



**P82022-08 Proposed Residential Infill Scheme at  
No. 1 Patrician Avenue, Naas, Co. Kildare for Kildare County Council.**

**Design Statement including supporting Technical Information**



**Prepared by:**

Letitia Hanratty, MRIAI.  
Architectural Services Section,  
Kildare County Council,  
Aras Chill Dara,  
Devoy Park,  
Naas,  
Co Kildare.

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## 1.0 Proposed Site:

The proposed site is in the Eastern part of Naas town settlement near the junction of Patrician Avenue and the Kilcullen Road (R448). The site is within the 600m distance from the town centre, providing accessible travel distances to the local amenities making it an ideal location for social housing that can satisfy sustainable housing objectives.



Figure 1: Naas town with site marked with an X



Figure 2: Site location aerial photograph.

The proposed site area for this development is 0.06ha (approx.) and is zoned **B: Existing Residential/Infill in the Naas Local Area Plan**. The site includes an existing 2 storey semi-detached dwelling, a building structure and garden shed.

## 2.0 Project proposal:

The Housing Section of Kildare County Council proposed the following development at this site: **1 Patrician Avenue, Naas, Co. Kildare, W91 NF2C.**

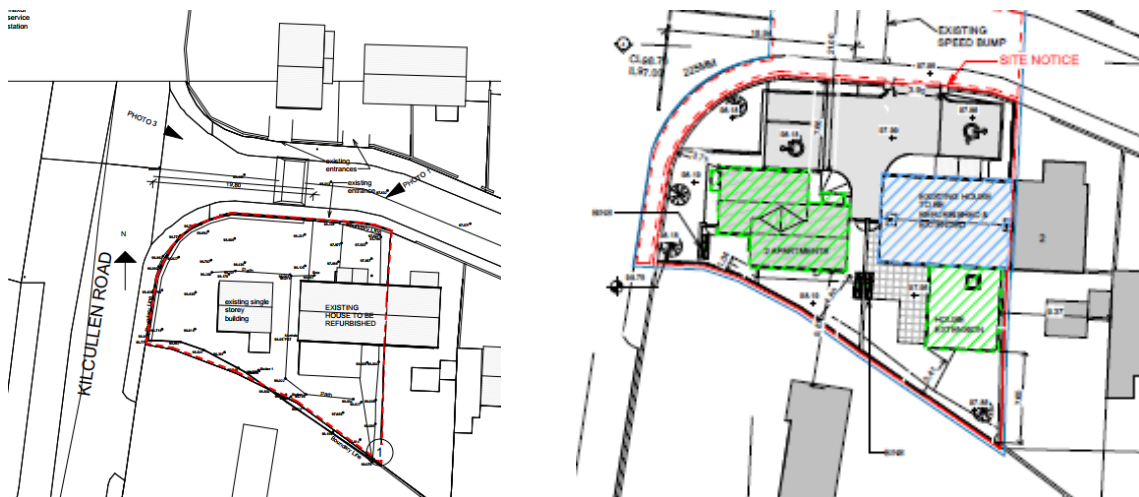
### The proposed development comprises of the:

- a) demolition of existing detached single storey building in the side garden of existing dwelling,
- b) demolition of single storey extension to rear of existing semi-detached dwelling,
- c) demolition of single storey shed in rear garden,
- d) demolition of parts of site boundary and the construction of replacement site boundaries and combined site entrance,
- e) Tree surgery and removal of existing trees and overgrowth,
- f) refurbishment, internal alterations, and construction of a single-storey extension to the rear of existing two storey semi-detached dwelling,
- g) construction of 2 new apartment units in a two-storey block in the side garden of existing dwelling,
- h) all associated site-works including subdivision of site to accommodate new two storey apartment block, new site boundaries, combined site entrance and associated tying in with existing road and path network including new speed ramp, new landscaping, private, semi-private open space, shared surfaces, site drainage, car parking, public lighting, ancillary site services and development works above and below ground.

## 2.1 Site Design Approach

The scheme comprises of 2 elements. Refurbishment with extension to the existing dwelling for a family with a specific need. This dwelling provides a ground floor accessible bedroom and sanitary facilities making it an ideal lifetime home for inclusion into Kildare County Councils Housing stock.

Demolition of existing single storey structure and the construction of an infill social housing scheme consisting of 2 number one-bed apartments with own door access. These units will provide much needed unit mix for inclusion into Kildare County Council Housing stock.



The proposal maintains the existing building line of the existing dwelling. The overall scheme enhances the existing dwelling, improves site boundaries and creates a strong built form corner of high architectural quality using materials that are reflective of the surrounding area.

Space standards for the refurbished house and the proposed apartments are to be in accordance with Quality Housing for Sustainable Communities 2007, Sustainable Urban Housing - Design Standards for New Apartments 2018, Guidelines for Planning Authorities except where the KCC County Development Plan (CDP) dictates higher standards.

	unit no.	Type	Bedroom / Floors/ People	Gross internal floor area	Living area	Bedroom area	Storage area	private open		
				Min				Min		
House (accessible unit)	1	A	5B-2S-6P	164	40.8	42	9.1	96	75	
Apartment 1 (accessible unit)	2	B	1B-1S-2P	50	45	24.1	12.6	3	5	
Apartment 2	3	C	1B-1S-2P	51.5	45	24.5	11.8	5	40	5

The proposal also provides 5 on site car parking spaces with 2 accessible spaces.

### 3.0 Preliminary Waste Management approach

The proposed scheme will consist of both demolition and construction works. A standalone *Construction & Demolition Waste Management Plan* will be prepared by the contractor in accordance with KCC requirements to provide sustainable measures for the removal and reuse of wastes arising from the proposed works.

### 4.0 IW Pre-Connection Enquiry

A pre-enquiry connection application has been made for this proposal. IW have reviewed the application in relation Water and Wastewater and have advised that there is capacity available based on a desktop study. Reference Number: **CDS22001983**

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
SITE SPECIFIC COMMENTS	
The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.	