

Henry J Lyons

# An Bord Pleanála Pre-Application Consultation Response Spencer Place City Block 2

August 2019





Revision	Description	Date	Checked
O1	Issued for SHD Planning	02/08/19	PO'B



# EXECUTIVE SUMMARY

This report is prepared in response to the pre-application consultation meeting held with An Bord Pleanála on the 27 of May 2019 and the subsequent Opinion received from An Bord Pleanála in their written response dated 13th June 2019.

The following issues were highlighted in the Opinion released by An Bord Pleanála as requiring further consideration:

- North Lotts Planning Scheme
- Urban Design Response
- Shared Living Accommodation
- Flood Risk and Surface Water Management

This report addresses the Urban Design Response and the Shared Accommodation Response sections. The other sections are addressed in reports prepared by John Spain Associates and Cronin & Sutton Consulting Engineers respectively.



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# 1.0 INTRODUCTION

## 1.1 PURPOSE OF REPORT



# 1.1 PURPOSE OF REPORT



Aerial View of Site

This report has been prepared by Henry J Lyons Architects, under the appointment of the applicant, to respond to the Opinion issued by An Bord Pleanála issued 13th June 2019. This document should be read in conjunction with all other supporting documents that comprise this application.

## THE DESIGN TEAM

This document has been compiled in collaboration with the following design team and should be read in conjunction with their related submissions:

Project Managers - Linesight

Quantity Surveyors - Linesight

Planning Consultants - John Spain Associates

Landscape Consultants - Niall Montgomery & Partners

Townscape and Visual Impact Assessment - Kennett Consulting Ltd

Structural Engineers - Cronin & Sutton Consulting Engineers

Building Services Engineers - Axiseng Consulting Engineers

Fire Consultants - Michael Slattery Associates

Daylight & Sunlight Consultants - Integrated Environmental Solutions Ltd

Transport Consultants - Cronin & Sutton Consulting Engineers



# 2.0 URBAN DESIGN RESPONSE

2.1	EXISTING / EMERGING CONTEXT	An Bord Pleanála Opinion
2.2	URBAN DESIGN PROPOSAL	<i>‘Further consideration of documents as they relate to the proposed increase in height and urban design response of the proposed blocks in this regard given the provisions of national and local planning policy which set out the need to ensure that development proposals incorporating increased building height including proposals within architecturally sensitive areas, should successfully integrate into/enhance the character and public realm of the area. Consideration should also be given to how the proposed development would be consistent with the objective of the planning scheme which seeks to promote sustainable higher densities and quality innovative designs achieving generous standards of residential amenity for residents. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.’</i>
2.3	ADJACENT DEVELOPMENT	
2.4	BUILDING MASSING	
2.5	CONSULTATIONS	
2.6	PROPOSED AMENDMENTS TO SDZ PLANNING SCHEME	
2.7	RECENT BUILDING MASSING	Applicant Response
2.8	BUILDING MASSING COMPARISON	
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2.10	LANDSCAPE DESIGN & PUBLIC REALM	
2.11	CONSENTED / PROPOSED FACADE COMPARISON	
2.12	RESPONSE CONCLUSION	

This chapter sets out how the proposed scheme has considered the queries raised by An Bord Pleanála in relation to the proposed increase in height and urban design response of the proposed development.

The approach is described in the following section and under the following summary:

- Integrating into the surrounding existing and emerging urban context, including 11 and 12 storey residential developments already constructed on the adjacent sites at Spencer Dock and Canon Hall
- Proposed amendments to the SDZ Planning Scheme and the adoption of the new Urban Development and Building Height Guidelines allows for a re-evaluation of appropriate building height for the site addressing the existing and emerging context
- The site is amongst the best located sites in the city for public transport. It is government policy to promote increased building height in locations with good public transport services.
- Further enhancement to the public realm and the provision of generous standards of residential communal amenity space



2.1 EXISTING / EMERGING CONTEXT



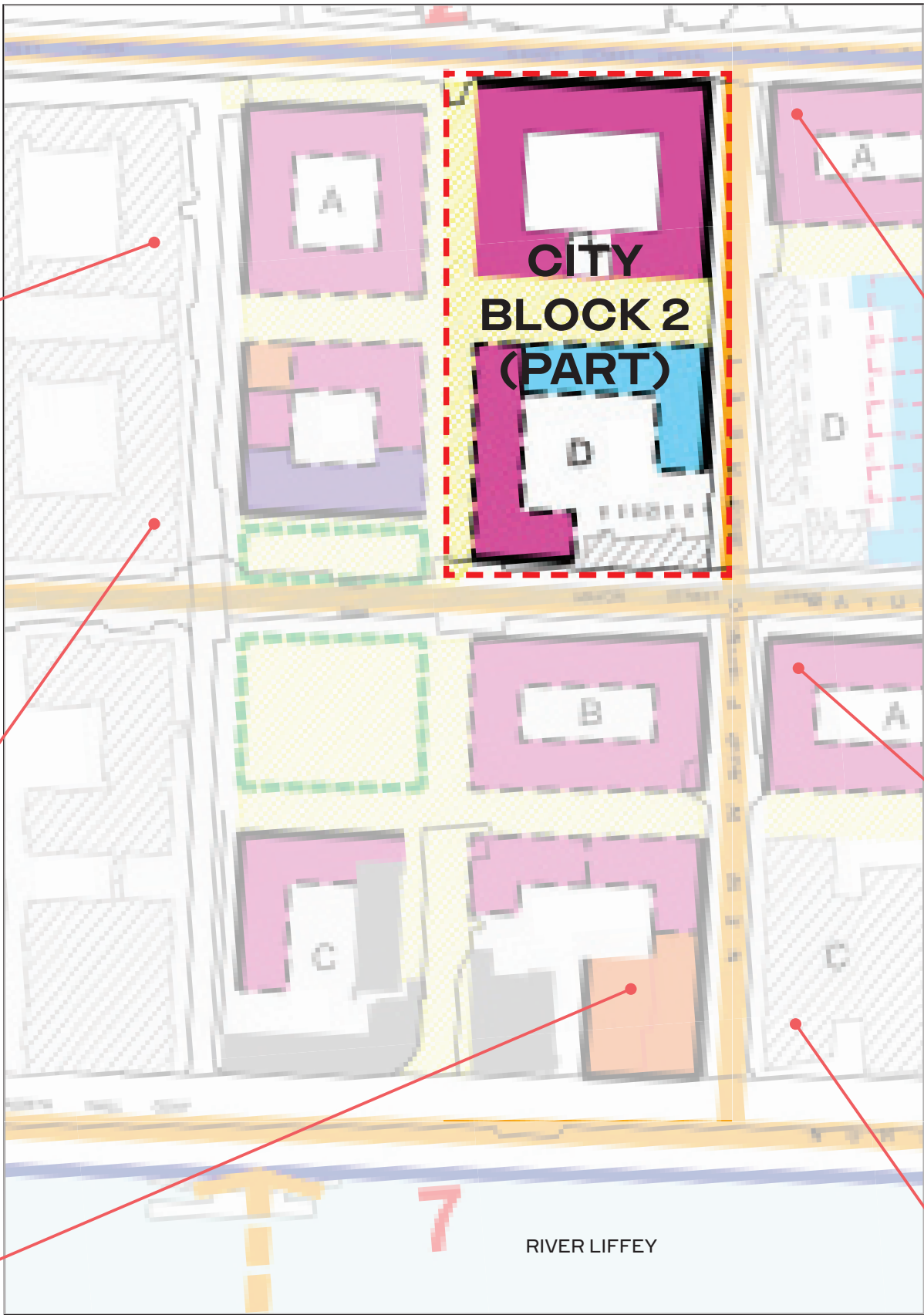
City Block 1, Spencer Dock, **BUILT**



City Block 1, Spencer Dock, **BUILT**



City Block 7, Spencer South, **PROPOSED**



SDZ City Block Map



City Block 3 Residential, **PROPOSED**



City Block 8, No. 5 Dublin Landings, **PROPOSED**



City Block 8, Central Bank, **BUILT**



# 2.1 EXISTING / EMERGING CONTEXT

## EMERGING CONTEXT

The existing and emerging urban context of the North Lotts and Grand Canal Dock has been formed in response to the massing principals set out in the SDZ. The building heights proposed are capped at 8 stories commercial (with the potential to extend this to 9 stories commercial), the majority of the remaining areas within the North Lotts and Grand Canal Dock area, including this element of City Block 2, being capped at 6 or 7 stories residential height.

The only opportunities to exceed the heights described above within the SDZ Planning Scheme are on the site to the rear of the Convention Centre Dublin at City Block 6 (no development proposed), above the proposed DART Underground Line on the adjacent element of City Block 2 (site sterilised pending completion of DART Underground) and the EXO building (currently under construction) at City Block 10.

The overall effect of this approach has resulted in an urban form with limited articulation in terms of building massing. When compared to other docklands regeneration developments in competing European cities the lack of density, articulation and legibility of form proposed under the SDZ Planning Scheme is further highlighted.

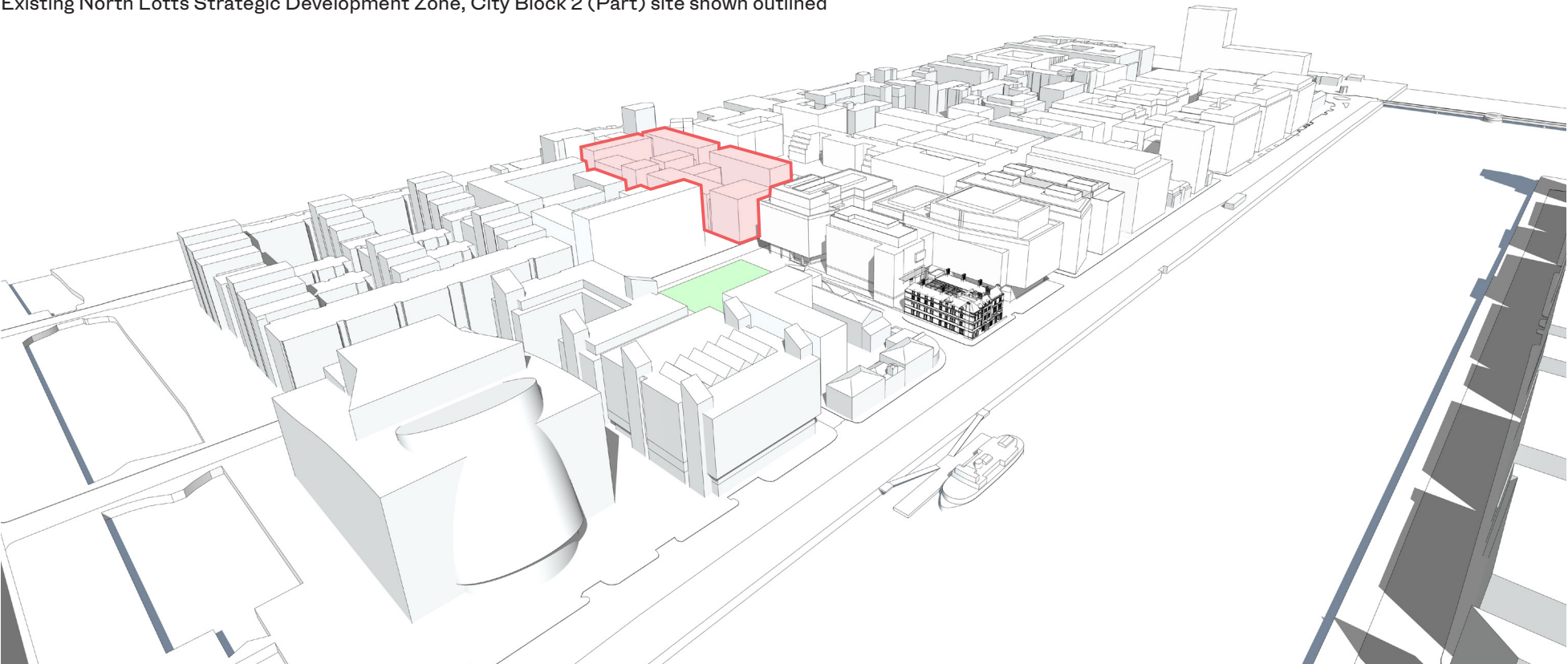


Dublin

400m



Existing North Lotts Strategic Development Zone, City Block 2 (Part) site shown outlined



Proposed North Lotts Strategic Development Zone, City Block 2 (Part) initial massing shown outlined



## 2.2 URBAN DESIGN PROPOSAL



Extract from Proposed View 13 along Sheriff Street looking East

Both the proposed amendments to the SDZ Planning Scheme and the adoption of the new Urban Development and Building Height Guidelines have allowed for a re-evaluation of the proposed building heights on the site. The new proposals now respond to both the full existing urban context as well as emerging developments carried out under the SDZ framework.

This additional flexibility in building height, not achievable under the current SDZ building height requirements, allows for greater variation in building height across the site allowing for greater modulation of the roofline and providing a richer skyline for both the development and within the Docklands.

Following the consultation with An Bord Pleanála the building massing has been further refined in tandem with the materiality of the building. Further variation and expression in the elevations has been introduced by shaping individual massing elements to break up the facade and create clearly identified slender building forms.

As well as the following information provided in this section further information relating to the Urban Design Response can be found in the Architectural Design Statement by Henry J Lyons and the Planning Report by John Spain Associates.



# 2.3 ADJACENT DEVELOPMENT



City Block 1, Spencer Dock, **BUILT**



City Block 2 (Part), Spencer Place, **PROPOSED**, with Spencer Dock to the right in the foreground

The existing context of the development includes the **12 storey** residential development at Spencer Dock, City Block 1, located to the west of the site as well as the **11 storey** Canon Hall residential development which is directly opposite on the north side of Sheriff Street Upper.

The diagram consists of a north arrow pointing upwards. A dashed blue arrow points from the north arrow to a grey block representing the existing context. Another dashed blue arrow points from the north arrow to a grey block representing the proposed development.

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# 2.4 BUILDING MASSING



Proposed View 1 from Station Square looking North East



Proposed View 13 looking West from Sheriff Street Upper

The architectural concept was to create a building that responds to the massing defined by the SDZ Planning Scheme as well as responding to the existing and emerging urban grain.

The original proposals for the development, in terms of building height and massing, primarily responded to the maximum heights set in accordance with the North Lotts and Grand Canal Dock SDZ Planning Scheme, whilst also modulating of the massing on the site.

The intention of the building form that has developed recently from the massing of the SDZ Planning Scheme is to further break down the volumes of the City Block scale into a more human and readable scale. To achieve this we have utilised changes in the building height, materiality and detailing to identify individual dwelling elements within each building block.

To identify the residential elements of the development, special treatments are utilised to break up the facade. Each brickwork treatment is separated by a series of glazed balconies, to read as individual elements in proportion. Where the brickwork steps inwards a metal cladding reveal is utilised to further enhance the separation between the brickwork. In the prominent corners that face onto the surrounding streets including Sheriff Street Upper, New Wapping Street and the north-south 'New Street', recessed brick reveals containing projecting bricks highlight the architectural quality.

The corner balconies are paired vertically to read as larger openings and maintain the sense of solidity intended when making a brick building.

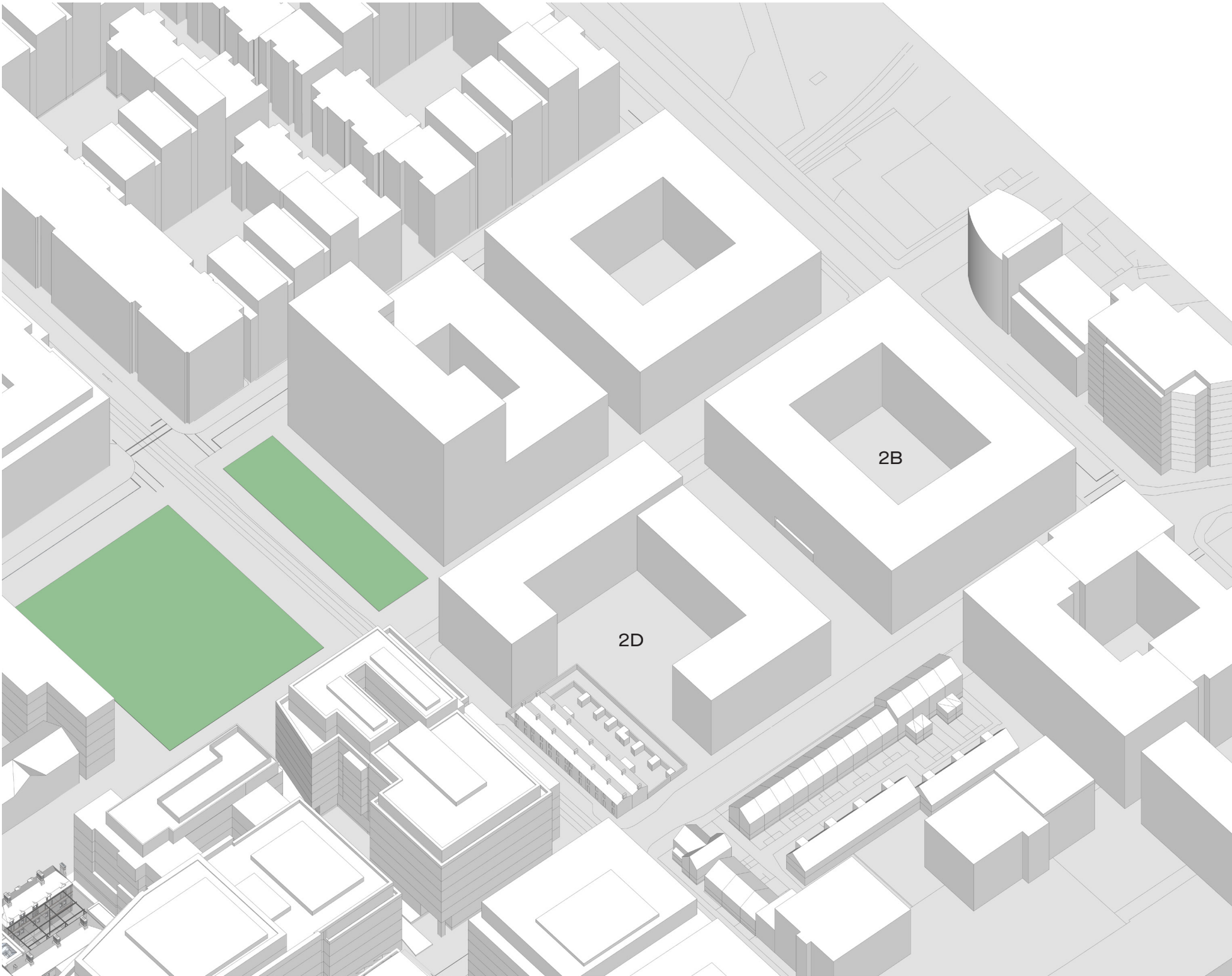
Within these residential blocks the openings in the elevations are generally stacked vertically with the windows stepping in an alternating fashion drawing the observers eye to the subtle differences. A similar approach has been adopted to balconies in certain locations where extended balconies are installed in a stepping pattern to connect different massing heights.

The treatment of the Shared Accommodation is different to the residential elements in that it has a character of its own. Within the block the openings are stacked in fully vertical manner the use of alternating metal panels allows the language of the facade speak to that of the apartments while still being an individual element.

The intention is to create an uncomplicated building form using clean lines, high quality materials and fine detailing.



# 2.4 BUILDING MASSING - Existing SDZ Planning Scheme



Existing SDZ Planning Scheme Massing

## EXISTING SDZ PLANNING SCHEME

Dublin City Council's existing SDZ Planning Scheme:

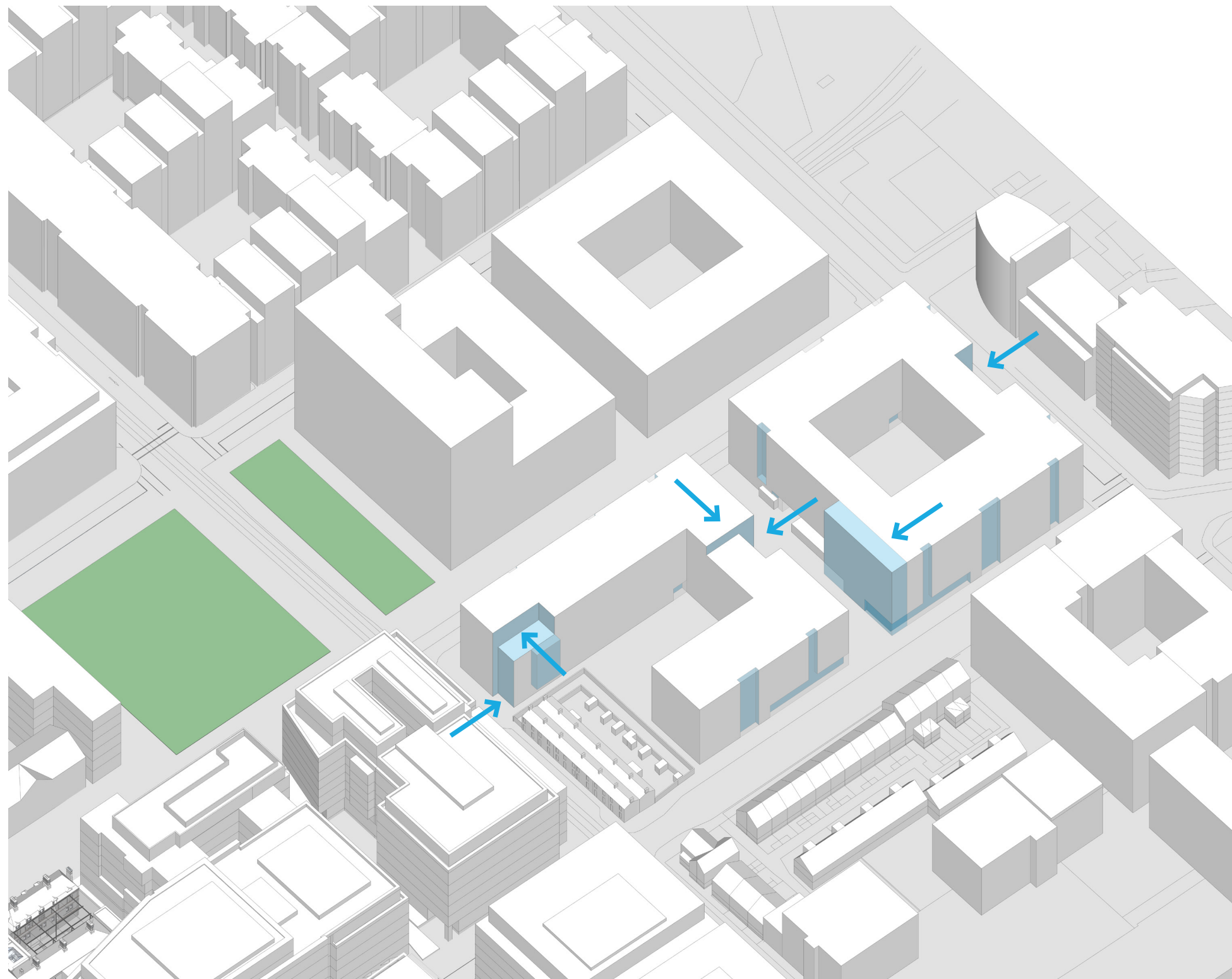


- |   |                             |
|---|-----------------------------|
| LANDMARK BUILDINGS                          | SDZ BOUNDARY                |
| 8 STOREY COMMERCIAL / 10 STOREY RESIDENTIAL | BLOCK BOUNDARY              |
| 6 STOREY COMMERCIAL / 7 STOREY RESIDENTIAL  | CITY BLOCK BUILDING LINE    |
| 5 STOREY COMMERCIAL / 6 STOREY RESIDENTIAL  | FLEXIBLE BUILDING LINE      |
| EXISTING BUILDING                           | CIVIC / PUBLIC SPACES       |
|   | INDICATIVE FINE URBAN GRAIN |

### City Block 2 - Existing Height

Extract from 'Review of Building Height & Proposed Amendments to North Lotts and Canal Dock Planning Scheme 2014', Dublin City Council, May 2019

## 2.4 BUILDING MASSING - Evolution



### PLANNING APPLICATION 1 MASSING

DSDZ2896/18

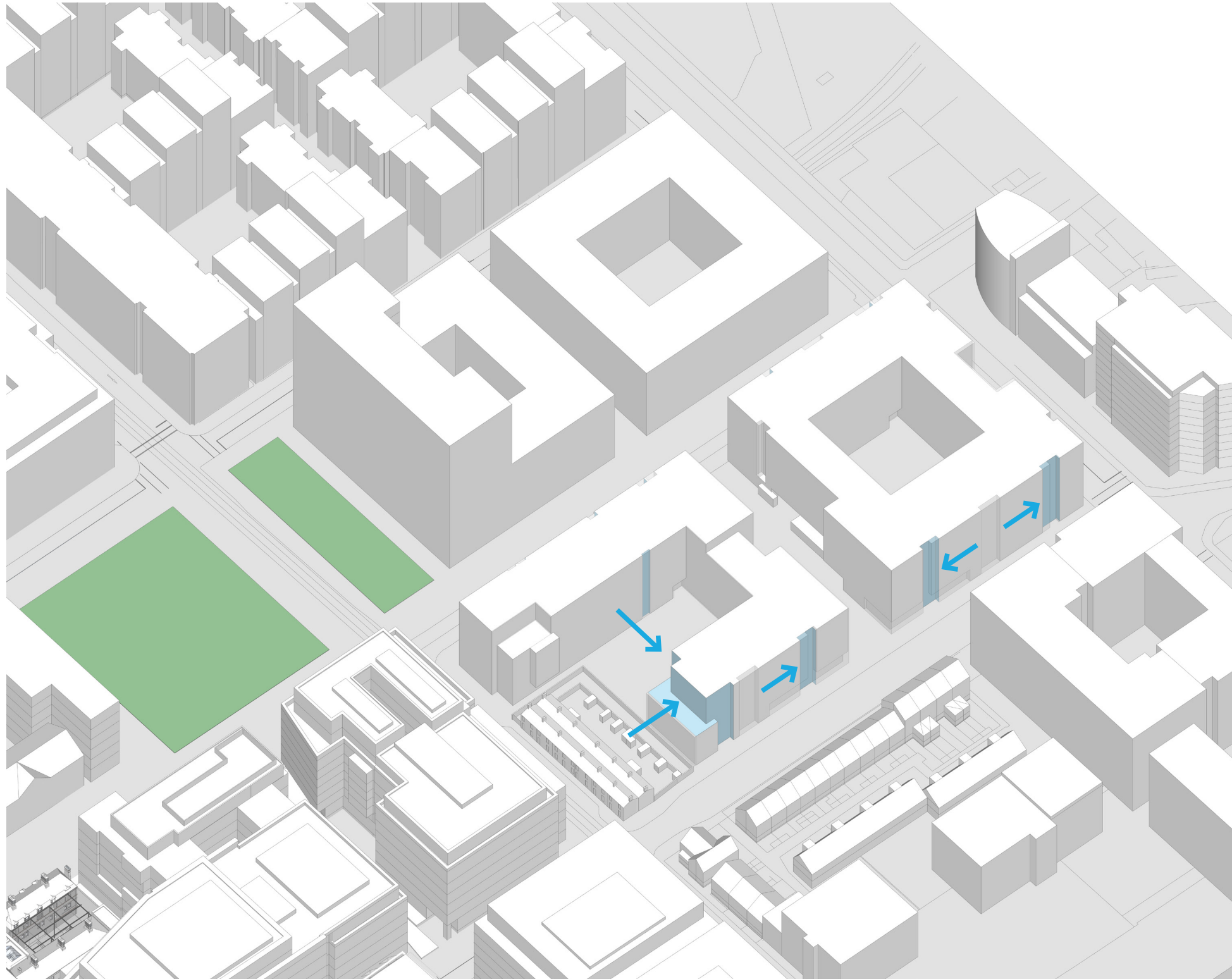
#### KEY DECISIONS

- Stepping building height down at the west of the existing terraced houses
- Recessing the massing of the blocks at both north facades to create dual aspect corner units
- Echoing the facades at the east side of the new east-west pedestrian public realm to form a gateway to the development
- Creating recessed areas on the facades for balcony setbacks

Planning Application 1 Massing



## 2.4 BUILDING MASSING - Evolution



### PLANNING APPLICATION 2 MASSING

DSDZ4279/18

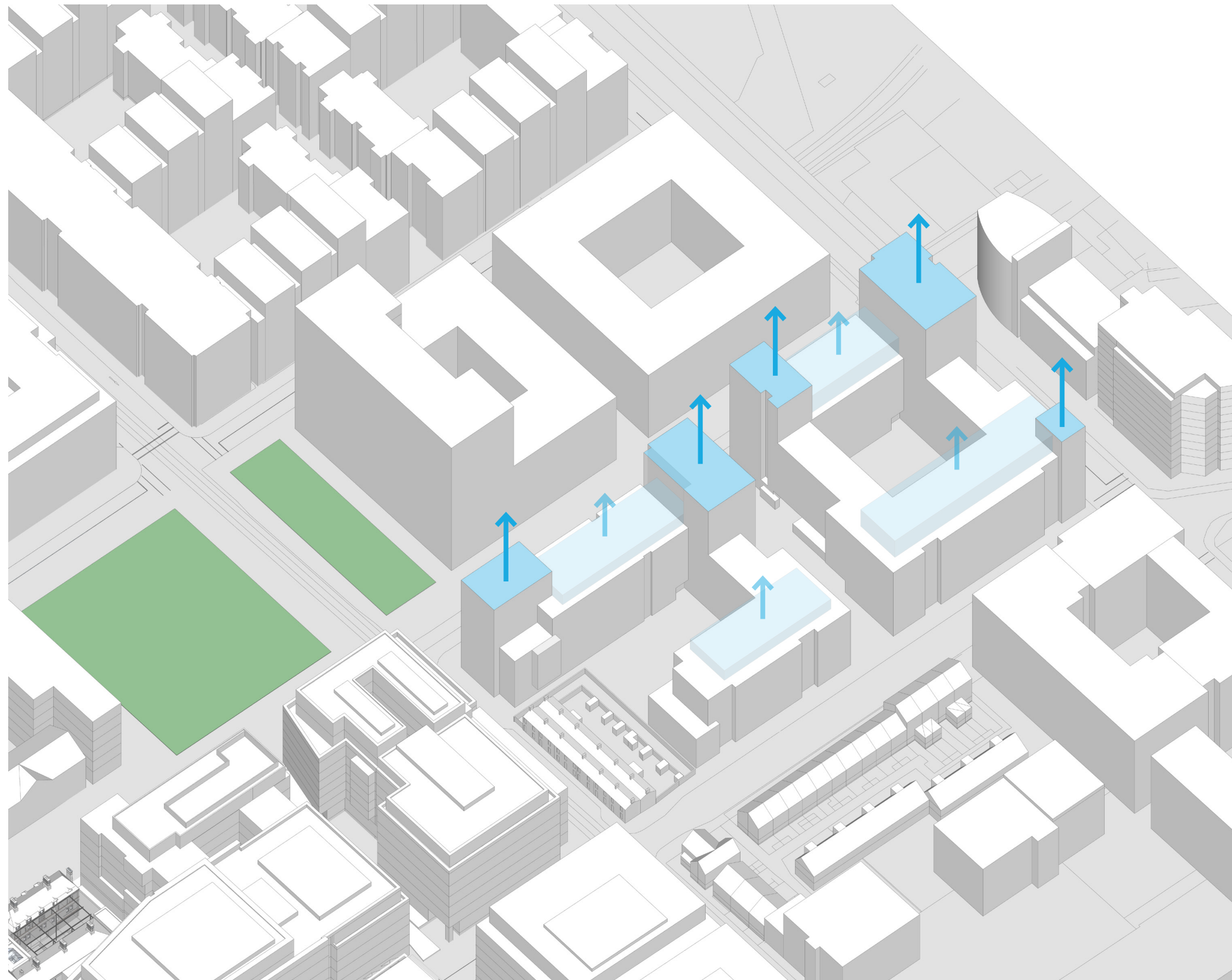
#### KEY DECISIONS

- Stepping building height down at the north of the existing terraced houses
- Modifying locations of recessed areas on the facades for balcony setbacks
- Altering the floor plans to rationalise the number of unit types

Planning Application 2 Massing



## 2.4 BUILDING MASSING - Evolution



### PLANNING APPLICATION 3 / SHD PRE-APPLICATION MASSING

DSDZ2241/19

#### KEY DECISIONS

- Increasing height in prominent corners
- Internal reconfiguration
- Revisions to all elevations, balcony positions maintained
- Provision of setback levels

Planning Application 3 / SHD Pre-Application Massing



# 2.4 BUILDING MASSING - Evolution

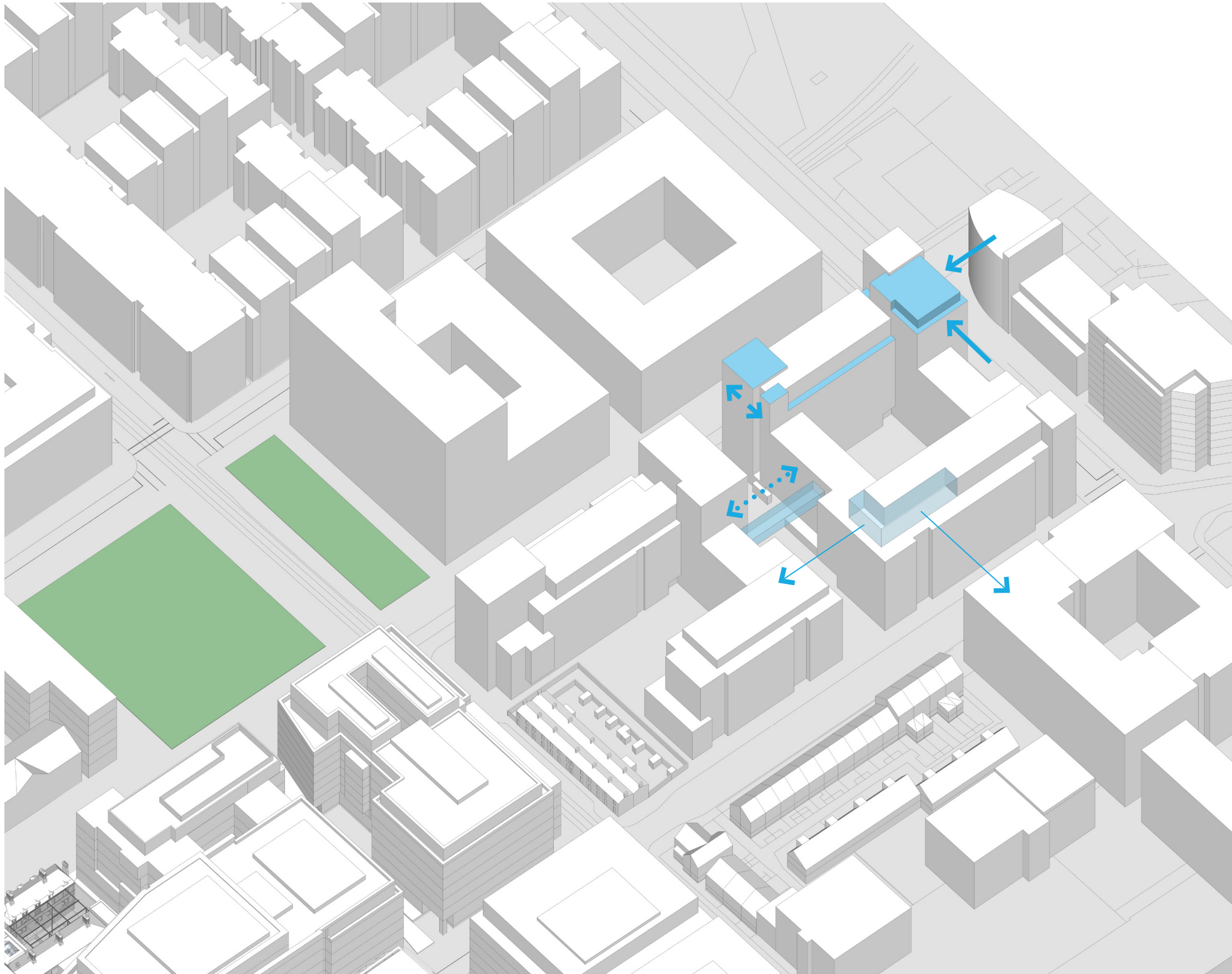


Consented & Proposed Distant View 14 - Raising height at prominent corners

Consented & Proposed Distant View 15 - Responding to emerging urban context



# 2.4 BUILDING MASSING - Evolution



## PLANNING APPLICATION 3 / SHD PRE-APPLICATION MASSING

DSDZ2241/19

### KEY DECISIONS cont.

- Link bridge connecting blocks
- Revised location and increase in residential amenity
- Communal roof terraces
- Refining corner element massing and place communal levels on upper floors to maximise views across Dublin

Planning Application 3 / SHD Pre-Application Massing



# 2.4 BUILDING MASSING - Evolution



Consented & Proposed Distant View 20 - Increased height with setback levels

Consented & Proposed View 9 - Refined corner element massing



# 2.5 CONSULTATIONS



Aerial View of Spencer Dock

*The Port of Dublin, Official Handbook (Dublin, Wilson Hartnell, 1926)*

The proposed development was presented and discussed at Pre-Application meetings with the Dublin City Council Planning Department during the development of the design.

The meetings took place on:

- 10th January 2019
- 11th March 2019

The planning and design of the proposal has been informed by the advice and comments received during these discussions and the issued raised were incorporated into the final scheme.

The proposed development was also presented and discussed during a SHD Pre-Application Consultation Meeting between An Bord Pleanála, Dublin City Council Planning Department and the applicant.

The meeting took place on:

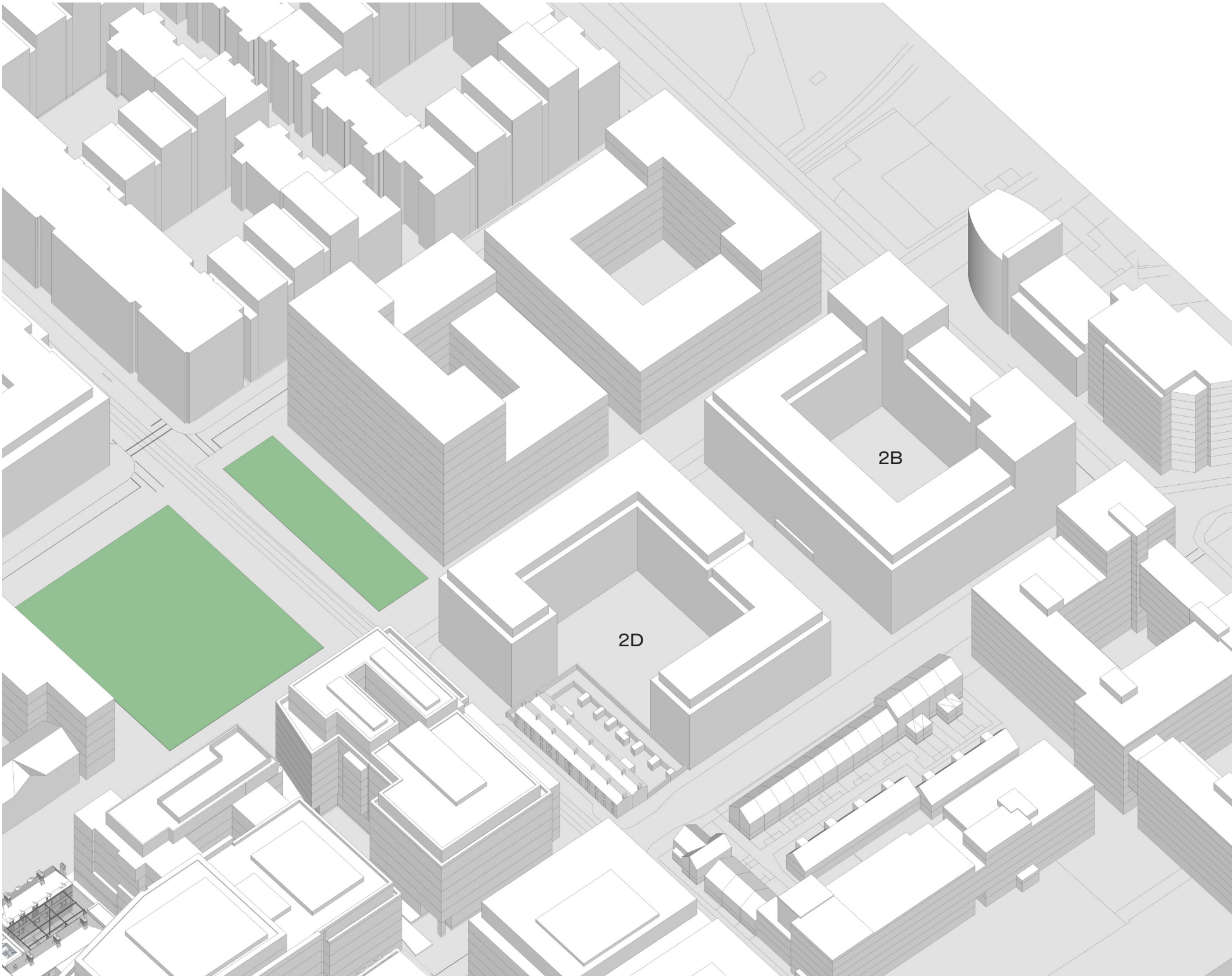
- 27th May 2019

The planning and design of the proposal has been progressed following the opinions and advice received during this discussions and the issued raised have been incorporated into this final scheme.

An additional report has been prepared by Henry J Lyons to address the subsequent Opinion received from An Bord Pleanála in their written response dated 13th June 2019.



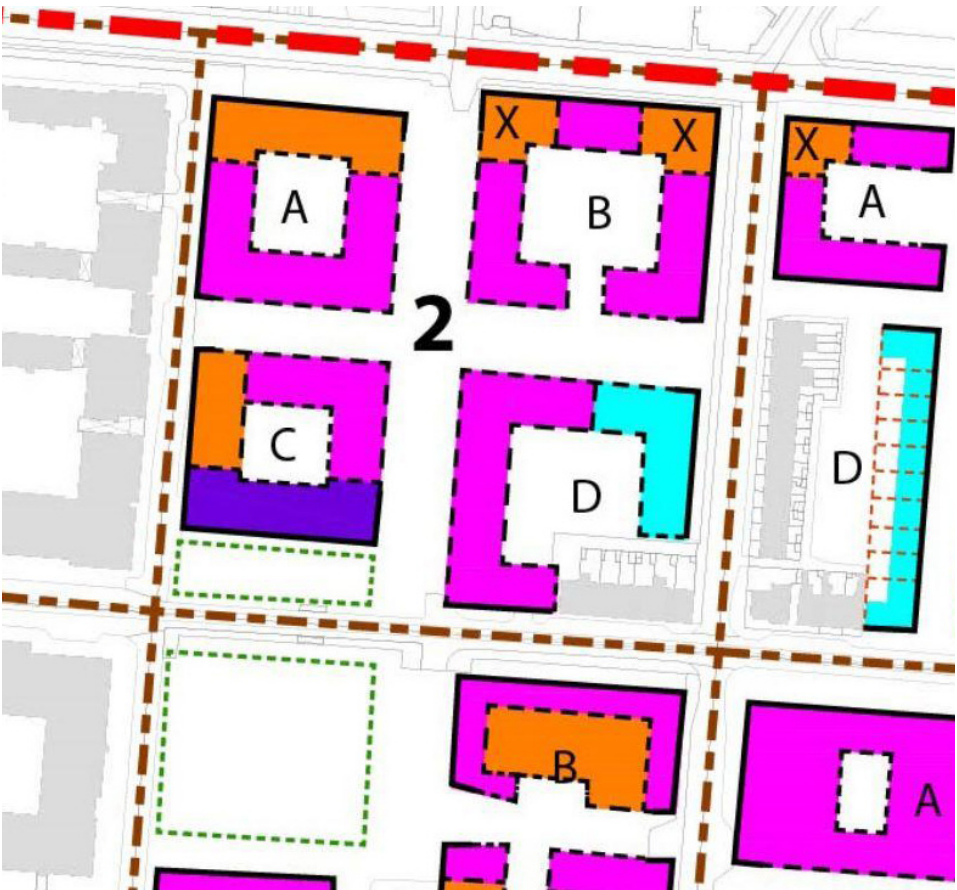
# 2.6 PROPOSED AMENDMENTS TO SDZ PLANNING SCHEME



Proposed SDZ Planning Scheme Massing

## PROPOSED AMENDMENTS TO SDZ PLANNING SCHEME

Dublin City Council’s proposed amendments to SDZ Planning Scheme:



- |   |                             |
|---|-----------------------------|
| LANDMARK BUILDINGS                          | SDZ BOUNDARY                |
| 8 STOREY COMMERCIAL / 10 STOREY RESIDENTIAL | BLOCK BOUNDARY              |
| 6 STOREY COMMERCIAL / 7 STOREY RESIDENTIAL  | CITY BLOCK BUILDING LINE    |
| 5 STOREY COMMERCIAL / 6 STOREY RESIDENTIAL  | FLEXIBLE BUILDING LINE      |
| EXISTING BUILDING                           | CIVIC / PUBLIC SPACES       |
|   | INDICATIVE FINE URBAN GRAIN |

City Block 2 - Proposed Amendments to Height

Extract from 'Review of Building Height & Proposed Amendments to North Lotts and Canal Dock Planning Scheme 2014', Dublin City Council, May 2019



# 2.7 RECENT BUILDING MASSING - Evolution



Planning Application 3 / SHD Pre-Application Massing Proposed View 9

Requiring further consideration following An Bord Pleanála Opinion

## CONSULTATION FEEDBACK

Following the Pre-Application Consultation meeting held with An Bord Pleanála and the subsequent Opinion received from An Bord Pleanála in their written response dated 13th June 2019, the following issues were highlighted in the Opinion as requiring further consideration:

*'Further consideration of documents as they relate to the proposed increase in height and urban design response of the proposed blocks in this regard given the provisions of national and local planning policy which set out the need to ensure that development proposals incorporating increased building height including proposals within architecturally sensitive areas, should successfully integrate into/enhance the character and public realm of the area. Consideration should also be given to how the proposed development would be consistent with the objective of the planning scheme which seeks to promote sustainable higher densities and quality innovative designs achieving generous standards of residential amenity for residents. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.'*

In May 2019, Dublin City Council (DCC), as the Development Agency for the North Lotts and Grand Canal Dock SDZ Planning Scheme, carried out a review of the Planning Scheme as required under SPPR3 of the Urban Development and Building Height Guidelines (Dec 2018). DCC has concluded in proposing to amend the Planning Scheme by the addition of a number of landmark / local landmark buildings, together with additional shoulder height storeys on a number of streets, plus opportunities for a setback storey subject to detailed analysis at application stage.

DCC have requested An Bord Pleanála to expedite its decision on the proposed amendments as provided for in the fast - track mechanism set out in Section 170A of the Planning Act.

Both the proposed amendments to the SDZ Planning Scheme and the adoption of the new Urban Development and Building Height Guidelines allows for a re-evaluation of the proposed building heights on site. Rather than respond solely to the heights set in the existing SDZ the new proposals can now respond to both the full existing urban context as well as existing developments carried out under the SDZ framework.

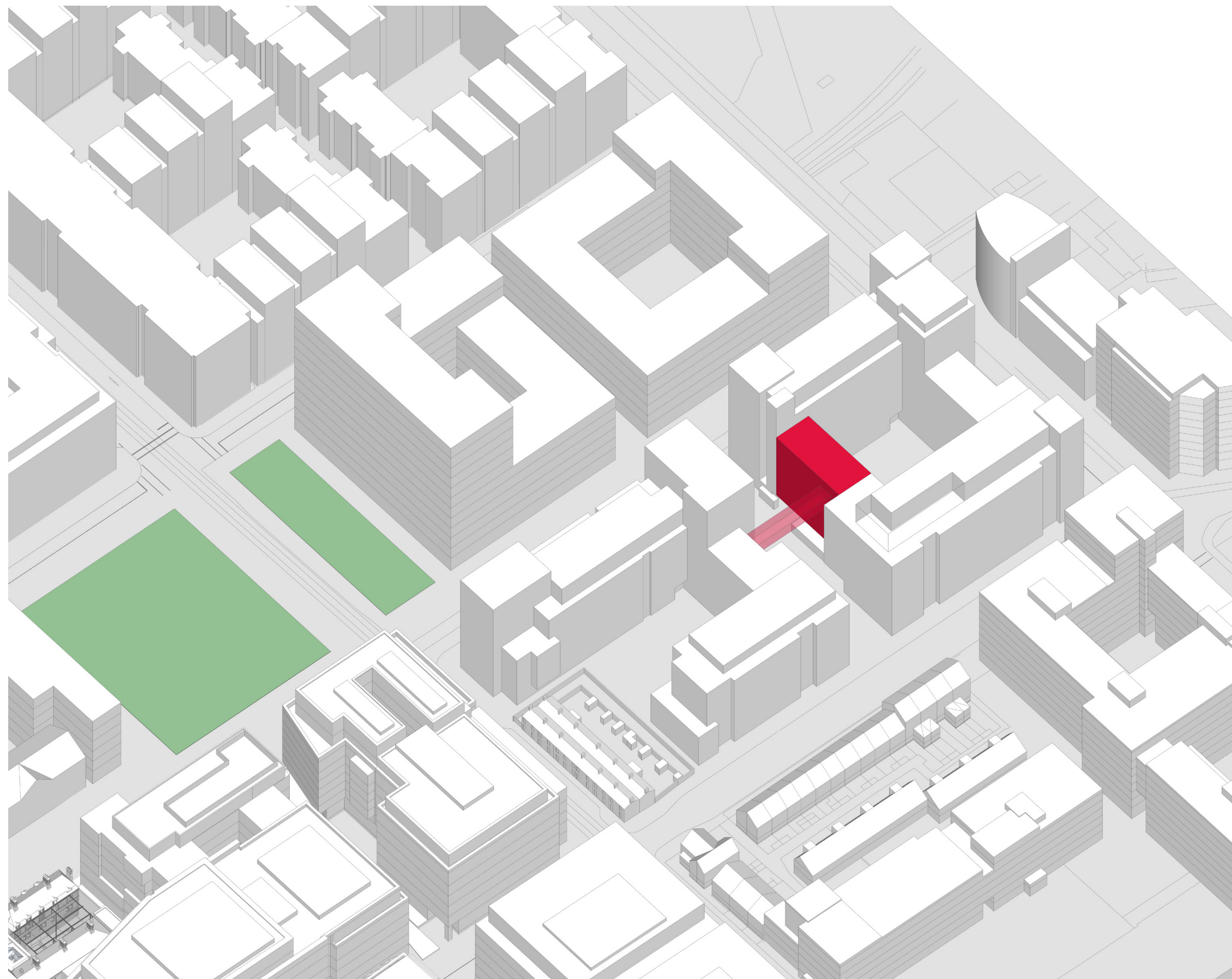
The existing character of the area includes the existing 12 storey residential development at Spencer Dock which is directly adjacent to the west of the site as well as the 11 Storey Canon Hall development on the opposite side of Sheriff Street Upper to the north.

This additional flexibility in building height, not achievable under the current SDZ building height requirements, allows for greater variation in building height across the site allowing for greater modulation of the roofline and providing a richer skyline for both the development and within the Docklands.

As well as the following information provided in this section further information relating to the An Bord Pleanála Opinion can be found in the Architectural Design Statement by Henry J Lyons and the Planning Report by John Spain Associates.



## 2.7 RECENT BUILDING MASSING - Evolution



### PLANNING APPLICATION 4 / SHD APPLICATION MASSING

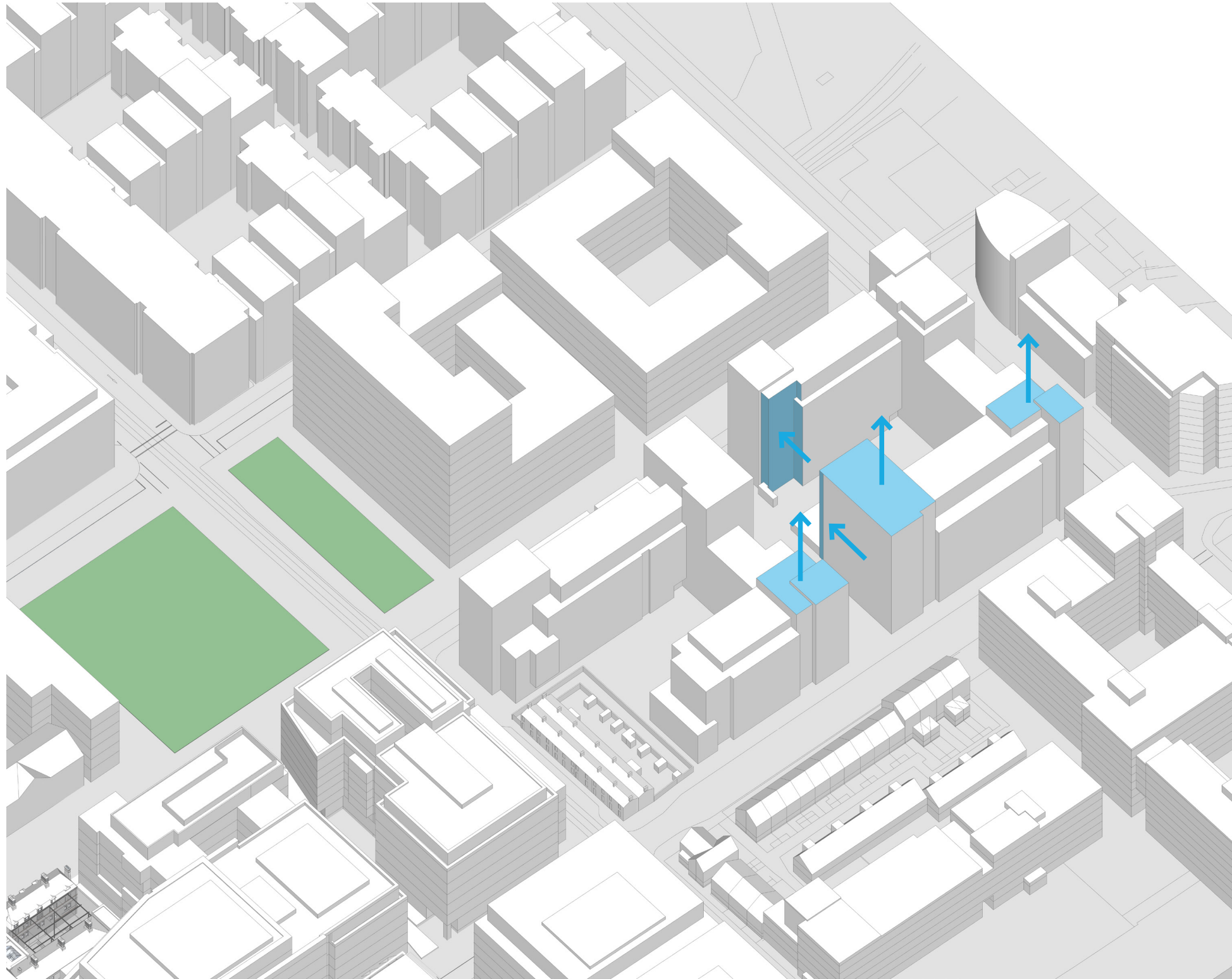
#### KEY DECISIONS

- Removal of section of block 1 above the pumping station, enhancing the public realm by improving the permeability and openness of the new East West route
- Increased daylighting to internal courtyard
- Relocation of linking bridge and communal areas

Key Changes to Planning Application 3 / SHD Pre-Application Massing



## 2.7 RECENT BUILDING MASSING - Evolution



### PLANNING APPLICATION 4 / SHD APPLICATION MASSING

#### KEY DECISIONS cont.

- Refining facade treatments where building used to be.
- Focusing communal amenities around one core location

Planning Application 4 / SHD Application Massing



# 2.7 RECENT BUILDING MASSING - Evolution

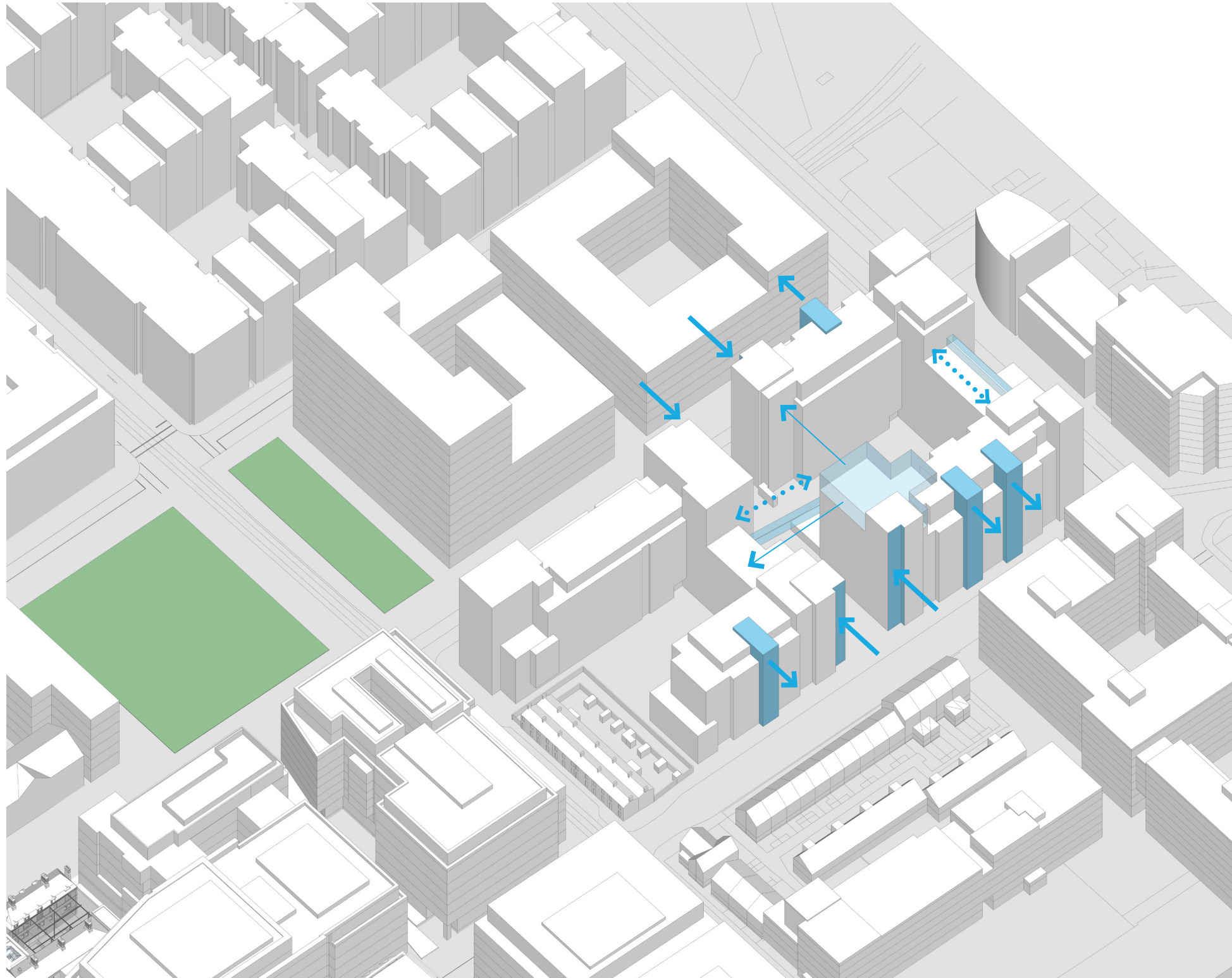


Consented & Proposed View 4 - Varying and gradual height increase across facades

Consented & Proposed Distant View 16 - Maintaining stepping down to existing terraced houses



## 2.7 RECENT BUILDING MASSING - Evolution



### PLANNING APPLICATION 4 / SHD APPLICATION MASSING

#### KEY DECISIONS cont.

- Facade modulation to reduce monolithic facade appearance

Planning Application 4 / SHD Application Massing



# 2.7 RECENT BUILDING MASSING - Evolution



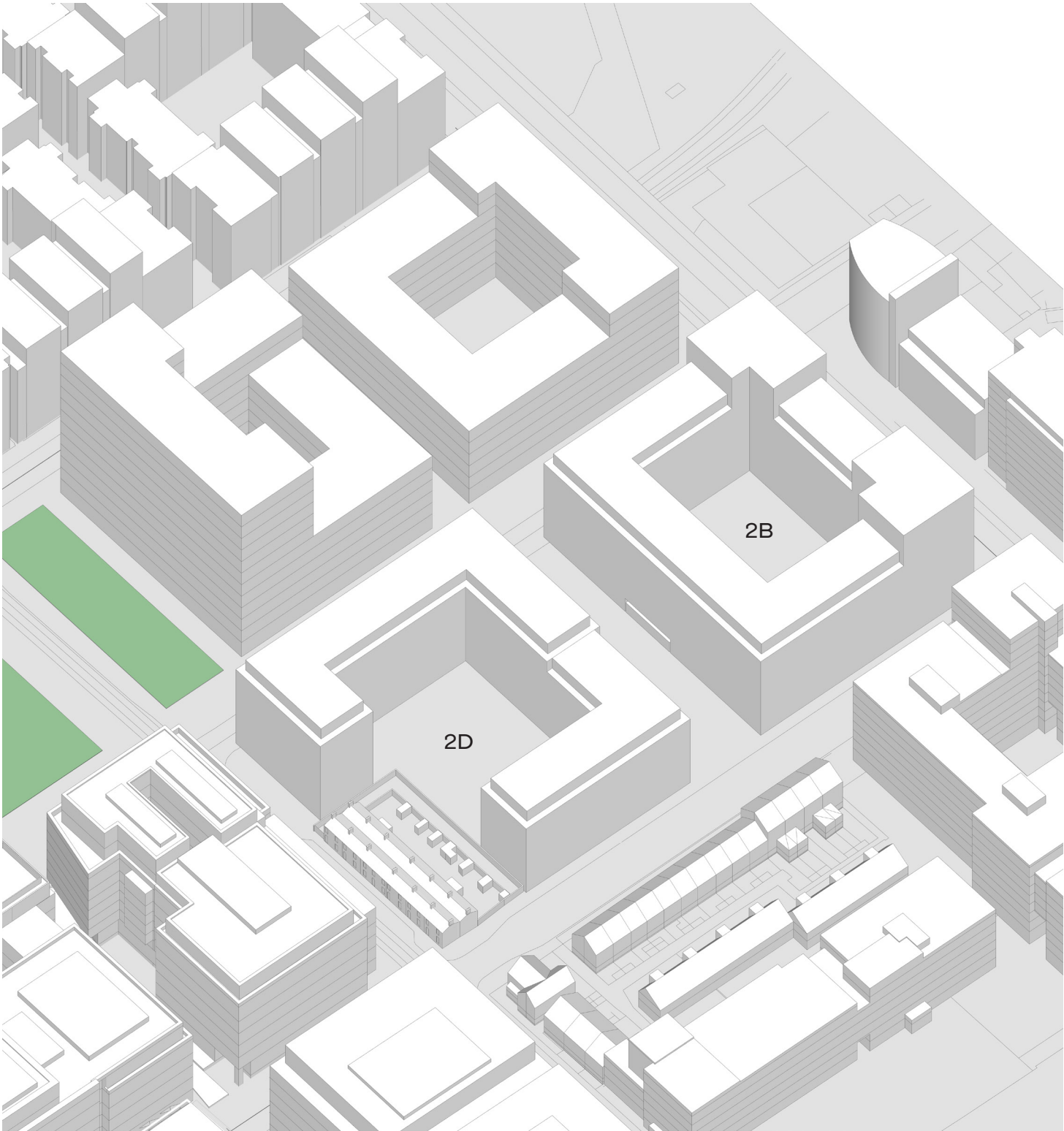
Previous & Current Proposed Distant View 20 - Reducing monolithic appearance

Previous & Current Proposed View 9 - Articulated facade and modulated roofline



# 2.8 BUILDING MASSING COMPARISON

PROPOSED AMENDMENTS TO SDZ PLANNING SCHEME



Proposed SDZ Planning Scheme Massing

PROPOSED BUILDING MASSING



Planning Application 4 / SHD Application Massing



# 2.8 BUILDING MASSING COMPARISON



Consented View 9  
along Sheriff Street looking West



Proposed View 9  
along Sheriff Street looking West

Consented & Proposed View 9

## CONSENTED / PROPOSED BUILDING MASSING COMPARISON

The proposed design enhances the urban character of the area through a considered approach and appropriate increase in building height, in order to create a greater density of occupation on the site and provide a significant quantum of new housing for Dubliners in accordance with policy.

Principally, the development seeks to achieve a high quality design for the site that will be contextual and that further adds to the aspiration of the overall SDZ by enhancing Dublin’s skyline and offering engaging architectural definitions on the prominent urban corners.

The site is amongst the best located sites in the city for public transport. It is government policy to promote increased building height in locations with good public transport services.

Both the proposed amendments to the SDZ Planning Scheme and the adoption of the new Urban Development and Building Height Guidelines have allowed for a re-evaluation of the proposed building heights on the site. The new proposals now respond to both the full existing urban context as well as emerging developments carried out under the SDZ framework. The appropriate increase in the building height allows for a modulation of the building height reducing the monotonous appearance of the development over the single block heights proposed in the existing SDZ Planning Scheme.

The proposed residential development comprises 464 apartments, including a mix for rent and social affordable units. The proposal provides for an additional 115 residential units, and increase of 33% over the currently consented scheme.



# 2.9 FACADE TREATMENT - Overall Development



Extract from Proposed View 9 of Residential Facade



Extract from Proposed View 2 of Shared Accommodation Facade

Elevational treatments including careful detailing and integrity of materials ensure that the building is designed to the highest quality

In line with the previous applications, we have utilised a considered and robust palette of materials comprising of three facing bricks and a dark metal panel as the primary wall materials. Vertical balcony balustrades have been replaced by glass balustrades to lighten the facade and improve daylight quality within the units.

Brick as a material has traditionally been used for both residential and industrial buildings and has both a robust and warm quality, which is appropriate for a residential building within the Docklands.

A combination of warm buff bricks has been chosen for the residential facades, varying across each elevation to modulate the massing of the building into a noticeable rhythm.

A light grey brick will be used for the Shared Accommodation block to give the building a distinct identity against the residential building and to mark the southwest corner of the site. Coal yards and industry have informed the landscape design and the light grey brick will complement this.

The revised building design combines elements of verticality and horizontality to provide modulation and variety to the elevations. The corner elements act as vertical markers. This verticality is emphasised by pairing windows over 2 storeys with a recessed brick panel with an exaggerated top floor to lighten the corners with an open balcony.

In these corner locations careful consideration has been given to the recessed brick panels which will feature English bonded brickwork with projecting headers. This provides texture to the elevations and is used as a method to emphasise the elevation quality. This treatment combined with the crisp detailing around the balconies creates unity across the apartments and therefore helps to create a sense of identity within the development.

The highest two levels of windows on each street facing corner element are paired with a protruding metal frame which introduces horizontality and modulates the scale of the corners. The metal frames will catch light to provide visual interest and shadow.

The typical elevations also have a vertical emphasis which is achieved by pairing windows with a recessed metal panel. The ground floor windows include a recessed brick reveal that aligns with the windows above. Variety is introduced as the window locations shift alignment in pairs between either edge of the ground floor windows. The metal panel locations are therefore located either at the same window side or stagger to different sides. The placement of the metal panels creates a playfulness across the elevations and breaks down the scale of the massing.

Set back levels are picked out in a dark metal standing seam cladding, proposed as a complementary material to the brick and as a reference to the industrial character and history of the Docklands. This metal cladding is also used to separate the brick buildings around the balcony recesses. Large metal framed balconies have also been proposed to create a modulated facade and more varied roofline.

The revised unit mix and unit layouts have simplified the massing making a clearer distinction between the corners and the typical external elevations. Larger, more generous windows openings have been included to serve the living spaces which have moved to the front of the elevation.

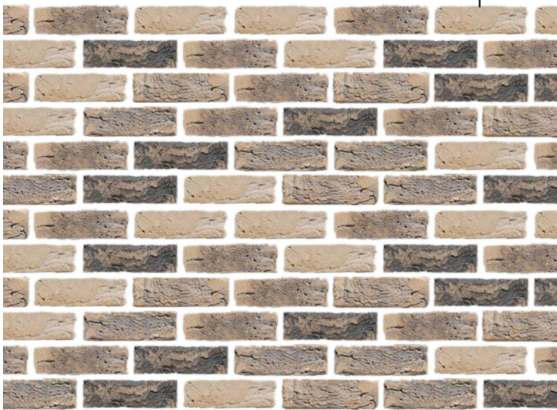
The amendments to the proposals can be seen on the proposed planning drawings and the submitted verified views.



# 2.9 FACADE TREATMENT - Materiality



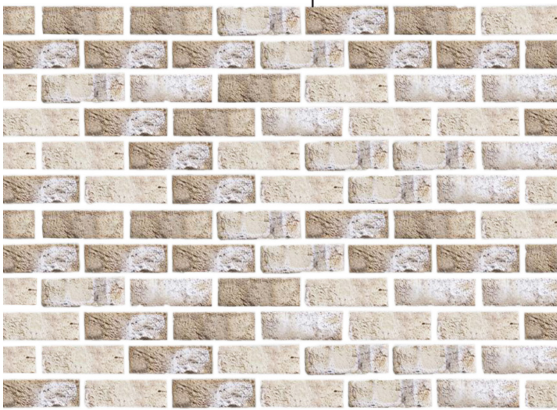
Block 2 West Elevation



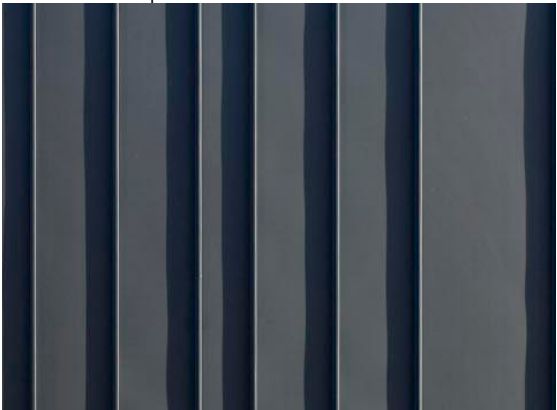
Dark Buff Brick & White Mortar  
(Residential Blocks)



Glazed Balconies  
(DRMM Architects / Trafalgar Place)



Light Buff Brick & White Mortar  
(Residential / Shared Accommodation Blocks)



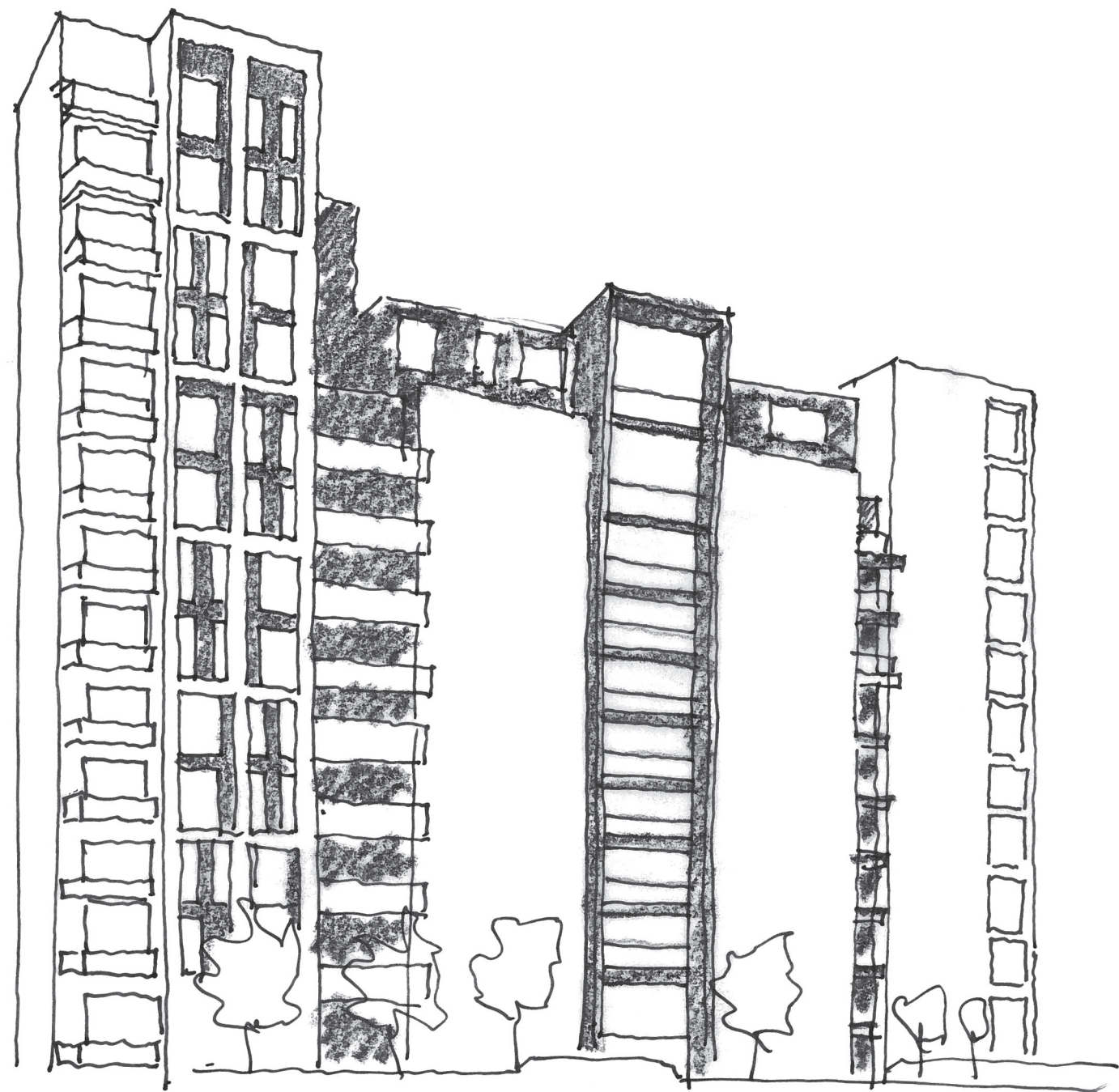
Solid Standing Seam Metal  
(Pasel Kuenzel / V36K08/09)



Grey Brick & White Mortar  
(Shared Accommodation Block)



# 2.9 FACADE TREATMENT - Modulation



Proposed Sketch Facade Modulation

## FACADE MODULATION STUDY

Following the consultation with An Bord Pleanála the building massing has been further refined in tandem with the materiality of the building. Further variation and expression in the elevations has been introduced by shaping individual massing elements to break up the facade and create clearly identified slender building forms.

A number of changes have achieved a richer modulation of the building height, and reduced the monolithic appearance of the development, in order to address concerns raised during the Pre-Application Consultation with An Bord Pleanála.

The following information will highlight the number of changes proposed.



Proposed Sketch Facade Breakdown



# 2.9 FACADE TREATMENT - Modulation



Initial Facade Modulation Study

## INITIAL FACADE MODULATION STUDY

- + Metal frame surrounding top window pair reduces scale of the corner and ties the facade in with the lower massing elements
- Change in material reduces prominence of landmark corner
- Brickwork element appears out of proportion
- Constructability issues with multiple materials
- + Balcony frame ties in upper level setbacks with lower level facades
- + Introduces variation in roofline and breaks up monolithic facade
- Ill thought out private amenity for surrounding setbacks
- + Corner posts removed to create a more welcoming public realm
- + Recessed panels break down scale
- Change in material at recessed panels dilute the prominent corners
- + Metal panels add variety across the facade
- + Window pairings break up monolithic facade
- Random locations chosen



2.9 FACADE TREATMENT - Modulation



Facade Modulation Reference

Sheppard Robson / Fitzroy Place / London



# 2.9 FACADE TREATMENT - Modulation



## DEVELOPED FACADE MODULATION STUDY

- + Metal frame surrounding top window pair replicated on adjacent window pairing to further reduce the scale of the corner
- + Brickwork reinstated below to provide a more prominent landmark corner and improve the architectural quality
- + Balcony frame ties in upper level setbacks with lower level facades
- + Improved private amenity at surrounding setbacks provides further variation in roofline
- + Metal frame surrounding top window pairs replicated on prominent corners to reduce the scale of each corner
- + Recessed panels below reinstated with brickwork to provide more prominent corners at the entrances to the public realm
- + Position and pattern of metal panels considered in relation to window pairings

Developed Facade Modulation Study





Proposed View 13 along Sheriff Street looking East





Proposed View 1 from Mayor Street Upper looking North East



# 2.10 LANDSCAPE DESIGN & PUBLIC REALM

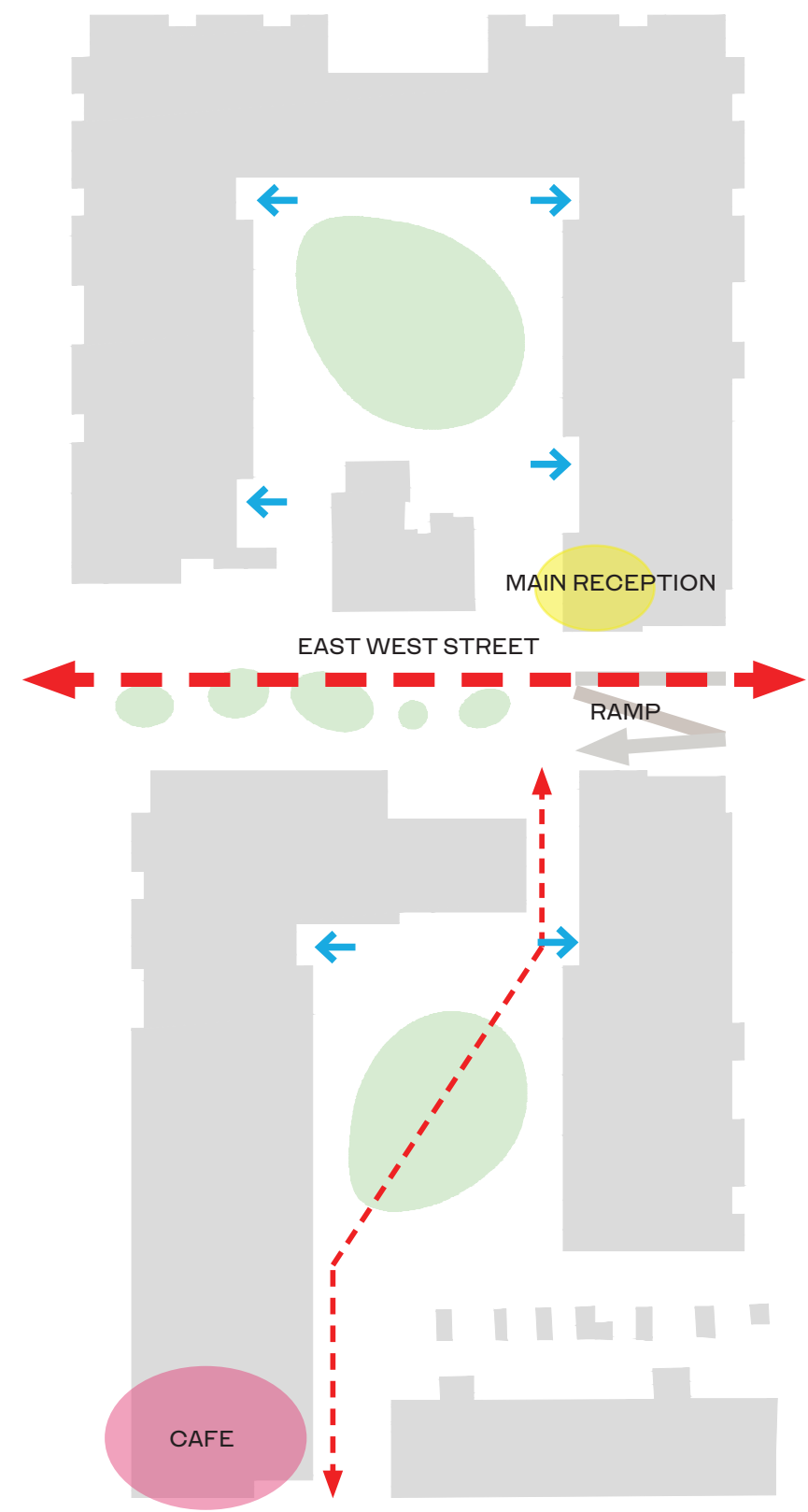
New streets, public spaces and private landscaped courtyards combine to create a variety of spaces which enhance the public realm

A new East-West pedestrian street is created between the two buildings. This is a generous space which has been carefully designed to create a space for pedestrians, residents and the public to pass through and interact. A landscaped ramp and steps provide pedestrian and disabled access from New Wapping Street.

The private courtyard gardens in both Block 1 and Block 2 can be entered from this street with the main reception area overlooking this space. Each resident will access their core entrance from the courtyard. This activity enlivens the courtyard spaces which benefit from passive surveillance from the apartments above.

The new East-West street will form the public open space for the development. Refer to the Housing Quality Assessment by Henry J Lyons for further details.

A secondary route through the courtyard of Block 2 provides a new route through the site, which connects Mayor Street Upper with the new East-West street and beyond.



Public Realm Diagram



Sketch View of Public Realm



Sketch View of Steps & Wheelchair Accessible Ramp



# 2.10 LANDSCAPE DESIGN & PUBLIC REALM

## Legend

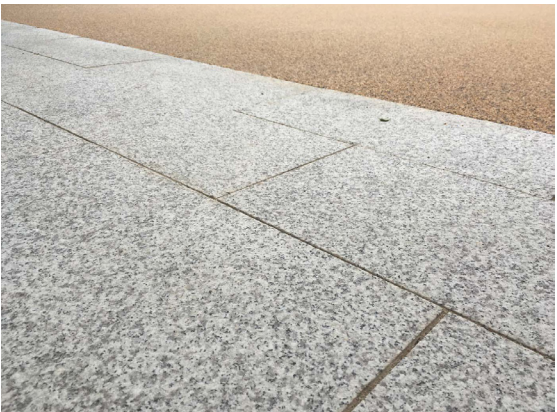
- 1. Private Residences
- 2. Shared Accommodation
- 3. Residential Courtyard
- 4. Raised Lawn
- 5. Informal Play & Seating
- 6. Public Realm
- 7. Wheelchair Ramp & Steps
- 8. Private Gardens
- 9. Terrace Houses
- 10. Streetscape



Courtyards - Brick Paving



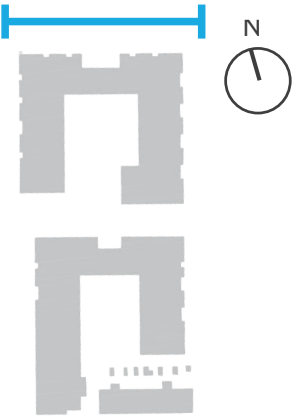
Pedestrian Street - Seeded Concrete



Street - Silver Granite Paving Flags



# 2.11 CONSENTED / PROPOSED FACADE COMPARISON



CITY BLOCK 2 (PART)

CONSENTED North Elevation

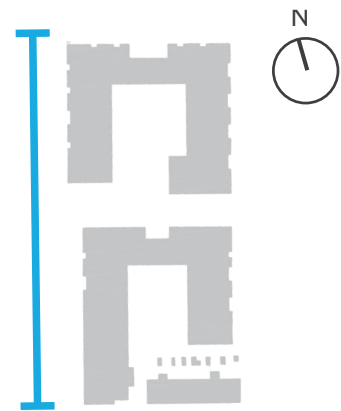


CITY BLOCK 2 (PART)

PROPOSED North Elevation



# 2.11 CONSENTED / PROPOSED FACADE COMPARISON



CITY BLOCK 2(PART)

CONSENTED West Elevation



CITY BLOCK 2(PART)

PROPOSED West Elevation



# 2.11 CONSENTED / PROPOSED FACADE COMPARISON

## CONSENTED / PROPOSED VIEWS



CONSENTED SCHEME

Consented View 9 along Sheriff Street looking West



PROPOSED SCHEME

Proposed View 9 along Sheriff Street looking West



# 2.11 CONSENTED / PROPOSED FACADE COMPARISON

## CONSENTED / PROPOSED VIEWS



CONSENTED SCHEME

Consented View 14 along Sheriff Street looking East



PROPOSED SCHEME

Proposed View 14 along Sheriff Street looking East



## 2.12 RESPONSE CONCLUSION



Extract from Proposed View 7 from New Wapping Street looking South

This chapter has set out how the proposed scheme has considered the queries raised by An Bord Pleanála in relation to the proposed increase in height and urban design response of the proposed development, through the following:

- The proposed development has succeeded in reworking the consented development in light of new planning policy and guidance on building heights to deliver a significant improvement to its architectural expression and contribution to the urban landscape of Spencer Dock while also optimising use of the land resource at a prime location within the city centre
- Integration into the surrounding existing and emerging urban context, including 11 and 12 storey residential developments already constructed on the adjacent sites at Spencer Dock and Canon Hall
- Protecting and enhancing the city skyline by clustering taller buildings at the heart of a major city hub, and delivering imaginative contemporary architecture in an appropriate context
- Enhancement to the public realm through the removal of the elevation above the pumping station, improving the permeability and openness of the new East West route, and animating streets with activity to provide character, legibility, variety and visual interest at street level
- Contributing positively to the city's architectural heritage and reinforcing place-making, whilst responding successfully to the character of adjacent buildings, spaces and the local area
- Achieving high quality, inclusive, sustainable urban design, including the provision of generous standards of residential communal amenity space

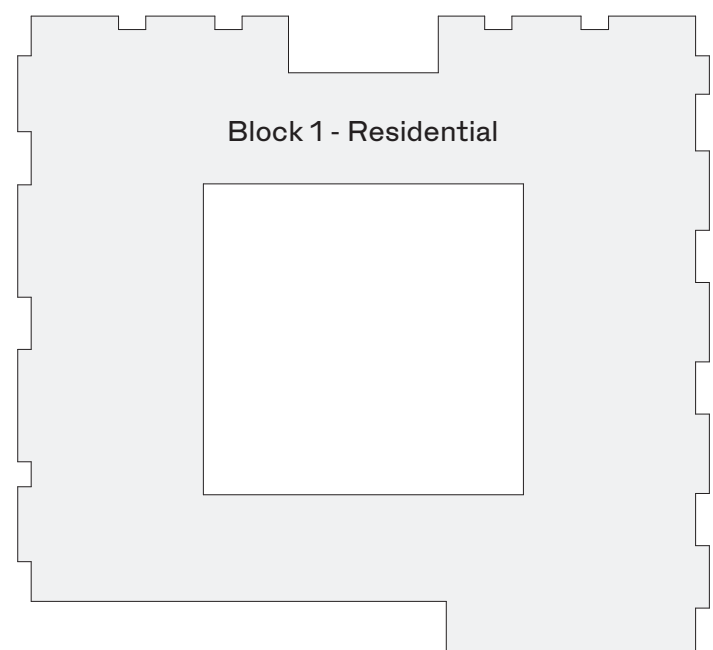


# 3.0 SHARED ACCOMMODATION RESPONSE

3.1	SHARED ACCOMMODATION PROPOSAL	An Bord Pleanála Opinion
3.2	SHARED ACCOMMODATION DESIGN GUIDELINES	<i>‘Further consideration of documents as they relate to the proposed shared living accommodation format and a planning rationale/justification for such a format including the proposed quantum of two bed units considering the standards for minimum floor areas for apartments set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2018. Consideration should also be given to the overall management and operation of the scheme in particular the shared accommodation component with greater clarity regarding the level of support and residential services to be provided and access to such services. Details as to how the proposals will provide future occupants with the opportunity to experience a shared community environment among residents of the scheme should be submitted. Particular regard should be given to section 5.17 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2018. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.’</i>
3.3	COMMON LIVING & KITCHEN FACILITIES - BEDROOM TYPES	
3.4	COMMON LIVING & KITCHEN PROVISION	
3.5	COMMON LIVING & KITCHEN FACILITIES - FLOOR PLANS	
3.6	COMMON LIVING & KITCHEN FACILITIES - TYPICAL FLOORS	
3.7	USE AND MANAGEMENT OF SHARED ACCOMMODATION	Applicant Response
3.8	COMMUNAL AMENITY SPACE - FLOOR PLANS	<p>This chapter sets out how the proposed scheme has considered the queries raised by An Bord Pleanála in relation to the proposed shared living accommodation format of the proposed development.</p> <p>The approach is described in the following section and under the following summary:</p> <ul style="list-style-type: none"><li>• Variety of Shared Accommodation tenancy options provided for in order to allow maximum flexibility for future tenants</li><li>• Justification on the format of the proposed bedrooms with the provision of shared common living &amp; kitchen facilities on each floor. All proposed bedrooms should be viewed as generous spaces for living as part of an overall shared accommodation concept</li><li>• Communal Amenity Space is also provided at the Ground Floor level and a roof terrace at Ninth Floor level. These form part of the wider recreation and leisure amenities for the residents to experience a shared community environment</li><li>• The common living &amp; kitchen facilities on each floor as well as the additional communal amenity space provided forms an overall Operational Management Plan strategy to encourage the shared accommodation experience</li></ul>
3.9	COMMUNAL AMENITY SPACE	
3.10	COMMON LIVING & KITCHEN FACILITIES AND COMMUNAL AMENITY SPACE - TOTAL	
3.11	RESPONSE CONCLUSION	



# 3.1 SHARED ACCOMMODATION PROPOSAL

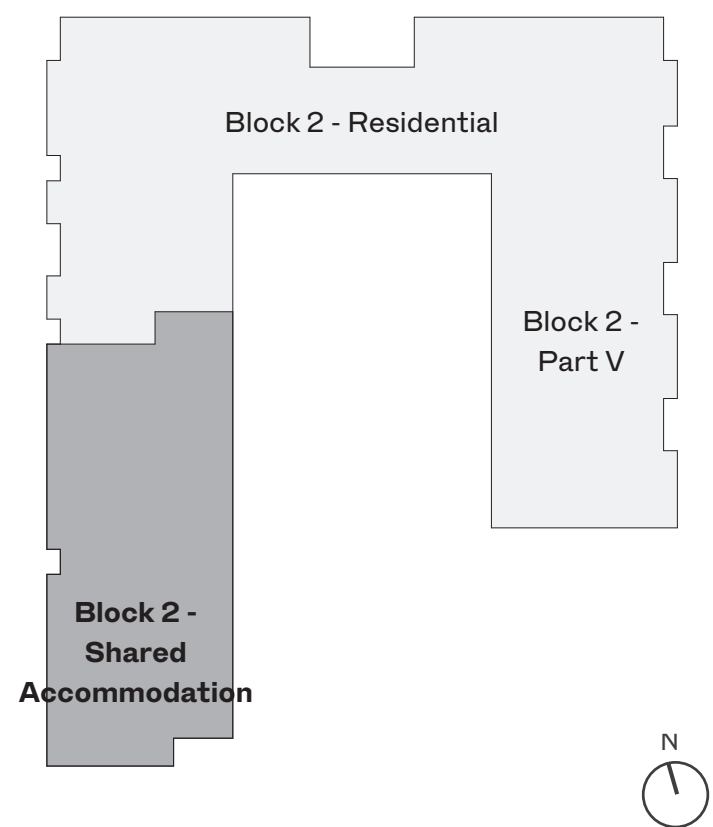


The proposal aims to provide a **unique shared accommodation** offering where the provision of a high quality vibrant communal environment is considered in parallel with the value of private space.

The design meets all of the standards required of Shared Accommodation as described in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities while proposing well in excess of the minimum bedroom area requirements.

Generous common living & kitchen facilities are provided on each level with further communal amenity spaces being provided at Ground Floor and Ninth Floor levels.

As well as the information provided in this section further information relating to the Shared Accommodation Proposal can be found in the Architectural Design Statement by Henry J Lyons and the Planning Report by John Spain Associates.

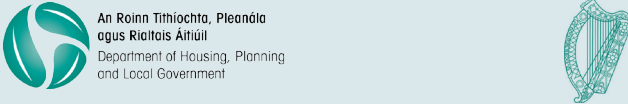


Shared Accommodation Block within City Block 2 (Part) Proposal




# 3.2 SHARED ACCOMMODATION DESIGN GUIDELINES

28



An Roinn Tithíocht, Pleanála agus Rialtais Áitiúil  
Department of Housing, Planning and Local Government

### Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities



Department of Housing, Planning and Local Government  
March 2018

Planning Guidelines

Design Standards for New Apartments

Specific Planning Policy Requirement 9

Shared Accommodation may be provided and shall be subject to the requirements of SPPRs 7 (as per BTR). In addition,

- (i) No restrictions on dwelling mix shall apply;
- (ii) The overall unit, floor area and bedroom floorspace requirements of Appendix 1 of these Guidelines shall not apply and are replaced by Tables 5a and 5b;
- (iii) Flexibility shall be applied in relation to the provision of all storage and amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities. The obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;
- (iv) A default policy of minimal car parking provision shall apply on the basis of shared accommodation development being more suitable for central locations and/or proximity to public transport services. The requirement for shared accommodation to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;

## COMPLIANCE STATEMENT

The proposed development intends to provide Shared Accommodation in line with the new Sustainable Urban Housing: Design Standards for New Apartments 2018 (SUH:DSNA).

The Dublin Docklands is an ideal location for Shared Accommodation due to the emerging urban employment market in the area with large multi-national companies with transient staff setting up their European headquarters in the area.

The proposed format of Shared Accommodation deviates slightly from the format noted in the SUH:DSNA, by providing bedroom types well in excess of the minimum bedroom standards in the SUH:DSNA, and with each including a living and kitchenette space, whilst also providing common living & kitchen facilities for the Individual Single and Double Bedrooms on each floor level.

Bedrooms meet the requirements of Table 5a. As noted above and in the following section the proposed development provides generous private and common living and kitchen spaces for all unit types.

Internal and external communal amenity space is proposed throughout the development as described later in this section.

As noted above there is in excess of 5000 employment opportunities arising in the area in the short to medium term, a large amount of which will be young professionals for which this type of accommodation will be ideally suited.

No Part V units are provided, and no car parking is proposed to be provided for the Shared Accommodation scheme.

Refer to the Planning Report by John Spain Associates for more detailed information.

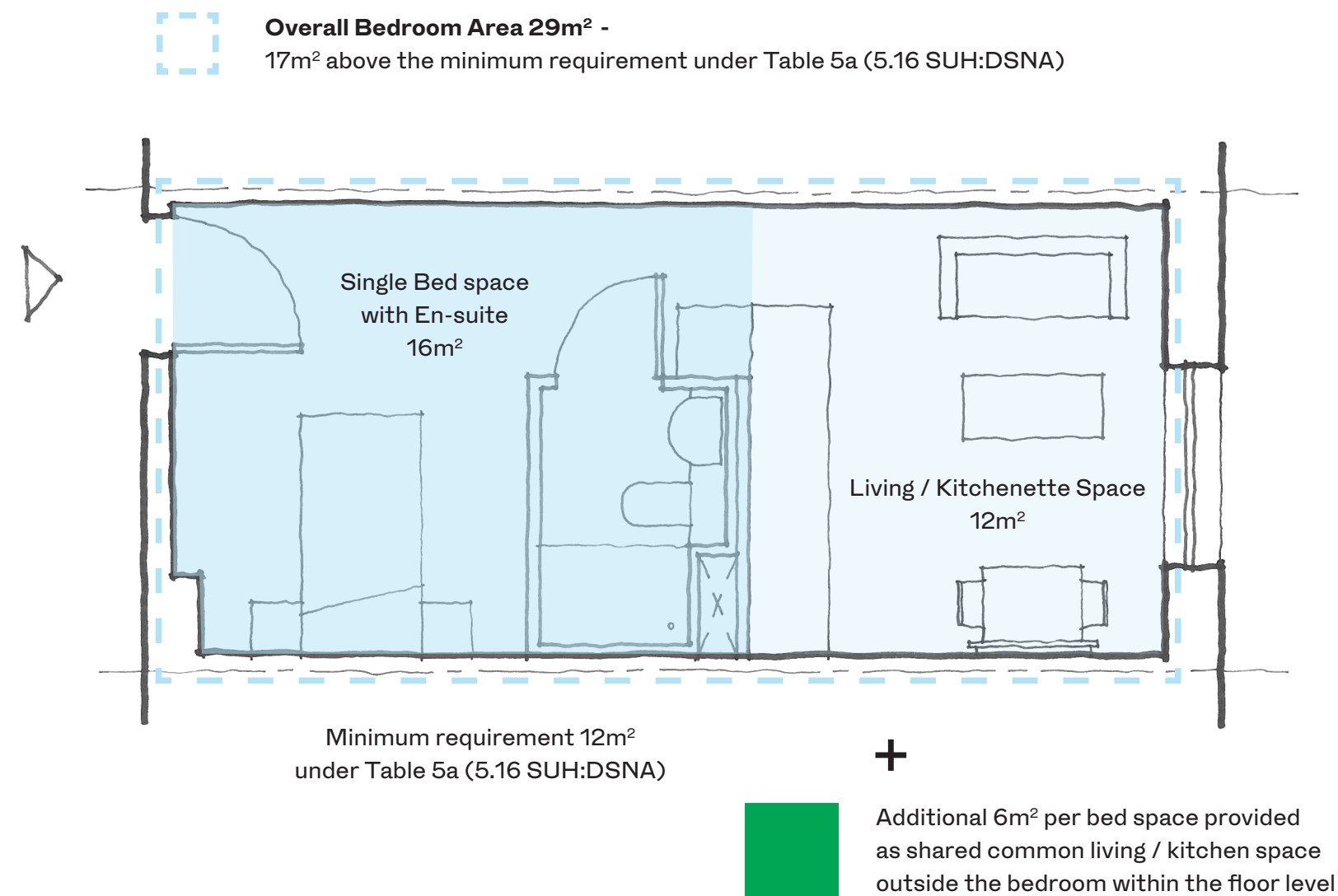




Proposed View 2 from Mayor Street Upper looking North East



# 3.3 COMMON LIVING & KITCHEN FACILITIES - BEDROOM TYPES



Individual Single Bedroom  
(Type C4 shown)



## INDIVIDUAL SINGLE BEDROOM

- **1 SINGLE BEDROOM**
- **1 BED SPACE**
- **ACCESS TO COMMON LIVING & KITCHEN FACILITIES ON FLOOR LEVEL**

The individual single bedroom contains three zones – a single bed space, an en-suite with a shower, and an open plan living / kitchenette space.

Placing the en-suite and kitchen units centrally helps to organise and define the relative zones within the space. Storage can be built-in or remain flexible to suit each resident's individual needs.

The sense of space is heightened through a large full height window to maximise daylight and views, and a 'long view' across the flat prevents any excessive compartmentation.

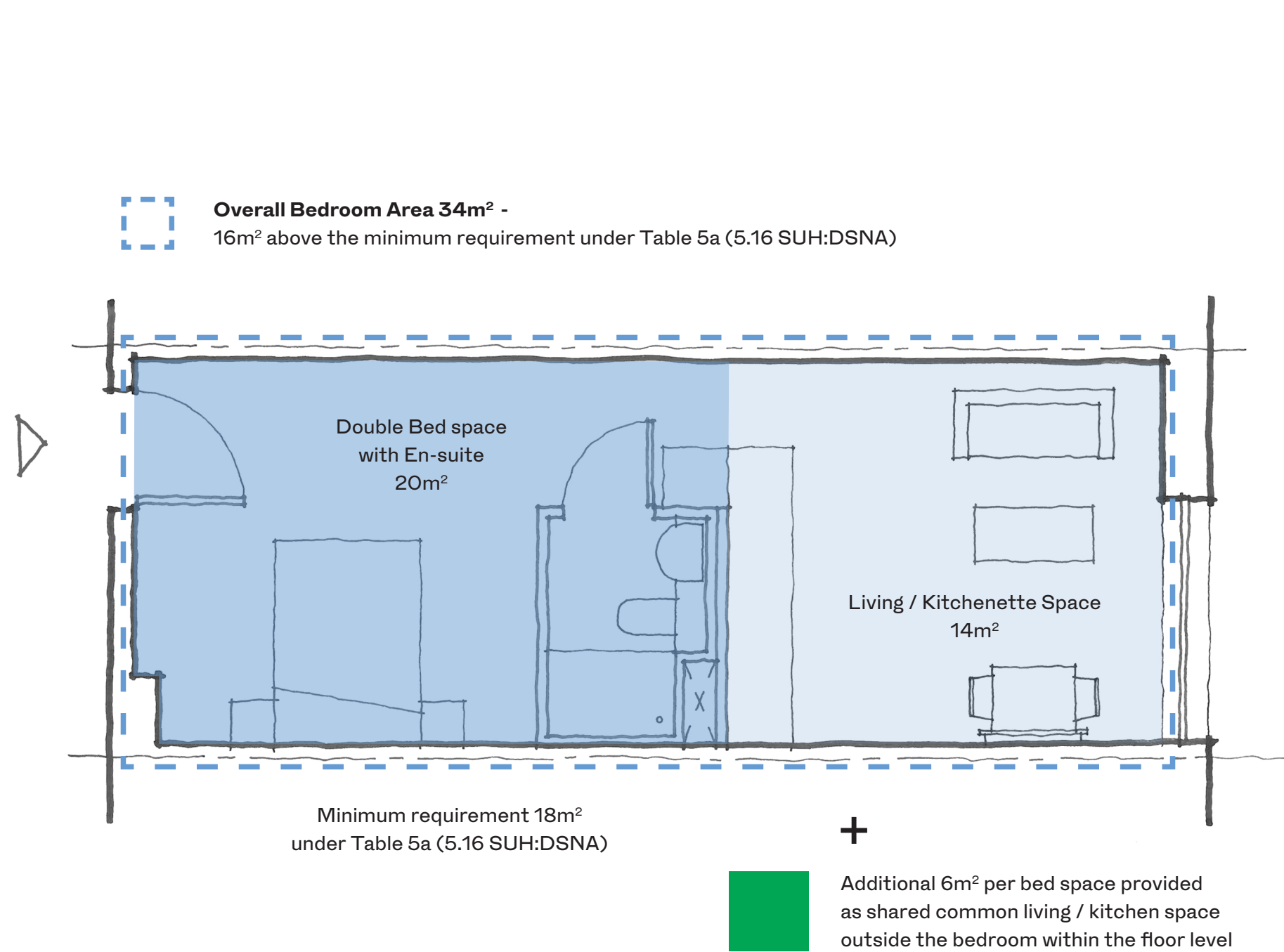
Each single bedroom will include a minimum 12m² single occupancy bedroom and en-suite, 6m² shared common living / kitchen space per bed space within the floor level and each contain an minimum additional private living space of 12m².

For Type C4 shown adjacent the overall area is 29m². This is therefore 17m² above the minimum requirement for a single bedroom with en-suite under Table 5a (5.16 SUH:DSNA).

A detailed set of bedroom types and areas for all bedroom types can be found in the Housing Quality Assessment.



# 3.3 COMMON LIVING & KITCHEN FACILITIES - BEDROOM TYPES



Individual Double Bedroom  
(Type C1 shown)



## INDIVIDUAL DOUBLE BEDROOM

- **1 DOUBLE BEDROOM**
- **2 BED SPACES**
- **ACCESS TO COMMON LIVING & KITCHEN FACILITIES ON FLOOR LEVEL**

The individual double bedroom contains three zones – a double bed space, an en-suite with a shower, and an open plan living / kitchenette space.

Placing the en-suite and kitchen units centrally helps to organise and define the relative zones within the space. Storage can be built-in or remain flexible to suit each resident's individual needs.

The sense of space is heightened through a large full height window to maximise daylight and views, and a 'long view' across the flat prevents any excessive compartmentation.

Each double bedroom will include a minimum 18m² double occupancy bedroom with en-suite, 6m² shared common living / kitchen space per bed space within the floor level and each contain an minimum additional private living space of 12m².

For Type C1 shown adjacent the overall area is 34m². This is therefore 16m² above the minimum requirement for a double bedroom with en-suite under Table 5a (5.16 SUH:DSNA).

A detailed set of bedroom types and areas for all bedroom types can be found in the Housing Quality Assessment.



### 3.3 COMMON LIVING & KITCHEN FACILITIES - BEDROOM TYPES



#### 2 BEDROOM CLUSTER

- **2 SINGLE BEDROOMS**
- **2 BED SPACES**
- **SHARING COMMON LIVING & KITCHEN FACILITIES WITHIN CLUSTER**

The two bedroom cluster is designed for sharers or young professionals. Each cluster has equality between the bedrooms and space for home working. Both bedrooms benefit from an en-suite and space for built-in storage, enabling the living area to be less cluttered.

The generous central open plan living and kitchen is shared common space. There is flexibility in the furniture layout and space within the living area for home working or to invite friends round to socialise together. Storage can be built-in or remain flexible to suit each resident's individual needs. The sense of space is heightened through large full height windows to maximise daylight and views.

Each cluster will include two minimum 12m<sup>2</sup> single occupancy bedrooms with en-suites, and each contain a shared minimum common living space of 16m<sup>2</sup> (8m<sup>2</sup> per bed space).

For Type D1 shown adjacent the overall area is 47m<sup>2</sup>. This is therefore 7m<sup>2</sup> above the minimum requirement for 2 single bedrooms with en-suites and common living and kitchen facilities under Tables 5a and 5b (5.16 SUH:DSNA).

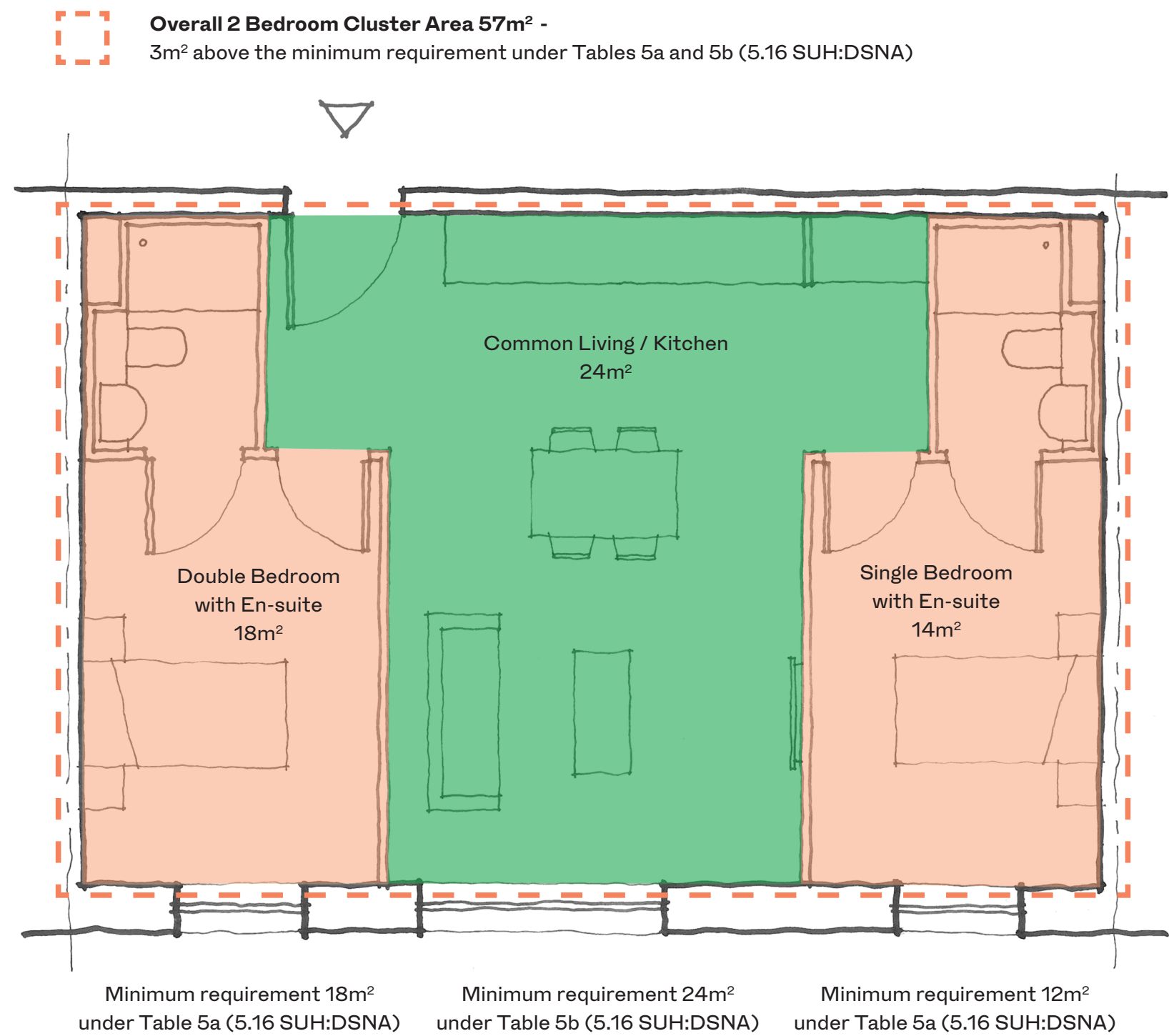
A detailed set of bedroom types and areas for all bedroom types can be found in the Housing Quality Assessment.

2 Bedroom Cluster

(Type D1 shown)



# 3.3 COMMON LIVING & KITCHEN FACILITIES - BEDROOM TYPES



## 2 BEDROOM CLUSTER

- **1 SINGLE & 1 DOUBLE BEDROOM**
- **3 BED SPACES**
- **SHARING COMMON LIVING & KITCHEN FACILITIES WITHIN CLUSTER**

The typical two bedroom cluster is designed for sharers or young professionals, with the addition of a larger bedroom for couples. Each cluster contains space for home working. Both bedrooms benefit from an en-suite and space for built-in storage, enabling the living area to be less cluttered.

The generous central open plan living and kitchen is shared common space. There is flexibility in the furniture layout and space within the living area for home working or to invite friends round to socialise together. Storage can be built-in or remain flexible to suit each resident's individual needs. The sense of space is heightened through large full height windows to maximise daylight and views.

Each cluster will include a minimum 12m<sup>2</sup> single occupancy bedroom with en-suite, and a minimum 18m<sup>2</sup> double occupancy bedroom with en-suite, and each contain a shared minimum common living space of 24m<sup>2</sup> (8m<sup>2</sup> per bed space).

For Type D2 shown adjacent the overall area is 57m<sup>2</sup>. This is therefore 3m<sup>2</sup> above the minimum requirement for 1 single bedroom and 1 double bedroom with en-suites and common living and kitchen facilities under Tables 5a and 5b (5.16 SUH:DSNA).

A detailed set of bedroom types and areas for all bedroom types can be found in the Housing Quality Assessment.

2 Bedroom Cluster

(Type D2 shown)



# 3.3 COMMON LIVING & KITCHEN FACILITIES - BEDROOM TYPES



## 2 BEDROOM CLUSTER

- **2 DOUBLE BEDROOMS**
- **4 BED SPACES**
- **SHARING COMMON LIVING & KITCHEN FACILITIES WITHIN CLUSTER**

The typical two bedroom cluster is designed for sharers or young professionals, with larger bedrooms for any residents who desire more space. Each cluster has equality between the bedrooms and space for home working. Both bedrooms benefit from an en-suite and space for built-in storage, enabling the living area to be less cluttered.

The generous central open plan living and kitchen is shared common space. There is flexibility in the furniture layout and space within the living area for home working or to invite friends round to socialise together. Storage can be built-in or remain flexible to suit each resident's individual needs. The sense of space is heightened through large full height windows to maximise daylight and views.

Each cluster will include two minimum 18m<sup>2</sup> double occupancy bedrooms with en-suites, and each contain a shared minimum common living space of 37m<sup>2</sup> (9m<sup>2</sup> per bed space).

For Type D4 shown adjacent the overall area is 77m<sup>2</sup>. This is therefore 9m<sup>2</sup> above the minimum requirement for 2 double bedrooms with en-suites and common living and kitchen facilities under Tables 5a and 5b (5.16 SUH:DSNA).

A detailed set of bedroom types and areas for all bedroom types can be found in the Housing Quality Assessment.

2 Bedroom Cluster  
(Type D4 shown)

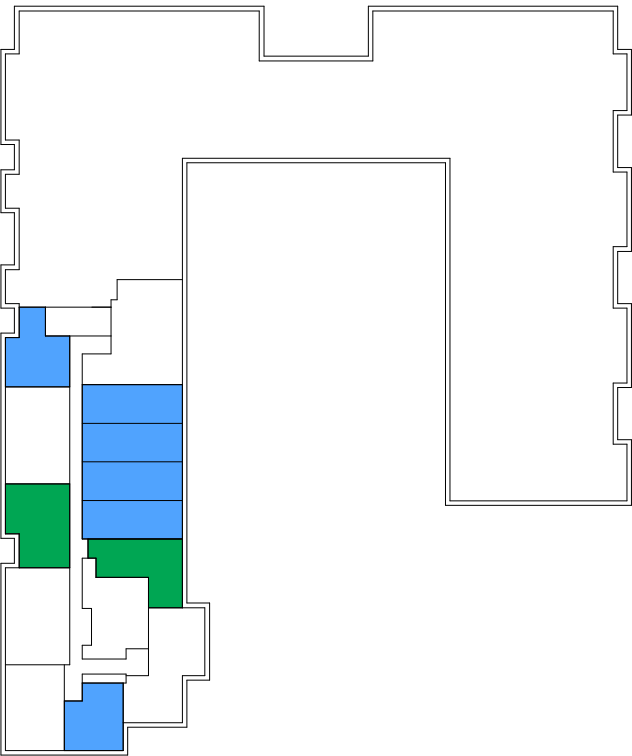


# 3.4 COMMON LIVING & KITCHEN PROVISION

## SHARED COMMON LIVING & KITCHEN FACILITIES PER FLOOR FOR INDIVIDUAL BEDROOMS

The Sustainable Urban Housing: Design Standards for New Apartments (2018) describes the requirement for shared common living and kitchen space at between 8-4m<sup>2</sup> per person based on the cluster model outlined in the guidelines. Our proposal allows for all Individual Single and Double Bedrooms to share access to common living and kitchen facilities per floor at a rate of 6m<sup>2</sup> per bed space.

Refer to the Planning Report by John Spain Associates for more detailed information on common living and kitchen provision.



Lower Typical Floor Plan

Spencer Place City Block 2 - Block 2 Shared Accommodation					
	Total Bed Spaces sharing Common Living & Kitchen Facilities per floor			Common Living & Kitchen Facilities Provision	
Level	Individual Single Bedroom 1 Bed Space	Individual Double Bedroom 2 Bed Spaces	Total Bed Spaces	Common Living & Kitchen Area Required (Individual Single & Double Bedrooms only @ 6m <sup>2</sup> per bed space)	Common Living & Kitchen Area Provided (Individual Single & Double Bedrooms only @ 6m <sup>2</sup> per bed space)
Basement	0	0	0	0	0
Ground	0	0	0	0	0
Mezzanine	0	0	0	0	0
First	0	6	12	72	87
Second	0	6	12	72	87
Third	0	6	12	72	87
Fourth	0	6	12	72	87
Fifth	0	6	12	72	91
Sixth	0	6	12	72	91
Seventh	0	6	12	72	91
Eighth	2	3	8	48	92
Ninth	0	1	2	12	0*
Total:	2	46	94	564	713

\* Bedroom on Ninth Floor has access to Common Living & Kitchen Facilities on Eighth Floor

Shared Common Living & Kitchen Provision per floor for Individual Bedrooms



3.4 COMMON LIVING & KITCHEN PROVISION

SHARED COMMON LIVING & KITCHEN FACILITIES WITHIN 2 BEDROOM CLUSTERS

The Sustainable Urban Housing: Design Standards for New Apartments (2018) describes the requirement for shared common living and kitchen space at between 8-4sqm per person based on the cluster model outlined in the guidelines. Our proposal allows for all 2 Bedroom Clusters to share common living and kitchen facilities within each cluster at a rate of 8sqm per bed space, in accordance with the minimum requirement under Table 5b (5.16 SUH:DSNA).

Refer to the Planning Report by John Spain Associates for more detailed information on common living and kitchen provision.



Lower Typical Floor Plan

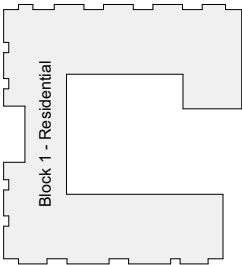
Spencer Place City Block 2 - Block 2 Shared Accommodation						
	Total Bed Spaces sharing Common Living & Kitchen Facilities within Clusters				Common Living & Kitchen Facilities Provision	
Level	2 Bedroom Cluster 2 Bed Spaces	2 Bedroom Cluster 3 Bed Spaces	2 Bedroom Cluster 4 Bed Spaces	Total Bed Spaces	Common Living & Kitchen Area Required  (2 Bedroom Clusters only @ 8m² per bed space)	Common Living & Kitchen Area Required  (2 Bedroom Clusters only @ 8m² per bed space)
Basement	0	0	0	0	0	0
Ground	0	0	0	0	0	0
Mezzanine	0	0	0	0	0	0
First	1	3	1	15	120	131
Second	1	3	1	15	120	131
Third	1	3	1	15	120	131
Fourth	1	3	1	15	120	131
Fifth	1	2	1	12	96	103
Sixth	1	2	1	12	96	103
Seventh	1	2	1	12	96	103
Eighth	1	1	0	5	40	42
Ninth	1	1	0	5	40	42
Total:	9	20	7	106	848	917

Shared Common Living & Kitchen Provision within 2 Bedroom Clusters

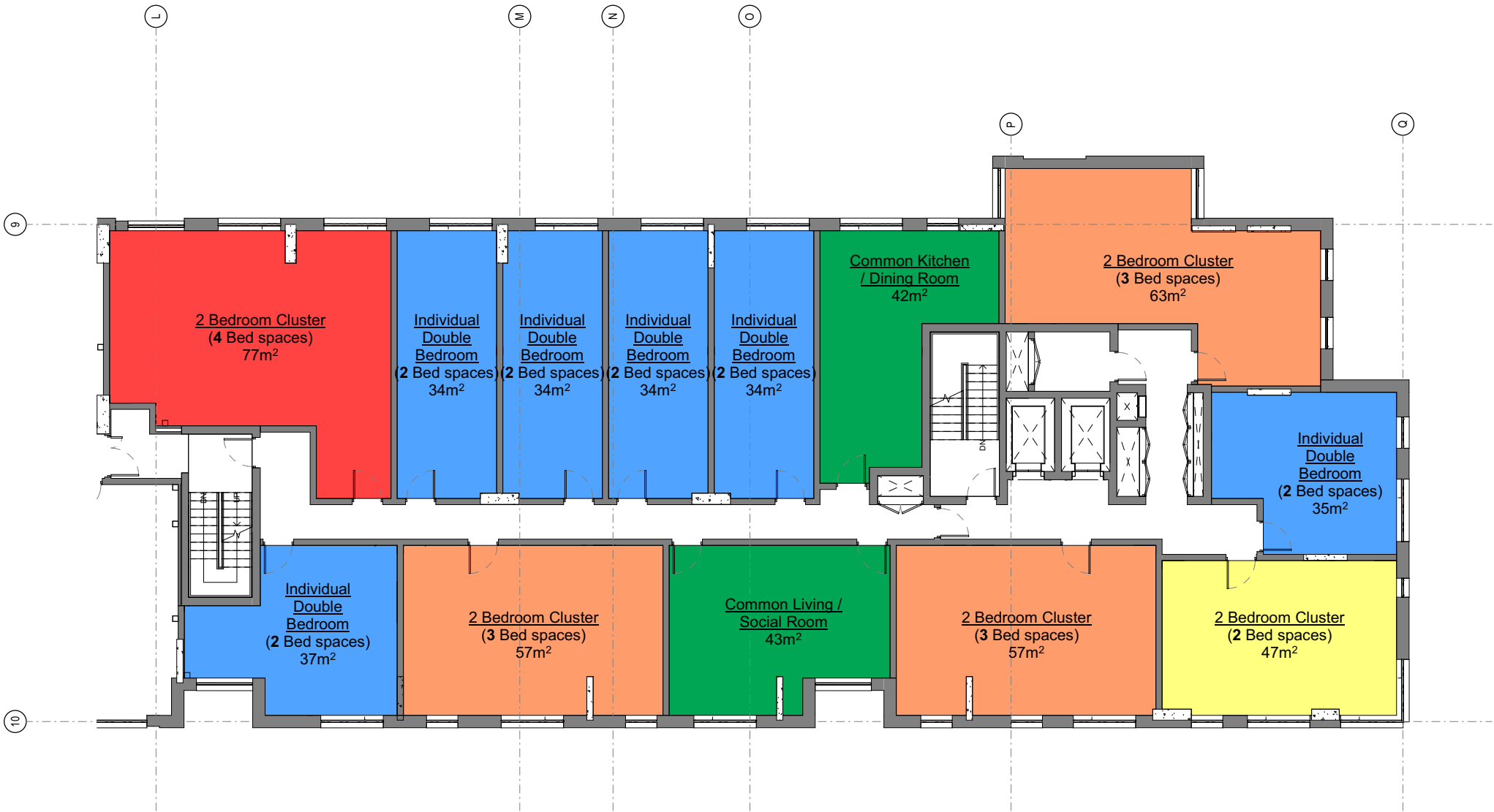
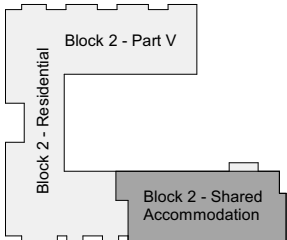


# 3.5 COMMON LIVING & KITCHEN FACILITIES - FLOOR PLANS

## LOWER TYPICAL FLOOR PLAN - FIRST FLOOR TO FOURTH FLOOR



Block Plan Key



- Individual Single Bedroom**  
1no. Single Bedroom  
1 Bed space
- Individual Double Bedroom**  
1no. Double Bedroom  
2 Bed spaces
- 2 Bedroom Cluster**  
2no. Single Bedrooms  
2 Bed spaces
- 2 Bedroom Cluster**  
1no. Single Bedroom &  
1no. Double Bedroom  
3 Bed spaces
- 2 Bedroom Cluster**  
2no. Double Bedrooms  
4 Bed spaces
- Common Living and Kitchen Facilities**
- Communal Amenity Space**

Floor Plan Key

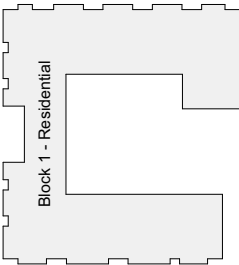
Lower Typical Floor Plan

First Floor to Fourth Floor Plans

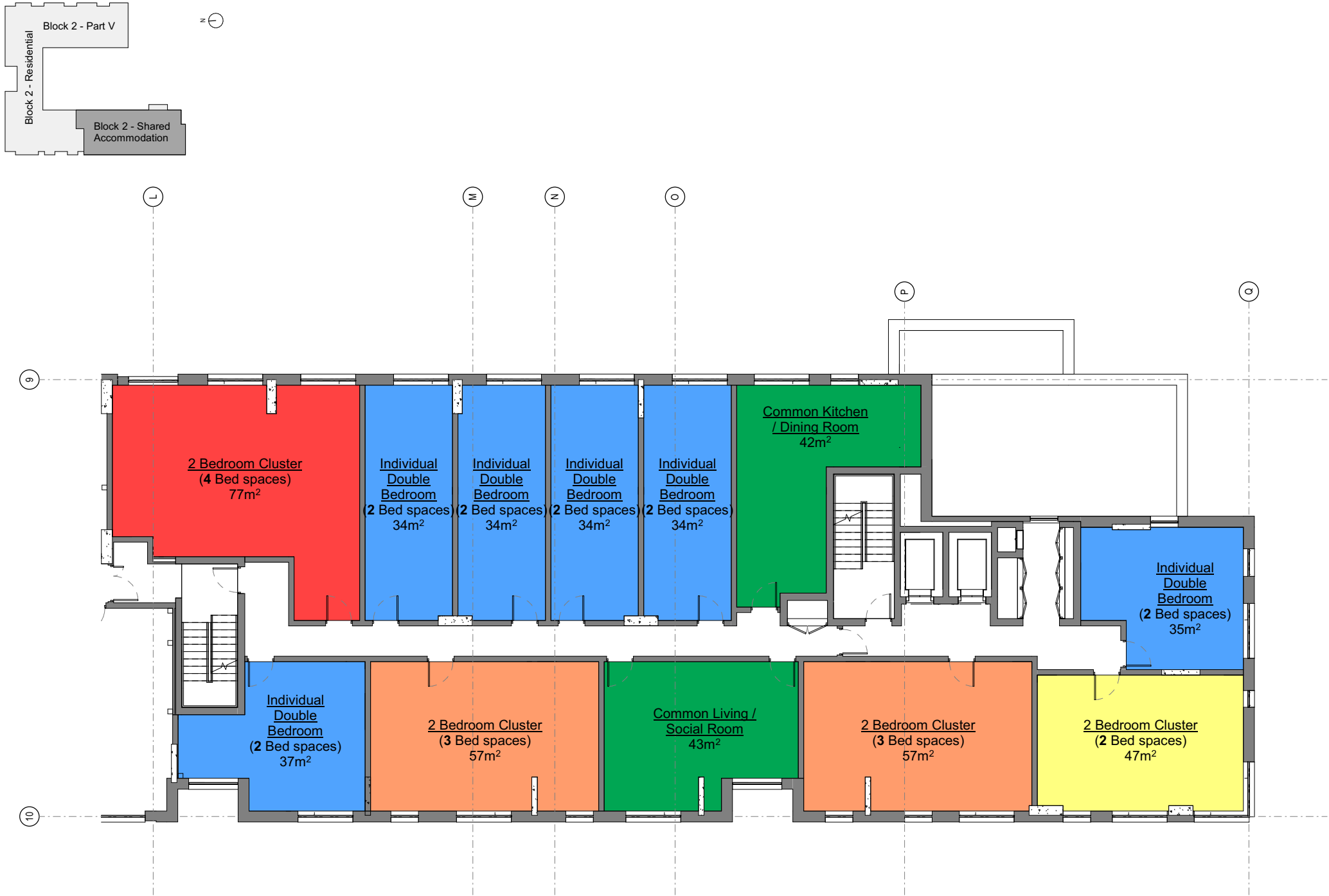


# 3.5 COMMON LIVING & KITCHEN FACILITIES - FLOOR PLANS

## UPPER TYPICAL FLOOR PLAN - FIFTH FLOOR TO SEVENTH FLOOR



Block Plan Key



- Individual Single Bedroom**  
1no. Single Bedroom  
1 Bed space
- Individual Double Bedroom**  
1no. Double Bedroom  
2 Bed spaces
- 2 Bedroom Cluster**  
2no. Single Bedrooms  
2 Bed spaces
- 2 Bedroom Cluster**  
1no. Single Bedroom &  
1no. Double Bedroom  
3 Bed spaces
- 2 Bedroom Cluster**  
2no. Double Bedrooms  
4 Bed spaces
- Common Living and Kitchen Facilities**
- Communal Amenity Space**

Floor Plan Key

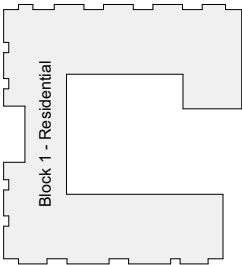
Upper Typical Floor Plan

Fifth Floor to Seventh Floor Plans

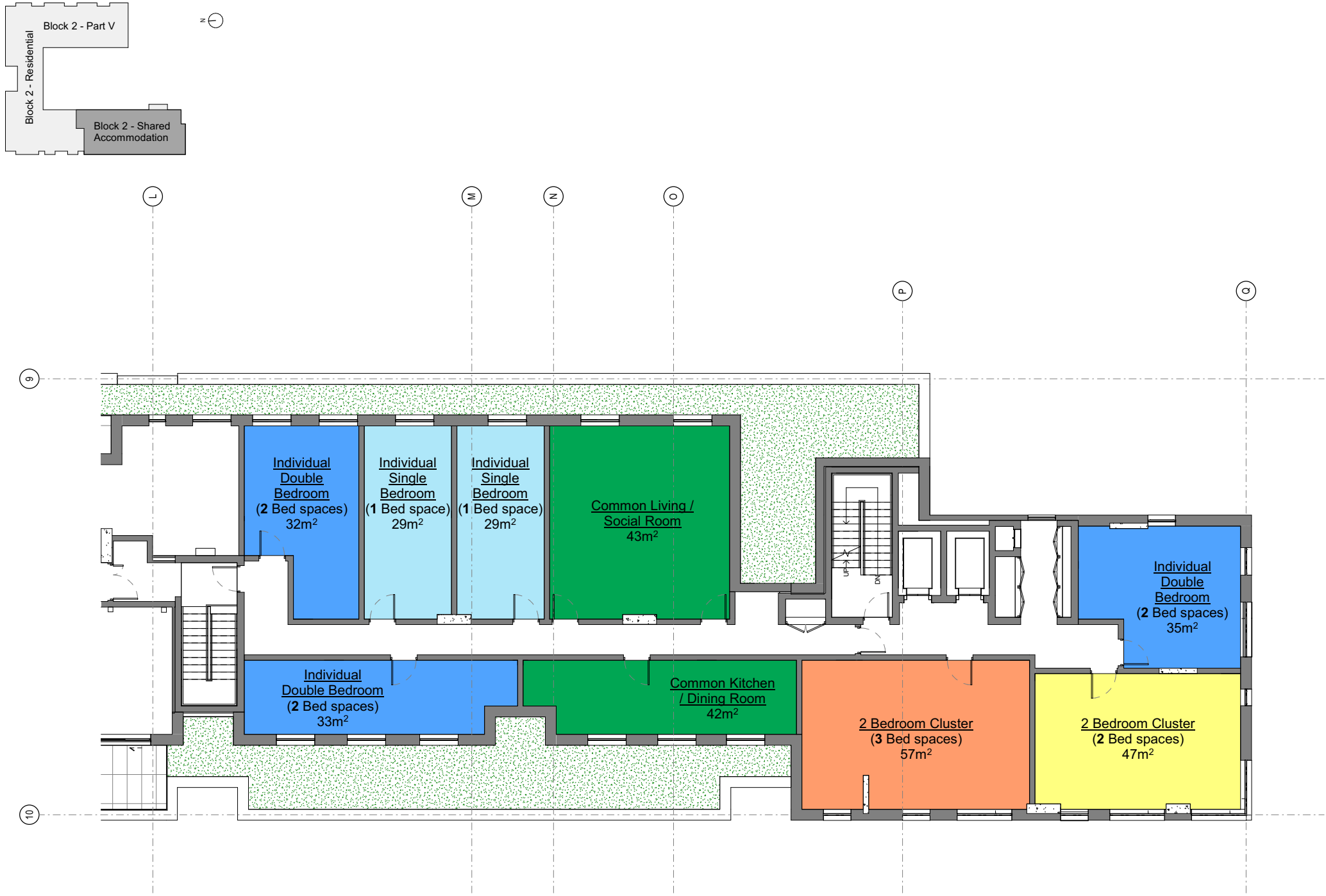


# 3.5 COMMON LIVING & KITCHEN FACILITIES - FLOOR PLANS

## EIGHTH FLOOR PLAN



Block Plan Key



- Individual Single Bedroom**  
1no. Single Bedroom  
1 Bed space
- Individual Double Bedroom**  
1no. Double Bedroom  
2 Bed spaces
- 2 Bedroom Cluster**  
2no. Single Bedrooms  
2 Bed spaces
- 2 Bedroom Cluster**  
1no. Single Bedroom &  
1no. Double Bedroom  
3 Bed spaces
- 2 Bedroom Cluster**  
2no. Double Bedrooms  
4 Bed spaces
- Common Living and Kitchen Facilities**
- Communal Amenity Space**

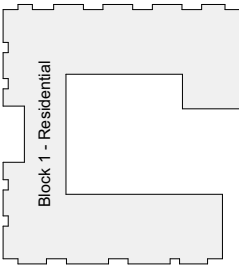
Floor Plan Key

Eighth Floor Plan

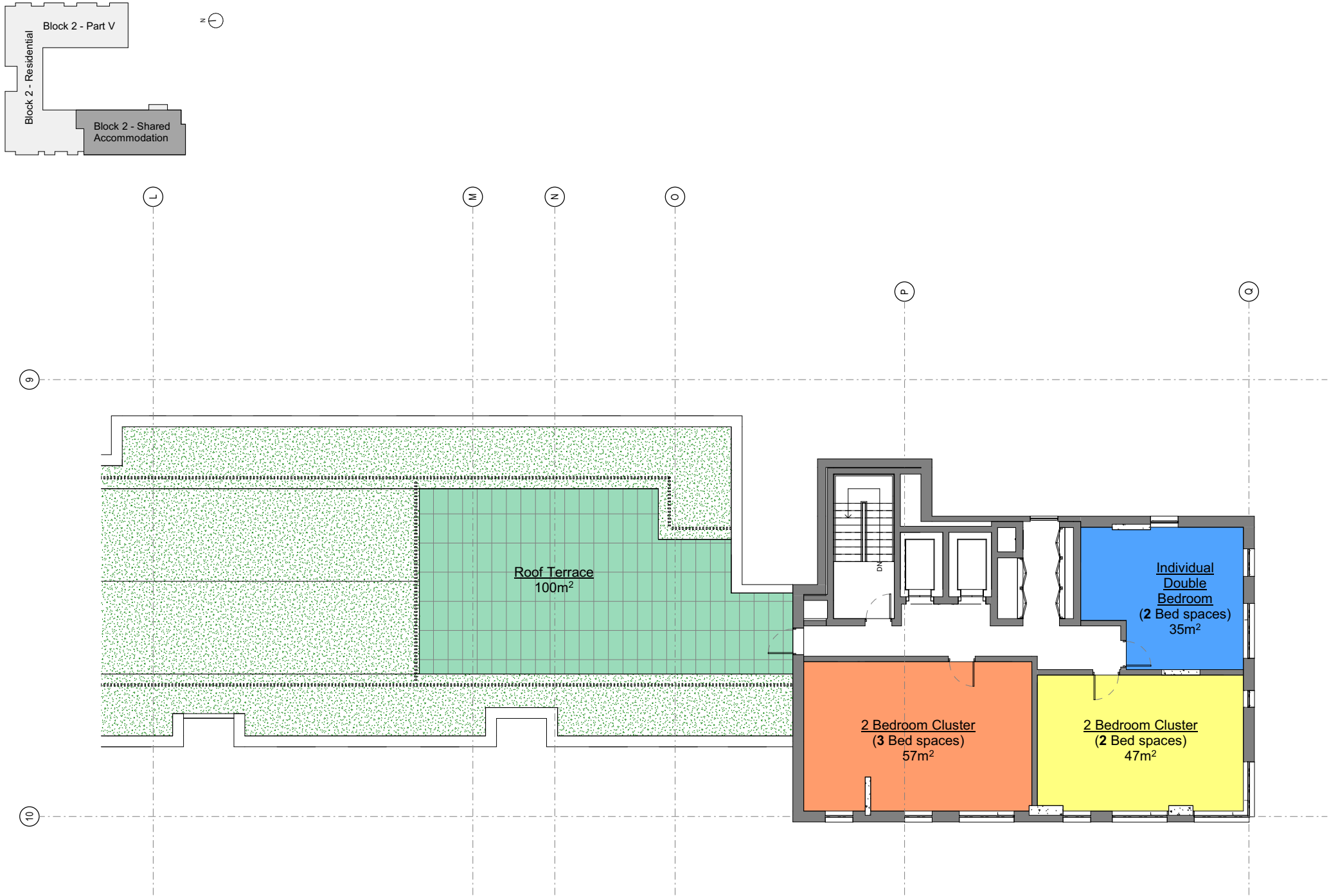


# 3.5 COMMON LIVING & KITCHEN FACILITIES - FLOOR PLANS

## NINTH FLOOR PLAN



Block Plan Key



-  **Individual Single Bedroom**  
1no. Single Bedroom  
1 Bed space
-  **Individual Double Bedroom**  
1no. Double Bedroom  
2 Bed spaces
-  **2 Bedroom Cluster**  
2no. Single Bedrooms  
2 Bed spaces
-  **2 Bedroom Cluster**  
1no. Single Bedroom &  
1no. Double Bedroom  
3 Bed spaces
-  **2 Bedroom Cluster**  
2no. Double Bedrooms  
4 Bed spaces
-  **Common Living and Kitchen Facilities**
-  **Communal Amenity Space**

Floor Plan Key

Ninth Floor Plan



# 3.6 COMMON LIVING & KITCHEN FACILITIES - TYPICAL FLOORS



1.  
Common  
Social Spaces /  
Entertainment



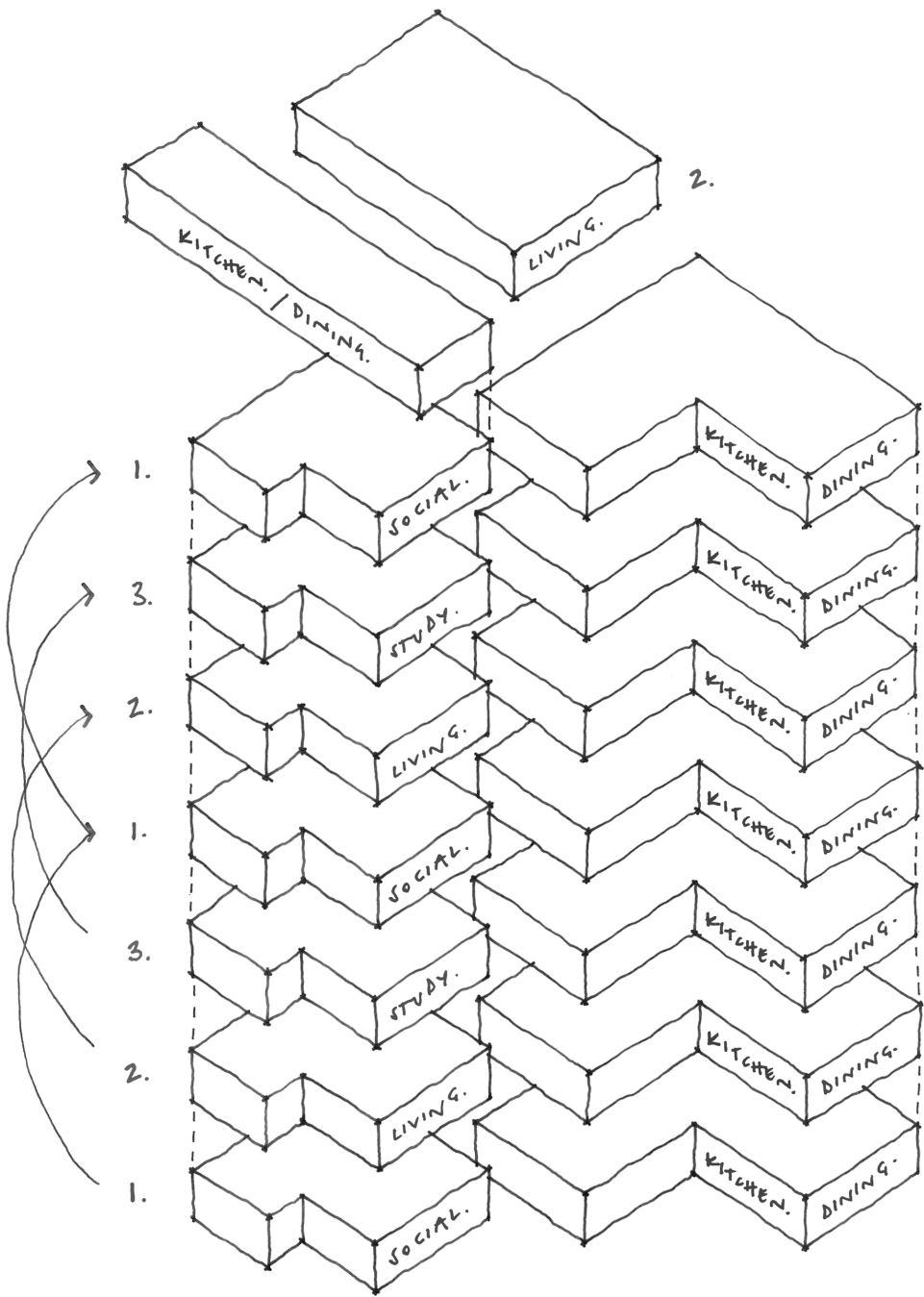
2.  
Generous /  
Informal Living /  
Games Rooms



3.  
Common  
Library /  
Study Spaces

Shared Accommodation Facilities

Common Living & Kitchen Facilities / Social & Flexible Amenities

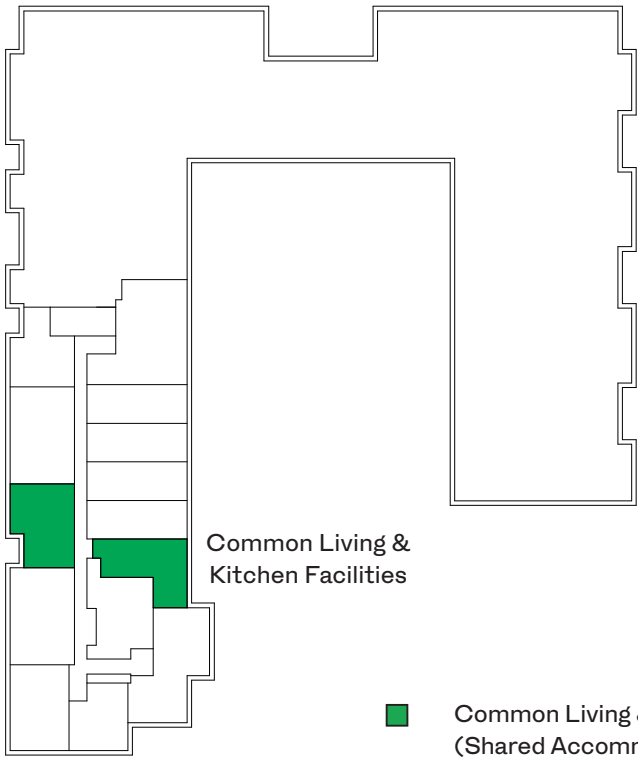


'Vertical Village' Diagram

## SHARED COMMON LIVING & KITCHEN FACILITIES PER FLOOR FOR INDIVIDUAL BEDROOMS

Common living and kitchen facilities are provided within the typical floor plans for the Individual Single and Double Bedrooms to share. The on floor common living and kitchen facilities will include generous kitchen and dining facilities on every floor for large gatherings. Other facilities will vary on a floor by floor basis, and repeat on the upper levels. These facilities will include informal living and entertainment spaces such as games rooms for social interaction, and library spaces for quiet reading / study.

The intention with this is to create small 'vertical villages' within the development, and in order for facilities to be easily accessible to residents without having to traverse multiple floors. Each common living and kitchen facility is centralised within each floor plan in order to encourage greater interaction between residents.



Proposed Typical Floor Plan

Common Living & Kitchen Facilities  
(Shared Accommodation Block)  
87 - 92m<sup>2</sup> (8no. Typical Floors)



# 3.7 USE AND MANAGEMENT OF SHARED ACCOMMODATION



Shared Accommodation Amenities

Communal Space / Variety / Amenities / Fitness & Lifestyle Facilities



## OPERATIONAL MANAGEMENT PLAN AND COMMUNAL AMENITY SPACE

The Shared Accommodation development at Spencer Place will be managed by the Operational Team with a community Resident Services Manager (RSM) on-site during the working hours of a typical week. This is in addition to ad-hoc events where there will be a management presence on site more regularly. It is likely that there will be 24-hour on-site presence as well for security purposes.

The key responsibility for day-to-day operations of the development will be from the RSM who will be the customer-facing representative for the Shared Accommodation brand. The RSM will provide support on the day-to-day requirements of all residents, including resident communication, events and engagement.

The proper use and management of the communal amenity spaces will encourage a sense of community within the development. By ensuring the residents of the Shared Accommodation block either live or work in the Dublin area, this will encourage the local community surrounding the proposed development to flourish. We have unlocked an opportunity for city makers to live close to their place of work, and give people who have grown up in Dublin the opportunity to live close to their families and friends.

The internal communal amenity area has been focused around one core location which allows the space to be centrally managed from a 24-hour concierge / reception area. Dedicated staff and management facilities are provided adjacent to the reception area. Other resident support facilities related to the operation of the development are located in the Lower Ground Floor level which is shared with the Block 2 - Residential and Block 2 - Part V.

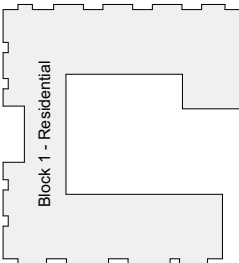
Communal Amenity space is provided throughout the Shared Accommodation development. This includes a proposed café, gym, multimedia room and bookable rooms at Ground Floor level, and an accessible landscaped terraces on the Ninth Floor level.

As with the Residential element of the development a large emphasis is placed on current best practice for provision of all communal facilities.

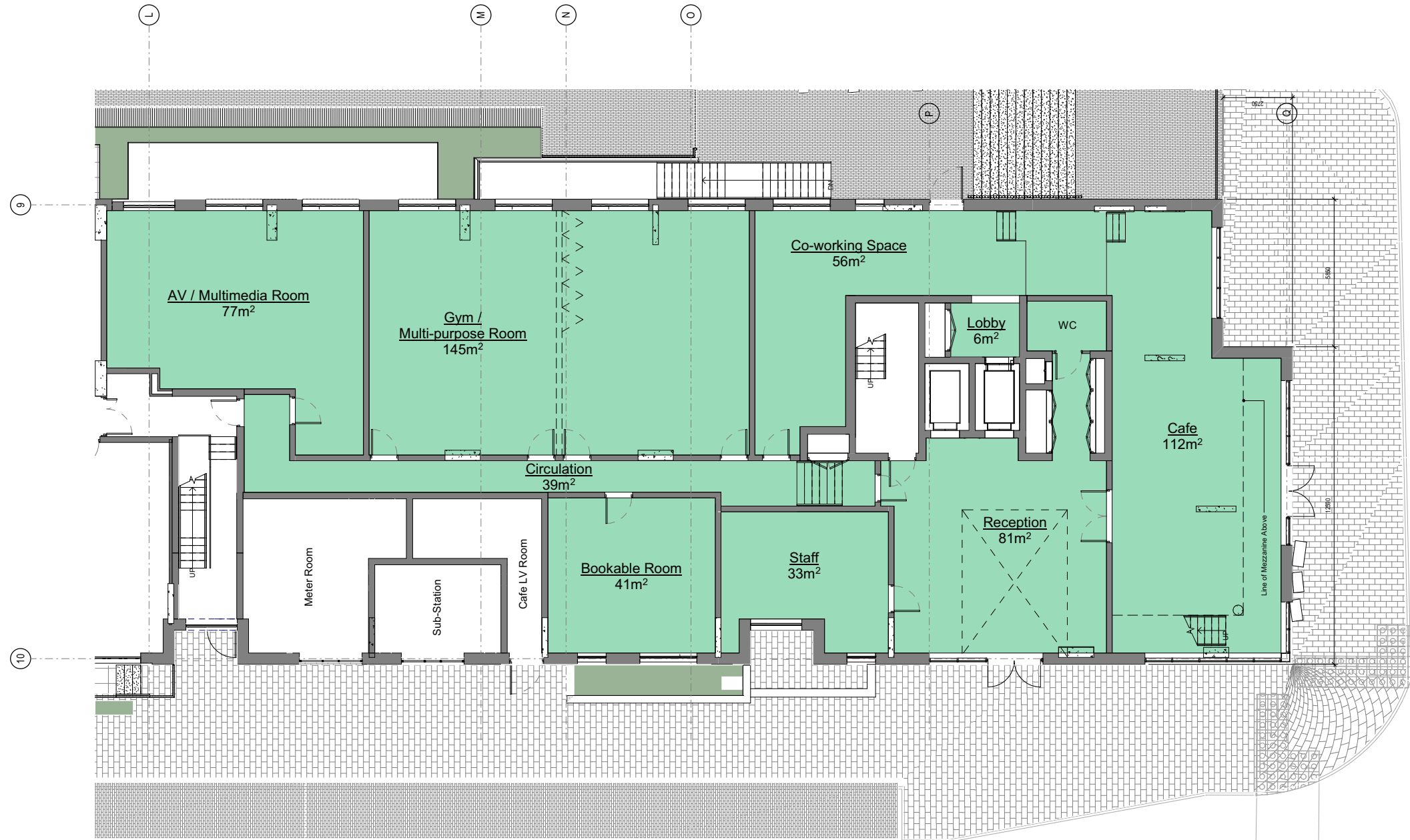
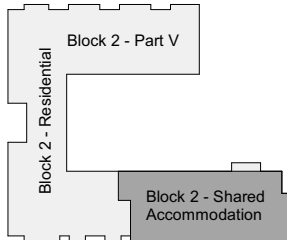


# 3.8 COMMUNAL AMENITY SPACE - FLOOR PLANS

## GROUND FLOOR PLAN



Block Plan Key



Ground Floor Plan

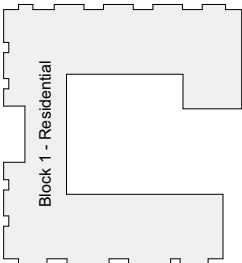
- Individual Single Bedroom**  
1no. Single Bedroom  
1 Bed space
- Individual Double Bedroom**  
1no. Double Bedroom  
2 Bed spaces
- 2 Bedroom Cluster**  
2no. Single Bedrooms  
2 Bed spaces
- 2 Bedroom Cluster**  
1no. Single Bedroom &  
1no. Double Bedroom  
3 Bed spaces
- 2 Bedroom Cluster**  
2no. Double Bedrooms  
4 Bed spaces
- Common Living and Kitchen Facilities**
- Communal Amenity Space**

Floor Plan Key

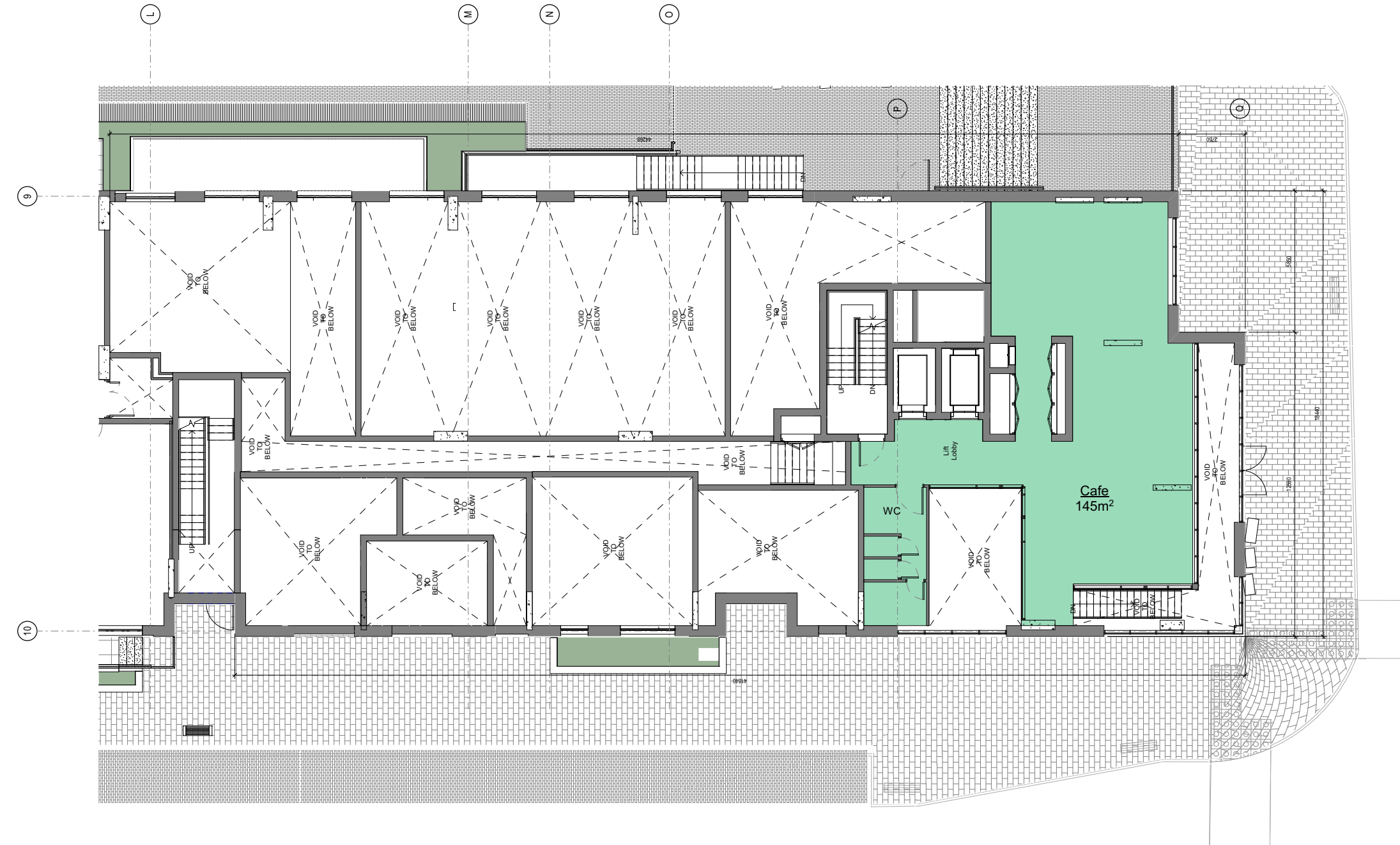


# 3.8 COMMUNAL AMENITY SPACE - FLOOR PLANS

## MEZZANINE FLOOR PLAN



Block Plan Key



Mezzanine Floor Plan

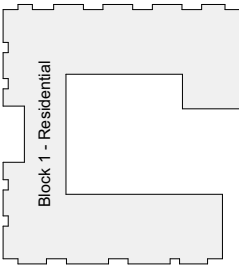
- Individual Single Bedroom**  
1no. Single Bedroom  
1 Bed space
- Individual Double Bedroom**  
1no. Double Bedroom  
2 Bed spaces
- 2 Bedroom Cluster**  
2no. Single Bedrooms  
2 Bed spaces
- 2 Bedroom Cluster**  
1no. Single Bedroom &  
1no. Double Bedroom  
3 Bed spaces
- 2 Bedroom Cluster**  
2no. Double Bedrooms  
4 Bed spaces
- Common Living and Kitchen Facilities**
- Communal Amenity Space**

Floor Plan Key

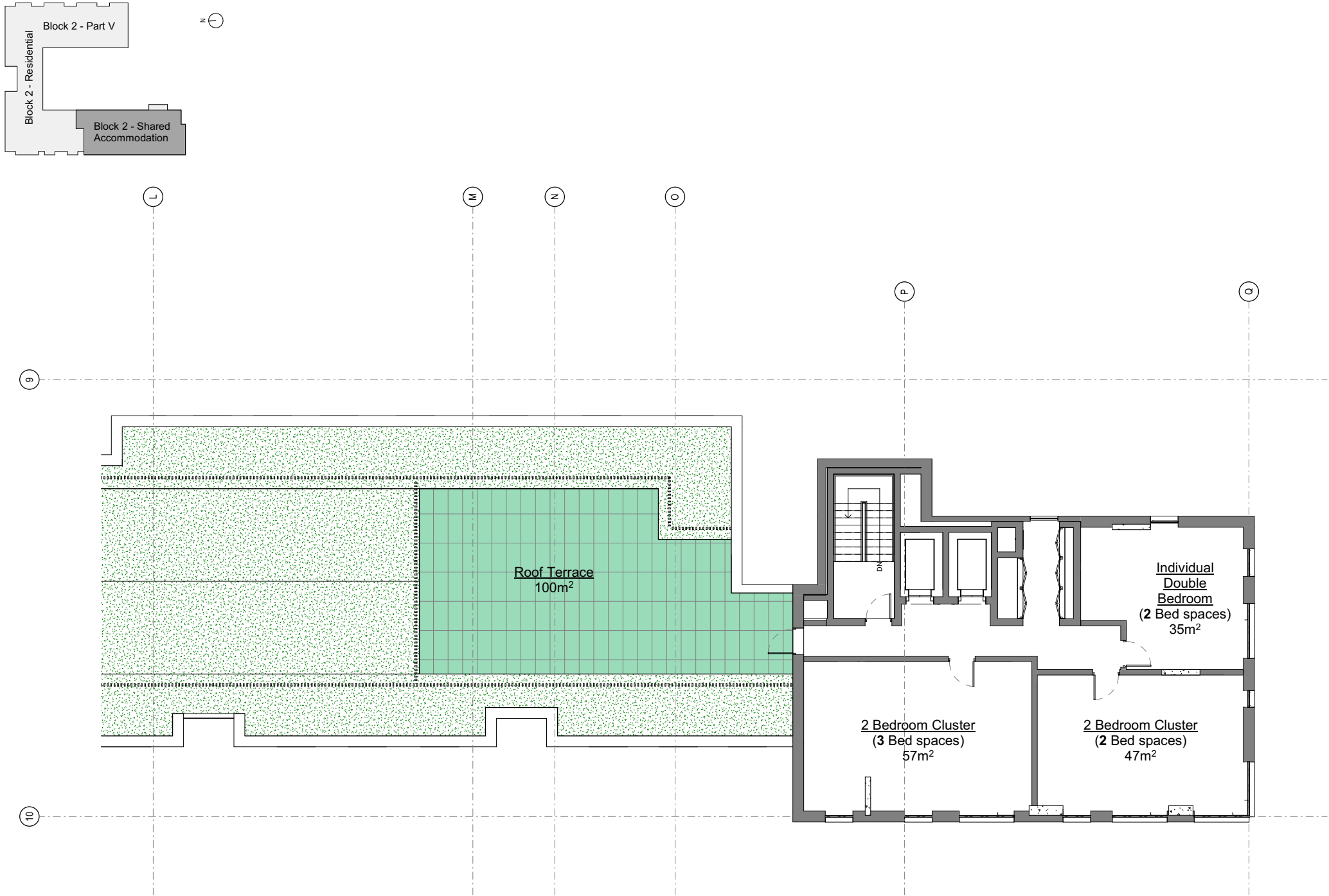


# 3.8 COMMUNAL AMENITY SPACE - FLOOR PLANS

## NINTH FLOOR PLAN



Block Plan Key



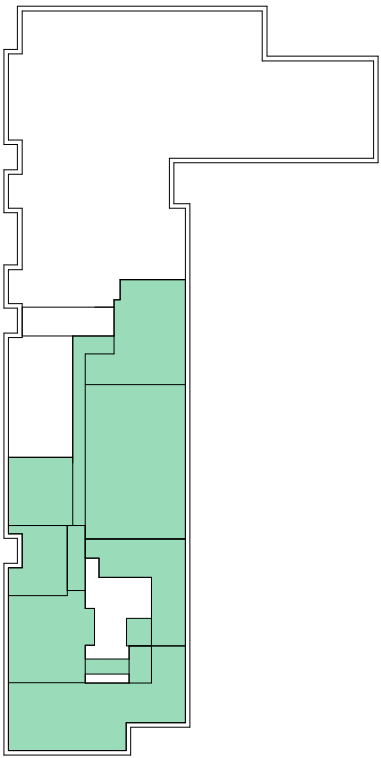
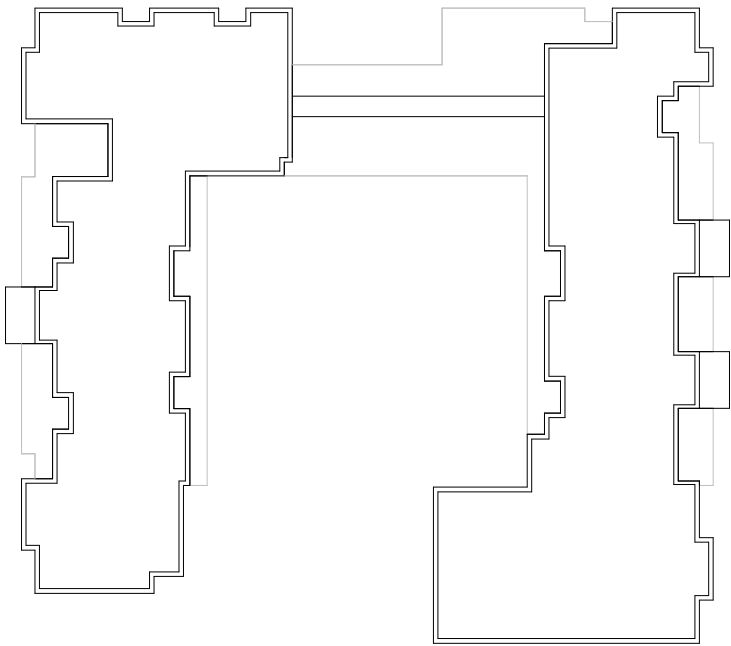
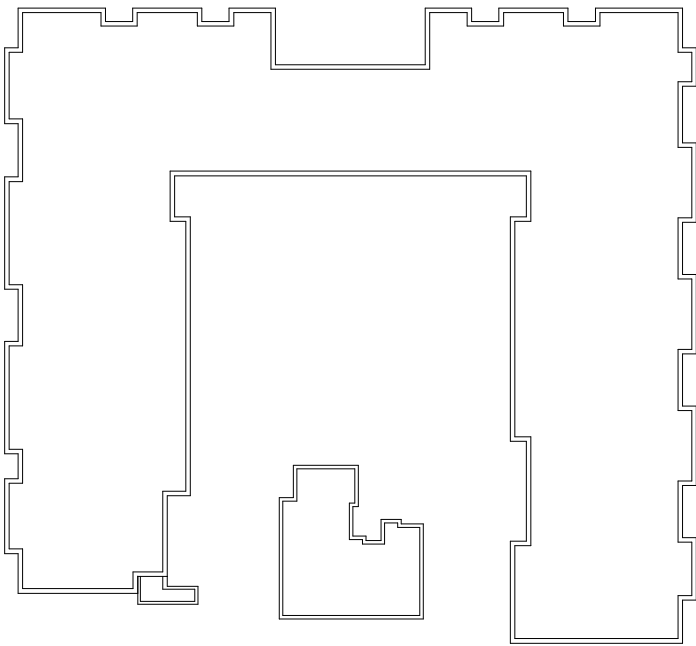
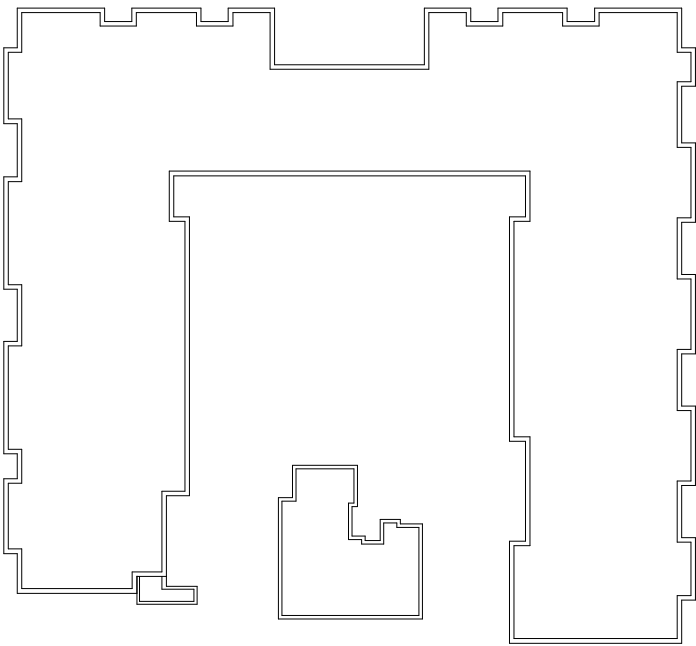
-  **Individual Single Bedroom**  
1no. Single Bedroom  
1 Bed space
-  **Individual Double Bedroom**  
1no. Double Bedroom  
2 Bed spaces
-  **2 Bedroom Cluster**  
2no. Single Bedrooms  
2 Bed spaces
-  **2 Bedroom Cluster**  
1no. Single Bedroom &  
1no. Double Bedroom  
3 Bed spaces
-  **2 Bedroom Cluster**  
2no. Double Bedrooms  
4 Bed spaces
-  **Common Living and Kitchen Facilities**
-  **Communal Amenity Space**

Floor Plan Key

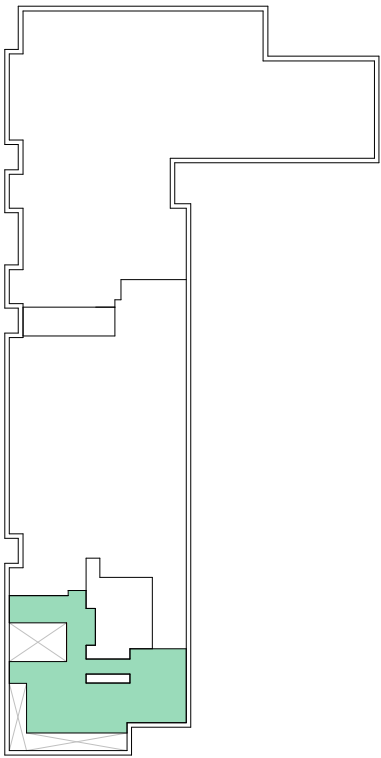
Ninth Floor Plan



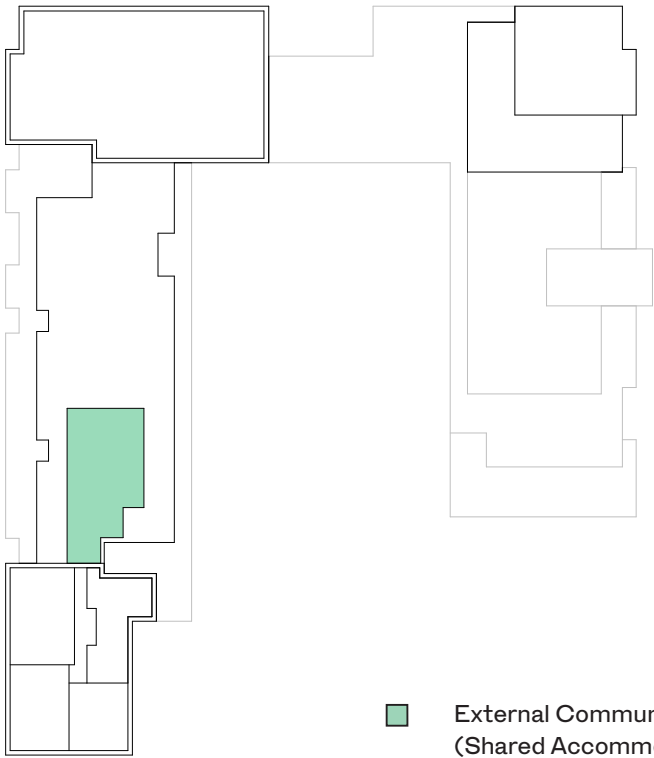
# 3.9 COMMUNAL AMENITY SPACE



Internal Communal Amenity  
(Shared Accommodation Block)  
557m<sup>2</sup> (Ground Floor)



Internal Communal Amenity  
(Shared Accommodation Block)  
145m<sup>2</sup> (Mezzanine Floor)



External Communal Amenity  
(Shared Accommodation Block)  
100m<sup>2</sup> (Ninth Floor)

Proposed Ground Floor Plan

Proposed Mezzanine Floor Plan

Proposed Ninth Floor Plan

## PROPOSED Shared Accommodation Communal Amenity Space

**Total: 802m<sup>2</sup>**

Henry J Lyons



# 3.9 COMMUNAL AMENITY SPACE - Internal



Shared Accommodation Amenities

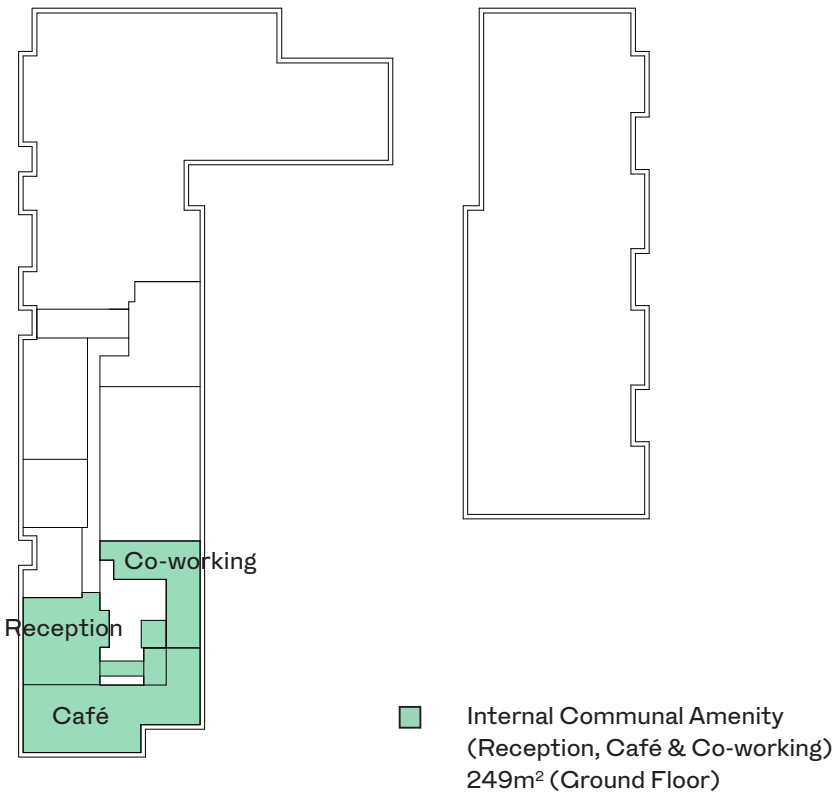
Communal Space / Diverse Community / High Quality Design / Staff Facilities

## COMMUNAL AMENITY SPACE

In order to further increase this level of activity, a café which can serve both the residents of the development and passersby is proposed across the Ground Floor and Mezzanine Floor levels. This will allow the public to interact with the development.

A double height reception lobby with views up to the café on the Mezzanine Floor, and will provide a welcoming entrance to the Shared Accommodation block.

The proposed development will include as a minimum; a fully serviced reception desk and administration facilities, concierge, security, house keeping facilities associated with the management of the Shared Accommodation units.



Proposed Ground Floor Plan



# 3.9 COMMUNAL AMENITY SPACE - Internal



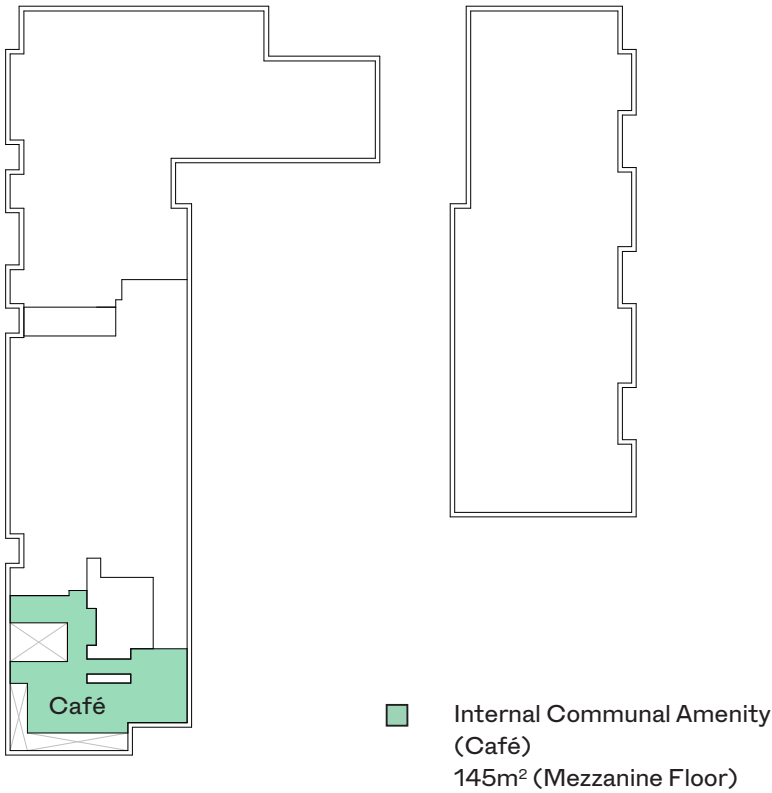
Shared Accommodation Amenities

Communal Space / Diverse Community / High Quality Design / Vibrant Surroundings

## COMMUNAL AMENITY SPACE

The reception and café area will include large communal tables and sofas with coffee tables. During the day, it is envisaged that the public could bring their computers and work.

These key spaces are intentionally positioned at the Ground Floor level of the scheme to act as the core of the development for all residents and the public.



Proposed Mezzanine Floor Plan



# 3.9 COMMUNAL AMENITY SPACE - Internal



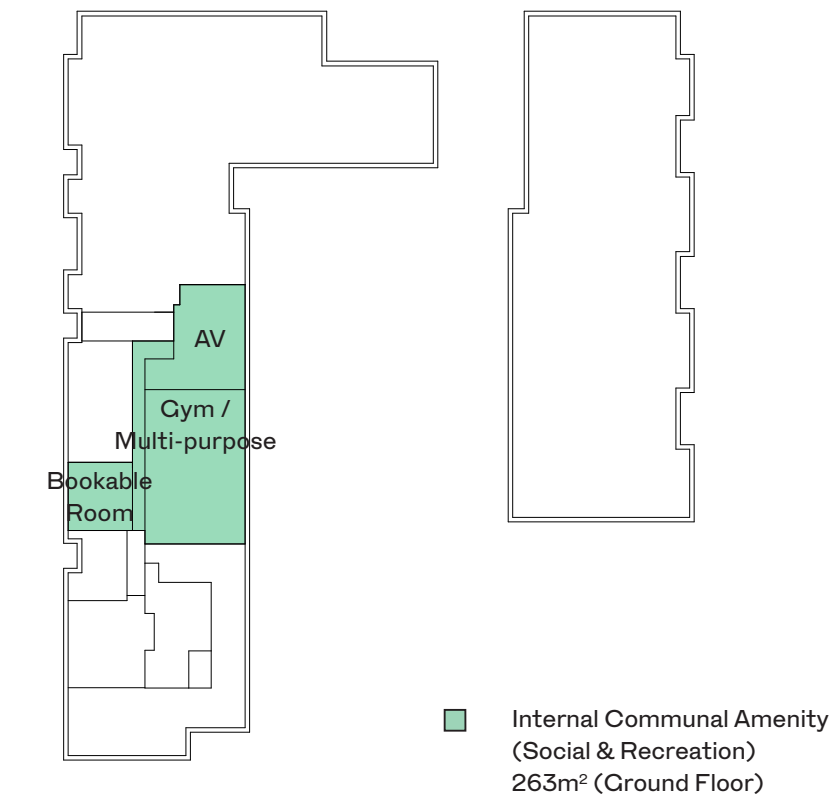
Shared Accommodation Amenities  
Communal Space / Fitness & Lifestyle Facilities

## COMMUNAL AMENITY SPACE

A large emphasis is placed on lifestyle services and fitness facilities within the provision of the communal amenities.

Residents can enjoy access to sports and recreation facilities that are dedicated for use by the residents only.

These high end spaces include a gym / multi-purpose room that could also host yoga classes or spin classes, AV / multimedia room to host cinema nights or watch sporting events together with other residents, and also flexible bookable rooms for large gatherings.



Proposed Ground Floor Plan



# 3.9 COMMUNAL AMENITY SPACE - External



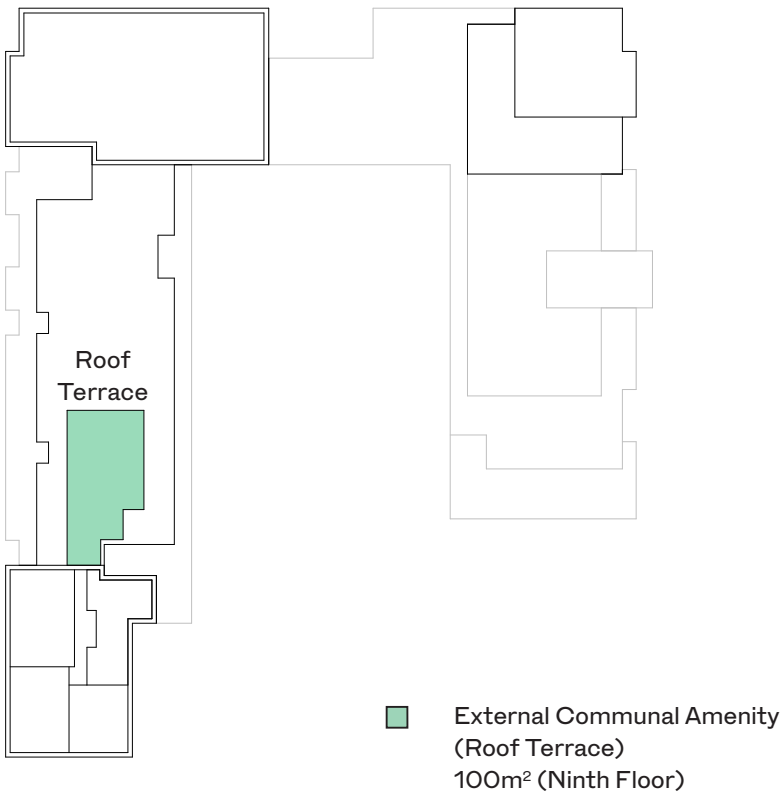
Shared Accommodation Amenities

Ninth Floor Terrace Example / Indoor/Outdoor Space / Low Planters & Seating

## COMMUNAL AMENITY SPACE

At Ninth Floor level there will be an shared external roof terrace provided for residents of the Shared Accommodation Block. The space is intended to contain a mixture of intimate and social areas that seamlessly blend indoor and outdoor space, allowing the terrace to be used for barbecues or social events.

At the highest accessible point in the Shared Accommodation block it will offer prime views across Dublin.



Proposed Ninth Floor Plan



3.10 COMMON LIVING & KITCHEN FACILITIES AND COMMUNAL AMENITY SPACE - Total

Shared Accommodation - Resident Support Facilities		
Floor Level	Facilities	Area (m²)
Lower Ground Floor	Linen Store	15
	Refuse Store	25
	Bicycle Store	80
Ground Floor	Staff / Management	33
Sub-total		153

Shared Accommodation - Communal Amenity Space		
Floor Level	Amenities	Area (m²)
Ground Floor	AV / Multimedia Room	77
	Gym / Multi-purpose	145
	Bookable Room	41
	Cafe / Reception / Co-working Space	249
	Circulation	45
Mezzanine Floor	Cafe	145
Ninth Floor	External Terrace	100
Sub-total		802

Shared Accommodation - Common Living & Kitchen Facilities		
Floor Level	Facilities	Area (m²)
First Floor	Individual Single and Double Bedrooms Common Kitchen / Dining Room & Common Social / Multimedia Room	87
	2 Bedroom Clusters Common Living & Kitchen Facilities	131
Second Floor	Individual Single and Double Bedrooms Common Kitchen / Dining Room & Common Living / Games Room	87
	2 Bedroom Clusters Common Living & Kitchen Facilities	131
Third Floor	Individual Single and Double Bedrooms Common Kitchen / Dining Room & Common Library / Study Room	87
	2 Bedroom Clusters Common Living & Kitchen Facilities	131
Fourth Floor	Individual Single and Double Bedrooms Common Kitchen / Dining Room & Common Social / Multimedia Room	87
	2 Bedroom Clusters Common Living & Kitchen Facilities	131
Fifth Floor	Individual Single and Double Bedrooms Common Kitchen / Dining Room & Common Living / Games Room	91
	2 Bedroom Clusters Common Living & Kitchen Facilities	103
Sixth Floor	Individual Single and Double Bedrooms Common Kitchen / Dining Room & Common Library / Study Room	91
	2 Bedroom Clusters Common Living & Kitchen Facilities	103
Seventh Floor	Individual Single and Double Bedrooms Common Kitchen / Dining Room & Common Social / Multimedia Room	91
	2 Bedroom Clusters Common Living & Kitchen Facilities	103
Eighth Floor	Individual Single and Double Bedrooms Common Kitchen / Dining Room & Common Living / Games Room	92
	2 Bedroom Clusters Common Living & Kitchen Facilities	42
Ninth Floor	2 Bedroom Clusters Common Living & Kitchen Facilities	42
Sub-total		1630

Total	2585
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# 3.10 COMMON LIVING & KITCHEN FACILITIES AND COMMUNAL AMENITY SPACE - Total



Extract from Proposed View 1 from Mayor Street Upper looking North East

## COMMON LIVING & KITCHEN FACILITIES AND COMMUNAL AMENITY SPACE - TOTAL

The proposed development includes dedicated staff and management facilities provided adjacent to the reception area. Other resident support facilities related to the operation of the development are located in the Lower Ground Floor level which is shared with the Block 2 Private Residential and Part V. These include a Bicycle Store, Linen Store and Refuse Store. Overall the resident support facilities provide a total area of 153m<sup>2</sup>.

As mentioned previously, the total common living and kitchen facilities for the Individual Single and Double Bedrooms is 713m<sup>2</sup>, which provides well in excess of the 564m<sup>2</sup> of common living / kitchen requirements identified overall for those bedroom types. The total common living and kitchen facilities for the 2 Bedroom Clusters is 917m<sup>2</sup>, which provides well in excess of the 848m<sup>2</sup> of common living / kitchen requirements identified overall for those bedroom types.

As mentioned previously, the total internal communal amenity space is 702m<sup>2</sup>, and the total external communal amenity space is 100m<sup>2</sup> which provides a total area of 802m<sup>2</sup> communal amenity space towards the provision of wider recreation and leisure amenities available to all residents, over and above the common living and kitchen facilities provided.

The Shared Accommodation development as a whole therefore provides 2585m<sup>2</sup> of common living and kitchen facilities and communal amenity space combined.

Refer to the Planning Report by John Spain Associates and the table on the following page for further detailed information.



## 3.11 RESPONSE CONCLUSION



Extract from Proposed View 2 From Mayor Street Upper looking North East

This chapter has set out how the proposed scheme has considered the queries raised by An Bord Pleanála in relation to the proposed shared living accommodation format of the proposed development, through the following:

- Variety of Shared Accommodation tenancy options provided for in order to allow maximum flexibility for future tenants
- Justification on the format of the proposed bedrooms with the provision of shared common living & kitchen facilities on each floor. All proposed bedrooms should be viewed as generous spaces for living as part of an overall shared accommodation concept, and differentiated from a standard residential development
- Bedrooms with en-suites meeting but generally exceeding requirements, and access to shared common living & kitchen facilities in accordance with the requirements of section 5.16 Table 5a and Table 5b Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018
- Communal Amenity Space is provided at the Ground Floor level and a roof terrace at Ninth Floor level. These form part of the wider recreation and leisure amenities for the residents to experience a shared community environment, a requirement under section 5.17 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018
- The common living & kitchen facilities on each floor as well as the additional communal amenity space provided forms an overall Operational Management Plan strategy to encourage the shared accommodation experience amongst residents



# 4.0 CONCLUSION

## 4.1 CONCLUSION



## 4.1 CONCLUSION



Extract from View 7 from New Wapping Street looking South

This report responds to the specific queries raised in the Opinion issued by An Bord Pleanála. The proposed development builds upon the consented scheme which engages with all the requirements and recommendations as set out in the SDZ while also responding to the new Department of Housing, Planning and Local Government, Urban Development and Building Heights, Guidelines for Planning Authorities.

The planning and design of the scheme has been further informed by the advice, comments and recommendations made during consultation meetings with Dublin City Council Planning Department and during the An Bord Pleanála Pre-Application Consultation process following which a number of adjustments have been incorporated into the final design in response to the issues raised.

Principally, the development seeks to enhance the consented development in light of new planning policy and guidance on building heights to deliver a significant improvement to its architectural expression and contribution to the urban landscape of Spencer Dock while also optimising use of the land resource at a prime location within the North Lotts and Grand Canal Dock SDZ.







