



SOCIAL HOUSING DEVELOPMENT  
FARGANSTOWN, CO MEATH

DESIGN STATEMENT

October 2020

The logo for mahony pike, featuring a blue circle with a white dot inside, followed by the text 'mahony pike' in a bold, sans-serif font.

The Chapel, Mount St Annes, Milltown, Dublin 6



## 01. CONTENTS

02.	INTRODUCTION	P.05
03.	SITE ANALYSIS	P.07
04.	PROPOSED DEVELOPMENT	P.13

APPENDIX A  
HOUSING QUALITY ASSESSMENT



## INTRODUCTION

On behalf of the Meath County Council, Buvinda House, Dublin Road, Athlumney, Navan, Co. Meath, C15 Y291 we hereby submit a planning application for residential development of 84 no. dwellings and associated site works all on an application site at Farganstown, Co. Meath.

The proposed development comprises the following residential breakdown:

- 6 no. 3 bedroom 2 storey houses
- 4 no. 4 bedroom 2 storey houses
- 2 no. apartment buildings each containing:
  - 14 no. 1 bedroom simplex apartments
  - 15 no. 2 bedroom simplex apartments
- 1 no. terrace block containing:
  - 8 no. 1 bedroom simplex apartments
  - 6 no. 2 bedroom duplex apartments
  - 2 no. 3 bedroom duplex apartments
- site access roads, substation, bin stores and all associated site works

The proposed development has been prepared in accordance with the requirements of the Meath County Development Plan 2013-2019, Department of the Environment, Heritage and Local Government *Quality Housing for Sustainable Communities Guidelines* and Department of the Environment, Heritage and Local Government *Sustainable Urban Housing: Design Standards for Planning Authorities*



## 03. SITE ANALYSIS

# SITE INFORMATION

## DEVELOPMENT PLAN & GUIDELINES

The application site is located in Meath County Council administrative area in the outskirts of Navan.

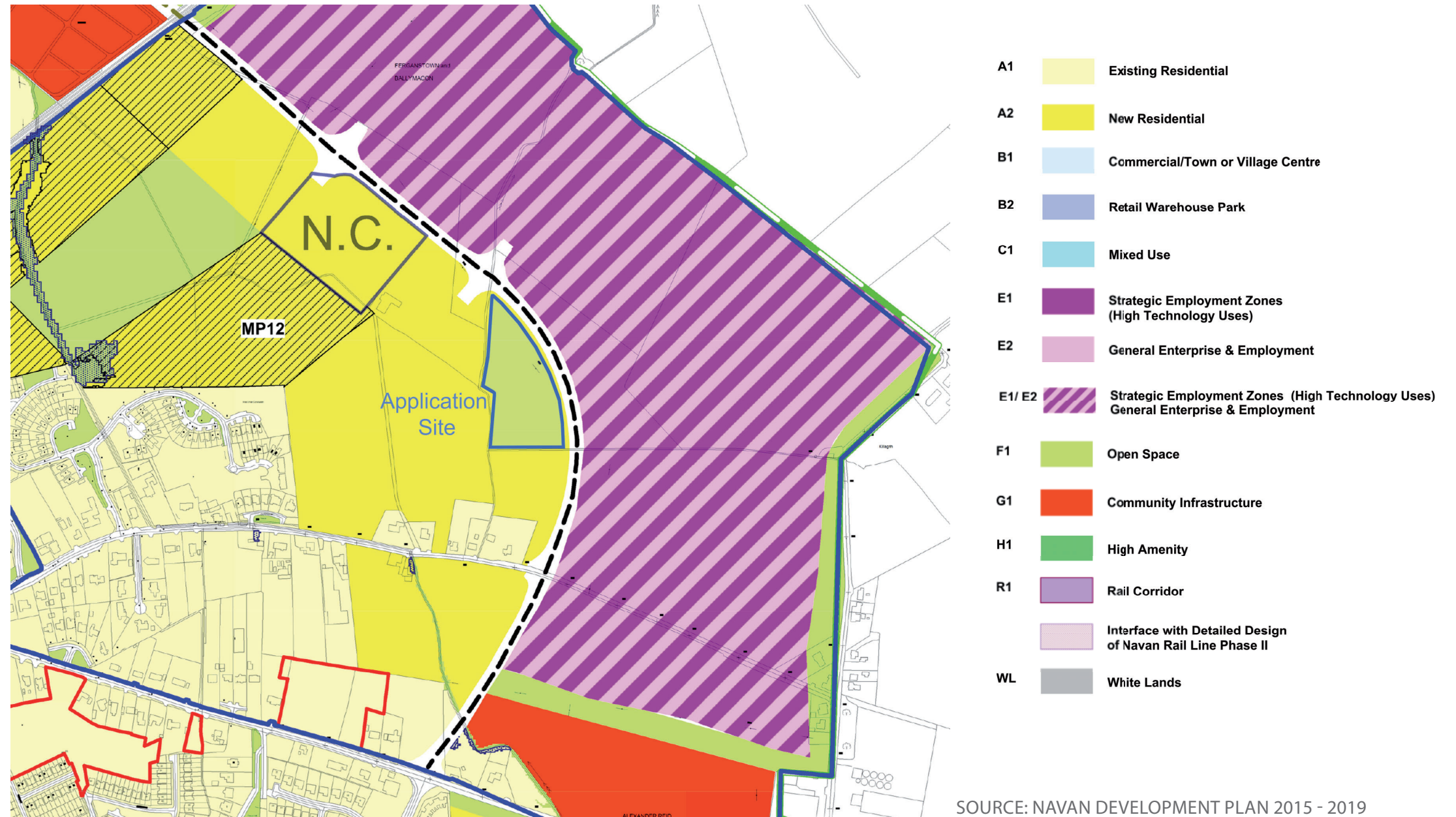
The site has an approximate area of 1.7 (4.2 Acres) and currently a green field site in agricultural use.

The site is currently bordered on all sides by agricultural land and is accessed from the east through those agricultural land.

Access to the development site will be through a proposed Access road, funded through the Local Infrastructure Housing Activation Fund and running from the R153 to the Boyne Road.

The site is zoned A2 - "To provide for new residential communities with ancillary community facilities, Neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy."

Uses considered under this zoning - Residential.



SOURCE: NAVAN DEVELOPMENT PLAN 2015 - 2019

Lands at the Farganstown Site - Development Guidelines	
<b>Zoning</b>	A2 New Residential - To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of Navan as a Large Growth Town I.
<b>Density</b>	The appropriate density will be determined on a site by site basis having regard to the DoECLG Guidelines on Sustainable Residential Development in Urban areas and the Core Strategy of this Development Plan.
<b>Open Space</b>	Site Area 1.7Ha. Min requirement 0.25Ha Public Open Space (15%) Min Requirement 0.4Ha of Childrens play area for developments of 40+ Dwellings - <i>Navan Development Plan 2009-15</i>
<b>Private Space</b>	3/4/5 Bed Dwellings-private open space should be provided in the order of a minimum of 60-75sq.m. Min 22m between directly opposing windows. 2.3m between building gables. 2m boundary walls.
<b>Parking</b>	2 per Conventional Dwelling. 1.25 per 1/2 Bed Apartment, 2 per 3/4 Bed Apartment. 1 Visitor Space per 4 Apartments



# SITE ANALYSIS

## MASTERPLAN AND ACCESS ROAD

A masterplan for the Athlumney Lands has been prepared by John Spain Associates on behalf of Meath County Council.

This Masterplan formed the basis to the Scheme Design, which provided a development strategy for the overall area under the headings of Architectural Design, Access Movement and Connectivity, Layout Strategy, Landscaping, Building Height and Density, and Green Infrastructure.

The proposed interface with the residential developments to the west, north and south identified in the Masterplan will form the roadmap for the successful integration of the scheme into the larger community.



**LEGEND.**

- MP12 MASTERPLAN LANDS BOUNDARY.
- EXISTING / COMPLETED BUILDINGS.
- PROPOSED LDR6 ROAD (LIHAF).
- STREAM.
- PROPOSED NEIGHBOURHOOD AREA.
- PROPOSED BUILDINGS - 2 STOREYS.
- PROPOSED BUILDINGS - 3 STOREYS.
- PROPOSED BUILDINGS - 4 STOREYS.
- PROPOSED BUILDINGS - 5 STOREYS.
- PROPOSED BUILDINGS - 6 STOREYS.
- GREEN AREA.

SOURCE:  
DRAFT ATHLUMNEY MASTERPLAN, MARCH 2019

# SITE ANALYSIS

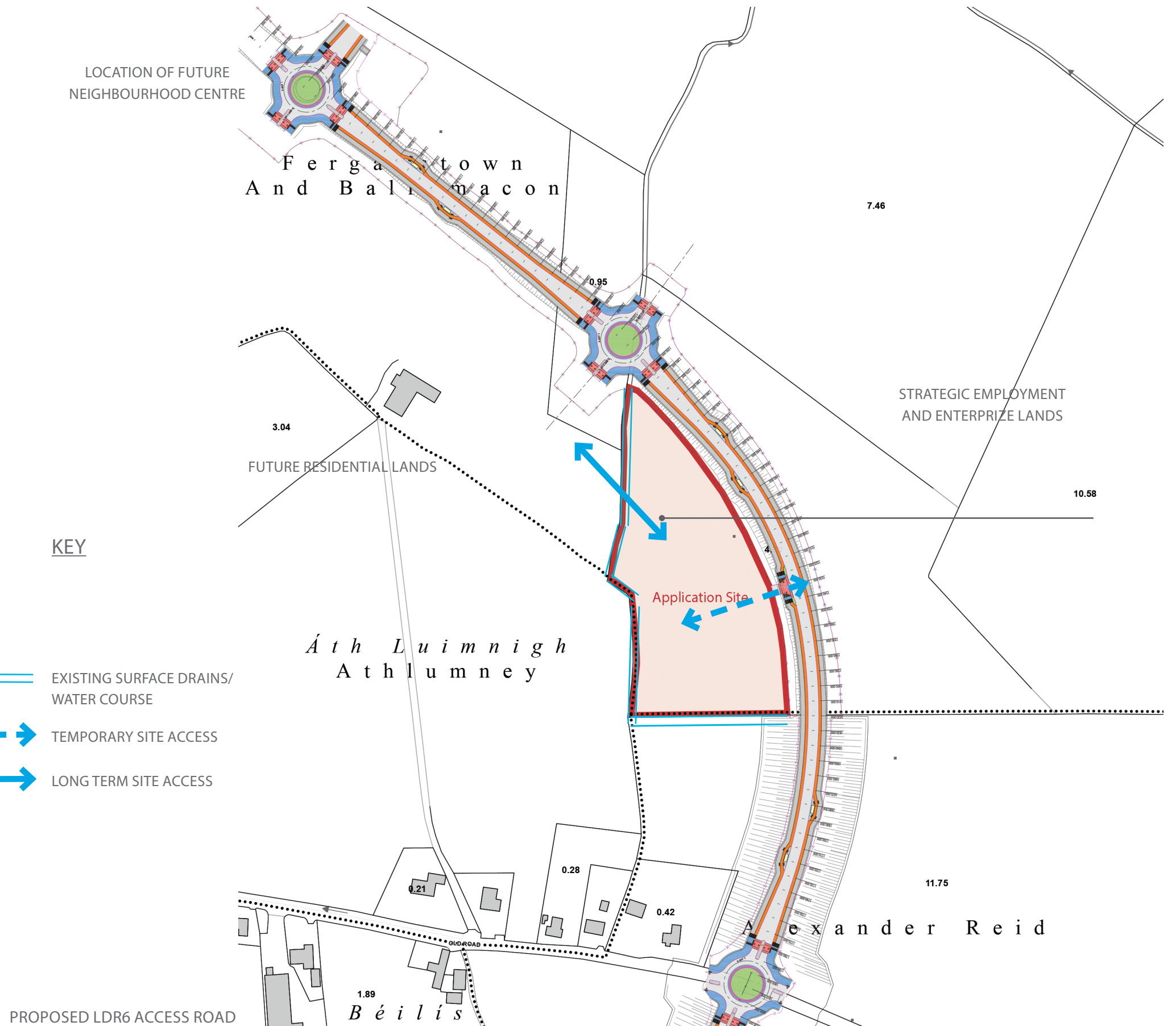
## ACCESS AND FOCAL POINTS

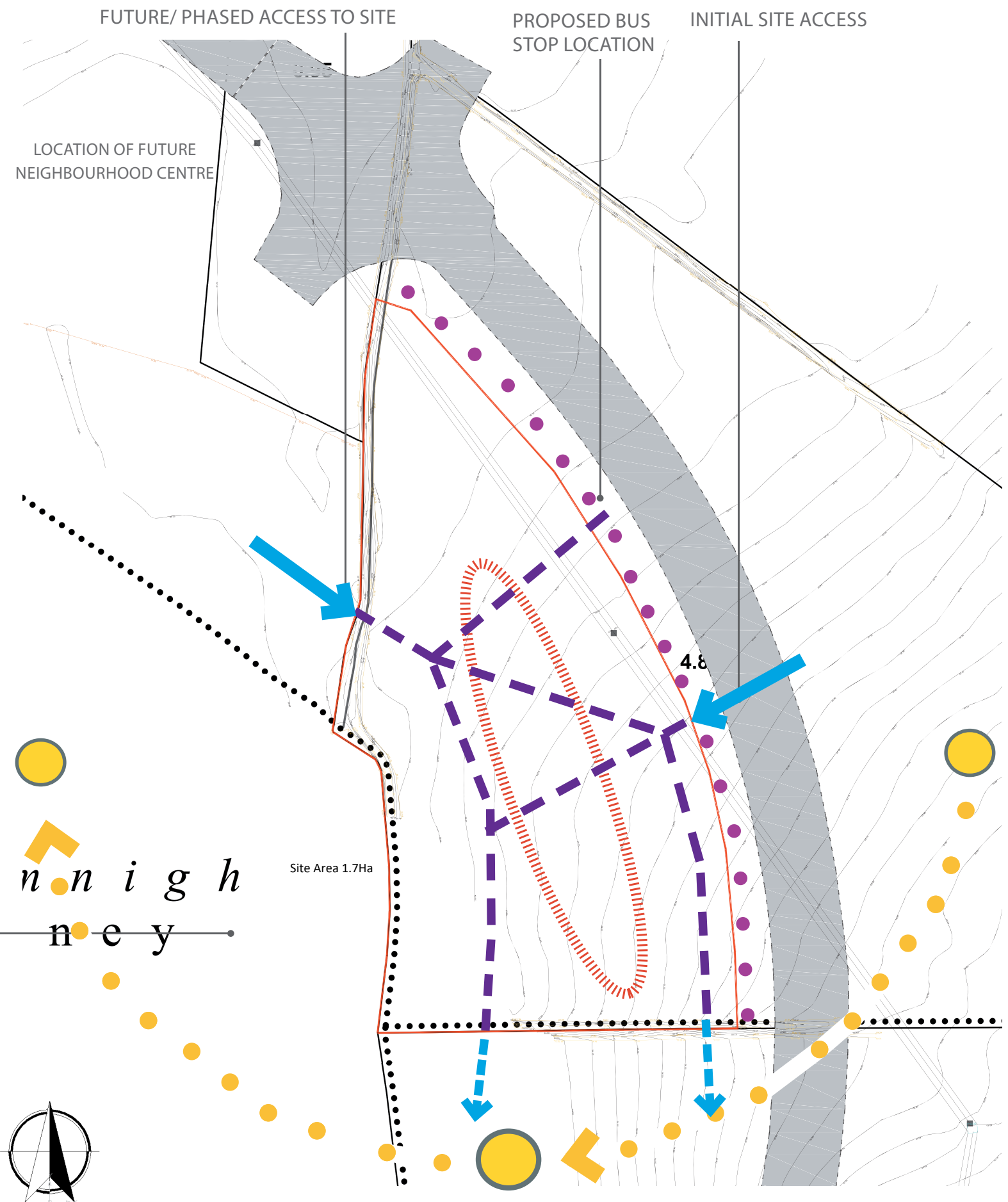
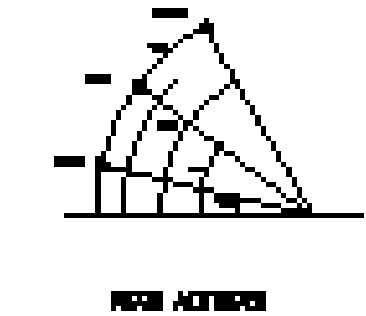
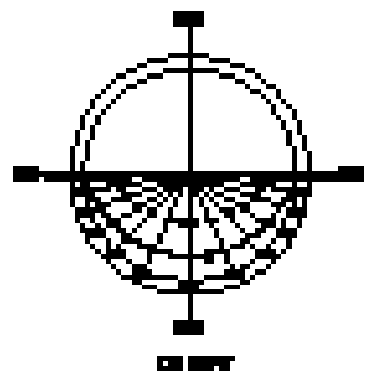
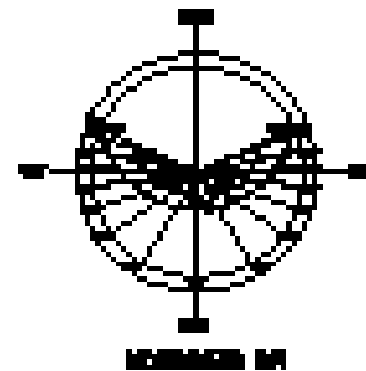
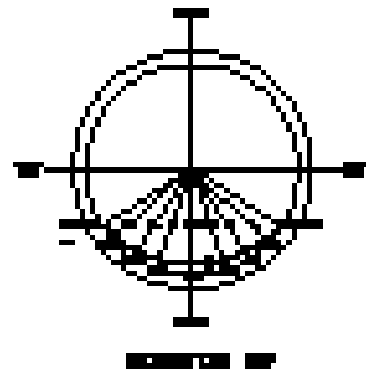
The application site is enclosed by the proposed distributor road LDR6 to the north and east with the lands zoned to the west and south zoned for residential development in the Athlumney Masterplan.

The site is accessed from the LDR6. This 1.22km distributor road has received LIHAF funding for the construction of initial phases, with construction due to commence on site in the next few months.

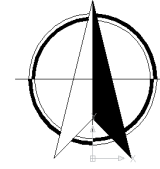
Initially, Pedestrian and Vehicular site access will occur through a site access points directly off the LDR6, with an additional pedestrian access point adjacent the proposed bus stop on the distributor road. This will form the main access point into the site until the surrounding residential developments are completed.

After the developments to the west, and the associated access roads are complete, a permanent access to the development will be via a right of way from to the north west as indicated on the plans. At this stage, the temporary access point off the LDR6 will be closed permanently.










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# SITE ANALYSIS

## SITE CONSTRAINTS

1. Open Space  
The Meath County Development Plan 2013-2019 calls for 15% Open space for Residential Developments.
2. Road Frontage  
Due to the nature of the LDR6 distributor road, a strong urban edge and screening will be required to minimise the noise and visual impact of the road on the proposed development
3. Access  
The Site Layout must take arranged to address both the temporary access from the east and, ultimate, permanent access from the north east.
4. Contours  
The site slopes from the south eastern corner down in a north westerly direction, with a level change of over 5 meters over the length of the site

KEY	
	ACCESS TO SITE
	POTENTIAL CONNECTIONS FROM SITE
	POTENTIAL FOCAL POINT COMMUNAL SPACES
	FUTURE ROAD FRONTAGE
	INTERNAL DESIRE LINES

# SITE PHOTOS



VIEW LOOKING EAST FROM ACCESS ROAD



VIEW FROM SOUTH WEST CORNER OF APPLICATION SITE

## 04. PROPOSED DEVELOPMENT



# SITE INFORMATION

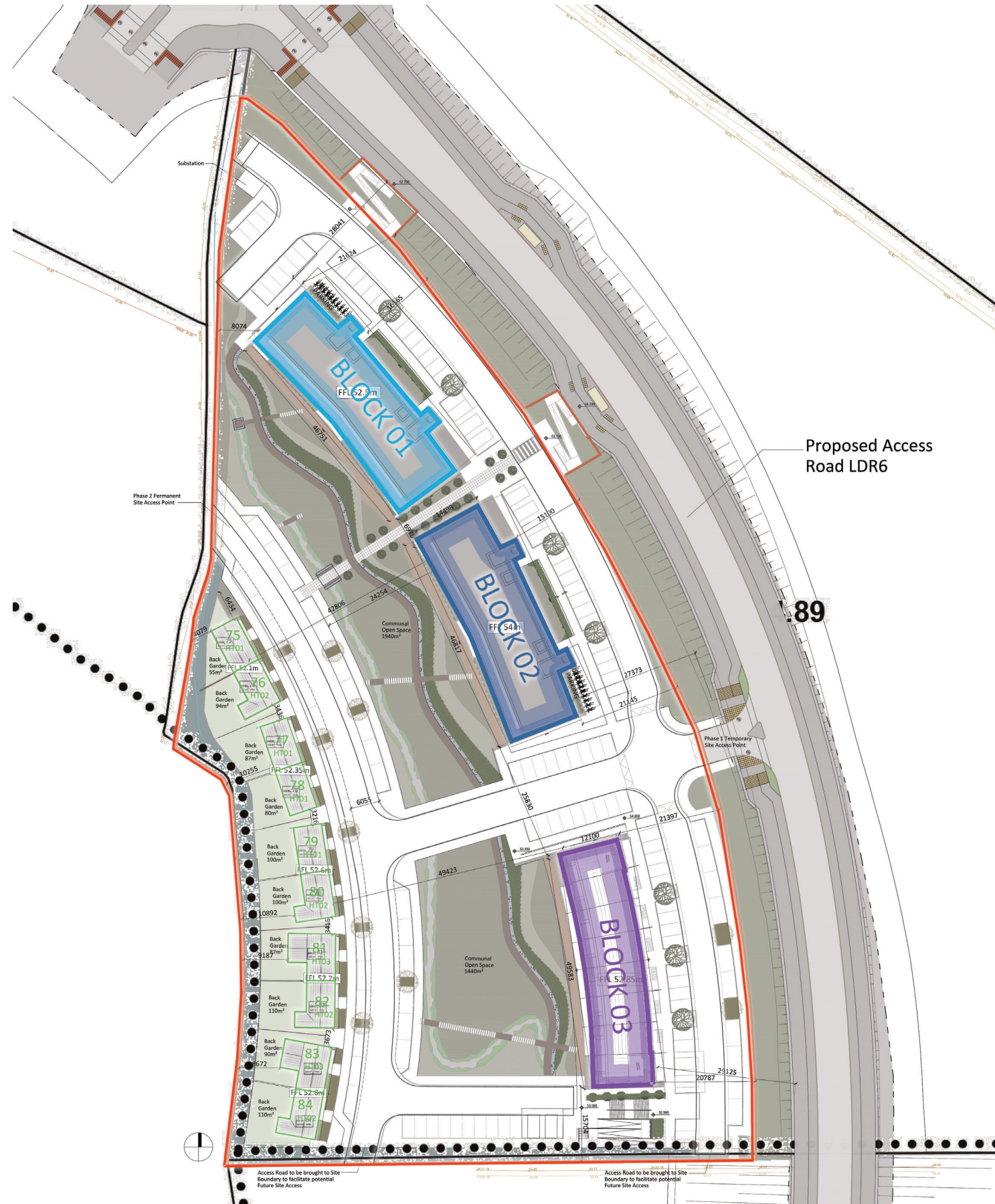
## SITE LAYOUT

The site is arranged to provide a strong urban edge along the eastern boundary facing the proposed access route. Blocks A, B and C are arranged to follow the road layout and are positioned c28m from the road edge. This provides a zone for the changes in levels to be negotiated and a landscaped boarder between the road and the application site to allow screening planting. These Blocks will be accessed primary from the east and overlook a communal amenity space to the west.

2 storey Semi-detached houses are arranged to define the western edge of the site and provide a street frontage overlooking the communal open space in the centre of the dwelling. These ten units are a mixture of 3-bedroom and 4-bedroom dwellings which have a common front elevation to provide continuity and rhythm along the streetscape.

## SITE LEVELS AND MASSING

The proposed layout and massing of the scheme is designed to minimise the impact of the proposed access road LDR6 on the development while maximising the amenity provided by the communal open space. The proposed apartment blocks are arranged to step with site levels to minimise an overshadowing of the proposed communal open space.



# SITE INFORMATION

## BLOCKS LAYOUT

Block A and B are three storey blocks which step down with the site, the ground floor level circa 1 metre below the level of the distributor road. The fourth floor of each block is set back by up to 1.5 meters to further reduce the mass of the buildings.

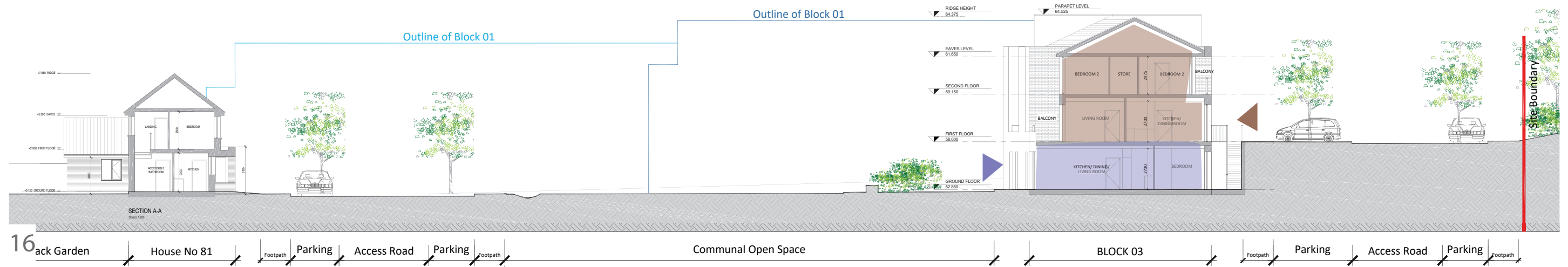
Block C is a three-storey terrace block comprising ground floor simplex apartments and first floor 2-bedroom and 3-bedroom duplex apartments. All units are own-door accessed. Taking advantage of site levels, and in order to minimize internal vertical circulation, the units on Block C have their access through three different locations: through East for simplex apartments, West for duplexes, and through north/south bridge for gable duplex units. Block C also utilises balconies to set the roof back and further reduce the mass of the block. Block C is located 15m from the nearest boundary to the south.

The Semi-detached houses along the western boundary are designed to be minimise the depth of the overall plot while providing the quantum of private back garden called for the Navan Development Plan. The building provides a wide frontage two storey front elevation with single and 2 store elements providing additional bedroom area and accessible ground floor bedrooms where required to each unit. The houses are position 4-10 meters from the eastern boundary; no first-floor windows from habitable rooms face this elevation to ensure overlooking in minimised.



### KEY:

- 2 STOREY HOUSING UNITS
- 3 STOREY APARTMENT BUILDING
- 3 STOREY APARTMENT BUILDING WITH SET BACK FOURTH FLOOR
- COMMUNAL OPEN SPACE







## SITE INFORMATION

### PRIVATE AND COMMUNAL OPEN SPACE

The proposed layout provides for 3600m<sup>2</sup> of Communal Amenity Space which represents 20% of the overall site area. The communal open space is located between the apartment blocks and houses running north south axis in the site. The communal open space is divided by the access road, with landscaped walkways to the north and larger grassed area to the south.

All apartments exceed the minimum requirements for private open space as outlined in Department of Housing, Planning and Local Government Sustainable Urban Housing: Design Standards for Planning Authorities (March 2018). Private open space is provided predominantly on terraces and balconies, a minimum 1.5 meters deep, off living areas and overlooking the communal open space to the west of the Apartment Blocks.

The private open space for the Houses is also located to the west of the units in the form of private back gardens.



PRECEDENT: 150 HOWTH ROAD DESIGNED BY OMP

# SITE INFORMATION

## LANDSCAPE DESIGN

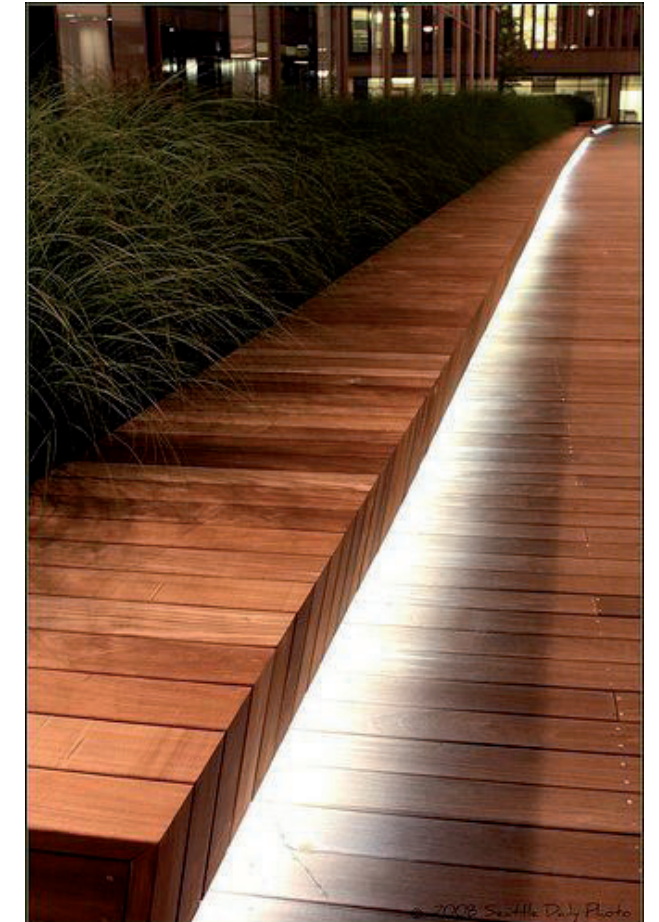
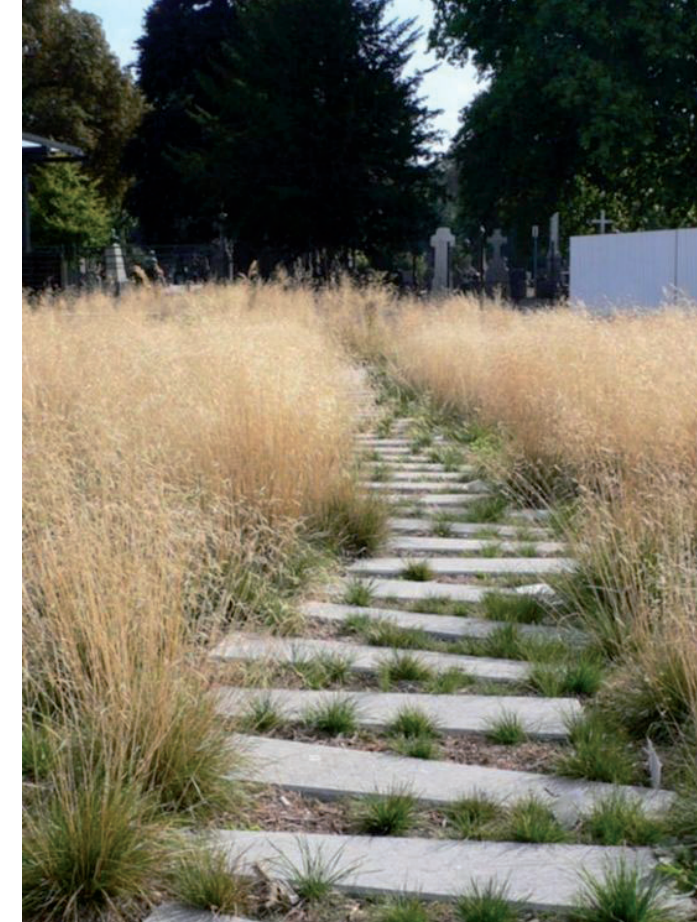
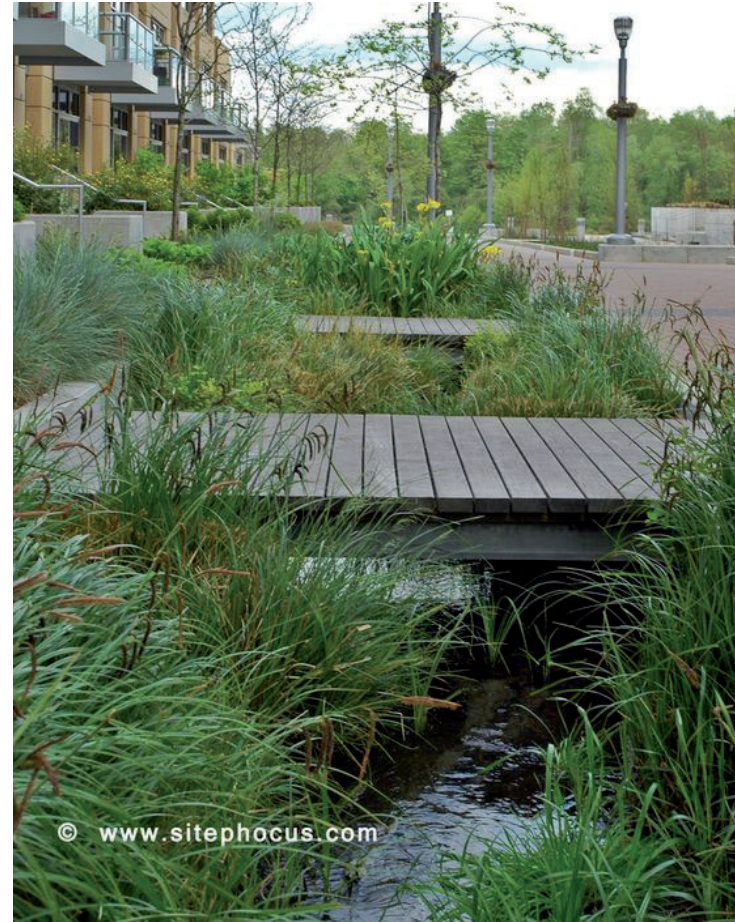
It is proposed to develop a large public space between the houses and the apartments / duplex units. Although, this area is bisected by the new circulation roads in three locations, the design attempts to reconnect these visually with a linear landscape design, by proposing a raised board walk (with 1500mm width) and a blue linear cuboid seat (with 450mm height x 800mm width) with lights, planters and trash receptacles. This meandering line is enhanced with groundcover shrubs and wild flowers screen.

To support the natural drainage and help to clear surface water it is proposed to use natural swale to filter the water, located along the west side of this green area. This soft basin will be covered with perennial herbs and ornamental grasses to add movement, colour, texture and this also provides pollinators with a natural habitat. Between the swale and the path, the new users can enjoy a lawn grass relaxation zone, where they can sit and play.

Further down the linear path and sitting area, it is proposed to develop an important circulation axis that connects to a bus station. The axis is flanked by *Quercus robur fastigiata* 'Koster' whose upright shape and size, help to balance the scale of the apartments in the landscape and creates a visible and understandable land mark, this is important to help people with perception and cognitive disabilities.

To create more intimacy for the apartments the planter areas are formed by a small slope covered with shrubs and herbs, this reduces visibility to passers-by and also provides a beautiful view to a garden for apartment users without taking away the sun light.

The house units proposed have front gardens with a harmonious sunny mixture of herbs and shrubs, which reduce the dominance of paved areas impact, creates a green rhythm and also provides orientation for residents.



# SITE INFORMATION

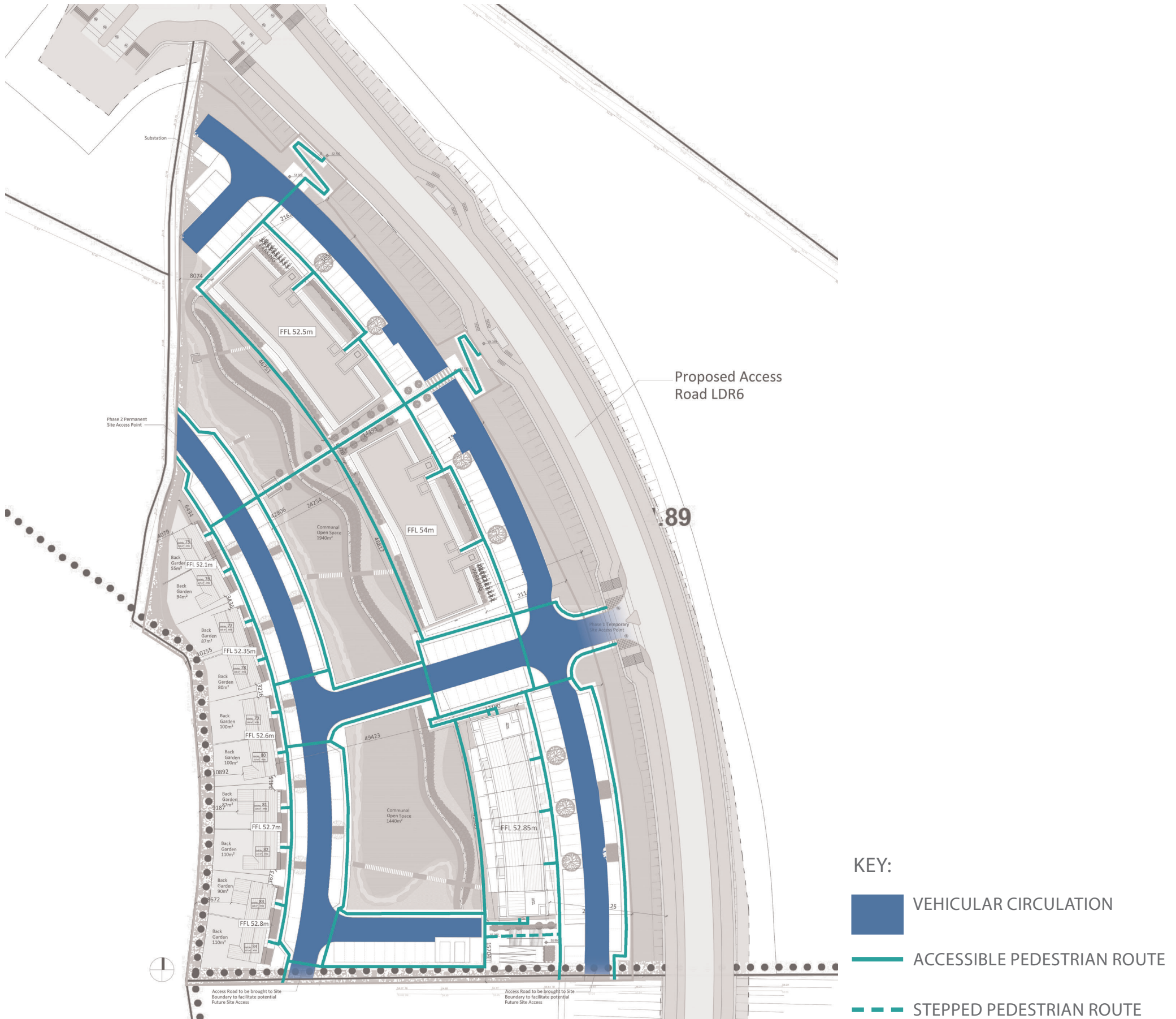
## SITE CIRCULATION AND PARKING

The main vehicular circulation occurs in two radial road, one to the east of the apartment blocks and another to the east of the houses connecting in to the permanent site access to the north. These two roads are connected via an access road leading from the temporary entrance to the site. Both radial roads are brought to the site boundary to facilitate connection with future residential developments to the south.

The development will provide 2 parking spaces for each of the 10 houses located on the radial access road onto which they front. 1.25 parking spaces will be provided for every 1 and 2-bedroom apartment and 2 for every 3-bedroom unit results in 94 parking spaces. Finally, 19 spaces will be provided to accommodate visitors, which will be located centrally off the access road linking both radial roads.

This results in a total of 133 parking spaces overall in the development. 7 of these parking spaces will be accessible, located close to the entrances of Block A and B.

In accordance with the Meath County Development Plan, 40 bicycle parking spaces will be provided, which equates to more than a third of the number of car spaces required for the development. These spaces are located in front of Block A and B within 30 meters of the entrances and are covered.



- KEY:
- VEHICULAR CIRCULATION
  - ACCESSIBLE PEDESTRIAN ROUTE
  - STEPPED PEDESTRIAN ROUTE



APPENDIX A - HOUSING QUALITY ASSESSMENT  
SCHEDULE OF ACCOMMODATION



