


	COUNTY ARCHITECTS REPORT - ACM
Project Title:	MacUilium Housing Infill, Fortunestown, Dublin 24
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe FRIAI Architectural Services Department, South Dublin County Council
Provisional description Part 8 Consultation Notice and Site Notice: the proposed construction of an infill housing development and associated ancillary works. The construction of three bedroom/two storey dwellings, landscaped green area and ancillary works.....
Context:	<p>The overall site comprises the built phases of the Fortunestown housing completed in 2009 over several stages. Phase 5 was modified in form and Phase 3 was not constructed. A playground has been constructed on part of the Phase 3 site, and the current use of the unbuilt portion of Phase 5, together with Phase 3, has been grassed over to provide open space until further development occurs.</p> <p>The plan below shows the proposed development of the land as envisaged in 2002.</p> <p>The current infill proposal includes a less dense, and intense, development of housing than originally proposed in the masterplan with the enhanced green space accessible to both existing and proposed housing.</p> 



View of Existing Estate circa 2009 with infill area and retained open space shown

The current proposal involves retaining the vast majority of the space previously dedicated to further housing as enhanced open space, with a housing infill to the vulnerable 'edges' or boundaries of the estate. The boundaries are currently formed by the rear areas of the existing housing and the adjacent industrial estate.

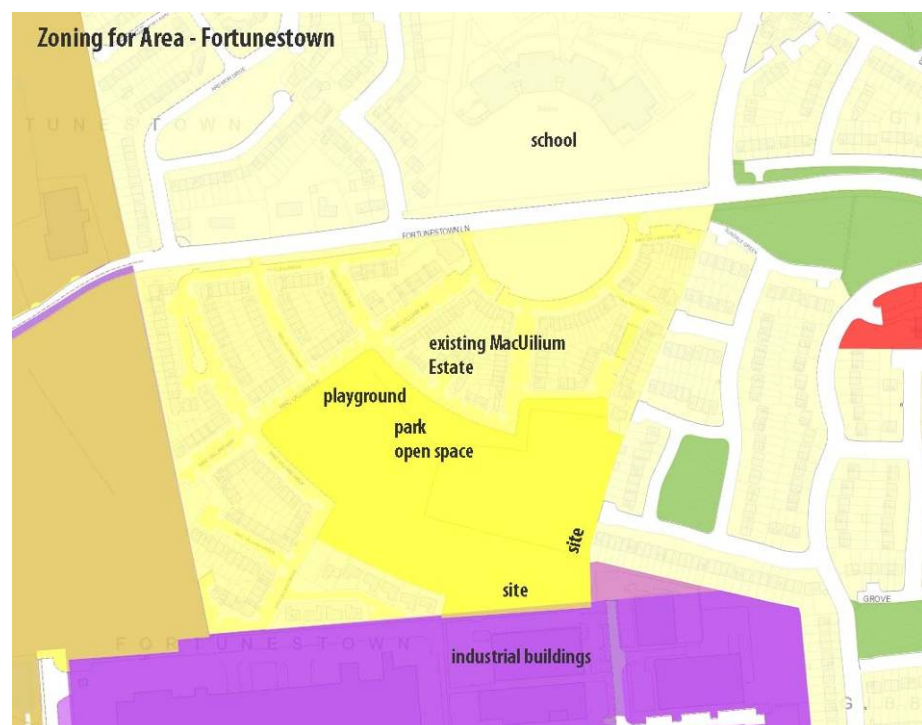
Planning / Zoning

The site complies with zoning and planning considerations.

An extract from the Development Plan 2010-2016 shows that the area is zoned 'to provide for new residential communities'

The proposed development falls within the designated zoning.

The site has been identified under the criteria of Policy H6 as a site suitable for infill development.

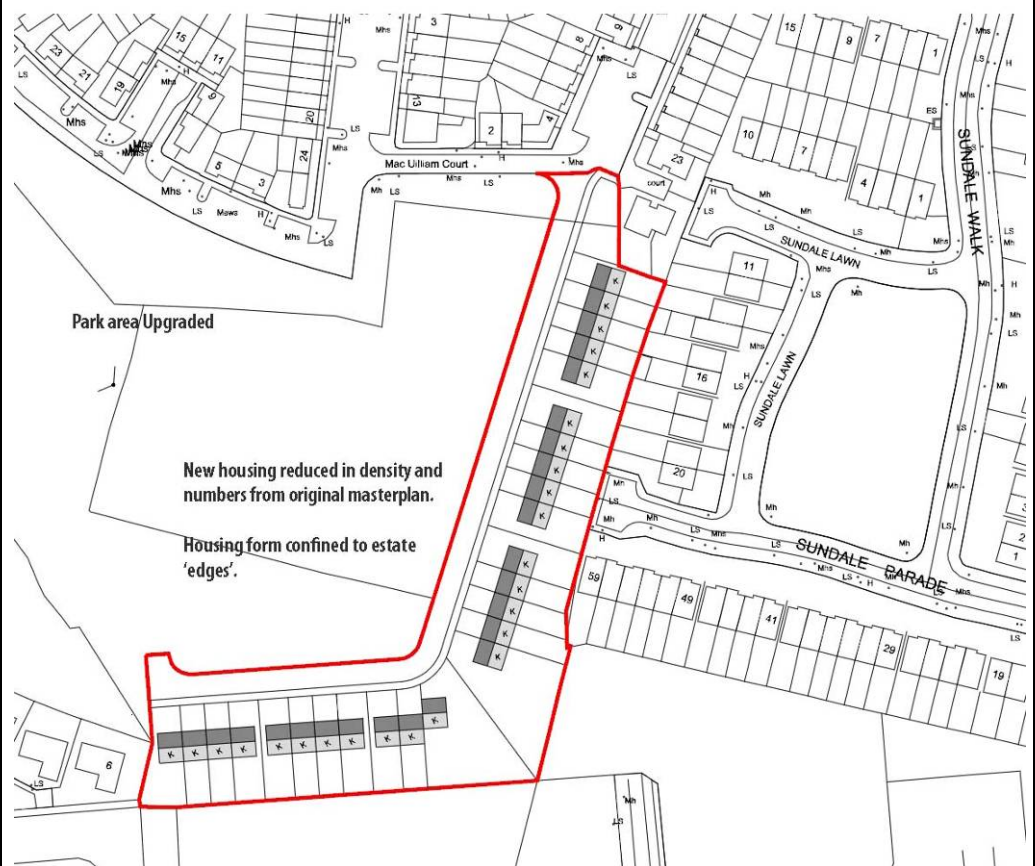


Project Description

The site forms part of the lands comprising the Fortunestown housing and associated lands. An overall plan was developed for the site in 2001 comprising open space provision and housing at medium density. Phase 3 and 5 were not fully completed leaving exposed boundaries and underdeveloped open space.

The proposal for the housing infill includes a less dense development of housing than originally proposed with a landscaped green space accessible to both existing and proposed housing. The houses are arranged to provide passive supervision to the existing open space, reinforcing the existing houses overlooking the green.

The main benefit of the housing infill, other than the provision of housing, is the consolidation of existing open space with passive supervision.



Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be adjusted to reflect the outcomes of the public consultation.

Overall Project Budget: € 4.7million

Architectural Design:

The housing is grouped to address two distinctive spaces –

- The housing is oriented to address the existing green to ensure all public spaces are passively supervised.
- The rear boundaries, currently exposed, will be protected.
- The existing open space will be enhanced, and its status consolidated..
- The scale has been retained at two storey scale in detached or terrace form and represents a reduction in density and intensity of

	<p>development.</p> <ul style="list-style-type: none"> Both sections of the infill protect existing amenity and reinforce previously unprotected boundaries. <p>The houses have been designed to maximise solar gain and the enjoyment of natural light.</p>
Ancillary Works to Project:	<p>Re-routing of existing services.</p> <p>Upgrading of existing landscaping and open space.</p>
Project Partners	<p>Housing Construction Department</p> <p>Department of Environment and Local Government</p> <p>Parks Department</p> <p>Local Community and residents</p>
Site / Services Constraints:	<p>All major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.</p>
Part 8 Submissions & Commentary	<p>All submissions received have been recorded by the Housing Department and a commentary is provided below on the main issues raised.</p> <p>- At ACM stage</p>

Unit Types	DoE Target Unit Areas m2	Proposed Unit Sizes	L / K Area / Total	Main bedroom / Total	Number of Units according to type
DoE Unit Types [delete N / A]					
K4 - 3 Bed / 4 Person [2 story]	83	83			2
K5- 3 Bed / 5 Person [2 story]	91	92			24
L2 – 3 bed / 5 person-adaptable	91	92			2
Total Number of Units					28