



**P82022-09 Proposed refurbishment and extension at 25 Saint Corban's Place,
Naas, Co. Kildare W91 YK8Y for Kildare County Council.**

Design Statement including supporting Technical Information



Prepared by:

John Delaney, MRIAI.
Architectural Services Section,
Kildare County Council,
Aras Chill Dara,
Devoe Park,
Naas,
Co Kildare.

Endorsed by:

Letitia Hanratty, MRIAI
Senior Executive Architect

Letitia Hanratty.

Date of Issue: F01 _ 10-05-2022

1.0 Proposed Site:

No. 25 St. Corban's Place is an existing two-storey, two bed end of terrace dwelling constructed circa 70 years ago. The property is located to the northern edge of Naas town centre and is within 550m distance from the town centre, providing accessible travel distances to the local services and amenities making it an ideal location for social housing that can satisfy sustainable housing objectives for a family unit.

The site area is 470 sqm and is zoned B: Existing Residential/Infill in the Naas Local Area Plan. The total floor area of the existing two-bedroom dwelling is 49.8 sqm.



Figure 1: Location of site outlined in red on OS map



Figure 2: Location of site aerial photograph

Space standards for the refurbished house and new extension are in accordance with Quality Housing for Sustainable Communities 2007 except where the KCC County Development Plan (CDP) dictates higher standards.

FOUR BED 7 PERSON DWELLING			
Area of existing dwelling	55.4 sqm		
Total area of extension	67.6 sqm	QHSC	KCC Dev Plan
	Provided	Required	Required
Total area of proposed dwelling	120 sqm	110 sqm	110 sqm
Area of living room	16 sqm	15 sqm	
Aggregate living area	40 sqm	40 sqm	
Aggregate bedroom area	43.45 sqm	43 sqm	
Storage (Garden shed 4 sqm)	10.5 sqm	6 sqm	10 sqm
Bedroom 1	13.3 sqm	13 sqm	
Bedroom 2	11.4 sqm	11.4 sqm	
Bedroom 3	7.15 sqm	7.1 sqm	
Bedroom 4	11.4 sqm	11.4 sqm	

Figure 5: Proposed Space Standards

The proposal also provides 2 on site car parking spaces.

4.0 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.

5.0 Water Services Technical Review.

A preplanning-enquiry was submitted to KCC Water Services section, and they have made the follow conclusions.

Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system. All surface water shall be collected and disposed of to rainwater harvesting, soak ways or surface water system designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with inspection manhole covers.

Existing water services on site to be retained.