

Henry J Lyons

Former Bailey Gibson Site, 326-328 South Circular Road, Dublin
City Council land (formerly Boys Brigade site and part of St. Teresa's
Gardens (all within Strategic Development Regeneration Area 12),
South Circular Road and Donore Avenue, Dublin 8.

June 2022

CWTC Multi Family ICAV
acting solely in respect of its
sub fund DBTR SCR1 Fund

Dual Aspect Analysis Report

BAILEY GIBSON SHD 2



CONTENTS

1. Introduction	5
1.1 Introduction	
1.2 Summary of Proposed Development	
1.3 Focus of Dual Aspect Analysis Report	
1.4 Dual Aspect Design Framework	
1.5 Dual Aspect Ratio	
2. Dual Aspect Drawings	10
3. Unit Type Dual Aspect Analysis BG1	18
4. Unit Type Dual Aspect Analysis BG2	28
5. Unit Type Dual Aspect Analysis BG3	37
6. Unit Type Dual Aspect Analysis BG4	45

1. INTRODUCTION



1.1 INTRODUCTION

This report has been prepared by Henry J Lyons Architects under the appointment of the applicant: CWTC Multi Family ICAV acting solely in respect of its sub fund DTBR SCR1 Fund. This Dual Aspect Analysis report has been prepared to support a proposed Strategic Housing Development (SHD) at the Former Bailey Gibson Site, 326-328 South Circular Road, Dublin City Council land (formerly Boys Brigade site and part of St. Teresa's Gardens (all within Strategic Development Regeneration Area 12), South Circular Road and Donore Avenue, Dublin 8.

This Dual Aspect Analysis report is to be read in conjunction with the accompanying documents submitted as part of this application as outlined below;

Urban and Architectural Design Statement

Housing Quality Assessment Report

Dual Aspect Analysis Report

Part V Proposal

Proposed Materials and Finishes Report

Specific Planning Policy Requirement 4 (SPPR 4) of the Apartment Design Standards sets out the minimum dual aspect provision for new apartment developments in different locations. For developments in central and accessible urban locations, a minimum of 33% dual aspect units is required. For developments in suburban or intermediate locations there is an objective to generally provide a minimum of 50% dual aspect units. The Design Standards also allow for building refurbishment schemes or urban infill schemes on sites of up to 0.25ha to provide dual aspect provision below the rate of 33%, provided an overall high quality of design is achieved. However, such cases are to be left to the relevant planning authorities' discretion and permitted only on a case-by-case basis.

Specific Planning Policy Requirement 4

In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

(i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate in.

(ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.

(iii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

The subject site is located within a 5 minute walk of high frequency bus routes along South Circular Road, Donore Avenue and Cork Street - a designated Quality Bus Corridor. The Fatima Red Line Luas stop is also within 10 minutes walking distance. The site is therefore in an accessible, urban location as defined by the criteria set out in section 2.4 of the DHPLG Sustainable Urban Housing: Design Standards for New Apartments(Dec 2020).

The proposed Bailey Gibson scheme includes a total of 142 of the 341 units as dual aspect equating to 42% of the units and above the minimum requirement of 33% in central and accessible urban locations.

The Design Standards note the benefit of dual aspect units and state that "dual-aspect apartments, as well as maximising the availability of sunlight, also provide for cross ventilation and should be provided where possible" (p.15). However, they also acknowledge the difficulty in providing dual aspect units in urban contexts:

"In duplex type or smaller apartment blocks that form part of mixed housing schemes in suburban areas, dual aspect provision is generally achievable.

In more urban schemes, where there may be a terraced or perimeter block pattern wholly or partly fronting a street, this may not be the case. Ultimately, the daylighting and orientation of living spaces is the most important objective." (p.15)



Artist Illustration - Rehoboth Plaza

1.2 SUMMARY OF PROPOSED DEVELOPMENT

This application relates to a proposed mixed-use strategic housing development (SHD) on a site of approx. 5.5 hectares in Dublin 8. It includes all of the former Bailey Gibson site and a small portion of the former Player Wills site, both of which are owned by the Applicant, CWTC Multi Family ICAV acting solely in respect of its sub fun DTBR SCR1 Fund. The balance of the proposed development site relates to land owned by Dublin City Council (DCC) known locally as the 'Boys Brigade pitch' and part of the St. Teresa's Gardens site, together with DCC controlled public roads.

The application area is predominately within Strategic Development Regeneration Area (SDRA) 12, St. Teresa's Gardens & Environs as identified in the Dublin City Development Plan 2016-2022. The part of the proposed development site not within SDRA 12 relate to works proposed in the public roads surrounding the site, South Circular Road, Donore Avenue and Rehoboth Place.

A comprehensive description of the proposed development is set out in the Planning Statement. The Statutory Notices should also be referenced.

Briefly, it is proposed to demolish the existing vacant buildings and structures on the Bailey Gibson site to make way for development of 345 new homes across 5 blocks, BG 1 - BG 5, ranging in height from 2-7 storeys. The residential blocks will be contained within the Bailey Gibson site. The typology is predominantly apartments with 4 townhouses proposed in block BG5.

This is a mixed tenure scheme, with 292 units proposed as Build to Rent (BtR) across blocks BG1-BG3 and 53 units proposed as Build to Sell (BtS) in blocks BG4 and BG5. It is proposed to deliver 34 social and affordable homes as part of the overall total.

All apartments have private amenity space. At ground floor this is in the form of terraces and on upper levels, balconies. Each of BG1-BG4 have communal amenity areas either as a courtyard or podium area.

Tenant amenities and facilities are proposed in the BtR blocks and include a gym, co-working space, kitchen/lounge areas, concierge, and waste facilities.

Over 2 hectares of public open space including a multi-sport play pitch, a playground, 'St. Teresa's Playground', a boulevard, 'St. Teresa's Boulevard', a park, 'Players Park', a plaza, 'Rehoboth Plaza'. The proposed non-residential uses include in blocks BG1 and BG2 commercial units that have the capacity to support daily living needs e.g., a shop, pharmacy and professional services. A creche with capacity for approx. 60 children. In block BG2 the design includes floorspace for a café/restaurant/bar.

In total there are 89 car parking spaces allocated to the proposed apartments and all are contained within the Bailey Gibson site. Apart from 1 space at podium level, the parking is contained within a basement. Additionally, 10 'Go Car' spaces are proposed at podium level for residents use only. Each of the 4 townhouses has 1 on-curtilage car parking space.

Visitor parking is at street level and the proposed sport pitch will be serviced separately by new spaces on the public roads. The scheme includes set down parking for the creche, a loading bay for deliveries and coach parking area.

Provision is made for disabled parking, electric vehicle charging, a car sharing scheme and motorcycle parking.

784 spaces are proposed for cycle parking including secure residents parking, visitor parking and spaces for cargo bicycles.

Other works include the development of a network of streets across the proposed development site that will link with other sites within SDRA 12 and into the wider street network of Dublin 8. Improvement works within existing local streets to facilitate access and safe movement.

Ancillary development works includes the construction of electricity substations, meter rooms, plant rooms at basement level, waste storage areas, solar photovoltaics, drainage, landscaping, and lighting.



CGI - View of the Streetscape between BG1 & BG2

1.3 FOCUS OF DUAL ASPECT ANALYSIS REPORT

The adjacent diagram identifies the dual aspect units within the residential apartment blocks that form the overall scheme for Bailey Gibson. The 4no. houses identified as BC5 have been omitted from the Dual Aspect analysis of this report as they are not assessed under the Sustainable Urban Housing:Design Standards for New Apartments December 2020.

- This report includes Dual Aspect Analysis of units from all apartment blocks within the scheme, and a full set of Dual Aspect drawings.
- For a set of unit type drawings please refer to Housing Quality Assessment Report.

Dual Aspect Design Framework

A set of basic design principles incorporating the requirements of Sustainable Urban Housing:Design Standards for New Apartments, design standards established by ABP precedent and design solutions which have developed as a result of Henry J Lyons' extensive experience, 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 for an Urban context 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 6m 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 2.5m back from the primary building line.
- Dual Aspect apartments should demonstrate improved quality of residential amenity above that of a single aspect apartment. A select number of units were analysed to exemplify this. Please refer to the accompanying Daylight and Sunlight Analysis Report for further information.
- Dual Aspect Approach shall be delivered through multiple unit typologies.
- Apartments benefit from cross ventilation.



341/4

APARTMENTS/HOUSES

142
42%

DUAL
ASPECT

1.4 DUAL ASPECT DESIGN FRAMEWORK

The proposed dual aspect apartments have been assessed on the following basis in the subsequent sections.

ASPECT & ORIENTATION

The aspects and orientations of each unit are identified according to the adjacent 16-wind compass rose. Each dual aspect unit benefits from at least two different aspects.

1 VIEW

Nearby and sweeping views provided by the dual aspects of the apartments are identified. The dual aspect units achieve additional views that exceed the number of views achieved from a single aspect unit.

2 RETURN DEPTH

The length of the return of the building facade that provides the apartment with an additional aspect.

3 WINDOW SIZE & AREA

Window size and area is noted to identify the size of the glazing that provides additional light and ventilation above that of a single aspect apartment.

4 CROSS VENTILATION

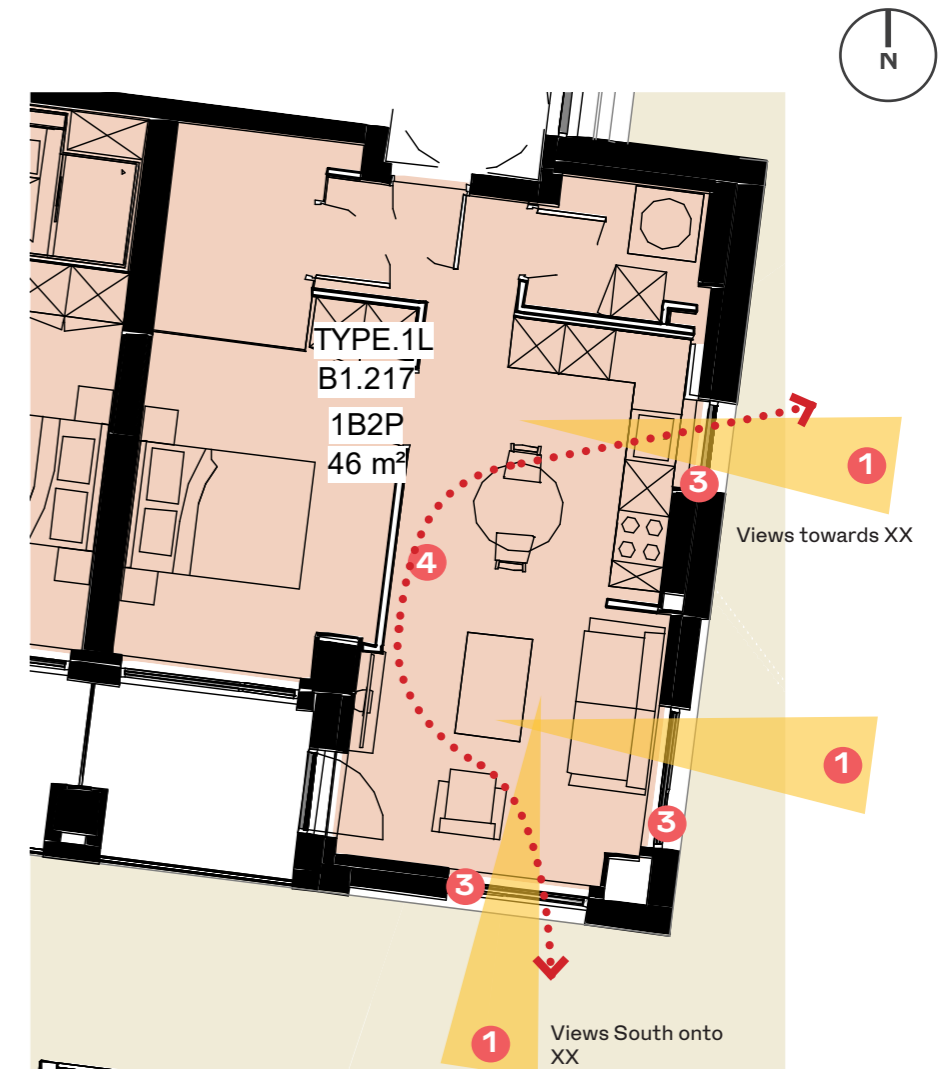
A note to indicate if the apartment benefits from cross ventilation.

5 OPPOSING WINDOWS

The distance to an opposing window of another apartment if applicable.

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1L (1Bed)
Aspect	East / South
Orientation (1) Aspect 1 (2) Aspect 2	(1) East (2) South
View	eg. Central Garden, Old Road
Return Depth	3.0m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.415m x 1.31m - 3.2 m ² (2) 2.415m x 3.06m - 7.4 m ² (2) 2.415m x 3.06m - 7.4 m ²
Cross Ventilation	(Y)
Opposing windows	N/A

Table Illustrating the Parameters Achieved for Each Design Principle



Example Dual Aspect Unit Plan with Design Principles Identified

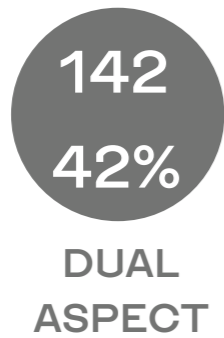
1.5 DUAL ASPECT RATIO

The height, scale, and massing of each building has been carefully designed to correspond with the orientation of the site and where possible dual aspect units are incorporated. Concerning the apartment design guidelines in "central and accessible" locations the policy requires that apartment schemes deliver at least 33% of the units as dual aspect.

The proposal includes a total of 142 of the 341 apartment units as dual aspect equating to 42% of the units and well above the minimum requirement of 33%.

In addition, each building has daylight and vista opportunities. The design of the scheme has sought to maximise the quantity of dual aspect units.

- Provision of Dual Aspect Units at corners of the built form
- Providing large rebates, in particular along north facing facades in order to activate dual aspect views
- Where rebates are created large windows are provided creating double aspect.



Dual Aspect Units Level 01


2. DUAL ASPECT DRAWINGS



Houses excluded from apartment Dual Aspect analysis



Legend

 Dual Aspect Apartment



Dual Aspect Units Level 00

Houses excluded
from apartment
Dual Aspect analysis



Legend
Dual Aspect
Apartment




Dual Aspect Units Level 01

Houses excluded from apartment Dual Aspect analysis



Legend

 Dual Aspect Apartment




Dual Aspect Units Level 02

Houses excluded from apartment Dual Aspect analysis



Legend

 Dual Aspect Apartment




Dual Aspect Units Level 04

Houses excluded
from apartment
Dual Aspect analysis



Legend

 Dual Aspect
Apartment




Dual Aspect Units Level 05

Houses excluded from apartment Dual Aspect analysis



Legend

 Dual Aspect Apartment



Dual Aspect Units Level O6

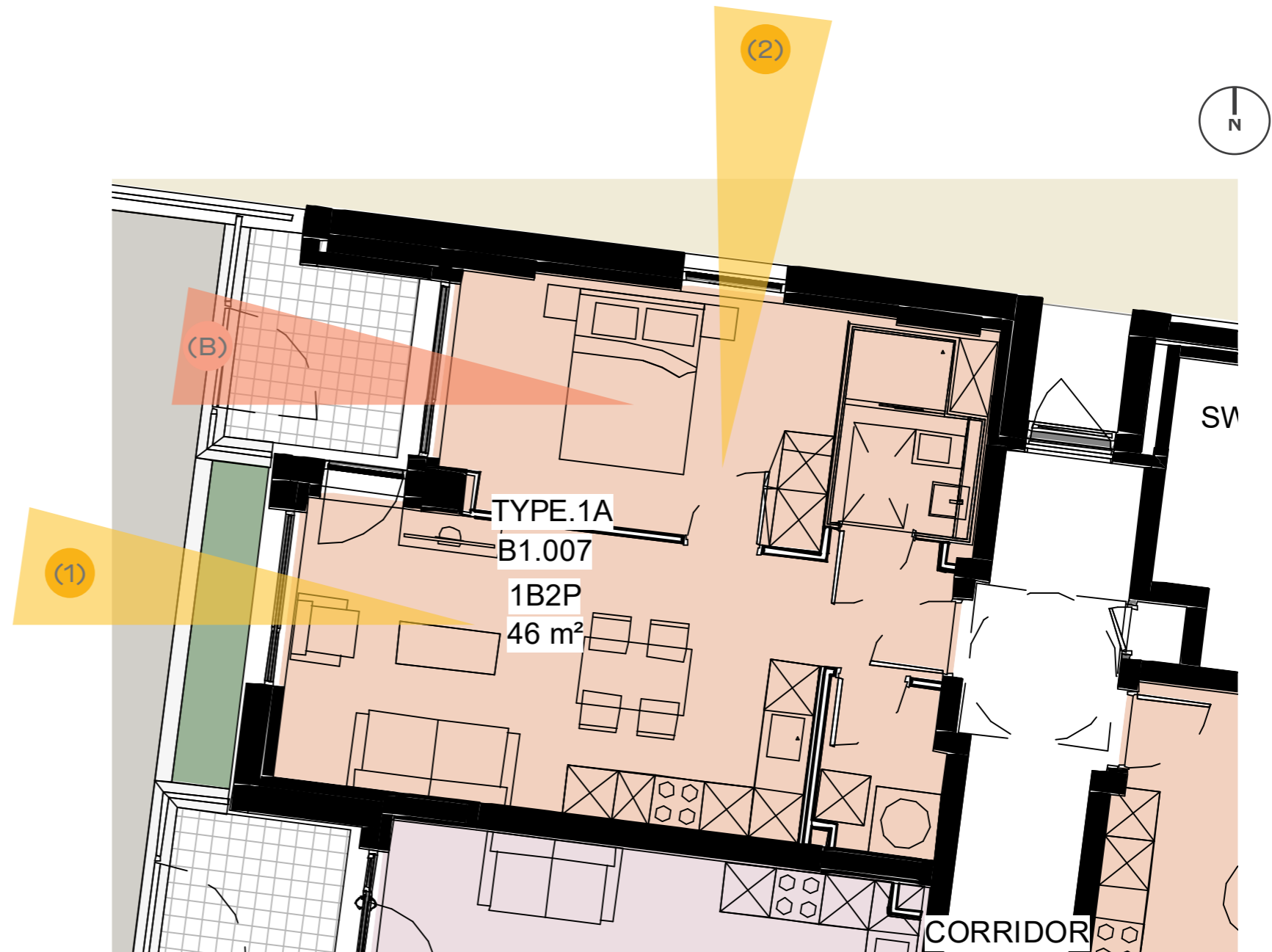
3. UNIT DUAL ASPECT ANALYSIS - BLOCK BC1



Apartment Type 1A

1 Bed Unit

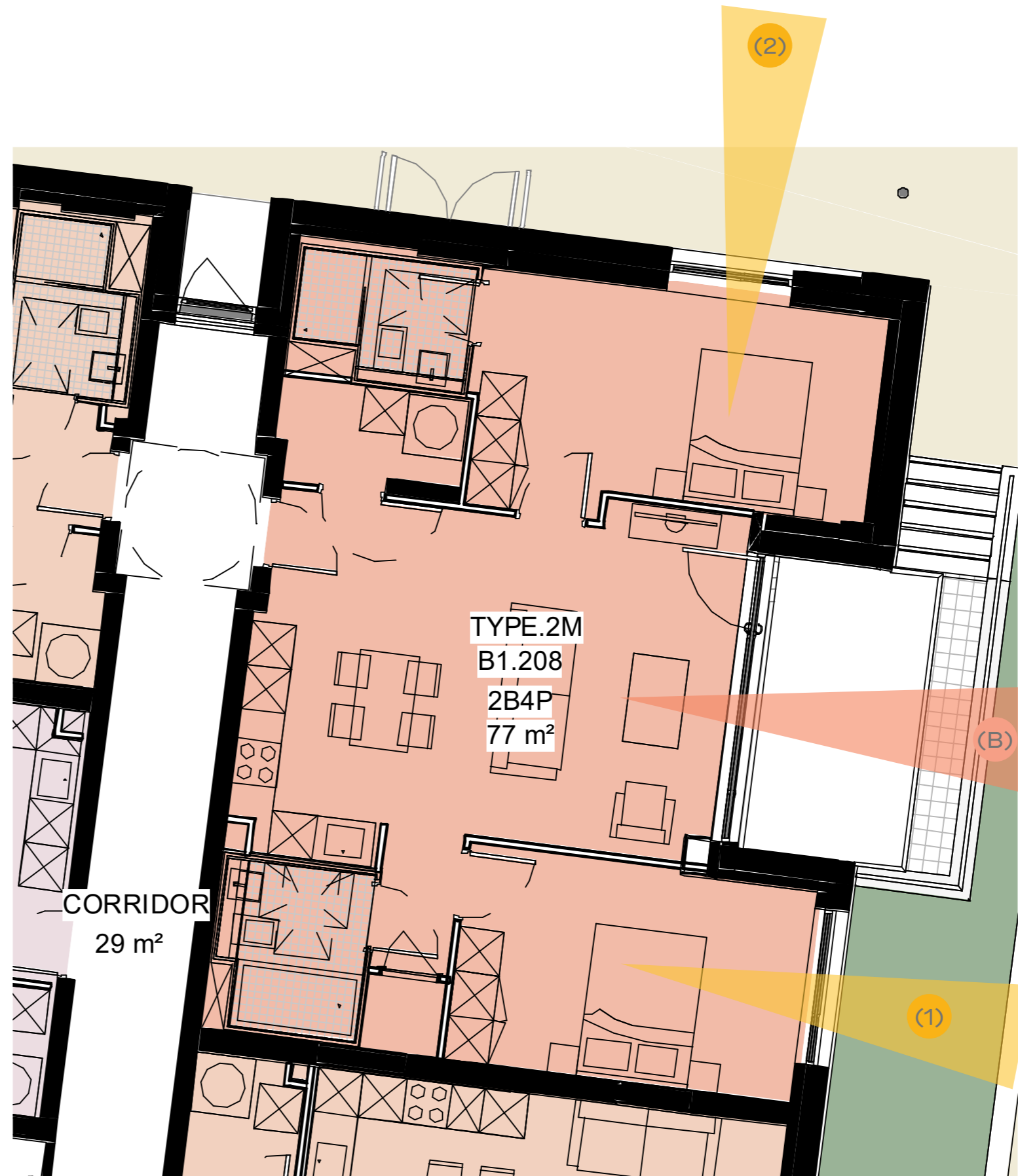
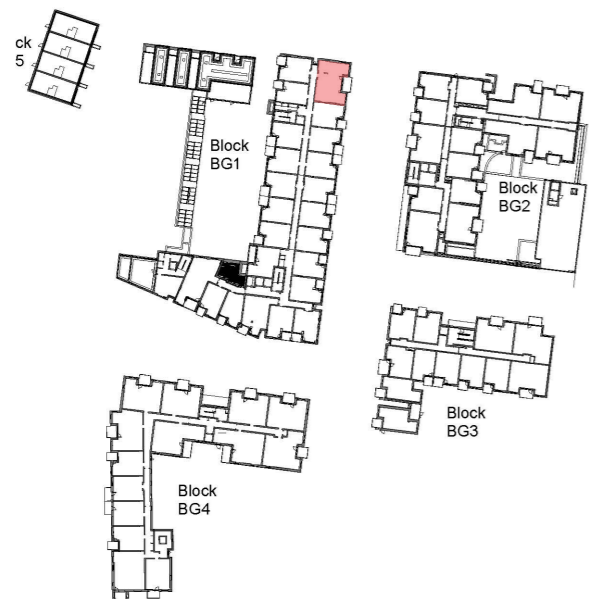
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1A (1Bed)
Aspect	West North West / North North East
Orientation	
(1) Aspect 1	(1) West North West
(2) Aspect 2	(2) North North East
View	(1) Towards Cork Street, and to Courtyard (2) Towards City Centre
Return Depth	N/A
Window Size + Area	
(1) Aspect 1	(1) 2.11m x 2.4m - 5.06m ²
(2) Aspect 2	(2) 1.247m x 2.4m - 2.99m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2M

2 Bed Unit

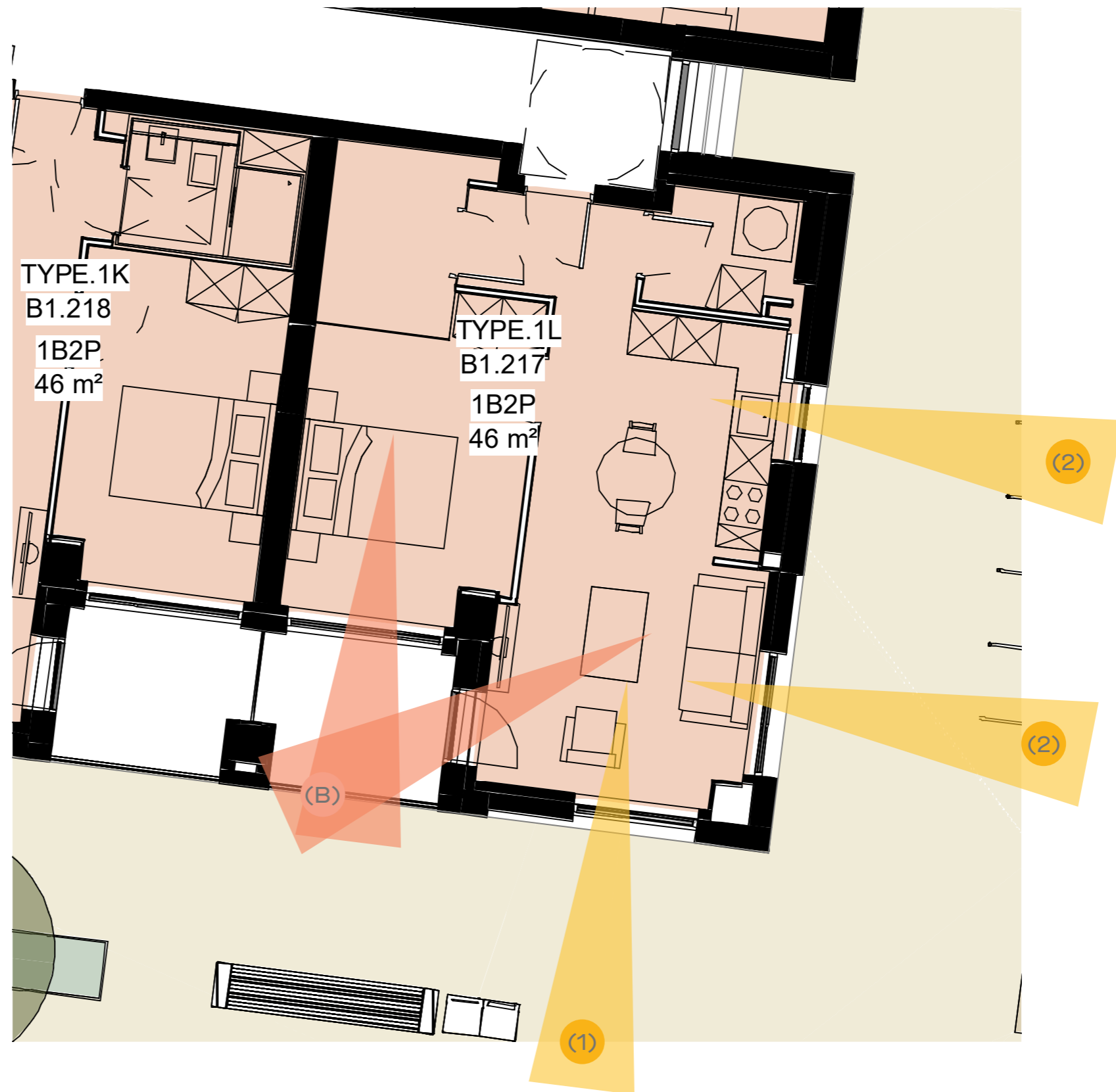
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2M (2Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) North North East
View	(1) Towards Donore Avenue area, and streetscape to Block BG2 (2) Towards City Centre
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.11m x 2.4m - 5.06m ² (2) 1.66m x 2.4m - 3.98m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 1L

1 Bed Unit

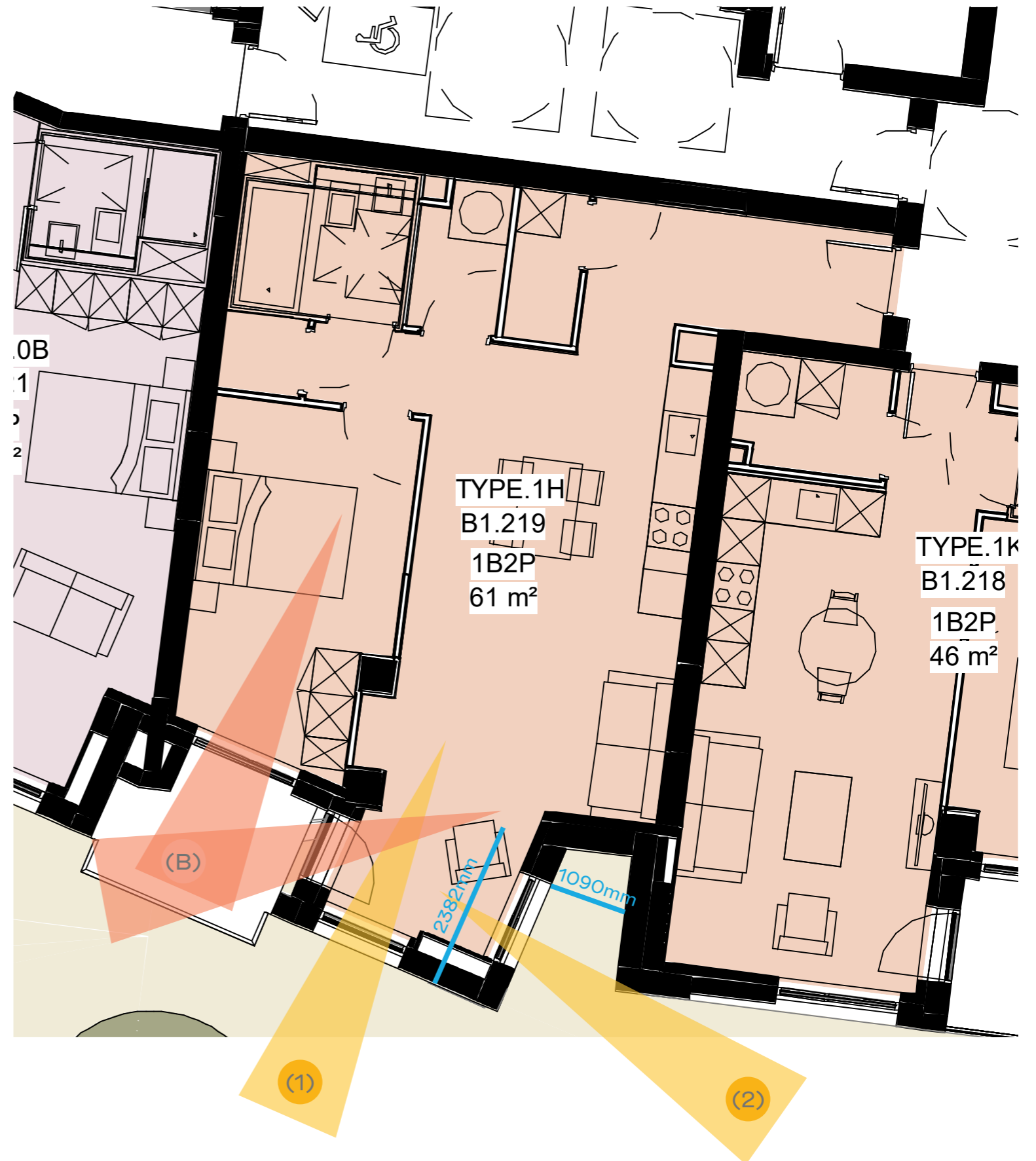
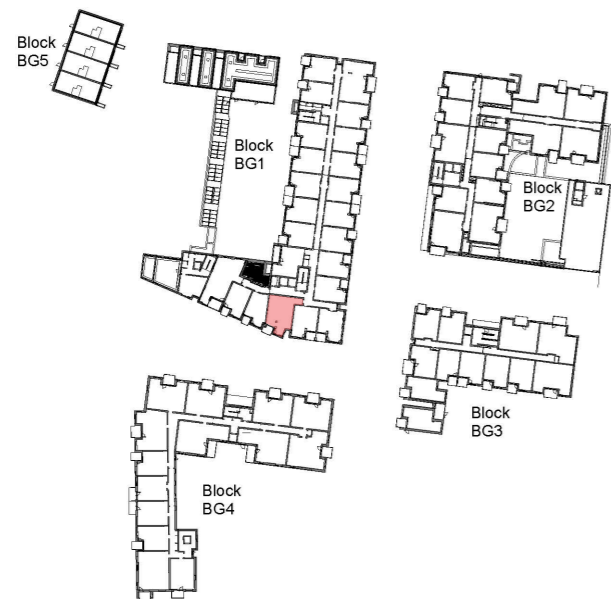
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1L (1Bed)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) East South East
View	(1) Towards Grand Canal, and street-scape to Block BG4 (2) Towards Donore Avenue area, and street-scape to Block BG3
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.66m x 2.4m - 3.98m ² (2) 1.66m x 2.4m - 3.98m ² (2) 1.06m x 2.4m - 2.54m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 1H

1 Bed Unit

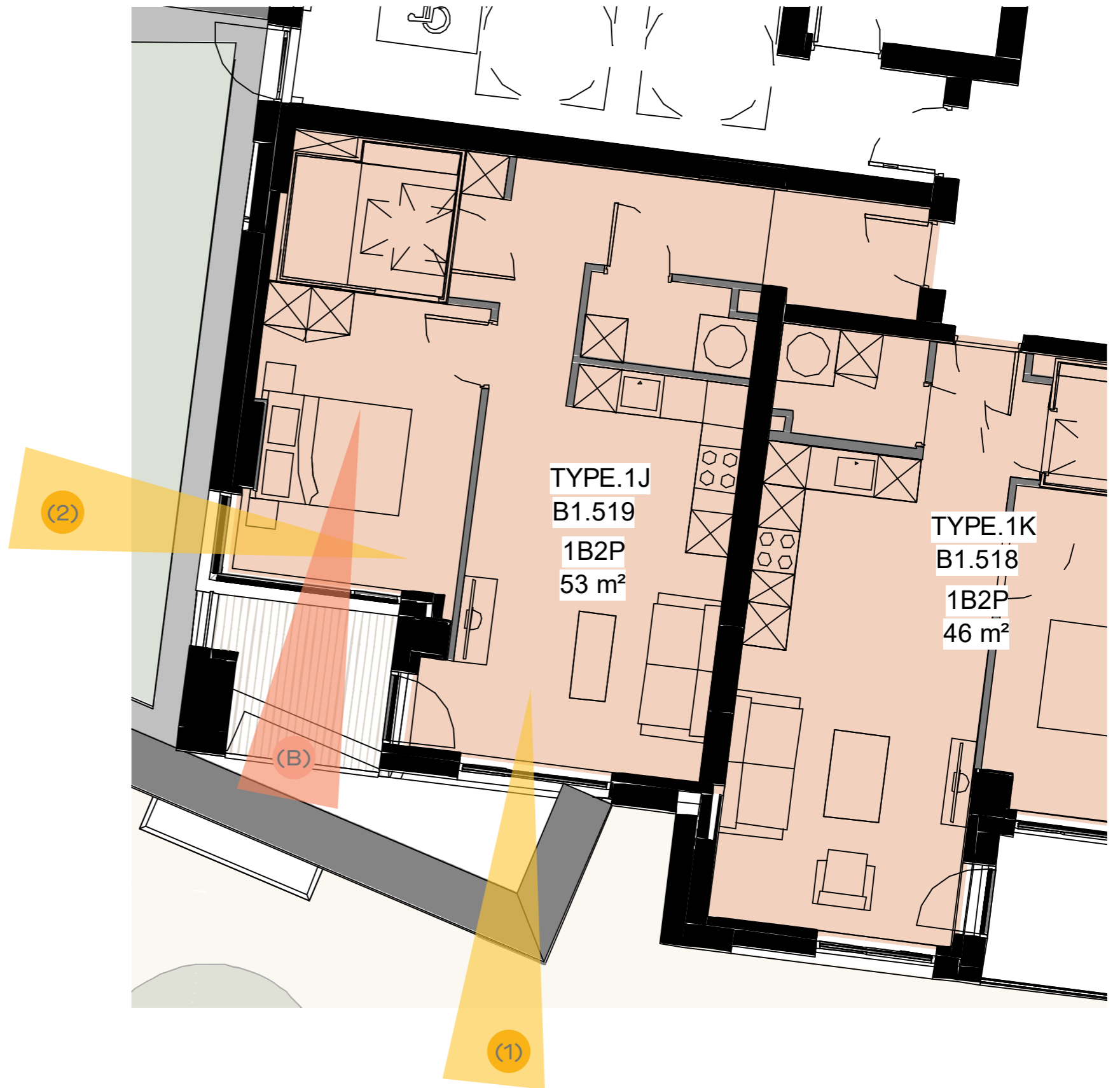
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1H (1Bed)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) East South East
View	(1) Towards Grand Canal, and streetscape to BG4 (2) Towards Donore Avenue area, and streetscape to Block BG3
Return Depth	2.38m (South facing aspect unit)
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.247m x 2.4m - 2.99m ² (2) 1.247m x 2.4m - 2.99m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 1J

1 Bed Unit

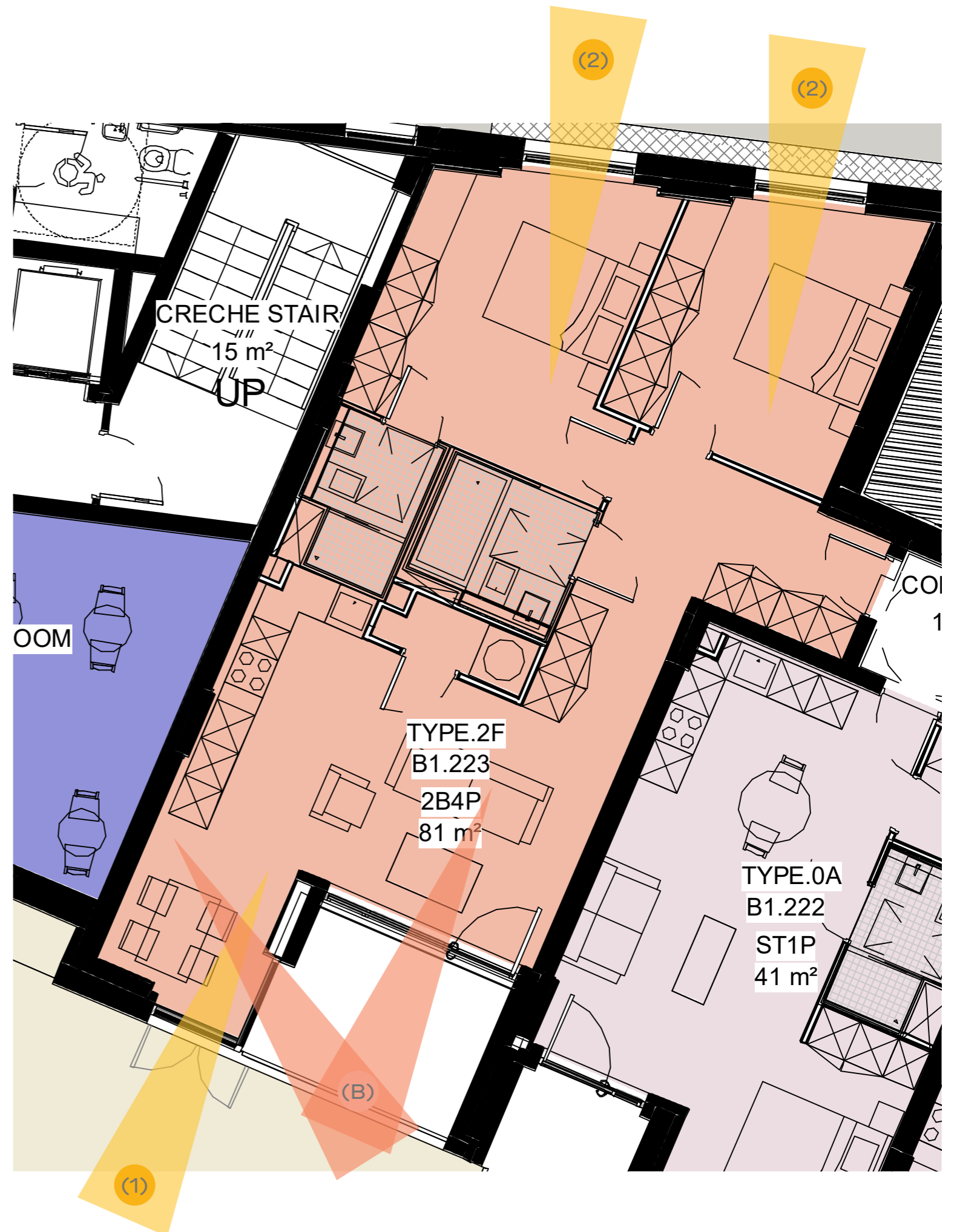
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1J (1Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	(1) Towards Grand Canal, and to streetscape to Block BG4 (2) Towards Cork Street area, and onto Block BG1 courtyard area
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.11m x 2.4m - 5.06m ² (2) 1.35m x 2.4m - 3.24m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2F

2 Bed Unit

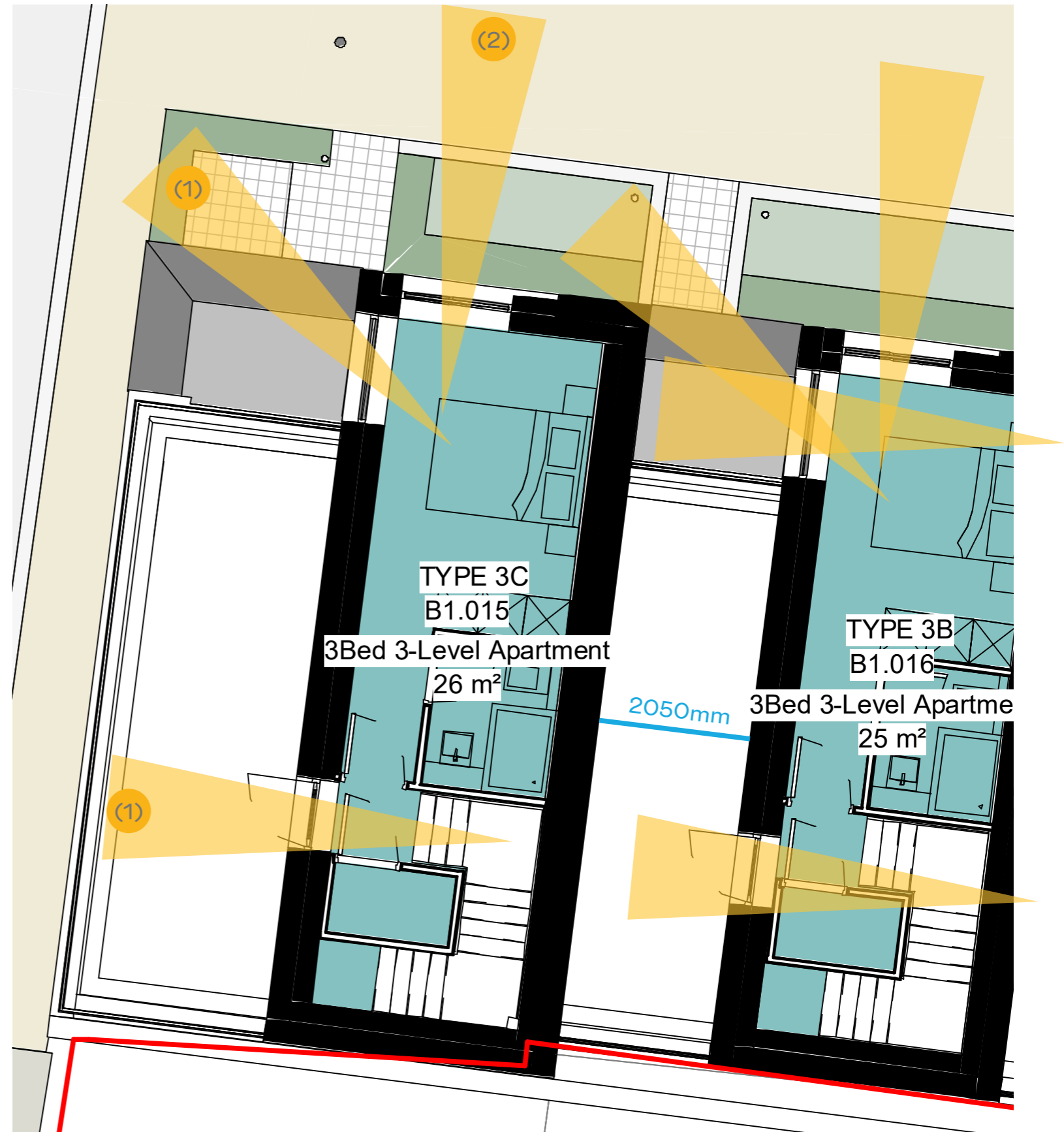
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2F (2Bed)
Aspect	South South West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) North North East
View	(1) Towards Grand Canal, and streetscape to Block BG4 (2) Towards City Centre, and over Block BG1 courtyard
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.42m x 2.4m - 3.4m ² (2) 1.66m x 2.4m - 3.98m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 3B/3C

3 Bed Unit

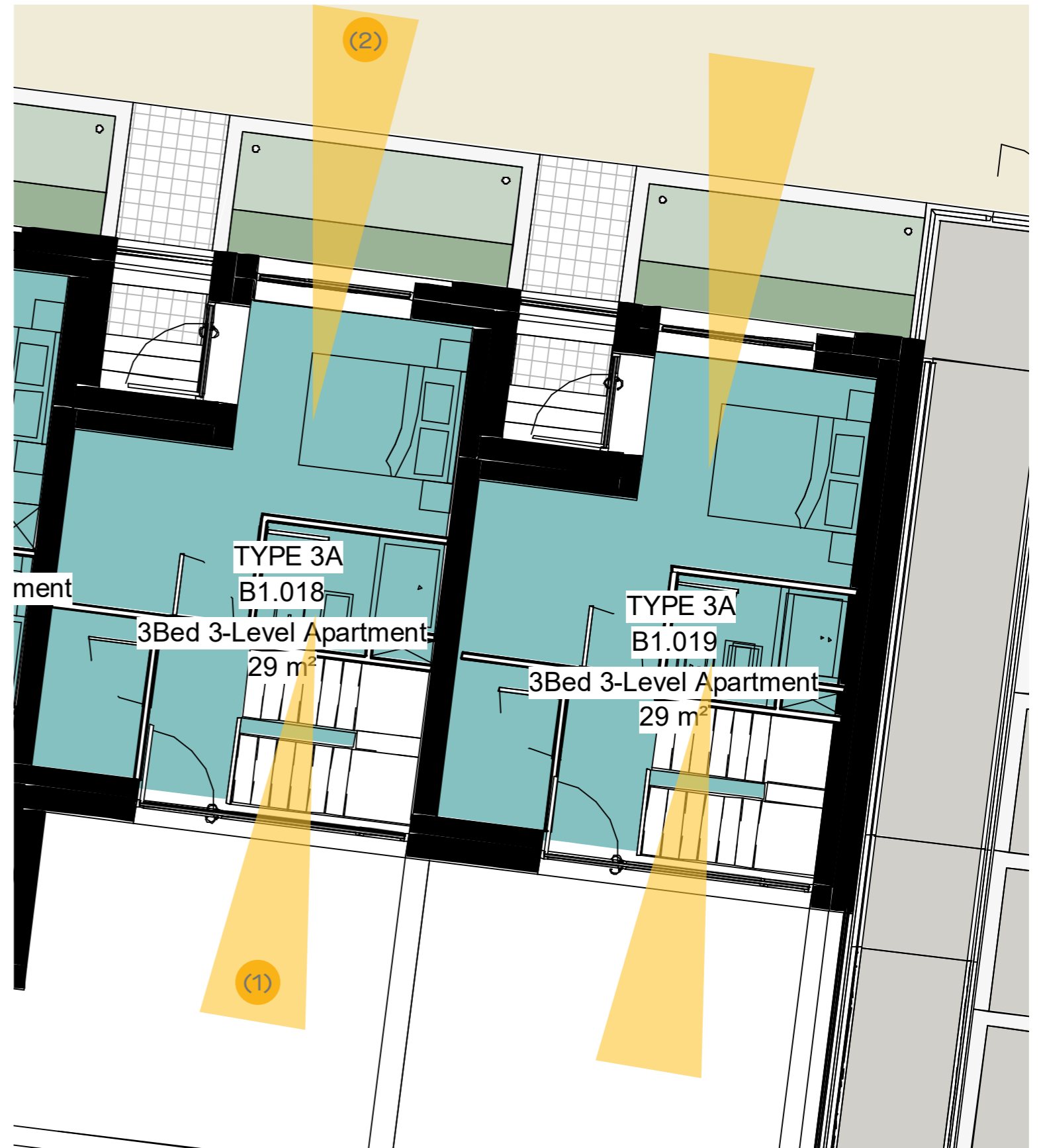
Design Principle	Parameters Achieved
Unit Type	HJL-Type 3B (3Bed)
Aspect	West North West / North North East
Orientation	
(1) Aspect 1	(1) West North West
(2) Aspect 2	(2) North North East
View	(1) Towards Cork Street area (2) Towards City Centre
Return Depth	N/A
Window Size + Area	
(1) Aspect 1	(1) 1.472m x 2.4m - 3.53m ²
(2) Aspect 2	(1) 0.97m x 2.1m - 2.04m ²
	(2) 1.51m x 2.4m - 3.62m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 3A

3 Bed Unit

Design Principle	Parameters Achieved
Unit Type	HJL-Type 3A (3Bed)
Aspect	South South West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) North North East
View	(1) Towards Grand Canal, and onto Block BG1 courtyard (2) Towards City Centre
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 3.35m x 2.4m - 8.04m ² (2) 2.11m x 2.4m - 5.06m ²
Cross Ventilation	(Y)
Opposing windows	N/A





CGI 6- View from East looking toward Rehoboth Plaza

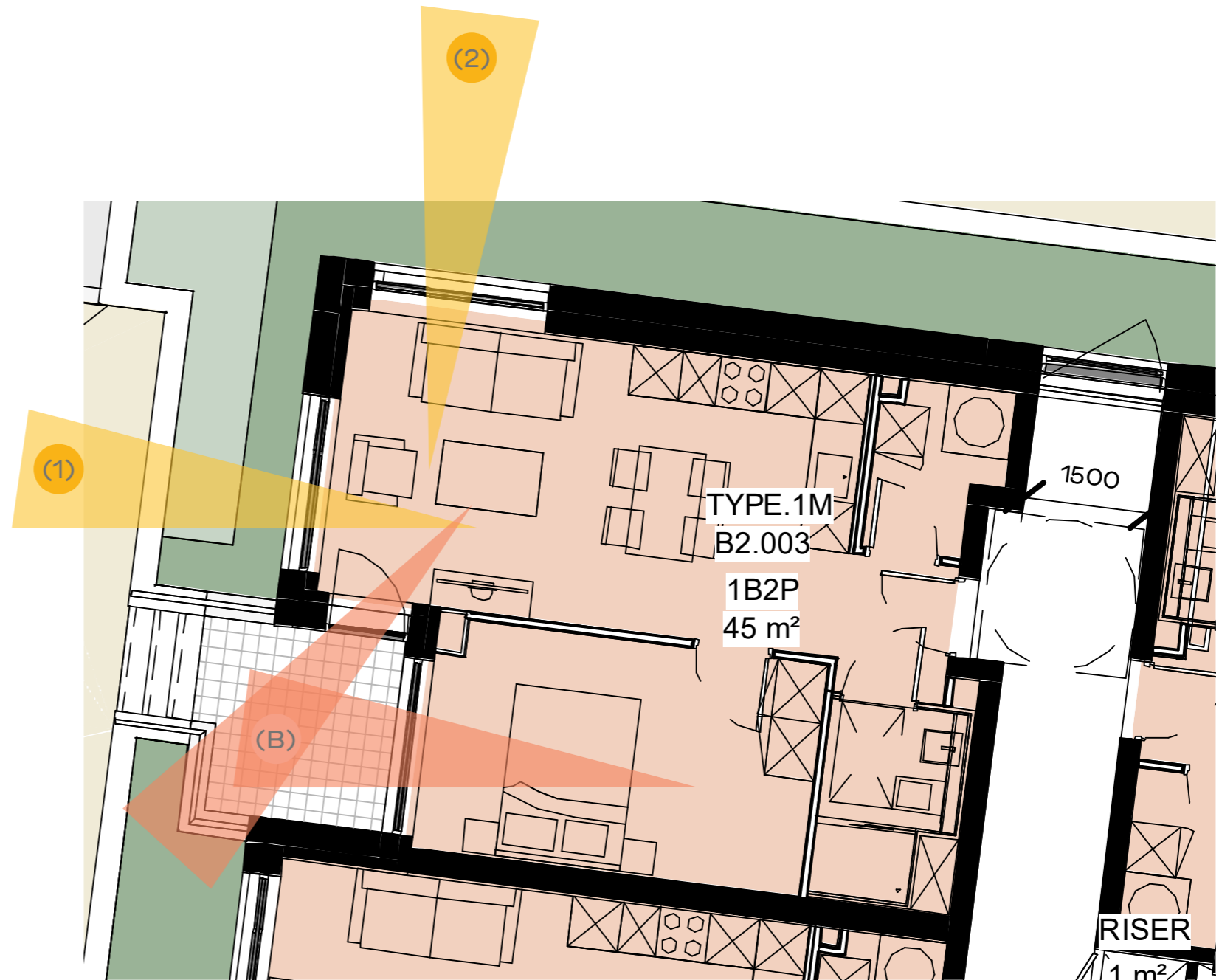
4. UNIT DUAL ASPECT ANALYSIS - BLOCK BG2



Apartment Type 1M

1 Bed Unit

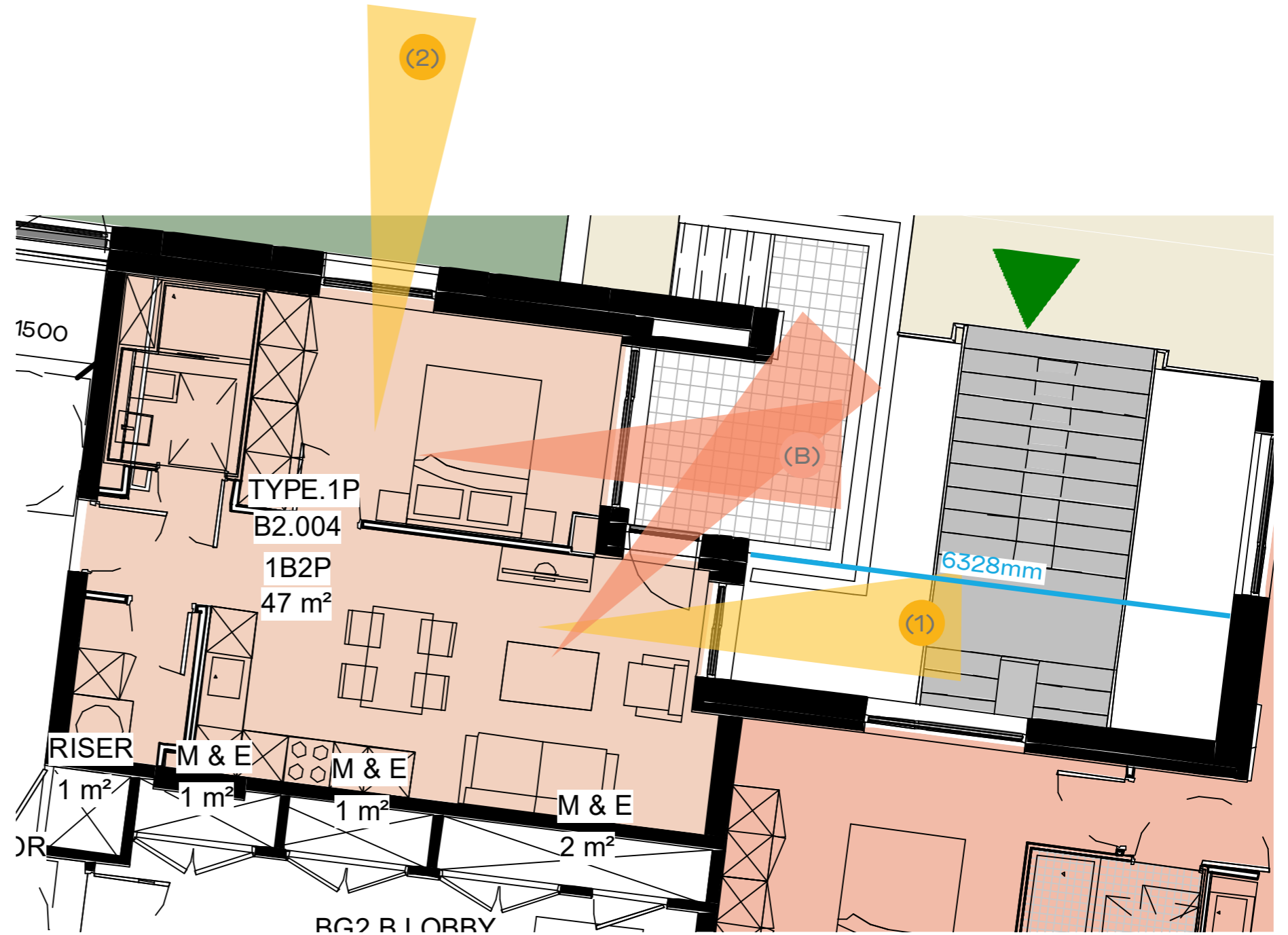
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1M (1Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) North North East
View	(1) Towards Cork Street area, and streetscape to Block BC1 (2) Towards City Centre
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.11m x 2.4m - 5.06m ² (2) 2.11m x 2.4m - 5.06m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 1P

1 Bed Unit

Design Principle	Parameters Achieved
Unit Type	HJL-Type 1P (1Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) North North East
View	(1) Towards Donore Avenue area (2) Towards City Centre
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.247m x 2.4m - 2.99m ² (2) 1.51m x 2.4m - 3.62m ²
Cross Ventilation	(Y)
Opposing windows	6.3m opposing facade, windows not directly opposing



Apartment Type 2E

2 Bed Unit

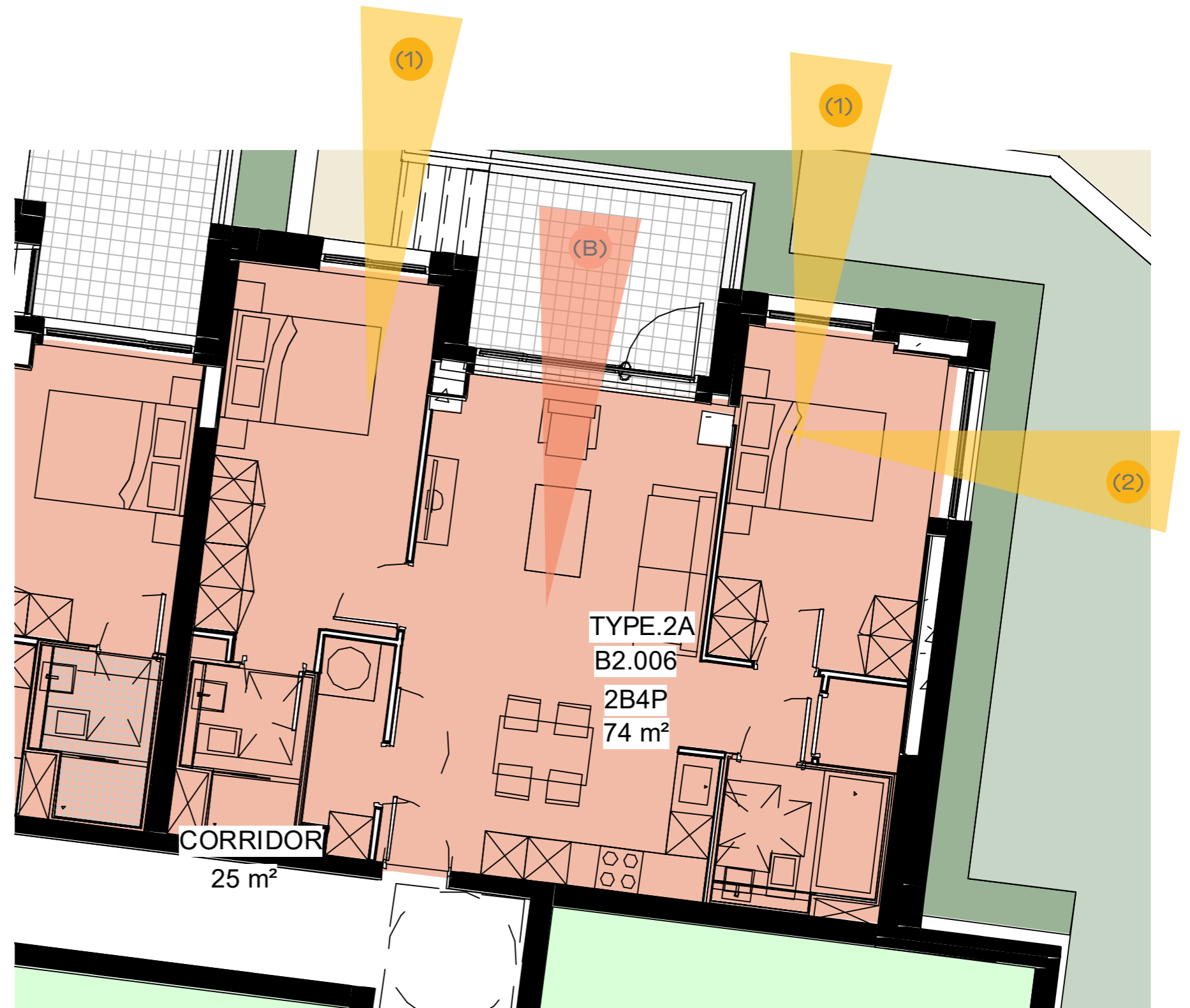
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2E (2Bed)
Aspect	West North West / North North East
Orientation	
(1) Aspect 1	(1) West North West
(2) Aspect 2	(2) North North East
View	(1) Towards Cork Street area (2) Towards City Centre
Return Depth	4.725m
Window Size + Area	(1) 2.11m x 2.4m - 5.06m ² (2) 2.11m x 2.4m - 5.06m ² (2) 2.11m x 2.4m - 5.06m ²
Cross Ventilation	(Y)
Opposing windows	6.3m opposing facade, windows not directly opposing



Apartment Type 2A

2 Bed Unit

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2A (2Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North East (2) East South East
View	(1) Towards City centre (2) Towards Donore Avenue area, and to Players Park
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.51m x 2.4m - 3.62m ² (1) 1.51m x 2.4m - 3.62m ² (2) 2.11m x 2.4m - 5.06m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2L

2 Bed Unit

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2L (2Bed)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) East South East
View	(1) Towards Grand Canal, and to Block BG2 podium amenity area (2) Towards Donore Avenue, and to PlayerPark
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.51m x 2.4m - 3.62m ² (1) 1.51m x 2.4m - 3.62m ² (2) 1.93m x 2.4m - 4.63m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2E

2 Bed Unit

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2E (2Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	(1) Towards Grand Canal, and onto Block BC2 podium amenity (2) Onto Block BC2 podium amenity
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.11m x 2.4m - 5.06m ² (1) 2.11m x 2.4m - 5.06m ² (2) 1.93m x 2.4m - 4.63m ²
Cross Ventilation	(Y)
Opposing windows	6.3m opposing facade, windows not directly opposing



Apartment Type 2A

2A Bed Unit

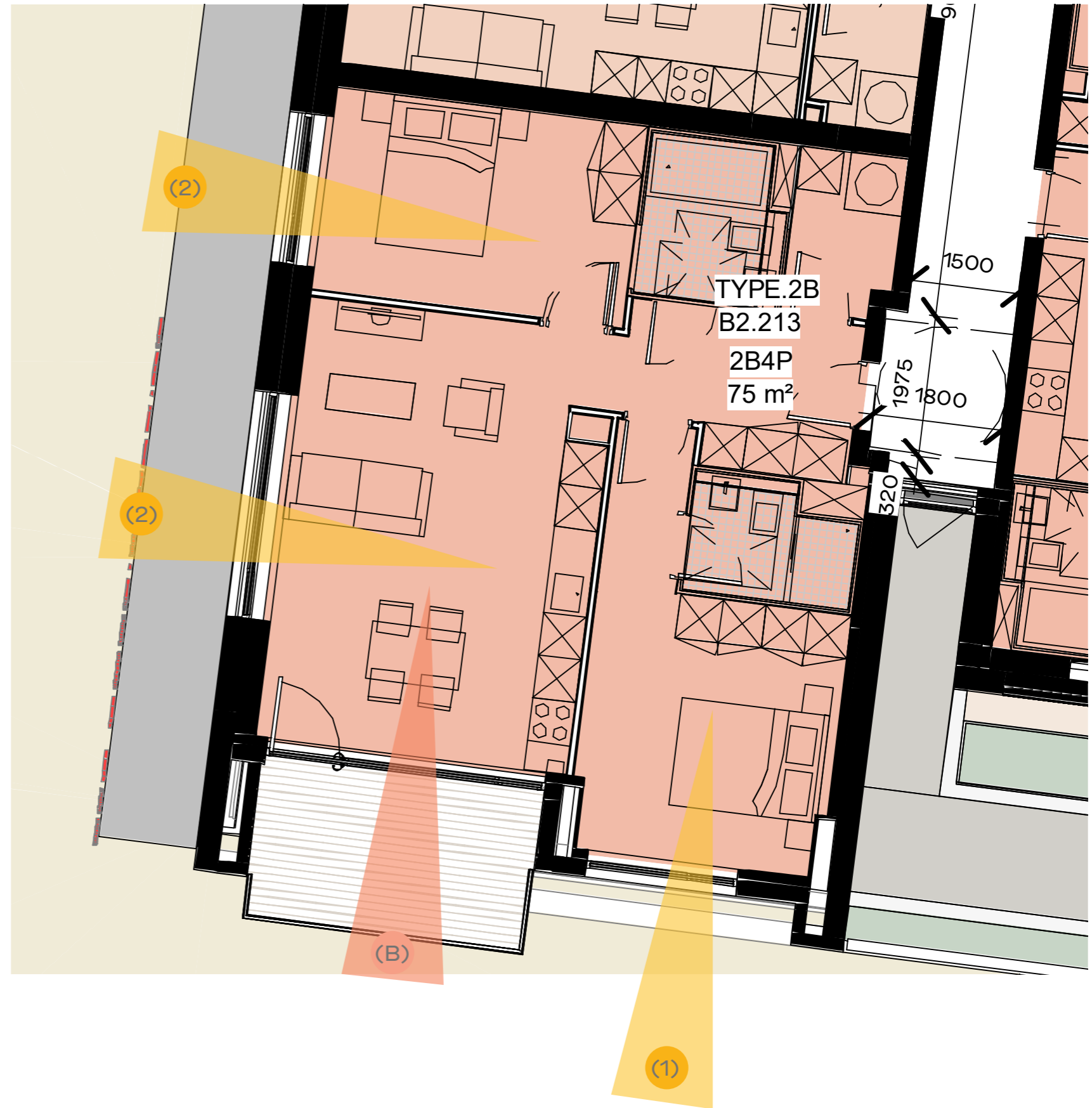
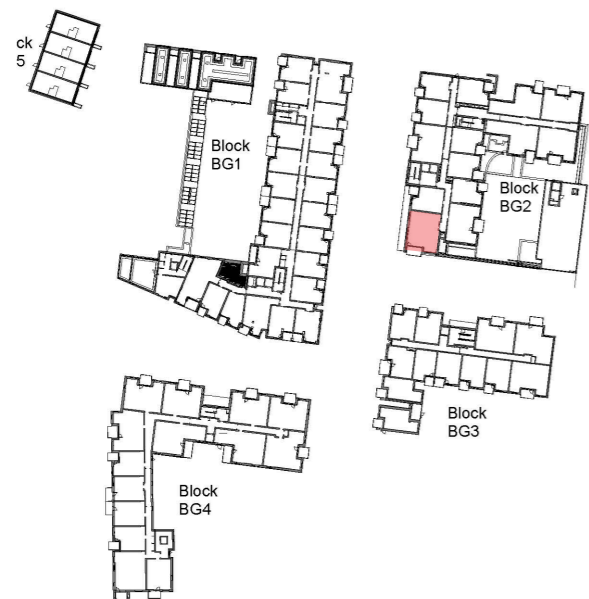
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2A (2Bed)
Aspect	South South West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) South South West
View	(1) Towards Players Park (2) Towards Grand Canal
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.26m x 2.4m - 5.42m ² (1) 1.51m x 2.4m - 3.62m ² (2) 1.93m x 2.4m - 4.63m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2B

2 Bed Unit

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2B (2Bed)
Aspect	South South West / West North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South South West (2) West North West
View	(1) Towards Grand Canal, and streetscape to Block BG3 (2) Towards Cork Street area, and streetscape to Block BG1
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.11m x 2.4m - 5.06m ² (2) 3.16m x 2.4m - 7.58m ² (2) 2.11m x 2.4m - 5.06m ²
Cross Ventilation	(Y)
Opposing windows	N/A



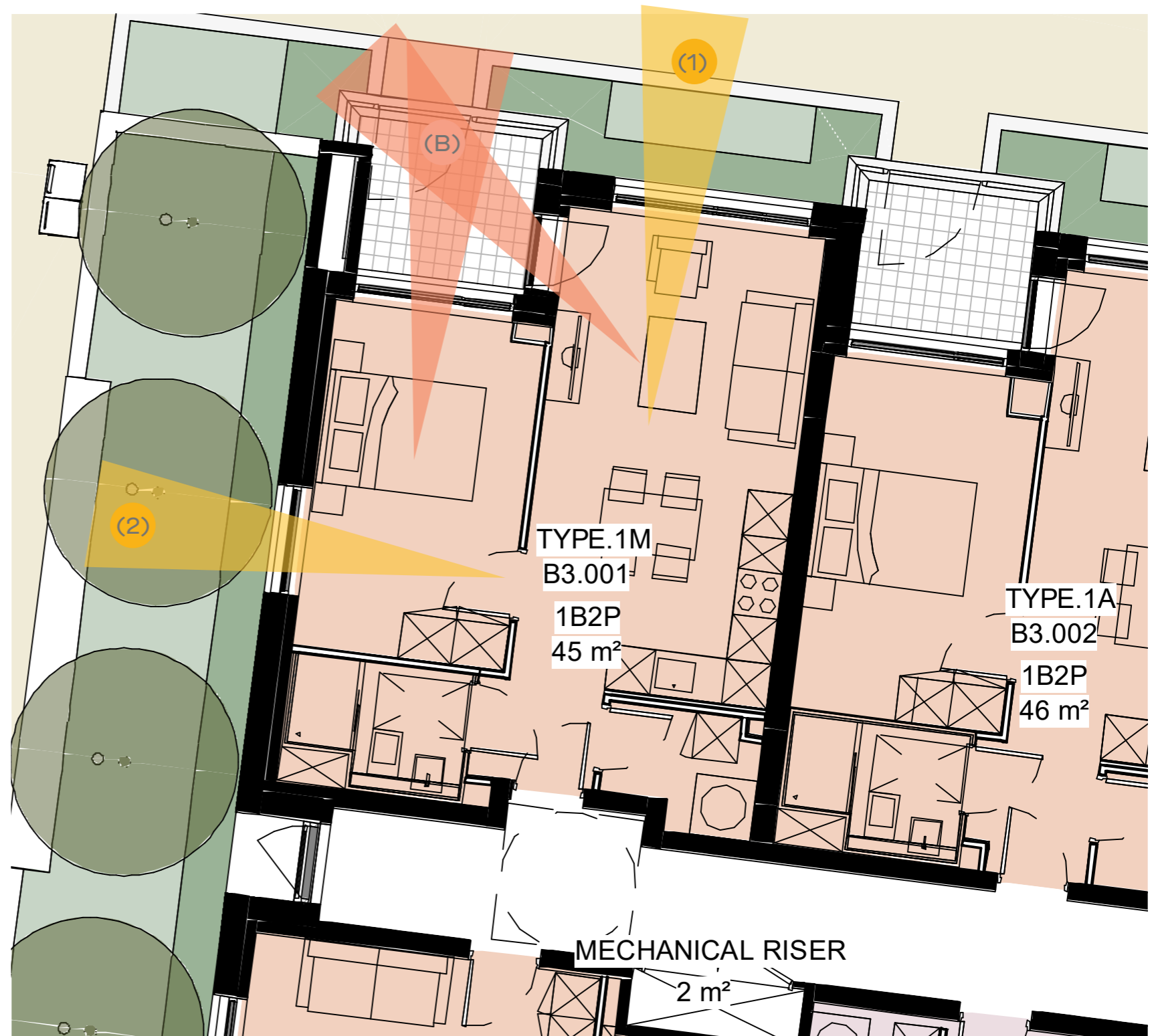
5. UNIT DUAL ASPECT ANALYSIS - BLOCK BC3



Apartment Type 1M

1 Bed Unit

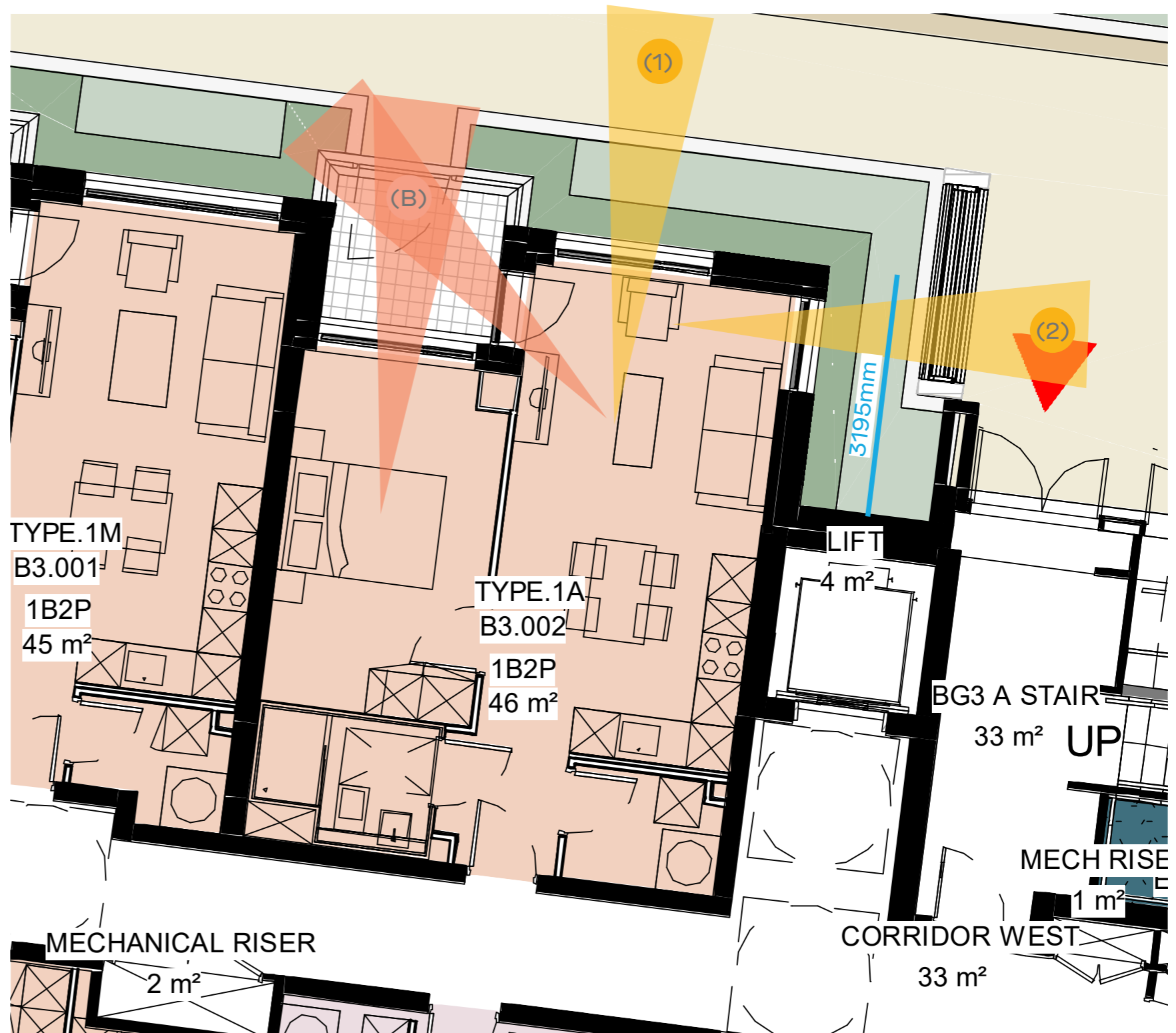
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1M (1Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North East (2) West North West
View	(1) Along BG2, towards City Centre (2) Onto Rehoboth Plaza, towards Cork Street area
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.11m x 2.4m - 5.06m ² (2) 1.435m x 2.4m - 3.44m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 1A

1 Bed Unit

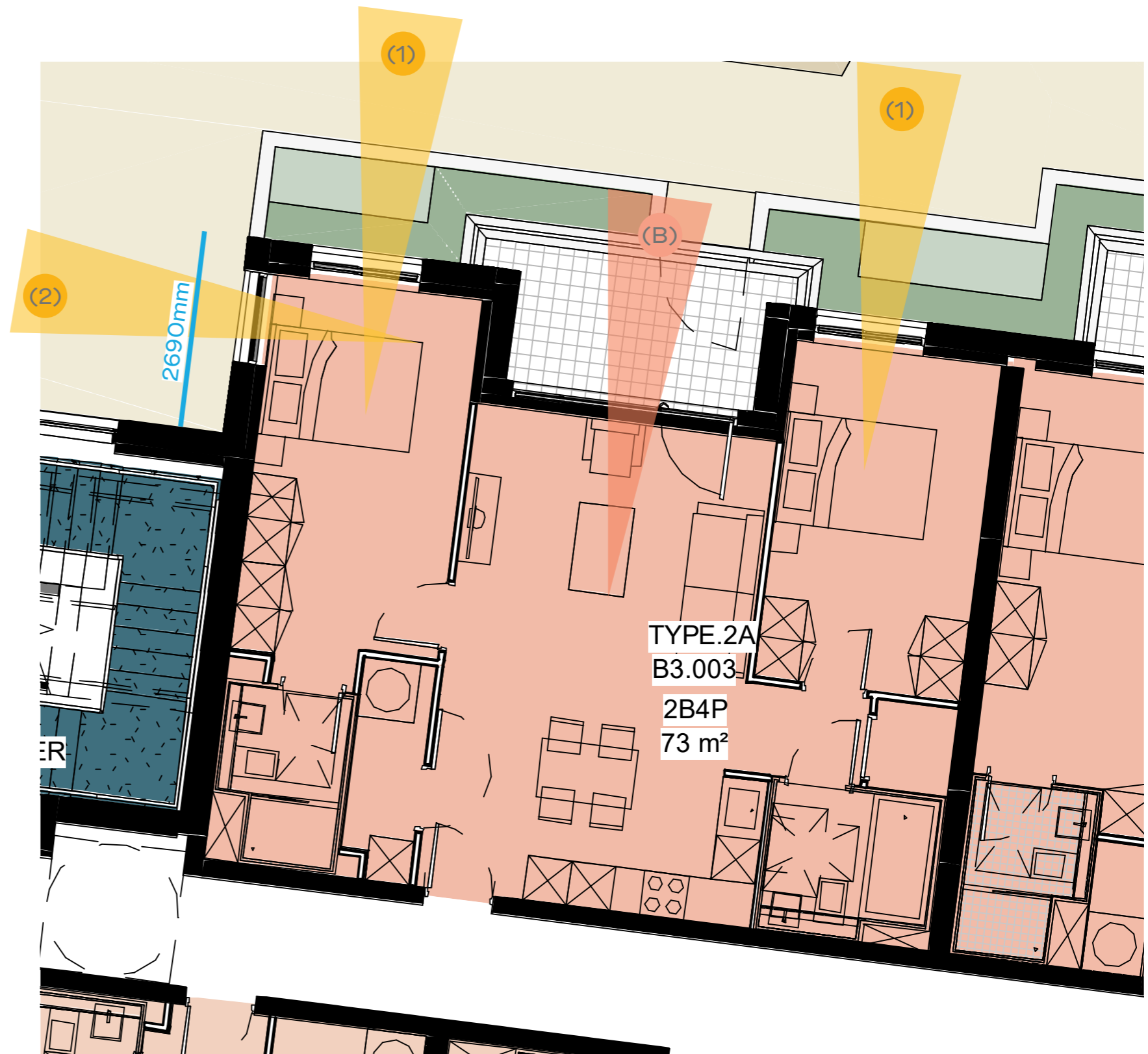
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1A (1Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North East (2) East South East
View	(1) Towards BG2, and onto BG2 communal space (2) Towards Players Park, and Donore Avenue area
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.11m x 2.4m - 5.06m ² (2) 1.247m x 2.4m - 2.99m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2A

2 Bed Unit

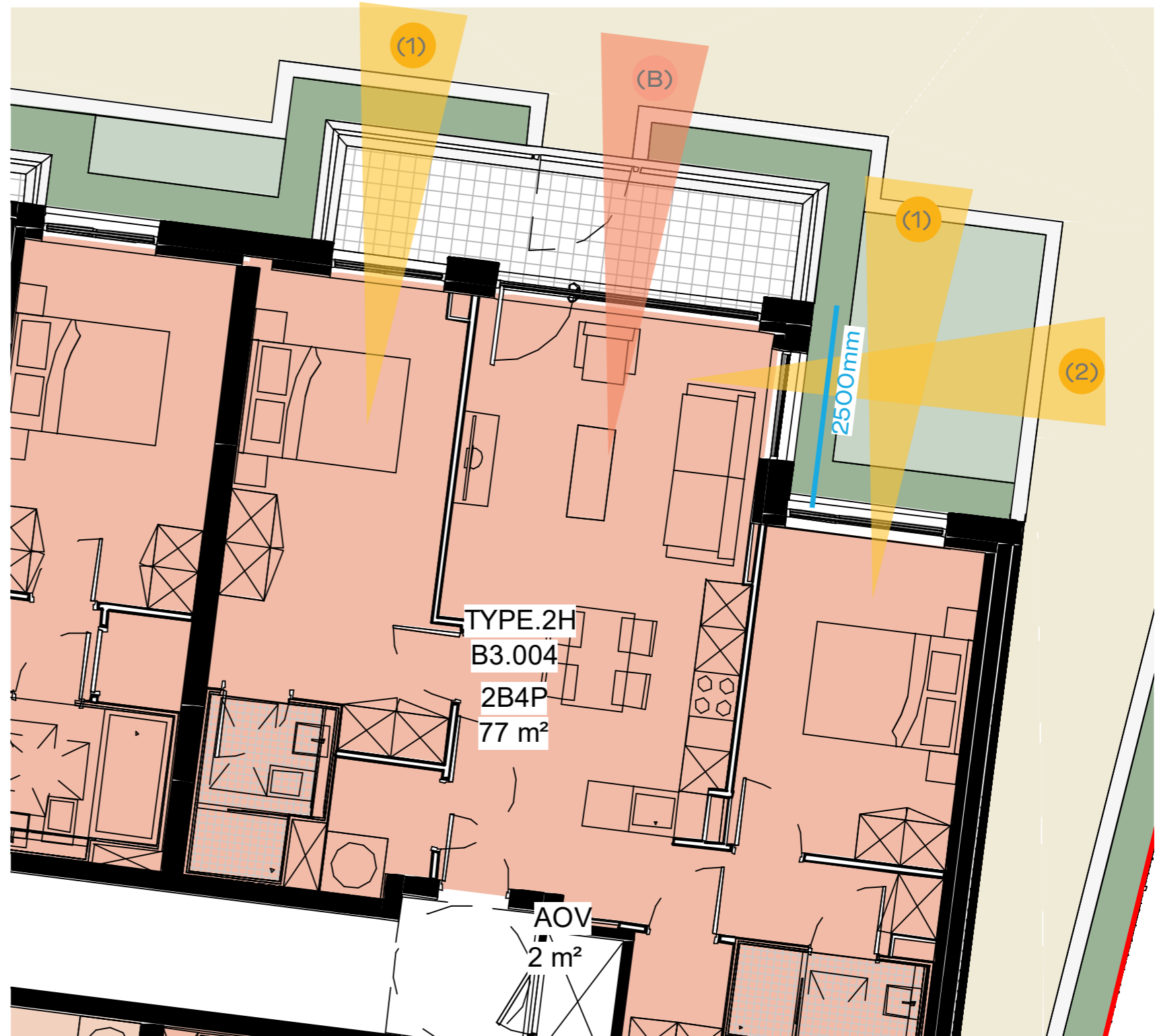
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2A (2Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North East (2) West North West
View	(1) Towards BG2, onto BG2 communal space (2) Towards BG1, and towards Cork Street area
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.51m x 2.4m - 3.62m ² (1) 2.11m x 2.4m - 5.06m ² (2) 1.247m x 2.4m - 2.99m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2H

2 Bed Unit

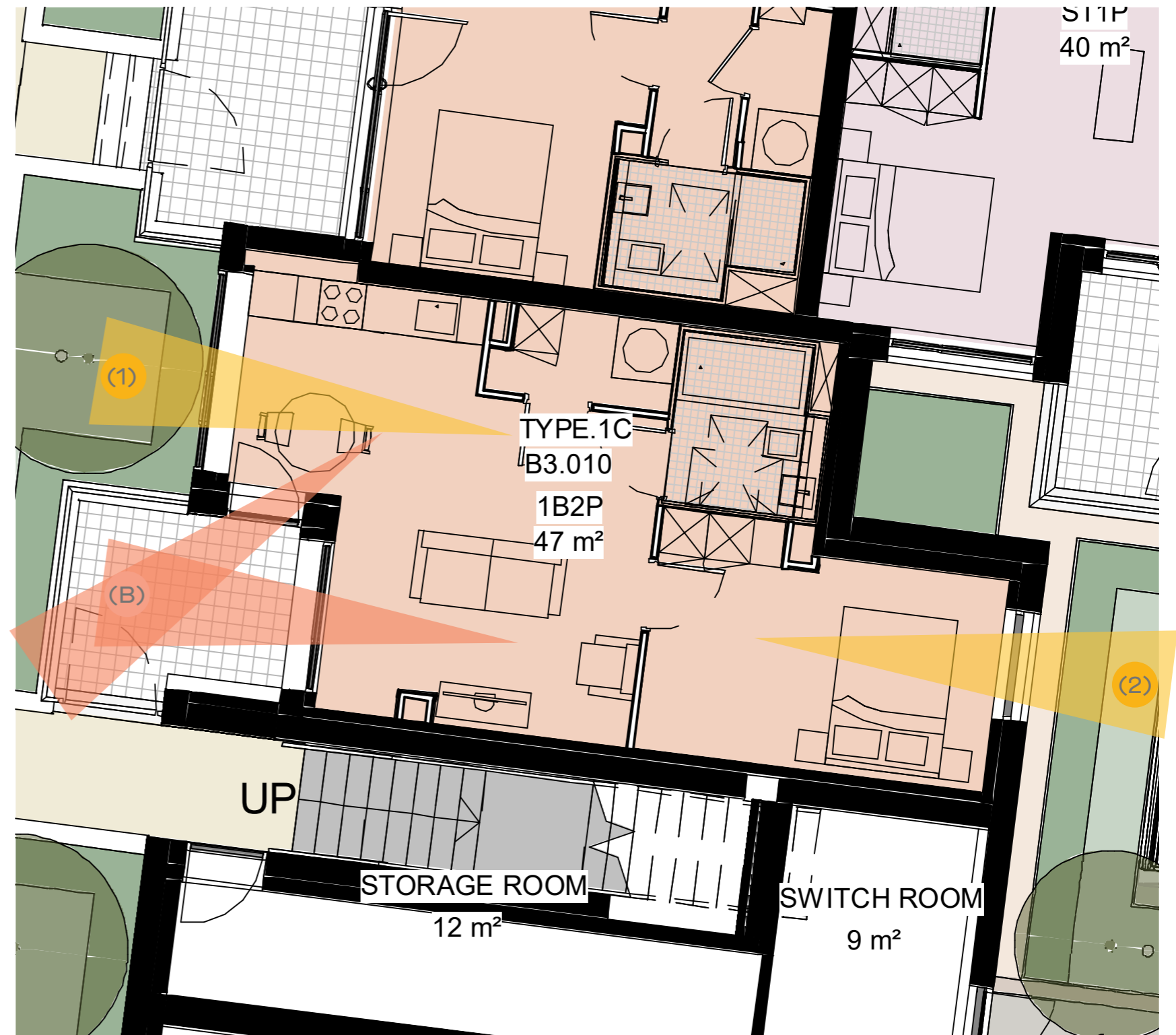
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2H (2Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North East (2) East South East
View	(1) Towards BG2, onto BG2 communal space (2) Over Players Park, towards Donore Avenue area
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.51m x 2.4m - 3.62m ² (1) 2.11m x 2.4m - 5.06m ² (2) 1.435m x 2.4m - 3.44m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 1C

1 Bed Unit

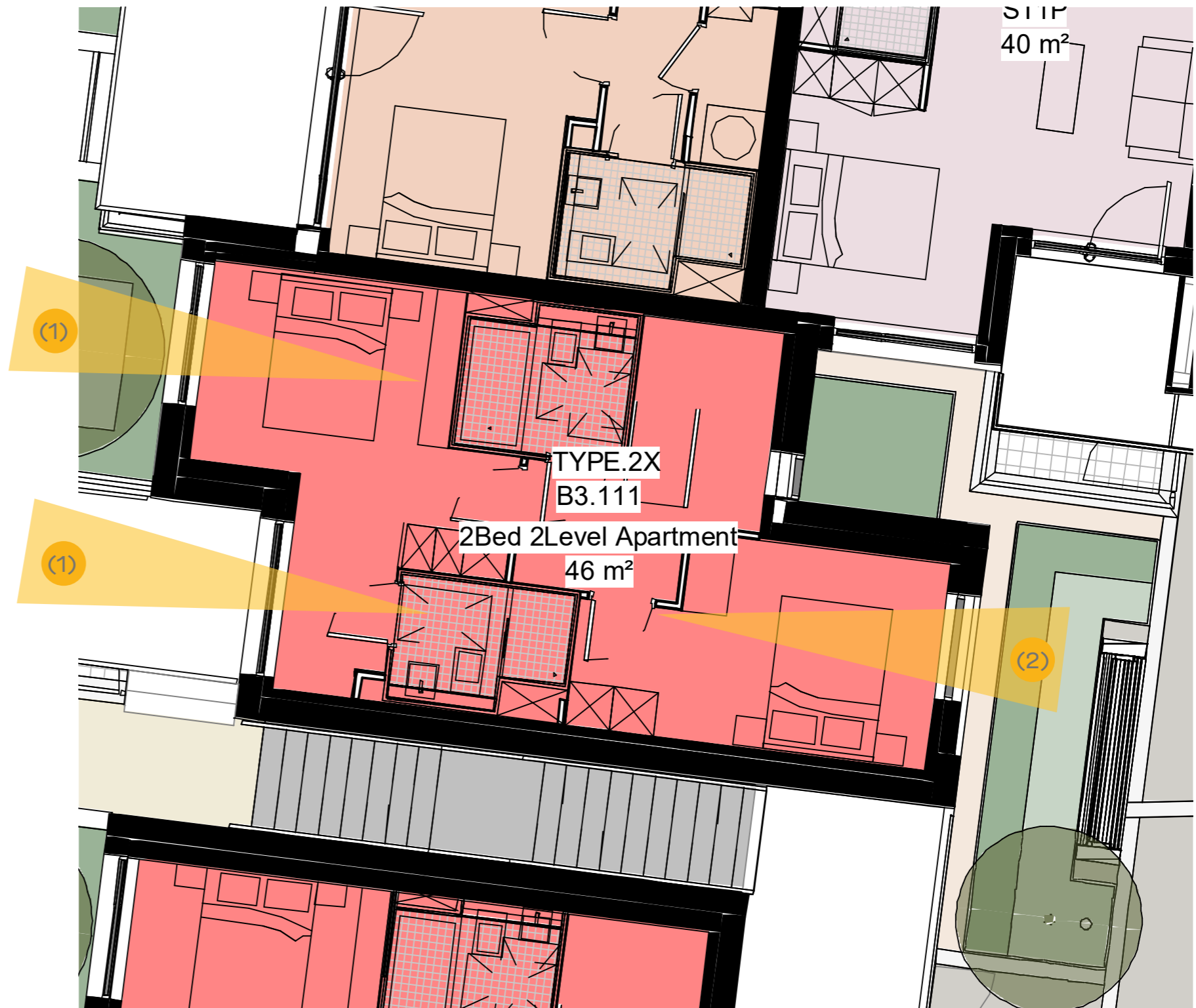
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1C (1Bed)
Aspect	West North West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) East South East
View	(1) Onto Rehoboth Plaza, and towards Cork Street area (2) Onto BG3 communal space, towards Donore Avenue area
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.635m x 2.4m - 6.32m ² (2) 1.435m x 2.4m - 3.15m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2X

2 Bed Unit

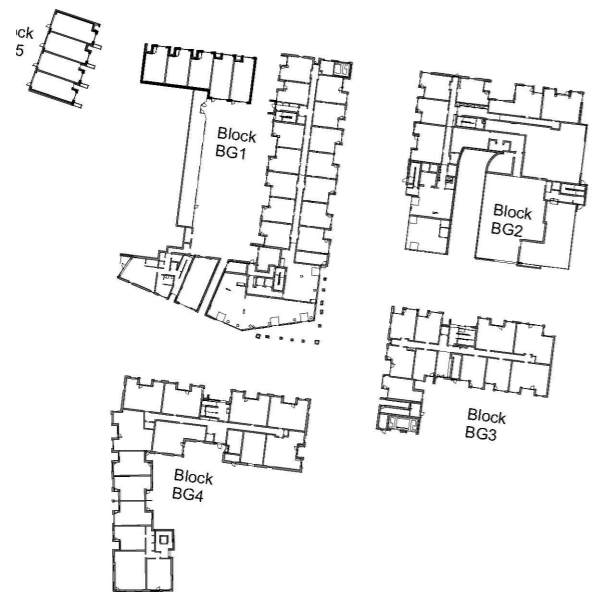
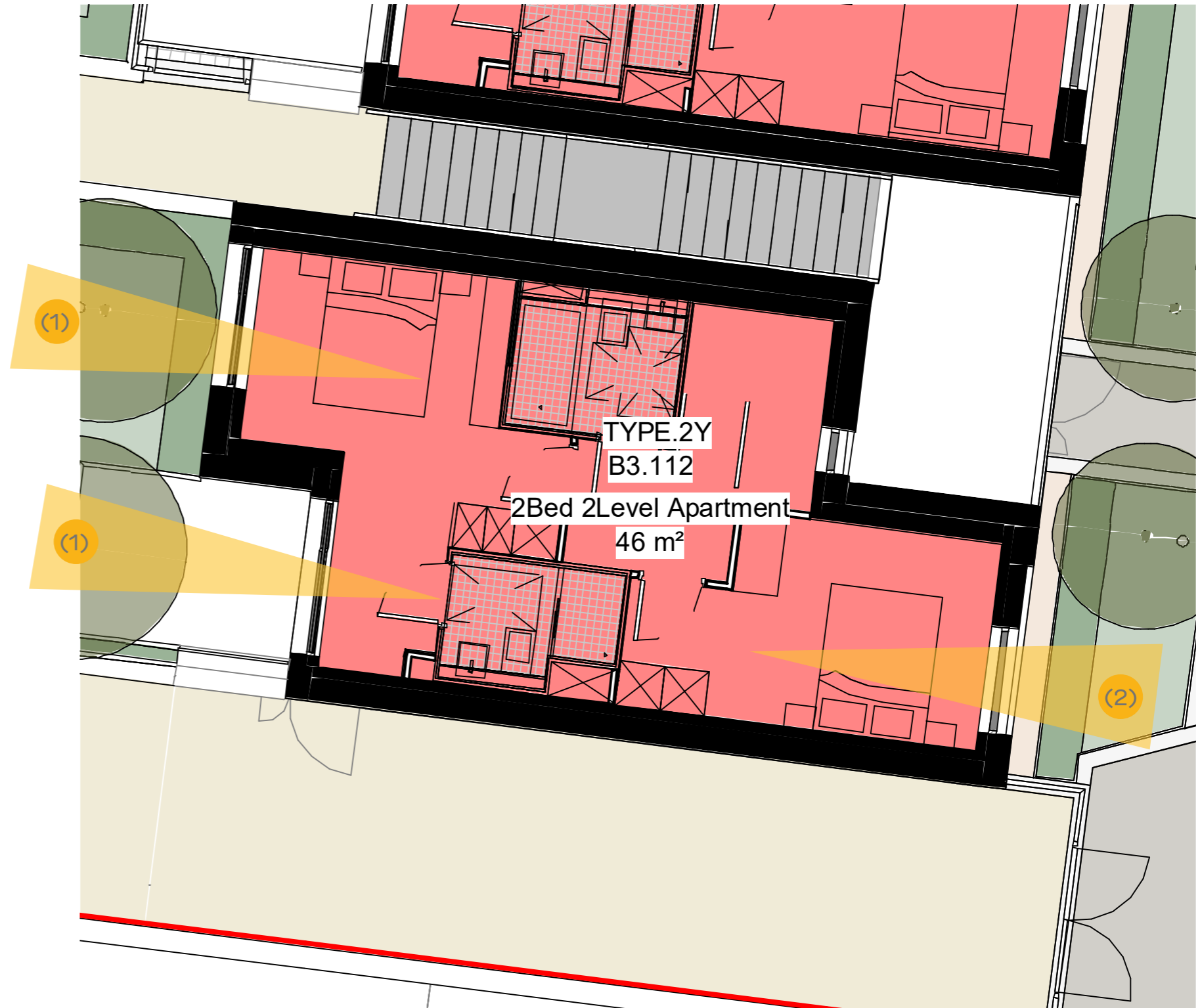
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2X (2Bed)
Aspect	West North West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) East South East
View	(1) Onto Rehoboth Plaza, and towards Cork Street area (2) Onto BG3 communal space, towards Donore Avenue area
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.93m x 2.4m - 4.6m ² (1) 2.11m x 2.4m - 5.06m ² (2) 1.435m x 2.4m - 3.44m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2Y

2 Bed Unit

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2Y (2Bed)
Aspect	West North West / East South East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West North West (2) East South East
View	(1) Onto Rehoboth Plaza, and towards Cork Street area (2) Onto BG3 communal space, towards Donore Avenue area
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.93m x 2.4m - 4.63m ² (1) 2.11m x 2.4m - 5.06m ² (2) 1.435m x 2.4m - 3.44m ²
Cross Ventilation	(Y)
Opposing windows	N/A



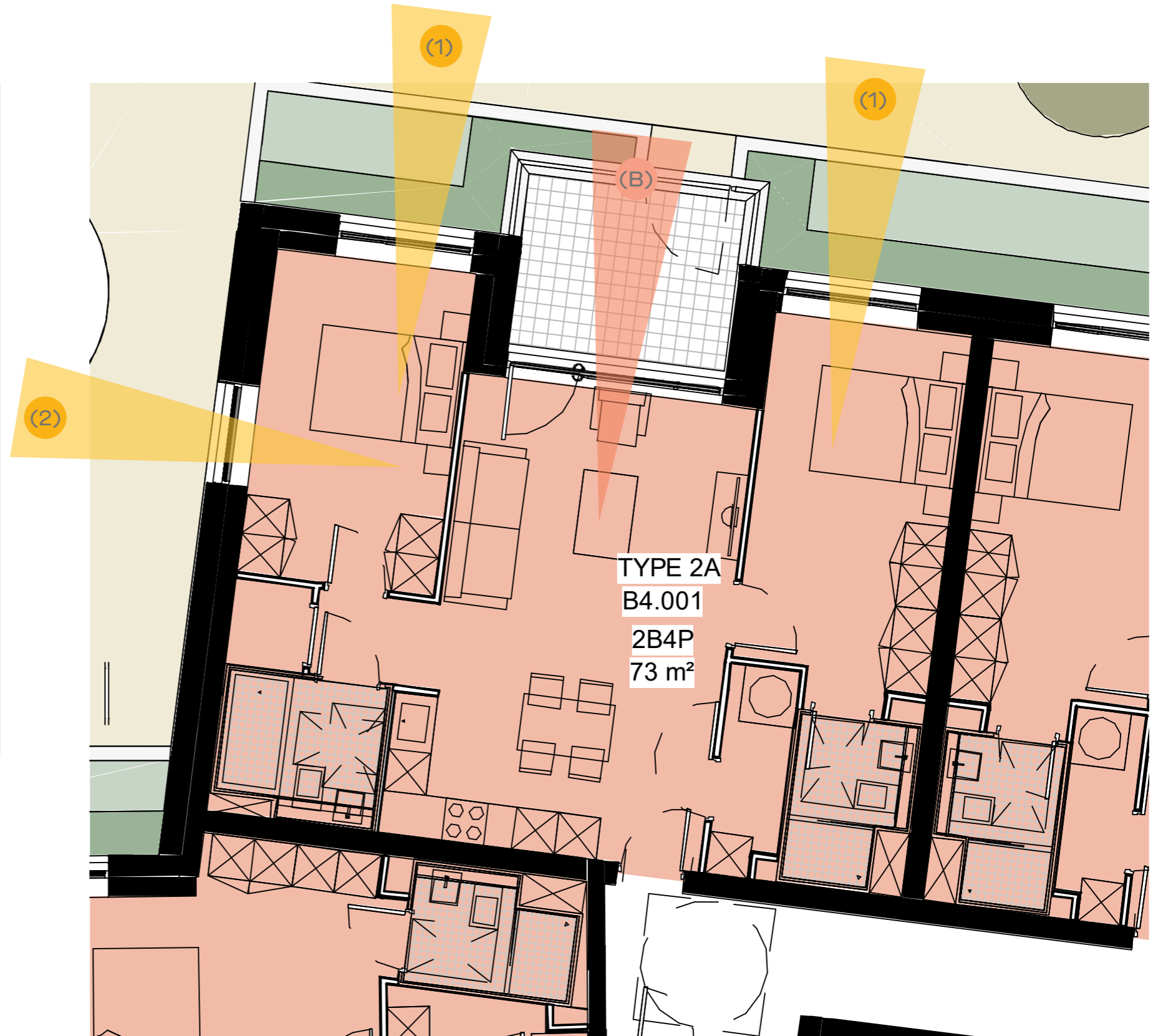
6. UNIT DUAL ASPECT ANALYSIS - BLOCK BG4



Apartment Type 2A

2 Bed Unit

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2A (2Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North East (2) West North West
View	(1) Onto Rehoboth Plaza, towards City Centre (2) Towards Cork Street area
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.93m x 2.4m - 4.63m ² (1) 1.93m x 2.4m - 4.63m ² (2) 1.435m x 2.4m - 3.44m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2A

2 Bed Unit

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2A (2Bed)
Aspect	East South East / North North East
Orientation	
(1) Aspect 1	(1) North North East
(2) Aspect 2	(2) East South East
View	(1) Onto Rehoboth Plaza (2) Towards BG2, and towards Players Park / Donore Avenue area
Return Depth	N/A
Window Size + Area	
(1) Aspect 1	(1) 1.93m x 2.4m - 4.63m ²
(2) Aspect 2	(2) 1.51m x 2.4m - 3.62m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2A

2 Bed Unit

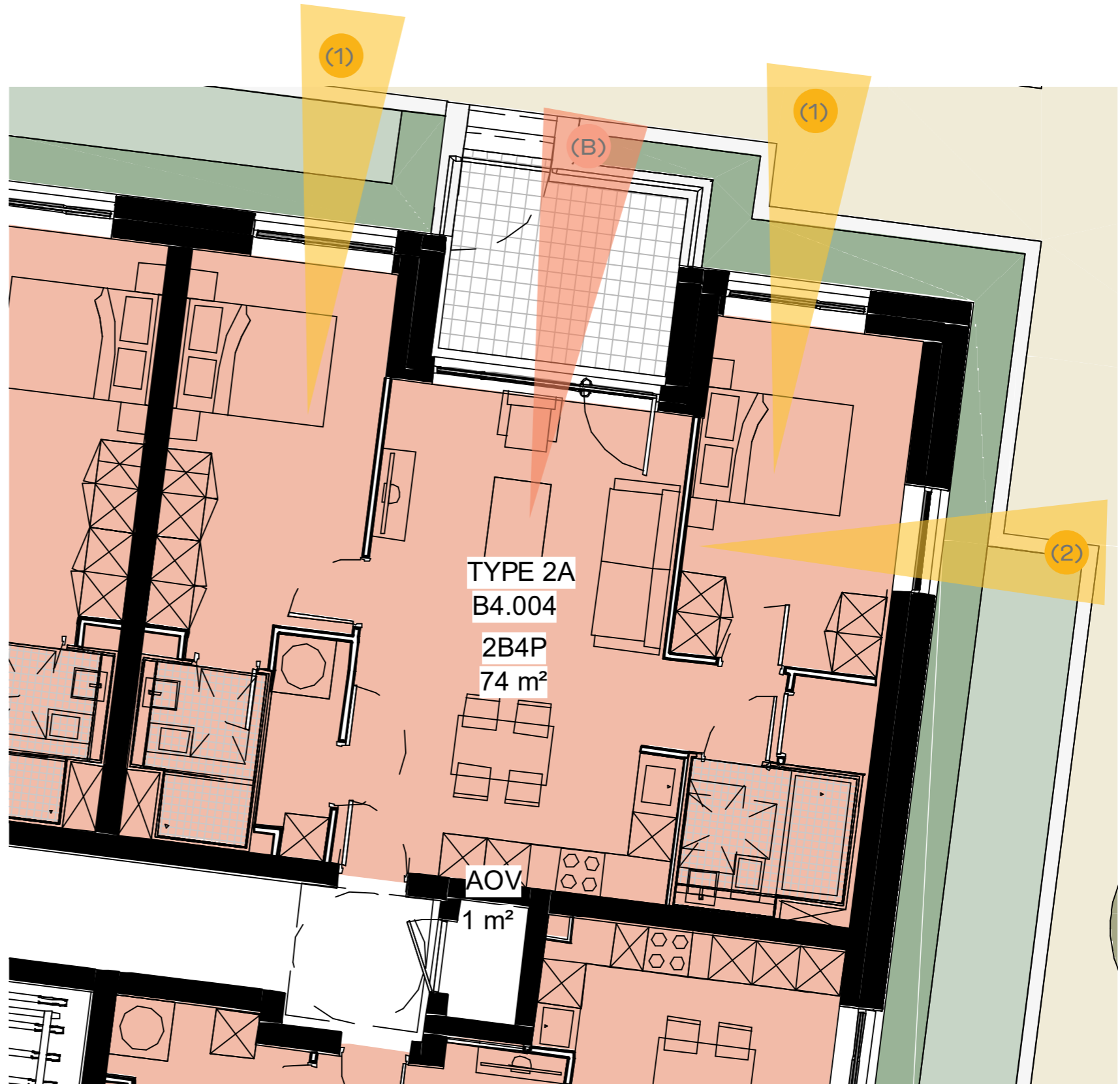
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2A (2Bed)
Aspect	West North West / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North East (2) West North West
View	(1) Onto Rehoboth Plaza (2) Towards Cork Street area
Return Depth	3.195m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.93m x 2.4m - 4.63m ² (1) 1.93m x 2.4m - 4.63m ² (2) 1.51m x 2.4m - 3.62m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2A

2 Bed Unit

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2A (2Bed)
Aspect	East South East / North North East
Orientation (1) Aspect 1 (2) Aspect 2	(1) North North East (2) East South East
View	(1) Along BG1, Rehoboth Plaza, towards City Centre (2) Towards Donore Avenue
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.93m x 2.4m - 4.63m ² (1) 1.93m x 2.4m - 4.63m ² (2) 1.435m x 2.4m - 3.44m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2C

2 Bed Unit

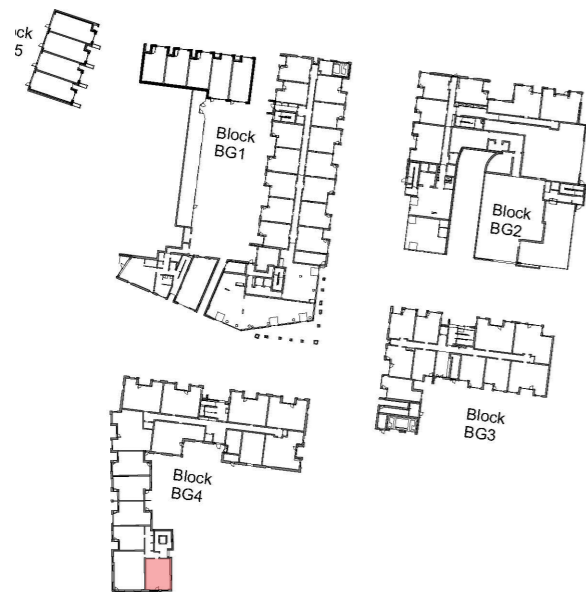
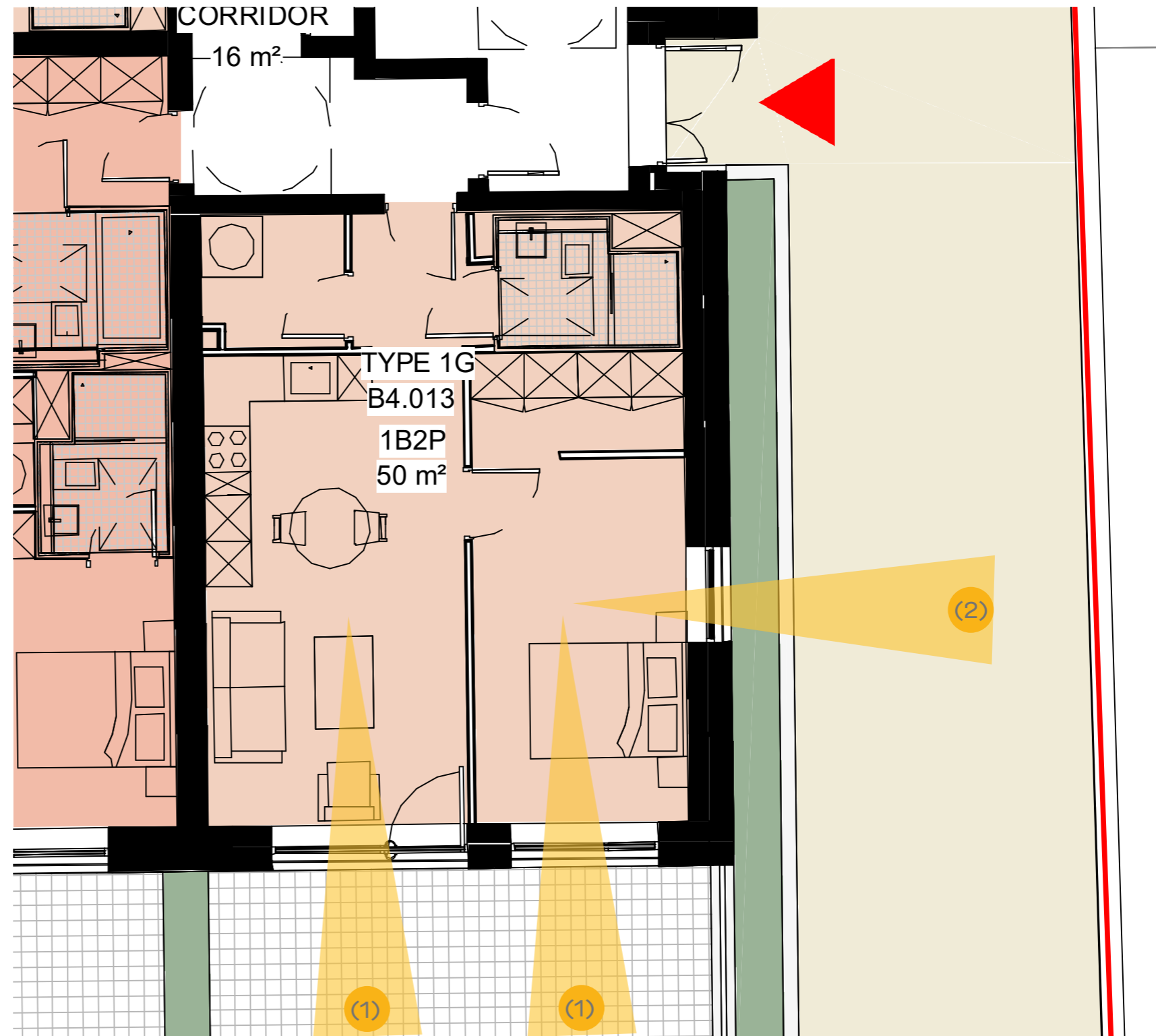
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2C (2Bed)
Aspect	East South East / South South West
Orientation (1) Aspect 1 (2) Aspect 2	(1) East South East (2) South South West
View	(1) Onto Communal space, towards Grand Canal (2) Towards Players Park, and Donore Avenue area
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.93m x 2.4m - 4.63m ² (1) 1.93m x 2.4m - 4.63m ² (2) 1.435m x 2.4m - 3.44m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 1G

1 Bed Unit

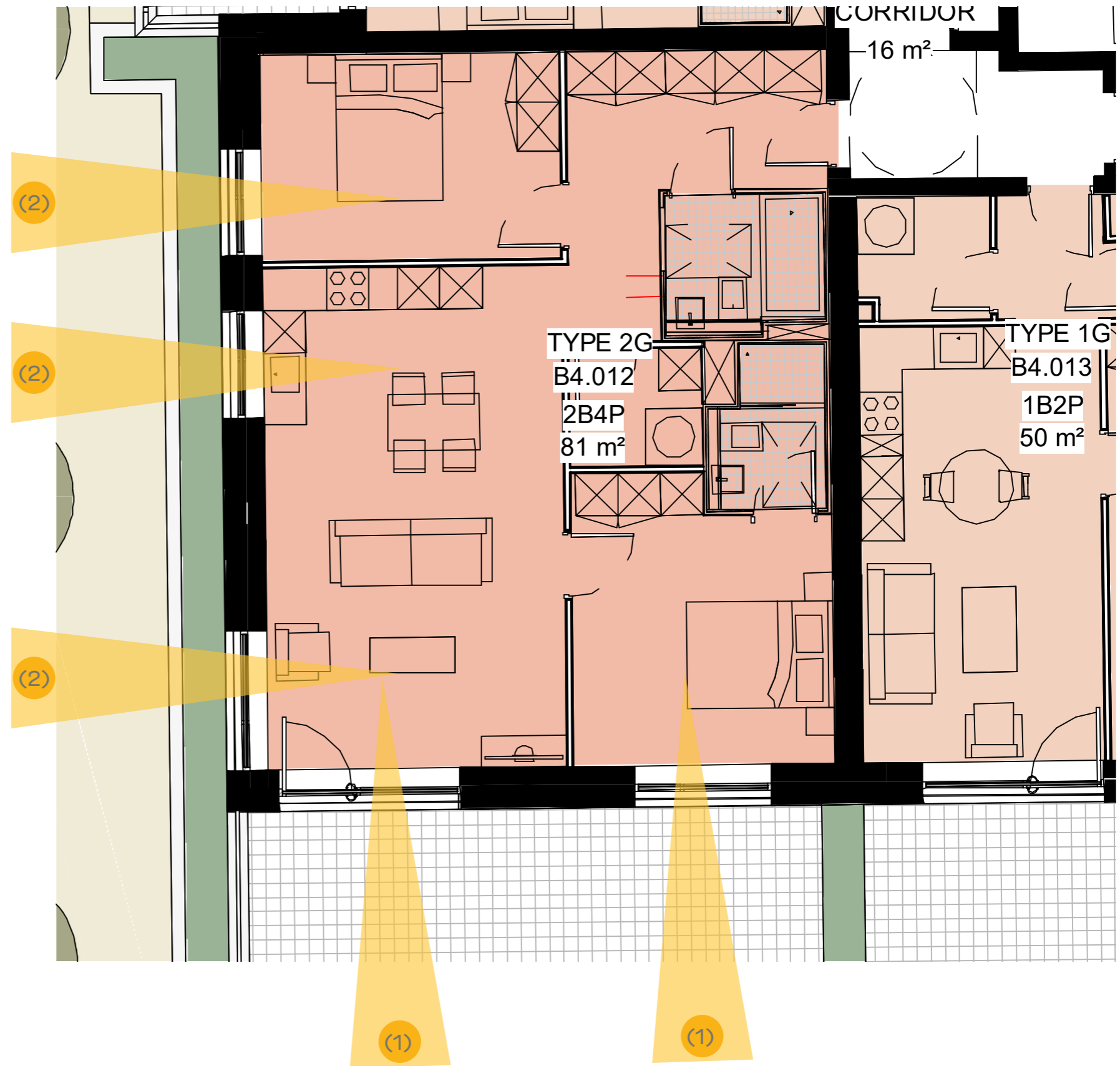
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1G (1Bed)
Aspect	South / East
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) East
View	(1) Towards Grand Canal (2) Along South Circular Road
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.56m x 2.4m - 6.14m ² (1) 1.93m x 2.4m - 4.63m ² (2) 1.247m x 2.4m - 2.99m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2G

2 Bed Unit

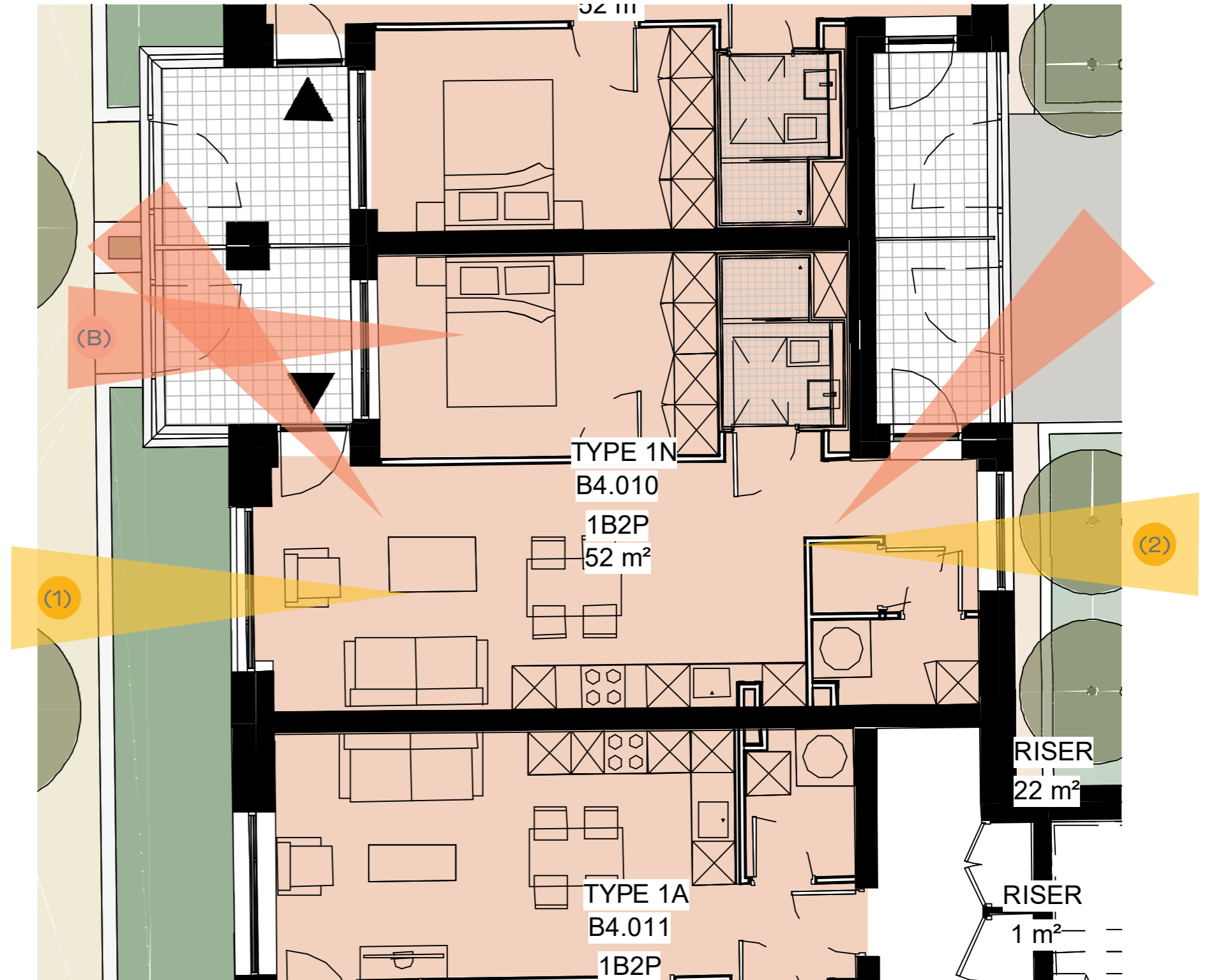
Design Principle	Parameters Achieved
Unit Type	HJL-Type 2G (2Bed)
Aspect	South / West
Orientation (1) Aspect 1 (2) Aspect 2	(1) South (2) West
View	(1) Towards Grand Canal (2) Along South Circular Road
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 1.93m x 2.4m - 4.63m ² (1) 2.56m x 2.4m - 6.14m ² (2) 1.51m x 2.4m - 3.62m ² (2) 1.51m x 2.4m - 3.62m ² (2) 1.98m x 2.4m - 4.75m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 1N

1 Bed Unit

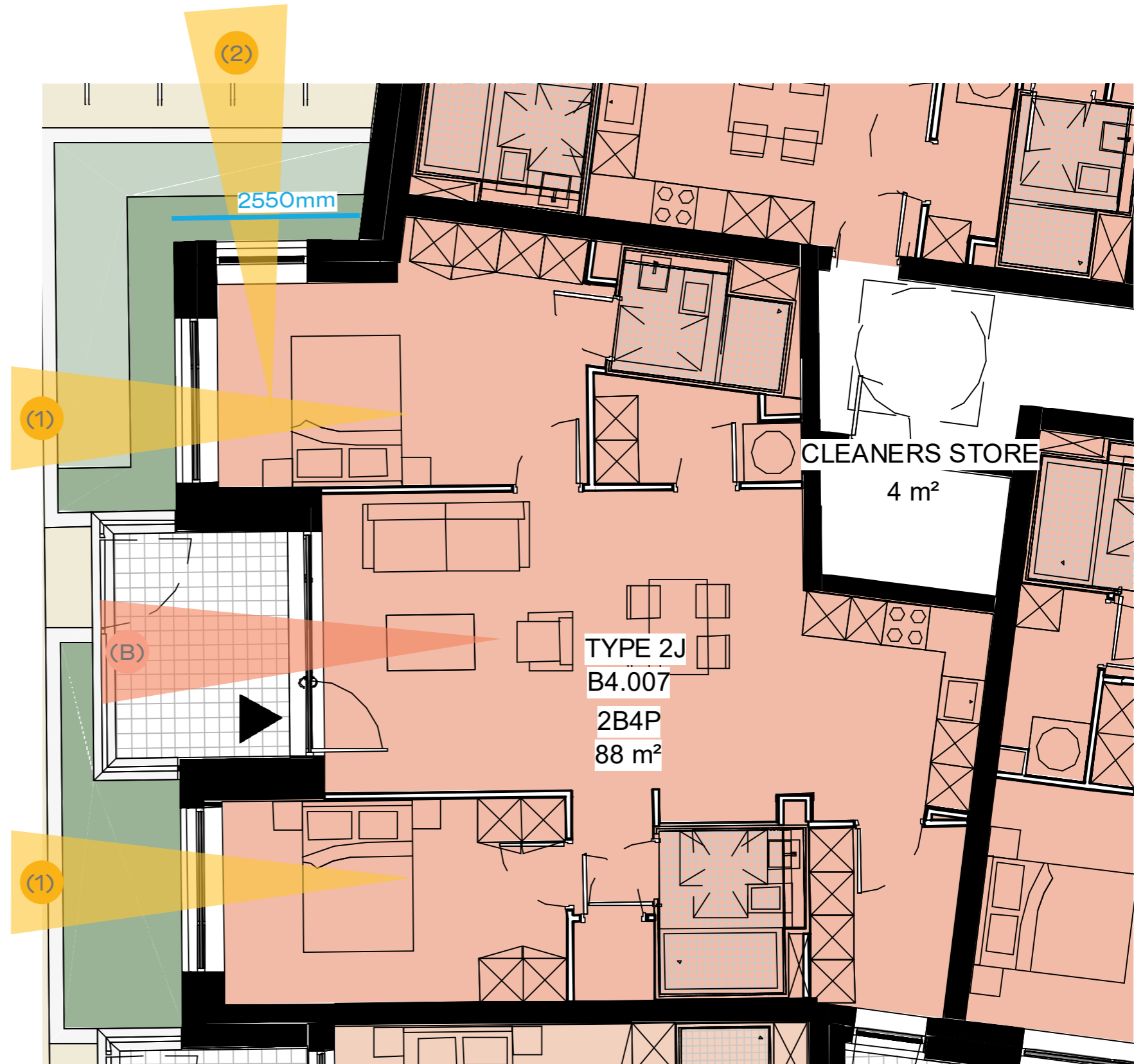
Design Principle	Parameters Achieved
Unit Type	HJL-Type 1N (1Bed)
Aspect	West / East
Orientation (1) Aspect 1 (2) Aspect 2	(1) West (2) East
View	(1) Onto Rehoboth Place, towards Cork Street area (2) Onto BG4 communal space
Return Depth	N/A
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.26m x 2.4m - 5.42m ² (2) 1.66m x 2.4m - 3.98m ²
Cross Ventilation	(Y)
Opposing windows	N/A



Apartment Type 2J

2 Bed Unit

Design Principle	Parameters Achieved
Unit Type	HJL-Type 2J (2Bed)
Aspect	West / North North West
Orientation (1) Aspect 1 (2) Aspect 2	(1) West (2) North North West
View	(1) Onto Rehoboth Place, towards Cork Street area (2) Onto Rehoboth Plaza
Return Depth	2.55m
Window Size + Area (1) Aspect 1 (2) Aspect 2	(1) 2.26m x 2.4m - 5.42m ² (1) 2.26m x 2.4m - 5.42m ² (2) 1.247m x 2.4m - 2.99m ²
Cross Ventilation	(Y)
Opposing windows	N/A





CGI 5 - View of Rehoboth Plaza towards block BG4

