

PROPOSED DEVELOPMENT OF 119 DWELLINGS AT BALLYOGAN COURT, BALLYOGAN CO. DUBLIN.

ARCHITECTS REPORT

28th February 2019

General

The lands at Ballyogan Court are residual lands left over from the construction of the M50 motorway. The site proposed for housing has an area of c 2.4 hectares. Currently the site is vacant and is covered in part with over grown excavation material and spoil heaps from the motorway works. The site is bounded, to the north by the M50 motorway, to the South and East by rear garden walls of the existing residential dwellings of Ballyogan Vale and Ballyogan Wood. To the West the boundary is split between the rear garden walls of the existing residential dwellings of Ballyogan Wood / Ballyogan Drive and the roadway frontage of Ballyogan Drive.

The site enjoys good local connections to public transport – both Bus and Luas at Ballyogan Luas stop and is located close to the amenities and services of Leopardstown Shopping Centre, The Park retail development Carrickmines and for leisure the Samuel Beckett Centre.

Vehicular access to the site is provided via the existing road of Ballyogan and an additional pedestrian link will be provided from the development between the existing residential developments of Ballyogan Wood & Ballyogan Drive directly to Ballyogan Road and the Luas line.

The brief was established through consultation with the Housing Department which identified significant need for 1 and 2 bed units, with the development supplemented with 3 bed units to provide a variety of unit types.

Design

The architectural form of the development will promote a high degree of overlooking and passive surveillance to public areas. At the northern, narrow section of the site, 4 storey linear apartment blocks have been orientated along Ballyogan Drive to provide an active frontage to Ballyogan Drive. Apartment blocks identify the entrance to the development, with block 2 stepping back towards the northern boundary to lead you into the development and create an area of sheltered open space. As the site widens, 2 storey terraced dwellings contain the site, which create Cul-de-sac / homezone spaces and provides an active frontage to a large area of green open space. A pedestrian / cycle route 'or greenway' with a high degree of public lighting provides a short and direct link from the developments green amenity area to the nearby Luas stop.

The design will provide 59 high quality 2 bed, 4 person, 2 storey dwellings, 8 high quality 3 bed, 5 person, 2 storey dwellings and 52 apartment units comprising of 40 1 bed apartments, 12, 2 bed apartments. Parking for the dwelling houses is provided on street in designated areas. Parking for the apartment development is provided at the rear and to the north, with visitor parking provided in designated on street bays along Ballyogan Drive. Tree planting has been integrated into car parking to minimise its visual impact while the use of 'home zones' will provide shared surface amenity space for informal play. Traffic within the development will be calmed with pedestrian area build outs to reduce the width of road, raised tables and shared surfaces.

2 storey house dwelling accommodation is generally provided in the form of narrow frontage terraced format, with wide frontage units dispersed throughout the development. The dwellings houses enjoy own door access and have carefully delineated private space to both the front and back. Generally the dwelling house have generous rear garden area, where separation distances are reduced, the wide frontage dwelling house has been utilised to restrict direct overlooking between units at the rear.

The apartment developments provides a mix of apartments, access is provided via deck access to the north, thus allowing all apartments to enjoy a south / southwest orientation and allowing the enclosed deck access areas to act as noise attenuation from the nearby motorway. Each apartment has an enclosed terraced amenity area with larger green open space provided to the north and south of the apartment development.

Refuse collection from the 2 storey houses will be on street, with refuse bins stored within the front curtilage of each house. Refuse collection from the apartment block will be via central external stores located at the rear of the apartment development along the one-way traffic system.

Materials

The design of the house type and the apartments is kept simple to maximise the potential for offsite construction through Modern Means of Construction (MMC) techniques. The proposed development will be constructed with a small palette of good quality, robust and easily maintained materials. Walls will generally be combination of brick and render that will enhance the character of the area. House type roofs will typically be covered with fibre cement slates. Windows will be good quality timber generally clad with aluminium. Boundary walls will consist of masonry walls and railings with hedging. Pavements and parking areas will be finished with a mixture of buff coloured tarmacadam, resin bound gravel and permeable paving where required.

Phasing

It is envisaged the development will be constructed over 2 separate phases. Phase 1 will include the construction of the entrance road and 67 dwelling houses and associated works, with Phase 2 including the construction of the 3 no. apartment blocks and associated works.

Schedule

The proposal allows for a mixed unit type development as set out in the table below. Overall the scheme contains 119 dwellings at a density of 50dwellings per hectare.

	Apartments (52 total)		Houses (67 total)	
	1 bed	2 bed	2 bed	3 bed
Block 1	16	4		
Block 2	8	4		
Block 3	16	4		
Houses			59	8
Apt 52 + Houses 67	Total units 119			
Shared Amenity	0.268Ha			
% Amenity	11%			
Car Parking				
Total per DLR standard	127			
Total provided	146 (incl 12 visitor & 7 disabled spaces (5%))			

Noise

Guidance contained within BS 8233 has been used to determine a range of suitable internal noise levels for sensitive rooms within the buildings. The following daytime and night time internal noise criteria are proposed:

- Daytime (07:00 to 23:00hrs) Living Rooms – 35dB LAeq(16hrs)
- Night-time (23:00 to 07:00hrs) Bedrooms – 30dB LAeq(8hrs).

Calculated noise levels at the external façade of the houses under assessment have been used to determine the internal noise levels within living room and bedroom spaces, taking account of the proposed standard and enhanced building elements.

The assessment has determined that the internal noise environment within the sensitive areas of the development are predicted to be within the recommended criteria adopted from BS 8233 if the following mitigation measures are implemented;

- Glazing meeting the acoustic specification in this report on the majority of properties;
- Enhanced glazing in specified areas meeting the acoustic specification in this report;
- Upgraded roof system in specified areas meeting the acoustic specification in this report;
- The two types of acoustic ventilators, in the designated areas, meeting the acoustic specification in this report;
- Retention of a ~2 – 2.5m high boundary wall (of block or masonry construction) on the north and east boundary of the site, and extension of this by 1m in height.

Building lifecycle

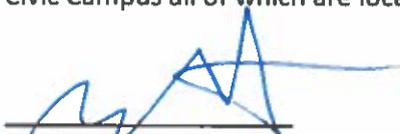
The long term running, maintenance and management costs have been taken into account at the outline design and specification stage of this development.

Waste Management Plan

The Council's Waste Management section has reviewed and approved the proposals in relation to the dwellings houses having 3 wheelie bins located in the front curtilage of each dwelling and the apartment blocks served by enclosed secure bin storage areas.

Creche

It is considered that a Creche facility with this development is not necessary because the Ballyogan area is well served by nearby Crèche and child care facilities. These include The Dimples Creche & Montessori located on 135 Ballyogan Road, Tigers childcare, The Gallops, Leopardstown Valley, Once Upon a Time Nursery and Montessori school, Carrickmines and the Kids clubs at the Samuel Beckett Civic Campus all of which are located within a 3km distance and 5 minute journey time.



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On behalf of Dun Laoghaire Rathdown County Council