

# **Design Statement**

**Proposed development:  
Executive Housing Element of mixed use development  
at Canal Bank, Pa Healy Road, Limerick.**

**Client:  
Revington Developments Ltd.**

**Date:  
December 2021**



**GLEESON MCSWEENEY ARCHITECTS**

### **Relevant guidelines/requirements publications:**

1. Limerick City Development Plan 2010-2016 (as extended).
2. Urban Design Manual A Best Practice Guide 2009 as published by the Department of Environment, Heritage & Local Government.
3. Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) 2009 as published by the Department of the Environment, Heritage & Local Government.
4. Design Manual for Urban Roads & Streets (DMURS) 2013 as published by the Department of Environment, Heritage & Local Government and the Department of Transport, Tourism & Sport.
5. Quality Housing for Sustainable Communities Best Practice Guidelines 2007 as published by Department of Housing, Local Government and Heritage.
6. Housing For All – A New Housing Plan for Ireland 2021 as published by Department of Housing, Local Government and Heritage.
7. Current Building Regulations.
8. Current Planning Legislation.

### **Design Statement:**

The executive housing is one element of a mixed-use development and is made up of 2 four-bed detached houses and 16 four-bed terraced houses. This housing element ensures that the overall development is all encompassing, in a manner that caters for all of society. The dwellinghouses are designed in a traditional street layout and act as a transition from the proposed higher structures to the surrounding existing buildings. This streetscape acts as a vista leading to the remainder of the development.

Each dwellinghouse has its own private car parking and back garden within the curtilage of its site. 12 properties have access to the back gardens without going through the dwellinghouse and thus wheelie bin storage will be accommodated within these back gardens, these are house nos. 1, 6-8 & 11-18. Shared wheelie bin storage is provided for the remaining 6 dwellinghouses, namely 2-5, 9 & 10 and this is located to the west of the block consisting of a terrace of 6. This shared wheelie bin storage has been broken up so that no more than 2 dwellinghouses share a common area, thereby ensuring the various wheelie bin areas are maintained in a tidy condition, as accountability is readily establishable.

The dwellinghouses have consciously been located along the southern extremities of the site, due to the fact that, the dwellinghouses are the lowest structures within the development and at this location, they are not overshadowed by the taller structures proposed.

All dwellinghouses are triple-aspect and some houses have windows on all 4 elevations. Along with this, all dwellinghouses have been designed with south facing living and sleeping accommodation, to avail of solar gain.

The front elevation has been kept simple and balanced and windows have been designed with vertical emphasis. The exterior of the dwelling will be finished with smooth plasterwork and all roofs will be slated.

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Limerick

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