

**The Chairperson and Members
South Central Area Committee**

CORNAMONA COURT

Project Initiation at South Central Area Committee Meeting on 19th July 2017

INTRODUCTION

The redevelopment of Cornamona Court in Ballyfermot has been identified by Dublin City Council as part of our delivery of new housing in accordance with the Housing Strategy 2020.

A scheme for some 90 no. senior citizens housing units was developed for the site in 2006-8. However, due to the economic downturn nationally, the project was shelved in early 2009, shortly before being lodged for Part viii Planning Permission.

The current brief takes into consideration a number of changes, which have occurred in the intervening years, including revisions to the Development Plan, Planning considerations, space standards and significant changes in the Building Regulations, including Technical Guidance Documents TGD: Part M 2010 and Part L 2011, which all impact on the project.

Dublin City Council has also agreed to dispose of a small section to the South West of the site, to the Matt Talbot Trust, who operates in adjacent premises. This disposal will be subject to a separate proposal.

The current housing need has identified a mix and brief for some 60 no. social housing units, including both general needs and senior citizens units.

As part of the allocations process, consideration will be given to people, whose existing homes are under-used and in excellent condition.

In recognition of Dublin City Council's commitments under the Disability Act, a number of units will be designed to accommodate wheelchair users and tenants with particular medical needs.

The budget costing for the development indicates an estimated project cost in excess of €20 million. Under current rules, Dublin City Council is required to prepare a Cost Effectiveness Report, for submission to the Department of Housing, Planning and Local Government for assessment and approval.

The initiation of the Part viii scheme is presented herewith for noting.

PROJECT DESCRIPTION

Site Location

The cleared brownfield site is located on Kylemore Road, Ballyfermot Dublin 10. Owned by Dublin City Council, it previously accommodated single storey, bedsit type senior citizens housing, which were demolished in 2007.

The site is adjacent to the Parish Centre and Church of Our Lady of the Assumption to the South and Kylemore College to the North. General housing on Colepark Drive backs onto the site. Opposite the site on Kylemore Road are two schools, St. Michael's N.S. and St. Raphael's N.S. and St. Gabriel's Primary School, as well as general housing. The local area consists of predominantly two storey general needs housing, although there are several senior citizens developments nearby, e.g. Father Lemass Court and the redeveloped Canon Troy House by the Iveagh Trust, which has just been completed on Kylemore Road.

The proposed development is close to all local amenities in Ballyfermot, including the community centre, library, sports centre, several schools, health centre and shops.

The site is served by good public transport links, with a Dublin Bus route and bus-stop on Kylemore Road, outside the site.

Housing Development

The proposed new build development comprises social housing, a landscaped residential courtyard, a community centre, a basement car park, plant and ancillary accommodation. It also includes public realm works to Kylemore Road.

Housing Mix

The proposed development comprises 61 no. social housing units including:

- 15 no. 2 bedroom - 4 person 2 storey housing units
- 1 no. 3 bedroom - 5 person 2 storey housing unit
- 12 no. 3 bedroom - 5 person duplex units
- 4 no. 2 bedroom - 3 person apartments for wheelchair users
- 29 no. 1 bedroom - 2 person apartments for senior citizens

Arrangement

Dwellings are arranged in a two storey terrace at the back of the site and two blocks on the Kylemore Road frontage comprising 4 and 5 storey development.

The rear terrace, accessed from the courtyard, comprises 15 no. 2 bedroom- 4 person houses and 1 no. 3 bedroom 5-person house, each with private front and rear gardens. The ground floor of each unit has dual aspect, whereas the upper floor has aspect onto the courtyard only.

The two blocks on the street frontage comprise a total of 12 no. 3 bedroom- 5 person duplex units at ground floor level. Each unit has individual stepped access from the street level on Kylemore Road and a second level access from the courtyard at the rear, through private gardens /terrace spaces. All units enjoy dual aspect.

A stair and lift core in each block serves semi-enclosed access galleries to senior citizens apartments on upper levels. There are a maximum of six apartments per floor, i.e. 3 no. apartments on each side of each stair core. All units enjoy dual aspect.

Larger gable units provide for wheelchair accessible accommodation to meet the particular needs of individual tenants.

All apartment units have private balconies, overlooking the courtyard.

Space Standards

Apartments have been designed to take account of the guidelines contained in the Sustainable Urban Housing: Design Standards for New Apartments, issues by the DoECLG in December 2015.

Dwelling Units have been designed to take account of design standards as contained in the Guidelines, Quality Housing for Sustainable Communities, issued by the DoEHLG 2007. Wheelchair accessible units have been designed to take account of relevant guidelines. All units meet the requirements of the Building Regulations TGD Part M 2010.

Courtyard

The buildings enclose a long linear courtyard, providing residential amenity, pleasant open space and shelter in a series of landscaped gardens and paths.

Access to the courtyard is via a secured pedestrian entrance between the two blocks on Kylemore Road. A second pedestrian entrance is provided to the Northern end of the site, adjacent to a vehicular entrance for utilities vehicles and emergency access for the fire and ambulance services.

Community Centre

The development includes a community centre, for the use of the wider area as well as the resident population. It is located on the ground floor of the Kylemore Road frontage, adjacent to the church and Parish Centre.

The community centre accommodates a large activity space, office, small kitchen, storage and ancillary space. It has its own garden, with sunny aspect at the Southern end of the site.

Car park

Secure car-parking is provided in a basement car park for 56 cars. Cycle and Motor cycle spaces are also provided.

Access will be restricted to fob holders.

Ramped access to the basement car park is provided from Kylemore Road at the Southern end of the site, adjacent to the Parish Centre.

Ancillary Accommodation

A new stand alone ESB sub-station and switch room building are provided, adjacent to the Northern boundary of the site with Kylemore College.

Plant rooms, refuse storage and ancillary accommodation are provided in the basement.

Public Realm

It is proposed to provide public realm works to develop the streetscape on Kylemore Road, enhance the building frontage and reinforce ideas of threshold, private, semi private, semi public and public domain.

Proposals will include wider pavement areas, hard and soft landscaping and additional visitors car-parking on the Kylemore Road frontage.

These works are envisaged as an extension of recent studies for the main street in Ballyfermot and will add to the sense of a neighbourhood identity and character.

Dymphna Farrell

Senior Executive Officer