

NEWCASTLE SOUTH

Housing Quality Assessment Apartments and Duplex Units

1st September 2019



CONTENTS

1.0	INTRODUCTION
2.0	POLICY OVERVIEW
3.0	STATEMENT OF COMPLIANCE
4.0	APARTMENT AND DUPLEX TYPE SUMMARY SCHEDULE
APPENDIX A	HOUSING QUALITY ASSESSMENT - RESIDENTIAL SCHEDULES
APPENDIX B	Drawings
APPENDIX C	PLOT LOCATION LAYOUT

1.0 INTRODUCTION

This Housing Quality Assessment has been prepared as part of a SHD Planning application to An Bord Pleanála (ABP) by Cairn Homes Properties Ltd. for a residential development site that forms a parcel of land, C. 16 Ha in size, south of Newcastle Village Centre and the Main Street with the main extent of the site siting adjacent to an existing housing development of Ballynakelly. Three Infill sites within the Ballynakelly development, Plots C1- Ballynakelly, C2-Ballynakelly Rise and C3-Ballynakelly Edge form part of the overall red line boundary of this application.

The village of Newcastle represents a developing outer suburban village located within a semi-rural setting.

This report assesses the Apartment and Duplex apartment residential elements of the proposed development on Plots B4, B12, T2 and the infill Plots C1 and C3 against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (March 2018).

2.0 POLICY OVERVIEW

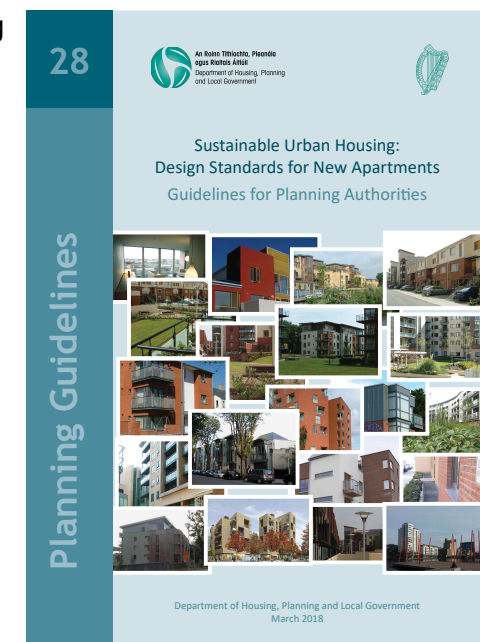
2.1 Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, March 2018

These Guidelines were issued by the Minister for Housing, Planning and Local Government under Section 28 of the *Planning and Development Act 2000* (as amended). These new Guidelines build on the content of the 2015 apartment guidance, much of which remains valid, particularly with regard to design quality safeguards such as internal space standards for 1-,2- and 3-bedroom apartments, internal storage and amenity space.

These Guidelines update previous guidance in the context of greater evidence and knowledge of current and likely future housing demand in Ireland taking account of the *Housing Agency National Statement on Housing Demand and Supply*, the Government’s action programme on housing and homelessness *Rebuilding Ireland* and Project Ireland 2040 and the *National Planning Framework*, published since the 2015 guidelines.

The 2018 Guidelines specify planning policy requirements for:

- Internal space standards for different apartment types;
- Dual aspect ratios;
- Floor to ceiling height;
- Apartments to stair/lift core ratios;
- Storage spaces;
- Amenity spaces including balconies/patios;
- Room dimensions for certain rooms.



The residential apartment and duplex mix achieved in the proposed scheme is described in the following tables:

Proposed Development - Table shows total number of units across the Application Lands:

Apartments				
TOTAL	1 BED UNIT	2 BED UNIT 3P	2 BED UNIT 4P	3 BED UNIT 5P
29	8	2	18	1
100%	28%	7%	62%	3%

Duplex Units		
TOTAL	2 BED UNIT 4P	3 BED UNIT 5P
96	48	48
100%	50%	50%

3.0 STATEMENT OF COMPLIANCE

3.1 Apartment Design Standards

Apartment Floor Areas

From the 2018 Guidelines, the minimum apartment floor areas are as follows:

- 1 Bed Apartment (2 persons) – minimum 45 sq.m
- 2 Bed Apartment (3 persons) – minimum 63 sq.m
- 2 Bed Apartment (4 persons) – minimum 73 sq.m
- 3 Bed Apartment (5 persons) – minimum 90 sq.m

In the guidelines, 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 standards for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10%.

The scheme consists of 2 apartment blocks on Plot C1 and Plot C3 providing a total of 29 apartment units and 12 two storey Duplex units over 12 ground floor Duplex apartments. An additional 36 two storey Duplex units over 36 ground floor duplex apartments forming the total 125no. units. Of these units 110no. of them are oversized and so achieve the minimum 10% area increase or higher, accounting for 88% of the apartment Duplex units.

The exact unit areas are set out in the attached apartment schedules in Appendix B.

Aspect

With regard to the Guidelines, it is a specific planning policy requirement that the minimum number of dual aspect apartments that may be provided in any single apartment scheme shall be 33%.

There are 29no apartments located across the two infill sites C1 and C3. 16 of these apartments are dual aspect, achieving 55% dual aspect across the two sites. This maximises the availability of sunlight as well as providing cross ventilation to these apartments. The remaining 13no. apartments have the following aspect: 5no face West, 3no face South West and 5no face North West. The design and layout of the living spaces maximise daylight as much as possible and the aspect of all units are identified in the accompanying schedule, setting out the compliance for each unit.

The 48No two storey Duplex Units and the 48No ground floor apartments that they sit over are all dual aspect.

Floor to Ceiling Height

Floor to ceiling height affects the internal amenities of apartments, in terms of sunlight / daylight, storage space and ventilation. Currently the guidelines promote floor to ceiling heights of 2.7m as the minimum.

The minimum ceiling height has been achieved and exceeded across all apartment types.

Plot C1 Apartments a minimum floor to Ceiling height of 2.75m

Plot C3 a minimum floor to ceiling height of 2.75m is provided.

The Duplex units across the site achieve a minimum of 2.75m floor to ceiling height. Refer to the individual Unit Type sheets for further information on compliance.

Lift and Stair Cores

Specific Planning Policy Requirement 6 of the 2018 Guidelines, requires the number of apartments per floor per individual lift/stair core to be a maximum of 12no. This maximum is adhered to with a maximum number of apartments on any one floor being 7.

The form of the scheme, as it responds to the site, yields an average of 5.2no. units per floor per core which has been designed in accordance with fire safety engineers.

Internal Storage

As advised in the Guidelines, provision has been made for general storage and utility. The minimum storage space area requirements are set out as an appendix to the Guidelines as follows:

- 1 Bed Apartment / studio – 3 sq.m
- 2 Bed Apartment (3 persons) – 5 sq.m
- 2 Bed Apartment (4 persons) – 6 sq.m
- 3 Bed Apartment – 9 sq.m

Private Amenity Space

The area requirements for Private Amenity Space is set out in from Guidelines below:

- 1 Bed Apartment – 5 sq.m
- 2 Bed Apartment (3 persons) – 6 sq.m
- 2 Bed Apartment (4 persons) – 7 sq.m
- 3 Bed Apartment – 9 sq.m

All units in the development provide at least the minimum private amenity requirements. As per the Guidelines, private amenity space is provided at ground floor units as an adjoining patio or terrace area and for the upper floors is provided by way of balconies to the units. A number of the larger units also have enlarged roof terraces.

The balconies all provide the required minimum depth of at least 1.5m and are often deeper where possible. They are accessed off the living areas, and in some cases also from a bedroom.

Security Considerations

The design of the residential block located on both infill sites Plot C1 and C3 provide both external passive surveillance of the surrounding streets and spaces, and internally where the courtyard and gardens in the case of Plot C1 and the garden to Plot C3 are within the site boundary and are both secure and overlooked.

Plot Site C1 is sloped and this has been used to locate the majority of the apartments above ground level by providing 1 No retail unit at Upper ground level. Where apartments have been located at Ground level these are set back from the perimeter street. Landscape and courtyards are provided to the front of the ground floor units which provides an additional element of separation and security.

There is 1 no. entrance lobby into the apartment block on Plot C1 that provides street access from Burgage crescent on the west and also access from the lower internal courtyard level.

The Ground floor duplex units have access to the perimeter street and the internal communal courtyard with the Duplex units that sit over have access via a set of steps from one side.

Duplex Units with Plots B4, B12 and T2

These are located within the main development site and located along the North South Green link

The Ground floor 2 bed single storey apartments and the 3 bed two storey Duplex units that sit over are accessed from the perimeter street where their associated car parking is located.

3.2 Communal Facilities in Apartments

Access and Services

Within the apartments and circulation spaces the requirements of Part M of the building regulations have been complied with. Service ducts are accessible from common areas as far as practicable and within apartments service runs line up as much as possible to avoid any cross over to adjacent units.

Refuse Storage Apartments Plot C1 & C3

Waste storage for the residential development is provided in a designated Bin store located at the lower ground floor level accessed from either the communal lobby or an external door into the courtyard in Plot C1.

The apartments in Plot C3 have a stand alone Bin store located to the rear of the building within the open space.

Provision has been made for the adequate storage area in both areas to satisfy the three bin system for the collection of mixed dry recyclables, organic waste and residual waste. Refer to Waste Management Report by AWN.

Refuse Storage for all Duplex Units:

Waste storage for the Duplex units are located in communal Bin storage areas adjacent to the Duplex units, or in the case of those in plot C1 adjacent to the central car parking area. Provision has been made for the adequate storage area to satisfy the three bin system for the collection of mixed dry recyclables, organic waste and residual waste. Refer to Waste Management Report by AWN.

Communal Amenity Space

The apartments of Plot C1 have a centrally located Landscaped courtyard within the scheme. It is easily accessible from both the apartments and Duplexes of this Plot and is overlooked by both the apartments and Duplexes.

Plot C3 has a communal space to the back of the building for use by the three units. As shown in the tables below the areas provided for communal amenity space are in excess of the required minimum areas to both plots.

- Proposed Plot C1 Communal Amenity Space

Apartments and Duplex units		1 BED	2 BED (3P)	2 BED (4P)	3 BED
TOTAL UNITS	50	6	2	30	12
SQ.M REQUIRED PER UNIT		5	6	7	9
TOTAL SQ.M REQUIRED	360	30	12	210	108
TOTAL SQ.M PROVIDED	1109				

- Proposed Plot C3 Communal Amenity Space

Apartments and Duplex units		1 BED	2 BED (3P)	2 BED (4P)	3 BED
TOTAL UNITS	3	2			1
SQ.M REQUIRED PER UNIT		5	6	7	9
TOTAL SQ.M REQUIRED	19	10			9
TOTAL SQ.M PROVIDED	127.9				

Children's Play

As per the Guidelines, provisions have been made for children's playgrounds and open play areas.

We list below the 6 No open spaces which have been located around the application site and which are detailed in the Landscape Architects report and drawings.

Taobh Chnoic Park
Ballynakelly West Square
Ballynakelly West Park
Ballynakelly
Burgage South
Open Space - (Plot B1)

Refer to Appendix B for set of full scale drawings for apartment and duplex plans for Plots B4, B12, T2, C1 and C3

Sunlight / Daylight

Studies have been carried out with regard to Sunlight/Daylight Analysis and Over-shadowing Impact Analysis using a scale context model and the scheme drawings. Refer to IESVE Report for the Sunlight/Daylight analysis.

Car Parking:

The car parking requirements for the development has been based on:

Zone 1 (Residential) Maximum Parking Rates:

Street parking has been provided adjacent to the main access points to the Duplex/Apartment blocks across the scheme.

Plot C1 Apartments have their allocated surface parking spaces within the central courtyard of the plot.

Plot C3 apartments have their allocation of parking directly to the front of the apartment block adjacent to the entrance points.

Cycle Parking:

Secure Bicycle storage for the Duplex units are located along side the Bin storage areas and both the bins and the Bicycle storage are contained within the same structure but in separate areas with separate access.

Secure Bicycle storage for the Apartments of C1 are located at the lower ground floor level accessed from both the lobby and the external courtyard.

Please refer to the following summary schedule.

4.0 Summary Schedule

Apartments (C1 & C3)	No.	%	PARKING	CYCLE	
			PROVIDED	Long	Short
1 Bed	8	27.6	8	3	3
2 Bed	20	69.0	20	8	4
3 Bed	1	3.4	1	1	0
Total	29	100	29	12	7

Duplex	No.	%	PARKING	CYCLE		
			PROVIDED	LONG TERM	SHORT TERM	
Masterplan	3 Bed Duplex A	36	38	54	14	8
	2 Bed Apt (under Duplex)	36	38	45	14	8
Ballynakelly site (C1)	3 Bed Duplex A1, B	12	13	15	5	3
	2 Bed Apt (under Duplex)	12	13	12	5	3
Total	96	100	126	38	22	

HOUSING QUALITY ASSESSMENT
RESIDENTIAL SCHEDULES

APPENDIX A

CAIRN
PLC

Newcastle
South

BALLYNAKELLY INFILL SITE C3

PLOT	UNIT NO.		UNIT TYPE/ BEDROOM COUNT			UNIT AREA (GIFA) m2	UNIT AREA (GIFA)Sq. Ft	Bedrooms	Bedspaces	MIN. UNIT AREA	+10% UNIT AREA	OVERSIZED UNIT	BED. 1 AREA	BED. 2 AREA	BED.3 AREA	AGGREGATE BEDROOM AREA	AGGREGATE AREA OF LIVING/ DINING/ KITCHEN	AGGREGATE STORAGE AREA	BALCONY / PRIVATE AMENITY AREA (m2)	TOTAL INCLUDING BALCONY	VIEW ASPECT / SINGLE	DUAL	ORIENTATION				
Apartments																											
C3 - PART V	Unit A	1	1 BEDROOM APT.			47.97	516.34	1	2	45.00	49.50	NO	11.49	-	-	11.49	23.00	3.00	10.50	58.47	1		W				
C3 - PART V	Unit B	1	1 BEDROOM APT.			48.68	523.99	1	2	45.00	49.50	NO	11.61	-	-	11.61	23.21	3.65	10.50	59.18	1		W				
C3 - PART V	Unit C	1	3 BEDROOM APT.			98.22	1057.23	3	5	90.00	99.00	NO	13.47	11.46	7.22	32.15	34.50	9.12	10.50	108.72	1		W				
Sub Total		3.00				194.87	2097.56			180.00	198.00		36.57	11.46	7.22	55.25	80.71	15.77		226.37	3	0					
TOTAL PLOT C3																			TOTAL INCLUDING BALCONY	DUAL ASPECT	SINGLE ASPECT						
		3	2	1	194.87	2097.56															226.37	3	0				
		66.67%	0.00%	33.33%															100.00%	0.00%							
TOTAL RESIDENTIAL																				DUAL ASPECT	SINGLE ASPECT						
		53.00	8.00	32.00	13.00	4,412.71	47,497.97															40	13				
		15.09%	60.38%	24.53%															75.47%	24.53%							

Taobh Chnoic Neighbourhood

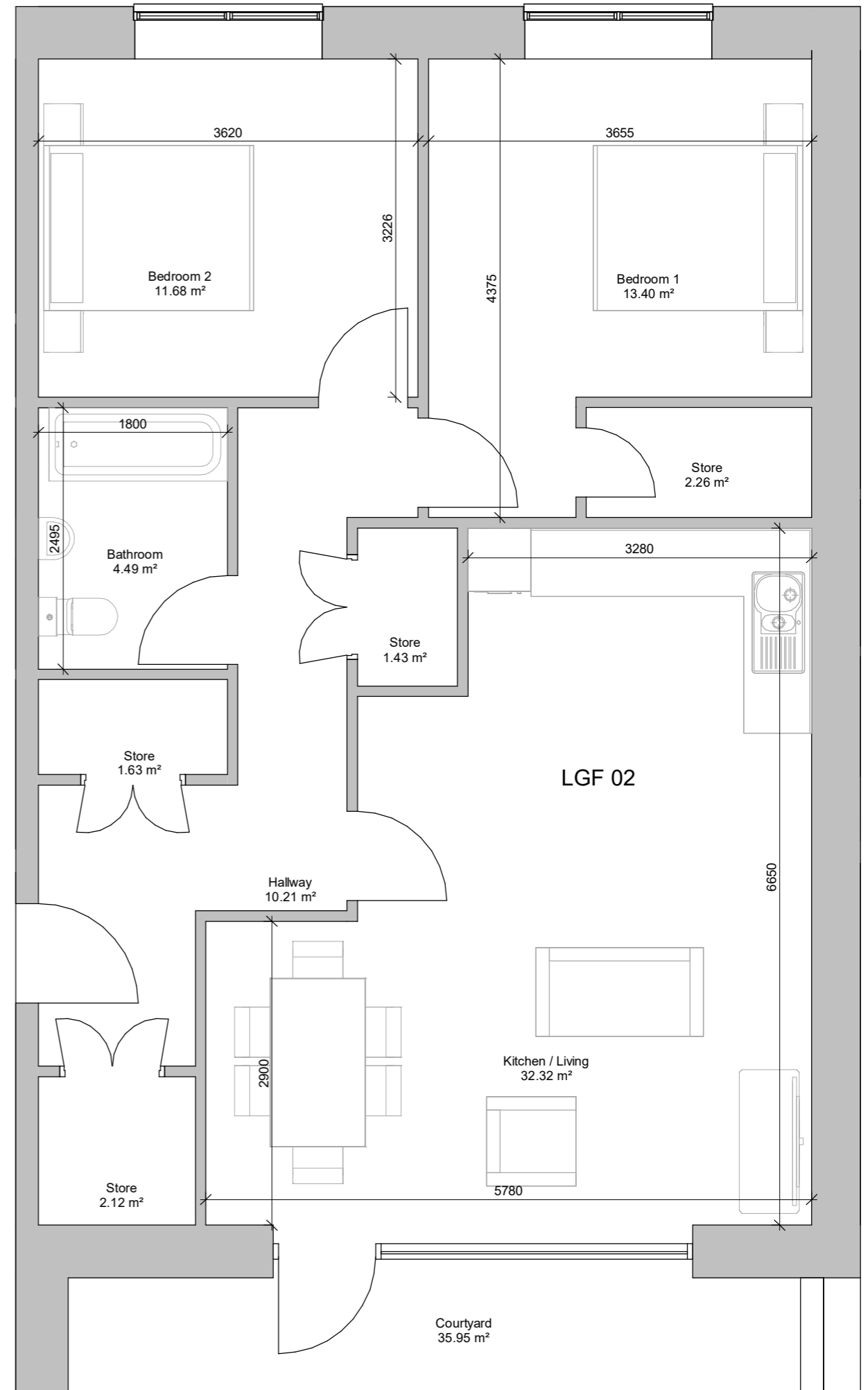
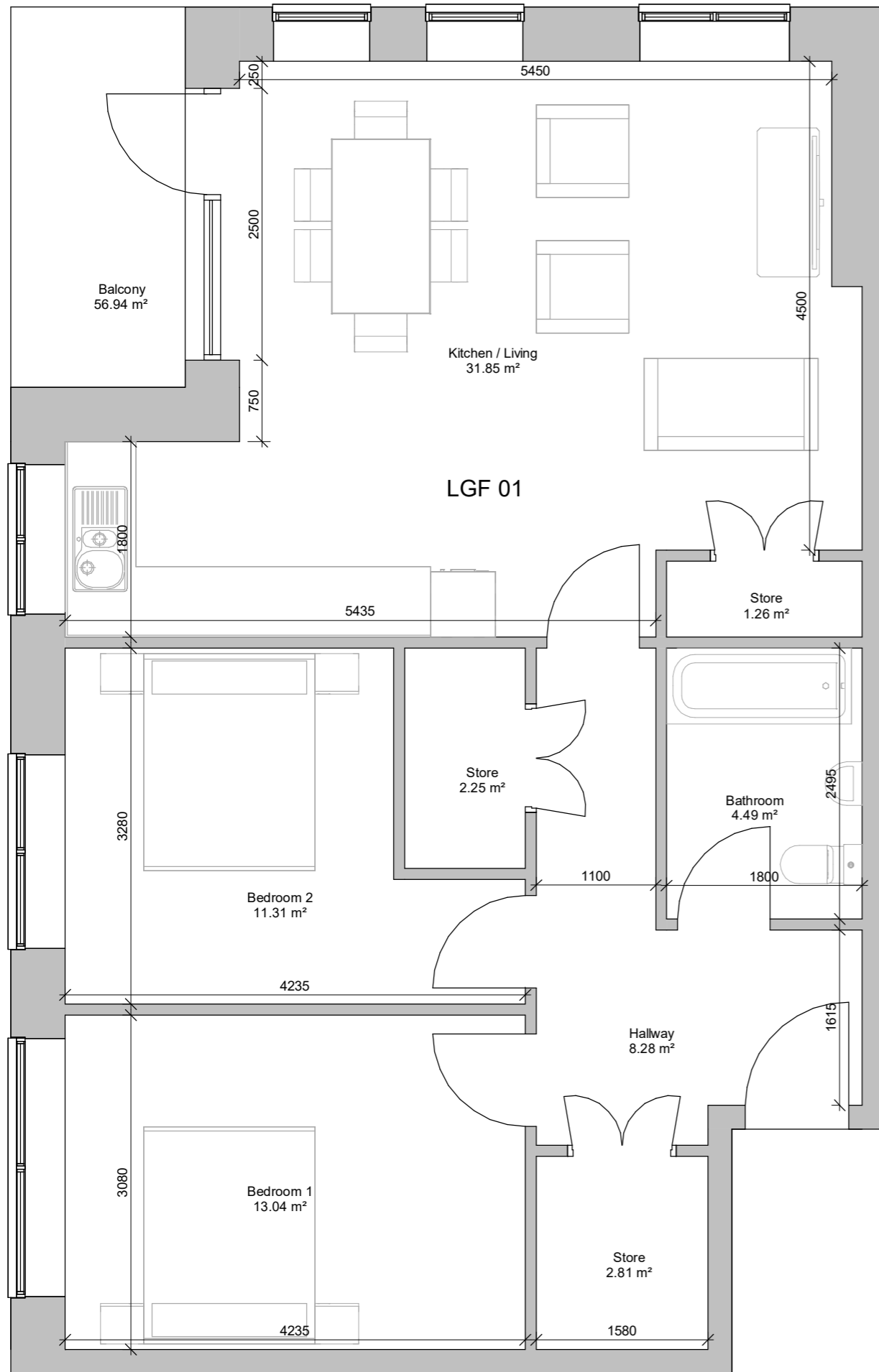
PLOT T2																					
Duplex A-1	DP27	1	A - 3 Bed duplex End Unit	131.00	1410.07	3	5	92.00	101.20	YES	16.06	12.99	7.58	36.63	24.26	42.92	6.77	21.85	152.85	1	W
Duplex A-2	DP28	1	A - 3 Bed duplex Terrace	127.34	1370.68	3	5	92.00	101.20	YES	15.26	12.37	7.58	35.21	23.51	39.62	6.26	21.63	148.97	1	W
Duplex A-2	DP29	1	A - 3 Bed duplex Terrace	127.34	1370.68	3	5	92.00	101.20	YES	15.26	12.37	7.58	35.21	23.51	39.62	6.26	21.63	148.97	1	W
Duplex A-1	DP30	1	A - 3 Bed duplex End Unit	131.00	1410.07	3	5	92.00	101.20	YES	16.06	12.99	7.58	36.63	24.26	42.92	6.77	21.85	152.85	1	W
Duplex A-1	AP27	1	A - 2 Bed End Apartment	84.90	913.86	2	4	73.00	80.30	YES	13.20	11.80	-	25.00	-	34.32	6.97	26.61	111.51	1	W
Duplex A-2	AP28	1	A - 2 Bed Terrace Apartment	83.84	902.45	2	4	73.00	80.30	YES	13.77	12.43	-	26.20	-	33.83	6.79	25.33	109.17	1	E
Duplex A-2	AP29	1	A - 2 Bed Terrace Apartment	83.84	902.45	2	4	73.00	80.30	YES	13.77	12.43	-	26.20	-	33.83	6.79	25.33	109.17	1	E
Duplex A-1	AP30	1	A - 2 Bed End Apartment	84.90	913.86	2	4	73.00	80.30	YES	13.20	11.80	-	25.00	-	34.32	6.97	26.61	111.51	1	E
Duplex A-1	DP31	1	A - 3 Bed duplex End Unit	131.00	1410.07	3	5	92.00	101.20	YES	16.06	12.99	7.58	36.63	24.26	42.92	6.77	21.85	152.85	1	W
Duplex A-2	DP32	1	A - 3 Bed duplex Terrace	127.34	1370.68	3	5	92.00	101.20	YES	15.26	12.37	7.58	35.21	23.51	39.62	6.26	21.63	148.97	1	W
Duplex A-2	DP33	1	A - 3 Bed duplex Terrace	127.34	1370.68	3	5	92.00	101.20	YES	15.26	12.37	7.58	35.21	23.51	39.62	6.26	21.63	148.97	1	W
Duplex A-2	DP34	1	A - 3 Bed duplex Terrace	127.34	1370.68	3	5	92.00	101.20	YES	15.26	12.37	7.58	35.21	23.51	39.62	6.26	21.63	148.97	1	W
Duplex A-2	DP35	1	A - 3 Bed duplex Terrace	127.34	1370.68	3	5	92.00	101.20	YES	15.26	12.37	7.58	35.21	23.51	39.62	6.26	21.63	148.97	1	W
Duplex A-1	DP36	1	A - 3 Bed duplex End Unit	131.00	1410.07	3	5	92.00	101.20	YES	16.06	12.99	7.58	36.63	24.26	42.92	6.77	21.85	152.85	1	W
Duplex A-1	AP31	1	A - 2 Bed End Apartment	84.90	913.86	2	4	73.00	80.30	YES	14.18	12.43	-	26.61	-	34.32	6.97	27.50	112.40	1	E
Duplex A-2	AP32	1	A - 2 Bed Terrace Apartment	83.84	902.45	2	4	73.00	80.30	YES	13.77	12.43	-	26.20	-	33.83	6.79	25.33	109.17	1	E
Duplex A-2	AP33	1	A - 2 Bed Terrace Apartment	83.84	902.45	2	4	73.00	80.30	YES	13.77	12.43	-	26.20	-	33.83	6.79	25.33	109.17	1	E
Duplex A-2	AP34	1	A - 2 Bed Terrace Apartment	83.84	902.45	2	4	73.00	80.30	YES	13.77	12.43	-	26.20	-	33.83	6.79	25.33	109.17	1	E
Duplex A-2	AP35	1	A - 2 Bed Terrace Apartment	83.84	902.45	2	4	73.00	80.30	YES	13.77	12.43	-	26.20	-	33.83	6.79	25.33	109.17	1	E
Duplex A-1	AP36	1	A - 2 Bed End Apartment	84.90	913.86	2	4	73.00	80.30	YES	14.18	12.43	-	26.61	-	34.32	6.97	27.50	112.40	1	E
Sub Total		20		2130.68	22934.43						293.18	249.22	75.80	618.20		749.66	133.26	477.38	2608.06	20.00	

TOTAL RESIDENTIAL	NO OF UNITS	2 BED UNITS	3 BED UNITS	UNIT AREA (GIFA)m2	UNIT AREA (GFA)Sq. Ft.	DUAL ASPECT	SINGLE ASPECT
	72.00	36.00	36.00	7,659.12	82442.00	72.00	0
		50.00%	50.00%			100.00%	0.00%

APARTMENT AND DUPLEX/APARTMENT
FLOOR PLANS

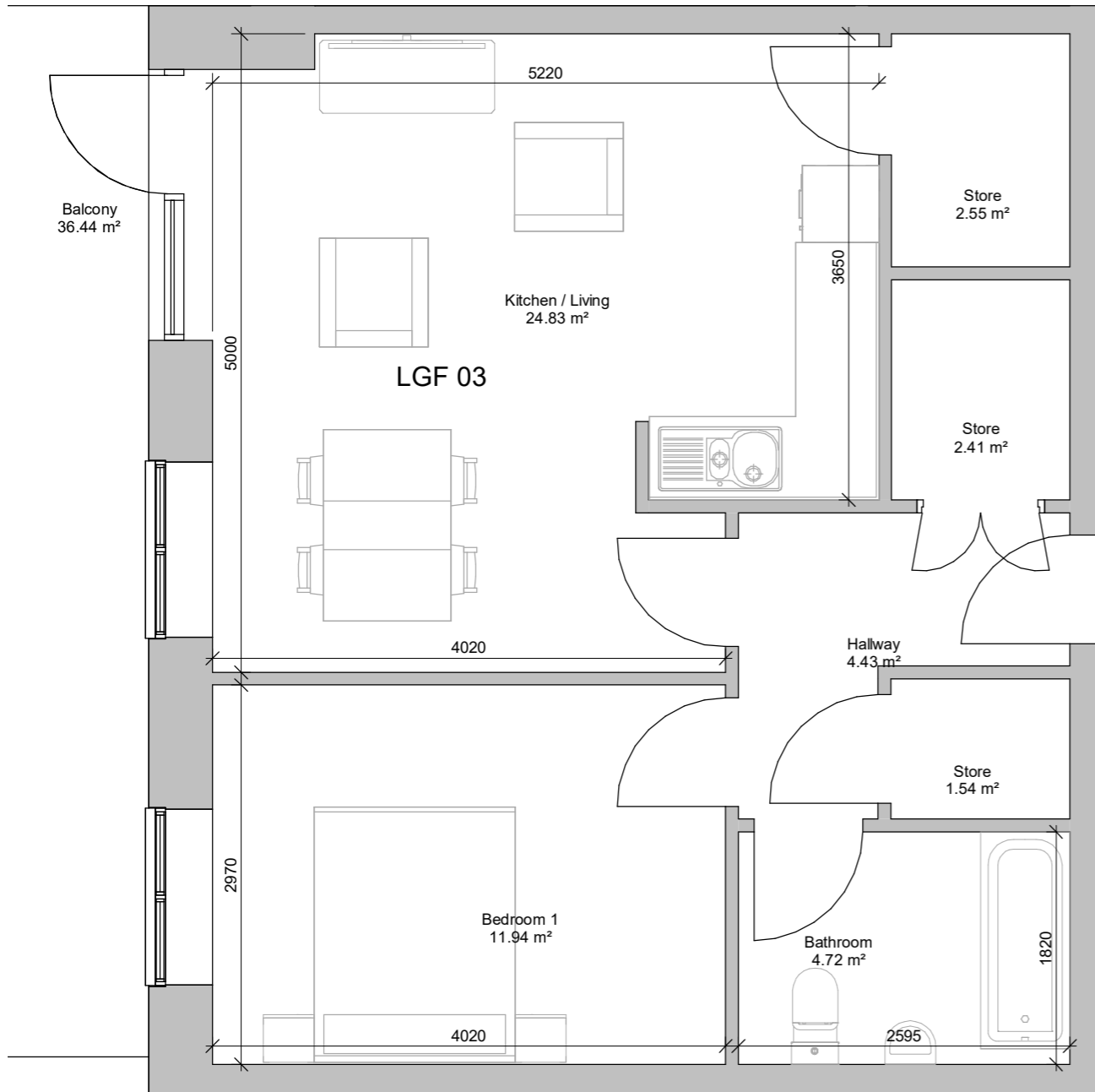
APPENDIX B

APARTMENTS PLOT C1

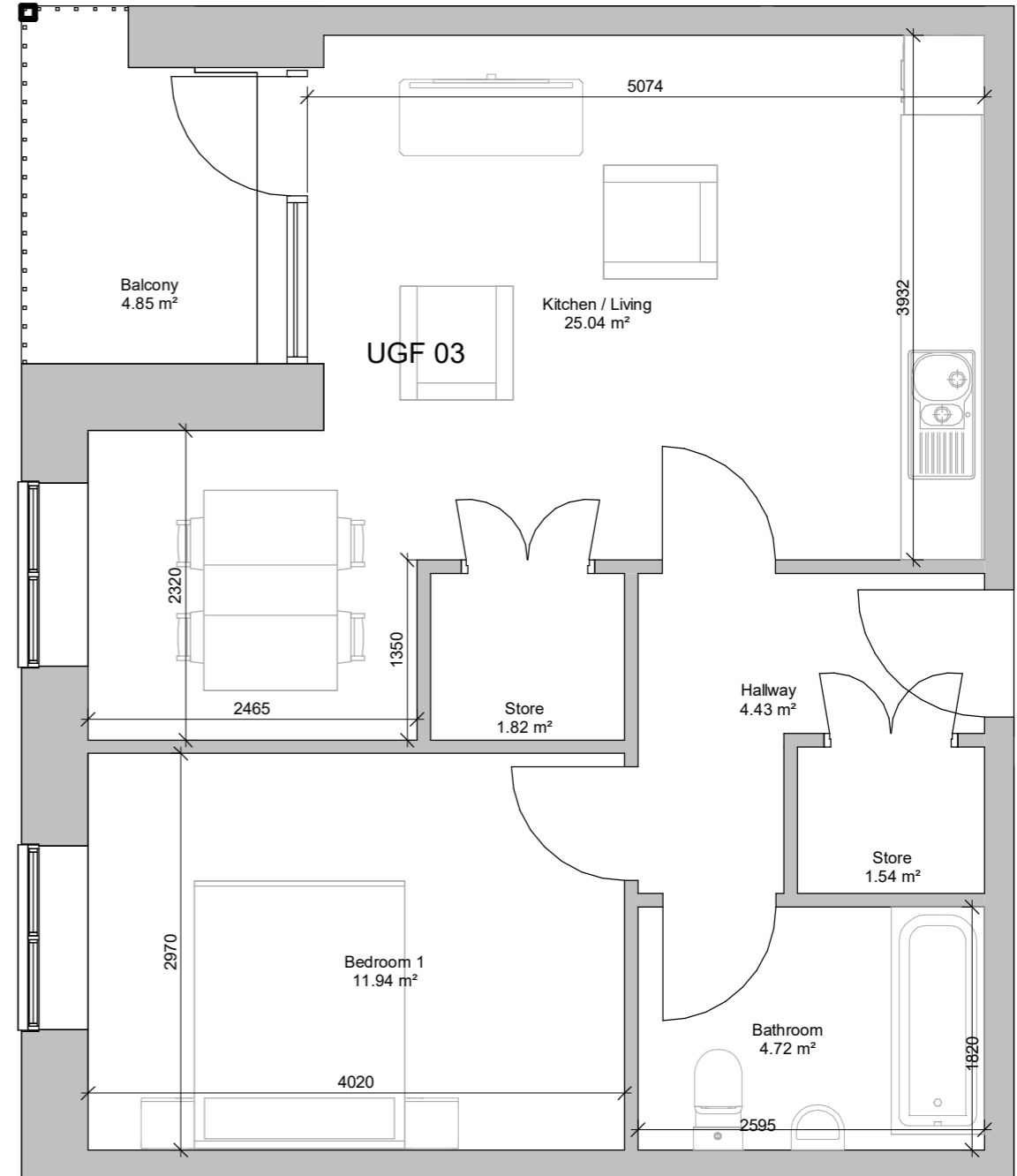


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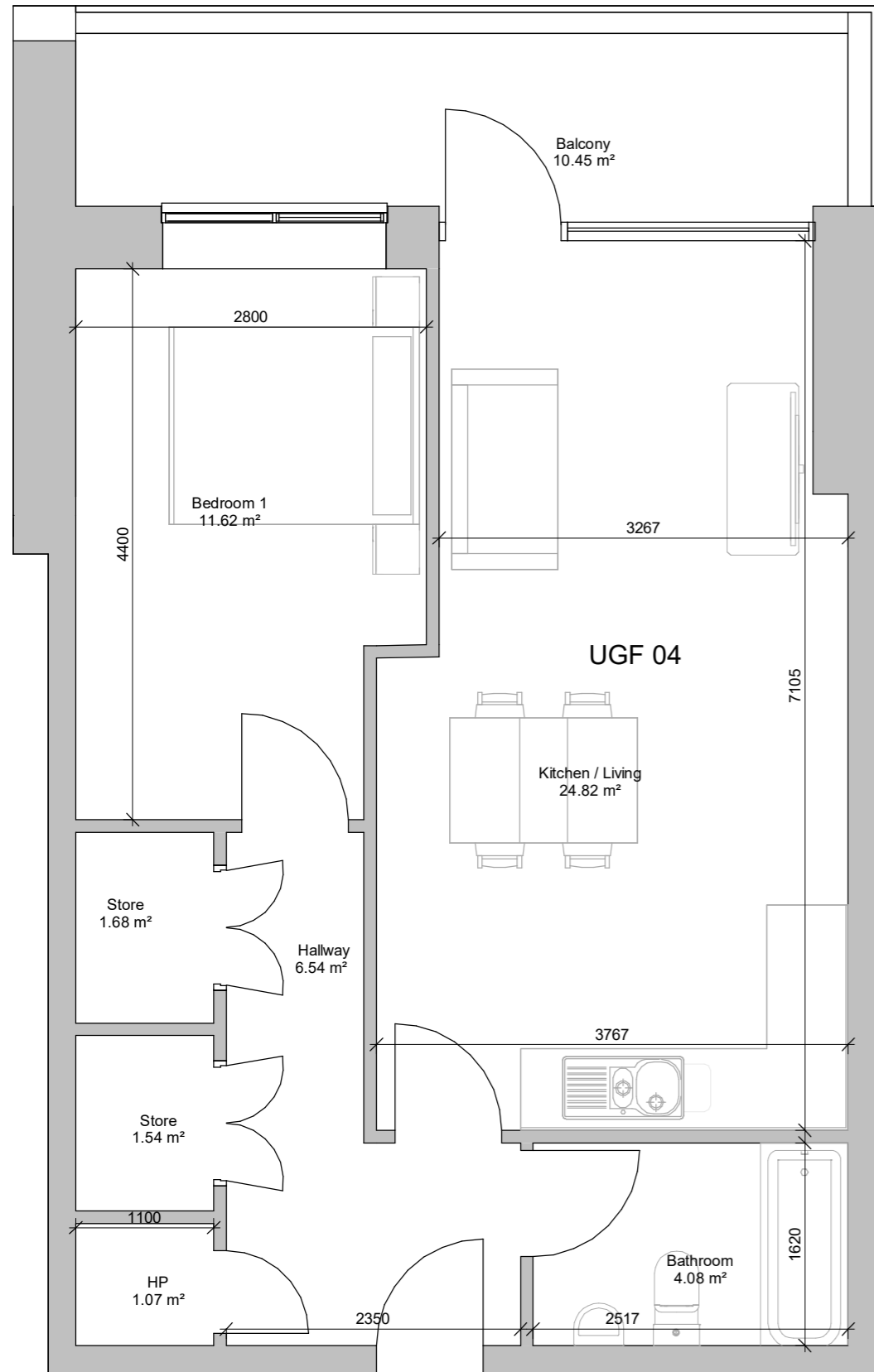
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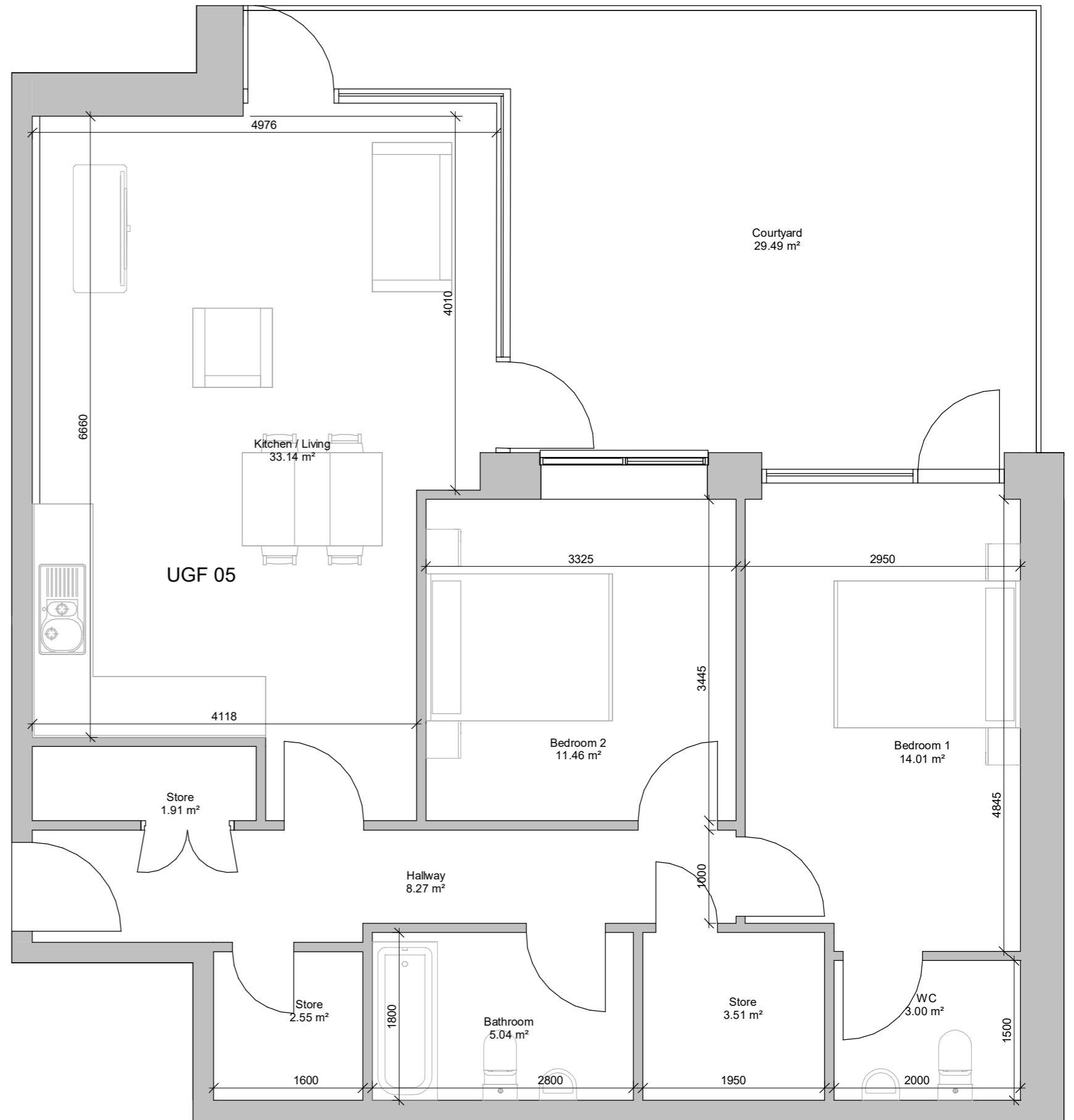
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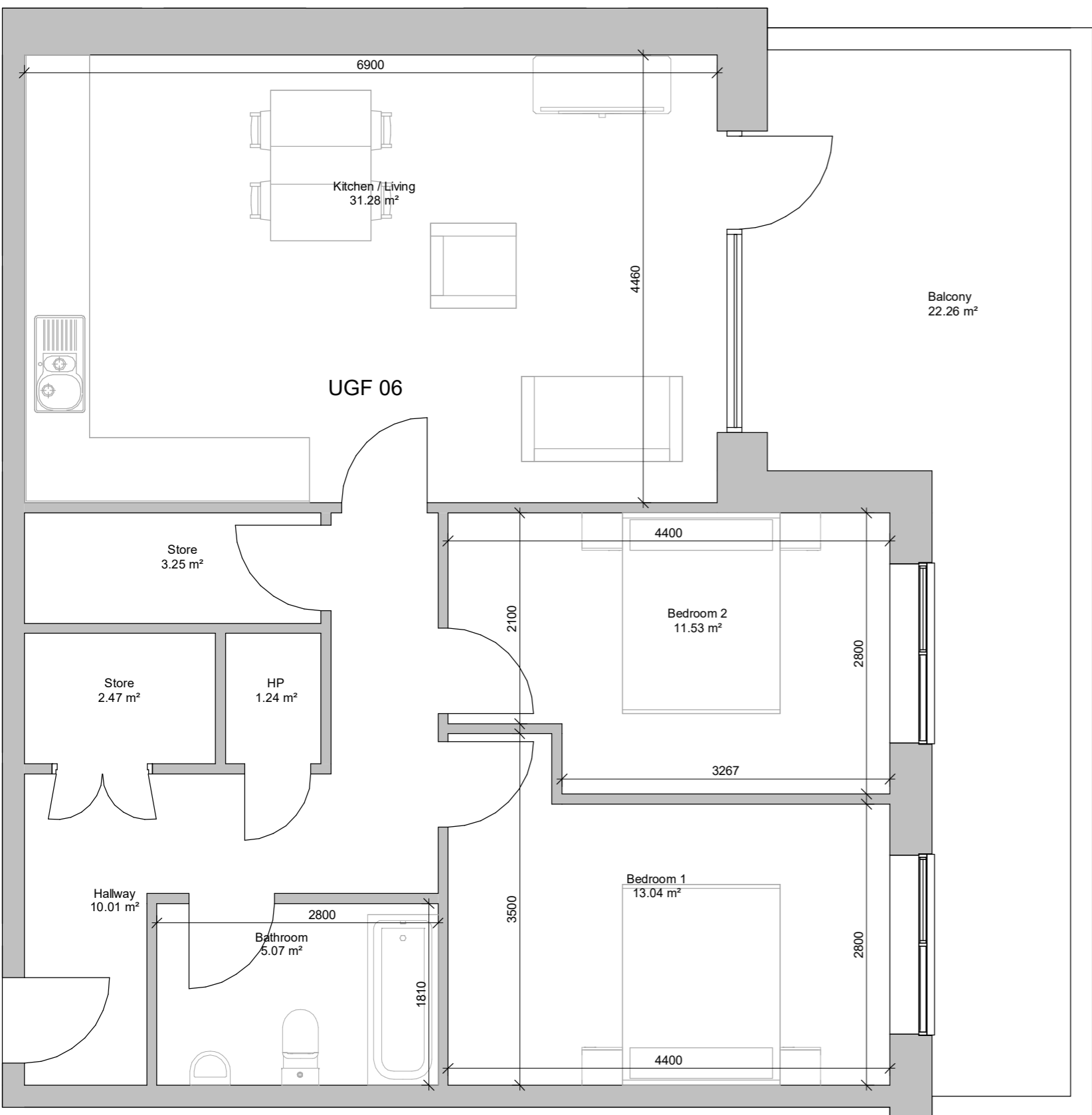
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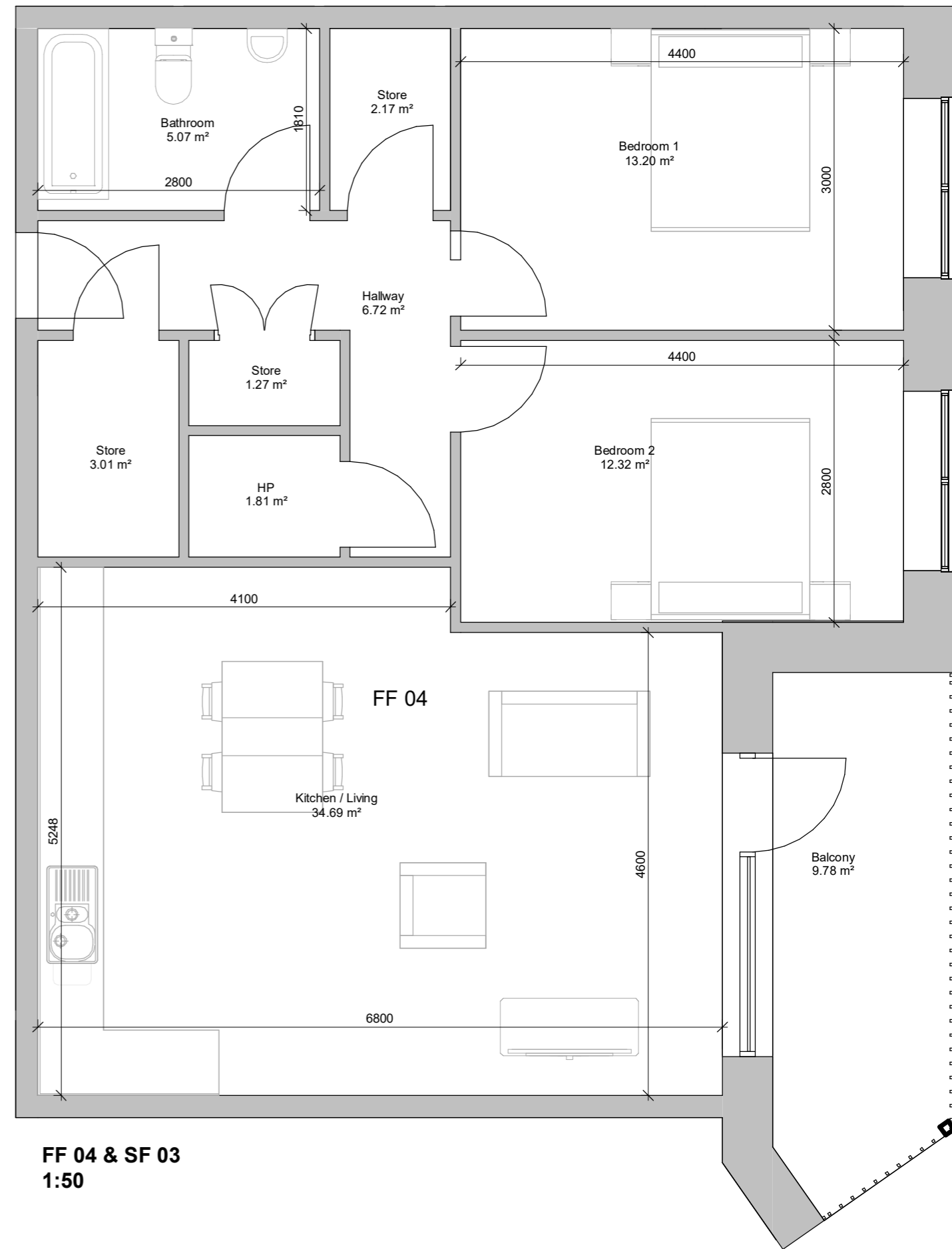
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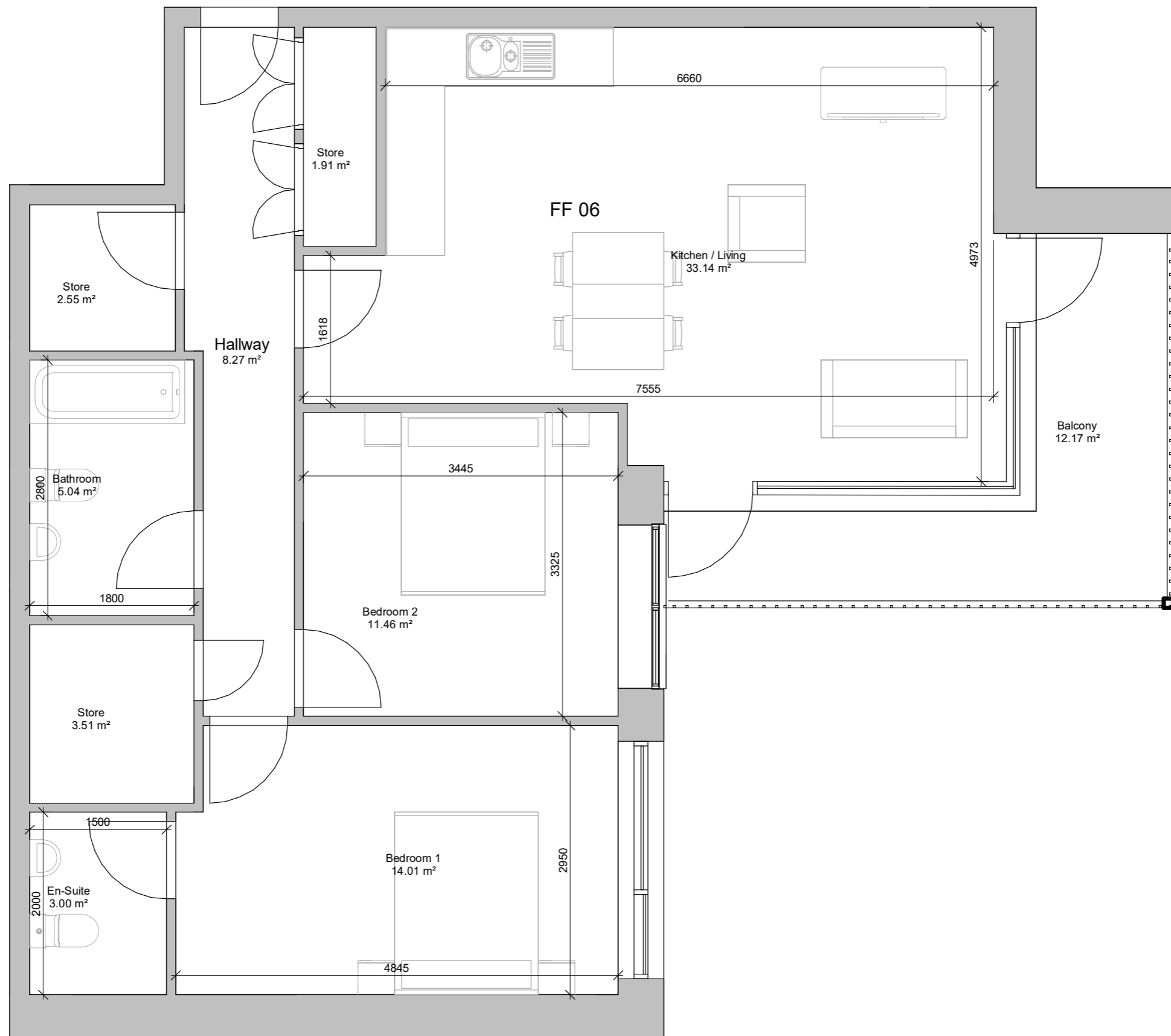
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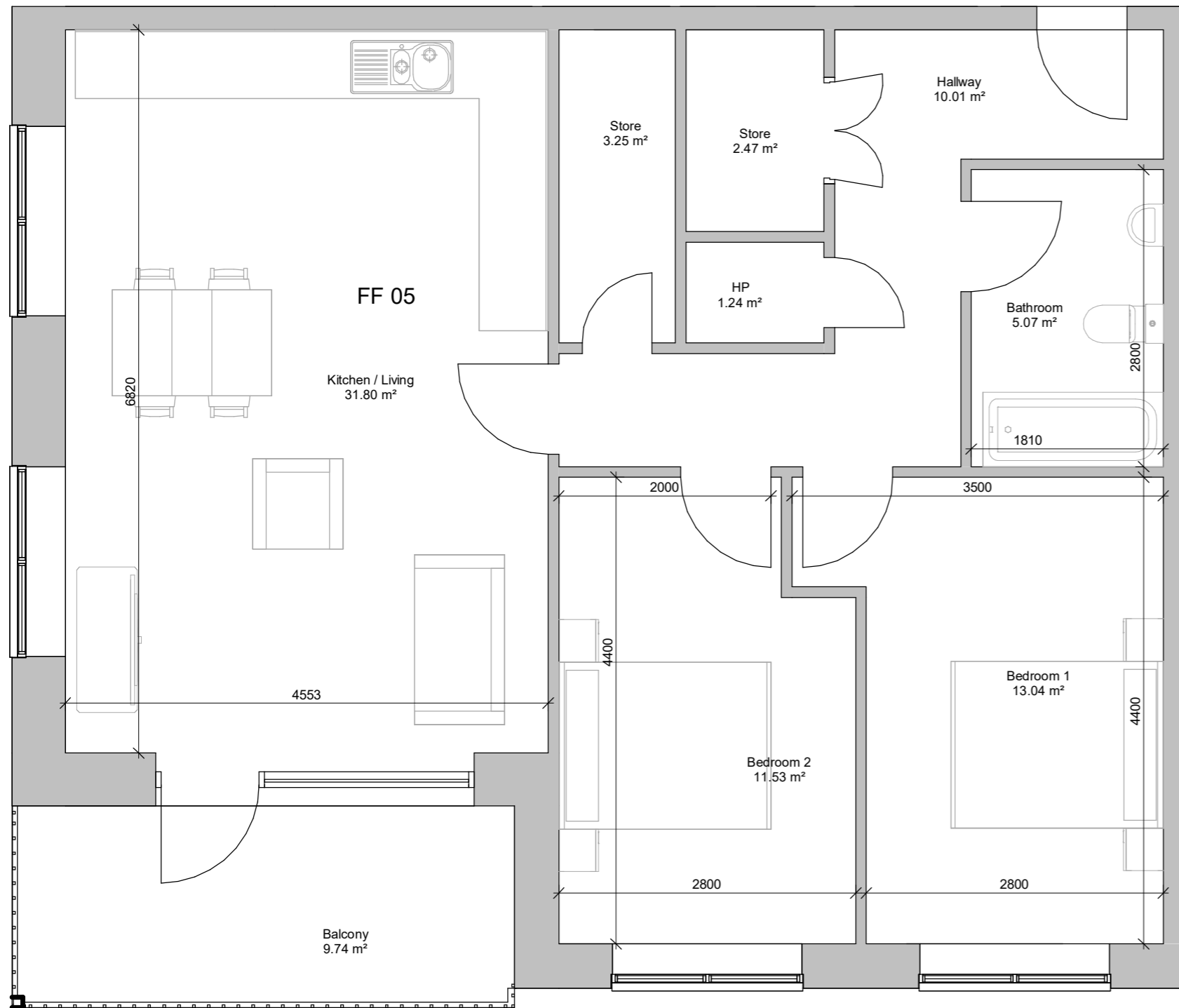
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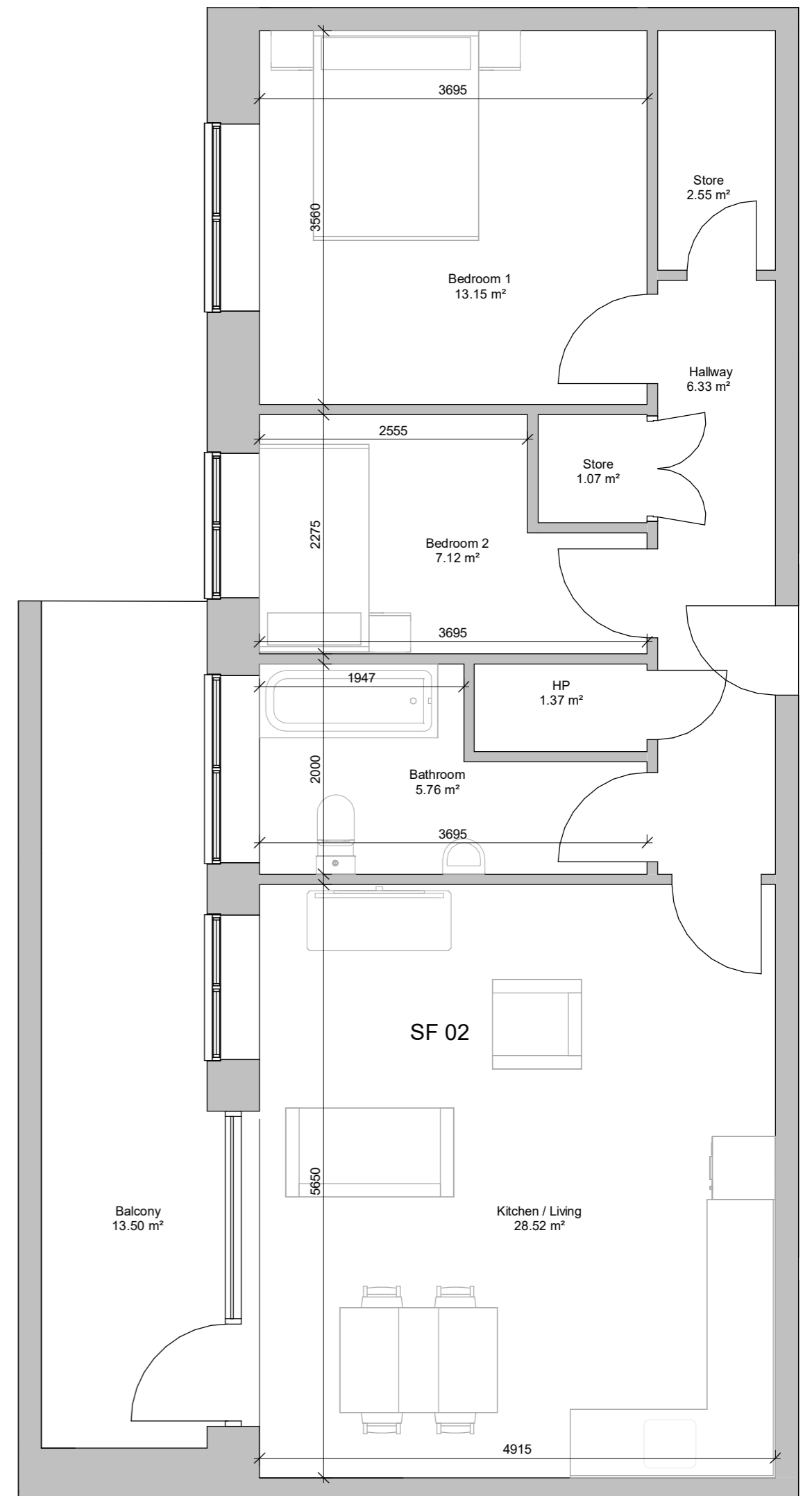
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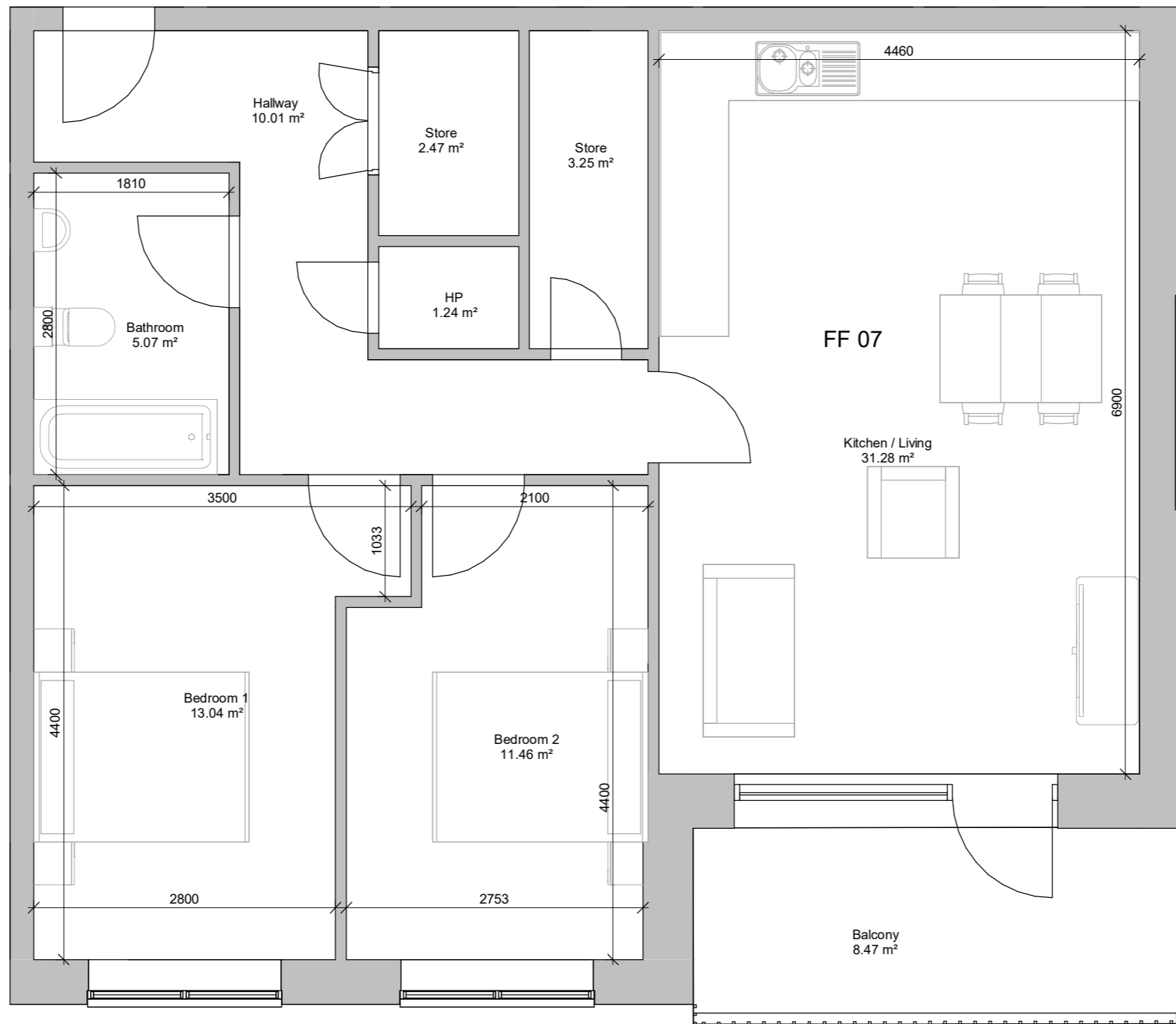
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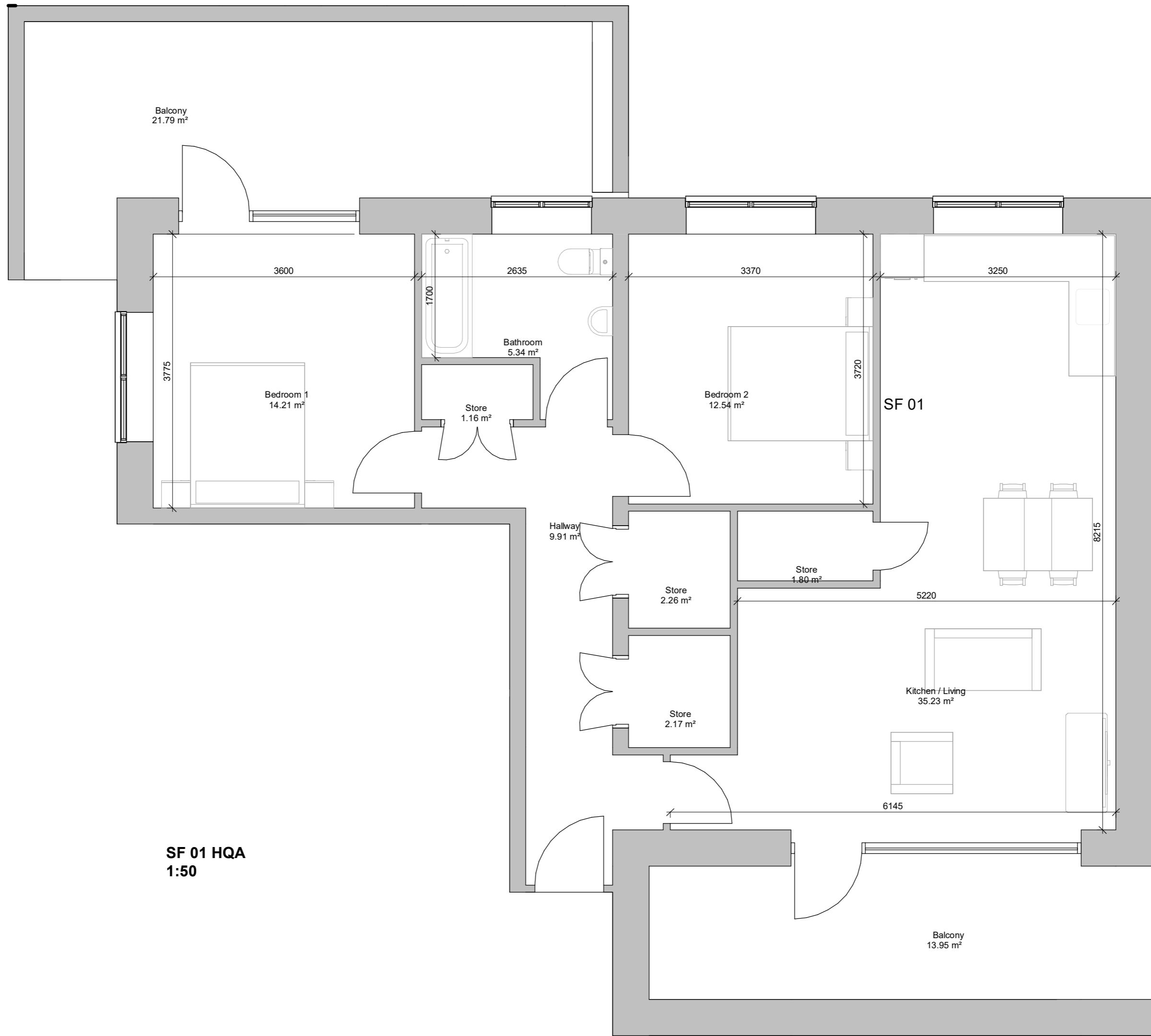
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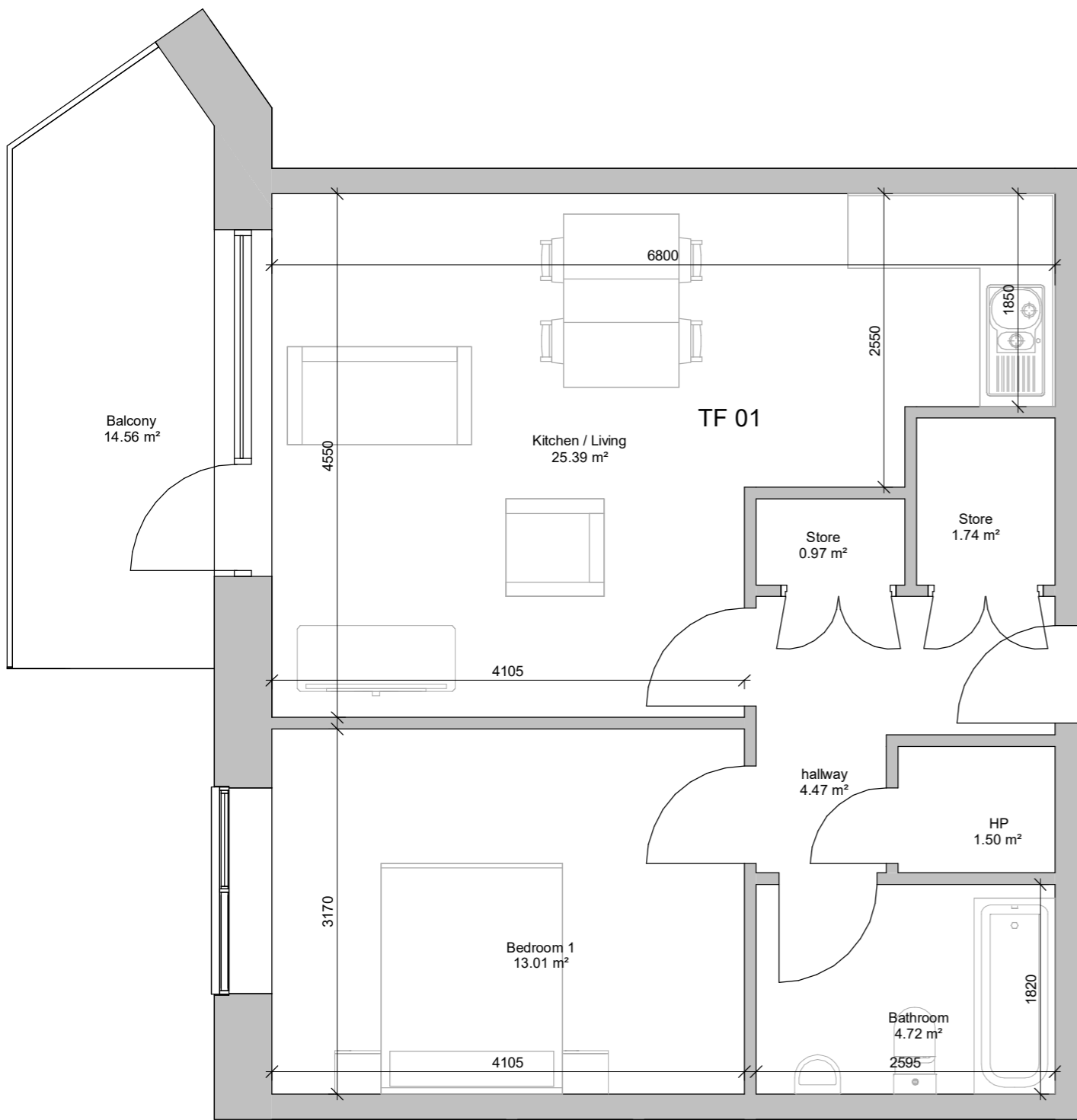


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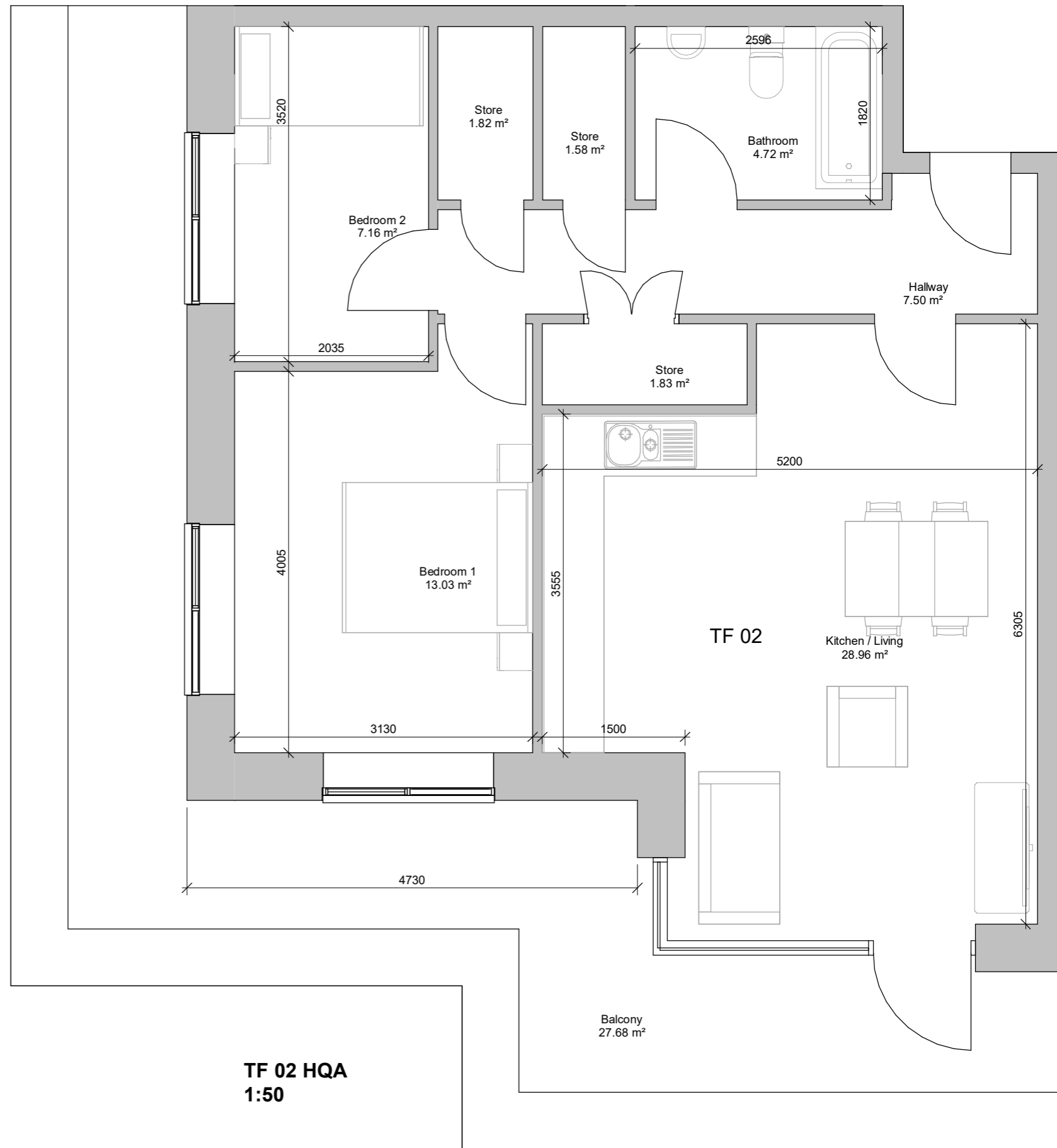


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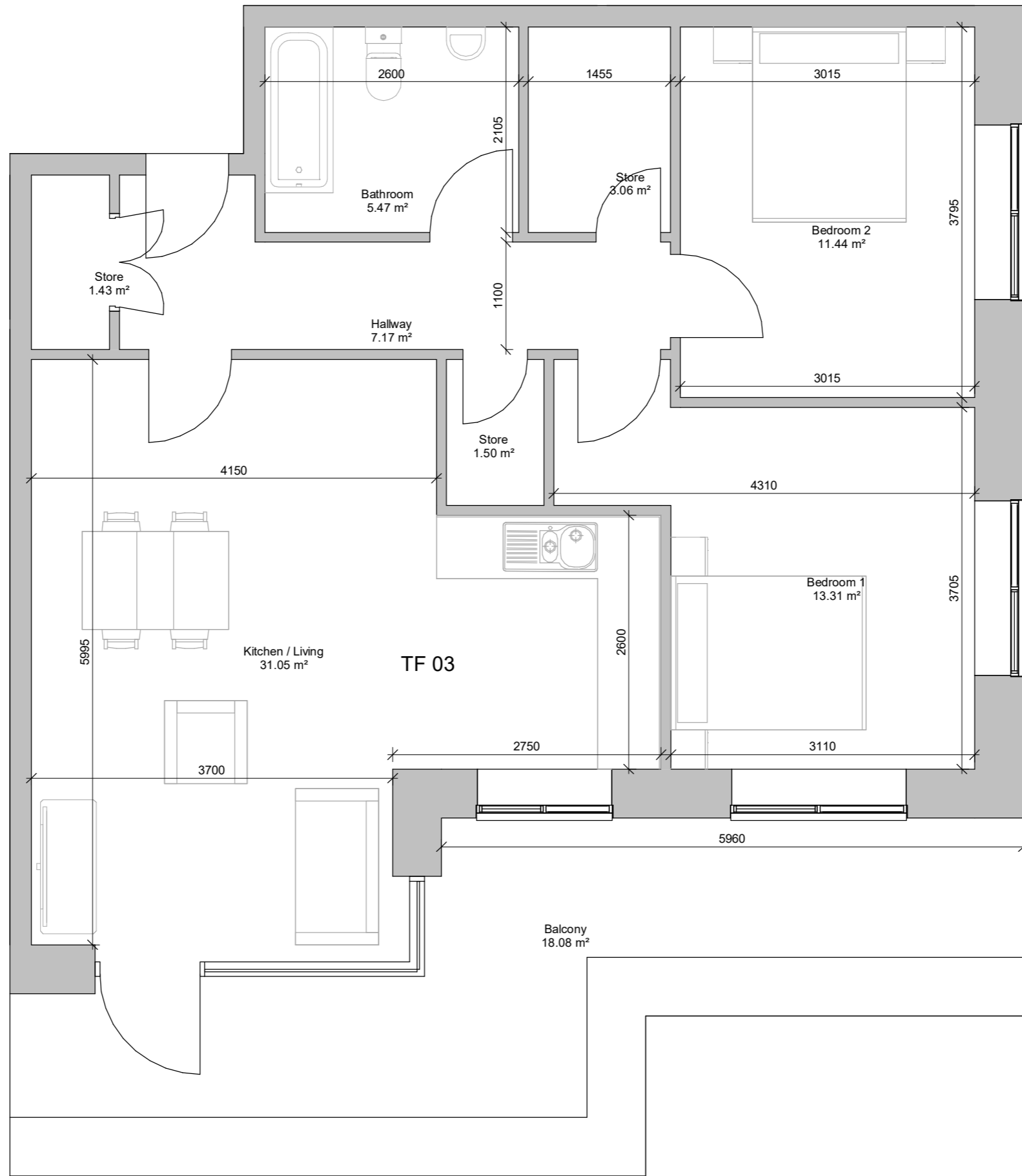




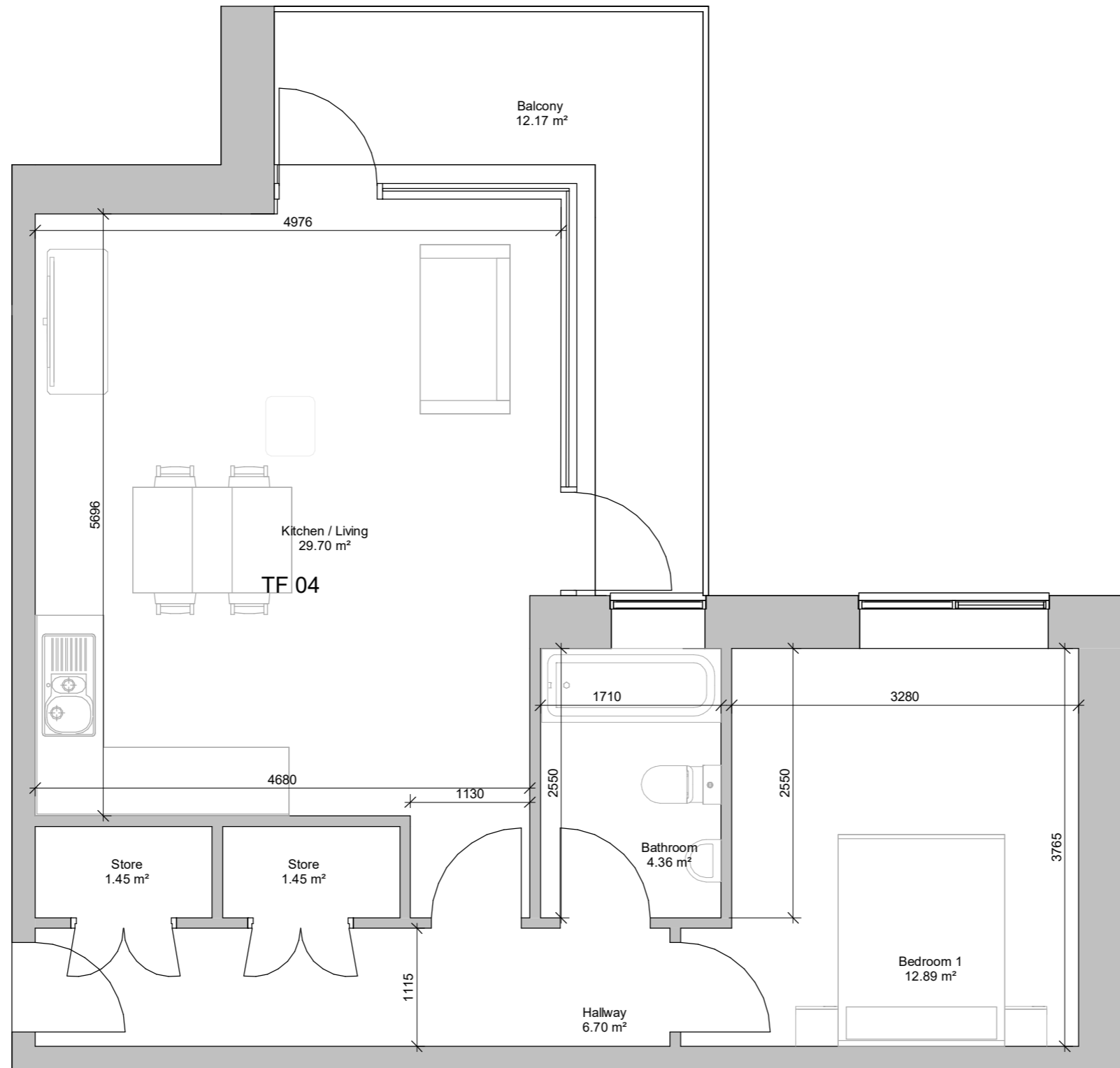
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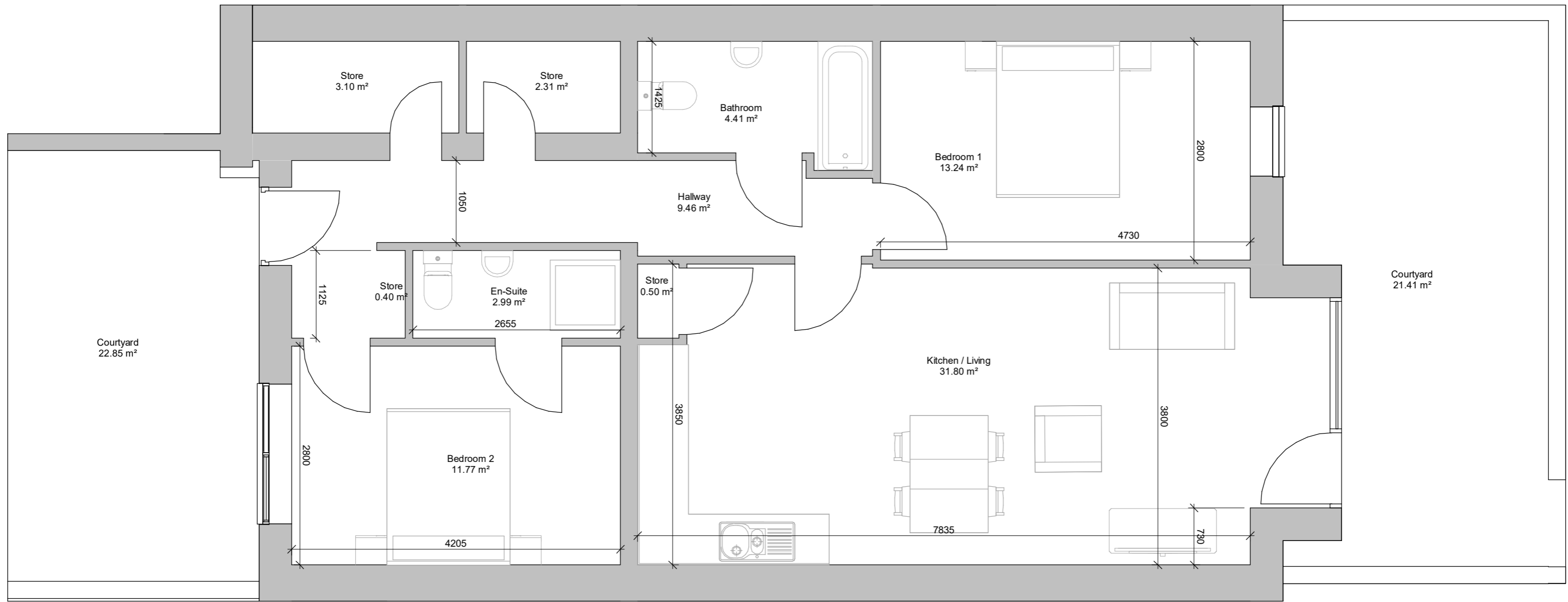


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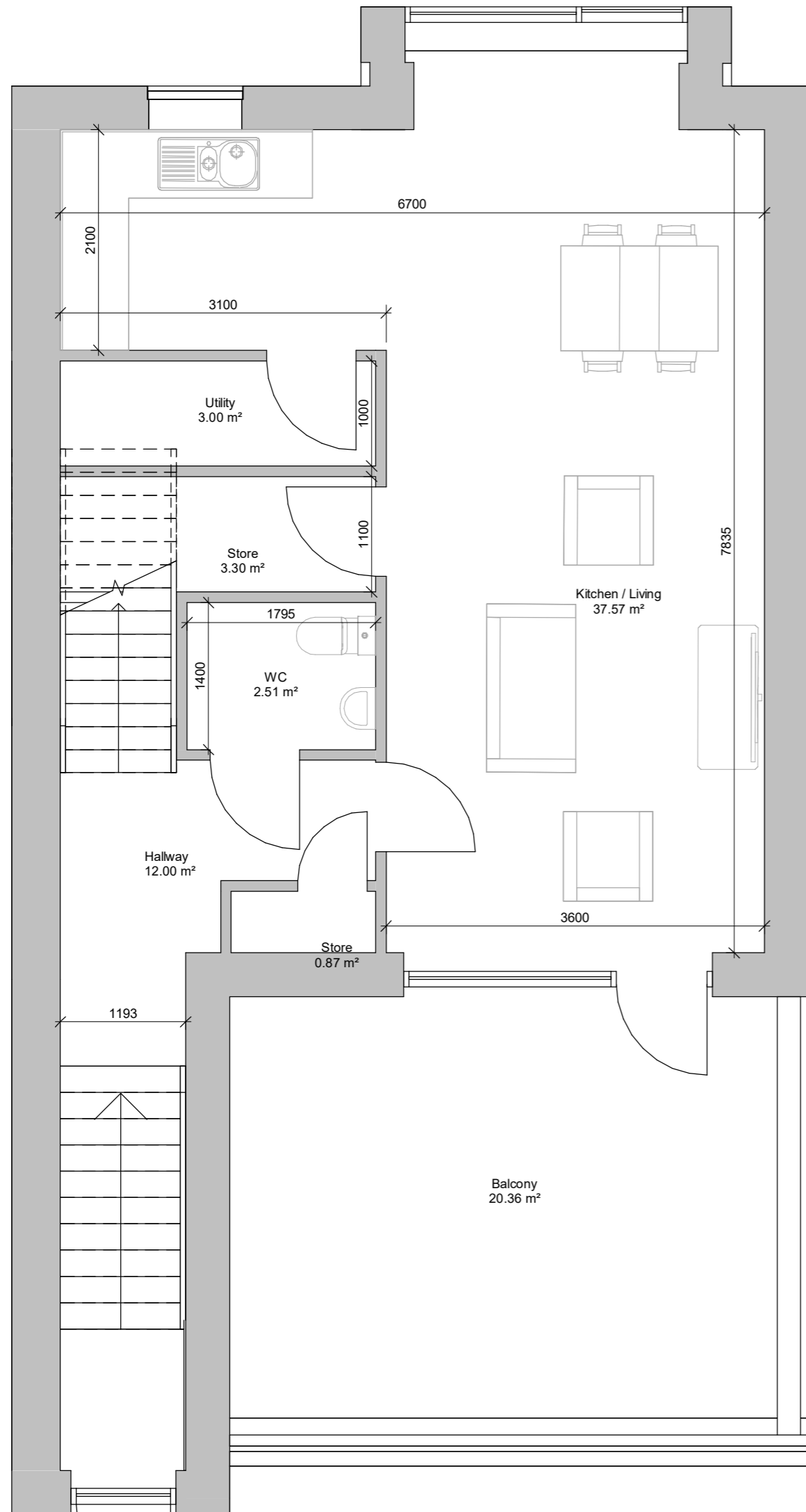


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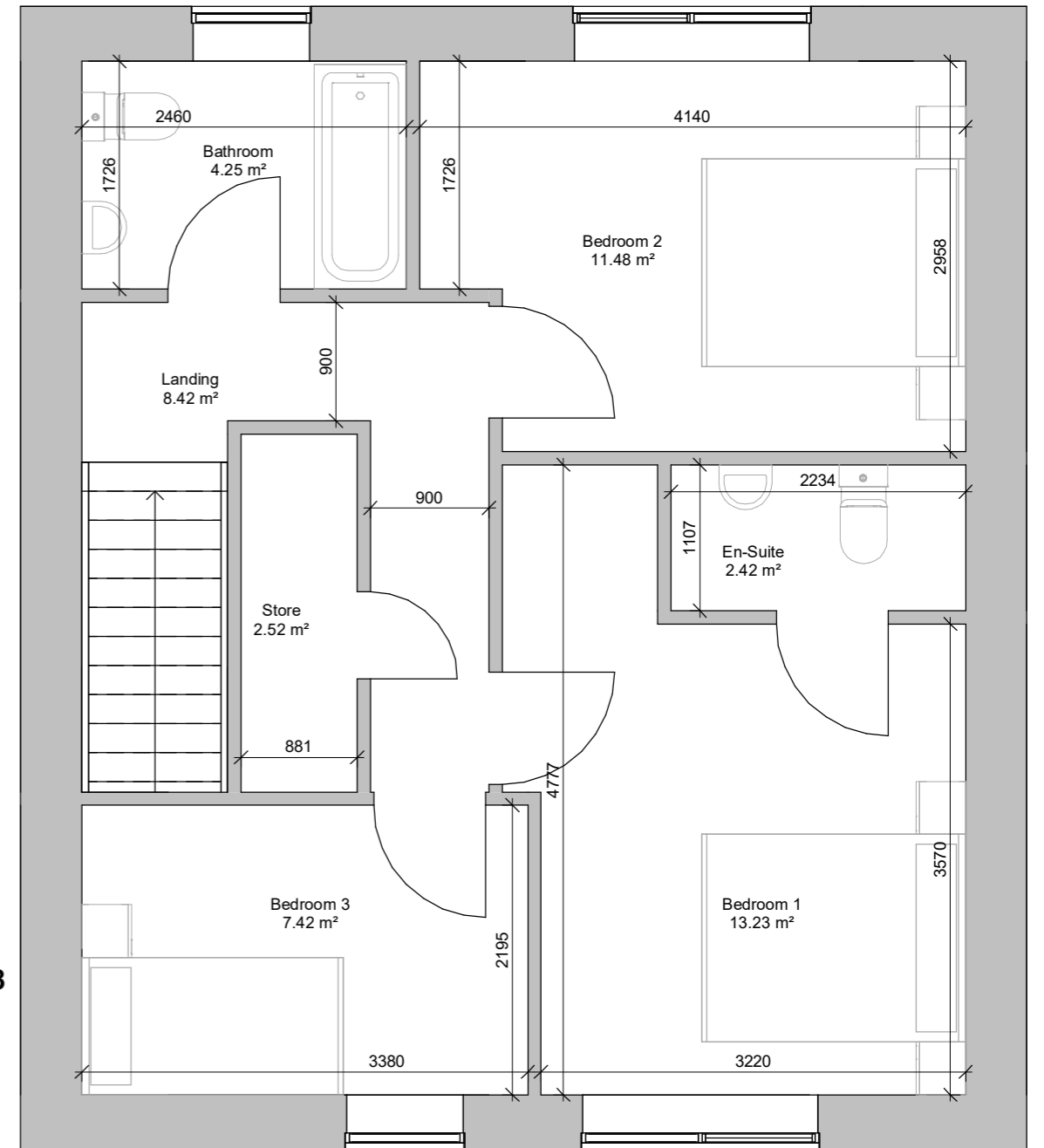
DUPLEX/APARTMENTS PLOT C1
TYPE A1



Apartment 43 - 48
 Upper Ground Floor
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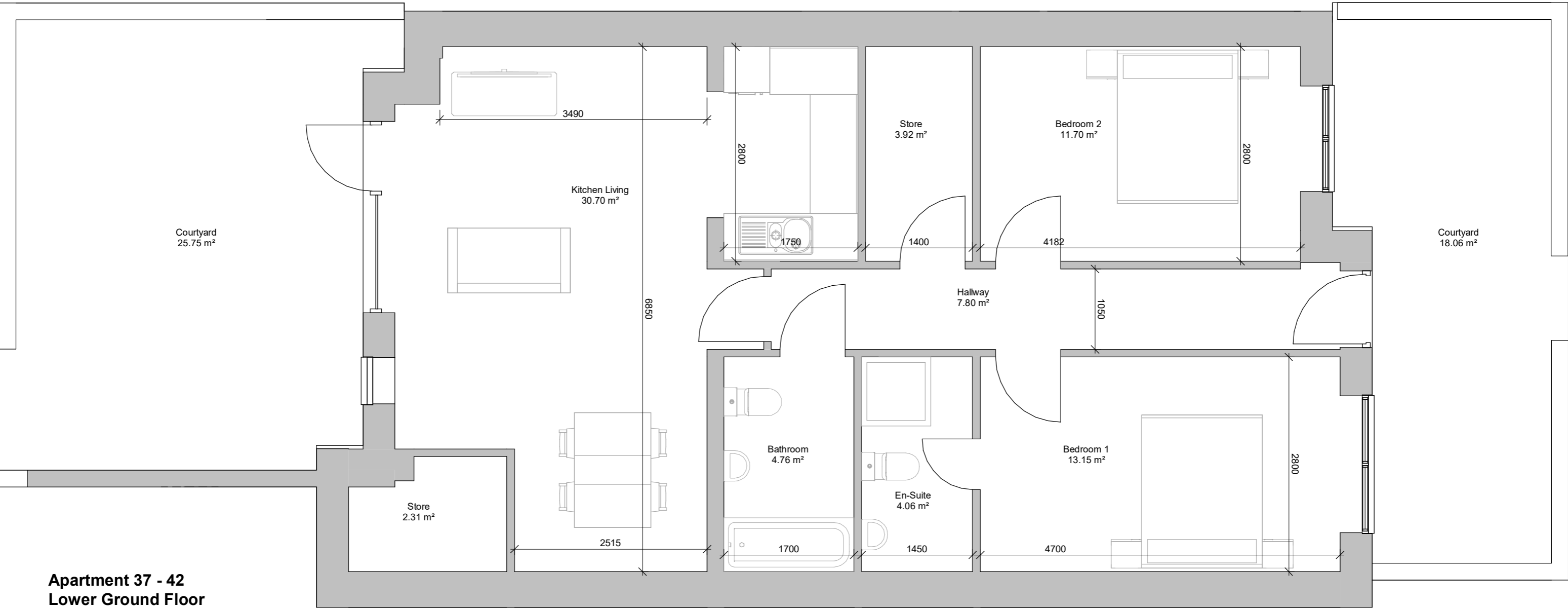


Duplex A1 43 - 48
First Floor
1:50



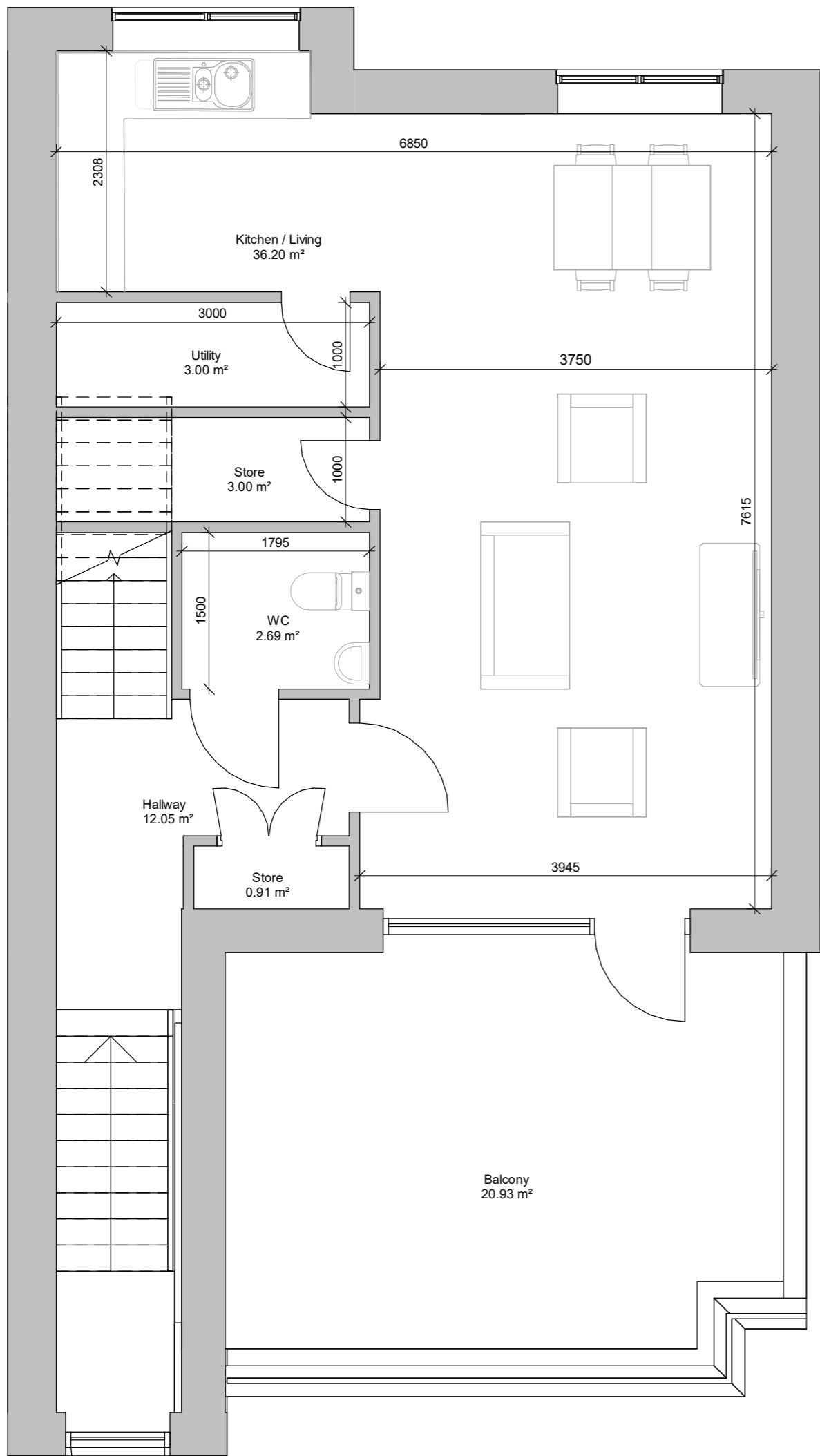
Duplex A1 43 - 48
Second Floor
1:50

DUPLEX/APARTMENTS PLOT C1
TYPE B

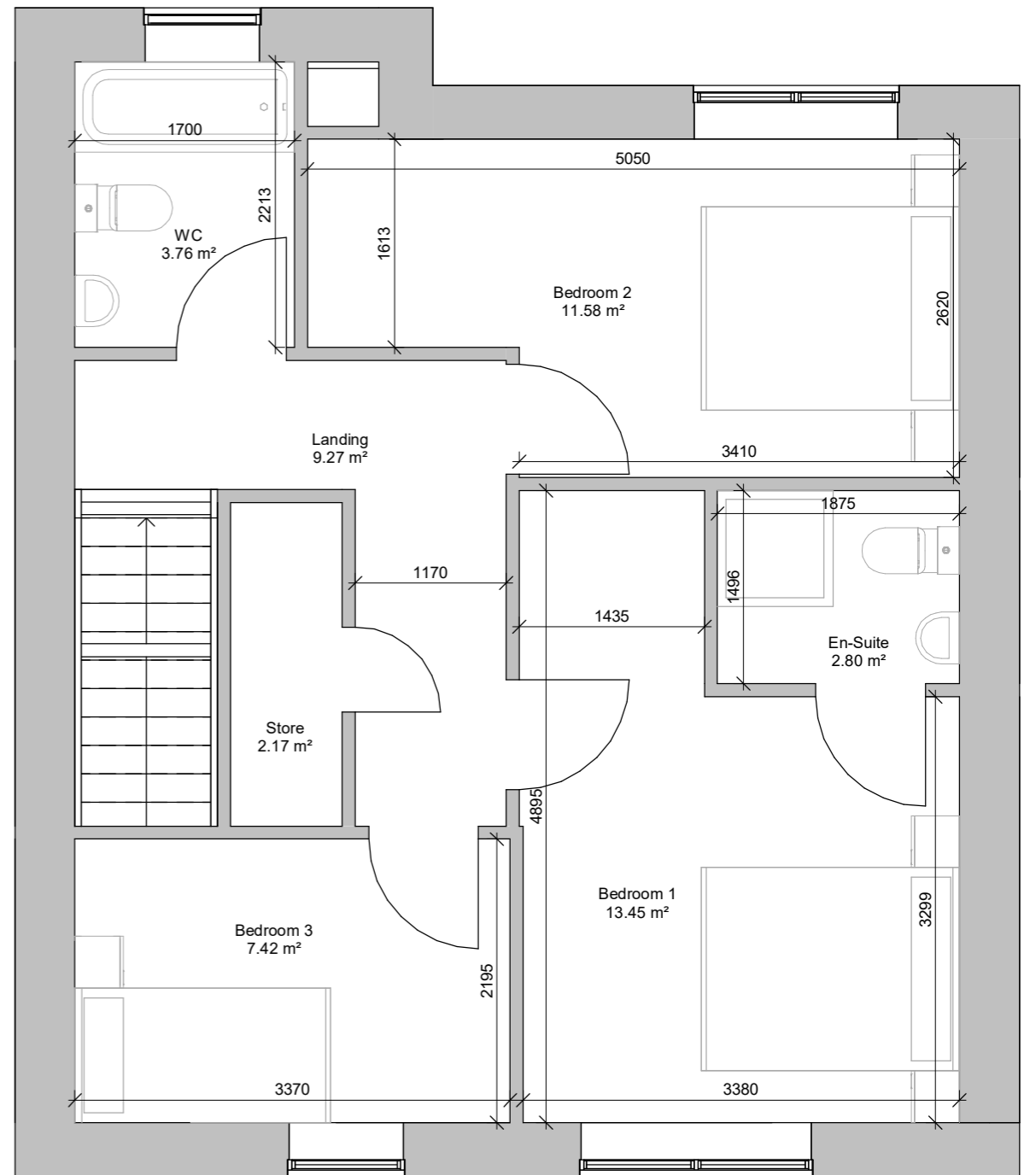


Apartment 37 - 42
Lower Ground Floor
1:50

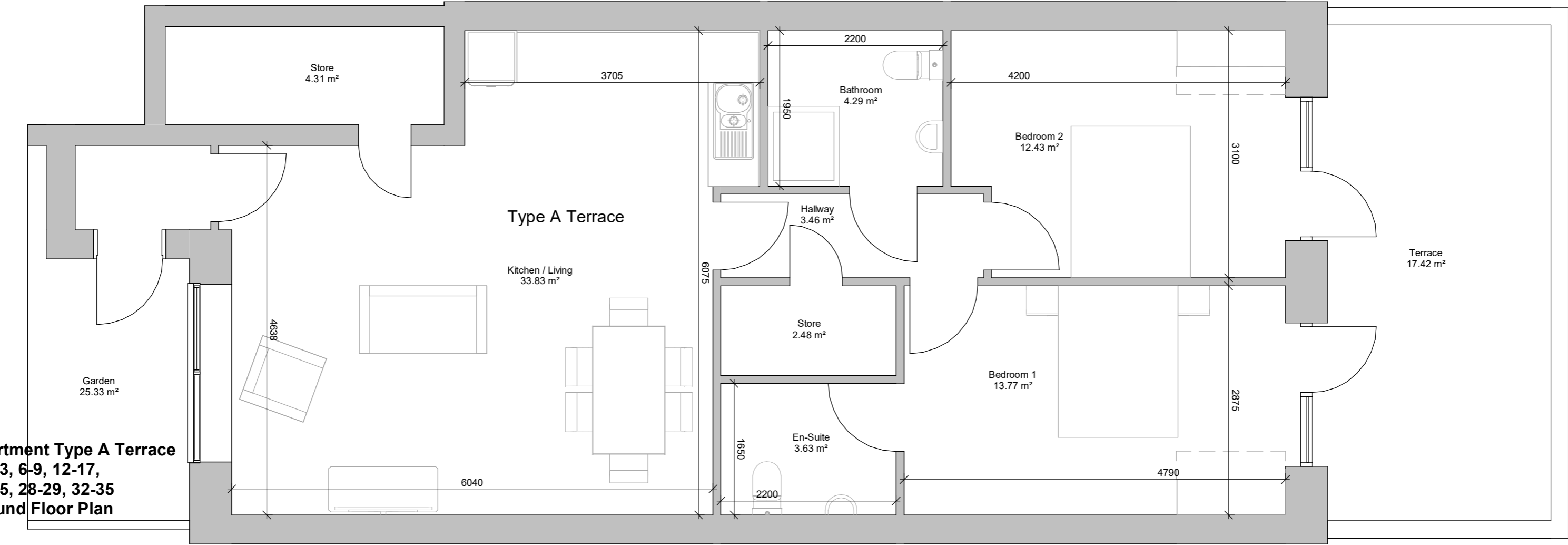
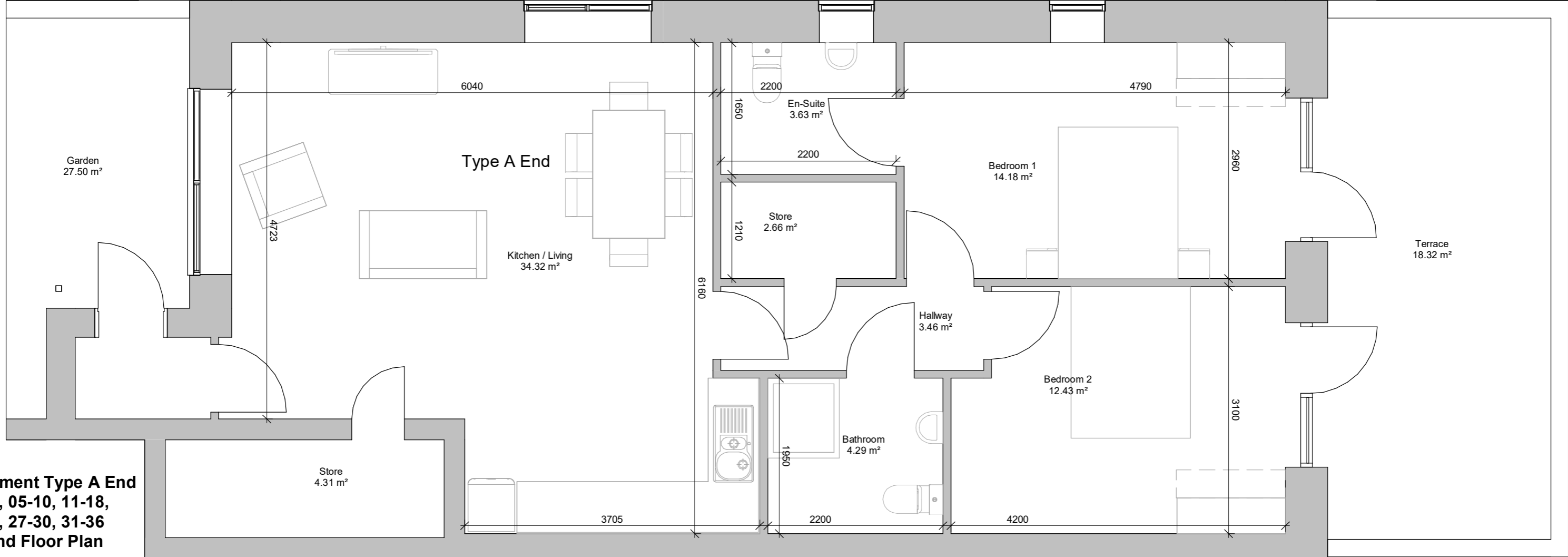
Duplex B 37 - 42
First Floor
1:50

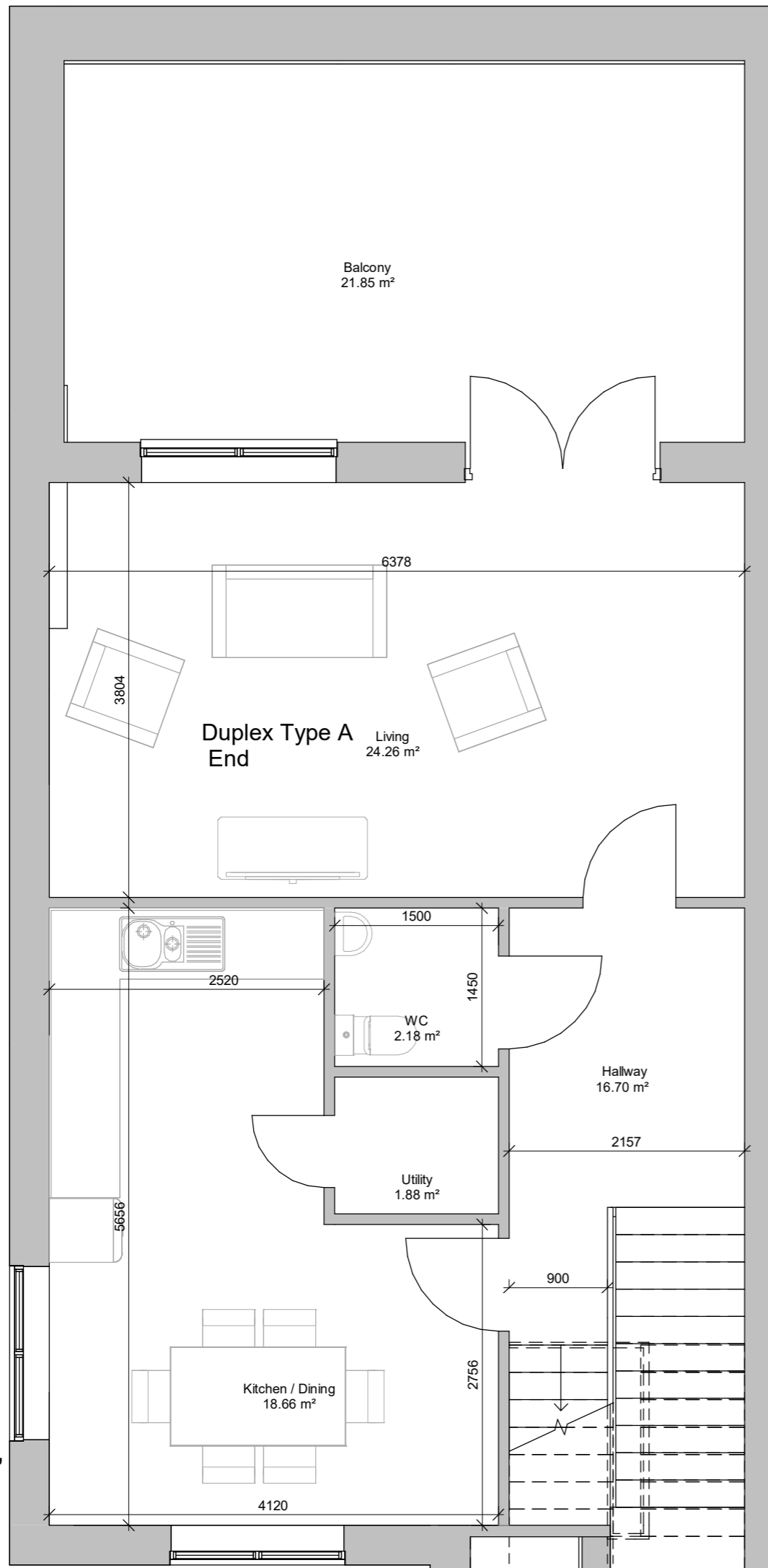


Duplex B 37 - 42
Second Floor
1:50

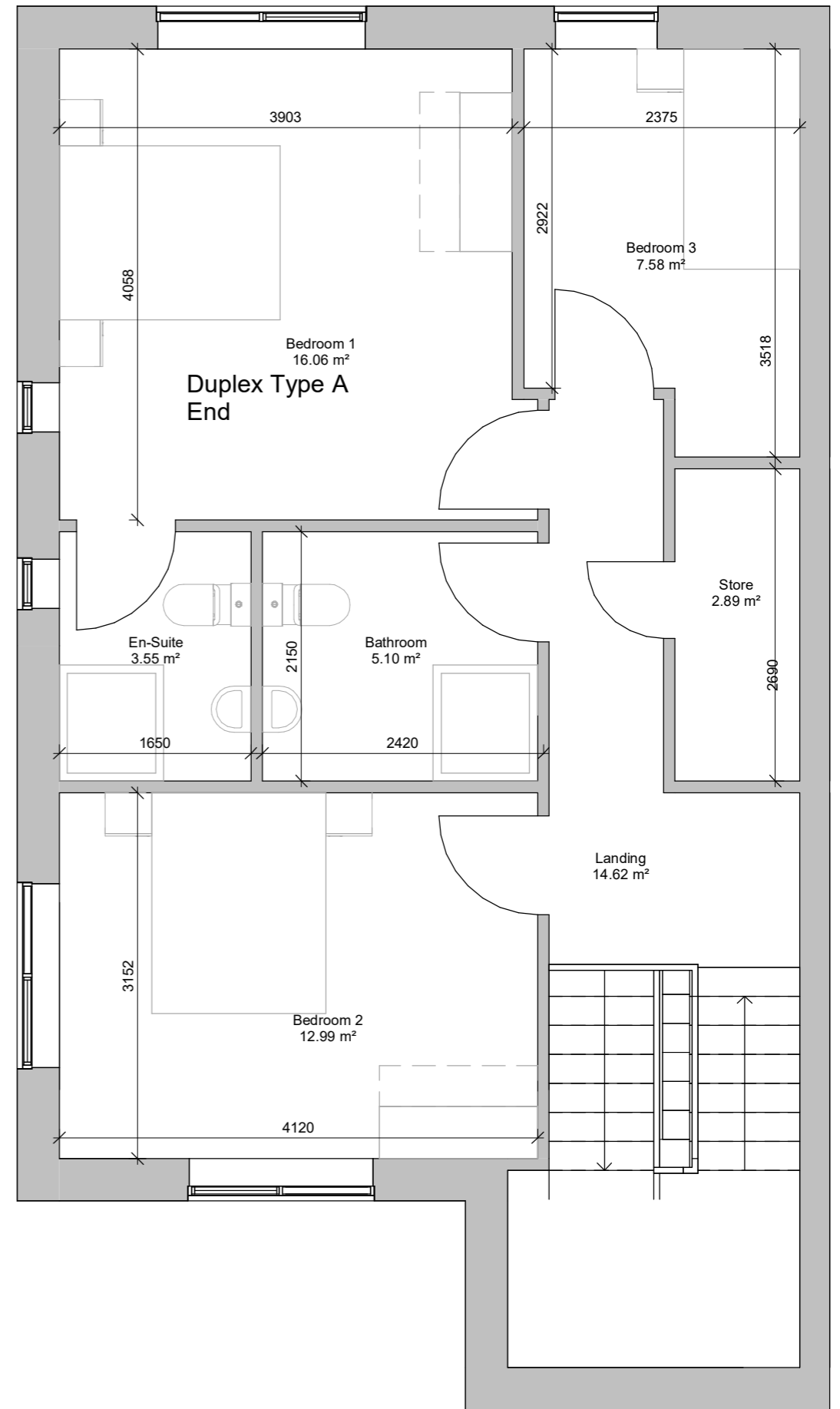


DUPLEX/APARTMENTS
TYPE A

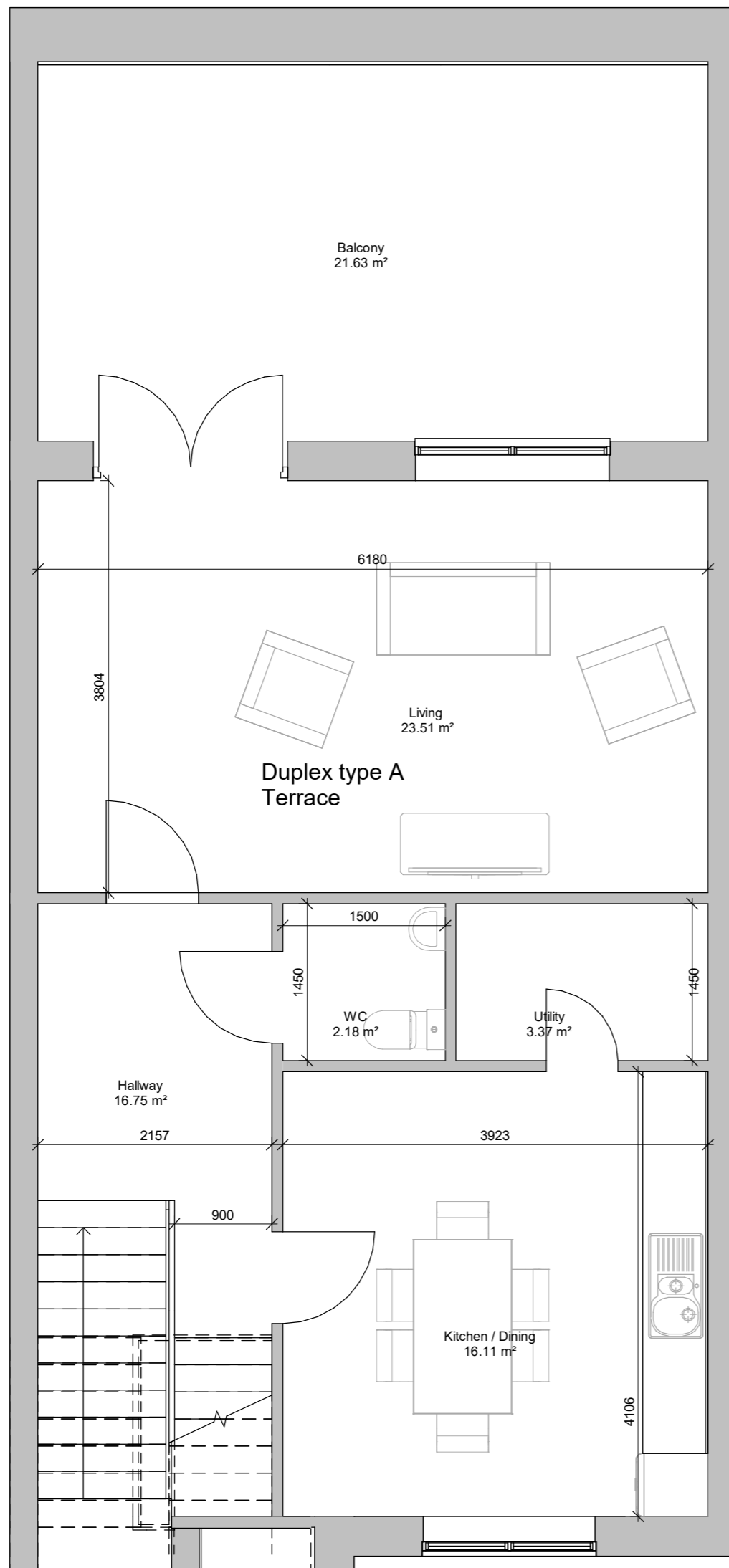




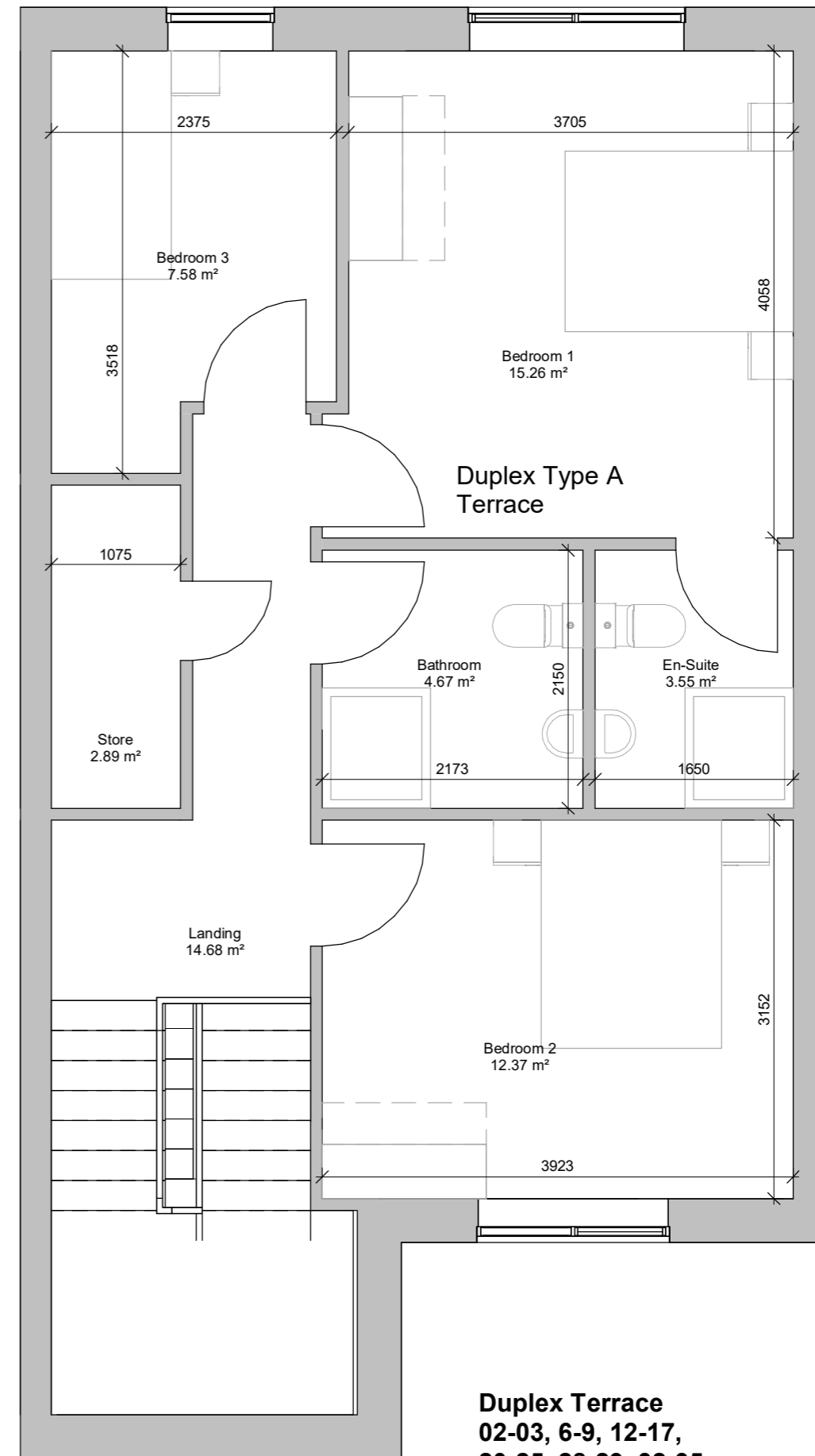
**Duplex Type A
End**
01-04, 05-10, 11-18,
19-26, 27-30, 31-36
First Floor Plan
1:50



**Duplex Type A
End**
01-04, 05-10, 11-18,
19-26, 27-30, 31-36
Second Floor Plan
1:50

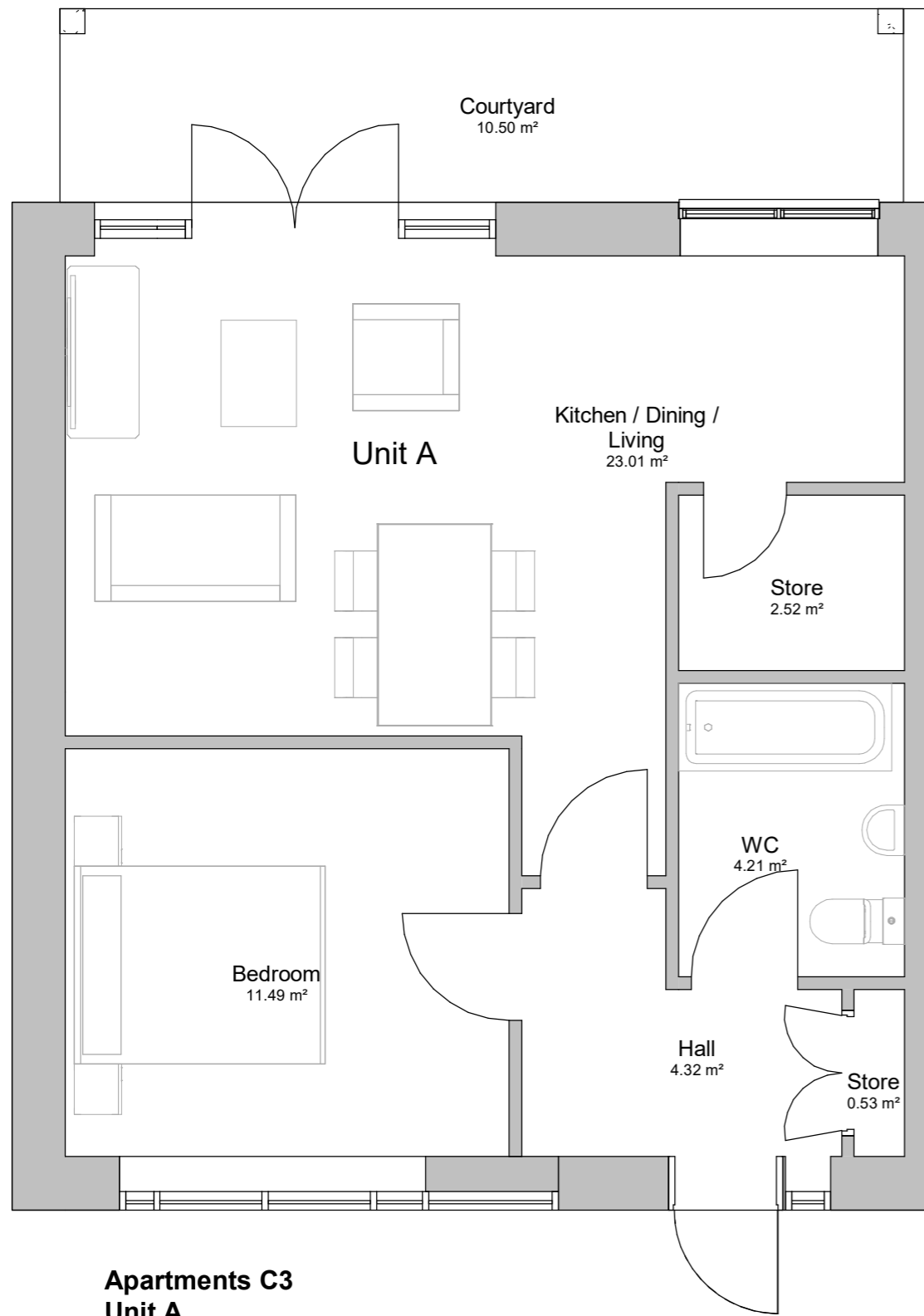


**Duplex Type A
Terrace**
02-03, 6-9, 12-17,
20-25, 28-29, 32-35
First Floor Plan
1:50

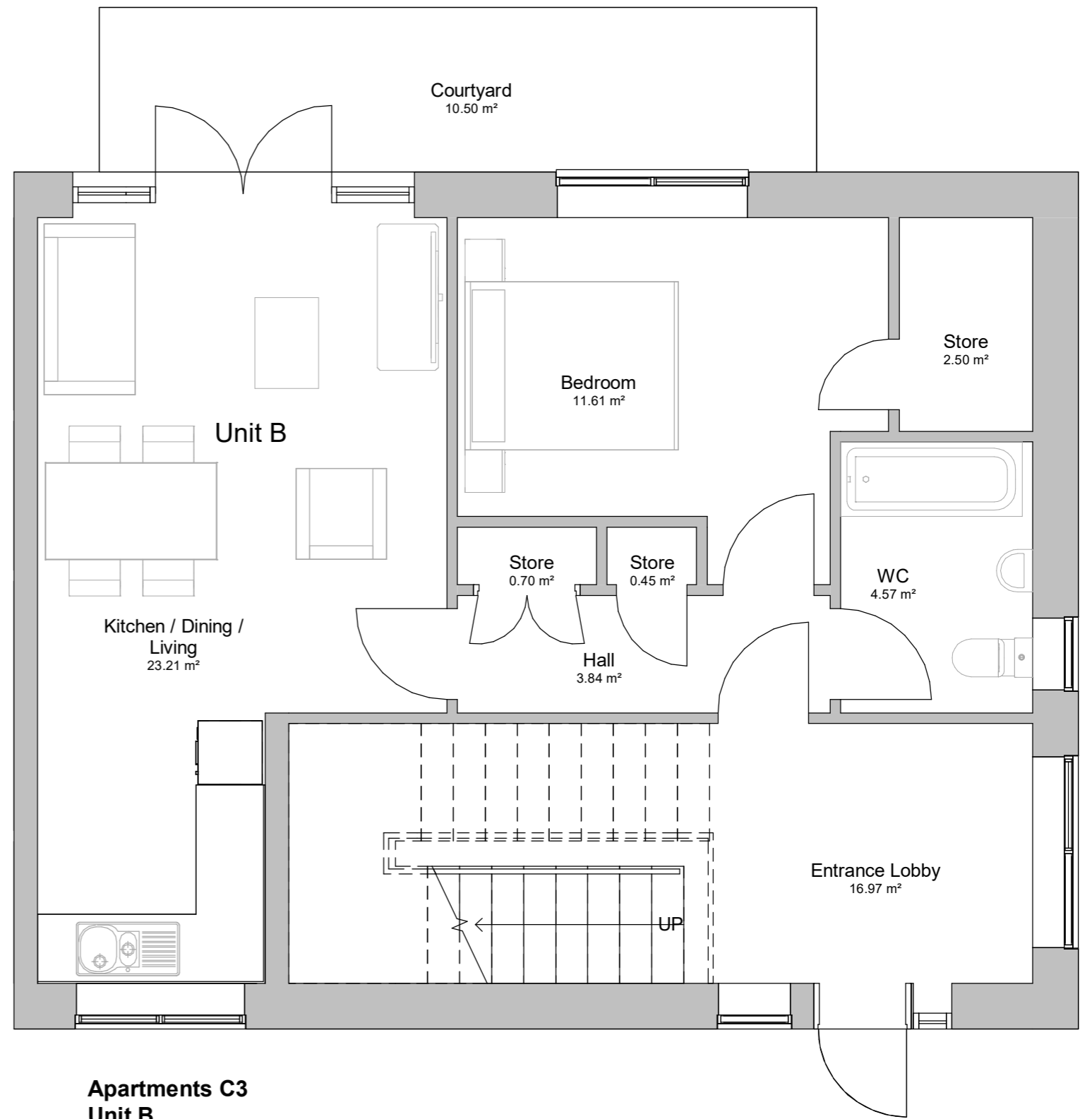


Duplex Terrace
02-03, 6-9, 12-17,
20-25, 28-29, 32-35
Second Floor Plan
1:50

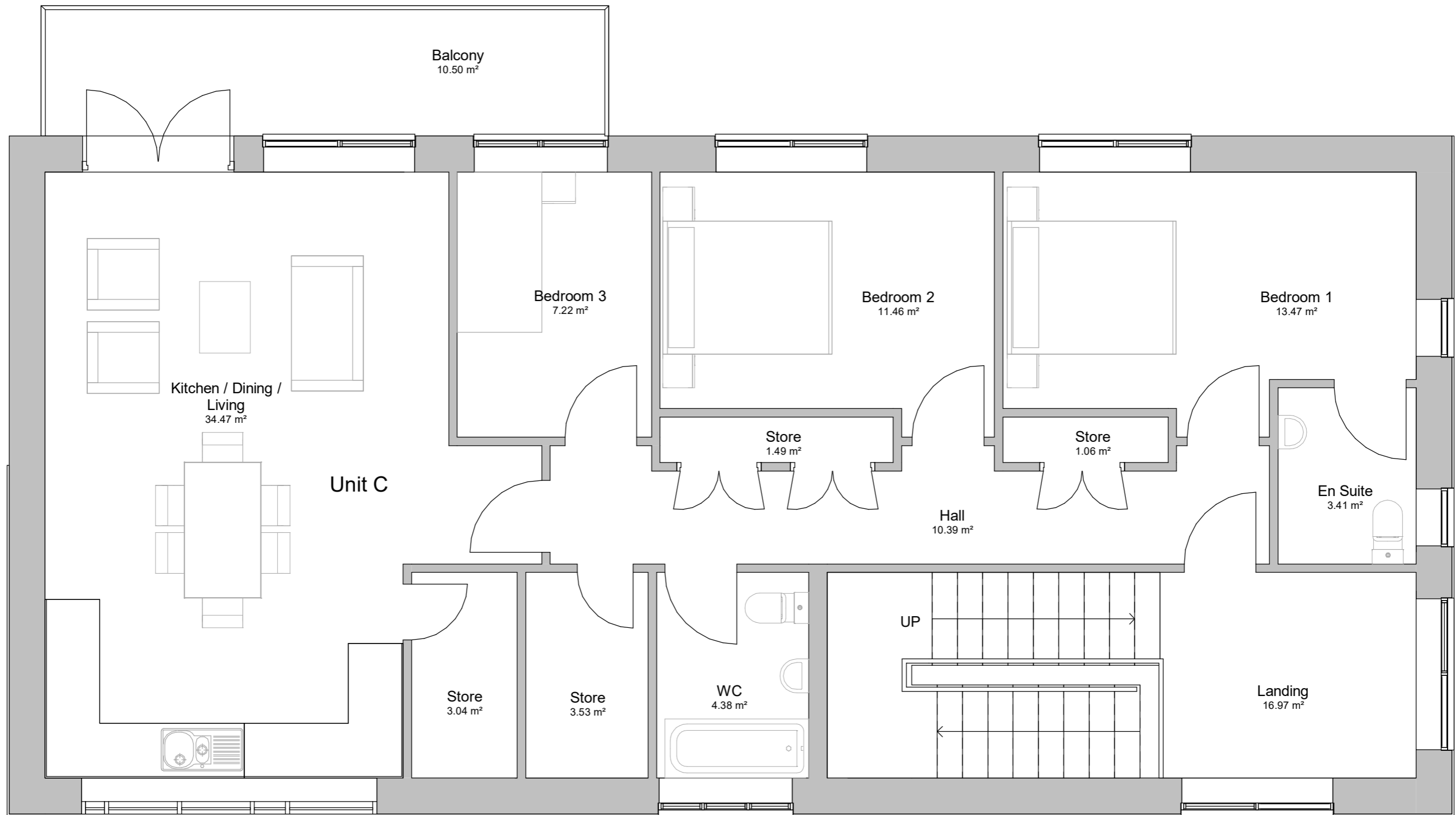
APARTMENTS PLOT C3



**Apartments C3
Unit A
Ground Floor Plan
1:50**



**Apartments C3
Unit B
Ground Floor Plan
1:50**



Apartments C3
Unit C
First Floor Plan
1:50

PLOT LOCATION LAYOUT

APPENDIX C

CAIRN
PLC

Newcastle
South

