

HASSETT LEYDEN & ASSOCIATES

ARCHITECTS ♦ CIVIL ENGINEERS ♦ PROJECT MANAGERS



ARCHITECT'S PLANNING REPORT

FOR

Housing Scheme

At

Ballymoe, Co. Galway

March 2022

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2022

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RIAI ✓

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HASSETT LEYDEN & ASSOCIATES

4 BINDON STREET ENNIS

COUNTY CLARE

T. 065 6828422

hlamail@hassettleiden.ie



ENGINEERS
IRELAND

Title

Document Title	Architect's Planning Report for Housing Development at Ballymoe, Co. Galway
Document Ref	2636

Date	Edition/Rev	Status	Originator	Checked	Approved
16.03.2022	First	Pre-Planning	M K	MK	MK
01.04.2022	Second	Planning	MK	NK	MK

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Prepared By:
 HASSETT LEYDEN & ASSOCIATES
 4 BINDON STREET ENNIS
 COUNTY CLARE

For: Galway County Council

HASSETT LEYDEN & ASSOCIATES
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INTRODUCTION

This architectural design statement has been prepared in support of a full planning application under Part 8 by Galway County Council for a residential development on lands at Durrow, Ballymoe, Co. Galway.

The application is for a development consisting of 8 no. housing units and associated site works and services. The scheme consists of 2 no. two bedroom bungalows and 6 no. two bedroom units all of which are semi-detached.

The overall site measures approximately 0.175 hectares and is of rectangular shape fronting the main street footpath (R360). On average the site is 27m deep and approximately 60m wide.

THE DESIGN TEAM

Client	Galway County Council
Architect	Hassett Leyden & Associates
Civil & Structural Engineering	Hassett Leyden & Associates
M&E Engineer	Moloney Fox, Consulting Engineers
Quantity Surveyors	Lawlor Burns
Landscape Architect	Hassett Leyden & Associates
Topographical Surveyor	Control Survey, Limerick
Archaeologist	TVAS Ireland Ltd
Environmental Consultant	Moore Group
Flood Risk Assessment	Tobin Consulting
Road Design Audit	Malachy Walsh & Partners

AIMS

The aim of the proposal is to create an inclusive residential community that respects the existing character of the village of Ballymoe but acknowledges the sustainable growth of the village with an appropriate development for a fully serviced residentially zoned site.

The proposal seeks to respect the existing residential development pattern of the area by aligning the new development slightly set back to the public footpath for privacy and respecting the existing buildings on the adjacent sites. The proposal will be connected to the locality by the use of materials sympathetic with the locality and adapting to the location of the existing streetscape.

Through this architectural design statement, it is aimed to: describe the proposal; outline the conceptual and design process; how the existing site context and landscape is respected; show how ministerial, local authority and development standards are met and how the proposal will be ecologically, economically and socially sustainable.

METHODOLOGY

The purpose of this design report is to describe the development in detail including information relating to the context, design analysis and concepts, layout responses and access.

The report has been divided into the following sections:

Section 01 – Site location & description

Section 02 – Site analysis, concept & development regulatory concerns

Section 03 – Design Statement – Neighbourhood

Section 04 – Design Statement – Site

Section 05 – Design Statement-Home

Sections 3, 4 and 5 are structured along the 3 groups and the 12 key criteria considered are set out in the Urban Design Manual – A Best Practice Guide 2009.

SECTION 01 – SITE LOCATION AND DESCRIPTION

1.1 Wider Context - Map

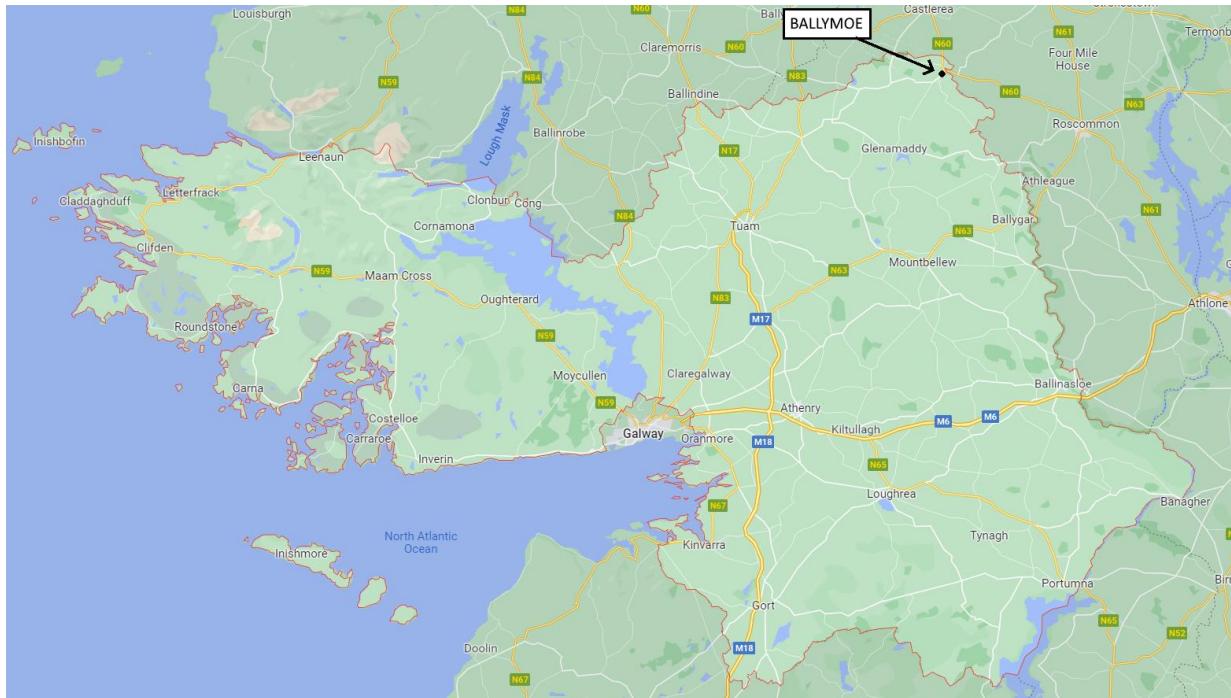


Figure 1 - Map

1.2 Wider Context – Connections Diagram

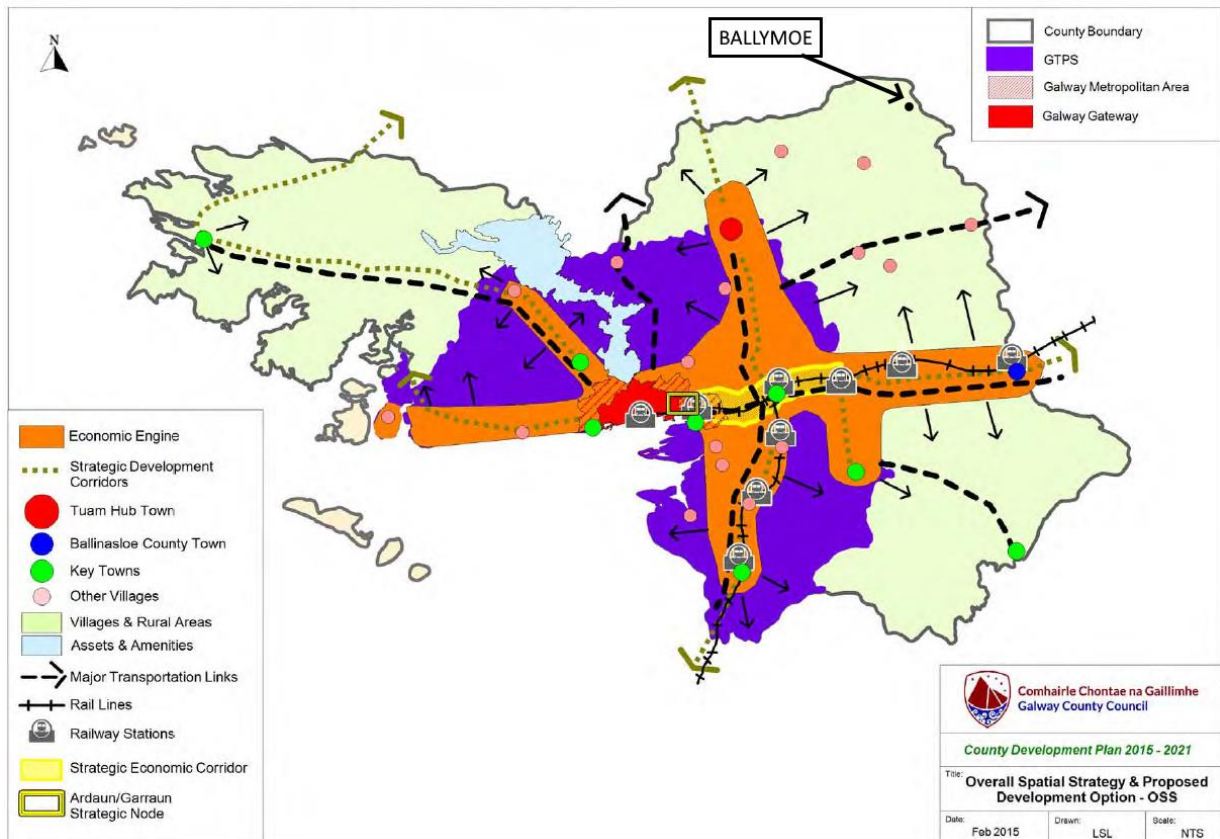


Figure 2 – Extract GCDP 2015-21

1.3 Wider Context – Economic Engine/Corridor

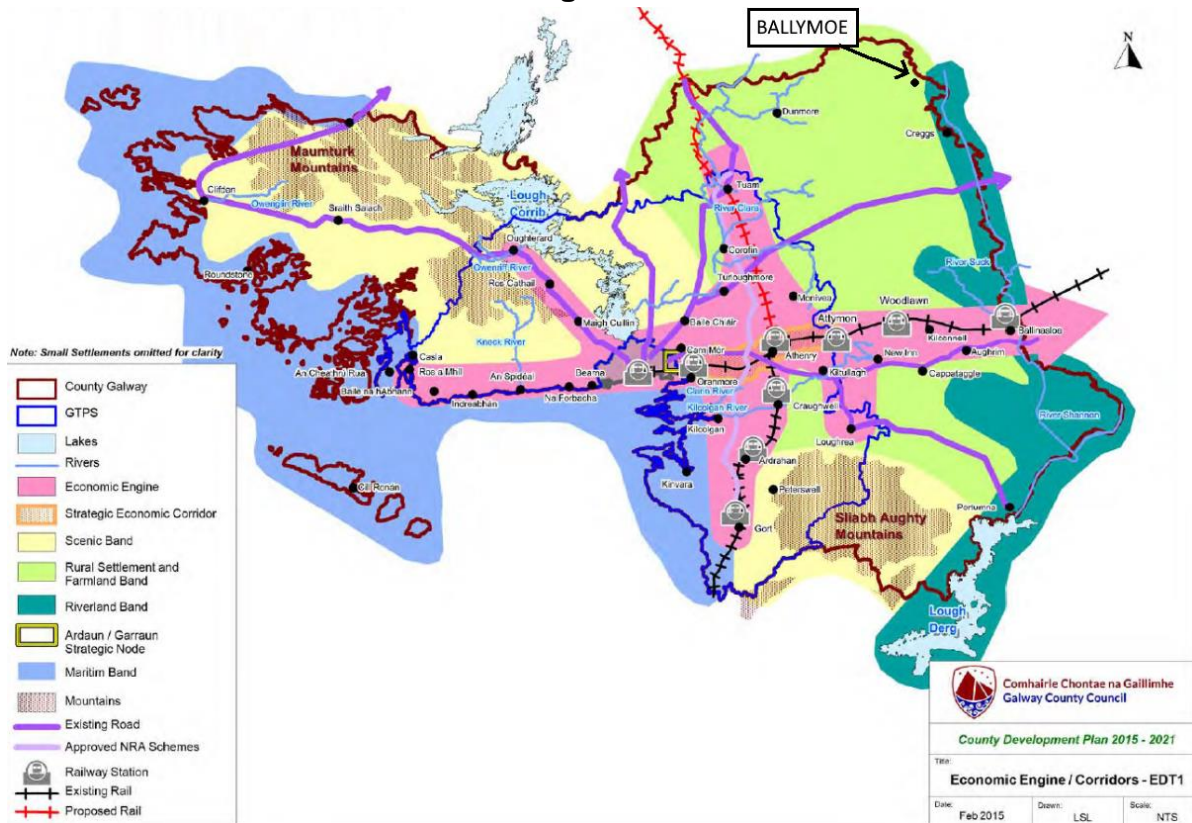


Figure 3 – Extract GCDP 2015-21

1.4 Wider Context – Rural Housing Policy

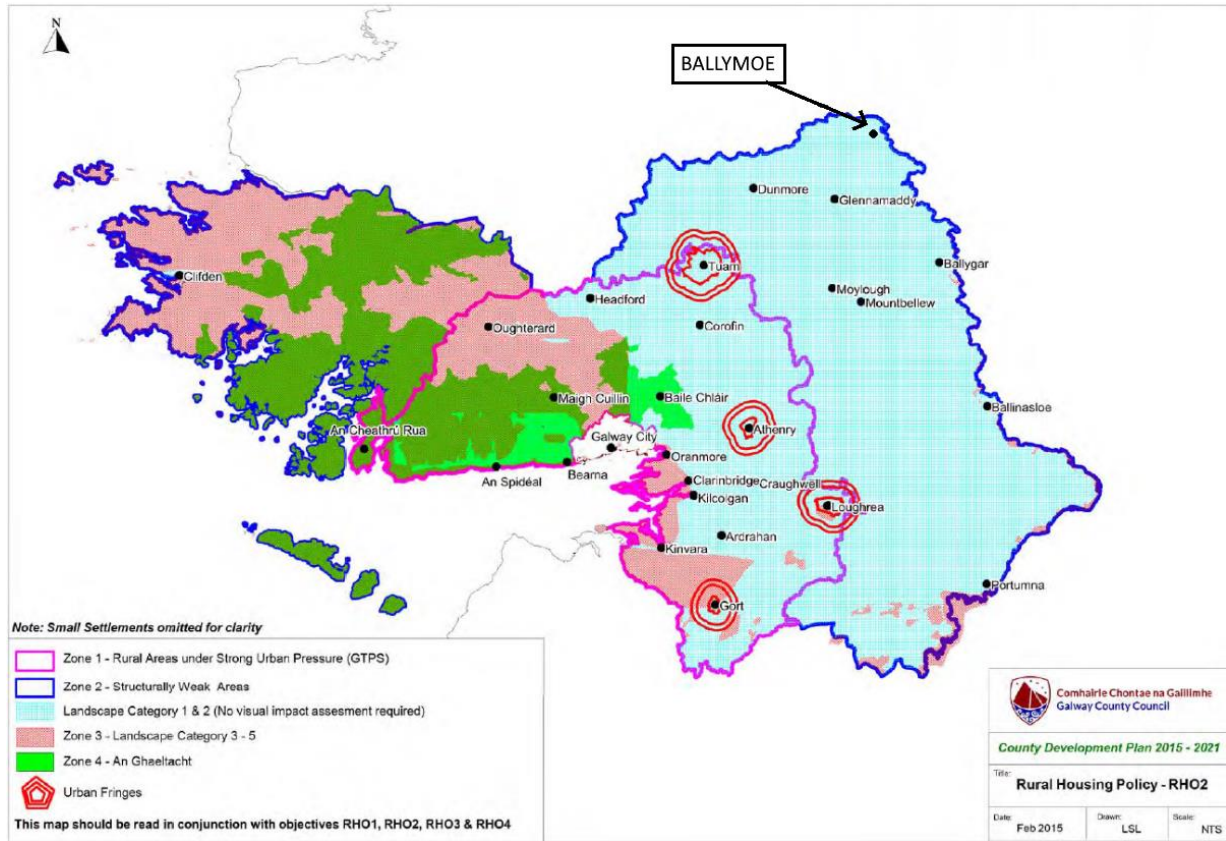


Figure 4 – Extract GCDP 2015-21

SECTION 02 – SITE ANALYSIS & DEVELOPMENT REGULATORY MATTERS.

2.1 Site Description

The site is located on the approach road to Ballymoe from Tuam on the R360 and is located at the edge of the village on the eastern side of the road across from the community centre.

The overall site measures approximately 0.175 hectares and is of rectangular shape fronting the main street footpath (R360). On average the site is 27m deep and approximately 60m wide.

The site appears to be gently sloping towards the village. The site is vacant and is fronted to the street with a fence and has clearly defined boundaries to the three other sites. There are no trees or features on the brown field site.



2.2 Existing Buildings & Structure - Photos

From our planning research on this site, it appears that there were buildings or structures on this particular site which were demolished some time ago.



Photo of the Site

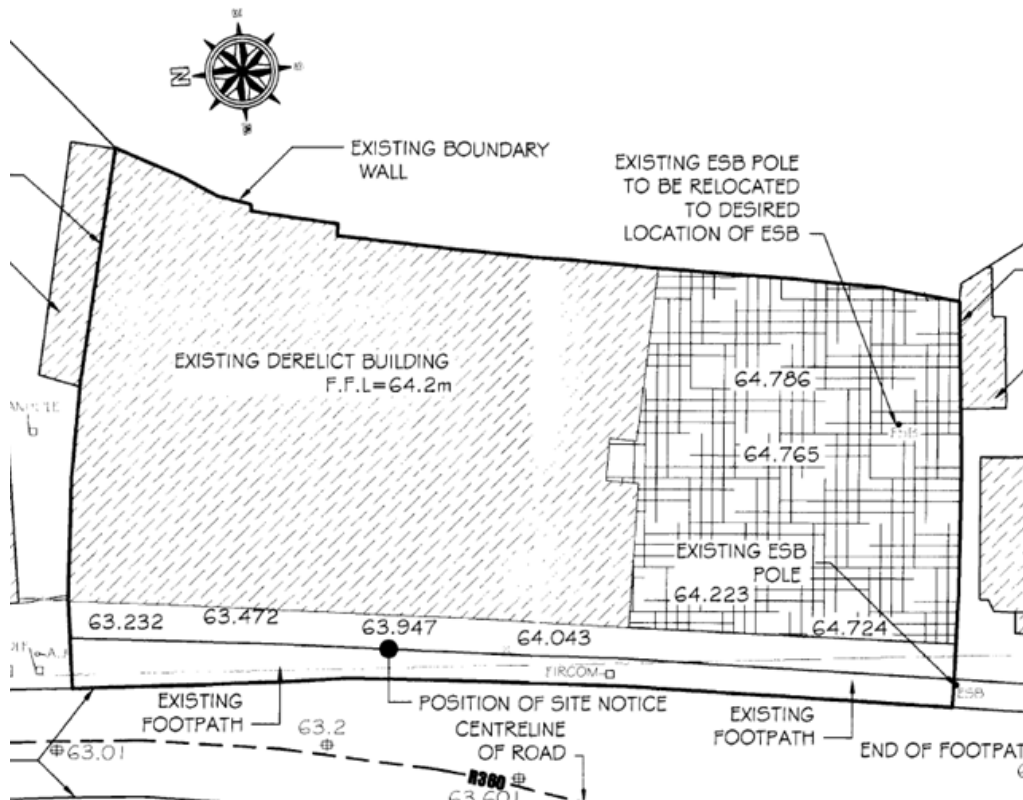


Figure: Survey 2004 – Building/Structure has been demolished since

2.3 Planning & Regulatory Obligations

The applicable development plan is Galway County Development Plan 2015-2021. In

particular Chapter 3 -Urban and Rural Housing of the Written Statement Galway County Development Plan 2015-2021 have been reviewed and incorporated into design.

Extracts from Galway County Development Plan 2015-2021

3.2 – Strategic Aims:

- *Provide for changing household size and promote an appropriate mix of dwelling types, sizes and tenures to facilitate the creation of balanced communities.*
- *Promote residential densities to ensure the efficient use of land at appropriate locations. The efficient use of lands for residential purposes shall not compromise the need for social inclusion and shall provide for an appropriate mix of housing types.*
- *Promote the consolidation of existing built-up areas by facilitating good quality appropriate infill development, whilst protecting essential amenities and*
- *Support and maintain the rural population.*

Section 3.2.5 – Older Persons

The proposed development is suited for older persons and provides two ground level bedroom units for housing for the elderly.

Section 3.3.2 – Layout and design

- *The overall design approach is to create a community rather than a new housing development.*
- *To create high standards of layout, design and landscaping and to achieve a general segregation from roads used by through traffic from the outset.*

3.3.3 – Housing Types-Design Types

It is proposed to provide a social housing scheme with 8 units of two bedroom accommodation catering for the growing smaller household size and providing 2 ground floor units for elderly persons and persons with reduced mobility.

Table 4.1: Relevant Planning Policies from The Galway County Development Plan

Policy Topic	Policy Details	Development Policy Accordance
<p>Chapter 2</p> <p>Spatial Strategy of the County</p>	<p>Development Strategy Objectives</p> <p>DS 7 – Flood Risk Management and Assessment</p> <p><i>Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines 2009 (or any updated/superseding document) the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.</i></p> <p>DS 10 – Impacts of Developments on Protected Sites</p> <p><i>Have regard to any impacts of development on or near existing and proposed Natural Heritage Areas, Special Protection Areas and Special Areas of Conservation, Nature Reserves, Ramsar Sites, Wildfowl Sanctuaries, Salmonoid Waters, refuges for flora and fauna, Conamara National Park, shellfish waters, freshwater pearl mussel catchments and any other designated sites including future designations.</i></p>	<p>Chapter 2 provides the Core Strategy for the County.</p> <p>The planning application complies with the broad thrust of the planning policy objectives in Chapter. In particular development strategy objectives DS7 and DS10. The site has never been subject to flooding.</p> <p>A Screening for Appropriate Assessment was prepared as part of the planning application submission. There are not likely to be significant effects on any European Site as a result of the proposed development. Therefore, an Appropriate Assessment is not required.</p>
<p>Chapter 3</p> <p>Urban & Rural Housing</p>	<p><i>Section 3.7 refers to Single Housing in the Countryside and has regard to the distinction between urban and rural generated housing and the requirement for sustainable rural housing</i></p> <p>Rural Housing Policies</p> <p>Policy RHO 1 - Management of New Single Houses in the Countryside</p> <p><i>It is a policy of the Council to facilitate the management of new single houses in the countryside in accordance with the Rural Housing Zones 1, 2, 3 and 4 and to support the sustainable re-use of existing housing stock within the County.</i></p> <p>Policy RHO 2 - Adherence to the Statutory Guidelines & County Development Plan</p> <p><i>It is a policy of the Council to ensure that future housing in rural areas complies with the</i></p>	<p>This chapter outlines the different types of housing that are required for the changing needs of individuals, with objectives that ensure that the provision of social and specialist housing for individuals/groups is addressed.</p> <p>The site is located within a rural area which is located in 'Zone 2', a Structurally Weak Area.</p> <p>The planning application seeks to demolish the existing dwelling on site and construct a new dwelling which would meet the planning policy objectives set out in Chapter 3.</p> <p>The existing dwelling is in a state</p>

Policy Topic	Policy Details	Development Policy Accordance
	<p><i>Sustainable Rural Housing Guidelines for Planning Authorities 2005 (DOEHLG), the Core/Settlement Strategies for County Galway, Rural Housing Objectives and the Development Management Standards and Guidelines of this plan.</i></p> <p>Objective RHO 2 - Rural Housing Zone 2 (Structurally Weak Area)</p> <p><i>It is an objective of the Council to facilitate the development of individual houses in the open countryside in "Structurally Weak Areas" subject to compliance with normal planning and environmental criteria and the Development Management Standards and Guidelines outlined in Chapter 13 and other applicable standards with the exception of those lands contained in Landscape Categories 3, 4 and 5 where objective RHO3 applies.</i></p>	<p>of dereliction and would cost a considerable amount to refurbish the existing dwelling.</p> <p>The existing house is located within an area designated as Structurally Weak in the county development plan, where the principle of development is acceptable subject to the development management standards set out in chapter 13.</p>
	<p>Objective RHO 9 - Design Guidelines</p> <p><i>It is an objective of the Council to have regard to Galway County Council's Design Guidelines for the Single Rural House with specific reference to the following:</i></p> <p><i>a) It is an objective to encourage new dwelling house design that respects the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape;</i></p> <p><i>b) It is an objective to promote sustainable approaches to dwelling house design and encouraging proposals to be energy efficient in their</i></p>	<p>The planning application has had regard to the criteria set out in policy RH09. The design of the dwelling respects the character of the area. The proposal will adopt the use of traditional materials in the overall design of the dwelling. This is a single storey dwelling which can be assimilated into the landscape.</p>

<p>Chapter 8 Climate Change and Flooding</p>	<p>Policy FL 1 – Flood Risk Management Guidelines</p> <p><i>It is the policy of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DEHLG/OPW publication The Planning System and Flood Risk Management Guidelines (2009) (and any updated/superseding legislation or policy guidance). Galway County Council will also take account of the Shannon International and Western Catchment Flood Risk Assessment and Management Studies.</i></p> <p>Objective FL 4 – Flood Risk Assessment for Planning Applications and CFRAMS</p> <p><i>Site-specific Flood Risk Assessment (FRA) is required for all planning applications in areas at risk of flooding, even for developments appropriate to the particular flood zone. The detail of these site-specific FRAs will depend on the level of risk and scale of development. A detailed site-specific FRA should quantify the risks, the effects of selected mitigation and the management of any residual risks.</i></p> <p><i>The Council shall have regard to the results of any CFRAM Studies in the assessment of planning applications.</i></p>	
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Policy Topic	Policy Details	Development Policy Accordance
<p>Chapter 13 Development Management Standards and Guidelines</p>	<p>DM Standard 1: Qualitative Assessment</p> <p>DM Standard 5: Rural Housing</p> <p>DM Standard 6: Assimilation of Development into Landscape</p> <p>DM Standard 7: Site Size for Single Houses using Individual On-Site Wastewater Treatment Systems</p> <p>DM Standard 8: Landscaping</p> <p>DM Standard 18: Access to National and Other Restricted Roads for Residential Developments</p> <p>DM Standard 20: Sight Distances Required for Access onto National, Regional & Local Roads</p> <p>DM Standard 21: Building Lines</p> <p>DM Standard 22: Parking Standards</p> <p>DM Standard 27: Surface Water Drainage and Flooding</p> <p>DM 29: Effluent Treatment Plants</p>	<p>The planning application proposals meets all the relevant development management guidelines set out in Chapter 13 of the GCDP. In particular:</p> <p>The planning application makes the best of use of land by reusing previously developed land rather than a greenfield site.</p> <p>The design of the dwelling is low profile and of modest scale.</p> <p>The proposal can be assimilated into the landscape. If anything it will improve the openness of the site by providing a single storey dwelling where currently there exists a two storey dwelling which is in a state dereliction.</p> <p>The site lines can be achieved on the site in accordance with DM Standard 20.</p>

2.4 Universal Design Statement

The proposed development scheme must meet the requirements for Part M of the Building Regulations. The Technical Guidance Document (TGD) Part M 2020 provides advice to provide “Prima Facie” compliance with the Building Regulations. This document has been closely followed during the design process and is referenced below to indicate compliance.

The proposed development has also been designed with due regard to the principles of universal design, including the “Universal Design Guidelines for Homes in Ireland” and the “Building for everyone” publications.

Also please refer to Section 3.3 Inclusivity in relation to universal design in this document.

Site Access Strategy

The individual access to the housing units will be from the public footpath and will be in compliance with Part M 2010. Further on-street will be provided from where the housing units will be accessed. Dropped kerbs will be provided at appropriate locations to allow for wheelchair access.

Approach to Houses

The approach to the houses from the public footpath will be in compliance with Part M 2020 Technical Guidance Documentation and footpaths will be gently sloped at a gradient of 1:21 for the maximum gradient.

Access to Houses

All dwellings being designed to TGD Part M section 3.3 have a minimum door clear opening width of 800mm and have a minimum level clearance of 1.2m at front doors of all houses.

Circulation within Houses

Each has been designed to be fully compliant with TGD Part M section 3.3. A visitable W.C. is provided to all units at entrance levels associated with habitable rooms.

2.5 Statement of Compliance with guidance on housing design and urban design standards

The proposed scheme is being developed in a manner which employs best practice in urban design and having regard to the following policy documents:

Best Practice Guidelines for Delivering Homes sustaining Communities 2007
 Sustainable Residential Development in Urban Areas 2009
 Sustainable Urban Housing: Design Standards for new apartments-December 2020
 Permeability Best Practice Guide-National Transport Authority 2015
 Quality Housing for Sustainable Communities
 Design Manual for Urban Roads and Streets 2019
 Urban Design Manual-A Best Practice Guide May 2009

Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) Guidelines 2009

Sustainable Rural Housing Guidelines for Planning Authorities 2005.

Urban Design Manual: A Best Practice Guide for Planning Authorities 2009

Galway County Development Plan 2015-2021

Compliance with 'Quality Housing for Sustainable Communities – 2007' is demonstrated in the housing drawings.

2.6 Possible overshadowing onto adjoining buildings

The proposed housing scheme is designed so that no overshadowing can occur to adjoining properties. The main orientation of the site is north south with buildings facing to the west. There are two adjoining properties to the north and south of the site. Bungalows have been provided adjacent to the boundaries to avoid any overshadowing to these existing properties. We are satisfied that the proposed development does not raise concerns of overshadowing onto existing neighbourhoods.

2.7 Planning History

An initial desktop study has shown evidence of previous planning applications on the site post 1964.

The most recent Planning Application found for the site was in 2004 – Planning Ref: P55/766 which was for 8 housing units. No further Planning Applications were found.

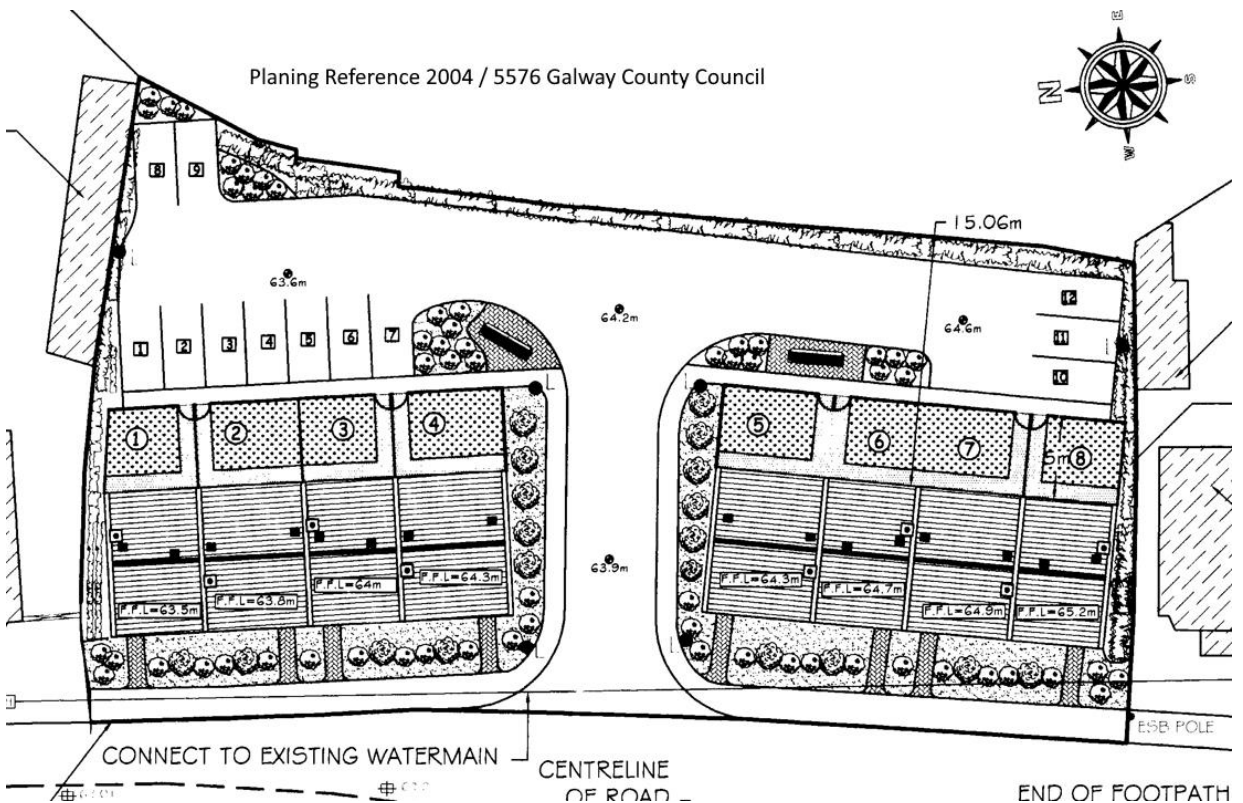
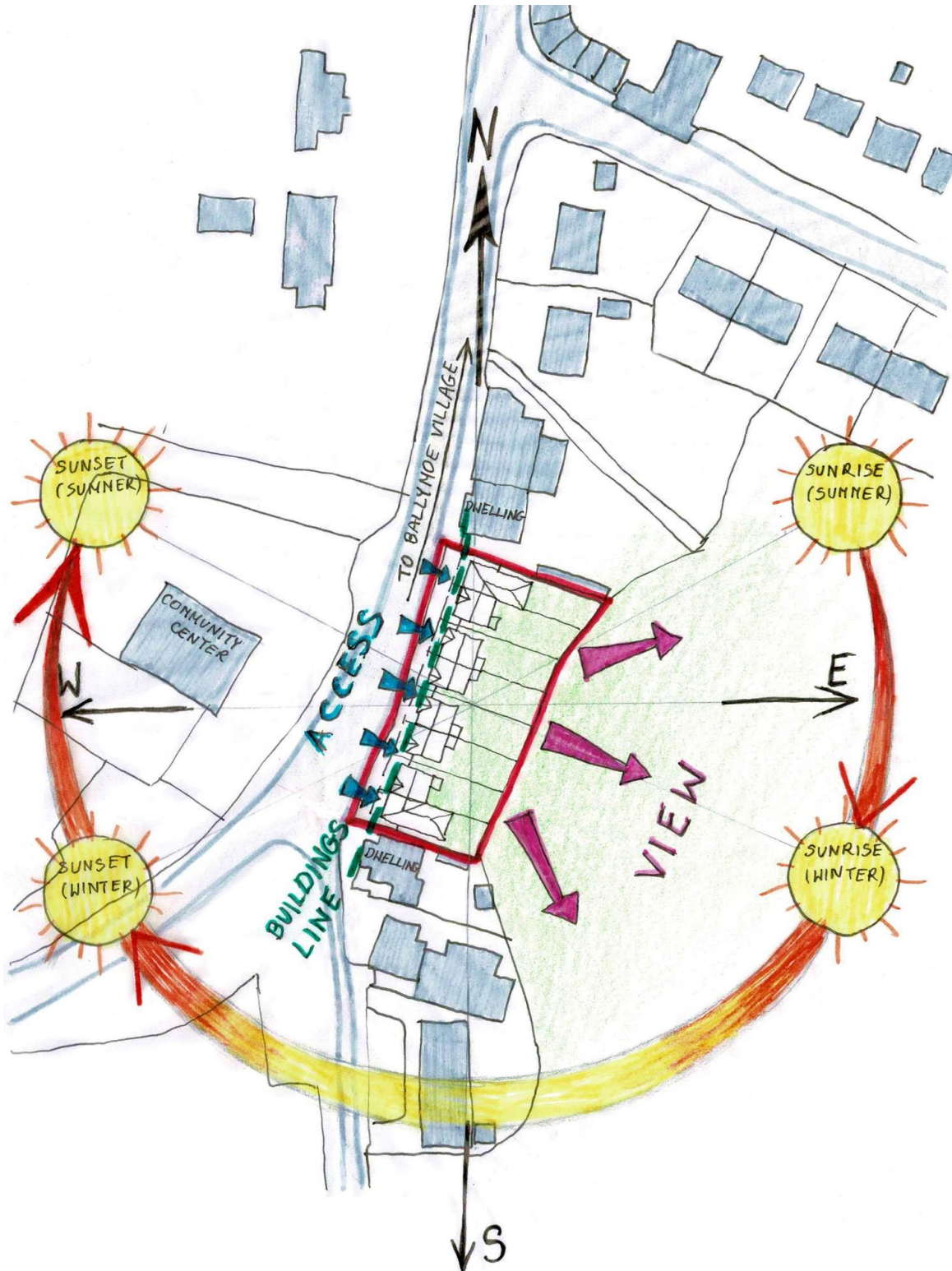
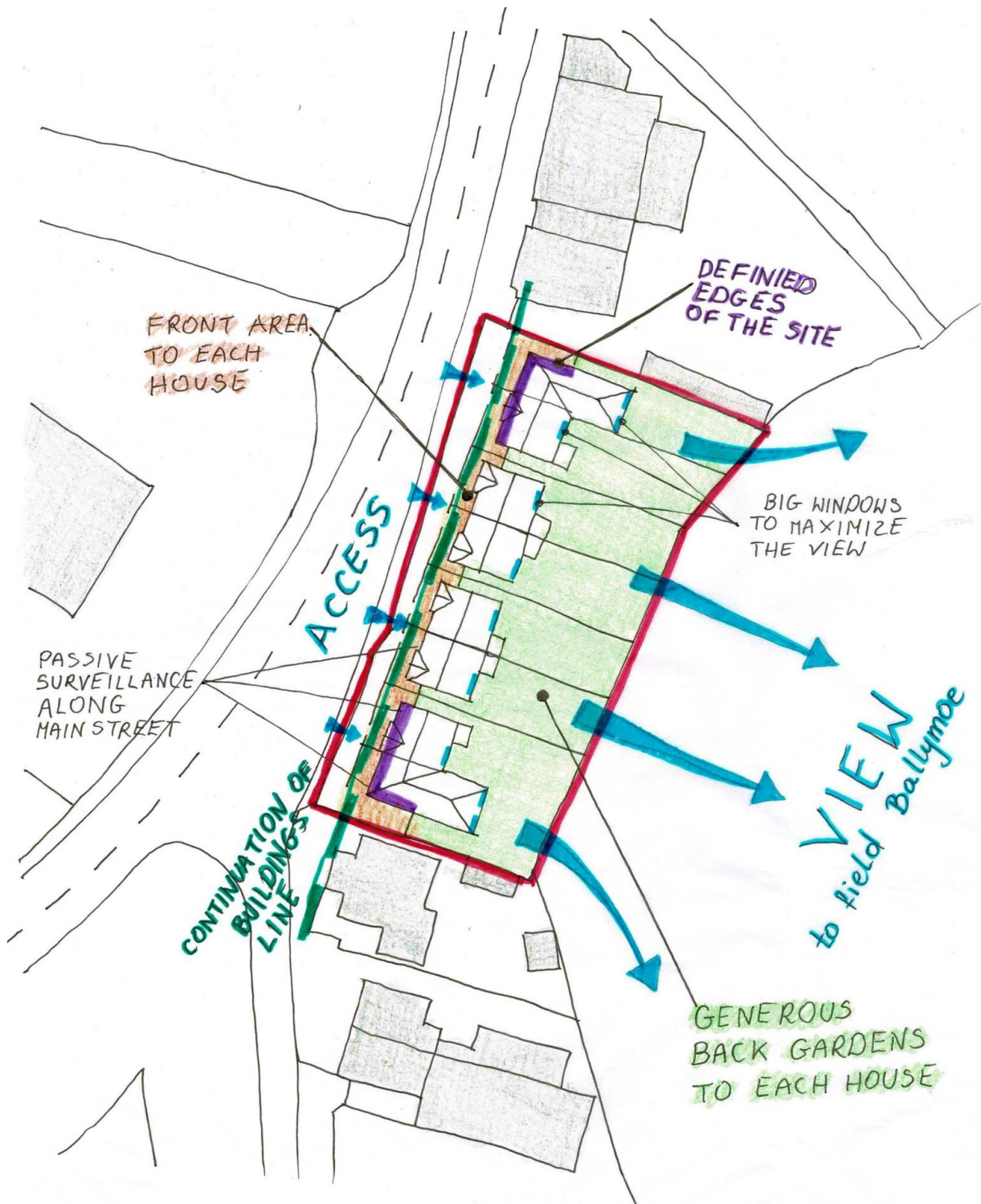


Figure: Planning Permission Extract Ref 2004 / 5576 – Site Layout

2.8 Site Analysis – Opportunities & Constraints



2.9 Site Concept & Initial Design Strategy



Central themes to the concept design are:

- Maintaining the building line of the existing adjacent buildings along the R360 and providing primary elevations to the Main Street in keeping with the other houses along the street.
- Main facades to overlook, supervise and define the edge of the site that faces onto the Main Street R360. The primary facades feature traditional window opening and proportions in keeping with rural housing whilst maximising views outwards from the main living rooms and bedrooms, while also benefiting from sunset lighting and high level views to the fields of Ballymoe. This also has the benefit of increasing the levels of actual and perceived levels of passive surveillance along this stretch of the Main Street R360.
- Upper level rear bedrooms will face towards the east and west which will increase the level of passive surveillance.
- A semi-shared surface is proposed to the front of the houses.
- Private open spaces to the rear of the proposed houses face to the east and benefit from the morning sun.

SECTION 03-DESIGN STATEMENT-NEIGHBOURHOOD

3.1 Context – How does the development respond to its surroundings?

In the wider context, the site is situated in the existing residential community of the Village of Ballymoe, Co. Galway. From the site all local amenities such as churches, shops, children’s playground, hairdresser and pub are within walking distance. There is also the picturesque Beara cycle route which goes in two different directions from the main village. There is also a local GAA club and a handball club. The development site is strategically located between the existing urban area and the services and amenities they provide.

The macro and micro context of the site has been carefully considered with its unique constraints and opportunities informing the design such as:

The existing topography and siting – the site is relatively flat and slopes gently. The proposal will respect the scale of the current rural village landscape context of main street dwellings to the north and detached dwellings to the south of the site.

In the wider context the site is within a 40 minute drive to the town of Tuam, Co. Galway where there are primary and secondary schools, restaurants, hotels, churches and pubs. Also, Roscommon town is a 20 minute drive where there is a General Hospital, schools and various hotels.

3.2 Connections-How well connected is the new development?

As mentioned, the site is located within a 40 minute drive to the town of Tuam, Co. Galway. The immediate access of the R352 Road to the N83 Road to the east provides direct access to the town of Tuam with a Bus Eireann route linking the site to Tuam and Roscommon. The main city of Galway to the west is less than 1½ hour’s drive away along the main N83 with connection to the M17 into Galway city from Tuam with important public transport terminus/links.

Wider regional vehicular connections are easily accessed from the site’s location. Connection to the M17 motorway can be made from the town of Tuam 40 minutes away by car from the site. This motorway has direct links to Galway City and from there to Shannon Airport and Limerick to the West and to Dublin in the East.

Local amenities are within walking distance from the site such as shops, churches, a hairdresser’s, children’s playground and pub.

3.3 Inclusivity – How easily can people use and access the development?

The proposed development has been designed with due regard to the principles of universal design, including the “Building for everyone” publications. Please refer to section 2.6 Universal Design Statement. Main features as follows:

All homes have level access and inaccessible areas have been eliminated as the site is relatively flat with a gentle slope.

The public realm is designed to ensure accessibility on equal terms for people of a range of ages and physical mobility. All level changes will be mitigated as far as possible creating a maximum slope of less than 1:20 to roadways/dropped kerbs/ramps and driveways.

The development consists of 8 no. housing units with 2 no. two bedroom bungalows and 6 no. two bedrooms units all of which are semi-detached and range in size from 0.0214ha to 0.0246ha with the internal layouts having a total gross floor area ranging from 68m² to 86m².

All houses comply with TGD M, with 1200 x 1200mm level access areas in front of the main entrances and external footpaths to either side of the dwellings which exceed the minimum required with of 900mm.

The proposed housing presents a positive aspect to passers-by, avoiding unnecessary physical and visual barriers.

3.4 Variety – How does the development promote a good mix of activities

The site is relatively modest in scale with 8 no. housing units but is well situated amongst many established local amenities and facilities. The site is directly across from the local community centre and within walking distance of the site are shops, churches, a hairdressers and a children's playground. There is also a GAA club and a handball club. It is also possible to connect to broadband in the area which will make remote working a possibility for people wishing to work in Galway city and live in the village.

Each proposed house type has a similar internal layout with the external plastered and painted and a roof design in keeping with the rural landscape. On the ground floor, habitable rooms face onto the main street and onto green fields and onto the private open space (back gardens) behind the units to enhance the passive surveillance.

There is generous circulation space on either side of the proposed houses for bins and bicycles to pass through.

We believe the proposal we are submitting is an adequately varied residential scheme which will increase the viability of this small rural village bringing much needed extra commercial activity, people and sustainability into this rural landscape.

SECTION 04 – DESIGN STATEMENT-SITE

4.1 Efficiency – How does the development make appropriate uses of resources, including land?

The proposed scheme provides a total of 8 much needed residential units. The houses will be constructed to current building regulation standards delivering at least an A2 energy rating, which we submit is a sustainable use of serviced, zoned residential lands located minutes from the centre of the Village of Ballymoe.

The proposed development constitutes an efficient use of the development land, zoned for residential use, its amenities within the area, with proximity to major transportation nodes.

The proposed development is appropriate to the zoning and the settlement strategy which is guided by regional and national development strategy. The scheme will introduce 8 new dwellings on a currently disused brown field site.

4.2 Distinctiveness-How do the proposals create a sense of place?

The contents of the adjoining existing rural character in the village of Ballymoe has been the stimulus for the material pallet.

The materials being used are a mixture of stonework with plasterwork and paint.

We believe that the proposed material palette is appropriate to this rural context as it creates a unified visual identity and integrates with the surrounding context.

4.3 Layout

We submit the proposal creates people friendly streets and spaces through the following principles applied to the layout:

Maintaining the building line of the existing adjacent buildings along the main street of Ballymoe and providing primary elevations in keeping with the other houses along the street.

Main facades to overlook, supervise and define the edge of the site that faces on the main street.

An existing fence fronting the site will be removed and will be replaced by an urban wall and railing in keeping with the village aspect.

Private open spaces are located at the rear of the proposed houses.

Main living rooms face onto the main street boosting passive surveillance.

4.4 Public Realm – How safe, secure and enjoyable are the public areas?

A central theme of this proposal is to maintain the existing building line and increase passive supervision onto the main street of the village, while also maintaining the rural aspect and character of this part of the village.

Given the scale and form of the site, all front facades face onto the main street of the village with the local community centre just across the road.

Some soft landscaping has been proposed in front of the main facades which will serve to soften the proposed shared surface parking area and offers a degree of privacy separation between the living room and the footpath outside which would be accessible from the public realm.

An additional strip of planting is proposed between the allocated parking area and the boundary wall adjoining the public footpath facing onto the main street of the village to reduce the visual impact of the shared surface paving and to avoid a car dominated streetscape.

All proposed areas facing onto the main street of the village are clearly defined and looked upon by primary facades, providing clarity between public and private realms, ensuring full passive surveillance and safe environments for residents.

SECTION 05-DESIGN STATEMENT-HOME

5.1 Adaptability-How will the buildings cope with change?

All houses are designed to meet the requirements of “Quality Housing for Sustainable Communities” (2007) and typically more generous internal spaces are proposed to increase the quality and adaptability of the houses.

Please refer to the house layout drawing which accompanies this submission. Please also refer to Appendix 02 for housing quality assessments.

The buildings will be constructed of traditional construction, heavily insulated with internal layouts that can be easily adapted in the future.

All houses will be constructed to current building regulation standards delivering at least an A2 building energy rating. Recent changes to the Building Regulations have been issued to bring buildings to nZEB standard. This had been considered within the design with increased wall thicknesses, the heating methodology and renewable energy considerations (solar to roofs).

5.2 Privacy and Amenity-How does the scheme provide a decent standard of amenity?

Each house proposed in this scheme is served by a generous back garden which will all face east and will benefit from the morning sunshine.

Planted areas and on curtilage parking areas are provided to the front of the dwellings proposed creating a defensible space between the public realm and the built edge.

Separation distances have been maintained in accordance with best proposed practice to avoid overlooking and all houses will be designed to have good levels of thermal performance, comfort, daylight and sound insulation. All houses are dual aspect.

The kitchens are located on the ground floors to the rear facing east and overlooking green fields making maximum use of morning daylight. The main living rooms and main bedrooms are located to the front and will benefit from sunset light in the evening.

5.3 Parking – How will the parking be safe and secure?

All house units are provided with 1 no. car parking space directly to the front of each dwelling. These areas are overlooked by living rooms and are finished with a shared surface to prioritise the pedestrian. A strip of soft landscaping separates the parking areas from the front facades of the dwellings to soften the appearance.

Bicycle parking is also possible in the rear gardens of all dwelling units.

5.4 Detailed Design-How well thought through is the building & landscape design?

The proposed houses are to be built of traditional construction. The proposed houses will be finished to a high standard in materials suitable for the context/location of the scheme. The housing layout proposed ensures that dwellings relate approximately to each other in terms of scale, materials, access and detailed design.

As mentioned previously, the site is within walking distance of all amenities so it will be possible to walk and cycle to all areas. Vehicle and pedestrian access is shared as these are individual dwellings and would therefore have a lighter degree of traffic.

There is no requirement for bin stores to dwellings. Bins will be placed in private gardens to dwellings, with access to the street via either side of the dwelling through treated timber garden entrance gates.

SECTION 06 – CONCLUSION

We refer the Planning Authority to the accompanying architectural plans and site plan that illustrate the general relationship between houses, accessibility, design quality of street and footpaths and passive surveillance of the public realm. We submit this results in a residential scheme that is well connected and integrated with its built and natural surroundings, and which has been designed to be attractive and safe for proposed residents and members of the existing community.