

CARTON DEMESNE

**ARCHITECTURAL CRITERIA
FOR THE
DEVELOPMENT OF TEMPLE WOOD HOUSING
Sites 22-32**

Document Reference 1.05



Introduction:

The overall appearance, appeal and character of Temple Wood will be determined by the quality, design, scale and detailing of all Residences and Landscaping. These “Architectural Criteria for the Development of Temple Wood Housing” are to be adhered to in the design and construction of all Residences and Associated Landscaping in Temple Wood to ensure that an attractive, complementary aesthetic is achieved.

A limited selection of forms and palette of finishes, colours and details is permitted. Flexibility of interpretation is encouraged to ensure a measure of variety, within the constraints of these guidelines.

1.0 DESIGN & CONSTRUCTION APPROVAL

1.1 GENERAL CONDITIONS

Demesne Architects must be appointed by all purchasers of sites 22-32 to provide design consultancy services on the build of their house. All plans, for designs deviating from those already granted permission on the subject site, will be prepared strictly in accordance with this document “Architectural Criteria for the Development of Temple Wood Housing” and comply with Local Authority and National Building regulations.

1.2 AESTHETIC APPROVAL

All sites currently benefit from a grant of planning permission for a detached house. It is a contractual condition of purchase that the all site purchasers must engage Demesne Architects, represented by Scott Wallace, to provide full standard RIAI architectural services for all design and technical detailing, tendering and construction contract administration of their new house. It is to all current and future residents’ benefit that designs are harmonious and in accordance with the design guide, to ensure that the quality of the overall development is maintained.

To date many of the site purchasers in Temple Wood have designed a bespoke house for which they have applied for and received planning permission. Should a purchaser wish to apply for a revised planning permission for the design of a house on their site, as part of their appointment, Demesne Architects will work with individual purchasers to prepare revised or modified house designs and submit these for planning permission. These designs and all technical detailing will be prepared to be fully in accordance with this Temple Woods Design Guide. Demesne Architects will not deviate from compliance with these design guides.

Prior to any submission for planning, Demesne Architects will liaise with the Developer’s Project Manager, confirming that the designs have been prepared in accordance with the Design Guide and will issue a copy of the proposed design. Demesne will request a letter of support from the Developer to accompany the planning application.

Nothing in this document or any regulations herewith, will be construed as permitting the contravention of the Conditions of Title to any site or any Zoning, By-laws, Regulations of Kildare County Council or National Building and Planning Regulations. The final approval of any revised design ultimately vests in Kildare County Council. Adherence to these guidelines cannot guarantee a successful grant of permission for any amended design.

2.0 AESTHETIC CONTROL

2.1 ARCHITECTURAL STYLE

Reference should be made to the Show House, constructed on site 6, for general visual intent and character envisaged for other residences of Temple Wood.

In designing new residences, careful consideration should be given to volumetric arrangement, proportioning and massing. Particular attention is required in the selection of finishes, as well as the implementation of high quality, well integrated, contemporary detailing as opposed to decoration and embellishments.

2.2 REGULATING RESTRICTIONS

Building Lines Houses are to generally be centrally located within each site, taking account of shape, trees and topography. No development is to generally occur within 10m of any perimeter boundary or 5m of any shared boundary. Any revised house design or location must take cognisance of adjacent sites and avoid the potential of direct overlooking of adjoining residences.

Coverage and Floor Area Ratio (FAR); The ultimate house size, site coverage and floor area of any amended plan will be subject to the approval of Kildare County Council during the Planning Application process and the massing of the design is to take cognisance of topography, siting, existing trees and vistas. Notwithstanding this, an individual levels floor area should not generally exceed 10% of the site area. Note that the above stipulations do not indicate any likelihood or otherwise of a successful planning application for a house design, exceeding the size and coverage already granted permission, on the subject plot.

Restriction on Development; Only a single residence is permitted per site in Temple Wood.

Height Restrictions; Height of roof ridge may not exceed 9m above natural ground level at any point. Compliance is to be demonstrated by overlaying the proposed house design onto a topographical survey of the site.

Building Element Width Restrictions; Volume Composition, Ridge Height and Eaves Overhang will dictate this, always with the proviso that the general volume and plan form is to convey a more linear than square building form. Back to back rooms with a central corridor will generally not be acceptable.

2.3 VOLUMETRIC COMPOSITION

Permitted Roof Types and Forms; Only hipped and / or gable type, circa 25° - 30° (most appropriate angle will be dependent on volumetric composition & governed also by maximum height) pitched roofs with overhangs are permitted. Neither dormer windows nor any other protrusions excepting chimneys from the roof plane will be permitted.

Flat roofs are only permitted at First Floor Level (i.e. over Ground Floor accommodation) and only as protruding element(s) from the core building.

External recreational spaces and first floor verandas are permitted, both open and / or covered by a pitched roof.

Fire Places and Chimneys; Fire places and chimneys, in particular if faced in stone, are encouraged and should be of substantial proportions relative to the core building size. At least one chimney stack should be incorporated in the design of each house.

2.4 ELEMENTAL COMPOSITION;

External Windows & Doors; External windows and doors should be plain in character and in line with the Architectural Style description. Neither arched, curved (in plan or elevation) or segmented windows nor 'cottage pane' or ornate windows will be permitted.

Canopies & Overhangs; Ornamental canopies are not permitted and cover should be provided by elements intrinsic to the design of the house. Pitched roof eaves overhangs are generally to be deep in plan and not sub-urban in scale, and will be assessed on an individual basis. Gable end walls protruding above roof slates level are not permitted and all pitched roofs are to overhang gable end walls by equal distance to matching eaves overhangs.

2.5 PERMITTED EXTERNAL FINISHES

General – Quality & Approval of Samples; All external finishes are to be of high quality in line with the Architectural Style description.

Walls;

- A combination of materials and finishes should be used on facades.
- Stained and treated natural hardwood siding screens (diagonal board direction not permitted).
- Coursed rubble stone by Lagan Building Solutions, Z stone, Multi Slate – no colour deviations permitted from this stone. Fig 1
- Stained and treated natural hardwood board cladding (diagonal board direction not permitted). Cedar cladding with stain reference Sikken's Cetol hls plus & Cetol filter 7 plus. 085 Teak.
- Smooth texture pigmented or painted render finish. Colour to match original show house (Site 6) colour. Dulux Weathershield Minster 2010 Y 20 R or similar.

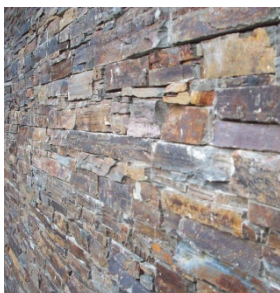


Fig 1; Z Stone Multi Slate

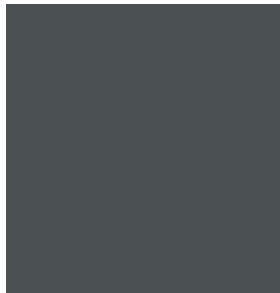


Fig 2; RAL 7016 Anthracite Grey

Roofs & Roof Lights;

- 60x30cm Blue black natural roof slates to be used on all pitched roof finishes including ridges. Soffits of roofs eaves and gable overhangs to be finished in stained and treated natural hardwood boarding.

- Rainwater Goods and accessories to be dark grey powder coated aluminium. Fascia and barge boards may be either dark grey extruded aluminium or stained and treated natural hardwood boarding. Grey RAL Reference 7016 Anthracite Grey

Windows and Doors;

- Hardwood or aluminium clad hardwood windows and doors to be compliant with planning permissions and harmonious with the general palette of materials. UPVC windows are not permitted.
- Only clear glass or evenly frosted glass will be permitted. Coloured or patterned glass will not be permitted.
- Window Sills to be natural stone or reconstituted stone in natural colour tone and should be of substantial thickness. No embellishments will be permitted.

Paving and Decking Integral to the Building;

- Only wood and natural stone, harmonious with other external finishes may be used. Extent to be limited so as not to impact on surface water run-off. All hard external landscaping is subject to planning permission.

Focal & Highlight Elements;

- Sensitive and limited use of focal design elements is permitted, once compliant with clause 2.1.

Continued Upkeep & Maintenance of Building Exterior

- To be executed in compliance with these Guidelines throughout the lifespan of the building.

2.6 OTHER / FREESTANDING STRUCTURES

Garages, Service Rooms, Shelters & Sheds;

- The construction of freestanding structures e.g. garages, service rooms, shelters or sheds is not permitted. Storage and other services should be fully integrated or in the house design and to the same quality and standard of construction.

Washing Lines;

- Washing lines (rotary or linear) must be completely out of sight, fully concealed in a small external yard, behind screen walls.

Post Boxes;

- Post boxes must be fully integrated into the stone flank walls at the site entry gate, or in the main structure of the house. Only the letter box lippings may be visible from the exterior and these to be fitted flush with the stone or render wall surface.

TV Aerials & Satellite Dishes;

- Permitted if at a scale appropriate for domestic use. These should under all circumstances be sensitively located. Colour to generally match that of the surface upon which it is installed.
- No service wiring for TV aerials & satellite dishes or any other purpose, may be externally visible.

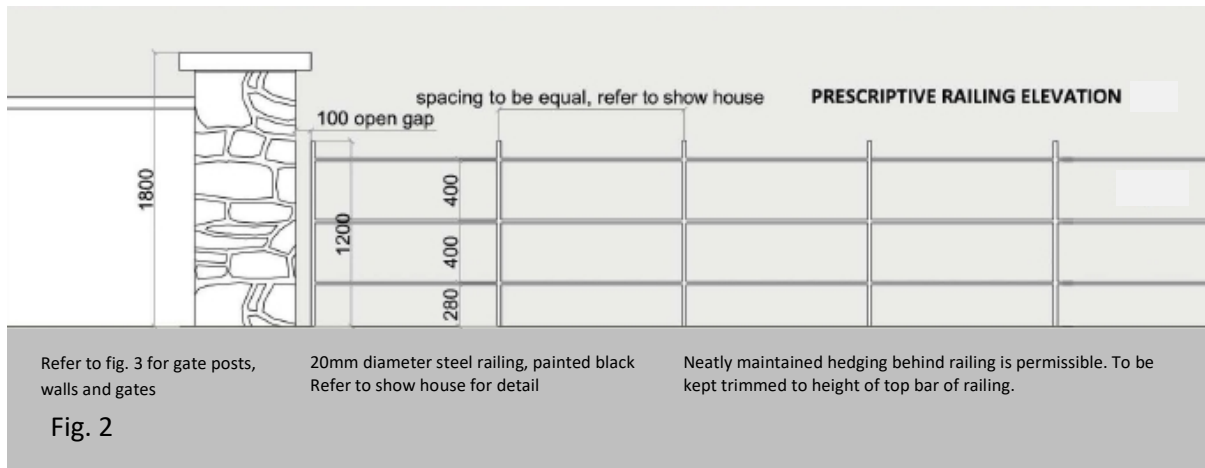
2.7 LANDSCAPING & PARKING

Parking Provision;

- Sufficient parking should be provided on site for each residence. No on street parking outside of street facing railings will be permitted.

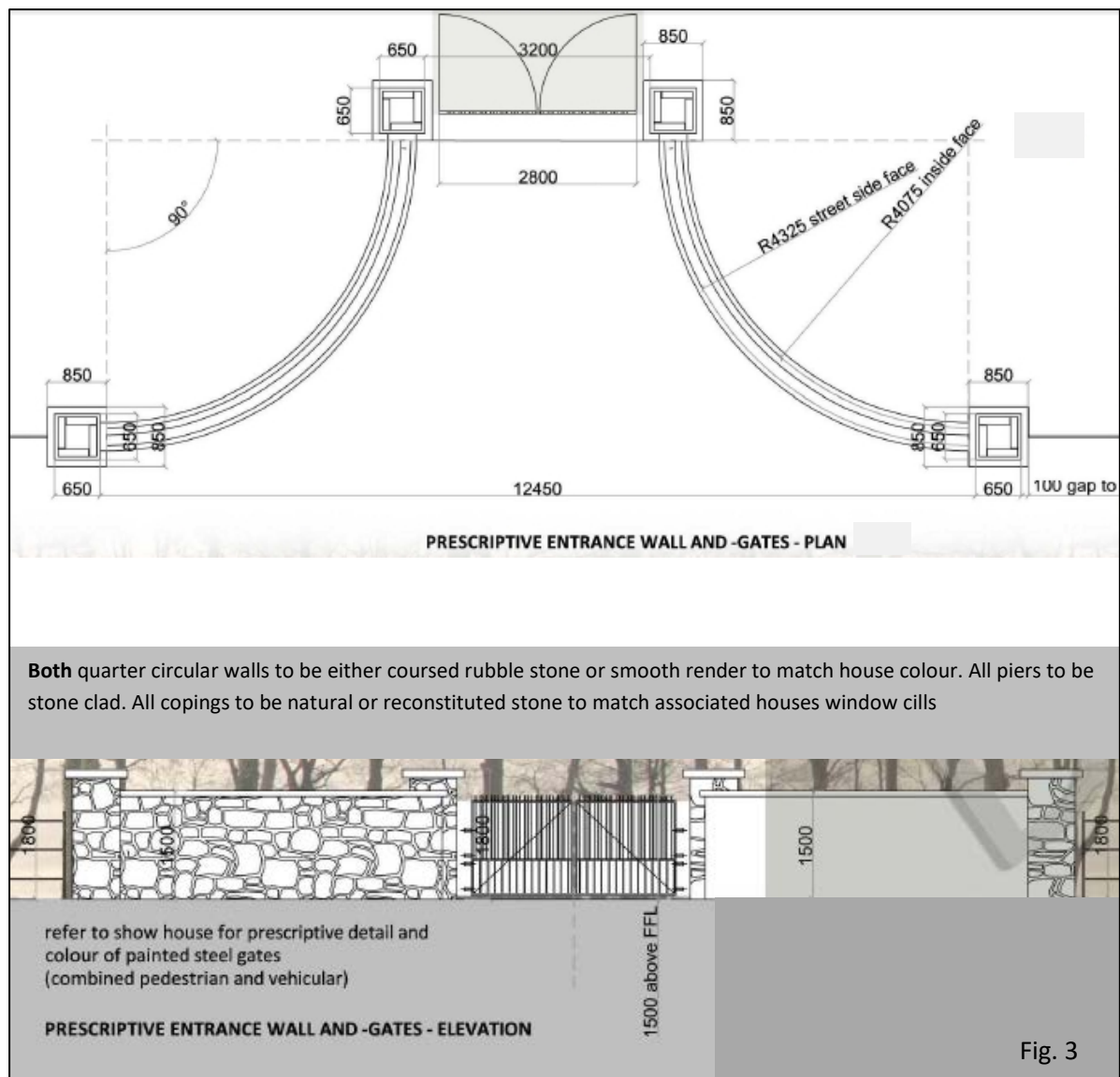
Boundary Treatment;

- Street facing and common boundaries to be contained with black painted steel railings. Refer to Figure 2 for permitted site boundary treatment. No other style of railings or fencing to perimeters is permitted. No other materials to be used. The site boundary facing the golf course may be left open.



Gates;

- All Gates and surrounds are to be in accordance with figure 3.



Hard Landscaping;

- To be in keeping with the design of the house and the natural setting within which the house sits. Proposals for hard landscaping including illustrations / samples are to be submitted to *Carton Demesne* for approval. Extent to be limited so as not to impact on surface water run-off. All hard external landscaping, including any retaining or decorative walls is subject to planning permission.

Soft Landscaping;

- A maximum of 70% of the total site area may be developed (*Development Footprint*) including building, hard and soft landscaping. The remainder of the site should be left and maintained in natural state. In principle, existing trees may only be removed from site if already identified for removal in the granted planning permission. If a revised design

indicates removal of trees other than those already noted as being removed is essential for development of the house, the site owner would need to demonstrate mitigating measures, such as the retention of other trees noted for removal and of similar condition and importance. If it can be proved that a tree causes a threat to the environment or inhabitants, a site owner may make the case for its removal, supported by an arborist's report. For an alternative planning design, an indication of all trees identified to be felled and retained should form part of the planning submission, together with a tree survey compiled by competent professional.

Site lighting;

- Site Lighting and Lighting fixed to the exterior of the building should be used sparingly to prevent light pollution and in consideration of other owners / users of Temple Woods and adjoining areas. Site lighting should be in keeping with the light fittings employed on the show house, site 6.

Lifetime Maintenance;

- Responsibility for continued upkeep & maintenance of landscaping and building to be executed in compliance with '*Architectural Criteria for the Development of Temple Wood Housing*' throughout the lifespan of the building.

3.0 ENERGY EFFICIENCY

General;

- The incorporation of energy conserving initiatives and environmentally conscious design beyond current statutory minimum requirements is strongly encouraged.

Integration;

- Solar heating panels, if incorporated, should be installed flush with the correctly-orientated roof plane. No freestanding or elevated solar heating panel installations will be permitted. Wind turbines will not be permitted.

4.0 Engineering Design & Compliance

This section focuses primarily on Foul Water Disposal, Surface Water Disposal, Water Supply and engineering related matters associated with the provision of services to the individual sites.

There are three relevant planning permissions which inform this document namely:

- Planning Register Number 06/2885
- Planning Register Number 12/555
- Planning Register Number 16/329

These contain specific engineering related planning conditions with which developers of dwellings are required to comply. Notwithstanding the contents of this document it is the responsibility of individual developers to ensure that they familiarise themselves fully with all relevant planning permission conditions prior to commencing of development.

4.1 Foul Water Disposal

All foul drains constructed on plot shall be gravity drains and shall be constructed using either PVC or concrete pipes manufactured in accordance with current IS EN standards and laid in accordance with the manufacturer's recommendations, Building Regulations Section H and Department of the Environment Recommendations for Site Development Works for Housing Areas. Each dwelling will have its own connection to the main foul drain located in the road corridor.

Only foul sewage and soiled water from the site is to be discharged to the foul drain.

4.2 Surface Water Disposal

All surface water drains constructed on plot shall be gravity drains and shall be constructed using PVC or concrete pipes manufactured in accordance with current IS EN standards and laid in accordance with the manufacturer's recommendations, Building Regulations Section H and Department of the Environment Recommendations for Site Development Works for Housing Areas. Each dwelling will have its own connection to the main surface water drain located in the road corridor.

It should be noted that there is a requirement that each individual house site is required to provide attenuation for up to the 30 year storm event.

Only clean uncontaminated surface water from the site is to be discharged to the surface water drain.

4.3 Water Supply

Each dwelling must provide, as a minimum, 24-hour water supply storage. All water supply works on site are to be carried out in accordance with the Department of the Environment Recommendations for Site Development Works for Housing Areas.