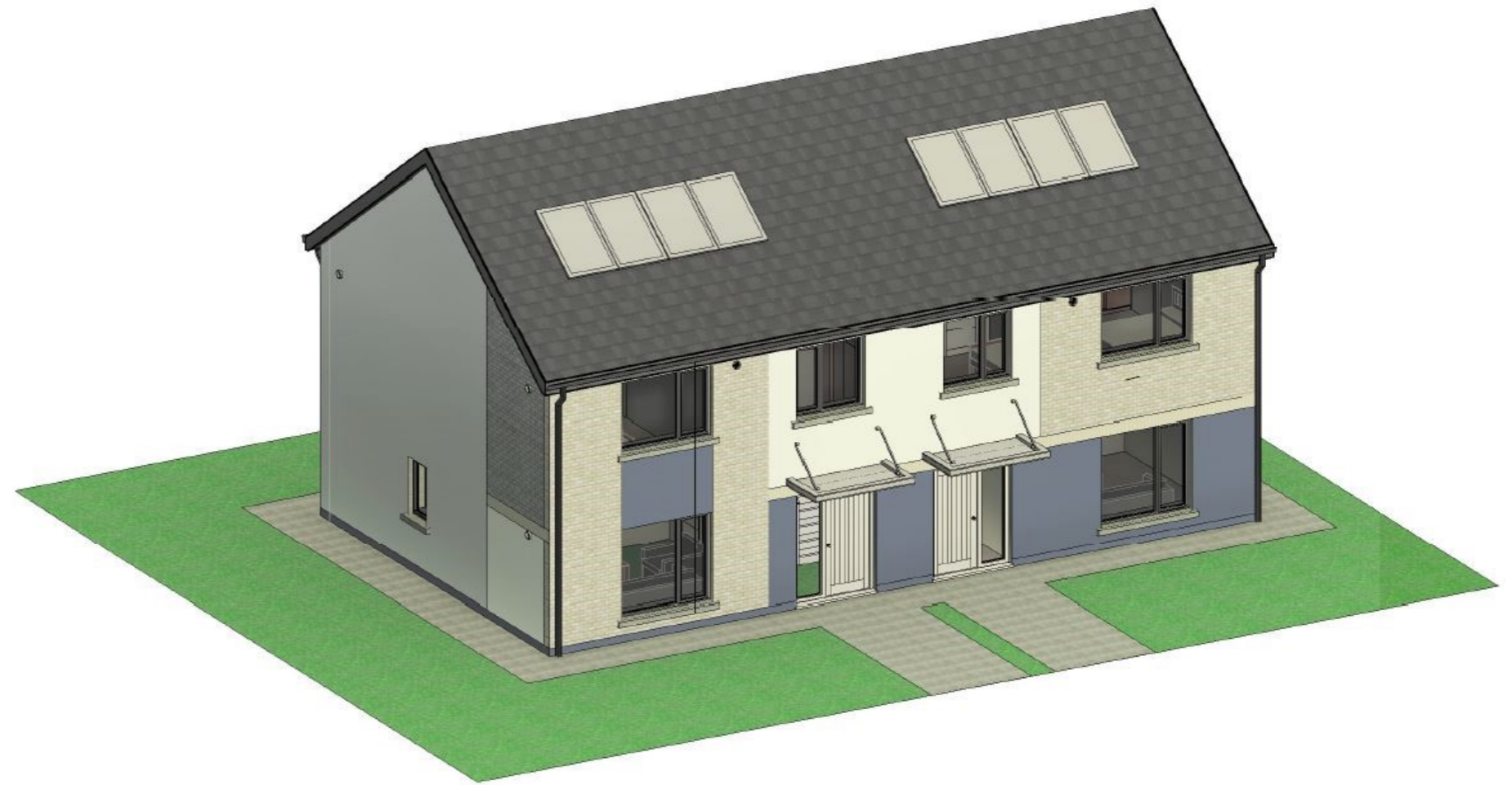


# Design Statement

November 2023



Prepared by : Therese OHalloran Architect Capital Housing

An Fhaiche Bundaire Boreen Braddach Kinnefad County Westmeath



# Housing for All

A new Housing Plan for Ireland

## SITE LOCATION AND DESCRIPTION.

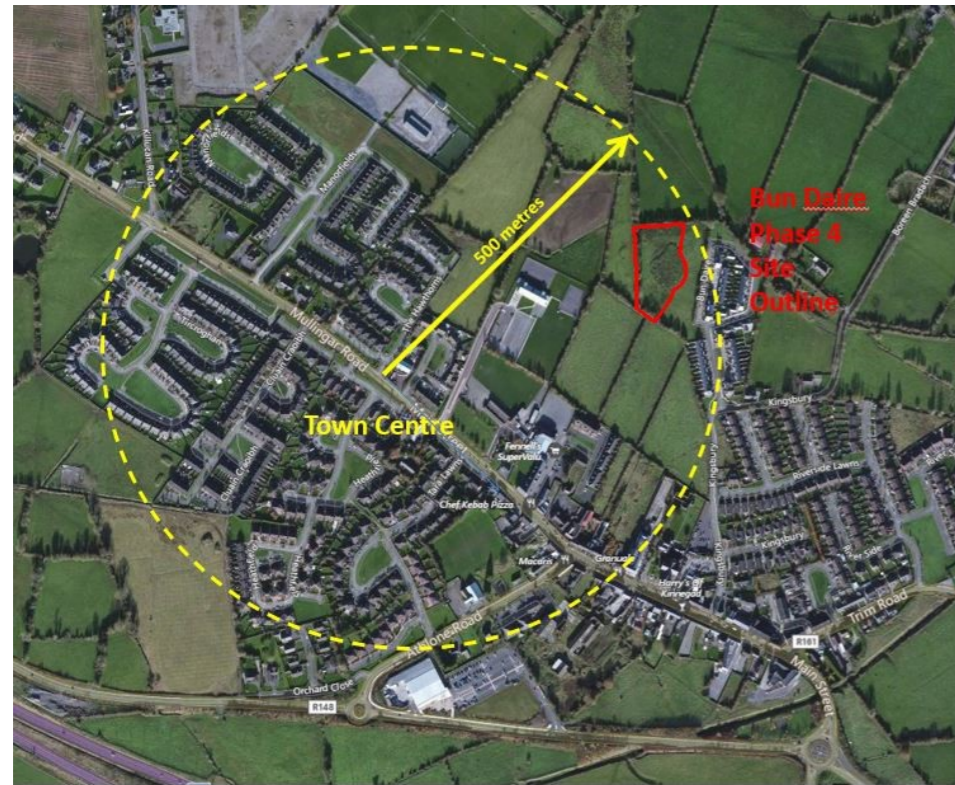


Figure 2 . Aerial View showing Site Location in the heart of Kinnegad

The subject site is located approximately 500m northeast of Kinnegad Town Centre. The site is bounded by a mix of private and social two storey dwellings on the East and Southern boundaries with agricultural land on the North & West boundaries. The total site area as outlined in Red is 0.80 hectares. The Site is generally flat apart from the raised ground profile over the burial ground as indicated .



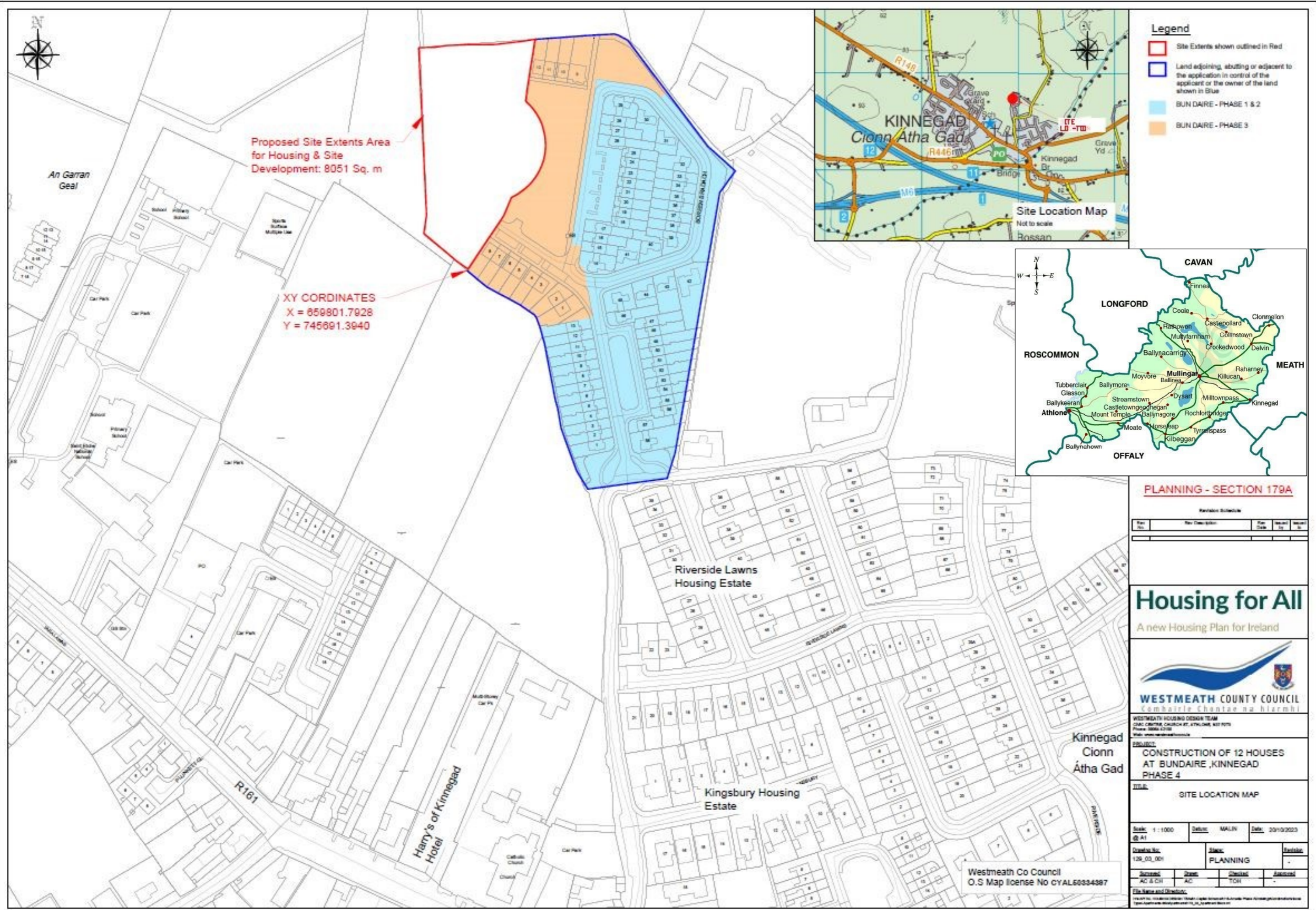
Figure 3 Burial Ground Location

## Contents

This report comprises ten different sections with a summary conclusion as follows:

1. Site Location and description
2. Site Location Layout
3. Project Brief
4. Site Strategy.
5. "Quality Housing for Sustainable Communities " 2015
6. Typology - Unit layouts
7. Materials—Architectural Treatment & Materials Specification
8. Materials—Architectural Treatment & Materials Sample Images
9. Conclusion





Proposed Site Extents Area for Housing & Site Development: 8051 Sq. m

XY COORDINATES  
X = 859801.7928  
Y = 745691.3940



- Legend**
- Site Extents shown outlined in Red
  - Land adjoining, abutting or adjacent to the application in control of the applicant or the owner of the land shown in Blue
  - SUN DAIRE - PHASE 1 & 2
  - SUN DAIRE - PHASE 3



**PLANNING - SECTION 179A**

Rev. No.	Rev. Description	Rev. Date	Rev. By	Rev. For

**Housing for All**

A new Housing Plan for Ireland



WESTMEATH HOUSING DESIGN TEAM  
CIAC CENTRE, CHURCH ST., KINLOUGH, N17 P07  
Phone: 0860 1218  
Web: www.westmeath.ie

**PROJECT:** CONSTRUCTION OF 12 HOUSES AT BUNDAIRE, KINNEGAD PHASE 4

**TITLE:** SITE LOCATION MAP

Scale: 1:1000    Date: 20/12/2023

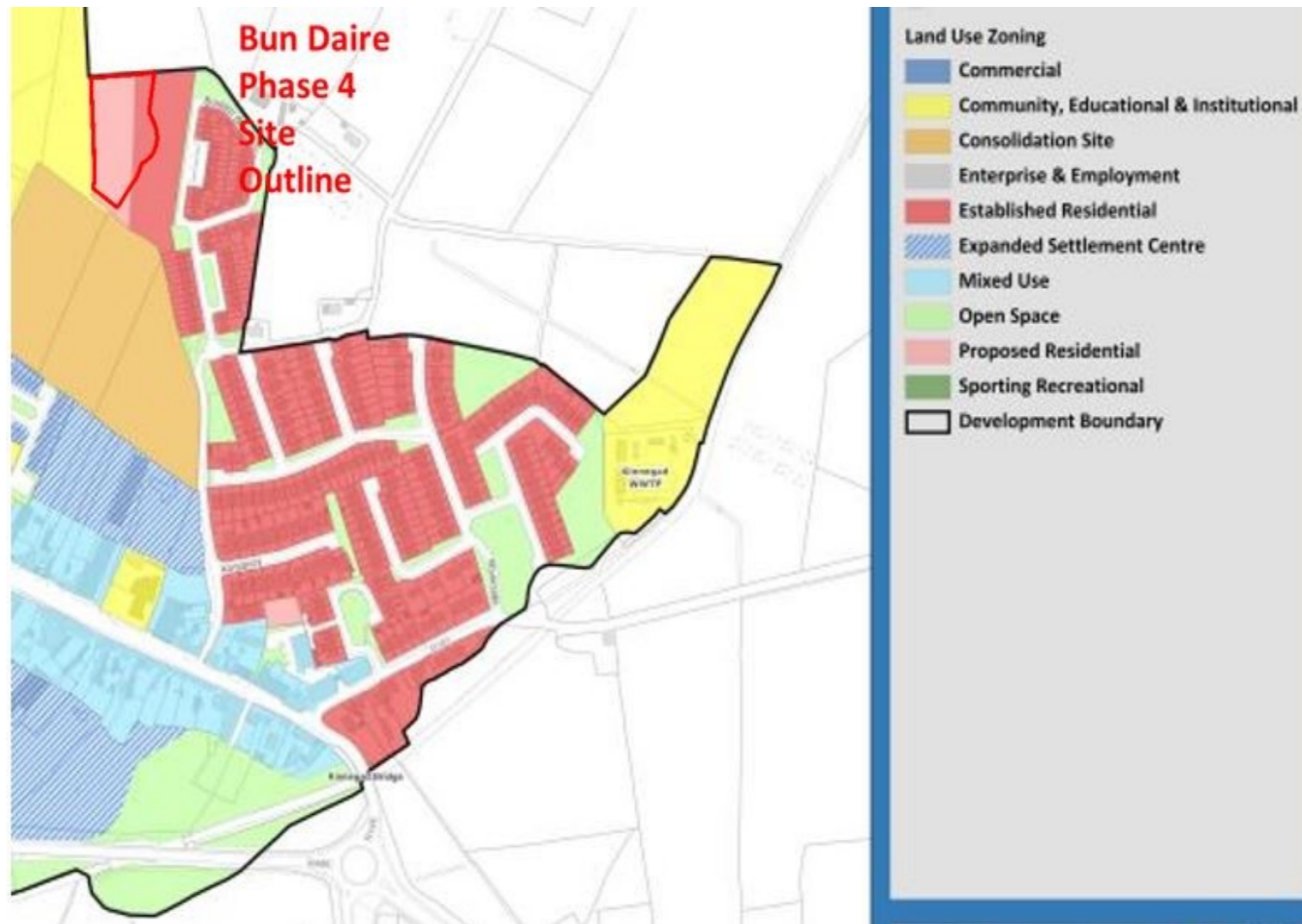
Drawing No: 129\_03\_001    Status: PLANNING

Approved	Drawn	Checked	Authorised
AC & DSJ	AC	TON	-

Westmeath Co Council  
O.S Map license No CYAL60334387



County Development Plan objectives.



## Introduction

Kinnegad is designated as a Self-Sustaining Growth Town in the Core Strategy and thus is an important economic driver for the County. The function of Kinnegad is to perform important retail, residential, service, amenity and employment functions for local rural hinterlands and to support the higher tiers of the settlement hierarchy, in particular the key town of Mullingar. The vision for Kinnegad is to facilitate its continued growth as a self-sustaining town.

In accordance with CDP 2021-2027 It is a policy objective of Westmeath County Council for as set out in CPO 2.17 – “to support the regeneration of underused town centre and brownfield / infill lands along with the delivery of existing zoned and serviced lands to facilitate population growth and achieve sustainable compact growth targets of 30% of all new housing to be built within the existing urban footprint of targeted settlements in the County.”

## Planning History.

Planning Permission was originally given for a development of 88 houses to be constructed in two phases on this and the neighbouring site. Subsequently, an ancient, unmarked graveyard was discovered on the site and work was halted on all but 11. Following archaeological investigations and in consultation with the DoEHLG it was agreed to omit from the original scheme the houses falling within the archaeological zone.

The original plan for this site was to construct 38 houses. However, when this proposal was put before the elected members of Westmeath County Council the majority decided against this development on the grounds that there was an over concentration of social housing in the same area. It was then agreed to present them with a scaled back development for the area which would provide much needed houses and a usable open space for the overall estate. Phase 3 comprised 12 no. two storey, three-bedroom houses with completion in 2021 of the estate. The proposed development allowed for additional houses on the site in the future date. This phase of development ie Phase 4 is being considered as exempted housing under Section 179A of the act in regard to Part 8 Planning Application for this Proposed Development.

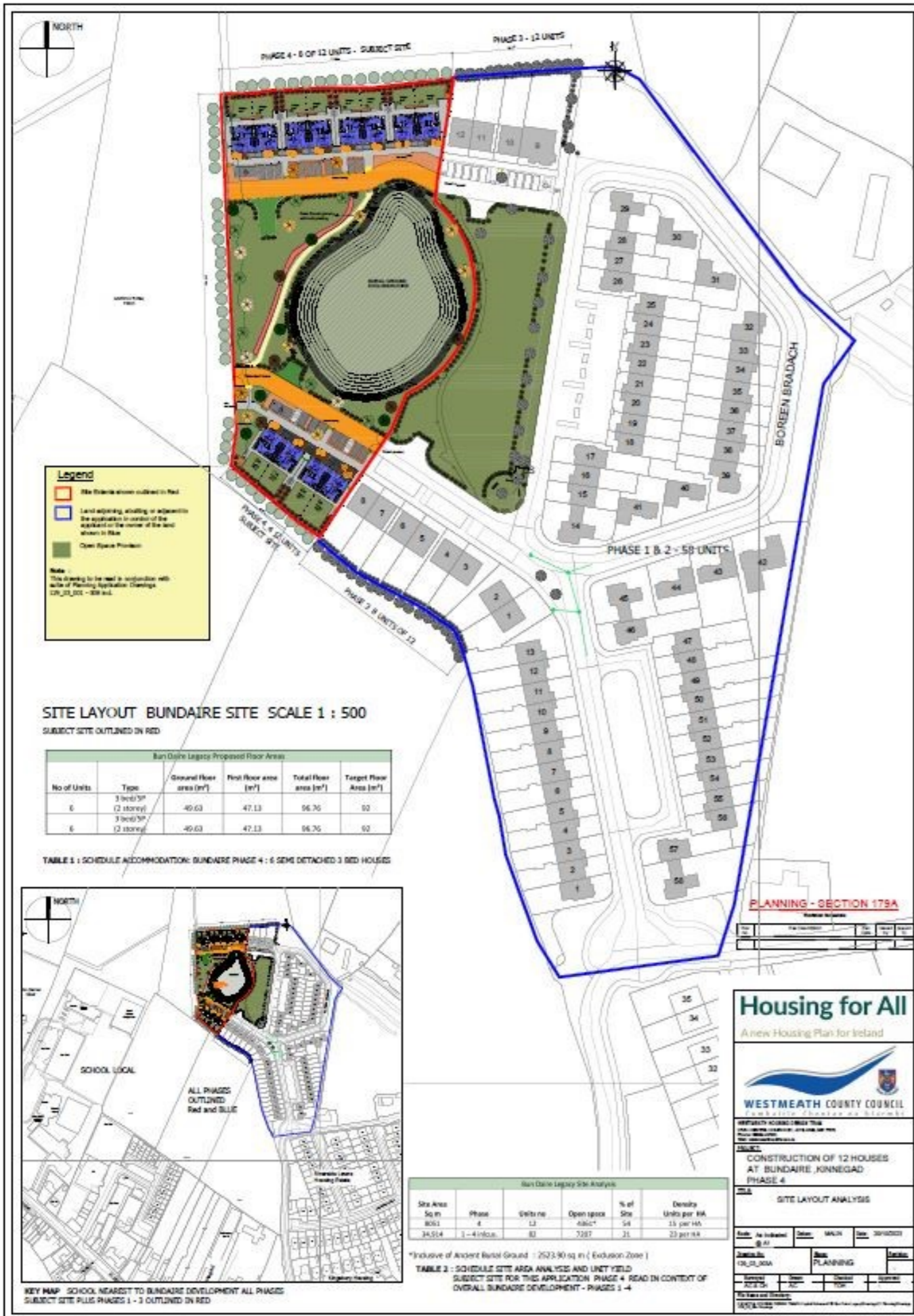
## Project Brief

Bun Daire housing estate lies to the North of Kinnegad Town Centre off a local road L5014 known as Boreen Bradach. The land was to be developed in 3 phases commencing in 2005 to build 88 houses. The land and the new housing estate is within 400m of the Main Street. The land was agricultural but contained an ancient unmarked burial ground.

In May 2006, an ancient, unmarked graveyard was discovered on the site and work was halted on all but 11 of the houses which were by then progressed to riser wall level. Following archaeological investigations and in consultation with the DoEHLG it was agreed to omit from the contract the 33 houses falling within the archaeological zone and to add to the contract the 47 houses from the second phase of the development to the eastern half of the site which fell outside the archaeological zone. The site containing the ancient burial ground was surveyed and preliminary design was developed for Phase 3. Works to this site was postponed. The last 12 houses ( Phase 3 ) in Bun daire now called “The Green Bun daire” were constructed by TH Contractors ltd. The contract was started on the 23 Sept 2019. There was a phased take over and the first 8 houses (1-8) reached practical completion on the 09th April 2021. The remaining 4 houses (9 – 12) reached practical completion on the 21st Sept 2021.

The site can access all the services in the adjacent developed estate, and it is proposed that this site would be integrated with the existing estate in accordance with the original masterplan. The new Phase 4 Houses will be numbered in sequence from Phase 3 and will complete the development to the end boundary of the site on western boundary.





### Site Strategy.

The site is an irregular shape approximately 115m metres long by 69 / 35 metres wide – 1.98 acres and situated in an existing residential estate. The overall site is bounded by a mix of private and social two storey dwellings on the East and Southern boundaries with agricultural land on the North & West boundaries.

The site is the fourth phase of a larger development and in addition to the 12 houses it will also provide much needed open space for the overall estate. There is an existing burial site on the perimeter of the site, which we have considered in our proposed site layout. It is our intention to construct 12 housing units as outlined below.

We submit that the proposed development makes good use of an underutilised site within the town and is a rational and appropriate response to site conditions.

Bun Daire Legacy Proposed Floor Areas					
No of Units	Type	Ground floor area (m <sup>2</sup> )	First floor area (m <sup>2</sup> )	Total floor area (m <sup>2</sup> )	Target Floor Area (m <sup>2</sup> )
6	3 bed/5P (2 storey)	49.63	47.13	96.76	92
6	3 bed/5P (2 storey)	49.63	47.13	96.76	92

Table 2 Proposed House Areas

The total proposed development will consist of 12 no. three bedroom two storey semi-detached houses. The proximity to shops, services, schools and churches make these units particularly suitable for people without private

### Sustainable Community Proofing.

This site is within the town centre is therefore within easy walking distance (500m) of shops, churches, childcare, sporting facilities and primary schools. Kinneagad is also served by the Midland Regional Hospital in Mullingar 20 mins drive from the subject site.

### Regional Connectivity

There are Bus Eireann & Citylink services to Dublin, Longford, Sligo, Athlone, Galway, and Dublin Airport. The subject site is therefore particularly suitable for people who do not have access to private cars.

### Services

The site is located within the town development boundary in Kinneagad. There are no infrastructural constraints in relation to the proposed development. The site is served by an existing public watermain, foul sewer and surface water & attenuation system. ESB, telecoms and broadband are also available in the estate. All services are diverted from the centrally located protected burial ground and are routed around it so as not to interfere with the protected area.





## "Quality Housing for Sustainable Communities " 2015

### Best Practice Guidelines for delivering homes sustaining communities .

This Quality housing manual is used as a basis design guidance for all new build dwelling .

This document set the basic requirements that the design of any house must incorporate in terms of space , light , air

And aspects amongst other attributes .

All Units have been design and developed to incorporate the minimum standards set out in the QHSC .

The guidance covers all aspects of the overall design in terms

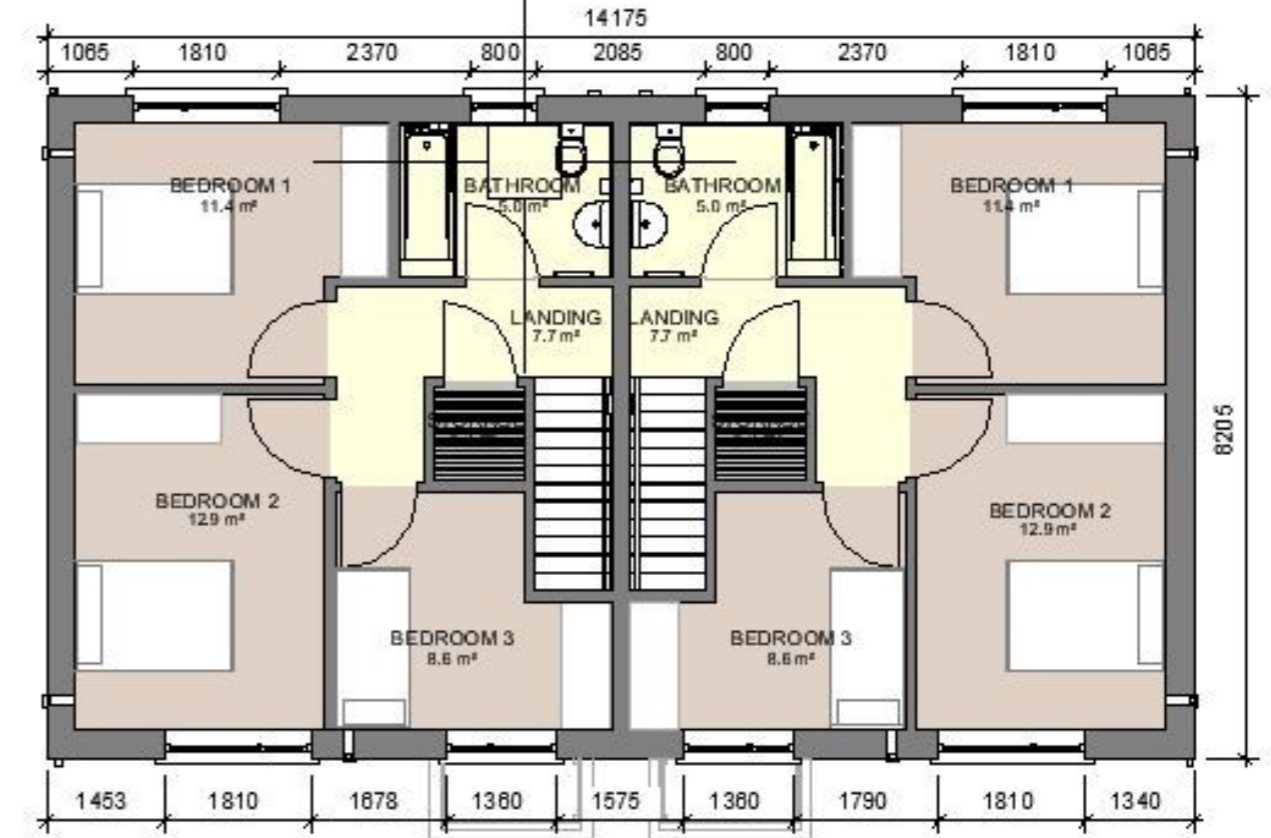
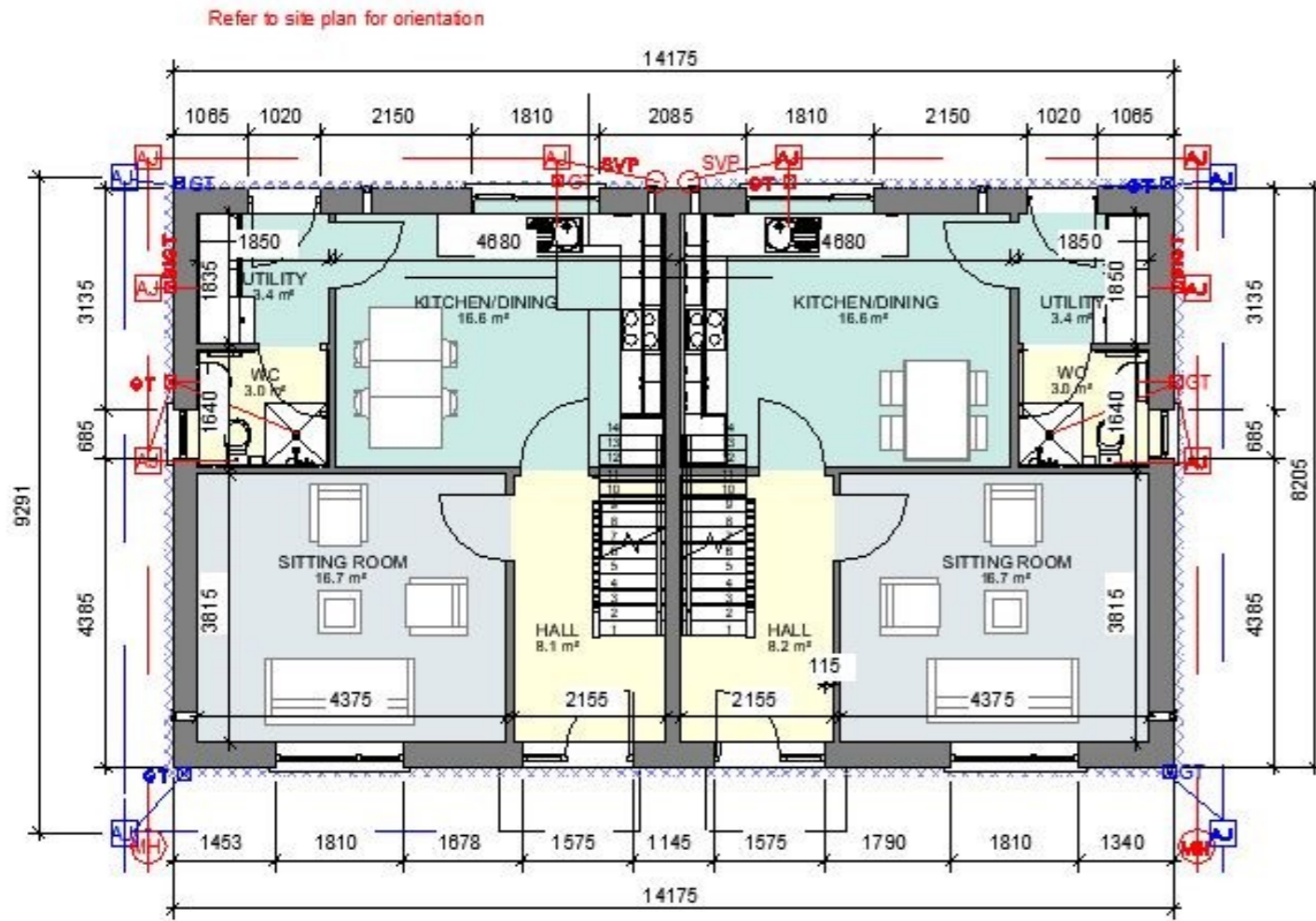
1. Site Selection
2. Design Brief, Procurement and Cost Control
3. Urban Design Objectives in the Provision of Housing
4. Scheme Layout and Design
5. Dwelling Design
4. Reference Housing Standards and Design Audit Checklists



# Quality Housing for Sustainable Communities



Best Practice Guidelines for  
**DELIVERING HOMES**  
**SUSTAINING COMMUNITIES**



**Proposed Layouts**

The proposed dwellings are based on one design typology which is mirrored to make up 6 semi detached arrangements.





**Materials—Architectural Treatment & Materials Specification**

**Roof**

600mm x 300mm blue black slates manufactured to EN492 Type NT 4.0mm thick fibre cement slates with average density of 1.93g/cm<sup>3</sup> or equal .

Slimline fascia and soffit vents to be installed as per architect's detail . PV Solar panels located in accordance with optimal aspect for energy efficiency .

**Windows**

Windows to be RAL 7016 Polyester Powder coated Aluminum with triple glazing . Windows to be thermally broken ALuclad with composite wood internal lining .

**Doors**

Solid timber Doors with thermal properties to selected colours . Triple glazing to full length side panel.

**Brick Panels**

Light Buff Brick panels which extend around gable corners at Ground. Mortar to match brick colour tone.

**Render Walls**

Proprietary Acrylic render to selected colour to Ground Floor panels as indicated . Off white /Portland colour smooth nap plaster render finish to front elevation façade

Dry dash render to gable and rear elevation , paint finish off white.

**Canopies**

Bespoke metal canopies with single ply membrane and timber soffit to detail



**Materials**—Architectural Treatment & Materials Sample Images



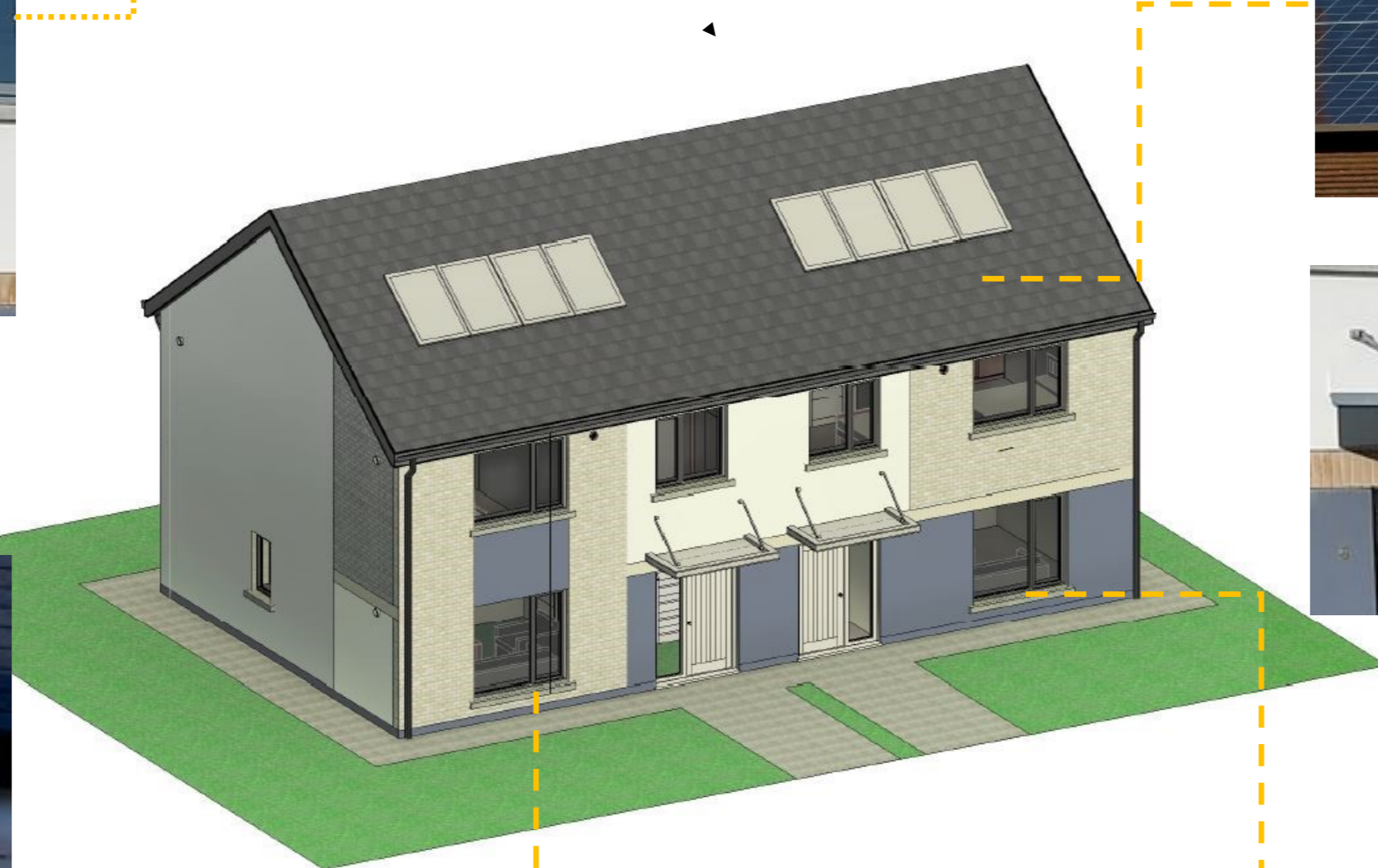
Acrylic Render to

**Materials** - Outline Specification

A minimal palette of durable materials is proposed for the external facades. Materials have been chosen for their suitability to the local environment, ability to provide variety in terms of colour, tone and texture,. For sustainability, materials have been chosen which are substantially maintenance free in order to ensure that the house unit will age and weather well without the need to carry out extensive maintenance regimes. This includes robust quality Aluminum clad windows ( Aluc lad) Brick panels , Acrylic coloured render which does not re-



Profiled Aluminium Canopy with Timber Soffit Lin-



Selected quality buff coloured Brick by King-court or similar supplier with textured finish

**Energy & Sustainability**

The dwellings have been designed to maximise energy efficiency and promote sustainability by use of good quality external materials .

This fulfills the departments lifetime durability for key elements of the durability in the order of 60 years,

The dwelling will achieve the mandatory A2 thermal performance with the provision of renewable technologies via heat pump and Solar PV panels to generate electricity .

The solar panels will help to offset the electrical demand on the national grid and will reduce the household billed costs with direct use when generating from solar gain.

The houses are ducted to future proof the provision of EV charging at some future date .



Aluminium Windows & Door Elevation

## **Landscaping & Ecological Design Considerations**

An AA screening has been carried out to ensure the development will have no adverse environmental impacts on surrounding designated sites.

The proposed paving areas throughout the scheme will be permeable and a sustainable urban drainage system design is proposed.

The design for surface water will be in accordance with Sustainable Drainage Systems (SuDS).

## **Conclusion Summary**

A multi strand approach is necessary to meet current demands for social housing in Kinnegad and the extension of Bun Daire estate is one such measure.

The site is owned by Westmeath County Council and the area is zoned for residential development.

The initial Bun Daire Scheme was constructed by Westmeath County Council in 2008 with a view to providing 88 social housing units.

The discovery of an unmarked burial site resulted in the omission of 30 units from the original plan. A subsequent development completed in 2021 known as Phase 3 delivered 12 units.

The intention of WCC is to complete the whole development with proposed development of 12 house units on the last portion of the original site. This includes the ancient burial site and takes account the findings of the archaeological investigation. The intention is that this proposed development identified as Phase 4 will fulfil the overall open space requirements for the complete housing development at Boreen Bradach i.e. Phase 1 to Phase 4 inclusive and yield 12 house units.

We submit that the proposed development optimises the site potential while having regard for all the aspects listed above. We envisage that the proposed development will enhance the local area and that it represents Westmeath County Council's continuing goal to develop high quality sustainable housing at an appropriate scale within the town centre of Mullingar.

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Capital Housing Design Team

## **Westmeath County Council**

We submit that the proposed development optimises the site potential while having regard for all the aspects listed above. We envisage that the proposed development will enhance the local area and that it represents Westmeath County Council's continuing goal to develop high quality sustainable housing at an appropriate scale within the town centre of Mullingar