

Canal Bank

A mixed use development at City Canal, Pa Healy Road, Limerick

Revington Developments Ltd

Compliance Schedule

Having regard to;

Design Standards for new apartments-Guidelines for Planning Authorities 2018

Guidelines on Residential Developments for 3rd level Students

OCA Architects October 2021

Introduction

This report examines the design standards of the proposed development at Canal Bank Limerick in context and direct comparison with the Design Standards for new apartments and student housing

The format of this report is to provide the stated design objective in the left hand column on the report with the comparative data for the proposed development opposite to enable true comparison and demonstrate that this proposed development meets or exceed all relevant standards.

This report is divided into 2 sections, Section A deals primarily with BTR apartments and references the student apartments(Section B)

Section A

The section references are those contained in the design Standards for New Apartments published in March 2018 by the Department of the Environment and Local Government of Ireland.

Section B

Also referenced are the Guidelines on Residential Developments for 3rd Level Students published by the Department of Education and Science



Section A

Compliance with Design Standards for New Apartments

Chapter reference 1 and 2

Introduction and Statutory Development Plans

The location should be 1000-1500m of city centre.

The location should be 800-1000m of major urban transport link/s

The density of the development should be minimum 45 units per hectare

Future housing need/Housing Mix- Apartments should be a maximum of 50% one-bedroom units

Rate of compliance for This development

100%. This development is located in a mixed use urban zone within the city limits and circa 1200m of O'Connell St to south west and circa 800m to central business 'Opera Quarter

100% This development is 2200m walking distance from Limerick Main Rail Station. City and Provincial Bus routes are immediately adjacent

100% The site area is 4 hectares. Resident units(student apartments? and build to rent apartments) and Dwelling houses combined numbers =442 units

Ratio 110.5/ha.

Total studio/One bedroom apartments=131(30%)

Section A

Compliance with Design Standards for New Apartments

Chapter reference 3

Apartment Design Standards

Minimum Apartment floor sizes

1 bed=45m²

2 bed =73m²

3 bed =90m²

Rate of compliance for This development

100% All Apartments are above minimum standards

Actual sizes are set out in Separate Area Schedule Report detailing each and every unit size attached.

Section A

Compliance with Design Standards for New Apartments

Chapter reference 3 *continued*

Apartment Design Standards

Minimum Apartment floor sizes

1 bed=45m²

2 bed =73m²

3 bed =90m²

Building Orientation

A minimum amount of living spaces should avoid north orientation

Dual Aspect

A minimum of 33%of apartments shall be dual aspect

Rate of compliance for This development

100% BTR apartments

All Apartments are above minimum standards. Actual sizes are set out in appendix of each unit

100%

All apartments have living rooms facing south east and south west

60.5% of apartments are dual aspect.

All blocks are orientated so that north only aspect omitted.

Section A

Compliance with Design Standards for New Apartments

Chapter reference *3-continued*

Apartment Design Standards

Floor to ceiling heights

Heights generally shall be 2.7m with higher levels at ground floor of 3-3.5m

Lift and stair cores

A maximum of 12 apartments per floor per core

Private Amenity space BTR apartments only

Internal Storage BTR apartments only

Rate of compliance for This development

100%

3-400%

The maximum number of apartments per floor per core is 7

100%

All BTR apartments have patios and balconies of 1.8m depth minimum. All balconies face south east or south west

100%

All apartments have storage rooms within the unit

Section A

Compliance with Design Standards for New Apartments

Chapter reference 4

Apartment Design Standards

Communal Facilities and amenities

The communal facilities of the main body of apartments for students is contained in the separate report “Architectural Report and Urban Design Statement”

General response to items as follows

Accessibility

Creche provision

Services design

Refuse storage

Bicycle parking

Car parking BTR

Car Parking Student village

Rate of compliance for This development

100%

All apartments are 100% accessible, with full disabled accessible DOC M Shower and toilet facilities

All services are ducted vertically and not thru apartments

There are two main areas for amenities

1. The community services building in the centre of the site which contains the creche, management offices and communal facilities for residents of all apartments.
2. The Student Block 1 has reception, student amenity areas and adjacent retail facilities.

Refuse storage is clearly and separately housed at ground level. disposal.

Bicycle parking is substantial and consists of separate secure bicycle stores at each entrance and also in student courtyard secured.

Car Parking is managed as a communal amenity at the ration of 0.28/unit to suit the urban location.

Section A

Compliance with Design Standards for New Apartments

Chapter reference 5 Build to Rent(BTR)

Apartment Design Standards

Potential facilities

These are wide ranging.

Rate of compliance for This development

100%

The Apartments are in separate blocks with direct access to the street each.

A substantial community facilities building is located in the centre of the site.

All BTR apartments have a full range of household amenities as befits a private apartment including;

- storage
- washing and laundry
- Adequately sized rooms to facilitate home office use
- private balconies
- parking and designated visitor and disabled parking
- Bicycle store
- Secure refuse store
- Private open space courtyard specific to BTR apartments

Section B

Guidelines on Residential Developments for 3rd Level Students as published by Department of Education and Science

This section is specific reference to accommodation in the principle student blocks

General Standard

Each unit shall consist of minimum 3 bedrooms min floor area of 55m²
up to a maximum of 8 bedrooms 160m²

Study Bedrooms shall be arranged around a common entrance hall and kitchen/living room
Rooms shall have reasonable proportions/ accurate adult size furniture shall be shown
Units shall share common facilities access stairs

Size standards

Kitchen Living Room 4m²/bedspace

Single study bedroom with ensuite 12m²

Disabled with ensuite 15m²

Bathrooms shall be ensuite or max 3bedspaces/bathroom

Entrance hallway and corridor shall be provided

Hot press laundry or separate laundry shall be provided

provided in this development

3 Bed room unit provided =84m²
4 bedroom unit provided=100m²
2 bedroom unit provided=101m²

provided

provided/shown

provided/shown

provided/exceeded-average 5.5m²/bedspace

Bedroom size =13.75me minimum

Bedroom size =18m²

All ensuite

provided

provided



Section B

Guidelines on Residential Developments for 3rd Level Students as published by Department of Education and Science

This section is specific reference to
accommodation in the principle student blocks

General Standards

Site Planning

Required

provided in this development

Where not on campus adequate open space
shall be provided for students

A fully accessible landscaped courtyard is provided area 1375m² is
provided. There are 189 bedspaces. So open space is at
 $7.27\text{m}^2/\text{bedspace} = \text{greater than } 4\text{m}^2/\text{bedspace}$ recommended.

Communal Facilities at 12% of area of development

Caretaker rooms

provided staff facilities at first floor and

Ancillary retail

provided at entrance foyer

Common rooms

provided at first floor reading room, dining room

Staff facilities

Reception area, changing and dining at first floor

Laundry

communal laundry in basement-option of laundry in apartments

Bicycle storage

Provided at excess 1 bicycle per bedspace 380 provided

Refuse storage and collection

Separate areas secured in basement

Section B

Guidelines on Residential Developments for 3rd Level Students as published by Department of Education and Science

This section is specific reference to
accommodation in the principle student blocks

Internal Design and Layout Standards

Entrance hallways with good lighting and ease of circulation

Maximum 15 m corridors from vertical circulation

Service ducts vertical and avoid any services entering apartment

Maximum number of apartment units per core is 30

Disabled access throughout

Disabled bedroom units

Internet provision

Compliance

All provided

Apartments access directly from core stair/lift

All provided

2 apartments per core per floor provided (Max 10)

provided-universal access internally and externally

Dedicated bedrooms provided with DOC M ensuites

provided throughout-see management plan

Compliance schedule for;
 -Build to rent apartments (top schedule)
 -Student apartments(bottom schedule) below

Type of unit	No. of bedspaces	Floor area required	Floor area provided	Dual Aspect	Orientation	Floor to Ceiling Heights	Lift and Stair Cores	Private Amenity Space required	Private Amenity Space provided	Balcony depth	Communal Amenity space required	Communal Amenity space provided	Storage area required	Storage area provided	Aggregate living area required	Aggregate living area provided	Aggregate bedroom area required	Aggregate bedroom area provided	Car parking required	Car parking provided	Bicycle parking required	Bicycle parking provided
Studio	2	37	38.20+	15%	E/W	2.7m	3-7max	4m2	12m2+	2.36m	4m2	22.5m2 av.	3m2	4m2+	30m2	30.8m2	30m2	30.80m2	x	0.28sp/unit	1	1
One bed	2	45	55m2+	20%	E/W	2.7m	3-7max	5m2	11.4-40m2	1.8-3m+	5m2	22.5m2 av.	3	4m2+	23m2	23m2	11.4m2	15m2	x	0.28sp/un	1 per B.R.	1
Two bed	4	73	79.6	100%	E/W	2.7m	3-7max	7m2	12.65-40m	1.8-3m+	7m2	22.5m2av.	6	6m2+	30m2	30.7m2	24.4m2	30m2+	x	0.28sp/un	1 per B.R.	1

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Type of unit	No. of bedrooms reqd	No. of bedspaces	Min floor area per unit required	Min. floor area provided	Kitchen/iving area per bedspace required	Kitchen/iving area per bedspace provided	Min. Private Amenity Space	Balcony depth	Communal Amenity space per bedspace required	Communal Amenity space per bedspace provided	Max. corridor length reqd.	Max. corridor length provided	Max. no. of units per core reqd.	Max. no. of units per core provided	Min. Study Bedroom inc. Ensuite Bathroom m size reqd.	Min. Study Bedroom inc. Ensuite Bathroom m size provided	Disabled Study Bedroom Ensuite Bathroom m size required	Disabled Study Bedroom Ensuite Bathroom m size provided
Two Bedroom unit	2	2	73	101.70m2	4	20.8	N/A	N/A	4	22.5m2	15	3.2	30	2	12	15.4	15	15.4
Three Bedroom unit	2	3	84	84.2	4	20.8	N/A	N/A	4	22.50m2	15	3.2	30	2	12	15.4	15	15.4
Four bedroom unit	3	4	100	107.4	4	25.5	N/A	N/A	4	22.50m2	15	3.2	30	2	12	15.4	15	15.4