

Henry J Lyons

CORNEL LIVING LTD.

CORNELSCOURT
RESIDENTIAL DEVELOPMENT

Architectural Design Report

November 2021

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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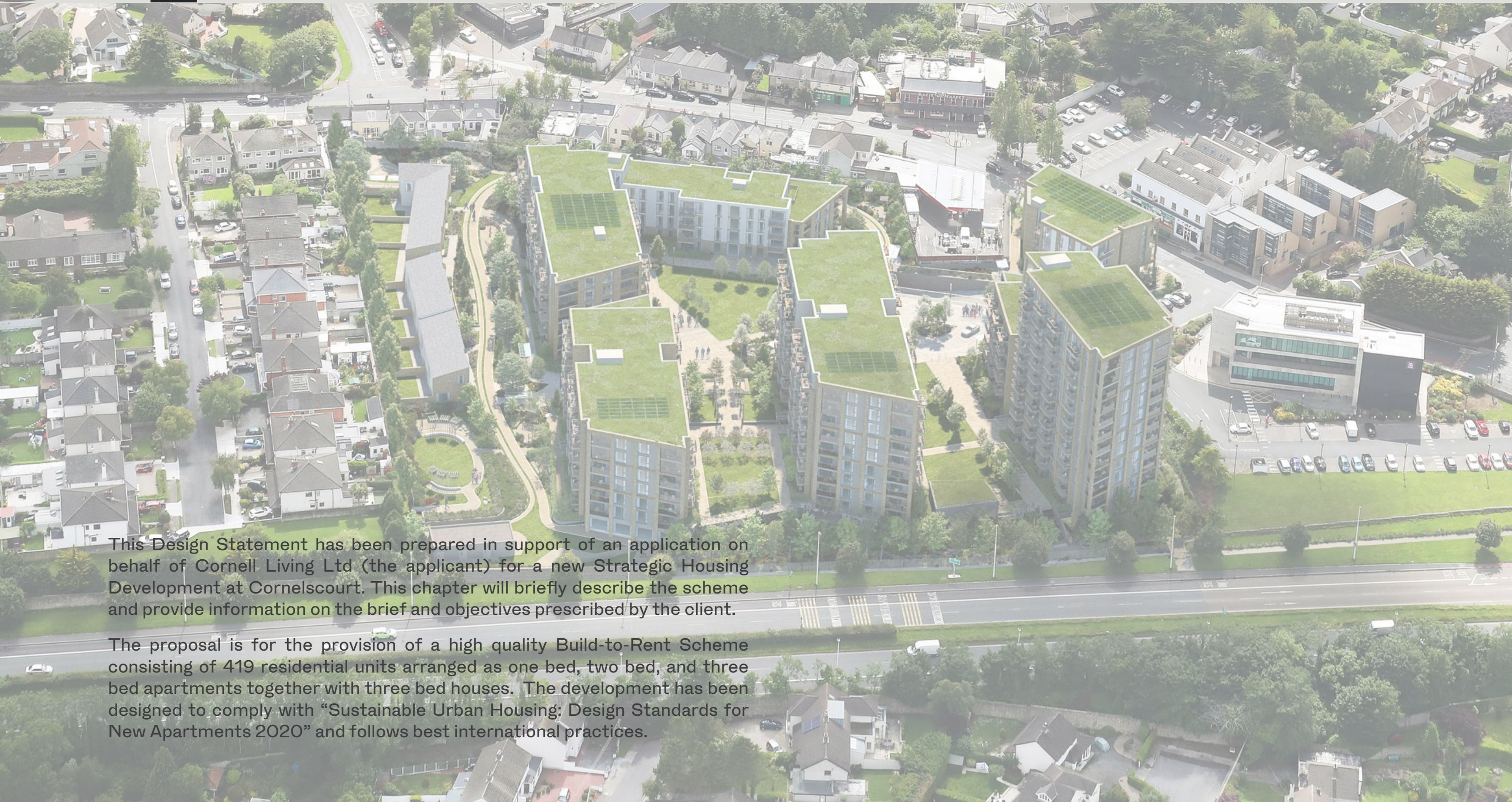
APPENDIX 3 - DUAL ASPECT ANALYSIS REPORT

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INTRODUCTION



This Design Statement has been prepared in support of an application on behalf of Cornell Living Ltd (the applicant) for a new Strategic Housing Development at Cornelscourt. This chapter will briefly describe the scheme and provide information on the brief and objectives prescribed by the client.

The proposal is for the provision of a high quality Build-to-Rent Scheme consisting of 419 residential units arranged as one bed, two bed, and three bed apartments together with three bed houses. The development has been designed to comply with “Sustainable Urban Housing: Design Standards for New Apartments 2020” and follows best international practices.

1.1 Introduction to Henry J Lyons

Over the past 100 years, Henry J Lyons has gained an in-depth working knowledge of many building types and how to deliver them. Workplace, retail, cultural, hospitality, educational and residential buildings, often in mixed-use developments and complex urban contexts, form the cornerstones of our output. Most projects span every aspect of scale from strategic planning and urban regeneration to interior design and detailing.

Henry J Lyons has been engaged in residential projects across Ireland for many years. As such we have an in-depth understanding of the issues and constraints associated with residential developments and has a strong portfolio of both build-to-sell and build-to-rent residential schemes.

We have a rich legacy characterised by our collaborative, aspirational, and evidence-based approach to design. With expertise in architecture, interior design, masterplanning and heritage projects, our design teams create environments that are vibrant, sustainable, and uplifting for both the end user and the public.

We listen carefully, we explore ideas and we deliver strongly formed buildings that respond directly to client needs and the project's particular surroundings.

We believe that buildings should be centred around people. We also believe that collaborating with clients and other design specialists in an open way allows the design process to be enhanced. Architecture should always be particular to its surroundings and carefully considerate of its functions and social context. Thus making a positive contribution to the built environment, to the city, to the landscape, and to the community it serves.

We work openly and collaboratively with client project teams to interrogate and identify opportunities for innovation during all stages of the project cycle. We are an open, flexible organisation, established to realise the ideas and the intentions of our clients, assisting them to navigate through the highly regulated environment in which buildings are created. The quality of our work often exceeds client expectations and has been recognised by multiple awards from both the design and construction communities.

Driven by shared ambitions. At Henry J Lyons, we are collectively driven by shared ambitions. This culture permeates our Dublin and Cork studios and contributes to the ongoing success of our practice.

It is within this environment and atmosphere that our architectural, design and support staff can develop to reach their professional potential, hone their skills and become collaborative team members. It is through these shared ambitions that our studios find unity and can function at the level demanded by our clients.



1.2 Client Brief

The ambition for the project, is to design a class-leading Build-To-Rent scheme that offers long term and high-quality residential accommodation. The clients' vision is for the project to be set within an attractive and vibrant new residential community that integrates successfully with its local setting. In addition to the provision of high-quality apartment accommodation, the brief was to provide exemplary tenant amenities to encourage an active and integrated community.

In setting the brief and in addition to the provisions within the 'Design Standards for New Apartments - Guidelines for Planning Authorities (December 2020),' the Applicant visited a number of high-quality residential developments across Europe and the USA to better understand what innovative ideas work with a population base more attuned to long term rental living. This research has

contributed to the applicants' vision for the scheme and has influenced the desire to achieve an exemplary model for a build to rent project, with particular focus on high levels of tenant amenity to ensure a pleasant living environment and to encourage long term leasing.

The Applicant is a significant investor in the Irish private rental market. It is in their long term interest to enhance and add value to their existing and future portfolio. In this context, the key to providing high quality, successful residential development is good design coupled with proper management.

Key design elements identified by the Applicant and Design Team as follows:

- Bespoke long term rental accommodation to meet a fully integrated demographic need for both young, old, and

families alike

- An environment that is conducive to the needs and encouragement of long term tenants
- A sustainable and commercially viable scheme, that respects, improves and integrates with the existing built environment of Cornelscourt
- Design to best practice standards, creating an exemplary level of residential development in terms of design, architectural quality, and wellness for the occupants
- High-quality accommodation supported by high-quality facilities and leisure spaces
- An active and integrated community
- Quality tenant services from an institutional landlord



Artist's Impression of Aerial View Over Cornelscourt Village Towards Development



Early Design Stage Artist's Impression of Development

1.3 Executive Summary

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.

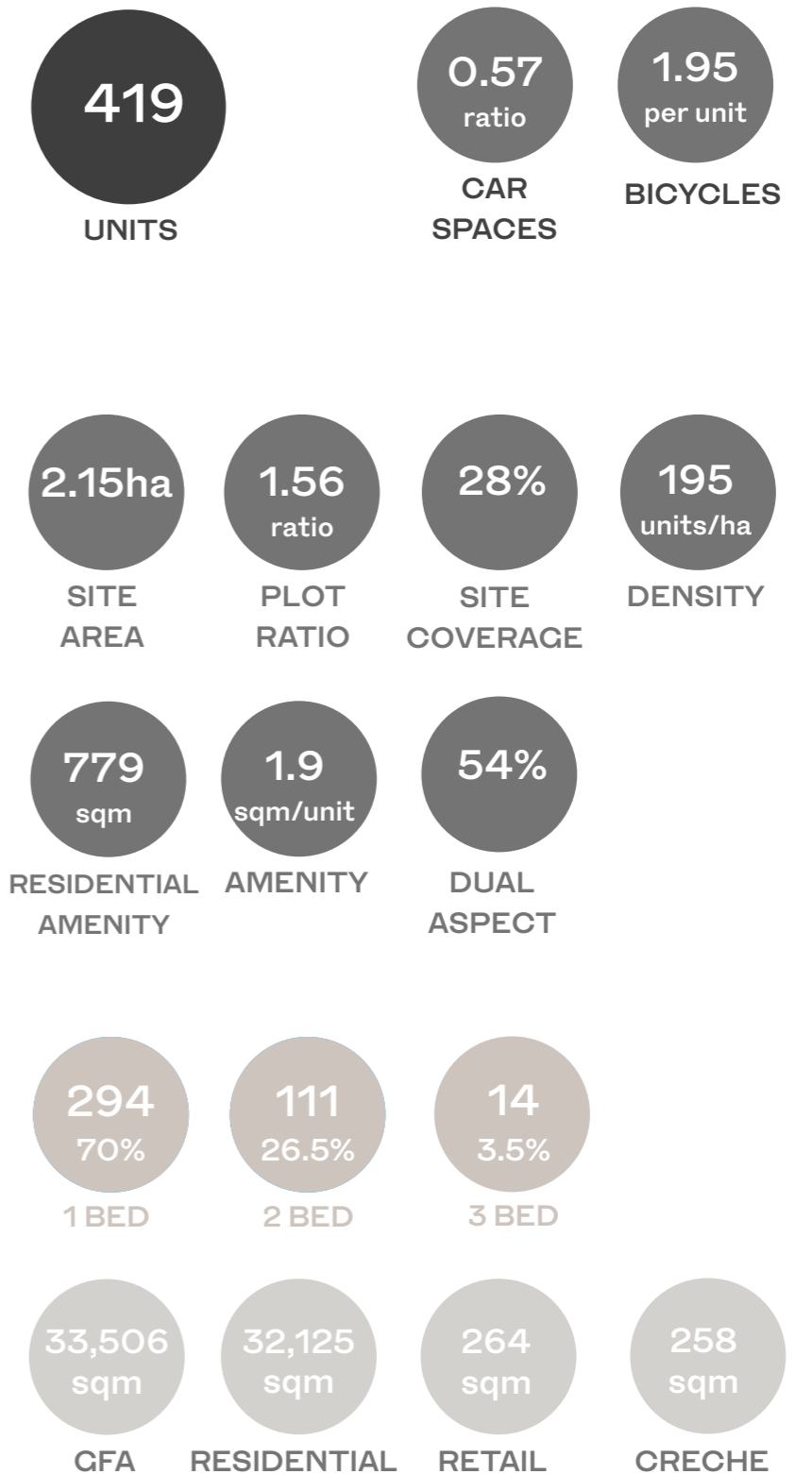
The taller finger buildings placed along the N11 edge create a striking presence along the arterial corridor. The courtyard planting and tenant amenity provide a sound and visual buffer between the road and the inner arrangement of courtyards. Generous separation distances between the proposed buildings 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 lounges) 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 STRATEGY



2.1 Site Location

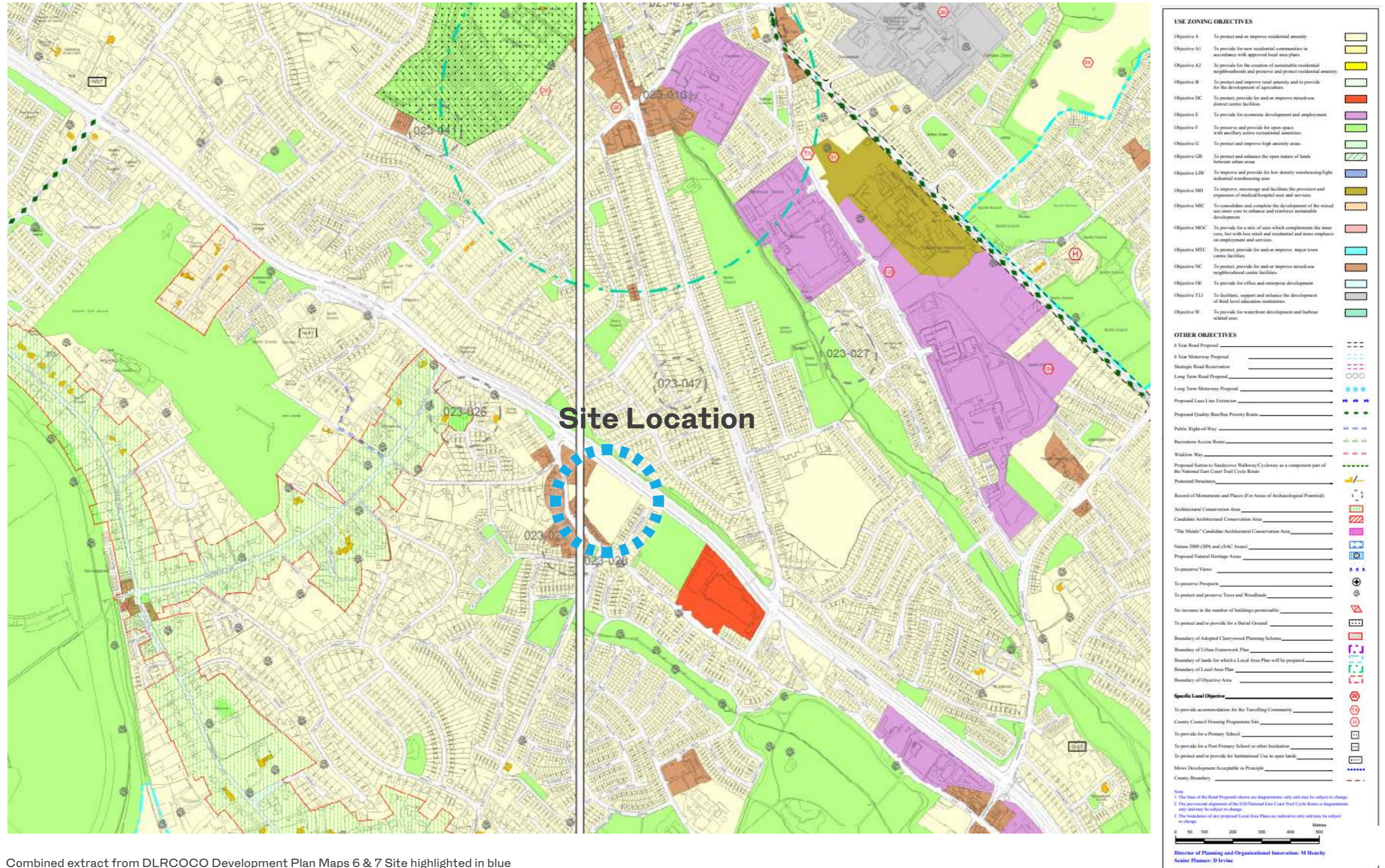


The 2.15ha site is located in South Dublin adjacent to Cornelscourt. Directly to the north of the site is the N11 Corridor. To the south is Cabinteely and Carrickmines. To the east of the site is Cornelscourt Village. The site is located within the Local Authority area of Dun Laoghaire Rathdown County 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.

2.2 Dun Laoghaire Rathdown County Development Plan Extract



Combined extract from DLRCOCO Development Plan Maps 6 & 7 Site highlighted in blue

2.3 Site Connectivity

Public Transport - Bus

The proposed development is in the vicinity of several frequent and convenient bus routes. Dublin Bus routes 46a and 145 are easily accessible to the site with stops within 160m and provide links to/from Dublin City centre. Dublin Bus route 84 and its route variations (84a, 84x, 84k, 84h, 84t) provides linkages to towns to the south of Dublin, including Bray, Greystones, and Newcastle.

Go-Ahead Bus 63 connects the site to Dún Laoghaire to the north and Carrickmines and Kiltarnan to the south. Bus route 75 links the site to Dún Laoghaire in the east and Stillorgan Business Park, Dundrum, and Tallaght in the west.

The 46a, 145, 63, and 75 bus routes all operate daily seven-days a week and offer an excellent frequent schedule of services, as summarised in the table below.

The subject site is also served by two NiteLink routes; the 46N route links D'Olier St. to Greystones, and the 84N route connects D'Olier St. to Dundrum.

Links to Dublin Airport are facilitated by the Bus Eireann route 133 and Aircoach bus 702, which are served by bus stops approx. 900m from the site on the N11 Stillorgan Road.

At present, the proposed development site benefits from a cycle track immediately adjacent to the road on the N11 Stillorgan Road. In reference to the Greater Dublin Cycle Network Plan, there are a variety of cycle facilities available on the routes leading to the subject site area.

For more information, please refer to the report prepared by DBFL Consulting Engineers, Traffic and Transportation Assessment.

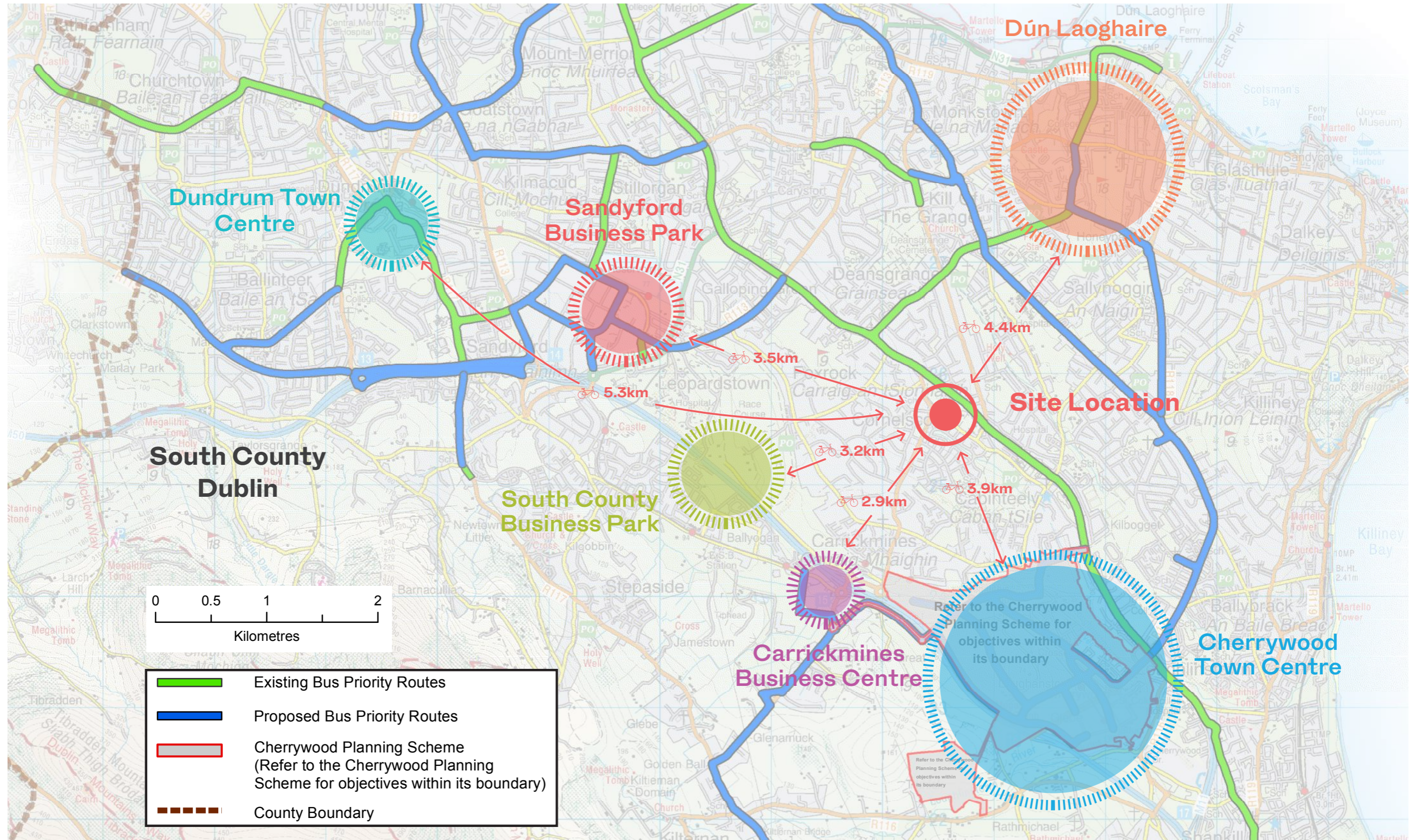
Company	Total Sq. Ft. by Company	Building Breakdown	Sq. Ft by Building
Microsoft	300,000	One Microsoft Place, South County Business Park	300,000
Vodafone	263,000	Block E, Central Park	263,000
Google	176,221	The Chase and Blackthorn Building, Sandymount Business District	101,447
Facebook	174,000	Block I, Central Park (Reserved)	74,774
Icon Plc	170,000	Nova Atria, Sandymount Business District	174,000
AIB	158,244	South County Business Park	170,000
		Block H, Central Park	158,244
		Zurich House	22,221
		Frascati House, Blackrock	27,324
		Temple House, Blackrock	12,272
		Trident House, Blackrock	18,484
Zurich	147,801	Enterprise House, Blackrock (Reserved)	67,500
		Nova Atria, Sandymount Business District	43,335
Salesforce	143,875	Building G, Central Park	100,540
		Building 4 & 8, Cherrywood Business Park	28,000
Elavon	95,727	Building F1, Cherrywood Business Park (Reserved)	67,727
Fleetmatics	89,920	Nova Atria, Sandymount Business District	89,920
Dell	87,174	Blocks AB & AC, Cherrywood Business Park	87,174
SSE Airtricity	83,526	Red Oak South, South County Business Park	83,526
Bank of America Merrill Lynch	76,000	Building D, Central Park	76,000
Ulster Bank	76,000	Building B, Central Park	76,000
	2,041,488		
Assumed ratio sq ft per worker	130		
Estimated employment	15,704		

Large Employment Centres Within Proximity of Site

Route No.	Direction	Mon - Fri	Sat	Sun	
		(Mins/ no. services)			
Dublin Bus	46a	From Phoenix Park to Dún Laoghaire	7	10	12
		From Dún Laoghaire to Phoenix Park	8	10	12
	84	From Blackrock to Newcastle	60	11 serv.	9 serv.
		From Newcastle to Blackrock	60	13 serv.	11 serv.
	84a	From Blackrock to Bray Rail Station	5 serv.	-	-
		From Bray Rail Station to Blackrock	6 serv.	-	-
	84x	From Hawkins Street to Newcastle/Kilcoole	8 serv.	-	-
		From Newcastle/Kilcoole to Hawkins St.	10 serv.	-	-
	145	From Heuston Rail Station to Ballywaltrim	10	15	20
		From Ballywaltrim to Heuston Rail Station	10	15	20
Go Ahead Bus	63	From Kiltarnan Village to Dún Laoghaire	30	30	30
		From Dún Laoghaire Station to Kiltarnan Village	30	30	30
	75	From Tallaght to Dún Laoghaire	30	30	30
		From Dún Laoghaire to Tallaght	30	30	30

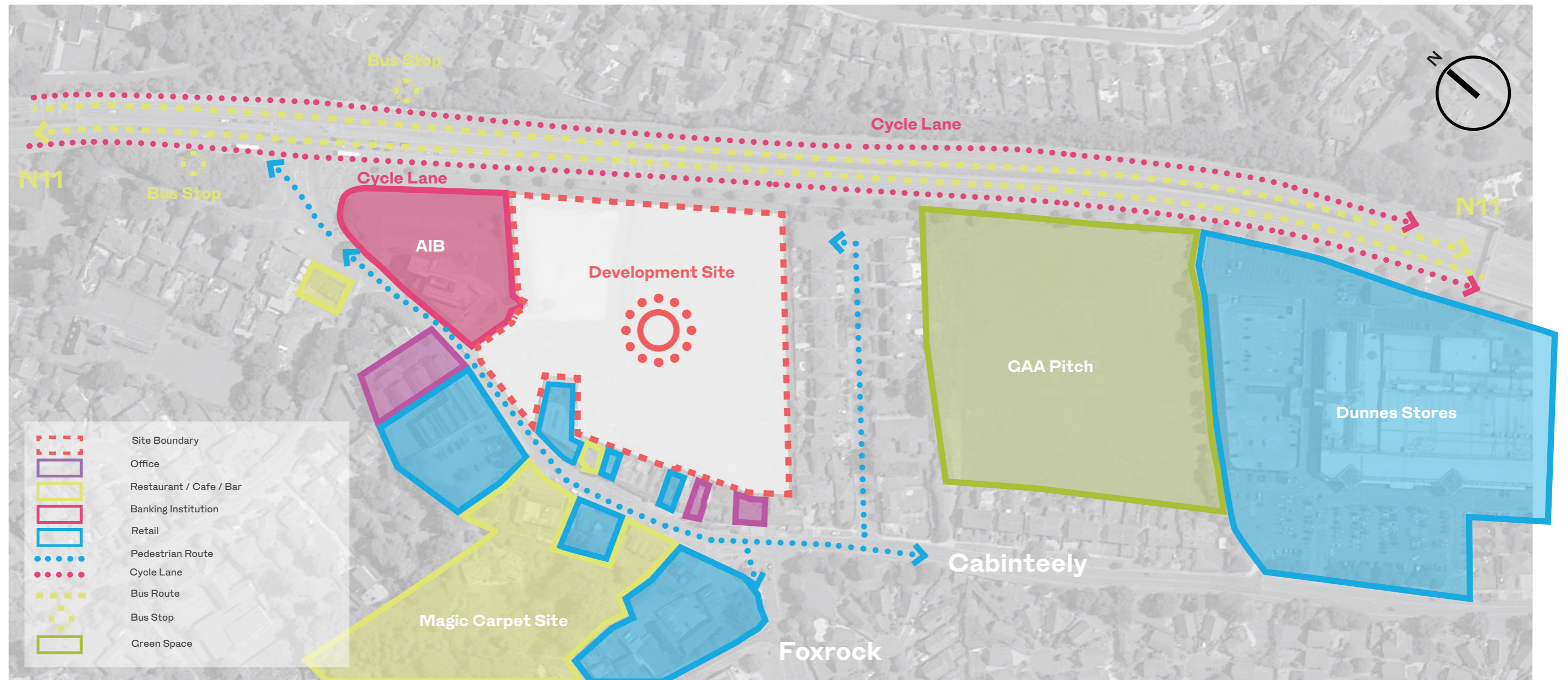
Served Bus Routes and Frequency

2.4 Cornelscourt Local Area



Dún Laoghaire Rathdown County Development Plan - Proposed Bus Priority Network & Key Employment Centres/Towns

2.4 Cornelscourt Local Area



Existing site conditions

Cornelscourt consists of houses and shops on either side of a section of the bypassed Old Bray Road. Along this strip are several offices, banking, and restaurant/café units. The road is, however, predominantly retail. The surrounding residential housing is laid out in suburban housing estates. The southern and eastern boundaries of the site are formed by some existing single and two-story residential properties. It is essential to respect the scale of these properties and develop a height strategy that ties the new development with the current properties. Currently, the undeveloped site is removed and disengaged from Cornelscourt Village. A portion of the site fronts onto the Old Bray Road adjacent to vehicular access to the site and a filling station. This area of the site provides a prime opportunity to engage and connect the development with the village.

2.4 Cornelscourt Local Area



Dunnes Stores Cornelscourt



Wyse on Old Bray Road



Public House "Magic Carpet" on Old Bray Road



AIB Bank on Old Bray Road



Mixed Retail, Cornelscourt Commercial Hub



Mixed Retail, Old Bray Road

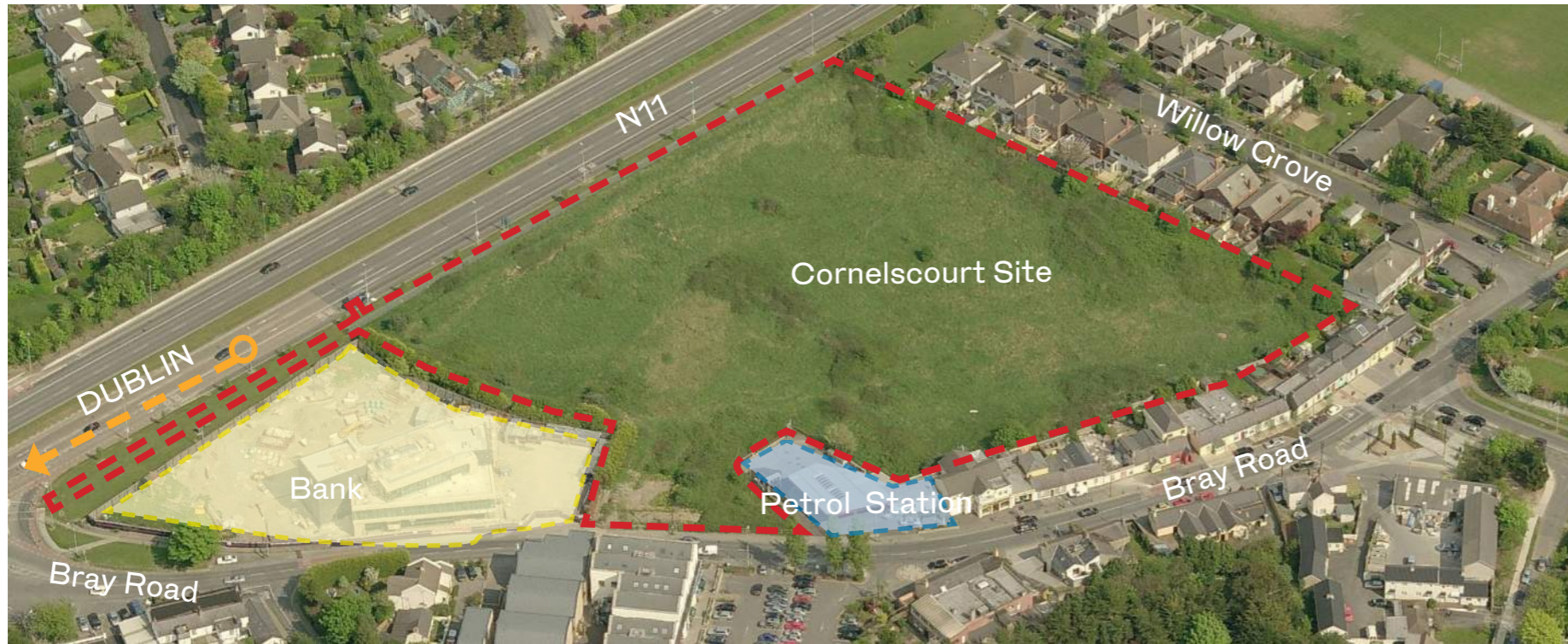


2 Storey houses on Willow Grove - Eastern Boundary



M. Roe & Sons Stonemason

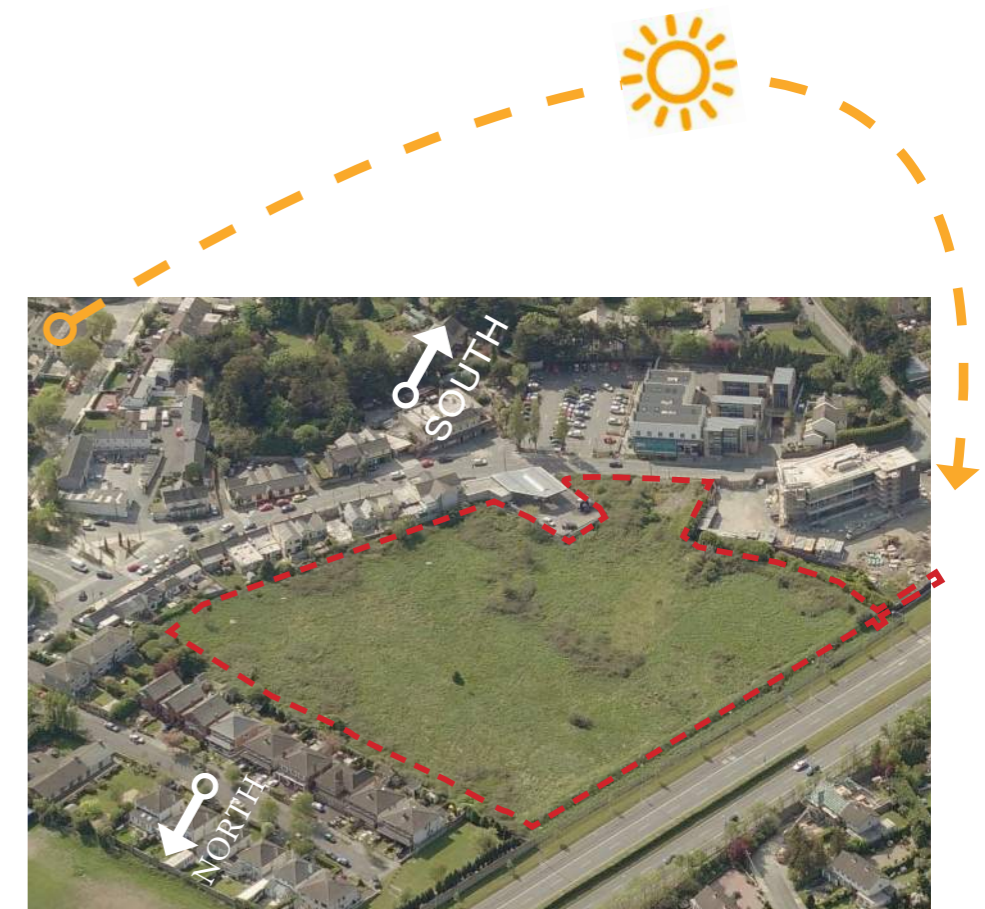
2.5 Site Orientation



View from North



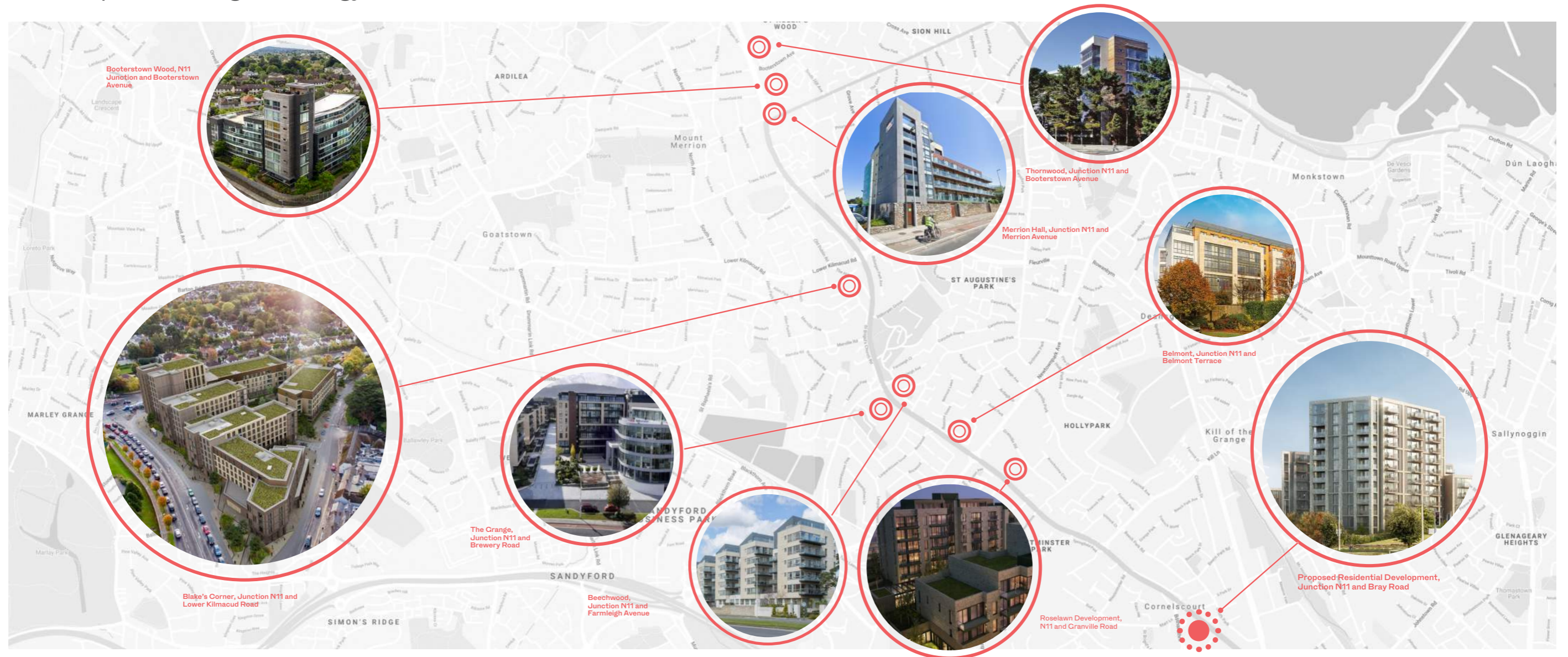
View from South



The adjacent diagram and the views on the left visually depict how the daily sun path influencing shade and aspect.

These constrains have a strong impact on the landscape design.

2.6 Comparative Height Strategy



Map extract showing buildings along the N11 Corridor taller than 6 Stories

An analysis was carried out of the surrounding building heights in the immediate and further afield context. Of particular interest was the recently approved and under construction developments along the N11 corridor which exceed the 6 storey development guidelines. The immediate context comprises predominately 2 storey detached dwellings but there are numerous developments which rise up beyond 6 stories. This indicates an opportunity, subject to assessment of the immediate context, to explore increased building height at this location. An increase in development density and height, in a manner that delivers a high-quality scheme and does not significantly negatively impact existing amenities, maximises the development potential of the site by following the key tenets of recent national planning policy, as described in outline below.

SUSTAINABLE URBAN HOUSING DESIGN STANDARDS FOR NEW APARTMENTS 2020

It is national policy to increase housing supply in the form of a more

intensive use of available land and an increase in the provision of apartment development. As with housing generally, the scale and extent of apartment development should increase with proximity to core urban centres, public transport nodes, locations of employment and a range of urban amenities including shopping and other services. Located along the N11, with high frequency and high capacity urban public transport stops within short walking distances, this site is appropriate for residential development of a higher density, subject to detailed assessment of the potential impact of a higher density development.

URBAN DEVELOPMENT AND BUILDING HEIGHTS 2018

It is national policy to prioritise the location of new housing provision in existing settlements as a means to maximising a better quality of life for people through accessing of services, ensuring a more efficient use of land and allowing for greater integration with existing infrastructure, and to reverse the decline of urban

centres by identifying new roles and functions, and enhancing local infrastructure and amenities.

The key message from the Guidelines is that increasing prevailing building height and density levels in our existing settlements is a specific planning policy. The subject site is in the centre to Cornelscourt village and presents an opportunity to create a new residential environment with appropriate connections to, and relationship with the village. The development is in a highly accessible location, with connections to and synergies with employment hubs and other services and facilities in key urban nodes such as Dun Laoghaire, Dublin City Centre, Sandyford, and Dundrum.

It is the opinion of the design team that the scheme is as much part of the community of architecture and buildings along the N11 corridor as the nearby Cornelscourt Village. Therefore given the increased height of buildings along this corridor it would be a mistake to not engage with these neighbouring developments.

2.7 Outcome Of Review

The site is well serviced by public transport links along the N11 corridor. Access to the public transport services by providing a connection to the site will be of great benefit to the scheme.

The site is well serviced by a cycle route along the N11 corridor. Access to the cycle lane by way of a direct and cyclist-friendly route through the site will be of great benefit to the scheme and community.

The site connects with Old Bray Road/Cornelscourt Village adjacent to the main entrance to the site from Old Bray Road. This area of the site provides an excellent opportunity to connect with the local community through a building or buildings of a scale and design that relates to the village and which provides active uses

at ground floor level. There are opportunities for synergies with existing uses in the village, with the potential for the scheme to act as a catalyst for further investment in services and facilities in Cornelscourt Village.

The existing palette of materials in Cornelscourt Village consists of brick and glass, with render façades to single-story residential. It is a predominantly domestic style architecture with some more modern office and banking additions. There are opportunities to connect with the village using complementary and sympathetic materials in the proposed development.

The southernmost point of the site backs onto existing single and two-story residential buildings. The eastern portion of the site

addresses two-story houses. Therefore it is essential to respect and integrate building heights correctly with this corresponding context. This presents a constraint on building height and massing adjacent to these boundaries while also providing a key design indicator in terms of appropriate scale and massing and integration with existing constructed development.





DESIGN RESPONSE



3.1 Planning History

This chapter will briefly describe how the new design has sought to improve the massing and enhance the quality and quantity of open space as a response to the issues identified in the previous application



1. COMMUNAL OPEN SPACE

The level of communal open space provision identified on the submitted plans was considered to be below the standard set out in Appendix 1 of the guidelines. The location, quality and quantity of both external and internal open space has been reviewed and the layout amended to further enhance the quality and quantity of the external spaces. The proposed quantum now significantly exceeds the minimum requirement.

2. DUAL ASPECT UNITS

It was considered that a proportion of single aspect apartments in the proposed development would contravene Specific Planning Policy Requirement 4 of the Guidelines for Planning Authorities on the Design of New Apartments. The curved buildings (Buildings D, E and F) were particularly challenging given the orientation of the Buildings and these have now been replaced with a simpler form. A full review of the design of all units has been undertaken to ensure that the development is now fully compliant with SPPR 4.

3. WASTEWATER INFRASTRUCTURE

The decision cited potential deficiencies in the wastewater sewerage network. This matter has now been resolved in consultation with Irish Water as noted in Section 3.13 of this report..

4. SCALE AND MASSING

The scale, massing and height were considered to be acceptable by the board, whereas the Bórd Inspector’s report noted that the elevations of proposed Building A and Building B were monolithic in terms of appearance and scale. While these matters were not referenced in the reasons for refusal, the opportunity has been taken to review and improve the massing and elevations of all proposed buildings.



Illustrative Landscape Plan of Refused Site layout

3.1 Planning History



CGI View of Previous Application from N11 Corridor



CGI View of Previous Application from N11 Corridor

For comparative purposes with the proposed massing and density amendments within the new application, the images to the right illustrate the previous scheme's proposal for the site, with a number of key principles retained and improved upon within the revised scheme.



CGI View of Previous Application from N11 Corridor

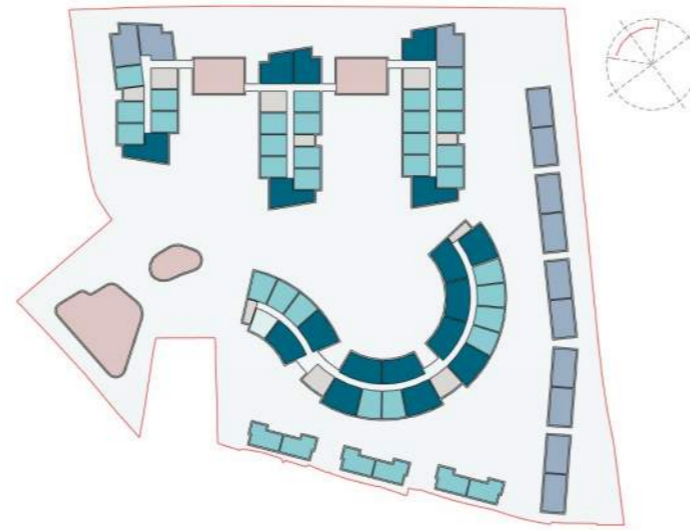
3.2 Initial Design Response - Conceptual Options

In response to the previous scheme's refusal, the design team reassessed the architectural approach towards the site.

Integral to the revised design approach were the opinions of An Bord Pleanála's inspector and DLRCC's planning department. The key considerations, some of which have been addressed on the previous page, have informed the initial design responses to the right which has concluded with the proposed masterplan discussed in detail later in this document.



Emerging Site Massing Response



OPTION 1

The proposal sought to reduce the perceived density across the site. Reducing the footprint of Building A and Building B coupled with the introduction of pavilion like structures adjacent to the Old Bray Road entrance creates a greater central open space.



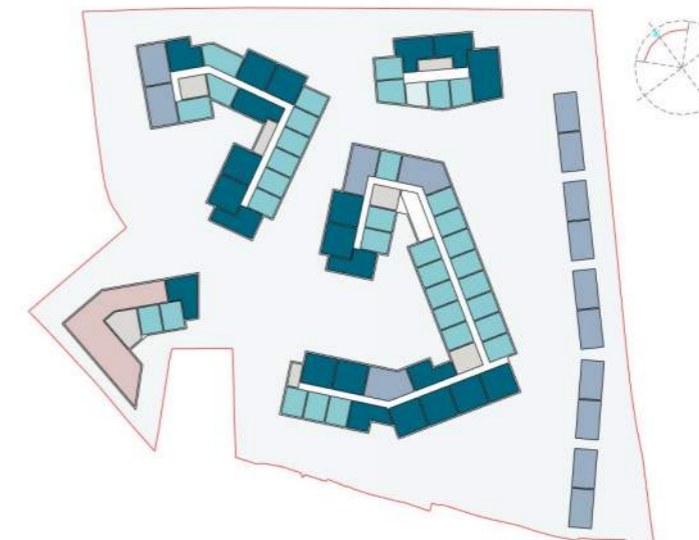
OPTION 2

Option 2 removed the pavilion links between the taller elements along the N11 Corridor to reduce a 'monolithic' appearance. The introduction of an 'U' Building to enclose a central garden and introduction of a 'cranked' Building at the entrance sought to create a sequence of spaces across the site.



OPTION 3

Option 3 was a progression on the merits of Option 2. The introduction of an 'L' Building to enclose the central garden and introduction of a 'cranked' Building at the entrance sought to create a more appropriate sequence of building forms. This layout resolved the unique geometries and complemented the existing building forms and heights found within the village of Cornelscourt. This option offered greater daylighting across the proposal.



OPTION 4

The Option 4 was a radical departure from the refused options. Creating an ensemble of centrally located Buildings. Although this option created greater distance between the Buildings and the existing neighbours of Cornelscourt Village, it did not create adequate communal open space for the resident's of the development.

3.3 Initial Design Response - Site Layout

In the emerging architectural concept, careful consideration has been given towards the provision of generous communal open spaces, creating areas suitable for varying activities and to all ages.

The proposed buildings are arranged on site like an open hand, with the fingers addressing the northern N11 edge, orientated for optimum daylighting and the 'palm' creating an enclosure for the larger central open space. This concept ensures all communal open spaces are connected, creating a strong legible sense of place. The perimeter of the scheme and interfaces with adjoining built context benefits from heavily planted and soft landscaping. A pavilion block addresses the village edge, offering and strengthening the commercial appeal along the Old Bray Road.

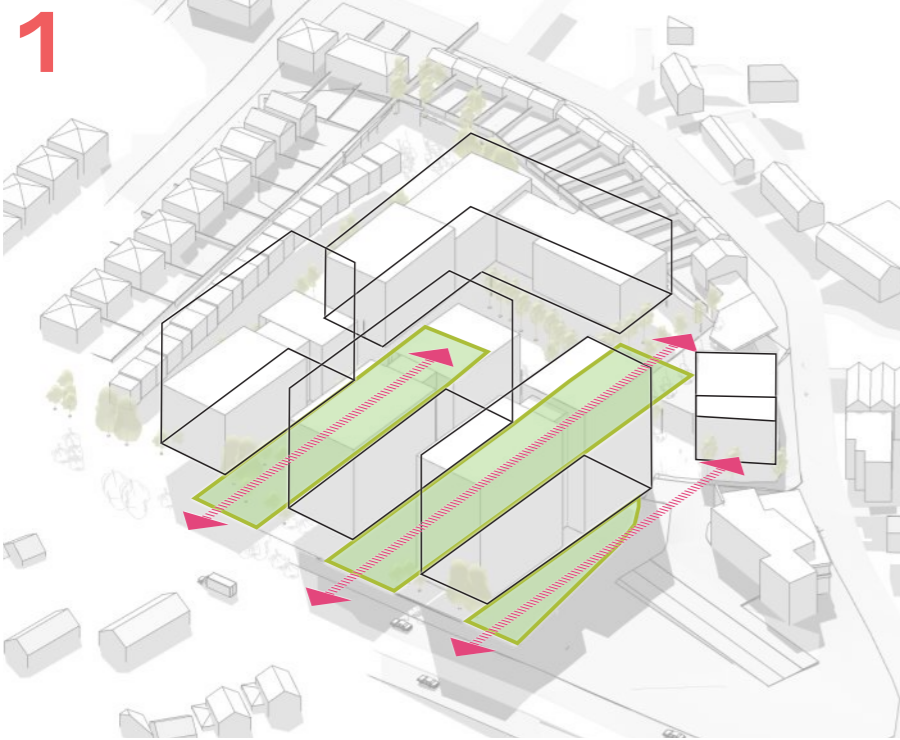
The proposed layout encompasses all the merits from the revised design proposals. The scheme proposes greater open space and day lighting. Buildings A, B and C are retained, pushing them further apart to increase daylighting. Their courtyard spaces are open at both ends to minimise visual mass along the N11 Corridor. The articulation of the Building D and E resolves the unique geometries of the site and the aspiration of a large and welcoming central garden. The heights of Building D are carefully adjusted to increase daylighting into the central garden and appropriately respond to the surrounding context, building forms and heights found within the village of Cornelscourt.

1. Cornelscourt Plaza
2. The Cut, Sculptured Mounded Lawn/ Activity Area For Informal Play And Socialising.
3. Great Lawn/ Flexible Play, Activity Area
4. The Heart Square/ Gathering Area For Visitors And Residents
5. Sensory Boulevard/ Scented Planting
6. Residential Open Lawn
7. Public Open Lawn
8. The Pavilion Cafè
9. Staircase Connection
10. Sculptural Seating And Social Space With Mound And Shaded Seating.
11. Residential Square
12. Cycle And Pedestrian Access To Basement
13. Pocket Square
14. Rainwater Gardens For Informal Play And Enhanced Bio-Diversity.
15. Pedestrian And Cyclist Access From Bray Rd.
16. Wind Mitigation 'Birch' Screening
17. New Pedestrian Link Through The Site Towards N11
18. The Triangle
19. Recreational Open Green



Proposed Landscape Site Layout

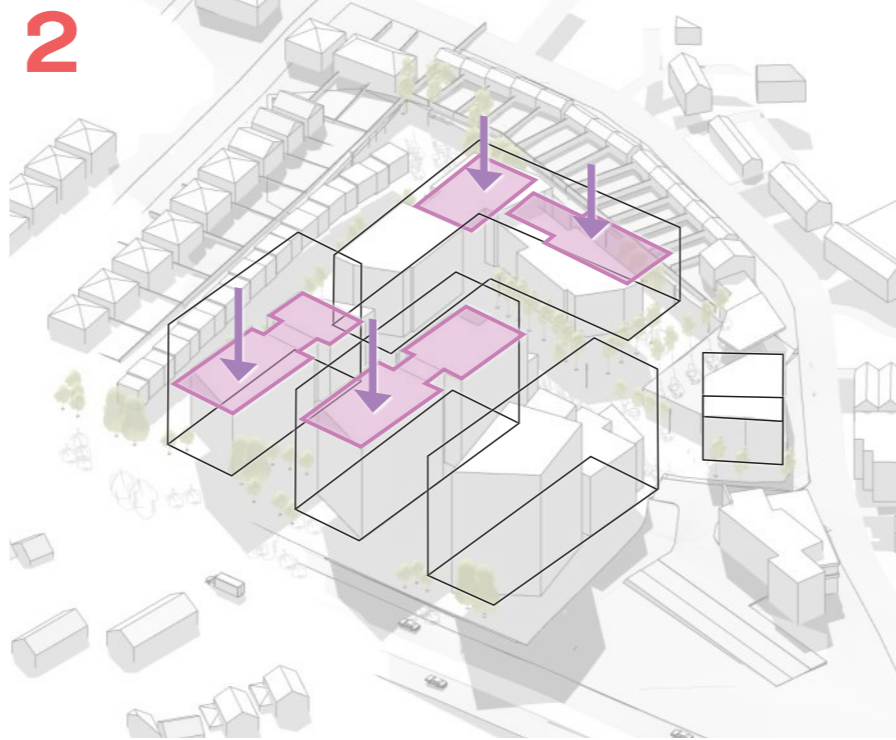
3.4 Initial Design Response - Massing



Step 1: Creating greater Space

The revised positioning of each apartment building has been carefully considered to provide large usable lawn space and to promote penetration of natural light into the landscaped areas.

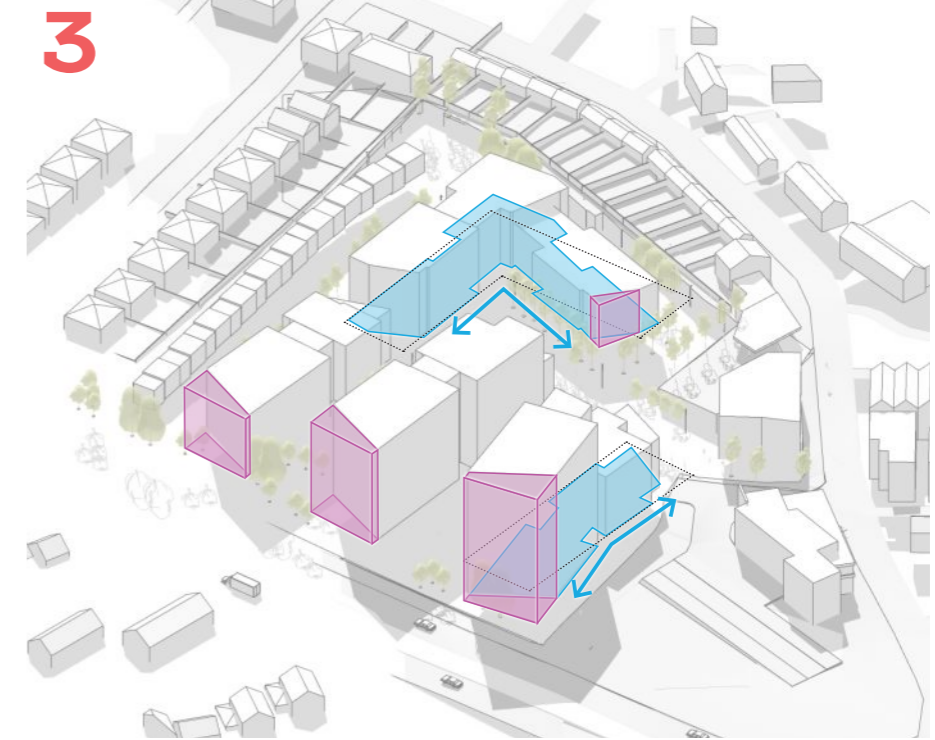
The interlocking blocks along the N11 have been removed to avoid creating a wall of development as viewed from the northern edge.



Step 2: Adjusting Heights

The scale and massing of each apartment building is adjusted to provide an appropriate and sympathetic interface between the proposed site and existing dwellings of Old Bray Road and Willow Grove.

The block heights corkscrew down towards the perimeter and streetscape.



Step 3: Refinement of Footprints and Heights

Heights and facades are further tweaked to provide a sympathetic interface between the proposed site and existing dwellings of Old Bray Road and Willow Grove. Orientation of units and setbacks to upper levels further carves the block massing.

3.5 Site Massing

The preferred option encompasses all the merits from the revised design proposals. The revised scheme proposes greater open space and day lighting. Buildings A, B and C are retained, pushing them further apart to increase daylighting. Their courtyard spaces are open at both ends to minimise visual mass along the N11 Corridor. The articulation of the Building D and E resolves the unique geometries of the site and the aspiration of a large and welcoming central garden.

The heights of Building D are carefully adjusted to increase daylighting into the central garden and appropriately respond to the surrounding context, building forms and heights found within the village of Cornelscourt, with further amendments made to the massing of this block to address comments raised during the pre-application consultation.

There is a clear relationship between the blocks and the scale of the blocks, and the layout includes focal points, a hierarchy of open spaces and good permeability.



Bird's Eye View of Revised Early Design Stage Proposal

3.6 Open Space

Quality landscape and public realm spaces are a defining part of the development; This section of the Design Report outlines the landscape proposal for the scheme. Further information on the landscaping can be found in Cameo and Partners' Landscape Design and Access Report.

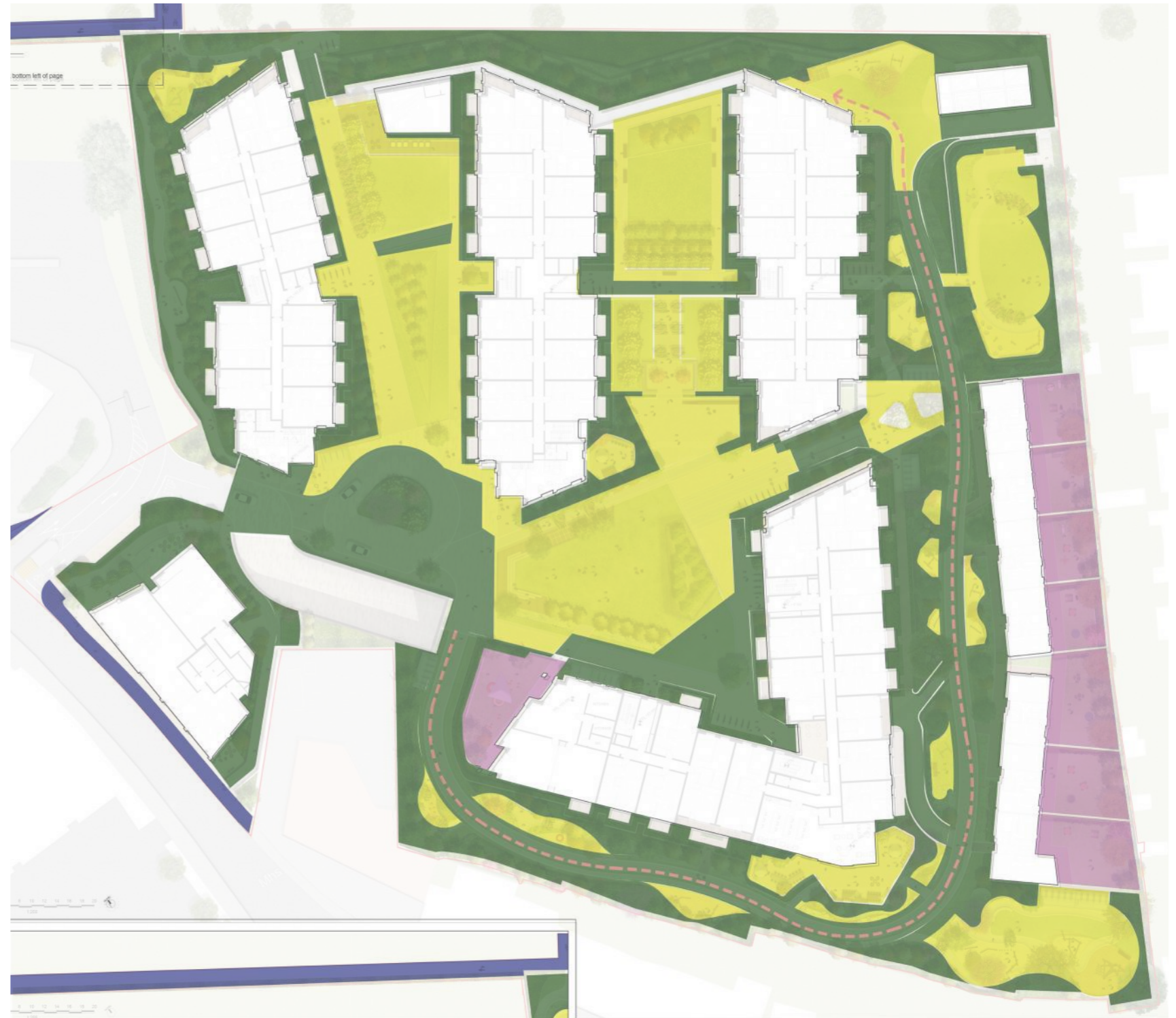
The site covers an area of 2.15ha, which will comprise of high quality architecture, public and private gardens and areas of new public realm. The sheer extent of landscaped spaces is a real positive and distinctive feature of the proposed development.

The overall aim of the development is to create a high quality scheme containing high quality open space for the surrounding proposed residences. This will provide opportunities for fitness, social interaction and play which is accessible and inclusive for all ages and abilities.

The landscape and external spaces provide significant opportunities for future communities in the area. How the landscape will serve both the new and existing community has been a key consideration. Finding a balance between the needs of people using the space whilst also remaining sympathetic to the sites environmental context has been a challenge. However this challenge has provided an opportunity to do something really special, which we believe sets a high benchmark.

The overarching objectives and design principles have served as a framework and informed the development of the landscape proposals which are explained in more detail throughout this section of the report.

Refer to Cameo and Partners Landscape Architects Design and Access Statement for further detailed description of the external open space design.



- Communal Open Space
- Open Space
- Public Open Space
- Private Amenity Space

3.6 Open Space

The proposed landscape setting offers a broad range of character areas to choose from and explore, in terms of both size and configuration. This variety will attract a wider range of users.

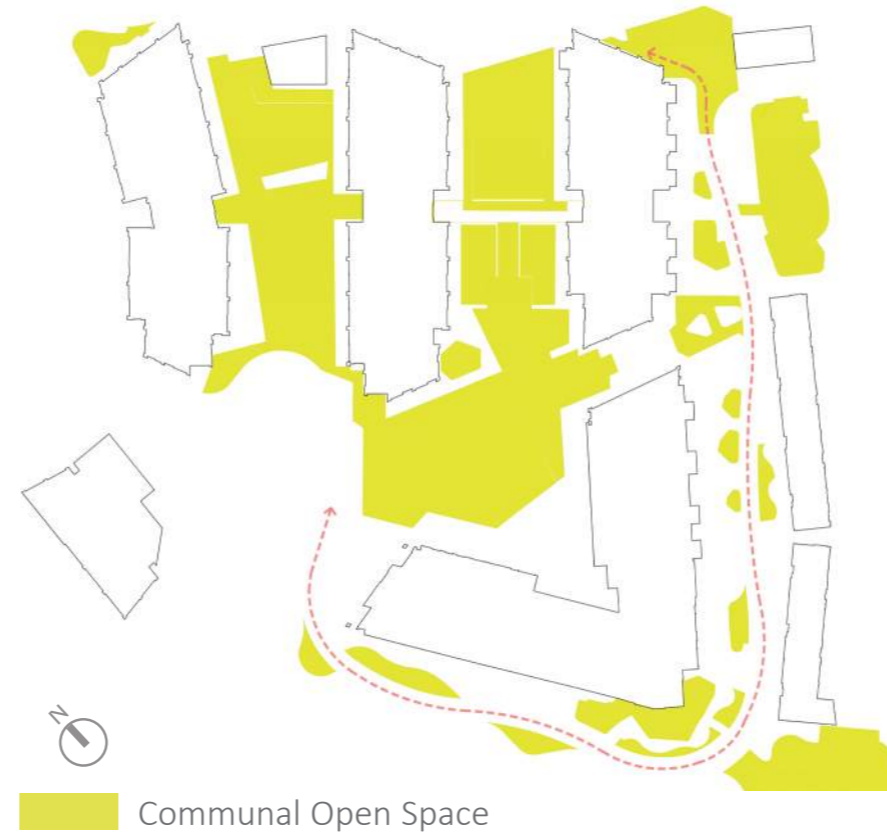
The character areas would be linked with a pathway that highlights and combines the communal open spaces incorporated within each character area.

Refer to Cameo and Partners Landscape Architects Design and Access Statement for further detailed description of the external open space design.

The overall configuration and design of the external spaces considers the various daylight, sunlight acoustic and environmental restrictions identified as part of the design process and environmental impact assessments.

Active / Usable Open Space

Areas recognised as Communal Open Space within the wider character areas.



The Communal Open Space quantum has been conservatively calculated, realistically in terms of the space that could be in daily use. The calculation of the COS quantum has taken into consideration different aspects which have been omitted from the calculation although that these areas will well contribute to the overall amenity and aesthetic of the landscape but are not directly usable or fully aligned with the methodology that should be applied and therefore have been omitted, such as:

Design elements that realistically could be unusable incidental space;

Shaded area (Areas that presented less than two hours of sunlight have been excluded into the communal open space calculation);

Private spaces;

Vehicular ramp;

Planting strip along the boundary;

Dedicated residents pathway;

Character Areas

These character areas make up the key user experiences available on the site:



1. Entrance Plaza and Drop Off Zone
2. Tenant Amenity / Community Hub
3. Sculptured residential courtyard/ The scented garden
- 3A. Sculptured residential courtyard/ The mounded garden
4. Residential amenity gardens
5. Recreation active green
6. Terraced landscape with native planting
7. Crèche playground
8. Private rear garden

3.7 Developed Design

1. N11 ACCESS AND CONNECTIONS

Vehicular access to the site is off the existing access road from Old Bray Road. This is a shared access road with the adjacent AIB to the west. This single point of vehicular access provides a fixed design parameter for the scheme and influences the site layout and configuration. The location of the entrance is considered appropriate, providing an opportunity to bring vehicles straight to basement level avoiding vehicular movements over podium level for anything other than a drop-off in a designated zoned and infrequent service and emergency vehicles are accommodated in the design.

There are several pedestrian and cycling connections facilitated at the site boundary with permeable routes across the site provided between these points. These include two pedestrian links either side of Building E for pedestrian connection into the heart of the scheme. The third access point allows for a connection to the N11 for cycling directly to the basement parking and a pedestrian link along the western edge of Building A to allow a connection between the village of Cornelscourt and the cycle lane and bus stops along the N11. There is also a potential future pedestrian and cycling access to the north-east of the site to Willow Grove. These four access opportunities provide an early and essential influence on the site layout and configuration.

2. DISTANCES FROM BOUNDARIES

The site has boundaries on three sides to neighbouring properties. The eastern and southern borders are the most sensitive and dictate a design response that provides buildings of an appropriate design, scale, and massing, which both protect existing residential amenities and provide an appropriate transition to the new scheme. Which presents an opportunity for increased size and massing towards central and northern parts of the site.

3. SURROUNDING CONTEXT

The site is situated in a village context, with the surrounding context being predominately 2 storey semi-detached dwellings and bounded by the N11 to the North. The N11 corridor presents an exciting opportunity to deliver higher density and scale of development by virtue of the width and profile of the road. The surrounding context has influenced a site layout that carefully treats the southern and eastern site perimeters with lower scale development, with a transition to the more central and northern part of the site to increasing density and scale without negatively impacting existing amenities. There is a compelling opportunity along the northern boundary to create an architectural expression of significant-quality along the N11 corridor.

4. BUILDING ORIENTATION

The development responds to the excellent sunlight penetration throughout the day by choosing appropriate massing design and orientation. This has influenced the north-south orientation of the northern buildings which, maximises the opportunity for daylight access to apartments and which also allows for sunlight penetration to landscaped areas at surface level. A further southern block addresses the perimeter of the site and is arranged around the large central open space.



CGI View of Proposed Revised Development from N11 Corridor

3.7 Developed Design

Following a review of the overall massing, elevations and improvement of the overarching design principles – protection of surrounding amenity, pedestrian connections, building orientation and integration with the village; the development has evolved with the principal aim to provide an exemplar residential scheme that provides a strong sense of community and ownership for its inhabitants.

The development is comprised of a series of five buildings sitting upon a landscaped podium and surrounded by landscaped gardens. Developing the scheme from the perimeter to the centre ensured the design is integrated with the existing varied scales of Cornelscourt and increasing height along the N11 corridor to increase density on in the site without creating issues of overshadowing.

Buildings A, B, and C range from six storeys to twelve storeys and take advantage of the opportunity presented by the N11 corridor to the north of the site for higher density. The heights ascend in multiples of three, from twelve storeys to the north-west (Building A) to six storeys to the north-west (Building C) to establish a distinctive architectural identity along the N11 Corridor. The remaining buildings; Buildings D and E descend in scale from five to four storeys in height, as the site moves from north to south and terminating in the west. This allows the scale to blend down to the lower density development to the south and the east.

The ‘L’ shaped form of Building D establishes a strong identity to the scheme and sense of arrival whilst carving up sunlit courtyards and areas of public realm for occupants to enjoy. In further cognisance of formulating height and scale to reflect existing characteristics, setbacks have been included in Building D to further reduce the visual mass of the buildings and to protect existing residential amenity. These are significantly lower than the taller elements which promote penetration of natural light into the courtyards. Variations in façade depth and the stepping of the building line for balconies further help to mitigate the massing and scale.

Along the Old Bray Road, a four storey building is introduced, linking the new development with the existing context through the use of sympathetic materials often found within the existing village and at a scale appropriate to the village setting. Within the scheme, several tenant amenities provides areas for socialising between tenants, with some amenity spaces well integrated within the central garden acting as a point of focus for the overall scheme.



Early Design Stage (Presented at Pre-Application Consultation with DLRCC) - Contiguous North Elevation



Early Design Stage (Presented at Pre-Application Consultation with DLRCC) - Contiguous West Elevation

3.7 Developed Design

One of the key concepts of the revised development is the creation of a clearly defined and improved hierarchy of public, semi-public, and private spaces which provide legibility, permeability, and connectivity and make it easy for residents and visitors to find their way around and enjoy the significant open spaces contained within the scheme.

An underground car parking entrance is provided at the access to the site to ensure that cars do not need to cross the landscaped podium and securing a pedestrian environment at the podium level. To service the needs of a build to rent development in terms of parcel deliveries, taxi drop-off, and collections and similar, a sensitively designed drop off area is situated at the entrance to the scheme adjacent to the basement access ramp. This is a high quality landscaped area. The approach to severely limiting vehicular access to the podium gives priority to walking, cycling, and public transport.

The scheme is exemplary in minimising the need for cars by providing attractive paths and cycle routes that facilitate safe access by users of all ages and degrees of personal mobility. The proposed layout has been developed to encourage permeability within the site, providing pedestrian and bicycle path routes from the Central Garden Space and Linear Park. These routes further enhance the permeability and connectivity within the scheme

Each apartment building is designed with consideration that this shall be a Build to Rent Scheme. A broad mix of residential unit types including 1bed and 2-bed apartment units, is incorporated within each of the residential buildings. The individual residential cores connect from the ground directly to all private residential floors above to provide secure and efficient access. Apartments are then typically accessed via a central corridor spine in each building. Orientation is considered to maximise air circulation, sunlight, and daylight, as well as views. North facing units are kept to a minimum, and where they are found, an additional aspect is provided. Private balconies are provided with each apartment facing either east or West.

The proposed scheme design by Henry J Lyons and Cameo incorporate the 12 Criteria described in the DoECLG Urban Design Manual. The method of compliance with the Criteria is described in greater detail in Appendix 2 of this report.

Arising from the above, the key design proposals can be summarised as follows;

- Arranging buildings to give structure and form to the principal spaces and vistas; while respecting the existing village context
- Modulation of the building forms to take maximum advantage of the views and orientation
- Using variety and distinctiveness in the architecture to create a sense of place using a range of building sizes, shapes, heights, materials and character
- Providing appropriately scaled, well orientated and 'people-friendly' external spaces including landscaped streets, courtyards, gardens, and pedestrian streets
- Creating a clearly defined hierarchy of public, semi-public, and private spaces which provide legibility, permeability, and connectivity and make it easy for residents and visitors to find their way around. Giving priority to walking, cycling, and public transport.
- Removing the opportunity for cars to access the podium to ensure pedestrian-friendly open space areas.
- Providing attractive routes, paths, and cycleways which facilitate safe access by users of all ages and degrees of personal mobility
- Promoting energy efficiency by use of good quality external materials and insulation, efficient heating systems, use of green roofs, and sustainable water use and drainage design



CGI View of Proposed Revised Development from N11 Corridor

4

RESPONSE TO LOCAL AUTHORITY, AN BÓRD PLEANÁLA AND STATUTORY BODIES' OPINIONS AND REQUIREMENTS



4.1 Section 247 Pre-Application Consultation

The design evolved through discussions at a pre-planning meeting held with Dun Laoghaire Rathdown Planning Department on the 19th of August 2020. Below are some of the changes made in response to these comments.

Concerns regarding height of Building D, noting that a set-back floor on the previously proposed serpentine Building mitigated overbearing impacts..

Building D has been revised following concerns raised by DLRCC. The overall height has been reduced; removing the sixth floor adjacent to the Willow Grove houses. The apartment block ranges in height from five to four stories. with the introduction of a setback to the southern corner of Building D to appropriately integrate with the scale and massing of the existing dwellings along Old Bray Road.

Concerns regarding the extent to which the proposed development would be accessible to the wider community and the level of offering to the village.

The amended scheme seeks to create a more appropriate integration with the existing condition along Old Bray Road. The standalone Block E to the front will facilitate a ground floor Cafe/ Retail unit with residential units in the levels overhead. The creation of a public plaza adjacent to the entrance and two pedestrian routes from the Old Bray Road, link the existing streetscape with the proposed scheme ensuring that the key principle of site permeability is successfully integrated into the masterplan. The inclusion of a public creche facility further emphasises the public offerings to the village.

The Applicant was advised to clearly identify the principal (central lawn and courtyards) and secondary (perimeter) open spaces and quantify the area of same.

The Design Team has clearly identified the principle and secondary spaces and quantified the area of same. Communal Open Space has been proved in excess of the Apartment Guidelines. Please refer to the Landscape Design and Access Statement prepared by Cameo and Partners.



Early Design Stage (Presented at Pre-Application Consultation with DLRCC) - Previous Massing of Development



Developed Design (Following Pre-Application Consultation with DLRCC) - Revised Massing of Development

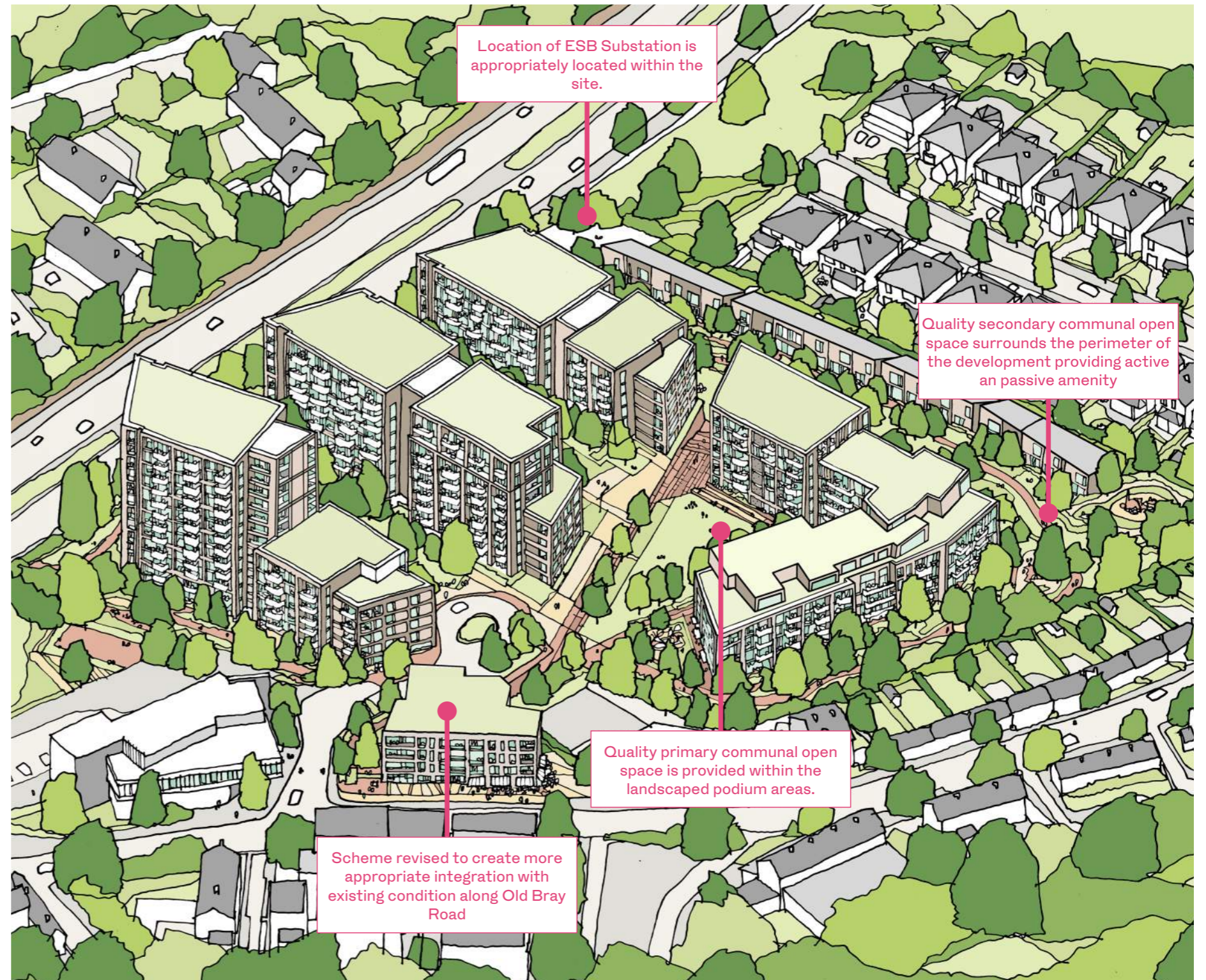
4.1 Section 247 Pre-Application Consultation

PA queried whether the proposed ESB substation could be incorporated into the development and proposed location given over to open space. APP to consult with Mechanical & Electrical designers in this regard.

The location of the substation within the site curtilage has been reviewed within the revised scheme, however, the existing services routes along the N11 and the further introduction of the Irish Water infrastructure has led the design team to the conclusion that the substation is correctly located within the site. Further efforts have been made to adequately screen the substation and facilitate the potential future connectivity to the East at Willow Grove.

The applicant was advised that the communal open space, and the principal communal spaces specifically, should be of a very high standard. PA raised concerns regarding the extent to which the central lawn area would be in the shadow of Block D.

Further consideration has been given to the threshold between public & communal areas within the revised design for the podium along with the incorporation of both active & passive amenity spaces suitable for all age groups. The proposed areas and uses have been clearly identified within the accompanying Landscape Design & Access Statement along with the associated Open Space cumulative areas. The podium has been designed as a car-free zone with amendments made to the podium access ramp to support this concept.



Artist's Impression of the Revised Application

4.1 Section 247 Pre-Application Consultation

PA raised concerns regarding blank podium elevation to N11.

Treatment of the Northern podium edge has been amended to gradually tier up from the N11 to avoid presenting a blank or harsh edge towards the dual-carriageway when viewed from the North. This is further screened by a mix of trees and planting which rise up to the podium level. Activation of this edge has been enhanced by the incorporation of a pedestrian route up to the podium level & cycle route into the basement to access secure bike parking facilities.

PA noted that ABP did not take issue with the previously proposed building heights which materially contravene County Development Plan Building Height Strategy. PA advised that spaces between proposed blocks should be assessed in respect of micro-climate.

Following on from the design team's engagement with DLRCC, we have reviewed the visual impact of the proposed site massing from a number of key locations within the surrounding area. Whilst the new scheme addresses the massing concerns contained within the previous application, a further reduction in height of Block D to the South of the site has demonstrated that the scheme as viewed from Old Bray Road, Cornelscourt Hill Road and Willow Grove is of an appropriate and suitable height which successfully integrates into the existing streetscape.

Drainage Planning sought updated surface water drainage proposals to reflect the proposed modifications to the scheme and that all foul drainage issues be resolved prior to making a submission to An Bord Pleanála.

Irish Water - Ongoing engagement with Irish Water to facilitate the future upgrade of infrastructure for the area within the site has informed some of the changes within the overall podium and basement design. Provision for future access by Irish Water to maintain the infrastructure to be accommodated within the site has necessitated the removal of some of the perimeter houses towards the North-East of the site adjacent to the ESB Substation. This area will now accommodate an external landscaped amenity area and screening towards the adjoining Willow Grove properties.



Artist's Impression of the Proposed Scheme Looking South-West at PAC Stage

4.2 RESPONSE TO AN BÓRD PLEANÁLA OPINION

An Bord Pleanála has considered the issues raised in the pre-application consultation process and has requested that the design team address the following items;

Item 1. Irish Water Engagement

Additional water and wastewater details

Item 2. Height, Density & Massing Strategy

Further consideration and/or justification of the documents as they relate to the height, density and design strategy proposed.

Item 3. Site-wide Materiality Strategy

A Materials Strategy that specifically addresses the proposed materials and finishes for buildings, open spaces, paved areas and boundaries.

Item 4. Residential Amenity & Micro-Climate

A report which address existing and future residential amenity and which includes matters such as daylight/sunlight analysis, micro-climate/wind impacts and noise impacts.

Item 5. Housing Quality Assessment & Dual Aspect Site Strategy

Item 6. Open Space Landscape Strategy

A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open space and which details exact figures for same.

Item 7. Wastewater

Additional details in relation to surface water management for the site,

Item 8. Site Circulation & Access

Additional details in relation to roads, access and circulation.

9. Taking In Charge Details

Throughout this section and within the accompanying appendices, the key concerns will be addressed by the design team.



Artist's Impression of the Proposed Scheme Looking South-West in Response to ABP Consultation

4.2.1 Item 2 - Height, Density & Massing Strategy

This Report and the relevant Appendices have been prepared to demonstrate how the development proposal complies with the performance criteria contained in the Guidelines. It will establish that the scheme performs exceptionally well when tested against the criteria.

The scheme is described in full detail through the drawings, visual impact images, CGIs and accompanying reports which form part of this application submission.

In justification of the proposed massing for the site, the following criteria has been extracted from the Urban Development and Building Heights Guidelines 2018. Explanatory text has been set out against the criteria in order to communicate the scale and appropriateness of the proposed development.

There are limited sites in the Dun Laoghaire Rathdown functional area that can accommodate development of the scale proposed in this case. It is critically important that this valuable land is developed to maximise the efficiency of the site and contribute positively to housing supply.

The Guidelines state that in relation to the assessment of individual planning applications and appeals, it is Government policy that building heights must be generally increased in appropriate urban locations. There is therefore a presumption in favour of buildings of increased height in our town/city cores and in other urban locations with good public transport accessibility. Planning authorities must apply the following broad principles in considering development proposals for buildings taller than prevailing building heights in urban areas in pursuit of these guidelines:



Verified View of the Proposed Scheme Looking South-West Along the N11

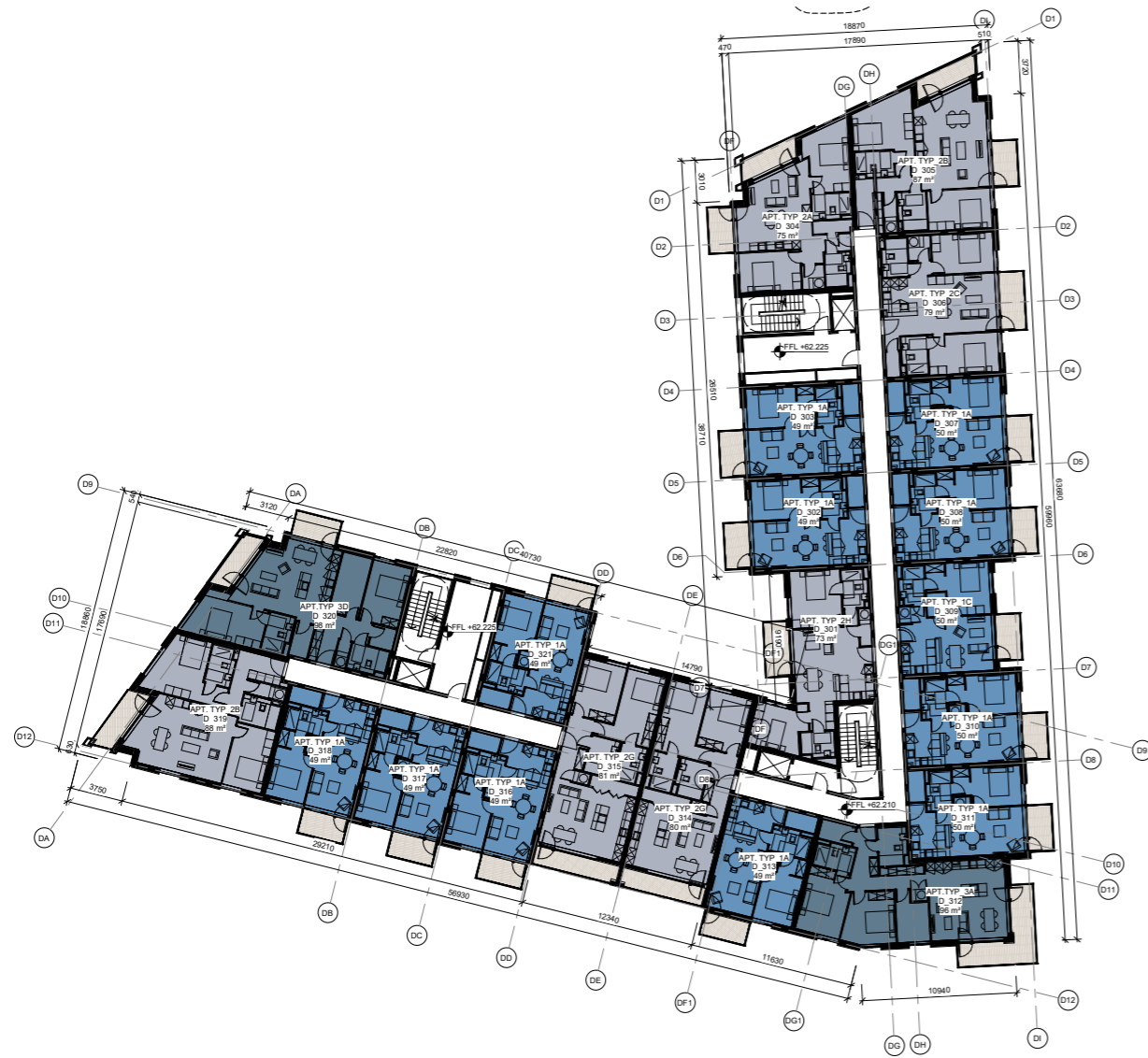
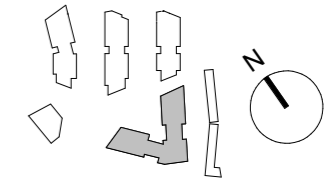
4.2.1 Item 2 - Height, Density & Massing Strategy



Verified View of the Proposed Scheme Looking North-East Along Mart Lane

Appendix 4 of this report, Building Height Report, describes in detail the approach taken by the design team towards the height and scale of the revised scheme in response to the opinion raised within the inspector's report. The design rationale as it relates to the site massing and the design strategy for the overall development is described in this section of the document.

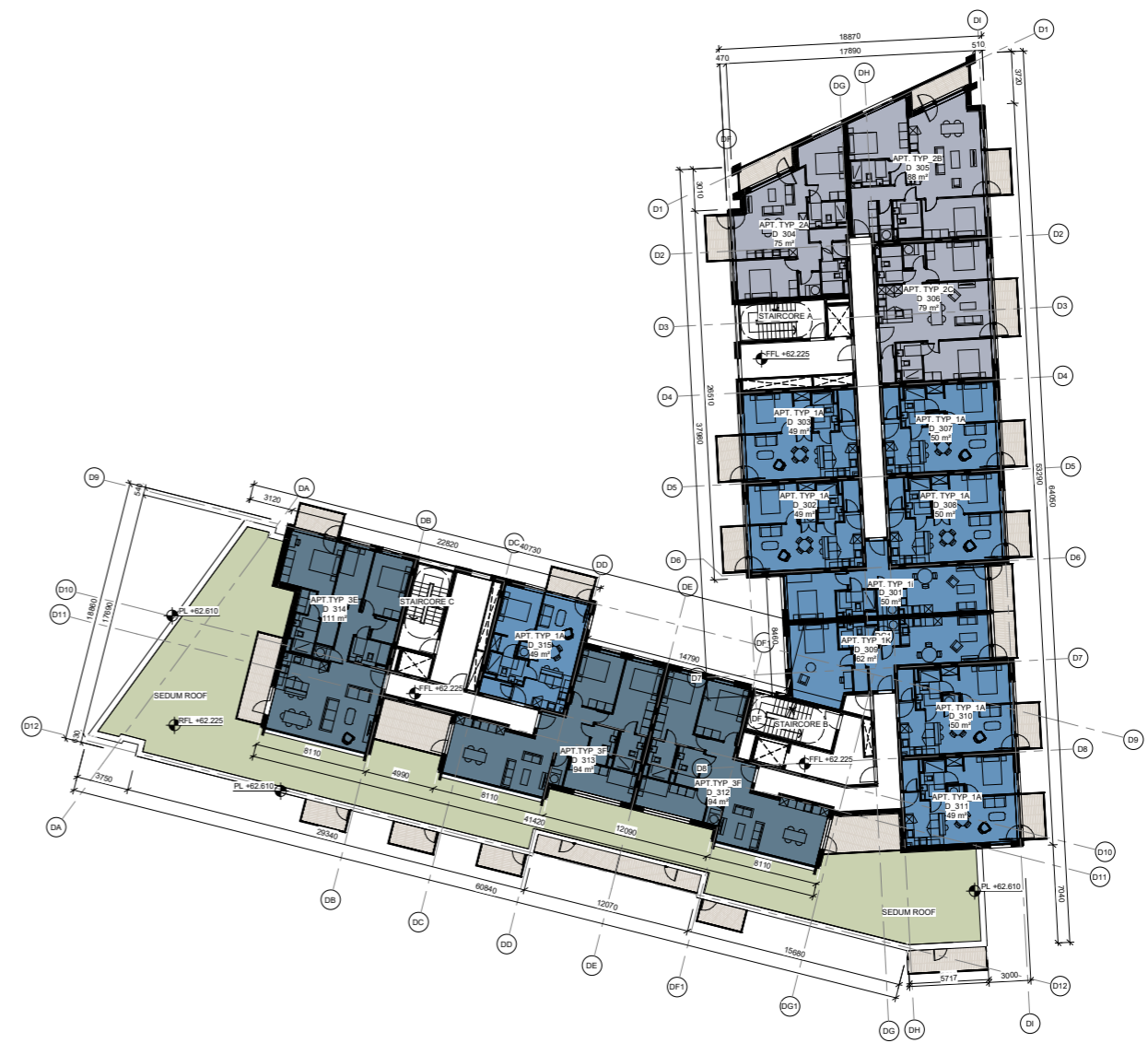
4.2.4 Item 5. Housing Quality Assessment & Dual Aspect Site Strategy



Block D - Third Floor Layout - Pre-Consultation

As part of the tri-partite consultations with An Bórd Pleanála and Dun Laoghaire Rathdown County Council the design team acknowledged the concerns raised by the Local Authority in relation to the height of Building D.

To alleviate concerns relating to overbearance on the properties along the Old Bray Road, a design solution incorporating a set back of the upper floor was employed.



Block D - Third Floor Layout - Post-Consultation

4.2.2 Item 3. Site-wide Materiality Strategy

Section 5.3 Architectural Expression & 5.4 Materials and Finishes of this Design Statement describes approach towards architectural finishes for the proposed scheme. The material selection for the scheme has been considered as a whole with harmonious textures and complimentary tones applied across the proposed buildings and landscaping treatments across the site.

Although there is no predominant material or colour defining the architectural approach to the area, the nearby AIB building and existing terraced cottages along the Old Bray Road have informed the warmer tones applied to the materials employed across the proposed development. The warm collection of materials enlivens the N11 edge, which is dominated by the contrasting concrete paving and black asphalt.

The scheme is described in full detail through the drawings, visual impact images, CGIs and accompanying reports which form part of this application submission.

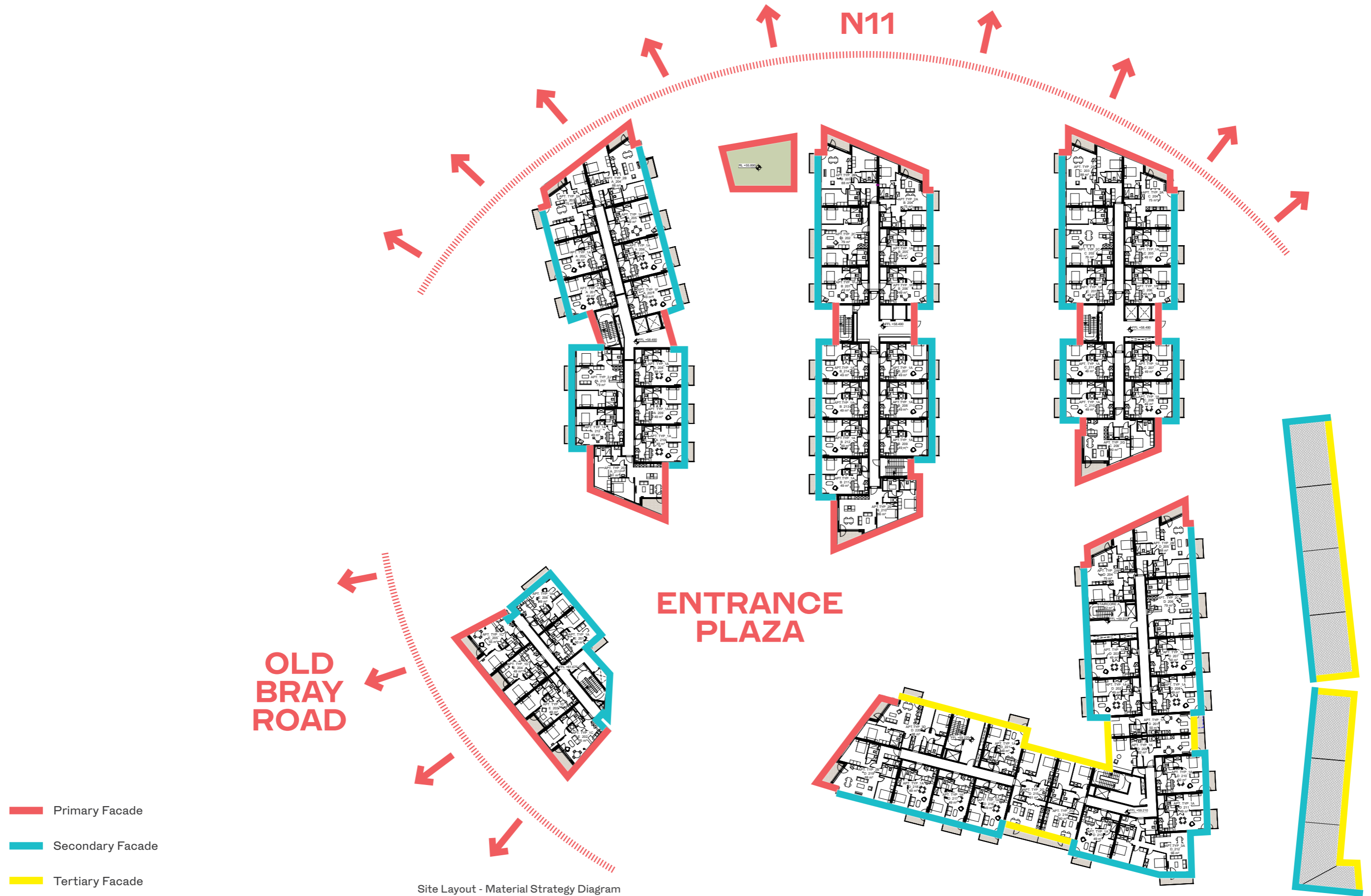


CGI View of Block A Addressing Entrance Plaza



CGI View of Communal Courtyard Between Blocks A & B Looking South

4.2.2 Item 3. Site-wide Materiality Strategy



4.2.2 Item 3. Site-wide Materiality Strategy

The selection of hardscaping materials have been chosen by CAMEO to compliment the warm buff tones of the proposed brick and bronze profiled cladding and glazing systems across the elevational treatments to the 5 apartment blocks and terraced houses.

The extensive planting and softscaping across the site seeks to soften the footprint of the built elements and knit in with the green strip along the N11 and significant setback to the AIB building edge.



Proposed Site Layout - Extract from Cameo Design and Access Statement

4.2.2 Item 3. Site-wide Materiality Strategy

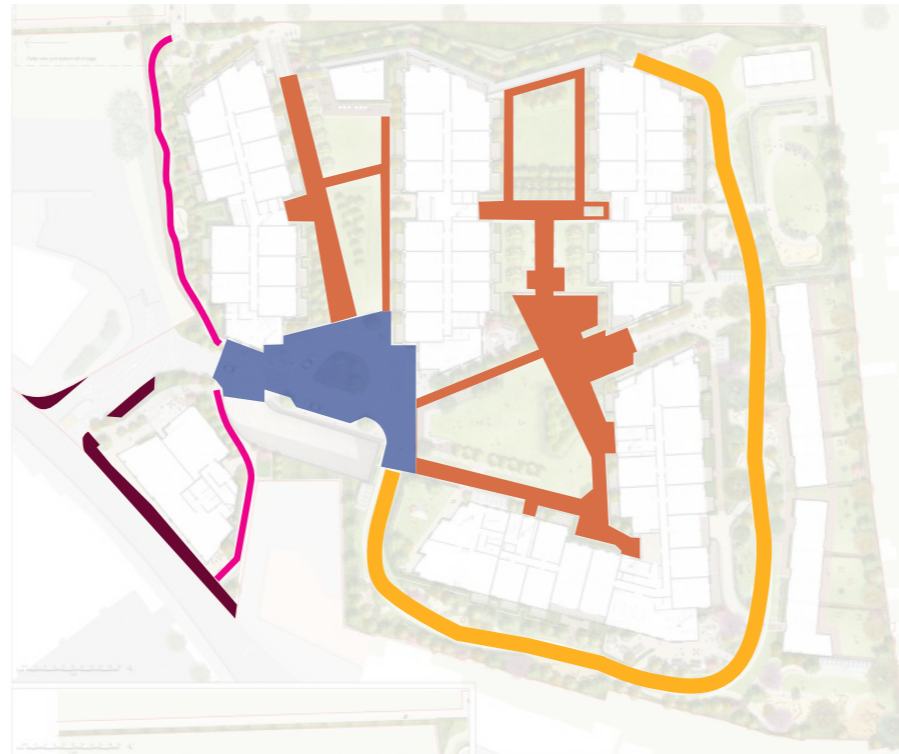
The hardscape strategy will contribute to defining the character of the spaces between buildings, communal open spaces and private spaces.

The changes in hard surface material will help to demarcate the use of the areas i.e sitting and relaxing space, play areas and shared surface.

The distinction of different tones and finishes of paving which includes natural stone paving, clay brick paving and concrete block paving have been strongly related to future uses of the proposed shared surface, cycle lane and pathways.

The proposed materials will be appropriate and sympathetic to the local character of the area and be an integral part of the design. Careful consideration has been given to the design, texture and colour of the materials to ensure they will integrate with the design, in particular with a strong tonality cohesion with the proposed buildings facade finishes, which will assist in providing a high-quality living environment.

Refer to Cameo and Partners Landscape Architects Design and Access Statement for further detailed description of the external open space design.



Hardscaping Concept



Extract from CAMEO Landscape Architects Design and Access Statement



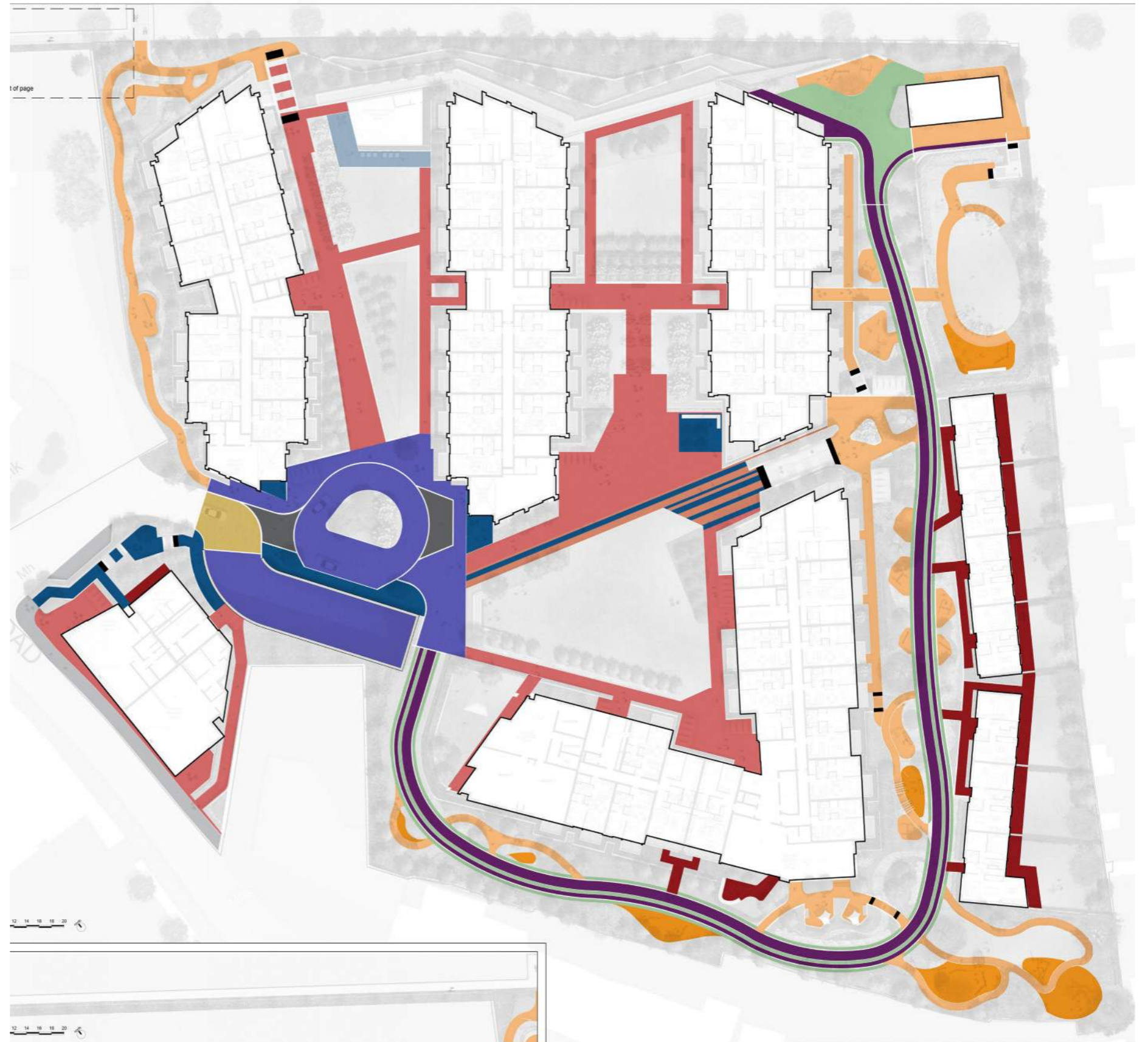
4.2.2 Item 3. Site-wide Materiality Strategy

The hard landscape elements will be carefully selected to enhance the space.

High quality elements will help to create a positive, inclusive and inspiring environment, where people feel comfortable to walk through, sit, contemplate and enjoy the landscape setting.

Refer to Cameo and Partners Landscape Architects Design and Access Statement for further detailed description of the external open space design.

-  Paving To match DLRCC specification
-  Natural Stone Granite slabs,
-  Natural Stone Granite slabs,
-  Natural Stone Granite slabs,
-  Natural Stone Granite slabs,
-  Aluminium decking
-  Self binding gravel
-  Wet Pour Safety Surface
-  Netlon advanced turf,
-  Corduroy Tactile Flag Paving
-  Brick clay paving
-  Block Paving, Tegula



Paving Palette- Extract from Cameo Design and Access Statement

4.2.2 Item 3. Site-wide Materiality Strategy

Paving Type 0. Paving To match DLR requirement

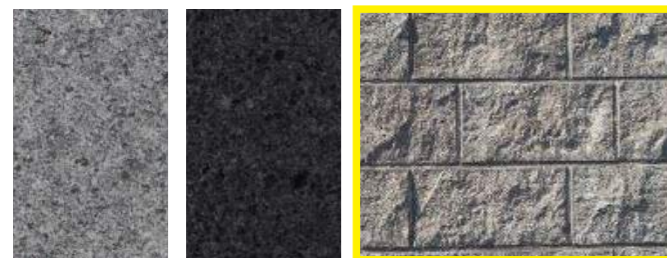
Product: Granite Flagstones
 Size/ Colour: Max 600 x 600mm Min 60mm deep /
 Beige or grey
 Finish: Bush-hammered finish recommended



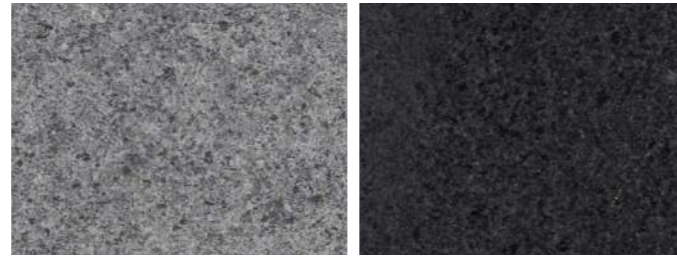
Paving Type 01. Product: Asphalt Paving
 Supplier: TBC or Similar Approved



Paving Type 2a. Natural Stone Granite slabs,
 Product: Praga granite
 Size/Colour: 200x100x80/Praga granite
 Finish: Flamed- Finish insert of Honed finish



Paving Type 1. Natural Stone Granite slabs,
 Product: Praga granite
 Size/Colour: 300x150x80/Praga granite
 Finish: Flamed- Finish insert of Honed finish



Paving Type 3. Product: Natural Stone Granite slabs
 Product: Modal paving
 Size/Colour: 300x200x 70mm/Oatmeal
 granite&Light cream
 Finish: Textured/Smooth



Paving Type 1a. Natural Stone Granite slabs,
 Product: Elara granite
 Size: 30x150,x80mm
 Finish/Colour: Flamed/ Varying tones of buff,orange
 and grey



Paving Type 4. Product: Natural Stone Granite slabs
 Product: Modal paving
 Size/Colour: 200x100x 70mm/Oatmeal granite&Light
 cream
 Finish: Textured/Smooth



Paving Type 2. Natural Stone Granite slabs,
 Product: Modal paving
 Size/Colour: 300x100,200x100 Random pattern/ Mid
 grey&Light cream
 Finish: Textured



Paving Type 5. Product: Aluminium decking
 Size/Colour: 1200x600mm or s.a



4.2.3 Item 4. Residential Amenity & Micro-Climate

A report which address existing and future residential amenity and which includes matters such as daylight/sunlight analysis, micro-climate/wind impacts and noise impacts.

Site analysis has been carried out by 3DDB to assess sunlight on the open spaces with the proposed massing. The BRE guidelines recommend that for a proposed open space to be adequately sunlit at least 50% of the area should receive two, or more, hours of sunlight on 21st March. All proposed open spaces within the scheme comply with these guidelines demonstrating an appropriate response towards massing across the site. Refer to the accompanying 3DDB Daylight & Sunlight report submitted with this planning application.

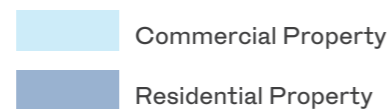
A standalone report prepared by 3DDB which includes an assessment of daylight, sunlight, shadow and light effluence effects, submitted with this application.

Micro-climatic tests have been carried out by the design team and the results are subject to a separate report. The design has been developed to take account of any arising recommendations. Mitigation measures have been made where micro-climate issues were considered to be a factor. Refer to IES Micro-climate report submitted with this application.

With regards to private amenity of existing properties, within the DLR opinion issued on the PAC submission documentation, suggestions were made to review the massing of Block D in relation to the overlooking and privacy of the adjoining terraced cottages on the Old Bray Road.

'Revisit Block D to provide for a more sympathetic relationship to the houses to the south' ...'The applicant is asked to revise this part of the scheme by either setting Block D further back from this boundary and or introducing a setback for the fourth floor.'

Below is a roof plan identifying the relative separation distances to adjoining properties and type of uses within these properties. While this concern was not raised particularly during the consultation with ABP, the design team has reviewed the massing of Block D and incorporated a setback to the third floor of the



southern portion of the block facing the Old Bray Road cottages. This setback also seeks to increase the number of dual aspect units and provide for larger units.

Setting this block back further would have a negative impact on the central open space within the development.

The amendments to Block D are illustrated on the next page and a detailed plan showing distances to boundary and properties is submitted with this application as part of the general arrangement drawings.

Further assessment carried out on the impacts of micro-climate on the proposed private and communal amenity spaces has influenced the boundary treatment along the Northern N11 edge, with focus towards the North-West and the appropriate screening of the North-South communal amenity spaces between blocks A, B & C. These measures include arrangement of planting and landscaping features, perimeter enclosures and the combined incorporation of glazed balustrades and winter-gardens to the upper levels of the residential blocks.

Refer to the relevant EIAR chapters for further details.



Site Layout Indication Separation Distances

4.2.4 Item 5. Housing Quality Assessment & Dual Aspect Site Strategy

References should be made to the Housing Quality Assessment prepared by Henry J Lyons Architects. This report describes in detail each of the apartment types utilised in this scheme and demonstrates how each proposed unit complies with the relevant standards set out in the 'DoECLG Urban Design Manual'.

A separate appendix accompanying this report identifies each unit for cross-reference to the HQA schedule.

Dual Aspect Design Framework

A set of basic design principles have been implemented across the proposed residential blocks to ensure a high degree of compliant dual aspect units are delivered resulting in a scheme of exemplary residential quality. These design parameters are as follows;

- Windows creating a dual aspect shall be a minimum of 1.2m wide x 2.4m high (2.88sq.m)
- Recessed facades less than 7.5m between opposing facades shall not have opposing windows
- Where facade setbacks are used to create a secondary aspect, the setback shall be a minimum of 3m back from the primary building line.
- Dual Aspect apartments should demonstrate improved quality of residential amenity above that of a single aspect apartment through ADF analysis accompanied with this report. A select number of units were analysed to exemplify this.
- Dual Aspect Approach shall be delivered through multiple unit typologies
- Apartments benefit from cross ventilation

As well as the relative orientation of openable windows, there is the question of their size. The benefits to the residents for which "dual aspect" is a proxy are increased levels of light and the opportunity to have natural through-ventilation to (most of) the dwelling. Both of those require sufficient areas of glazing and opening.

During the pre-application consultation, DLR had raised a query over a proposed dual aspect unit within Block E due to the unit having a return wall at an angle less than 90degrees to the main facade.

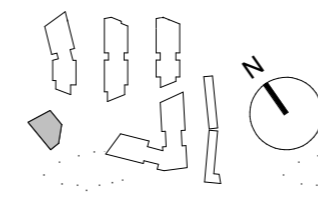
As defined by The London Housing Guide, London Mayor, 2010;

"A dual aspect dwelling is one with opening windows on two external walls, which may be on opposite sides of the building or around a corner. One aspect may be towards an external access deck or courtyard..."

While the unit in question was discussed and the merits of the secondary windows and aspect were understood to be of benefit to the residents, the design team has carefully reconfigured this block to address the concerns raised. The change to the layout of this block further set the block back from the boundary, improved the ground floor retail and amenity provision and removed the single studio unit from the scheme.



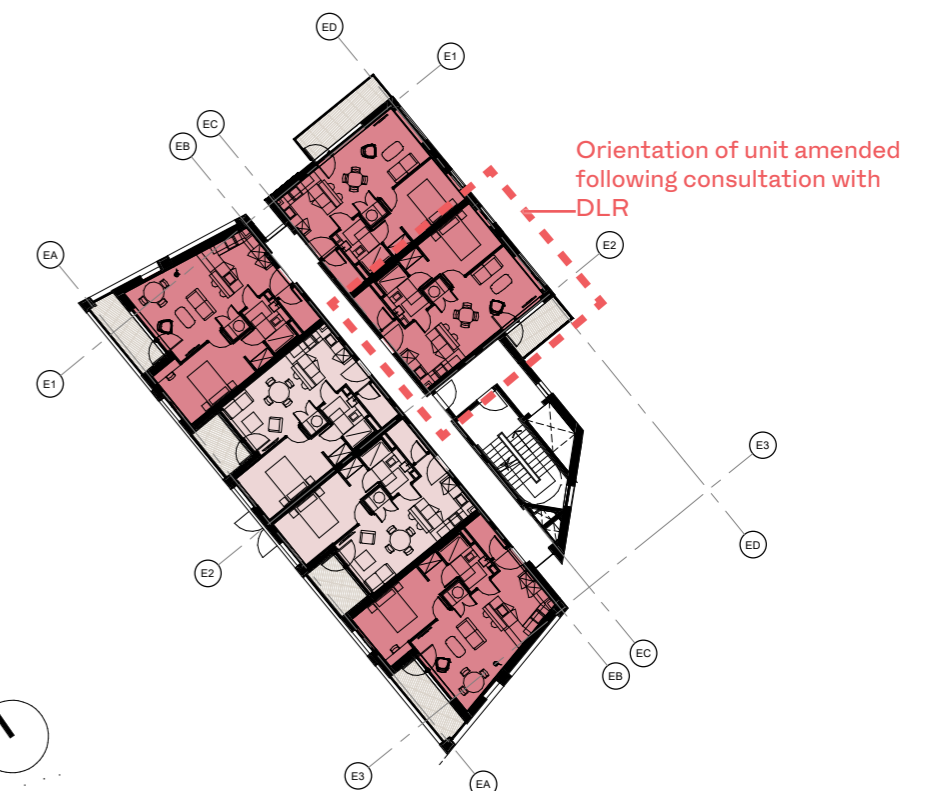
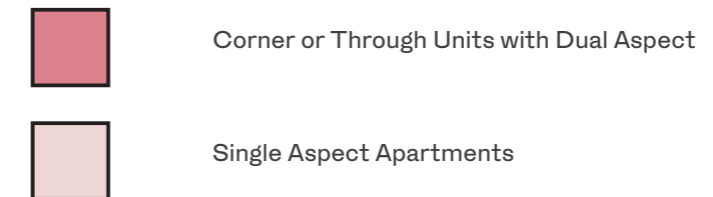
Block E - Typical Floor Layout - Pre-Consultation



The ABP opinion has also requested;

'a drawing clearly indicating units considered to be dual aspect should also be submitted.'

For the avoidance of doubt, a separate appendix accompanying this report has been submitted which contains a series of general arrangements identifying the location of each dual aspect unit and a detailed analysis of each unit typology and location against the parameters outlined with the 'Dual Aspect Design Framework'.



Block E - Typical Floor Layout - Post-Consultation

4.2.4 Item 5. Housing Quality Assessment & Dual Aspect Site Strategy

With regard to the Guidelines in sub-urban locations, the minimum number of dual aspect apartments that may be provided in any single apartment scheme shall be 50%. A total of 223 of the 412 units proposed have the benefit of dual aspect equating to 54% of the units, which demonstrates the quality of the proposed scheme. In some cases, units have the benefit of triple aspect. The proposed perimeter houses, although omitted from this overall calculation also benefit from dual aspect arrangements.

The height, scale, and massing of each building has been carefully designed to correspond with the orientation of the site. By leaving taller elements of the development to the north adjacent the N11, with low-level units to the south, daylight and sunlight are invited into the courtyards and public amenity spaces. The three taller elements have uninterrupted views to the Dublin Mountains and Bay. The angular form of the lower buildings creates sunlit courtyards and areas of public realm for occupants to enjoy.

In further cognisance of formulating height and scale to reflect existing characteristics, the building is significantly lower than the taller elements which promote penetration of natural light into the courtyards.

Each building has excellent daylight and vista opportunities. The design of the scheme has sought to maximise the quantity of Dual Aspect units. Naturally high density multi-storey development with perimeter block patterns partially curtails the quantity of dual aspect units that can be achieved.

There are no single aspect north facing units within the development.



Artist's impression of 'Corner Living' in dual aspect apartment

4.2.5 Item 6. Open Space Landscape Strategy

A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open space and which details exact figures for same.

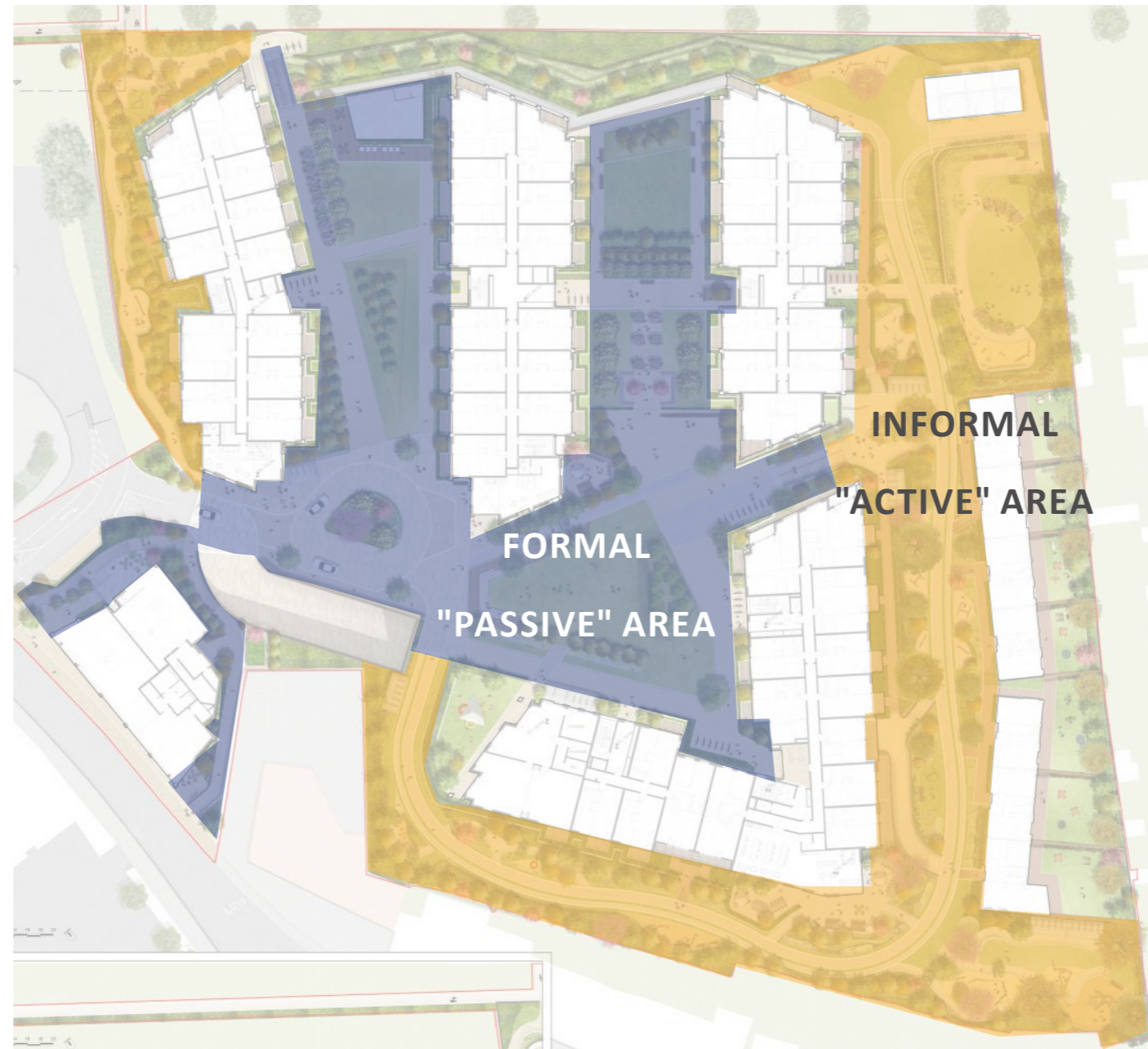
As demonstrated earlier in the document, the revised approach towards this site sought to clearly create a large central open space in the heart of the scheme, addressing the arrival plaza towards the west of the site whilst creating a sheltered and overlooked space suitable for use by all ages.

Connecting this central open space is a cycle and pedestrian friendly circulation spine which connects the generous linear green spaces between the finger blocks to the softer green buffer the surrounds the perimeter of the apartment blocks and the massing steps down towards the fringes of the site.

The vehicle ramp has been carefully located so that large portions of the site are essentially car-free, promoting areas of hard and soft landscaping suitable for enjoyment by the residents without disruption.

The diagram to the right demonstrates the conceptual approach towards the proposed landscaping strategy for the site. A combination of passive and active communal areas ensures all the spaces of varying uses are appropriately connected and distributed across the site.

Refer to CAMEO Landscape Architects Design and Access Statement for further information.



The design has been split into two categories to help inform the correct use of the space and to improve site legibility and functionality.

Formal/ Passive area

Attractive & charming

The landscape reflects architectural geometry

Calming and comforting space

Undulating edges give the space a softer feel

Informal/ Active area

Create pedestrian/ cycle friendly environment

Connected, legible and walkable

Sinuous and organic design encourages exploration

Active zones (play, BBQ, exercise) to encourage fitness and community involvement

4.3 Design Solution to Irish Water Infrastructure Issues

The applicant and their design team have engaged with Irish Water and overcome issues identified in relation to the integration of storm-water storage and sewer diversions as part of the design.

The Irish Water pre-connection query response letter indicates:

A sewerage connection is feasible for this development subject to upgrade of the local Foxrock catchment to provide the required capacity for this and other developments in the area. We note the option developed by Ardstone providing for a diversion at Mart Lane feeding a storage tank of 2,000 cubic metres and outlet to a 300mm sewer to the south of the development and storm overflow. The developer is making provision for these works as part of their planning application. This option and potential alternatives are currently being developed further to provide capacity in the local catchment as part of an Irish Water project.

The developer will be required to engage with Irish Water on commencement of the project to develop an appropriate scheme, working with the Irish Water project team. This Irish Water project scope of works will confirm the preferred scheme and the necessary statutory approvals, delivery approach and timelines.

The upgrades would be delivered via a Connection Agreement with Irish Water to implement the required works, including verification of the optimum arrangements, design, consents, procurement, construction and commissioning to Irish Water Standards.

Feedback from Irish Water in September 2020 indicated that modeling has been completed for the Foxrock Catchment and that new storm and foul sewers are required on Westminster Road to eliminate overflows to Cabinteely Park and in Foxrock Golf Club. As a result, large flows are to be diverted to Cornelscourt which will need balancing storage (in the order of 2,000m³) to limit downstream overflows. Ardstone's lands at Cornelscourt had been identified as the location for the required balancing storage.

Information was received in October 2020 from Irish Water's Modeling Team which provided further detail on the

initial feedback as above

Irish Water intends to bring a new sewer from Foxrock via Westminster Road & Mart Lane. Flows from Foxrock would then be throttled at the junction of Mart Lane / Old Bray Road, limiting onward flows north of the N11.

The overflow from this throttle would then be routed in an 825mm diameter pipe via Old Bray Road, Ardstone's lands and along the N11 discharging to an existing foul sewer at the northern boundary of Dunnes Stores (with balancing storage of 2,000m³ located in the eastern corner of Ardstone's lands). An option has been developed to facilitate this infrastructure within the applicants lands, refer to DBFL Drawing 180208-DBFL-XX-XX-DR-C-3001. Irish Water have confirmed the development of this option in their pre-connection enquiry feedback letter.

With respect to the site layout, it is noted that:

The vehicle access route to the basement crosses the interceptor sewer at the western side of the podium, runs along the southern side of the interceptor sewer while dropping to basement level before crossing under the interceptor sewer to access the basement carpark.

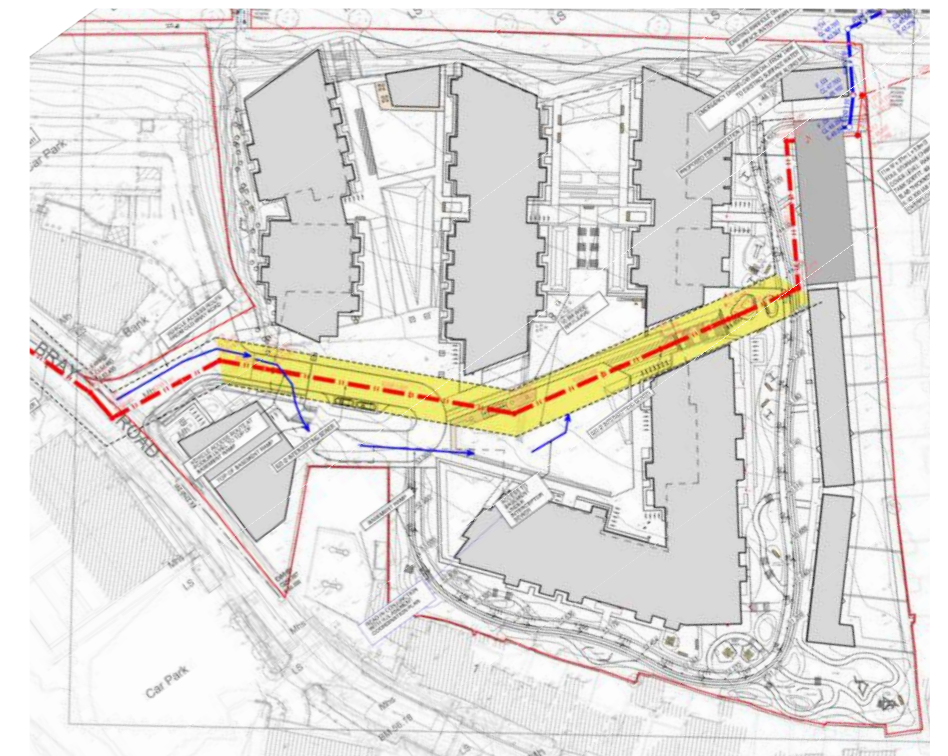
Access to the 825mm diameter intercepting sewer shall be provided at all changes of direction along the pipe route (typically by way of 1500mm diameter manholes) and at a maximum distance of 90m along straight pipe runs in accordance with Irish Water's Code of Practice for Wastewater Infrastructure.

A 10.0m wide corridor is provided to facilitate access for maintenance of the 825mm diameter intercepting sewer as it crosses the podium area.

The developer will continue to engage with Irish Water as necessary during the design and construction phases.



Proposed Route for Irish Water Pipe Overlaid onto Site Layout



Proposed Route for Irish Water Pipe Extract from Drawing 3001 by DBFL Consulting Engineers





ARCHITECTURAL EXPRESSION AND QUALITY



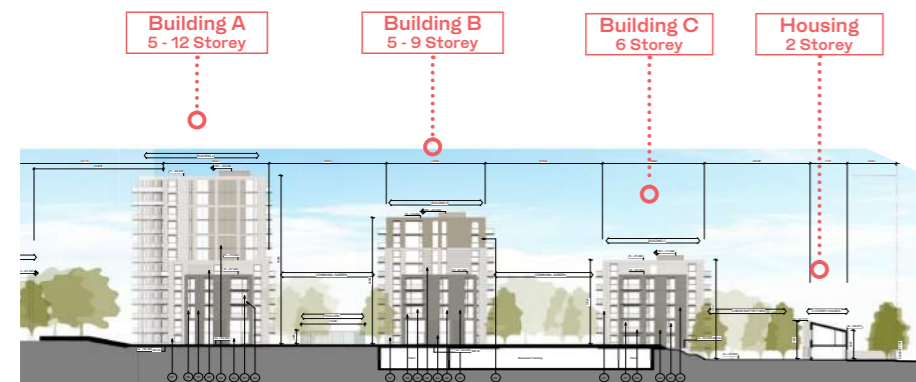
This section describes the decisions made in achieving a high-quality architectural design. By addressing individual aspects of the scheme and illustrating the architectural intent and thought therein.

5.1 Scale and Massing

The scale, massing and height were determined to be acceptable by the Board. The Board's Inspector's Report noted that the elevations of proposed Building A and Building B were monolithic in terms of appearance and scale. While these matters were not referenced in the reasons for refusal, the opportunity has been taken to review and improve the massing and elevations of all proposed Buildings. Revisiting the design of the scheme presented an opportunity to improve the overarching design principles – protection of surrounding amenity, pedestrian connections, building orientation and integration with village.

The consideration of scale started at the site edges and perimeters with the concept of a ribbon running from the four-story entrance town scale building at Old Bray Road stepping and winding through the site concluding with the more significant and more urban scale buildings fronting the N11.

The scale and massing of Buildings D and E have been carefully considered to provide an appropriate and sympathetic interface between the proposed site and existing dwellings of Old Bray Road and Willow Grove. By maintaining a wide separation distance between these larger buildings and the existing properties, a linear park is formed with housing along its edge.



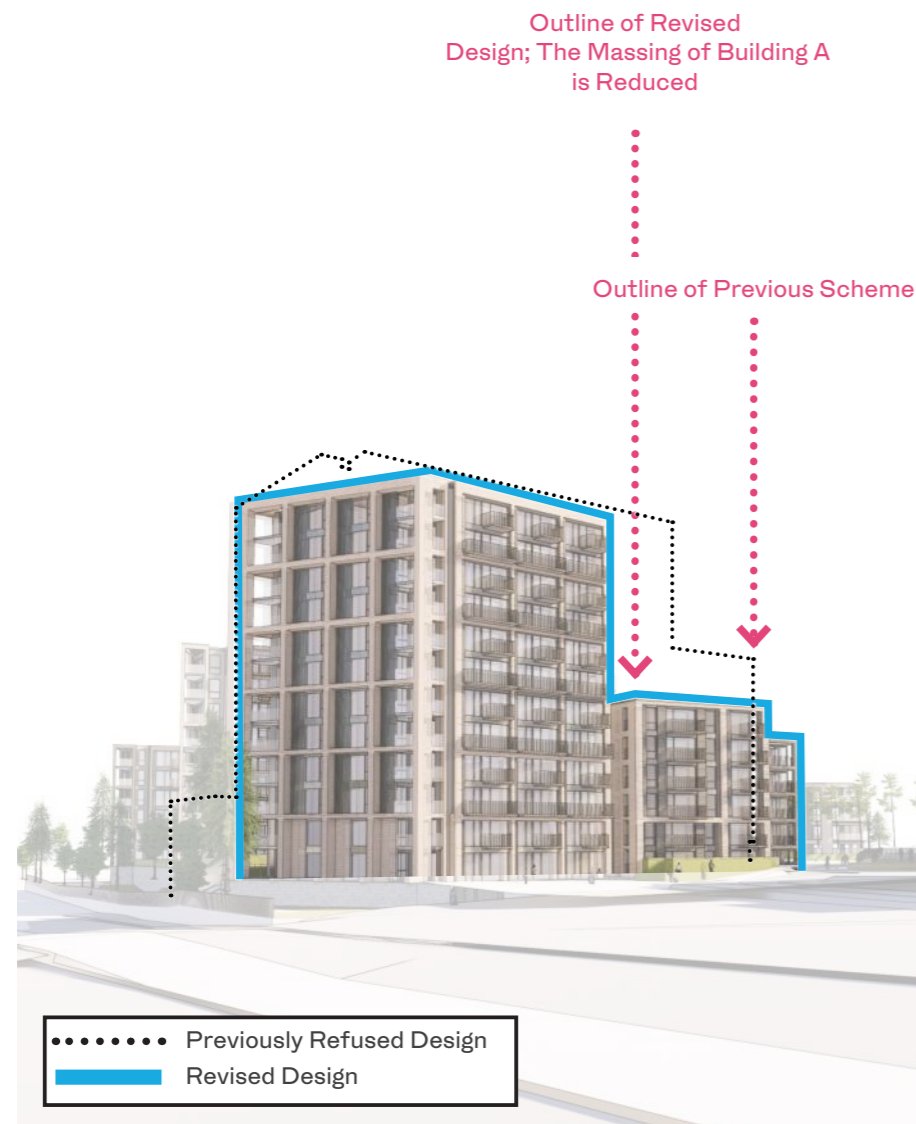
Height Diagram

5.1 Scale and Massing

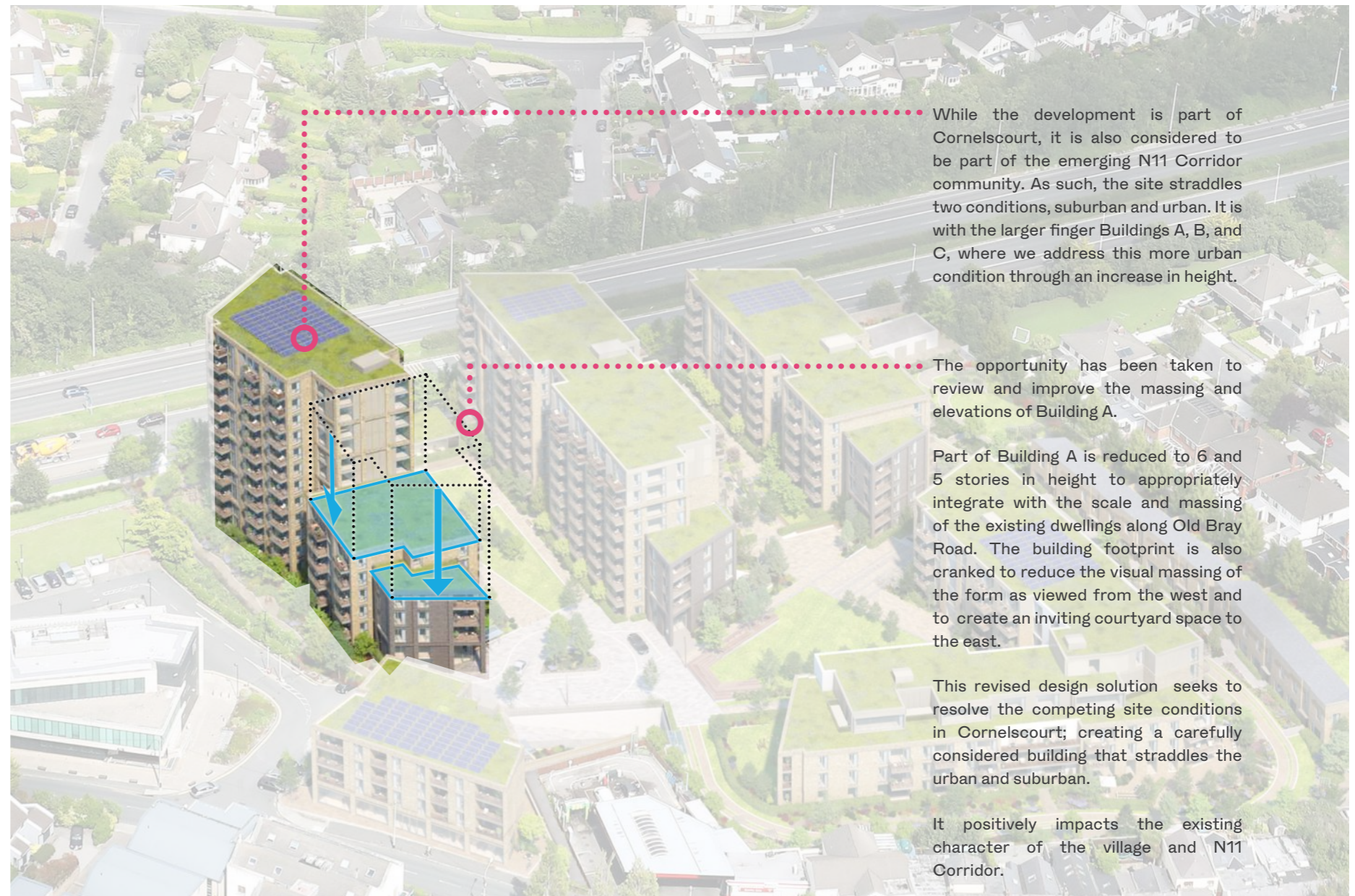
While the development is part of Cornelscourt, it is also considered to be part of the emerging N11 Corridor community. As such, the site straddles two conditions, suburban and urban. It is with the larger finger Buildings A, B, and C, where we address this more urban condition through an increase in height and change in style of architecture. Introducing added glazing and the formal framed elevations in brick and bronze.

Buildings A, B, and C range from six storeys to twelve storeys. The heights ascend in multiples of three to establish a strong, distinctive identity along the N11 Corridor. This busy corridor provides a positive opportunity to increase density while not negatively impacting on the existing character of the village.

The design seeks to animate the existing streetscape of Cornelscourt. Creating a scheme that offers daylight and generous views towards Dublin Bay and the Dublin Mountains.



Early Concept Massing Comparison Model



Axonometric Diagram

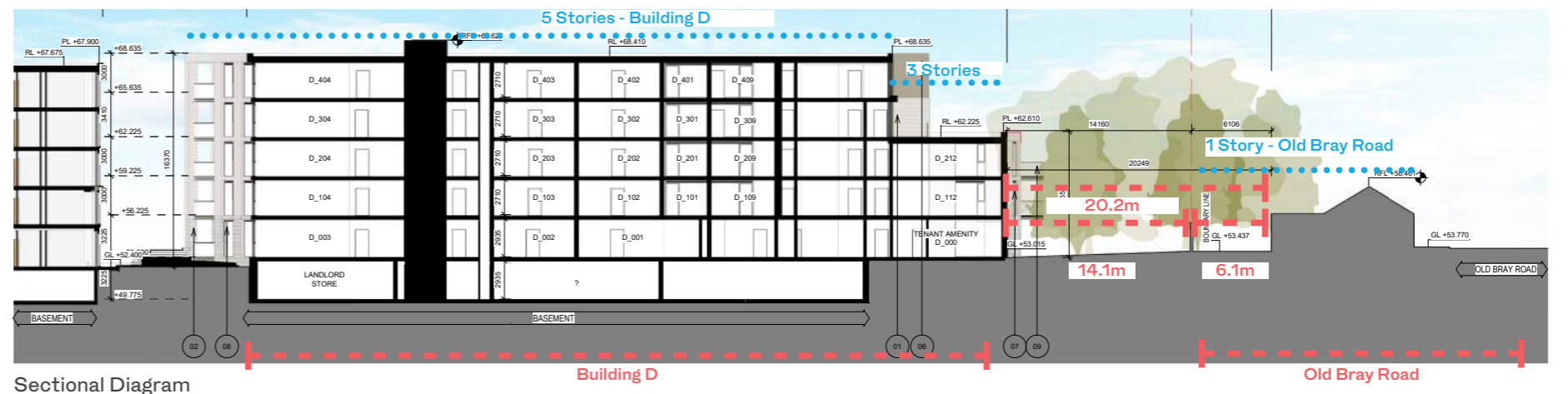
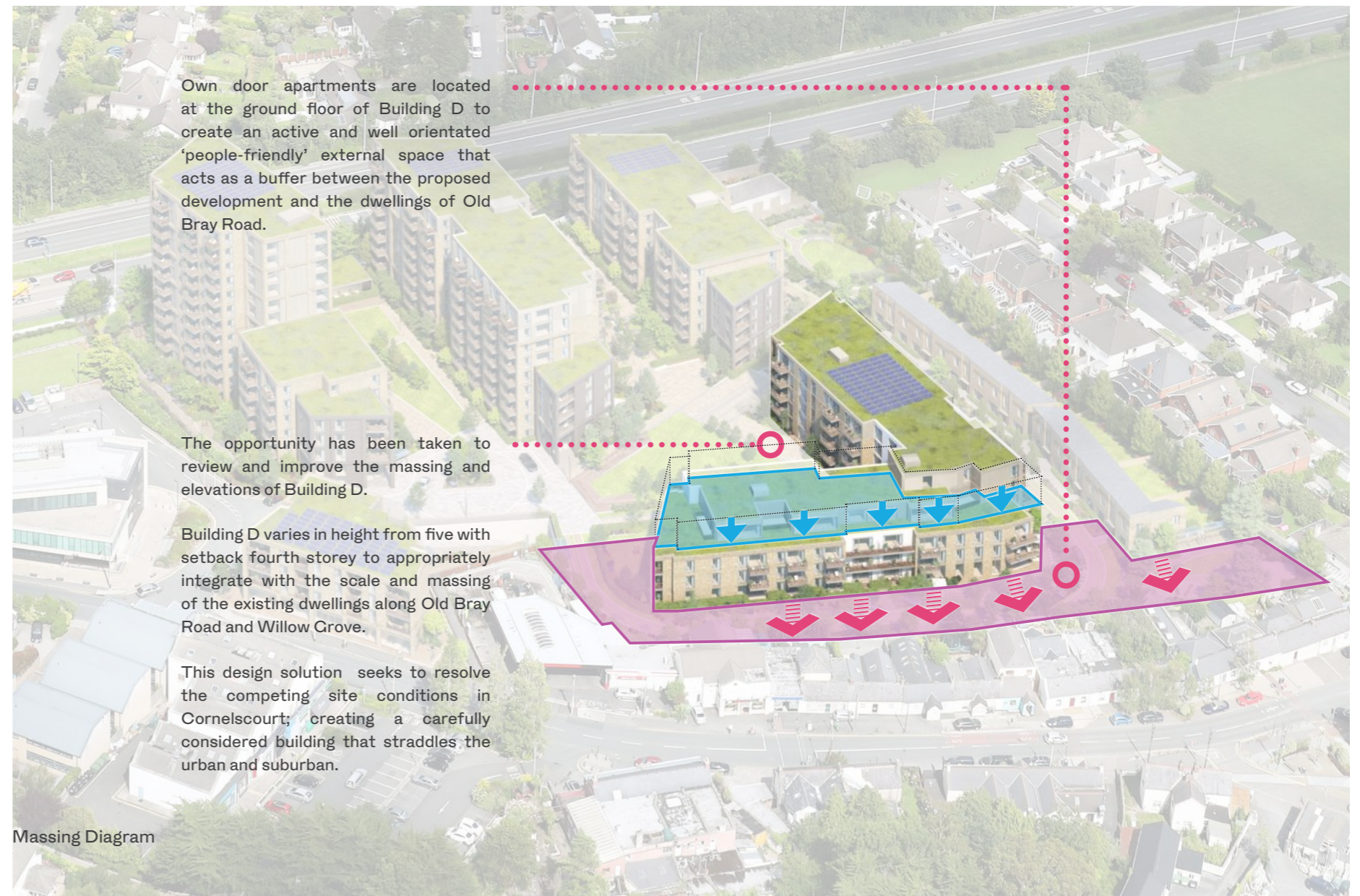


Early Concept Elevation Diagram

5.1 Scale and Massing

Building D is five stories high above podium where it faces toward Willow Grove, with a setback fourth floor facing towards the Old Bray Road. Its height has been carefully considered to present an appropriate scale towards the neighbouring existing dwellings.

Building D is significantly lower than the taller elements which promote penetration of natural light into the courtyard. Variations in façade depth and the stepping of the building line for balconies and terraces further help to moderate the massing and scale.



5.1 Scale and Massing

This introduction of two-story housing to the perimeter of the site enhance the open space and mitigate the difference in height as it increases from the densely planted perimeter to the edges of the setback of Building D and Building C.

The proximity and scale of these lower Buildings are such that their profile will obscure sight-lines and the visual impact of the larger central buildings from Willow Grove and Old Bray Road.

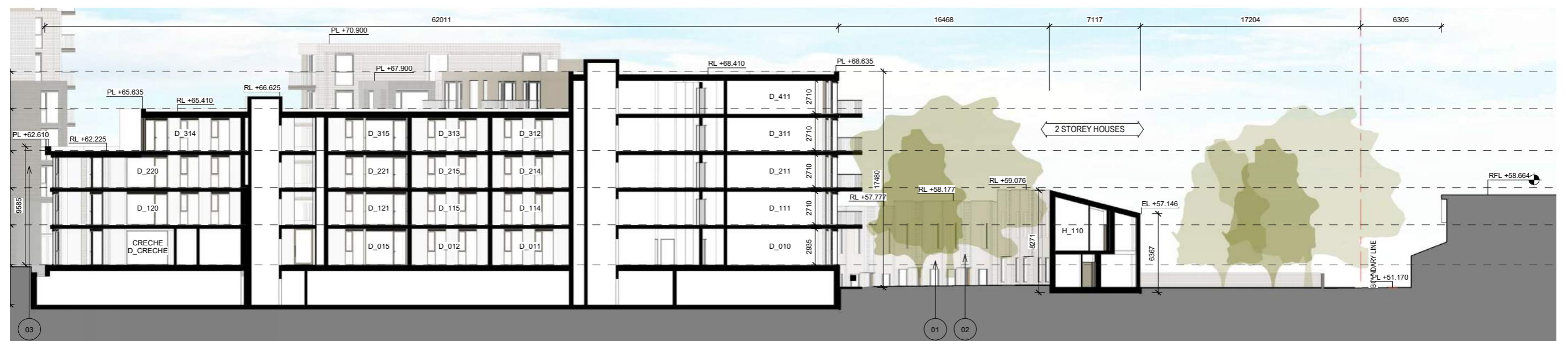
In response to comments raised by DLRCC during the consultation period, opaque windows have been introduced on first floor, preventing overlooking to the existing properties while adding visual interest to the elevation.

The proximity and scale of these lower buildings are such that their profile will obscure sight-lines and the visual impact of the Block D on Willow Grove.

The end of terrace houses have generously sized windows that allow passive surveillance of the communal open spaces provided within the development.



Massing Diagram



Proposed Site Section - North-South

5.1 Scale and Massing

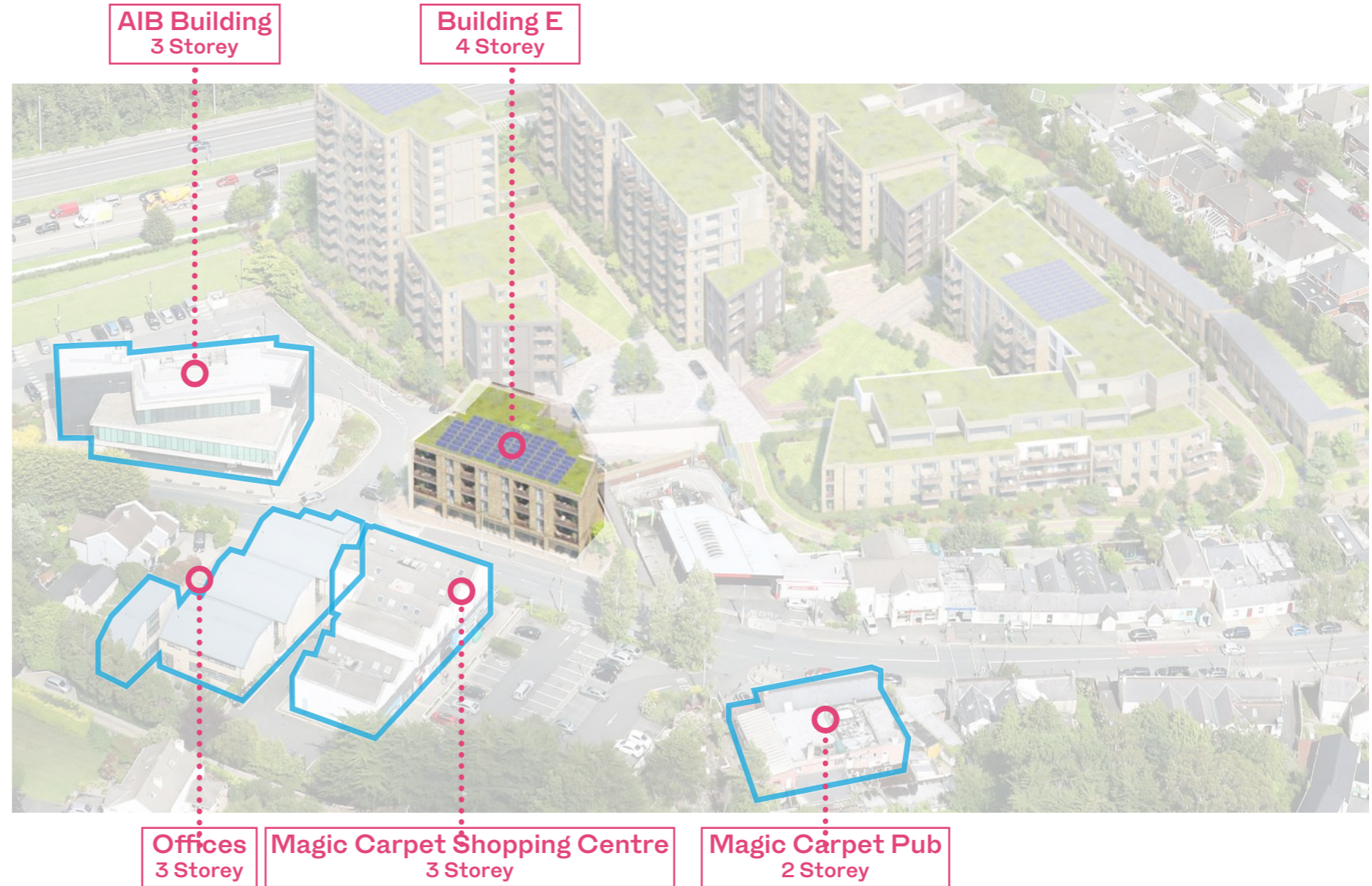
A portion of the development fronts onto Old Bray Road, providing a natural point of interaction with the village of Cornelscourt. The introduction of a café / retail space integrates the language of the development into the existing architectural expression of the village.

The massing and materials seek to complement the existing fabric while providing an active use on the street and gateway to the development.

The four-story volume complements the existing scale of Cornelscourt Village. The architectural design is restrained and of a domestic scale linking into the existing heights of the surrounding village.

The materials have been carefully chosen to project a warm, inviting presence. This engagement is achieved through the use of pale brick, and bronze toned windows, which project a sense of durability and are in character with the material typologies found within the rest of the scheme

The ground floor plane is highly activated through the use predominantly of glazed cafe space and tenant amenity addressing the scheme entrance. This materiality and openness promote interaction with the development and passive surveillance of the street.



Proposed Site Section - East-West

5.2 Architectural Expression



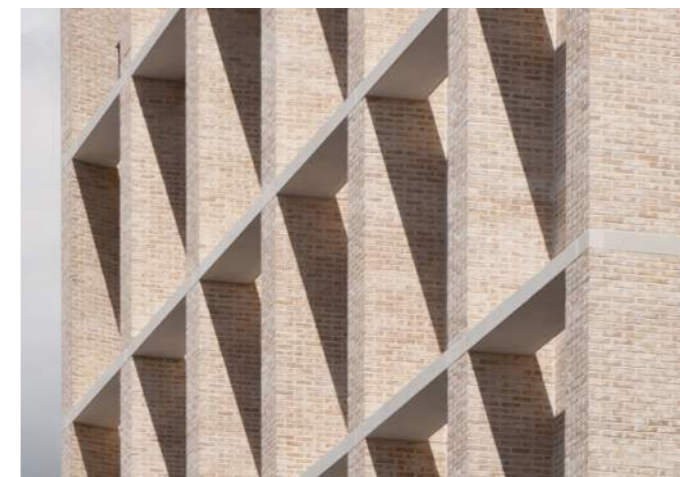
Buildings A,B & C - North Facing Facades

Buildings A, B, and C address a more urban condition through an increase in height and change in style of architecture. Introducing added glazing and the formal framed elevations in brick.

The buildings range from 5 storeys to 12 storeys. The heights ascend in multiples of 3 to establish a strong, distinctive identity along the N11 Corridor. High-quality brickwork is proposed on the external facade with large brick frames enclosing the facades fronting the N11 Corridor. The use of highly specified, robust factory finished windows and doors, and glass balustrade balconies will also reduce ongoing maintenance costs. All of the mentioned materials will help create a building that resists deterioration and which is easily maintained and managed.



Axonometric Diagram - Primary Frontages to N11



Formal Facade - Architectural Inspiration

5.2 Architectural Expression

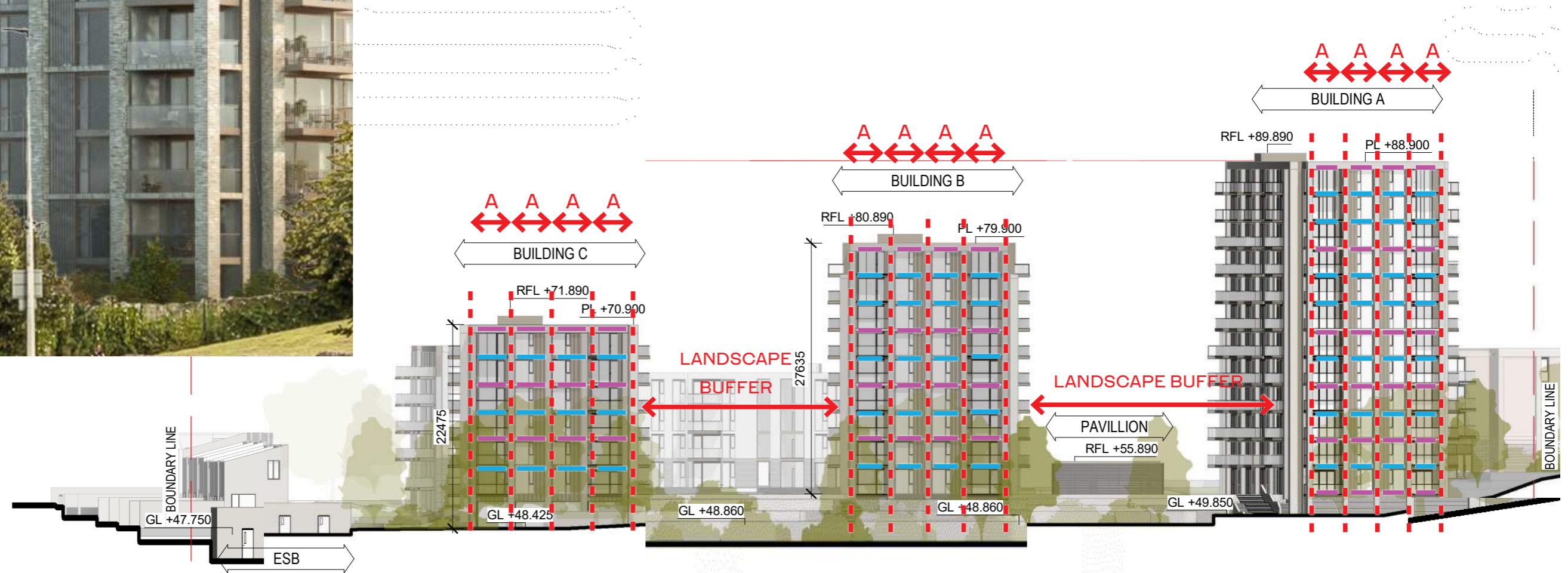


CGI View - Block A

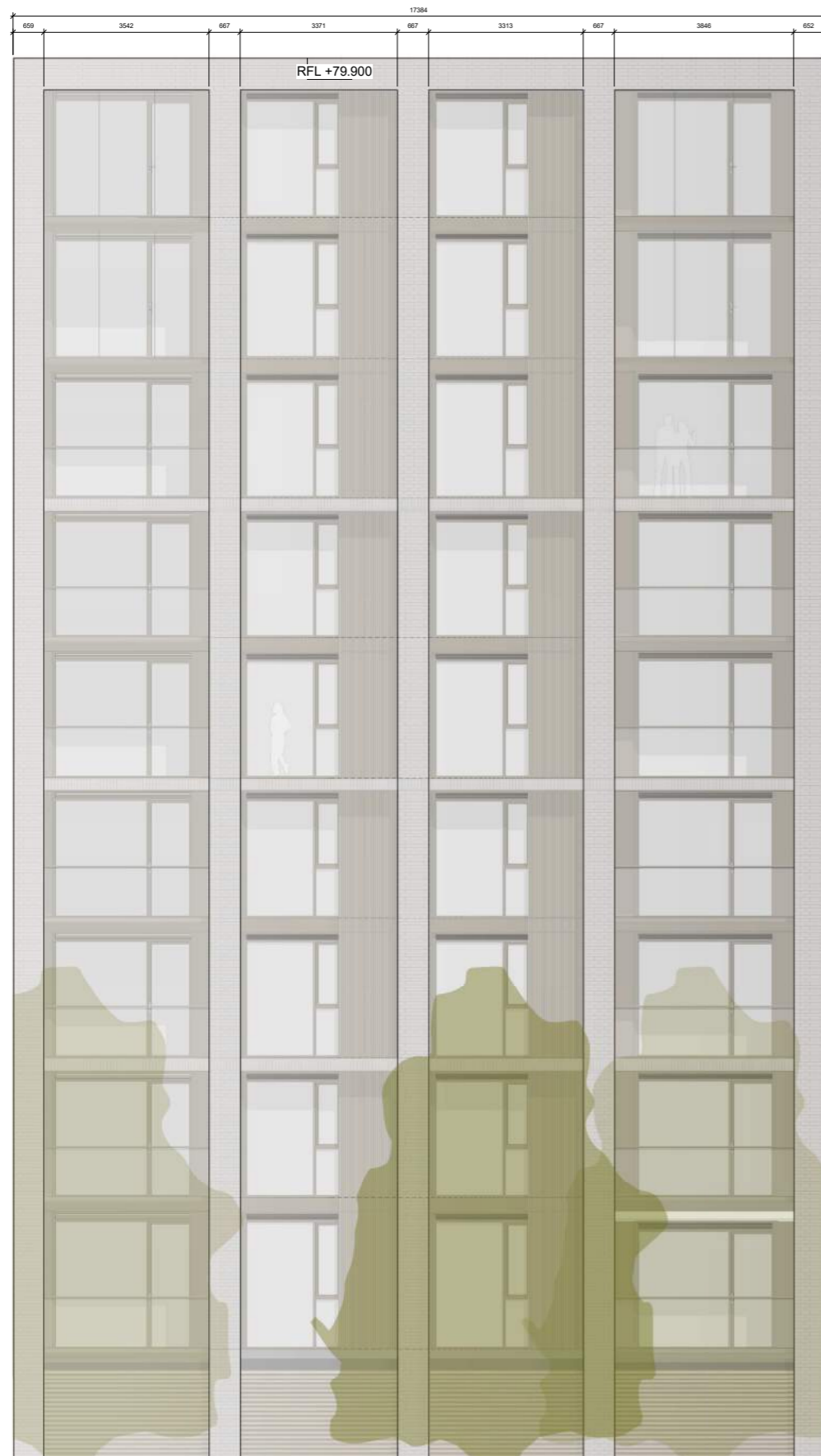
Across the finger blocks (A,B & C) which run North-South on the site, the gable expression towards the N11 has been designed to express a pairing of storeys while still expressing the verticality of the building, to create a legible yet domestic identity as viewed from the northern edge. The pairing as shown in the diagram below aims to reduce the visual perception of the massing when viewed from the periphery of the site.

The introduction of the twisting or splayed gables reduces the perception of the length of the site when viewed as traveling from the East or West of the N11.

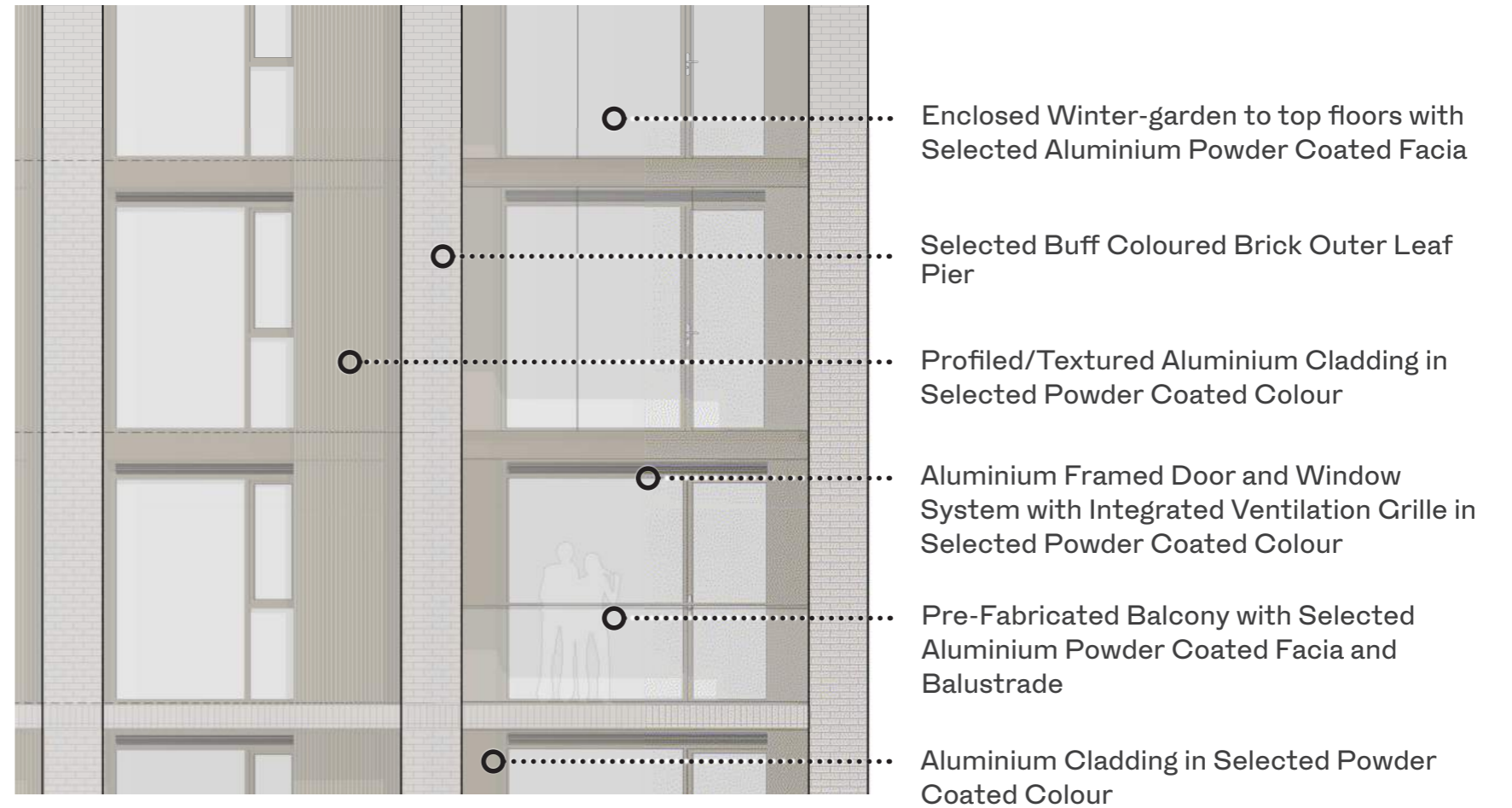
The two taller blocks (A & B) are topped out with winter-gardens at the last two floors along the N11 facade, creating further interest in the expression of the formal facades. The benefits of the enclosures can be seen in the accompanying Wind studies prepared by IES.



5.2 Architectural Expression



Block A Elevational Study - North Elevation



Block A Bay Study - North Elevation

The formal expression along the northern gables presents a strong and legible identity marking the gateway to Cornelscourt.

The proposed materials and detailing are of high-quality which is maintained throughout the scheme.

The collection of buildings will create an appropriate transition from the busy N11 intersection to the Cornelscourt village.

5.2 Architectural Expression



Building B - Western Facade Treatment



Western Elevation - Building B

Buildings A,B & C - East and West Facades

High-quality brickwork is proposed on the external facades with large brick frames enclosing the northeast and west facades. The articulation of brickwork and facade composition accentuates an expression of verticality.

The use of highly specified, robust factory finished windows and doors, and glass balustrade balconies will also reduce ongoing maintenance costs. All of the mentioned materials will help create a building that resists deterioration and which is easily maintained and managed.

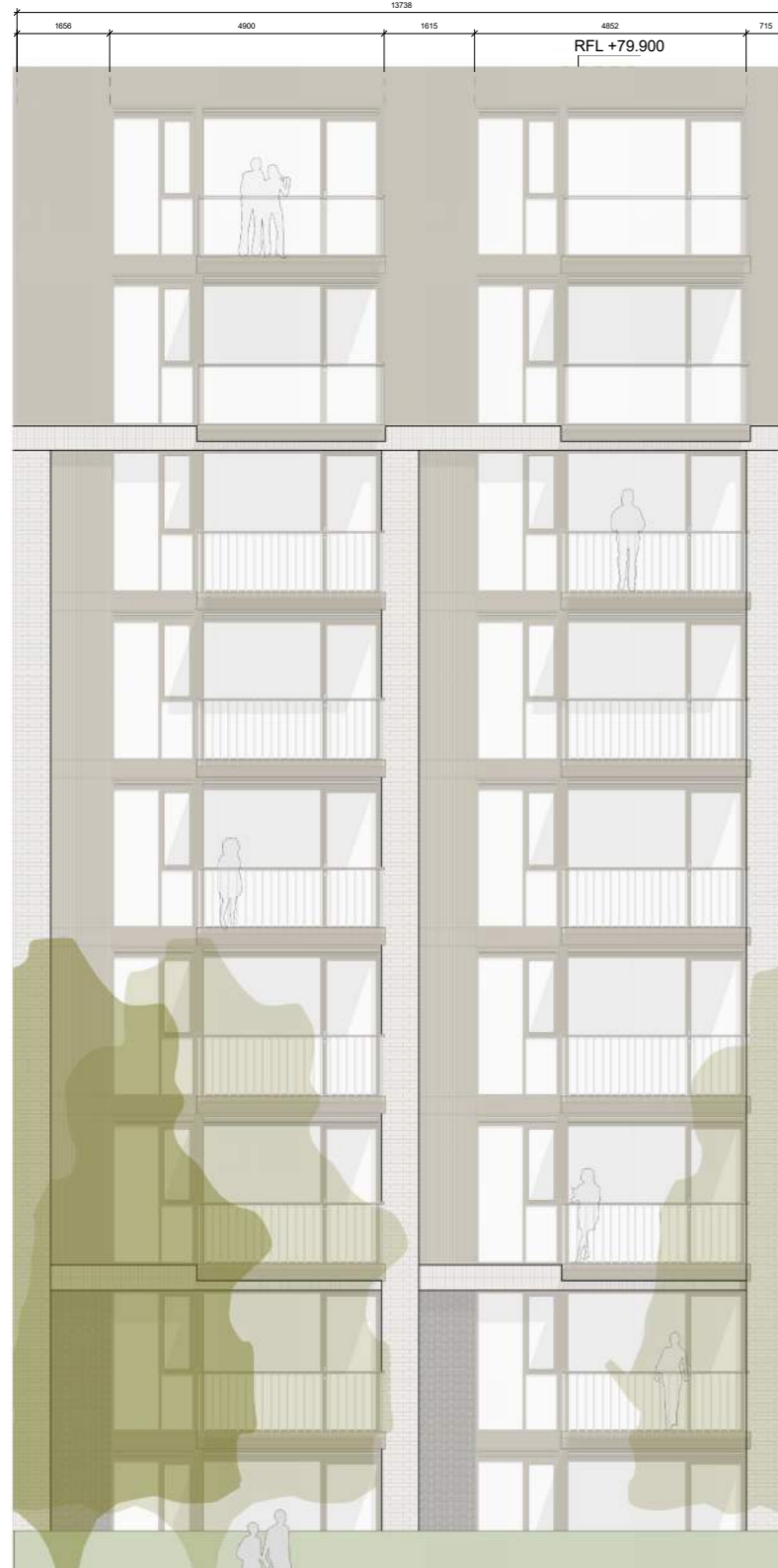


Facade Treatment - Architectural Inspiration

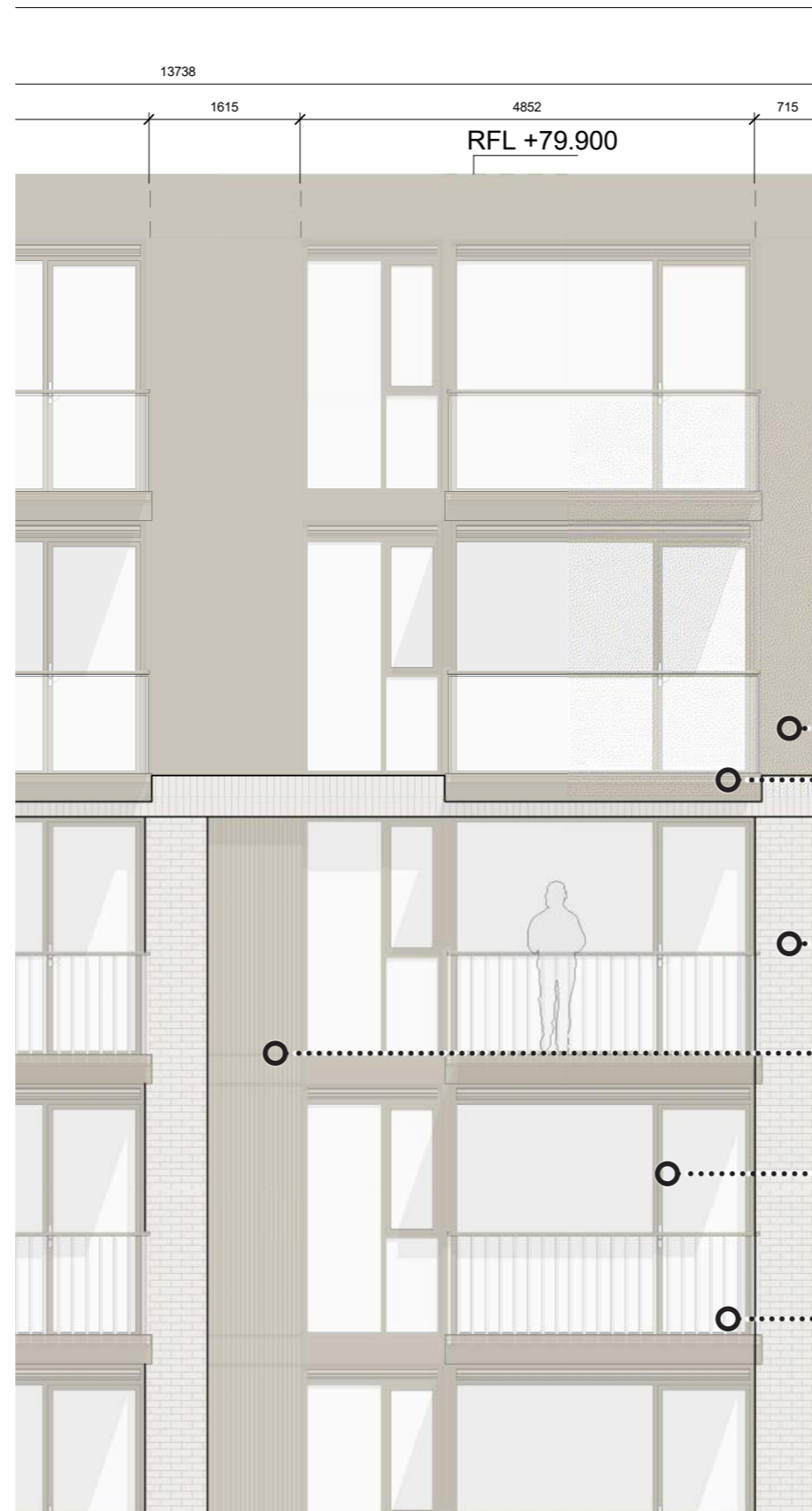


Textured Brick Facade - Architectural Inspiration

5.2 Architectural Expression



Block B Elevational Study - West Elevation



Block B Bay Study - West Elevation



Reference Image

- Aluminium Cladding in Selected Powder Coated Colour
- Pre-Fabricated Glazed Balcony with Selected Aluminium Powder Coated Facia and Balustrade
- Selected Buff Coloured Brick Outer Leaf Pier
- Profiled/Textured Aluminium Cladding in Selected Powder Coated Colour
- Aluminium Framed Door and Window System with Integrated Ventilation Grille in Selected Powder Coated Colour
- Pre-Fabricated Steel Balcony with Selected Aluminium Powder Coated Facia and Balustrade

5.2 Architectural Expression



Building A - Cable Facade Treatment

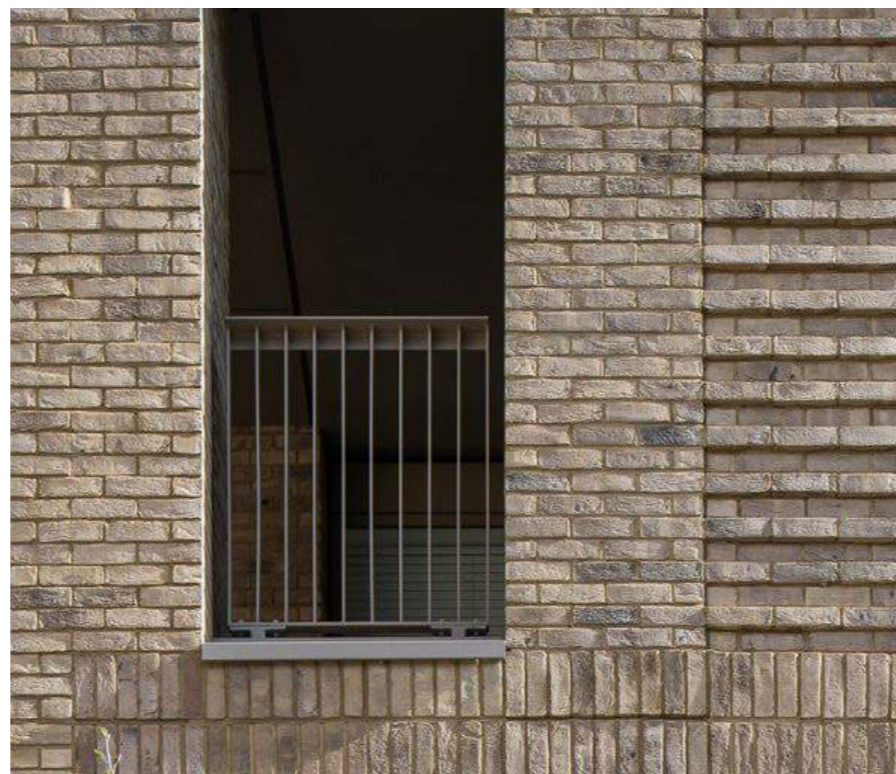
Buildings A,B & C - Cable Elevations

High-quality brickwork is proposed on the external facades with large brick frames enclosing the southern facades. The articulation of brickwork and facade composition accentuates an expression of verticality. The height of the gable ends and the use of darker brick visually reduces the mass of the elements while also creating a more appropriate integration within the central gardens.

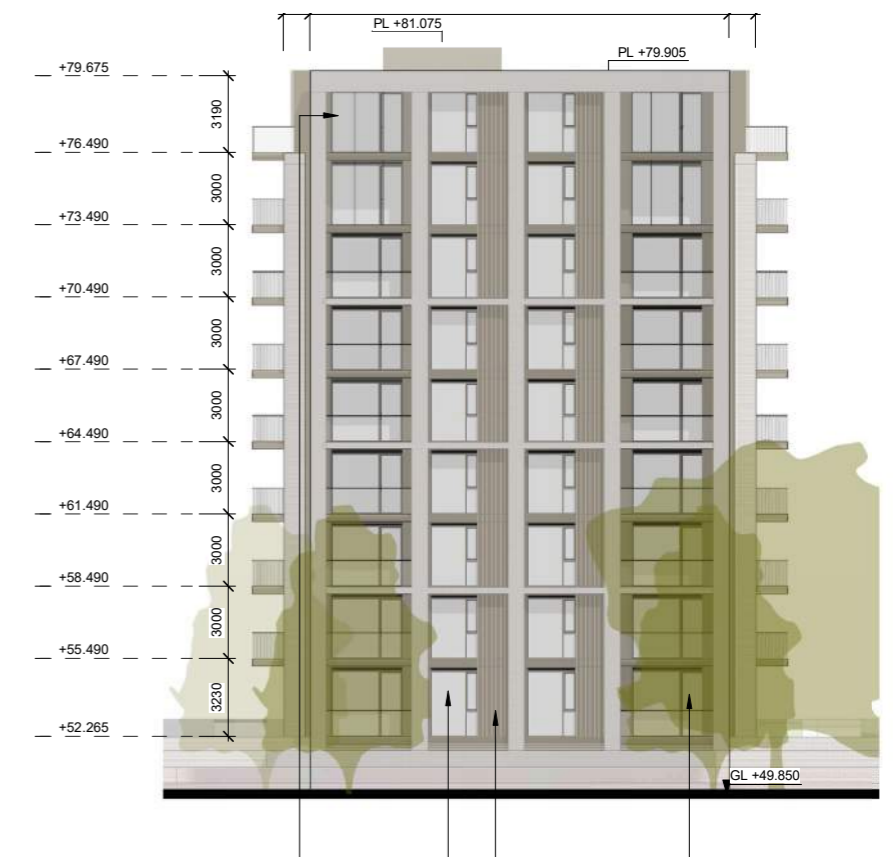
The use of highly specified, robust factory finished windows and doors, and glass balustrade balconies will also reduce ongoing maintenance costs. All of the mentioned materials will help create a building that resists deterioration and which is easily maintained and managed.



South Elevation of Buildings A, B and C



Formal Facade - Architectural Inspiration



Brick textures - Architectural Inspiration

5.2 Architectural Expression

Building D

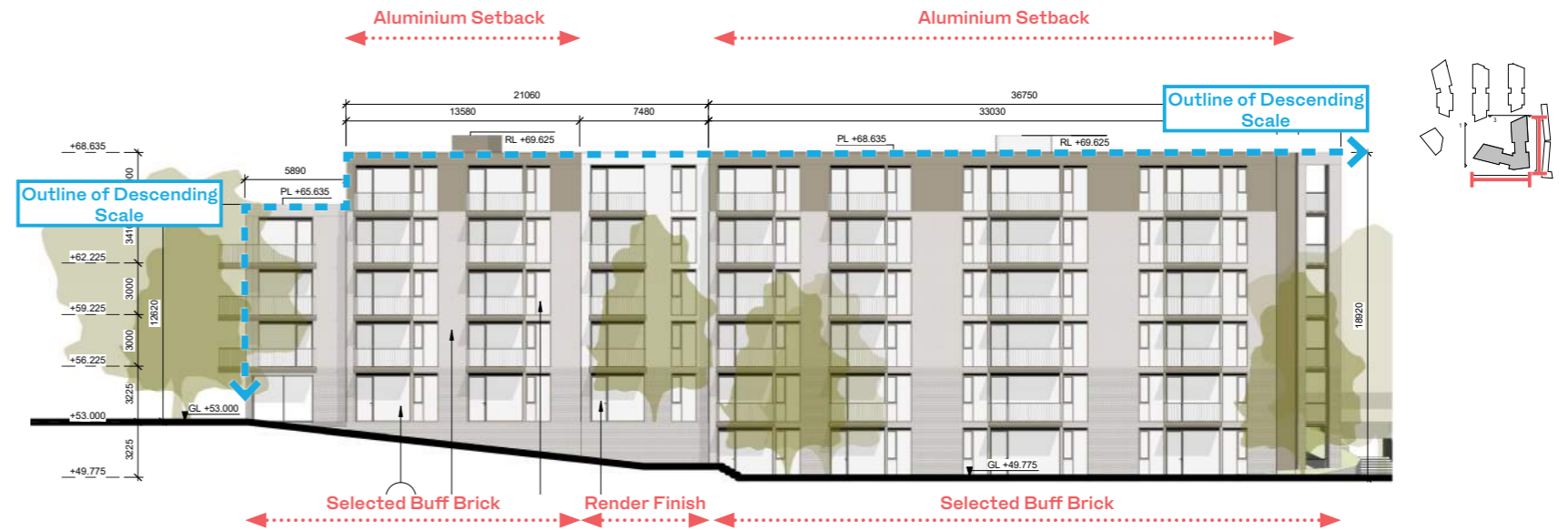
For Building D the materials include brick, plaster render, and bronze coloured balconies with extensive glazing.

The materials have been chosen as part of the scheme design, maintaining continuity of finishes and integration with the existing fabric of Cornelscourt.

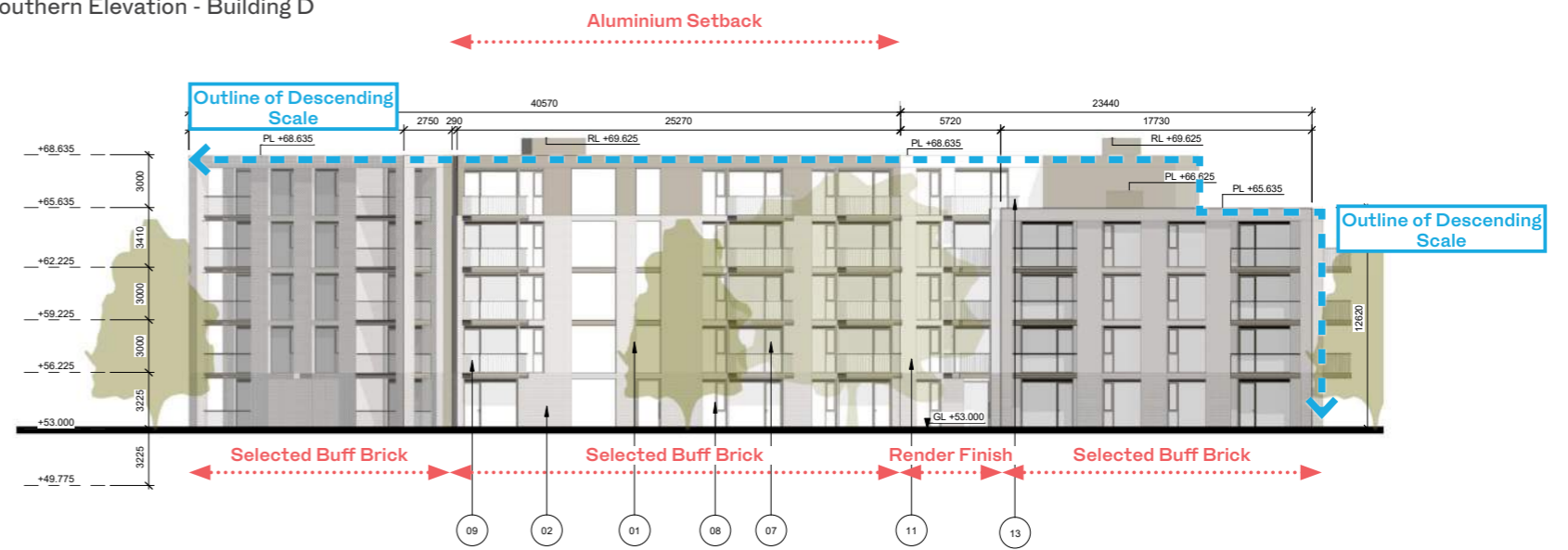
The articulation of materials have been carefully considered to present an appropriate scale and visual massing towards the neighbouring Willow Grove and Old Bray Road. The use of painted render finish breaks up the visual massing of the selected buff brick finish. Coupled with the introduction of setbacks to the southern corner, Building D presents an appropriate integration amongst the existing dwellings along Willow Grove and Old Bray Road.



Building D - Simplified Facade Treatment



Southern Elevation - Building D



Western Elevation - Building D

5.2 Architectural Expression



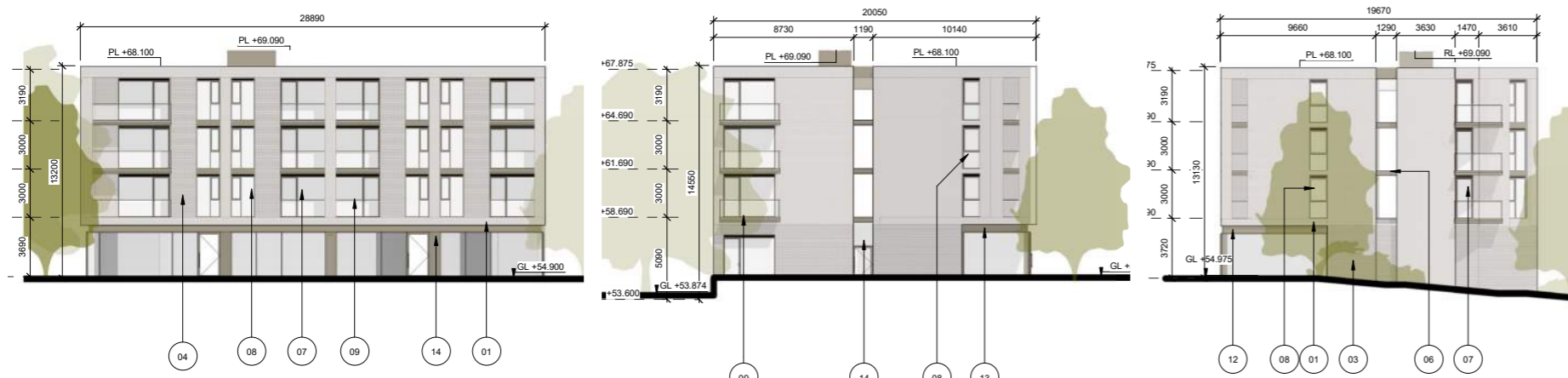
Building E

Building E

Continuing the use of high quality materials; pale brick, textured brick coursing and bronze coloured aluminium cladding, Building E presents an appropriate integration to the village of Cornelscourt and Old Bray Road.

The elevation along Old Bray Road is established as a five bay elevation formed by selected pale brick piers. The inset textured brick coursing adds visual interest, helping to create a rhythm along the facade. The architectural quality increases the uniqueness of the scheme reinforcing the concept of place-making.

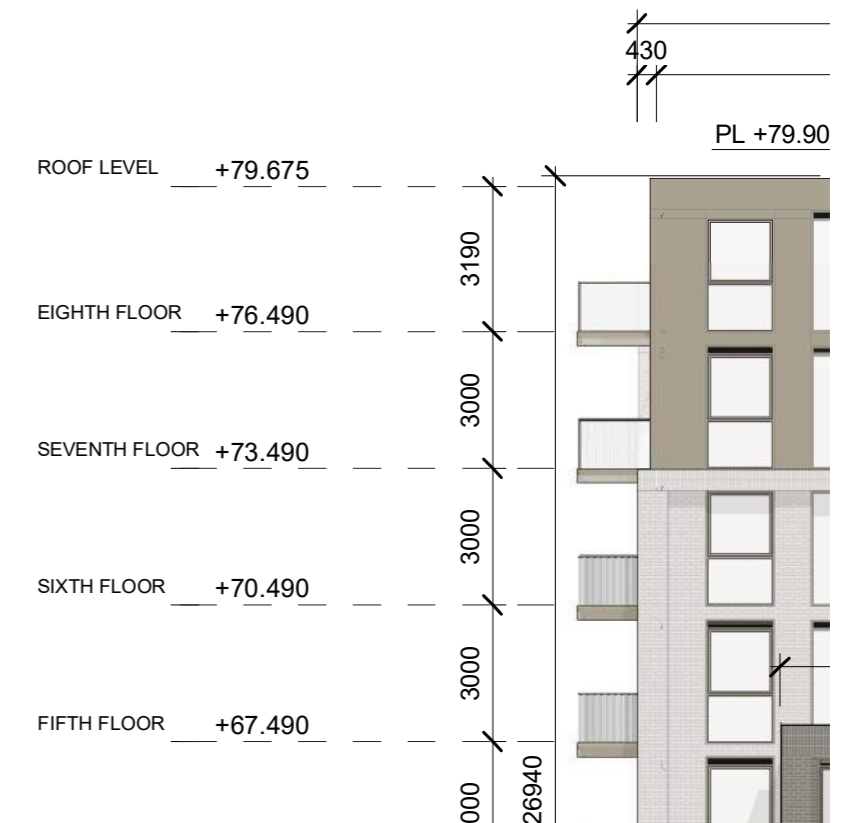
An expansive glass frontage promotes engagement and interaction with the community. The upper levels are articulated by large format brick frames containing balconies, framed windows and contrasting aluminium cladding.



Southern Elevation - Building E

Western Elevation - Building E

Eastern Elevation - Building E



Building E - Elevation Bay

5.2 Architectural Expression

Houses

Continuing the use of pale brick, textured coursing and glass here to tie the scheme together. Added visual interest is created with alternating brick patterns and projected bands of brick on select portions of the housing. Helping create a rhythm along the facade of the houses. To highlight the entrance of each house, a strip of bronze divides the brick



CGI Views of Proposed Perimeter Housing



Reference Image

5.3 Materials and Finishes

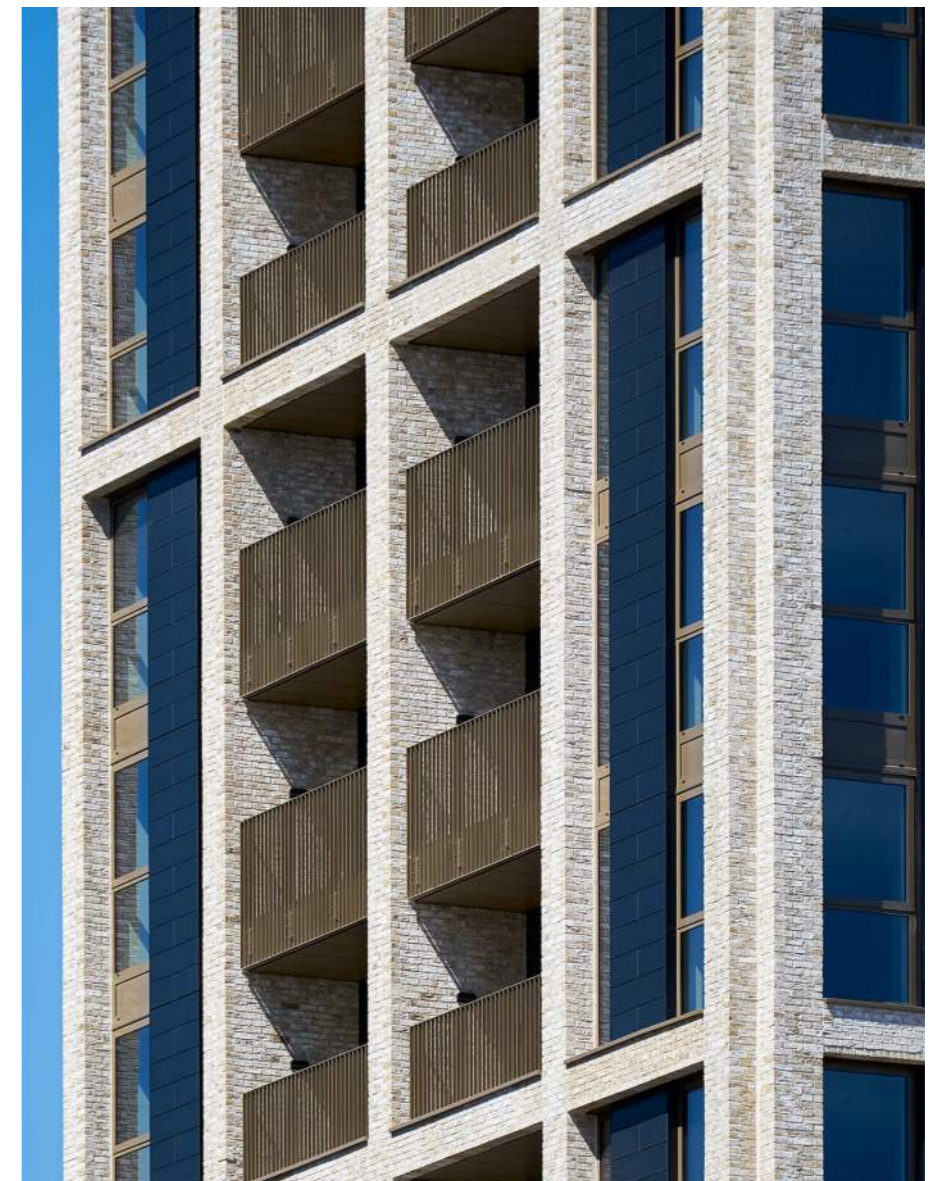
The material palette for Cornelscourt is kept simple and clear to create order between the elements and to have a connection to its context. The material selection for the lower sections and floors has been chosen with care to enhance the soft landscape and to create a scheme that is pleasant and homely for the residents. For the larger buildings, a more formal and urban material palette has been chosen, this palette maintains the warmth of the lower buildings but adds a striking architectural language in the form of a formal piers infilled with expansive glazing.

In the taller elements, Buildings A, B, and C along the N11 corridor, the façade is composed of a curtain walling glazing system with selected pale brick cladding. This facade is framed by vertical brick piers to establish a strong sense of verticality, slenderness and richness to the scheme.

Consideration is given to the requirements of Building Regulations to durability and design life of the materials. The development is designed to incorporate the guidance best practice principles to ensure that the long term durability and maintenance of finishes are an integral part of the design and specifications of the proposed development.



Metal Balcony Balustrade - Architectural Inspiration



Brick Framing & Inset Balconies - Architectural Inspiration



Profiled Aluminium Facade - Architectural Inspiration

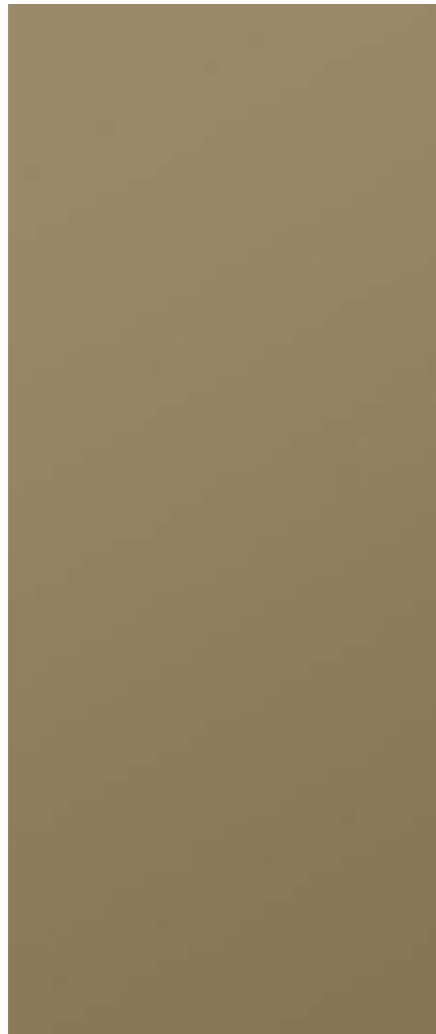


Textured Brick Facade - Architectural Inspiration



Defined Public Spaces - Architectural Inspiration

5.3 Materials and Finishes



Proposed Material Palette

5.3 Materials and Finishes



Proposed Material Palette

5.4 Comparative CGIs

The following pages include extracted images from the LVIA as submitted within this application and demonstrate the positive changes made by the design team through a series of comparative images with the previously submitted scheme.



Verified View 4 - Previously Submitted Scheme

5.4 Comparative CGIs



Verified View 4 - Proposed Amended Scheme

5.4 Comparative CGIs



Verified View 5 - Previously Submitted Scheme

5.4 Comparative CGIs



Verified View 5 - Proposed Amended Scheme

5.4 Comparative CGIs



Verified View 6 - Previously Submitted Scheme

5.4 Comparative CGIs



Verified View 6 - Proposed Amended Scheme

5.4 Comparative CGIs



Verified View 15 - Previously Submitted Scheme

5.4 Comparative CGIs



Verified View 15 - Proposed Amended Scheme

5.4 Comparative CGIs



Verified View 20 - Previously Submitted Scheme

5.4 Comparative CGIs



Verified View 20 - Proposed Amended Scheme

5.4 Comparative CGIs



Verified View 21 - Previously Submitted Scheme

5.4 Comparative CGIs



Verified View 21 - Proposed Amended Scheme

5.4 Comparative CGIs



Verified View 25 - Previously Submitted Scheme

5.4 Comparative CGIs



Verified View 25 - Proposed Amended Scheme



RESIDENTIAL AMENITY



6.1 Residential Amenity

The height, scale, and massing of each building has been carefully designed to correspond with the orientation of the site. By leaving taller elements of the development to the north adjacent the N11, with low-level units to the south, daylight and sunlight are invited into the courtyards and public amenity spaces. The three taller elements have uninterrupted views to the Dublin Mountains and Bay.

The 'L' shaped form of the lower building creates sunlit courtyards and areas of public realm for occupants to enjoy. In further cognisance of formulating height and scale to reflect existing characteristics, setbacks have been included in Building D to further reduce the visual mass of the building. This building is significantly lower than the taller elements which promote penetration of natural light into the courtyards. Variations in façade depth and the stepping of the building line for balconies and terraces further help to mitigate the massing and scale.



CGI View of Communal Courtyard & Amenity Pavilion



Early Design Stage Artist's Impression - Overview of Development

6.1 Residential Amenity

At the entrance to the development, a village amenity gateway features a café/retail unit (264 sq.m.) addressing the Old Bray Road, opposite the existing commercial offerings within the Magic Carpet Centre.

Within the heart of the development, located just off the entrance plaza is a creche (258 sq.m.) which is intended to serve the residents of the development but also support the community of Cornelscourt

258
SQM



CRECHE

264
SQM

RETAIL/CAFE



Proposed Creche & Retail/Cafe Layout

Creche 
Retail/Cafe 

6.1 Residential Amenity

Floor to Ceiling Height

Currently the guidelines promote higher floor to ceiling heights for ground floor apartments.

Within the development we are typically providing above the minimum of 2.7m floor to ceiling height and where appropriate greater floor to ceiling heights in open plan living areas within the ground floor apartments where 2.7m is a requirement. The additional height afforded to these units allows for greater daylight penetration the units. Floor to ceiling heights for all floors above ground floor level achieve greater floor to ceiling heights than the minimum 2.4m.

Floor to ceiling heights are higher than stated in the Building Regulations, the absolute minimum provided is 2.4m which is typically only found in Bathrooms and over cooking areas in Kitchens.

Lift and Stair Cores

As per the guidelines we have sought to maximise the number of apartments per floor per stair/lift core to assist in ensuring that service charges and maintenance costs faced by residents into the future are kept at reasonable levels.

Having liaised with fire safety engineers we are achieving a varying range (6-13) of apartments per core for parts of the residential scheme and in most instances multiple units are served by more than a single core in order to assist ease of circulation and alternative means of escape, however in all of these instances, the ratio of 13 units per core is not exceeded.

Internal Storage

The Apartments are designed to be practical, feel generous, and make the most of their views and orientation. The proposed scheme's typical apartment (Fig. 4.3.1) is an open plan with a central living space. From the compact cores, the apartments are configured to provide a generous entrance leading straight to living rooms to ensure a pleasant sequence of spaces on arrival home. Kitchens are generally part of the living space, and utilities cater to noisy appliances and clutter. The storage rooms are located close to the apartments' front door; storage spaces and built in storage units are for the most part in accordance with the minimum provision requirements throughout the units. Where the storage requirements can't be met in the unit, additional storage is provided within the basement. In the instance that an apartment doesn't allow for all the required internal storage within the apartment;

secure, allocated basement level storage is provided to satisfy the minimum storage requirement for individual apartment unit.

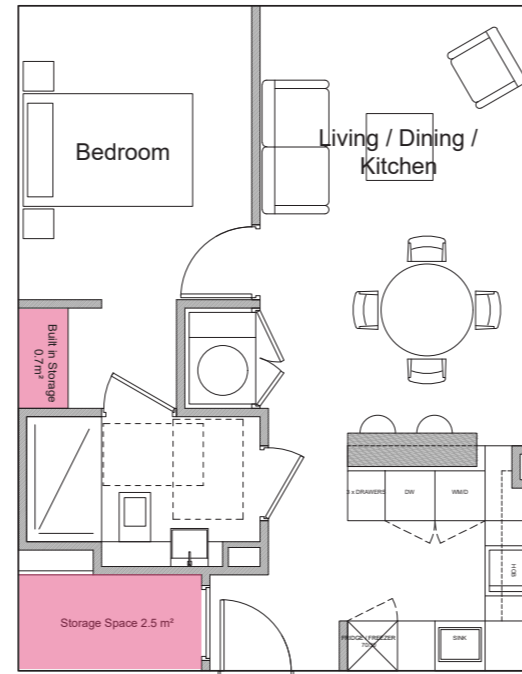


Fig. 4.3.1 Typical 1 Bedroom (2 Person) Apartment - Internal Storage Locations

Private Amenity Space

The minimum private amenity areas have all been met. In addition to this, the majority of the units exceed the minimum private amenity area requirements.

As per the guidelines private amenity space is provided to units at ground floor as an adjoining patio or terrace area and for the upper floors is provided by way of balconies to the unit. The balconies all provide the required minimum depth of at least 1.5m and are deeper where possible.

Security Considerations

The design of the blocks provides both external passive surveillance of the surrounding spaces and internally where the central courtyards are both secure and overlooked.

For the internal ground floor apartments a private buffer zone has been incorporated into the design and realised with the landscape architects along with the appropriate boundary treatments. This allows passive surveillance of the adjacent communal gardens and public walkways around each of the apartment buildings. Ground floor units externally have an additional landscaped buffer beyond the private amenity space to enhance the sense of privacy, further

providing an additional element of separation and security to the ground floor units in that zone.

The main entrance reception lobby located in Building A contains a generous double height space. A concierge will provide services and added security for all residents. At points around the perimeter of the other blocks the entry points to all stair cores will be well indicated and highly visible.



View from Balcony of Building B towards Building C

Daylight / Sunlight And Shadow Analysis

All the residential buildings have been designed in accordance with the relevant guidelines in relation to Daylight and Sunlight. For full details please refer to the 'Daylight & Shadow Report' by 3D Design Bureau.

6.1 Residential Amenity

Internal Layout and Space Provision of Houses

The design of the houses provide for the comfort, convenience and safety of the occupants in their use. The design of each room facilitates the main activities likely to be carried out in that room. Related or compatible activities can be accommodated in the same room or in adjacent rooms or spaces.



View of Dwellings from Tenant Amenity Gym (Building C)

Privacy of the adjoining Willow Grove residents has been considered with no windows at first floor from habitable spaces, preventing overlooking of the existing properties whilst making effective use of natural daylight and sunlight. A single opaque window has been introduced on the stair landing following the consultation stage to provide visual interest to the rear elevation. The ground floor spaces are dual aspect; enjoying private views into their rear gardens and maintaining views out onto the communal open spaces to the front.

Internal Storage of Houses

The dwellings are designed to be practical, feel generous, and make the most of their views and orientation. The proposed scheme's typical house type (Fig. 2.1.1) has two main living spaces; a large lounge space and a large kitchen dining area. Within the footprint, the dwellings are configured to provide a generous entrance hallway providing a clear vertical circulation route with main spaces leading off. Kitchens are within a generous kitchen dining space with a large built in storage room to accommodate the attached utilities, noisy

appliances and clutter. The second storage room is located close to the dwellings' front door under the stairs. Additional storage spaces and built in storage units are in accordance with the minimum provision requirements throughout the dwellings.



Fig. 4.3.2: Typical 3 Bedroom (5 Person) House - Internal Storage Locations

Private Amenity Space of Houses

The minimum private amenity areas have all been met. In addition to this, all the dwellings exceed the minimum private a throughout the development amenity area requirements.

As per the guidelines private amenity space is provided to the rear of the dwellings at ground floor as an adjoining patio or terrace area with a lawned garden beyond.

Daylight / Sunlight And Shadow Analysis of Houses

All the houses have been designed in accordance with the relevant guidelines in relation to Daylight and Sunlight. For full details please refer to the 'Daylight & Sunlight Assessment' by 3D Design Bureau.



View of Dwellings from Building D



View of Dwellings from Playground

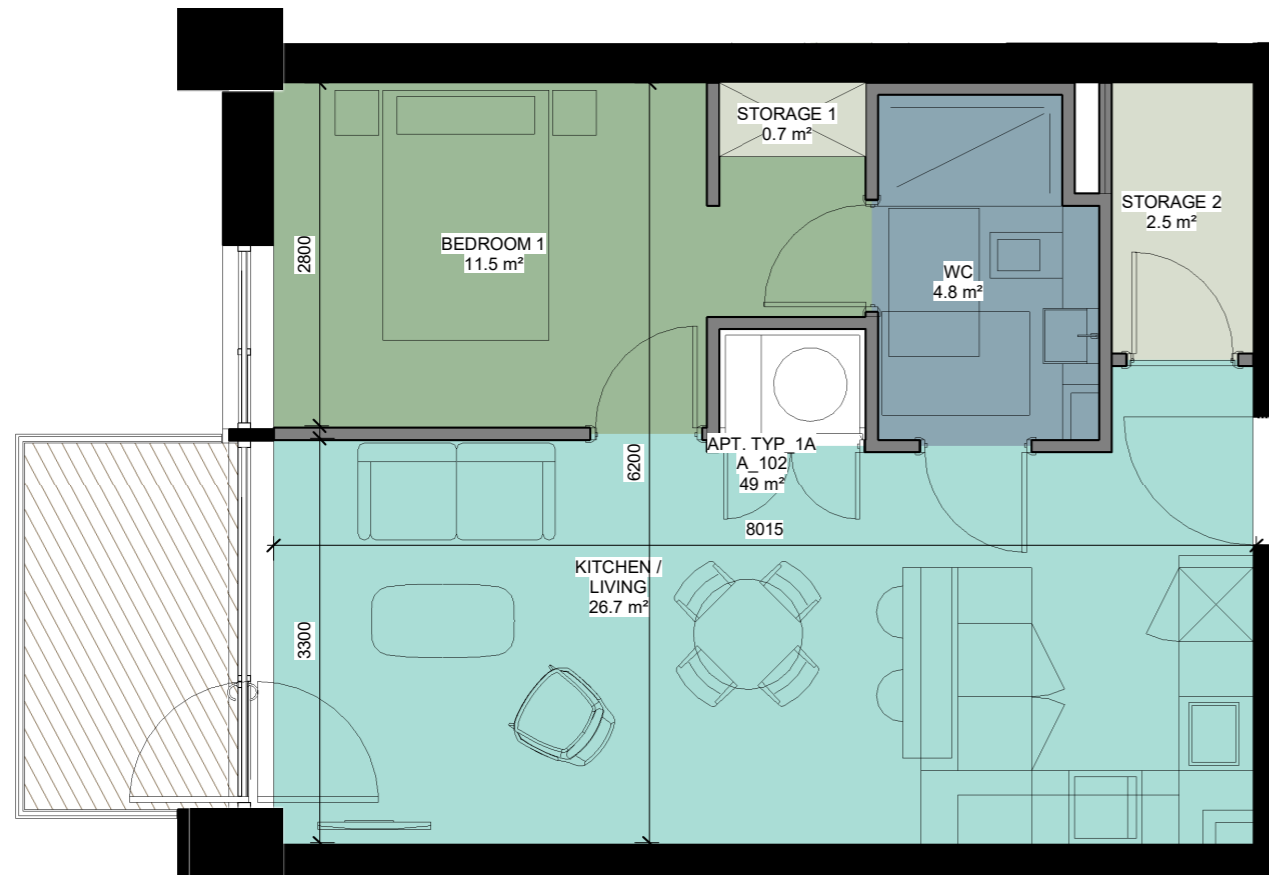
6.1 Residential Amenity

Apartment Layouts

The design of the apartments has been informed by the evolution of a mock up units, built to ensure residential amenity is at the forefront of the design.

The generous floor areas within the scheme ensures delivery of apartments not built down to a minimum standard, but that reflect a high standard of quality.

Refer to the Housing Quality Assessment appendix accompanying this design statement for a comprehensive collection of the proposed apartment layouts.



Typical Layout - 1 Bed Apartment



Axonometric View - Typical 1 Bed Apartment



Concept Image of 1 Bed Apartment Interior

6.1 Residential Amenity



Typical Layout - 2 Bed Apartment



Axonometric View - Typical 2 Bed Apartment



Concept Image of 2 Bed Apartment Interior

6.1 Residential Amenity



Fig. 4.3.2: Typical 3 Bedroom (5 Person) House - Internal Storage Locations



CGI View of perimeter housing

6.1 Residential Amenity

The quality of the proposed scheme can be measured by the results contained within the Daylight and Sunlight Assessment report prepared by 3D Design Bureau.

For the study of Average Daylight Factor 3DDB have assessed the lowest habitable floors of Block A, Block B, Block C, Block D, Block E and the perimeter terraced Houses.

Compensatory measures and important design interventions were introduced in order to ensure a favourable outcome in terms of internal daylight values. In response to the units falling below the 2% threshold, a review was carried out on the typical 1 Bed unit throughout the scheme. Whilst this unit is performing well in all blocks and at upper levels, the design team introduced a number of compensatory measures to improve the overall performance. These measures have been applied to all proposed buildings, appropriate to this unit type.

- Large expanse of floor-to-ceiling glazing introduced across the proposed building facade the equivalent to a minimum of 22% of the proposed floor area of the unit
- Residential units have been oversized to provide for additional amenity
- Balcony size and position have been reviewed to mitigate further impact on Average Daylight Factor with balconies positioned asymmetrically to the living areas to maximise daylight to the units while maintaining access to the private amenity area.
- Internal open plan living arrangements have been designed to maximise daylight penetration and usability of the spaces
- Where the building layout allows and in compliance with the design principles set out within the accompanying Dual Aspect Appendix, residential units benefit from additional glazing.
- Taller floor to floor units have been located at ground and lower ground levels to improve the Average Daylight Factor results and overall amenity.

Where a target value for the Living Kitchen Dining Rooms (LKD) is considered to be 2%, the ADF value in 331 no. of the 365 no. habitable rooms that have been assessed either meet or exceed this target. When the scheme is assessed as a whole, the combination of these rooms in addition to the 612 no. rooms that have been inferred as meeting the ADF recommendation, gives an approximate compliance rate of ~97% which is exemplary for a scheme of this nature and is further testament to the high-quality development proposed.

In consideration of all of the above, it is in the opinion of Henry J Lyons Architects that a compliance rate of 97% against the stated 2% LKD target and a compliance rate of almost 100% when assessed against a target of 1.5% is exemplary for a residential scheme.

Refer to 3D Design Bureau Daylight and Sunlight Assessment Results for further information

5.7.7 Block B- Ground Floor

Unit Number	Room Description	Predicted ADF Value
B-000	Tenant Amenity	7.82%
B-001	LKD	2.63%
B-001	Bedroom 1	2.38%
B-002	LKD	2.12%
B-002	Bedroom 1	1.75%
B-002	Bedroom 2	2.60%
B-003	LKD	5.30%
B-003	Bedroom 1	2.40%
B-003	Bedroom 2	8.06%
B-004	LKD	5.88%
B-004	Bedroom 1	7.79%
B-004	Bedroom 2	3.46%
B-005	LKD	2.41%
B-005	Bedroom 1	3.46%
B-006	LKD	2.71%
B-006	Bedroom 1	3.34%
B-007	LKD	2.22%
B-007	Bedroom 1	3.12%
B-008	LKD	2.15%
B-008	Bedroom 1	3.44%
B-009	LKD	3.37%
B-009	Bedroom 1	3.55%
B-010	LKD	4.06%
B-010	Bedroom 1	3.58%
B-011	LKD	2.32%
B-011	Bedroom 1	3.36%
B-012	LKD	2.16%
B-012	Bedroom 1	3.01%
B-013	LKD	2.19%
B-013	Bedroom 1	2.84%

The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. For LKDs a target value of 2% or 1.5% can be appropriate. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 17, when reviewing these results. The circa compliance rates across the entire scheme can be found in section 6.5 on page 87.



Figure 5.35: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

Example of analysis forming part of 3DDB Assessment

6.1 Residential Amenity



Figure 5.58: Floor plan of assessed building. (L), Keyplan highlighting the assessed building (R).



Figure 5.59: Floor plan of assessed building. (L), Keyplan highlighting the assessed building (R).

5.7.29 Terraced House Types B3

Unit Number	Room Description	Predicted ADF Value
B3_7	Living Area	5.19%
B3_7	Kitchen Dining	5.27%
B3_7	Bedroom 1	2.20%
B3_7	Bedroom 2	2.11%
B3_7	Bedroom 3	2.64%
B3_8	Living Area	10.25%
B3_8	Kitchen Dining	5.58%
B3_8	Bedroom 1	2.12%
B3_8	Bedroom 2	5.55%
B3_8	Bedroom 3	2.68%

The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. For LKDs a target value of 2% or 1.5% can be appropriate. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 17, when reviewing these results. The circa compliance rates across the entire scheme can be found in section 6.5 on page 87.



Aerial View Looking South-West

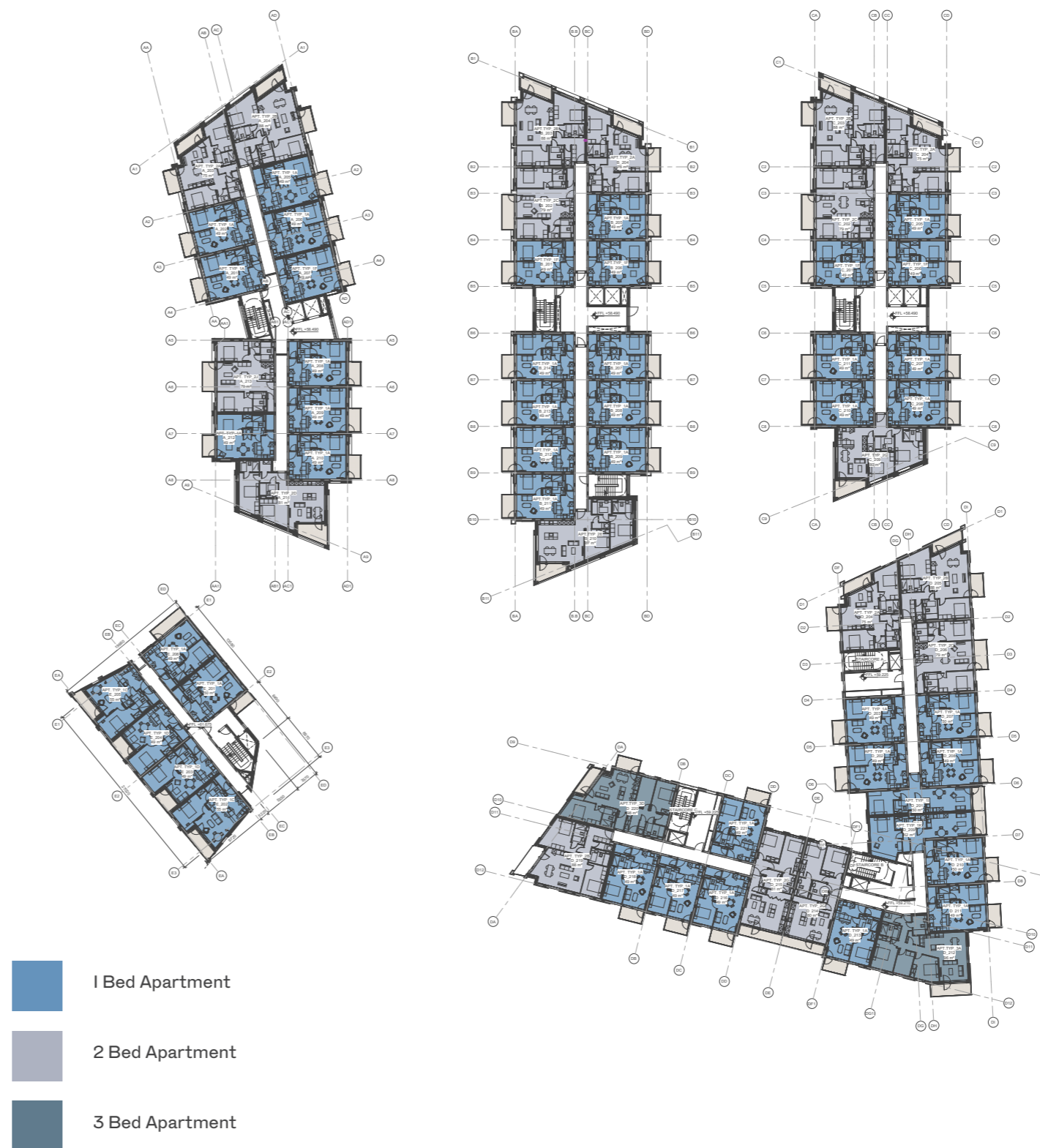
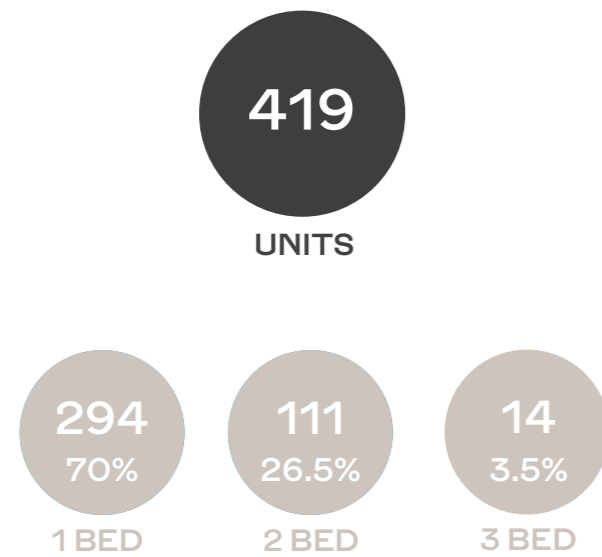
6.2 Unit Mix

The proposal qualifies as a BTR development as per SPPR 7 and therefore SPPR 8 of the Apartment Guidelines provides that; “No restrictions on dwelling mix and all other requirements of these guidelines shall apply, unless specified otherwise”. The mix of units for the Cornelscourt Residential Development is outlined below:

Apartment and Houses’ Floor Areas

As stated in SPPR 8 (iv); “The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes”. While the requirement for the scheme to exceed the minimum floor area standards doesn’t apply to this scheme, the majority of apartments do exceed the minimum floor areas in the interests of sustainable and good quality urban development. The generous floor areas within the scheme ensures delivery of apartments not built down to a minimum standard, but that reflect a high standard of quality.

For further information relating to the unit mix please refer to the **Schedule of Accommodation & Housing Quality Assessment** appendices prepared by Henry J Lyons.



Typical Layout of Proposed Unit Mix

6.3 Dual Aspect

With regard to the Guidelines in suburban locations, the minimum number of dual aspect apartments that may be provided in any single apartment scheme shall be 50% - SPPR4

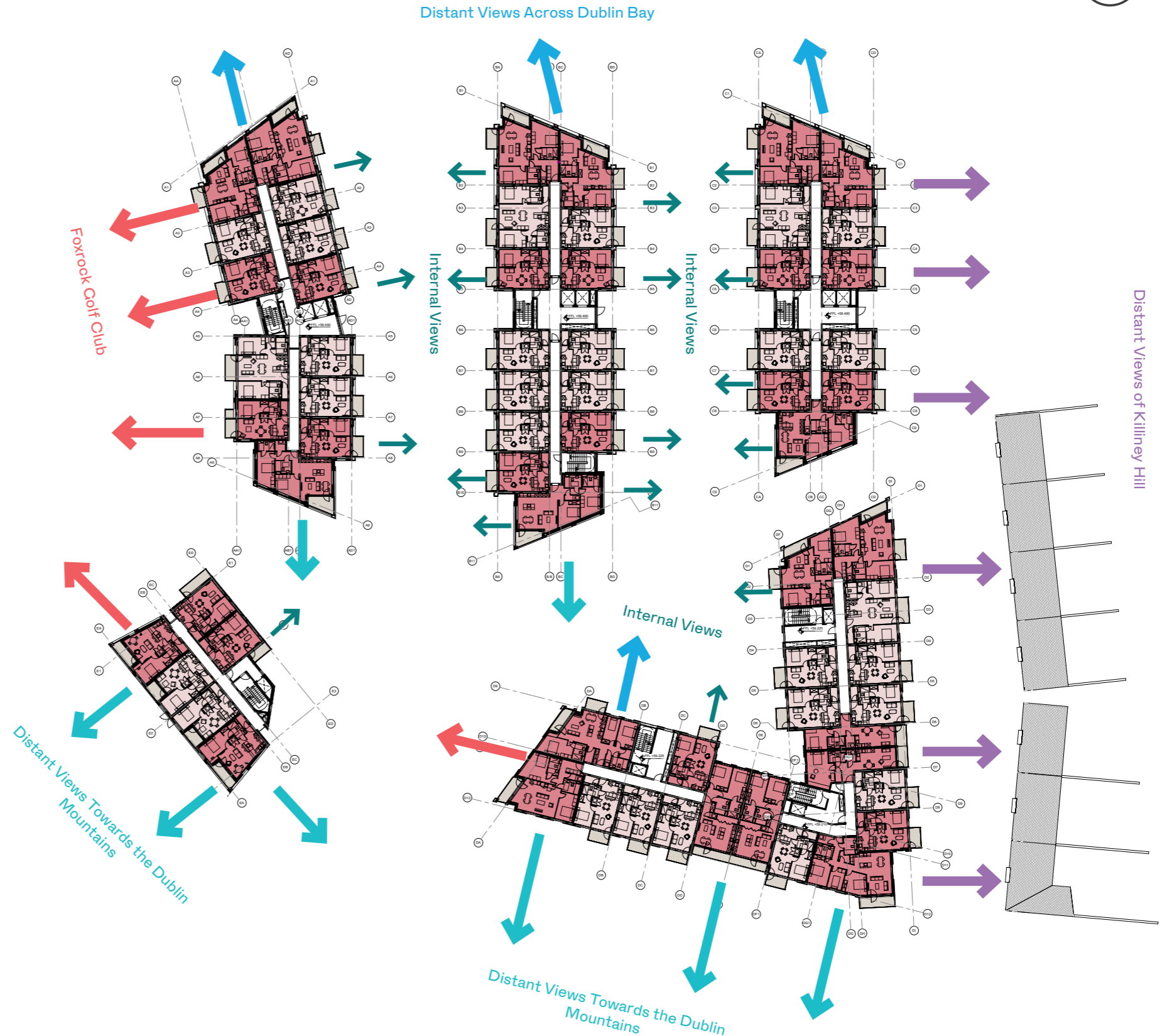
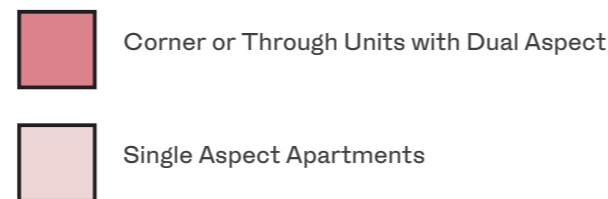
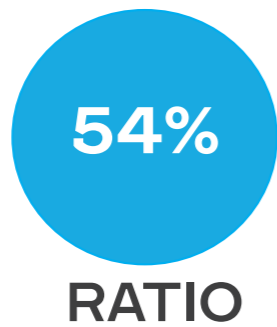
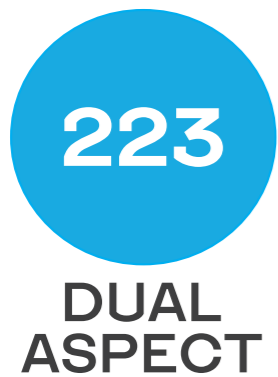
A total of 223 of the 412 apartment units proposed have the benefit of dual aspect equating to 54% of the units, which is an exceptional level of dual aspect within a BTR scheme. In some cases, units have the benefit of triple aspect.

In addition, each building has excellent daylight and vista opportunities. The design of the scheme has sought to maximise the quantity of Dual Aspect units. High density multi-storey development with perimeter building patterns partially curtails the quantity of dual aspect units that can be achieved. In an attempt to maximise the provision, we have employed a variety of mechanisms including;

- Provision of Dual Aspect Units at all corners of the built form
- Providing large recesses, in particular along north facing facades to activate dual aspect views
- Providing through view dual aspect units along North/South facing elevations

In the Cornelscourt Residential Development there are no single aspect North facing units. Unit aspects are identified in the accompanying matrix setting out the compliance for each unit within this zone.

A separate appendix accompanying this report has been submitted which contains a series of general arrangements identifying the location of each dual aspect unit and a detailed analysis of each unit typology and location against the parameters outlined with the 'Dual Aspect Design Framework'.



6.4 Tenant Amenity

779
SQM
RESIDENTIAL
AMENITY



Tenant Gym on Lower Ground of Building C

Tenant Amenity

At the heart of the public realm lies several tenant amenity spaces. A variety of residential amenities are located within the landscaped podium; within the Great Lawn and at each gable of Building A and Building B. These will include a resident's lounge, multipurpose spaces and terracing. These amenity buildings are accessed from podium level allowing all the residents easy access to the central facilities. Lastly there is a gym located in the basement of Building C; the gym is accessed either from the basement or landscaped garden to the east of Building C. Building D contains a tenant amenity space adjacent to one of the many childrens' playgrounds. It is accessed either from the perimeter landscaping or Central Garden

These spaces are designed as additional living rooms for all occupants of the development. The resident's lounge, reading room, and terrace are located centrally within the proposal, benefiting from a pleasant aspect with views into the Central Garden.

The range of residential amenities (total includes the concierge of 142 sq.m., tenant amenity lounge of 150 sq.m., tenant amenity lounge of 147 sq.m. and tenant gym of 133 sq.m.) described above coupled with communal amenity spaces and private balconies and terraces create a high-quality living environment in line with other best in class Built-to-Rent schemes.



Proposed Tenant Amenity Layout

Tenant Amenity Facilities

6.4 Tenant Amenity

Amenity Provision For A Build-To-Rent Development

A key component of successful Built to Rent developments is a generous provision of well-considered and high-quality amenity spaces for the benefit, comfort and convenience of the residents. The applicant has visited a large number of existing schemes across both Europe and The United States, and has used this experience to design a best in class offering for Cornelscourt.

We believe that the scale and type of the proposed amenity is appropriate for and directly linked to the local market and the demand profile of the surrounding area.

Taking its cue from the hospitality industry, there are different hierarchies of space. The proposed scheme addresses this requirement with four separate amenity spaces; each located across the landscaped courtyard areas, create a high-quality living environment.

These amenity spaces are designed with the requirements of a range of demographics in mind, and are based on a wealth of research in order to successfully address the needs of future residents including:

1. Health & Wellness
2. Convenient Lifestyle (i.e. the ability to work from home)
3. A sense of Community

As a general principal, the allocation of amenity space needs to be mindful of the ongoing management costs it will incur. This has been factored in as a fundamental consideration in the proposed design. For example, a generous provision of communal external amenity space is proposed, such as a play and picnic areas, as these will be easier to manage than private gardens and take up less space overall.



Reference Images - Residential Amenity Areas

6.4 Tenant Amenity

Access & Services

The proposals are designed in accordance with Part M of the Building Regulations, including Universal Access requirements. Internally circulation corridors exceed the minimum width requirements, and are punctuated by various increases in depth to articulate the corridor spaces. Service ducts are accessible from common areas as far as practicable and within apartments service runs line up to avoid any cross over to adjacent units.

Facilities

A large emphasis is placed on current best practice for provision of communal facilities. A range of residential amenities (total 779sq. m (total includes the concierge of 140sqm; tenant multipurpose space of 125sqm, tenant lounge of 150sqm, tenant reading room of 150sqm, tenant gym of 132sqm and a multifunction pavilion of 82sqm), communal amenity spaces and private balconies and terraces create a high quality living environment. The concierge is located at the main pedestrian and vehicular entrance providing services for the residents and surveillance for residents' security. The central Tenant Lounge located at the southern end of Building B is intended as a suitable space to provide residents with additional facilities suitable for a "work from home" situation.

Communal Amenity Space

Communal Open space is provided as fully accessible and secure private courtyard gardens. The minimum area requirements are met and significantly exceeded in the Cornelscourt Residential Development. Please refer to the Landscape Design Access Statement prepared by Cameo and Partners.

Refuse Storage

Dedicated refuse storage spaces are provided throughout the overall scheme, please refer to the Waste Management Plan by Byrne Environmental for details of same.



CGI View - Central Amenity



CGI View - Concierge & Amenity Block



CGI View - Amenity Pavilion



CGI View - Play Areas

6.4 Tenant Amenity

Amenity Design Considerations:

A successful amenity provision includes a series of spaces that are communal, but are also adaptable in terms of use and designed in such a way that they can be enjoyed by both individuals or groups i.e. barbeque areas, picnic areas and informal co-working spaces.

To encourage the use of shared amenities, a 'focal point' often works well; in the case of the proposed scheme it is the central amenity. This is located at the heart of the scheme, in order to encourage a natural interaction between residents.

Entrance Amenity Building:

- Management/Reception
- Parcel Storage
- Staff Welfare

Tenant Amenity Spaces:

- Residents' Lounge
- Gym
- Outdoor Landscaped Terrace

Community Entrance: The Concierge / Reception

The development will have a concierge at the entrance to the scheme. This will provide an impressive entrance for the scheme. It will serve as a meeting place for residents, additional security, and a central hub where letting activity and key estate management

services will be offered. For the estate manager, it provides a single space or base from which these elements can be pooled and managed efficiently.

Adjacent to this is a postal and parcel storage room. With the increasing prevalence of on-line shopping, suitably scaled storage is a vital component of a well thought out and future proofed development. Research indicates that residents are likely to receive one package per week, though this could of course increase over time.

Multi-Purpose Community Space:

It is important that amenity spaces remain flexible in terms of their design and fit-out, in order to be able to adapt to the needs of residents.

The example below shows how a room of c 50 sq.m. can be adapted for use as:

- A blank space or studio (e.g. for yoga or exercise classes)
- A meeting room
- A shared gathering space with a kitchen (e.g. for children's parties or other community group activities).

Gym/Wellness Studio

The gym and wellness area is located in the basement of Building C, such that it is easily accessible and convenient for all residents in the scheme. It is located in the north east corner, in order to ensure minimum noise pollution for the residential units.

Residents' Lounges

Three multi-use lounge areas help create a sense of community by encouraging resident interaction. It can be used by residents as an extension of their private living space, either to meet and chat with friends and other residents, or as informal 'work from home' space, a trend which is increasingly growing in popularity..



Reference Images for Tenant Communal Kitchen/Dining Facilities



Reference Images for Tenant Bicycle Facilities



Kitchen / Dining Configuration for Social Events



Meeting Room Configuration



Flexible Space for Activities (eg. yoga sessions)

6.5 Daylight Analysis

The impact of the development proposal on the sunlight availability in the amenity areas was considered in great detail to determine how the amenities perform when assessed against the BRE's 2011 guidance document Site Layout Planning for Daylight and Sunlight which states the following in Section 3.3.17.

3.3.17 It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If, as a result of new development, an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is going to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.

BRE's 2011 guidance document Site Layout Planning for Daylight and Sunlight states in 3.3.17 that for a space to appear adequately sunlit throughout the year at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21st March.

The modeling undertaken by 3DDB and described in their daylight analysis report describes how the scheme meets the above requirements.

By incorporating this data into the coordinated design the design have ensured that the areas within the courtyard which do not meet the 2 hour requirement have been excluded from the calculation of the shared residential amenity areas, which, are in excess of the required communal open space figures.

Refer to Sunlight/Daylight Report prepared and submitted by 3D Design Bureau.



Shadow Analysis - 9am on December 21st



Shadow Analysis - 12 noon on December 21st



Shadow Analysis - 3pm on December 21st



Shadow Analysis - 9am on March 21st



Shadow Analysis - 12 noon on March 21st



Shadow Analysis - 3pm on March 21st



Shadow Analysis - 9am on June 21st



Shadow Analysis - 12 noon on June 21st



Shadow Analysis - 3pm on June 21st

6.6 Landscape Proposal - Character Areas

Design objectives:

- Foster a sense of community, increase social activity, and reduce social isolation
- Promote greater use and diversity of activity within public space, with particular benefits to encourage children to play outside and support the elderly and disabled to feel less inhibited and constrained by their environment
- Promote personal safety through greater levels of community supervision and self policing
- Encourage people to walk or cycle within their local area
- Improve the quality of the urban environment, increase the attractiveness of urban living and encourage a more sustainable lifestyle
- Improve quality of life, health and well being

These character areas make up the key user experiences available on the site:

- 1. Entrance Plaza and Drop Off Zone
- 2. Tenant Amenity / Community Hub
- 3. Sculptured residential courtyard/ The scented garden
- 3A. Sculptured residential courtyard/ The mounded garden
- 4. Residential amenity gardens
- 5. Recreation active green
- 6. Terraced landscape with native planting
- 7. Crèche playground
- 8. Private rear garden



Landscape Character Areas - Extract from Cameo Design and Access Statement



6.7 Communal Open Space



Great Lawn/ Flexible play, activity area



Residents' open lawn



Entrance zone with courtyard feel



The heart square/ gathering area



Cycle and pedestrian access to basement



Flexible play / activity area on amenity lawn and open space.

The communal open spaces perform a variety of roles. They will be welcoming to families, promote the ecological aspirations of the development, establish a sense of community, and create a high quality external space. To achieve these roles the spaces includes a series of key features and designated areas outlined here and described in greater detail in the Landscaping Design and Access Statement by Cameo and Partners.

1. Great Lawn/ Flexible play, activity area
2. Residential open lawn
3. High quality, entrance zone with courtyard feel which includes tree planting
4. The heart square/ gathering area for visitors and residents
5. Dedicated cycle and pedestrian routes
6. Flexible play / activity area on amenity lawn and open space.

6.7 Communal Open Space

Communal Amenity Space

Communal Open space is provided as fully accessible and secure private courtyard gardens. The Open Space requirements set out in the Development Plan and Apartment Guidelines, 2020.





The diagram shows in details the variety of functional areas proposed.

Each has a distinct character, which is intended to create a multi used and interesting spaces.

Variations in hard and soft landscape materials, combined with specific features are just some of the methods used to create a sense of place for each functional area.

The available communal open space has been broken down into the following categories:

Refer to Cameo and Partners Landscape Architects Design and Access Statement for further information.

-  **Equipped Play area:** Approx. **521**sqm
-  **Active Recreational Area:** Approx. **1349**sqm
-  **Passive Recreational Area:** Approx. **2626**sqm
-  **Multi-generation Fitness Area:** Approx. **207**sqm



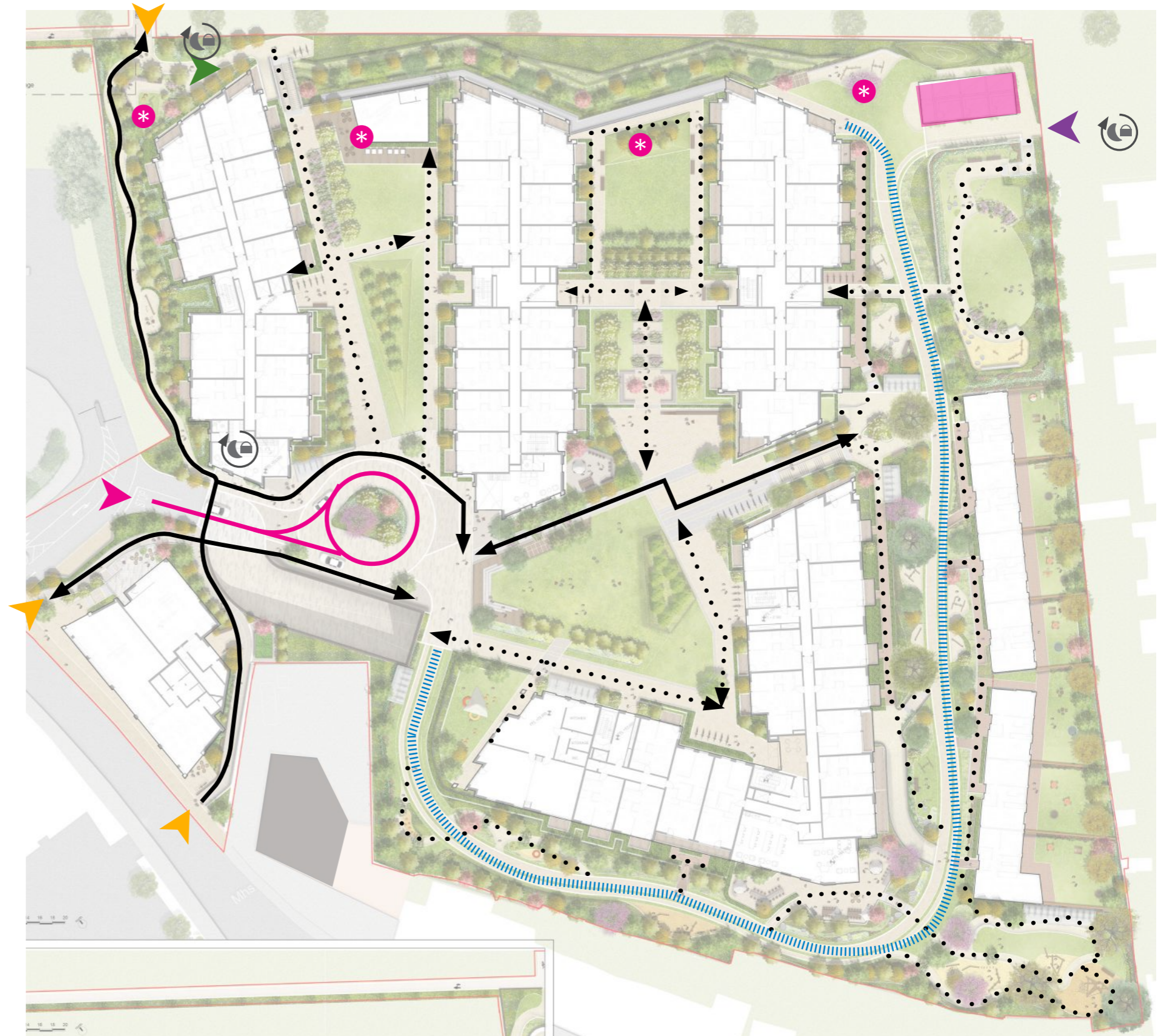
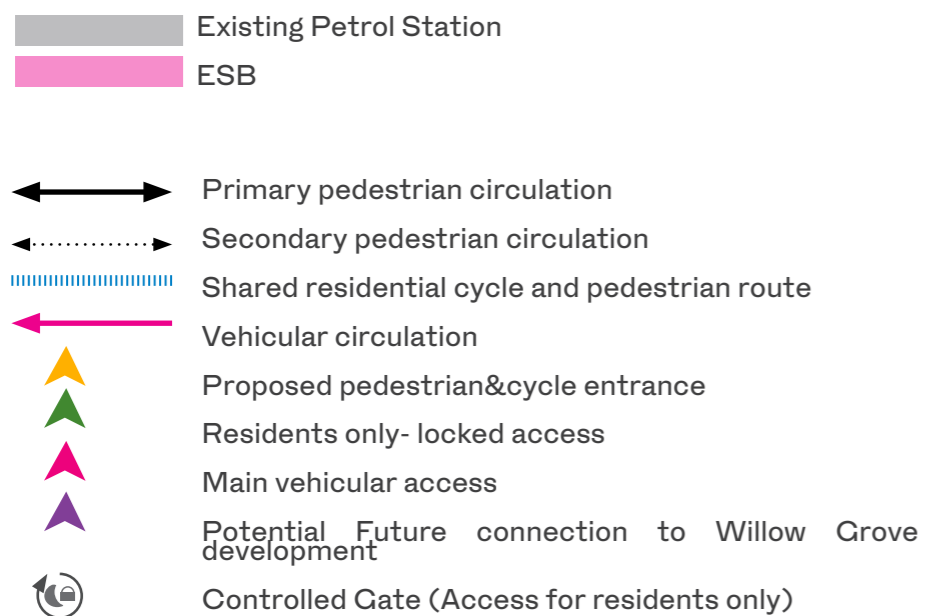
Landscape Character Areas - Extract from Cameo and Partners Design and Access Statement

6.8 Circulation Within the Scheme

The proposal provides opportunities for fitness, social interaction and play which is accessible and inclusive for all ages and abilities. The landscape and external spaces provide significant opportunities for future communities in the area. How the landscape will serve both the new and existing community has been a key consideration.

Site permeability is a defining principal of the site strategy reflected in the formation of pedestrian and cycle routes across the site which link to opportunities for connections to public lands on the N11 corridor. These links improve the connections between the village and the public transport links along the main arterial route.

Finding a balance between the needs of people using the space whilst also remaining sympathetic to the sites environmental context has been a challenge. The overarching objectives and design principles have served as a framework and informed the development of the landscape proposals.

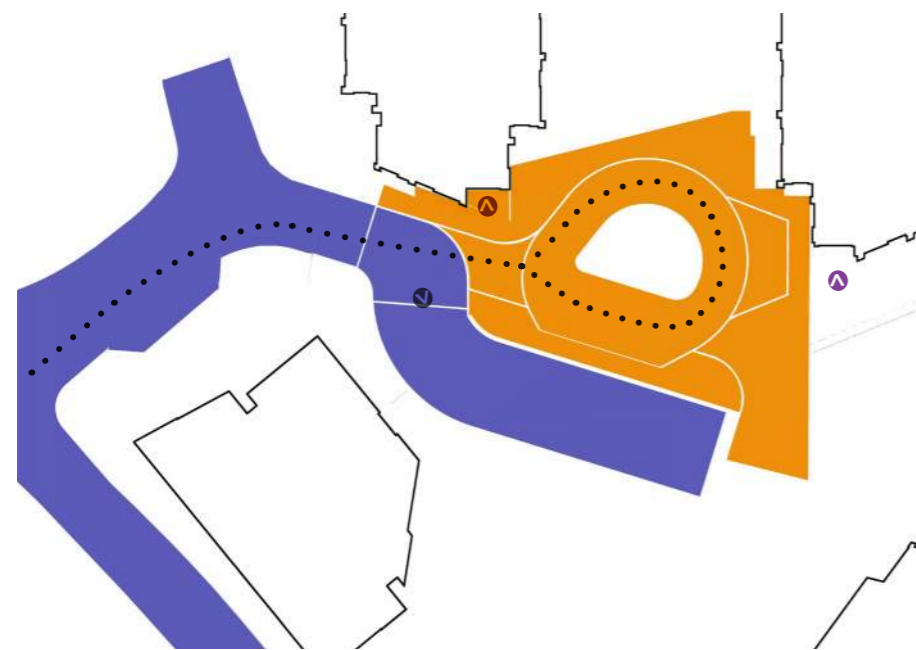


6.9 Limited Vehicular Access

To promote an internal environment that is pleasant for pedestrians and cyclists, and consistent with the principles of DMURS, vehicular access will not be prioritised in the internal site layout. The main vehicular access will be from the Old Bray Road. From this junction residents' vehicles will proceed directly to car park basement whose access is adjacent to the central plaza. It is intended that all vehicular traffic will enter the basement as soon as possible upon entering the site. This will ensure a pleasant and inviting space for pedestrians.

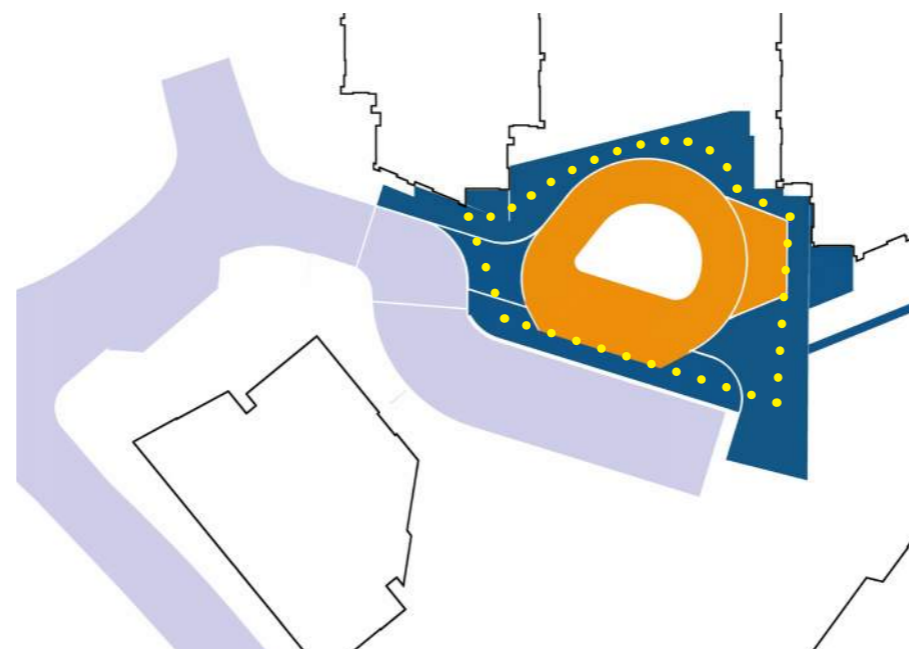
There are several potential future opportunities identified. These include a connection to the N11 for cycling directly to the basement parking and pedestrian access to the north-east of the site to Willow Grove.

Infrequent maintenance service and emergency vehicles are accommodated in the design.

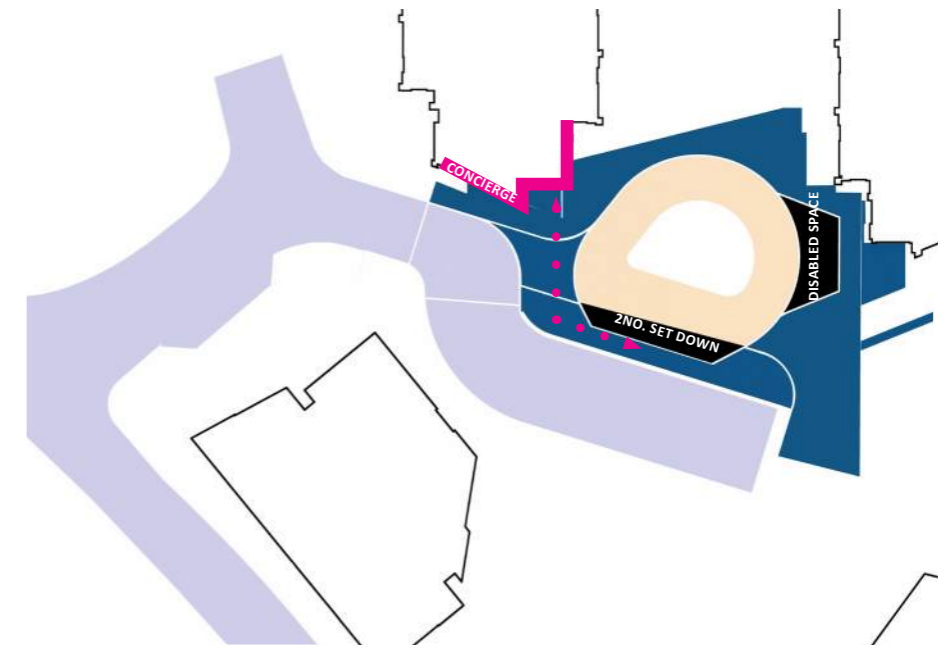


"Vehicular carriageway" for:
All

"Shared surface" for:
Taxi
Visitors
Emergency vehicles
ESB service movement
Cyclist



A shared route provides the main access for all users, with separate footpaths offering optional routes away from vehicle movements. (Vehicle numbers will be low and infrequent.)



2No. Set-down

1No. Disabled Parking

Based on the requirement the shared plaza would accommodate 2No.set down spaces that could be use for deliveries and taxi that will serve the scheme.

The proximity of the proposed concierge would help to control the traffic/ use of these parkings. The shared plaza also accommodate 1No. Disable parking adjacent at the block B.

6.10 Bicycle Parking & Facilities

In promoting a cycle and pedestrian friendly scheme, access to and the provision of cycle parking facilities has been carefully considered to provide for both visitor and resident parking in close proximity to each building entrance.

Large secure cycle stores have been located within the basement /lower ground level, adjacent to entry points into the site and where the podium level allows for at grade entrances accessed off landscaped perimeter routes within the site.

The provision of secure cycle storage has been delivered through traditional Sheffield bike parking stands, high-quality double-tier racks and the occasional cargo cycle space with potential for future conversion should the demand arise as these bikes become more popular.

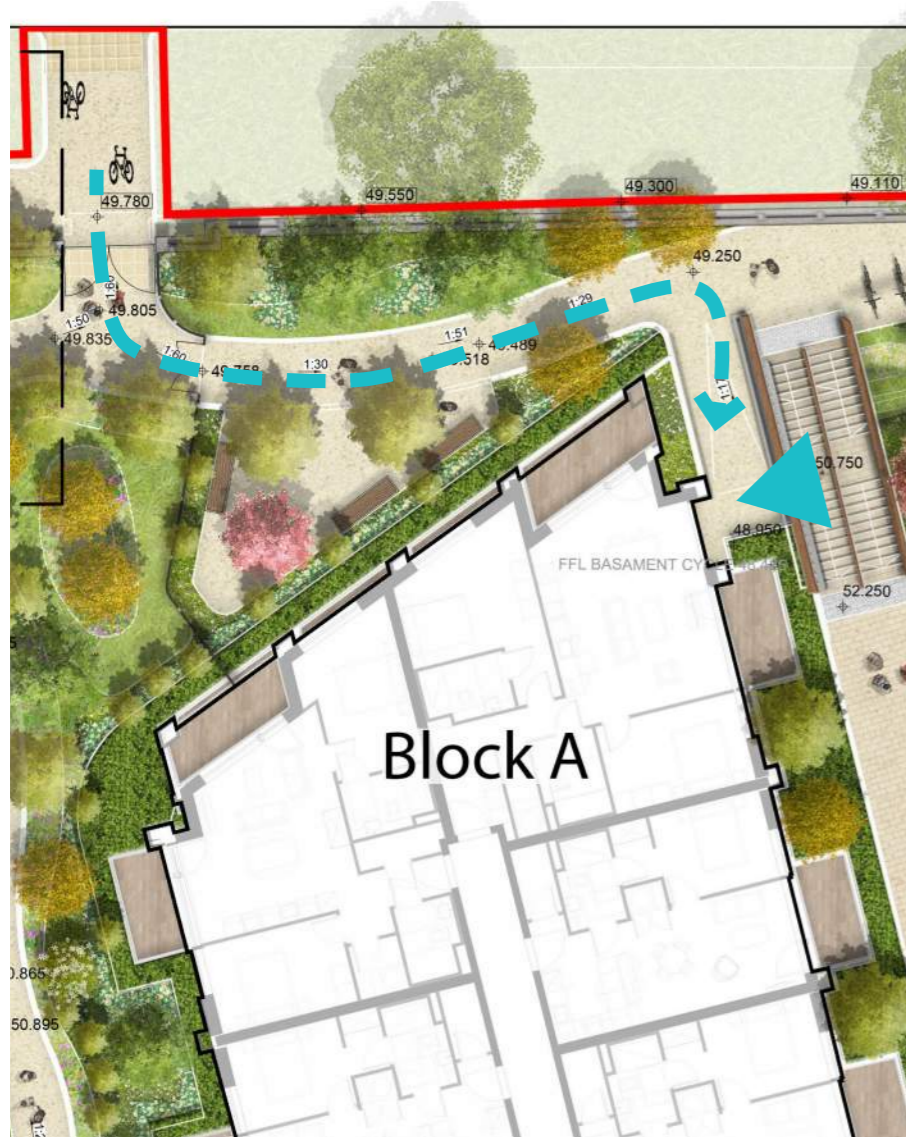
The cycle parking strategy is illustrated on the following pages.



Plan - Site Layout - Cycle Parking Provision

- On Surface Cycle Parking
- Secure Cycle Store
- ▶ Basement/LG Cycle Store Access

6.10 Bicycle Parking & Facilities



Plan - Access to Cycle Parking from N11



Plan - Access to Cycle Parking from Central Spine



Plan - Access to Cycle Parking from Perimeter Route

6.10 Bicycle Parking & Facilities

CYCLE PARKING PROVISION

148No.

AT GROUND LEVEL

Sheffield Spaces (74 Stands) +
of which No.66 sheltered by structure

3No.

AT GROUND LEVEL

Sheffield Spaces for Cargo Bike
(2No. for Crèche+ 1No. Amenity area
along Bray Rd)

622No.

BASEMENT

No.116 Sheffield Spaces (58 Stands)
No. 506 Tiered Spaces (42 Racks of 12 spaces on two levels)

SHELTERED STRUCTURE



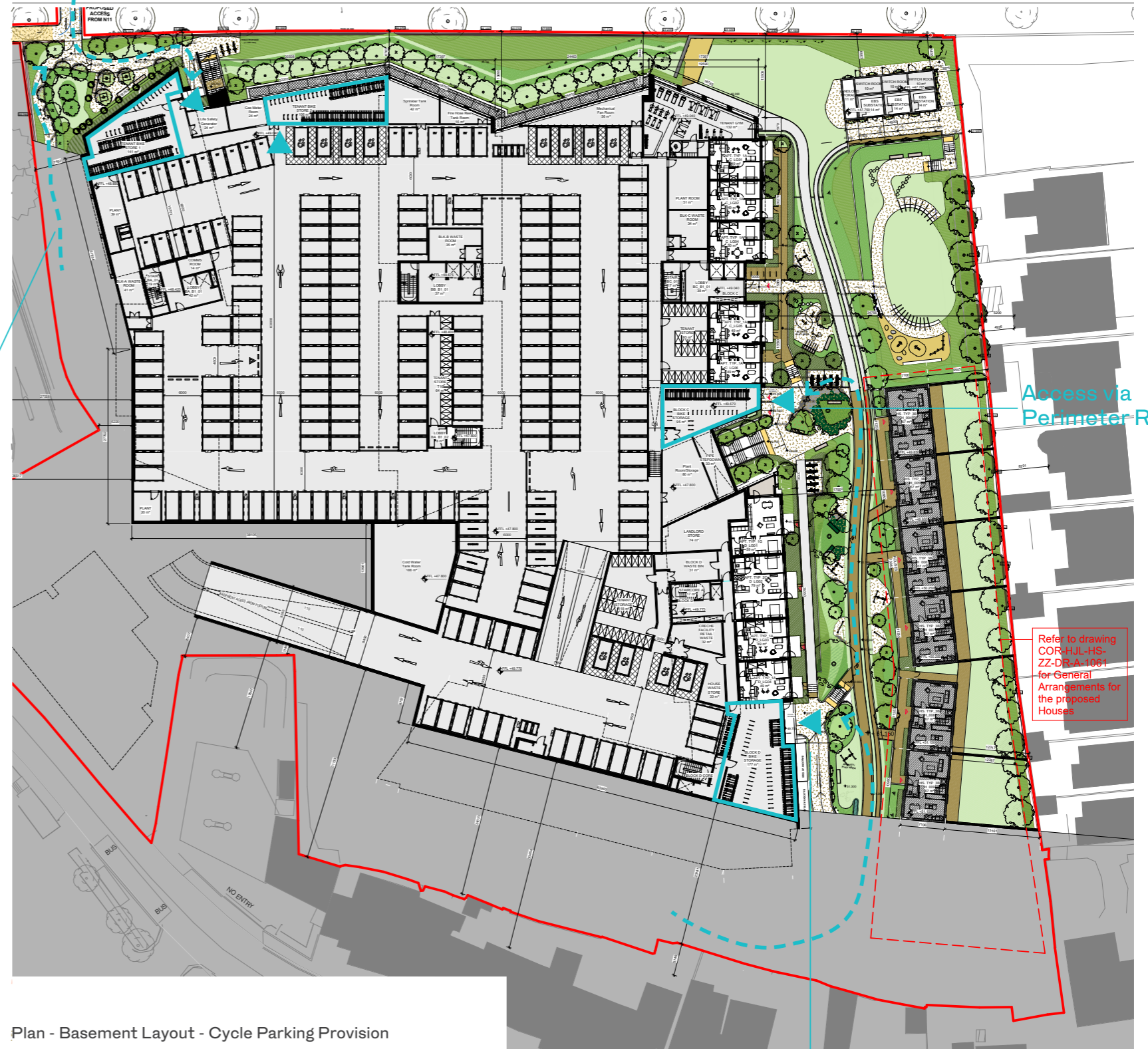
SHEFFIELD STANDS



Access from
Old Bray Road
via Perimeter
Route



Access from N11 via Ramp



Access via
Perimeter
Route

Refer to drawing
COR-HJL-HS-
ZZ-DR-A-1061
for General
Arrangements for
the proposed
Houses

Plan - Basement Layout - Cycle Parking Provision

Access via
Perimeter
Route

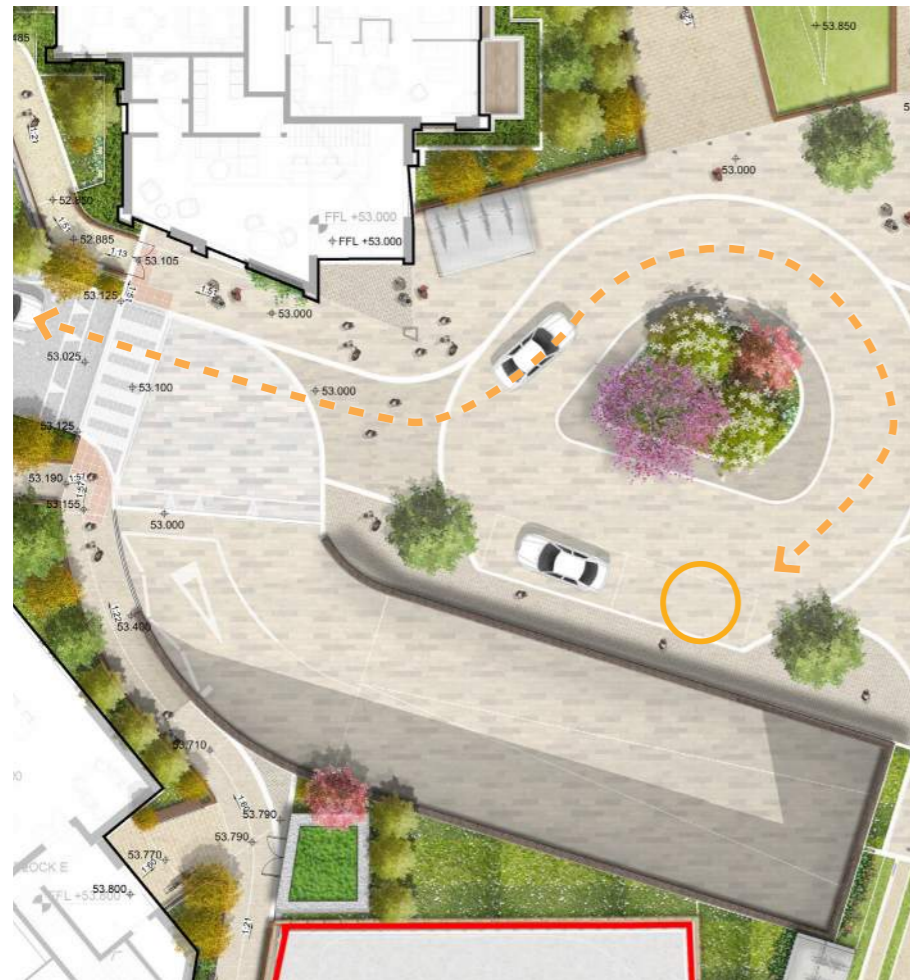
- On Surface Cycle Parking
- Secure Cycle Store
- ▶ Basement/LG Cycle Store Access

6.11 Refuse Strategy

An Operational Waste Management Plan has been completed by Byrne Environmental Consulting. In summary, waste storage rooms are located in basement levels or at ground level adjacent to circulation cores. The stores are adjacent to or in close proximity to cores for ease of access.

Regarding waste collection, the waste bins will be collected at allotted times during the week with grey, green and brown bins collected on different days. The bins will be brought onto the street by the management company. When on-street the bins will not block any footpaths with a 2m footpaths width maintained at collection locations.

Please refer to the [Byrne Environmental Consulting Report](#) for further details.



- Refuse Store
- Waste Holding Point



Plan - Basement Layout - Refuse Store Location



CONCLUSION



7.1 Analysis of Developed Design Strategy



Site Layout Diagram - Refused Application

The proposed scheme seeks to address the concerns raised within the previous application which resulted in the refusal of the proposed development. The reasons for refusal have been at the forefront of every design decision made which, has resulted in a carefully considered scheme balancing the requirement for a strong and legible edge towards the N11, transitioning down towards the mature village and adjoining neighbourhood towards the Old Bray Road & Willow Grove.

Key design principles have been retained and improved upon within the revised scheme which locates three 'fingers' running North-South on the site, rising up towards the North-West of the site, or the AIB lands. The central open space has been strengthened, straddled by a central circulation spine, connecting the generous and lively open spaces between the 'finger' blocks.

The impact of adjoining residents has been assessed through design studies and review of the verified views from key locations. A further setback storey has been introduced to the Southern block, complimented by mature screening along the perimeter of the site.

A comprehensive review of the proposed dual aspect apartments has been undertaken with a strong



Site Layout Diagram - Proposed Amended Scheme

rationale put forward for each unit considered making up the 54%. This is an exemplary number of dual aspect units proposed further demonstrating the focus on the quality of residential amenity within the scheme.

Building E towards the South of the site has been redesigned to improve the coherence of the scheme with the established commercial hub along the Old Bray Road. The ground floor of this building has been designed to activate the building on the three exposed edges, towards the existing road, the shared entrance with AIB & the scheme entry point into the central plaza.

Complimenting the retail and amenity offering within the scheme is a creche, located just off the central plaza and main green space within the scheme.

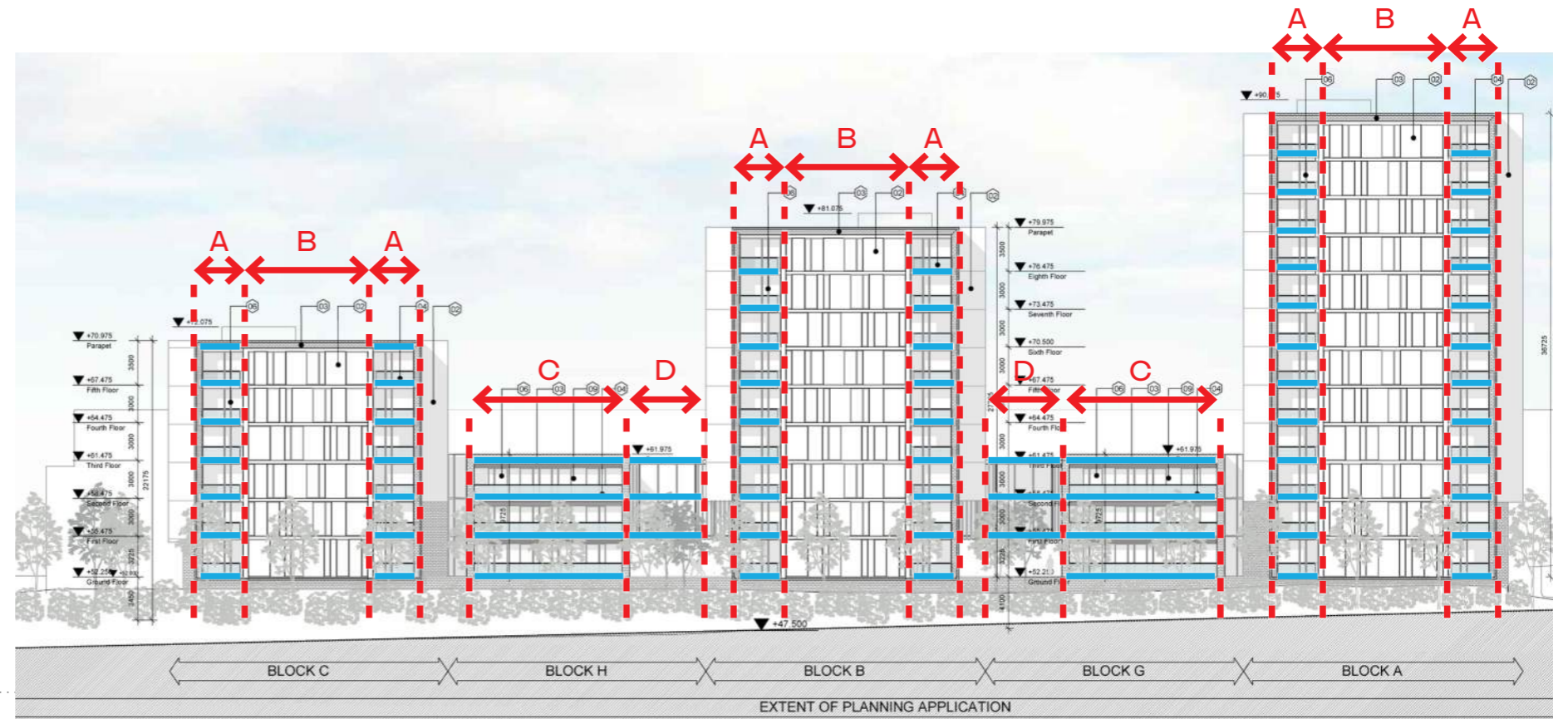
The revised scheme creates a strong emphasis on the quality of communal open space improving the relationship between architecture and landscape and the transition between internal and external spaces.

7.1 Analysis of Developed Design Strategy

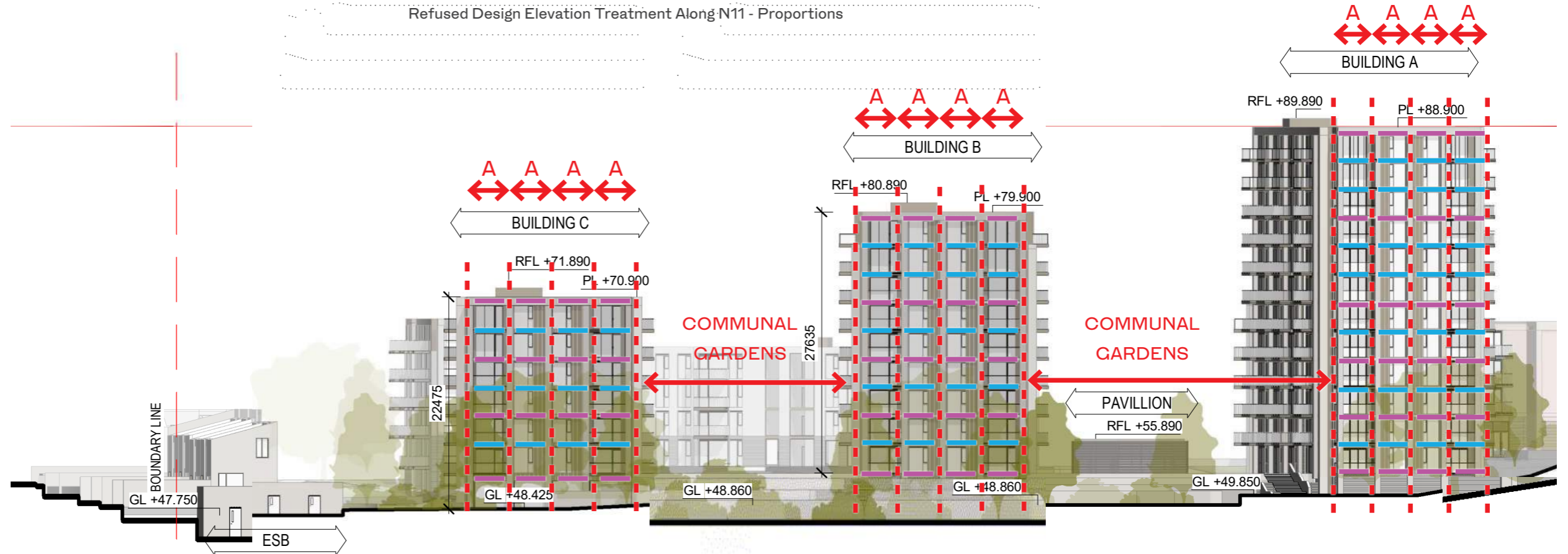
Buildings A, B, and C range from six storeys to 12 storeys. The heights ascended in multiples of 3 to establish a strong, distinctive identity along the N11 Corridor. This busy corridor provides a positive opportunity to increase density while not negatively impacting on the existing character of Cornelscourt.

The revised design sought to improve the identity of this urban residential proposal. The revised facade articulation further reduced the visual scale of the development with the removal of the refused connecting Buildings of H and Building G. The introduction of a repetitive module simplifies the architectural expression in an attempt to create a simpler and more vertical architectural language. This use of a repeated rhythm along the N11 elevation results in simple architectural language legible to passers by. The removal of the former connecting Buildings improves the visual permeability of the development while reducing the visual scale and mass of the development.

This developed design animates the existing streetscape of Cornelscourt. Creating a scheme that offers daylight and generous views into and out beyond the site.



Refused Design Elevation Treatment Along N11 - Proportions



Revised Design Stage Elevation Treatment Along N11 - Proportions

7.2 Compliance with DoEHLG's Urban Design Manual's 12 Criteria

The proposed scheme design by Henry J Lyons and Cameo incorporate the 12 Criteria described in the DoEHLG Urban Design Manual.

Context:

How does the development respond to its surroundings?

The consideration of scale started at the site edges and perimeters with the concept of a ribbon running from the four-story entrance town scale building at Old Bray Road stepping and winding through the site concluding with the more significant and more urban scale buildings fronting the N11.

The scale and massing of Buildings D and E have been carefully considered to provide an appropriate and sympathetic interface between the proposed site and existing dwellings of Old Bray Road and Willow Grove. By maintaining a wide separation distance between these larger buildings and the existing properties, a linear park is formed with housing along its edge.

Connections:

How well connected is the new neighbourhood?

Pedestrians: The site will benefit from improved access and permeability in line with the aspiration of DMURS. There are four principle pedestrian connections into the site. The first two are from Old Bray Road to the south and south west of the site, the third from the new northern gateway along the N11 Corridor, and the fourth is a potential pedestrian access to Willow Grove.

Cyclists: In line with the principles of DMURS, the proposed development will be highly permeable for cyclists. Cyclists will be able to use three of the access points described above, and cycle routes will be provided across the site as presented earlier in this design statement. Potential for a future connection to Willow Grove is also facilitated in the scheme.

Vehicles: To promote an internal environment that is pleasant for pedestrians and cyclists, and consistent with the principles of DMURS, vehicular access will not be prioritised in the internal site layout. The main vehicular access will be from the Old Bray Road. From this junction residents' vehicles will proceed directly to car park basement whose access is adjacent to the central plaza. It is

intended that all vehicular traffic will enter the basement as soon as possible upon entering the site. This will ensure a pleasant and inviting space for pedestrians.

Inclusivity:

How easily can people use and access the development?

Quality landscape and public realm spaces are a defining part of the development. The site covers an area of 2.15ha, which will comprise of high quality architecture, shared and private gardens, areas of new public realm, and extensive roof gardens and terraces. The extent and variety of landscaped spaces is a real positive and distinctive feature of the proposed development.

The overall aim of the development is to create a high quality scheme containing high quality open space for the surrounding proposed residences. This will provide opportunities for fitness, social interaction and play which is accessible and inclusive for all ages and abilities.

The landscape and external spaces provide significant opportunities for future communities in the area. How the landscape will serve both the new and existing community has been a key consideration. Finding a balance between the needs of people using the space whilst also remaining sympathetic to the sites environmental context has been a challenge. However this challenge has provided an opportunity to do something really special, which we believe sets a high benchmark.

Variety:

How does the development promote a good mix of activities?

The overall aim of the revised design was to improve an already high quality scheme containing high quality open space for the surrounding proposed residences.

The proposal provides opportunities for fitness, social interaction and play which is accessible and inclusive for all ages and abilities. The landscape and external spaces provide significant opportunities for future communities in the area. How the landscape will serve both the new and existing community has been a key consideration.

Finding a balance between the needs of people using the space whilst also remaining sympathetic to the sites environmental context has been a challenge. The overarching objectives and design principles have served as a framework and informed the development of the landscape proposals.

Efficiency:

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

The proposed development is located on a vacant under-utilised site in an established suburban area. The proposed density makes efficient use of this prominent site and includes a quantum of publicly accessible open space which is in excess of the statutory requirements. Connectivity to the existing high quality public transport network across the site is a fundamental design principal. The provision of café / retail / creche uses within the site which compliment the existing commercial uses in the adjacent Cornelscourt Village is strongly promoted in the design.

The layout and orientation of the scheme has been designed by Henry J Lyons to have regard to aspect and views and ensure dwellings and areas of open space achieve maximum light throughout the day.

Distinctiveness:

How do the proposals create a sense of place?

The project creates a unique sense of place through the relationship between architecture and landscaping. Within the immediate context, the architecture establishes a landmark identity among the emerging N11 Corridor while also addressing a more appropriate and considered integration with the Village of Cornelscourt.

The landscaping vision for the development creates several distinct spaces for the residents, either experienced individually or all together create a memorable sense of place. It is important to note that, whilst each area has its own unique character, there are a series of unifying design principles, materials and styles applied to each space to create an overall cohesive landscape.

7.2 Compliance with DoEHLG's Urban Design Manual's 12 Criteria

Layout:

How does the proposal create people friendly street and places?

Routes: The routes through the site follow desire lines set up through the open spaces linking into existing routes. This routed connect the public transport links on the N11 to the village core. The design also accommodates potential future connections to adjoining lands.

Cores: All building cores are accessible from landscaped spaces, focusing pedestrian activity in this area to facilitate a improve safe and secure environment.

Vehicles: Resident's vehicles are immediately directed to the basement car parking, prioritising pedestrian and cycle use across the landscaped spaces. Vehicular access is permitted within the central plaza for delivery and occasional drop-offs and pick-ups, however this will be controlled resulting is a largely car free environment.

Public Realm:

How safe, secure and enjoyable are the public areas?

Pedestrians: The site will benefit from improved access and permeability in line with the aspiration of DMURS. There are four principle pedestrian connections into the site. The first two are from Old Bray Road to the South and South West of the site, the third from the new Northern gateway along the N11 Corridor, and the fourth is a potential pedestrian access to Willow Grove.

Cyclists: In line with the principles of DMURS, the proposed development will be highly permeable for cyclists. Cyclists will be able to use three of the access points described above, and cycle routes will be provided across the site as presented earlier in this design statement.

Vehicles: To promote an internal environment that is pleasant for pedestrians and cyclists, and consistent with the principles of DMURS, vehicular access will not be prioritised in the internal site layout. The main vehicular access will be from the Old Bray Road. From this junction residents' vehicles will proceed directly to car

park basement whose access is adjacent to the central plaza. It is intended that all vehicular traffic will enter the basement as soon as possible upon entering the site. This will ensure a pleasant and inviting space for pedestrians.

Adaptability:

How will the building cope with change?

Every proposed residential unit exceeds the minimum standards for residential unit size. The development provides a mix of 1, 2, and 3 bedroom units that can be easily reconfigured to adapt to the changing life cycles and personal needs of each resident.

The units have been configured to provide flexibility for the future resident, giving them the ability to adapt to unpredictable future life events and circumstances. Adaptability to reconfigure units and allow for the combination of units have been incorporated into the design, should future residential needs change.

The units have been designed using a 'around the corner' concept that enables units to have greater access to sunlight as well as greater access to the visual amenity of the landscaped inner courtyard. This design approach also allows for units to be more energy-efficient and equipped for future environmental and climatic challenges.

Privacy and Amenity:

How does the scheme provide a decent standard of amenity?

The overall aim of the revised design was to improve an already high quality scheme containing high quality open space for the surrounding proposed residences.

The proposal provides greater opportunities for fitness, social interaction and play which is accessible and inclusive for all ages and abilities. The landscape and external spaces provide significant opportunities for future communities in the area. How the landscape will serve both the new and existing community has been a key consideration.

Finding a balance between the needs of people using the space whilst also remaining sympathetic to the sites environmental context has

been a challenge. The overarching objectives and design principles have served as a framework and informed the development of the landscape proposals.

Parking:

How will parking be secure and attractive?

The proposed development is located on a vacant under-utilised site in an established sub-urban area. The proposed density makes efficient use of the prominent site and includes a quantum of publicly accessible open space which is in excess of the statutory requirements. Connectivity to the existing high quality public transport network and a range of café / retail/ creche uses both within the site and the adjacent Cornelscourt Village is strongly promoted in the design.

The layout and orientation of the scheme has been designed by HJL Architects to have regard to aspect and views and ensure dwellings and areas of open space achieve maximum light throughout the day.

Detailed Design:

How well thought through is the building landscape design?

The project creates a unique sense of place through the relationship between architecture and landscaping. Within the immediate context, the architecture establishes a landmark identity among the emerging N11 Corridor while also addressing a more appropriate and considered integration with the Village of Cornelscourt.

The landscaping vision for the development creates several distinct spaces for the residents, either experienced individually or all together create a memorable sense of place. It is important to note that, whilst each area has its own unique character, there are a series of unifying design principles, materials and styles applied to each space to create an overall cohesive landscape.

7.3 Conclusion

It is the opinion of the Applicant and their Design Team that they have presented a scheme design that illustrates a thorough understanding of the existing site conditions and potential future direction of the residential sector. It describes in detail the evolution of the scheme concluding with a quality and individual architectural identity for the development.

The Cornelscourt development is a scheme which enhances and improves its neighbouring context, provides a new addition of outstanding architectural quality and visual interest along the N11 corridor and the local community and would serve as an exemplary design as part of the Build To Rent market due to its quality of tenant accommodation and generosity of residential amenity.

The project is designed to create a landscaped podium where cars are excluded except to facilitate drop off delivery or emergency access. The buildings are accessed through individually landscaped gardens, which have their own distinct architectural character and quality.

Pedestrian routes penetrate through the generously sized central landscaped gardens to integrate with the perimeter linear park and gardens. Own door access at the ground floor creates activity, movement, and a sense of community throughout.

The level of communal open space provision identified on the previous application was considered to be below the standard set out in Appendix 1 of the guidelines. The location, quality and quantity of both external and internal open space has been reviewed and the layout amended to further enhance the quality and quantity of the external spaces. The proposed quantum now significantly exceeds the minimum requirement with careful consideration given to the distribution and uses of the proposed communal areas.

The buildings that face the N11 are conceived as urban buildings and contain substantially glazed facades. The framework in brickwork cladding holds these elevations and creates a distinct urban and formal architecture style. These high-quality buildings step gradually to meet the more modest height of the adjoining residential roads.

The scale, massing and height were determined to be acceptable by The Bord. While The Board's Inspector's Report noted that the elevations of the proposed Building A and Building B were monolithic in terms of appearance and scale. These matters were not referenced in the reasons for refusal but the opportunity was taken to review and improve the massing and elevations of all the proposed Buildings.

These buildings are more closely tied with the N11 community corridor and as such their more urban materiality of brickwork and glass reflect this. The character of the architecture throughout adjusts to create visual interest of colour and variety. Using varying brick details, extensive glass balconies, and glazing as well as bronze detailing.

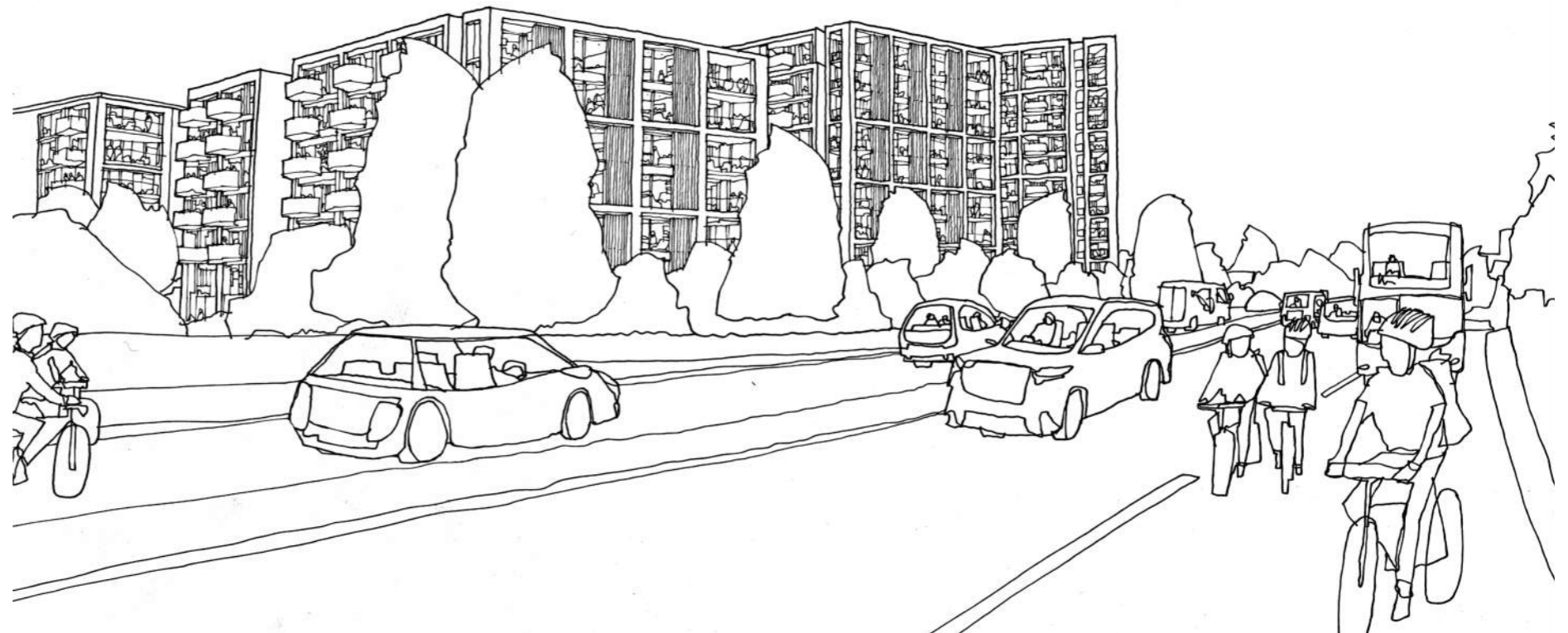
The 'L' shaped building's response to the existing context is a vital component of the scheme's design. It's massing provides excellent daylight to the central gardens while also mitigating any potential overlooking of the neighbouring properties.

The two-storey housing along the perimeter provide an excellent buffer between the larger elements of the scheme and the existing properties. These houses are also specifically designed to prevent overlooking and act as an integrating factor for the project with Cornelscourt Village and Willow Grove.

With regard to the Guidelines in sub-urban locations, the minimum number of dual aspect apartments that may be provided in any single apartment scheme shall be 50%. A total of 223 of the 412 apartments proposed have the benefit of dual aspect which is an exceptional level of dual aspect within a BTR scheme. In some cases, units have the benefit of triple aspect.

It was considered that a proportion of single aspect apartments in the proposed development would contravene Specific Planning Policy Requirement 4 of the Guidelines for Planning Authorities on the Design of New Apartments issued by the Minister in March 2020. The previous curved buildings (Buildings D, E and F) were particularly challenging given the orientation of the Buildings and these have now been replaced with a simpler form. A full review of the design of all units has been undertaken to ensure that the development now exceeds and is fully compliant with SPPR 4.

The proposed scheme will serve as an important marker for the Cornelscourt Village and will set an exemplary standard for future residential developments. The proposal has addressed previous concerns around development on the site and improved on the overall design of the proposal.



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