

## HOUSING STANDARDS

### House Types

A variety of homes will be designed to accommodate variable households in the new Ballymun. Three and four bedroom family houses will account for the majority of the new housing stock. One and two bedroom domestic scale apartments will also be built to cater for the needs of non dependent households. Sheltered housing will be incorporated into scheme designs on a neighbourhood basis as required. Community consultation will be a key element in the realisation of the Regeneration Programme.

### Space Size and Design

- Room sizes will be equal to or in some cases greater than those in the existing flats. Space, sizes and layouts will be confirmed when detailed scheme designs are prepared.
- Internal layouts will be designed with flexibility in mind. As household circumstances change over time, the house plan will not be an impediment to future expansion or remodelling.
- Family houses will be built in terraces of 2 and 3 storey dwellings. Apartment buildings will vary in design and height. Low rise domestic blocks will be encouraged in the neighbourhood areas.
- Security will be a critical consideration in the design of all dwelling types and housing layouts.

### Private Open Space

- All family houses will be provided with gardens. Garden sizes will be in accordance with best current practice offering privacy and security.
- Similarly apartments and sheltered housing will have secure private open space with durable landscaping.

### Quality and Variety

- All dwellings will be designed and constructed in accordance with best practice criteria. 4% of the proposed stock of housing will be built with a view to incorporating some new design ideas and a further 1% will be innovative in concept and realisation.
- Only Building Contractors with a proven record in quality construction will be considered for projects in Ballymun.
- Variety of design is essential in the creation of a sense of place within a sustainable built environment. Many large estates in Dublin, both public and private, suffer from a monotonous repetition of limited numbers of dwelling types. The Masterplan for Ballymun envisages the development of a wide variety of house types and layouts with each neighbourhood having its own distinct identity.
- A number of architectural practices will be employed in the design of the new housing projects. Design competitions will be held to select the best quality solutions for critical sites within the redevelopment area.
- Tenants will be offered choices from a selected range of internal fittings and fixtures in their new home.

### Accessibility and Special Needs

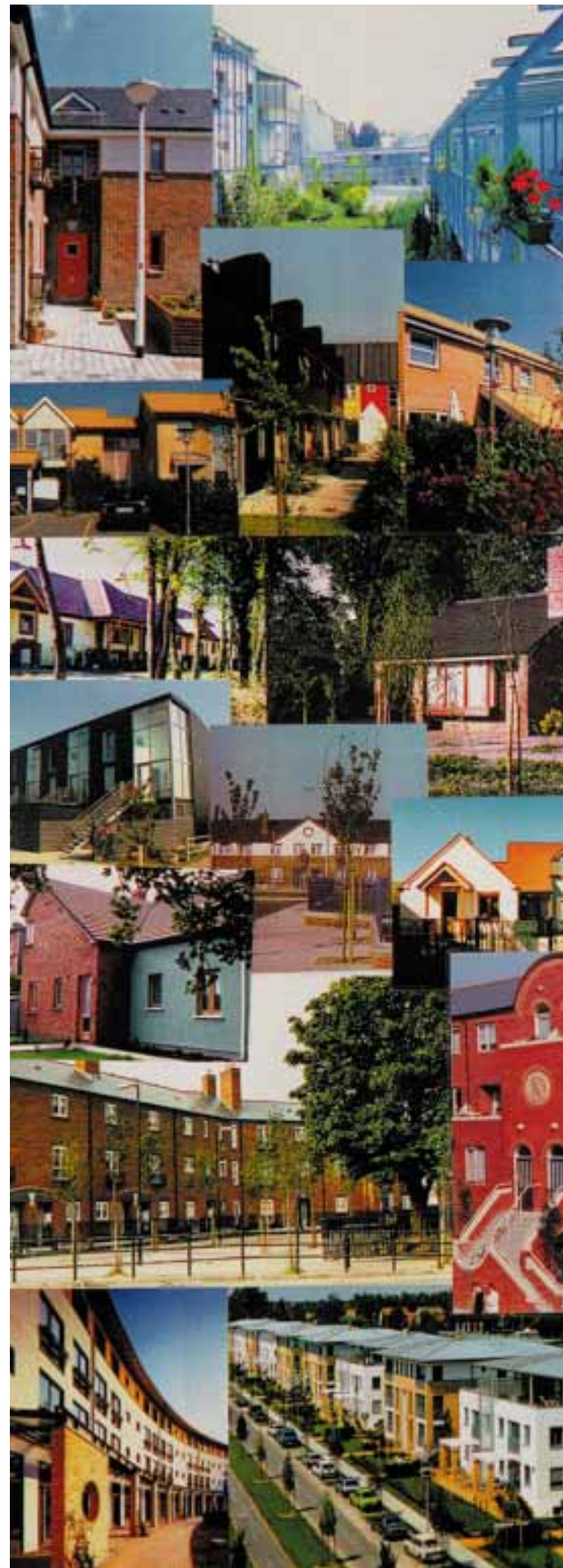
- The housing needs for the disabled will be catered for.
- The general principle will be that all houses will be readily adaptable.
- All houses and ground floor flats will be designed to provide mobility access for wheelchair bound visitors with ramp to level access and wide door openings as above.

### Parking

Car parking will be provided at a rate of 1.25 car spaces per dwelling. Depending on the type of housing proposed, parking will be either on curtilage or banked parking. It is not intended that parking be situated out of view of the dwellings it serves.

### Sustainability

All dwellings will be designed and constructed in accordance with the most up to date energy conservation standards and building regulations standards. Design will allow for ease of extension and remodelling of interiors. Double Glazing, low maintenance high quality materials, extensive insulation, central heating, adequate storage and fire places in family houses, will all be a feature of the new homes.



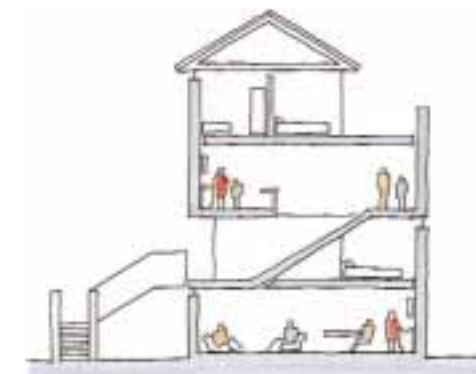
Single storey houses for special needs in infill situations.



Two-storey family houses in cul-de-sac and backing onto existing housing.



Three-storey family houses on main avenues and overlooking open space.

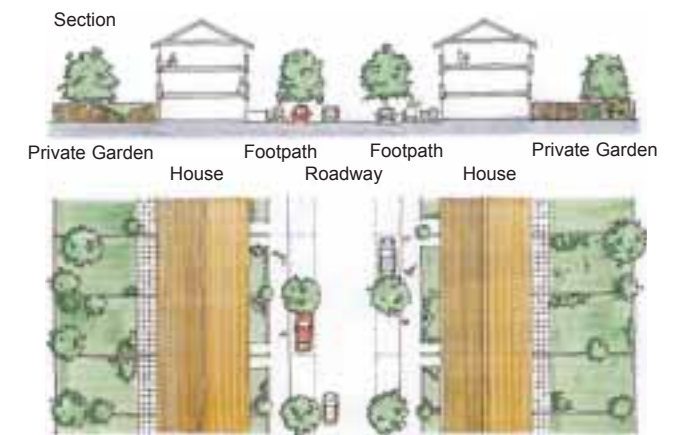


Four-storey duplex apartments, two-storey dwelling over two-storey dwelling each with private access from the street.



Three-storey family dwelling over ground floor apartment.

### SECTIONS THROUGH TYPICAL HOUSE TYPES



On-street parallel parking in front of three storey houses



Front garden parking for two and three storey houses



Bay Parking in front of four-storey apartment building overlooking open space.

### TYPICAL PARKING STANDARDS

