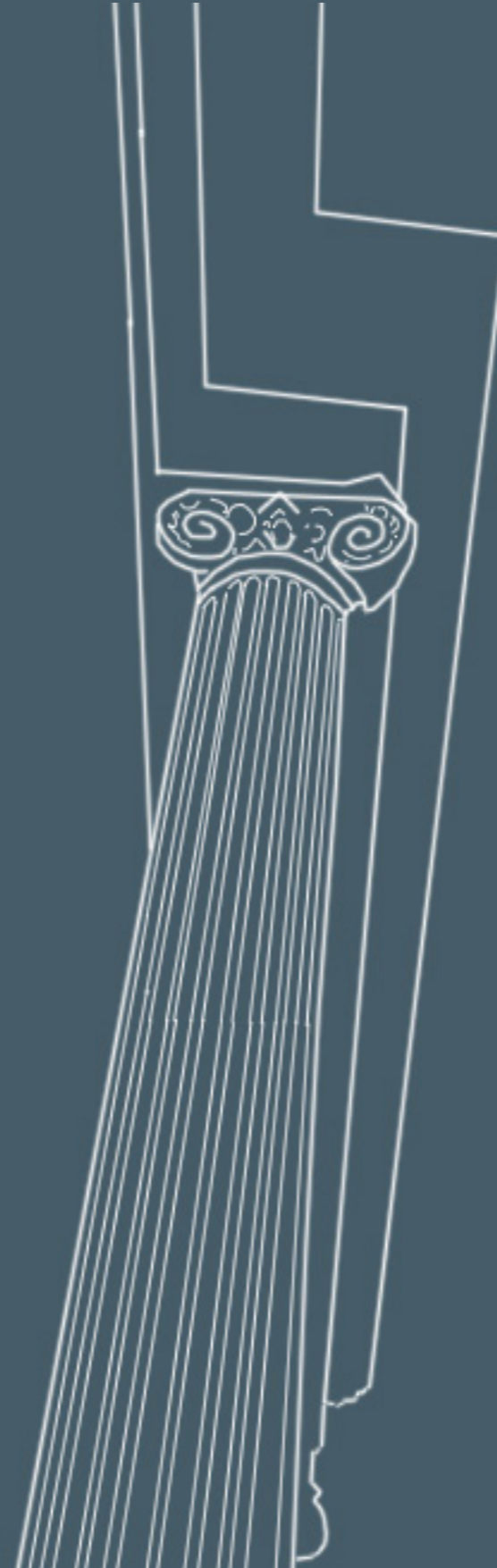


Carmanhall Road SHD

Sandyford, Dublin 18

Architectural Design Statement





CONTENT

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DESIGN TEAM

| | |
|---|---|
| Developer | Atlas GP Ltd. |
| Architects | Burke-Kennedy Doyle Architects |
| Planning consultants | Hughes Planning Consultants |
| Landscape design | Niall Montgomery & Partners |
| Structural engineers | AECOM |
| Civil/Traffic engineers | AECOM |
| M&E engineers | IN2 |
| Environmental engineers | Golders |
| Fire & Disability Consultant | Maurice Johnson & Partners |
| Microclimate | B-Fluid Ltd |
| Archeology | Franc Myles |
| Visuals | Renderare / Digital Dimensions / Macroworks |
| Property management | Aramark |
| Quantity Surveyor | KSN |



Site Plan

00. INTRODUCTION
00.01. SITE LOCATION

The site is located on the former 'Avid Technology International' site on the junction of Blackthorn Road and Carmanhall Road in the Sandyford Industrial Estate in Dublin 18, at the western end of Burton Hall Road. The site is well connected to transport links such as the M50 motorway, the Luas (Stillorgan and Sandyford Luas stops located approximately 350m north-east of the site), and a number of bus routes such as the no. 11, 47, 75, 114 and 116. The surrounding industrial estate has seen much redevelopment in recent years with a shift from the previous low-rise, low-density manufacturing sites to medium-high rise and high density technology and office sites.

The site is approximately 0.73 hectares and is located on the southwestern corner of the intersection of Carmanhall Road and Blackthorn Road.

It is intended that 0.3 hectares of land outside the ownership line will be developed as streetscape/public realm upgrades subject to consent of Dun Laoghaire-Rathdown County Council.

The site was previously occupied by a double storey office building and associated carpark (demolished under previous granted permission Ref: D16a/0158). A permission has previously been granted on the site for a 7 to 9 storey and 122 No. units Student Accommodation (Planning Ref PL06D.303467).



Aerial view looking North



Aerial view looking West



Aerial view looking South



Aerial view looking East

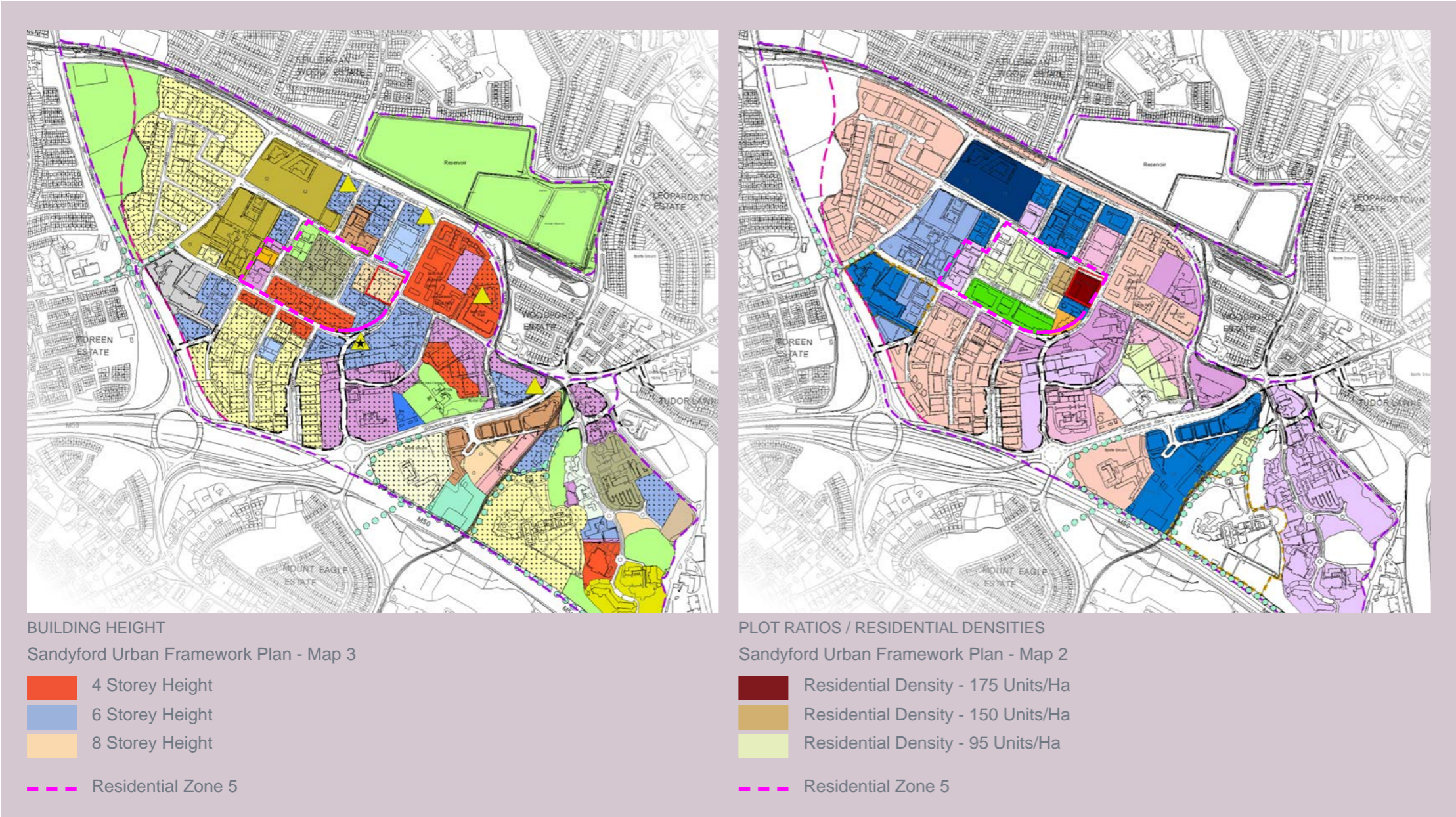
Aerial Views

00. INTRODUCTION
00.02. PLANNING CONTEXT

Dun Laoghaire Rathdown County Development Plan 2016-2022 and Appendix 15: Sandyford Urban Framework Plan

The height (8 no. storeys) and density (175 no. units per hectare) limits contained within the Sandyford Urban Framework Plan, are considered outdated and do not reflect compact and sustainable development within existing built-up areas.

The proposed development is appropriately located in a prominent position within a mature employment/residential area in close proximity to existing high-quality public transport services.



- Carmanhall Road SHD
- Proposed and Granted Residential Developments
- Existing Residential Buildings

RB Central Rockbrook
The O'Toole Partnership Architects
 5 to 14 storey
 GRANT PERMISSION (SHD)
 Ref: ABP30440519

Tivway Residential
HJL
 5 to 17 storey
 GRANT PERMISSION (SHD)
 Ref. PL06D.305940

00. INTRODUCTION
 00.03. OTHER RESIDENTIAL DEVELOPMENTS IN THE AREA

The heights of the Residential Built Developments and recent Residential Development Granted Permissions in the Area are studied.





PREVIOUSLY GRANTED PERMISSION
REF: D16A/0158

Mixed Use Development
GF+7 storey
147 No. Apartments
181 units/ha



00. INTRODUCTION
00.04. PREVIOUS APPLICATIONS ON THE SITE

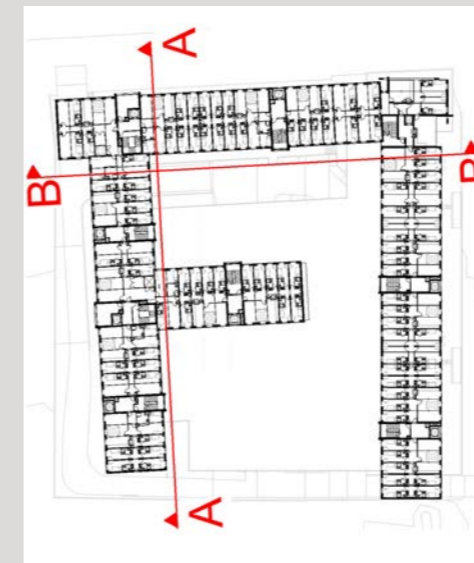
PREVIOUSLY GRANTED PERMISSION
REF: D16A/0158

Permission granted by Dun Laoghaire-Rathdown County Council on 1st September 2016 for a development comprising the demolition of existing buildings and the construction of 147 no. apartments with associated resident's facilities (inclusive of 216 sq.m. crèche; 46 sq.m. gymnasium; 93 sq.m. media suite; and 141 sq.m. café) in 2 no. blocks of 5-8 storey height with 151 no. vehicular and 158 no. cycle parking spaces.



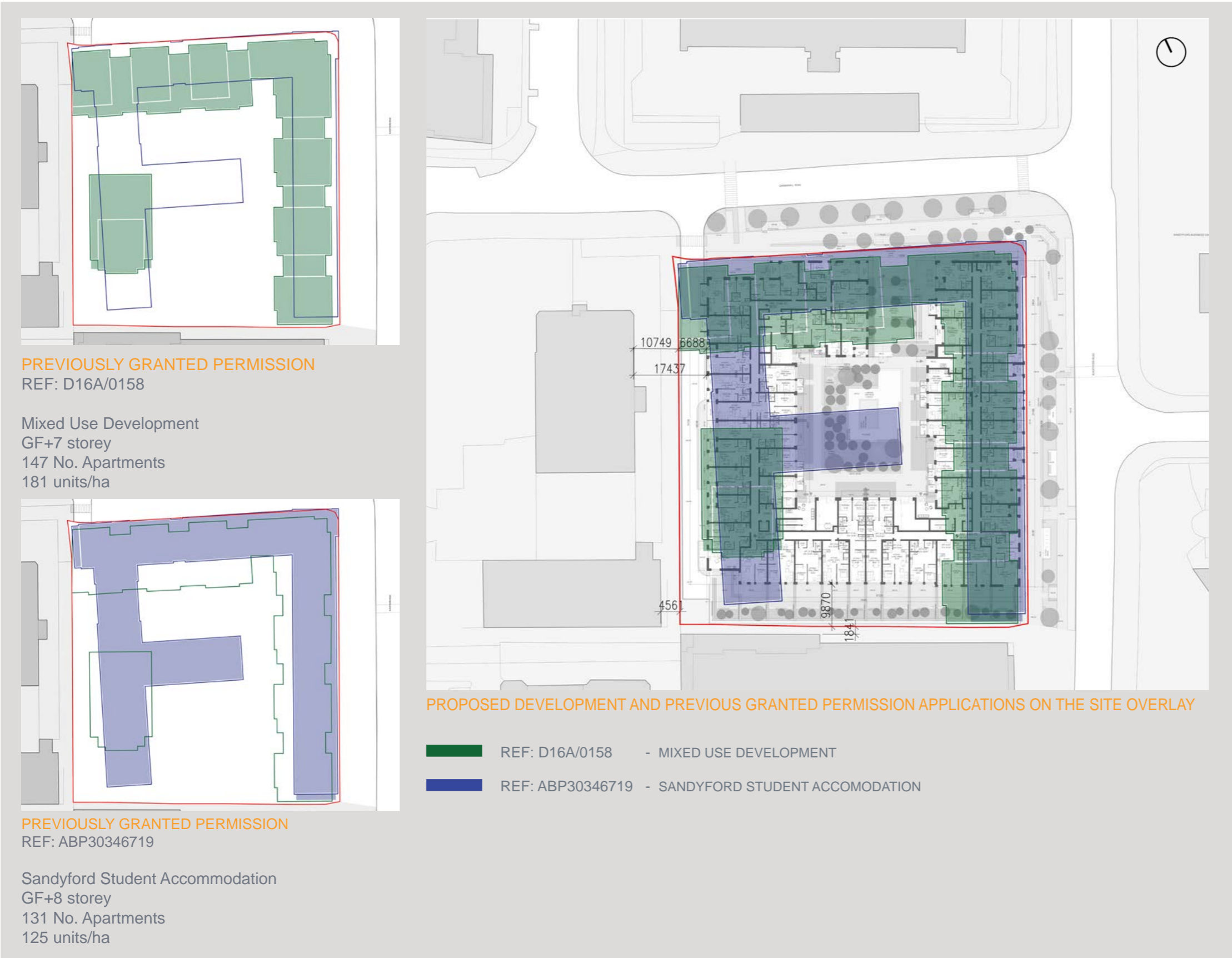
PREVIOUSLY GRANTED PERMISSION
REF: ABP30346719

Sandyford Student Accommodation
GF+8 storey
131 No. Apartments
125 units/ha



PREVIOUSLY GRANTED PERMISSION
REF: ABP30346719

Permission granted by An Bord Pleanála on 30th April 2019 for a student accommodation development comprising the construction of 122 no. apartments, providing 817 no. student bed spaces, with associated resident's facilities (inclusive of 101sq.m entrance/reception; 297sq.m gym; 119 sq.m café/lounge and 85sq.m a laundrette) in 1 no. block of 7-9 storey height with 57 no. vehicular and 586 no. cycle parking spaces.



00. INTRODUCTION
00.04. PREVIOUS APPLICATIONS ON THE SITE

The following plans are a comparison between the previously granted permissions and the proposed development building lines and their relationship with the adjoining sites.

PREVIOUSLY GRANTED PERMISSION
REF: ABP30346719

The Inspector's Report refers to the relationship with the adjoining sites as follows:

'While I accept that the subject application does not include any assessment of overshadowing, wind and microclimate on adjoining sites, I consider that, overall the proposed development will not result in any significant undue impacts on the site to the west such as would warrant a refusal of permission or necessitate major modifications to the proposed scheme.'

The current proposal is accompanied by shadow, wind and microclimate studies and has been designed to ensure there is no undue impact on adjoining sites as a result of the development of the site.



Proposed first floor plan

| | | |
|-----------------------------|-----|-------|
| STUDIO APARTMENTS | 41 | 9.6% |
| 1 BED APARTMENTS | 285 | 66.6% |
| 2 BED (3 Person) APARTMENTS | 10 | 2.3% |
| 2 BED (4 Person) APARTMENTS | 84 | 19.6% |
| 3 BED APARTMENTS | 8 | 1.9% |
| TOTAL NUMBER OF UNITS | 428 | 100% |

| | | |
|----------------------------------|-----|-------|
| NUMBER OF DUAL ASPECT UNITS | 150 | 35% |
| NUMBER OF UNITS IN EXCESS OF 10% | 348 | 81.3% |

| | |
|----------------------------------|------|
| COMMUNAL EXTERNAL SPACE REQUIRED | 2309 |
| COMMUNAL EXTERNAL SPACE PROVIDED | 2600 |
| PRIVATE EXTERNAL SPACE REQUIRED | 2309 |
| PRIVATE EXTERNAL SPACE PROVIDED | 3321 |

Description of the proposed development

The proposed development consists of a mixed use development over basement. The residential use is proposed as a “Build to Rent” scheme of 428 no. residential units with associated resident support facilities and resident services and amenities. Of the 428 no. residential units, 41 no. are studio apartments, 285 no. are one bedroom units, 10no. are two bedroom units 3 person, 84 no. are two bedroom units 4 person and 8no. are three bedroom units.

1,233 sqm of other uses are proposed within the development including meeting rooms and office space, childcare facility, café/lounge, cinema, gym, yoga/pilates studio, laundry and other residential amenity uses. The proposed development will also provide a public open space that will activate the neighbourhood. Building height ranges from six storeys to seventeen storeys. Communal terraces, roof gardens and balconies will be provided.

The basement will include additional residential storage (408sqm), 772 no. cycle parking spaces, and associated repair areas, plant and services. The Ground Floor will provide for 145 no. car parking spaces and bin storage for the residents. There is a provision of 22 no. cycle parking spaces for short stay and local community uses at street level.

Universal Design Statement



UNIVERSAL DESIGN STATEMENT

The proposed Strategic Housing Development has endeavoured to comply with the principles of Universal Design throughout the scheme.

This is to provide access and use of the development regardless of age, size, ability, or disability. "Building for Everyone: A Universal Design Approach", "Universal Design Guidelines for Homes in Ireland" and Technical Guidance Document M have been utilized throughout the design process and has influenced the design of the scheme.

The scheme has been influenced by the principles of Universal Design through the following features:

- To provide amenities that meet design requirements to allow people of all ages, sizes, abilities and disabilities to work, shop and enjoy recreation locally or to travel with ease;
- To facilitate a mix of apartment types, sizes and tenures that allow all sections of society to remain part of the community and use its facilities throughout the life cycles;
- To provide alternatives to the private car through siting proximate to public transport and local services.
- To support the local pedestrian and cycling environment and provide ample cycle parking facilities;
- To provide accessible open space for all kinds of activity;

Each apartment has been influenced by the principles of Universal Design through the following features where possible:

- Apartments are easily accessible via both the basement and ground level areas for bicycle and vehicular parking
- The approach to all principle entrances is level or gently sloping when applicable, or where stepped access is provided via the pocket park, full compliance to Part M will be achieved.
- All entrances are illuminated, have level access over the threshold as well as a covered main entrance.
- Communal stairs provide easy access and when apartments are reached by a lift, the lift is fully accessible.
- The width of internal doorways and hallways conform to Part M.

- There is space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.
- Walls in the bathroom and WC are capable of taking adaptations such as handrails.
- All apartments have entry level WC facilities in compliance with Part M.
- The design and specification provides a reasonable route for a potential hoist from a main bedroom to the bathroom.
- Bathrooms have been designed for ease of access to the bath, WC and wash basin.
- Living room windows are easy to open/operate.
- Switches, sockets, ventilation and service controls are provided at a height usable by all.

Building for Everyone: A Universal Design Approach
Centre for Excellence in Universal Design

Universal Design Guidelines for Homes in Ireland
Centre for Excellence in Universal Design



Technical Guidance Document M
Department of Housing, Local Government and Heritage



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage

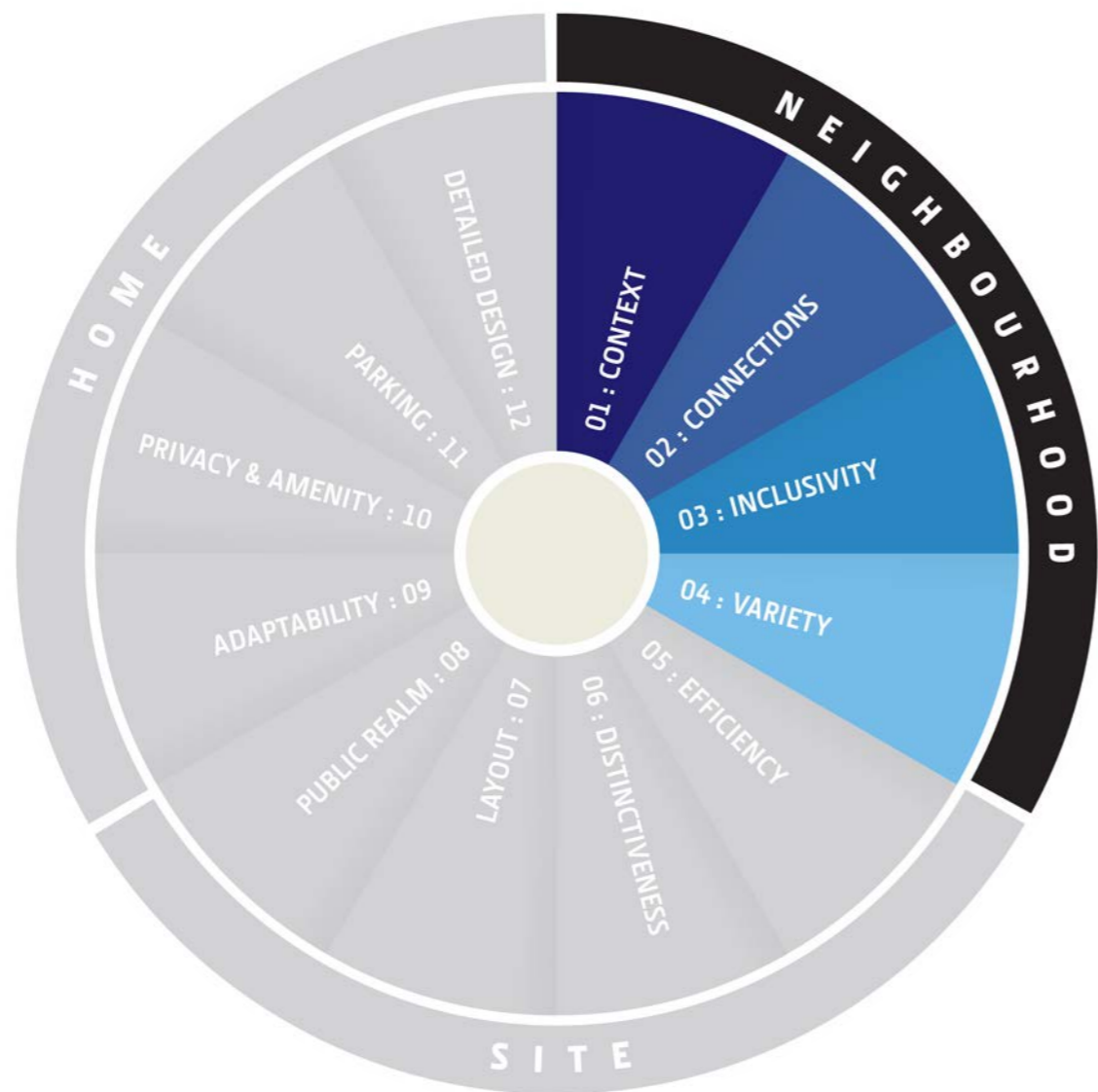


This Design Statement responds to the 'Urban Design Manual - A Best Practice Guide' (DoEHLG, 2009), which provides best practice advice on the practical implementation of the policies contained in the 'Sustainable Residential Development in Urban Areas' guidelines. It's focus is on creating well-designed sustainable neighbourhoods that will stand the test of time.

The guide contains twelve criteria split into three sections - Neighbourhood, Site and Home.

The following section sets out in detail how the proposed development responds to these twelve criteria.

| | |
|---|----------------------|
| 01 CONTEXT How does the development respond to its surroundings? | NEIGHBOURHOOD |
| 02 CONNECTIONS How well connected is the new neighbourhood? | |
| 03 INCLUSIVITY How easily can people use and access the development? | |
| 04 VARIETY How does the development promote a good mix of activities? | |
| 05 EFFICIENCY How does the development make appropriate use of resources, including land? | SITE |
| 06 DISTINCTIVENESS How do the proposals create a sense of place? | |
| 07 LAYOUT How does the proposal create people friendly streets and spaces? | |
| 08 PUBLIC REALM How safe, secure and enjoyable are the public areas? | |
| 09 ADAPTABILITY How will the buildings cope with change? | HOME |
| 10 PRIVACY AND AMENITY How does the scheme provide a decent standard of amenity? | |
| 11 PARKING How will the parking be secure and attractive? | |
| 12 DETAILED DESIGN How well thought through is the building and landscape design? | |



Neighbourhood

“When asked why they choose to live in a particular location, most people will usually say ‘the area’. People want to live in places where there is a good range of amenities and facilities located within easy reach – such as high quality landscapes and open space, retail and leisure opportunities, good schools and childcare facilities, and good transport links to places that they need to get to. All of these things – and more – constitute a good neighbourhood, the fundamental building block of a sustainable community.

A good neighbourhood is one where people can easily satisfy daily needs whilst feeling safe as they do so. The most successful neighbourhoods are well connected – to employment centres or places people spend their leisure time. They are places where people can live at any stage of their lives – regardless of physical ability or social status. Successful neighbourhoods also tend to have a wide variety of things to do within them and have a strong connection to the area in which they sit – be it historical, cultural or visual.

The following criteria are designed to promote thinking about how a housing development will lead to a successful neighbourhood.

In larger developments, the proposal itself may contain many individual neighbourhoods and for smaller scale development, consideration will need to be given to how the proposal contributes towards keeping – or even making – an existing neighbourhood successful.”

Extract from Urban Design Manual

01 **CONTEXT**
How does the development respond to its surroundings?

Planning Context

It is an objective of the Council to provide for the creation of Sustainable Residential Neighbourhoods, and preserve and protect residential amenity in Zone 5 of the Sandyford Business District.

Zone 5 consists of areas where residential development should be the primary land use and the environment should be designed to be conducive to the development of sustainable residential neighbourhoods. Three distinct areas have been identified within the Sandyford Business District, each with potential for its own character.



Sandyford Bussiness Estate - Residential Zone 5

--- Residential Zone 5



View 3: Blackthorn Road



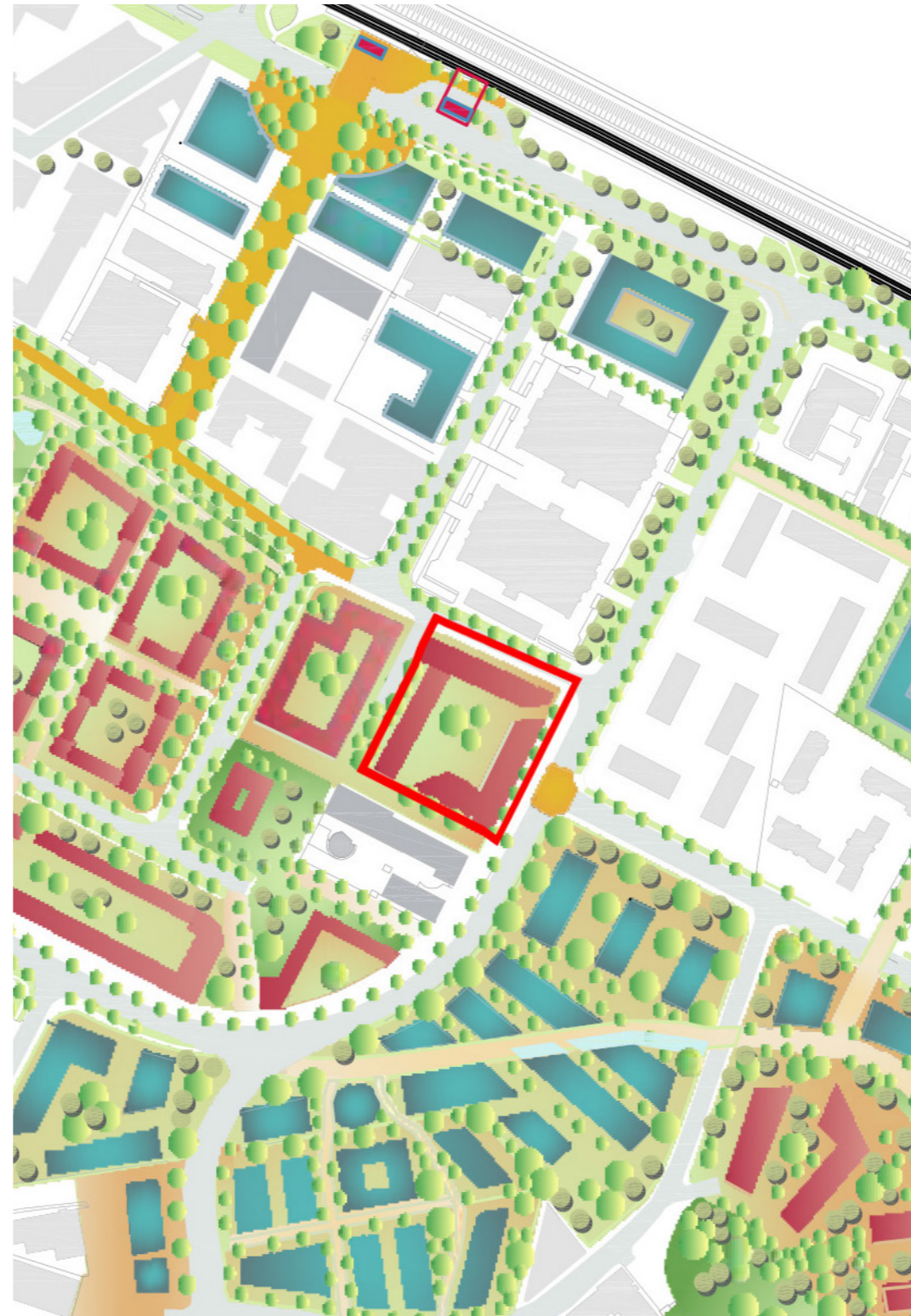
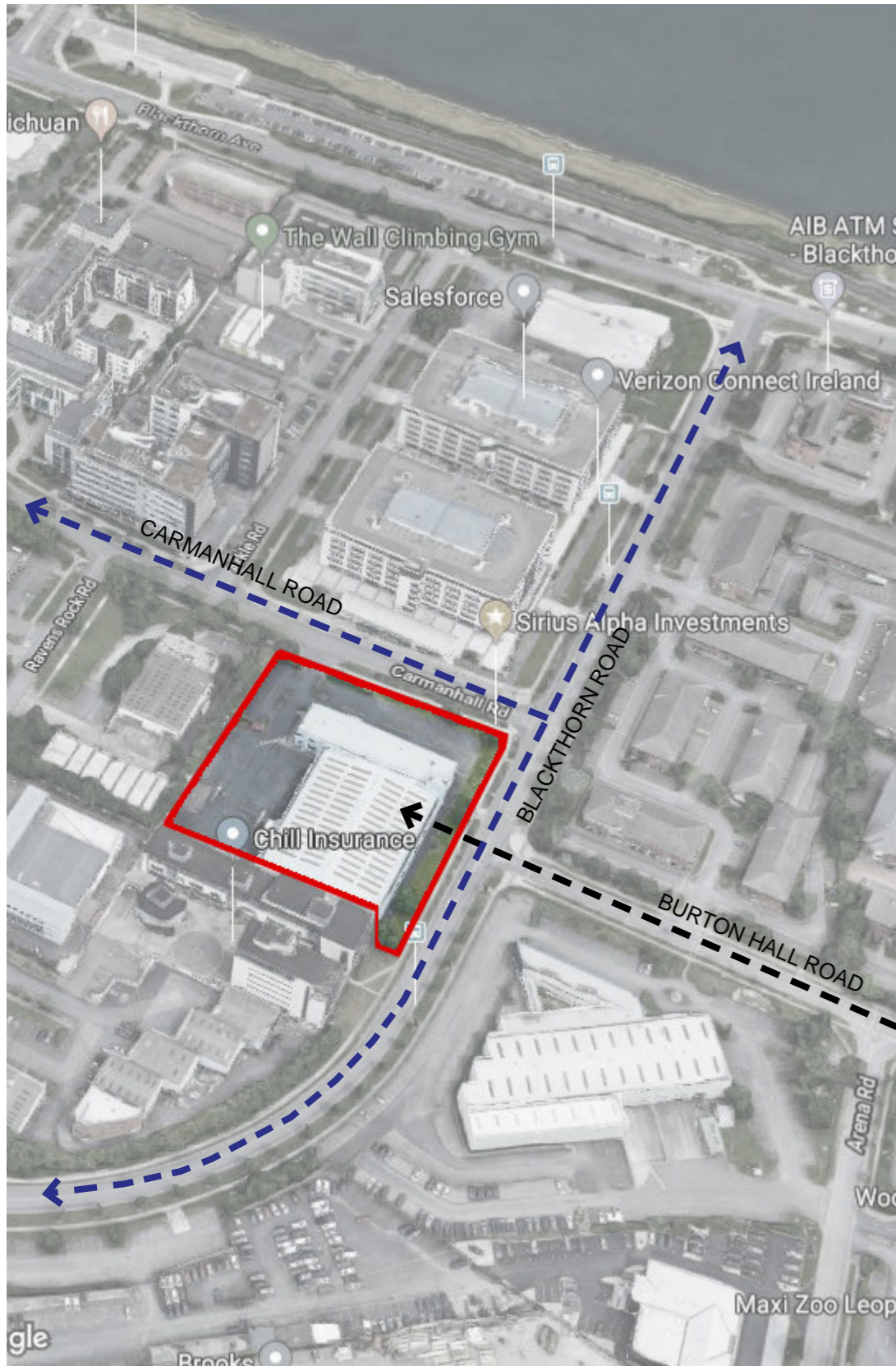
View 2: Carmanhall Road

Sandyford Relevant LAP Objectives

- Objective A2 1 It is an objective of the Council to ensure the residential neighbourhoods are developed at a density that is in accordance with the density provision set out in Map 2.
- Objective A2 2 It is an objective of the Council to require the provision of indoor community facilities as part of residential development schemes and in accordance with the Land Use Zoning Objectives (Appendix 1 of this Plan).
- Objective A2 3 It is an objective of the Council to require all residential development within Zone 5 to benefit from public open space in accordance with the requirements set down in the Dún Laoghaire-Rathdown County Development Plan.
The applicant shall set out clearly in any proposed development how this requirement is being addressed. Where the Planning Authority agrees that it is not possible to provide meaningful and useable public open space or where a specific local objective requires, the applicant shall provide indoor community facilities (e.g. community rooms, indoor active recreational uses for residents), or a financial contribution in lieu of open space, the nature of which should be agreed with the Planning Authority at pre-planning stage.
- Objective A2 4 It is an objective of the Council to require all residential developments to provide private open space in accordance with the requirements set down in the Dún LaoghaireRathdown County Development Plan.
- Objective A2 5 It is an objective of the Council to require a set back of the building line along Carmanhall Road to protect the existing sylvan character and to provide a buffer.

01 CONTEXT

How does the development respond to its surroundings?



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

- Open Space
- Residential

County Development Plan 2016 - 2022

APPENDIX 15

3.5 Design Principles and Character Areas

3.5.4. Zone 5 – Sustainable Residential Neighborhoods

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.

> Carmanhall Road which forms the base line for this residential neighbourhood is considered essential in enhancing connectivity and linking the different retail, commercial and residential aspects of Sandyford Business District.

> This residential neighbourhood **shall be contained by tall buildings at either end of Carmanhall Road** where the building line along the southern side of Carmanhall Road shall be set back to provide a linear greenway. This linear greenway will widen into a substantial Civic Park located at the junction of Corrig Road and the north west of Carmanhall Road. It is envisaged that the Park together with the greenway will provide high amenity open space for both the local residents and employees alike.

> The urban form shall provide a strong, animated and active outer edge, with commercial uses at ground floor level, to the residential neighbourhood fronting onto Blackthorn Road. This outer edge whilst promoting routes and permeability will act as a buffer to the inner residential area and the green areas of this neighbourhood.

The proposed development is consistent with the above objectives in as far as it provides a substantial quantum of residential units, a range of indoor community facilities and a generous private and communal open space area. Furthermore, the building set backs from Carmanhall and Blackthorn Roads provide landscaping/seating areas that will protect the landscape character of the area and enhance all-day activity for the development.

01 CONTEXT

How does the development respond to its surroundings?

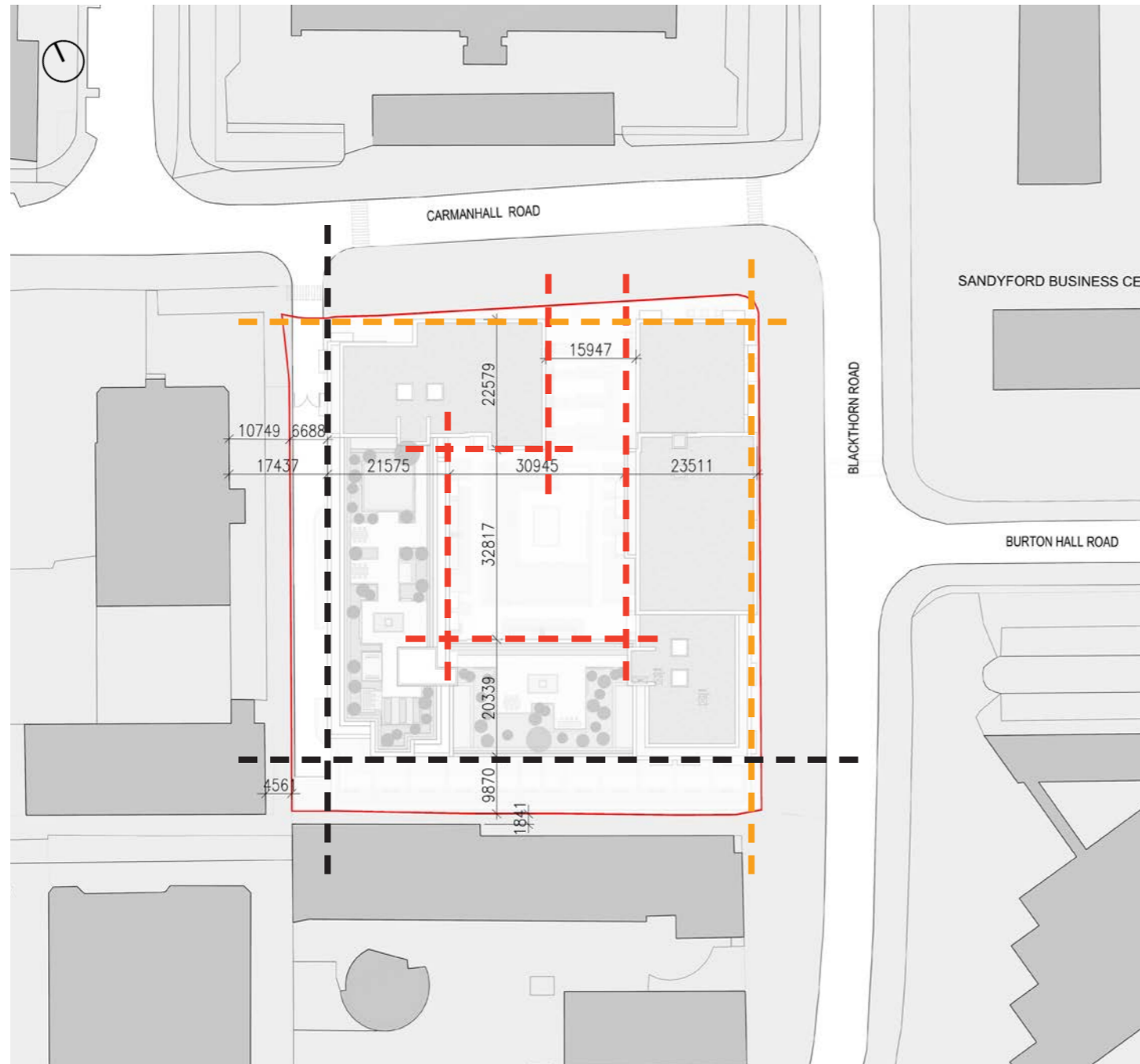


DIAGRAM 01 - BUILDING LINES

A massing appropriate to the proposed uses has been set up reinforcing the pedestrian desired lines and adjusted in response to the existing context.

- — — Line 1 - Set back from the North-West boundary to allow vehicular access to the site
- — — Line 2 - Set back from the South-West boundary for resident's privacy
- — — Line 3 - Distance sufficient to provide privacy and daylight quality
- — — Lines 4 and 5 - Maximum efficiency of the site with appropriate distances to North-East and South-East boundaries

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 appropriate 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.

01 **CONTEXT**
How does the development respond to its surroundings?

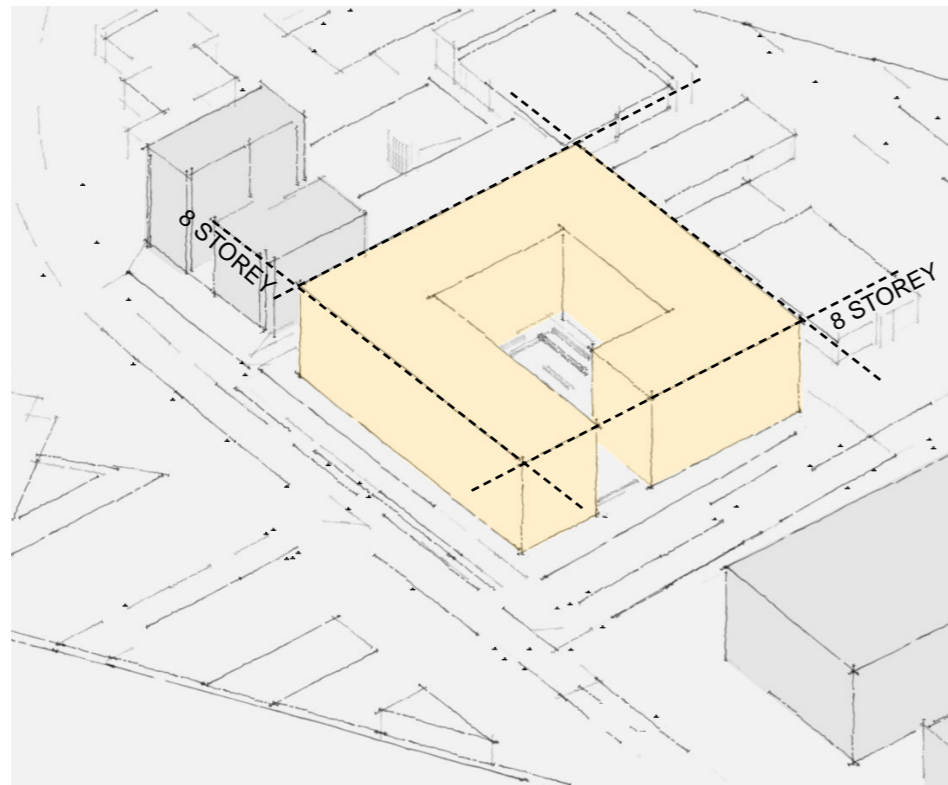


DIAGRAM 02 - **MASSING**

An initial massing was established, based on the subject site zoning for 8-storey development

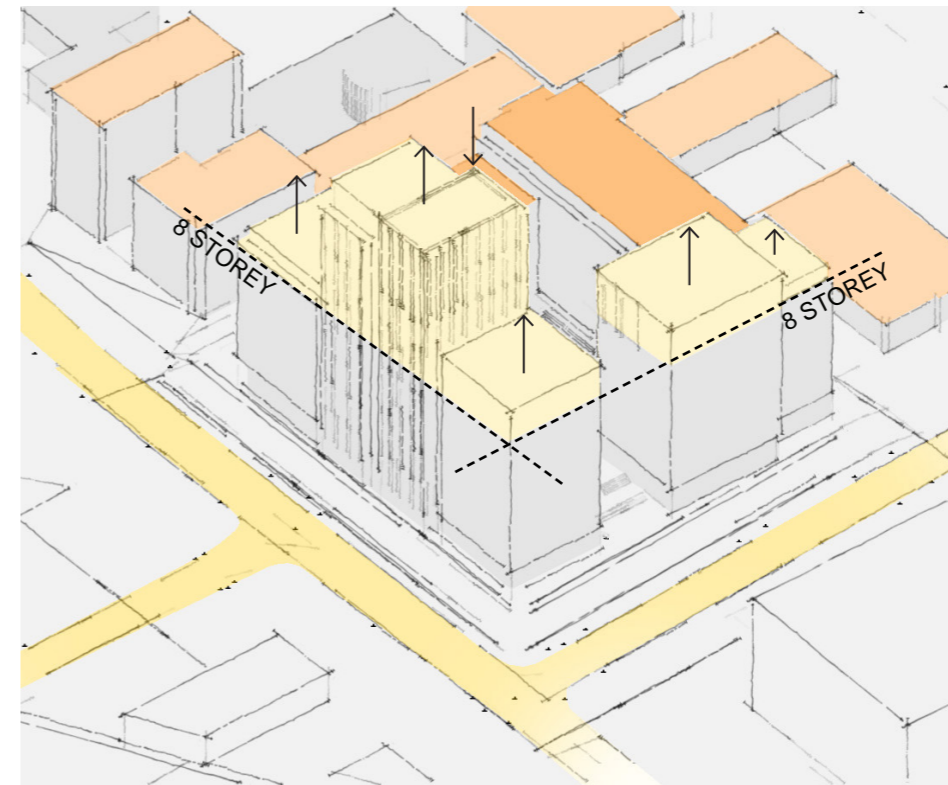


DIAGRAM 03 - **HEIGHTS**

Volumes to step down and up in response to context and site restrictions

01 CONTEXT

How does the development respond to its surroundings?

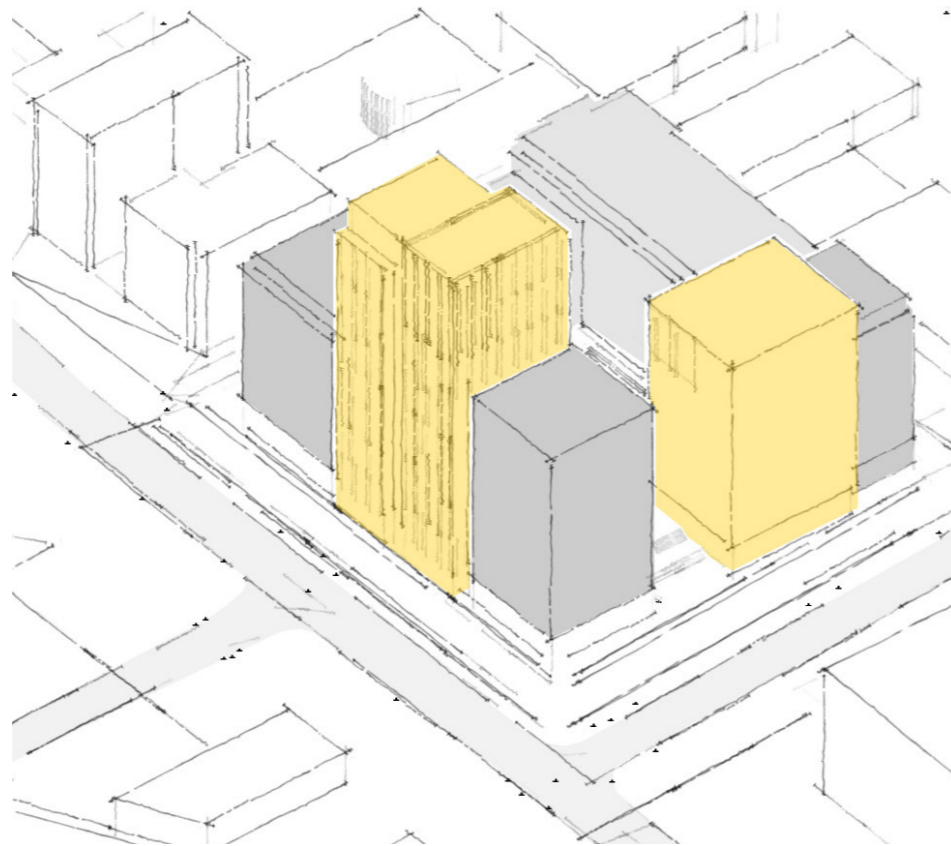


DIAGRAM 04 - Markers

Two significant marker elements are proposed:

1. The key milestone at the end of Burton Hall Road.
2. A volume highlighting the entrance to the site to serve as a point of reference for residents and visitors.

The two marker elements are proposed for the scheme to act as way finders, to allow users and visitors to recognise these new spaces as they approach the site.



DIAGRAM 05 - VERTICAL EMPHASIS

Articulated volume fronting Burton Hall Road forms a marker to close the long vista.

01 CONTEXT

How does the development respond to its surroundings?

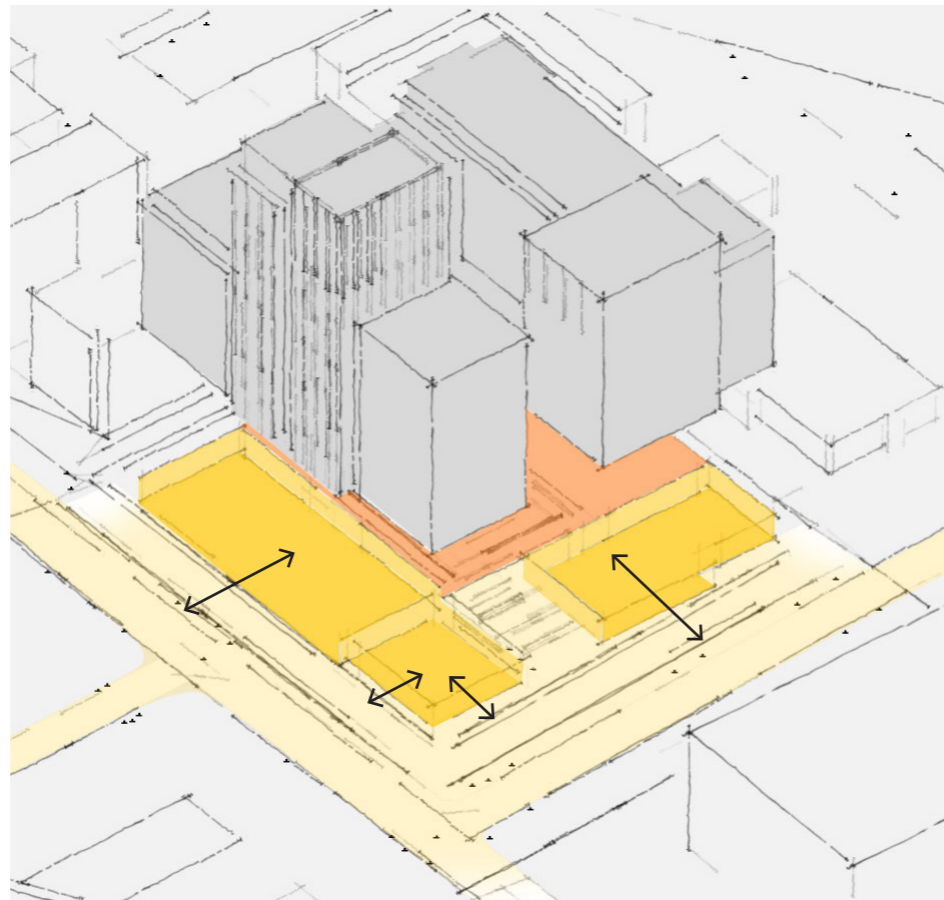


DIAGRAM 06 - ACTIVE FRONTAGE

Response to the Sandyford Urban Framework Plan objective:

• *To encourage a diverse range of uses including employment based uses, retail and retail services, civic, cultural, leisure, health, educational and other services appropriate in scale commensurate with the role of Sandyford Business District as a 'Place' to work and live.*

The development provides all-day activity along the full frontages to Carmanhall and Blackthorn Roads with the location of uses at Ground Floor level:

- Residential amenities fronting Carmanhall and Blackthorn Roads
- Car Parking Use is concealed and set back towards the south-west part of the site

County Development Plan 2016 - 2022

SITE SPECIFIC LOCAL OBJECTIVE 113

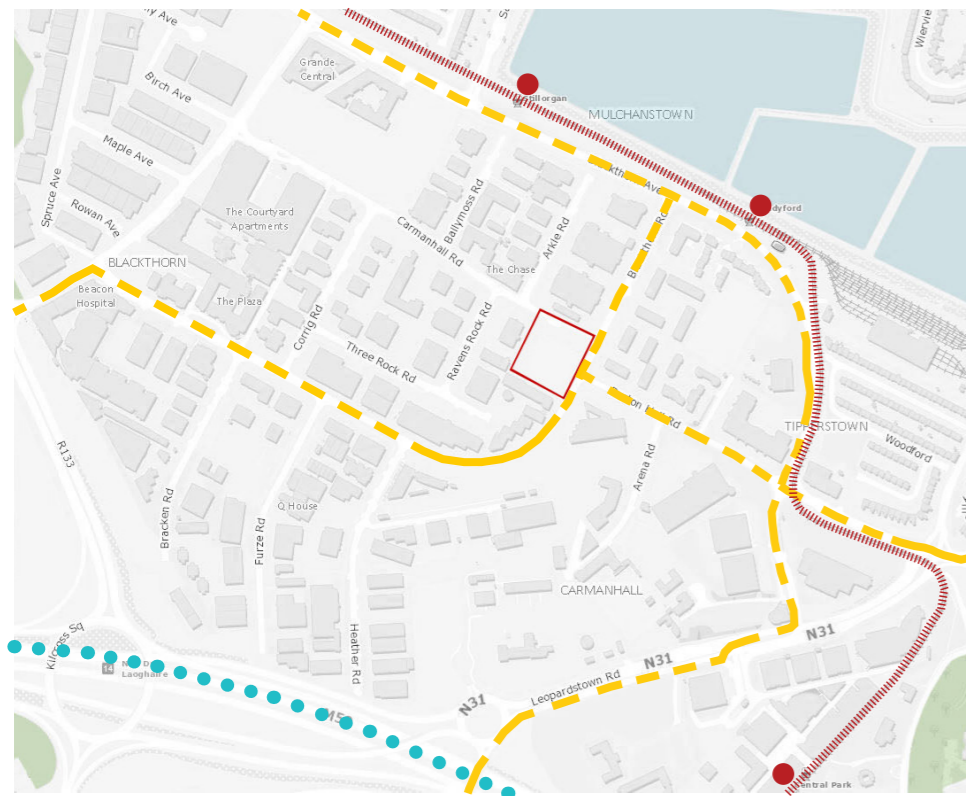
To facilitate the provision of community infrastructure at ground floor along the eastern outer edge of the Carmanhall residential neighbourhood along Blackthorn Road, to create active street frontage and to ensure the appropriate provision of social and community infrastructure to serve the needs of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

The site is located on the outer edge of the Zone 5 residential area, fronting Blackthorn Road. The uses at Ground Floor will create active street frontage and provide a transition between the residential area and the opposing employment based areas along Blackthorn Road.

These Amenities are directly accessed from both Carmanhall and Blackthorn Roads and provide appropriate provision of social and community infrastructure to serve the needs of the residential and employee population.

The location of these indoor community facilities has been determined in accordance with urban design principles and having regard to the protection of residential amenity.

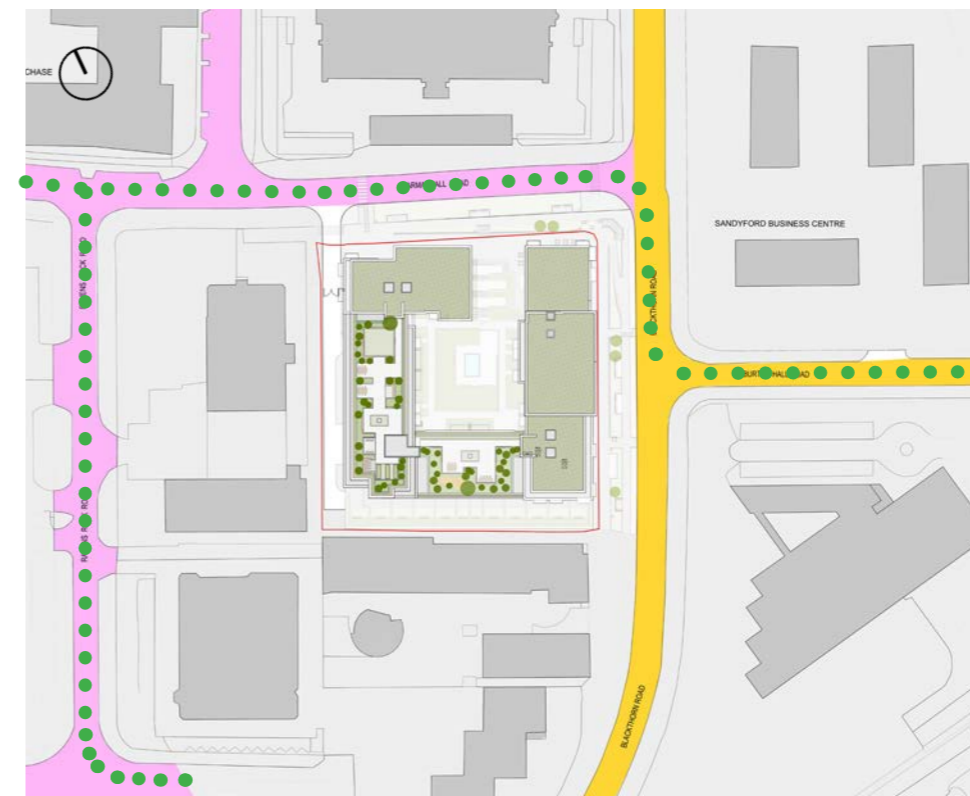
02 CONNECTIONS
How well connected is the new neighbourhood?



The site is located in the heart of the Sandyford Industrial Estate, at the west end of Burton Hall Road at the junction of Blackthorn Road and Carmanhall Road.

The site is well connected to transport links such as the M50 motorway, the Luas (Stillorgan and Sandyford Luas stops located approximately 350m north-east of the site), and a number of bus routes such as the No. 11, 47, 75, 114 and 116.

The surrounding industrial estate has seen much redevelopment in recent years with a shift from the previous low-rise, low-density manufacturing sites to higher density residential, technology and office developments.



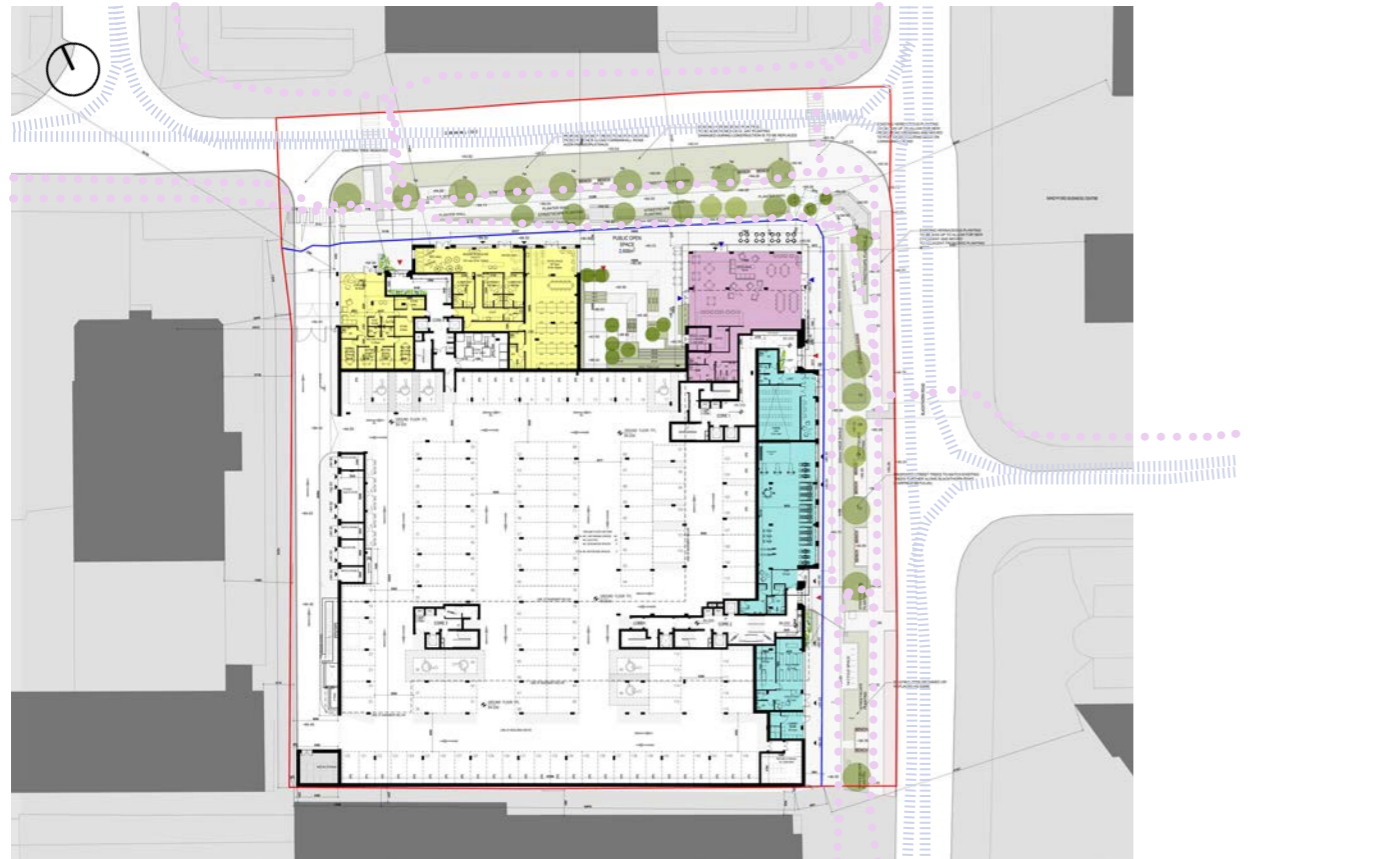
Blackthorn Road and Burton Hall road are two of Sandyford Industrial Estate's more heavily trafficked local (level 1). The County Development Plan 2016-2022 objectives includes a Green Cycle/Pedestrian Route along Carmanhall road (level 4 local road) and Burton Hall road.

- M50
- Bus
- - - - - Luas
- Luas stops
- Local Road-Level 1
- Local Road-Level 4
- Green Cycle/Pedestrian Route

02 CONNECTIONS

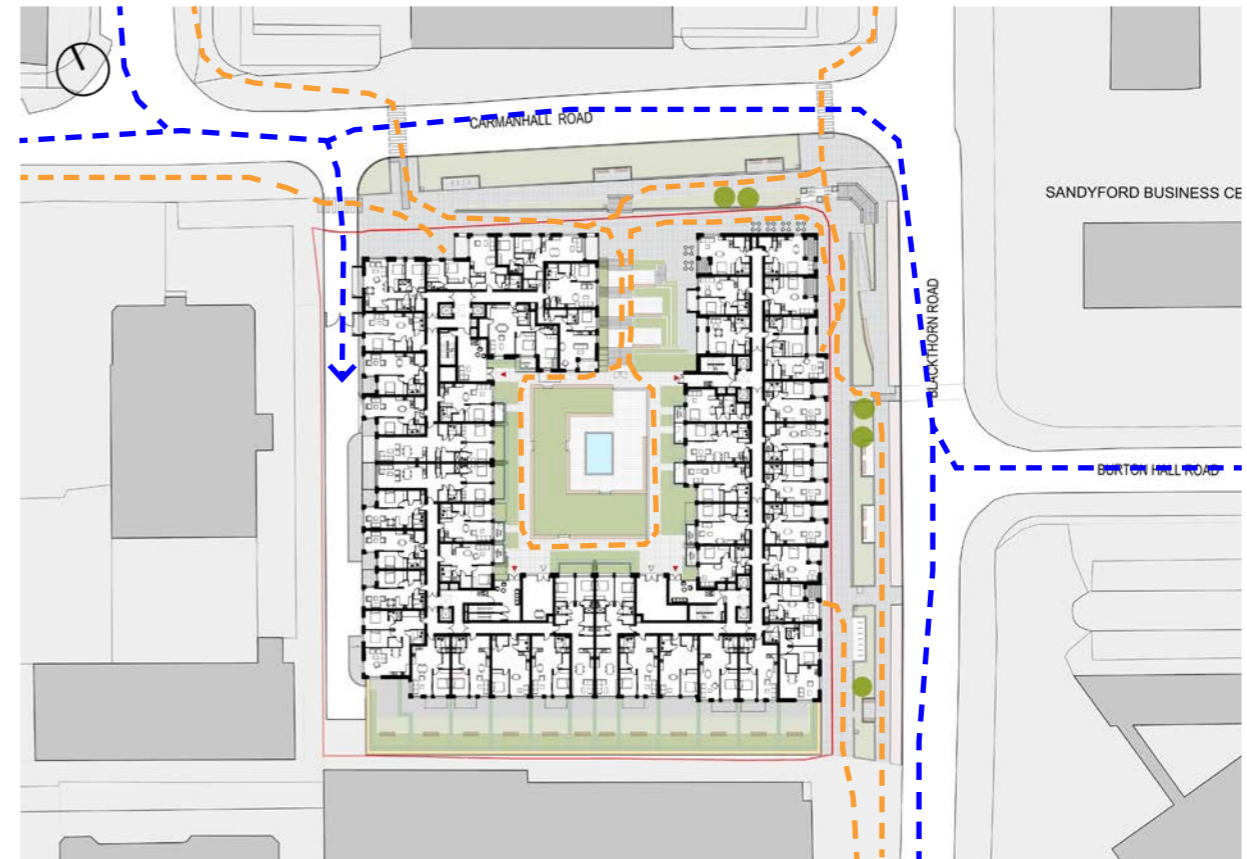
How well connected is the new neighbourhood?

The proposed active frontage along the junction of Blackthorn Road and Carmanhall Road is intended to encourage local pedestrian circulation and linkages to public transport.



Proposed Ground Floor - Public's Circulations

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



Proposed First Floor - Resident's Access

- Resident's Vehicular Access
- Resident's Pedestrian Access

The proposed scheme activates the neighbourhood including enhanced pedestrian ways connecting Carmanhall and Burton Hall Roads. Vehicular circulation within the site is limited to cars for residents and service vehicles.

Bicycle parking is provided at ground level to facilitate guest and non-residential users. Residents have designated secured bicycle parking at basement level, with associated ancillary space as part of the scheme amenities.

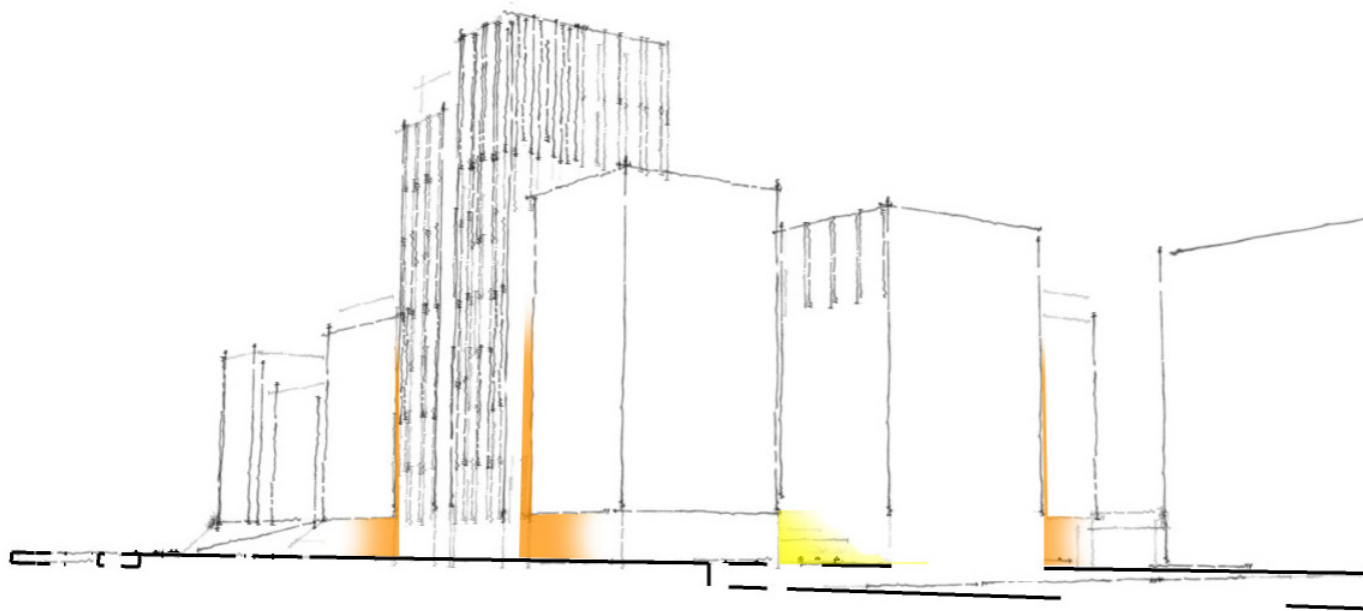
The mix of uses on site in such a well-connected location, ensures the need for cars is minimised, allowing more space in the scheme for public space and residents interaction.

The design ensures security by the mix of uses along the two adjoining roads, providing a large proportion of active frontage and the passive supervision provided by the residential units above.

The design of an enclosed communal amenity space over podium and the public space associated with both roads maximises the opportunity for good passive supervision of the public realm and shared spaces, and minimises the opportunities for unsupervised areas where anti-social behaviour can occur.

03 INCLUSIVITY

How easily can people use and access the development?



While the proposed scheme removes all residential units from Ground Floor and allocates them at first floor, the residents can access the building from both Carmanhall Road and Blackthorn Road at street level via generous entrance hallways.

The design of the entrances has been carefully addressed to ensure strong legibility along both roads from the distance.

The 'pocket garden' landscape feature includes terraced steps accessing the courtyard amenity space for residents use. This is in addition to providing ground floor universal access.

The landscape design for the public open space ensures a comfortable and gradual accessible pedestrian route rising up from Blackthorn Road.

The layout proposes locating part of the residents' communal amenity spaces in the roof gardens at 6th, 8th and 9th floors. Those roof gardens are easily accessed by all residents through the courtyard.

The landscape design is based on a Pedestrian Orientated Scheme. It promotes walking and cycling and the provision of amenities to support and connect Residents and Local community.


03 INCLUSIVITY
How easily can people use and access the development?



Proposed Ground Floor - Pedestrian Circulations

-  Resident's Access
-  Pedestrian Circulations

Proposed First Floor - Pedestrian Circulations

-  Resident's Access
-  Pedestrian Circulations

To support the desired public animation and active frontage within the site, a cafe/lounge unit has been included in the scheme.

The mix of units and associated residential amenities has been set to allow for flexibility for future residents' needs.

04 VARIETY

How does the development promote a good mix of activities?

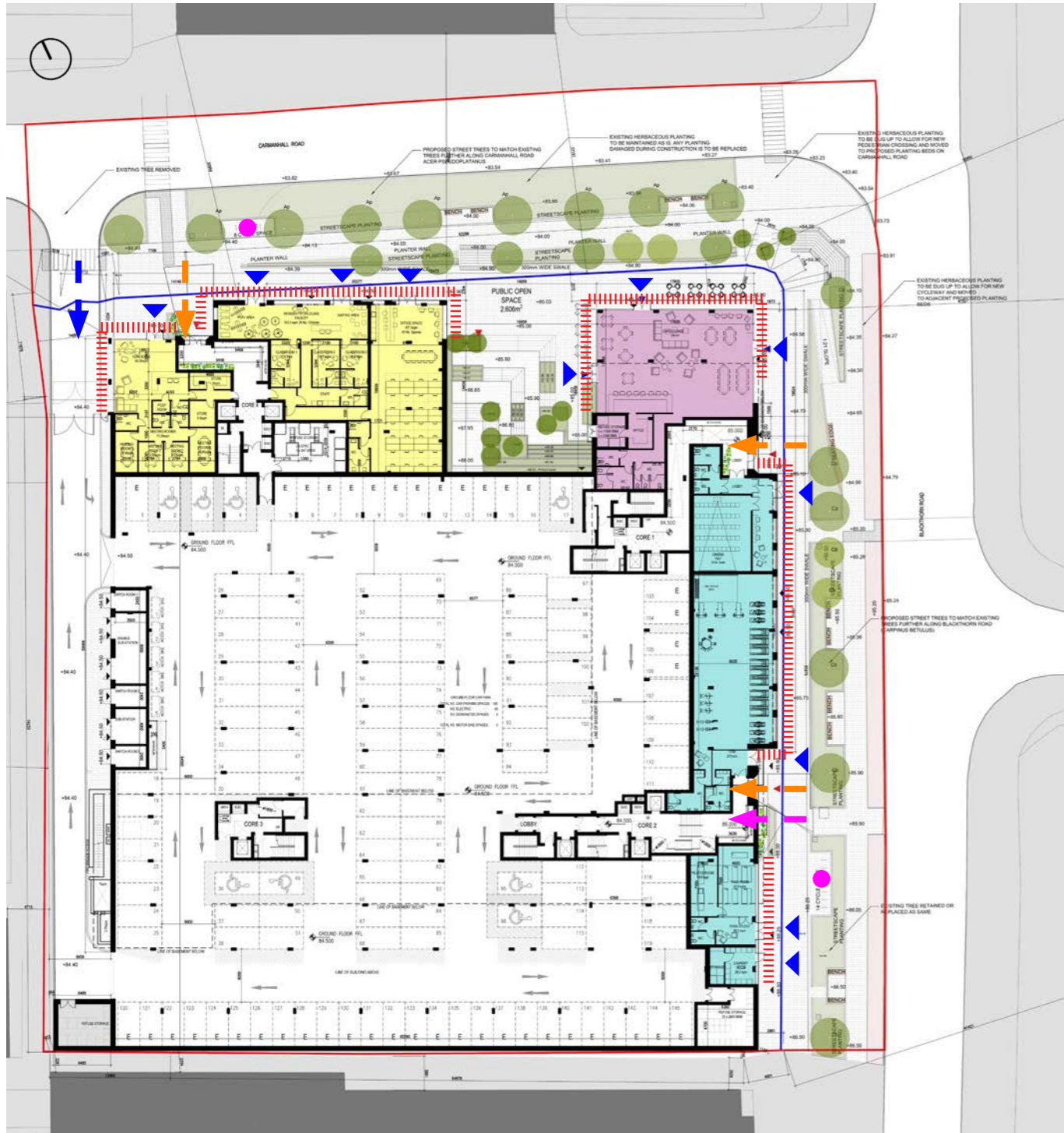


The site is located at the junction of two busy roads and is fronted by active pedestrian routes.

A key factor to ensure that the proposed active frontage is successful has been raising the height of the ground floor and placing the residential units from first floor up.

This creates a permeable new public space, which does not require physical barriers to provide privacy, in the way that residential units at ground floor would.

04 VARIETY
How does the development promote a good mix of activities?



Proposed Ground Floor Plan

- ||||| Active Frontage
- ▼ Amenities Entrances - Residents and Local Community
- Resident's Amenities
- Resident's Amenities (Specified hours for use by Local Community)
- Shared amenities (For use by residents and local community)



The mix of amenity uses at street level integrates the Resident's amenities of the development with a range of other uses that are opened permanently and at specified hours to the wider Local Community, ensuring the interaction of the new residents with their neighbours.

The location of the car park at Ground Floor level has been carefully studied to ensure that the frontage to Carmanhall and Blackthorn road will generate permanent activity during all day.

The configuration of the residential units and the landscape design ensure passive surveillance at ground level, contributing to the sense of security for the end users, and the success of the uses at ground floor.

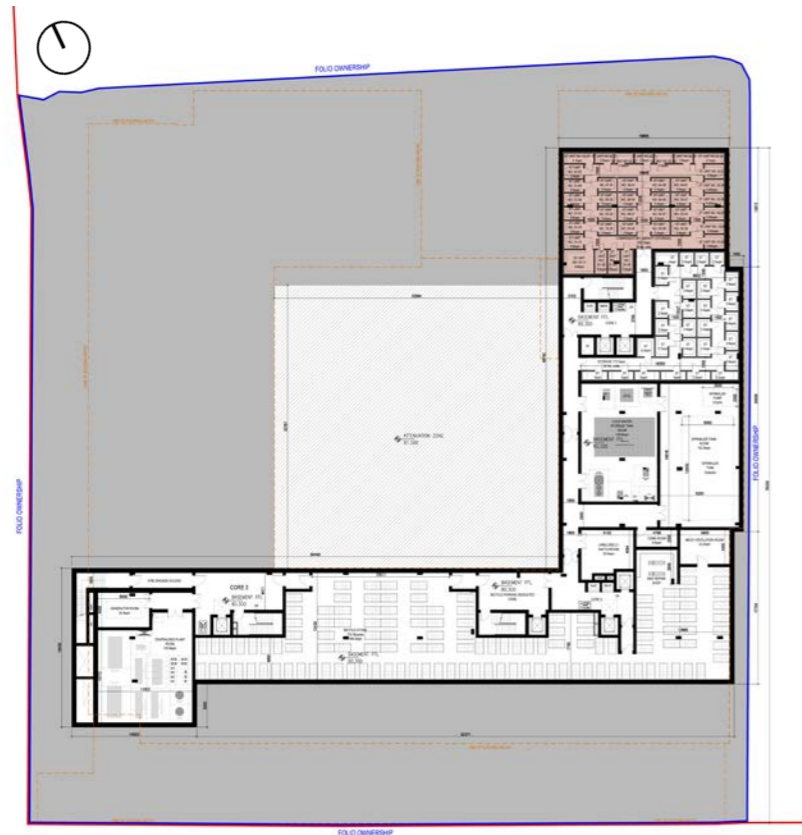
The concierge use proposed has been located to the west boundary, closer to the Tack Packaging Site, and provides the secure access to the vehicular entrance.

Other uses, such as the childcare facility and the cafe lounge, have been placed each side of the pocket garden to ensure the gradients and gathering areas usage.

The rest of the uses, co-working, cinema, gym, yoga studio and laundry spaces, have been located along the busy Carmanhall and Blackthorn roads providing these of Residential rhythms and usages. All units will benefit from the new public space, being able to expand their physical limit by using the adjoining external area .

All this contributes to ensure activity and a sense of place is created within the scheme, for the residents and the wider community. The proposed public realm will provide opportunities for human interaction for all ages, which is currently missing and desired in the area.

04 VARIETY
How does the development promote a good mix of activities?



Proposed Basement Floor Plan

Resident Services and Amenities

| | Area (sqm) | Floor |
|---------------------------------|------------|--------|
| • Meeting Rooms | 71 | Ground |
| • Office Space | 167 | Ground |
| • Resident's Childcare Facility | 142 | Ground |
| • Resident's Meeting/Games | 66 | First |
| • Cafe/Lounge | 278 | Ground |
| • Cinema | 105 | Ground |
| • Gym | 214 | Ground |
| • Yoga Studio | 77 | Ground |
| • Laundry | 22 | Ground |

Total RSA and RSF = 1,233sqm or 2.88 sqm / unit



Proposed Ground Floor Plan

Resident Support Facilities

| | Area (sqm) | Floor |
|------------------------------|------------|----------|
| • Manager's Office/Concierge | 88 | Ground |
| • Bicycle Repair Area | 20 | Basement |



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 and recreational amenities to be provided as part of the BTR development as per the following commentary from Specific Planning Policy Requirement (SPPR) no. 7:

SPPR 7 Build-To-Rent

(b) Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as:

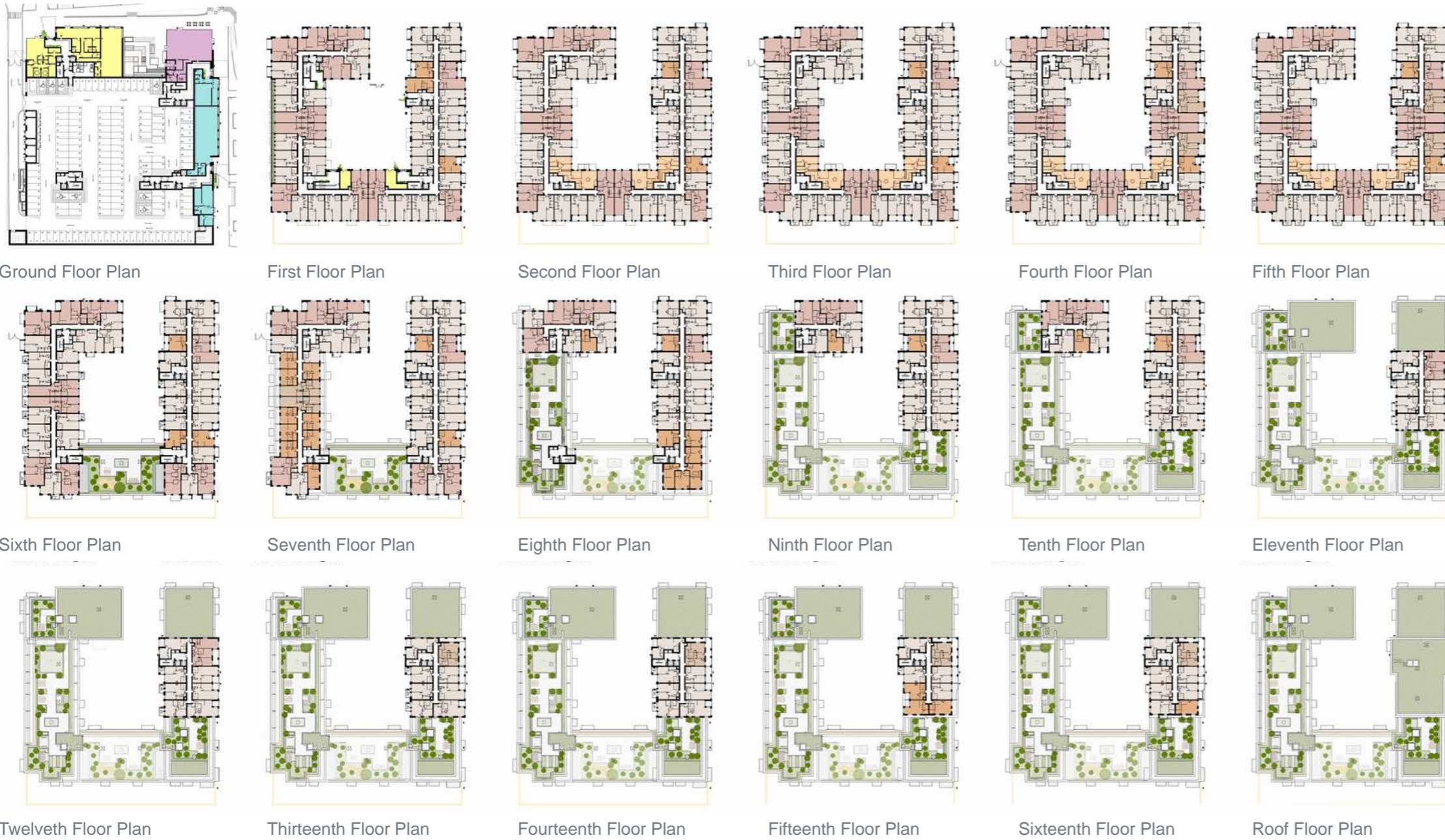
(i) **Resident Support Facilities** - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.

(ii) **Resident Services and Amenities** - comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.

The location of Residential Amenity and Community Infrastructure uses at Ground Floor level provides all-day activity and full active frontage towards Carmanhall and Blackthorn Roads.

The public realm is enhanced with the pedestrian and cycling connections throughout the scheme and the resident amenity uses direct connection with the outdoor public space.

04 VARIETY
How does the development promote a good mix of activities?



Ground Floor Plan

First Floor Plan

Second Floor Plan

Third Floor Plan

Fourth Floor Plan

Fifth Floor Plan



Sixth Floor Plan

Seventh Floor Plan

Eighth Floor Plan

Ninth Floor Plan

Tenth Floor Plan

Eleventh Floor Plan



Twelfth Floor Plan

Thirteenth Floor Plan

Fourteenth Floor Plan

Fifteenth Floor Plan

Sixteenth Floor Plan

Roof Floor Plan

Proposed Unit Types

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

The Apartment Guidelines 2018

as per the following commentary from Specific Planning Policy Requirement (SPPR) no. 8:

SPPR 8 Build-To-Rent

(i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;

TOTAL: 428 UNITS

- 41 no. Studio apartments
- 285 no. 1 Bed apartments
- 10 no. 2 Bed (3 person) apartments
- 84 no. 2 Bed (4 person) apartments
- 8 no. 3 Bed apartments

| | | | |
|------------------------------|------------|-------------|-----|
| STUDIO APARTMENTS | 41 | 9.6% | |
| 1 BED APARTMENTS | 285 | 66.6% | |
| 2 BED (3 Person) APARTMENTS | 10 | 2.3% | 22% |
| 2 BED (4 Person) APARTMENTS | 84 | 19.6% | |
| 3 BED APARTMENTS | 8 | 1.9% | |
| TOTAL NUMBER OF UNITS | 428 | 100% | |

As the proposed development is for a BTR residential scheme, the Design Standards for New Apartments Guidelines do not specify a dwelling mix.

The proposed scheme will provide a balanced mix of studio, 1 bedroom, 2 bedrooms (3 and 4 person) and 3 bedrooms apartments in response to the high demand for rental accommodation and lack of residential density in the Sandyford Business District.

04 VARIETY
How does the development promote a good mix of activities?



Proposed First Floor



Proposed Second Floor



Proposed Third Floor



Proposed Fourth Floor

Proposed Part V Units

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

The Apartment Guidelines 2018 provide specific guidance with regards to Part V requirements under the Planning Act (as amended)

Build-To-Rent

DHPCLG Housing Circular 36 2016, Section 96(3):

2. Build and transfer of up to 10% of the proposed housing units (section 96(3), paragraph (b)(i)):

PART V Units

First Floor: 7no. Part V Units

01-29, 01-30, 01-31, 01-32, 01-33, 01-34, 01-35

Second Floor: 12no. Part V Units

02-24, 02-25, 02-26, 02-27, 02-28, 02-29, 02-30, 02-31, 02-32, 02-33, 02-34, 02-35

Third Floor: 12no. Part V Units

03-24, 03-25, 03-26, 03-27, 03-28, 03-29, 03-30, 03-31, 03-32, 03-33, 03-34, 03-35

Fourth Floor: 12no. Part V Units

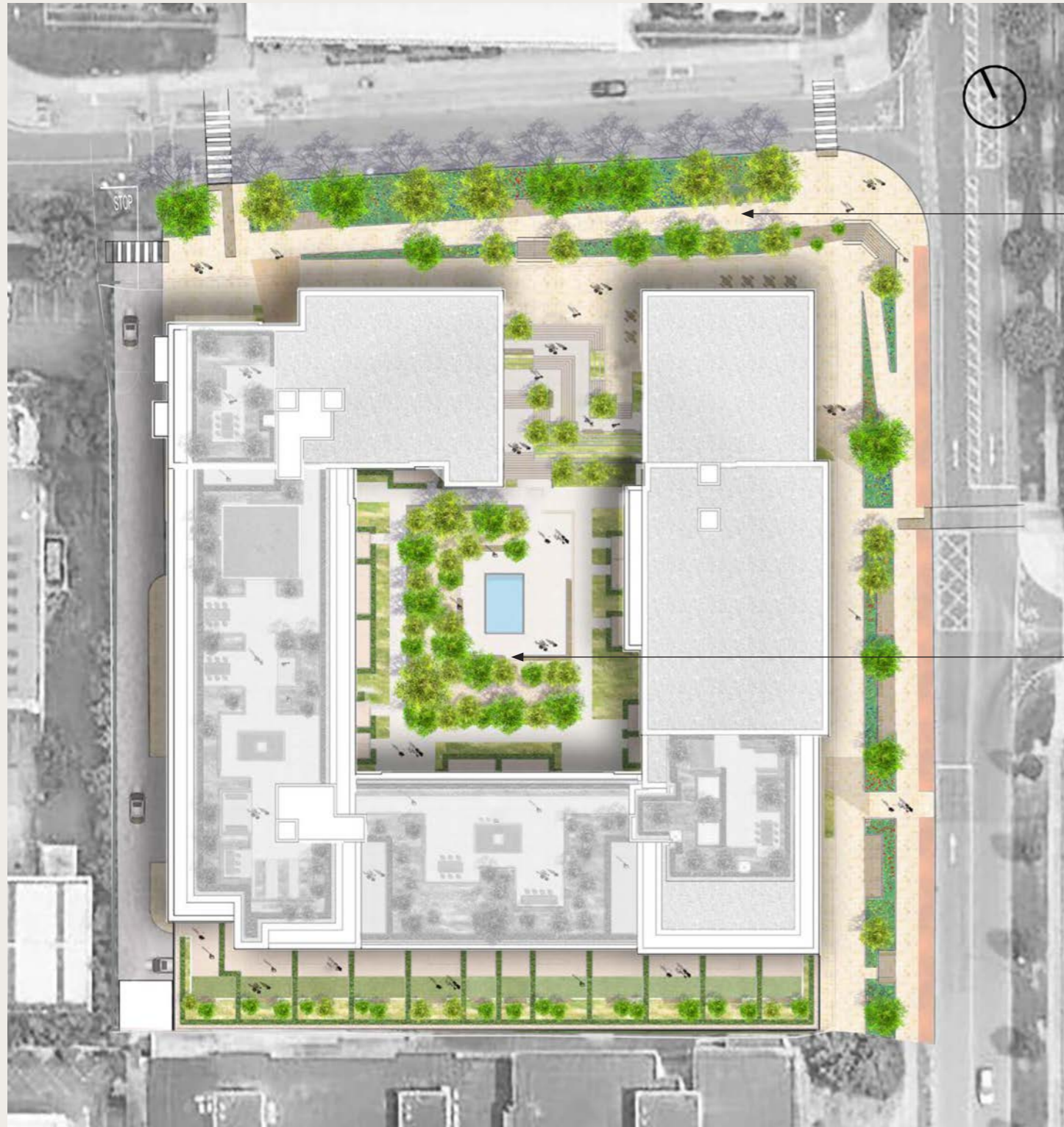
04-22, 04-23, 04-24, 04-25, 04-26, 04-27, 04-28, 04-29, 04-30, 04-31, 04-32, 04-33

| | STUDIO | 1 BED | 2 BED | 3 BED | TOTAL |
|---------------------|--------|-------|-------|-------|---------------|
| FIRST FLOOR | - | 5 | 2 | - | 7 |
| SECOND FLOOR | - | 8 | 3 | 1 | 12 |
| THIRD FLOOR | - | 8 | 3 | 1 | 12 |
| FOURTH FLOOR | - | 8 | 3 | 1 | 12 |
| TOTAL PART V | - | 29 | 11 | 3 | 43 |
| | | | | | 10.05% |
| TOTAL UNITS | | | | | 428 |

Integrated Social Housing will be provided to comply with Part V requirements, which include build and transfer of up to 10% of the proposed housing units.

04 VARIETY
How does the development promote a good mix of activities?

The public realm landscape design at ground, first and roof level is designed to be flexible and inclusive with the potential to welcome a large range of activities for all aged users.



STREETScape

The arrival point into the site will have dropped kerbs at crossing points, tree lined edges with streetscape planting, sitting pockets and two walkways that run parallel to the building. An access set of stairs and a 1:21 sloped ramp have been allocated to cater for the level difference at the east corner of the site.

The planting will be punctuated with wildflower drifts, high impact perennial planting, bulbs and native trees to form distinctive arrival in keeping with the sense of place.

NOTE: Any public realm improvements shown outside of the application boundary are subject to a letter of consent from the local authority at application stage.

COURTYARD

The Podium Garden will form part of the communal open space to serve the development.

A front garden or private terrace opening onto a shared space has a positive influence in social interaction and passive surveillance on the street.

1st Floor. Communal Amenity Space
1083 sqm

NMP Architecture + Landscape
LANDSCAPE DESIGN

The scheme sets out a clear hierarchy of Private, Communal and public open space in a way that will ensure all open spaces are owned and taken care of. An outline landscape maintenance proposal is set out within the appendix of the landscape design statement. The interface between the communal open space and public would be delineated by a railing and secure gate system.

Throughout every stage of the design process accessibility has been at the forefront of the design team's considerations. This ensured that every public and communal open space within the scheme is completely accessible, usable and available for all including visually and mobility impaired.

Tactile paving is proposed adjacent to street crossing points. Street furniture is positioned "out of the way" to ensure it doesn't form an obstruction to anyone visually impaired. Slopes and gradients are designed to be no more than 1:21 slope gradient to ensure slopes are manageable for people who are physically impaired.

High quality railings are used to segregate Public & private uses, vehicular and pedestrian traffic are separated using planting or kerbs appropriately.



(* please refer to NMP Landscape Drawings and Report submitted as part of this application for further information

04 VARIETY
How does the development promote a good mix of activities?

NMP Architecture + Landscape
LANDSCAPE DESIGN



ROOF TERRACES

The roof garden areas serve the for communal space in the development with the exception of the North Roof Terrace at 9th floor.

The roof terraces are split across three levels, 6th, 8th and 9th floors.

Amenities, such as yoga, picnic, urban farm and integrated play, have been allocated for the Resident's Use.

The North roof terrace on the 9th floor is dedicated for shared private amenity space for 15 no. units within the development.

9th floor
Dedicated Amenity Space Serving 15no. Units Without Private Amenity Space
142 sqm

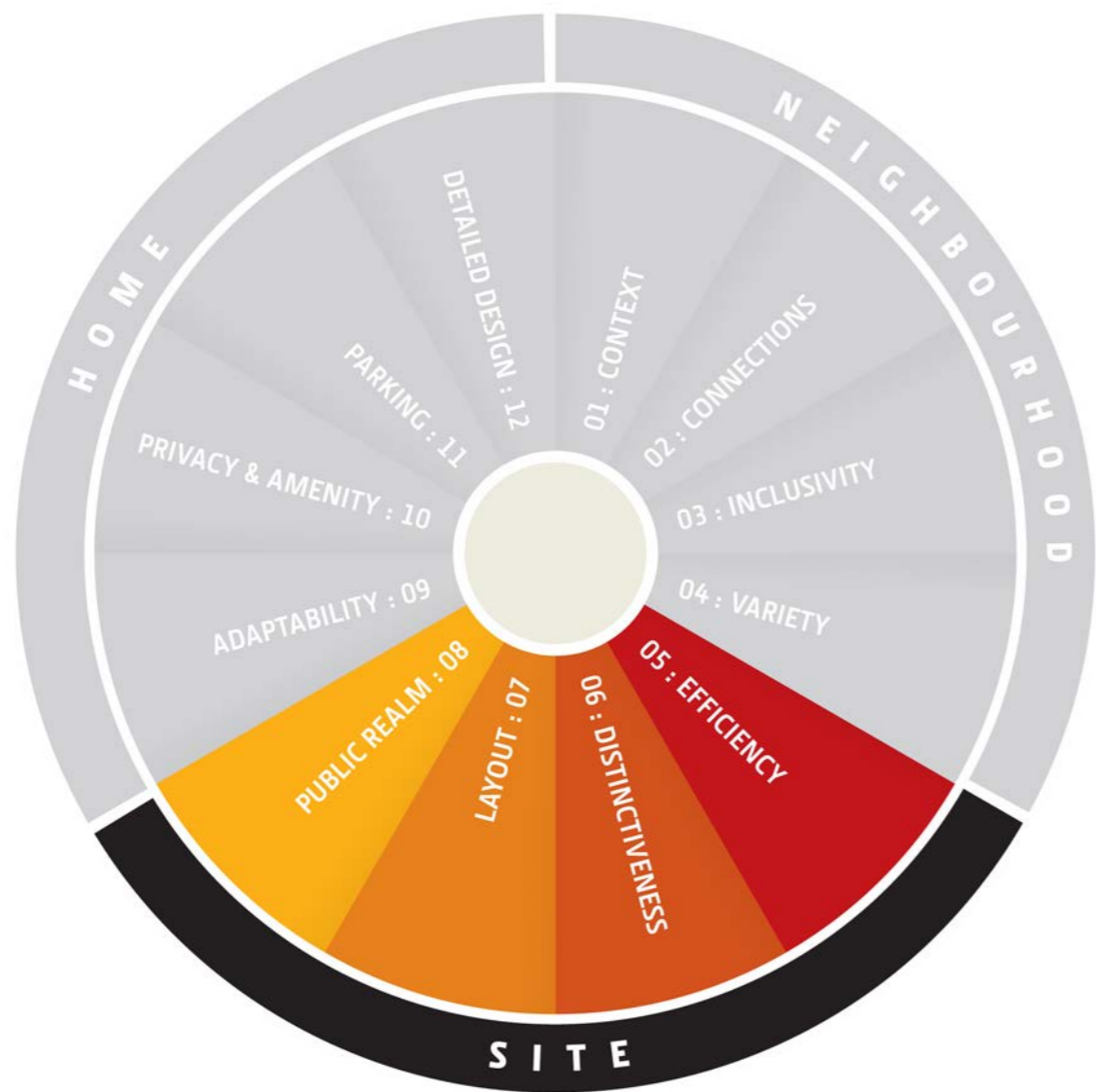
8th Floor. Communal Amenity Space
761.7 sqm

9th Floor. Communal Amenity Space
239 sqm

6th Floor. Communal Amenity Space
516.7 sqm

NMP

(* please refer to NMP Landscape Drawings and Report submitted as part of this application for further information



Site

“Having found a neighbourhood in which they might wish to live, most people, when looking for a home, will then consider what particular streets or blocks they prefer. Although often not well defined, this spatial scale can often make a huge difference in people’s quality of life. It is this scale that people tend to think of when thinking about their home.

It is also at this spatial scale that good urban design becomes more readily apparent, since decisions taken here will affect the end-user experience more directly than neighbourhood level design.

Site design will need to consider how to manipulate the layout, public realm and intensity of development to create compact, strong, distinctive and successful communities. Design considerations at this scale will build on decisions taken at the neighbourhood level and address the orientation and alignment of streets, blocks and spaces, public safety and security, landform and landscape design, the distinction between public and private space and development densities.

Also important at this scale is the need to create places that foster a strong sense of belonging and ownership in those that live there.

Through careful attention to layout, siting and development densities, designers can help to create compact communities that have low energy demands in use. In this way, designers are able to build on the good planning decisions taken at the higher spatial scale and put in place the fundamental building blocks for the creation of strong, sustainable communities.”

Extract from Urban Design Manual

05 EFFICIENCY

How does the development make appropriate use of resources, including land?

1. The residential use is raised to the 1st floor, with supporting amenities to facilitate the provision of local and community infrastructure at ground floor along the eastern outer edge of the Carmanhall residential neighbourhood along Blackthorn Road and to create active street frontage.



4. The building lines of the development were set since the origin of the design to maximise the daylight levels in each apartment, achieving 96% compliance for the development (please refer to Daylight Assessment submitted as part of this application for further information) and avoiding any inappropriate impact on the neighbourhood adjoining sites.

2. The public open space is designed to create a green outer edge promoting routes and permeability.



5. The location of the site creates the perfect environment for a pedestrianised scheme where the usage of bicycles is encouraged with the inclusion of secure long term and short-term parking, along with repair areas accessed directly off the secure parking areas.

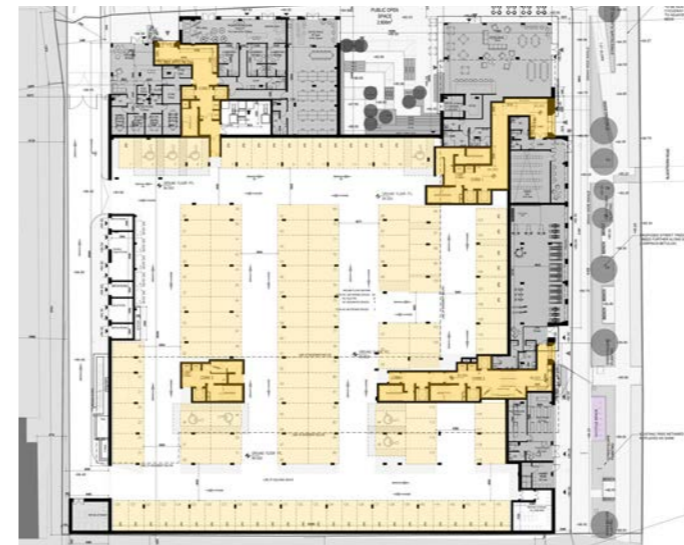


3. Sensitive studies were carried out to adjust massing, internal layouts and façades during the design process to ensure the best outcome possible to each unit.



6. The reduced car parking provision located at Ground Floor has very positive impacts:

- Increase in the usage of public transport
- No increase in traffic to the area
- Reduction in the size of the basement, making the construction process more sustainable.



The proposal was carefully studied to respond to the County Development Plan 2016-2022 Appendix 15 of creating a sustainable residential development taking full advantage of its location at the end of Carmanhall and Burton Hall Roads.

Being currently an empty site within the heart of Sandyford Bussines District with an industrial infrastructue, the inclusion of a high number of residential units on this location was the most efficient solution for the scheme.

To achieve the best outcome possible, the design solution considered daylight and sunlight studies, as well as wind analysis and urban design principles to ensure the scheme fits perfectly in its context.

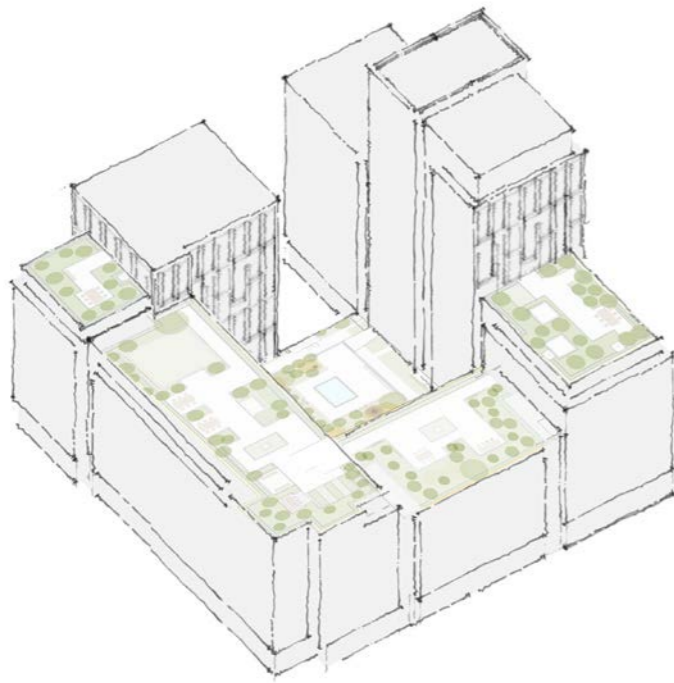
05 EFFICIENCY

How does the development make appropriate use of resources, including land?

7. The location of the communal amenity space at first and roof level ensures maximum access to sunlight. These green roofs also include permeable paving, maximising the area dedicated on the site to SUDS (please refer to Service Engineers Report submitted as part of this application for further information).

8. These landscape areas have been designed to be sheltered with high parapets and pergolas that protect the users on days of adverse weather conditions and provide a variety of flexible spaces.

9. Due to the scale of the proposed development, a centralised heating system is proposed as the most efficient solution. This allows for the removal of all plant from the roof levels, concentrating the services equipment at basement level.



10. As part of the detail design that takes on board efficiency, appropriate recycling facilities are provided at ground floor level, with designated bin stores per core.

This solution includes compactors to reduce the volume of the waste generated, which is easier to transport and will take up less public space during the time of collection.



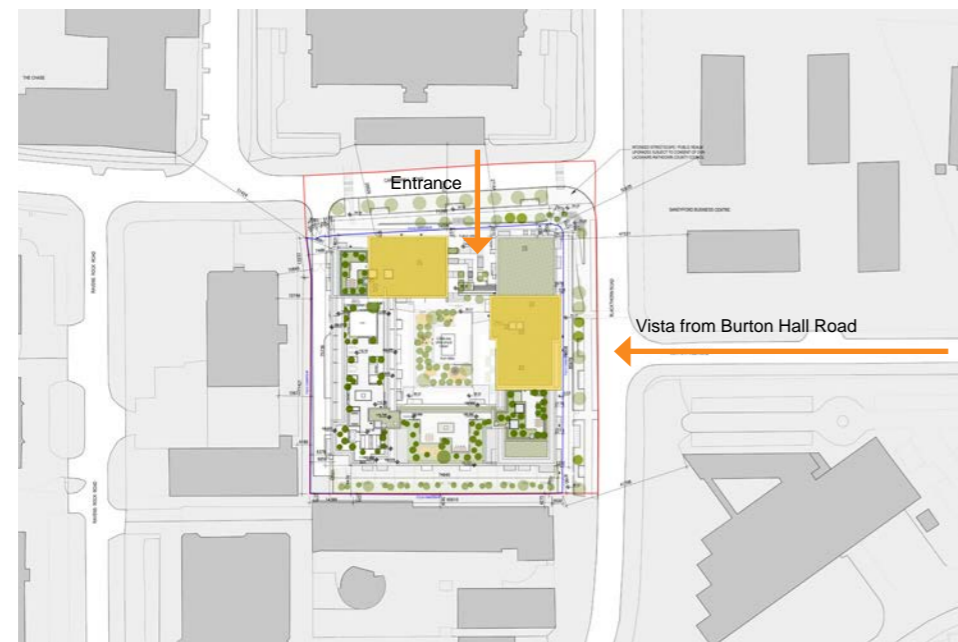
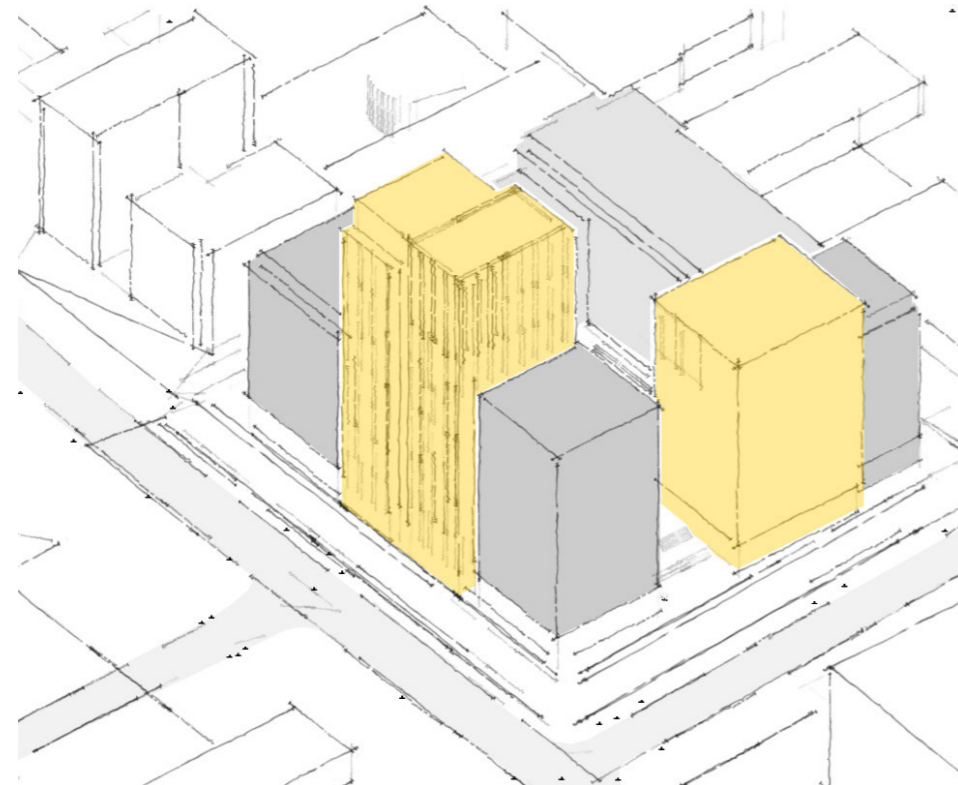
06 DISTINCTIVENESS
How do the proposals create a sense of place?

The proposal responds to the site and context and is intended to be well integrated into the existing area in a natural and intuitive way, while at the same time delivering a high quality of architectural design and townscape character.

To achieve this, the scheme provides:

1. Feature markers:

1. A new townscape marker closing the long vista at the end of Burton Hall Road.
2. A marker highlighting the pedestrian entrance to the site will serve as a visual point of reference for residents and visitors.



06 DISTINCTIVENESS
How do the proposals create a sense of place?

2. Projecting balconies

The inclusion of a high number of residential units on the site is intrinsically associated with the need to ensure the resident's sense of identity and belonging. To support this, fronting Carmanhall & Blackthorn Roads, volumes adjoining the two markers are sculpted with vertical elements. The composition of these vertical projecting balconies has been studied carefully in order to give an adequate scale to the development and stronger sense of identity to the user through creating additional variation within the facade.



06 DISTINCTIVENESS

How do the proposals create a sense of place?

3. New Public Space

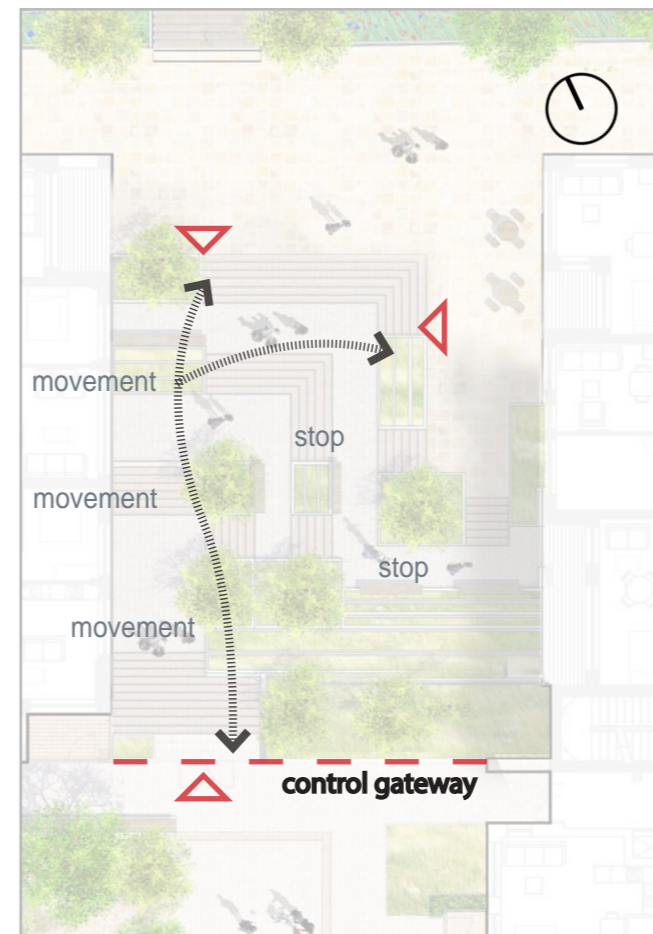
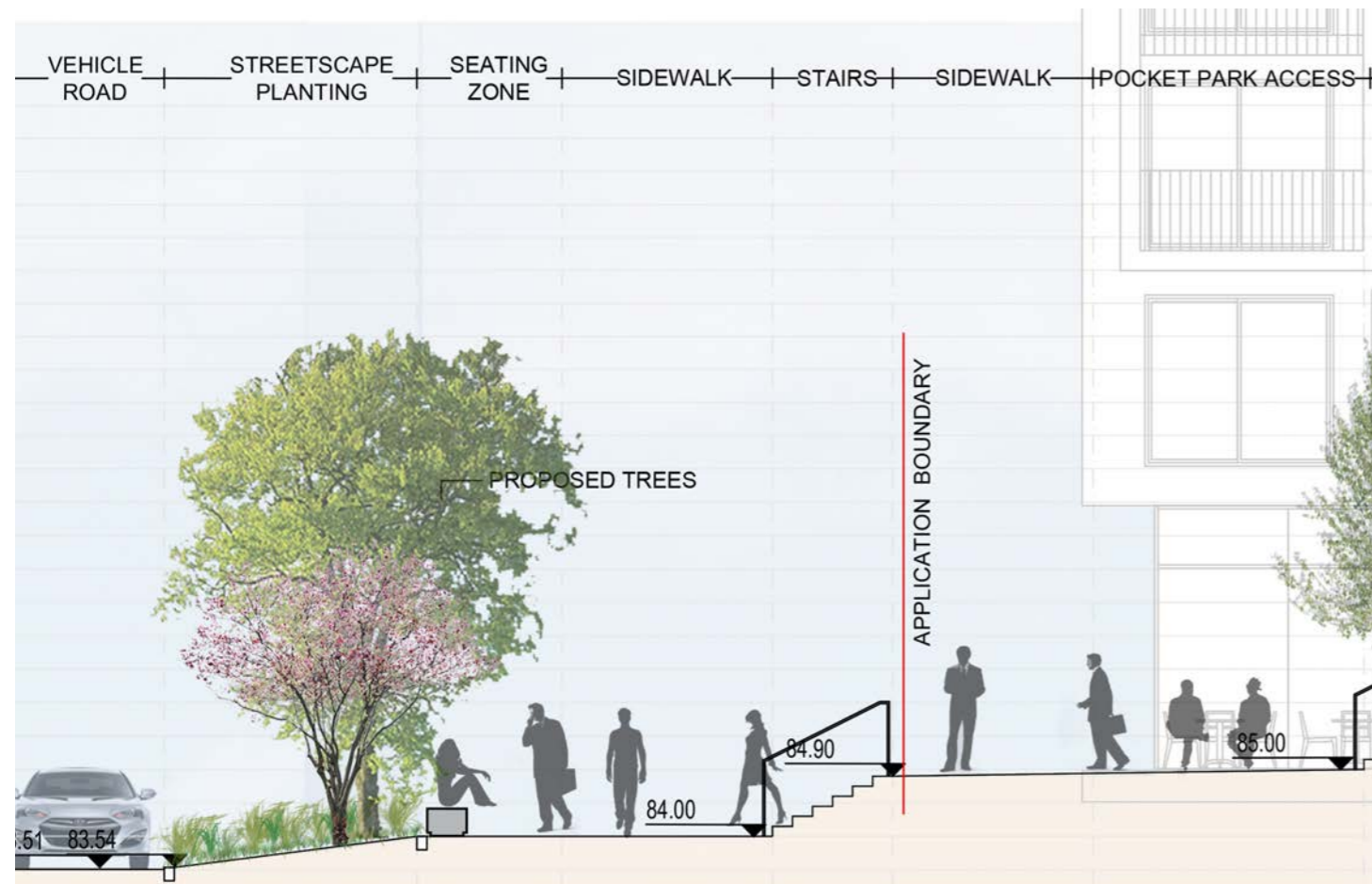
The proposed building is set back from the corner to provide a new linear landscaped public open space extending along the frontages to the Carmanhall and Blackthorn Roads.

The landscaping incorporates streetscape planting, a series of pocket seating areas, and two pedestrian walkways. The mix of uses at ground floor provides a new frontage to the area enhancing all-day activity for the development.

Pocket Garden

The Pocket Garden consists of a transitional space between the public open space and the communal amenity space at first floor of the development.

There is a 4.5m difference between the lowest and the highest point of this pocket feature, which is spatially structured in 4 sets of steps. Seating areas are provided at the side of the landings and integrated with raised planters. These planters act as a feature in the landscape creating depth for tree planting and a playful, visual attraction for all ages.



06 DISTINCTIVENESS

How do the proposals create a sense of place?

4. Material Palette

The location of each of the selected materials of the proposed palette is intended to create an attractive and legible hierarchy of architectural treatment that provides visitors and residents alike with an intuitive way to navigate the scheme.

The use of stone is a response to the specific two marker elements that are proposed for the scheme to act as way finders.

Light brick is used as a secondary material that complements the stone. Light brick facades fronting Carmanhall & Blackthorn Roads, are sculpted with projected vertical elements

The dark metallic cladding articulates stone and light brick volumes.

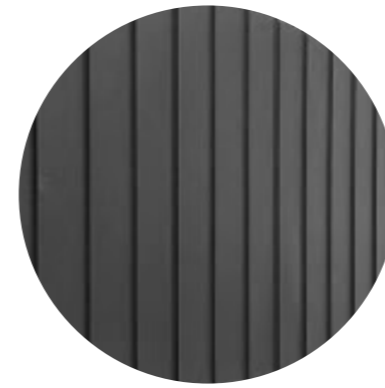
MATERIAL 01
STONE



MATERIAL 02
LIGHT BRICK



MATERIAL 03
METALLIC CLADDING

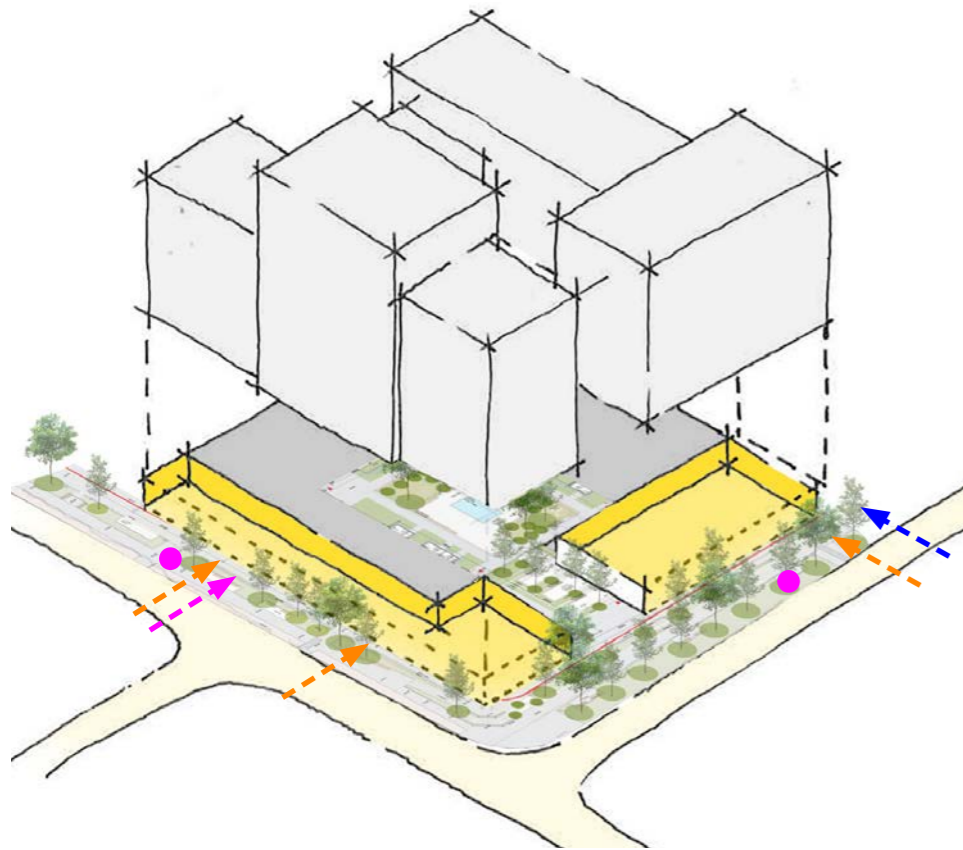


MATERIAL 04
CONTRASTED PROJECTING BALCONIES



07 LAYOUT

How does the proposal create people friendly streets and spaces?



The creation of active frontage and the location of residential units and private balconies overlooking the public space, ensure natural passive surveillance to all spaces at ground floor. Particular attention was given to ensuring active frontage and overlooking balconies on to the courtyard to provide passive supervision at all hours for the residents' communal amenity space.

The manager's offices are located in proximity to the vehicular access and fronting the courtyard entrance to provide security to the development.

The cafe/lounge unit located in the corner and the overlooking balconies provide passive surveillance to the north and east entrances.

Vehicular access is set from Carmanhall Road, and located towards the rear side of the site. Reduced car parking is provided at Ground Floor level, covered and concealed behind the Residential Amenities that front onto both Carmahall and Blackthorn Roads.

All other connections within the scheme are pedestrian and bicycle only.

- Shared surface - pedestrian and bicycle
- Surrounding vehicular roads
- Bicycle parking (22no. at ground level)
- Bicycle access to basement
- Car access
- Ground Floor Resident's Access



Proposed Ground Floor Plan

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

07. Layout

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.

The proposed scheme has been studied in detail in order to respond to the County's local objective for the site.

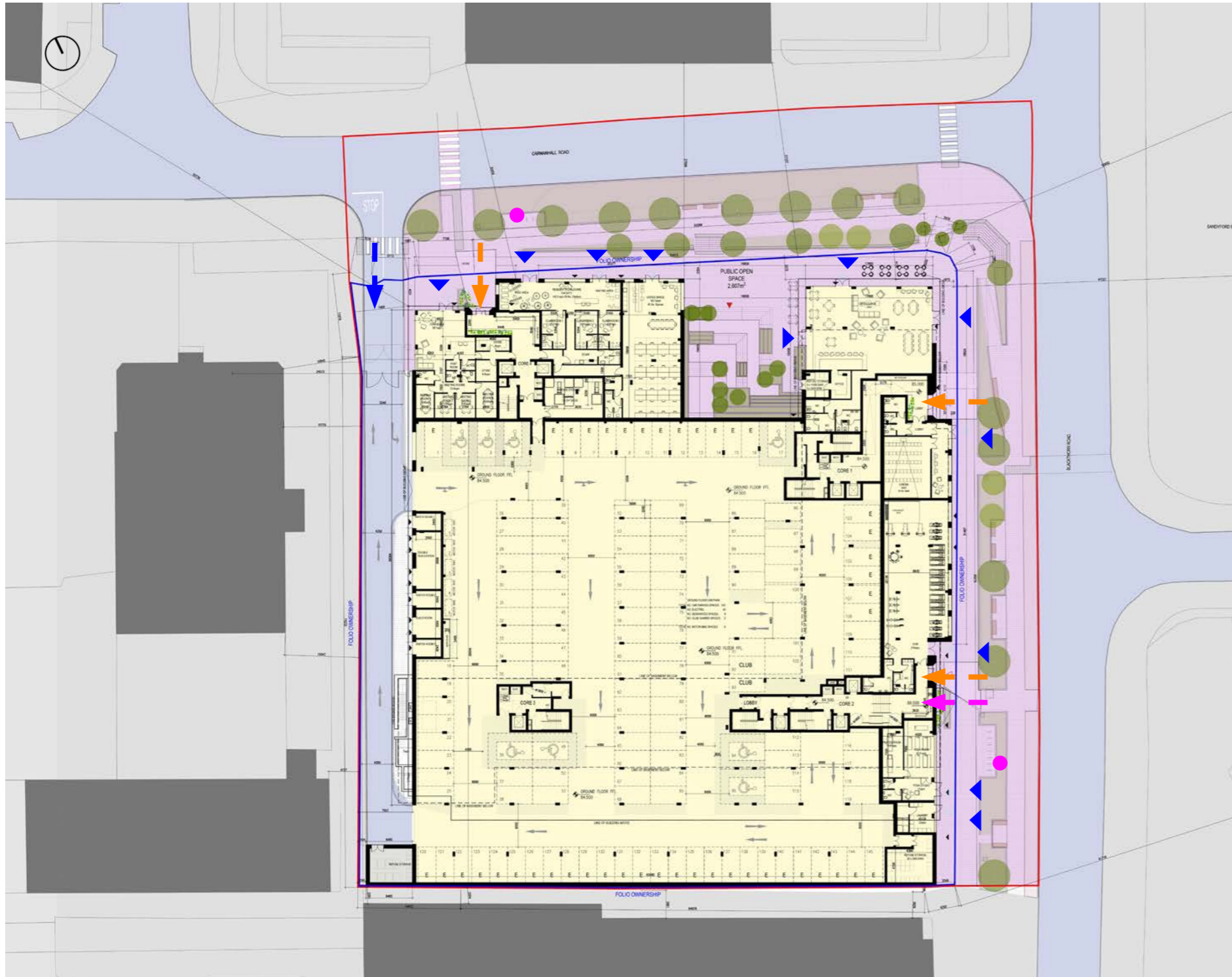
A proposed mix of amenities at ground floor level is provided for the Residents and the Local Community:

- Meeting Rooms
- Office Space
- Childcare Facility
- Cafe/Lounge
- Cinema
- Gym
- Yoga/Pilates Studio
- Laundry

This mix of amenity uses at ground floor level and the well-connected location, ensures the need for cars is minimised, allowing active pedestrian and cycle connection and higher human interaction.

07 LAYOUT

How does the proposal create people friendly streets and spaces?



Proposed Ground Floor Plan

- Shared surface - pedestrian and bicycle
- Surrounding vehicular roads
- Bicycle parking (22no. at ground level)
- Bicycle access to basement
- Car access
- Ground Floor Resident's Access

Bicycle parking is provided at ground level to facilitate guest and local community users. Residents have designated secured bicycle parking at basement level.

The scheme stimulates the active connection along Carmanhall and Blackthorn Roads, providing an inviting environment in conjunction with new public spaces. The design ensures security by the mix of uses along the roads, a large proportion of active frontage and the passive supervision provided by the residential units above.

The design of the proposed amenities includes large openings at ground level, diluting the boundaries between internal and external spaces.

08 PUBLIC REALM

How safe, secure and enjoyable are the public areas?

The public space is designed to be a usable integrated element in the design of the development, and it responds to several design strategies, all used to achieve a greater level of quality, security and usability of the space by the residents and visitors.

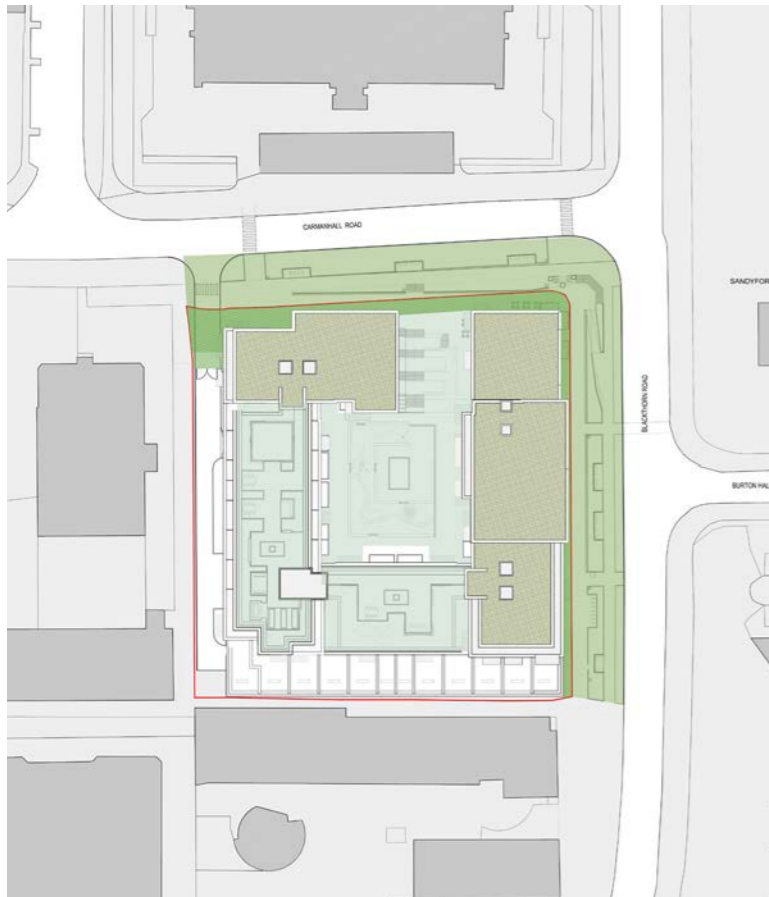


Images taken from County Development Plan 2016 - 2022
APPENDIX 15 3.5 Design Principles and Character Areas 3.5.4. Zone 5 – Sustainable Residential Neighborhoods

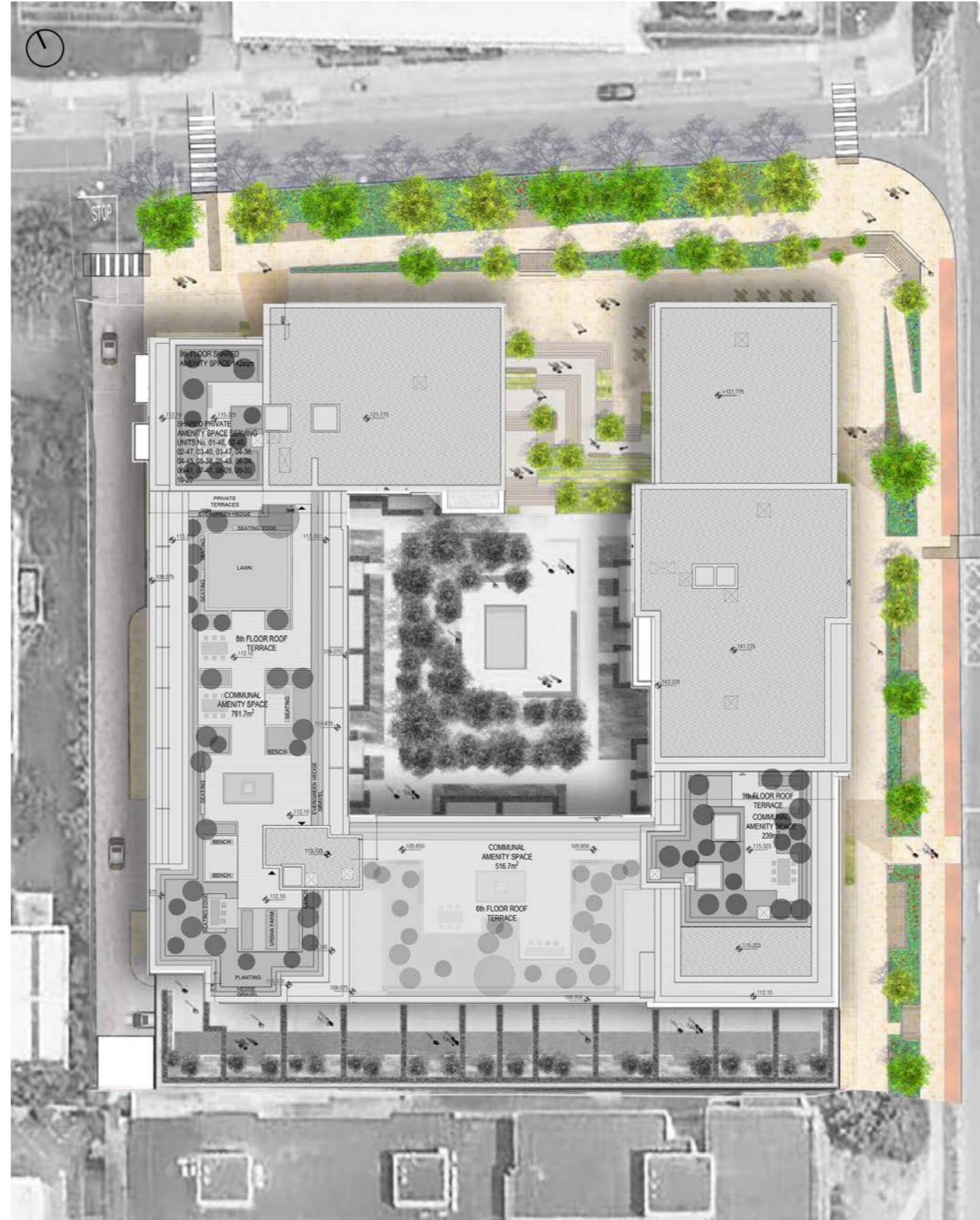


08 PUBLIC REALM

How safe, secure and enjoyable are the public areas?



- Public Open Space including th lands intended streetscape/public realm upgrades subject to consent of DLRCC
- Public Open Space within the ownership line
- Communal Amenity Space



The location of all communal amenity space at the First Floor Level and different roofs of the building creates a level of privacy and control.

This design increases the area available for public space at ground level. The proposal provides a total of 26.75% of the site as public space (the minimum required is 10%). This space incorporates a landscape design that ensures a high quality environment.

Note.
For Public Open space calculation site area has been considered as the Application Site Area (10,295sqm).

The Application Site Area includes the intended streetscape/ public realm upgrades to Carmanhall Road and Blackthorn Road, subject to consent of Dun Laoghaire-Rathdown County Council

LEGEND

- 1 Streetscape Planting
- 2 F+B Spill Out
- 3 Sitting opportunity
- 4 Application Boundary
- 5 Stairs
- 6 Ramp
- 7 Cycle Lane
- 8 Pedestrian Crossing Point

The design and layout of the vehicular entrance is intended to minimize its visual and amenity impact.

The proposed landscape design for the public space and the block massing creates a sense of secure lived-in space.

08 PUBLIC REALM
How safe, secure and enjoyable are the public areas?

The location of a large quantum of active frontage at ground floor and the location of balconies and openings on all facades of the buildings provides the scheme with a level of natural passive surveillance that will make the space safe, secure and enjoyable to use.

The Cafe/Lounge unit is located at the junction of Carmanhall and Blackthorn roads, in proximity with the pocket garden feature to provide supervision.

Overlooking balconies are also used to ensure that there is all day passive surveillance of the public realm.



The landscape design delivers a high quality pedestrian environment, with high-quality materials, open lines of sight and seating. This encourages a sense of shared ownership.





Home

“The home and immediately surrounding area can have an important influence on residents’ quality of life. Homes should be sufficient in size to enable people to live comfortably through different stages of their lives, and should have high levels of amenity that make living there pleasurable.

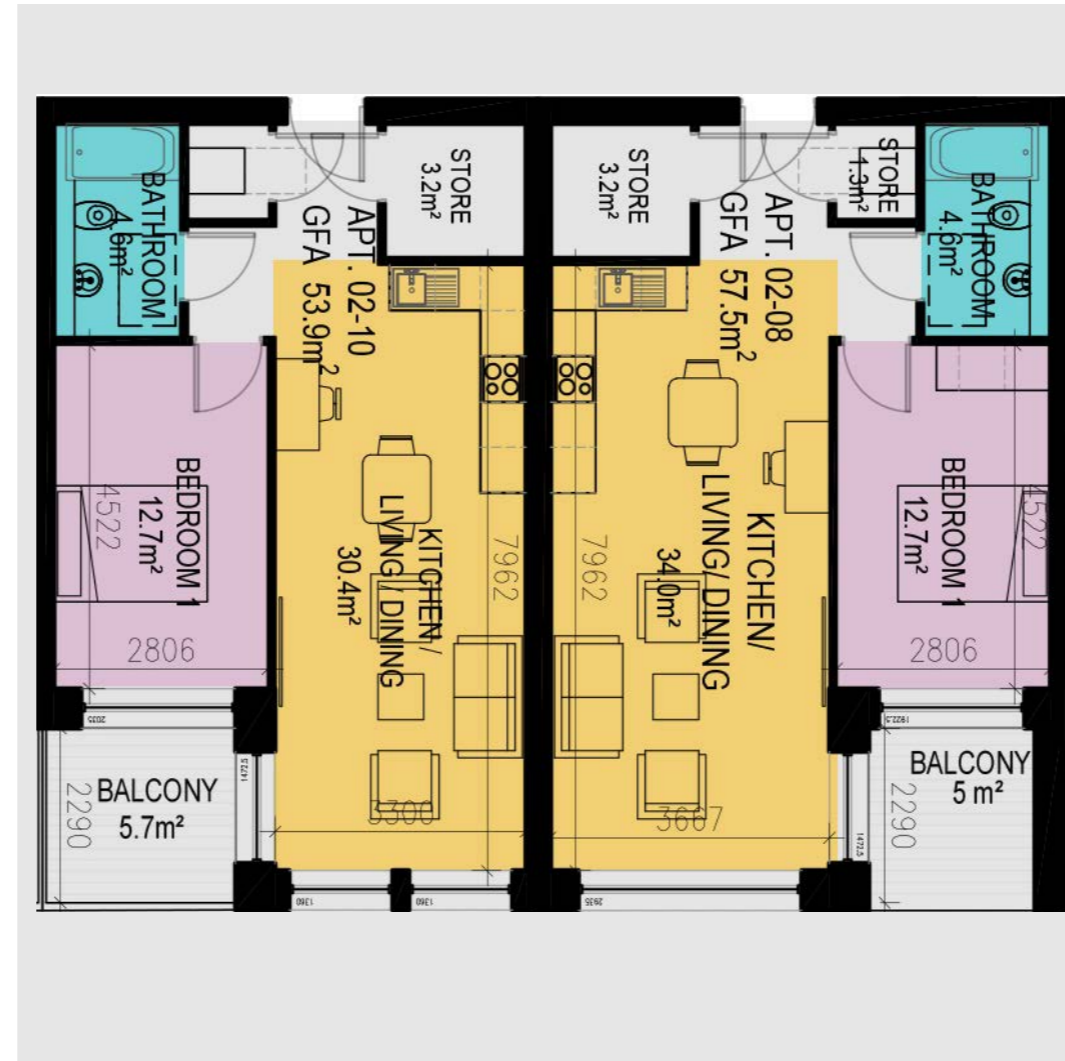
As well as meeting current needs, people’s homes will need to be capable of adapting to their own changing needs or requirements imposed by environmental or technological changes. A home is the largest investment that many people will make and they need to be assured that their investment will continue to meet their needs now and in the future.

But, whilst meeting basic needs is important, people need to be happy in their homes – and the architecture, design and landscape design of their property is a vitally important element in ensuring high levels of satisfaction.”

Extract from Urban Design Manual

09 ADAPTABILITY

How will the buildings cope with change?



The structure for the new building will be concrete flat slabs with concrete columns. By reducing the amount of structural walls, the flexibility and adaptability of the scheme is not compromised by the construction method proposed.

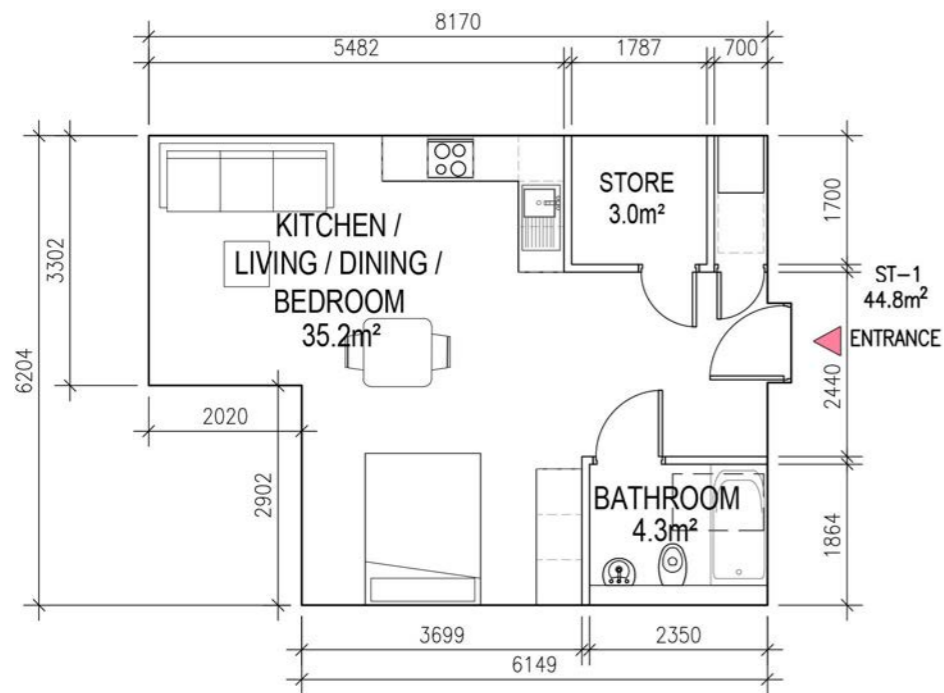
The proposed ground floor has 4.435m clear height internally. This allows flexibility for any potential future change of use.

The residential units on the upper floors have been designed to deliver the optimum balance between efficiency, usable space and adaptability.

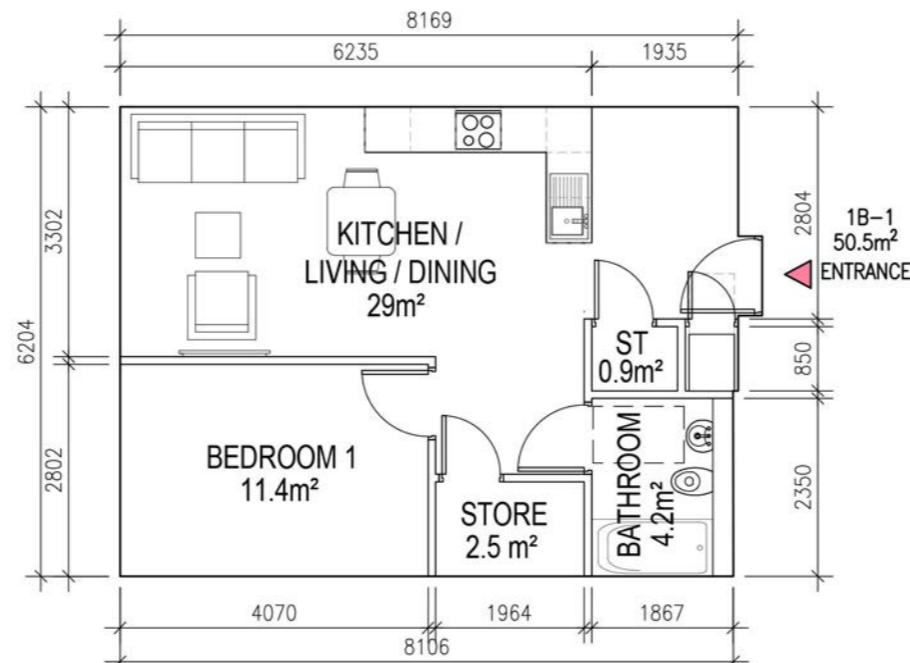
External materials have been selected to ensure longevity and low maintenance, allowing for ease of future changes or additions.

10 **PRIVACY AND AMENITY**

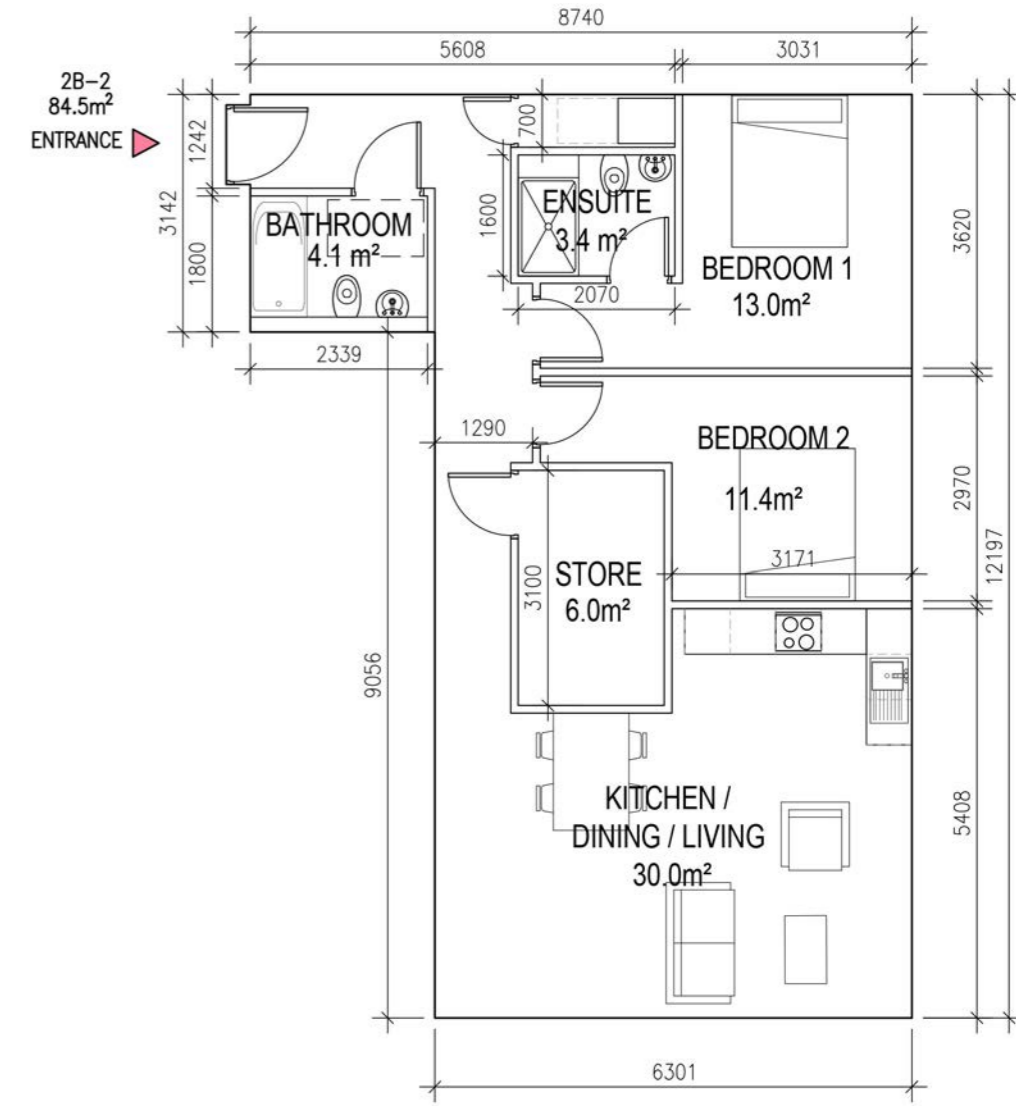
How does the scheme provide a decent standard of amenity?



Studio Apartment Type



1 Bed Apartment Type

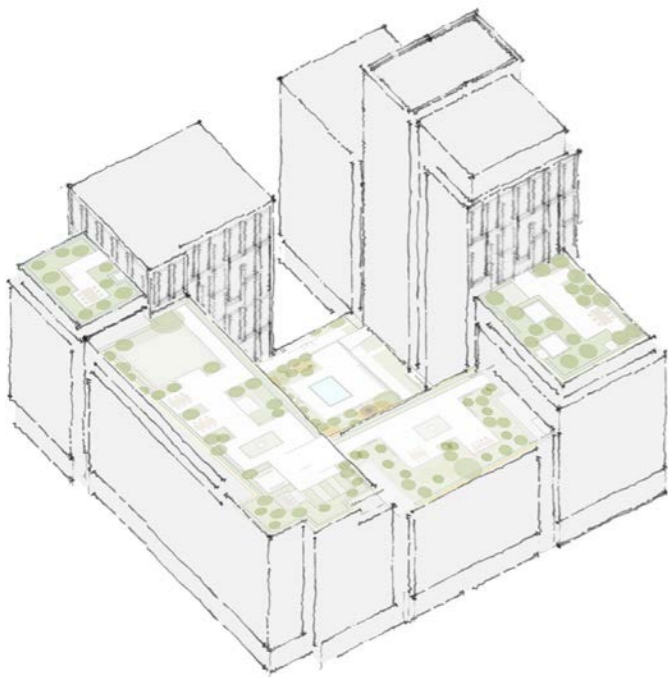


2 Bed Apartment Type

The proposal is designed to meet or exceed the requirements of the Sustainable Urban Housing: Design Standards for New Apartments (March 2018) which set out minimum standards in respect of room areas and widths, private and communal open space and storage provision among other.

10 PRIVACY AND AMENITY

How does the scheme provide a decent standard of amenity?



The roof terraces provide for a range of uses and activities.

The massing of the block has been defined by the outcomes of daylight and wind studies, to ensure a minimum of 33% of the residential units are dual aspects. (35.5% dual aspect units are provided)

There are no north facing single aspect units.

The removal of residential units at ground floor has a positive benefit in terms of privacy and noise reduction as there is no level contact with the public space at ground level.

Waste will be collected from dedicated enclosures at ground floor level. (Please refer to Operational Waste Management Plan submitted as part of this application for further information).



All proposed apartments comply with the above requirements (please refer to Housing Quality Assessment submitted as part of this application for further details), with private amenity space provided for each apartment in the form of a balcony or, where a balcony is not provided, compensatory space at roof level within a dedicated shared external amenity space.

2600 sqm of open space is provided between First, Sixth Roof, Eighth Roof and Ninth Roof levels, 2309 sqm of this is required for Communal Amenity Space, there is an additional provision of 142 sqm to be used as compensatory Private Open Space to compensate for the 15 apartments without balconies. An overprovision of 291 sqm of Communal Amenity Space is also provided.

Private amenity space is also generously provided with an overprovision of 1081sqm of Private Amenity Space- 2309sqm is required and 3390 sqm is provided.

2746 sqm of Public Open Space is also provided at ground floor level, equating to 26.75% of the application site. This is well in excess of the 10% minimum requirement.

Niall Montgomery & Associates landscape design ensures the desired quality of private, communal and public open space.

10 PRIVACY AND AMENITY

How does the scheme provide a decent standard of amenity?

96% spaces achieving Internal daylighting in excess of the BRE Site Layout Planning for Daylight and Sunlight Design Guide 209

(please refer to Sunlight & Daylight Analysis Report submitted as part of this application for further information).

Note: The apartments not reaching Internal daylighting in excess of the BRE in all the rooms (4% of total spaces in the development) are provided with additional amenity space (storage) at Basement level.

0% North facing single aspect units

35.05% Dual Aspect units (150 no.)

81.3% Units exceeding 10% (348no.)

The massing of the blocks has been defined by the outcomes of daylight and wind studies, to ensure a minimum of 33% of the residential units are dual aspect.

There are no north facing single aspect units.

 Dual Aspect Units



11 PARKING

How will the parking be secure and attractive?

| PARKING FACILITIES | | | | | | |
|---|--------|------------------------|------------------------------|---------------------------|-------------------------------|----------------------------|
| BICYCLES | | | | | | |
| | Type | Quantity of Apartments | Long stay Space Requirements | Long Stay Spaces Required | Short Stay Space Requirements | Short Stay Spaces Required |
| Apartments | Studio | 41 | 1 per Bedroom | 41 | 1 per 2 units | 20.5 |
| | 1 Bed | 285 | 1 per Bedroom | 285 | 1 per 2 units | 142.5 |
| | 2 Bed | 94 | 1 per Bedroom | 188 | 1 per 2 units | 47 |
| | 3 Bed | 8 | 1 per Bedroom | 24 | 1 per 2 units | 4 |
| | | | Required for long stay | 538 | Required for short stay | 214 |
| TOTAL REQUIRED (long stay plus short stay) | | | | 752 | | |
| PROVIDED AT BASEMENT LEVEL | | | | 752 | | |
| PROVIDED FOR RESIDENTIAL SHORT STAY AT GROUND FLOOR LEVEL ON STREET (integrated with landscape design) | | | | 22 | | |
| TOTAL PROVIDED (and as a percentage of total required) | | | | 774 | | |
| | | | | | | 103% |

| PARKING FACILITIES | | | | | |
|---|--------|----------|------------------------------|---------------------------|---------------|
| CARS | | | | | |
| | Type | Quantity | Long stay Space Requirements | Long Stay Spaces Required | |
| Apartments | Studio | 41 | 1 per 1 bed | 41 | |
| | 1 Bed | 285 | 1 per 1 bed | 285 | |
| | 2 Bed | 94 | 1.5 per 2 bed | 141 | |
| | 3 Bed | 8 | 2 per 3 bed | 16 | |
| TOTAL REQUIRED | | | | 483 | |
| TOTAL PROVIDED (and as a percentage of total required) | | | | 145 | 30.02% |
| From which designated parking spaces: | | | | 8 | 6% |
| From which electrical car charging spaces: | | | | 44 | 30.34% |

* The scheme provides of 5 no. motorcycle spaces.

* DHPLG Sustainable Urban Housing: Design Standards for New Apartments Guidelines state that there shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures.

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

The Apartment Guidelines 2018 note that build-to-rent (BTR) developments have a degree of flexibility with regards to the standards relating to car parking provision as per the following commentary from Specific Planning Policy Requirement (SPPR) no. 8:

SPPR 8 Build-To-Rent

(iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures:

The location of the site encourages the usage of public transport; however, car and bicycle parking spaces have been proposed as part of the scheme.

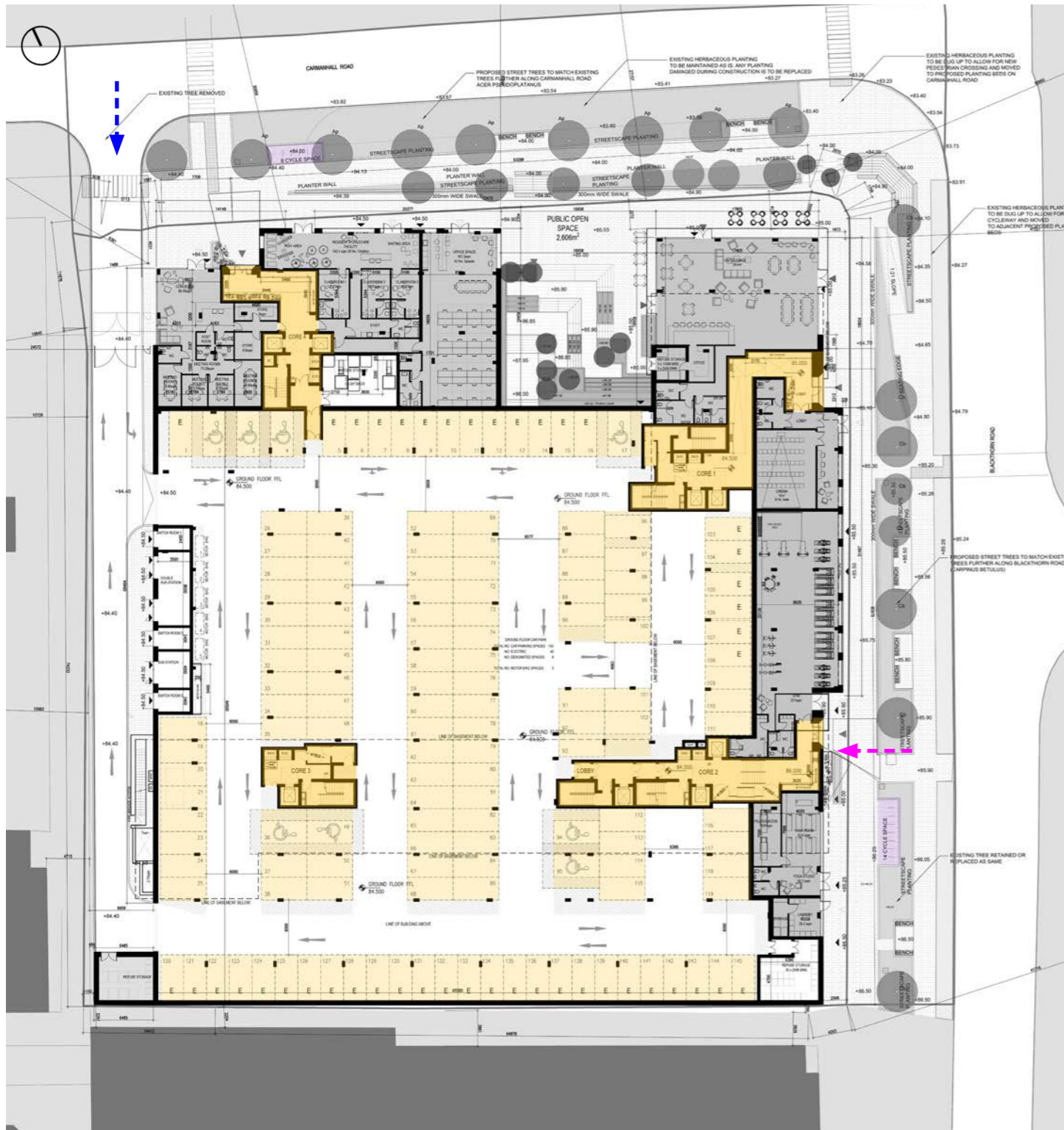
The residential units have been lifted to the first-floor level, keeping free the ground floor level to allocate Residential Amenity Uses associated with the units on the upper floors. A Café/Lounge unit is strategically placed to generate an active frontage towards Carmanhall and Blackthorn Roads. The car parking accessed from Carmanhall Road is allocated on the rear portion of the site. The car parking entrance is located adjacent to the manager's office/security which will provide surveillance to the area. A vehicle gate and side pedestrian gate are to remain opened during the day and are to be closed at night only for additional security.

A car-free basement is proposed on the south-east and south-west ends of the site with secure long-term bicycle parking and other Residential Support Facilities such as bicycle repair area, additional storage for the residential units and plant rooms serving the development.

The basement level is connected to the upper floors with cores 1, 2 and 3 of the development. Cores 1 and 2 can be directly accessed from Carmanhall and Blackthorn Roads by the residents. A bicycle dedicated lift allows the residents to access from Blackthorn Road the bicycle facilities at Ground Floor Level.

Short term bicycle parking has been located at ground level, integrated as part of the landscape design, for the convenience of residents and local community.

11 PARKING
How will the parking be secure and attractive?



- Resident pedestrian access
- Residents Pedestrian access
- Car Parking 145 no.
- Bicycle Parking (at basement) 752 no.
- Bicycle parking (22 no. at ground level)
- Bicycle access to basement
- Car access to ground floor parking



TO BE UPDATED

12 Detailed Design

- A. Landscape
- B. Architectural
- C. CGIs

12 Detailed Design

A. Landscape Proposal

12 DETAILED DESIGN

How well thought through is the building and landscape design?

LANDSCAPE A

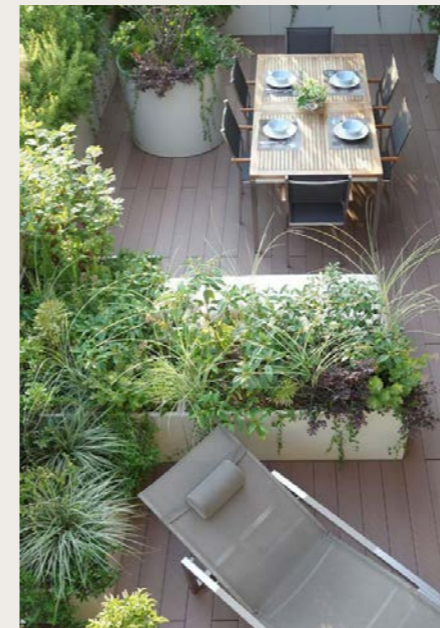
LANDSCAPE CHARACTER AREAS

The Open Space for Carmanhall Road SHD has been planned as an open permeable landscape. The public open space connects naturally with the communal amenity space of the Courtyard at First Floor with a series of smaller pocket spaces in between designed for seating, exercise or play.

The roof gardens design provides views and create unique shared amenity spaces for the development.



Roof Terrace



Private Terraces



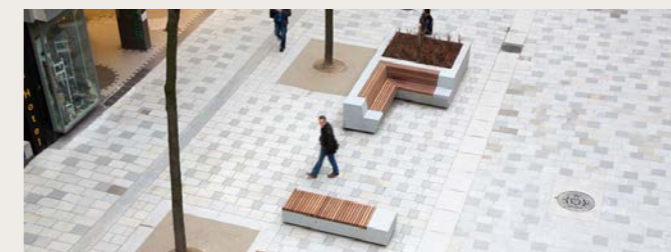
Courtyard



Pocket Park



Green Streetscape



NMP

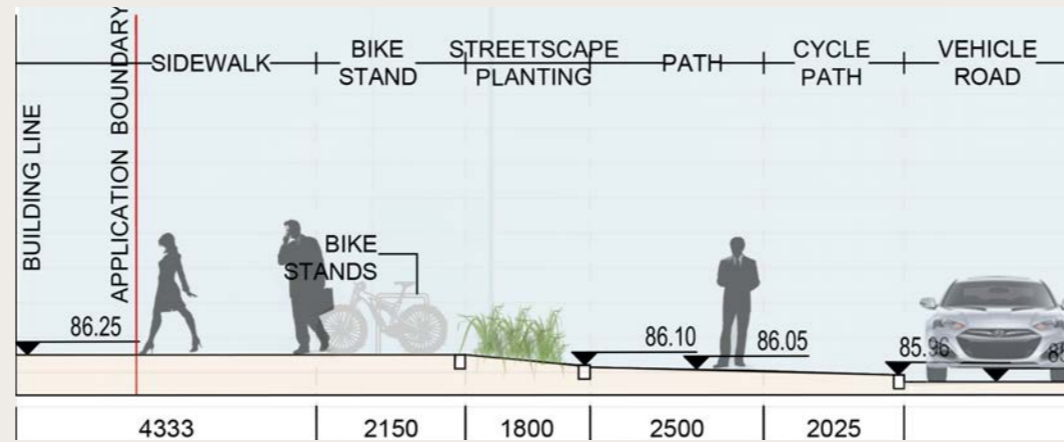
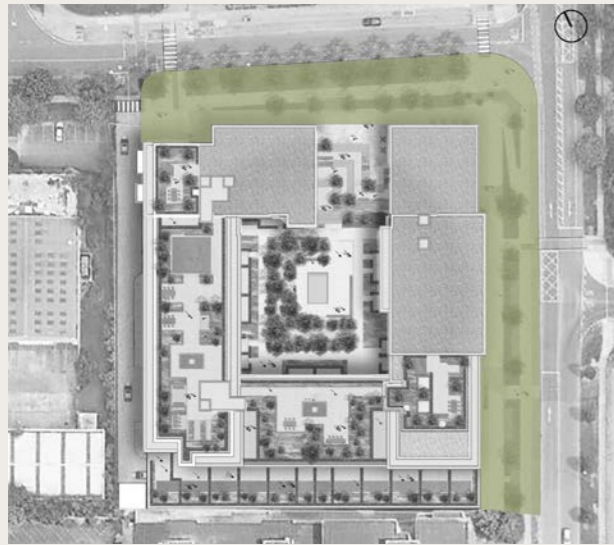
(* please refer to NMP Landscape Drawings and Report submitted as part of this application for further information)

12 DETAILED DESIGN

How well thought through is the building and landscape design?

LANDSCAPE

A

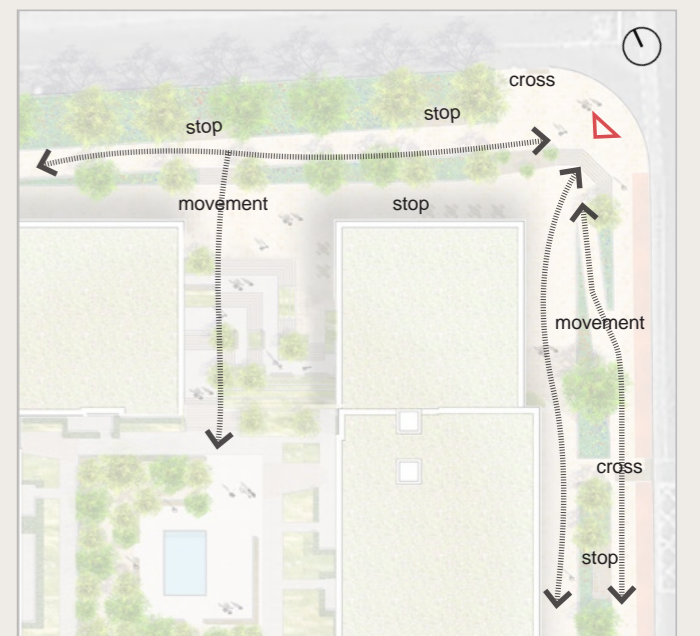
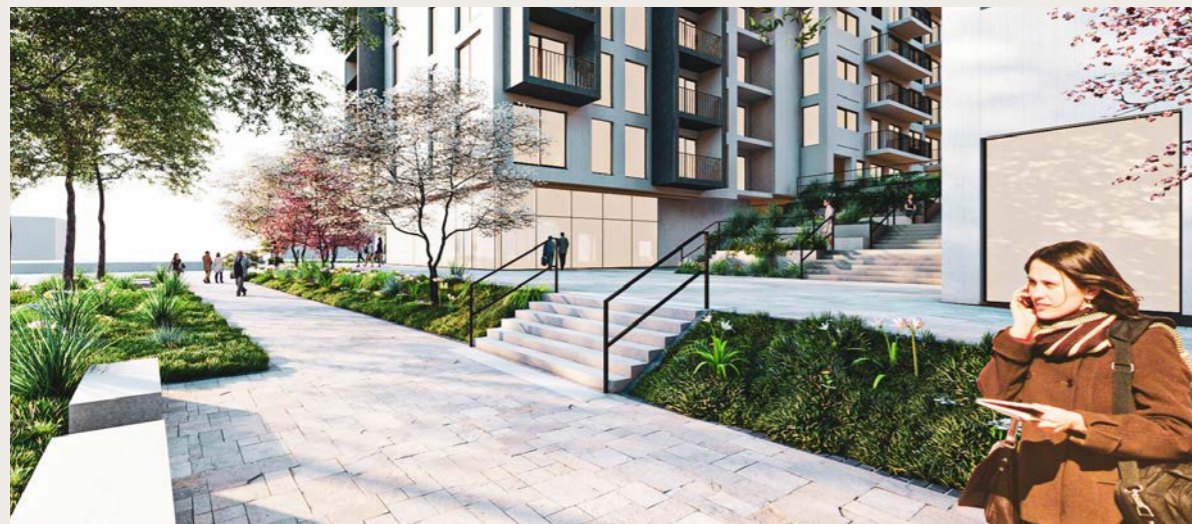


1. STREETScape

The arrival point into the site will have dropped kerbs at crossing points, tree lined edges with streetscape planting, sitting pockets and two walkways that run parallel to the building. An access set of stairs and a 1:21 sloped ramp have been allocated to cater for the level difference at the east corner of the site.

The planting will be punctuated with wildflower drifts, high impact perennial planting, bulbs and native trees to form distinctive arrival in keeping with the sense of place.

NOTE: Any public realm improvements shown outside of the application boundary are subject to a letter of consent from the local authority at application stage.



NMP

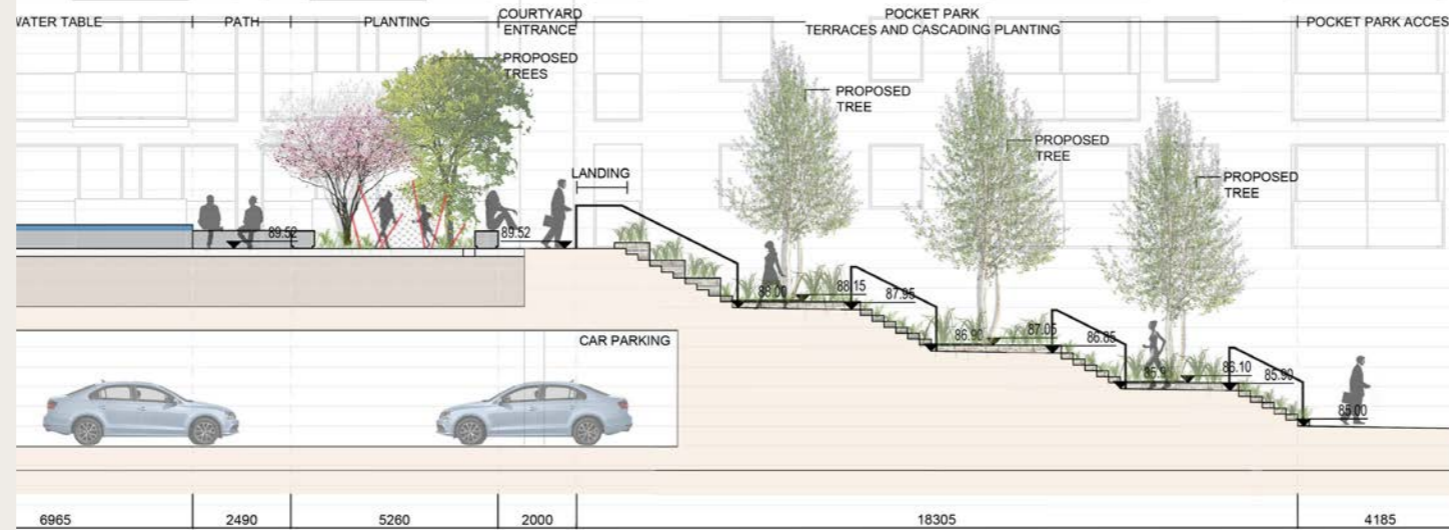
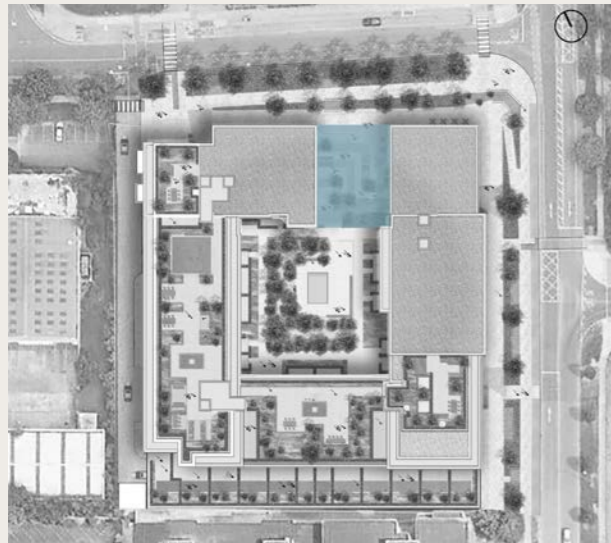
(* please refer to NMP Landscape Drawings and Report submitted as part of this application for further information)

12 DETAILED DESIGN

How well thought through is the building and landscape design?

LANDSCAPE

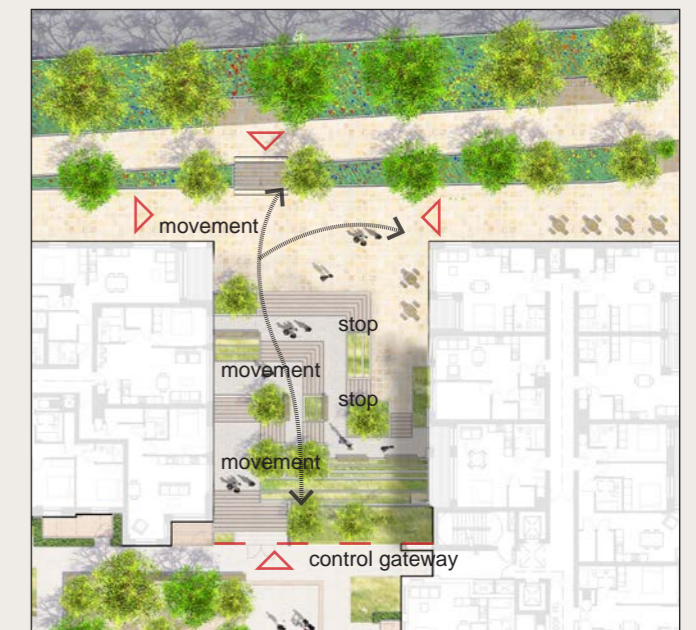
A



2. POCKET PARK

The Pocket Garden consists of a transitional space between the public open space and the communal amenity space at first floor of the development.

There is a 4.5m difference between the lowest and the highest point of this pocket feature, which is spatially structured in 4 sets of steps. Seating areas are provided at the side of the landings and integrated with raised planters. These planters act as a feature in the landscape creating depth for tree planting and a playful, visual attraction for all ages.



NMP

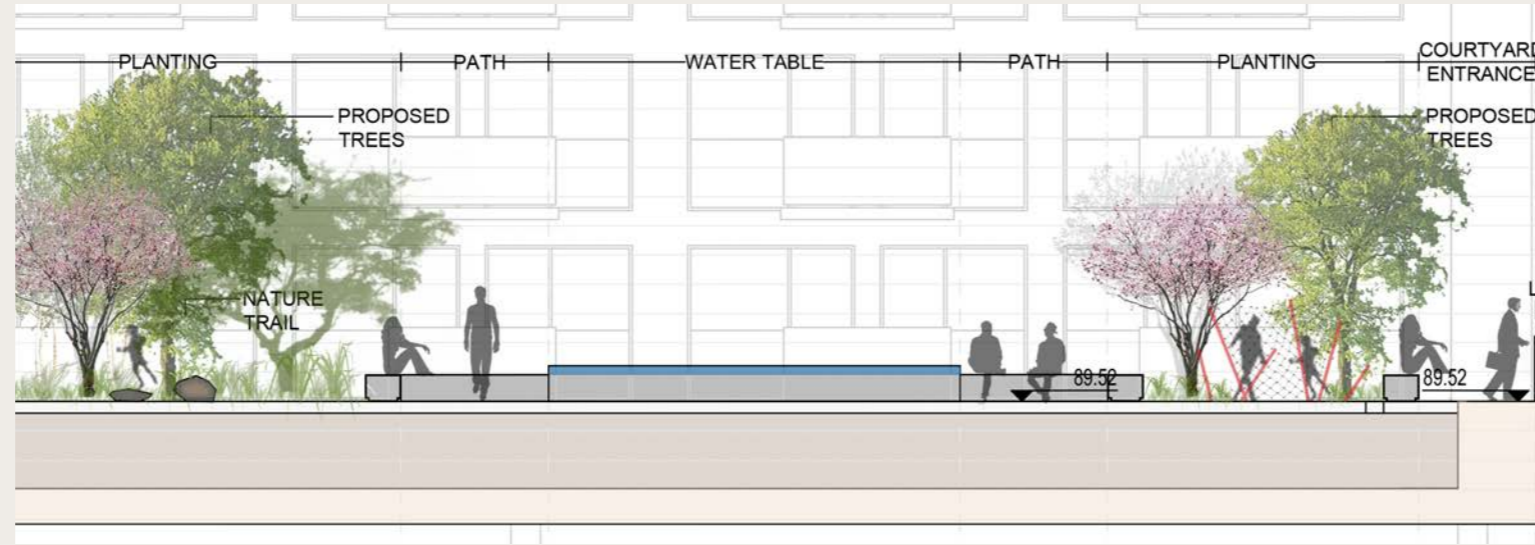
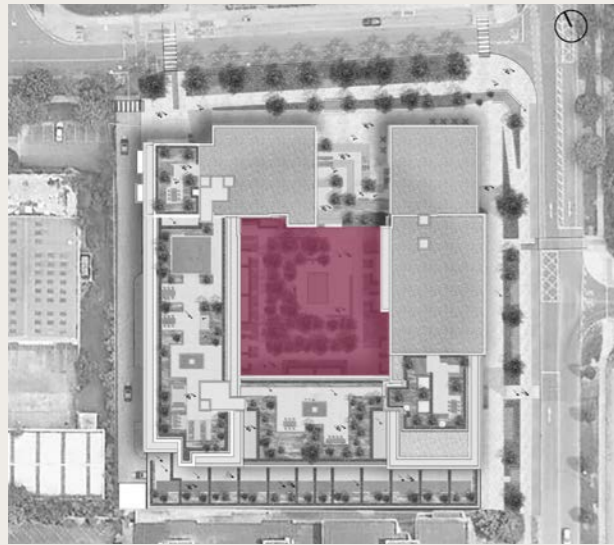
(* please refer to NMP Landscape Drawings and Report submitted as part of this application for further information

12 DETAILED DESIGN

How well thought through is the building and landscape design?

LANDSCAPE

A

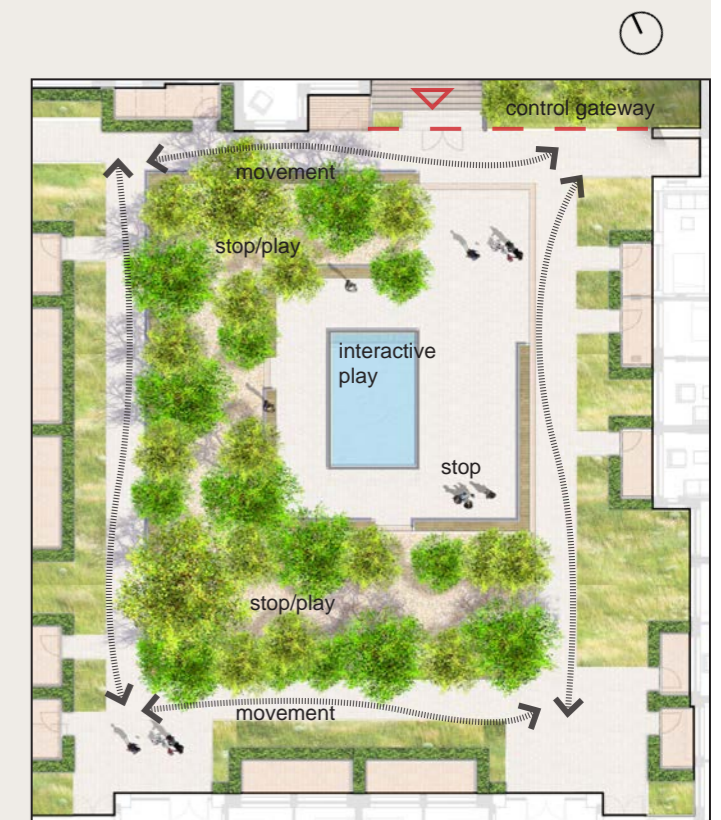


3. COURTYARD

The communal courtyard amenity space is located at the core of the site. This space will offer play areas, sitting opportunities, water features and follies to the residents.

Located over the ground floor podium slab, the courtyard consists in a green roof with hard and soft landscaping constructed over a surface water storage mat providing interception, filtration and attenuation of surface water. Surface water will drain to ground through direct infiltration.

A front garden or private terrace opening onto a shared space has a positive influence in social interaction and passive surveillance on the street.



NMP

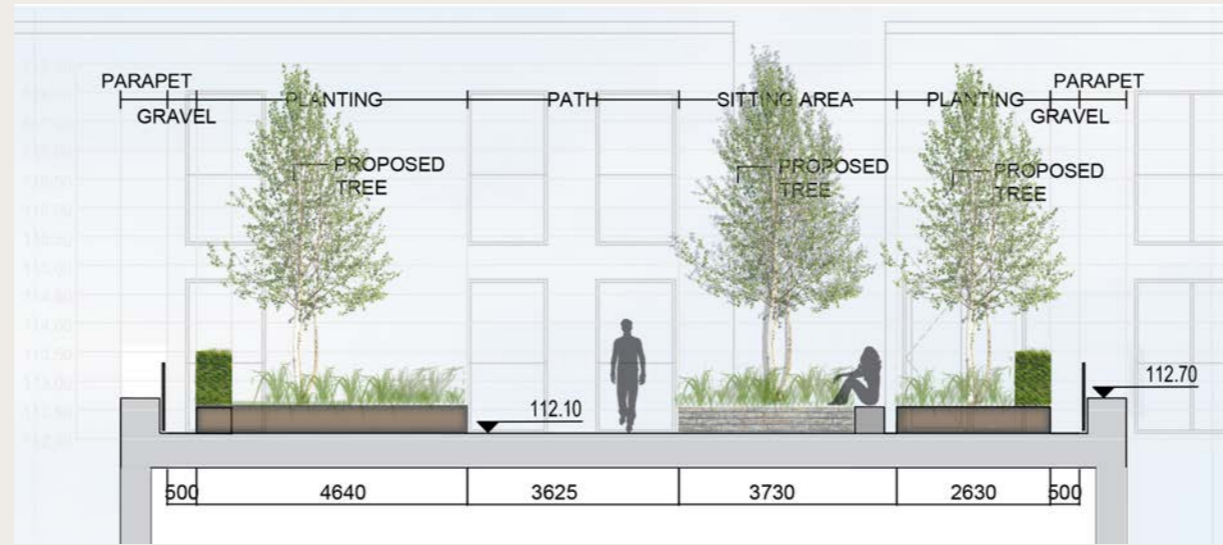
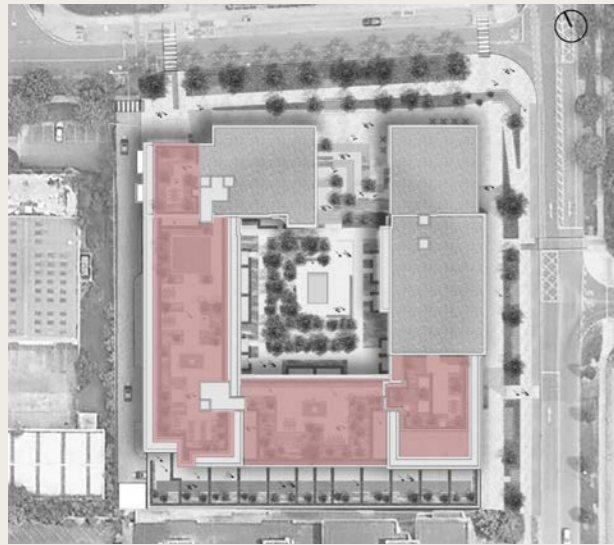
(* please refer to NMP Landscape Drawings and Report submitted as part of this application for further information)

12 DETAILED DESIGN

How well thought through is the building and landscape design?

LANDSCAPE

A



4. RESIDENT'S ROOF TERRACES

The roof garden is part of the communal amenity space with the exception of the 9th floor North roof terrace. The roof terraces are split across three levels, the highest level is accessed at the ninth floor, the middle level is accessed at the eighth floor and the lowest level is accessed at the sixth floor.

A number of amenities have been allocated such as yoga, picnic, urban farm and integrated play.

The North roof terrace on the 9th floor is a shared compensatory amenity space for designated units within the scheme.

Note: For further information, please, refer to the 6246-AR ABP opinion - Architectural Response document submitted as part of this Application.



NMP

(* please refer to NMP Landscape Drawings and Report submitted as part of this application for further information)

12 DETAILED DESIGN

How well thought through is the building and landscape design?

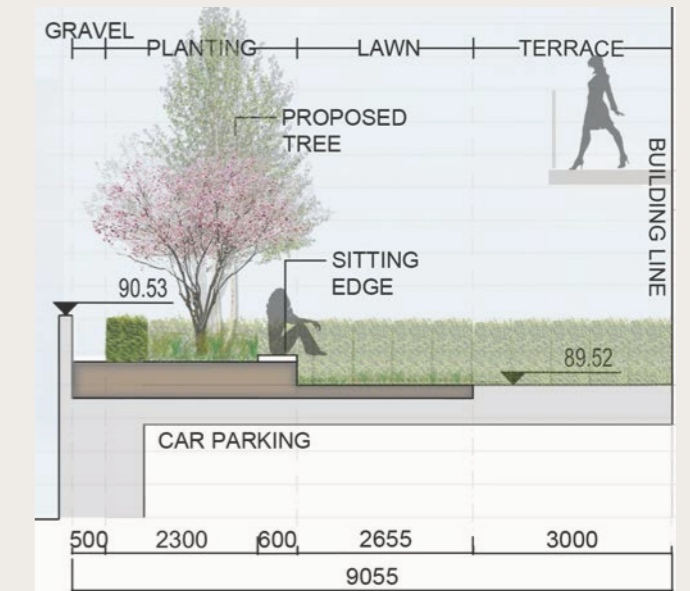
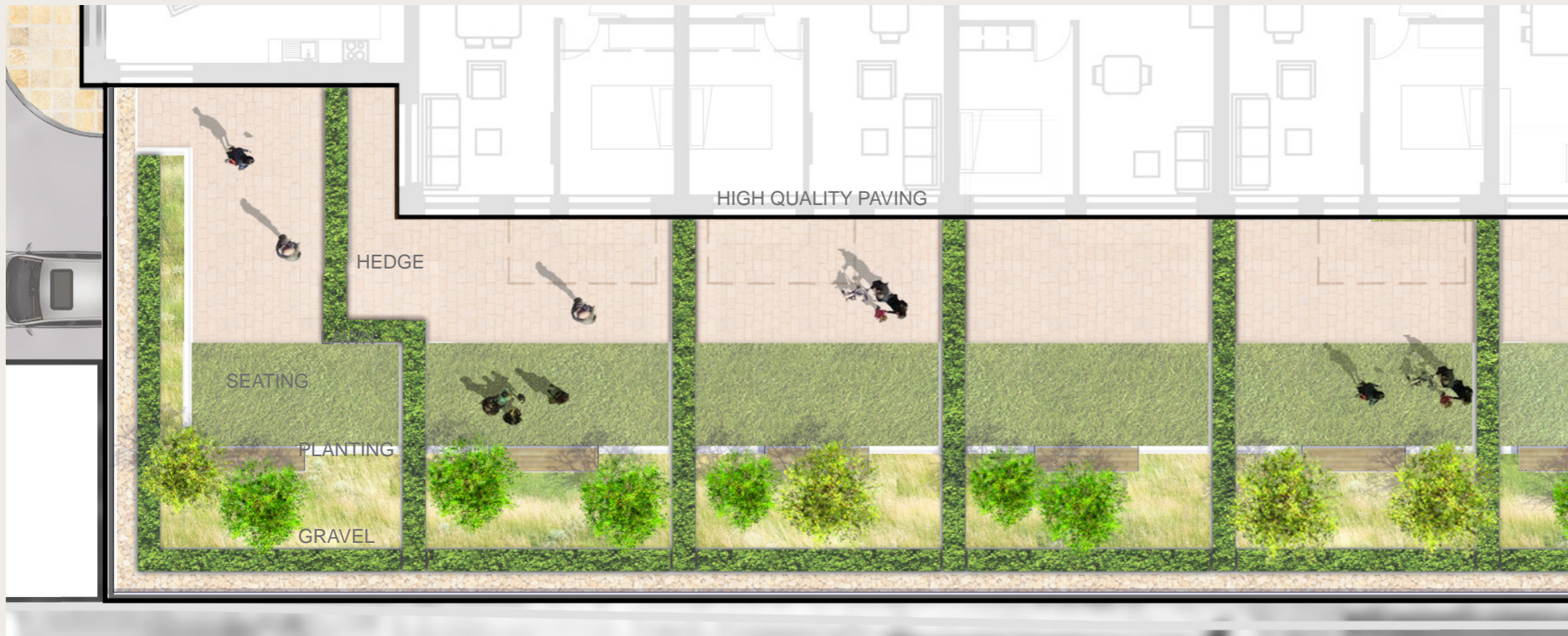
LANDSCAPE

A



5. PRIVATE GARDENS - FIRST FLOOR LEVEL

Likewise the communal amenity courtyard space, the private amenity spaces at First Floor Level are gardens located over the ground floor podium slab and consist of a green roof with hard and soft landscaping constructed over a surface water storage mat.



NMP

(* please refer to NMP Landscape Drawings and Report submitted as part of this application for further information)

12 Detailed Design

B. Architectural

12 DETAILED DESIGN

How well thought through is the building and landscape design?

Architectural
Design Rationale



The layout, massing and material design of the proposed development are influenced by the context, site restrictions and proposed uses.

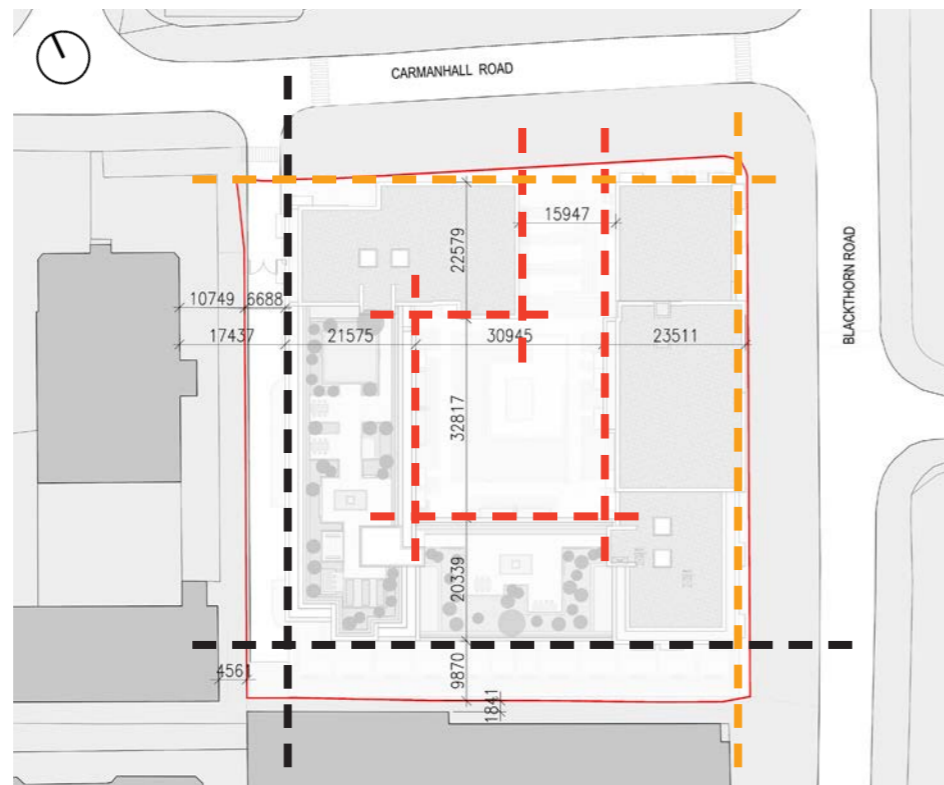


DIAGRAM 01 - BUILDING LINES

A massing appropriate to the proposed uses has been set up reinforcing the desired connections and adjusted in response to the existing context.

- Line 1 - Recessed from North-West boundary to allow vehicular access to the site
- Line 2 - Recessed from South-West boundary for resident's privacy
- Line 3 - Distance sufficient to provide privacy and daylight quality
- Lines 4 and 5 - Maximum efficiency of the site with appropriate distances to North-East and South-East boundaries

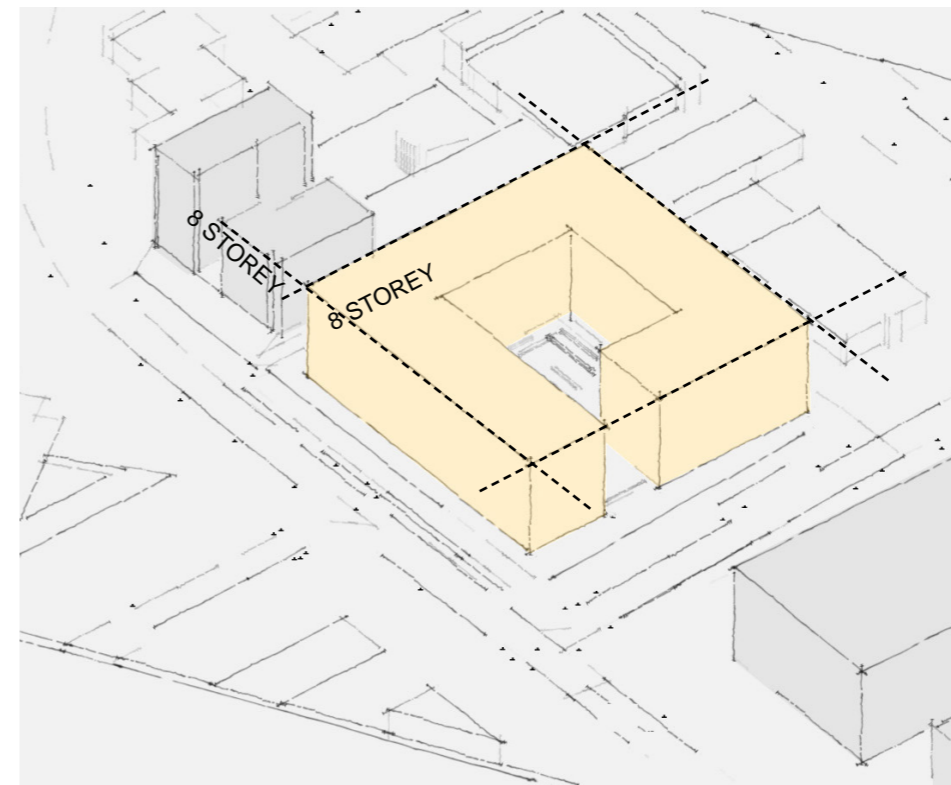


DIAGRAM 02 - MASSING

A first massing was determined of the site zoned for an 8-storey development

12 DETAILED DESIGN

How well thought through is the building and landscape design?

Architectural
Design Rationale **C**

The height (8 no. storeys) and density (175 no. units per hectare) limits contained within the Sandyford Urban Framework Plan, are considered outdated and do not reflect compact and sustainable development within existing built-up areas.

The proposed development is appropriately located in a prominent position within a mature employment/residential area in close proximity to existing high-quality public transport services.

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 in order to achieve a landmark building.

The proposal has thus been refined, through the dropping of the adjoining shoulders of the eastern elevation and the increased height of the marker at the end of Burton Hall Road to provide a landmark tower element.

It is considered that the landmark height achieved under the current proposal is appropriately located within the centre of Sandyford Industrial Estate at a significant distance from existing development which could be considered sensitive to the impact of a tall building

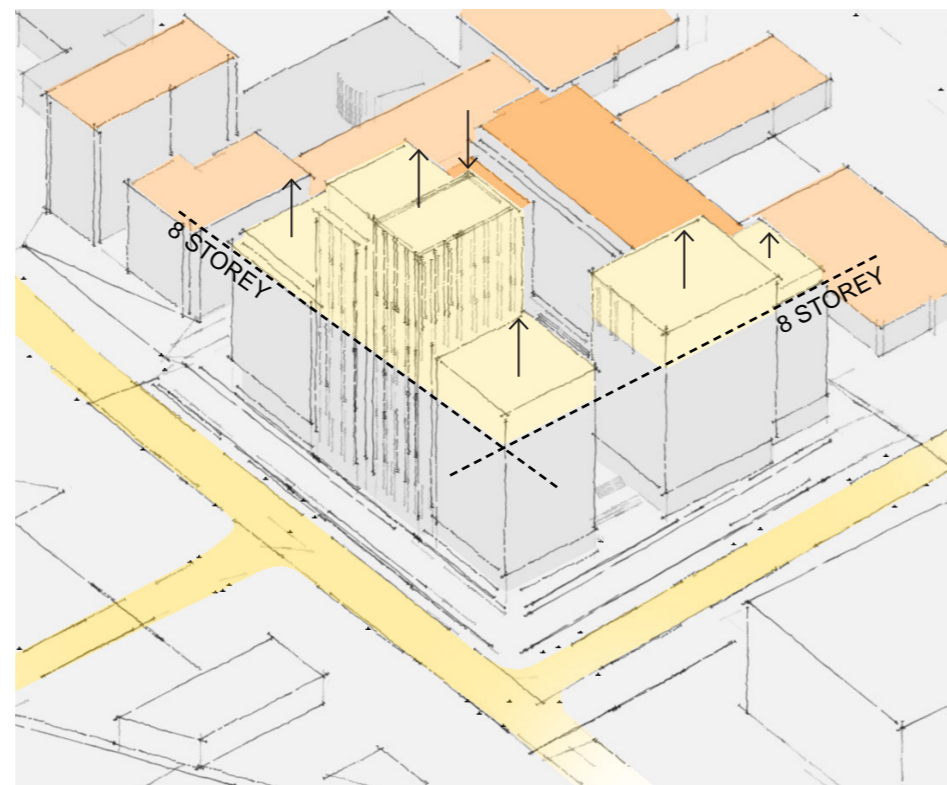


DIAGRAM 03 - HEIGHTS

Volumes to step down and up in response to context and site restrictions

For further information, please refer to the 6246 - AR ABP opinion - Architectural Response Document submitted as part of this application.

12 DETAILED DESIGN

How well thought through is the building and landscape design?

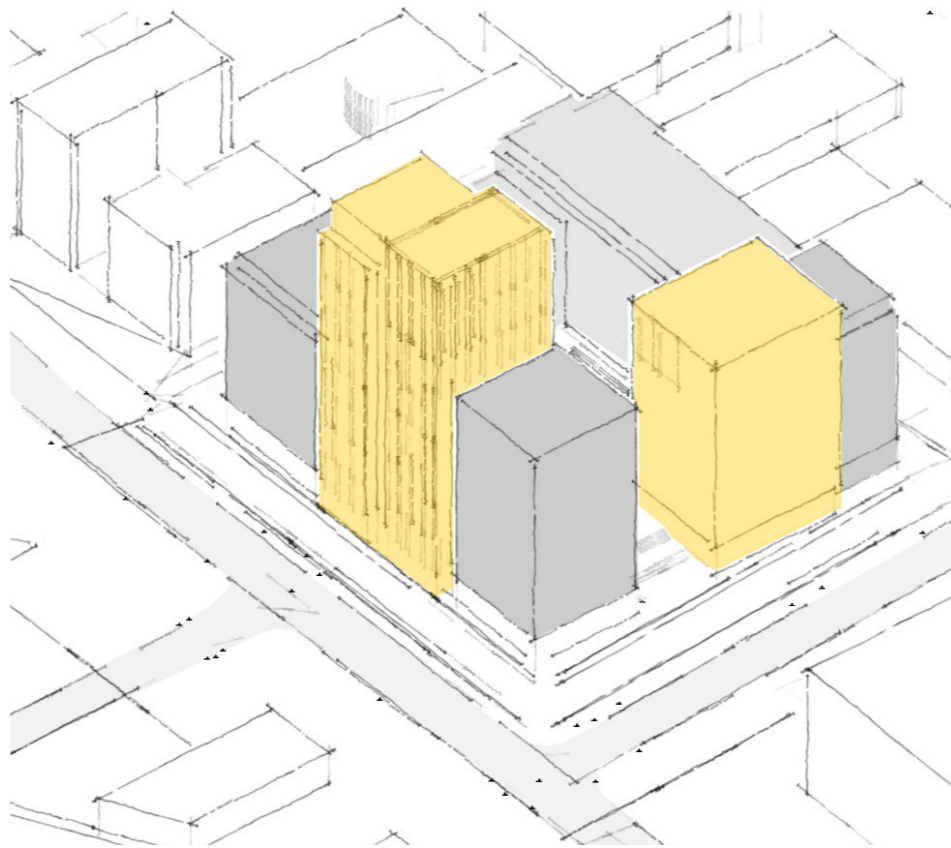
Architectural
Design Rationale

DIAGRAM 04 - Markers

Two featured elements emerge on the site:

1. The key milestone at the end of Burton Hall Road.
2. A volume highlighting the entrance to the site will serve as a reference point in the community.

Two marker elements are proposed for the scheme to act as way finders, to allow users to recognise these new spaces as they approach the site. A primary marker is located on the south-west side of the site and viewed when approaching from Leopardstown Road. A secondary marker is located on the north-east side of the site and viewed when approaching from Carmanhall and Blackthorn Roads junction.



DIAGRAM 05 - EMPHASIS OF VERTICAL DIRECTION

Articulated volume fronting Burton Hall Road reflecting marker.

12 DETAILED DESIGN

How well thought through is the building and landscape design?

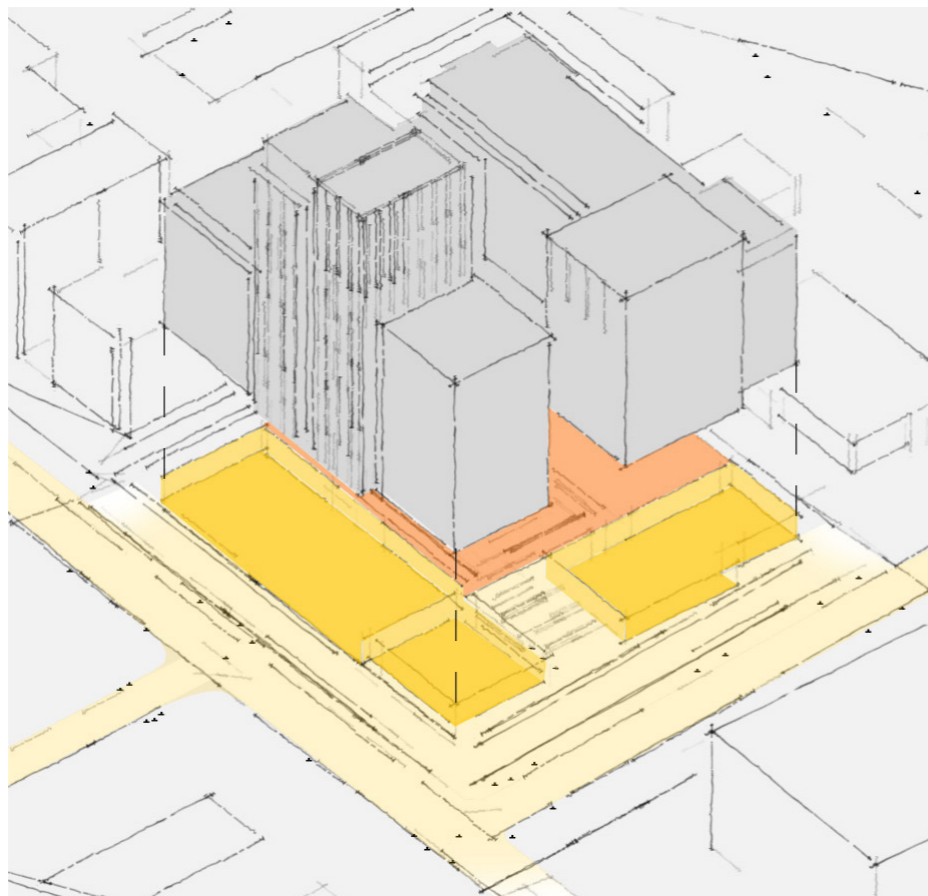
Architectural
Design Rationale

DIAGRAM 06 - ACTIVE FRONTAGE

Response to the Sandyford Urban Framework Plan objective:

- To encourage a diverse range of uses including employment based uses, retail and retail services, civic, cultural, leisure, health, educational and other services appropriate in scale commensurate with the role of Sandyford Business District as a 'Place' to work and live.

The development provides all-day activity active frontage towards Carmanhall and Blackthorn Roads with the location of uses at Ground Floor level:

- Residential amenities fronting Carmanhall and Blackthorn Roads
- Car Parking Use on the south-west part of the site

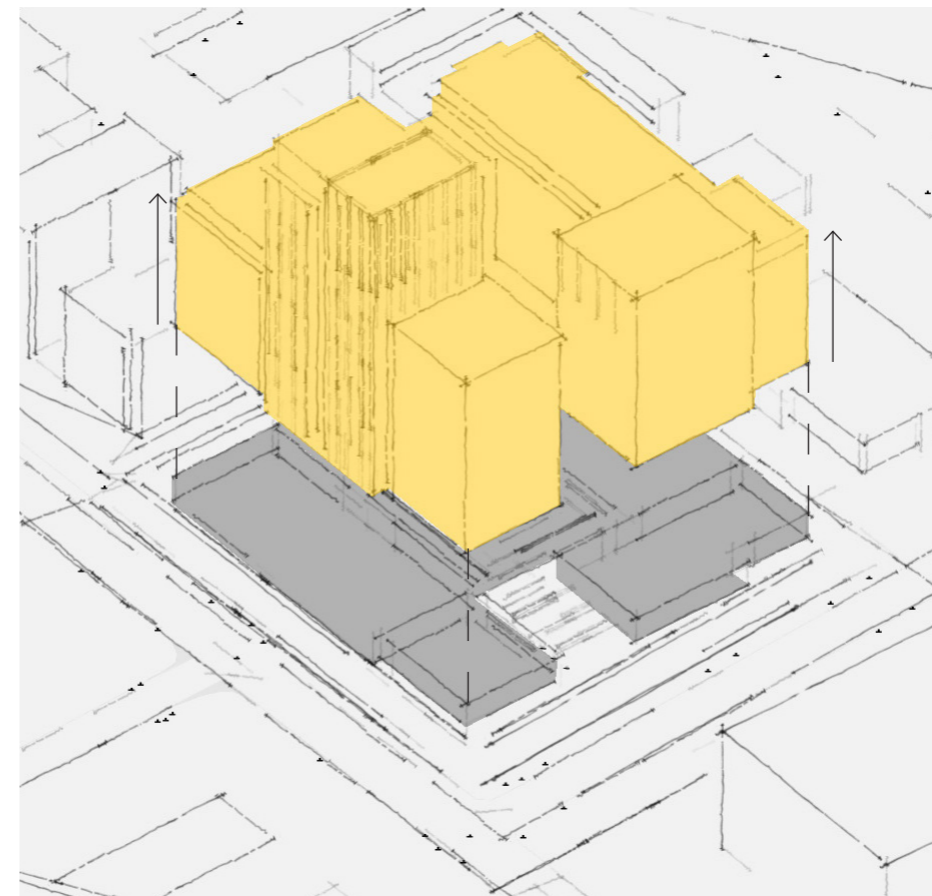


DIAGRAM 07 - RESIDENTIAL USE OVER PODIUM

12 DETAILED DESIGN

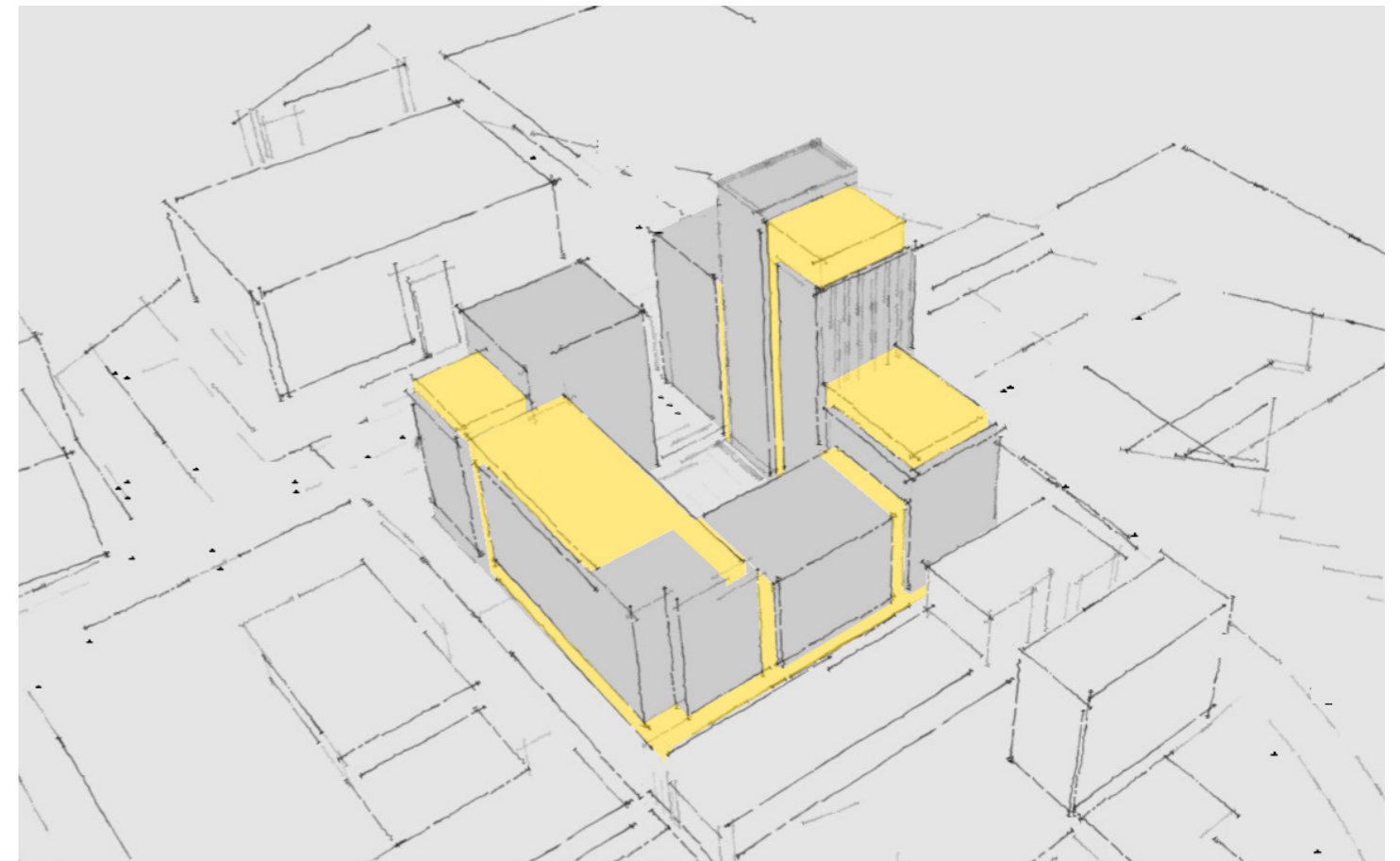
How well thought through is the building and landscape design?



08.1

DIAGRAM 08 - VOLUMES SCULPTED

1. Fronting Carmanhall & Blackthorn Roads, volumes adjoining the two markers are sculpted with vertical elements.
2. The back of the proposal, in proximity to other buildings, is treated more simply



08.2

12 DETAILED DESIGN

How well thought through is the building and landscape design?

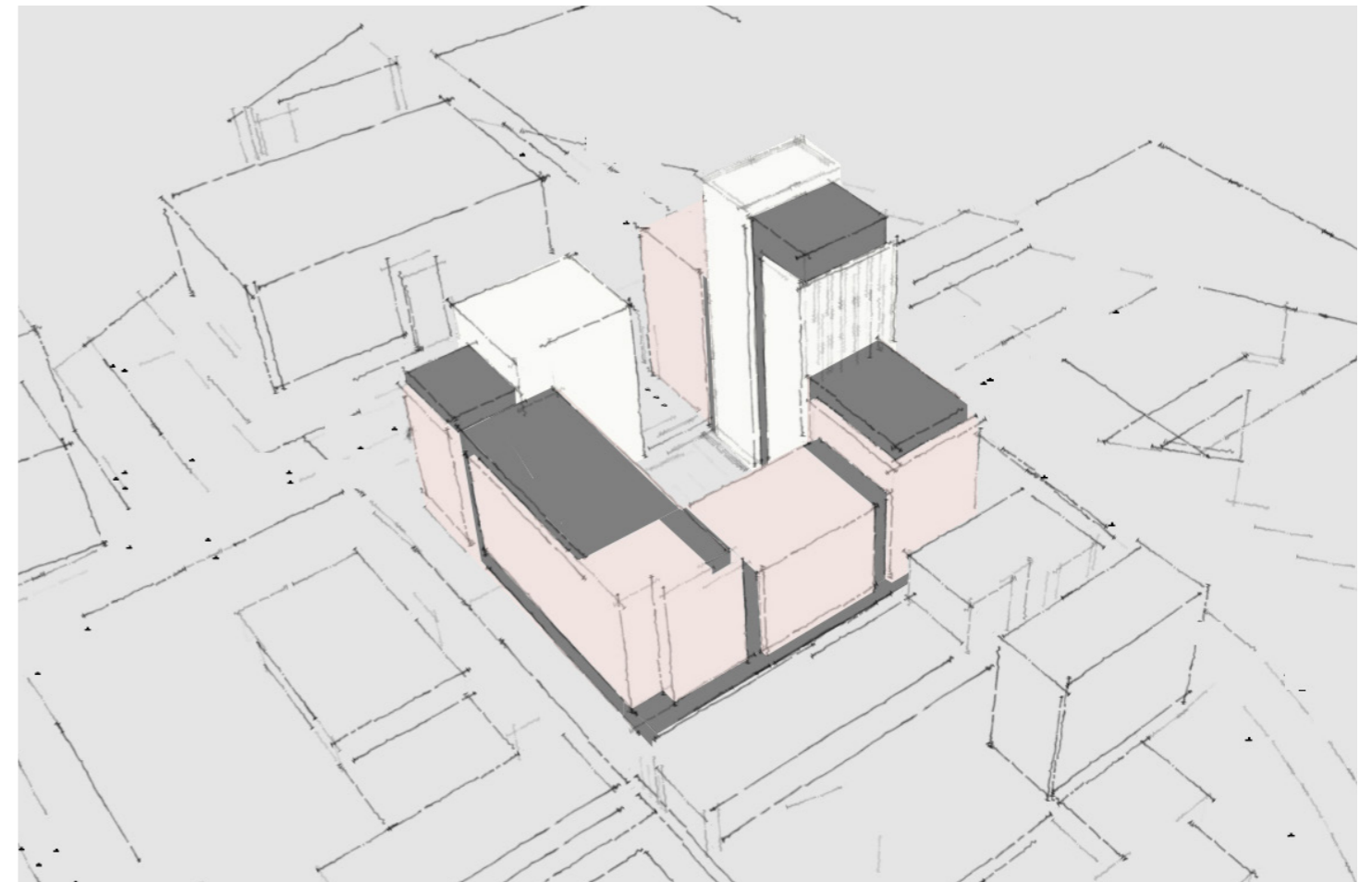
Architectural
Design Rationale

DIAGRAM 09 - MATERIALS

The materials of the proposed palette are intended to create an attractive and legible hierarchy of architectural treatment that provides visitors and residents alike with an intuitive way to navigate the scheme.

- The use of stone is a response to the specific two marker elements that are proposed for the scheme to act as way finders.
- Light brick is used as a secondary material that complements the stone. Light brick facades fronting Carmanhall & Blackthorn Roads, are sculpted with projected vertical elements
- The dark metallic cladding articulates stone and light brick volumes.



MATERIAL 1 - WHITE STONE



MATERIAL 2 - LIGHT BRICK

MATERIAL 3 - DARK METALLIC
CLADDING

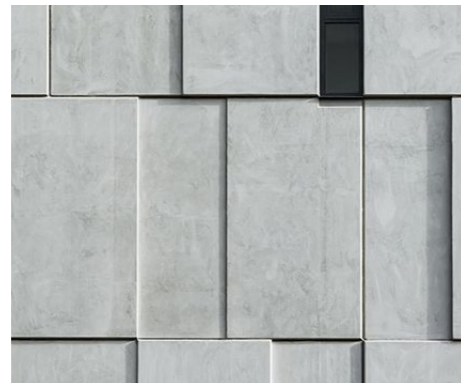
12 DETAILED DESIGN

How well thought through is the building and landscape design?

Architectural
Material Palette: Proposal



MATERIAL 01 STONE



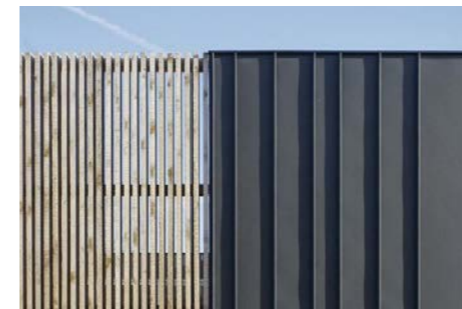
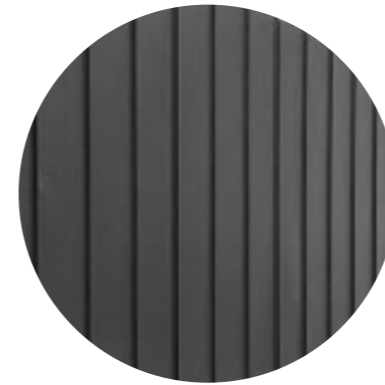
The Stone is used as a special material, that can be found in the site context as a feature material (site markers, entrance,...).

MATERIAL 02 LIGHT BRICK



Light brick is the principal material in the scheme, complementing the feature stone elements.

MATERIAL 03 METALLIC CLADDING



The metallic cladding forms the articulations of the scheme, and it is high quality dark cladding.

MATERIAL 04 CONTRASTED PROJECTING BALCONIES



The light brick treatment is sculpted fronting Carmanhall and Blackthorn Roads with selected colour projecting balcony surrounds with contrasting timber patterned internal linings.

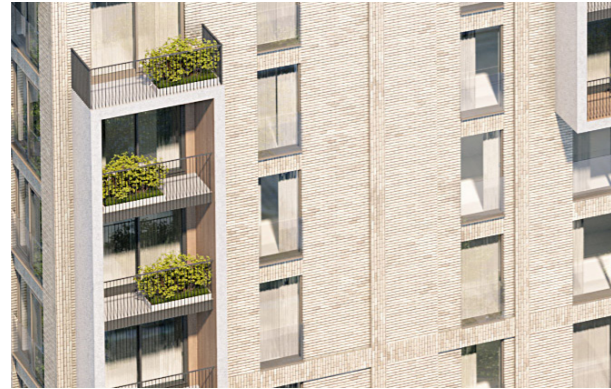
12 DETAILED DESIGN

How well thought through is the building and landscape design?

Architectural Facade Treatments

B

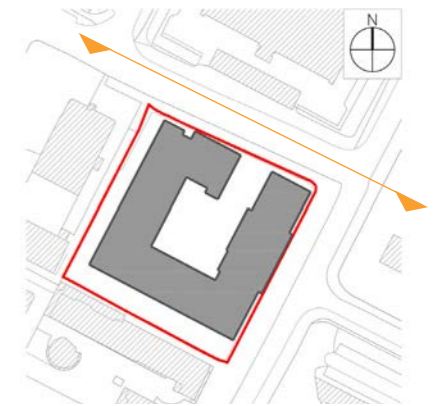
Selected colour projecting balcony surround with contrasting timber patterned internal lining and painted metal balcony guarding to match typical guardings



Natural stone cladding, with a combination of surface finishes, with single, double and triple height selected colour aluminium framed glazing with opening sections



Selected dark colour metal cladding, with integrated recessed glazing with selected colour aluminium frame and reveals and opening sections forming the articulations between stone and brick



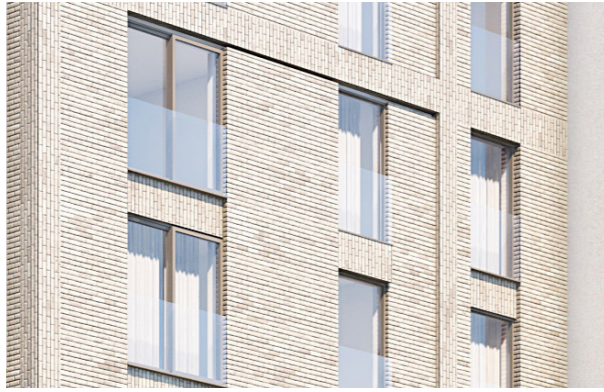
Proposed North East Elevation

12 DETAILED DESIGN

How well thought through is the building and landscape design?

Architectural Facade Treatments B

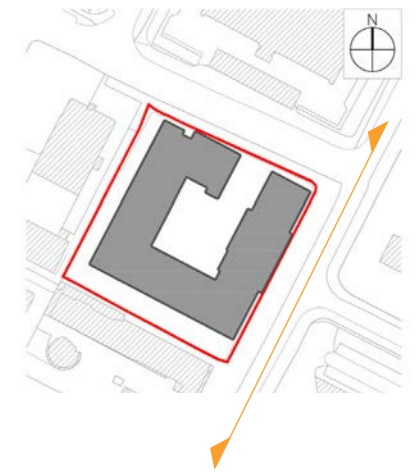
Selected natural brick cladding with detailed banding, with combination of single, double and triple height selected colour aluminium framed glazing with selected natural brick cladding infill



Selected colour projecting balcony surround with contrasting timber patterned internal lining and painted metal balcony guarding to match typical guardings



Selected dark colour metal recessed balcony forming the articulations between stone and brick, with integrated recessed glazing with selected colour aluminium frame and reveals and opening sections



Proposed South East Elevation

12 DETAILED DESIGN

How well thought through is the building and landscape design?

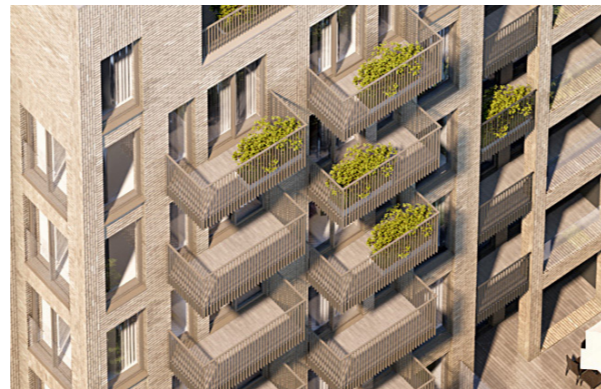
Architectural Facade Treatments

B

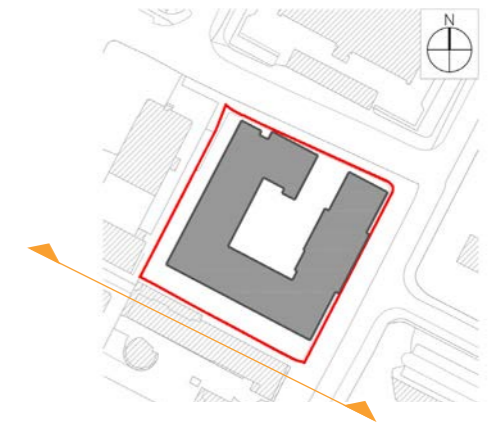
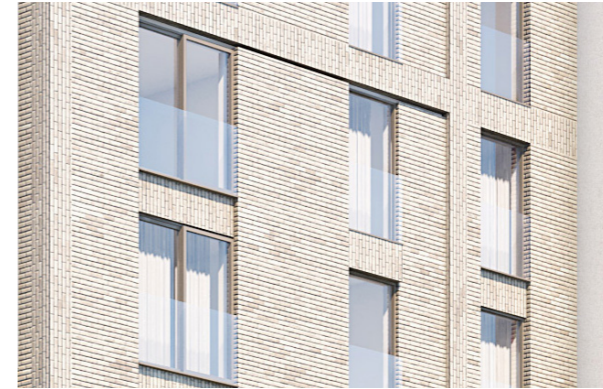
Selected dark colour metal recessed balcony forming the articulations between stone and brick, with integrated recessed glazing with selected colour aluminium frame and reveals and opening sections



Selected colour metal guarding in projecting balcony



Selected natural brick cladding with detailed banding, with combination of single, double and triple height natural brick cladding infill.



Proposed South West Elevation

12 DETAILED DESIGN

How well thought through is the building and landscape design?

Architectural Facade Treatments B

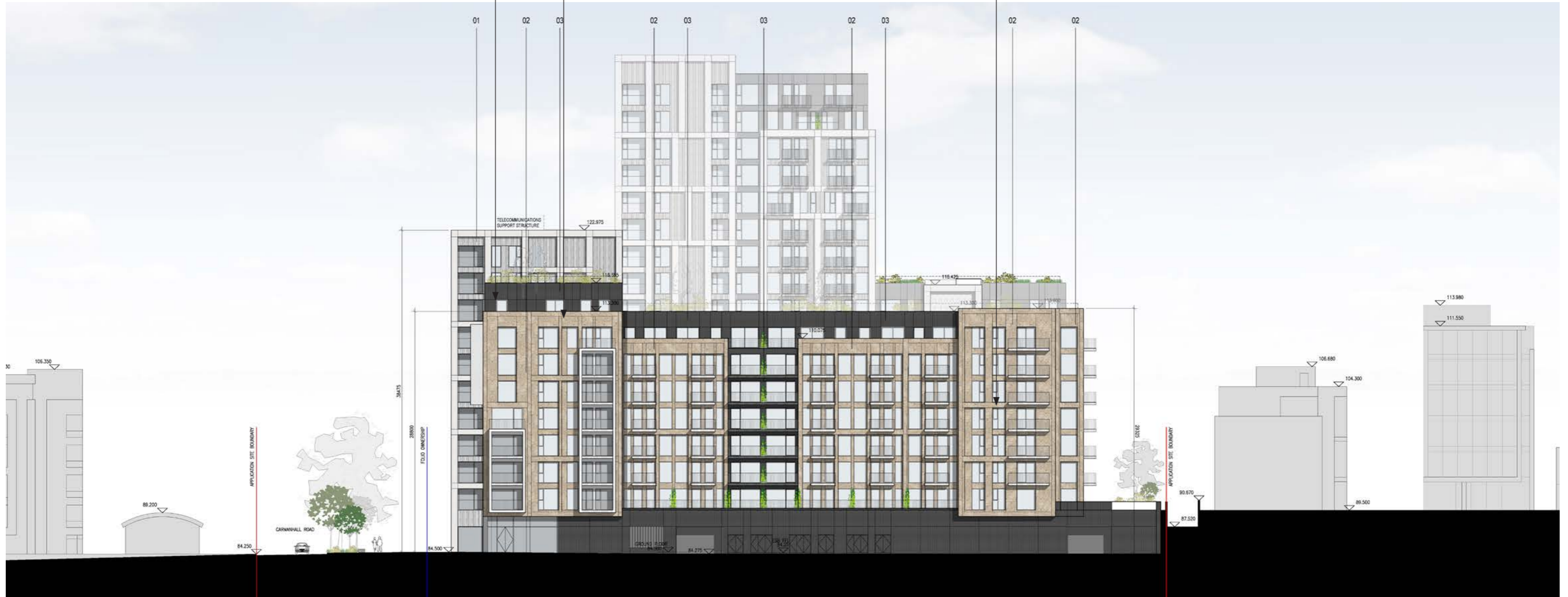
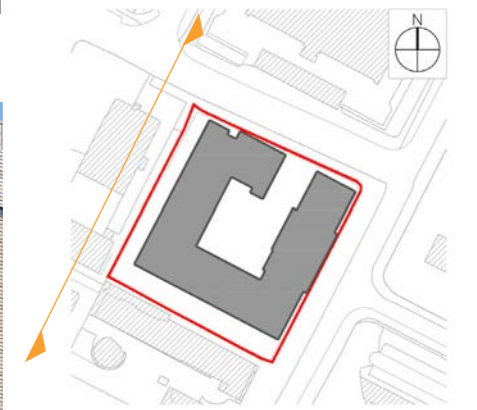
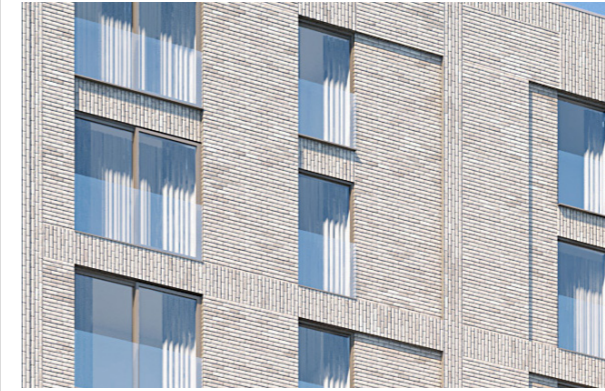
Selected dark colour metal recessed balcony forming the articulations between stone and brick, with integrated recessed glazing with selected colour aluminium frame and reveals and opening sections



Selected colour projecting balcony surround with contrasting timber patterned internal lining and painted metal balcony guarding to match typical guardings



Selected natural brick cladding with detailed banding, with combination of single, double and triple height natural brick cladding infill.



Proposed North West Elevation

12 DETAILED DESIGN

How well thought through is the building and landscape design?

Architectural
Entrances Design

B

CIRCULATION



Proposed ground floor plan - Accesses and circulations at Ground Floor Level

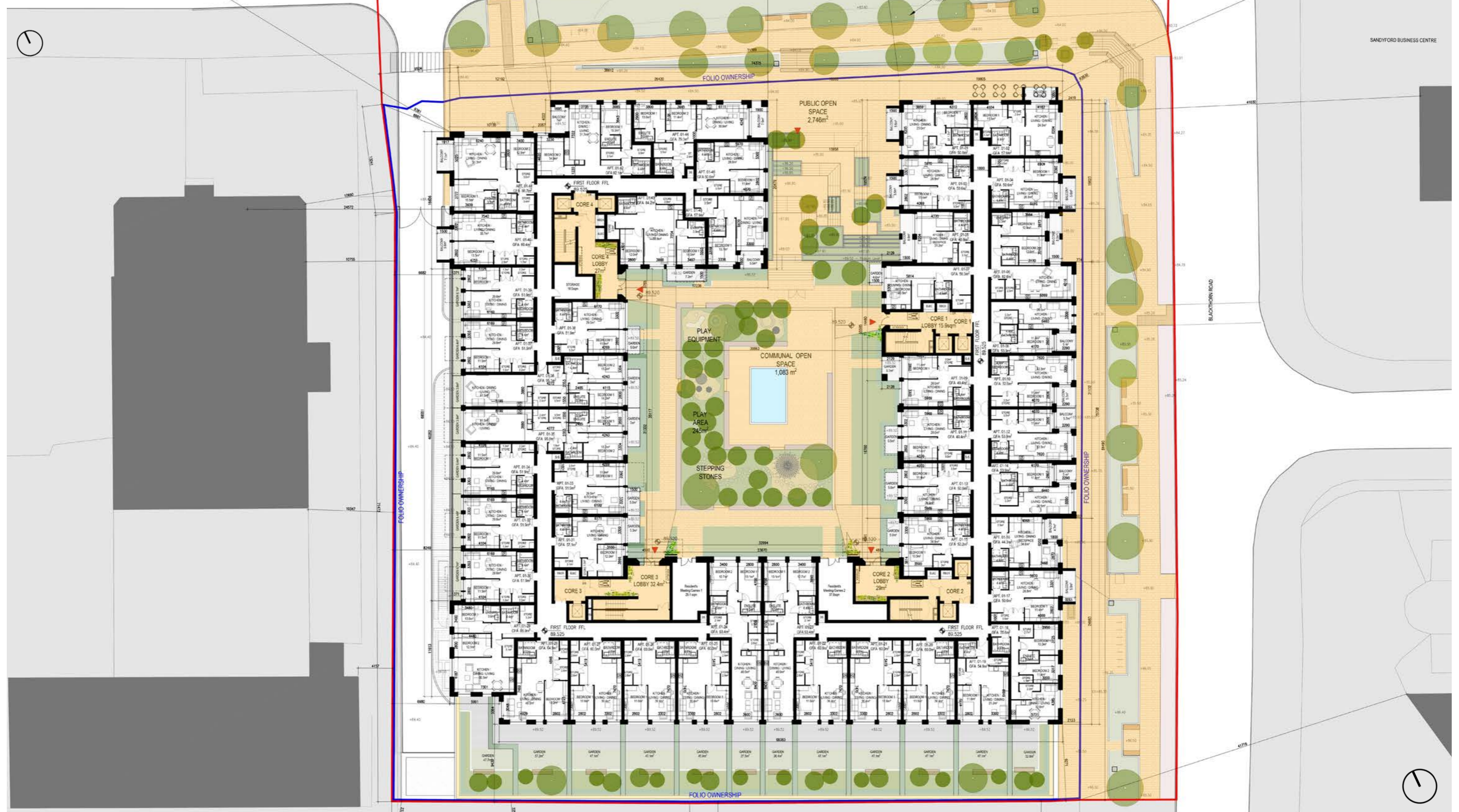
12 DETAILED DESIGN

How well thought through is the building and landscape design?

Architectural
Entrances Design

B

CIRCULATION



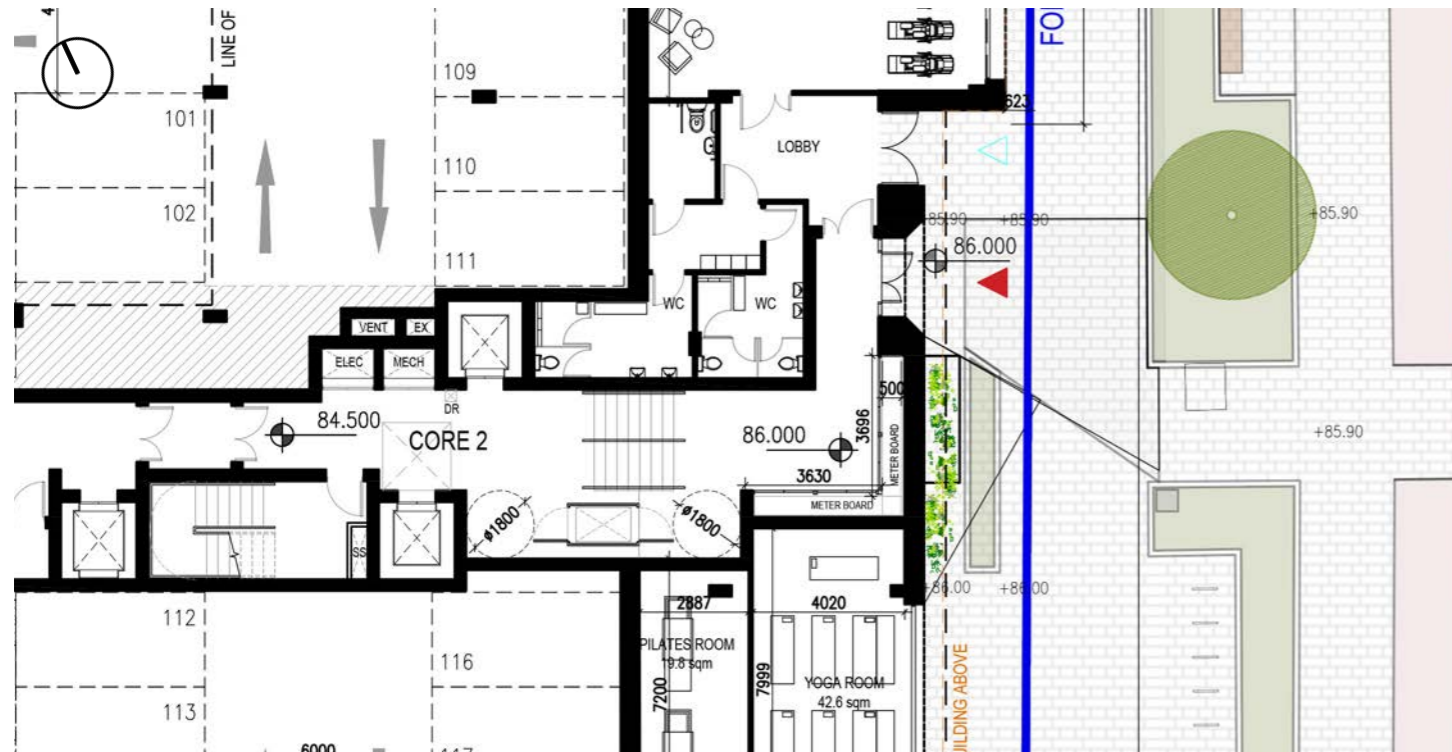
Proposed first floor plan - Accesses and circulations at First Floor Level

12 DETAILED DESIGN

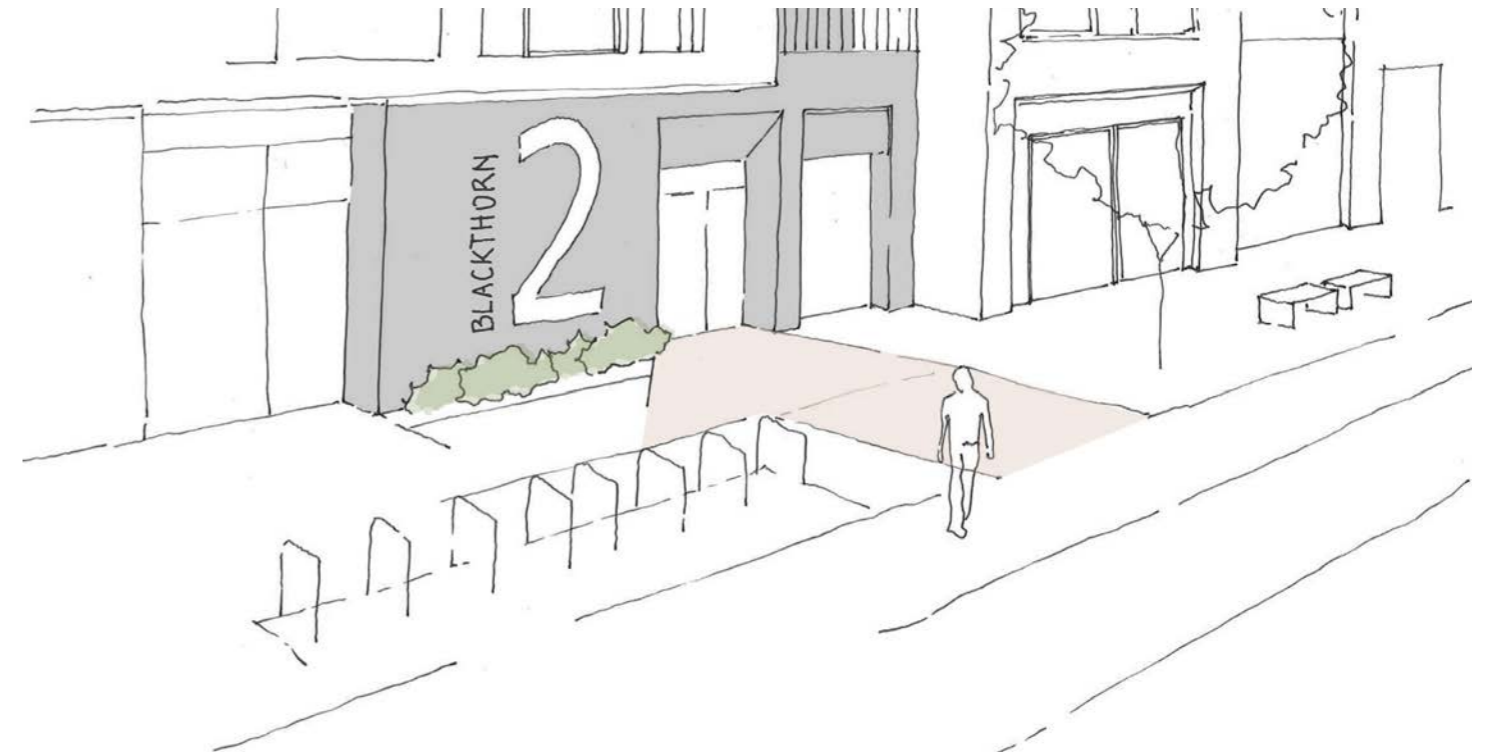
How well thought through is the building and landscape design?

Architectural
Entrances Design **B**

FUNNEL
The funnel entry volumes welcome the residential development users



Blackthorn Road Entrance Ground Floor Plan



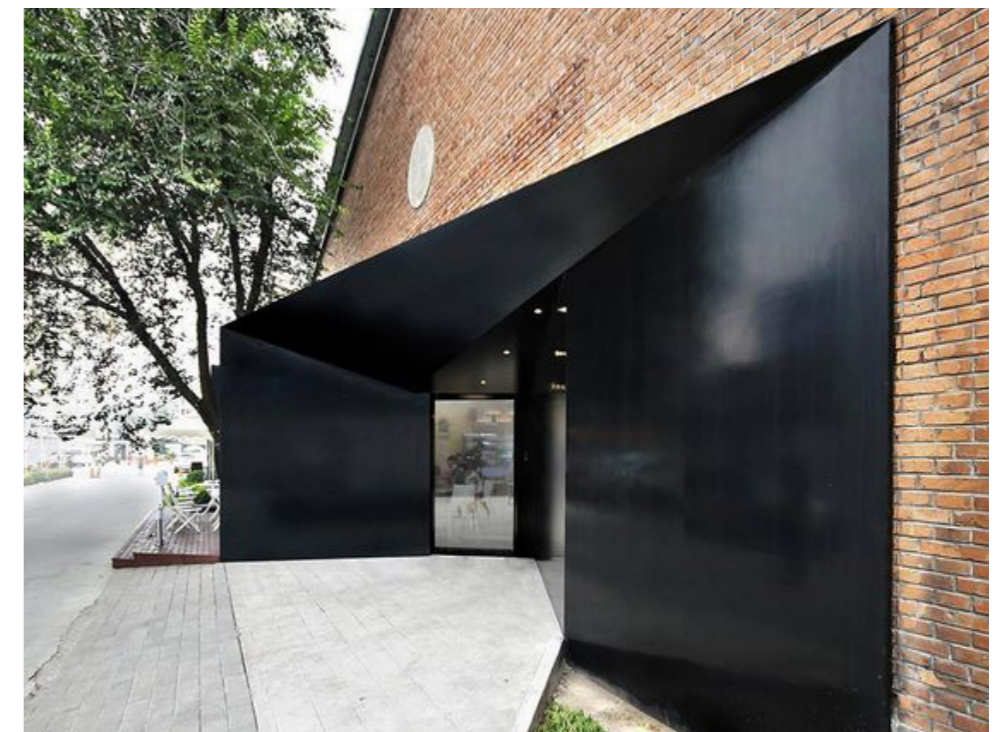
Blackthorn Road Entrance Sketch



Workframe - Portland US
Works Progress Architecture



Graubunden Museum of Fine Arts
Barozzi Veiga



Woo Space - China
hyperSity Architects

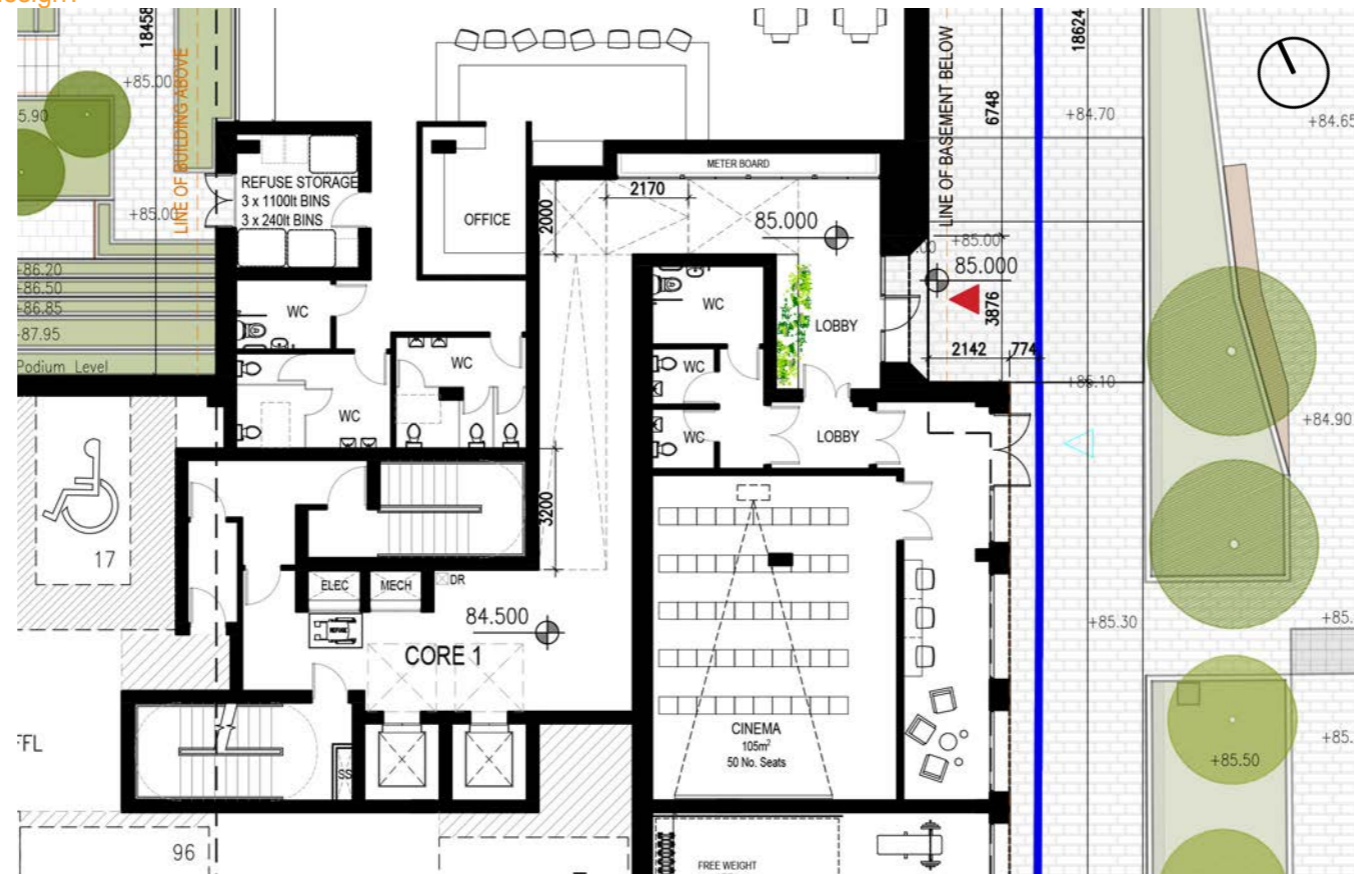
12 DETAILED DESIGN

How well thought through is the building and landscape design?

Architectural
Entrances Design

B

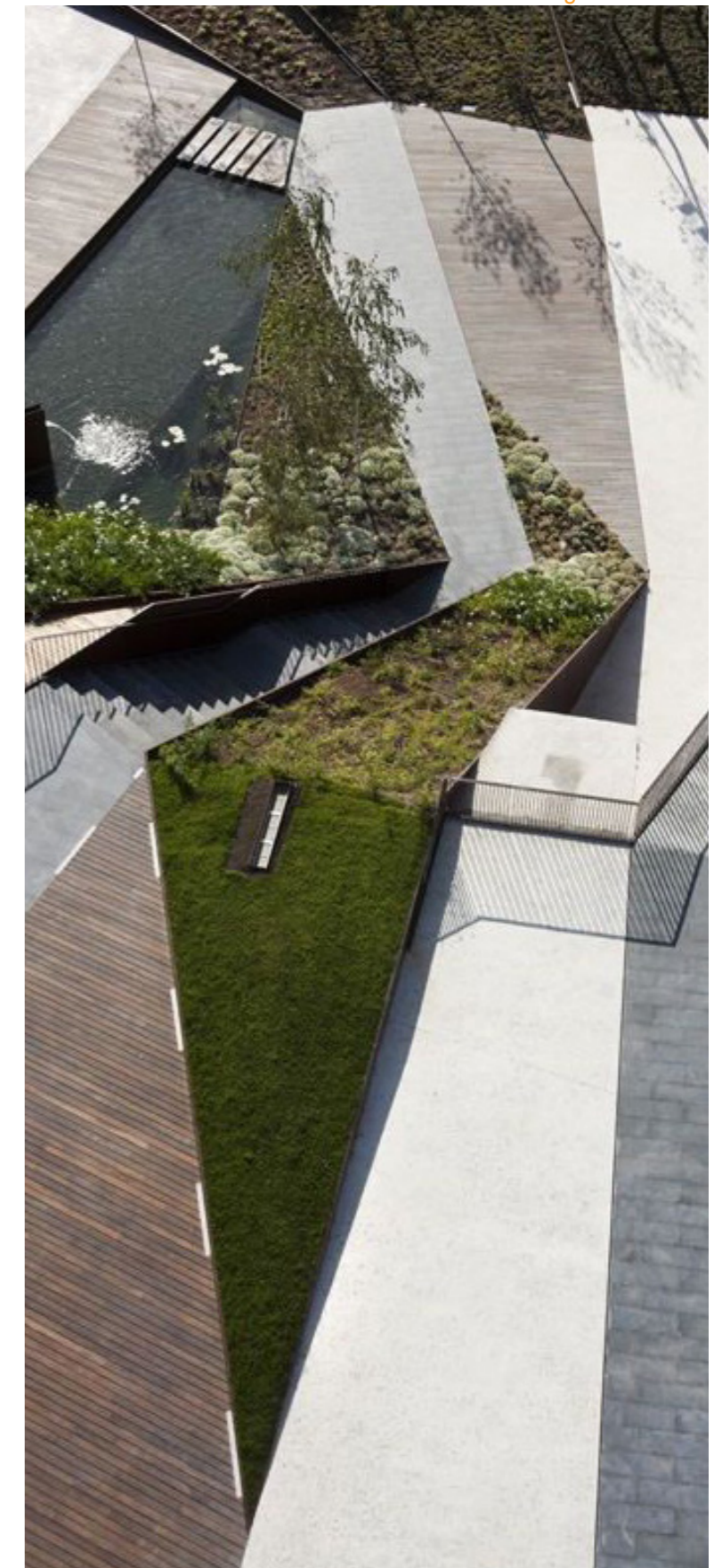
PAVING CHANGE



Blackthorn Road Entrance Ground Floor Plan



Blackthorn Road Entrance Sketch



Public Space for the Business Forum - Granada, Spain
Del Corral & Wulff

Emphasis of entrance with different paving treatments

12 DETAILED DESIGN

How well thought through is the building and landscape design?

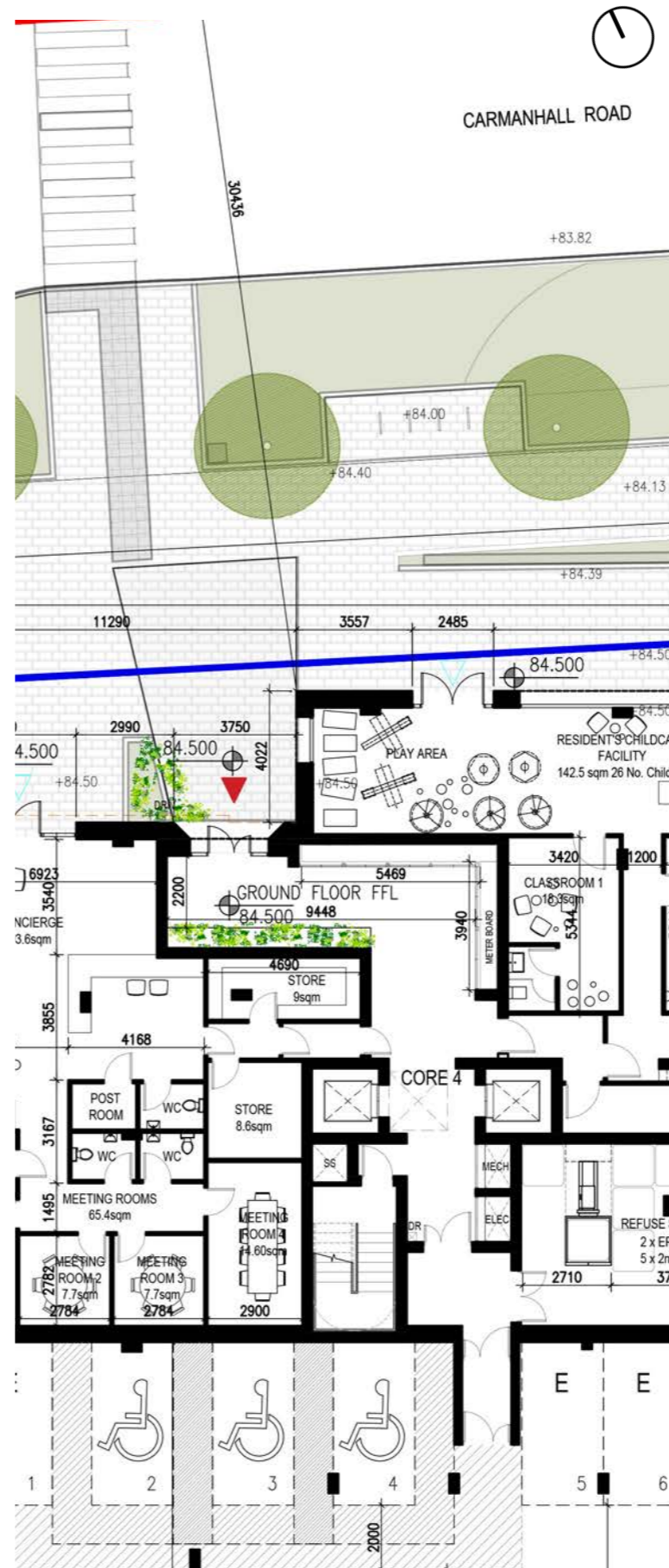
Architectural Entrances Design

B

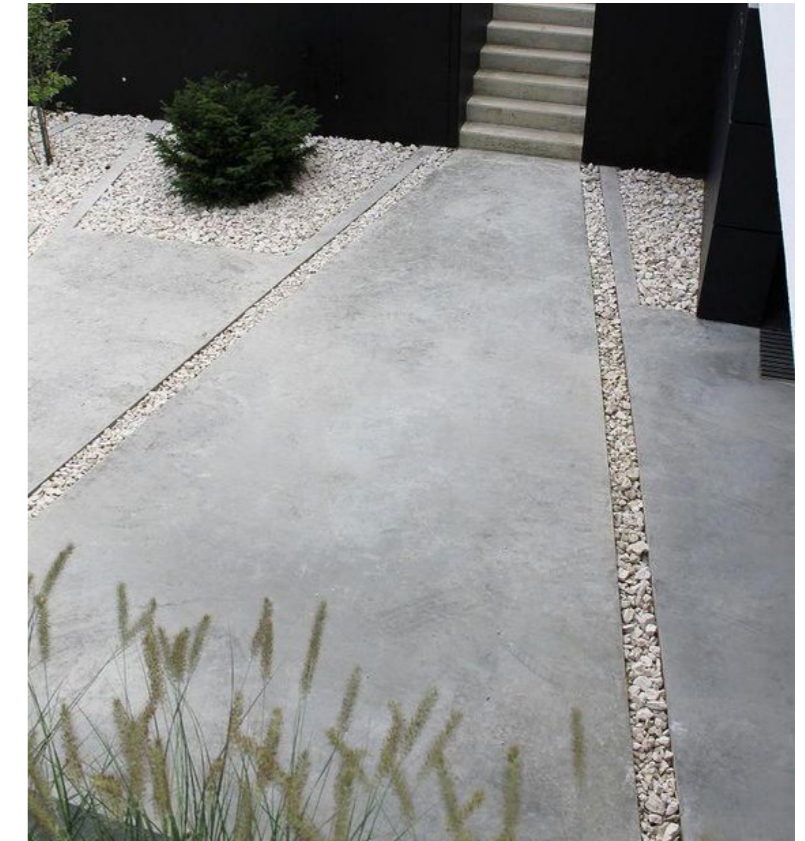
PLANTERS - COMPACTED GRAVEL AND VEGETATION



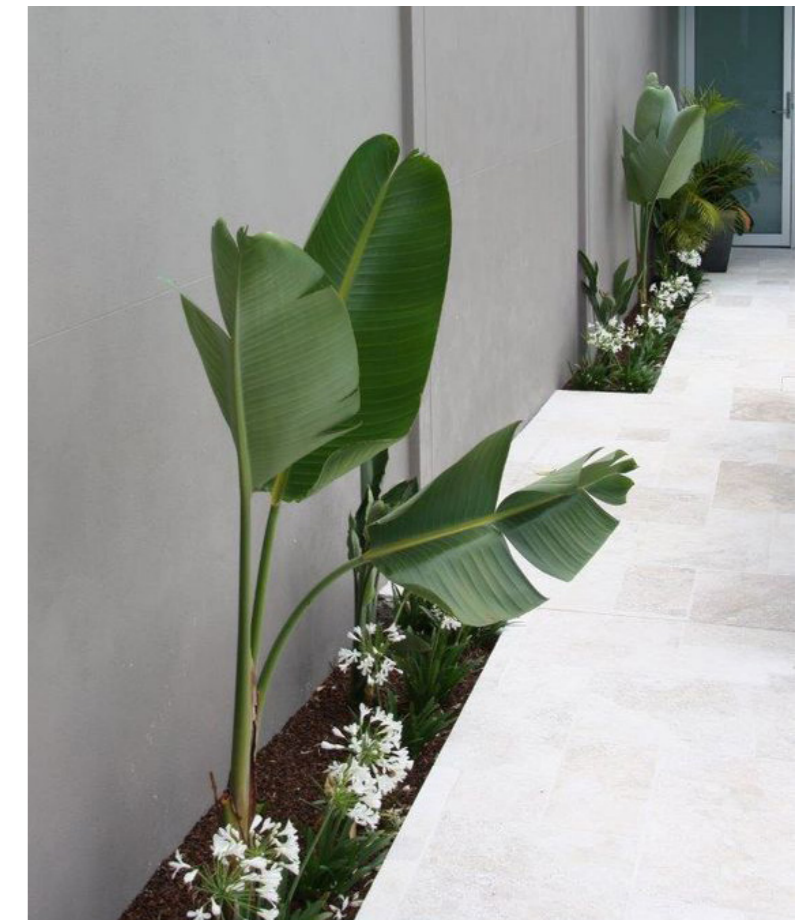
Carmanhall Road Entrance Sketch



Carmanhall Road Entrance Ground Floor Plan



Compacted gravel Planters



Vegetation attached to entrances

12 DETAILED DESIGN

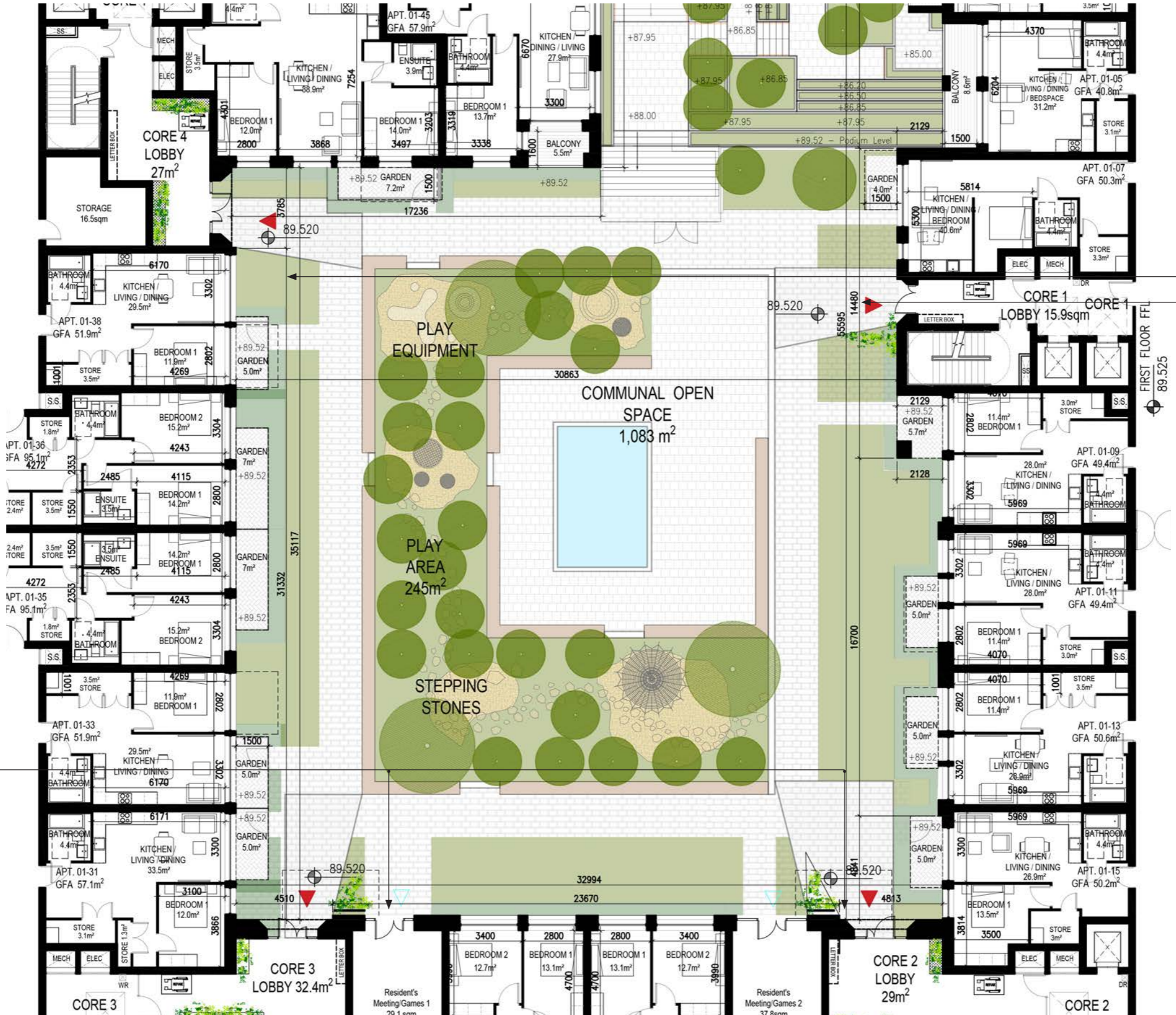
How well thought through is the building and landscape design?

SIGNAGE

Architectural Entrances Design B



Large retroilluminated white apartment numbers fixed to the facade



Proposed first floor plan



Metallic dark signage totem with retroilluminated white solid surface apartment numbers



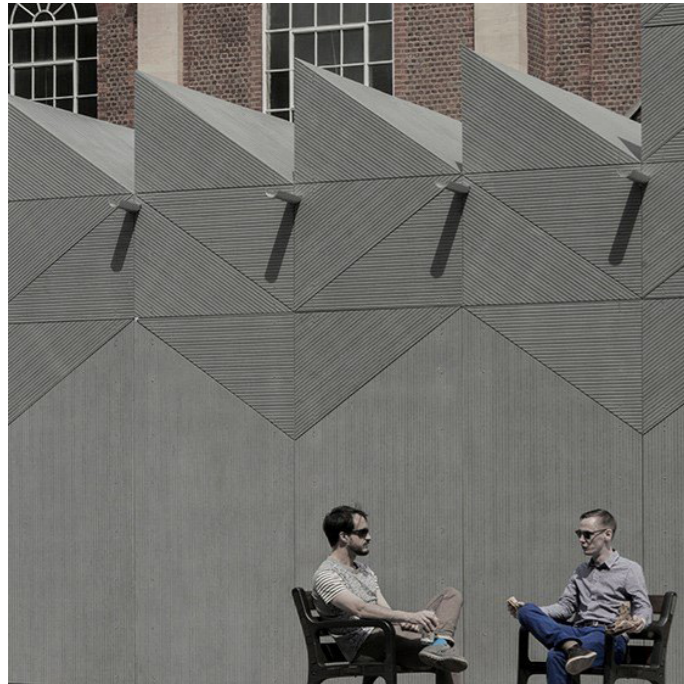
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Architectural
Entrances Design

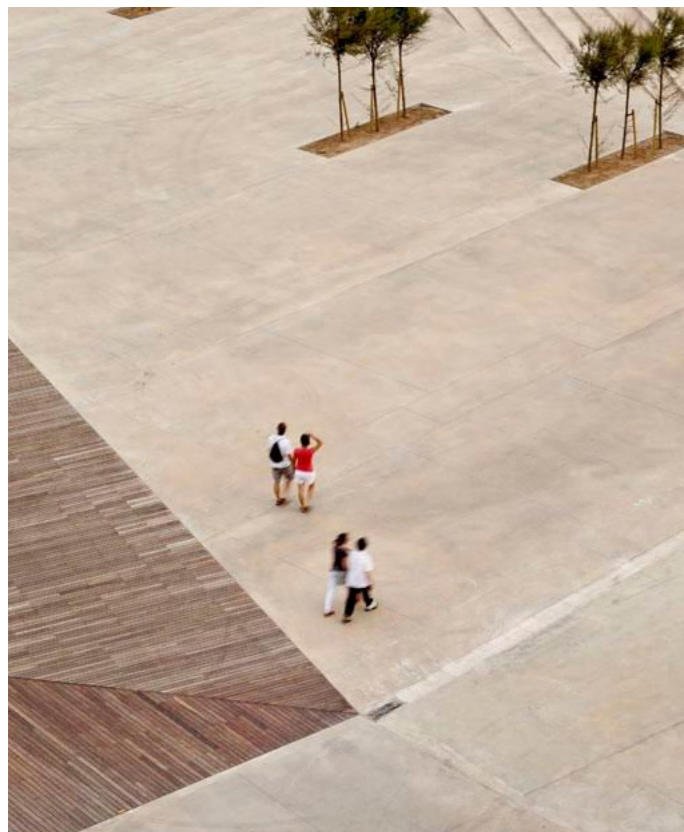
B

LOOK AND FEEL



Exterior facade panels folded to envelope the entrance interior in two contrasted tones

Paving change to lead the pedestrian circulations. The external entrance paving continues to the inside of the building



LED lightning accentuating the architecture



Design of an interior planter as a response to the exterior planter

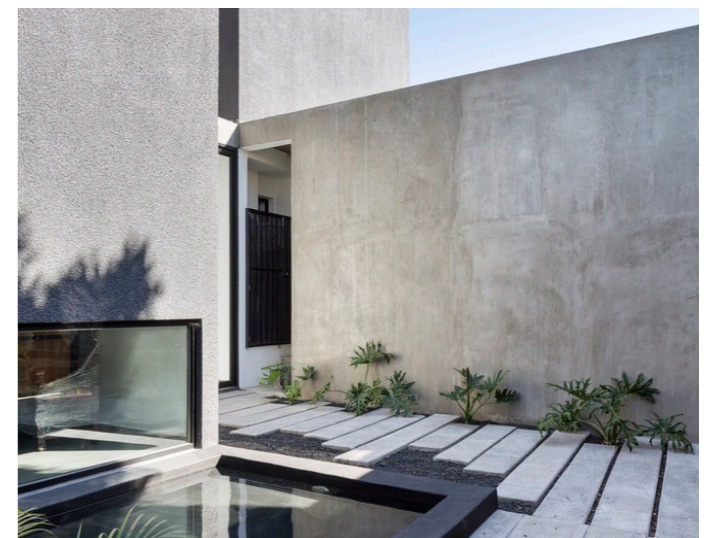


Look and Feel image



Large white retroilluminated numbers signaling apartment entrances

Vegetation and compacted gravel landscaped planters signaling entrances

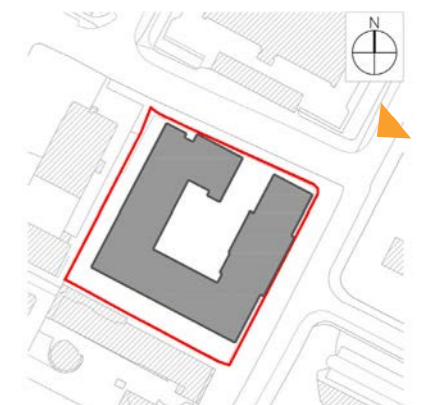


12 Detailed Design

C. CGIs

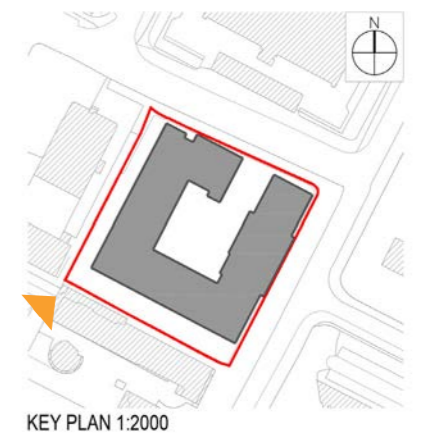
12 DETAILED DESIGN
How well thought through is the building and landscape design?

CGIs **C**



12 DETAILED DESIGN
How well thought through is the building and landscape design?

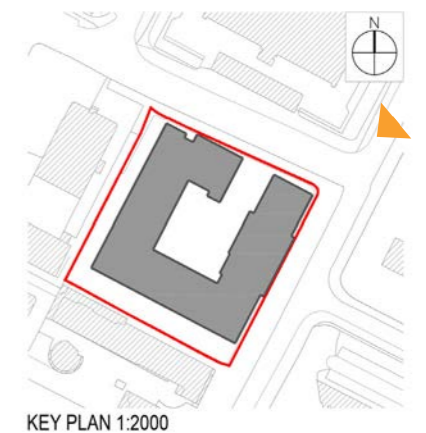
CGIs **C**



12 DETAILED DESIGN

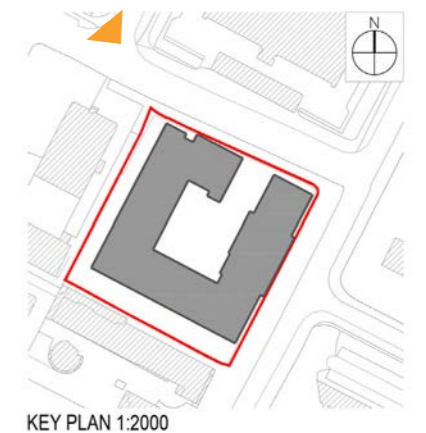
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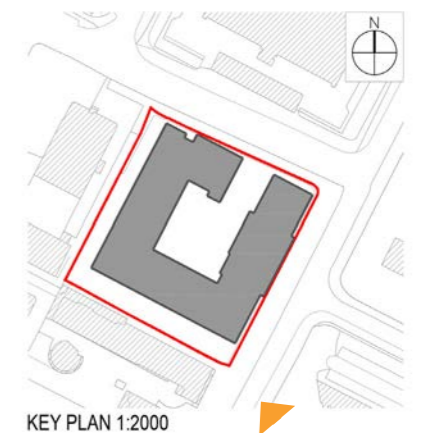
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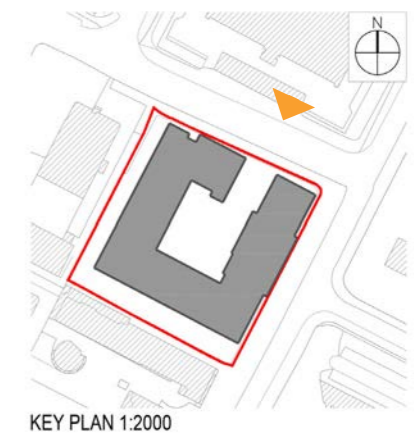
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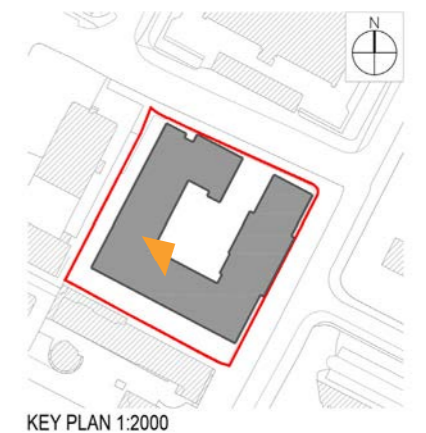
CGIs C



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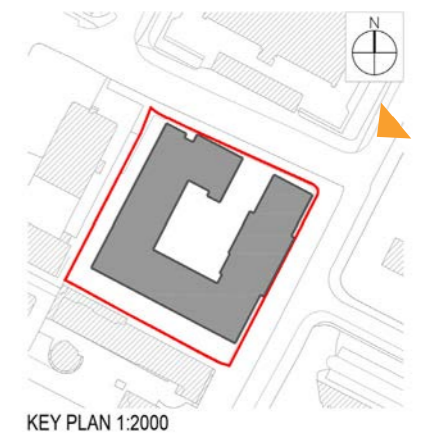
CGIs **C**



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