

FEBRUARY 12, 2019

PROPOSED CREAGH STRATEGIC
HOUSING RESIDENTIAL DEVELOPMENT
AT BALLOWEN/RAMSFORTPARK, GOREY,
CO. WEXFORD
FOR AMIL PROPERTIES LIMITED
RESIDENTIAL QUALITY AUDIT

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1. Reference Documents

This report summarises primarily the conformance of the proposed development with the documents referenced below. Any other relevant references will be listed in the text.

Please refer also to the accompanying Design Statement, Access Statement, unit drawings and site drawings also.

Housing Design Standards

The criteria applied are those in “Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes and Sustaining Communities” (DEHLG, 2007) as referenced in the Wexford County Development Plan 2013-2019.

Apartment Design Standards

The criteria applied are those in “Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities” (DEHLG, 2007) as referenced in the Wexford County Development Plan 2013-2019, plus the March 2018 update of the same publication, and with regard to the Wexford County Council requirements for:

- A minimum baseline area of 75m² for 1- or 2-bedroom apartments; and
- 2 adjoining parking spaces per house and 1.5 adjoining parking spaces per apartment (Wexford County Development Plan 2013-2019, Table No. 39).

Lifetime Adaptability Standards

Alternative layouts for adaptable accessibility have been provided for application to a minimum of 20% of the dwelling units. The standards applied are supplementary to those of Part M for dwellings and are taken from The Lifetime Homes Standard (July 2010) published by The Foundation for Lifetime Homes and Neighbourhoods.

2. Parking for People with Disabilities

In compliance with the Wexford County Development Plan 2013-2019, parking for people with disabilities will be provided at the rate of at least one space in every 25 standard spaces up to the first 100 spaces plus one space per every 100 standard spaces or part thereof thereafter. The spaces will measure at least 6.0 x 3.7m including transfer hatching to the side and rear. Please refer to site layout drawings also.

3. House Types

Unit Type	No. Bedrooms	No. Storeys	Description (Typical)	Gross Floor Area m ²	Main Living Room Area m ²	Aggregate Living Room Area m ²	Aggregate Bedroom Area m ²	Total Storage Area m ²	Private Open Space m ²	Number of Type / % of Overall
Dwelling House				Min. Standard 110	Min. Standard 15	Min. Standard 40	Min. Standard 43	Min. Standard 6	Min. Standard 75	
A	4 (7-person)	2	Detached	147.1	16.1	50 (excludes fitted storage)	45.7 (excludes fitted storage)	7.6	All 75 or greater	20 / 6.7%
A (end unit)	4 (7-person)	2	Detached	149.4	16.1	47.6 (excludes fitted storage)	45.7 (excludes fitted storage)	7	All 75 or greater	11 / 3.7%
B	4 (7-person)	3	Detached	166.2	33.2	45.6 (excludes fitted storage)	49.5 (excludes fitted storage)	11	All 75 or greater	22 / 7.4%
C	4 (7-person)	3	Semi-detached	166.2	33.2	45.6 (excludes fitted storage)	49.5 (excludes fitted storage)	11	All 75 or greater	24 / 8.1%
Unit Type	No. Bedrooms	No. Storeys	Description (Typical)	Gross Floor Area m ²	Main Living Room Area m ²	Aggregate Living Room Area m ²	Aggregate Bedroom Area m ²	Total Storage Area m ²	Private Open Space m ²	Number of Type / % of Overall
Dwelling House				Min. Standard 100	Min. Standard 15	Min. Standard 34	Min. Standard 32	Min. Standard 5	Min. Standard 75	
D	3 (5-person)	2	Semi-detached	112.8	16.5	36.1 (excludes fitted storage)	32.6 (excludes fitted storage)	6	All 75 or greater	46 / 15.5%
E	3 (5-person)	2	Semi-detached	107	19.4	34.2 (excludes fitted storage)	32 (excludes fitted storage)	5.6	All 75 or greater	47 / 15.8
F	3 (5-person)	3	Terraced	121.2	34.1	34.1 (excludes fitted storage)	37.9 (excludes fitted storage)	5.8	All 75 or greater	10 / 3.4%
G	3 (5-person)	2	Terraced	118	17.2	34 (excludes fitted storage)	36.6 (excludes fitted storage)	7	All 75 or greater	22 / 7.4%
Unit Type	No. Bedrooms	No. Storeys	Description (Typical)	Gross Floor Area m ²	Main Living Room Area m ²	Aggregate Living Room Area m ²	Aggregate Bedroom Area m ²	Total Storage Area m ²	Private Open Space m ²	Number of Type / % of Overall
Dwelling House				Min. Standard 80	Min. Standard 13	Min. Standard 30	Min. Standard 25	Min. Standard 4	Min. Standard 60	
H	2 (4-person)	2	Terraced	84.6	32.6	32.6 (excludes fitted storage)	25.8 (excludes fitted storage)	6.8	All 60 or greater	26 / 8.8%
Unit Type	No. Bedrooms	No. Storeys	Description (Typical)	Gross Floor Area m ²	Main Living Room Area m ²	Aggregate Living Room Area m ²	Aggregate Bedroom Area m ²	Total Storage Area m ²	Private Open Space m ²	Number of Type / % of Overall
Dwelling House				Min. Standard – not specified	Min. Standard – not specified	Min. Standard – not specified	Min. Standard – not specified	Min. Standard – not specified	Min. Standard 75	
J	5 (9-person)	2.5	Detached	181.8	16.1	50 (excludes fitted storage)	62.5 (excludes fitted storage)	11	All 75 or greater	2 / 0.7%
J (end unit)	5 (9-person)	2.5	Detached	184.1	16.1	47.6 (excludes fitted storage)	62.5 (excludes fitted storage)	11	All 75 or greater	2 / 0.7%

N.B. Please note that as criteria for 9-person 5-bedroom dwellings are not specified in Quality Housing for Sustainable Communities, a margin above those for 4-bed 7-person dwellings has been used.

4. Apartments

General

The apartment buildings are small blocks of 2 or 3 units in 2.5 to 3 storeys on predominantly corner sites. They are in the format of ground floor single-storey units with duplex units above served by an external stairs to ambulant disabled criteria. Please refer to the Design statement and Access Statement also.

Among the objectives were to provide a variety of types at a scale in keeping with the housing, and using the typology to finish the block corners, avoiding blank row terminations and allowing opportunities for small pockets of landscaped area benefitting from passive overlooking.

The scale and corner strategy also allowed greater flexibility for solar access, view and all dual-aspect units.

Please refer to the individual unit drawings and site plans also, e.g. regarding orientation/aspect and open space.

Apartment Type Grouping

To avoid repetition, the apartments are divided by type as follows:

Apartment Block Type A			
Type A1		Type A2	
Unit No.	Description	Unit No.	Description
1	2-bed, ground floor, single-storey	2	3-bed, first-floor entry duplex

Apartment Block Type B					
Type B1		Type B2		Type B3	
Unit No.	Description	Unit No.	Description	Unit No.	Description
1	3-bed, ground floor, single-storey	2	2-bed, first-floor entry duplex	3	2-bed, first-floor entry duplex

Apartment Block Type C					
Type C1		Type C2		Type C3	
Unit No.	Description	Unit No.	Description	Unit No.	Description
1	3-bed, ground floor, single-storey	2	3-bed, first-floor entry duplex	3	2-bed, first-floor entry duplex

Apartment Block Type D			
Type D1		Type D2	
Unit No.	Description	Unit No.	Description
1	2-bed, ground floor, single-storey	2	3-bed, first-floor entry duplex

Apartment Block Type F			
Type F1		Type F2	
Unit No.	Description	Unit No.	Description
1	2-bed, ground floor, single-storey	2	3-bed, first-floor entry duplex

4.2 Apartment Types

Apartment Block Type A

Unit Type	No. Bedrooms	No. Storeys	Description (Typical)	Gross Floor Area m ²	Aggregate Living Room Area m ²	Aggregate Bedroom Area m ²	Total Storage Area m ²	Private Open Space m ²	Communal Open Space m ²	Number of Type / % of Overall
Apartment				Min. Standard 75	Min. Standard 30	Min. Standard 24.4	Min. Standard 6	Min. Standard 7	Min. Standard 7	
A1	2 (4-person)	1	Ground floor	89.1	37.1 (excludes fitted storage)	25.4 (excludes fitted storage)	>6 5.3 internal + external varying per site	>7 Varying per site	>7 Varying per site	12/ 4%
Apartment				Min. Standard 90	Min. Standard 34	Min. Standard 31.5	Min. Standard 9	Min. Standard 9	Min. Standard 9	
A2	3 (5-person)	2	First-floor entry duplex	126.7	38.8 (excludes fitted storage)	37.7 (excludes fitted storage)	10.9 + external varying per site	11.8	>9 Varying per site	12/ 4%

Apartment Block Type B

Unit Type	No. Bedrooms	No. Storeys	Description (Typical)	Gross Floor Area m ²	Aggregate Living Room Area m ²	Aggregate Bedroom Area m ²	Total Storage Area m ²	Private Open Space m ²	Communal Open Space m ²	Number of Type / % of Overall
Apartment				Min. Standard 90	Min. Standard 34	Min. Standard 31.5	Min. Standard 9	Min. Standard 9	Min. Standard 9	
B1	3 (5-person)	1	Ground floor	101.9	40.7 (excludes fitted storage)	32.8 (excludes fitted storage)	>9 6.2 internal + external varying per site	>9 Varying per site	>9 Varying per site	9 / 3%
Apartment				Min. Standard 75	Min. Standard 30	Min. Standard 24.4	Min. Standard 6	Min. Standard 7	Min. Standard 7	
B2	2 (4-person)	2	First-floor entry duplex	98.6	35.8 (excludes fitted storage)	25.9 (excludes fitted storage)	6.7 + external varying per site	11.4	>7 Varying per site	9 / 3%
Apartment				Min. Standard 75	Min. Standard 30	Min. Standard 24.4	Min. Standard 6	Min. Standard 7	Min. Standard 7	
B3	2 (4-person)	2	First-floor entry duplex	100.2	33.2 (excludes fitted storage)	26.4 (excludes fitted storage)	6.8 + external varying per site	8.6	>7 Varying per site	9 / 3%

Apartment Block Type C

Unit Type	No. Bedrooms	No. Storeys	Description (Typical)	Gross Floor Area m ²	Aggregate Living Room Area m ²	Aggregate Bedroom Area m ²	Total Storage Area m ²	Private Open Space m ²	Communal Open Space m ²	Number of Type / % of Overall
Apartment				Min. Standard 90	Min. Standard 34	Min. Standard 31.5	Min. Standard 9	Min. Standard 9	Min. Standard 9	
C1	3 (5-person)	1	Ground floor	95.5	36.1 (excludes fitted storage)	34.5 (excludes fitted storage)	>9 6.0 internal + external varying per site	>9 Varying per site	>9 Varying per site	2 / 1%
Apartment				Min. Standard 90	Min. Standard 34	Min. Standard 31.5	Min. Standard 9	Min. Standard 9	Min. Standard 9	
C2	3 (5-person)	2	First-floor entry duplex	99.8	36.1 (excludes fitted storage)	32.4 (excludes fitted storage)	>9 6.4 internal + external varying per site	13.4	>9 Varying per site	2 / 1%
Apartment				Min. Standard 75	Min. Standard 30	Min. Standard 24.4	Min. Standard 6	Min. Standard 7	Min. Standard 7	
C3	2 (4-person)	2	First-floor entry duplex	85.2	31.7 (excludes fitted storage)	24.6 (excludes fitted storage)	>6 5.9 internal + external varying per site	13.4	>7 Varying per site	2 / 1%

Apartment Block Type D

Unit Type	No. Bedrooms	No. Storeys	Description (Typical)	Gross Floor Area m ²	Aggregate Living Room Area m ²	Aggregate Bedroom Area m ²	Total Storage Area m ²	Private Open Space m ²	Communal Open Space m ²	Number of Type / % of Overall
Apartment				Min. Standard 75	Min. Standard 30	Min. Standard 24.4	Min. Standard 6	Min. Standard 7	Min. Standard 7	
D1	2 (4-person)	1	Ground floor	90	36.2 (excludes fitted storage)	29.4 (excludes fitted storage)	9.1 = 5.5 internal + 3.6 external	>7 Varying per site	>7 Varying per site	2 / 1%
Apartment				Min. Standard 90	Min. Standard 34	Min. Standard 31.5	Min. Standard 9	Min. Standard 9	Min. Standard 9	
D2	3 (5-person)	2	First-floor entry duplex	127.7	36.2 (excludes fitted storage)	42.1 (excludes fitted storage)	9.9 + external varying per site	13.5	>9 Varying per site	2 / 1%

Apartment Block Type F

Unit Type	No. Bedrooms	No. Storeys	Description (Typical)	Gross Floor Area m ²	Aggregate Living Room Area m ²	Aggregate Bedroom Area m ²	Total Storage Area m ²	Private Open Space m ²	Communal Open Space m ²	Number of Type / % of Overall
Apartment				Min. Standard 75	Min. Standard 30	Min. Standard 24.4	Min. Standard 6	Min. Standard 7	Min. Standard 7	
F1	2 (4-person)	1	Ground floor	86.4	32 (excludes fitted storage)	25 (excludes fitted storage)	6.6 + external varying per site	>7 Varying per site	>7 Varying per site	2 / 1%
Apartment				Min. Standard 90	Min. Standard 34	Min. Standard 31.5	Min. Standard 9	Min. Standard 9	Min. Standard 9	
F2	3 (6-person)	2	First-floor entry duplex	138.7	34.1 (excludes fitted storage)	40.5 (excludes fitted storage)	>9 8.5 internal + external varying per site	9.7	>9 Varying per site	2 / 1%