



Proposed Refurbishment and Conversion of 1 No. existing two storey industrial building into 2 No. residential apartments, including boundary walls/fences, pedestrian entrances, landscaping, connection to existing services and associated site works at Canal Walk, Park Road, Longford Town, Co. Longford.

PROJECT DESCRIPTION

General

The provision of 2 no. new 1&2 bed housing units, by refurbishment and change of use of existing building at Canal Walk, Park Road, Longford Town, Co. Longford.

This existing building is in full ownership of Longford County Council and the site is registered in Longford County Council's name. The building is within a social housing estate and is adjacent to the community building operated by the St. Vincent de Paul. This application relates to the change of use of the existing boiler house building into 2no residential units; a 2 bed and a 1 bed apartment. Longford County Council recommends that this building and site represents a good means of partially addressing the current need while developing an underutilized vacant existing building.

The overall site of 118m² is within Longford Town approximately 650m from the center of Longford town with the train station only 350m from the site. The site is within an existing social housing development.

Pre-Condition Survey

The building is in excellent condition.

The boiler house building was initially constructed as part of the overall social housing development at Canal Court. This district heating structure housed the 2no boilers, tanks and fuel and provided the heating requirements to the estate. However, due to issues encountered with the structure and operating costs, the decision was made to change the method of heating locally to each residence.

The building has remained underutilized and vacant now for several years and the decision has been made to investigate a change of use of the existing structure to residential use. The existing boilers, tanks, pipework, and wood chip have now been fully cleared out from the building.

It is proposed to convert the building into 1no 2bed and 1no 1bed apartments.

Design

It is proposed to convert the existing building into 2no residential units:

- 1 No. 2 Bedroom two storey, 4 person dwelling of 81.3m²
- 1 no. 1 Bedroom first floor, 2 person dwelling of 45m²

Relaxation

With reference to the Sustainable Urban Housing: Design Standards for New Apartments:

Section 3.39 Private amenity space standards for apartments are set out in Appendix 1. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, **private amenity space requirements may be relaxed in part or whole**, on a case-by-case basis, subject to overall design quality.

The existing building to the east of the development is not residential, i.e. it is a commercial property therefore there are no overlooking issues with the proposed development.

Services

All existing main services such as water, storm, Eircom and electricity are available along the existing roads. Proposed connections can be made from each unit separately.

Irish Water will then carry out the connection to the new system when it is complete including all reinstatement works.

Appendix A



Front Elevation image of the existing building