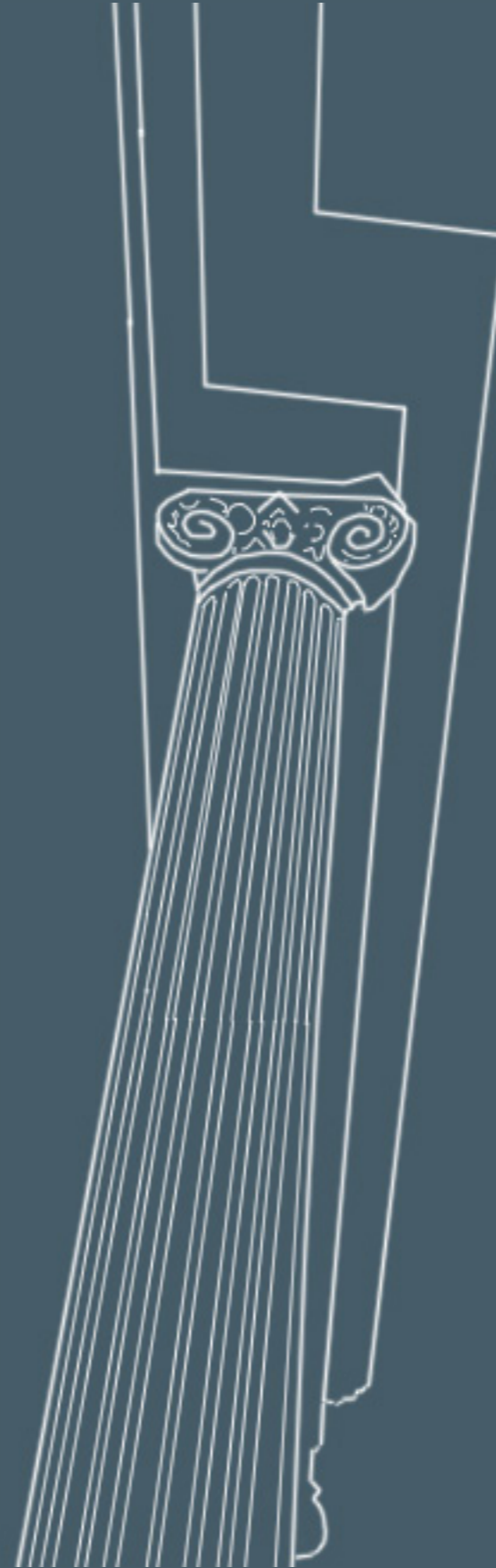


Carmanhall Road SHD

Sandyford, Dublin 18

ABP OPINION - ARCHITECTURAL RESPONSE





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INTRODUCTION

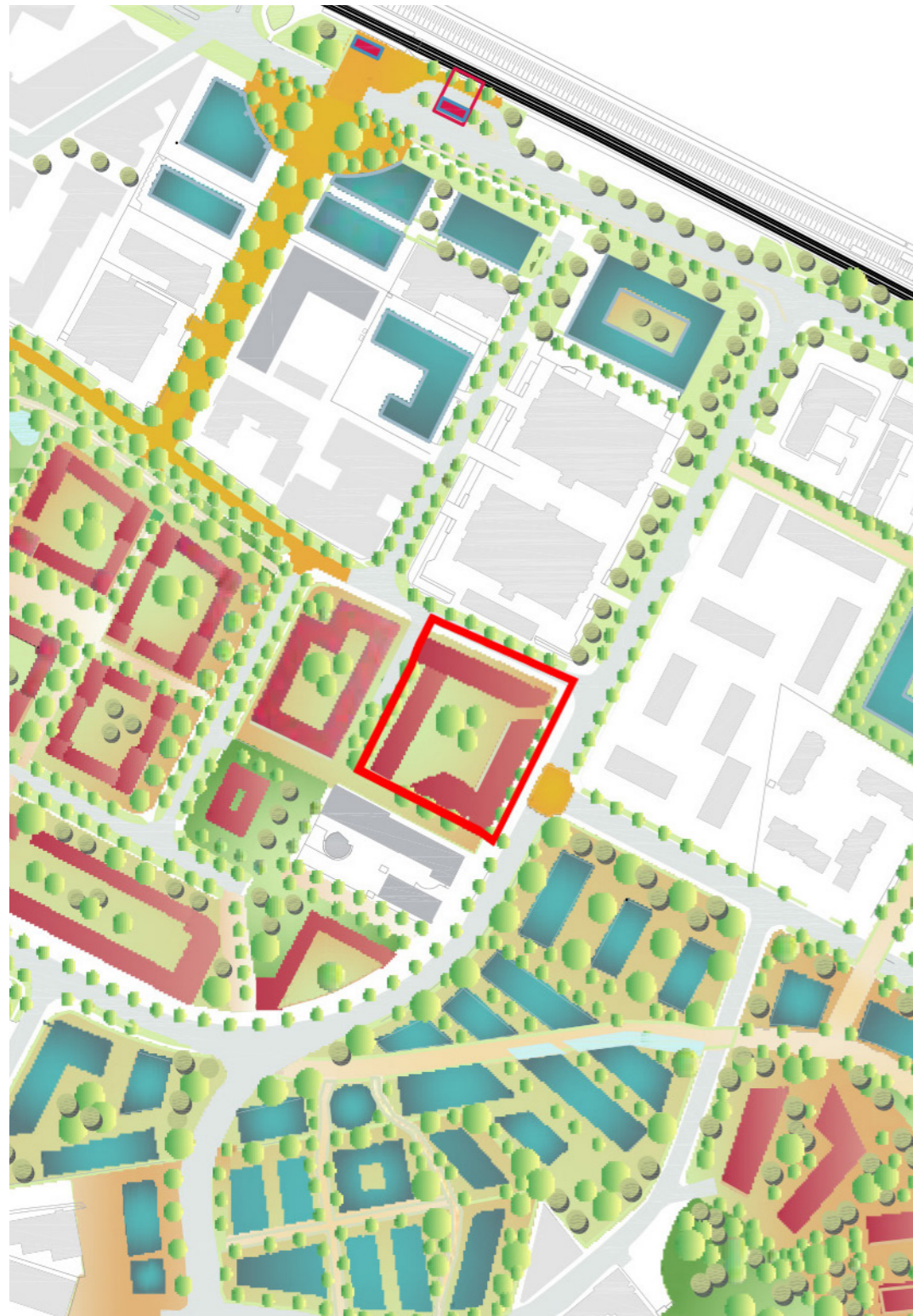
This document has been prepared by Burke Kennedy Doyle Architects in response to ABP Opinion to ABP-307978-20 Case Reference Proposed 428 no. Build to Rent apartments, childcare facility and associated site works in the Former Avid Technology site on Carmanhall Road, Sandyford Industrial Estate, Dublin 18.

The graphic information contained here accompanies Hughes Planning ABP Opinion Response as part of this Planning Submission.

1.0

DEVELOPMENT STRATEGY

Following ABP PAC meeting Case Reference: ABP-307978-20, further consideration has been undertaken related to the height strategy and design approach of the proposed development.



DESIGN PRINCIPLES & CHARACTER AREAS
 Sandyford Urban Framework Plan - Drawing 11

- Open Space
- Residential



SITE MASTERPLAN - Proposed Massing
 Carmanhall Road Development

DEVELOPMENT STRATEGY

01. MASSING JUSTIFICATION

**Sandyford Urban Framework Plan
 County Development Plan 2016-2022
 Drawing 11**

The County's proposed massing design for the site is a block addressing Carmanhall Road to the North-East and Blackthorn Road to the South-East and fronts the adjoining Raven's Court site to the South-West and the adjoining Tack Packaging site to the North-West.

The County Site Strategy considers a possible central open space.

Proposed Development

The proposed massing is a sensitive response to the existing context and the proposed Residential Use reinforcing the pedestrian desired lines towards Carmanhall and Blackthorn Roads:

- Set back to respect boundary with North-West adjoining site and location of vehicular access
- Set back to respect boundary with South-West adjoining site
- Required courtyard dimensions to provide privacy and daylight quality to the Residential Units
- Maximum efficiency of the site with minimum distances to North-East and South-East boundaries

The central Open Space is dedicated to the use and benefit of the Residents as Communal Open Space. This open space is directly accessed from the four Residential cores and from Carmanhall Road through the Pocket Garden.

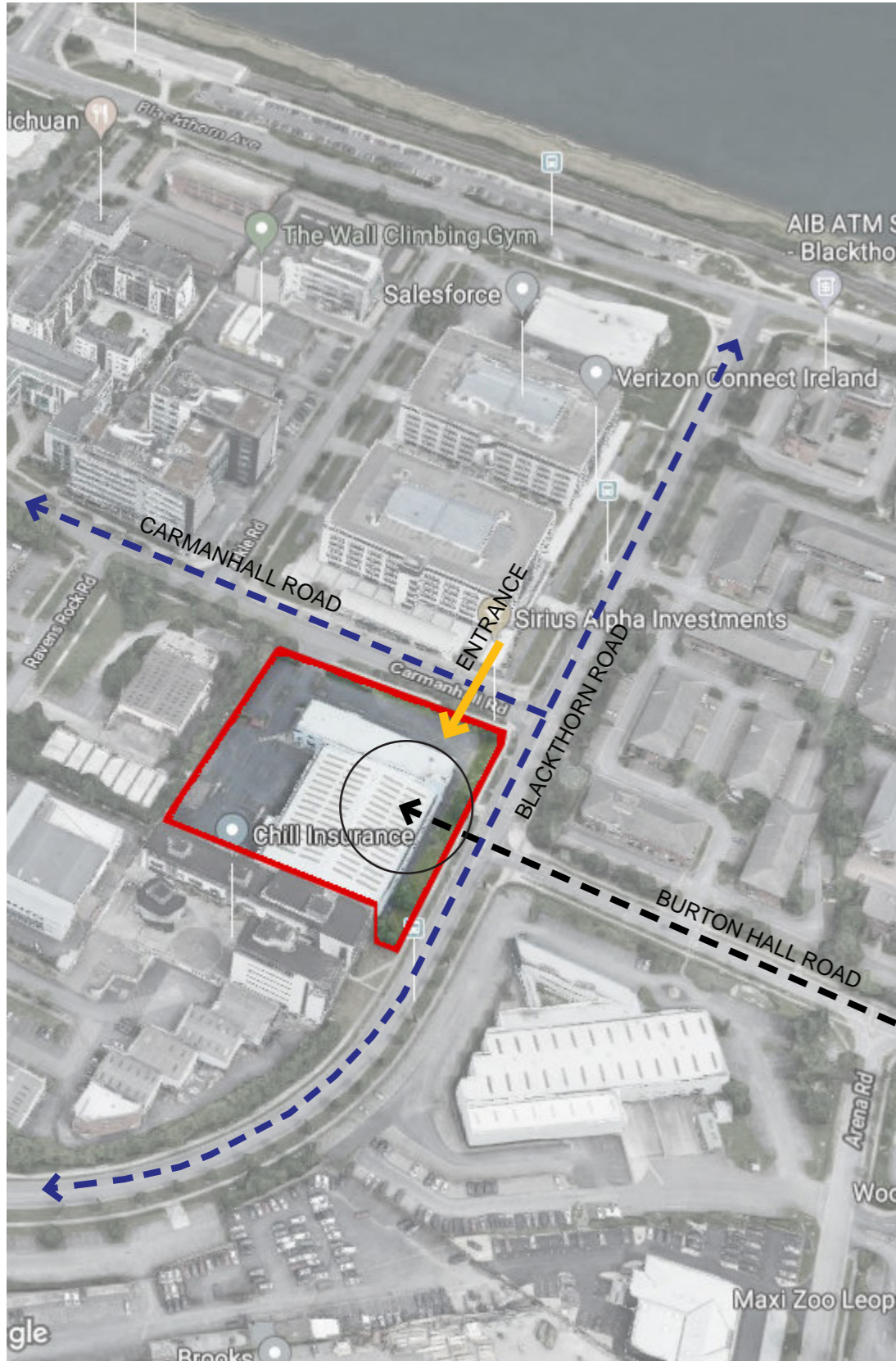


Diagram 1

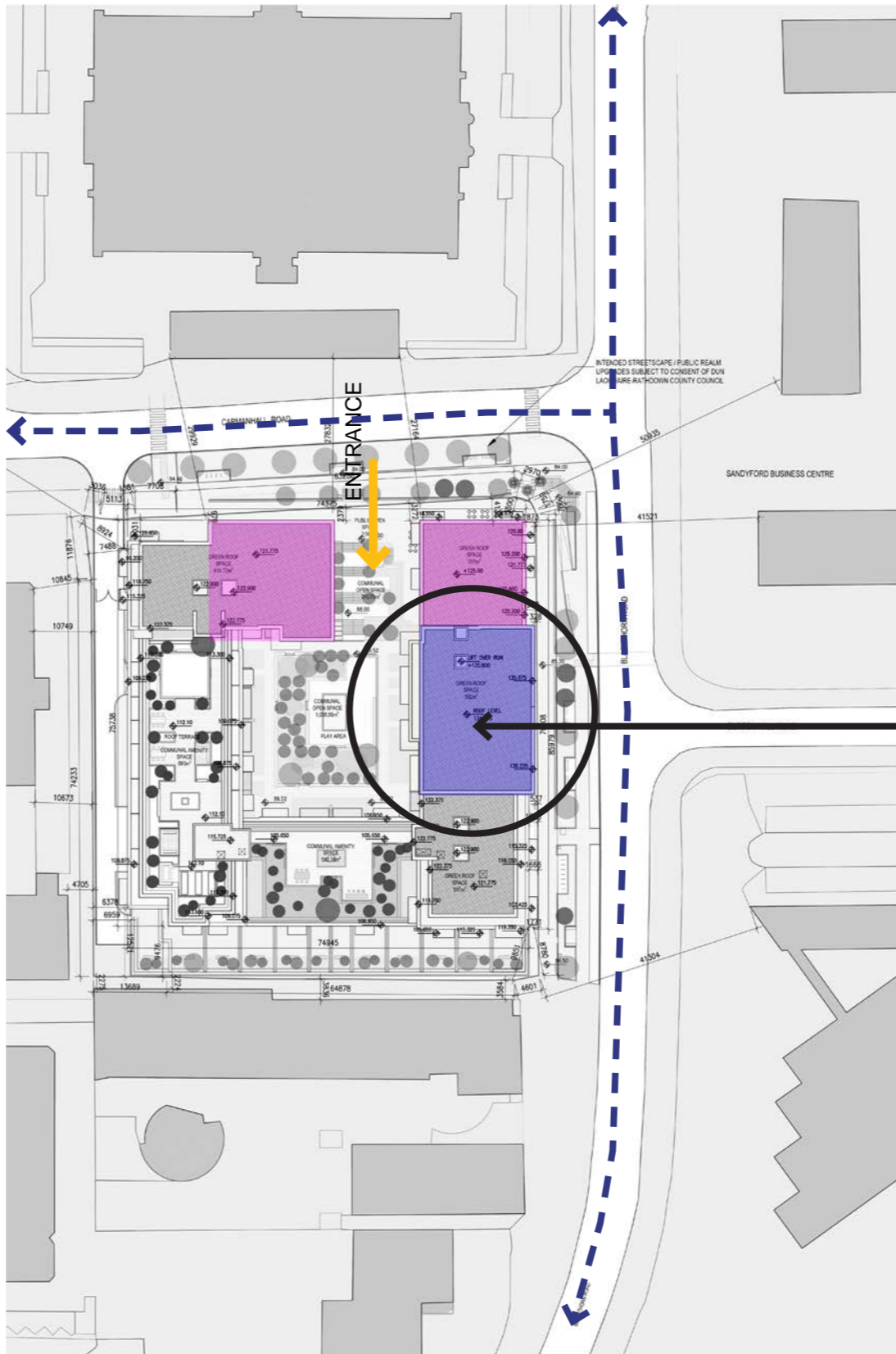


Diagram 2

DEVELOPMENT STRATEGY

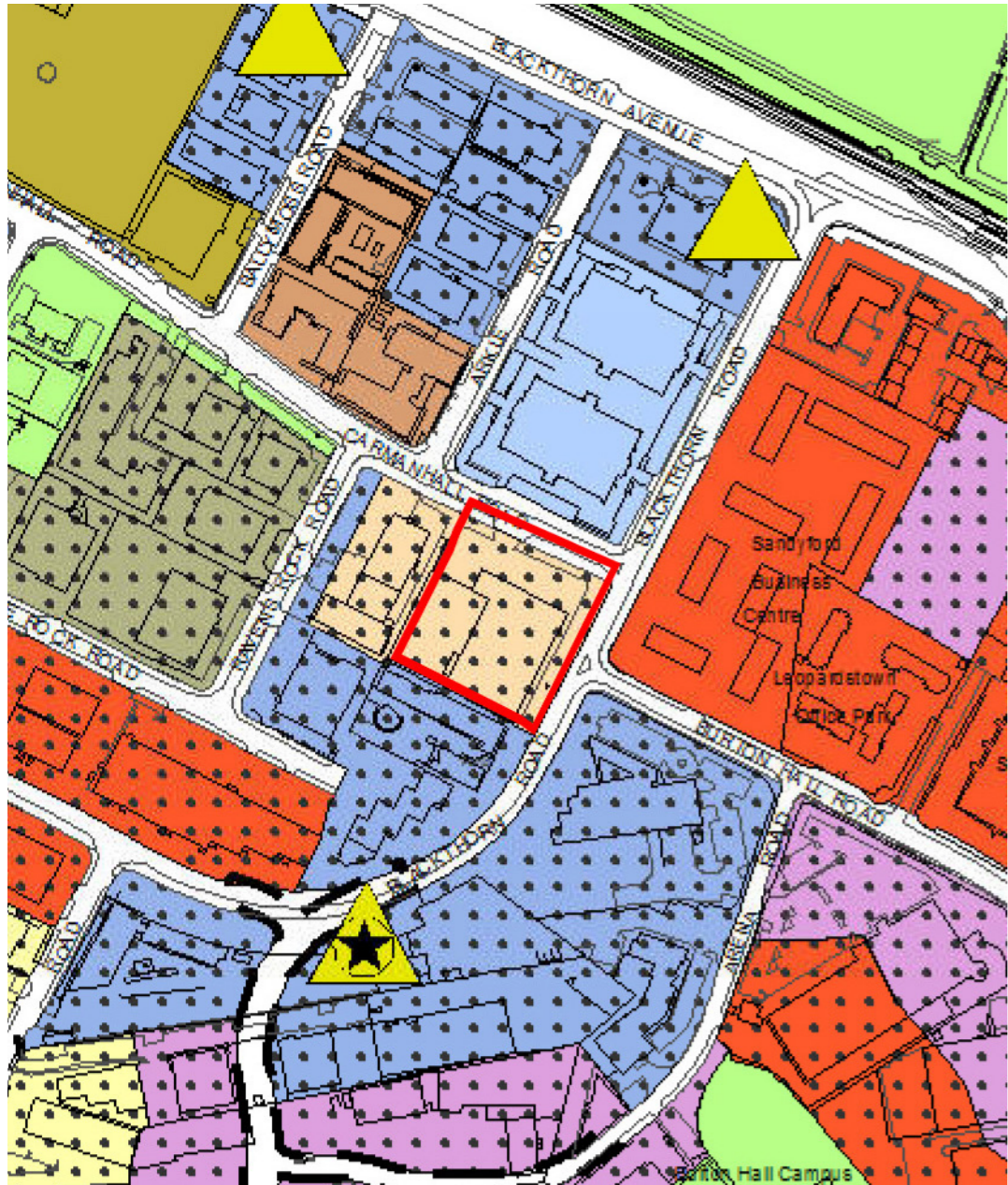
02. DESIGN APPROACH JUSTIFICATION

The site is strategically located at the South-West end of Burton Hall Road and at the intersection of Blackthorn and Carmanhall Roads.

Since the first analysis of the site, the location presents an opportunity to design a building that establishes a landmark for the community and reactivates the area.

The site structure naturally calls for a marker at the end of Burton Hall Road and the intersection of Blackthorn and Carmanhall Roads constitutes a potential entrance to the site. (See Diagrams 1 and 2)

It is an objective of the County that the former Avid site is developed with higher height than the sites adjoining.



BUILDING HEIGHT
 Sandyford Urban Framework Plan - Drawing 3

- 3-5 Storey Height
- 4 Storey Height
- 6 Storey Height
- 7 Storey Height
- 8 Storey Height
- 5-10 Storey Height



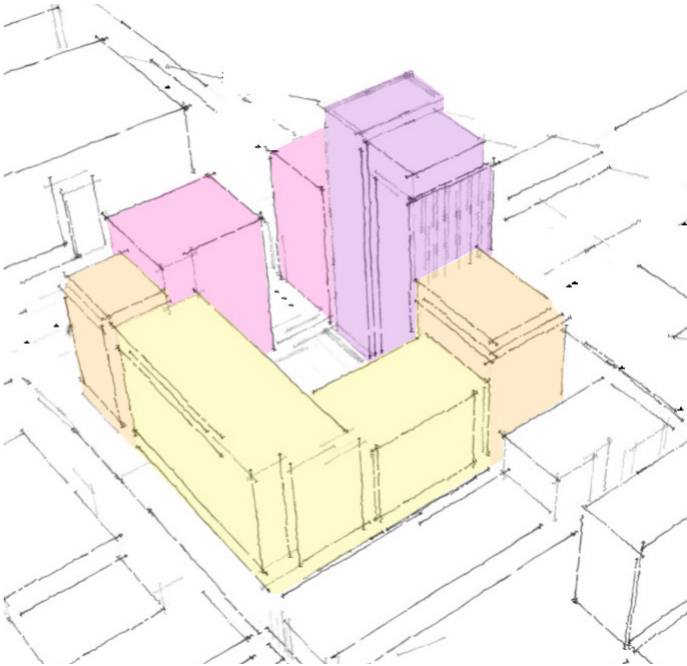
PROPOSED HEIGHT STRATEGY

DEVELOPMENT STRATEGY

02. HEIGHT FURTHER CONSIDERATION

Although the design lines, considered appropriate for the site, are maintained, the Height Strategy is revised. There is a gradual height drop from the North East building marker to the volumes in contact to the Adjoining Sites. The different volumes are rationalised to respond to their condition:

- 17 storey. The volume at the end of Burton Hall Road is designed to be a landmark to create a long vista
- 11 storey. The two volumes at each side of the pocket park to the North-East side of the site are entrance markers and are located at the junction of two main roads, Carmanhall and Blackthorn Roads
- 9 storey. The South and North side of the building are volumes fronting Carmanhall and Blackthorn road and are a transition between the higher and lower scale
- 6 to 8 storey. The West side of the Building is sensitive to the adjoining sites and are designed with a lower scale in order not to create a negative impact on them



DEVELOPMENT STRATEGY

02. HEIGHT FURTHER CONSIDERATION

The treatment and height of the landmark volume at the end of Burton Hall Road is revised to present two elements, stepping up towards the entrance corner.

It is submitted that these revisions present a more coherent streetscape composition, within which the landmark building sits more comfortably and which provides a stronger road corner entrance treatment and a clear definition to the new public open space fronting Blackthorn and Carmanhall Roads.

The proposed landmark volume is positioned to sit at the intersection of these axes, with the intention of forming a focal point, visually aligned at the end of Burton Hall Road.

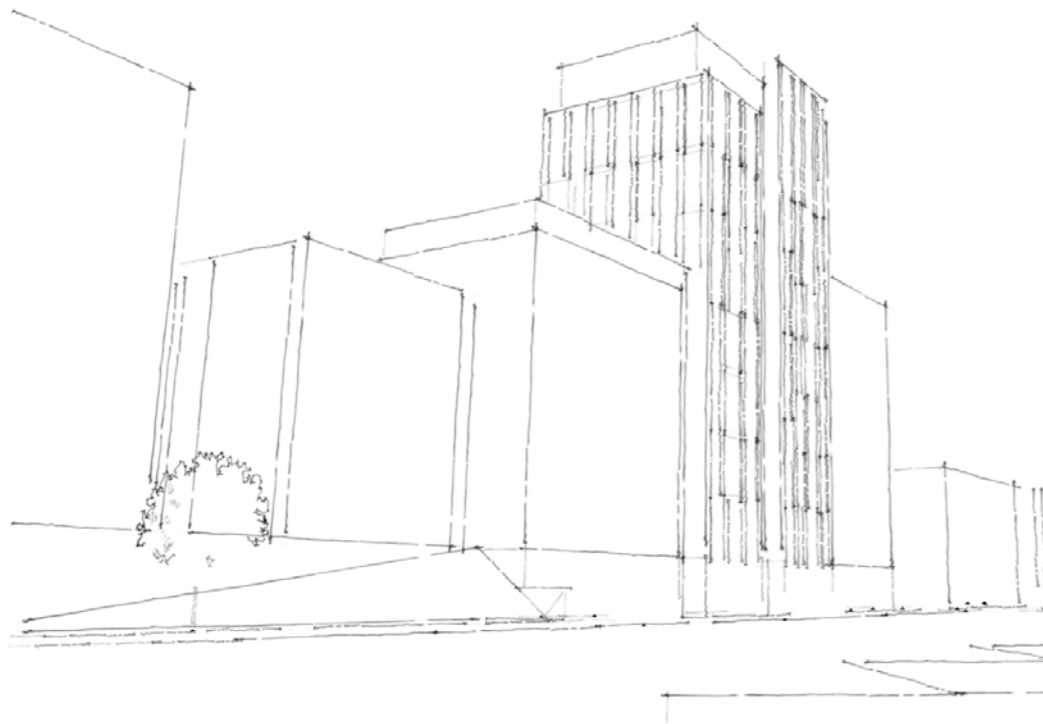


Diagram 3

The landmark volume thus provides a clearly aligned visual signal of the development, when seen from Blackthorn Road approaching in both directions. (See Diagrams 3 and 4)

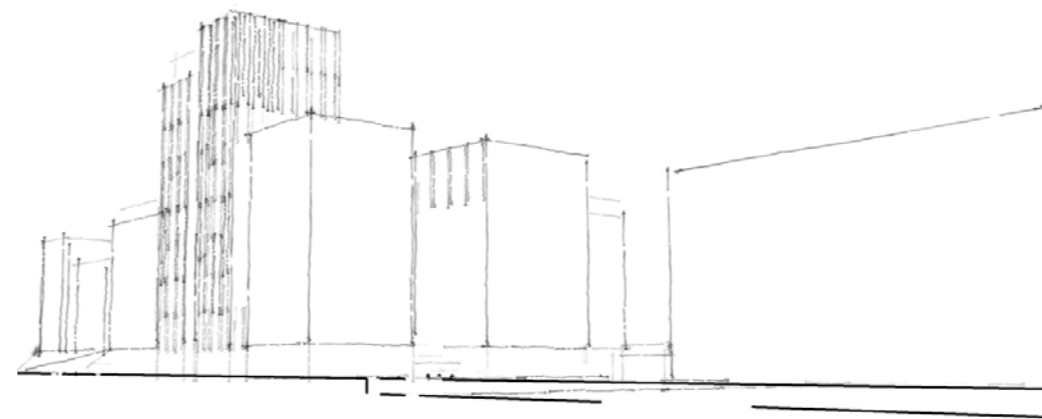


Diagram 4

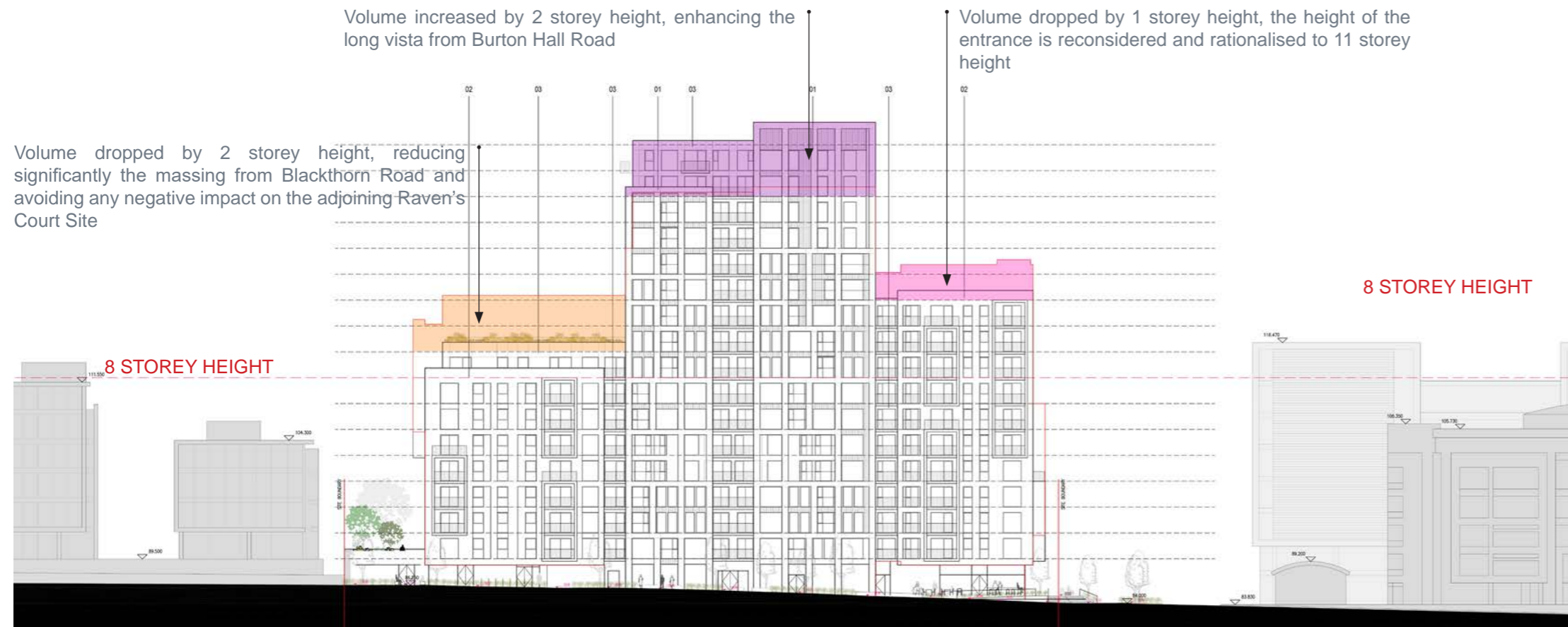


Pre-Planning Proposed South-East Elevation - Blackthorn Road

DEVELOPMENT STRATEGY

02. HEIGHT FURTHER CONSIDERATION

1. Blackthorn Road



Revised Proposed South-East Elevation - Blackthorn Road

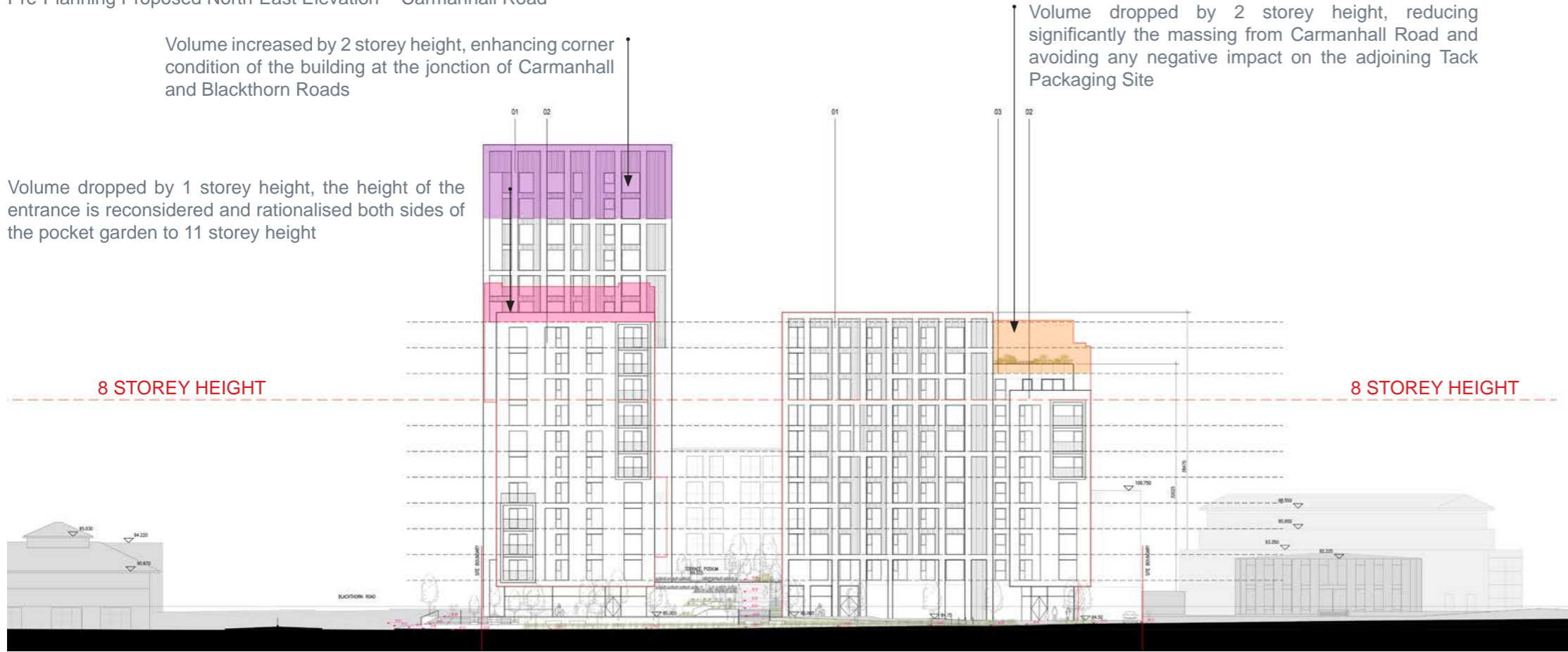


Pre-Planning Proposed North-East Elevation - Carmanhall Road

DEVELOPMENT STRATEGY

02. HEIGHT FURTHER CONSIDERATION

2. Carmanhall Road



Revised Proposed North-East Elevation - Carmanhall Road

DEVELOPMENT STRATEGY

02. HEIGHT FURTHER CONSIDERATION

2. Carmanhall Road



Revised Proposed North-East Elevation - Carmanhall Road

Planning and Development (Housing) and Residential Tenancies Act 2016
Notice of Pre-Application Consultation Opinion

Case Reference:
ABP-307978-20

(...) Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A quantitative and qualitative assessment which provides a breakdown of the number of proposed bed spaces and the details for the provision of residential support facilities and amenity areas used to offset the standards and/or compensatory measures proposed. The submitted information should demonstrate compliance of those details with the various requirements of the 2018 Guidelines on Design Standards for New Apartments including its specific planning policy requirements, in particular SPPR 9.

2.0

Quantitative and Qualitative Assessment

This section is to be read in conjunction with the Housing Quality Assessment issued as part of this Application.

This section provides a breakdown of the number of proposed bed spaces and the details for the provision of residential support facilities and amenity areas used to offset the standards and/or compensatory measures proposed.

Whilst not relevant in the context of the Apartment Guidelines, we note that additional compensatory measures, by way of additional storage space at basement floor level, have also been provided in relation to 29 no. units, 5 no. of which overlap with the 15 no. units not served by private amenity space, which are deficient in the context of ADF (Average Daylight Factor) standards.



Floor Plans - Alternative amenity space

2.0 Quantitative and Qualitative Assessment

Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)

The Apartment Guidelines 2018 provide specific guidance with regards to appropriate standards for internal floor areas and external amenity areas serving apartments. It is a policy requirement that private amenity space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels. It is noted that build-to-rent (BTR) developments have a degree of flexibility with regards to the standards relating to storage and private amenity space as per the following commentary from Specific Planning Policy Requirement (SPPR) No. 8:

SPPR 8 Build-To-Rent

(ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases 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

It is noted that 15 no. apartments (3.5% of total units) within the scheme have no provision of private amenity space. The 15 no. apartments with no provision of private amenity space are provided direct compensatory measures in the form of dedicated storage rooms (2.6 to 9.8 sq.m) at basement floor level and a dedicated shared amenity space (142sq.m) at ninth floor level.

- Units with no provision of private amenity space
- Basement level storage rooms to be provided
- Ninth floor level shared amenity space.

The proposed development provides a total quantum of communal amenity space, for access by all residents of the scheme, extending to 2,600sq.m or 291sq.m in excess of the required quantum – 2,309sq.m.

Item 1 Quantitative and Qualitative Assessment

Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)

The Apartment Guidelines 2018 provide specific guidance with regards to appropriate standards for internal floor areas and external amenity areas serving apartments. As a safeguard to ensure high standards of accommodation are provided, it is a specific requirement that the majority of all apartments in any proposed scheme of 10 or more units shall exceed the minimum floor area standard by a minimum of 10%.

It is noted that build-to-rent (BTR) developments are exempt from this requirement as per the following commentary from Specific Planning Policy Requirement (SPPR) No. 8:

SPPR 8 Build-To-Rent

(iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes

Notwithstanding the exemption from the requirement to ensure the majority of units in the subject proposal exceed the minimum floor area standard by a minimum of 10%, it is noted that 348 no. apartments (81.3% of total units) within the scheme exceed the minimum floor area standard by 10%.

The 15 no. units which have no provision of private amenity space each benefit from floor area in excess of 10% above the minimum floor area standard.

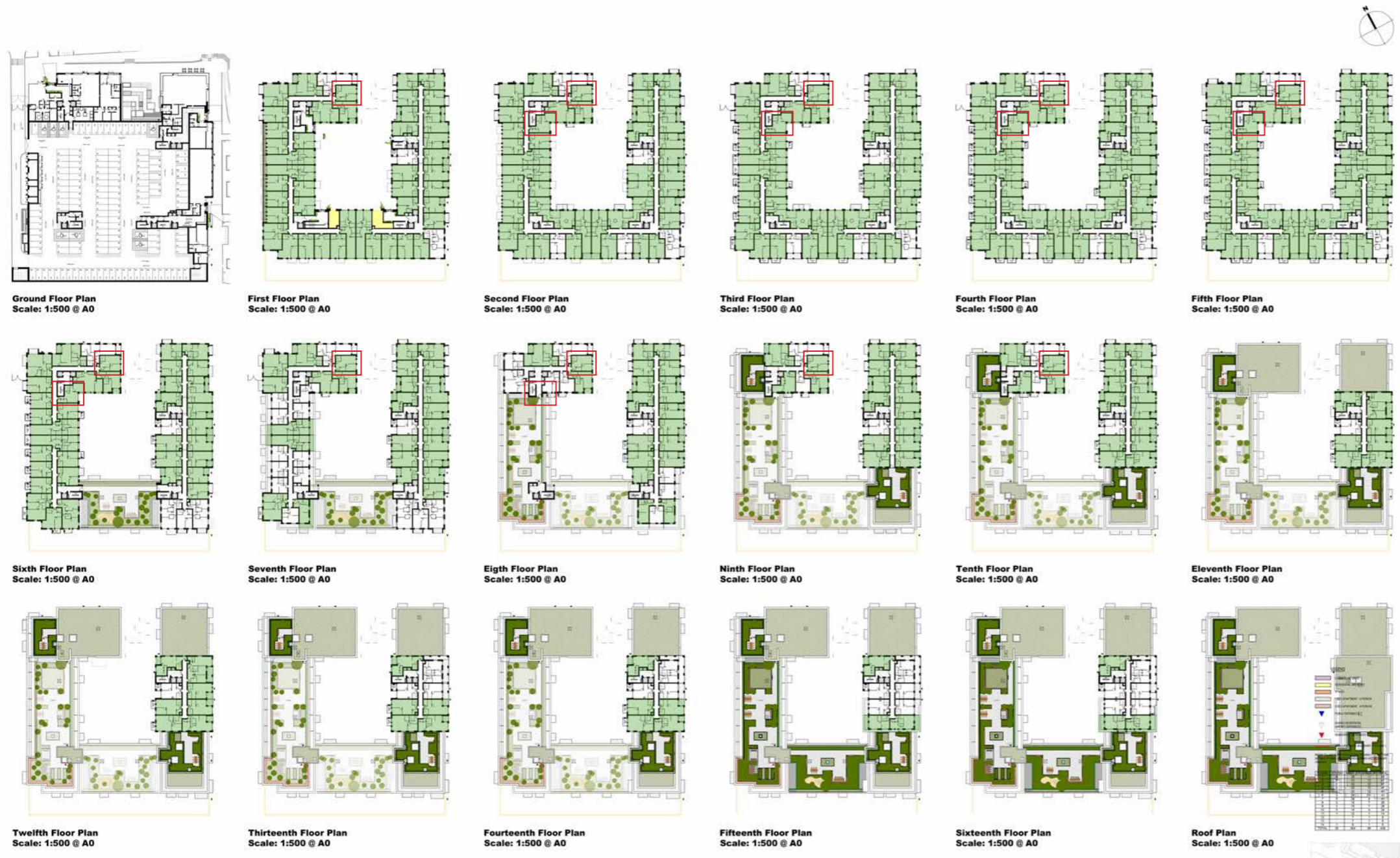
348No. units

81.30%

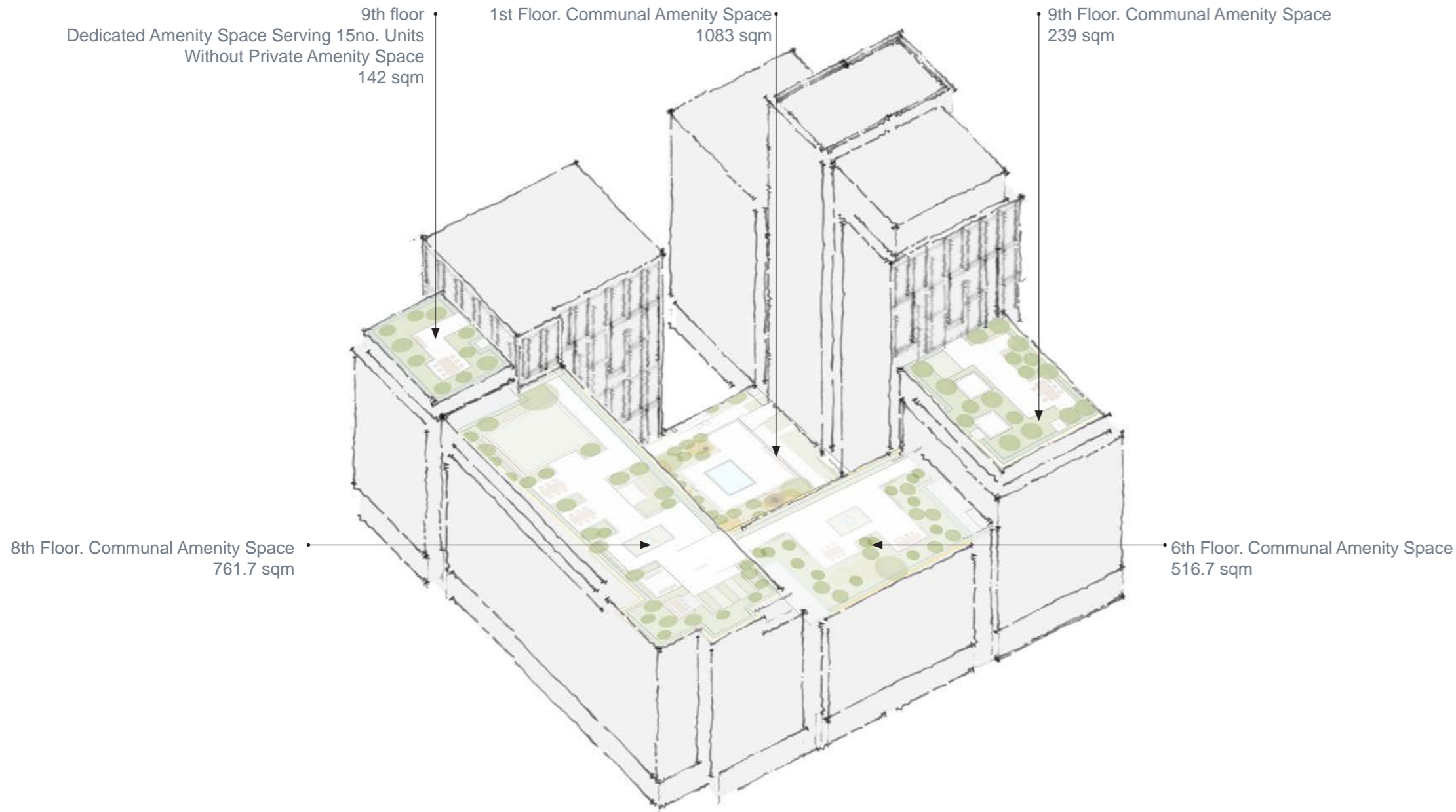
Units exceeding the minimum area standard by 10%

Units exceeding the minimum floor area standard by 10%

Units with no provision of private amenity space



Units exceeding the minimum standard floor area by 10%



Item 1 Quantitative and Qualitative Assessment

Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)

The Apartment Guidelines 2018 provide specific guidance with regards to appropriate standards for communal amenity space serving apartment schemes with the provision and proper future maintenance of well-designed communal amenity space a specific requirement due to its contribution to meeting the amenity needs of residents.

COMMUNAL AMENITY SPACE REQUIRED BY ENTIRE DEVELOPMENT AND PROVIDED

Communal Amenity Space Required by the Development

Unit Mix:

- 41No Studio Apartments
- 285 No 1Bed Apartments
- 10No 2Bed (3 person) Apartments
- 84No 2 Bed (4 person) Apartments
- 8No 3 Bed Apartments

REQUIRED: 2309 sqm

Communal Amenity Space Provided by the Development

- First Floor 1083 sqm
- Sixth Floor 516.7 sqm
- Eighth Floor 761.7 sqm
- Ninth Floor 239 sqm

PROVIDED: 2600 sqm

Dedicated Amenity Space Serving 15 no. Units Without Private Amenity Space

Ninth Floor 142sq.m



Planning and Development (Housing) and Residential Tenancies Act 2016
Notice of Pre-Application Consultation Opinion

Case Reference:
ABP-307978-20

(...) Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

7. A report detailing any compliance proposed for Site Specific Local Objective 113.

3.0

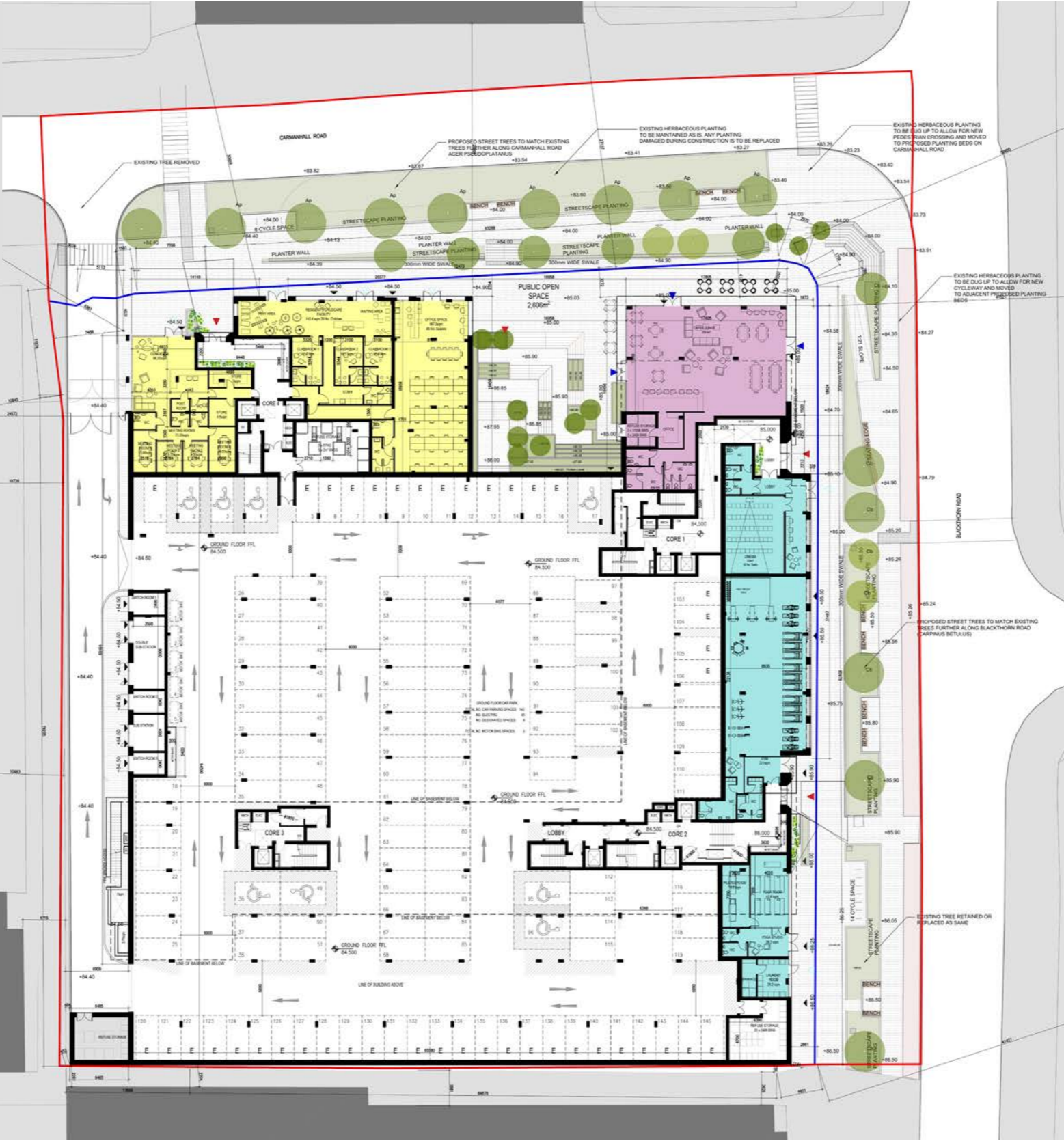
Site Specific Local Objective 113

This section is to be read in conjunction with the Statement of Response to Pre-application Consultation Opinion issued by Hughes Planning & Development Consultants as part of this Application.

County Development Plan 2016 - 2022

SPECIFIC LOCAL OBJECTIVE 113

To facilitate the provision of community infrastructure at ground floor along the eastern outer edge of the Carmanhall residential neighbourhood along Blackthorn Road, to create active street frontage and to ensure the appropriate provision of social and community infrastructure to serve the needs of the resident and employee population.



Item 7 Site Specific Local Objective 113

The extent of facilities offered for shared resident and local community use proposed under the current application extends to 696sq.m.

The current proposal, as per the illustrated extract from the ground floor plan provides a variety of amenities, in the context of community infrastructure, inclusive of a laundrette, gym, café, yoga studio and cinema room so as to ensure a great extent of interaction and integration between residents of the scheme and the local community on the subject site.

The ground floor plan illustrates resident's amenities (yellow fill) resident's amenities with weekly/sessional community use (pink fill) and shared amenities for resident/community use (blue fill).

Internal Amenity Space	Sq.m	Carification of Use
Concierge & Meeting Rooms	159	For use by Residents only
Meeting/Games Room	66	For use by Residents only
Office Space (Co-Working)	167	For use by Residents only
Childcare Facility	142	For use by Residents only
Café/Lounge	278	For use by Residents (with Local Community Access provided on Weekly/Sessional Basis)
Cinema	105	For use by Residents and Local Community
Gym	214	For use by Residents and Local Community
Yoga Studio	77	For use by Residents and Local Community
Laundry Room	22	For use by Residents and Local Community

We note that the café / lounge facility is to be provided primarily for use by residents of the scheme with access provided on weekly/sessional basis for local community groups and clubs.

- Resident's Amenities
- Resident's Amenities (Specified hours for use by Local Community)
- Shared amenities (For use by residents and local community)

Revised Proposed Amenity Space at GFL

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