

Proposed Residential Development by Carlow County Council at Barrack Street, Carlow



CARLOW

COUNTY COUNCIL

COMHAIRLE CHONTAE CHEATHARLACH

Part 8 Submission DESIGN STATEMENT



20th December 2022

BLUETT & O'DONOGHUE
www.boda.ie

P21-020

Contents:

1. **Introduction**
2. **Context**
 - 2.1 County Development Plan 2022-2028
 - 2.2 Urban Realm Improvements – Current Studies and Potential Plans 2
3. **Proposed Scheme**
 - 3.1 Client’s Brief
 - 3.2 Scheme Development – Consultations – Options Considered
4. **Urban Design Rationale and Design Criteria**
 - 4.1 Applicable Standards and Guides referred to
 - 4.2 Irish Water – Foul Drainage – Potable Water Supply
 - 4.3 ESB Networks
 - 4.4 Retain Building fabric and form
 - 4.5 Detail Design, Materials and Finishes
5. **Management**
 - 5.1 Design Quality for Functionality, Construction Cost Economy, Low Maintenance, Design Life Standards
 - 5.2 Domestic Waste Management

1. INTRODUCTION

Carlow County Council proposes to re-develop house no’s 25, 26, 27, 28, 29, 30, 31 and 32 Barrack Street, Carlow back into residential units to current standards. It is proposed to retain the front elevation building fabric, to retain the roof profile of units 28, 29, 30, 31 and 32. With regard to units 25, 26 and 27, it is proposed to retain the front elevations, rebuild at the rear and provide for a pitched roof consistent with the patterns in the locality.

With regard to units 22, 23 and 24 it is proposed to remove units 23 and 24 in entirety, to include the front elevation. With regard to unit 22 it is proposed to retain the front elevation and remove the structures to the rear.

The reasoning for the works in relation to 22, 23 and 24 includes provision for a potential public realm project in the future and, primarily, to provide a builder’s compound for the duration of the construction works in relation to units 25 – 32. In the event that the public realm project should not proceed, the uses for sites 22, 23 and 24 can be considered further.

2. CONTEXT

2.1 County Development Plan 2022-2028

The proposed development is in the area which is zoned 'Town Centre Uses'. The residential use at the site is established and compliant with the terms of the plan.

2.2 Urban Realm Improvements – Current Studies and Potential Plans 2.

A scheme for an Urban Realm Improvement involving urban connection between Barrack Street through the Super Valu Shopping Centre through to the Potato Market area is under consideration by the Forward Planning Team at Carlow County Council. This proposed residential 8-unit scheme does not conflict with that potential future urban realm scheme.

3. PROPOSED SCHEME

3.1 Client's Brief

The Brief to the Design Team by the Executive at Carlow County Council can be summarised as follows:

- ✚ To design a scheme of residential units for sites 25, 26, 27 – and units 28, 29, 30, 31, 32 which would optimise the residential accommodation and housing stock at the location for Carlow County Council.
- ✚ To retain as much of the historic urban fabric in these units to the extent that is practicable and valuable from a Heritage perspective.
- ✚ To comply with the Building Regulations and endeavour to optimise the thermal performance of the buildings to a high standard.
- ✚ To ensure that the scheme does not in anyway interfere with the potential future public realm aspirations vis-à-vis the potential corridor connection from Barrack Street through to the Potato Market area.
- ✚ To comply with the policy documents referred to at the Introduction.

3.2 Scheme Development – Consultations – Options Considered

A range of options were considered for the site:

- ✚ To refurbish the existing buildings in their current configuration. Following an extensive inspection of the existing buildings, it was concluded that this would be; - 1) Not possible to achieve current Building Regulations compliance, 2) Not possible to achieve the geometric and spatial requirements set out in the Government Quality Design Guidance Documentation referred to at 4.1 below; 3) Not possible to achieve economically, i.e. the cost would be considerably higher than that of the proposal to attain the necessary standards where that possible.

Accordingly, the option which scored highest was that which is proposed;

- Retain the existing front elevations (with some minor elevations for contemporary door location and dimensional requirements).
- Retain the roof pattern for Units 28 – 32.
- Rebuild behind the front elevations in a configuration which meets the Quality Design Guidelines referred to at No. 4.1 below and complies with the Building Regulations.
- Introduce a pitched roof for Units 25 – 27,
- Thereby retaining, to the maximum degree, the building fabric and form visible from the public realm.

4. URBAN DESIGN RATIONALE AND DESIGN CRITERIA

4.1 Applicable Standards and Guides referred to

The scheme design has been prepared to comply with best practice in urban development and has regard to the following policy documents:



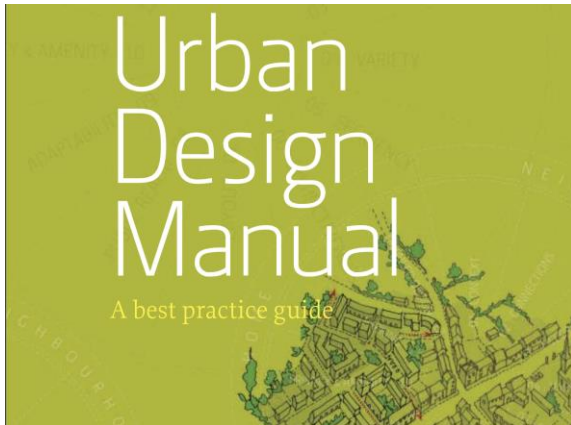
QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES' 2007

**SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN
AREAS**



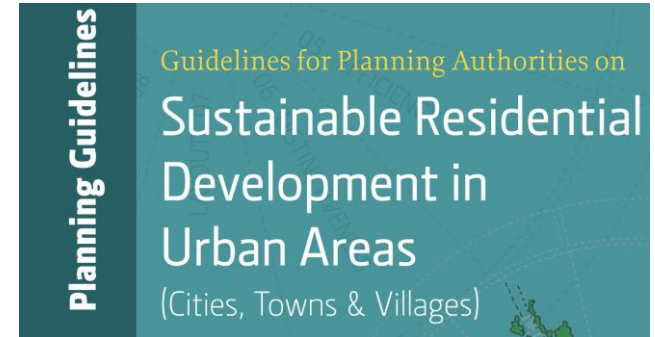
**BEST PRACTICE GUIDELINES FOR DELIVERING HOMES
SUSTAINING COMMUNITIES**

**TOWN CENTRE FIRST – A POLICY APPROACH
FOR IRISH TOWNS**



**URBAN DESIGN MANUAL – A BEST PRACTICE GUIDE
MAY 2009**

DESIGN MANUAL FOR URBAN ROADS AND STREETS



Rialtas na hÉireann
Government of Ireland

Town Centre First
A Policy Approach
for Irish Towns



Rialtas na hÉireann
Government of Ireland

Please note that from the Housing Quality Assessment carried out, all units meet the internal spatial design standards design standards outlined in the documents listed above.

4.2 Irish Water – Foul Drainage – Potable Water Supply – Surface Water Disposal

Consultations have taken place with regard to the system for the disposal of foul effluent. The plan is to re-connect to the existing foul drainage sewer at Barrack Street with new drainware manholes, end of line ventilation, etc. There is an existing water main and in consultations with Irish Water some years ago, Irish Water was asked to make provision for new future connections for these units. Accordingly, connections for these services appears to be straightforward.

Water Disposal: It is proposed to construct underground surface water attenuation storage cells in the rear yard / garden areas of each of the units. The percolation characteristics of the subsoil in a typical town centre area in Carlow such as this has the reputation of being somewhat slow. Accordingly, the estimate for the storage capacity in the proposed cell is 2sq.m. with an overflow surcharge into the hardcore area beneath the structural floor slab and radon barrier area for additional surcharge capacity. Should the development proceed, it would be the intention to carry out more detailed geophysical investigation of the subsoils after the removal of the building fabric and substructures behind the front elevation walls to be retained and the detail design can take place at that point in time.

4.3 ESB Networks – Non-Interference with Potential Future Link

Early contact has been made with ESNB. It is established that there is sufficient capacity in the network for the proposed development and that the applications may be regarded as applications to 're-connect' with new underground ducting to each unit independently.

4.4 Retain Building fabric and form

As noted, the Client's Brief provides for the retention of the front elevation, roof forms – with the amendment that a pitched roof would be provided to Units 25, 26 and 26. Whilst the existing units do not comprise 'Protected Structure' there is a strong desire on the part of the client to retain as much of the existing building fabric as will be viable.

4.5 Detail Design, Materials and Finishes

It is proposed that the retained front elevational building fabric will be stabilised while the removal of the building fabric to the rear takes place and that the existing retained building fabric will then be 'stitched' into the new building fabric and roof structures. As noted on the drawings, the building technologies for the new build elements will comprise tried and trusted conventional reinforced concrete foundations with blockwork or in situ concrete rising walls, floor lay-up of hardcore, compacted blinding, radon barrier and ventilation system, structural slab, insulation and screed (to contain low pressure hotwater heating pipes); conventional twin skin cavity blockwork with 'full fill' insulation; plastered finishes; high thermal performance windows and external doors, slated roofs, etc. It is proposed to retain the existing chimneystacks in Units 28, 29 and 32 for their heritage value only (not connected to hearths).

5. MANAGEMENT

5.1 Design Quality for Functionality, Construction Cost Economy, Low Maintenance, Design Life Standards

Each of the units is designed for easy functional usage and economical management, low-cost maintenance and appropriate long design life. The detail design endeavours to meet the standards set out in the guidance documents referred to at 4.1 above. The selection of materials and technologies will be made with durability and economy in mind.

The target BER rating is A2.

5.2 Domestic Waste Management

A three-bin system operates in the area. Owing to the configuration of the buildings, the only option is to have a location for bins which is at the rear garden / terraced areas and to provide that the back door, internal kitchen door and front door are sufficiently wide and robust to cater for bringing the wheelie bins from the rear to the front on collection days with level access.



JAMES O'DONOGHUE

BLUETT & O'DONOGHUE

Date: 20th December 2022