

THE VIENNA MODEL

HOUSING FOR THE
21ST CENTURY CITY

Housing for All

Planning and
Housing for the 21st
Century & Dublin's
future.

01/04/2019

Ms. Claire McManus
RIAI, Housing



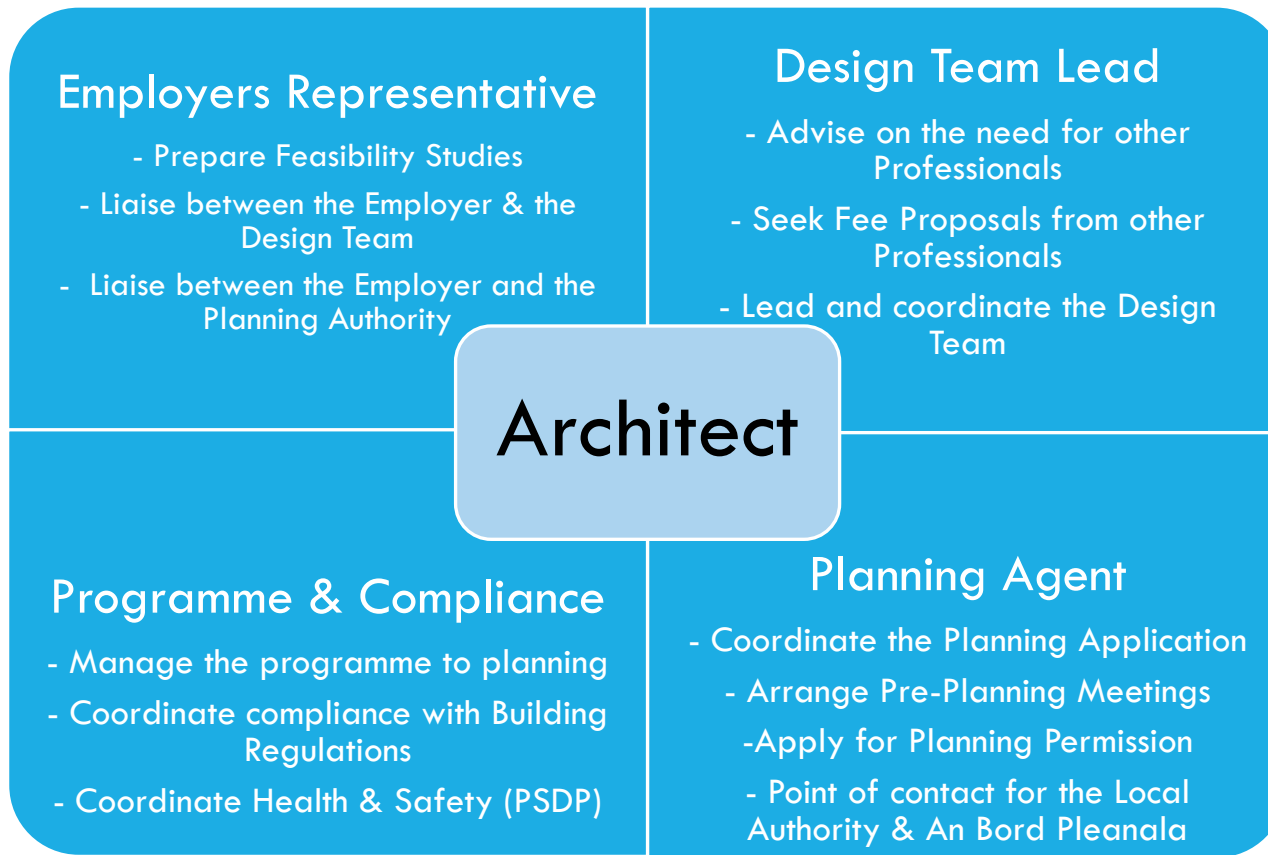
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



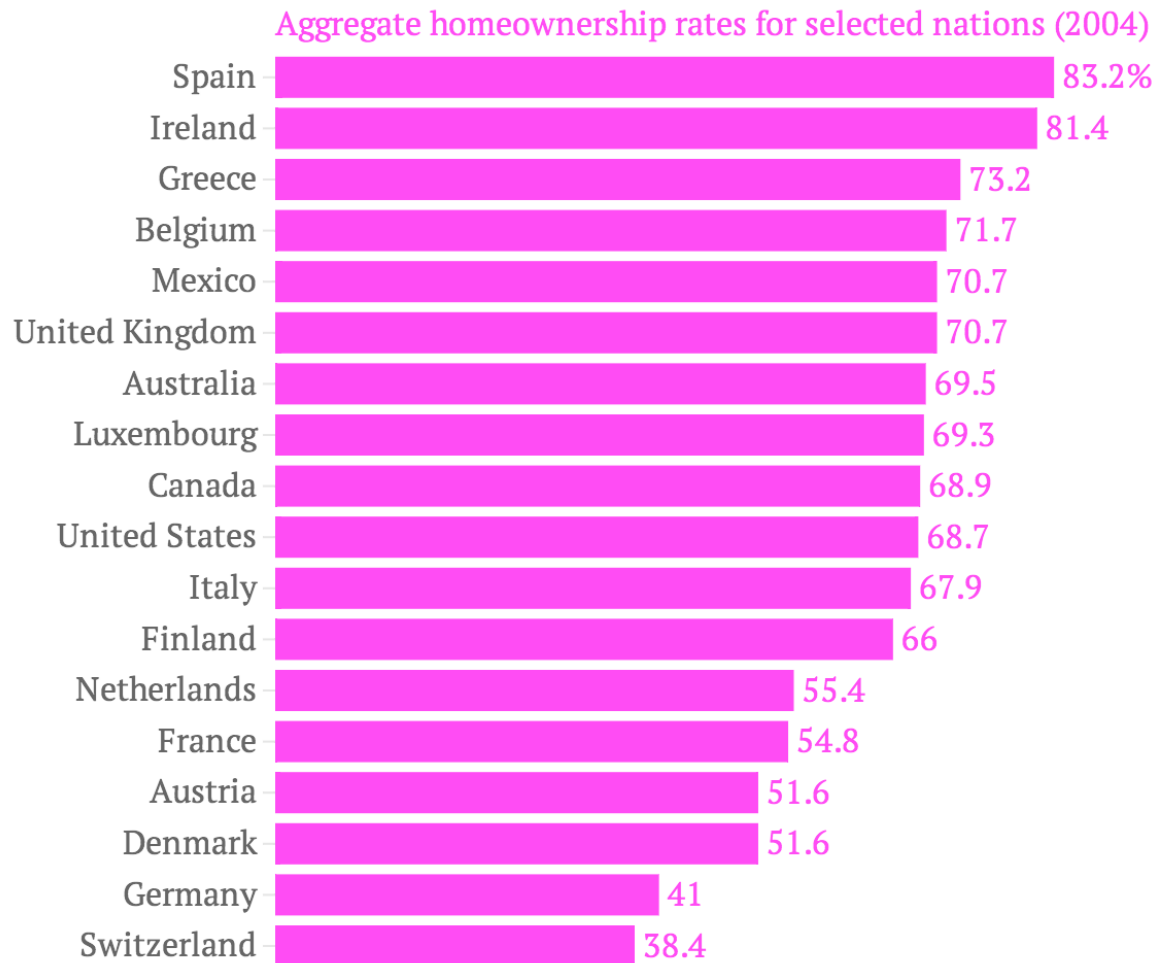
RIAI Housing Committee

- Public & private sector architects working in housing
- Finance expert
- Meet monthly
- Report experience
- Research
- Liaise with others in the process
- RIAI Housing Policy

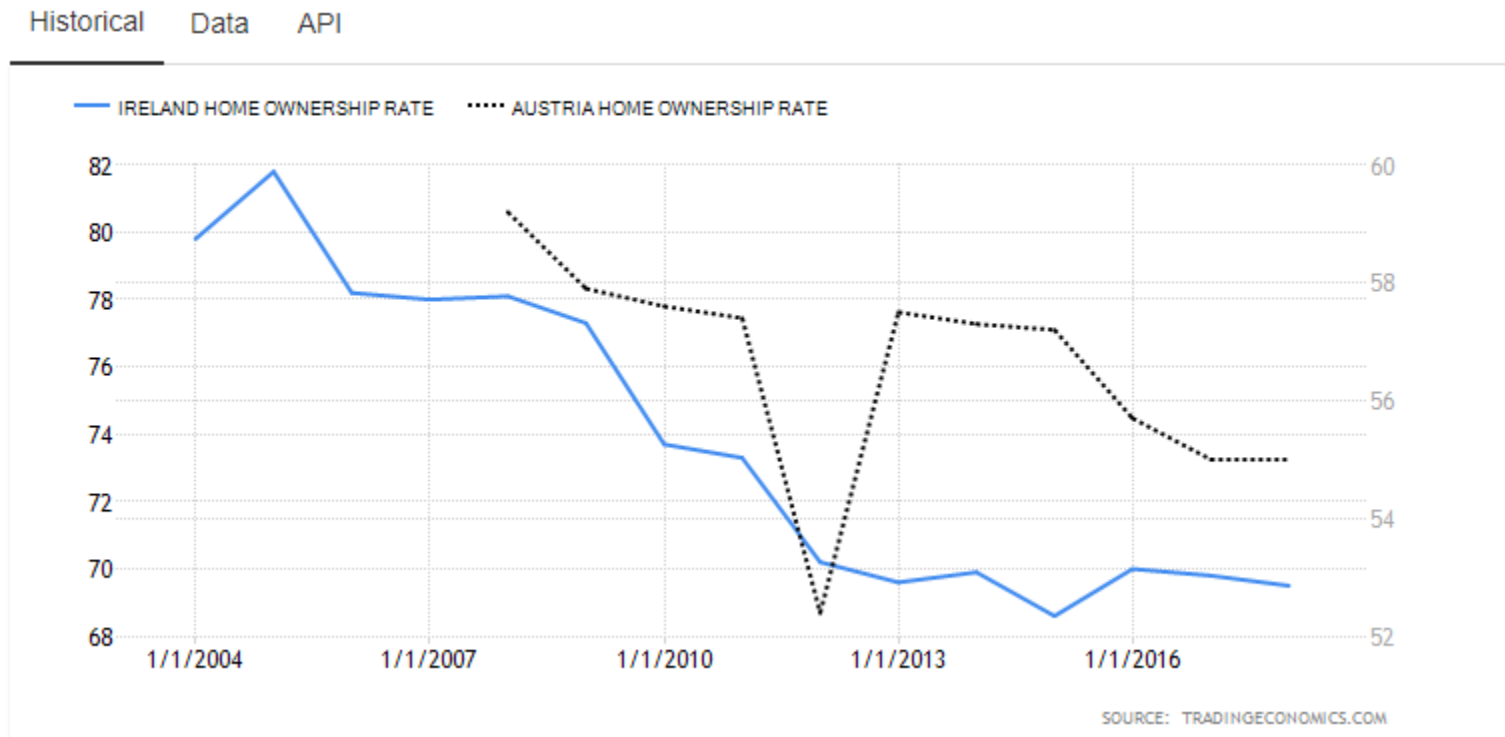
Housing Planning Process



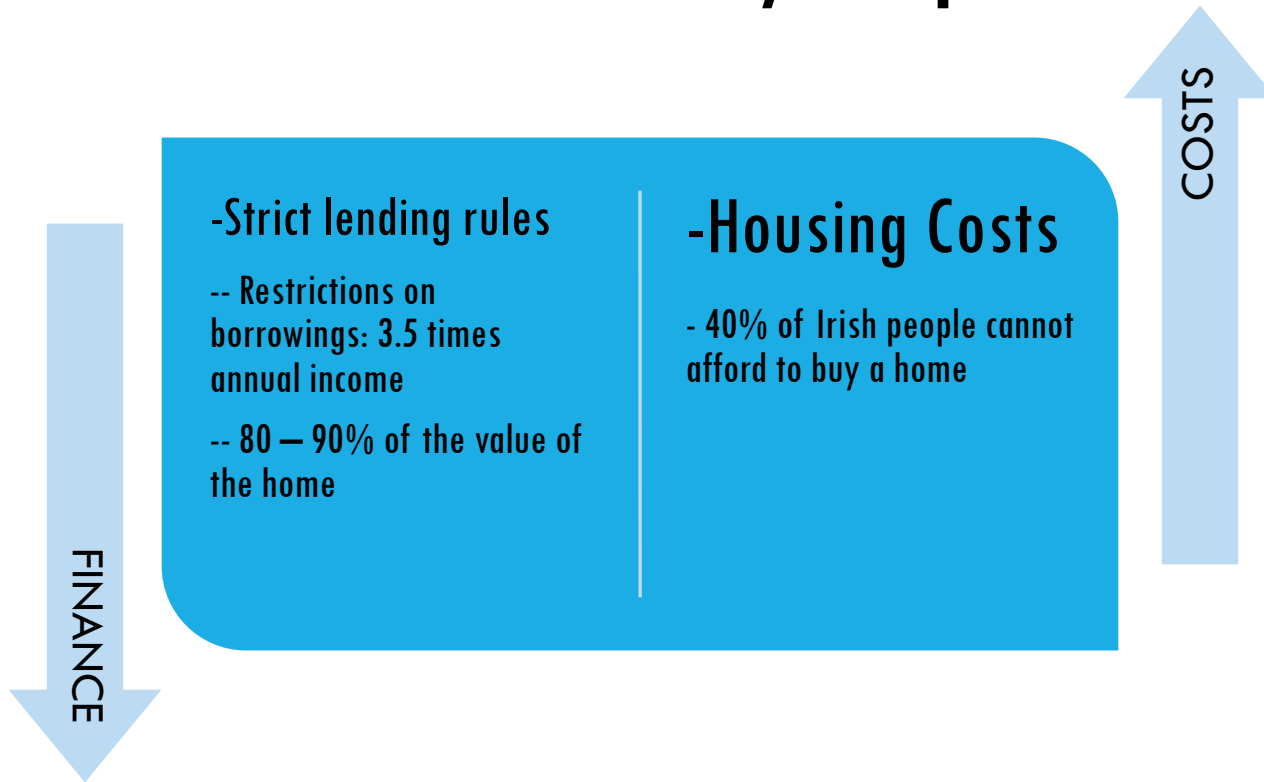
Home Ownership — Ireland vs. Austria



Home Ownership – Ireland vs. Austria



Affordability Gap



Housing Standards

- **New Apartment Standards (2018)**
 - Reduced parking requirement
 - Reduced number of stair & lift cores
- **New Building Height Standards (2018)**
 - 4-storey housing as a new base-line
- Important to let the standards bed in.., but

Housing Standards

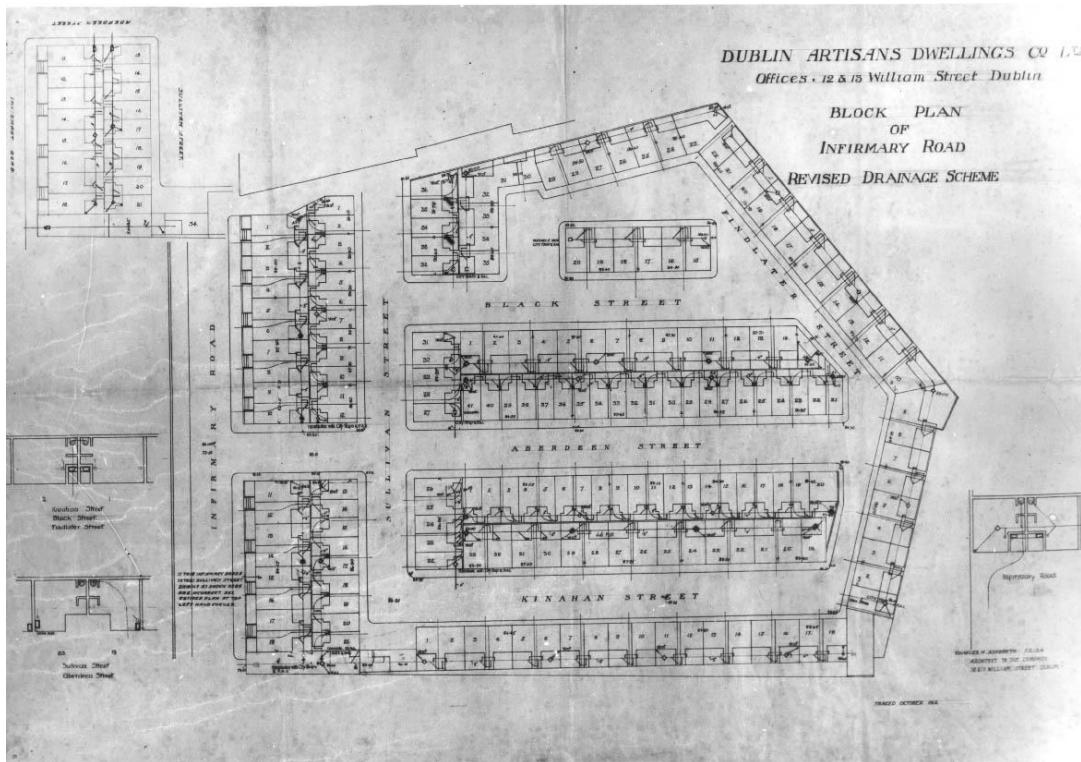
1. Private Open Space Standards



Moray Mews, London — Peter Barber Architects

Housing Standards

1. Private Open Space Standards



Infirmary Road, Dublin - The Dublin Artisans Dwellings Company

Housing Standards

2. Private Stairs Standards



The Malings, Newcastle — Ash Sakula Architects

Housing Standards

2. Private Stairs Standards

Section 3.3

Circulation within dwellings

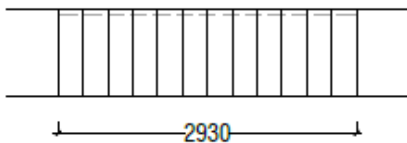
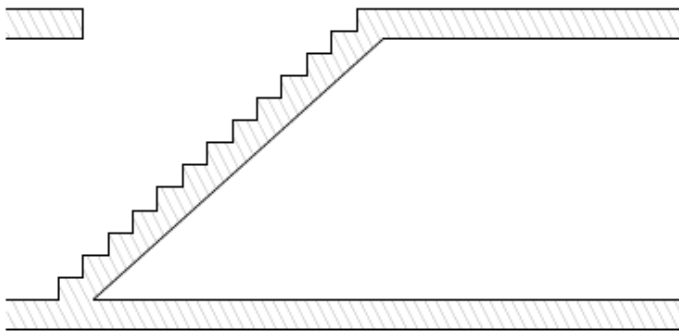
3.3.2.2 Vertical circulation within a dwelling

Where there is no habitable room at the entry level, the stairway providing access to the storey containing the main living room should comply with the following:

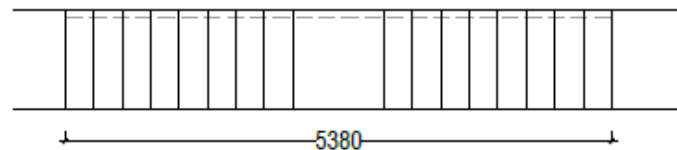
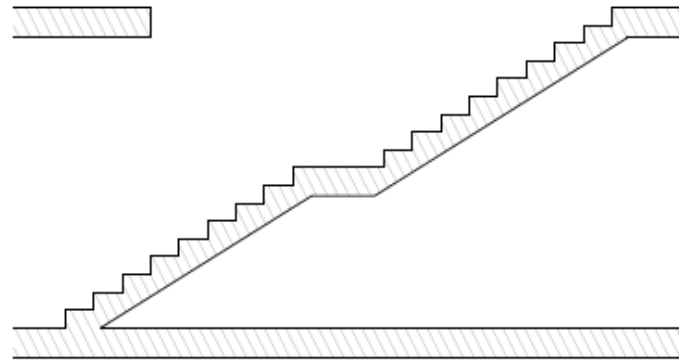
- (a) It should have a minimum unobstructed width of not less than 900 mm between handrails;
- (b) The rise of a flight between landings should be not more than 1800 mm;
- (c) It should have top and bottom landings and if necessary, intermediate landings, each of which should be at least 900 mm long;
- (d) The rise of each step should be uniform and not more than 175 mm;
- (e) The going of each step should be uniform and not less than 280 mm;

Housing Standards

2. Private Stairs Standard



Private stairs

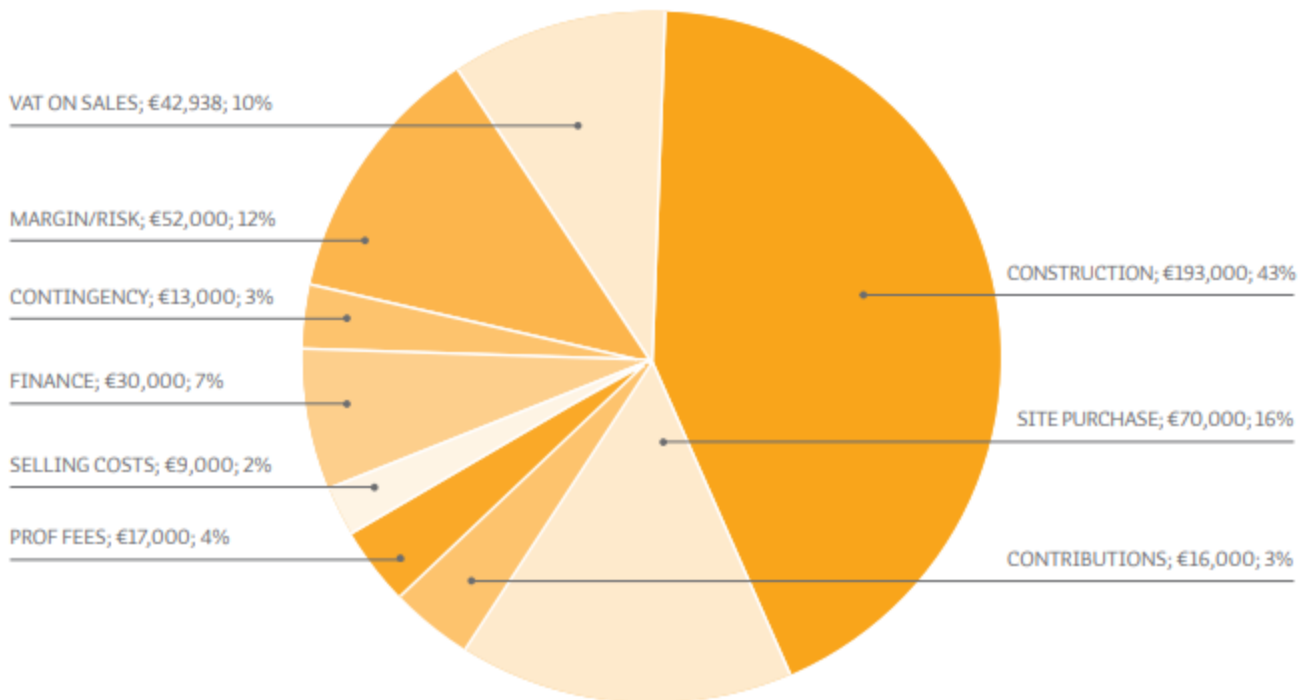


Private stairs where there is no habitable room at entry level

The Apartment Gap

% Breakdown of Total Development Costs for Two Bed Apartment
(Category 2, Lower Range)

Chart 3



The Real Costs of New Apartment Delivery — SCSl, 2017

The Hidden Costs of Housing

Typical Planning Reports for a housing scheme (in addition to design reports)

- Archaeology
- Ecology
- Appropriate Assessment
- Natura Impact Assessment
- Environmental Impact Assessment / Screening
- Construction Environmental Management Plan
- Statements of Consistency
- Noise Impact Assessment
- Flood Risk Analysis
- Childcare Assessment / Social Infrastructure Audit
- Arboricultural Assessment Report
- Traffic Impact Assessment Report
- Building Life Cycle Report

The Hidden Costs of Housing



Q&A