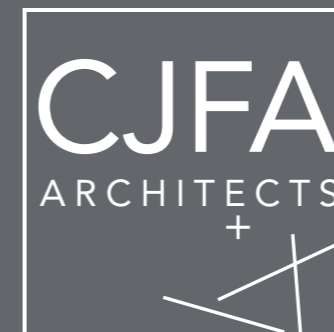
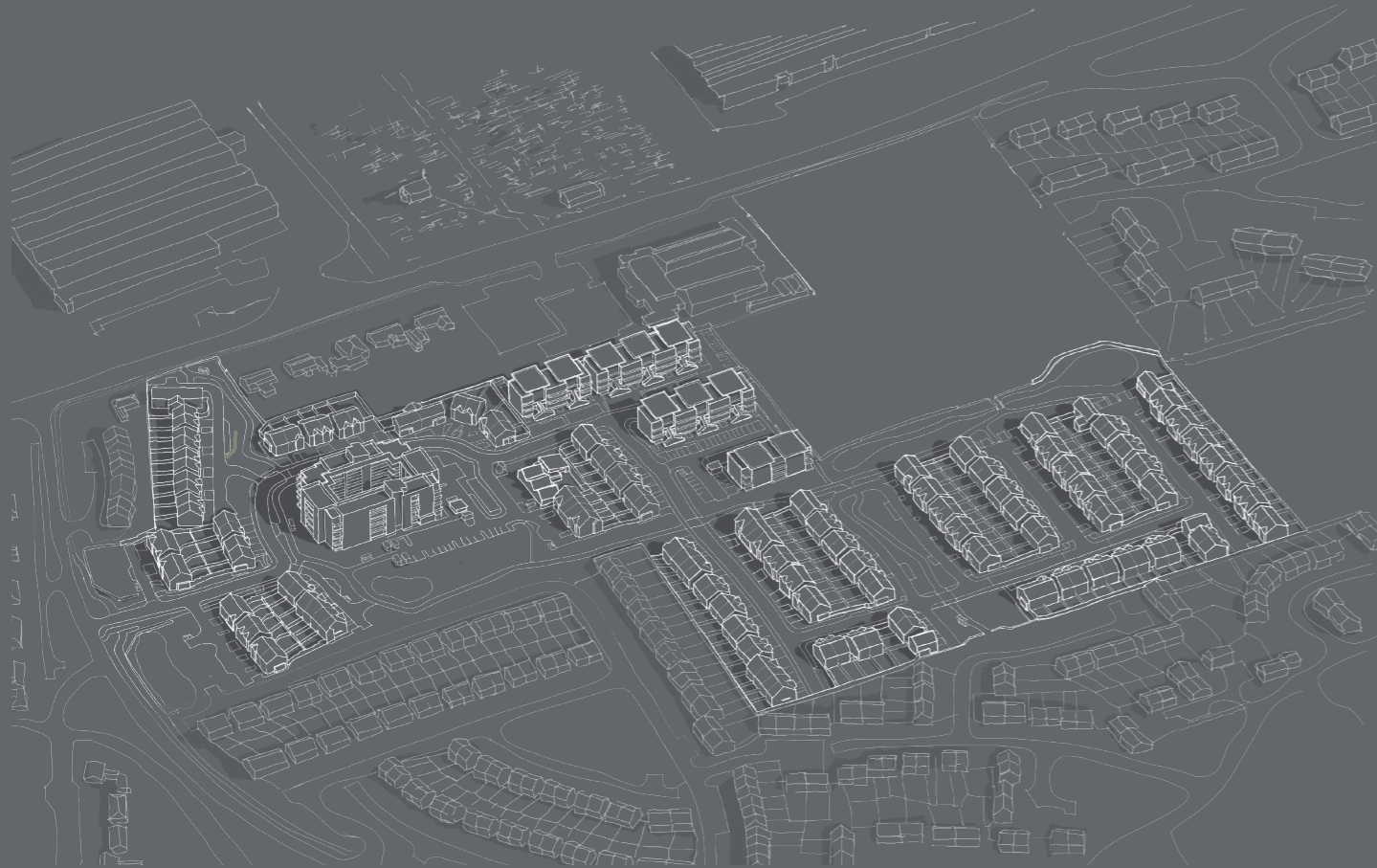


DESIGN STATEMENT

LRD - STAGE 3

LARGE RESIDENTIAL DEVELOPMENT
AT LANDS IN BALLYNANEASHAGH / BALLYBEG
CORK ROAD, WATERFORD.

PROJECT NO.: 2019011
PREPARED BY: Patricio Harte
APPROVED BY: Gareth Falconer
DATE: 11TH June 2024
VERSION/REVISION: ISSUED FOR PLANNING



C.J. Falconer
+ Associates

ARCHITECTS

T: +353 (0)51 878888

E: MAIL@CJFA.IE

W: WWW.CJFA.IE

	Contents
SECTION I - introduction	5
1.0 INTRODUCTION	6
SECTION II - Review of the Site	7
2.1 SITE LOCATION	8
2.2 SITE CONTEXT	8
2.4 CONTEXT ANALYSIS	9
2.5 EXISTING BOUNDARY ANALYSIS	10
SECTION III - PROPOSED DEVELOPMENT	11
3.1.1 MASTER PLAN CONCEPT DESIGN	12
3.1.2 RESIDENTIAL CONCEPT DESIGN	13
3.1.3 BLOCK LAYOUT	14
3.1.4 PROPOSAL OVERVIEW	15
3.2.1 DEVELOPMENT SUMMARY	16
3.2.2 PROPOSED ACCOMMODATION	17
3.2.3 PROPOSED SUB-PHASING METHODOLOGY	18
3.3.1 DEVELOPMENT CONFIGURATION	19
3.3.2 HOUSE TYPES	20
3.3.3 APARTMENT BLOCKS	21
3.3.4 CRÉCHE	23
3.4.1 MATERIALS - SITE	24
3.4.2 MATERIALS - HOUSES	25
3.4.3 MATERIALS - "AGE-FRIENDLY" APARTMENT BLOCK - 1	26
3.4.4 MATERIALS - APARTMENT BLOCKS 2 , 3 & 4	27
3.4.4 MATERIALS - CRÉCHE	28
3.4.1 3D ILLUSTRATIONS	29
3.4.2 3D ILLUSTRATIONS	30
3.4.3 3D ILLUSTRATIONS	31
3.4.4 3D ILLUSTRATIONS	32
SECTION IV - SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS (SRDCS)	33
4.1 INTRODUCTION	34
4.2 SITE LOCATION / DENSITY RANGES	34
4.3 SEPARATION DISTANCES	35
4.4 PRIVATE OPEN SPACE	35
4.5 PUBLIC OPEN SPACE	36
4.6 CAR PARKING	37
4.7 BICYCLE PARKING	38
4.8 OPERATION AND MANAGEMENT OF DEVELOPMENT	38
4.9 DAYLIGHT	40
SECTION V - HOUSE QUALITY ASSESSMENT	42

SECTION VI - "LIFETIME" HOMES / UNIVERSAL DESIGN	51
6.1 INTRODUCTION	52
6.2 "AGE-FRIENDLY" APARTMENT BLOCK - 1	52
6.3.1 "LIFETIME" HOMES - DESIGN CRITERIA	52
6.3.2 DIAGRAM(S) 6-B - ALTERNATIVE LAYOUTS FOR HOUSE TYPES A,B,C & D	54
SECTION VII - OPERATIONAL WASTE MANAGEMENT PLAN	57
7.1 INTRODUCTION	58
7.2 POLICY CONTEXT	58
7.3 WASTE MANAGEMENT STRATEGY	59
7.4 ESTIMATED WASTE ARISING	60
7.5 WASTE STORAGE	60
7.6 WASTE COLLECTION	63
7.7 ADDITIONAL WASTE MATERIALS	63
7.8 WASTE STORAGE AREA DESIGN	64
SECTION VIII - BUILDING LIFECYCLE REPORT	65
8.1.1 INTRODUCTION	66
8.1.2 PROPERTY MANAGEMENT OF APARTMENT UNITS AND COMMON AREAS	66
8.1.3 MAINTENANCE COSTS / LIFE CYCLE COSTS	66
8.2.1 COST REDUCTION MEASURES	66
8.3.1 MANAGEMENT	68
8.4.1 BUILDING INVESTMENT FUND (BIF) CALCULATIONS	68

SECTION I - INTRODUCTION

1.0 INTRODUCTION

This Design Statement, prepared by C.J. Falconer & Associates Architects on behalf of the applicant, "The Monaco Group," forms an integral part of the subject planning application under the LRD Scheme (Large Residential Development), submitted to the authorities of Waterford City and County Council.

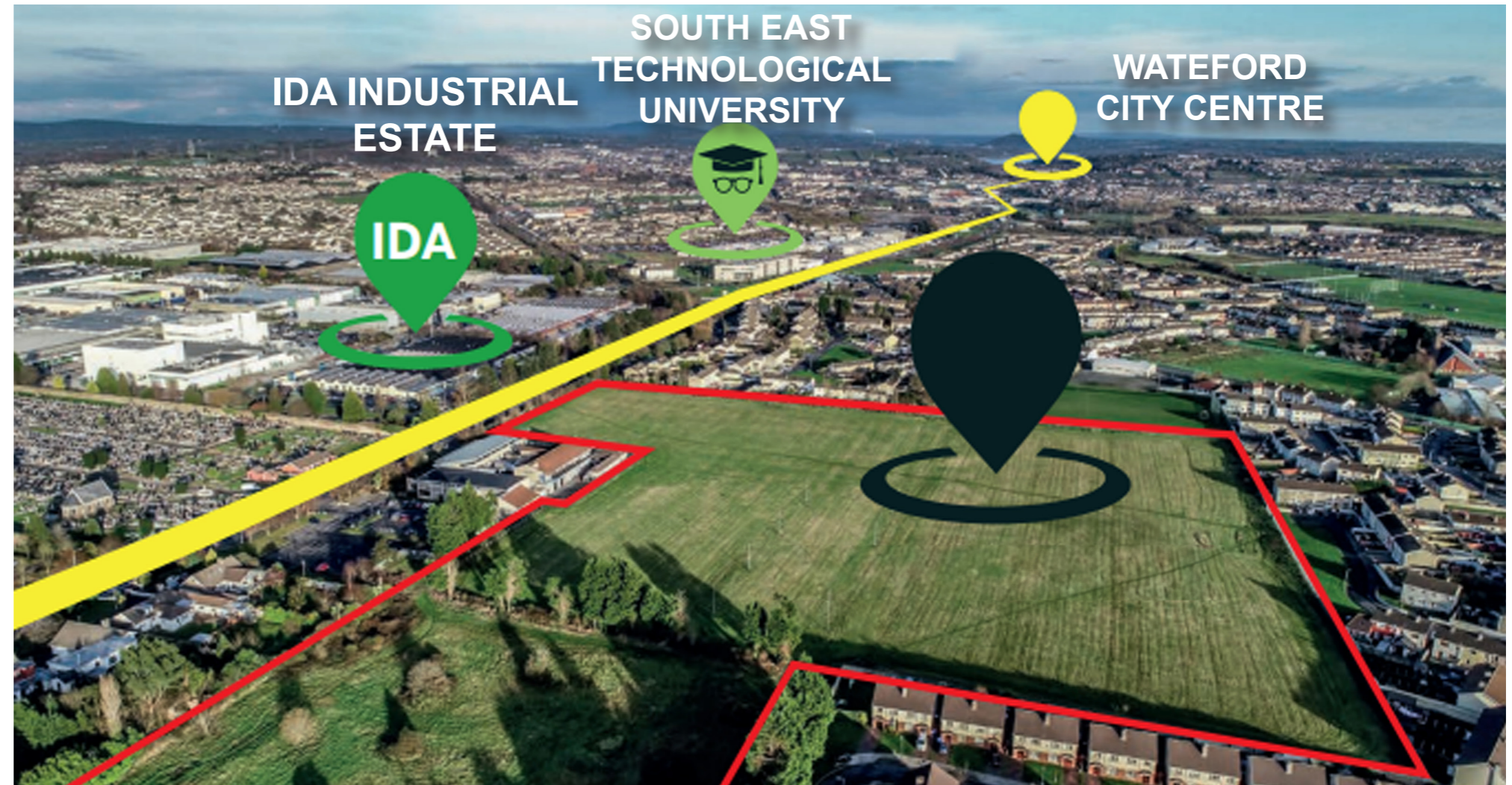
This document encompasses information regarding site analysis, design strategy, and assessments of compliance with local, national, and European regulations and provides a detailed description of proposed development, which is located at Ballinaneeshagh, on the northern side of the "Ballybeg" character area (accessible via the main Cork Road in Waterford City), making emphasis on Phase 1 of the proposed master plan.

Phase 1 of the development consists of an array of affordable residential dwellings and apartment units, an "Age-Friendly" apartment block, a Crèche, well-designed bicycle routes, and thoughtfully crafted public spaces.

The design process has been guided by extensive site visits, contextual analysis, progressive design refinement, and preliminary assessments, all grounded in Urban Design principles. Feedback from consultations with local authorities at previous stages of the planning scheme has significantly influenced the design approach.

Considerable attention has been devoted to aligning the development with the surrounding context, adhering to pertinent standards and guidelines detailed herein.

It is important to note that this Design Statement is intended to be reviewed alongside the accompanying application documents and drawings.



Images above and below extracted from MONACO'S digital property brochure.





C.J. Falconer
+ Associates

ARCHITECTS

T: +353 (0)51 878888

E: MAIL@CJFA.IE

W: WWW.CJFA.IE