



## ARCHITECTS DESIGN STATEMENT

## SAINT PAUL'S RESIDENTIAL DEVELOPMENT

SYBIL HILL ROAD,  
RAHENY,  
DUBLIN

FOR

CREKAV TRADING GP LTD

OCT 2019

● **MAHONY PIKE**

Architecture / Urban Design / Sustainability

The Chapel, Mount St Anne's, Milltown, Dublin 6





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## 01. INTRODUCTION

## INTRODUCTION

This Architects design statement sets out the urban design, architectural and landscaping rationale for the Saint Paul's Residential Development at Sybil Hill Road, Raheny, Dublin. The area of the development site is 6.4ha, the red line boundary for this application is 6.7Ha.

The development will consist of the construction of a residential development set out in 9 no. blocks, ranging in height from 5 to 9 storeys accommodating 657no. apartments, residential tenant amenity spaces and a crèche. At basement level the site will accommodate car parking spaces, bicycle parking, storage, services and plant areas. Landscaping will include extensive communal amenity areas, and a proposed significant area of public open space. The proposed development also includes for the widening and realignment of an existing vehicular access onto Sybil Hill Road and the demolition of an existing pre-fab building to facilitate the construction of an access road from Sybil Hill Road between Sybil Hill House (a Protected Structure) and St Paul's College incorporating upgraded accesses to Sybil Hill House and St Paul's College and a proposed pedestrian crossing on Sybil Hill Road. The proposed development also includes for the laying of a foul water sewer in Sybil Hill Road and the routing of surface water discharge from the site via St. Anne's Park to the Naniken River and the demolition and reconstruction of existing pedestrian stream crossing in St. Anne's Park with integral surface water discharge to Naniken River.

Tenant amenity facility rooms are proposed at ground and basement level of Block 1 and a gym facility is proposed at ground level of Block 6. A large creche is proposed in the ground floor of block 7.

Public open space is provided in one large area adjacent to Saint Anne's Park to the south of the apartment blocks. Communal open space is provided around the apartment blocks providing a parkland setting to the scheme.

A basement car park will provide 465 no. car parking spaces. In addition 34 surface parking spaces are proposed with a mix of visitor, disabled, electric and go car spaces. Secure basement bike parking is provided at a rate of 2 per unit. A total of 1314 no. bicycle parking spaces, refuse, storage and plant are provided in the basement. 332 visitor bike spaces are proposed at grade throughout the site.

This report provides information in relation to the development context, site analysis, design development, apartment block typologies, amenity spaces and schedules of unit, parking, open space, and residential amenities.

Computer generated images provide a feel for the development and the quality of the key spaces proposed within the scheme.

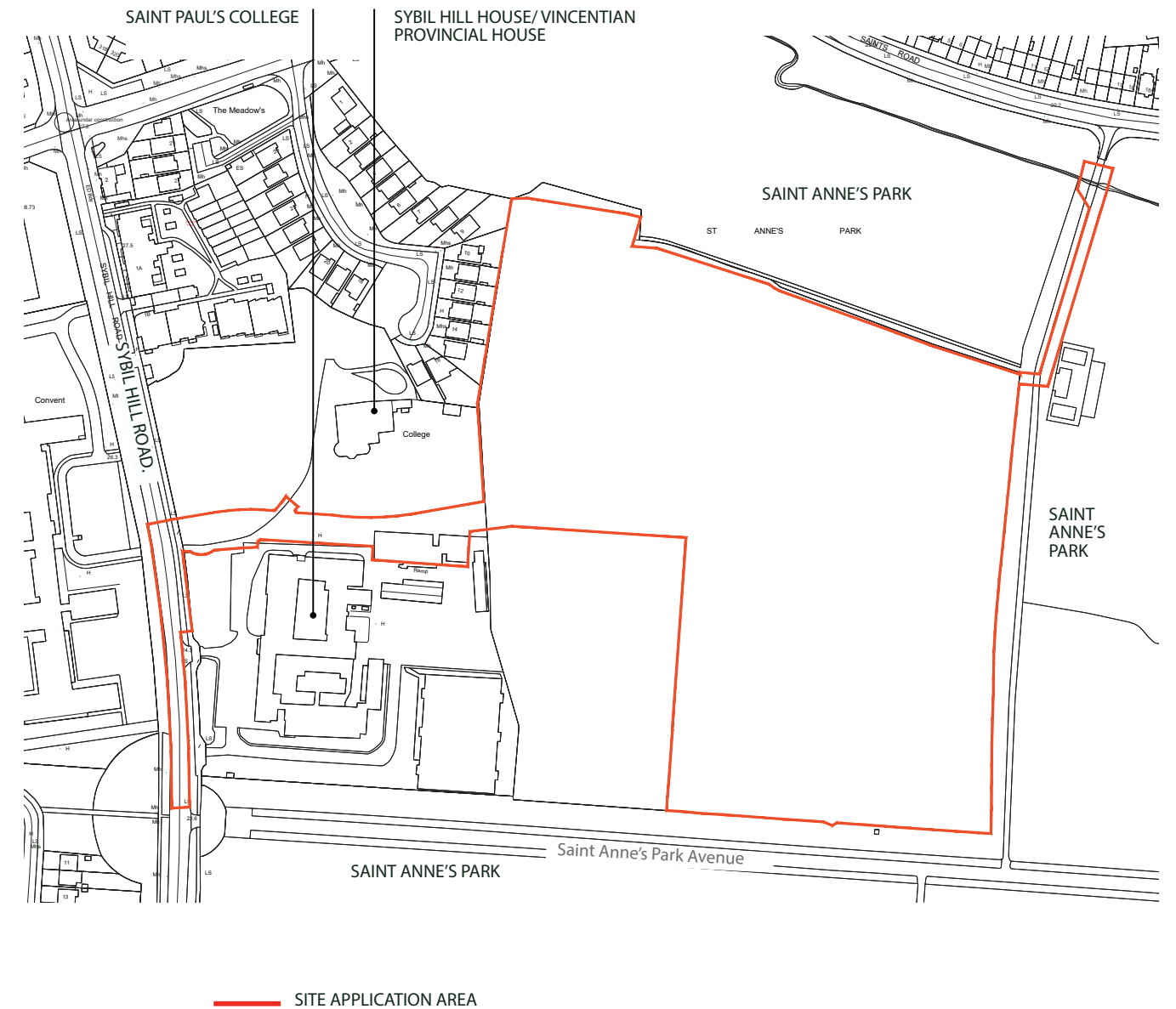


Fig. 1 Site location plan







Fig. 2 Site Plan

## INTRODUCTION

The apartments will be accommodated in 9 no. apartment blocks ranging in height from 5 to 9 storeys, see table for block details.

BLOCK UNIT NUMBERS AND HEIGHTS						
	NO. OF UNITS	1 BED	2 BED	3 BED	NO. OF STOREYS	HEIGHT (M)
BLOCK 1	143	48	92	3	5 STOREY - 8 STOREY	16.63 - 25.15
BLOCK 2	63	15	39	9	8 STOREY	25.05
BLOCK 3	71	17	44	10	9 STOREY	27.95
BLOCK 4	63	15	39	9	8 STOREY	25.05
BLOCK 5	71	17	44	10	9 STOREY	27.95
BLOCK 6	124	83	41		7 STOREY	22.4
BLOCK 7	36	9	23	4	5 STOREY - 6 STOREY	19.25
BLOCK 8	43	10	28	5	5 STOREY - 6 STOREY	19.25
BLOCK 9	43	10	28	5	5 STOREY - 6 STOREY	19.25
<b>TOTAL</b>	<b>657</b>	<b>224</b>	<b>378</b>	<b>55</b>		

Table 1 - Block summary

### BLOCK HEIGHT KEY

- 9 STOREY
- 8 STOREY
- 7 STOREY
- 6 STOREY
- 5 STOREY







## 02. SITE ANALYSIS

# SITE INFORMATION

## ORIENTATION & ADJACENCIES



Fig. 3 - THE MEADOWS HOUSING ESTATE



Fig. 4 - ARDILAUN COURT RESIDENTIAL DEVELOPMENT. CURRENTLY UNDER CONSTRUCTION WITH 76 NO. APARTMENTS AND HOUSES. CURRENTLY UP TO 5 STOREY APARTMENT BLOCKS WITH PLANNING APPROVAL FOR 6TH FLOOR.



Fig. 5 - \* PROTECTED STRUCTURE SYBIL HILL HOUSE/ VINCINTIAN PROVINCIAL HOUSE



Fig. 6 SAINT PAUL'S COLLEGE

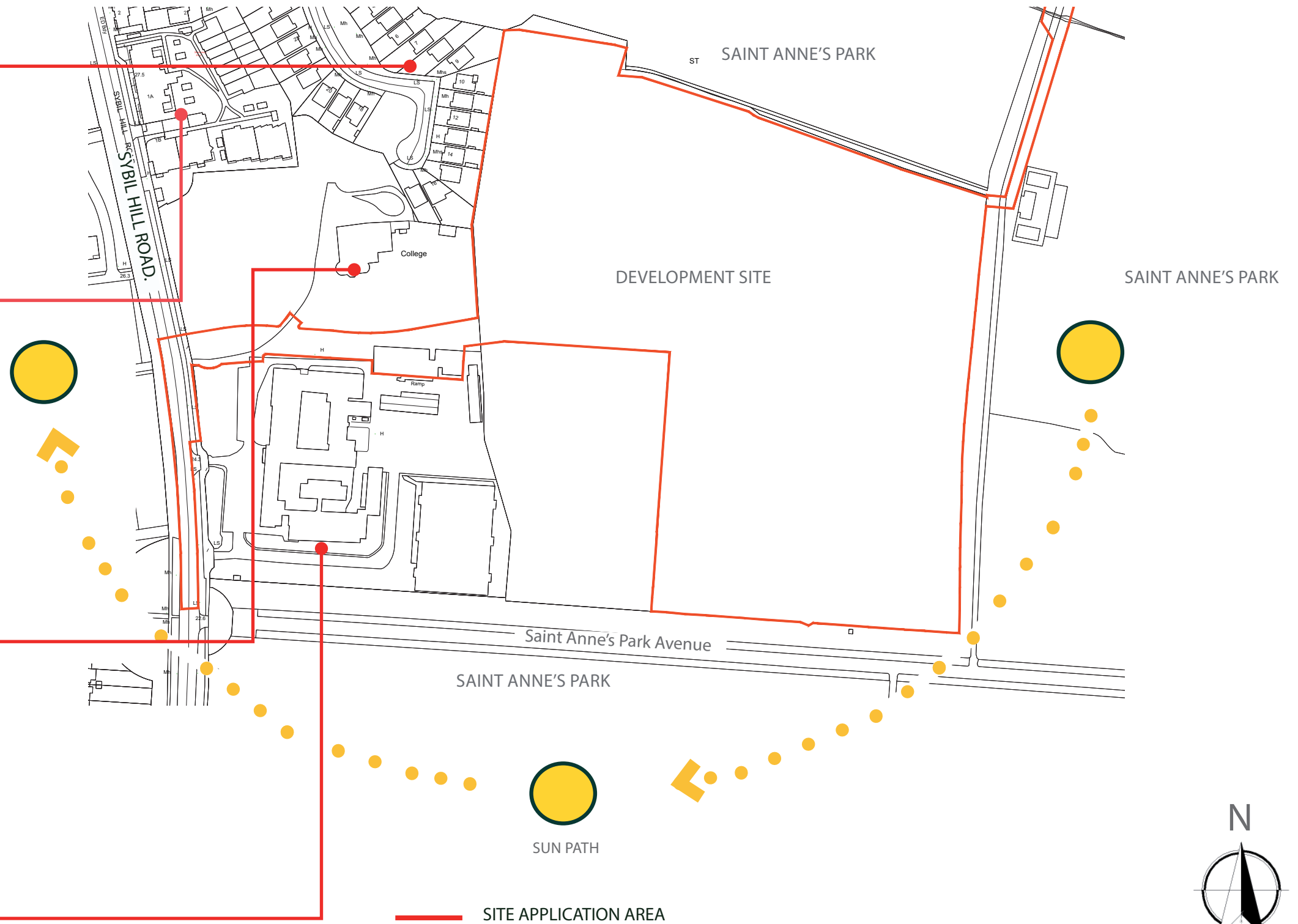


Fig. 7 - Site Analysis



## 03. PLANNING HISTORY AND CONTEXT



# PLANNING HISTORY

An Bord Pleanála granted planning permission under Reg. Ref. 300559-18 in 2018 for a mix of houses and apartments on the subject site, as illustrated by Fig. 8. Following judicial review, this decision was subsequently quashed, and a decision to refuse was issued by An Bord Pleanála under Planning Reg. Ref. 302225-18.





# KEY DIFFERENCES BETWEEN CURRENT SCHEME AND PREVIOUS SCHEME

AS ILLUSTRATED IN FIG. 9 & 10

## KEY DIFFERENCES BETWEEN CURRENT SCHEME AND PREVIOUSLY GRANTED SCHEME (REG. REF 300559-18)

1. Courtyard houses have been omitted to provide one large public open space.
2. 25% Public open space has been provided in one large area instead of two smaller areas.
3. Three additional apartment blocks are proposed.
4. Apartment block height range has changed from 5-8 storey blocks to 5-9 storey blocks. 9 storey blocks are located in the centre of the site to minimise impact on surrounding area.
5. Road access has been minimised to only give access to basement ramp and surface parking to south west boundary creating a pedestrian dominated environment.
6. Creche area has increased to provide required spaces for all 2 & 3 bed units.
7. Distance between blocks has increased from 28 m to 30m to respond to increased height in key locations.
8. Proposed unit numbers have increased from 536 units (104 houses & 432 apts) to 657 apartments.
9. Density has increased from 83 units per Ha to 103 units per Ha.
10. Attenuation area has been relocated from St Paul's College sports pitch to communal open space within site.
11. Red line amended for outfall to Naniken River/ new pedestrian bridge in St Anne's park and drainage connection to Sybil Hill Road.



Fig.9 - As per Planning Reg. Ref. 300559-18 / 302225-18



Fig. 10 - Current Site Plan





# KEY DIFFERENCES BETWEEN CURRENT SCHEME AND PREVIOUS SCHEME

AS ILLUSTRATED IN FIG. 9 & 10

## SITE

- 104 Courtyard houses have been omitted.
- 25% Public open space has been provided in one large area instead of two smaller areas to total 1.6ha (25% of development site area of 6.4ha).
- Semi-private open space has significantly increased to 25,782msq
- Vehicle access has been reduced with the removal of the central avenue and roads to housing.
- One substation has been increased in size and relocated.
- One basement pavilion block added to give access to the basement for blocks 7-9.
- Attenuation area has been relocated from St Paul's College sports pitch to communal open space within site.
- Red line amended for outfall to Naniken River/ new pedestrian bridge in St Anne's park and drainage connection to Sybil Hill Road.

## PARKING

- Surface car parking has reduced from 36 spaces to 34
- Creche staff parking has been relocated to the basement
- Surface bike parking has increased from 20 to 332
- Basement car parking has increased from 456 to 465 (including disabled parking)
- Apartment parking ratio has changed from 1 per unit to 0.7 per unit.
- Basement bike parking has increased from 864 to 1314 (ratio remains the same at 2 per unit)

## APARTMENT BLOCKS

- Three additional 5/6 storey apartment blocks are proposed.
- Block 6 has increased in height from 5 storey to 7 storey
- Blocks 3 and 5 have increased in height from five storey to nine storey.

## UNIT NUMBERS

- Overall unit number have increase from 536 to 657
- Apartment number have increased from 432 to 657.
- No. of 1 bed units has increased from 155 to 224 (29% to 34%)
- No. of 2 bed units has increased from 244 to 378 (46% to 58%)
- No. of 3 bed units has decreased from 129 to 55 ( 24% to 8%)
- No. of 4 bed units has decreased from 8 to 0 units (1% to 0%)

## AREAS AND STATISTICS

- Density has increased from 84 units per Ha to 103 units per Ha.
- Gross area has increased from 54,590msq to 65,125msq (excluding basement)
- Creche provision has increased from providing space for 37 children (3 bed units) to providing space for 115 children (2 & 3 bed units)
- Creche area has increased from 259msq to 612msq.

### BLOCK HEIGHT KEY

- 9 STOREY
- 8 STOREY
- 7 STOREY
- 6 STOREY
- 5 STOREY
- 3 STOREY HOUSES COURTYARDS



Fig. 11 - As per Planning Reg. Ref. 300559-18 / 302225-18



Fig. 12- Current Site Plan

# DUBLIN CITY COUNCIL DEVELOPMENT PLAN 2016-2022

The area proposed for development is zoned Z15. Where the red line extends northwards to the Naniken River, it extends over lands zoned Z9, which are in the ownership of Dublin City Council.

## DEVELOPMENT SITE

Institutional and Community – Zone Z15

Land-Use Zoning Objective Z15:

“To protect and provide for institutional and community uses.”

Uses considered include Residential.

Indicative Plot Ratio and Site Coverage for Z15 as per the Dublin City Development Plan 2016-2022:

- Indicative plot ratio: 0.5-2.5
- Indicative site coverage: 50%
- Public Open Space: 25%

It is noted in the Development Plan that a higher plot ratio and site coverage may be permitted in certain circumstances such as:

“Adjoining major public transport termini and corridors, where an appropriate mix of residential and commercial uses is proposed”.

The subject site is in close proximity to a DART station and Quality Bus Corridor providing major public transport links to the City.

Please see Planning Report prepared by Brady Shipman Martin which accompanies this planning application for full details of planning policy.

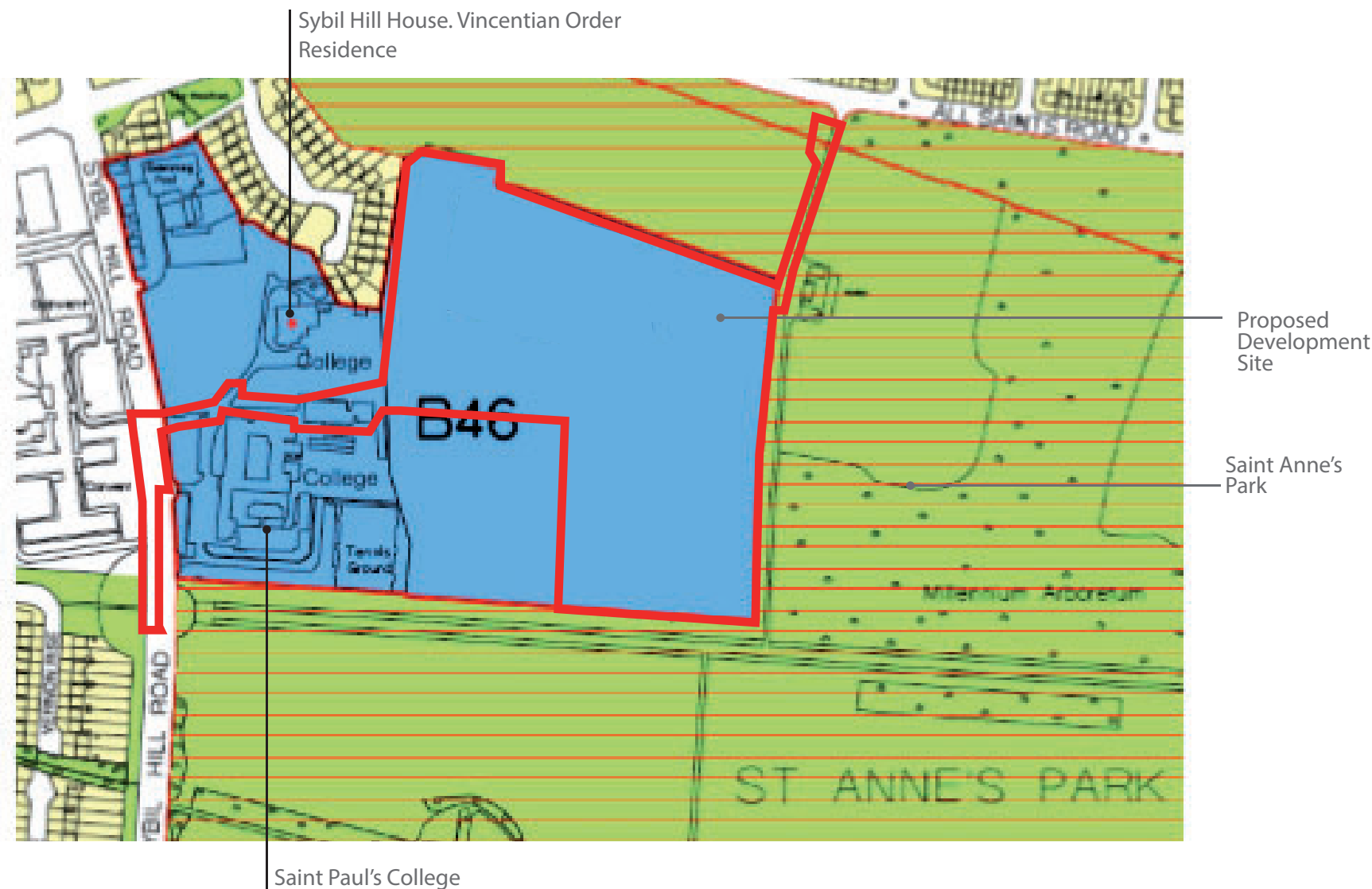


Fig. 13: Extract from the Development Plan 'Zoning Map A'

- Extent of Z15 Zone Lands
- Extent of Residential Development Site







## 04. DESIGN EVOLUTION

## DESIGN PROCESS

A series of design options were explored and developed to optimise the potential of the site while minimising the impact on neighbouring developments and Saint Anne's Park.

The design developed in response to site specific characteristics. Key design concepts were established at sketch stage to optimise the living environment for future and current residents. These included:

- Generous open space buffer to be provided to existing housing and protected structure to reduce impact of proposed development.
- Retention of existing good quality trees.
- Generous spacing between apartment blocks.
- Positioning of apartment blocks in parkland setting.
- Public open space provision of 25% in accordance with Z15 zoning.
- Provide pedestrian links to Saint Anne's Park.
- Massing and positioning of apartment blocks ensure good daylight levels to apartment units, open space and existing dwellings.
- Passive supervision to all open space to ensure they are safe and well used spaces.

This proposed development further incorporates:

- 25% Open space provided in one location next to Saint Anne's Park.
- Houses omitted and apartments only proposed to accommodate increased open space and optimise density.
- Tallest blocks are located in the centre of the development to reduce visibility from Saint Anne's Park.
- Smallest blocks and large buffer of public open space located adjacent to the Avenue of Saint Anne's Park to minimise visual impact on the Avenue.



Fig. 14 - Sketch design incorporating apartment blocks to the North and East with terraced housing.



Fig. 15 - Sketch scheme incorporating apartment blocks and housing courtyards.



Fig. 16 - Previously Refused Site Plan (reg. ref. 302225-18) with Apartment blocks and courtyard housing.



Fig. 17 - Proposed scheme subject to this application incorporating 9 apartment blocks and 25% open space in one location.

## 05. PROPOSED DEVELOPMENT

# PROPOSED SCHEME

## KEY STATISTICS

The development will comprise of 657 apartment units. The apartments will be accommodated in 9 no. blocks ranging in height from 5 to 9 storeys (over basement). Apartment types include 1 bed, 2 bed and 3 bed.

The development will also provide tenant amenity facilities at ground and basement level of Block 1 and a residential gym facility at ground floor in Block 6. A large creche is proposed in the ground floor of block 7.

Public open space is provided in one large area adjacent to Saint Anne's Park to the south of the apartment blocks. Communal open space is provided around the apartment blocks providing a parkland setting to the scheme.

A basement car park will provide 465 no. car parking spaces. In addition 34 surface parking spaces are proposed with a mix of visitor, disabled, creche, electric and go car spaces. Secure bike parking is 1314 no. bicycle parking spaces, refuse storage and plant. 332 visitor bike spaces are proposed throughout the site.

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<b>TOTAL</b>	<b>657</b>	<b>224</b>	<b>378</b>	<b>55</b>		

Table 2 - Block summary

Site Coverage & Plot Ratio			
	Description	Area (msq)	Z15 Zoning
		Provided	Allowed
<b>site area</b>	(red line HA)	<b>6.7</b>	
<b>Site area</b>	(development site HA)	<b>6.4</b>	
<b>site coverage</b>	(development site)	<b>16.50%</b>	50%
<b>Density</b>		<b>103</b>	per HA
<b>Gross Development Area</b>	(including basement)	<b>78,998</b>	
<b>Gross Development Area</b>	(excluding basement car park area)	<b>65,125</b>	
<b>Plot Ratio - development site</b>	(including basement car park)	<b>1.23</b>	0.5-2.4
<b>Plot Ratio - development site</b>	(excluding basement car park)	<b>1.01</b>	0.5-2.5

Table 3 - Development Statistics

Open Space				
			Z15 Zoning	Requirement *
	Provided	Provided	Required	Required
	Area (msq)	%	%	Area (msq)
<b>Public Open Space (Development Site )</b>	16,050	25%	25%	16,041
<b>Communal Open Space</b>	25,782	40%		4,261

\* Apartment Guidelines Requirement / Development Plan

Table 4 - Open Space Requirements and Provision





## KEY DESIGN CONCEPT

### CONTEXT

- Retain good quality trees on site, refer to Arborist Report.
- Reduce impact on adjacent dwellings by maximising separation distance (50m) and lowering ground floor of apartment block by approximately 2m.
- Respect Sybil Hill House (protected structure) with 78 meter separation distance.
- Provide appropriate connections to Saint Anne's Park.

### SITE

- Provide pedestrian links through site to Saint Anne's Park.
- Provide public open space in one large area with easy access from St Anne's Park. 25% of the development site is proposed as public open space.
- Public open space provided next to the park to provide integration.
- Provide passive supervision of open space within site and along the boundary of St. Anne's park to improve security and increase use.
- Provide set back from park to North East Boundary.

### APARTMENTS

- The apartment blocks will sit in a parkland setting surrounded by open space.
- East West orientation to apartment blocks.
- Locate taller blocks in centre of site to minimise impact on neighbours.
- Provide 30m separation between taller blocks to minimise shading and maximise daylight in units.
- Provide between 5 and 9 storey blocks appropriately located on site to optimise density.
- Minimise car access to site locating ramp and surface parking close to entrance to provide a pedestrian friendly site.
- Maximise park land setting for apartments by minimising roads and providing generous space between blocks.
- Provide tenant amenity facilities including creche, gym, meeting and function rooms (kitchen, dining room, living room) and hot desks.
- Car Parking - 465 Basement car parking spaces to be provided at a rate of 0.7 spaces per unit for apartments. Resident, creche, disabled and e car spaces proposed at basement level. 34 surface car parking spaces proposed including visitor, go car and e car spaces.
- Bike Parking - 1314 Secure bike parking spaces to be provided at a rate of two per apartment in basement. 332 Visitor bike parking spaces to be provided at a rate of one per two apartments at ground level in the open space.
- The inclusion of shared tenant amenity facilities will foster a sense of community.
- Concierge and amenity space provided at entrance to provide security and animation.
- Large creche proposed with required provision for all 2 and 3 bed units.
- Basement access to blocks 7 - 9 provided via pavilion stair and lift block.

Fig. 18 - Site concept plan



# SITE CONCEPT

## MASSING

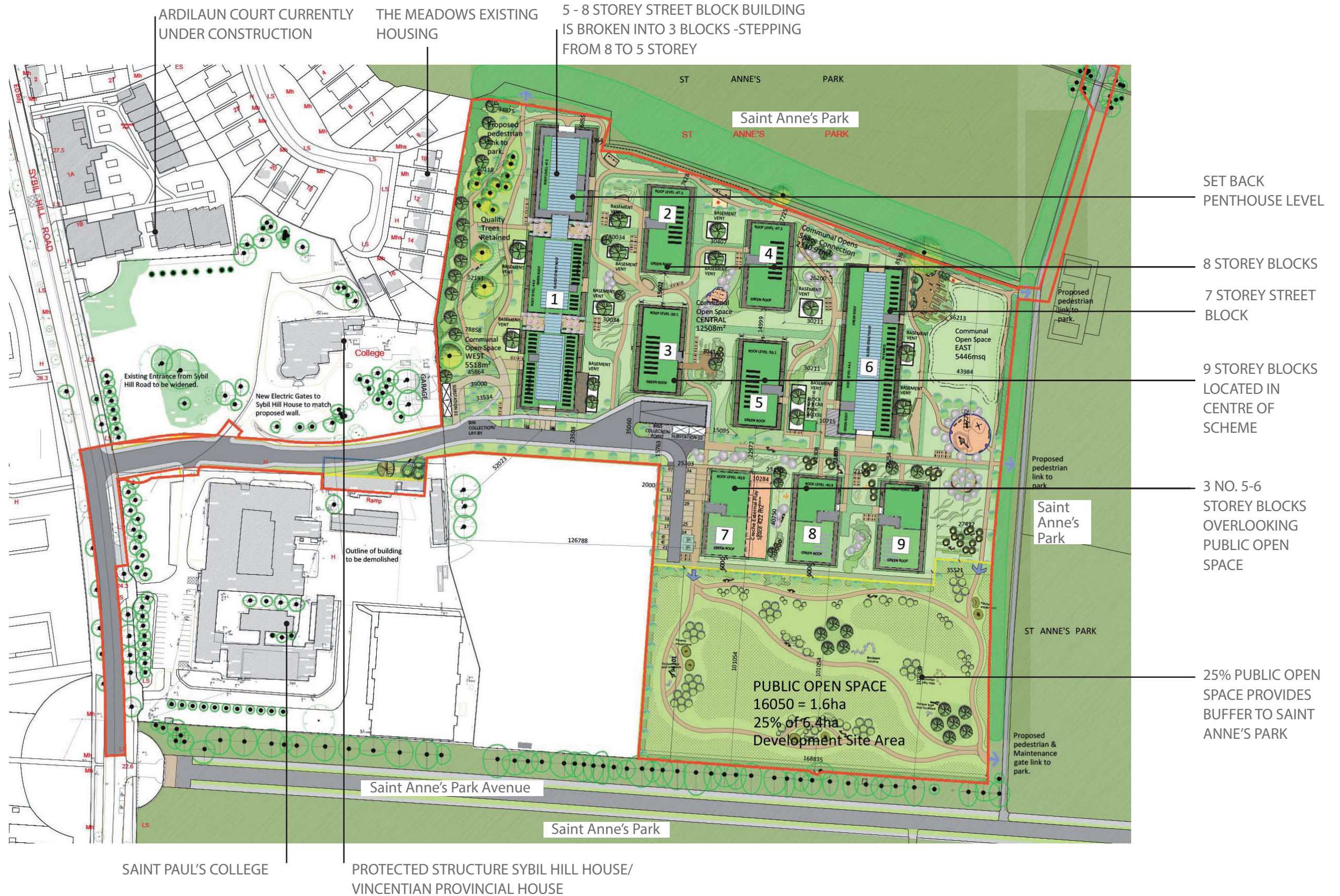


Fig. 19 - Site concept massing plan



# SITE CONCEPT

PRECEDENT IMAGES - APARTMENTS  
OVERLOOKING PARKS AND OPEN SPACE



FIG. 20 - BUSHY PARK APARTMENTS



FIG. 21 - ARDOYNE HOUSE APARTMENTS - HERBERT PARK



FIG. 22 - THE OAKS APARTMENTS - HERBERT PARK APARTMENTS



FIG. 23 - SHANAGARRY APARTMENTS MILLTOWN - OVERLOOKING PUBLIC OPEN SPACE



FIG. 24 - DODDER BANK APARTMENTS MILLTOWN - OVERLOOKING PUBLIC OPEN SPACE



# SITE CONCEPT

## PARKLAND SETTING & POCKET PARKS

- The apartment blocks are generously spaced and surrounded by semi-private open space
- The majority of existing trees within the site will be retained and new trees will be added to increase screening and improve the park setting
- Pedestrian links meander through the open space
- A variety of social meeting spaces will be provided in the landscape
- All ground floor terraces have generous 2m terraces with 1m of planting to provide a defensible boundary.
- All open spaces are overlooked to provide passive supervision
- Apartment blocks are accessed via the semi-private open space to create well used safe spaces.



FIG. 25 - EASTERN SEMI-PRIVATE OPEN SPACE



FIG. 26 - SEMI-PRIVATE OPEN SPACE BETWEEN BLOCKS

## ACCESS, PERMEABILITY & LINKAGES

- Vehicle access terminates close to the entrance of the site
- Pedestrian access continues through semi-private open space
- Apartment blocks are accessed through semi-private open spaces
- Pedestrian routes link all semi-private open spaces providing great permeability through the site
- The large public open space is located next to park to facilitate ease of public access.
- Four pedestrian access points are proposed to Saint Anne's Park.

- ||||| HOWTH ROAD QUALITY BUS CORRIDOR
- ▶ VEHICLE ACCESS
- PEDESTRIAN/ CYCLE ROUTES
- SEMI-PRIVATE PEDESTRIAN ROUTES
- PEDESTRIAN ACCESS TO ST. ANNE'S PARK
- ACCESS THROUGH PARK TO TRANSPORT, SHOP, CAFE.



Fig. 27 - ACCESS AND LINKAGES PLAN



## SITE CONCEPT

### RELATIONSHIP WITH THE MEADOWS EXISTING HOUSING & SYBIL HILL HOUSE PROTECTED STRUCTURE

The proposed development has been designed to sit comfortably within its surrounds, minimising impact on adjacent development and the nearby Protected Structure. Particular attention was paid to the massing of block 1 ensuring no casting of shadows or reduction in daylight levels of the existing buildings.

The following steps have been taken to reduce the mass of the block 1, eliminate overshadowing and minimise overlooking on the existing housing and Sybil Hill House:

1. Good quality trees in the existing stand along the boundary will be retained for screening.
2. Proposed c. 12 meter tall trees will be planted in the open space to provide screening.
3. Block 1 is set back from the The Meadows housing by c. 50.
4. Block 1 is set back from Sybil Hill House by c. 78m.
5. Block 1 is East of The Meadows, which will result in no overshadowing of the housing.
6. The ground floor of the apartment has been lowered by 2 meters, which will reduce the visual impact of the apartment block.
7. The penthouse level of the apartments is setback, which will reduce the mass of the block.
10. The block has been broken up into 3 distinct blocks with set back glazed links in between, which visually reduces the length of block 1 by giving it the appearance of 3 smaller blocks.
11. The elevations have been designed to have a horizontal emphasis, drawing the eye along the elevation, which reduces the visual height of the block.
12. All balconies are inset to reduce overlooking of existing buildings.



FIG. 28 - PLAN OF BLOCK 1/ THE MEADOWS/ SYBIL HILL HOUSE

# SITE CONCEPT

## PROPOSED RELATIONSHIP WITH EXISTING HOUSING AT NO. 10, 11 & 12 THE MEADOWS

Refer to OSCS Report for details of sunlight and daylight analysis.

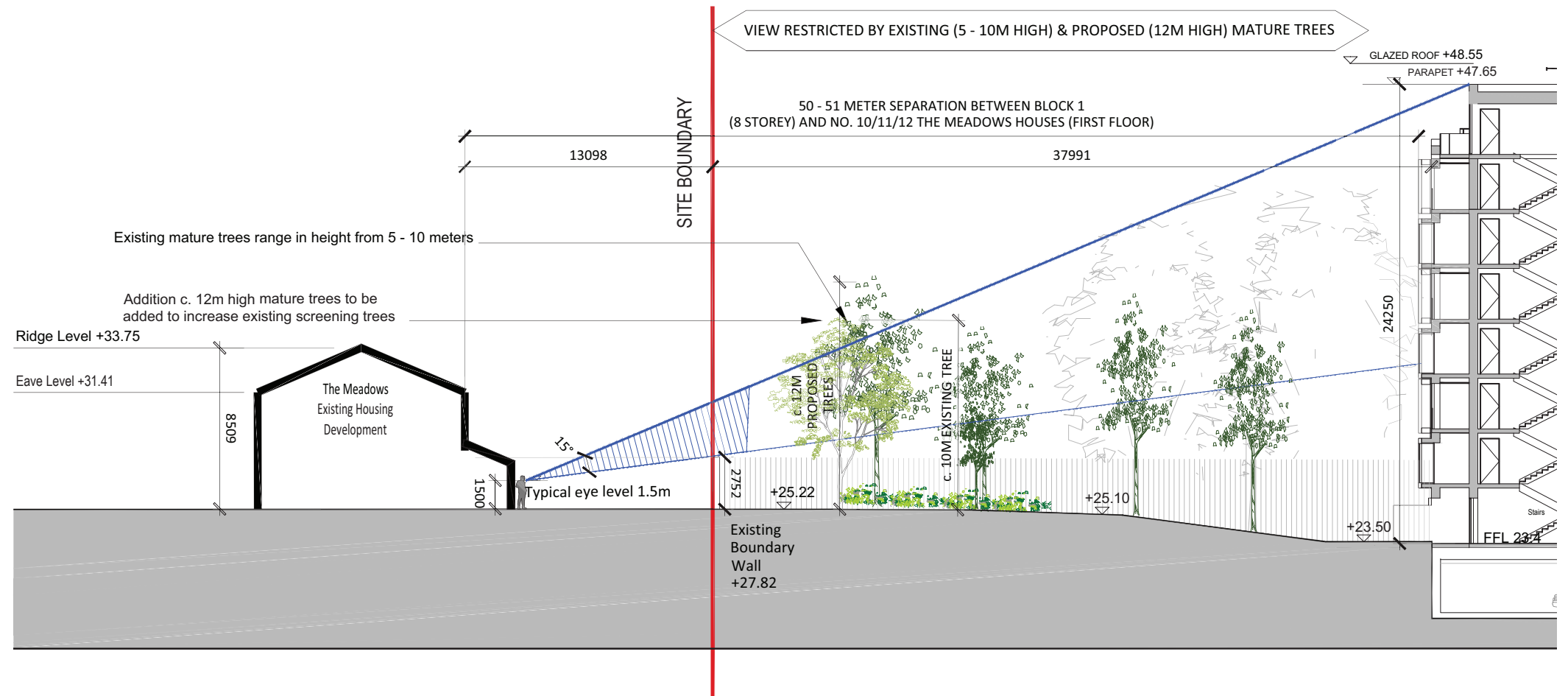
For scaled sections please see OMP Detailed Sections at The Meadows and Sybil Hill House drawings (1627-OMP-XX-XX-DR-A-XX-31010).

### SECTION 1-1A

Section through The Meadows & Block 1 (8 Storey)

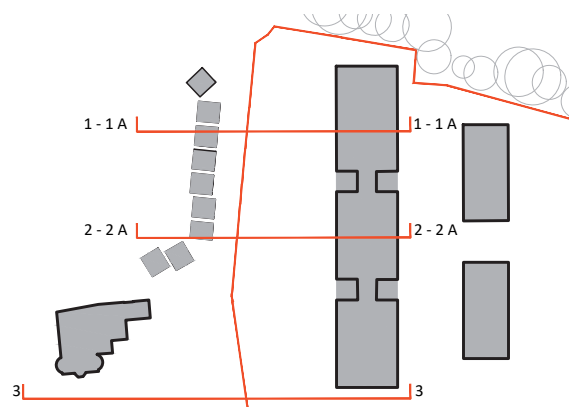
Overlooking of The Meadows will be restricted by:

- C. 50 meter separation
- Existing trees (Up to c. 10 meters tall - Refer to Arborists documents)
- Proposed trees (c. 12 meters tall)
- Set back penthouse level
- Inset balconies
- Proposed ground floor level is c. 2 meters lower than The Meadows.



## SECTION 1-1A - 8 STOREY BLOCK 1

Fig. 29 - Sections through block 1/ No. 10 - 12 The Meadows





# SITE CONCEPT

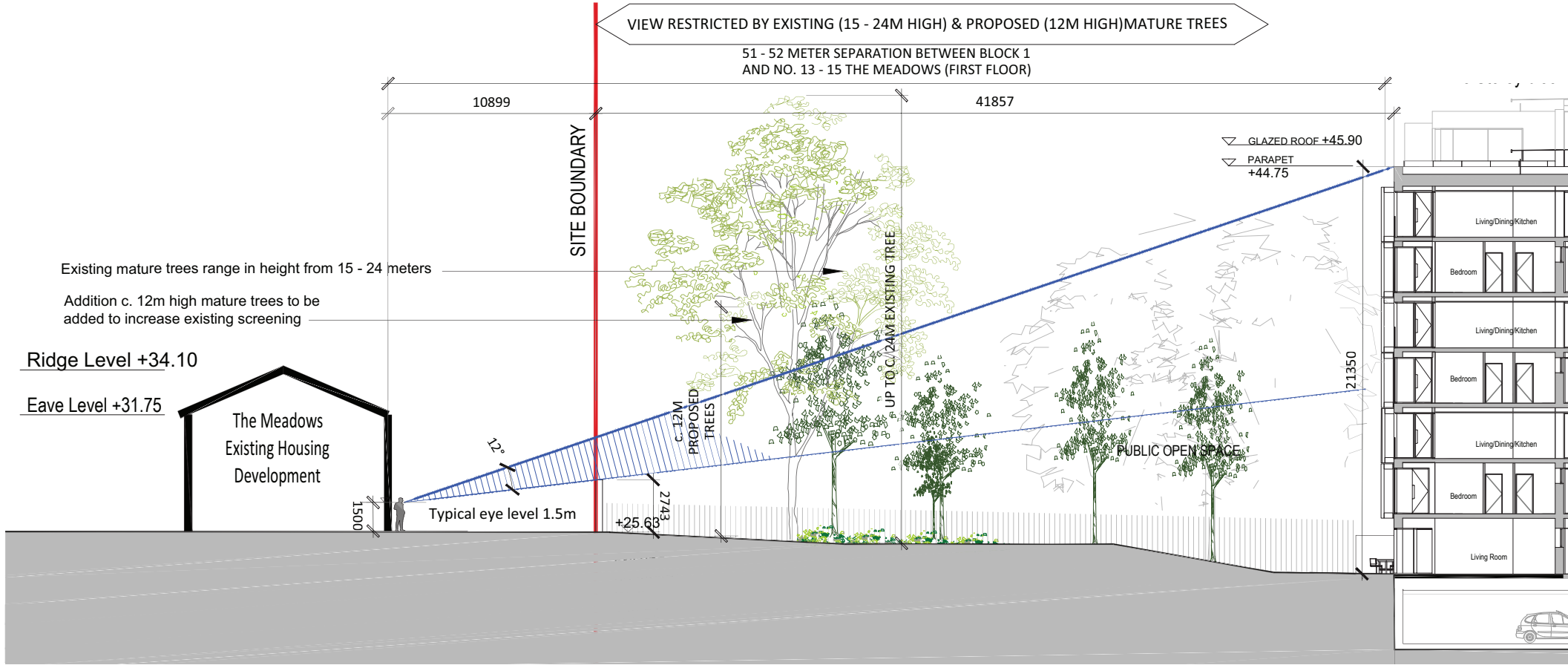
## PROPOSED RELATIONSHIP WITH EXISTING HOUSING AT NO. 13, 14, & 15 THE MEADOWS

Refer to OSCS Report for details of sunlight and daylight analysis.

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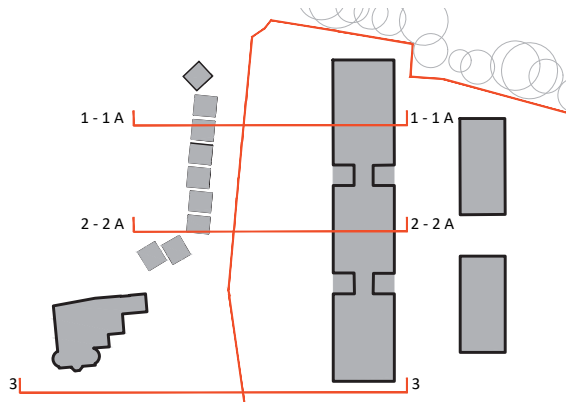
### SECTION 2-2A Section through The Meadows & Block 1 (7 Storey)

- Overlooking of The Meadows will be restricted by:
- 52 meter separation
  - Existing trees (Up to 24 meters tall - Refer to Arborists documents)
  - Proposed trees (c. 12 meters tall)
  - Inset balconies
  - Proposed ground floor level is 2 meters lower than The Meadows.



## SECTION 2-2A - 7 STOREY BLOCK 1

Fig. 30 - Sections through block 1/No. 13-15 The Meadows



# SITE CONCEPT

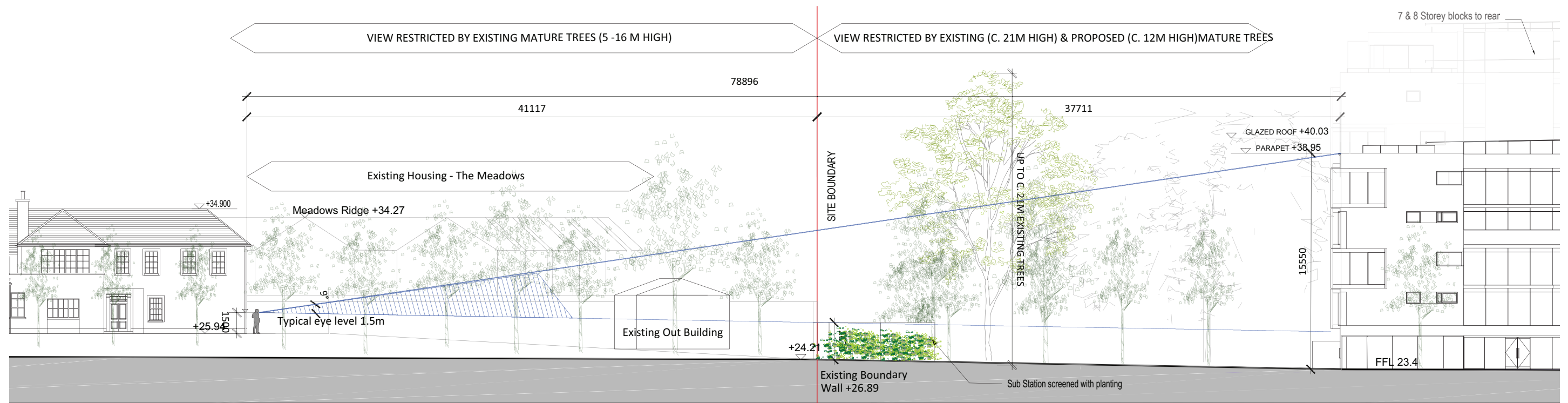
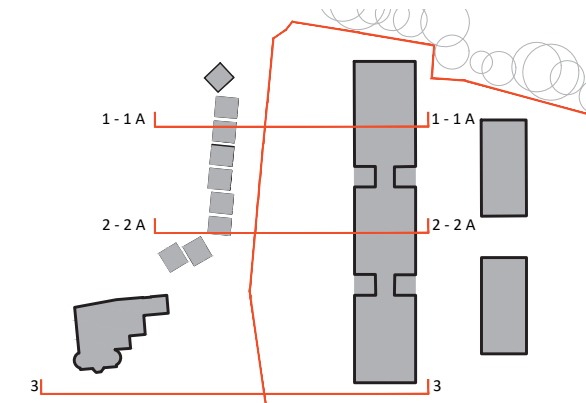
## PROPOSED RELATIONSHIP WITH EXISTING HOUSING AT NO. 10, 11 & 12 THE MEADOWS

Refer to OSCS Report for details of sunlight and daylight analysis.

For scaled sections please see OMP Detailed Sections at The Meadows and Sybil Hill House drawings (1627-OMP-XX-XX-DR-A-XX-31010)

SECTION 3-3  
Section showing relationship between Sybil Hill House Protected Structure and Block 1 (5 Storey)

- Overlooking of Sybil Hill House is restricted by:
- 78 meter separation
  - Existing trees (Up to 21 meters tall - Refer to Arborists documents)
  - Proposed trees (12 meters tall)
  - Inset balconies
  - Proposed ground floor level is 2.5 meters lower than The Meadows.



### SECTION 3-3 - 5 STOREY BLOCK 1

Fig. 31 - Sections through block 1/ The Meadows/ Sybil Hill House



# SITE LAYOUT

## EXTERNAL COMPUTER GENERATED IMAGES



FIG. 32 - Computer generated image of Communal Open Space which provides a parkland setting for the apartment blocks



FIG. 33 - Computer generated image of Western Communal Open Space,



FIG. 34 - Computer generated image of Communal Open Space between blocks 9 and 6.



FIG. 35 - Computer generated image of Public Open Space



# APARTMENT CONCEPT

## SENSE OF PLACE & VARIETY

The apartment scheme comprises 657 units. With a mix of generously sized 1, 2 and 3 bed units. The proposed unit mix is 34% 1 bed, 58% 2 bed, 8% 3 bed.

All apartments have East or West aspect and the majority of units are dual aspect.

Two apartment block types are proposed. A traditional 8 units per core pavilion block and a feature street block. Apartment block heights vary from 5/6 storeys to 9 storeys. The apartment blocks have been positioned to ensure minimal overshadowing, which will provide ground floor apartments and open spaces with good levels of daylight. For full analysis of daylight and sunlight levels refer to OSCS reports.

The variety of apartment blocks types, lengths and heights will create a sense of place, visual interest and variety.

The blocks will have their own identity and the inclusion of shared tenant amenity facilities will foster a sense of community.



Fig. 36 - Variety of blocks



# APARTMENT BLOCKS

## BLOCK 1 & 6: STREET APARTMENT BLOCK

### KEY FEATURES

- Block 1: 143 units. 48 no. 1 beds, 92 no. 2 beds, 3 no. 3 beds
- Block 6: 124 units. 83 no. 1 beds, 41 no. 2 beds.
- Block 1 - 90 units (63%) are dual aspect.
- Block 6 - 52 units (42%) are dual aspect.
- Weather protected street area.
- Shared tenant amenity facilities and street area.
- 8 units per core.
- Generously sized units and private open space.
- Street and deck access to apartments

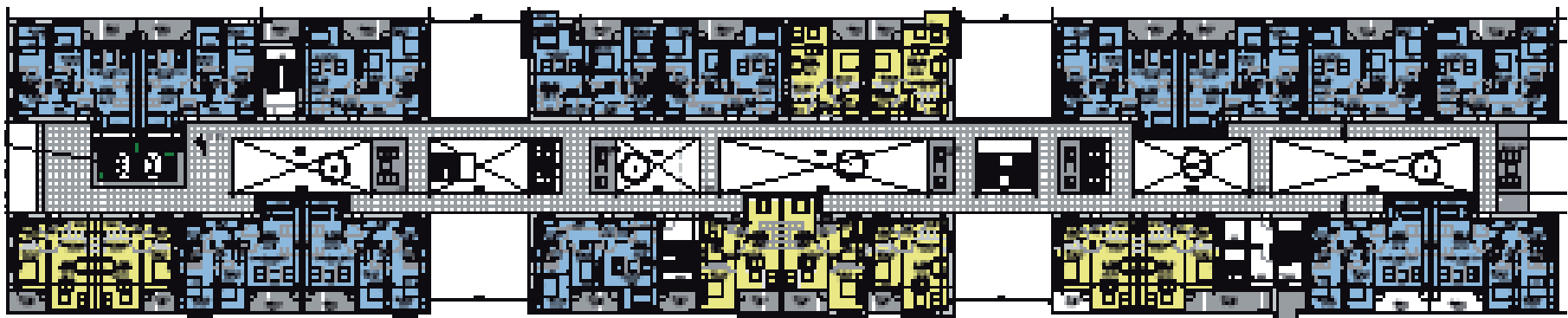


FIG. 37 - BLOCK 1 TYPICAL FLOOR PLAN



FIG. 38 - BLOCK 1 TYPICAL LONG ELEVATIONS

BLOCK UNIT NUMBERS AND HEIGHTS						
	NO. OF UNITS	1 BED	2 BED	3 BED	NO. OF STOREYS	HEIGHT (M)
BLOCK 1	143	48	92	3	5 STOREY - 8 STOREY	16.63 - 25.15
BLOCK 2	63	15	39	9	8 STOREY	25.05
BLOCK 3	71	17	44	10	9 STOREY	27.95
BLOCK 4	63	15	39	9	8 STOREY	25.05
BLOCK 5	71	17	44	10	9 STOREY	27.95
BLOCK 6	124	83	41		7 STOREY	22.4
BLOCK 7	36	9	23	4	5 STOREY - 6 STOREY	19.25
BLOCK 8	43	10	28	5	5 STOREY - 6 STOREY	19.25
BLOCK 9	43	10	28	5	5 STOREY - 6 STOREY	19.25
TOTAL	657	224	378	55		

Table 5 - Block units and heights

- KEY
- 1 BED UNIT
  - 2 BED UNIT



FIG. 39 COMPUTER GENERATED IMAGE OF INTERNAL STREET



FIG. 40 9 COMPUTER GENERATED IMAGE OF THE MAIN ENTRANCE TO CONCIERGE AT BLOCK 1



# APARTMENT BLOCKS

## BLOCK 2, 3, 4, 5, 7, 8, 9: PAVILION APARTMENT BLOCK

### KEY FEATURES

- Block 2 & 4: 63 units. 15 no. 1 beds, 39 no. 2 beds, 9 no. 3 beds
- Block 3 & 5: 71 units. 17 no. 1 beds, 44 no. 2 beds, 10 no. 3 beds
- Block 7: Creche & 36 units. 9 no. 1 beds, 23 no. 2 beds, 4 no. 3 beds
- Block 8 & 9: 43 units. 10 no. 1 beds, 28 no. 2 beds, 5 no. 3 beds
- 8 units per core.
- 51% dual aspect in blocks 2, 3, 4 & 5
- 53% dual aspect in block 7, 8 & 9
- Generously sized units and private open space.
- Mix of 1, 2, 3 bed units.
- Blocks 7-9 are 5/6 storey blocks adjacent to public open space.
- Block 2 & 4 are 8 storey blocks to the north overlooking the park.

BLOCK UNIT NUMBERS AND HEIGHTS						
	NO. OF UNITS	1 BED	2 BED	3 BED	NO. OF STOREYS	HEGHT (M)
BLOCK 1	143	48	97	3	5 STOREY - 8 STOREY	16.63 - 25.15
BLOCK 2	63	15	39	9	8 STOREY	25.05
BLOCK 3	71	17	44	10	9 STOREY	27.95
BLOCK 4	63	15	39	9	8 STOREY	25.05
BLOCK 5	71	17	44	10	9 STOREY	27.95
BLOCK 6	124	83	41		7 STOREY	22.4
BLOCK 7	36	9	23	4	5 STOREY - 6 STOREY	19.25
BLOCK 8	43	10	28	5	5 STOREY - 6 STOREY	19.25
BLOCK 9	43	10	28	5	5 STOREY - 6 STOREY	19.25
TOTAL	657	224	376	55		

Table 6 - Block units and heights

### MATERIAL TYPE KEY

- 1- Spandrel Panels
- 2- Curtain Walling
- 3- Privacy Screens between Terraces
- 4- Metal Cladding Panels
- 5- Privacy Glazing to WCS
- 6- Selected Glazing / Spandrel Panels
- 7- Metal Surrounds to box windows
- 8- Selected Brick Finish
- 9- Canopy Metal Finish
- 10 - Glass Balustrade
- 11 - Metal Boxing out to windows
- 12 - PV Panel

### APARTMENT TYPE KEY

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT



FIG. 41 - TYPICAL FRONT ELEVATION



FIG. 42 - TYPICAL GABLE ELEVATION



FIG. 43 - TYPICAL FLOOR PLAN

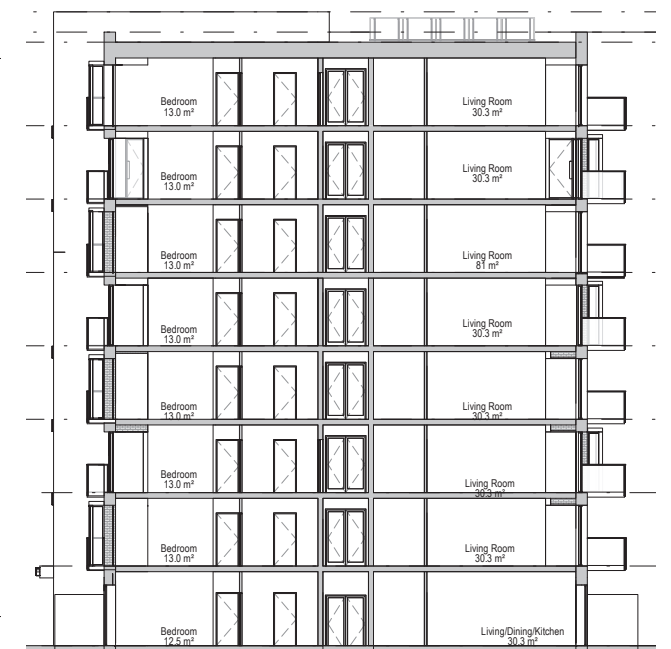


FIG. 44 - TYPICAL SECTION



## APARTMENT BLOCK HEIGHT

Apartment blocks 3 and 5 are the tallest proposed blocks at 9 storeys. They have been positioned in the centre of the site to reduce their visual impact on Saint Anne's Park.

There is 30 meters separation to the east and west of these blocks to ensure good daylight levels to open space and ground floor units.

The top floor of the nine storey blocks will be treated differently from the typical floors below. A light coloured metal cladding is proposed, which will contrast with the darker brick used below again reducing the visual impact of the blocks.

The visual impact assessment images show the effect of the proposed apartment blocks on the surrounding area.

The combined effect of the dense tall trees surrounding the site and the positioning of the nine storey blocks in the centre of the site means that the visual impact from the majority of the surrounding area is minimal.

The smallest blocks are located closest to the avenue of Saint Anne's park. The combined affect of the buffer created by the public open space and screening provided by proposed planting will greatly reduce the impact of the proposed development on the avenue. This is considered in detail in the EIAR Chapter 10 Landscape and Visual Assessment and accompanying photomontages prepared by BSM.



Fig. 45 - Visual impact image from the Avenue of Saint Anne's park



Fig. 46 - Visual impact image of proposed scheme from Saint Anne's park



FIG. 47 - NINE STOREY BLOCK FRONT ELEVATION



FIG. 48 - NINE STOREY BLOCK SIDE ELEVATION

- MATERIAL TYPE KEY
- 1- Spandrel Panels
  - 2- Curtain Walling
  - 3- Privacy Screens between Terraces
  - 4- Metal Cladding Panels
  - 5- Privacy Glazing to WCS
  - 6- Selected Glazing / Spandrel Panels
  - 7- Metal Surrounds to box windows
  - 8- Selected Brick Finish
  - 9- Canopy Metal Finish
  - 10- Glass Balustrade
  - 11- Metal Boxing out to windows
  - 12- PV Panel



FIG. 49 - KEY PLAN



# APARTMENT DESIGN

## STREET APARTMENT BLOCKS

The street apartment blocks will house the tenant amenity spaces for the residents. The amenity spaces include a concierge area, meeting rooms, hot desk office spaces, kitchen and lounge areas, gym, games room and cinema.

The street will be an external weather protected area. The majority of apartments are dual aspect with window opening onto the atrium providing natural light and ventilation. Some apartments have projecting dining rooms with larger windows, these windows are adjacent to voids providing generous separation to access decks.

The streets will be pleasant bright and airy spaces. There will be planting beds at ground floor and trees will extend up through the voids.

The streets will provide residents with their own shared amenity space where they can interact. These buildings will have a greater sense of place and community.



FIG. 50 - Computer generated image of Street Apartments Block seating area at ground level.



FIG. 51 - Computer generated images of Street Apartments Block seating and planting at ground level.



FIG. 52 - Computer generated images of street seating area at top level.



FIG. 53 - Computer generated image of street seating area looking down through the street



# APARTMENT DESIGN

## STREET BLOCK PRECEDENTS



Fig. 54 - Howth Road Street Apartments Block



Fig. 55 - Mount Saint Anne's Street Apartments



Fig. 56 - Roebuck Street Apartments Block



# APARTMENT DESIGN

## ELEVATIONAL TREATMENT

### ALL BLOCKS

- Blocks have been designed to have horizontal emphasis
- Reduced impact on surrounding area
- Offset window/ balcony openings draw your eye along the elevation
- Wrap around windows and balconies
- Pop out feature windows maximise views of the park

### STREET BLOCKS

- Setback penthouse level
- Longer block broken up with setback links to create depth and relief
- Setback links provide visual and physical links to the pocket parks
- Street provides visual links to St Anne's Park and the parkland setting within the site
- Recessed balconies reduce impact on existing residents

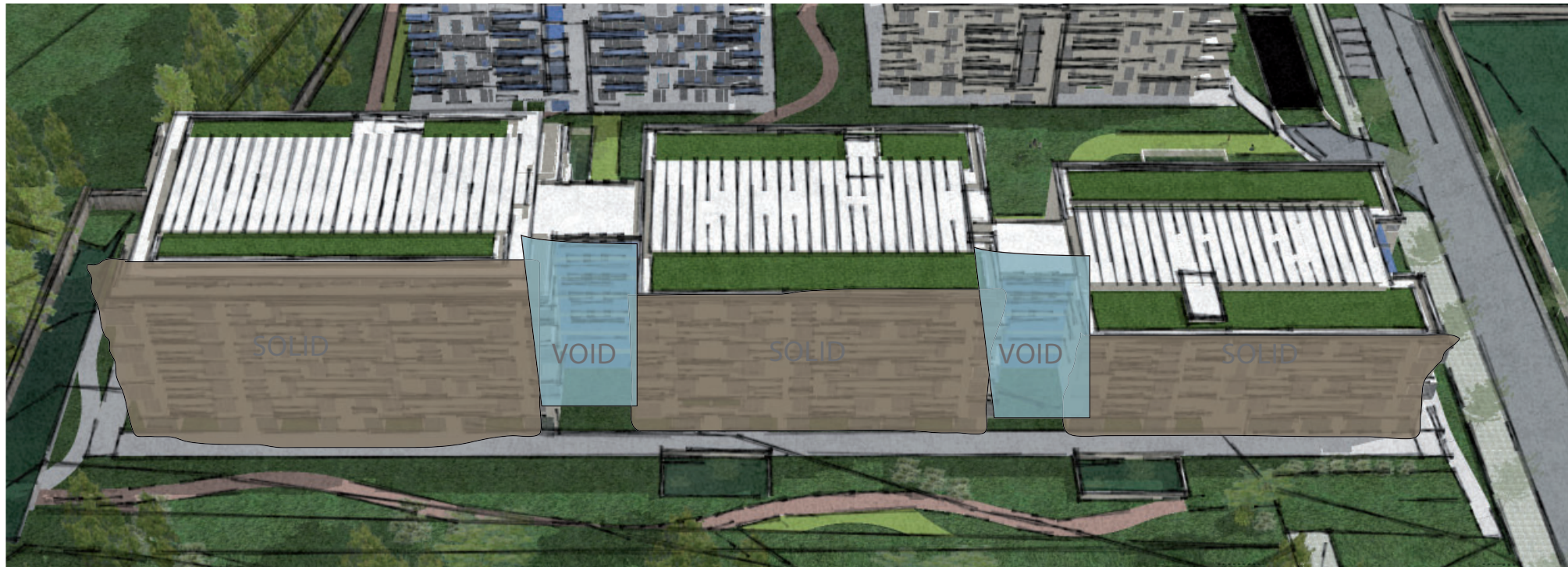


Fig. 57 - Solid Void breakup of Block 1 Elevation

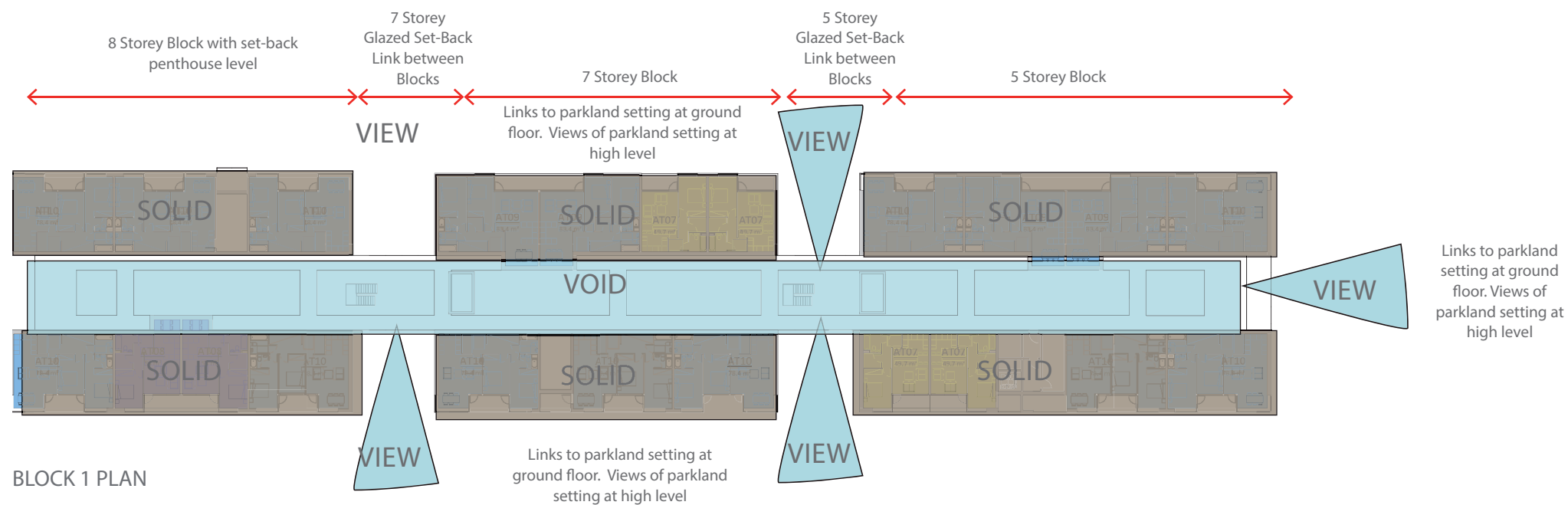


Fig. 58 - Solid Void breakup of Block Plan



# APARTMENT DESIGN

## APARTMENT BLOCK PRECEDENT

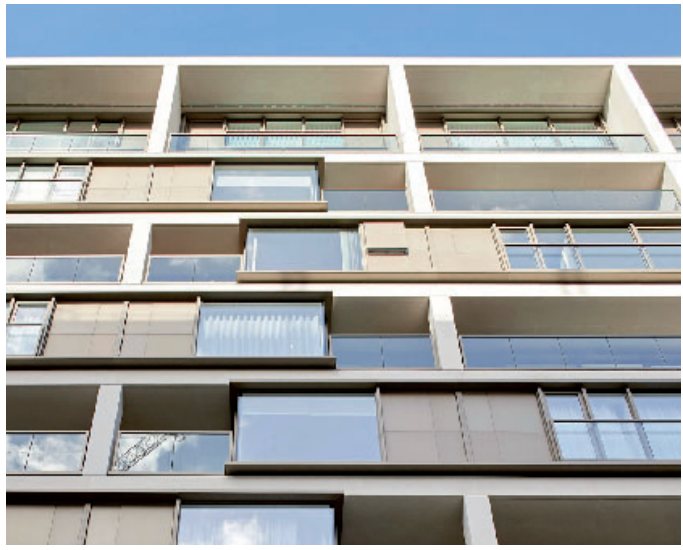
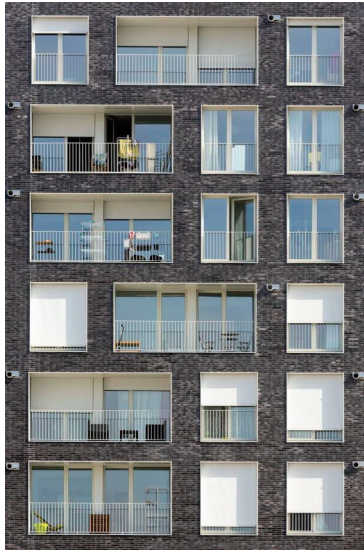


Fig. 59 - 62 - Offset openings create a horizontal emphasis, movement and interest



Fig. 63 - Long block steps down from 7 Storey to 5 storey providing relief and drawing the eye along its length for horizontal emphasis



Fig. 64 - Wrap around windows and balconies

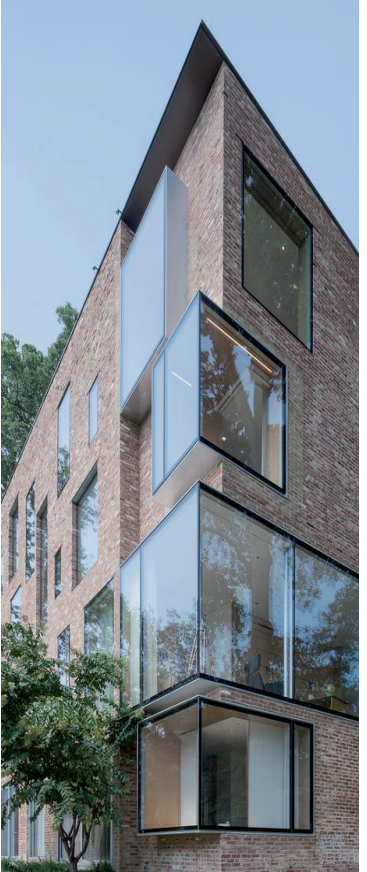


Fig. 65 - Feature corner windows maximise views



# DUAL ASPECT UNITS

## STREET BLOCK

The majority (343 apartments - 52%) of the apartment in the scheme are dual aspect. In addition to these apartments 44 apartments (10%) in the atrium blocks have kitchen windows opening into the atrium space. These windows will provide light and cross ventilation to the living areas of these apartments.

All street block apartments will receive natural ventilation and daylight from both sides. In addition all are provided with high levels of visual amenity through their east west orientation, views of their parkland setting and St Anne's Park. The units will benefit from high levels of daylighting provided through large glazed openings.

The street block units included in the 52% dual aspect calculation are as follows:

- Type 1: Corner Units
- Type 2: Street Pop Out Units
- Type 3: Alternating Void Corner Units

Refer to appendices for locations of all dual aspect units.



FIG. 66 - TYPE 1 DUAL ASPECT : CORNER UNITS  
ALL CORNER UNITS ARE DUAL ASPECT

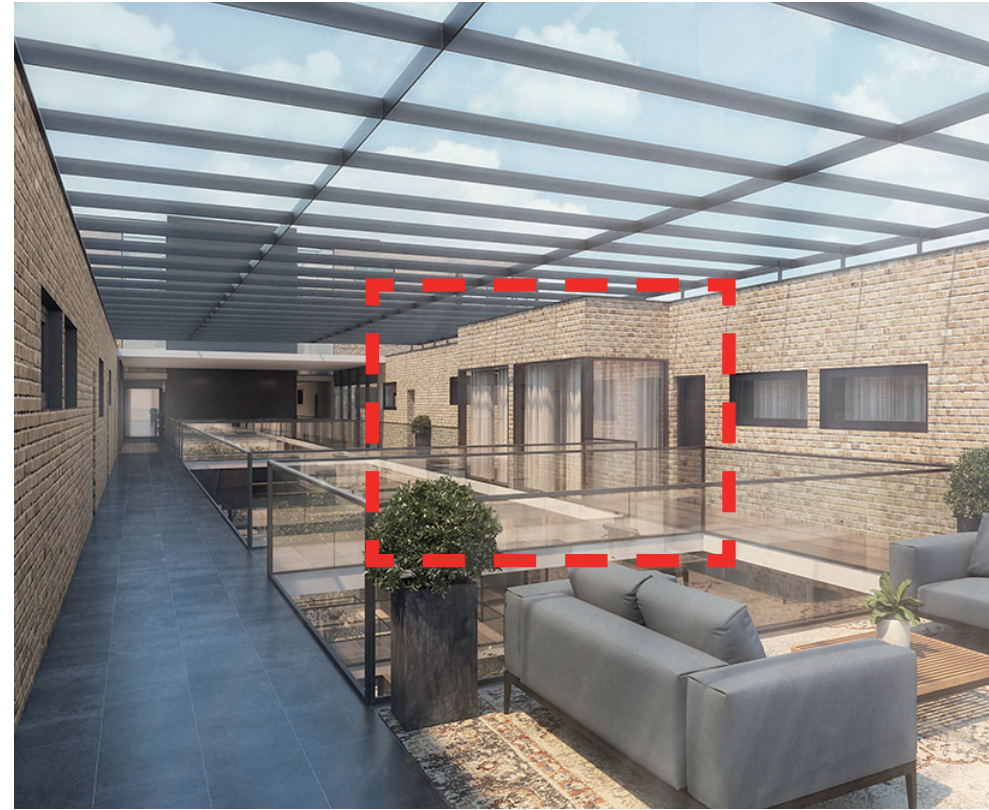


FIG. 67 - TYPE 2 DUAL ASPECT : STREET POP OUT UNITS  
STREET BLOCK WINDOWS PROJECT INTO THE STREET, WHICH IS A WEATHER PROTECTED EXTERNAL SPACE. DINING AREAS ARE ENHANCED BY DAYLIGHT AND NATURAL VENTILATION FROM THE STREET. ACCESS DECKS ARE KEPT AWAY FROM THESE WINDOWS WITH 6 METERS OF SEPARATION (DEFENSIBLE SPACE) IN THE VOID .



FIG. 68 - TYPE 3 DUAL ASPECT: ALTERNATING VOID CORNER UNITS  
STREET BLOCK UNITS THAT RETURN INTO GLAZED LINKS. FEATURE CORNER WINDOWS PROJECT ON ALTERNATING FLOORS AND SIDES OF THE VOID THEREFORE THERE IS NO DIRECT OVERLOOKING AND SEPARATION OF 8.8 METERS TO THE OPPOSING WALL.

	1 Bed	2 Bed	3 Bed	DUAL ASPECT
Total Apartment Types	224	378	55	343
Total Apartments	657			52.21%

Table 7 - Dual aspect percentage

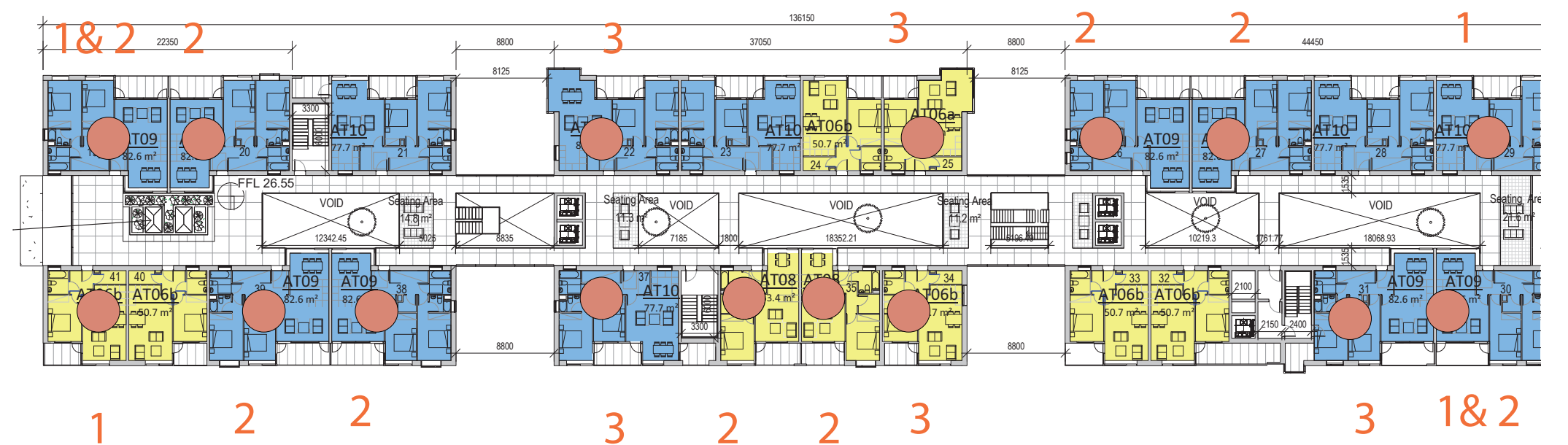
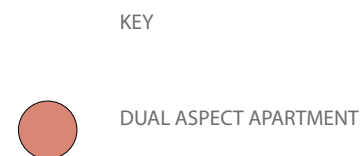


FIG. 69 - TYPICAL STREET BLOCK DUAL ASPECT UNITS

## 06. AMENITIES



# AMENITY SPACE

## AMENITY SCHEDULE

OPEN SPACE					
	Level	External/Internal	Area (sqm)	% of Development Site (6.4ha)	
RED LINE AREA			6.7ha		
DEVELOPMENT SITE AREA			6.4ha		
25% PUBLIC OPEN SPACE DEV. PLAN REQUIREMENT			16,041	25.00%	
<b>PUBLIC OPEN SPACE</b>					
COMMUNAL OPEN SPACE					
COMMUNAL SPACE WEST			5,518	8.60%	
COMMUNAL SPACE CENTRAL			11,356	17.70%	
COMMUNAL SPACE EAST			6,655	10.37%	
P3 CONNECTION			2,253	3.51%	
TOTAL COMMUNAL OPEN SPACE			25,782	40.18%	
<b>TENANT AMENITY FACILITIES</b>					
<b>BLOCK 1</b>					
Cinema	Basement	Internal	45.82		
Games room	Basement	Internal	30.35		
Meeting Room	Basement	Internal	25.91		
WC	Basement	Internal	7.59		
Office	Basement	Internal	12.1		
Store	Basement	Internal	41.43		
Store	Basement	Internal	36.54		
Circulation	Basement	Internal	51.77		
<b>Block 1 Basement - Gross Amenity Area</b>				<b>268</b>	
<b>BLOCK 1 Ground Floor - Gross Internal Amenity Area</b>					
Entrance lobby/concierge/office	Ground Floor	Internal	129.5		
WIFI Zone	Ground Floor	Internal	47.5		
Hot Desk Area	Ground Floor	Internal	61.5		
WC	Ground Floor	Internal	16		
Store	Ground Floor	Internal	1.5		
Tenant Amenity Meeting Room	Ground Floor	Internal	43.5		
Tenant Amenity Lounge Area	Ground Floor	Internal	49.5		
Tenant Amenity Kitchen	Ground Floor	Internal	16		
Tenant Amenity Dining Area	Ground Floor	Internal	37		
Store	Ground Floor	Internal	5.5		
Tenant Amenity Room External Terrace	Ground Floor	External	179		
<b>Block 1 Ground Floor - Gross Internal Amenity Area</b>				<b>451</b>	
<b>BLOCK 6</b>					
Tenant Amenity Lobby/ Gym Breakout	Ground Floor	Internal	68.5		
Gym	Ground Floor	Internal	62		
Changing Area	Ground Floor	Internal	16		
WC	Ground Floor	Internal	5		
Post-gym external relaxation terrace	Ground Floor	External	100		
<b>Block 6 Ground Floor - Gross Internal Amenity Area</b>				<b>162</b>	
<b>Total Gross Internal Tenant Amenity Area</b>				<b>881</b>	
<b>Total External Tenant Amenity Area</b>				<b>279</b>	
<b>BLOCK 7</b>					
			area (msq)		
Creche Internal Area			612		
Creche External Area			422		

Table 8 - Amenity and Open Space Schedule



# TENANT AMENITY SPACES

## LOCATIONS

A VARIETY OF TENANT AMENITY SPACES ARE DISTRIBUTED THROUGHOUT THE DEVELOPMENT. GROUND FLOOR TENANT AMENITY SPACES HAVE ASSOCIATED EXTERNAL BREAK OUT TERRACES.

INFORMAL SEATING AREAS WILL BE PROVIDED AT ALL LEVELS OF THE STREET APARTMENT BLOCKS.

BLOCK 1 TENANT AMENITIES: INCLUDING EXTERNAL BREAKOUT SPACES, CONCIERGE, TENANT AMENITY FACILITIES, MEETING, DINING, KITCHEN, WIFI HUB, COFFEE DOCK, VENDING MACHINES, HOT DESKS, LOUNGE, HOT DESK OFFICE PODS

BLOCK 6 TENANT AMENITIES: INCLUDING GYM, CHANGING AREAS, LOBBY, EXTERNAL RELAXATION AREA.

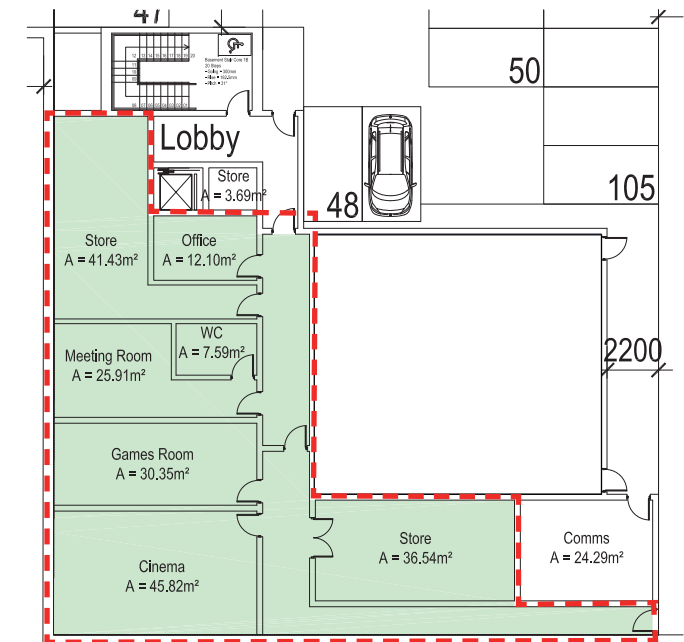


FIG. 71 - BASEMENT AMENITY: BLOCK 1



FIG. 72 - VARIOUS SEATING AREAS IN STREET OF BLOCKS 1 & 6

FIG. 70 - GROUND FLOOR AMENITY: BLOCK 1, 6, 7

BLOCK 7 AMENITIES:  
CRECHE, EXTERNAL PLAY AREA



# AMENITY SPACES

## BLOCK 1 - BASEMENT

THE GROSS AREA OF THE BASEMENT AMENITY AREA IS 268MSQ.

BASEMENT AMENITIES EXTEND TO 268M SQ. THEY INCLUDE A MEETING ROOM, OFFICE, GAMES ROOM AND CINEMA. THE ROOMS DO NOT REQUIRE DAYLIGHT BUT WILL BE ATTRACTIVELY LIT.



Fig. 73 - Precedent image of basement cinema



Fig. 74 - Precedent image of basement games room



Fig. 75 - Precedent image of basement office

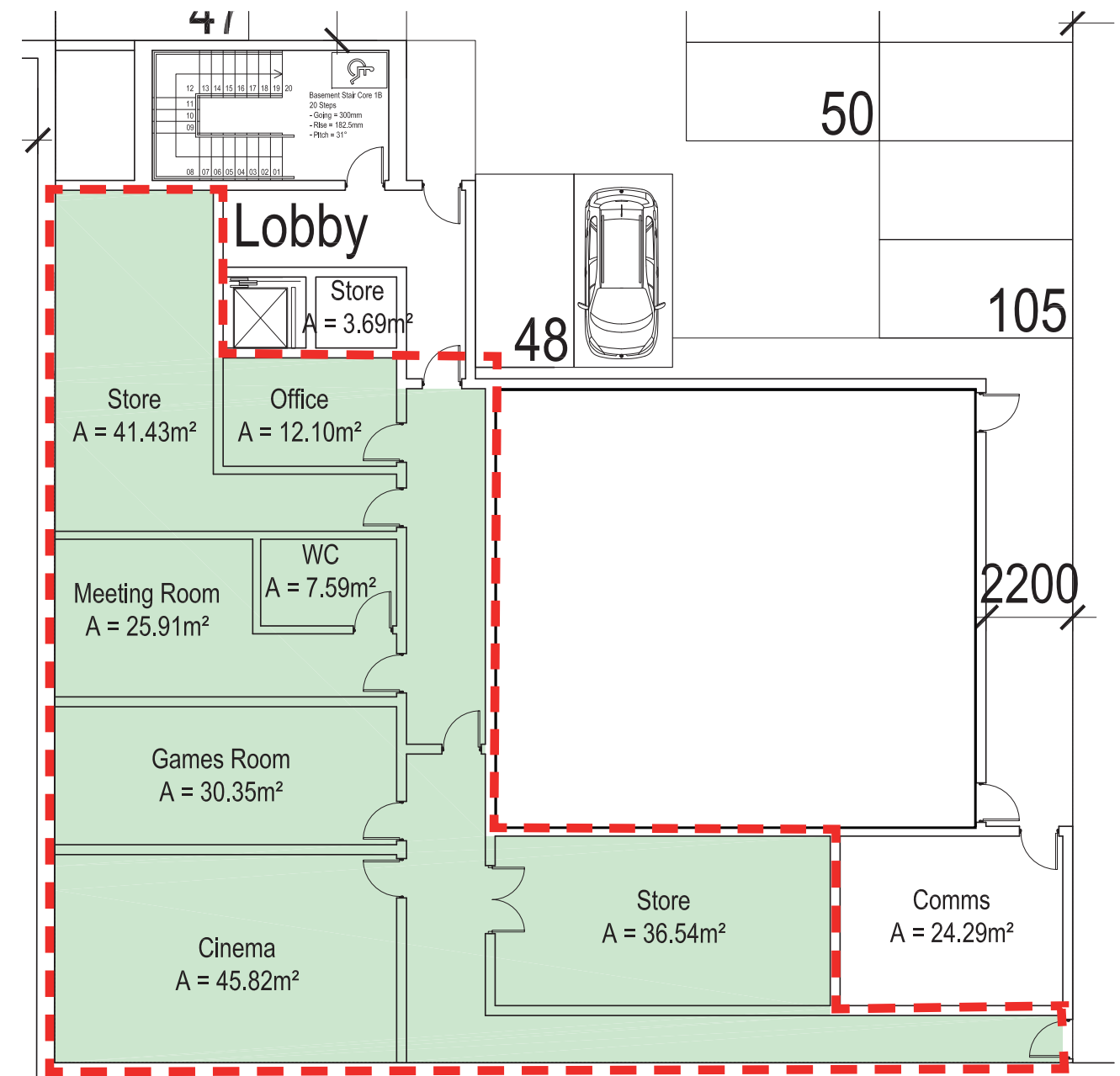


Fig. 76 - Amenity and Open Space Schedule



# AMENITY SPACES

## BLOCK 1 - GROUND FLOOR

THE GROSS AREA OF THE BLOCK 1 GROUND FLOOR AMENITY AREA IS 451MSQ + 179MSQ OF EXTERNAL TERRACE

Block 1 will house a generous amenity space. Access to the building will be via a large concierge area giving access to meeting/ dining rooms, kitchen, hot desk office spaces, lounge areas, coffee dock and vending machines

The Street area will become an amenity space where residents will interact.

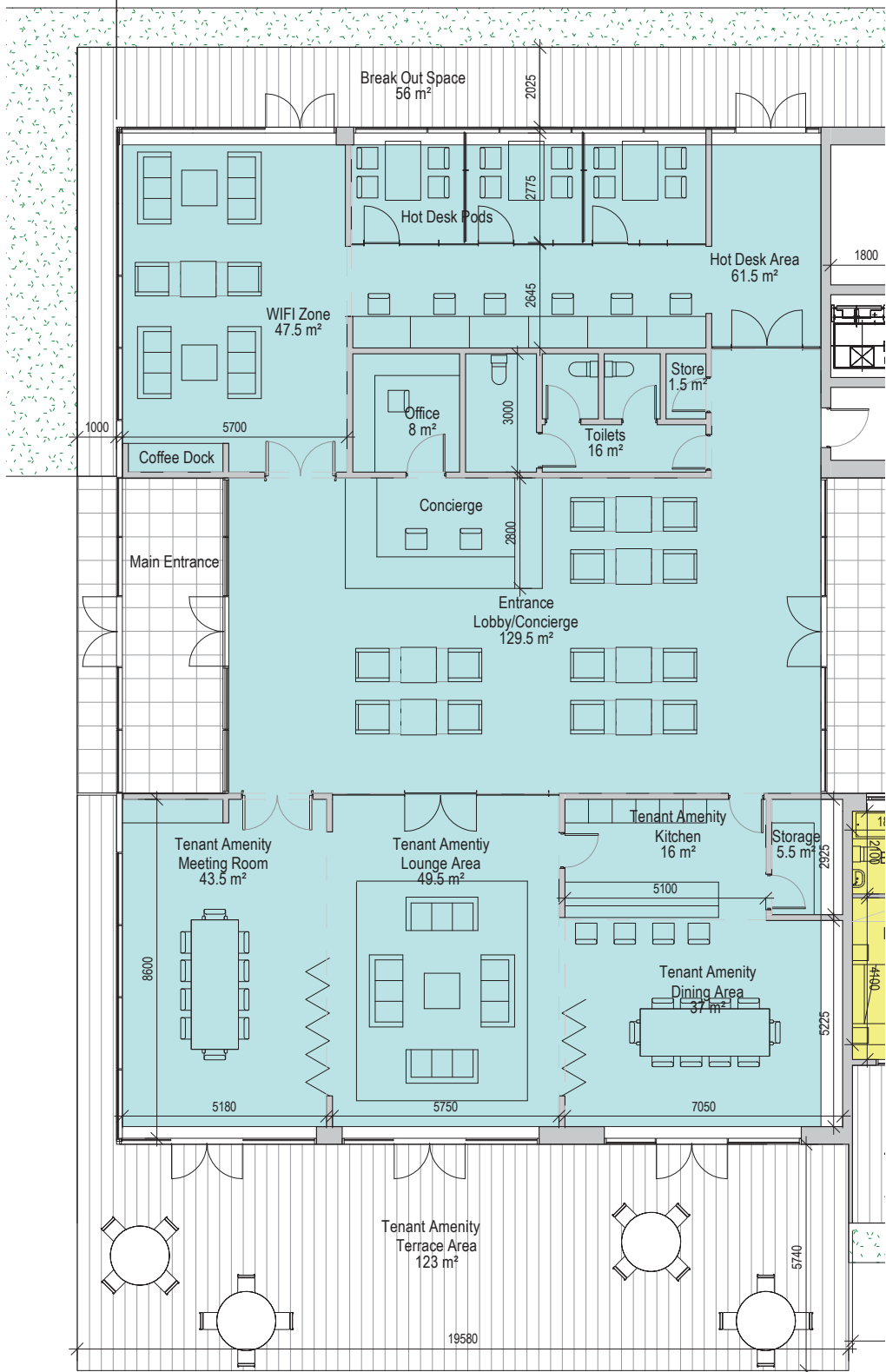


Fig. 77 - Precedent image of games room



Fig. 78 - Precedent Image of Hot desk office pods

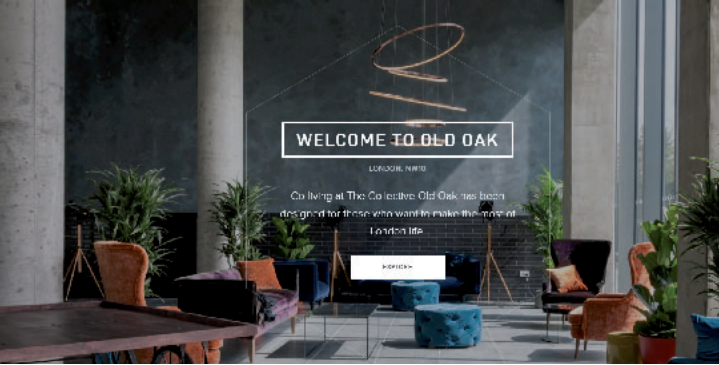


Fig. 79 - Precedent Image of Internal Atrium



Fig. 80 - Precedent Image of Tenant Amenity Room dining and kitchen area



# AMENITY SPACES

## BLOCK 6 - GROUND

THE GROSS AREA OF THE BLOCK 6 AMENITY AREA IS 162MSQ + 100MSQ OF EXTERNAL TERRACE

Block 6 will house a gym with changing areas along with internal and external breakout spaces.



Fig. 81 - Precedent Image of Tenant Amenity Gym



Fig. 82 - Precedent Image of Tenant Amenity Gym

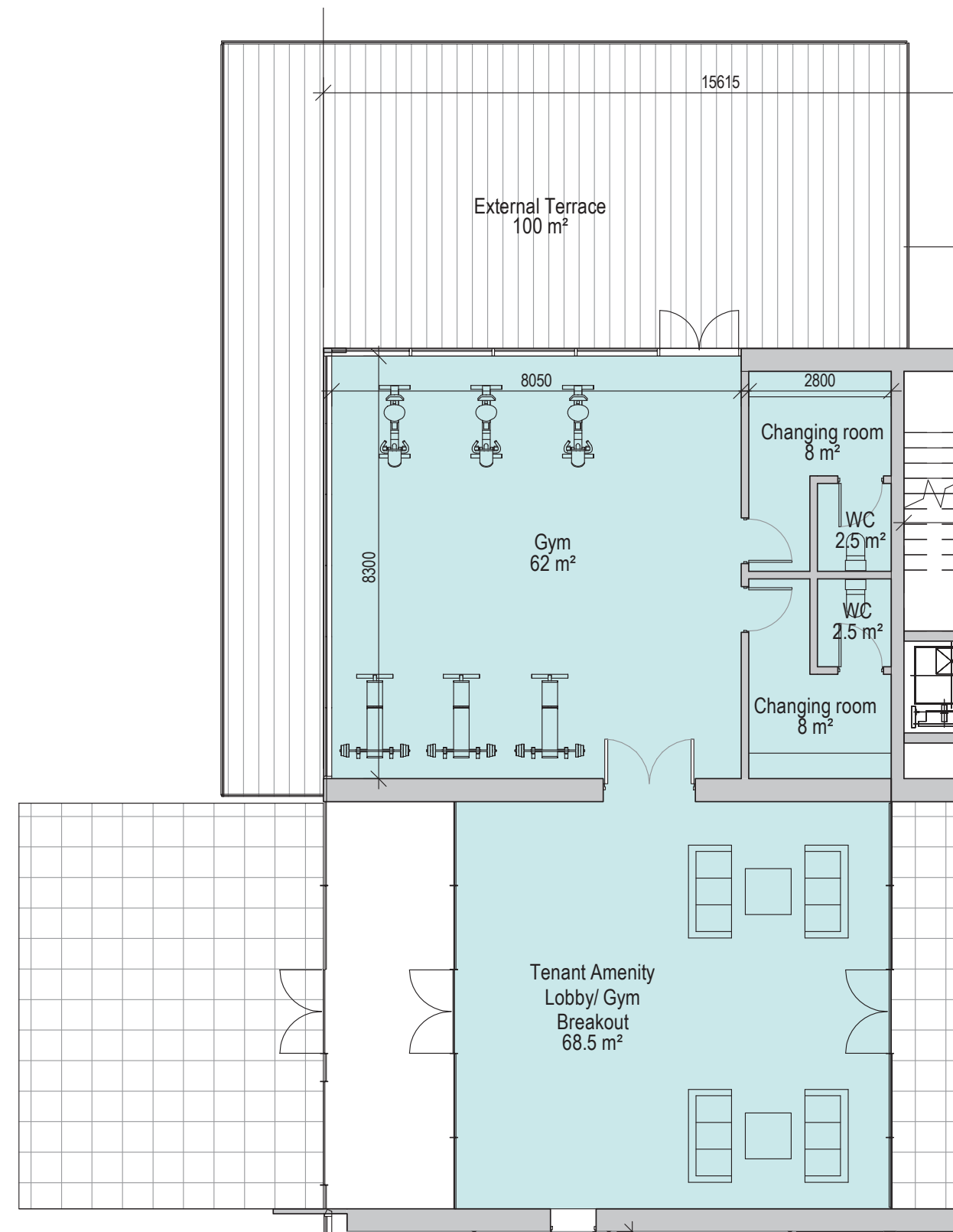


Fig. 83 - Gym plan



## AMENITIES

### CRECHE - BLOCK 7

THE GROSS AREA OF THE CRECHE IS 612 MSQ WITH AN EXTERNAL PLAY AREA OF 422 MSQ

It is proposed to provide creche spaces for all 2 and 3 bed apartments (433 apts). In accordance with the guidance in "Childcare Facilities - Guidelines for Planning Authorities" the total number of units to be provided with creche spaces is 115 (20 spaces per 75 units), which equates to a creche of approximately 600msq.

The proposed creche is 612msq is proposed in block 7 with an external play area of 422msq. The creche will be located on the ground floor of block 7, adjacent to the road for ease of access. Parking spaces at grade will be provided for drop off along with staff parking in the basement. The external play area associated with the creche will be South-East facing with easy access to the proposed public open space.



Fig. 84 - Creche layout



Fig. 85 - 86 - Creche precedent images





## 07. LANDSCAPING



# LANDSCAPING

Refer to Brady Shipman Martin Landscape Drawings and Landscape Strategy Report.



Fig. 87 - Playground Area



Fig. 88 - Playground area



Fig. 89 - 91 -Example of planting in the proposal



Fig. 92 - Landscape Layout Northern



# LANDSCAPING - APARTMENT ZONE

Refer to Brady Shipman Martin Landscape Drawings and Landscape Strategy Report.

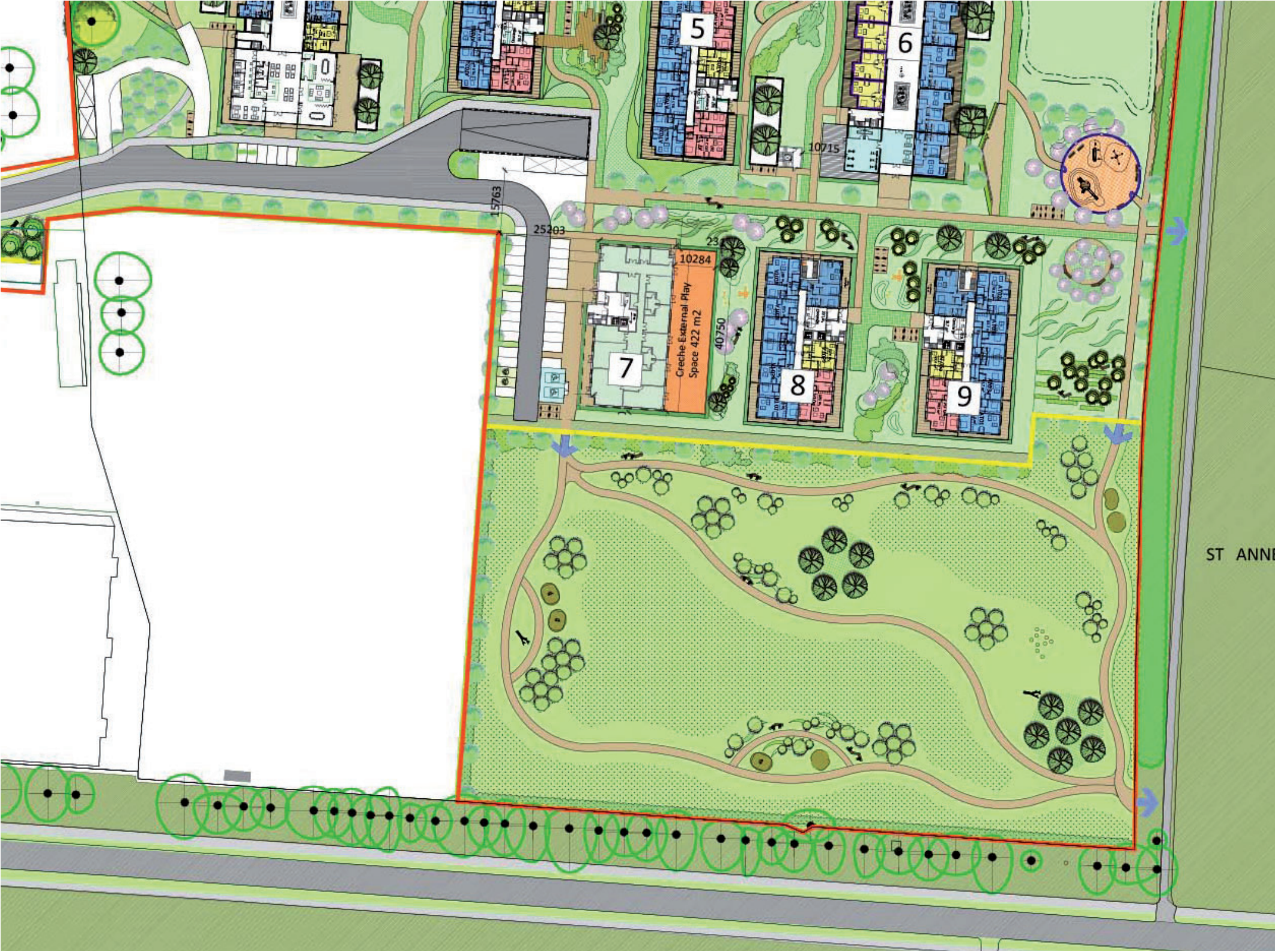


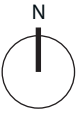
Fig. 93 - Landscaping Layout Southern



Fig. 94 - 95 - Landscaping precedent images



Fig. 96 - 97 - Example of planting in the proposal





# OPEN SPACE CALCULATIONS



<b>GROSS SITE RED LINE</b>	
(WITH NANIKEN RIVER OUT FALL & SYBIL HILL ROAD EXTENSION)	
RED LINE AREA = 67,233m <sup>2</sup> / 6.7ha	
<b>ORANGE LINE</b>	
(EXCLUDING NANIKEN RIVER OUT FALL EXTENSION & SYBIL HILL ROAD EXTENSION)	
ORANGE LINE AREA = 64,166m <sup>2</sup> / 6.4ha	
<b>PUBLIC OPEN SPACE</b>	
REQUIRED: 25%	PROPOSED: 25% OF DEVELOPMENT SITE (ORANGE LINE)
SITE AREA =	64,166m <sup>2</sup>
25% OF 64,166 =	16,041m <sup>2</sup>
<b>PUBLIC OPEN SPACE PROVIDED: 25%</b>	
AREA = 16,050m <sup>2</sup> / 1.6ha	
<b>APARTMENTS COMMUNAL OPEN SPACE 657 UNITS</b>	
REQUIRED:	
1 BED	224x5m <sup>2</sup> = 1,120m <sup>2</sup>
2 BED	378x7m <sup>2</sup> = 2,646m <sup>2</sup>
3 BED	55x9m <sup>2</sup> = 495m <sup>2</sup>
TOTAL = 4,261m <sup>2</sup>	
<b>COMMUNAL OPEN SPACE PROVIDED:</b>	
COMMUNAL SPACE WEST	5,518m <sup>2</sup>
COMMUNAL SPACE CENTRAL	11,356m <sup>2</sup>
COMMUNAL SPACE EAST	6,655m <sup>2</sup>
CONNECTION	2,253m <sup>2</sup>
TOTAL = 25,782m <sup>2</sup> / 2.57ha	

Fig. 98 - Open space provision and location



## OPEN SPACE



Fig. 99 - Computer generated image of public open space



Fig. 100 - Computer generated image of Eastern Communal Open Space, which is an active zone with playground and kick about space



Fig. 101 - Computer generated image of Communal Open Space between blocks 6 and 9 looking East



Fig. 102 - Computer generated image of Western Communal Open Space, which is a quieter zone with seating and meandering







## 08. SCHEDULES



# SCHEDULE OF ACCOMMODATION

UNIT TYPES AND NUMBERS				
BLOCK	1 Bed	2 Bed	3 Bed	DUAL ASPECT
<b>Block 1 (5-7-8 storey)</b>				
	1 Bed	2 Bed	3 Bed	DUAL ASPECT
gf	6	12		6
1st	9	14		16
2nd	6	16		14
3rd	9	14		16
4th	6	16		14
5th	7	9		11
6th	4	11		9
7th	1	0	3	4
<b>Total</b>	<b>48</b>	<b>92</b>	<b>3</b>	<b>90</b>
<b>Block 1 Total</b>	<b>143</b>			<b>62.94%</b>
<b>Block 2 (8 storey)</b>				
	1 Bed	2 Bed	3 Bed	DUAL ASPECT
gf	1	4	2	4
1st	2	5	1	4
2nd	2	5	1	4
3rd	2	5	1	4
4th	2	5	1	4
5th	2	5	1	4
6th	2	5	1	4
7th	2	5	1	4
<b>Total</b>	<b>15</b>	<b>39</b>	<b>9</b>	<b>32</b>
<b>Block 2 Total</b>	<b>63</b>			<b>50.79%</b>
<b>Block 3 (9 storey)</b>				
	1 Bed	2 Bed	3 Bed	DUAL ASPECT
gf	1	4	2	4
1st	2	5	1	4
2nd	2	5	1	4
3rd	2	5	1	4
4th	2	5	1	4
5th	2	5	1	4
6th	2	5	1	4
7th	2	5	1	4
8th	2	5	1	4
<b>Total</b>	<b>17</b>	<b>44</b>	<b>10</b>	<b>36</b>
<b>Block 3 Total</b>	<b>71</b>			<b>50.70%</b>
<b>Block 4 (8 Storey)</b>				
	1 Bed	2 Bed	3 Bed	DUAL ASPECT
gf	1	4	2	4
1st	2	5	1	4
2nd	2	5	1	4
3rd	2	5	1	4
4th	2	5	1	4
5th	2	5	1	4
6th	2	5	1	4
7th	2	5	1	4
<b>Total</b>	<b>15</b>	<b>39</b>	<b>9</b>	<b>32</b>
<b>Block 4 Total</b>	<b>63</b>			<b>50.79%</b>

Block 5 (9 Storey)				
	1 Bed	2 Bed	3 Bed	DUAL ASPECT
gf	1	4	2	4
1st	2	5	1	4
2nd	2	5	1	4
3rd	2	5	1	4
4th	2	5	1	4
5th	2	5	1	4
6th	2	5	1	4
7th	2	5	1	4
8th	2	5	1	4
<b>Total</b>	<b>17</b>	<b>44</b>	<b>10</b>	<b>36</b>
<b>Block 5 Total</b>	<b>71</b>			<b>50.70%</b>

Block 6 (7 Storey)				
	1 Bed	2 Bed	3 Bed	DUAL ASPECT
gf	11	5		4
1st	12	6		8
2nd	12	6		8
3rd	12	6		8
4th	12	6		8
5th	12	6		8
6th	12	6		8
<b>Total</b>	<b>83</b>	<b>41</b>	<b>0</b>	<b>52</b>
<b>Block 6 Total</b>	<b>124</b>			<b>41.94%</b>

Block 7 (5-6 Storey)				
	1 Bed	2 Bed	3 Bed	DUAL ASPECT
gf	0	0	0	0
1st	2	5	1	4
2nd	2	5	1	4
3rd	2	5	1	4
4th	2	5	1	4
5th	1	3		3
Creche				
<b>Total</b>	<b>9</b>	<b>23</b>	<b>4</b>	<b>19</b>
<b>Block 7 Total</b>	<b>36</b>			<b>52.78%</b>

Block 8 (5-6 Storey)				
	1 Bed	2 Bed	3 Bed	DUAL ASPECT
gf	1	5	1	4
1st	2	5	1	4
2nd	2	5	1	4
3rd	2	5	1	4
4th	2	5	1	4
5th	1	3		3
<b>Total</b>	<b>10</b>	<b>28</b>	<b>5</b>	<b>23</b>
<b>Block 8 Total</b>	<b>43</b>			<b>53.49%</b>

Block 9 (5-6 storey)				
	1 Bed	2 Bed	3 Bed	DUAL ASPECT
gf	1	5	1	4
1st	2	5	1	4
2nd	2	5	1	4
3rd	2	5	1	4
4th	2	5	1	4
5th	1	3		3
<b>Total</b>	<b>10</b>	<b>28</b>	<b>5</b>	<b>23</b>
<b>Block 9 Total</b>	<b>43</b>			<b>53.49%</b>

	1 Bed	2 Bed	3 Bed	DUAL ASPECT
<b>Total Apartment Types</b>	<b>224</b>	<b>378</b>	<b>55</b>	<b>343</b>
<b>Total Apartments</b>		<b>657</b>		<b>52.21%</b>
<b>Percentages</b>	<b>34%</b>	<b>58%</b>	<b>8%</b>	

Table 9 - Schedule of Units/ Unit Mix/ Blocks/ Dual Aspect



# AREA SCHEDULE

## APARTMENT AREA SCHEDULE

APARTMENT NUMBER	Studio	1 BED	2 BED	3 BED
AT01			82.30	
AT02			78.00	
AT02a			78.00	
AT03			80.40	
AT03a			83.70	
AT04				99.40
AT05		49.50		
AT05a		53.40		
AT06		50.70		
AT06a		56.20		
AT07				104.8
AT07a		59.9		
AT08		53.4		
AT09			82.6	
AT10			77.7	
AT10a			83.2	
AT12			83.7	
AT11				105.2

Table 10 - Apartment Area Schedule

Apartment Sizes	1 Bed Area	2 Bed Area	3 Bed Area
	49- 59 msq	77-83 msq	99 - 104 msq

Table 11 - Apartment Area Range Schedule

% OF UNITS 10% ABOVE MINIMUM AREA			
UNIT TYPE	No.	% Above Min	% of Unit Type
AT01	93	13.0%	14.2%
AT02	45	7.0%	6.8%
AT02a	6	7.0%	0.9%
AT03	87	10.0%	13.2%
AT03a	12	15.0%	1.8%
AT04	48	10.0%	7.3%
AT05	42	10.0%	6.4%
AT05a	6	19.0%	0.9%
AT06	135	13.0%	20.5%
AT06a	12	25.0%	1.8%
AT06b	0	125.0%	0.0%
AT07	3	16.0%	0.5%
AT07a	1	33.0%	0.2%
AT08	28	19.0%	4.3%
AT09	38	13.0%	5.8%
AT010	68	6.0%	10.4%
AT010a	27	14.0%	4.1%
AT011	4	17.0%	0.6%
AT012	2	15.0%	0.3%
<b>Above 10%</b>	<b>536</b>		<b>81.6%</b>
<b>total no.</b>	<b>657</b>		

Table 12 - Percentage of Units with + 10% Area



# TENANT AMENITY FACILITY & GROSS AREAS SCHEDULE & OPEN SPACE

TENANT AMENITY FACILITIES				
<b>BLOCK 1</b>				
Cinema		Basement	Internal	45.82
Games room		Basement	Internal	30.35
Meeting Room		Basement	Internal	25.91
WC		Basement	Internal	7.59
Office		Basement	Internal	12.1
Store		Basement	Internal	41.43
Store		Basement	Internal	36.54
Circulation		Basement	Internal	51.77
<b>Block 1 Basement - Gross Amenity Area</b>				<b>268</b>
Entrance lobby/concierge/office		Ground Floor	Internal	129.5
WIFI Zone		Ground Floor	Internal	47.5
Hot Desk Area		Ground Floor	Internal	61.5
WC		Ground Floor	Internal	16
Store		Ground Floor	Internal	1.5
Tenant Amenity Meeting Room		Ground Floor	Internal	43.5
Tenant Amenity Lounge Area		Ground Floor	Internal	49.5
Tenant Amenity Kitchen		Ground Floor	Internal	16
Tenant Amenity Dining Area		Ground Floor	Internal	37
Store		Ground Floor	Internal	5.5
Tenant Amenity Room External Terrace		Ground Floor	External	179
<b>Block 1 Ground Floor - Gross Internal Amenity Area</b>				<b>451</b>
<b>BLOCK 6</b>				
Tenant Amenity Lobby/ Gym Breakout		Ground Floor	Internal	68.5
Gym		Ground Floor	Internal	62
Changing Area		Ground Floor	Internal	16
WC		Ground Floor	Internal	5
Post-gym external relaxation terrace		Ground Floor	External	100
<b>Block 6 Ground Floor - Gross Internal Amenity Area</b>				<b>162</b>
<b>Total Gross Internal Tenant Amenity Area</b>				<b>881</b>
<b>Total External Tenant Amenity Area</b>				<b>279</b>

Table 13 - Tenant Amenity Schedule

Development Areas			
	Total Basement	Block Gross Internal Area (sqm) (incl. commercial / tenant amenity)	basement plant/ tenant amenity/ bikes/ stores/ cores/ plant
<b>Basement</b>	16,493		2620
<b>Block 01</b>		15,495	
<b>Block 02</b>		5,710	
<b>Block 03</b>		6,422	
<b>Block 04</b>		5,710	
<b>Block 05</b>		6,422	
<b>Block 06</b>		10,780	
<b>Block 07</b>		3,943	
<b>Block 08</b>		3,943	
<b>Block 09</b>		3,943	
<b>sub stations</b>		110	
<b>basement access pavilion</b>		27	
<b>Total Area</b>	<b>16,493</b>	<b>62,505</b>	<b>2,620</b>
<b>Gross Development Area</b>	<b>65,125 excluding basement car parking area</b>		
<b>Gross Development Area</b>	<b>78,998 including basement car parking area</b>		

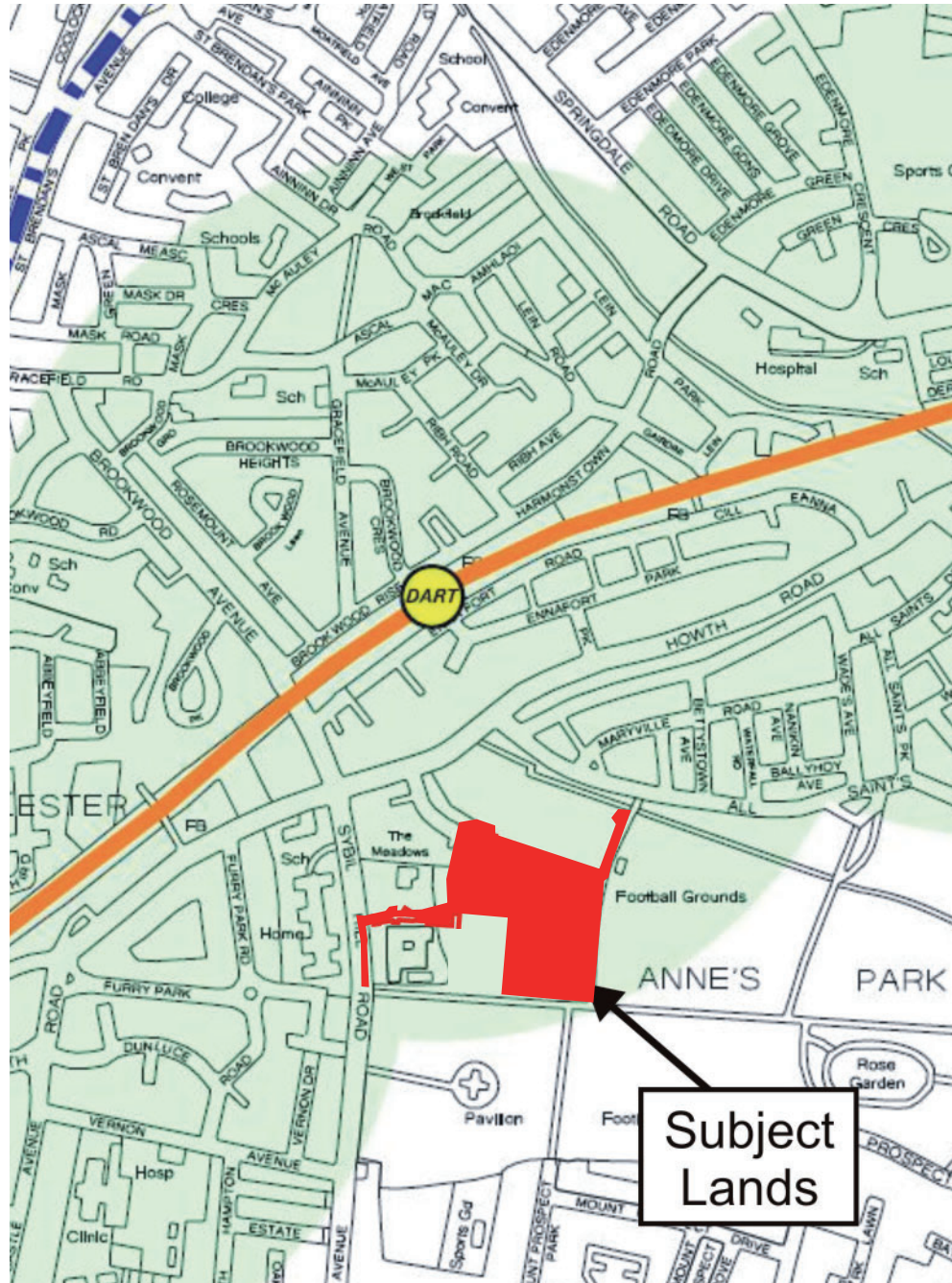
Table 14- Area Schedule

OPEN SPACE				
	Level	External/Internal	Area (sqm)	% of Development Site (6.4ha)
<b>RED LINE AREA</b>			6.7ha	
<b>DEVELOPMENT SITE AREA</b>			6.4ha	
<b>25% PUBLIC OPEN SPACE DEV. PLAN REQUIREMENT</b>			16,041	25.00%
<b>PUBLIC OPEN SPACE</b>			16,050	25.01%
<b>COMMUNAL OPEN SPACE</b>				
COMMUNAL SPACE WEST			5,518	8.60%
COMMUNAL SPACE CENTRAL			11,356	17.70%
COMMUNAL SPACE EAST			6,655	10.37%
P3 CONNECTION			2,253	3.51%
<b>TOTAL COMMUNAL OPEN SPACE</b>			<b>25,782</b>	<b>40.18%</b>

Table 15- Open Space Schedule



# PARKING AND BIKE SCHEDULE



PARKING PROVISION			TOTAL
SURFACE	VISITOR & CRECHE DROP OFF	28	34
	ELECTRIC CAR	2	
	GO CAR	2	
	DISABLED (5%) (surface only)	2	
BASEMENT	RESIDENTIAL PARKING (0.7 PER APT.) including disabled spaces and electric cars	456	465
	CRECHE STAFF	9	
	ELECTRIC CAR	4	
	DISABLED (5%) (Basement only)	23	
<b>TOTAL PROVIDED</b>			<b>499</b>
<b>TOTAL VISITOR &amp; CRECHE DROP OFF</b>			<b>28</b>

BIKE PARKING PROVISION		
BASEMENT	2 per apartment	1314
SURFACE VISITOR	0.5 per apartment	332
<b>TOTAL PROVIDED</b>		<b>1646</b>

Table 16- Car and Bike Parking Schedule

FIG. 103 - EXTRACT FROM DUBLIN CITY COUNCIL DEVELOPMENT PLAN MAP J - STRATEGIC TRANSPORT AND PARKING AREA. DEVELOPMENT SITE IS IN AREA 2 - CLOSE PROXIMITY TO GOOD PUBLIC TRANSPORT



## OVERVIEW OF 12 DESIGN CRITERIA/ PLACEMAKING

The following criteria are outlined in the OMP Statement of Consistency Document:

1. Context: The proposed development has evolved from extensive analysis and testing of the site context, constraints, orientation.
2. Connections: The site benefits from close proximity to community, recreation, transport, educational and shopping facilities make the development an ideal location for all members of society from single people to young families to elderly people.
3. Inclusivity: The amenities listed above make the development ideal for all members of society. The Part V provision will ensure the development caters for all socio-economic backgrounds. All areas of the site, apartment buildings will be fully accessible to residents and visitors with disabilities. There are a variety of playgrounds and a kick-about space proposed in the open space, which will cater for different ages and abilities. In addition, the trim trail and exercise equipment will be accessible to disabled users.
4. Variety: There is a mix of 1 bed, 2 bed and 3 bed units. This mix of unit's types and sizes will cater for between 1 occupant to 6 occupants, which is a wide range of family types.
5. Efficiency: In accordance with the development plan the proposed development has been designed to be highly efficient while maximizing the site potential and providing high standard of unit with areas in excess of the minimum standard and with excellent amenities.
6. Distinctiveness: The development has been designed to provide variety and a sense of place throughout the buildings and the landscaping. The apartment buildings will have a unique identity. The apartment blocks vary in materials, sizes, and height creating a sense of place, visual interest and variety. The block heights range from 5 storey to 9 stories. The units are a mix of 1, 2, 3 bed types. The elevations also alternate along the blocks creating further variation in the development. Feature projecting units and balconies also provide individuality to the units and visual interest to the street.
7. Layout: The apartments sit in a parkland setting surrounded by open space with pedestrian links throughout. All open spaces and access routes are overlooked ensuring there will be no lonely footpaths which could lead to anti-social behaviour. Access to the apartment blocks is via these open spaces, which will ensure they are well used. The orientation of the blocks will result in the open spaces receiving daylight from the south for the majority of the day.
8. Public Realm: Generous public open spaces is proposed in the development. The open spaces will be easily accessible and inviting for the residents and the general public. A variety of playgrounds and kick about space will be well used. All public open space is overlooked by the apartments providing passive supervision and ensuring they will be safe for users with minimal opportunity for anti-social behavior.
9. Adaptability; The structure of the building results in the opportunity for the internal layouts to be adjusted. The party and external walls are structural, and the internal rooms divided by studwork partitions. Services and staircases are also located at the perimeters leaving the internal spaces more open and adaptable.
10. Privacy and Amenity; Apartments have generous private balconies, open space and amenity facilities. Planted buffers are provided to all ground floor terraces. Secure bike parking is available in the basement.
11. Parking: Provision has been made for go cars, ecars, visitor, creche and secure bike parking.
12. Detailed Design: This development will be maintained by a management company. To ensure maintenance costs are minimized high quality, durable materials will be used throughout the buildings and landscaped areas. The building fabric will comprise of brick, and metal cladding for a low maintenance finish.

For full details refer to OMP Statement of Consistency Document.



Fig . 104 - Extract of the 12 Design Criteria from the Urban Design Manual (2009)



## Universal Access Statement for the proposed Development

The proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability).

The design and layout of the proposed Residential development has had reference to:

- Part 'M' of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010)
- National Disability Authority's "Building for Everyone: A Universal Design Approach.
- Universal Design Guidelines for Homes in Ireland

Further and where applicable to satisfy the regulatory authorities in terms of disability access, the Design has been developed to ensure Disability Access Certificates (DAC) will be issued.

The Design is based upon a comparison of the proposed development with the statutory requirements as set out in Part 'M' of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010) as are necessary to:

- a) Identify and describe the building or works to which the application relates, and
- b) Show that the building or works will comply with the requirements of Part M of the Building Regulations 2010

It is to be noted that the objectives of the performance standards as set out in this report are to satisfy the functional outcomes of the Building Regulations, which are concerned with health, safety and welfare of persons in and about the proposed building; and to the special needs of disabled persons in relation to buildings.

Additional measures, as maybe recommended beyond the scope of the mandatory regulation requirements of Part M have been considered and incorporated in the design in accordance with best practice and the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability) as set out in the associated National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland"

## 09. APPENDICES



## APPENDIX: DUAL ASPECT UNITS

# DUAL ASPECT RATIO

52.21% DUAL ASPECT PROPOSED

UNIT TYPES AND NUMBERS					
BLOCK		1 Bed	2 Bed	3 Bed	DUAL ASPECT
<b>Block 1 (5-7-8 storey)</b>					
		1 Bed	2 Bed	3 Bed	DUAL ASPECT
	gf	6	12		6
	1st	9	14		16
	2nd	6	16		14
	3rd	9	14		16
	4th	6	16		14
	5th	7	9		11
	6th	4	11		9
	7th	1	0	3	4
<b>Total</b>		<b>48</b>	<b>92</b>	<b>3</b>	<b>90</b>
<b>Block 1 Total</b>		<b>143</b>			<b>62.94%</b>
<b>Block 2 (8 storey)</b>					
		1 Bed	2 Bed	3 Bed	DUAL ASPECT
	gf	1	4	2	4
	1st	2	5	1	4
	2nd	2	5	1	4
	3rd	2	5	1	4
	4th	2	5	1	4
	5th	2	5	1	4
	6th	2	5	1	4
	7th	2	5	1	4
<b>Total</b>		<b>15</b>	<b>39</b>	<b>9</b>	<b>32</b>
<b>Block 2 Total</b>		<b>63</b>			<b>50.79%</b>
<b>Block 3 (9 storey)</b>					
		1 Bed	2 Bed	3 Bed	DUAL ASPECT
	gf	1	4	2	4
	1st	2	5	1	4
	2nd	2	5	1	4
	3rd	2	5	1	4
	4th	2	5	1	4
	5th	2	5	1	4
	6th	2	5	1	4
	7th	2	5	1	4
	8th	2	5	1	4
<b>Total</b>		<b>17</b>	<b>44</b>	<b>10</b>	<b>36</b>
<b>Block 3 Total</b>		<b>71</b>			<b>50.70%</b>
<b>Block 4 (8 Storey)</b>					
		1 Bed	2 Bed	3 Bed	DUAL ASPECT
	gf	1	4	2	4
	1st	2	5	1	4
	2nd	2	5	1	4
	3rd	2	5	1	4
	4th	2	5	1	4
	5th	2	5	1	4
	6th	2	5	1	4
	7th	2	5	1	4
<b>Total</b>		<b>15</b>	<b>39</b>	<b>9</b>	<b>32</b>
<b>Block 4 Total</b>		<b>63</b>			<b>50.79%</b>

Block 5 (9 Storey)					
		1 Bed	2 Bed	3 Bed	DUAL ASPECT
	gf	1	4	2	4
	1st	2	5	1	4
	2nd	2	5	1	4
	3rd	2	5	1	4
	4th	2	5	1	4
	5th	2	5	1	4
	6th	2	5	1	4
	7th	2	5	1	4
	8th	2	5	1	4
<b>Total</b>		<b>17</b>	<b>44</b>	<b>10</b>	<b>36</b>
<b>Block 5 Total</b>		<b>71</b>			<b>50.70%</b>

Block 6 (7 Storey)					
		1 Bed	2 Bed	3 Bed	DUAL ASPECT
	gf	11	5		4
	1st	12	6		8
	2nd	12	6		8
	3rd	12	6		8
	4th	12	6		8
	5th	12	6		8
	6th	12	6		8
<b>Total</b>		<b>83</b>	<b>41</b>	<b>0</b>	<b>52</b>
<b>Block 6 Total</b>		<b>124</b>			<b>41.94%</b>

Block 7 (5-6 Storey)					
		1 Bed	2 Bed	3 Bed	DUAL ASPECT
	gf	0	0	0	0
	1st	2	5	1	4
	2nd	2	5	1	4
	3rd	2	5	1	4
	4th	2	5	1	4
	5th	1	3		3
Creche					
<b>Total</b>		<b>9</b>	<b>23</b>	<b>4</b>	<b>19</b>
<b>Block 7 Total</b>		<b>36</b>			<b>52.78%</b>

Block 8 (5-6 Storey)					
		1 Bed	2 Bed	3 Bed	DUAL ASPECT
	gf	1	5	1	4
	1st	2	5	1	4
	2nd	2	5	1	4
	3rd	2	5	1	4
	4th	2	5	1	4
	5th	1	3		3
<b>Total</b>		<b>10</b>	<b>28</b>	<b>5</b>	<b>23</b>
<b>Block 8 Total</b>		<b>43</b>			<b>53.49%</b>

Block 9 (5-6 storey)					
		1 Bed	2 Bed	3 Bed	DUAL ASPECT
	gf	1	5	1	4
	1st	2	5	1	4
	2nd	2	5	1	4
	3rd	2	5	1	4
	4th	2	5	1	4
	5th	1	3		3
<b>Total</b>		<b>10</b>	<b>28</b>	<b>5</b>	<b>23</b>
<b>Block 9 Total</b>		<b>43</b>			<b>53.49%</b>

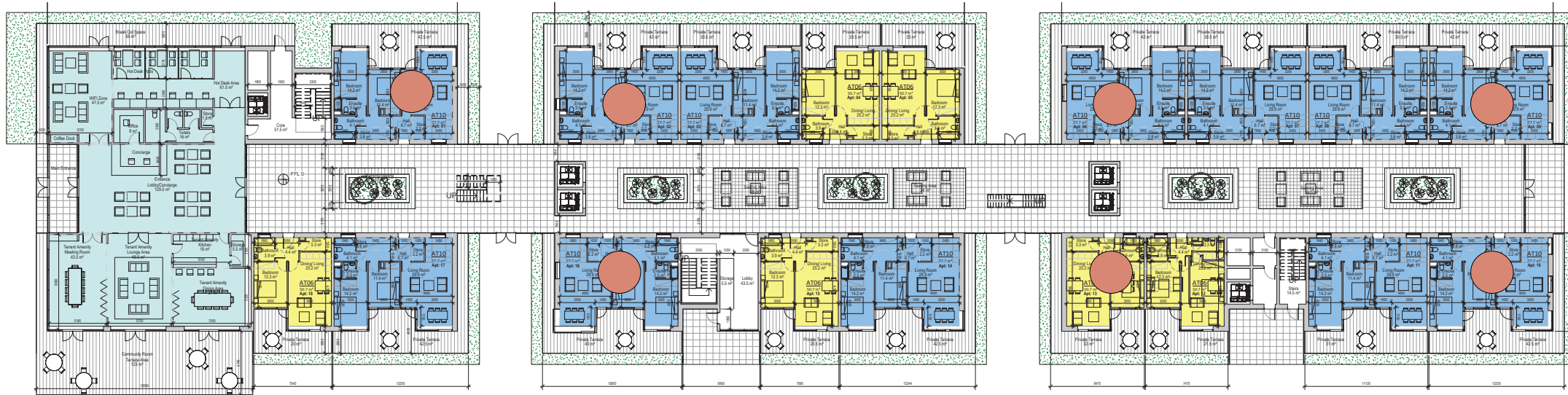
	1 Bed	2 Bed	3 Bed	DUAL ASPECT
<b>Total Apartment Types</b>	<b>224</b>	<b>378</b>	<b>55</b>	<b>343</b>
<b>Total Apartments</b>	<b>657</b>			<b>52.21%</b>
<b>Percentages</b>	<b>34%</b>	<b>58%</b>	<b>8%</b>	

Table 9 - Schedule of Units/ Unit Mix/ Blocks/ Dual Aspect



# APARTMENT BLOCKS

## BLOCK 1: DUAL ASPECT



Ground Floor Plan

Ground Floor: Total Units: 18  
Dual Aspect: 6

1st, 3rd Floor: Total Units: 23  
Dual Aspect: 16

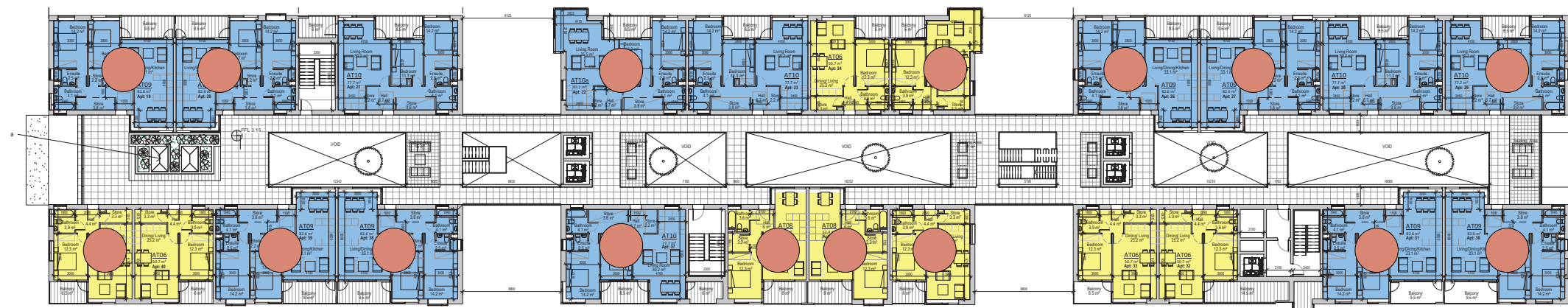
2nd, 4th Floor: Total Units: 22  
Dual Aspect: 14

5th Floor: Total Units: 16  
Dual Aspect: 11

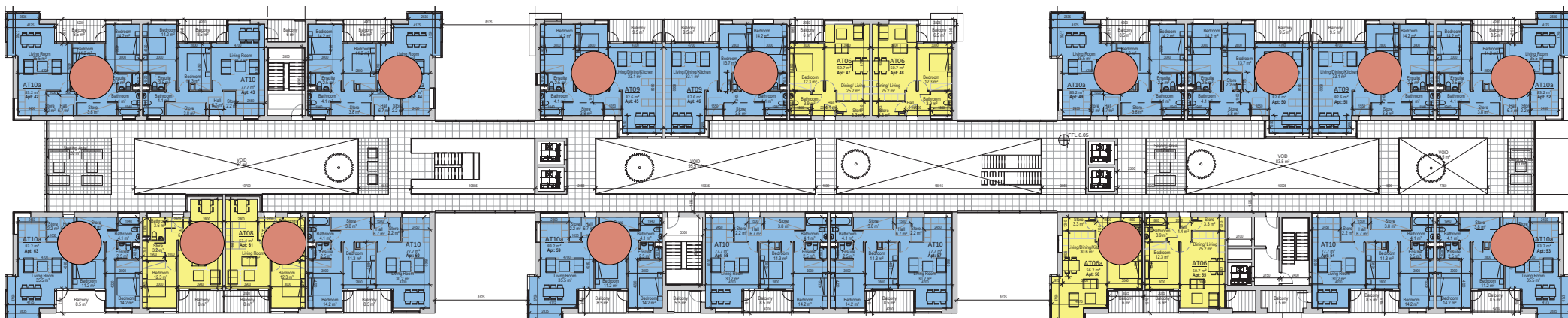
6th Floor: Total Units: 15  
Dual Aspect: 9

7th Floor: Total Units: 4  
Dual Aspect: 4

Total Apartments: 143  
Total Dual Aspect: 90  
Total Percentage Dual Aspect: 62%



1st Floor Plan



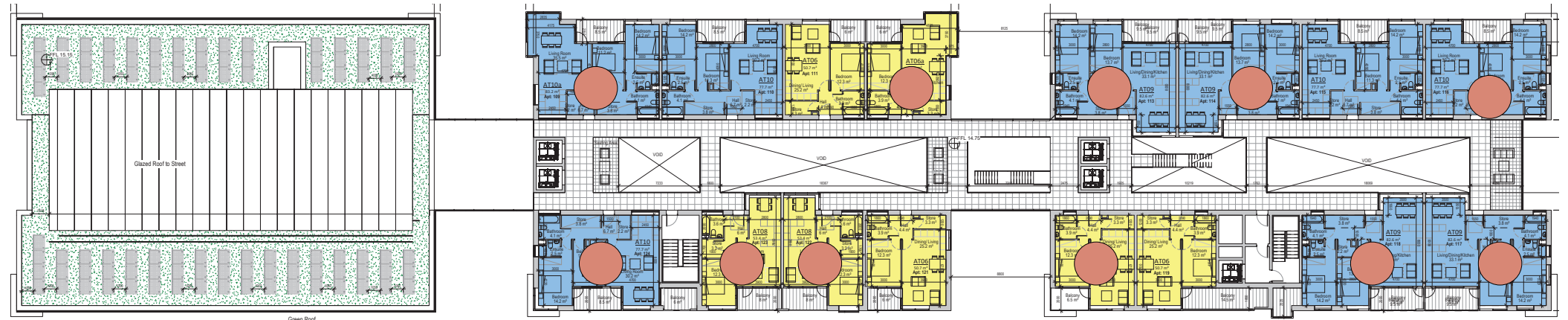
2nd Floor Plan

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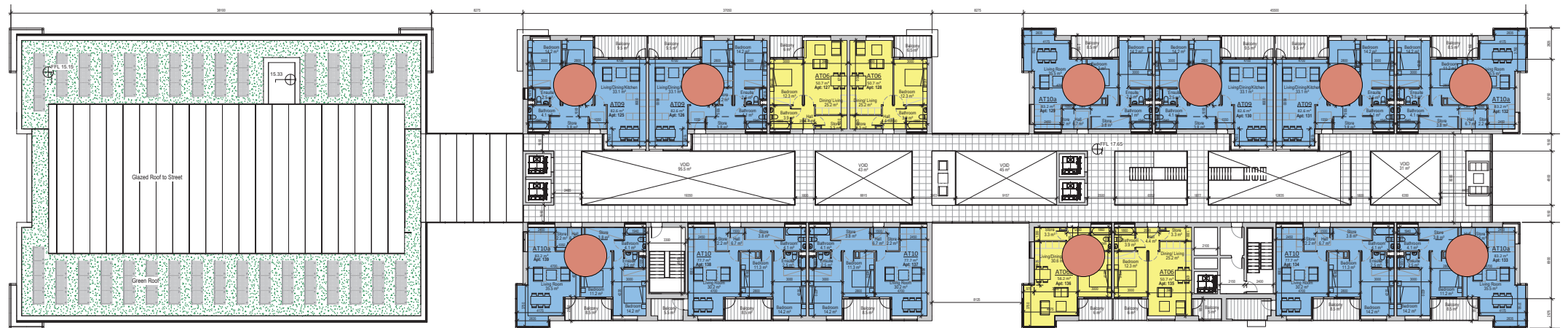
 DUAL ASPECT APARTMENT

# APARTMENT BLOCKS

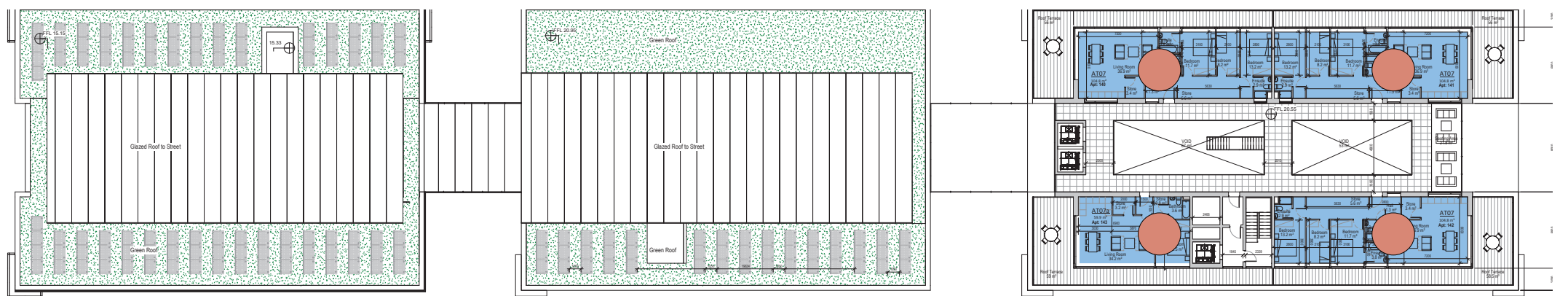
## BLOCK 1: DUAL ASPECT UNITS



5th Floor Plan



6th Floor Plan



7th Floor Plan

KEY



DUAL ASPECT APARTMENT



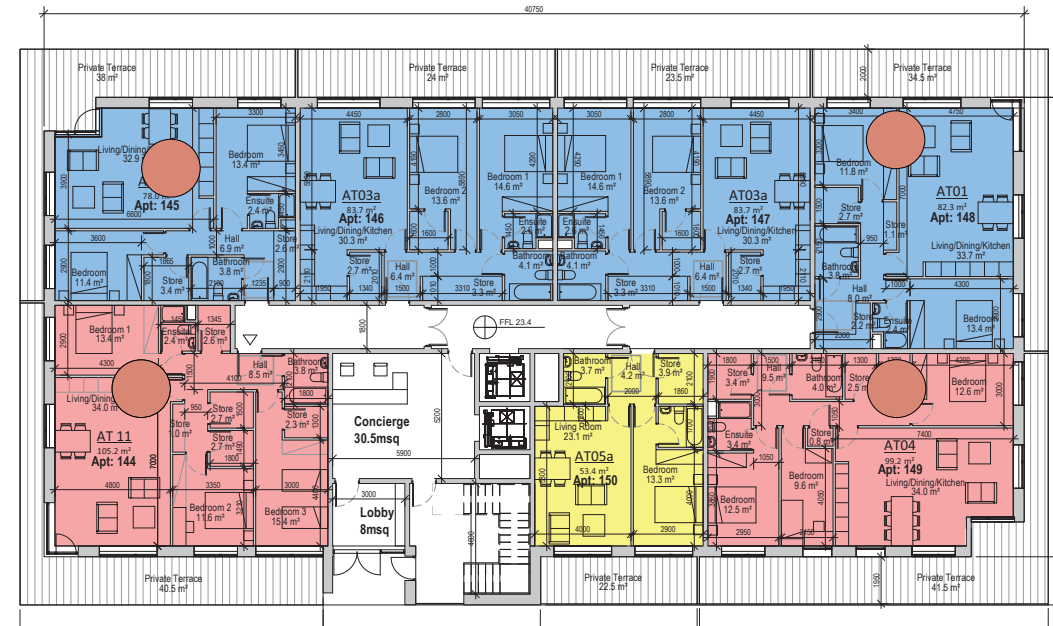
# APARTMENT BLOCKS

## BLOCK 2, 4: DUAL ASPECT

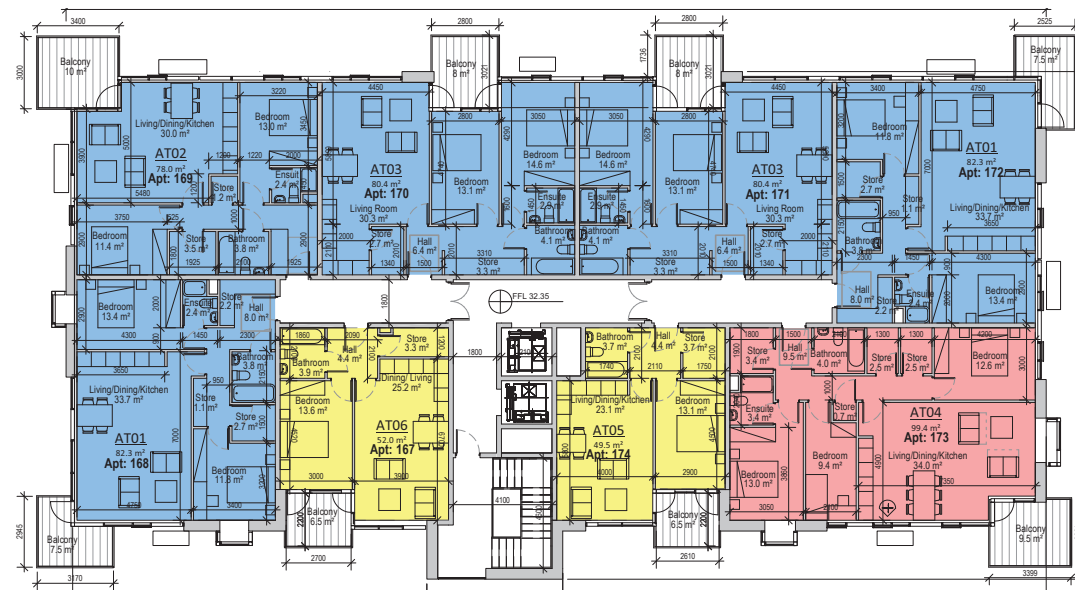
Ground Floor: Total Units: 7  
Dual Aspect: 4

1st - 7th Floor: Total Units: 8  
Dual Aspect: 4

Total Apartments: 63  
Total Dual Aspect: 32  
Total Percentage Dual Aspect: 50%



GROUND FLOOR PLAN



UPPER FLOOR PLAN



KEY

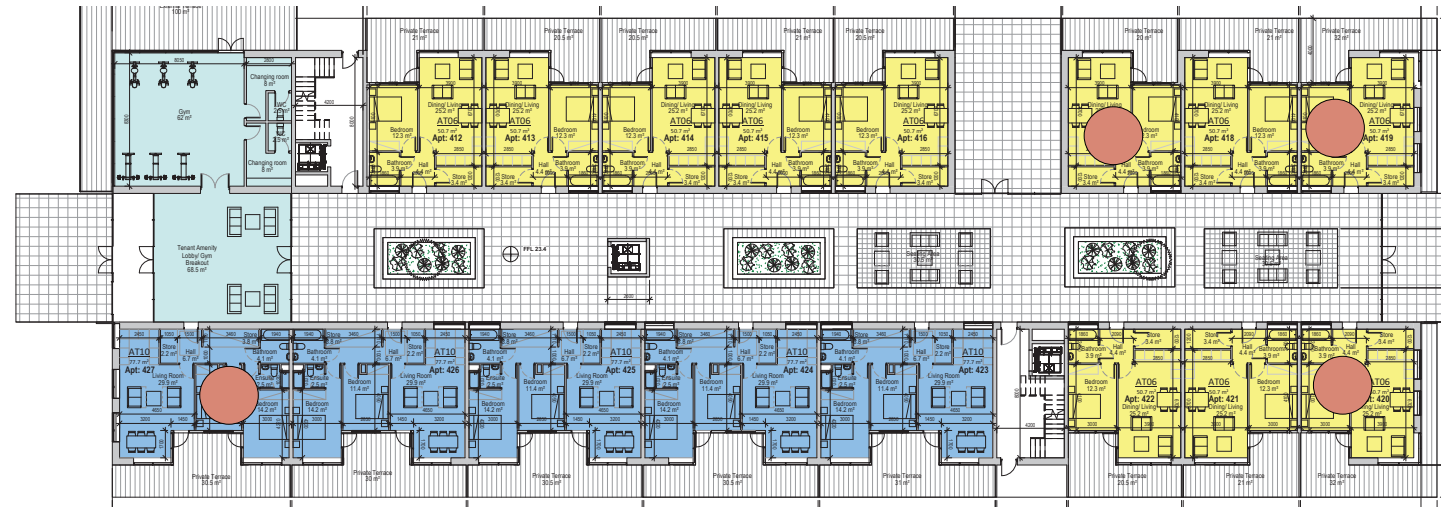
DUAL ASPECT APARTMENT



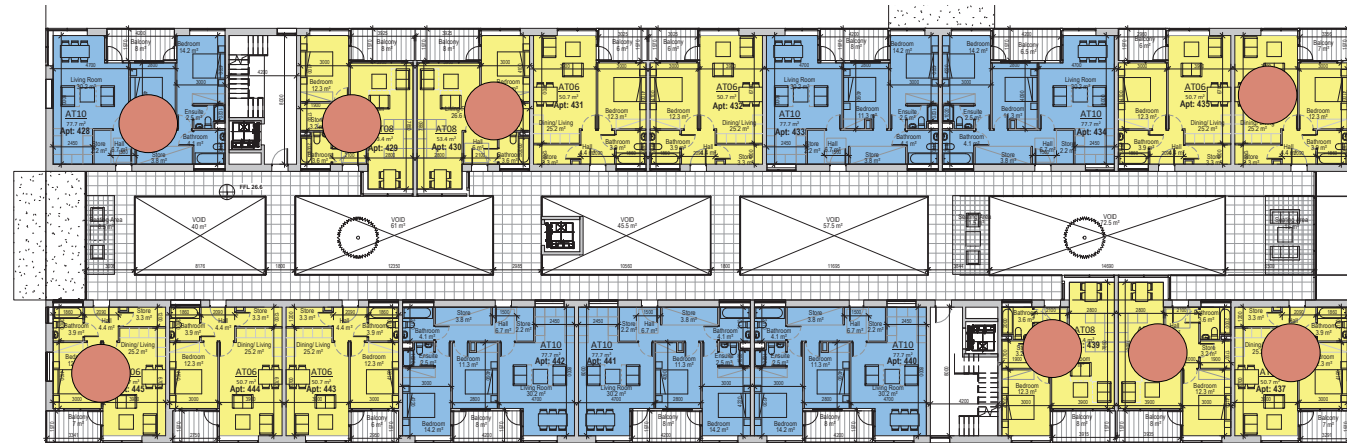


# APARTMENT BLOCKS

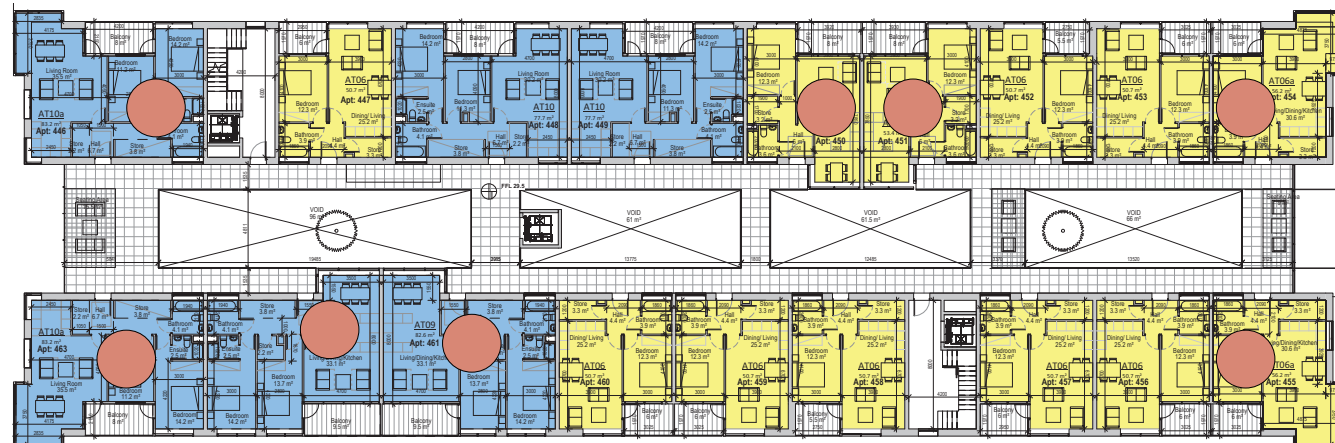
## BLOCK 6: DUAL ASPECT UNITS



GROUND FLOOR PLAN



1st, 3rd 5th, 7th FLOOR PLAN



2nd, 4th 6th FLOOR PLAN

Ground Floor:	Total Units: 16
	Dual Aspect: 4
1st, 3rd, 5th, 7th Floor:	Total Units: 18
	Dual Aspect: 8
2nd, 4th, 6th Floor:	Total Units: 18
	Dual Aspect: 8
Total Apartments:	124
Total Dual Aspect:	52
Total Percentage Dual Aspect:	41%



KEY

DUAL ASPECT APARTMENT

# APARTMENT BLOCKS

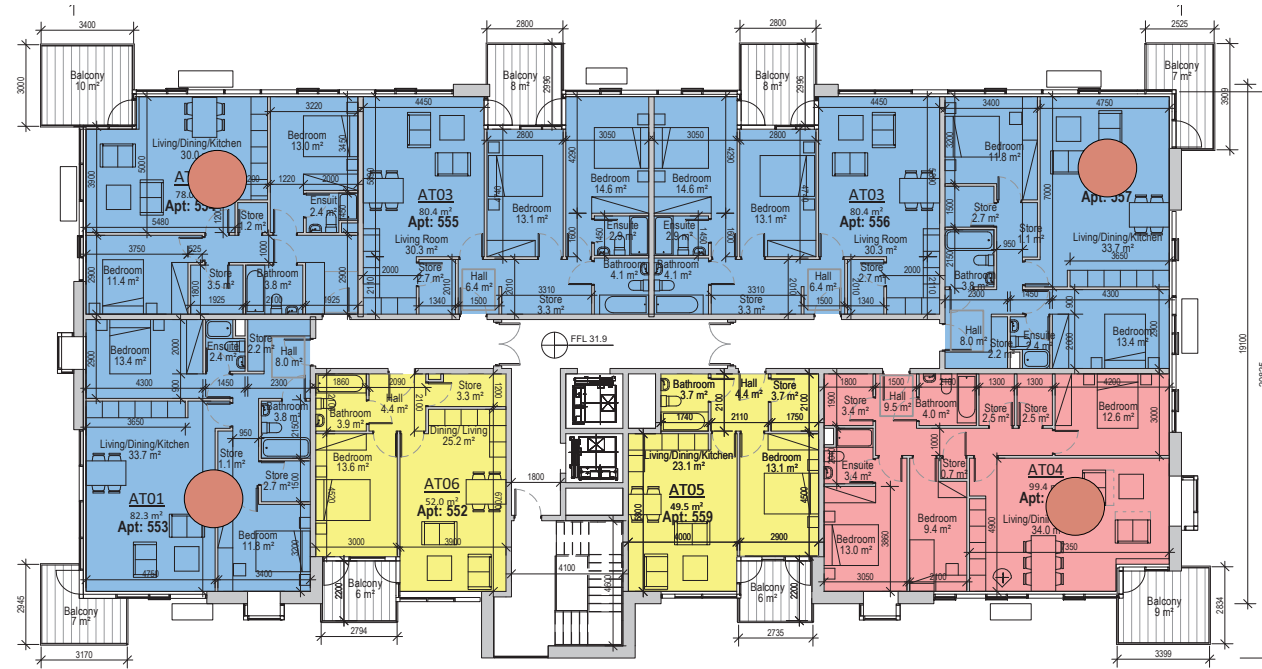
## BLOCK 7: DUAL ASPECT

Ground Floor: Total Units: 0  
Dual Aspect: 0

1st - 4th Floor: Total Units: 8  
Dual Aspect: 4

5th Floor: Total Units: 4  
Dual Aspect: 3

Total Apartments: 36  
Total Dual Aspect: 19  
Total Percentage Dual Aspect: 52%



UPPER FLOOR PLAN

KEY

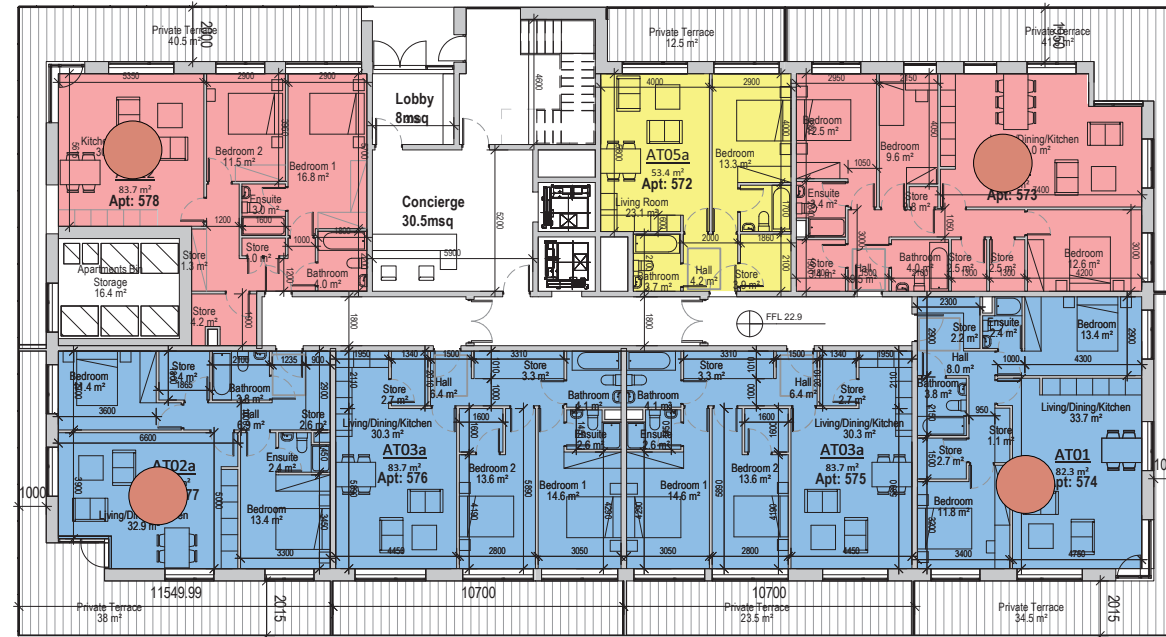


DUAL ASPECT APARTMENT



# APARTMENT BLOCKS

## BLOCK 8, 9: DUAL ASPECT UNITS



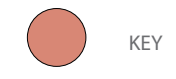
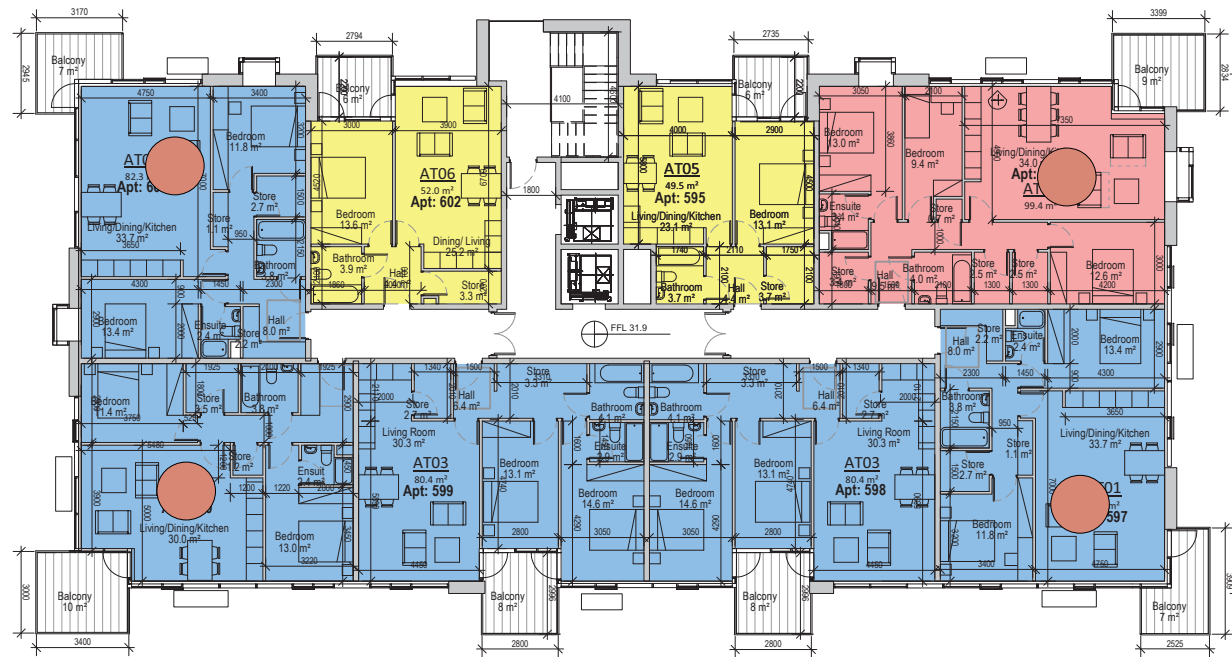
Ground Floor: Total Units: 7  
Dual Aspect: 4

1st, 3rd, Floor: Total Units: 8  
Dual Aspect: 4

2nd, 4th Floor: Total Units: 8  
Dual Aspect: 4

5th Floor: Total Units: 4  
Dual Aspect: 3

Total Apartments: 43  
Total Dual Aspect: 23  
Total Percentage Dual Aspect: 53%



KEY

DUAL ASPECT APARTMENT