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### **RESIDENTIAL DEVELOPMENT AT BEECHGROVE, RATHANGAN, CO. KILDARE FOR KILDARE CO. COUNCIL**

#### **PLANNING SUMMARY**

Beechgrove is located to the south-east of Rathangan and is accessed via the existing estate access road to The Meadows, opening off the Kildare Road. The first phases of houses already constructed on site comprise single-and two-storey houses, generally grouped around a large landscaped open space. There are mature beech trees in open grassed space, which are to be protected and preserved. The site was part-developed with a new road extending into the western part of the site. This road base is to be removed, and the landscape re-levelled, as part of this development, to provide an amenity space for residents.

The current proposal is to construct 18 units of social housing in two sections of the site, on either side of the grove of beech trees. A group of 6 single-storey houses is to be located in a new courtyard adjacent to the site entrance, where there are existing single-storey houses. The 12 two-storey houses are to be located at the rear southern boundary of the site, accessed from a continuation of the existing estate road.

The site area for the proposed development shown on OS map is 2.2 ha. The overall site of the estate is 5.27 ha, and when completed this will accommodate 54 houses, giving a site density of 10 houses per hectare. The public open space will be a total of 1.4 ha, which is 26.5% of the total estate area, and in excess of the minimum requirement of 15% of site area, applicable to green-field development.

The proposal comprises the following house types:

- |    |              |          |  |
|----|--------------|----------|--|
| 1. | House Type A | 4 houses | single-storey, 1-bedroomed houses            |
| 2. | House Type B | 2 houses | single-storey, 3-bedroomed houses            |
| 3. | House Type C | 6 houses | two-storey, 3-bedroomed houses               |
| 4. | House Type D | 2 houses | two-storey 4-bedroomed houses.               |
| 5. | House Type E | 4 houses | two-storey, mid-terrace, 2-bedroomed houses. |

House Types A and B are single-storey houses, arranged around a landscaped access courtyard, and are suitable for use by elderly and ambulant disabled people without necessity of later adaptations

or extensions. House types C, D and E are two-storey houses overlooking the central grove of beech trees, and catering for a variety of family sizes.

The houses are designed to comply with current Building Regulations, with A3 energy ratings. The houses will be highly-insulated and airtight, with mechanical ventilation systems, and will be heated using heat-pump technology and economical heating control systems.

The design of the houses uses similar external materials – flat concrete roof tiles, featured clay brickwork and plain plastered walls, uPVC windows – as the existing houses in Beechgrove and The Meadows. However, the house design is more contemporary, with a crisp gabled elevation for each house, and an angular visual treatment giving a vibrant, fresh appearance which is nevertheless complementary to the original houses.

Each house has off-street parking for 2 cars, and there are also car-parking spaces for visitors. The mid-terrace houses will have screened secure bin-storage units in the walled front garden, the other houses will have a side passage and bin storage at the rear. Each house will also have a garden store in the rear garden to store fuel, garden tools, bikes, etc.. Each rear garden will fully comply with the relevant Development Plan standard for private open space.