

Henry J Lyons

CORNELSCOURT
RESIDENTIAL DEVELOPMENT

November 2021

CORNEL LIVING LTD.

Part V Allocation

CORNELSCOURT



Client

CORNEL LIVING LTD.

Architecture

Henry J Lyons

Urban Design &
Landscape



Planning Consultant



Project Management



Cost Management
Consultants



Services &
Sustainability



Access Consultancy



Fire Safety
Engineers



Daylighting Analysis



Ecological Services



Architectural
Visualisations



Structure & Civil
Engineering



Arborist Consultant



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SITE LOCATION



Introduction

The proposed development provides a Build-To-Rent development comprising a range of residential typologies in a landscaped environment with associated tenant amenities. The goal of the client is to provide an exemplar Build To Rent scheme, which fully embraces the Build to Rent ethos and provides quality architecture and environment for its residents.

The residential accommodation is provided within 6 principal forms (N11 finger buildings, 'L' shaped building, pavilion building along Old Bray Road and perimeter housing adjacent to Willow Grove) ranging in height from 4 to 12 storeys over a basement/podium. The proposed massing is the result of detailed design consideration and the analysis of the site and surrounding context and opportunities and constraints. Factors such as high levels of daylight and sunlight, access to the scheme, creating a pedestrian priority and friendly environment and ensuring that the massing and scale of the project relates to the retail village, whilst making the best opportunity of the opportunity to deliver a scheme which maximises the sites' potential, have been key design drivers in the proposal.

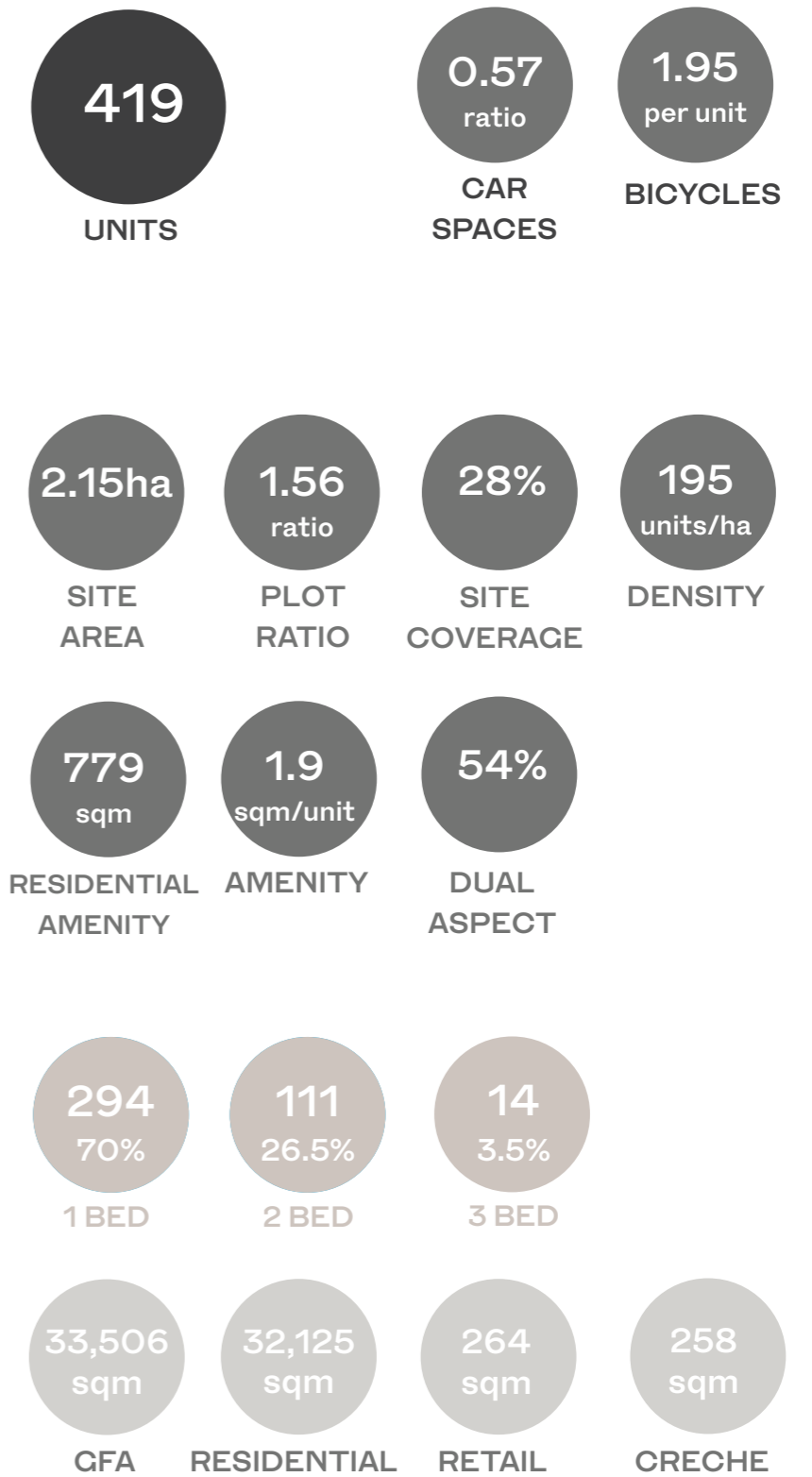
The taller finger buildings placed along the N11 edge create a striking presence along the arterial corridor. The courtyard planting and tenant amenity provide a sound and visual buffer between the road and the inner arrangement of courtyards. Generous separation distances between the proposed buildings maintain the visible sky and daylight to the existing residential properties and the daylight quality within the proposed habitable rooms. Increased height is introduced where it is appropriate in terms of its environmental impact and context.

The 'L' shaped building encloses the central landscaped podium. This building bookends the ensemble of generous garden spaces with tenant amenity uses (conciierge, creche and tenant lounge) activating the spaces.

Two storey houses are proposed along the eastern perimeter. They provide a sensitive approach to the massing along with the development's neighbourhood interface, creating a suitable transition to the existing houses to the South.



CGI View - N11 looking south-east towards Block A



The scheme has been designed with a focus on creating a vibrant community and sense of place for residents and visitors. This focus manifests itself in many facets of the design proposal, through its striking architectural expression, its intelligent use of rich materials and most evidently through the creation of the central amenity gardens. The generously sized courtyards provide opportunities to socialise. This focus on community extends to the schemes interface with Cornelscourt Village, with the proposal for a ground floor retail/cafe unit to compliment the commercial offering on the Old Bray Road.

Several public pedestrian and cycling paths are provided through the development improving connections for the community of Cornelscourt Village to the N11 corridor, where the public can easily gain access to the bus network and existing cycling lane infrastructure. These spaces and public routes will create a permeable and vibrant environment that will improve the scheme's integration into it's broader context.

The layout of the scheme from concept to apartment design has been carefully considered with occupants at the very forefront while addressing its environment. The unit layouts have been developed with equality in mind through the provision of equal-sized bedrooms. The design team considered the quality of the shared living spaces and the importance of natural daylight by providing large glazed windows in each apartment with generous balconies and or terraces also provided.

The proposal provides resident support facilities related to the operation of the development for residents, such as concierge and waste management facilities. The development comprises internal residential amenity space of 779 sq.m. (total includes the concierge of 142sqm; tenant multipurpose space of 88sqm, tenant lounge of 150sqm, tenant reading room of 147sqm and tenant gym of 133sqm), and a significant open space beyond the requirements of development guidelines.



Early Design Stage Artist's Impression of Development



Early Design Stage Artist's Impression of Development Describing N11 Massing

Site Location

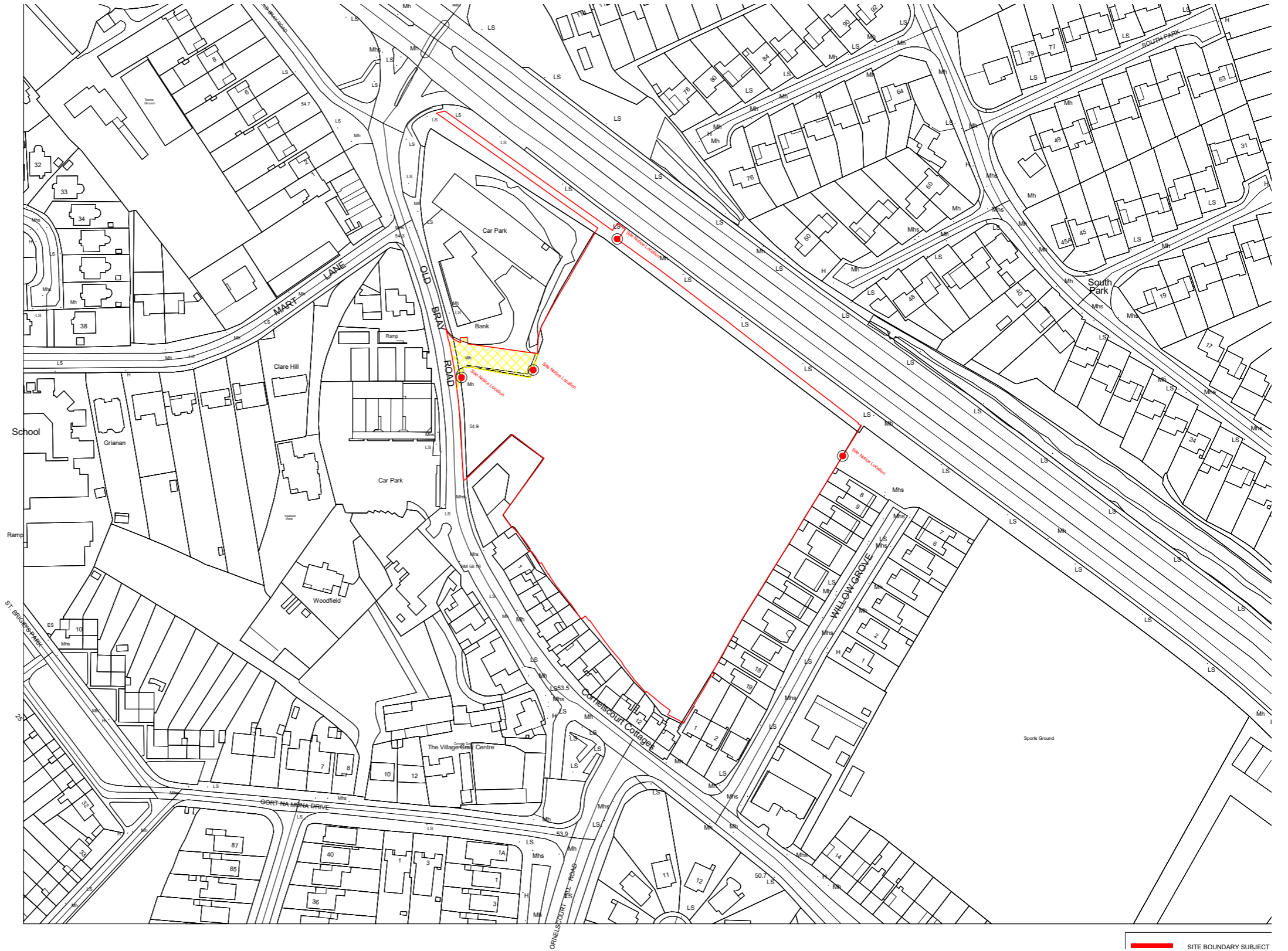


The 2.14ha site is located in South Dublin adjacent to Cornelscourt. Directly to the north of the site is the N11 Corridor. To the south is Cabinteely and Carrickmines. To the east of the site is Cornelscourt Village. The site is located within the Local Authority area of Dun Laoghaire Rathdown County Council.

The zoning for the site is A: 'To protect and/or improve residential amenity.' Uses that are permitted are residential. Restaurant, and offices would be open for consideration.

The currently undeveloped site provides an opportunity to deliver a high-quality development. The busy N11 transport corridor along the northern boundary presents an opportunity to explore an increase in building height and density and to provide a significant architectural face to this busy national route. The portion of the site fronting the Old Bray Road provides an ideal opportunity to integrate the development into the village.

Site Location



Site Location Plan

Site Layout



Proposed Site Plan - Roof Layout



PART V ALLOCATION



General Arrangements - Part V Allocation



General Arrangements - Part V Allocation

Block A
 3 x 1 Bed Apartments
 3x 2 Bed Apartment

Block B
 2 x 2 Bed Apartments

Block C
 2 x 2 Bed Apartments



Proposed Site Plan - First Floor Layout Part V Allocation

Locations of Part V Allocated Units

General Arrangements - Part V Allocation



Proposed Site Plan - Basement Layout Part V Allocation

Locations of Part V Allocated Units



SCHEDULE OF ACCOMMODATION AND COSTINGS



Part V Schedule

LVL.		

Apartment Totals & Mix					
TOTAL	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed
TOTAL					
BLOCK A	13	-	7	-	6
BLOCK B	6	-	2	-	4
BLOCK C	9	-	5	-	4
BLOCK D	14	-	9	1	4
BLOCK E					
Total PART V	42	-	23	1	18
TOTAL PROPOSED DEVELOPMENT					
	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed
	0.0%	70.0%	0.5%	26.0%	3.5%
419	-	294	1	110	14

TOTAL APARTMENT BLOCKS
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
Total PART V

TOTAL PROPOSED DEVELOPMENT

LVL.	

Mix - Apartments					
Per Level	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed
BLOCK A					
0	7	4	3		
1	6	3	3		
Subtotal	13	0	7	0	6
BLOCK B					
0	4	2	2		
1	2		2		
Subtotal	6	0	2	0	4
BLOCK C					
LG	5	5			
0	2		2		
1	2		2		
Subtotal	9	0	5	0	4
BLOCK D					
LG	4	3	1		
0	10	6	1	3	
Subtotal	14	0	9	1	4
TOTAL					
	42	0	23	1	18

Schedule of Typologies

BLOCK	FLOOR	Unit Number	Unit Type	Bedroom Count	Unit Description	Unit Area	View Aspect	
BLOCK A	00	A_003	2A	2B4P	2 Bedroom Apartment	75 m ²	DUAL	
		A_004	2B	2B4P	2 Bedroom Apartment	88 m ²	DUAL	
		A_002	1A	1B2P	1 Bedroom Apartment	49 m ²	SINGLE	
		A_001	1A	1B2P	1 Bedroom Apartment	49 m ²	DUAL	
		A_012	1A	2B4P	2 Bedroom Apartment	79 m ²	SINGLE	
		A_011	1A	1B2P	1 Bedroom Apartment	49 m ²	DUAL	
		A_010	1A	1B2P	1 Bedroom Apartment	49 m ²	DUAL	
		A_103	2A	2B4P	2 Bedroom Apartment	75 m ²	DUAL	
		A_104	2B	2B4P	2 Bedroom Apartment	88 m ²	DUAL	
		A_102	1A	1B2P	1 Bedroom Apartment	49 m ²	SINGLE	
		A_101	1A	1B2P	1 Bedroom Apartment	49 m ²	DUAL	
		A_112	1A	2B4P	2 Bedroom Apartment	79 m ²	SINGLE	
		A_111	1A	1B2P	1 Bedroom Apartment	49 m ²	DUAL	
		BLOCK B	0	B_003	2B	2B4P	2 Bedroom Apartment	88 m ²
B_004	2A			2B4P	2 Bedroom Apartment	75 m ²	DUAL	
B_011	1A			1B2P	1 Bedroom Apartment	49 m ²	SINGLE	
B_010	1A			1B2P	1 Bedroom Apartment	49 m ²	DUAL	
B_103	2B			2B4P	2 Bedroom Apartment	75 m ²	DUAL	
B_104	2A			2B4P	2 Bedroom Apartment	88 m ²	DUAL	
BLOCK C	LG	C_LQ_01	1A	1B2P	1 Bedroom Apartment	49 m ²	SINGLE	
		C_LQ_02	1A	1B2P	1 Bedroom Apartment	49 m ²	SINGLE	
		C_LQ_03	1A	1B2P	1 Bedroom Apartment	50 m ²	DUAL	
		C_LQ_04	1A	1B2P	1 Bedroom Apartment	49 m ²	SINGLE	
		C_LQ_05	1A	1B2P	1 Bedroom Apartment	49 m ²	SINGLE	
	00	C_003	2B	2B4P	2 Bedroom Apartment	88 m ²	DUAL	
		C_004	2A	2B4P	2 Bedroom Apartment	75 m ²	DUAL	
		01	C_103	2B	2B4P	2 Bedroom Apartment	75 m ²	DUAL
			C_104	2A	2B4P	2 Bedroom Apartment	88 m ²	DUAL

BLOCK	FLOOR	Unit Number	Unit Type	Bedroom Count	Unit Description	Unit Area	View Aspect
BLOCK D	00	D_LG_01	1A	1B2P	1 Bedroom Apartment	59 m ²	DUAL
		D_LG_02	2C	2B4P	2 Bedroom Apartment	79 m ²	SINGLE
		D_LG_03	1A	1B2P	1 Bedroom Apartment	50 m ²	SINGLE
		D_LG_04	1A	1B2P	1 Bedroom Apartment	50 m ²	SINGLE
		D_003	2A	2B4P	2 Bedroom Apartment	75 m ²	DUAL
		D_002	1A	1B2P	1 Bedroom Apartment	49 m ²	SINGLE
		D_001	2i	2B3P	2 Bedroom Apartment	68 m ²	SINGLE
		D_009	1A	1B2P	1 Bedroom Apartment	50 m ²	SINGLE
		D_010	1A	1B2P	1 Bedroom Apartment	49 m ²	DUAL
		D_011	2G	2B4P	2 Bedroom Apartment	81 m ²	DUAL
		D_012	2G	2B4P	2 Bedroom Apartment	80 m ²	DUAL
		D_013	1A	1B2P	1 Bedroom Apartment	49 m ²	SINGLE
		D_014	1A	1B2P	1 Bedroom Apartment	49 m ²	SINGLE
		D_015	1A	1B2P	2 Bedroom Apartment	49 m ²	SINGLE



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PART V ALLOCATION PROPOSAL AND COSTINGS



Part V Allocation Proposal and Costings

An Bord Pleanála
64 Marlborough Street
Dublin 1

25th November 2021

Re: Part V of the Planning and Development Act 2000
Site at the Old Bray Road, Cornelscourt, Co. Dublin

Dear Sir/Madam,

On behalf of Cornel Living Limited, the applicant for a new 419-unit residential development at the Old Bray Road, Cornelscourt, Co. Dublin, we have detailed below a proposal for the Part V allocation on the site. In accordance with Section 96 (3) paragraph (b)(iv) of the Planning and Development Act, we propose to grant a lease of residential units to the local authority within the proposed development.

Proposed Part V Allocation

It is proposed that 42 no. units will be leased to the planning authority on completion. The table below outlines a list of the proposed unit types:

Description	Average Size	No of Units
1 Bed Apartment	49 sqm	23
2 Bed Apartment (3 Person)	68 sqm	1
2 Bed Apartment (4 Person)	80	18
	Total	42

In accordance with Article 22(2)(e) of the Planning and Development Regulations 2001, as amended, the calculations enclosed reflect the estimated market rent, the discount proposed to reflect the responsibilities taken on by the planning authority under the lease and the estimated Part V discount.

The leasing proposal is based on an initial rent-free period to meet the net monetary value. The estimated rent free period, as set out in Appendix A, required to meet the monetary value is 46.62 months.

Alternatively, the Part V requirements could be met through the Standard Social Housing Lease (85% market rent), with a further discount applied to achieve the Net Monetary Value over the 25 year lease. The estimated average rent for the Part V units, as set out in Appendix A, is circa 62-65% of the

market rent. See Appendix A for the assumptions and calculations for both the rent-free and discounted rent options.

Please note, all figures are estimated only and any eventual Part V agreement will be subject to the grant of planning permission, agreement on costs/rent/land values etc and approval from the Department of Housing, Planning and Local Government.

I trust that this is the information you require. Please do not hesitate to contact me with any questions you may have.

Yours sincerely,

Mark Forrest

On behalf of Cornel Living Limited

Estimated Value Calculations

APPENDIX A

Assumptions	
Standard Leasing Rate	85%
Standard Lease Terms	25 Years
Rental Inflation Assumption	2%
NPV Discount Rate	5%
Rent Review Frequency	3 years

Estimated Average Rent (Market Value)		
Description	Average Size	Indicative/Estimated Market Rent
1 Bed Apartment	49 sqm	€1,900
2 Bed Apartment (3 Person)	68 sqm	€2,100
2 Bed Apartment (4 Person)	80 sqm	€2,350
	Average Rent	€2,097

Estimated Net Monetary Value Calculation	
Estimated Market Value	€35,000,000
Estimated Existing Use Value	€100,000
Net Monetary Value (NMV)	= 0.1(€35,000,000-€100,000) =€3,490,000



