity and surveillance and create a sense of activity and ownership at street level. This will contribute to the Public Realm by creating a fully inhabited semi private buffer zone at street level, which will enhance street activity and inhibit anti-social behavior. .
- All Apartments meet the guidelines in respect of space & amenity set out in *“Sustainable Urban Housing: Design Standards for Apartments 2018”*.



Apartment Building “B”: **66 Apartments:**

This building is located away from existing residential buildings, in open space at the southern end of the site overlooking the new Cloonmore Avenue, Ballymullen/Clash Link Road, University Hospital Kerry and the “**New modern three storey 600 pupil Secondary School**”. It is adjacent to the local Community Centre and proposed new Kerry Co. Co. sheltered apartment developments in Hawley Park. Consequently, this is an ideal location for a modern 5 Storey Apartment Building in a central urban location close to amenities and facilities.



Apartment Building “B’. **South Elevation**



Southern boundary to Apartment Building “B’.
Cloonmore Avenue in center and Sports Hall to left.





Cloonmore Avenue in center and Sports Hall & School Entrance to right.

The **Apartment Building “B”** design comprises a 4-storey structure with a setback upper floor giving a design that is in keeping with the scale of the long modern 3 storey Secondary School and the new streetscape proposed for the Cloonmore New Street while also setting an excellent precedent for adjoining sites in the future. Once again the use of blue/grey & Buff brick in a striking Contemporary and Modern way creates a striking elevation. The materials used reflect those used in the nearby Mitchel’s Regeneration area.

- 56 of the 66 apartments have a sun facing aspect with excellent solar access.
- 20 of the Apartments are located on building corners are also dual aspect with excellent natural light.
- 10 Ground Floor Apartments are provided with gardens enclosed with a 1.2m high black metal railing with street gate access to each for own door ground level access. This will enhance private amenity and surveillance and create a sense of activity and ownership at street level. This will contribute to the Public Realm by creating a fully inhabited semi private buffer zone at street level, which will enhance street activity and inhibit anti-social behavior.
- All Apartments meet the guidelines in respect of space & amenity set out in *“Sustainable Urban Housing: Design Standards for Apartments 2022”*.



Central Triplex Blocks:

These buildings provide an opportunity to give higher densities in an urban setting. The photo below shows the highly successful and attractive duplex units at both ends of terrace housing in Lisloose, Tralee 2004.

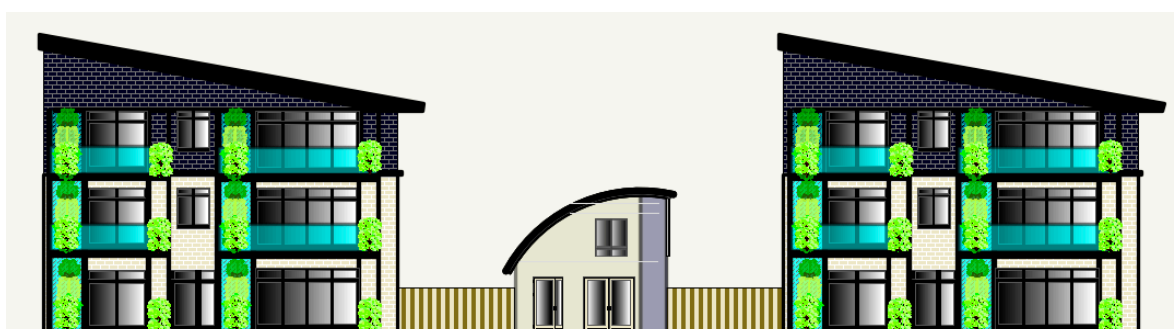


Photo: 3 Storey Duplex Units & Terrace, Cúl Feine, Lisloose, Tralee.

The design allows us to provide an attractive design that ends a Terrace in an attractive way which allows us to provide essential overlooking of the green spaces and public areas on both streets the duplex faces making it excellent for public security.



Triplex Corner Apartments with Townhouses in center. South Elevation



Triplex Corner Apartments with Townhouse in center. West Elevation

Courtyard Style Townhouses:

In order to enhance passive surveillance of public realm & visual amenity, four courtyard style Townhouses are inserted on the Western end of each residential terrace in between the Triplex buildings.

These are designed as small versatile Townhouses to provide additional family accommodation with excellent observation of the public realm along the **New Cloonmore Avenue** and the open parkland & playing fields to enhance public safety & security and combat anti-social behavior.

- They also add urban & architectural interest to this street and improve the urban form on the end of the Terrace street layouts.
- They consolidate the urban form of the **New Cloonmore Avenue** by extending the urban form along the street.
-



Terrace Housing:

These predominantly two storey buildings allow medium density housing in a traditional format, which gives additional residential variety to the development. They have an excellent south facing solar orientation, own door access, 11m private rear gardens, 2.5m landscaped private buffer zone in front of each house with integrated bin store & parking nearby enhancing residential amenity and security.



Cloon Íarr Street South Elevation: Triplex Corner Apartments with Terrace Townhouses in center.



Cloon Meán Street North Elevation: Triplex Corner Apartments with Terrace Townhouses in center.

1.7 Development Height:

As the site is deemed to be an “**Central/Accessible Urban Location**”(ref. above) in a rare suitable urban brownfield back-lands site it is considered appropriate that building heights of up to 3 to 5 stories are appropriate for the site and its location. Single storey & dormer designs are considered an inappropriate use of scarce inner urban development land.

- 3 Storey **Apartment Building “A”** with an upper floor setback is proposed opposite the Horan Shopping center on the main road and adjacent an older medium density terrace to the west.
- 3 Storey **Triplex Apartment** end of terrace blocks are proposed adjacent to and overlooking the open Greenfield school playing fields.
- 2 Storey **Townhouses** are considered appropriate elsewhere.
- 5 Storey **Apartment Building “B”** with an upper floor setback is proposed opposite the 3 Storey 600 pupil secondary school on the new relief road to give definition to this road and in recognition of the open space that surrounds this building. This building frames the southern boundary adjacent New School & Playing Fields, New Roads, Marion Park and UHK Hospital. This open area on edge of the New Ballymullen/Clash Link Road can absorb a building of this height and scale. It is therefore an appropriate location for a building of this scale, in order to deliver medium densities around 97.7 / hectare in this central urban location.

1.8 Ceiling Heights:

In accordance with Apartment Guidelines:

“3.20 Floor-to-ceiling height affects the internal amenities of apartments, in terms of sunlight / daylight, storage space, and ventilation. This is most significant at ground level, where the potential for overshadowing is greatest. Ground level floor to ceiling height will also influence the future adaptability of individual apartments for potential alternative uses, which will vary depending on location.”

- 3 Storey **Apartment Building “A”** with Street Frontage to N21 shall have ceiling Heights as follows:

Ground Floor:	3m Ceiling Height	3.5m Floor to Floor Height
First Floor:	2.7m Ceiling Height	3.15m Floor to Floor Height
Second Floor:	2.7m Ceiling Height	
- 4 Storey **Apartment Building “A”** with Frontage to New Ballymullen Marion Park Relief Road shall have ceiling Heights as follows:

Ground Floor:	3m Ceiling Height	3.5m Floor to Floor Height
First Floor:	2.7m Ceiling Height	3.15m Floor to Floor Height
Second Floor:	2.7m Ceiling Height	3.15m Floor to Floor Height
Third Floor:	2.7m Ceiling Height	
- 3 Storey **Duplex Apartments** with Frontage to New Cloonmore Avenue shall have ceiling Heights as follows:

Ground Floor:	2.7m Ceiling Height	3.15m Floor to Floor Height
First Floor:	2.7m Ceiling Height	3.15m Floor to Floor Height
Second Floor:	2.7m Ceiling Height	

- 2 to 3 Storey **Townhouses** shall have standard domestic ceiling heights of between 2.5m to 2.6m.



Victoria Hall, Stanton Williams Architects

1.9 Materials Selection:

Apartment Buildings & Duplex Material Selection: These buildings are constructed with

traditional masonry cavity walls and concrete floors for maximum durability, fire resistance, sound insulation and privacy for residents.

Exterior Materials: Brick is making a comeback in the search for low maintenance and durable finishes. We selected Staffordshire Blue or Dark Grey-Brown Brick to reflecting traditional limestone & slate finishes and a contrasting Mayfair Buff Stock Brick to give a lovely soft warm and bright finish equivalent to cream limestone.

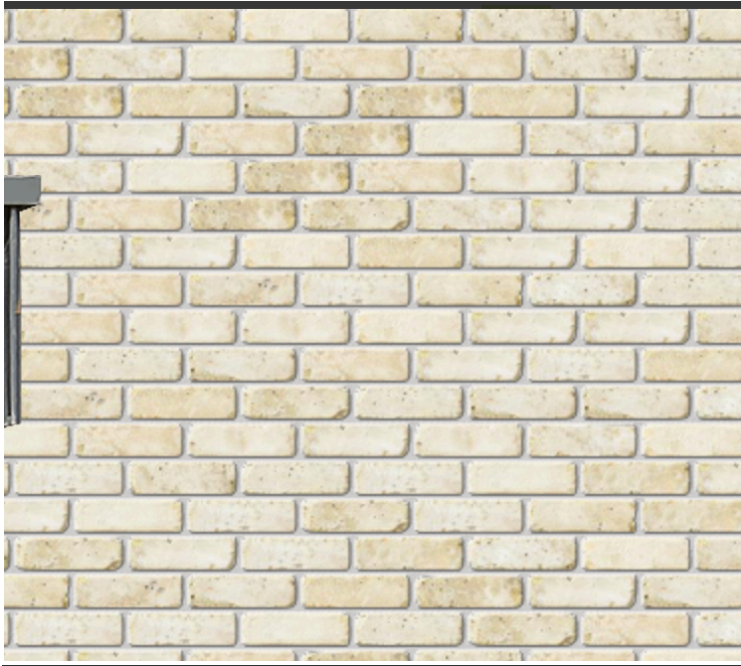


Image: Retro Mayfair Buff Stock Brick



Brick Selection Options: Staffordshire Smooth Blue Grey –Stock Brick

Mitchel's Road & Mitchel's Regeneration Housing, Tralee:

Close by our site new housing in the excellent **Mitchel's Road & Mitchel's Regeneration**

Housing uses a similar pallet of contrasting materials to create a visually attractive development, with Blue Grey Stock Brick and cream render.



House in Mitchel's Regeneration Area, Tralee:

Award Winning Housing Scheme: Similar cream/buff stock bricks were used in the RIBA

Award winning Mikael Ritchie's Norwich low rise housing scheme, as shown in photos below. The compact medium density design of this scheme greatly influenced our design philosophy towards our site. It demonstrates how a lovely low-rise medium/ high-density development can be achieved in a compact low-rise urban form.



Mikhail Riches creates energy-efficient terraced streets as social housing in Norwich



Lizzie Crook | 1 August 2019 | 3 comments

Goldsmith Street is a [Passivhaus](#) and high-density [social housing](#) scheme by [Mikhail Riches](#) in Norwich, England, which is [shortlisted for this year's Stirling Prize](#).



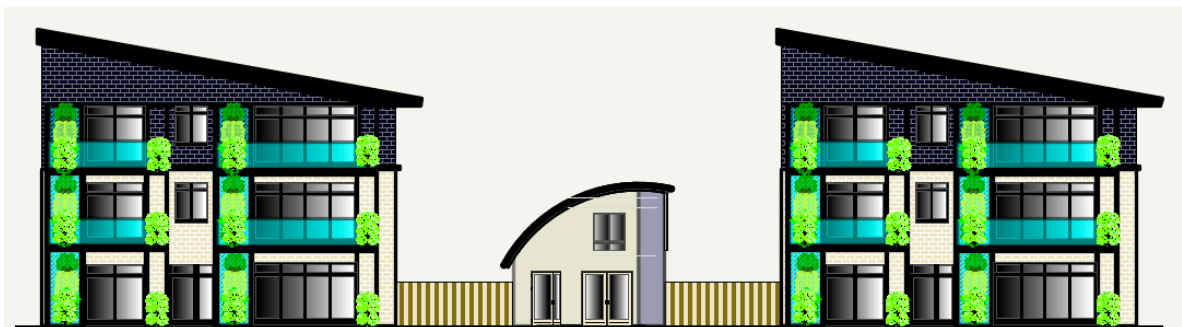
Buff brickwork at Eddington Key: Stanton Williams Architects

Mikhail Riches won a competition to design Goldsmith Street in 2008, with a proposal that imagined streets rather than the apartment blocks proposed by many other entrants.

The scheme comprises seven terraced blocks arranged in four lines, containing a total of 45 houses and 60 flats, within an area of less than one hectare.



While the number of dwellings within the development was dictated by the brief, it was the studio's desire to create a "passive solar scheme" that led it to design terraces. The buildings needed to be low-rise to prevent overshadowing.



Cloonmore Avenue Triplex Units & Townhouse

Pavement Materials: These shall comprise Tarmacadam for road carriageways only, which

have been reduced in compliance with DMURS recommendations to encourage passive traffic calming.

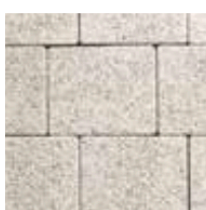
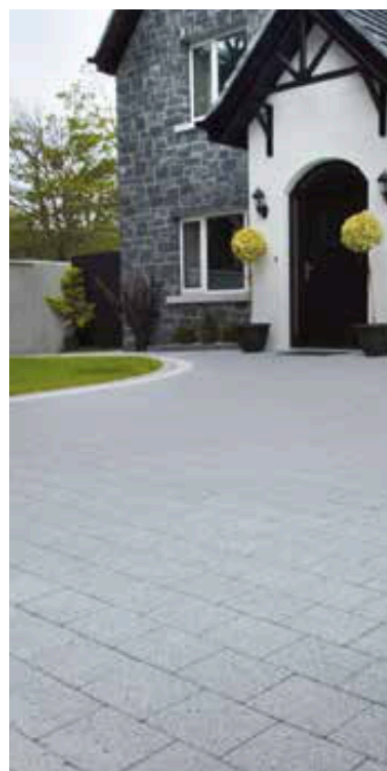
Pedestrian Pavement: These will comprise concrete block/brick paving similar or equivalent to Kilsaran Corrib Block range.

Part of the
ECO Paving Range

Corrib Blocks

The smooth surface finish and subtle bevelled edge of the Corrib range makes it an ideal choice for driveway paving.

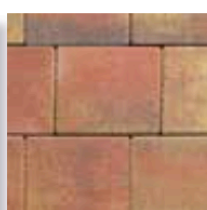
With a large colour palette to choose from there is sure to be a perfect match for your home. This product is also available shot blasted in Silver and Black Granite.



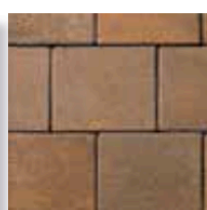
Silver Granite



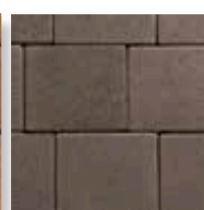
Black Granite



Rustic



Curragh Gold



Charcoal

PRODUCT RANGE	Dimensions (mm)	Colours	Pcs per m ²	m ² per Bale	Pcs per Bale	No. Layers	Approx Bale Weight (kg)
Corrib 50mm (Standard)	210 x 170 x 50	Rustic	28	11	308	11	1250
Corrib 50mm (Shot-Blast)	210 x 170 x 50	Silver Granite, Black Granite	28	11	308	11	1250
Corrib 60mm (Standard)	210 x 170 x 60	Rustic, Curragh Gold, Charcoal	28	9	252	9	1220
Corrib 60mm (Shot-Blast)	210 x 170 x 60	Silver Granite, Black Granite	28	9	252	9	1220

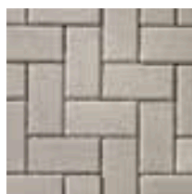
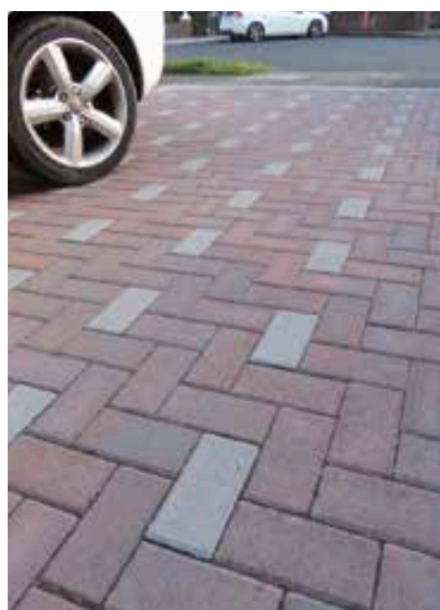
Parking Pavement: These will comprise concrete block/brick paving similar or equivalent to Kilsaran Slane Block range.

Slane Blocks

A design classic, Slane will never go out of fashion. Its popularity lies in its ease of installation, large choice of colours and in its shape, which allows different patterns to be created. It is these patterns that provide interlocking strength, making Slane ideal for driveways.

Inspiration!

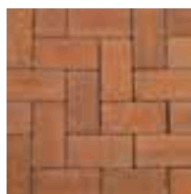
Slane is perfect as a border so why not mix and match with our other ranges to create a unique look for your driveway or patio.



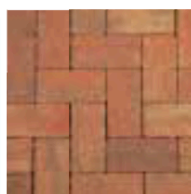
Natural



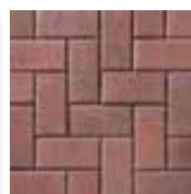
Charcoal



Curragh Gold



Rustic



Brindle

1.10 Landscaping:

Landscaping of Apartment Triplex Duplex & Townhouse Buildings: This shall comprise recommended privacy strips of between 1.5m+ in front of all buildings to create amenity and privacy. These areas shall be landscaped with brick paved patios in front of all full height windows and doors complemented by a mix of low maintenance planting comprising shrubs, heathers, and small trees to enhance the visual amenity of the area. Rear gardens shall have similar paved patio areas with grassed lawns to allow for an individualized approach by residents in landscaping private area.

Landscaping of Parkland: This shall comprise edge planting with native Silver Birch alternated with Cherry Blossoms set in edge planting strip landscaped with native bushes and heathers to enhance the amenity of the area and soften the urban landscape.

Green strip divider planting with native Silver Birch alternated with Cherry Blossoms to enhance the amenity of the area and soften the urban landscape shall be provided to Streets & Parking Areas.

Landscape Schedule

Trees:

Silver Birch *Betula Pendula*

Cherry Blossom: *Prunus* 'Takasago'

Heathers:

Erica Carnea: Winter spring flowering, low growing good colour flowers and wide range of colour foliage good ground cover suitable for all soil types. Frost hardy.

Erica Daleyensis: Also winter spring flowering, easy to grow more bushy than the carpeting Erica Carnea, so keep this in mind when purchasing. Suitable for all soil types. A frost hardy plant with magnificent colourful flower and foliage.

Calluna Vulgaris: Flowers late summer to late autumn. These are among the hardiest of heathers and most varies, flowers can be single or double, with a massive range of colours and many with interesting foliage. Needs peat (light acid soils)

Erica Cinerea: This variety is a let spring and summer bloomer. Flower colours vary greatly and spectacular in bloom, also so a couple with great foliage. Celebration and Fiddlers Gold. Best in acid soil.

Shrubs:

Rose Bush: 'Gertrude Jekyll' Rose

Christmas box (*Sarcococca confusa*,

Winter daphne (*Daphne odora*

Bay laurel (*Laurus nobili*

Japanese pittosporum (*Pittosporum tobira* Nunum

English lavender (*Lavandula angustifolia* Hidcote

A professional Landscaping & Design Company will be brought in to do the final landscaping for the project. This will allow for a final high quality Landscape design to respond effectively to actual site & built context.

1.11 Neighbourhood Watch, Safety & Security:

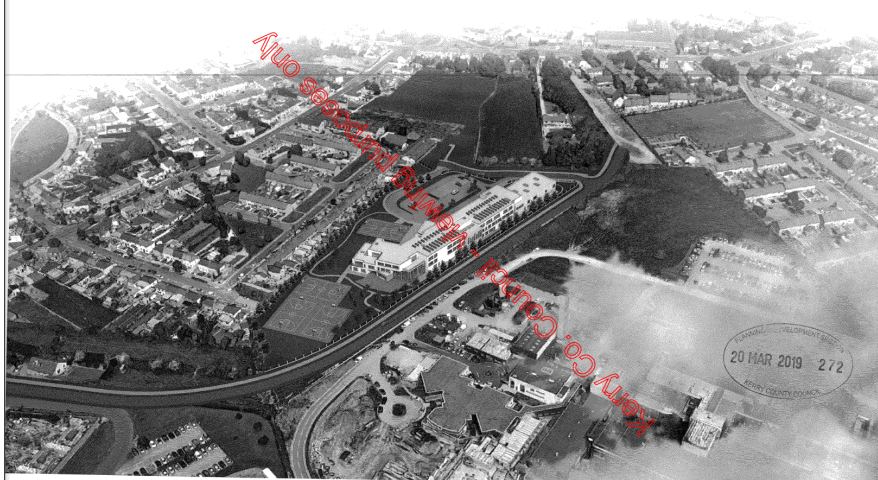
Defensible Design: A quick look at the 2.4m high palisade security fences around the Community Centre shows that anti-social behavior has been an issue in the neighbourhood in the past. In order to safeguard residents and public alike the development has been designed with “**passive supervision & defensible design principles for safety**” at the forefront.

1. The residential units, to enhance safety & security, overlook all public areas.
2. The development is designed to be fully permeable, promoting pedestrian, cycle and vehicular traffic throughout the development to enhance casual surveillance and promote safety & security of residents and public alike.
3. There are no accessible backland areas in the development.
4. Street frontages wrap around all sides to provide all round passive supervision.
5. We are proposing to significantly enhance the safety & security of both the existing Community Centre & The New Gael Colaiste by integrating the sites to give round the clock first class passive neighbourhood supervision.
6. The design of Cloonmore Avenue flanked by the 4 Storey Apartment Building B and by the Duplex/Triplex + Townhouses along its length provide discreet passive supervision of the School Entrance & Parking Area, the whole rear of the Community Centre and its new parking area and the site of the proposed School Playing fields, which is currently a highly vulnerable backland site (and an open invitation for anti-social activities)

Full Integration of Sites is the Key to a Safe Neighbourhood.

The key to this is to fully integrate the sites and eliminate unsupervised backland areas that would otherwise be a beacon for anti-social activities and vandalism as well as potentially more serious risks to residents, students and public.

VIEW 11 - AERIAL CGI VIEW



GAELOCLAISTE KERRY, TRALEE
PHOTOMONTAGE AND CGI VIEWS | OCTOBER 2017

Aerial Photomontage of New School & Development Site

2.0 Residential Design Standards

2.1 Residential Mix:

The residential mix selected responds to this demand and the central location. We therefore propose a mix as follows:

Location	1 Bedroom 2 Person	2 Bedroom 3 Person	2 Bedroom 4 Person	3 Bedroom 5 Person
Apartment Building "A"	5 Units	-	10 Units	-
Apartment Building "B"	22 Units	-	44 Units	-
Triplex Units x 4 No.	24 Units	8 Units -	16 Units -	-
Townhouses x 14 No.	-	-	14 Units	-
Courtyard Townhouses	-	-	-	4 Units
Residential Units Subtotals	51 Units	8 Units	84 Units	4 Units

Total Residential Units **(51 + 8 + 84 + 4) = 147 Units**

34.7% 51 Units are **One Bedroom 2 person Units**.

5.44% 8 Units are **Two Bedroom 3 person Units** to cater for varied mix.

57.14% 84 Units are **Two Bedroom 4 person Units** of good size.

2.72% 4 Units are **Three Bedroom 5/6 person Units** to cater for larger families.

2.2 Level Access:

78.2%, or 115 out of 147 Units have Own Door ground level or level lift access.

The remaining **21.8%, or 22 out of 147 Units** have provision for a future Part M compliant lift for level access, which means 100% of unit can be made accessible.

2.3 Own Door Ground Level Units:

40% or 59 out of 147 Units have Own Door ground level access with front +/-rear gardens.

These are made up of **41 No. Garden Apartments (5+8+8) + 18 No. Townhouses**.

This makes these suitable for households with young children or persons of limited mobility or those with a desire for garden space. The upper level apartments are all provided with balconies suiting those with a desire for greater privacy and security.

2.4 Minimum Floor Areas and Standards

Minimum Floor Areas and Standards are in accordance with:

Sustainable Urban Housing: Design Standards for New Apartments. DHP+LG March 2022

Minimum overall apartment floor areas

Studio Apartment	37m² (max 20% of development)
One Bedroom Apartment	45m²
Two Bedroom Apartment (3 Person)	63m² (permissible in limited circumstances)
Two Bedroom Apartment (4 Person)	73m²
Three Bedroom Apartment	90m²

The requirement for the majority of all apartments in a proposed scheme to exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10%, does not apply to any proposal with less than ten residential units. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, where between 10 to 49 residential units are proposed, it shall generally apply, but in order to allow for flexibility, may be assessed on a case-by-case basis and if considered appropriate, reduced in part or a whole, subject to overall design quality.

Exceeding Minimum Floor Area Standards:

The 2 large Apartment Blocks with 67% & 64% exceeding minimum floor areas by 10-22%+ is well in excess of the Apartment Guidelines aim of 50% exceeding minimum floor areas by 10%. Not only that but also the excellent layouts proposed and the fact that **all houses & apartments** are either Dual Aspect 122No. (83%) or Sun facing single aspect 25No.(17%).

Apartment Buildings “A”:

67% or 10 of 15 Apartments exceed minimum floor areas by 10 to 26%. The overall average size is 111% with an average of 11% over minimum floor areas with enhanced private balcony amenity to achieve a generous design layout for all apartments.

Apartment Buildings “B”:

64% or 42 of 66 Apartments exceed minimum floor areas by 10 to 22%.

12% or 8 Apartments exceed min by 4.3%. **12%** or 8 Apartments exceed min by 2%

The overall average size is 114% with an average of 14% over minimum floor areas with enhanced private balcony amenity to achieve a generous design layout for all apartments.

Triplex Units: 48 No. Apartments

These are designed to be more compact affordable Apartment types and are closer to minimum sizes which is allowable in buildings of 9 or less apartments.

33% or 18 Apartments exceed min by 5.3%. **16.7%** or 8 Apartments exceed min by 3.2%

Townhouses: 14 No. 2 Bedroom Townhouses

The 14 No. 2 Bedroom Townhouses exceed the minimum floor area of 80m² by 12.5% .

Courtyard Townhouses: 4 No. 2/3 Bedroom Townhouses

The 4 No. 2/3 Bedroom Townhouses exceed the minimum floor area of 92m² by 4.3% .

The overall average size for the 18 Townhouses is 107% with an average of 6.8% over minimum floor areas with enhanced private garden amenity to achieve a generous design layout.

2.5 ACCOMMODATION SCHEDULE:

We attach an Apartment Analysis Matrix showing how the design meets and exceeds the minimum standards laid out in the ***Sustainable Urban Housing: Design Standards for New Apartments: Guidelines to Planning Authorities: DHP&LG March 2022 (Apartment Guidelines)***

- 2301 Apartment Building “A”: Matrix Analysis.
- 2301 Apartment Building “B”: Matrix Analysis.
- 2301 Apartment Triplex Unit” Matrix Analysis.
- 2301 Cloonmore Housing “A”: Matrix Analysis.