



**Community Housing at Andrew Halting Site,
Athy, Co. Kildare**

Project Reference: 19087

Ref: P82024.03

Design Statement



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1.0 Proposed Site:

Ardrew halting site is a Traveller specific residential site in Athy County, Kildare. The site is in Kildare County Council ownership.

The site bounds the existing Fortbarrington Road. There will be a temporary entrance for construction, however no new entrance will be required as the existing entrance and boundary to Fortbarrington Road will be upgraded.

All existing main services such as water, sewage, gas, Eir and electricity are available along Fortbarrington Road. Proposed connections can be made and therefore service provision does not pose a constraint to the development of this site.

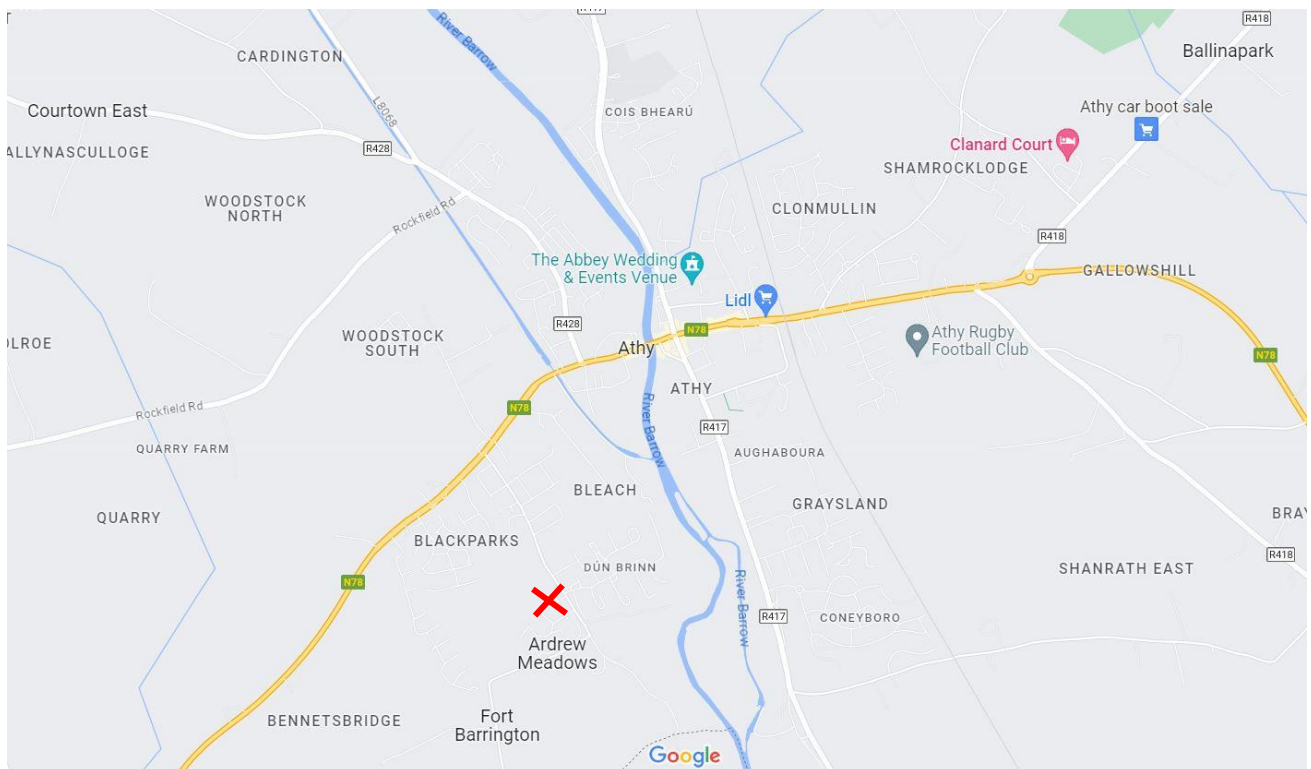


Figure 1: Athy town with site marked with an X



Figure 2: Site location aerial photograph.

The proposed site area for this development is 1 ha (approx.) and is zoned **C: New Residential in the Athy Local Area Plan**. The site includes 3 existing day houses and a caretaker building.

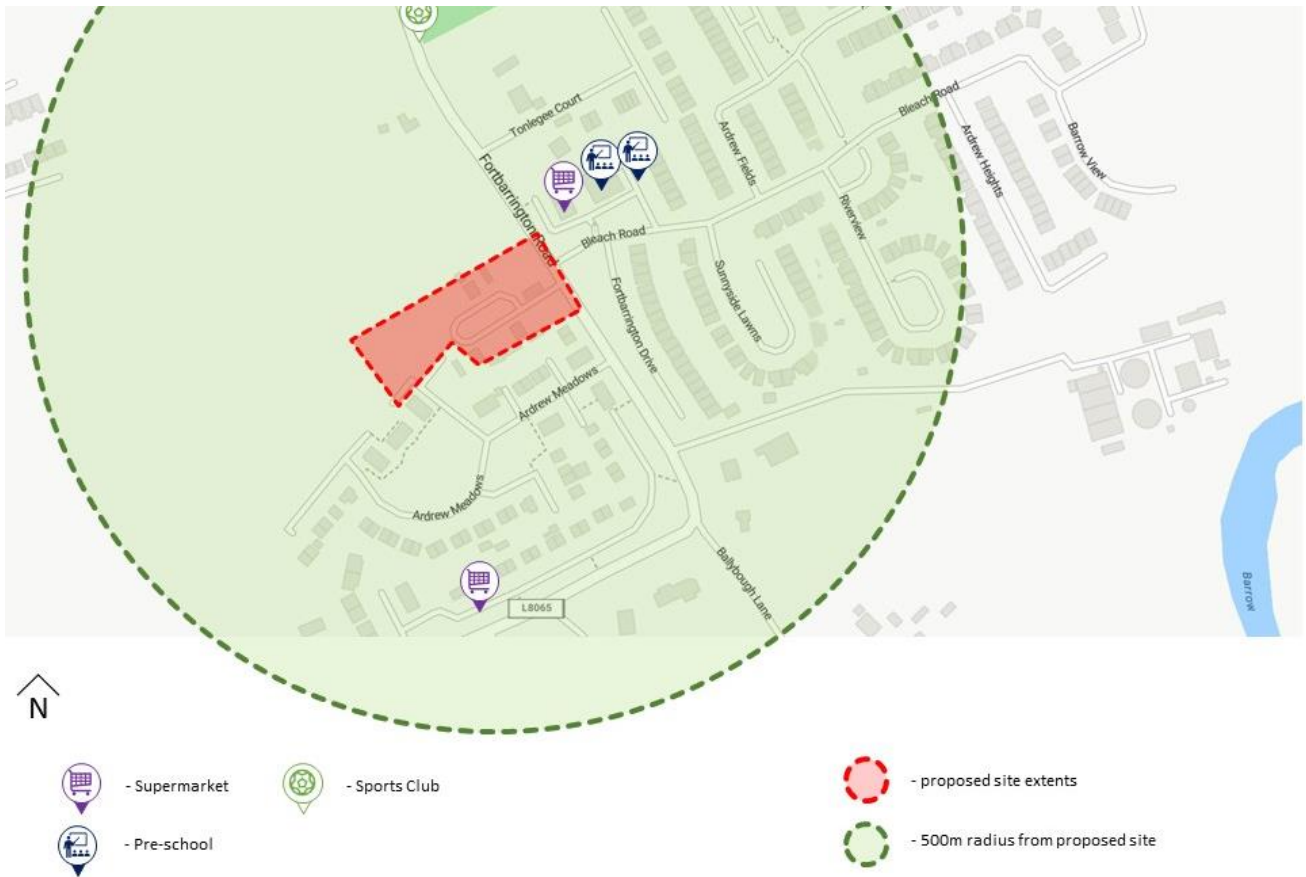


Figure 3: Site Context & nearby amenities

2.0 Proposed Project:

The Housing Section of Kildare County Council proposed the following development at this site: **Andrew Halting Site, Fortbarrington Road, Athy, Co. Kildare**

The proposed development comprises:

4 No. 5 Bed / 9 Person (2 Storey house)

1 No. 3 Bed / 5 Person (2 Storey house)

- Redesign and upgrading of the 4 existing bays in to 2 larger bays, with amalgamation of day-houses to result in 2 no. enlarged day houses.
- New caretaker's unit / community centre and associated enclosed garden area,
- Development of a landscaped green area,
- Upgrade existing site boundaries and maintain planted boundaries where appropriate,
- Construction of new boundary walls where required, upgrading works to entrance.
- All associated site works.



Figure 3: Proposed Project

2.1 Site Design Approach

The scheme comprises of 2 elements. Refurbishment to the existing day houses and the 5 new proposed units. This dwelling provides a ground floor accessible bedroom and sanitary facilities make it an ideal lifetime home for inclusion into Kildare County Councils Housing stock.

The enhanced landscaping proposals will cater to various demographics of tenants within the site as well as being site specific with the inclusion of a grotto etc.

The overall scheme enhances the existing dwellings, improves site boundaries, and creates a strong built form of high architectural quality which has more of an inclusive and traditional feel of a housing estate.



Figure 4: Proposed House Type A & B

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.

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: CDS23003318