

Architectural Design Statement

For

Proposed Housing Development of 3no. Units

at

Craddockstown Road, Craddockstown Demesne, Naas, Co. Kildare

for

KARE

Part 8 Ref. P082020.06



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1.0 About KARE

The proposed scheme will be owned and managed by KARE. KARE are a community-based organisation who promote the inclusion of people with intellectual disabilities. KARE believe that people with an intellectual disability are important and should be a part of their community like everyone else.

KARE seek to enhance the lives of persons with intellectual disabilities by building supports for a good life. We do this through providing access to education, day care supports services, respite care, housing and other supports. KARE is a registered charity.

KARE started with one preschool, one school and with a staff of volunteers. In 2018 KARE celebrated our 50th anniversary and have grown to provide day services in twelve locations, fifteen community dwelling residential homes, two short break centres, and a preschool. KARE provide day and residential services to 387 service users, and have over 450 staff.

KARE are committed to providing good quality homes which meet residents' needs and enhance their quality of life. We provide appropriate support services for residents who live in community dwellings residential homes with other people and also support people to live independently.

The day centres and homes that KARE run are a mixture of leased and owned buildings. KARE have worked in conjunction with the Department of Environment and county councils to develop residential homes.

KARE are supported and receive funding from the HSE, Department of Education, Department of Employment Affairs and Social Protection, and several other funders. In delivering services, support from the state is fundamental.

KARE provides educational support services to persons in third level education, in places such as Maynooth University and Trinity College.

KARE have relied heavily on voluntary effort and over the 50 years that has continued and is reflected in the fact that all of our board members are volunteers. Throughout its existence KARE have maintained a strong commitment to good governance and to the importance of being community based. We continue to focus on those who matter most, being the people we serve.

2.0 Introduction

This proposal is for the creation of a 3no Single Storey Detached Housing Development and all Associated Site Works to the south of Naas along the Craddockstown Road. The application is to create a 3no. Community based type Housing Development designed and built with specific adult users with intellectual disabilities. The design and layout of the site and the individual houses has accessibility and user suitability at the helm of its design intent whilst carefully setting and connecting the dwellings into the context of the site and the planned future development to the south and east of the site. The dwellings are carefully designed with sustainability through the orientation, internal planning and proper design, material selection and appropriate landscape design. The development will provide a home for a selected number of KARE's Service User's with varying degrees of intellectual disabilities from Kildare and West Wicklow. This project is very important to KARE and their Service User's as it is their intention to create a flagship approach to care for their clients through spacious and holistic design throughout the individual dwellings and their associated shared and private open spaces.

3.0 Site Location and Description

Naas is the County Town of Kildare, is identified as a Large Growth Town I and Economic Growth Town in the Regional Planning Guidelines and is identified as a Level 2 Major Town Centre / County Town in the Retail Strategy for the Greater Dublin Area as described in the Naas Town Plan 2011 – 2017. The name Naas appears in three forms: An Nás, meaning "The Place of Assembly", Nás Laighean, meaning "The Place of Assembly of the Leinstermen", and Nás-na-Ríogh, meaning "The Place of Assembly of the Kings". The last Naas King to be recognised as King of Leinster was Cearbhall who died in 909. In 1175 the Barony of Naas was granted by Strongbow to Maurice Fitzgerald. The Town of Naas grew into a Norman stronghold with castles, walls and gates. These fell into decay and by the end of the 16th century, Naas was a Market Town. In his account of his journey through Kildare in 1732, John Loveday described Naas as "a Town of one street and a good Market House".

The basic form of the Town is linear, North Main Street being punctuated by Poplar Square, while South Main Street, which contains a wide space at Market Square, has a visually satisfying sense of enclosure. The Town Centre has an ancient street pattern of irregularity with continuous linked facades, which with the prevailing slated roofs gives an atmosphere of unity and urban quality. The development of Naas has occurred around a relatively compact urban structure, where development and expansion opportunities are present. Naas also contains an outstanding natural resource in the form of the Canal, which enhances the built and natural heritage. Like most Irish provincial towns Naas did not expand significantly during the late 19th and early 20th centuries. In recent decades Naas as the County Town has continued to expand depending on economic and social conditions and influenced by its location within the expanding Dublin Region. From the 1960's, growth of the Town has occurred on the outskirts of the Town Centre in the form of residential estates and industrial development with relatively little new development occurring in the Historic Town Centre until recent times.

The selected site for the Proposed Development is located on the southern Craddockstown Road which feeds directly into the Ballycane Road, a type of orbital route that connects the Blessington Road with the Ballymore Road. The site is 0.82 Ha / 2.02 Acres in area. The site is bounded to the north and the south along the public road by existing one off houses and the adjoining land to the east is subject to already approved housing development by developers Ballymore Homes, currently under construction. The site is currently in agricultural use. The site is currently zoned 'C' New Residential in the Naas Town Development Plan. There is no planning history known for the site.

4.0 Proposed Site Layout and Operation

The site layout provides a crescent type arrangements of the dwellings to ensure that the houses create a degree of communication and visibility between the homes. The individual sites are set out to cater for staff parking and can accommodate mini-bus set down / accessible taxi collection and drop off also. The site layout accommodates additional overflow and family / visitor car parking to the north of the access roadway.

The design of the internal site roadway to the main turning circle has been design by MCD Civil Engineering Ltd. – Civil Structural Engineers to provide for proper turning arrangement for a refuse vehicle and fixed body delivery trucks and vans. The site also has its own Public Open Space to the front of the site located to the south of the site access road. Both foul and surface water connections are proposed via the adjoining PPP Site to the north of the KARE Site as detailed in MCD Civil Engineering Ltd. drawings, specifications, and calculations.

A design scheme for landscaping the site has been prepared by Austin Associates Landscape Architects – please refer to the Landscape Design as included with the application. The boundary treatments to the southern boundary is the existing mature boundary and hedgerow. All new boundaries are proposed as 2.0m high capped and plastered concrete block walls with new hedging planted to the inside faces as required. It is the design intention to have a pedestrian link between the KARE Site and the adjoining housing development currently under construction to the rear via an opening to the northern protrusion on the site that feeds from the turning circle located at the end of the site access roadway. The internal boundary treatments between dwelling houses consist of 0.9m high capped and plastered block walls to the front gardens and 2.0m high capped and plastered concrete block to the rear yards all of which are specified to have native hedging planted to both sides.

5.0 Proposed Dwelling Design Description

The proposed scheme consists of 2no. two bedroom detached single storey house types, (Type 01 and 02) and 1no. two bedroom detached dormer house type, (Type 03) all of which are designed specifically for single Service User's with resident support staff. The proposed dwellings are designed with accessibility and universal design at the fore of space planning when taking KARE's Service User's specific project briefs into account for each dwelling, in addition to responding to their support staff requirements. The proposed dwellings provide for bedrooms, communal kitchen, living and dining spaces, dens, arts and craft rooms with separate sitting rooms where and as required, accessible bathrooms / shower rooms, sanitary accommodation, and utility rooms. The proposed dwellings also provide for covered terrace areas overlooking the rear private open garden space for each dwelling. The proposed dwellings have all been given a pitched roof treatment, blue/ black fibre cement roof slates and plastered off white walls to harmonise the traditionally shaped structures into the surrounding landscape / setting.

The proposed layout is planned to promote inclusiveness yet provide the required level of privacy and separation between each dwelling when required.

6.0 Building Materials

The building elevations have been designed by using materials and finishes to create a building of interest through the use of the following;

1. Off white painted float plastered external walls
2. Blue black fibre cement roof slates
3. Extruded aluminium rainwater goods
4. Thermally broken aluminium external windows and doors
5. Precast concrete window cills
6. Velux type roof windows to introduce natural light where required
7. Zinc canopies to entrance areas

7.0 Proposed Landscaping Design and Planting Strategy

The main aims of the landscape strategy are to create a tranquil and relaxing garden landscape that caters for all of the specific needs of KARE's Service User's. The proposed landscape scheme will aim to visually integrate the built proposals within the existing landscape. Bands of sensory planting will provide scent, colour, movement, texture and dappled shade.

Within the main landscape the perimeter is planted with layers of dense planting from carpet groundcover, structure shrubs, and hedgerows to tree canopy. All perimeters of the site are to be strengthened and planted with either hedgerow planting or shrubs and trees. This will create a calming and relaxing atmosphere within the site and also serves to visually integrate the development with the surrounding landscape.

The plant species are chosen to respect the local environment while providing suitable vegetation that is harmonious with a residential area and will be successful through all stages of its maturity. Therefore, the planting palette has a limited number of species chosen for their appropriateness and with a preference for native planting where possible.

Native species are the dominant tree types proposed throughout the main landscape areas. These new trees will mature into medium sized specimens which is appropriate for the type and scale of the landscape spaces. When the new trees mature, they will have a very strong visual impact and will define the character of the development as the existing trees (along the perimeter hedgerows) go into decline.

Please refer to Landscape Plan prepared by Austen Associates – Landscape Architecture.

8.0 Sustainability

The location of the proposed dwellings together with their orientation and landscaping will all integrate with the sustainable design approach to achieve a successful building project. The Austen Associates Landscape Design as proposed supports native flora and fauna of the region. The site was selected to specifically service KARE's Service User's within Kildare and West Wicklow, to provide community based living accommodation whereby Service User's can be visited by their family members or relative's / friend's within a short travel time. The proposed dwellings are intended to be designed to meet and surpass NZEB standards with a low energy usage and will utilise a Green Energy approach through their Architectural and Engineered Design. The dwellings will be designed and constructed with minimal to zero thermal bridging, high insulation and air tightness standards of construction.

The proposed dwelling designs will achieve an integrated and intelligent use of materials that maximizes their value, preventing 'upstream' pollution, and will intentionally conserve resources. The proposed dwellings are designed to use and reuse materials in the most productive and sustainable way across its entire life cycle, and is adaptable to minimize life-cycle environmental impacts such as



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global warming, resource depletion, and toxicity. We have selected environmentally preferable materials to reduce impacts on human health and the environment, and to contribute to improved worker safety and health, reduced liabilities, and reduced disposal costs in the future.

The designs of the proposed dwellings maximise daylight entry into the buildings and they will have appropriate ventilation and moisture control. The proposed design will provide for maximum acoustic performance between rooms and spaces. The proposed dwellings will be also fitted with an Intelligent Building Management System to control the internal temperatures and lighting. Consideration has been given to the design with regard to longevity, safe operation and minimal maintenance through the use of good quality building design and build, quality material selection, and quality mechanical and electrical system specifications.

9.0 Conclusion

It is our firm opinion that the proposed housing development is a justifiable and necessary public service to Kildare and West Wicklow. The proposed dwelling designs will allow the structures to integrate into the setting given the heights and forms and the clever use of natural materials and tones. The proposed dwellings through their construction and operation will provide new employment opportunities to Kildare and West Wicklow and the surrounding areas. We strongly believe that the proposal should be looked upon favourably by Kildare County Council and that permission should be granted for the development.

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