

Architect's Report – Housing Quality Assessment & Schedule of Accommodation

Proposed Residential Development at Brews Hill, Navan, Co. Meath

Prepared on behalf of
Meath County Council



comhairle chontae na mí
meath county council

Prepared by:

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1.0 Introduction

Wynne Gormley Gilsenan Architects & Surveyors Ltd. (WGG Architects) have been commissioned by Meath County Council to design 12 no. housing units and associated works at lands comprising of no. 43 & 44 Brews Hill, Navan, Co. Meath. The site consists of two derelict two storey dwellings fronting onto Brews Hill with associated outbuilding and back gardens to the rear. There is also access to the properties from the rear off Emmet Terrace. The proposed development will regenerate this vacant site and provide much needed housing units in the Navan town centre.

The proposed development consists of the following:

- Demolition of the existing derelict dwellings and outbuildings
- Construction of 12no. units comprising of 6no. ground floor 1-bedroom apartments and 6no. 1st and 2nd floor duplex apartments in two blocks
- Connection to public foul sewer and public mains water supply
- All ancillary site works necessary to facilitate the development.



EXTRACT FROM GOOGLES MAPS - SITE OUTLINED IN RED

A number of concept proposals were provided to Meath Co Co for review and comments and the main items of concern for Meath Co Co were as follows:

- Proposals to be keeping in size and scale with the surrounding buildings
- Good quality design and use of quality materials
- Adequate amenity space both private & public
- Maintain separation distance from upper floor bedrooms
- Parking / bin storage / bicycle storage etc

Following a number of preplanning meetings, the proposed development was agreed upon.



43 & 44 Brews Hill, Navan

2.0 Housing Quality Assessment

2.1 Residential Zoning

The site is currently zoned as B1 (Commercial/ Town or Village Centre existing residential) within the current Meath County Development Plan 2021 – 2027 and is situated within the Navan Settlement Boundary. It is an objective of this zone within the plan “to protect, provide for and/or improve town and village centre facilities and uses”.

The proposed planning application represents the replacement of a derelict dwellings on a large town centre which is in line with objective NAV OBJ 2 To support and encourage residential development on under-utilised land and/or vacant lands including ‘infill’ and ‘brownfield’ sites, subject to a high standard of design and layout being achieved.

2.2 Mix of Dwelling Types

Section 11.5.8 Dwelling Design, Size & Mix of the Development Plan requires all residential schemes should ensure an appropriate mix of housing typologies and unit sizes to support the provision of a variety of household types and tenures that accord with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).

The following mix of unit types is included in the proposed development:

Proposed unit type	No. of units
1 bed unit	6
2 bed unit	6
Total no. of units	12

The proposed mix provides the units required to help meet the needs of the current housing list for the Navan area.

2.3 Residential Density

The proposed site has an area of 0.13 hectares with a central town location which lends itself to high density development. The proposed density provides for ample private amenity space, appropriate parking spaces and central public courtyard space.

2.4 Public Open Space

The development is designed around a low maintenance landscape central courtyard which is overlooked by both terraced blocks. This space will provide immediate amenity space which will encourage interaction between the residents whilst amenities such as blackwater Park and Ramparts Walk Trial are within a 1km distance from the development.



Central Courtyard Landscaped Amenity Space

2.5 Separation distances

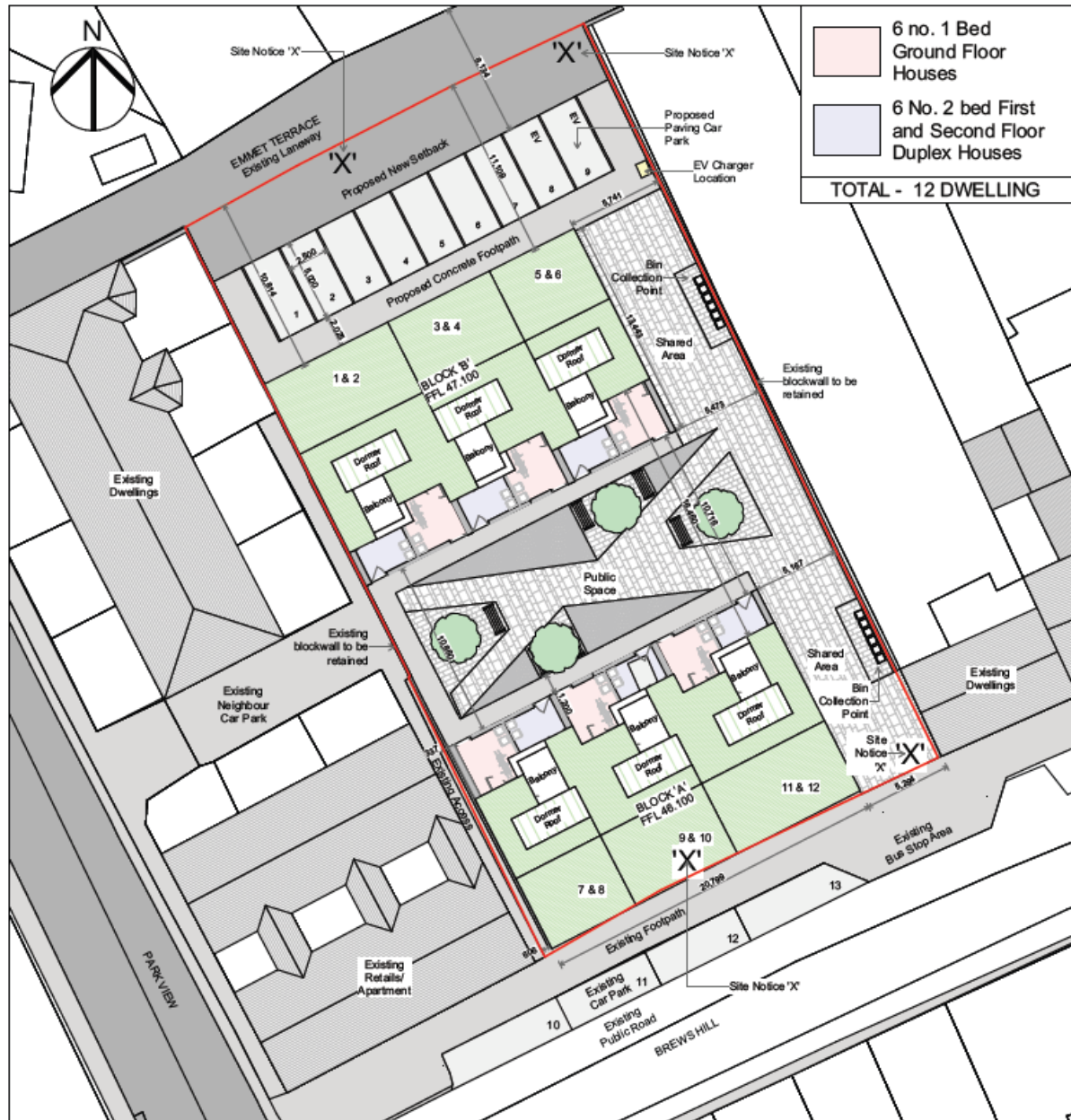
Objective DM OBJ 19 states ‘A minimum of 22 metres separation distance between opposing windows will apply in the case of apartments/duplex units up to three storeys in height’.

The proposed development achieves a separation distance of 22m between bedroom windows and is therefore meets the requirements of objective DM OBJ 19.

2.6 Site Safety and Security

The units have been designed with dual aspect living, which allows the residents to overlook the courtyard and the road / street to the front of the units. In addition, the end units have a gable window to allow additional passive surveillance of the access to the development.

Each unit will be provided with their own private amenity space just off the courtyard which will allow them to store bins and bicycles in a secure location.



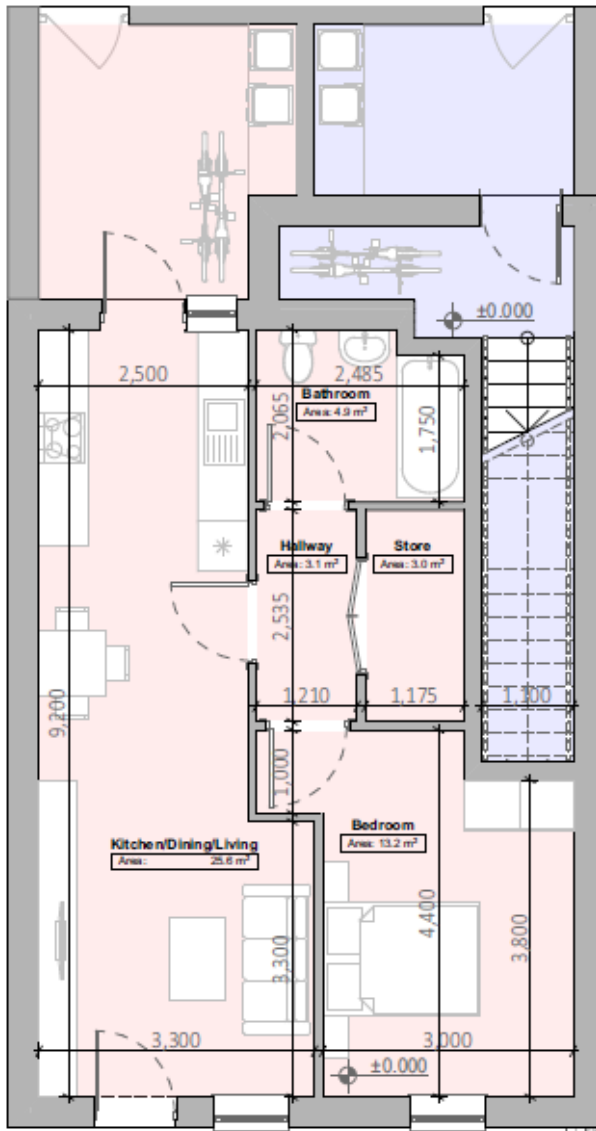
Site Layout Plan

2.7 Accessibility

The development has been designed to meet the requirements of Technical Guidance Document M – Access and Use. All ground floor units will have level access at the main entrance whilst the first floor units will have stairs which are ambulant accessible.

2.8 Bicycle Storage

Each unit has been provided with space to store two bicycles, the ground floor units can store in the private amenity space while the first-floor units can store in their outdoor amenity space at ground level or within the storage area at the main entrance.



Typical floor plan demonstrating bicycle storage

Bicycle Parking:				
Unit type	No. of units	Spaces per bed (CDP rates)	Spaces	
			Required under CDP	Proposed
Ground floor apartment (1B 2P)	6	1	12	12
First & second floor duplex apartment (2B 3P)	6	1	18	18
Visitor parking		1 (per 2no. apartments)	1	Availbe space in private amenity space
TOTAL SPACES			30	30

2.9 Car Parking

Table 11.2 of the CDP calls for 2 parking spaces per unit, however under the *Sustainable Urban Housing: Design Standards for New Apartments* states the following:-

3) Peripheral and/or Less Accessible Urban Locations

4.22 As a benchmark guideline for apartments in relatively peripheral or less accessible urban locations, one car parking space per unit, together with an element of visitor parking, such as one space for every 3-4 apartments, should generally be required.

Based on the above we provided parking at a rate of 1 per unit and visitor parking will be provided by the on street parking available along Brews Hill. The parking rate of 1 per unit is adequate due to the following;

- The development is town centre and therefore there will less dependence on cars
- As the development is town centre the occupants are likely to use public transport
- There is an abundance of on street parking available and a public car park directly across the road
- Adequate parking for bicycle has been provided to reduce the dependency on motor vehicles
- the demographic for these units generally would not have 2nr. car spaces per household, 6nr apartment are 1 bed unit which will be utilised as Age Friendly units

2.10 Refuse Storage and Bins

Each of the proposed apartments have adequate provision for recycling and waste facilities in the form of external bin stores which are located in the external private amenity space. Each unit has the capacity to store a minimum of 3no. bins (i.e., black, brown & green bins) within their own curtilage.

2.11 Gross Floor Area & Space Standard of Apartments

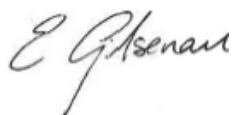
The proposed apartment units have been designed to comply with the minimum standards set out in the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, December 2020*.

Please refer to the Housing quality Assessment below which outlines the minimum standards required and the actual standards achieved.

2.12 Housing Quality Assessment

See Appendix A attached.

Signed:



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Wynne Gormley Gilsonan
Architects & Surveyors Ltd.

