

A new Housing Model that keeps prices down and offers more choice

How low-rise, medium density housing is a more viable way to achieve compact urban growth than current

Models of low-density suburban estate housing combined with high density apartments

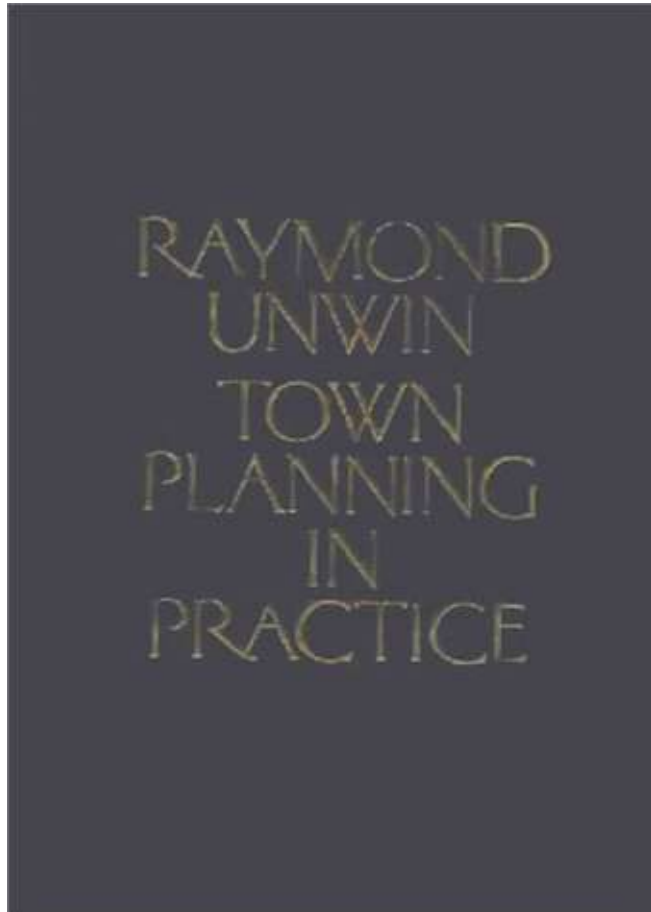


25th April 2023



Town Planning in Practice – Tudor Walters Report – Homes for Heroes

Town Planning in Practice – Becomes the basis of international planning policy



Letchworth, the first garden city



Welwyn, garden city



Hampstead, Garden Suburb



Letchworth



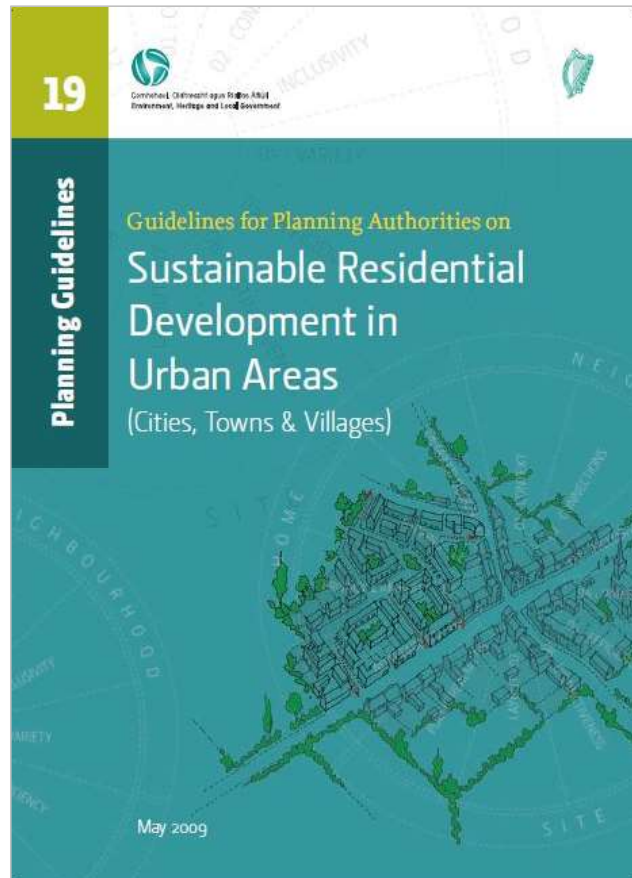
Welwyn



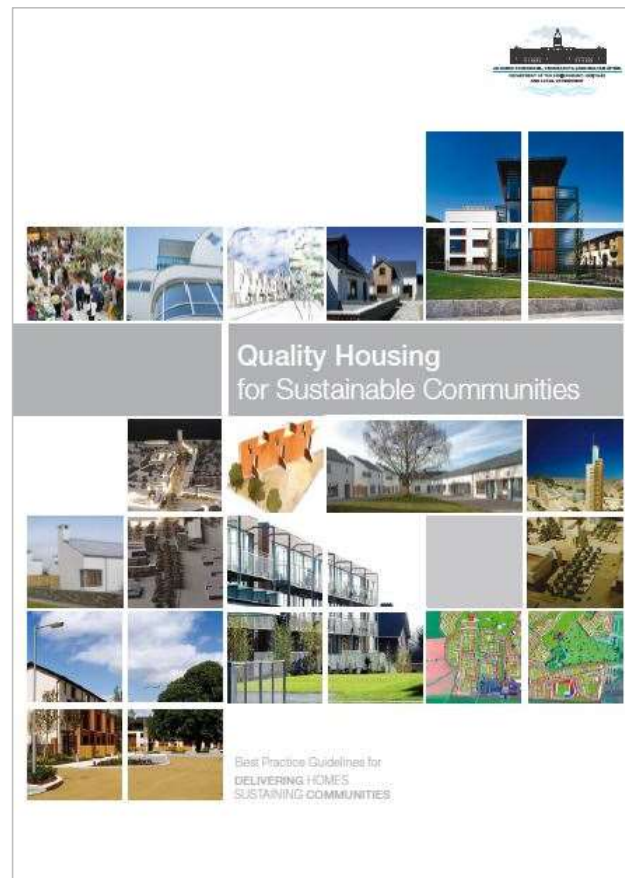
Hampstead

Ministerial Guidelines

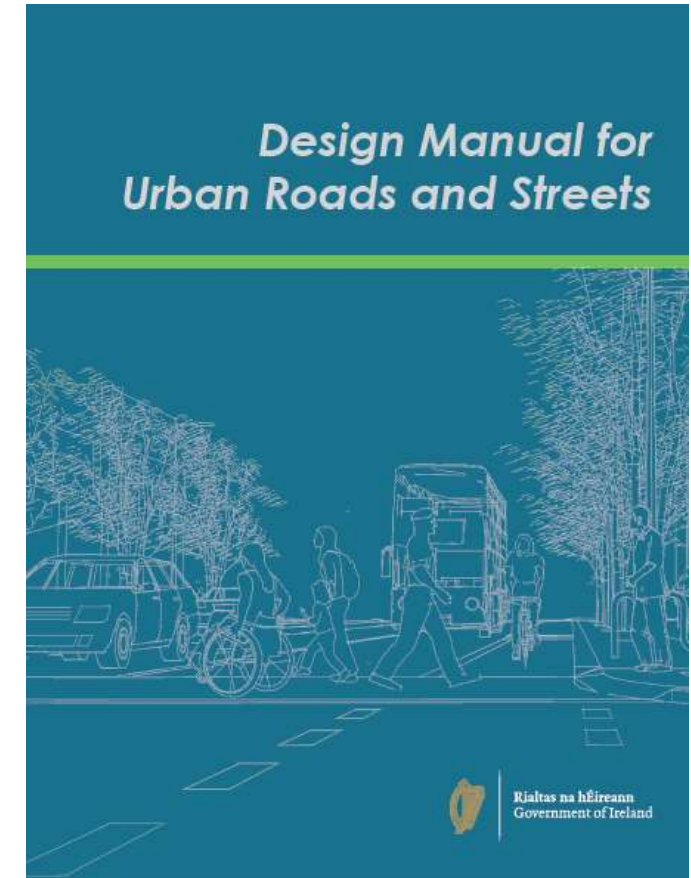
Sustainable Residential Development in Urban Areas **2009**



Quality Housing for Sustainable Communities **2007**



Design Manual for Urban Roads and Streets **2013**



ACTION : MAKE MINISTERIAL GUIDELINES MANDATORY

Traditional Neighbourhoods

Exemplary Neighbourhoods Were Being Created;

Before Tudor Walters Report & Town Planning In Practice by Raymond Unwin

Examples exist in all our Towns & Cities

- **London:** Islington, St John's Wood, Notting Hill, Chelsea, Kensington
- **Dublin:** Rathmines, Rathgar, Ranelagh, Drumcondra, Glasnevin
- **Cork:** College Road, St Luke's, Barrack St,
- **Belfast:** University Quarter



College Road, Cork



Ranelagh, Dublin



University Quarter, Belfast



Notting Hill, London

International Examples - Low Rise Medium Density Housing

Freiburg, Germany

Vauban Freiburg:

Area: 38 hectares

Population: 5,500

Density : 45 DPH



Lille, France

Multifamily Housing, Lille, France

Area: 5.9 hectares

79 unit's

Density : 45 DPH

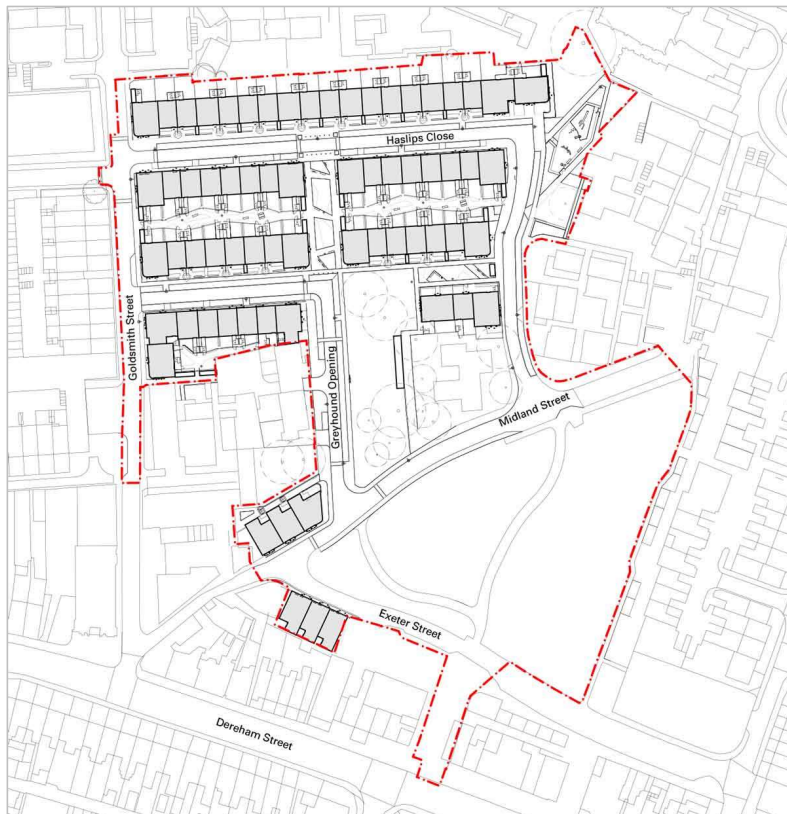


International Examples - Low Rise Medium Density Housing

Norwich, United Kingdom

Norwich City Council's Goldsmith Street development

Density : 82 DPH (14m between backs)



International Examples - Low Rise Medium Density Housing



Housing at Viken, Vankusten
Sweden

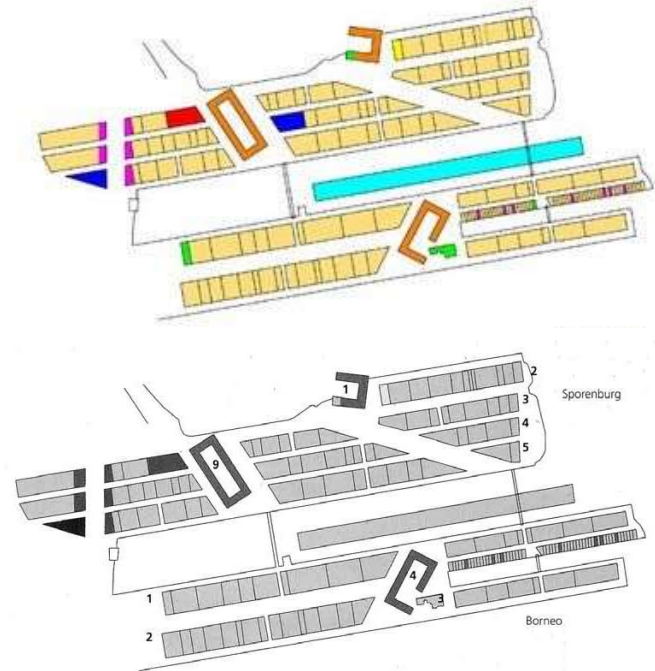
Density : 42 DPH



International Examples - Low Rise Medium Density Housing

Borneo, Sporenburg - Amsterdam

Density : 100 DPH



International Examples - Low Rise Medium Density Housing

Cambridge, United Kingdom

Marmalade Lane

Density : 42 DPH

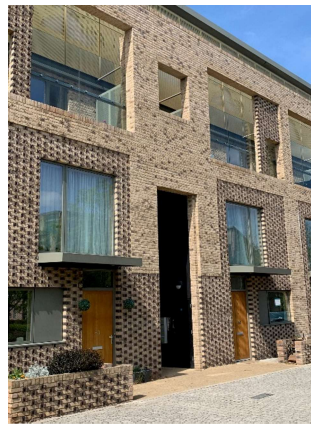


International Examples - Low Rise Medium Density Housing

Cambridge, United Kingdom

Housing at Great Kneighton Phase 1

Density : 48 DPH



High-Quality Low Rise Medium Density Housing



1

DMURS

Local Authorities to take in charge DMURS roads



2

Private Open Space

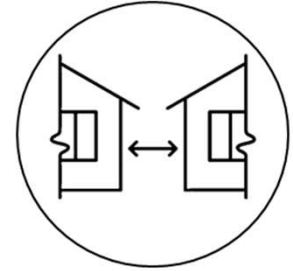
30m² for 2-bed Houses
40m² (min) open space per all other Houses



3

Car Parking

1 space/Dwelling
+1 space/5 Dwellings shared



4

Separation Distances

16m (min) between first floor opposing windows and 14m when no opposing Windows

1-4 required to be implemented by Ministerial Directive



5

Universal design

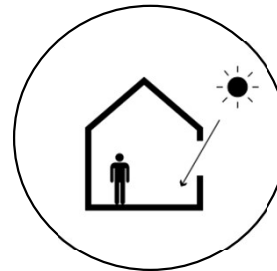
All housing to provide for future adaptability



6

Public Open Space

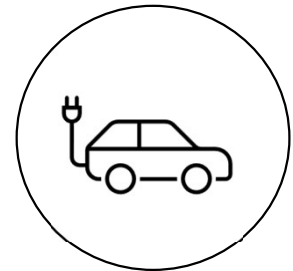
Public open space to be increased to 15%



7

Daylight, sunlight

Demonstrate Compliance through BRE Guidance on Daylight



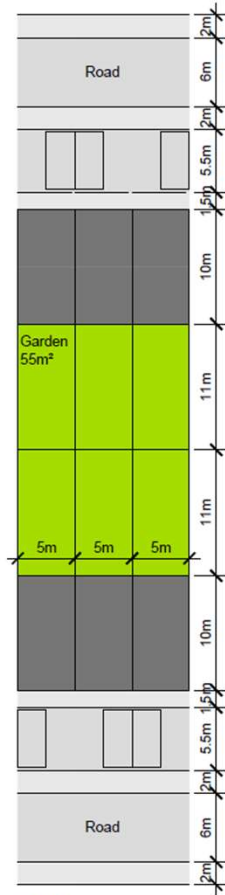
8

Energy efficiency + utilities

Utilise passive technologies & energy efficiency

Low Rise Medium Density Housing

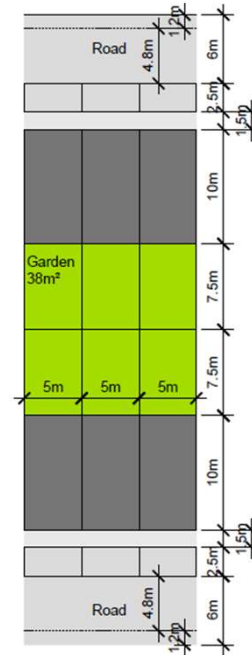
TRADITIONAL HOUSING



6 Units
1140m²

22m back to back

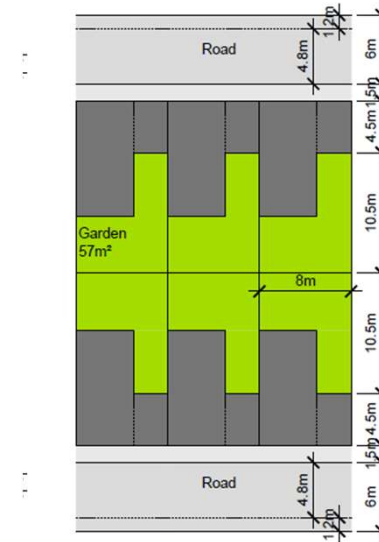
NEW HOUSING STANDARDS



72% more efficient

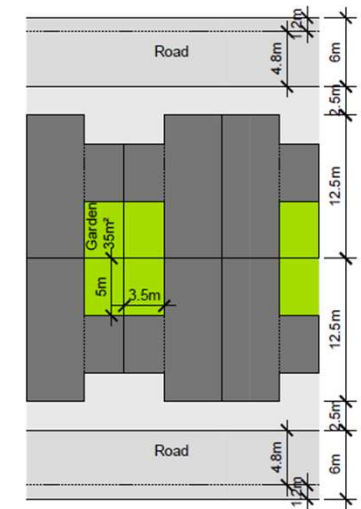
DMURS roads

15m back to back



DMURS roads

21m/12m back to back



BACK TO BACK HOUSING

DMURS roads

21m/12m back to back

Sample Proposed Density Mix Options

Space provision and room sizes for typical dwellings

Option 1		
Density	40 DPH	
Size	2 Hectares + 12.5% POS	
Dwelling Mix		
1 Bedroom	45m2	8
2 Bedroom	70m2	8
	80m2	16
3 Bedroom	83m2	24
	92m2	20
4 Bedroom	110m2	4
		80

Option 2 – New Option		
Density	45 DPH	
Size	2 Hectares + 12.5% POS	
Dwelling Mix		
1 Bedroom	45m2	8
2 Bedroom	70m2	8
	80m2	16
3 Bedroom	83m2	24
	92m2	24
4 Bedroom	110m2	4
		90

Option 3 – New Option		
Density	50 DPH	
Size	2 Hectares + 12.5% POS	
Dwelling Mix		
1 Bedroom	45m2	16
2 Bedroom	70m2	16
	80m2	18
3 Bedroom	83m2	24
	92m2	20
4 Bedroom	110m2	4
		100

Option 4 – New Option		
Density	55 DPH	
Size	2 Hectares + 12.5% POS	
Dwelling Mix		
1 Bedroom	45m2	24
2 Bedroom	70m2	24
	80m2	18
3 Bedroom	83m2	24
	92m2	20
4 Bedroom	110m2	4
		110

Note: Approximately 10% of these homes will be double dwellings

Option 5 – New Option		
Density	60 DPH	
Size	2 Hectares + 12.5% POS	
Dwelling Mix		
1 Bedroom	45m2	24
2 Bedroom	70m2	24
	80m2	28
3 Bedroom	83m2	24
	92m2	20
4 Bedroom	110m2	4
		120

Note: Approximately 20% of these homes will be double dwellings

Option 6 – New Option		
Density	100 DPH	
Size	2 Hectares + 12.5% POS	
Dwelling Mix		
1 Bedroom	45m2	40
2 Bedroom	70m2	0
	80m2	80
3 Bedroom	83m2	0
	92m2	80
4 Bedroom	110m2	0
		200

Note: Close to 100% of these homes will be double or triple dwellings

Low Rise Medium Density Housing

Steepleton, United Kingdom

Shared surface DMURS type public realm

Horstead Park Chatham Proctor & Matthews Architects

Horstead Park Chatham



Great Kneighton



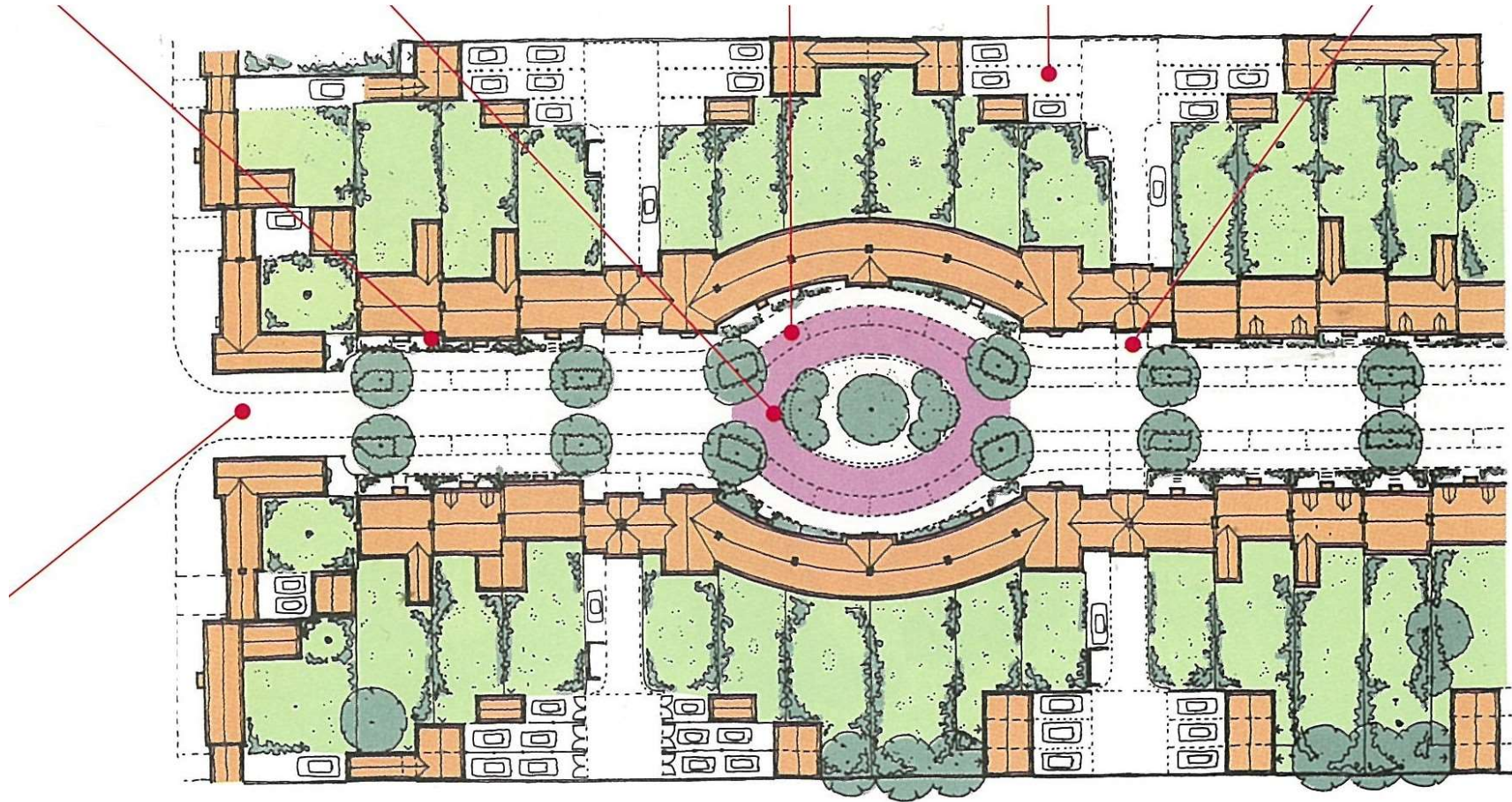
Steepleton



St. Kevin's Cork

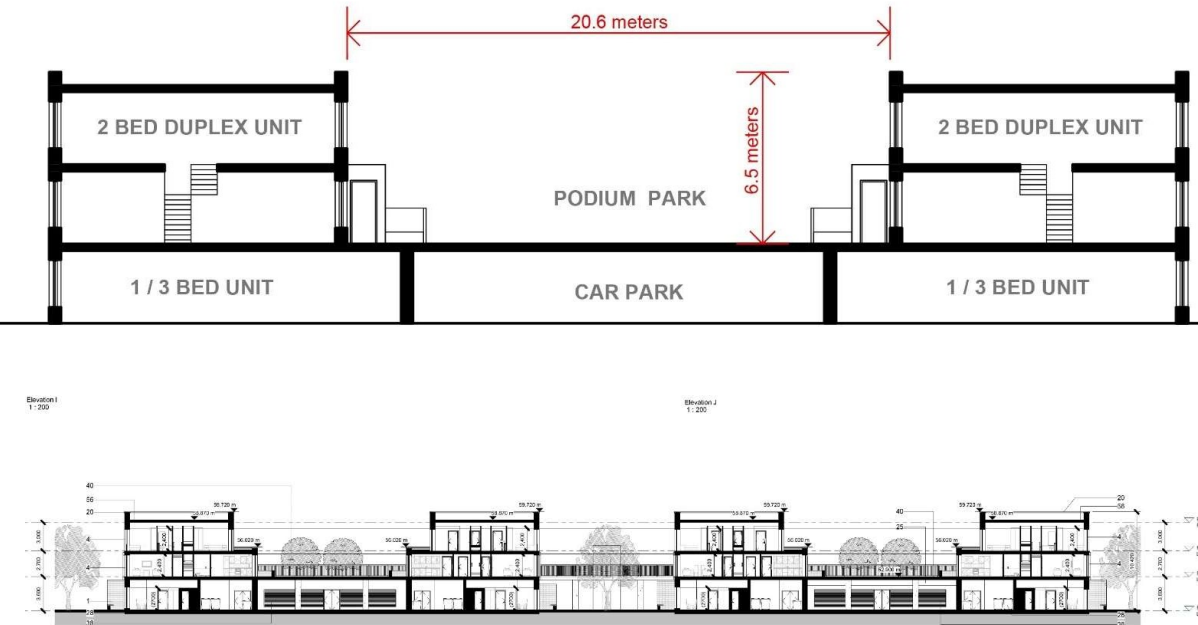


Low Rise Medium Density Housing – Off Street Car Parking



Dispersed Parking Courts

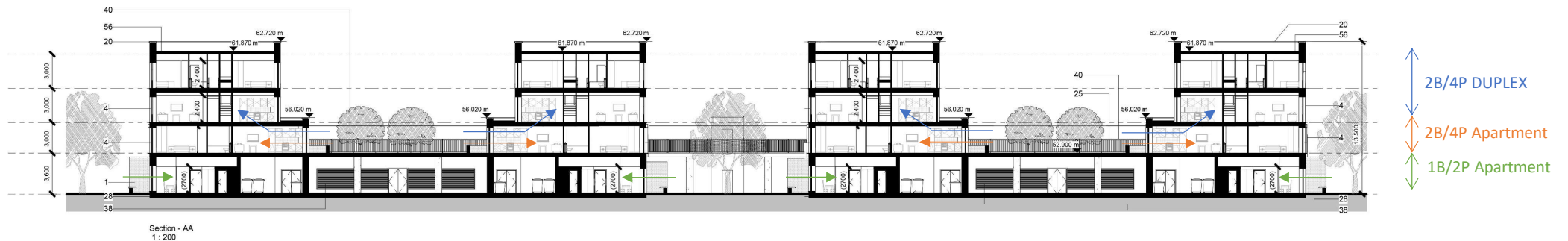
Reddy A+U & Dublin City Council Social Housing Development North Dublin



Dwellings = 60 units
Site Area/Ha = 0.80Ha
including 10% open space
Units per Ha = 60 / 0.80
75units/Ha

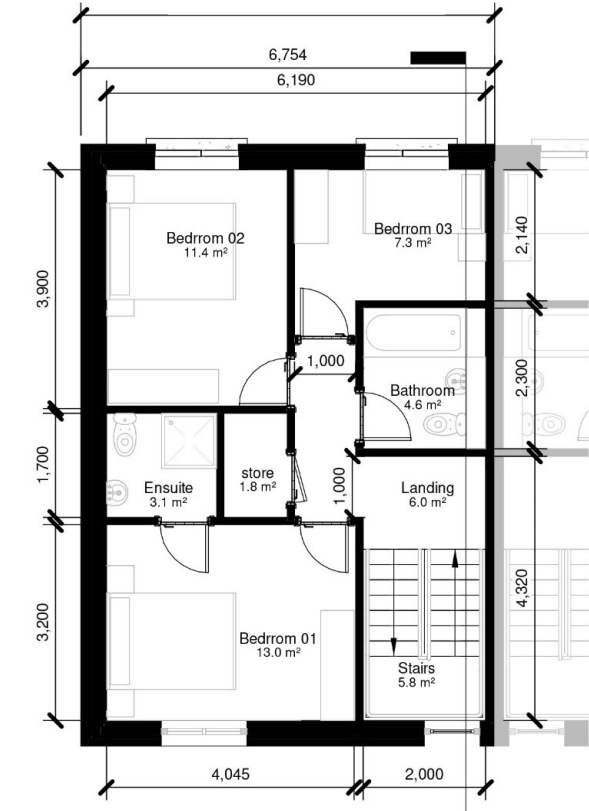
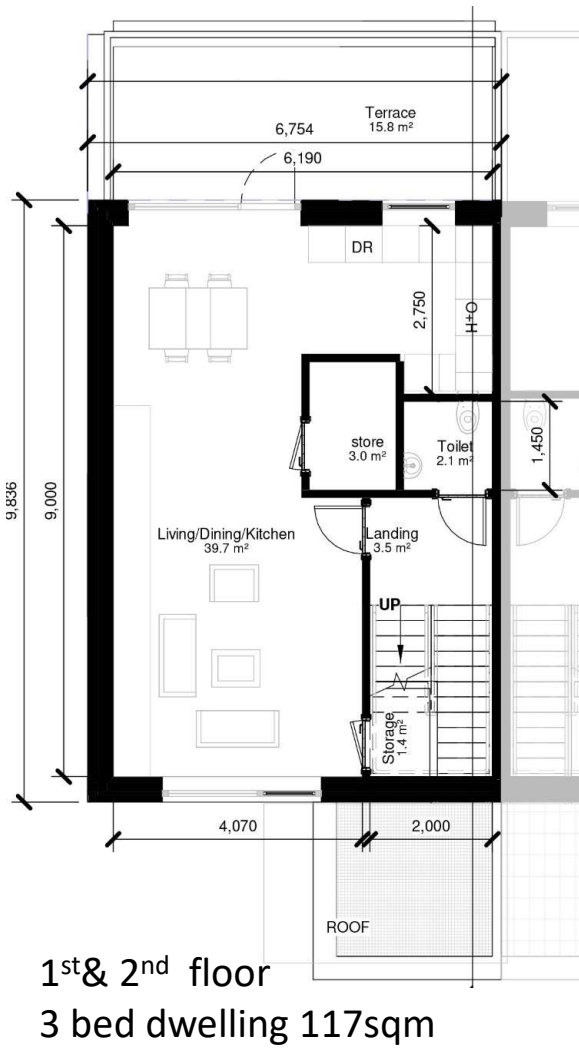
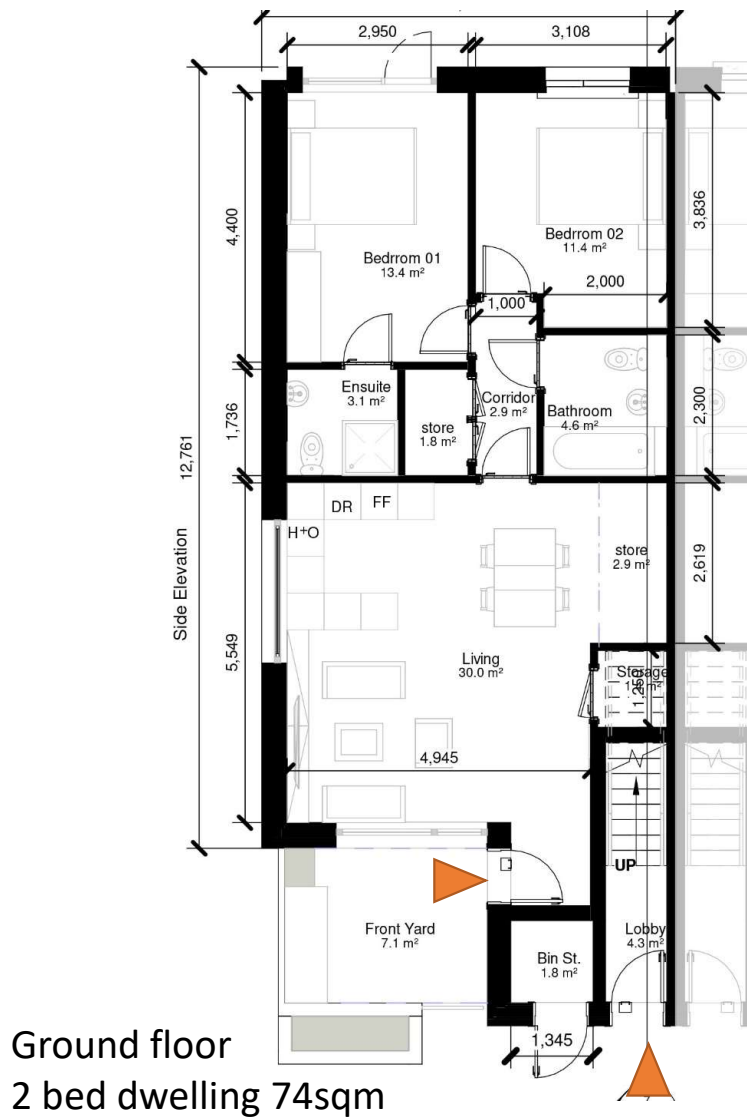
Interim Design Solutions – Option 3

Low rise medium density design (fully compliant) 75-125 UPH



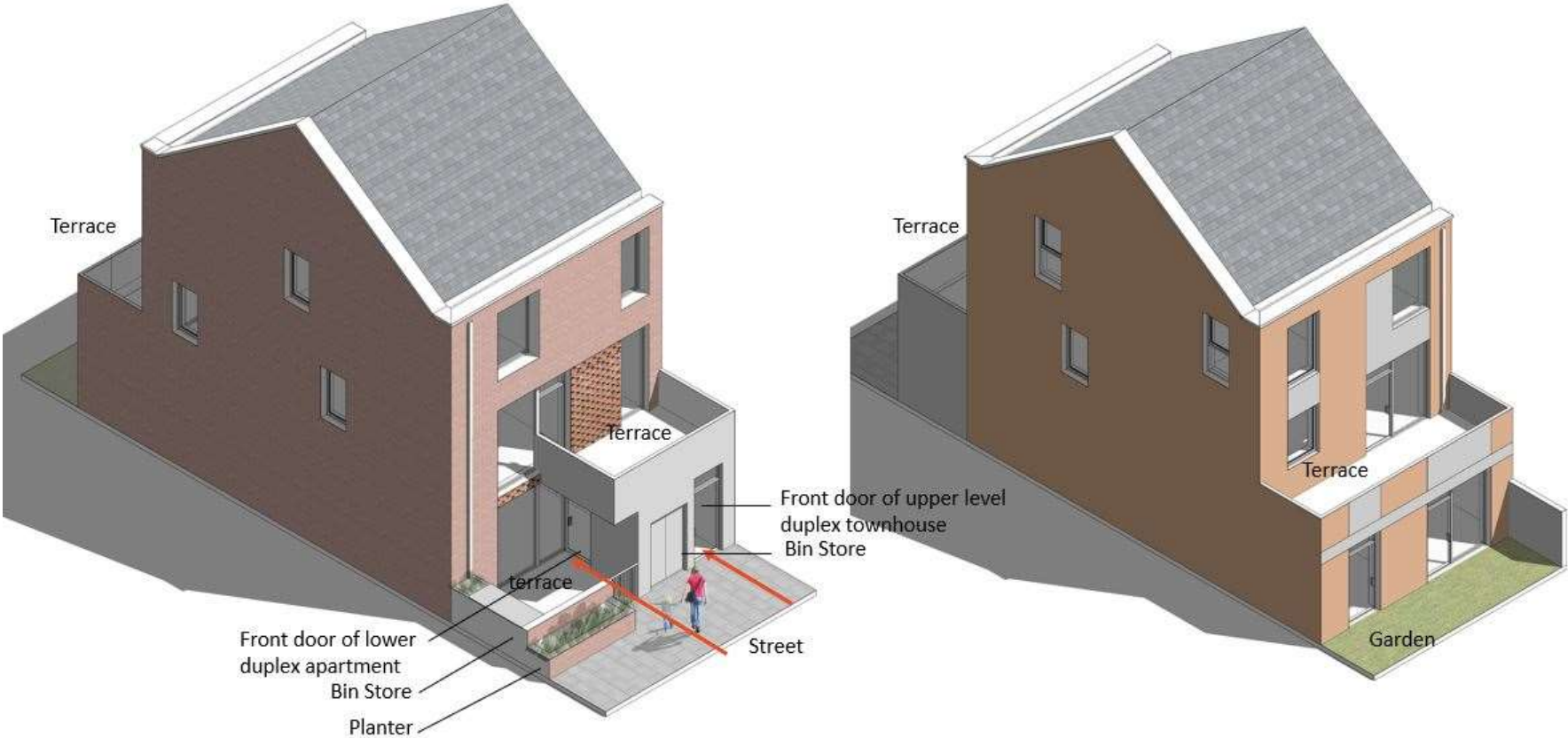
Dwellings = 100 units
Site Area/Ha = 0.80Ha
including 10% open space
Units per Ha = 100 / 0.80
125units/Ha

St.Kevin's, Cork Dwelling Typology



2Beds Unit		3Beds Unit	
Name	Area	Name	Area
2Beds-L00	73.6 m²	3Beds-L00	6.2 m²
Total	73.6 m²	3Beds-L01	55.7 m²
		3Beds-L02	55.7 m²
		Total	117.6 m²

St.Kevin's, Cork Dwelling Typology





St.Kevin's, Cork

Typical Residential Court

01 SITE PLAN STUDIES



Case 1: Appraisal Based On Development Plan

SITE DETAILS

SITE AREA	10.07 Ha
DEVELOPEABLE AREA	8.51 Ha
RESIDENTIAL UNITS	457 Units
DENSITY	53 UPH

HOUSES DETAILS

2 Bed	14
3 Bed	122
Duplex	232
Apartments	89
TOTAL UNITS	457

- APARTMENTS BLOCK
- DUPLEX
- 2 BEDROOM HOUSE
- 3 BEDROOM HOUSE



Case 1: Low-Rise Medium Density Housing

SITE DETAILS

SITE AREA	10.07 Ha
DEVELOPEABLE AREA	8.51 Ha
RESIDENTIAL UNITS	454 Units
PUBLIC OPEN SPACES	13.025 m2
DENSITY	53 UPH

HOUSES DETAILS

2 / 3 Bed Houses	280
3 Over 2 or 2 Over 1	174
TOTAL UNITS	454

- 2 BED
- 3 BED
- 4 BED
- 3 Over 2
- 2 Over 1



HOUSING LED SOLUTION

Case 1: Proposal based on Low-Rise Medium Density

