

Proposed Development at St. John's Convent, New Street, Rathangan, Co. Kildare

Design Statement



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1.01 Context

The site is located on New Street in Rathangan

The Eastern boundary is shared with a former convent building (Protected Structure - RPS No. B17-37), which is currently occupied by an engineering company.

The Western boundary is shared with 2 storey semi-detached houses & their associated gardens to the front of the site and a memorial garden towards the rear.

The Southern boundary is defined by New Street and the northern boundary is shared with agricultural land.

The site is within 200m of Rathangan town centre.

1.02 Site Constraints

Primary access to the site is via the existing entrance from New Street. It is proposed that the existing site access will be re-located as part of the proposed development (as requested by the Departments Built Environment Adviser Gareth Williams MRAI).

The site is characterised by a number of existing trees & a mature formal garden layout.

This current proposal provides for retention of high-quality trees and the existing garden layout will be retained, enhanced and act as a public and communal open space as part of the landscape plan pursuant to an Arboricultural Report/Tree Survey which has been completed.

1.03 Project Description & Design

The proposal, which accords with the Development Plan policy and zoning objectives of the site, provides for the demolition of the former convent and an external store and the construction of a social housing development comprising 24 no. 1 and 2-bedroomed apartments and a community room for residents.

The design concept is informed by the desire to retain both the existing gardens to the rear of the existing building and the existing mature trees to the front of the site whilst respecting the existing Protected Structure to the east of the site. This enables a courtyard type development set around the existing gardens to be created by a simple contemporary 2-storey block that addresses the existing streetscape and a 2-storey block to the rear that provides a solid edge to the communal gardens, thus emphasising the courtyard nature of the development.

It is envisaged that the elevational treatment will be contemporary in nature using a simple palette of materials that will respect the site context.

All dwellings will be provided with private open space in compliance with the current Kildare County Council Development Plan.

32 no. car-parking spaces including electric vehicle parking spaces, 1 no. minibus drop-off space and 37 no. long-stay and 12 no. short-stay bicycle stands will be provided.

The proposal provides for communal open space at a rate of 27% of the area of the site, and 15% public open space.

The development will also provide for 2 no. single-storey utility buildings; 1 no. accommodating a bin store and bicycle store and 1 no. bin store only. A separate ESB substation kiosk will also be provided.

1.04 Roads & Footpaths

New access roads will be designed to appropriate level, with cambers and falls and incorporating all necessary drainage and surfacing. Roads will be adequate for access for all users, including bin collection, emergency services (ambulance, fire brigade); and will be of taking-into-maintenance standards by Kildare County Council after completion. New footpaths, kerbs, road crossings will all be of taking-into-maintenance standards by Kildare County Council.

Parking areas materials will be robust and car-parking will be of taking-into-maintenance standards by Kildare County Council.

Gradients, widths and material finish of all footways and access for persons from parking bays and footways to dwellings will allow level access to dwellings and will fully comply with the requirements of Part M – Access and Use, of the Building Regulations 2022.

1.05 Dwelling Design

All dwelling and room sizes and dimensions will comply with the requirements as set out in *Quality Housing for Sustainable Communities* and the Kildare County Council Development Plan. All units will be designed to be adaptable and future-proofed to cater for the changing needs of end users.

Apartments

The Apartments have been designed having regard for the provisions of *Sustainable Urban Housing: Design Standards for New Apartments (2022)*, *Quality Housing for Sustainable Communities (2021)* and Kildare County Council Development Plan with particular emphasis on;

- i. Apartment floor areas
- ii. Safeguarding higher standards
- iii. Dual aspect ratios
- iv. Floor to ceiling heights
- v. Lift and stair cores
- vi. Internal storage
- vii. Private amenity space
- viii. Security considerations
- ix. Car-parking
- x. Future-proofing

Consistent with the *Design Standards for New Apartments (2022)* we can confirm that the following minimum apartment floor areas outlined below have been achieved or exceeded, i.e.

- 1-bedroom apartment (2 persons) - 45sqm
- 2-bedroom apartment (3 persons) - 63sqm

All apartments in the scheme shall exceed the minimum floor area standard for any combination of the relevant 1- & 2-bedroom unit types by a minimum of 10%.

Scheme design provides for 100% dual aspect apartments.

Ground floor floor to ceiling heights will be a minimum 2.7m with upper floors providing a minimum of 2.4m.

6 no. apartments per core per floor are provided generally.

The majority of apartments will benefit from South-facing balconies.

Minimum storage requirements have been achieved or exceeded, i.e.

- 1-Bed/2P Units: 3.48 - 4.12 sqm - minimum 3 sqm
- 2-Bed/3P Units: 5.59 - 6.43 sqm - minimum 5 sqm

Apartments overlook the public realm providing passive security. Entrance points will be clearly indicated, well-lit and overlooked by adjoining dwellings. Ground floor apartments will incorporate a privacy strip and will be augmented with appropriate landscape design and boundary treatments.

Surface car-parking is provided at grade at the South and Western sides of the proposed apartments.

1.06 Sustainability & Energy Performance

The apartments will be constructed to NZEB (Near Zero Energy Building) standard combining high standards of insulation with sustainable energy efficient heating and ventilation systems.

The dwellings will achieve compliance with Part L (Conservation of Fuel and Energy – Dwellings – 2022) of the Building Regulations and a minimum A2 BER Rating. In addition to this standard, the units will be designed for low maintenance, with ease of maintenance as a key requirement.

1.07 External Finishes

The external building finishes will be durable, and robust and selected to reflect Kildare County Council requirements.

Material will be selected to reflect the overall quality of the development, design life and ease of maintenance. All external materials and finishes shall have the required fire resistance.

The external finishes will be resistant to vandalism including graffiti.

1.08 Planning Data

Kildare County Development Plan 2017-2023

Volume 1

Chapter 17 Development Management Standards

17.2. 1 Building Heights:

New proposal – 2 No. 2-storey buildings with pitched roofs

17.2.2 Site Coverage:

Site area = 6761.7 sqm (0.676 ha)

Total foot print area of new buildings = 990.54 sqm

Site coverage = 14.6% (allowed max 50%)

17.2.3 Plot Ratio

Total gross area of new buildings = 1713.69 sqm

Plot Ratio = 0.25

17.2.4 Overlooking

There is no overlooking issue between proposed new buildings and existing adjacent buildings

17.4.2 Density

Density = 35 uph
(allowed 35 uph as per Table 4.2 of Chapter 4, Vol 1, KCC dev plan)

17.4.3 Housing Mix

Schedule Building A:

- 1 No. Community Room
 - 7 No. 1-Bed/2P apartments
 - 5 No. 2-Bed /3P apartments
- Subtotal 12 No. dwellings**

Schedule Building B:

- 4 No. 1-Bed/2P apartments
 - 8 No. 2-Bed/3P apartments
- Subtotal 12 No. dwellings**

Total: 24 No. dwellings

Units Type Breakdown:

- 1 No. Community Room
- 11 No. 1-Bed/2P Apartment
- 13 No. 2-Bed /3P apartments

Proposal does not exceed threshold of 25 units as per table 17.3

17.4.6 Apartments Developments

| | | |
|-----------------|--|---|
| 1-Bed/2P Units: | Gross Area = 52.65 – 53.97 sqm Storage Area = 3.48 - 4.12 sqm | (Comply, min 45m ²) (Comply, min 3m ²) |
| 2-Bed/3P Units: | Gross Area = 70.64 - 73.64 sqm Storage Area = 5.59 -6.43 sqm | (Comply, min 63m ²)* (Comply, min 5m ²)* |

All units are dual aspect.

All units exceed minimum area required by at least 10%.

| | |
|---|--|
| 1-Bed Units private area = 5.03 - 6.50 sqm | (Comply, min 5m ²) |
| 2-Bed/3P Units private area = 6.01 – 7.24 sqm | (Comply, min 6m ²) |
| Communal open Space Area 1838.5 sqm (27%) | (Comply, min 133m ²) (11x5+13x6)* |
| Public open Space 985.6 sqm (15%) | (Comply, min 15%) |

**as per Sustainable Urban Housing: Design Standards for New Apartments December 2022*

17.7.6 Car Parking

32 No. Carpark Spaces (1space/unit+1 visitor space/4 units) including:

- 6 No. Visitors
- 2 No. Designated Carpark spaces
- 7 No. spaces with charging points

plus

- 1 No. Minibus Drop Off Space

17.7.7 Cycle Parking

37 No. long-stay, Secured Bicycle Parking Spaces (1space/ bedroom) and 12 No. short-stay, Bicycle Parking Stands (1space/2 units)

Volume 2 Small Town Plans

Section 1.7: Rathangan Plan

Site location: Municipal District: Kildare-Newbridge, Rathangan (Small Town), Zone A - Town Center

RN 1 Encourage the development of residential schemes over the lifetime of this Plan largely within the Town Centre (A), and New Residential Zones (C1-C9) in accordance with the principles of proper planning and sustainable development.

New proposal – proposed Residential Development

RN 10 Preserve the townscape character of the town centre with its pattern of two and three storey buildings with pitched slate roofs

New proposal – 2No. 2-storey Buildings with pitched slate roofs

RN 11 Promote diversity and choice through a mix of sustainable development types including commercial, residential and leisure facilities.

New proposal –development for older people or people with disabilities increasing residential diversity.

RN 18 Provide and upgrade public lighting throughout the town as the need arises

New external public lighting included in the development.

RN 34 Require separate foul and surface water systems for all future developments.

Separate foul and surface water systems to be provided.

Natural Heritage

RN 46 Identify trees which are worthy of protection and seek their retention.

New Proposal – existing trees to be retained and protected have been identified in the Arborist Report attached herewith.

Appendix A
Development Details



20003 Development at St John’s Convent, New Street, Rathangan, Co. Kildare

Doc No.: 20003_P-061

Created by: RN

Development Details

Site Area 6761.7 sqm 0.68 ha

Existing Buildings to be demolished

| | Gross Floor Area [sqm] | | footprint area |
|---------|-------------------------------|-----------|-----------------------|
| | GF | 1F | [sqm] |
| Convent | 294.515 | 247.067 | 541.582 |
| Shed | 66.91 | 0 | 66.91 |
| | | | 608.49 |
| | | | 427.09 sqm |

Proposed New Buildings

| | | | | |
|---------------------|---------|---------|----------------|-------------------|
| Building A | 393.008 | 444.491 | 837.499 | 448.329 |
| Building B | 410.132 | 410.131 | 820.263 | 469.057 |
| Bin store | 9.9 | 0 | 9.9 | 13.325 |
| Bin & Bicycle store | 36.326 | 0 | 36.326 | 44.712 |
| ESB Kiosk | 9.703 | 0 | 9.703 | 15.119 |
| | | | 1713.69 | 990.54 sqm |

Units Breakdown

Building A

Nos

| | |
|----|----------------|
| 1 | Community Room |
| 7 | 1-Bed/2p Apt |
| 5 | 2-Bed/3p Apt |
| 12 | Nos Dwellings |

Building B

Nos

| | |
|----|---------------|
| 4 | 1-Bed/2p Apt |
| 8 | 2-Bed/3p Apt |
| 12 | Nos Dwellings |

in total

| | |
|----|----------------|
| 1 | Community Room |
| 11 | 1-Bed/2p Apt |
| 13 | 2-Bed/3p Apt |
| 24 | Nos Dwellings |

| | |
|----------------------|--------|
| Density | 35 uph |
| Plot Ratio | 0.25 |
| Site Coverage | 14.6% |

| | | |
|----------------------------|------------|-----|
| Public open Space | 985.6 sqm | 15% |
| Communal Open Space | 1838.5 sqm | 27% |

Appendix B

Schedule of Accommodation/Unit Schedule



24/08/2023

20003 Development at St John's Convent, New Street, Rathangan, Co. Kildare

Doc No.: 20003_P-060

Created by: RN

Schedule Of Accommodation

| Building | Floor | Unit No. | Unit Type | area [m ²] | % * | Min required area* [m ²] | Accessible Unit (Yes/No) | Age Friendly Unit (Yes/No) |
|---------------------------|-------|----------------|---------------------------------|------------------------|------|--------------------------------------|--------------------------|----------------------------|
| Building A | GF | Community Room | | 56.51 | - | - | Yes | Yes |
| Building A | GF | Unit No. 1 | 2-Bed/3P Type 02 | 70.66 | 112% | 63 | Yes | Yes |
| Building A | GF | Unit No. 2 | 1-Bed/2P Type 03 | 52.65 | 117% | 45 | Yes | Yes |
| Building A | GF | Unit No. 3 | 1-Bed/2P Type 04 | 52.65 | 117% | 45 | Yes | Yes |
| Building A | GF | Unit No. 4 | 2-Bed/3P Type 05 | 70.64 | 112% | 63 | Yes | Yes |
| Building A | GF | Unit No. 5 | 2-Bed/3P Type 06 | 73.64 | 117% | 63 | Yes | Yes |
| Building A | 1F | Unit No. 6 | 1-Bed/2P Type 07 | 53.97 | 120% | 45 | Yes | Yes |
| Building A | 1F | Unit No. 7 | 1-Bed/2P Type 08 | 55.75 | 124% | 45 | Yes | Yes |
| Building A | 1F | Unit No. 8 | 1-Bed/2P Type 09 | 53.89 | 120% | 45 | Yes | Yes |
| Building A | 1F | Unit No. 9 | 1-Bed/2P Type 03 | 52.66 | 117% | 45 | Yes | Yes |
| Building A | 1F | Unit No. 10 | 1-Bed/2P Type 04 | 52.65 | 117% | 45 | Yes | Yes |
| Building A | 1F | Unit No. 11 | 2-Bed/3P Type 05 | 70.64 | 112% | 63 | Yes | Yes |
| Building A | 1F | Unit No. 12 | 2-Bed/3P Type 06 | 73.64 | 117% | 63 | Yes | Yes |
| BUILDING A SUMMARY | | 1 No. | Community Room | | | | | |
| | | 7 No. | 1-Bed/2P Apartment | | | | | |
| | | 5 No. | 2-Bed/3P Apartment | | | | | |
| SUBTOTAL: | | 12 No. | APARTMENTS IN BUILDING A | | | | | |
| Building | Floor | Unit No. | Unit Type | area [m ²] | % * | Min required area* [m ²] | Accessible Unit (Yes/No) | Age Friendly Unit (Yes/No) |
| Building B | GF | Unit No. 13 | 2-Bed/3P Type 01 | 73.64 | 117% | 63 | Yes | Yes |
| Building B | GF | Unit No. 14 | 2-Bed/3P Type 02 | 70.66 | 112% | 63 | Yes | Yes |
| Building B | GF | Unit No. 15 | 1-Bed/2P Type 03 | 52.65 | 117% | 45 | Yes | Yes |
| Building B | GF | Unit No. 16 | 1-Bed/2P Type 04 | 52.65 | 117% | 45 | Yes | Yes |
| Building B | GF | Unit No. 17 | 2-Bed/3P Type 05 | 70.64 | 112% | 63 | Yes | Yes |
| Building B | GF | Unit No. 18 | 2-Bed/3P Type 06 | 73.64 | 117% | 63 | Yes | Yes |
| Building B | 1F | Unit No. 19 | 2-Bed/3P Type 01 | 73.64 | 117% | 63 | Yes | Yes |
| Building B | 1F | Unit No. 20 | 2-Bed/3P Type 02 | 70.66 | 112% | 63 | Yes | Yes |
| Building B | 1F | Unit No. 21 | 1-Bed/2P Type 03 | 52.66 | 117% | 45 | Yes | Yes |
| Building B | 1F | Unit No. 22 | 1-Bed/2P Type 04 | 52.65 | 117% | 45 | Yes | Yes |
| Building B | 1F | Unit No. 23 | 2-Bed/3P Type 05 | 70.64 | 112% | 63 | Yes | Yes |
| Building B | 1F | Unit No. 24 | 2-Bed/3P Type 06 | 73.64 | 117% | 63 | Yes | Yes |
| BUILDING B SUMMARY | | 4 No. | 1-Bed/2P Apartment | | | | | |
| | | 8 No. | 2-Bed/3P Apartment | | | | | |
| SUBTOTAL: | | 12 No. | APARTMENTS IN BUILDING B | | | | | |

UNITS TYPE BREAKDOWN IN TOTAL:

1 No. Community Room
11 No. 1-Bed/2P Apartment
13 No. 2-Bed/3P Apartment

24 No. APARTMENTS IN TOTAL

* as per Sustainable Urban Housing: Design Standards for New Apartments 2022

Appendix C
Housing Quality Assessment

Development at St John’s Convent, New Street, Rathangan, Co. Kildare - Housing Quality Assessment - Apartments

Location: New Street, Rathangan, Co. Kildare
Client: Sophia
Doc Title: Housing Quality Assessment - Apartments
Doc No.: 20003_P-062
Created by: RN
Revision: 21/03/2024

Note: This schedule should be read in conjunction with the Architects Schedules of Accommodation, Proposed Site Layout drawing and relevant drawings submitted as part of the subject application.

HUSING QUALITY ASSESSMENT (as per: Design Standard for New Apartments 2022)

| BLOCK No. | UNIT No. | UNIT TYPE | DESCRIPTION | FLOOR AREA REQUIRED (m²) | FLOOR AREA PROPOSED (m²) | NO. OF BEDROOMS | BED SPACES | AGGREGATE LIVING AREA REQUIRED (m²) | AGGREGATE LIVING AREA PROPOSED (m²) | AGGREGATE BEDROOM AREA REQUIRED (m²) | AGGREGATE BEDROOM AREA PROPOSED (m²) | AGGREGATE STORAGE AREA REQUIRED (m²) | AGGREGATE STORAGE AREA PROPOSED (m²) | PRIVATE AMENITY SPACE REQUIRED (m²) | PRIVATE AMENITY SPACE PROPOSED (m²) | DUAL ASPECT (Yes/No) | FLOOR AREA > 10% Min (Yes/No) |
|-----------|----------|-----------|-------------|--------------------------|--------------------------|-----------------|------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|----------------------|-------------------------------|
|-----------|----------|-----------|-------------|--------------------------|--------------------------|-----------------|------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|----------------------|-------------------------------|

| APARTMENT BUILDING 'A' | | | | | | | | | | | | | | | | | |
|------------------------|----|----------------|---|----|-------|---|---|----|-------|------|-------|---|------|---|------|---|---|
| A | | Community Room | | | 56.5 | | | | | | | | | | | | |
| A | 1 | Apt Type 02 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 70.66 | 2 | 3 | 28 | 29.1 | 20.1 | 21.99 | 5 | 6.65 | 6 | 6.01 | Y | Y |
| A | 2 | Apt Type 03 | 1Bed/2P (Designated AF/Accessible Unit) | 45 | 52.66 | 1 | 2 | 23 | 23.64 | 11.4 | 12.32 | 3 | 3.74 | 5 | 6.01 | Y | Y |
| A | 3 | Apt Type 04 | 1Bed/2P (Designated AF/Accessible Unit) | 45 | 52.65 | 1 | 2 | 23 | 23.3 | 11.4 | 12.29 | 3 | 3.72 | 5 | 6.01 | Y | Y |
| A | 4 | Apt Type 05 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 70.67 | 2 | 3 | 28 | 29.11 | 20.1 | 22.1 | 5 | 6.53 | 6 | 6.01 | Y | Y |
| A | 5 | Apt Type 06 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 73.64 | 2 | 3 | 28 | 29.55 | 20.1 | 22.16 | 5 | 6.6 | 6 | 6.5 | Y | Y |
| A | 6 | Apt Type 07 | 1Bed/2P (Designated AF/Accessible Unit) | 45 | 53.97 | 1 | 2 | 23 | 23.15 | 11.4 | 13.01 | 3 | 4.12 | 5 | 5.03 | Y | Y |
| A | 7 | Apt Type 08 | 1Bed/2P (Designated AF/Accessible Unit) | 45 | 55.75 | 1 | 2 | 23 | 23.07 | 11.4 | 15.02 | 3 | 4.28 | 5 | 5.18 | Y | Y |
| A | 8 | Apt Type 09 | 1Bed/2P (Designated AF/Accessible Unit) | 45 | 53.89 | 1 | 2 | 23 | 25.32 | 11.4 | 14.49 | 3 | 4.13 | 5 | 6.01 | Y | Y |
| A | 9 | Apt Type 03 | 1Bed/2P (Designated AF/Accessible Unit) | 45 | 52.66 | 1 | 2 | 23 | 23.64 | 11.4 | 12.32 | 3 | 3.74 | 5 | 6.01 | Y | Y |
| A | 10 | Apt Type 04 | 1Bed/2P (Designated AF/Accessible Unit) | 45 | 52.65 | 1 | 2 | 23 | 23.3 | 11.4 | 12.29 | 3 | 3.72 | 5 | 6.01 | Y | Y |
| A | 11 | Apt Type 05 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 70.67 | 2 | 3 | 28 | 29.11 | 20.1 | 22.1 | 5 | 6.53 | 6 | 6.01 | Y | Y |
| A | 12 | Apt Type 06 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 73.64 | 2 | 3 | 28 | 29.55 | 20.1 | 22.16 | 5 | 6.6 | 6 | 6.5 | Y | Y |

| BUILDING No. | UNIT No. | UNIT TYPE | DESCRIPTION | FLOOR AREA REQUIRED (m²) | FLOOR AREA PROPOSED (m²) | NO. OF BEDROOMS | BED SPACES | AGGREGATE LIVING AREA REQUIRED (m²) | AGGREGATE LIVING AREA PROPOSED (m²) | AGGREGATE BEDROOM AREA REQUIRED (m²) | AGGREGATE BEDROOM AREA PROPOSED (m²) | AGGREGATE STORAGE AREA REQUIRED (m²) | AGGREGATE STORAGE AREA PROPOSED (m²) | PRIVATE AMENITY SPACE REQUIRED (m²) | PRIVATE AMENITY SPACE PROPOSED (m²) | DUAL ASPECT (Yes/No) | FLOOR AREA > 10% Min (Yes/No) |
|--------------|----------|-----------|-------------|--------------------------|--------------------------|-----------------|------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|----------------------|-------------------------------|
|--------------|----------|-----------|-------------|--------------------------|--------------------------|-----------------|------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|----------------------|-------------------------------|

| APARTMENT BUILDING 'B' | | | | | | | | | | | | | | | | | |
|------------------------|----|-------------|---|----|-------|---|---|----|-------|------|-------|---|------|---|------|---|---|
| B | 1 | Apt Type 01 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 73.64 | 2 | 3 | 28 | 28.49 | 20.1 | 22.19 | 5 | 7.32 | 6 | 6.01 | Y | Y |
| B | 2 | Apt Type 02 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 70.66 | 2 | 3 | 28 | 29.1 | 20.1 | 21.99 | 5 | 6.65 | 6 | 6.01 | Y | Y |
| B | 3 | Apt Type 03 | 1Bed/2P (Designated AF/Accessible Unit) | 45 | 52.66 | 1 | 2 | 23 | 23.64 | 11.4 | 12.32 | 3 | 3.74 | 5 | 6.01 | Y | Y |
| B | 4 | Apt Type 04 | 1Bed/2P (Designated AF/Accessible Unit) | 45 | 52.65 | 1 | 2 | 23 | 23.3 | 11.4 | 12.29 | 3 | 3.72 | 5 | 6.01 | Y | Y |
| B | 5 | Apt Type 05 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 70.67 | 2 | 3 | 28 | 29.11 | 20.1 | 22.1 | 5 | 6.53 | 6 | 6.01 | Y | Y |
| B | 6 | Apt Type 06 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 73.64 | 2 | 3 | 28 | 29.55 | 20.1 | 22.16 | 5 | 6.6 | 6 | 6.5 | Y | Y |
| B | 7 | Apt Type 01 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 73.64 | 2 | 3 | 28 | 28.49 | 20.1 | 22.19 | 5 | 7.32 | 6 | 6.01 | Y | Y |
| B | 8 | Apt Type 02 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 70.66 | 2 | 3 | 28 | 29.1 | 20.1 | 21.99 | 5 | 6.65 | 6 | 6.01 | Y | Y |
| B | 9 | Apt Type 03 | 1Bed/2P (Designated AF/Accessible Unit) | 45 | 52.66 | 1 | 2 | 23 | 23.64 | 11.4 | 12.32 | 3 | 3.74 | 5 | 6.01 | Y | Y |
| B | 10 | Apt Type 04 | 1Bed/2P (Designated AF/Accessible Unit) | 45 | 52.65 | 1 | 2 | 23 | 23.3 | 11.4 | 12.29 | 3 | 3.72 | 5 | 6.01 | Y | Y |
| B | 11 | Apt Type 05 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 70.67 | 2 | 3 | 28 | 29.11 | 20.1 | 22.1 | 5 | 6.53 | 6 | 6.01 | Y | Y |
| B | 12 | Apt Type 06 | 2Bed/3P (Designated AF/Accessible Unit) | 63 | 73.64 | 2 | 3 | 28 | 29.55 | 20.1 | 22.16 | 5 | 6.6 | 6 | 6.5 | Y | Y |

Development at St John’s Convent, New Street, Rathangan, Co. Kildare - Housing Quality Assessment - Apartments

Location: New Street, Rathangan, Co. Kildare
Client: Sophia
Doc Title: Housing Quality Assessment - Apartments
Doc No.: 20003_P-062
Created by: RN
Revision: 21/03/2024

Note: This schedule should be read in conjunction with the Architects Schedules of Accommodation, Proposed Site Layout drawing and relevant drawings submitted as part of the subject application.

Layout related Age Friendly Future (as per :‘Ten Universal Design Feature to include in a Life Adaptable and Age Friendly Home’)

| BUILDING No. | UNIT No. | UNIT TYPE | DESCRIPTION | ACCESSIBLE APPROACH ROUTE WITH A LEVEL OR GENTLE GRADIENT (Yes/No) | EXTERNAL ILLUMINATION (NAVIGATION AND SECURITY) (Yes/No) | COVERED PORCH, SHELTER (Yes/No) | LEVEL ACCESS AT ENTRANCE DOOR (Yes/No) | DISTINCT DESIGN OF OWN ENTRANCE (I.E., DOOR COLOURS ETC.) (Yes/No) | BALCONY /PATIO LEVEL ACCESS & HARD-STANDING FINISH (Yes/No) | BALCONY MIN DEPTH 1500mm (Yes/No) | ACCESS DOOR CLEAR WIDTH 800-850mm (Yes/No) | WIDER EXTERNAL AND INTERNAL DOORS, 850MM UNOBSTRUCTED OPENING SECTION (Yes/No) | NIBS AT LEADING EDGES OF DOORS (300MM). (Yes/No) (%) | ENTRANCE HALLWAY BETWEEN 1500 X 1500mm AND 1800 X 1800mm (Yes/No) | CORRIDOR WIDTH OF 1050-1200mm (Yes/No) | WINDOW SILLS IN HABITABLE ROOMS ≤ 850mm ABOVE FFL (Yes/No) | NO WINDOWS TRANSOMS @ 800-1500MM FROM FFL (UNOBSTRUCTED VIEWS, AT LEAST ONE SECTION)(Yes/No) | DOUBLE AND TWIN BEDROOMS AREAS ≥ 13 m² (Yes/No) | SINGLE BEDROOM AREAS ≥ 8 m² (Yes/No) | 1500mm± TURNING CIRCLE + 800mm CLEAR SPACE ON BOTH SIDES AND AT THE END OF DOUBLE BED (Yes/No) | 750MM WIDE CLEAR ROUTES BETWEEN FURNITURES, IN FRONT OF WINDOWS AND ROUTES BETWEEN DOORS (Yes/No) | SUFFICIENT INTERNAL (AND EXTERNAL) STORAGE SPACE FOR MOBILITY AIDS AND OTHER ITEMS (Yes/No) | BATHROOM WITH MINIMUM INTERNAL DIMENSIONS OF 2100 X 2400mm (Yes/No) | BATHROOM ADJACENT TO MAIN BEDROOM WITH A FULL HEIGHT DOOR OR “SOFT SPOT” TO CREATE AN EN-SUITE (Yes/No) |
|-------------------------------|----------|----------------|---|--|--|---------------------------------|--|--|---|-----------------------------------|--|--|--|---|--|--|--|---|--------------------------------------|--|---|---|---|---|
| APARTMENT BUILDING 'A' | | | | | | | | | | | | | | | | | | | | | | | | |
| A | | Community Room | | | | | | | | | | | | | | | | | | | | | | |
| A | 1 | Apt Type 02 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |
| A | 2 | Apt Type 03 | 1Bed/2P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | N (12.32m²) | N/A | Y | Y | Y | Y | Y |
| A | 3 | Apt Type 04 | 1Bed/2P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | N (12.29m²) | N/A | Y | Y | Y | Y | Y |
| A | 4 | Apt Type 05 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |
| A | 5 | Apt Type 06 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |
| A | 6 | Apt Type 07 | 1Bed/2P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | Y | N/A | Y | Y | Y | Y | Y |
| A | 7 | Apt Type 08 | 1Bed/2P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | Y | N/A | Y | Y | Y | Y | Y |
| A | 8 | Apt Type 09 | 1Bed/2P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | no transoms | Y | N/A | Y | Y | Y | Y | Y |
| A | 9 | Apt Type 03 | 1Bed/2P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | N (12.32m²) | N/A | Y | Y | Y | Y | Y |
| A | 10 | Apt Type 04 | 1Bed/2P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | N (12.29m²) | N/A | Y | Y | Y | Y | Y |
| A | 11 | Apt Type 05 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |
| A | 12 | Apt Type 06 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |
| APARTMENT BUILDING 'B' | | | | | | | | | | | | | | | | | | | | | | | | |
| B | 1 | Apt Type 01 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |
| B | 2 | Apt Type 02 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |
| B | 3 | Apt Type 03 | 1Bed/2P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | N (12.32m²) | N/A | Y | Y | Y | Y | Y |
| B | 4 | Apt Type 04 | 1Bed/2P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | N (12.29m²) | N/A | Y | Y | Y | Y | Y |
| B | 5 | Apt Type 05 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |
| B | 6 | Apt Type 06 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |
| B | 7 | Apt Type 01 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |
| B | 8 | Apt Type 02 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |
| B | 9 | Apt Type 03 | 1Bed/2P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | N (12.32m²) | N/A | Y | Y | Y | Y | Y |
| B | 10 | Apt Type 04 | 1Bed/2P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | N (12.29m²) | N/A | Y | Y | Y | Y | Y |
| B | 11 | Apt Type 05 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y (1400x1700) | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |
| B | 12 | Apt Type 06 | 2Bed/3P (Designated AF/Accessible Unit) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | no transoms | Y | Y | Y | Y | Y | Y | Y |