

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

Housing Quality Assessment

BAILEY GIBSON SHD 2



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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 Housing Quality Assessment 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 HQA 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

The proposed development includes 345 no. units, comprising of 53 no. Build To Sell and 292 no. Build to Rent units, distributed across 5 no. blocks (BG1 - BG5).

The Housing Quality Assessment demonstrates that the scheme meets the design criteria established in the Sustainable Urban Housing: Design Standards for New Apartments (2018, updated 2020).



Artist Illustration - Block BG2, and towards Players Park beyond

Quality Housing for Sustainable Communities: Design Guidelines 2007

The purpose of these Guidelines is to assist in achieving the objectives for Delivering Homes, Sustaining Communities contained in the Government Statement on Housing Policy which focuses on creating sustainable communities that are socially inclusive by:

- promoting high standards in the design and construction and in the provision of residential amenity and services in new housing schemes;
- encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;
- pointing the way to cost effective options for housing design that go beyond minimum codes and standards;
- promoting higher standards of environmental performance and durability in housing construction;
- seeking to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment; and
- providing homes and communities that may be easily managed and maintained.

Sustainable Urban Housing: Design Standards For New Apartments Guidelines For Planning Authorities, March 2018 (Updated 2020)

The Guidelines, are designed to encourage the provision of an increased output of higher density apartment development particularly, in urban areas.

The proposal has been designed with full regard to the apartment design parameters in the Guidelines including, inter alia, unit mix, size, internal space standards, dual-aspect ratios, amenity spaces, car and cycle parking provision.

Section 2. of this report examines Bailey Gibson against the provision set out within the Design Standards For New Apartments Guidelines For Planning Authorities.

Dublin City Development Plan 2016-2022

The Dublin City Development Plan (2016-2022) sets out policies and objectives to guide how and where development will take place in the city over the lifetime of the Plan. It provides an integrated, coherent spatial framework to ensure the city is developed in an inclusive way which improves the quality of life for its citizens, whilst also being a more attractive place to visit and work

Within the Dublin City Development Plan there are 18 areas identified as Strategic Development and Regeneration Areas (SDRAs) and the Development plan sets out guiding principles for these areas.

The Bailey Gibson site is within SDRA 12 St Teresa's Gardens and Environs. Some of the overall guiding principles for SDRA 12 are summarised below;

- The development of a network of streets and public spaces
- A vibrant mixed-use urban quarter
- A new public park is proposed as a landmark feature with passive supervision by residential and other uses
- at least 20% of the SDRA 12 be retained for public open space, recreation & sporting facilities including an area to facilitate organised games.

The Dublin City Development Plan also outlines standards for residential accommodation. This is divided into standards relating to apartments and houses (16.10.1 and 16.10.2 respectively) and apply to new-build residential schemes.

Development management standards for apartments are assessed against the standards in the Design Standards For New Apartments Guidelines For Planning Authorities in the Housing Quality Assessment. These standards, in some instances, differ to those in the Dublin City Development Plan 2016-2022, as it pre-dates the publication of the DSfNA 2018.

Please refer to the Statement of Consistency for further detail.

Sustainable Residential Development In Urban Areas Guidelines For Planning Authorities (2009) And Urban Design Manual

The development addresses the relevant provisions of the above Guidelines to ensure that a high quality living environment will be provided for future residents of the scheme.

The Guidelines state that in relation to the assessment of individual planning applications and appeals, Planning authorities must apply the following broad principles in considering development proposals for buildings in urban areas in pursuit of these guidelines:

1. Context: How does the development respond to its surroundings?
2. Connections: How well is the new neighbourhood / site connected?
3. Inclusivity: How easily can people use and access the development?
4. Variety: How does the development promote a good mix of activities?
5. Efficiency: How does the development make appropriate use of resources, including land?
6. Distinctiveness: How do the proposals create a sense of place?
7. Layout: How does the proposal create people-friendly streets and spaces?
8. Public realm: How safe, secure and enjoyable are the public areas?
9. Adaptability: How will the buildings cope with change?
10. Privacy / amenity: How do the buildings provide a high quality amenity?
11. Parking: How will the parking be secure and attractive?
12. Detailed design: How well thought through is the building and landscape design?

The evolution of the design of Bailey Gibson has taken cognisance of the above guidelines and has structured the engagements between design team and planning authority to date.

Refer to the Urban and Architectural Design Statement for further information.

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 fund 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.



Artist Illustration - Block BG2, and towards Players Park beyond

1.3 RESIDENTIAL DESIGN

Houses

BC5 consists of 4no. houses. The houses are accessed via Rehoboth Place, with a dedicated parking space to the front. The entrance opens into a hallway space that leads into a kitchen dining space, located at the front of the house with a West-South West Aspect. The middle of the floor plate contains a compact stair, and an arrangement of WC and storage. This confines the service and circulation to the centre of the plan allowing for more generous spaces for living and bedroom benefiting from light and views out to the front and to the rear over the private gardens.

The living space is located to the rear of the houses and open up to and connects with the garden space, while the large glazed door system gives unobstructed views out and allows light into the space.

Bedrooms are provided on the upper floors, with en-suites and flexibility in terms of desk space provision for study or work.

The houses have been designed with full regard to Development Management standards design parameters set out in the Dublin City Development Plan 2016-2022.

Apartments

The Apartments are designed to be practical, feel generous and make the most of the views and orientation. The proposed scheme's typical apartment is open plan with a central living space. From the compact cores, the apartments are configured to provide generous entrance leading straight to living rooms to ensure a pleasant sequence of spaces on arrival home. Kitchens are part of the daylight lit living space. The living space is located centrally creating separation between bedrooms providing privacy for the shared occupants.

All apartments are provided with private external space in the form of balconies or terraces with direct access from the apartment interior. The balconies are partially recessed which has a number of benefits. The recess creates a more protected area that facilitates its use in less clement weather and also creates a degree of privacy to the balcony when in use compared with standard 'bolt-on' units which can feel very exposed.

The proposal has been designed with full regard to the apartment design parameters in the Guidelines including, inter alia, unit mix, size, internal space standards, dual-aspect ratios, amenity spaces, car and cycle parking provision.

Internal Room Areas and Dimensions

Sustainable Urban Housing: Design Standards for New Apartments: Minimum internal room areas and dimensions are defined in Appendix 1.

See table below for sample of principle areas for apartment types.

Bailey Gibson Design Response:

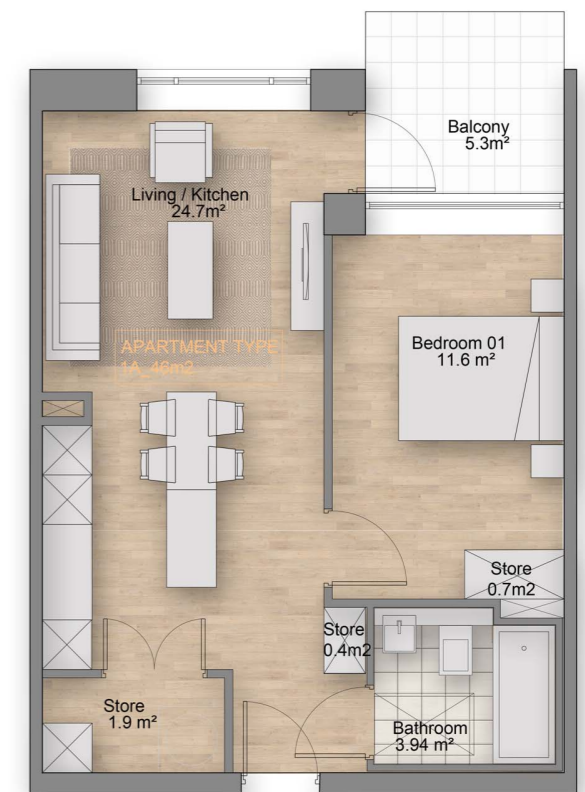
Bailey Gibson complies with the minimum widths for room types as set out in Appendix 1 of the SUH guidelines.

Refer to HQA schedules and unit type layouts in this document for assessment.

	Min. Overall Area	Min. Overall Living Area	Min. Overall Bedroom Area
Studio	37sqm	30sqm	30sqm
1 Bed	45sqm	23sqm	11.4sqm
2 Bed	73sqm	30sqm	24.4sqm
3 Bed	90sqm	34sqm	31.5sqm



Typical 2 bed Apartment



Typical 1 bed Apartment



Artist Illustration -Block BG1, and Rehoboth Plaza

2. POLICY AND GUIDELINES COMPLIANCE



2.1 Policy and Guidance Compliance Assessment

Introduction

The following section will demonstrate compliance of the Bailey Gibson scheme under the following guidance;

(i) The Dublin City Development Plan 2016-2022,

The DCDP provides guidance on design standards for Houses. This HQA report assesses the proposed houses of BC5 against these provisions. Further, the DCDP sets out guiding principles for the provision of Public Open Space. As mentioned previously within the SDRA 12 at least 20% of the lands be retained for Public Open Space.

(ii) Sustainable Urban Housing: Design Standards for New Apartments, 2018 (updated 2020)

The subsequent section of this HQA will assess the proposed scheme against these guidelines and demonstrate compliance of Build to Sell and Build to Rent apartment dwellings in line with the guidance set in the Sustainable Urban Housing: Design Standards for New Apartments, 2018 (updated 2020).

In summary, the Dublin City Development Plan provides guidance on housing standards and Public Open Space provision as these issues are not covered in the DSfNA. The apartments are assessed against the DSfNA, and thus the scheme does not comply with all Development Management standards in the DCDP.

Please refer to the Statement of Consistency for further information.

Assessment

The units will be assessed under the headings of i) Apartment and Statutory Development Plans, ii) Apartment Design Standards and iii) Communal Facilities in Apartments

An overview of each topic below is provided in this section to supplement the data provided in the Housing Quality Assessment schedules.

Apartment and Statutory Development Plans;

- Location
- Housing / Unit Mix

Apartment Design Standards;

- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations

Communal Facilities in Apartments;

- Access and Services
- Communal Facilities
- Refuse Storage
- Communal Amenity Space
- Children's Play
- Bicycle Parking and Storage
- Car Parking

Other:

- Part V



View of BC1 and towards Rehoboth Plaza

Location

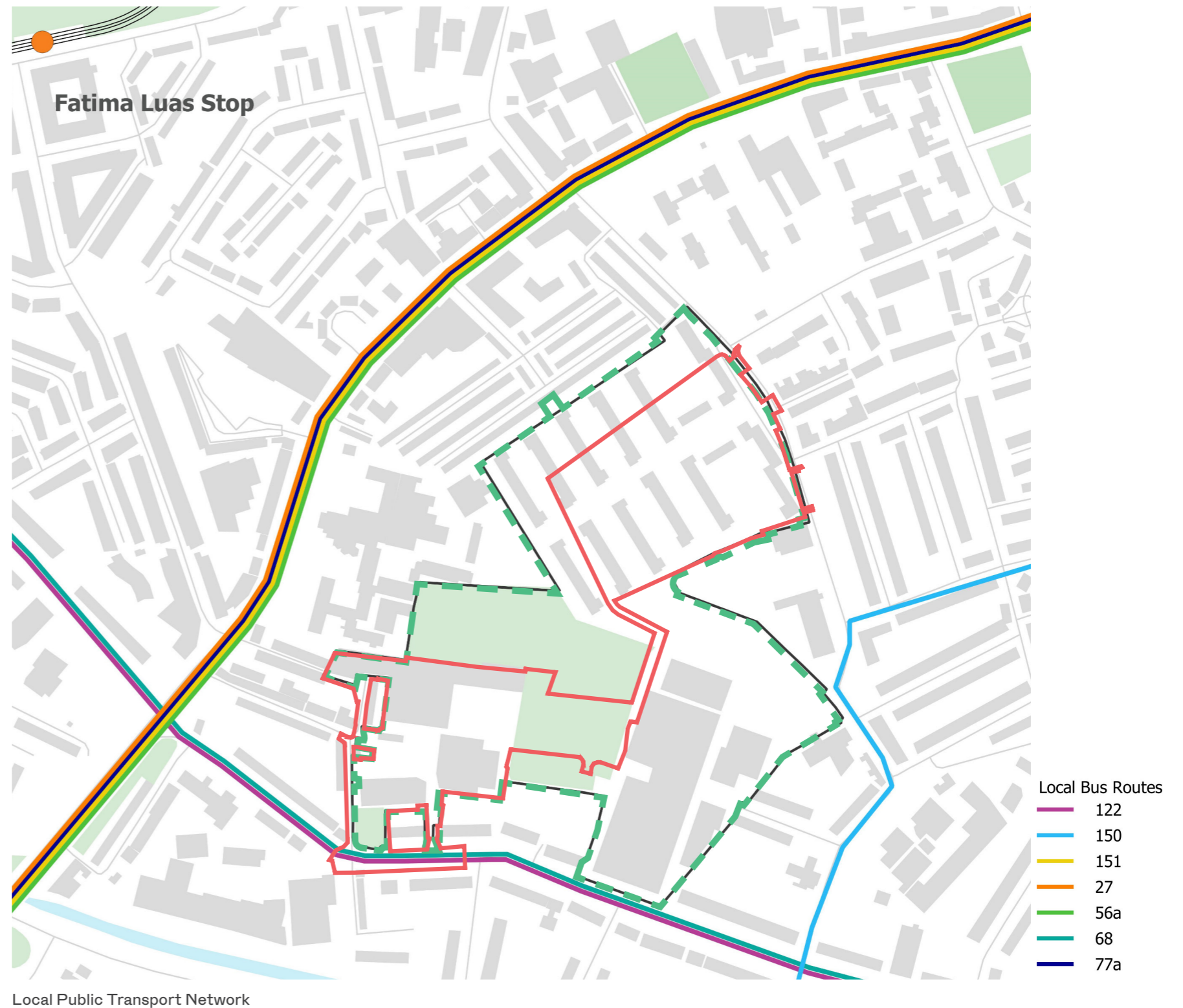
Sustainable Urban Housing: Design Standards for New Apartments: Section 2.4 *Identification of the types of location in cities and towns that may be suitable for apartment development, will be subject to local determination by the planning authority, having regard to the following broad description of proximity and accessibility considerations:*

1) Central and/or Accessible Urban Locations

- Such locations are generally suitable for small- to large-scale (will vary subject to location) and higher density development (will also vary), that may wholly comprise apartments, including:
- Sites within walking distance (i.e. up to 15 minutes or 1,000-1,500m), of principal city centres, or significant employment locations, that may include hospitals and third-level institutions;
- Sites within reasonable walking distance (i.e. up to 10 minutes or 800-1,000m) to/from high capacity urban public transport stops (such as DART or Luas); and
- Sites within easy walking distance (i.e. up to 5 minutes or 400-500m) to/from high frequency (i.e. min 10 minute peak hour frequency) urban bus services.

Bailey Gibson Design Response:

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).



Housing / Unit Mix

Sustainable Urban Housing: Design Standards for New Apartments:

SPPR 8: "For proposals that qualify as specific BTR development in accordance with SPPR 7: (i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;"

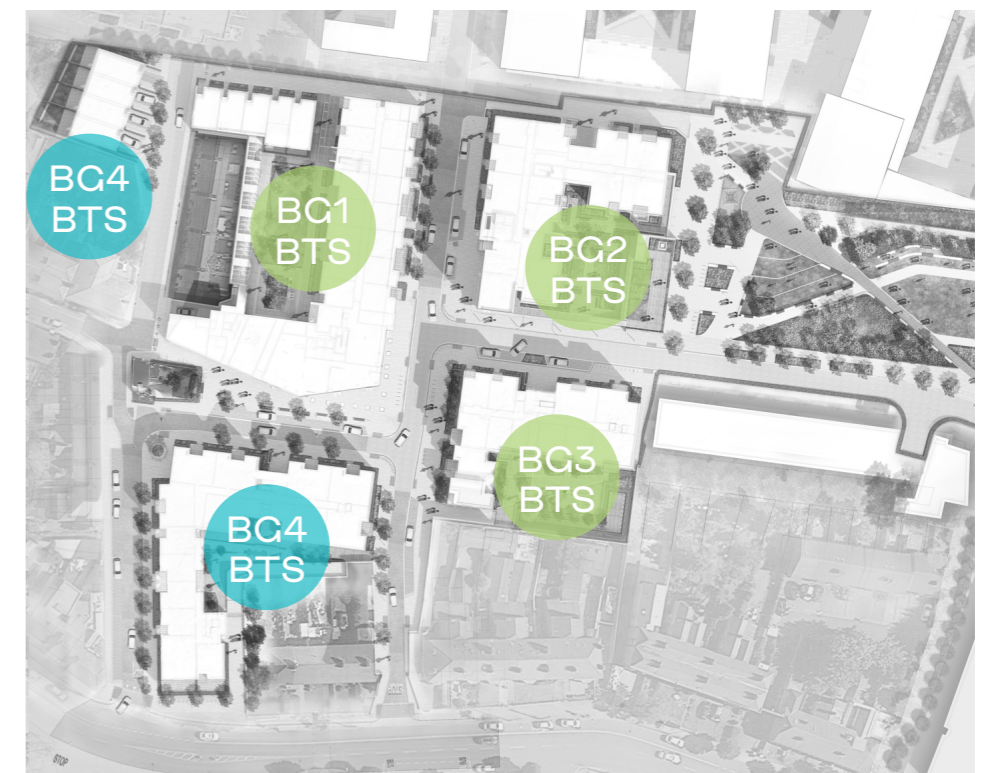
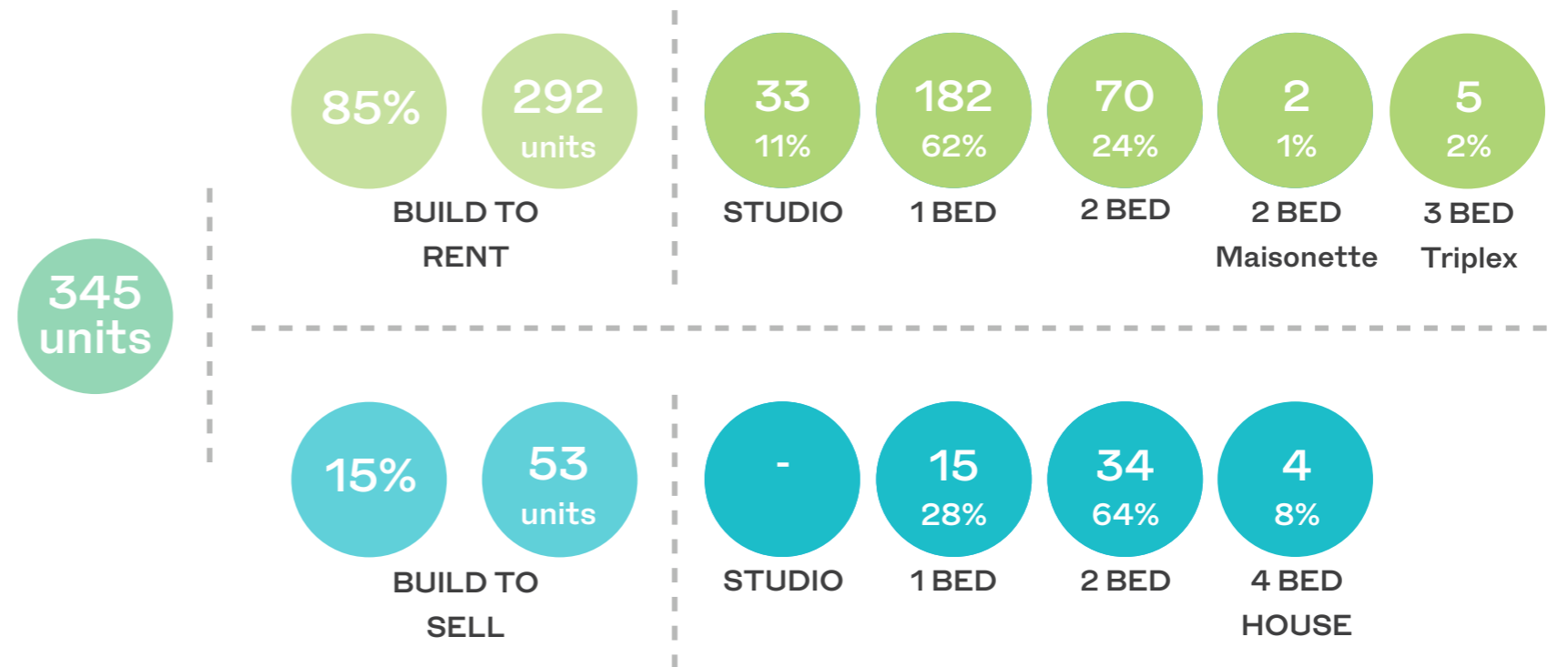
Bailey Gibson Design Response:

The mix of units for Bailey Gibson within the BTR portion (292 units of 345) of the proposed development is as per adjacent diagram;

Note that all 2 bed units are 2-bed-4-person units, with the exception of 1no. 2Bed 3Person unit on LO6 of BC1.

The Build to Sell portion of the schme comprises of Block BC4 (49 units) & BC5 (4no. houses). The requirement for the majority of apartments to exceed the minimum floor area standard by 10% has been met.

Please refer to [McCutcheon Halley's Unit Mix Justification Report](#) for further information.



Apartment Floor Areas

Sustainable Urban Housing: Design Standards for New Apartments:

"SPPR 3: "Minimum Apartment Floor Areas:

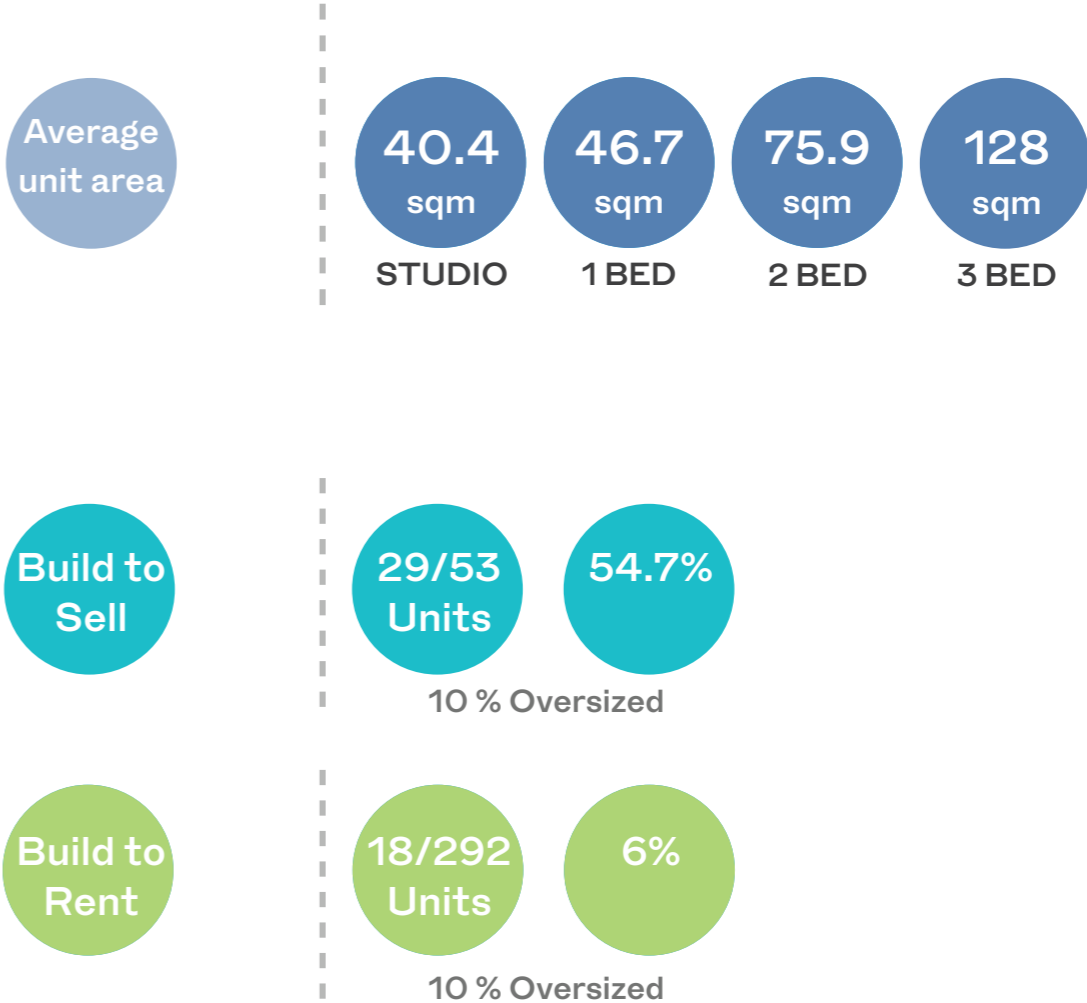
- Studio apartment (1 person) 37 sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (5 persons) 90 sq.m"

3.6 Accordingly, planning authorities may also consider a two-bedroom apartment to accommodate 3 persons, with a minimum floor area of 63 square metres, in accordance with the standards set out in Quality Housing for Sustainable Communities (and reiterated here in Appendix 1).

"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;"

Bailey Gibson Design Response:

This scheme complies with and exceeds in instances with the above floor areas. There is 1no. 2bed 3Person unit in Block BG1 which meets the floor area requirement set out in Section 3.6 listed above. The BTR portion of this scheme avails of the guidance set out in SPPR 8, as less than the majority of the units do not exceed the standards by 10%.



Dual Aspect Ratio

Sustainable Urban Housing: Design Standards for New Apartments:

SPPR 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.

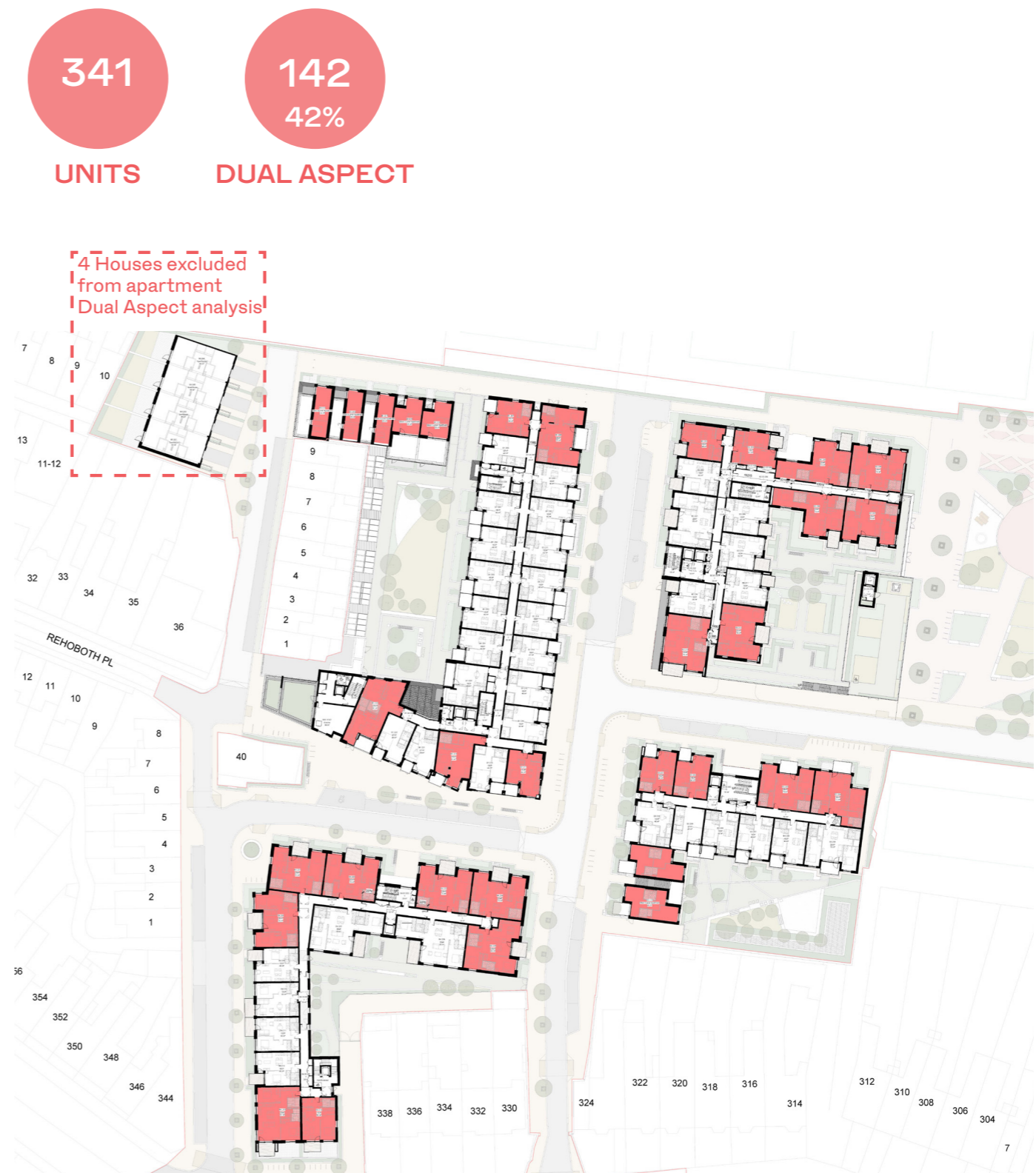
(ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme."

According to Section 3.17: "it is a policy requirement that apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations".

Bailey Gibson Design Response:

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%.

Please refer to the accompanying Dual Aspect Analysis report for further information.



Floor to Ceiling Height

Sustainable Urban Housing: Design Standards for New Apartments:

SPPR 5 stipulates a minimum 2.7m clear ground level apartment height. Section 3.20 notes that “Floor-to-ceiling height affects the internal amenities of apartments, in terms of sunlight / daylight, storage space, and ventilation.”

Section 3.21 notes a generally accepted minimum of 2.4m clear for other levels. See table below.

Min. Floor to Ceiling Height - Ground floor	Min. Floor to Ceiling Height - Typical floor
2.7m Min.	2.4m Min.

Bailey Gibson Design Response:

Floor to ceiling heights for units of the Bailey Gibson scheme on typical floors are a minimum of 2.4m in bedrooms, with ceiling heights approaching 2.6m in living areas.

On ground floor level unit floor to ceiling height will be min. 2.7m.

Lift and Stair Cores

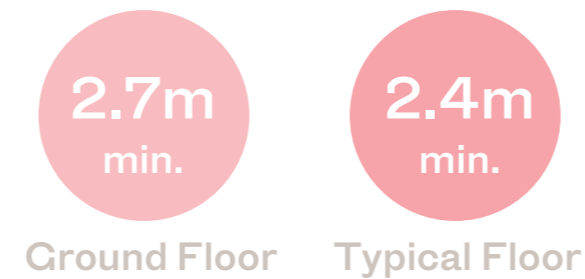
Sustainable Urban Housing: Design Standards for New Apartments:

SPPR 6 - Maximum 12 apartments per floor per core.

SPPR 8 - "(v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations."

Bailey Gibson Design Response:

The number of apartments to stair/lift cores does not exceed the maximum 12 units per core on both the Build to Rent blocks BC1 and BC3 and Build to Sell block BC4 of the Bailey Gibson scheme.



Internal Storage

Sections 3.30 - 3.34 set out the guidelines for storage provisions;

3.30 Minimum requirements for storage areas are set out in Appendix 1. See table below.

3.31 Storage should be additional to kitchen presses and bedroom furniture, but may be partly provided in these rooms.[...] As a rule, no individual storage room within an apartment should exceed 3.5 square meters.

3.32 Apartment schemes should provide storage for bulky items outside individual units (i.e. at ground or basement level).

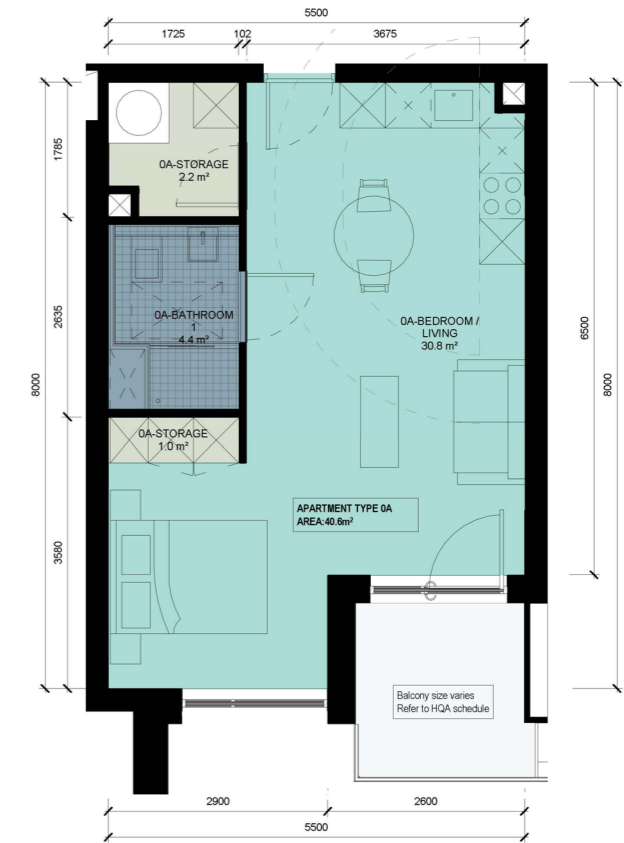
3.33 Where secure, allocated ground or basement level storage is provided, it may be used to satisfy up to half of the minimum storage requirement for individual apartment units, but shall not serve to reduce the minimum floor area required to be provided within each individual apartment unit, as set out in these guidelines.

Bailey Gibson Design Response:

The proposed scheme complies with the guidance in the sections set out above.

Please refer to the HQA schedules for the assessment of storage area for each unit type, and the appended unit type layout drawings for storage location and arrangement.

Storage for bulk items is located in the basement below Block BC2 and BC3, with additional storage areas available for rent.



Storage location

	Min. Overall Area	Min. Overall Storage Area
Studio	37sqm	3sqm
1 Bed	45sqm	3sqm
2 B3P	63sqm	5sqm
2 Bed	73sqm	6sqm
3 Bed	90sqm	9sqm

Private Amenity Space

Sustainable Urban Housing: Design Standards for New Apartments: The minimum requirements for private amenity space are set out in Appendix 1.

Bailey Gibson Design Response:

All apartments are provided with a private amenity space meeting or exceeding the minimum requirements. Refer to HQA schedules in this document for assessment.

As per **Sustainable Urban Housing: Design Standards for New Apartments** 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.

Across this scheme balconies have varying depths, meeting and exceeding the minimum requirement of 1.5m outlined in section 3.37.

The guidance states in section that “balconies should adjoin and have a functional relationship with the main living areas of the apartment.” Balconies across the scheme are accessed from the main living room space.

For BG5 houses, private amenity space has been assessed against the provision set out in Section 16.10.2 'Residential Quality Standards - Houses' in the Dublin City Development plan 2016-2022. The garden spaces provided for the 4no. houses meet the requirements for *proposals for house(s) within the inner city, a standard of 5-8 sq.m of private open space per bedspace.*

Refer to Appendix 3. - Houses in this document for further assessment details.

	Min. Overall Area	Min. Overall Private Amenity Area
Studio	37sqm	4sqm
1 Bed	45sqm	5sqm
2 B3P	63sqm	6sqm
2 Bed	73sqm	7sqm
3 Bed	90sqm	9sqm



CGI - View towards BG1 and Rehoboth Plaza



Block BG5 - Houses

Rear gardens - Min. 40m²

Security Consideration

Sustainable Urban Housing: Design Standards for New Apartments: Section 3.40-42 outlines guidelines on boundaries, passive surveillance and security.

Bailey Gibson Design Response:

The design of Bailey Gibson was cognisant of the above guidelines, the arrangement of blocks provides for passive surveillance of the external spaces, Rehoboth Plaza, and overlooking onto Players Park and ground level visitor bicycle parking.

The entrance to each building is overlooked by adjoining dwellings and clearly indicated with a canopy (BG2, BG3, BG4) or sheltered recess (BG1) and signage identifying the blocks.

Ground floor units externally have a landscaped privacy hedge between their private amenity space and the communal spaces and streetscape, in order to provide an additional element of separation and security to these apartments.

For further information on boundary treatment refer to Landscape Architect's drawings and report.



CGI - View towards BG4 and Rehoboth Plaza



CGI - View towards BG4 fronting South Circular Road

Access and Services

Sustainable Urban Housing: Design Standards for New Apartments:

Section 4.1 to 4.4 provide guidance on access and services for proposed new apartment schemes.

Apartment schemes should be designed so that they are easy for people to use and to reflect the fact that all people experience changes in their abilities as they progress through the different stages of life. [...] Part M of the Building Regulations sets out standards to ensure that buildings are accessible and usable by everyone, including children, people with disabilities and older people.

Bailey Gibson Design Response:

The proposed blocks BG1 -BG5 are designed in accordance with Part M of the Building Regulations. Internally, circulation corridors meet and exceed the minimum width requirements, and are widened as appropriate to provide for wheelchair turning circles.

Consideration has been given to natural light in corridors, with windows provided at the end of corridors where possible.

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.

Communal Facilities

Sustainable Urban Housing: Design Standards for New Apartments:

Section 4.5 to 4.7 provide guidance on Communal Facilities.

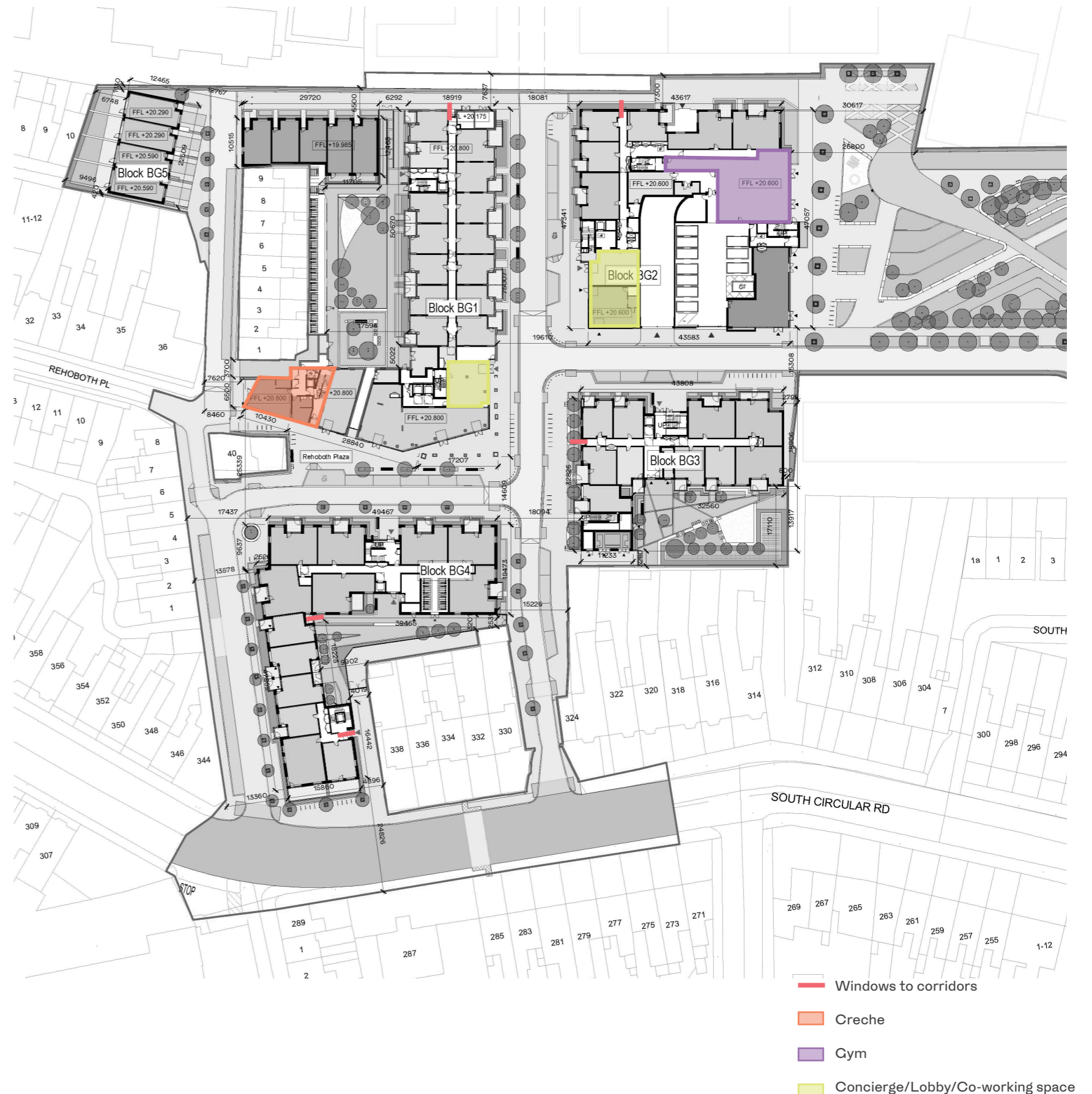
4.5 Communal rooms may be provided in apartment schemes, particularly in some larger developments. [...] The provision of facilities within an apartment development could also extend to childcare or gym uses that may be open to non-residents.

4.7 [...] the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.

Bailey Gibson Design Response:

There is provision for communal facilities within the proposed scheme. Refer to the Urban and Architectural Design Statement for further information.

Please refer to MHP's Childcare Demand Assessment Report.



Refuse Storage

Sustainable Urban Housing: Design Standards for New Apartments: Section 4.8 & 4.9 outlines guidelines on refuse storage.

4.8 Provision shall be made for the storage and collection of waste materials in apartment schemes. Refuse facilities shall be accessible to each apartment stair/lift core and designed with regard to the projected level of waste generation and types and quantities of receptacles required. Within apartments, there should be adequate provision for the temporary storage of segregated materials prior to deposition in communal waste storage and in-sink macerators are discouraged as they place a burden on drainage systems.

4.9 Sets out the general design principles that should be taken into account.

Bailey Gibson Design Response:

The scheme is in compliance with SUH guidance, and relevant waste management policies and objectives SI 19-22 and SIO 15,16 & 19 of the Dublin City Council Development Plan 2016 - 2022, .

Adequate provision has been made for the storage and collection of waste from the proposed Bailey Gibson scheme. There are 7 no refuse stores located on ground floor for apartments. Each refuse store is equipped to collect mixed dry recyclables, glass, organic waste and general household waste. Bin stores will be ventilated. There are bin stores for each house of BG5.

Waste collection vehicles will collect from the bin staging layby to the south of BG5, south of No.40 Rehoboth Place, south of BG2, and to the West of BG3.

Please refer to Byrne Environmental's Operational Waste Management Plan report, and Section 5.4 of the Urban and Architectural Design Statement for further information.



Communal Amenity Space

Sustainable Urban Housing: Design Standards for New Apartments: Section 4.10 - 4.12 outlines guidelines for communal amenity space.

4.10 The minimum required areas for public communal amenity space are set out in Appendix 1. See table below.

4.11 Designers must ensure that the heights and orientation of adjoining blocks permit adequate levels of sunlight to reach communal amenity space throughout the year.

	Min. Overall Area	Min. Overall Communal Amenity Space
Studio	37sqm	4sqm
1 Bed	45sqm	5sqm
2 B3P	63sqm	6sqm
2 Bed	73sqm	7sqm
3 Bed	90sqm	9sqm

Bailey Gibson Design Response:

Bailey Gibson provision of communal open space complies with the guidelines set out above.

Please refer to Urban and Architectural Design Statement, and Landscape architect's Design Report for further information.

All proposed external amenity spaces exceed the BR 209 target for direct sunlight (SHOG).

Please refer to the Daylight and Sunlight Analysis report for further information.

Reference amenity area	Percentage of area receiving at least 2 hours of sunlight on 21 st March
BG4 Courtyard	85%
BG3 Courtyard	90%
BG1 Courtyard	54%
BG2 Courtyard	86%
Players Park	100%
Rehoboth Pl. Plaza	66%
Boulevard	97%
Municipal pitch	99%
Play & Exercise	100%

Extract from Daylight and Sunlight Analysis Report - Table of Sunlight hours on Ground for amenity areas



Children's Play

Sustainable Urban Housing: Design Standards for New Apartments:

Section 4.13 and 4.14 provide guidance on Children's Play.

4.13 *The recreational needs of children must be considered as part of communal amenity space within apartment schemes. [...] as far as possible, their safety needs to be taken into consideration and protected throughout the entire site, particularly in terms of safe access to larger communal play spaces.*

4.14 *The perimeter block with a central communal open space is particularly appropriate for children's play, especially if access from the street is controlled. The landscape design and orientation of play areas can contribute significantly to their amenity value.*

Bailey Gibson Design Response:

As highlighted on the adjacent diagram play areas have been provided across the scheme as noted in the guidelines above.

The areas meet the qualitative criteria as set out in the City Development Plan and Sustainable Residential Developments in Urban Areas Guidelines as well as the quantitative requirements as set out in the Design Standards for New Apartments listed above.

Refer to Landscape Architect's Design Report for further information.

Bicycle Parking and Storage

Sustainable Urban Housing: Design Standards for New Apartments:

Section 4.15 - 4.17 provide guidance on bicycle parking and storage.

4.17 *The accessibility to, and secure storage of, bicycles is a key concern for apartment residents and apartment proposals must respond accordingly to the requirements below in their design and provision of cycle storage facilities. Requirements of these guidelines include: - Location - Quantity - Design - Management*

Bailey Gibson Design Response:

This scheme complies with the cycle parking provision as set out in the above guidelines. Permanent and secure bike stores are located on ground floor and within the basement area. The scheme meets the guideline requirement of 1no. bike parking space per bedroom.

Please refer to the Urban and Architectural Design Statement, Section 5.1 for further information.



Car Parking

Sustainable Urban Housing: Design Standards for New Apartments: Section 4.18 - 4.27 outlines guidelines on car parking provision.

4.19 *In larger scale and higher density developments, comprising wholly of apartments in more central locations that are well served by public transport, the default policy is for car parking provision to be minimised, substantially reduced or wholly eliminated in certain circumstances.*

SPPR 8. (iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures.

Bailey Gibson Design Response:

Bailey Gibson was designed cognisant of the guidelines set out above. The proposed parking ratio is 0.26, which is cognisant of the parking provision guidance set out in SPPR 8. This ratio excludes Car-share allocated parking provision.

Visitor parking is provided on street, with communal car-share facilities located on ground floor of BG2.

Residential car parking is provided within the basement.

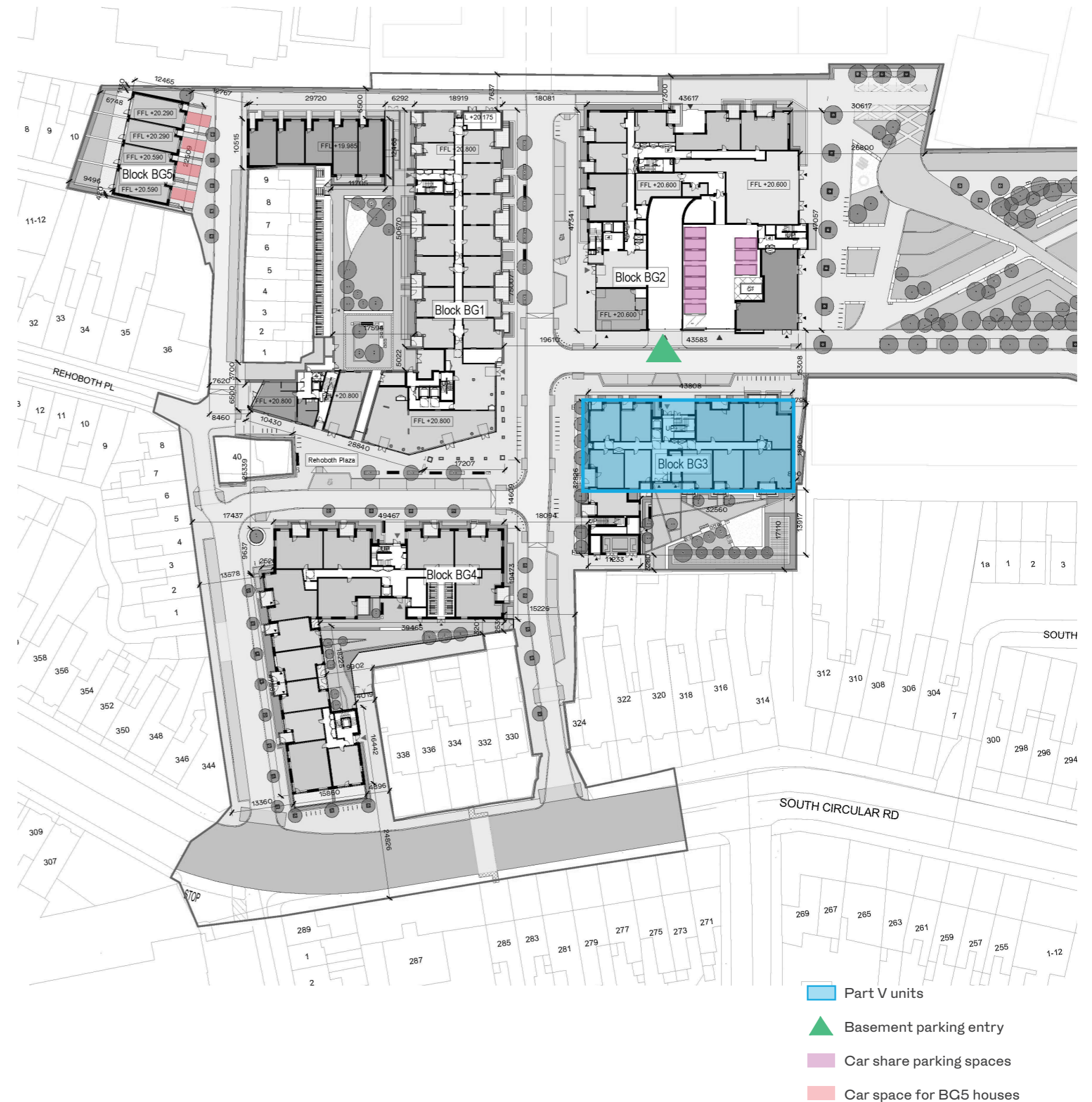
1no. dedicated space is provided for each house of BG5.

Please refer to the Urban and Architectural Design Statement, Section 5.2 Car Parking, and to the accompanying Traffic and Transport Assessment for further information.

Part V

34 units are designated Part V units in Block BG3.

Please refer to the accompanying Part V Proposal for further information.





Artist Illustration - Block BC2, and towards Players Park beyond

3.1 HOUSING QUALITY ASSESSMENT - BUILD TO SELL (BC4)



3.2 HOUSING QUALITY ASSESSMENT - BUILD TO RENT (BC1 - BC3)

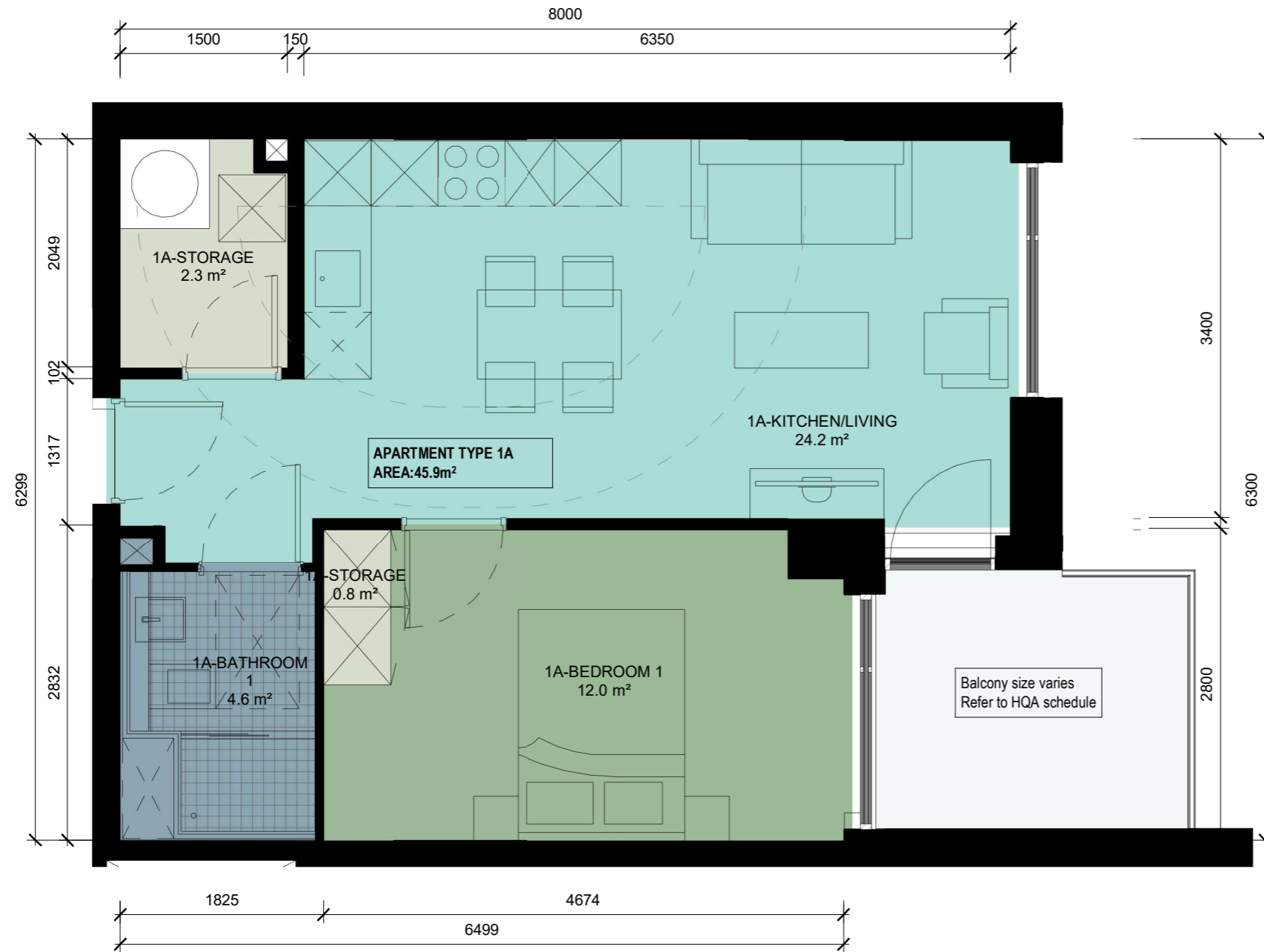


4. APPENDIX 1. - UNIT TYPE DRAWINGS - BUILD TO SELL

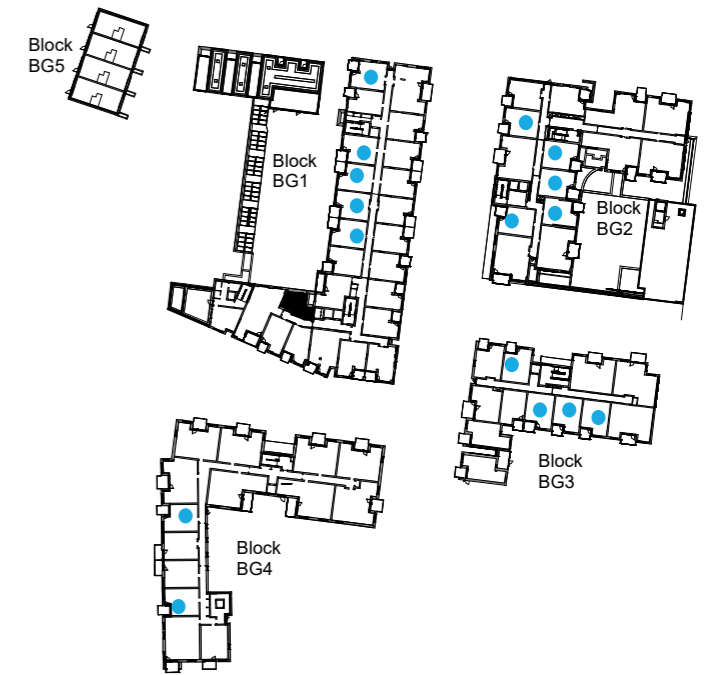


Apartment Type 1A

1 Bed Unit



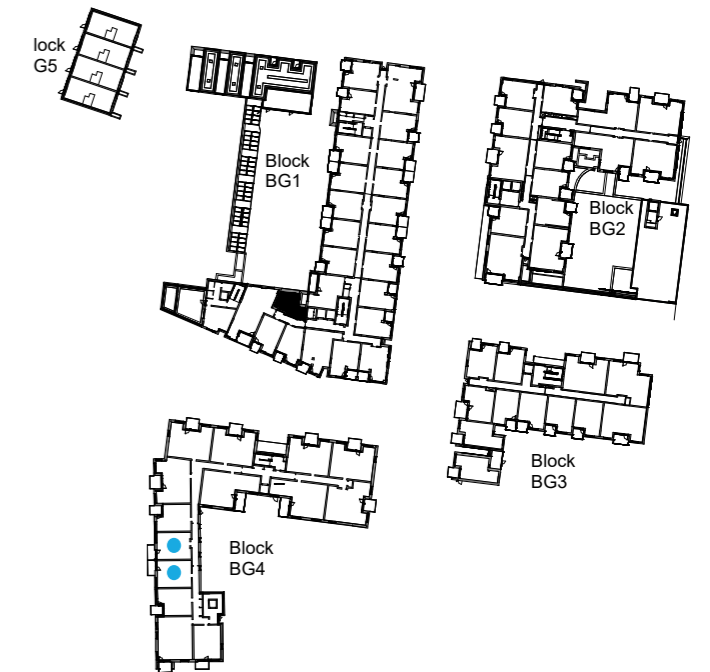
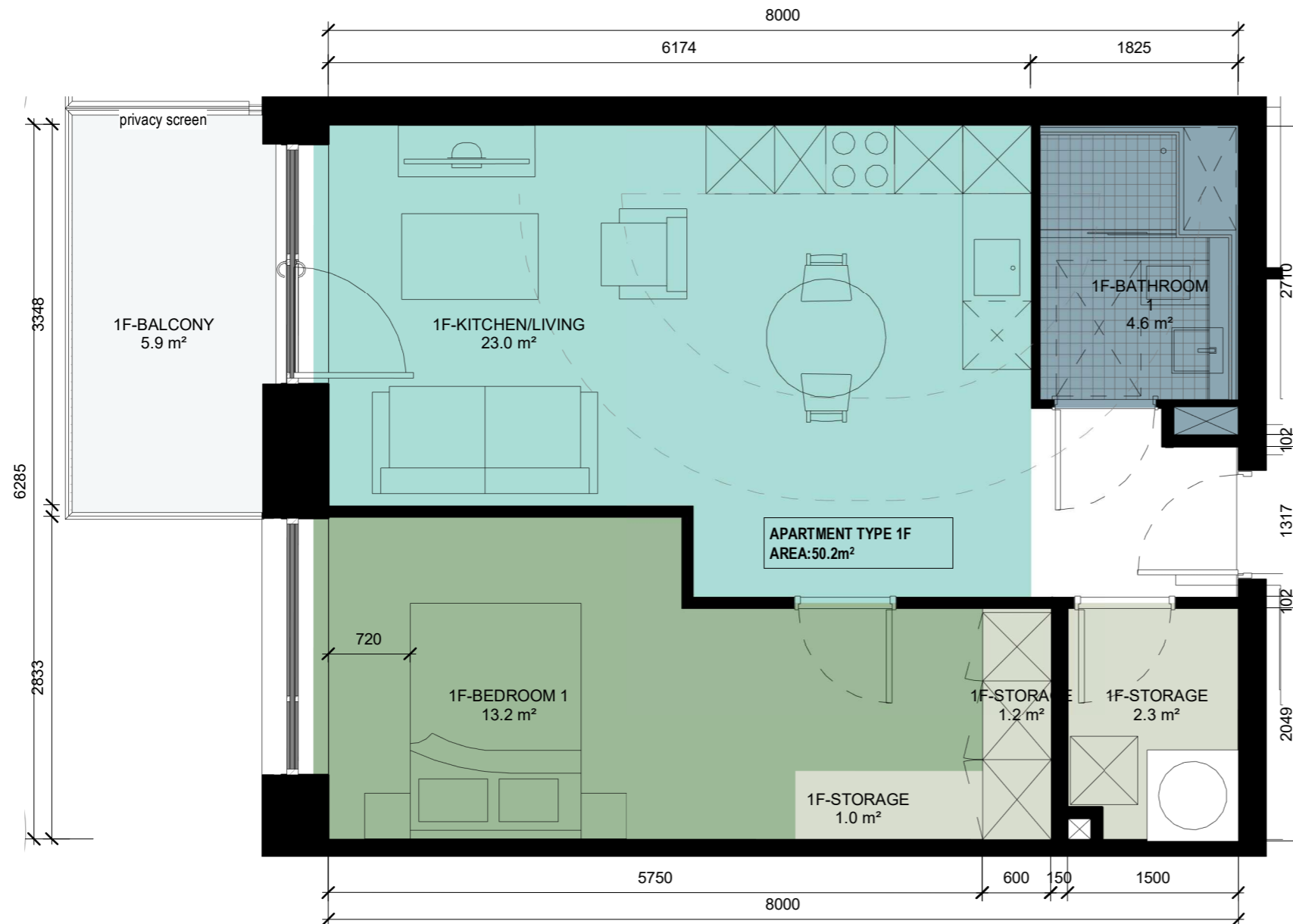
HQA Type 1A		
Name	Area	Area Required
1A BALCONY	6.2 m ²	5.0 m ²
1A-BEDROOM 1	12.0 m ²	11.4 m ²
1A-KITCHEN/LIVING	24.2 m ²	24.0 m ²
1A-STORAGE	3.2 m ²	3.0 m ²
Total no. of Unit Type	121	
Block location	BG1, BG2, BG3, BG4	



Apartment Type 1F

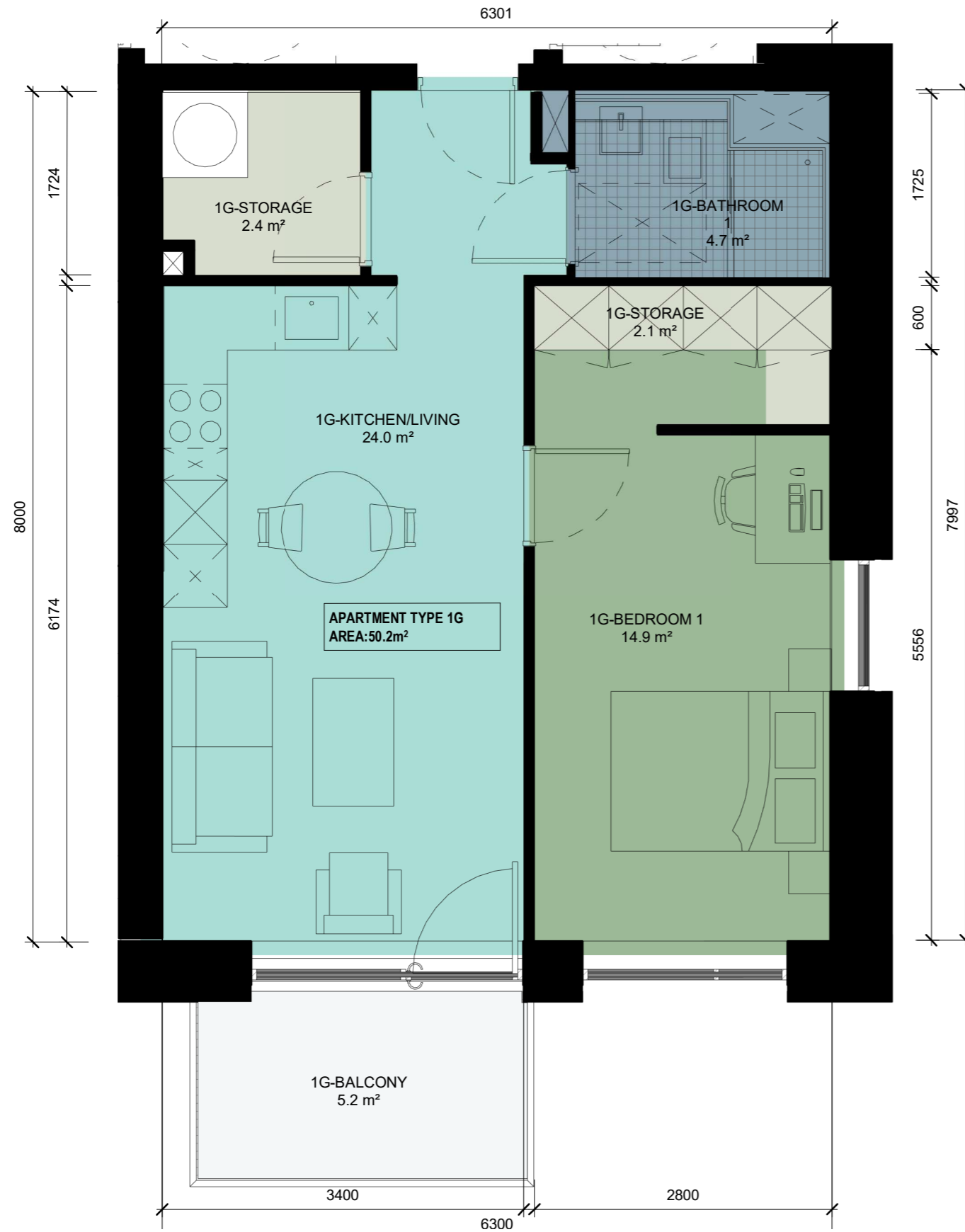
1 Bed Unit - 10% oversized

HQA Type 1F		
Name	Area	Area Required
1F-BALCONY	5.9 m ²	5.0 m ²
1F-BEDROOM 1	13.2 m ²	11.4 m ²
1F-KITCHEN/LIVING	23.0 m ²	23.0 m ²
1F-STORAGE	4.5 m ²	3.0 m ²
Total no. of Unit Type	4	
Block location	BG4	

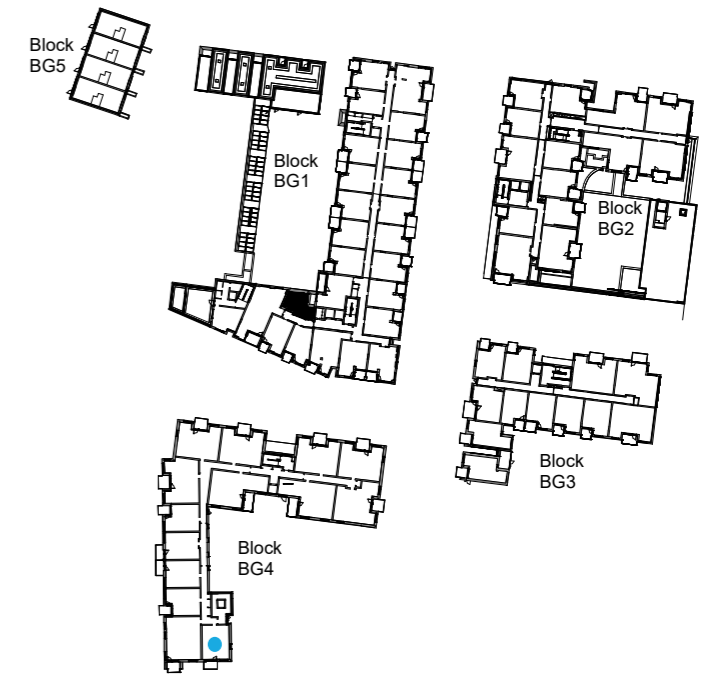


Apartment Type 1G

1 Bed Unit - 10% oversized

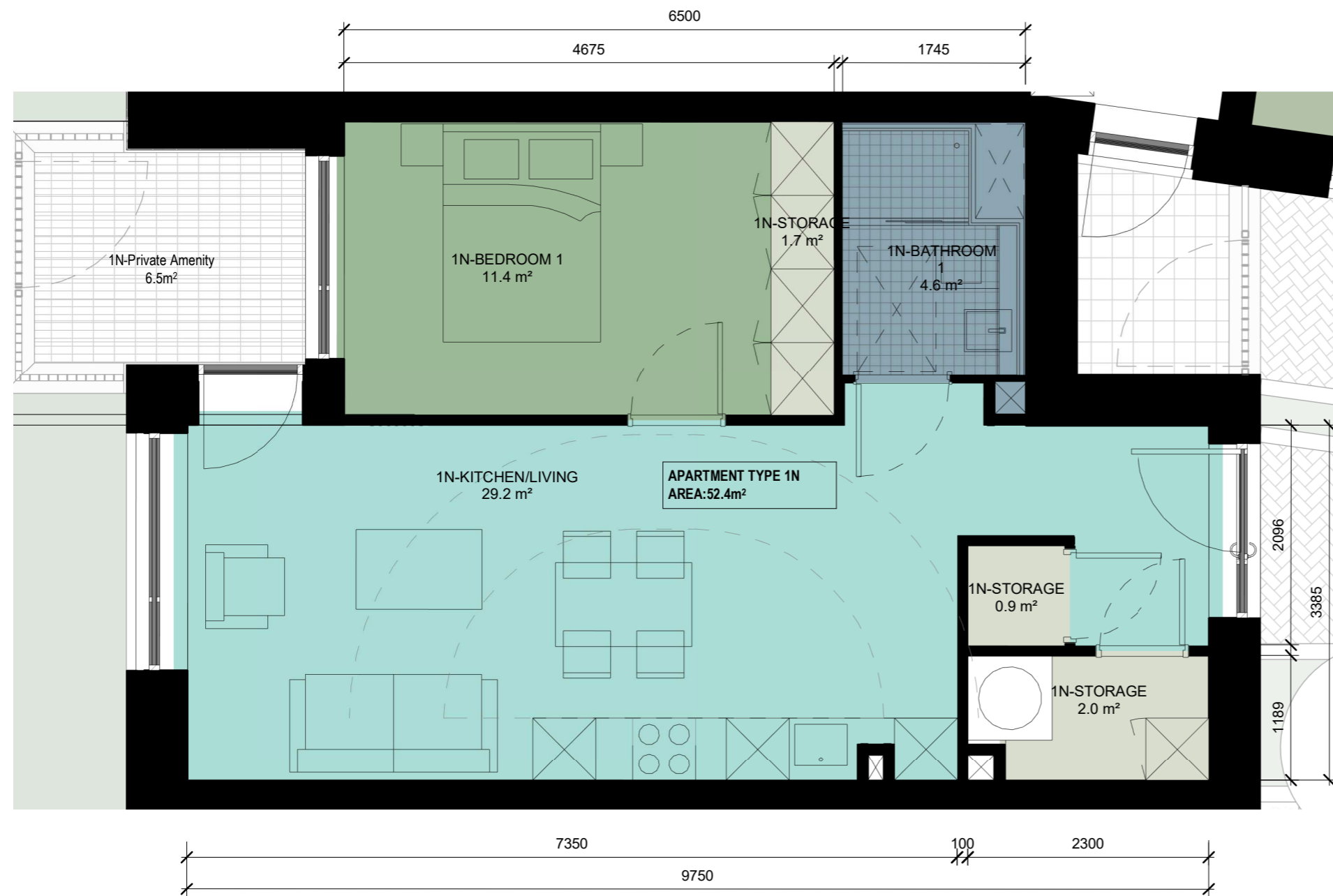


HQA Type 1G		
Name	Area	Area Required
1G-BALCONY	5.2 m ²	5.0 m ²
1G-BEDROOM 1	14.9 m ²	11.4 m ²
1G-KITCHEN/LIVING	24.0 m ²	23.0 m ²
1G-STORAGE	4.5m ²	3.0 m ²
Total no. of Unit Type	3	
Block location	BG4	

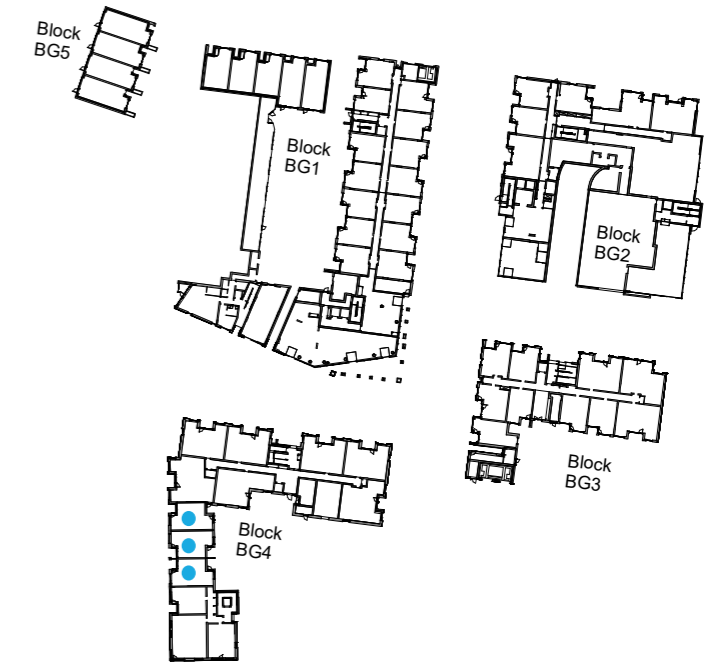


Apartment Type 1N

1 Bed Unit - 10% oversized



HQA Type 1N		
Name	Area	Area Required
1N-BEDROOM 1	11.4 m ²	11.4 m ²
1N-KITCHEN/LIVING	29.2 m ²	23.0 m ²
1N-PRIVATE AMENITY	5.5 m ²	5.0 m ²
1N-STORAGE	4.5 m ²	3.0 m ²
Total no. of Unit Type		3
Block location		BG4

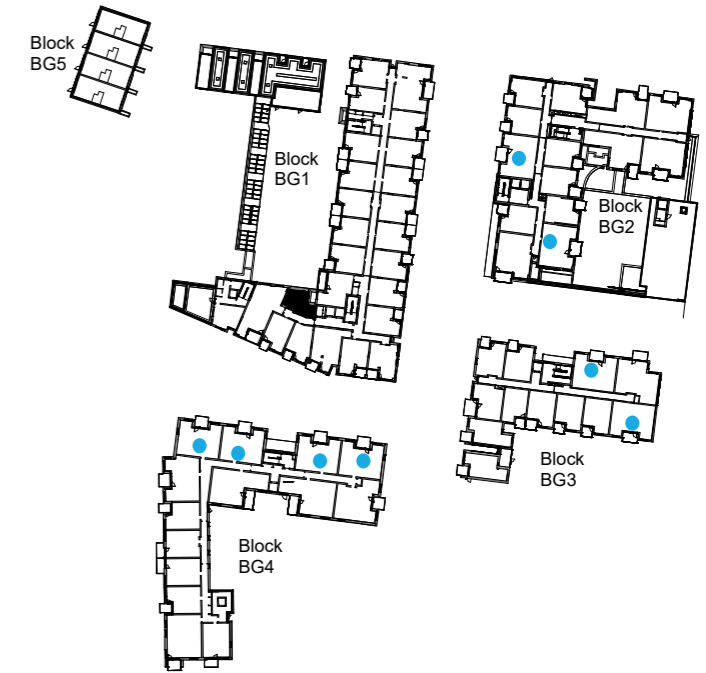


Apartment Type 2A

2 Bed Unit



HQA Type 2A		
Name	Area	Area Required
2A_BALCONY	7.4 m ²	7.0 m ²
2A_BEDROOM 1	13.1 m ²	13.0 m ²
2A_BEDROOM 2	11.4 m ²	11.4 m ²
2A_KITCHEN / LIVING	30.0 m ²	30.0 m ²
2A_STORAGE	6.1 m ²	6.0 m ²
Total no. of Unit Type		40
Block location		BG2, BG3, BG4

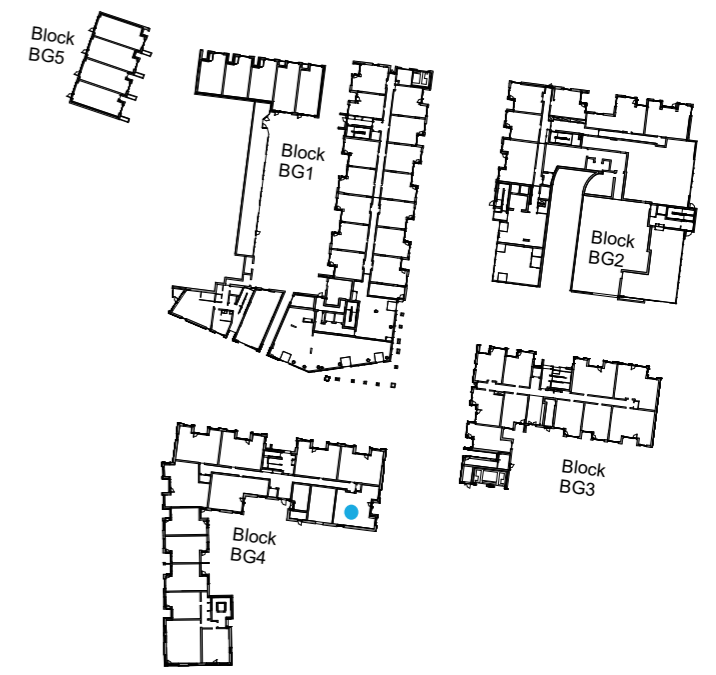


Apartment Type 2C

2 Bed Unit - 10% oversized



HQA Type 2C		
Name	Area	Area Required
2C-BEDROOM 1	13.0 m ²	13.0 m ²
2C-BEDROOM 2	11.8 m ²	11.4 m ²
2C-KITCHEN / LIVING	37.0 m ²	30.0 m ²
2C-PRIVATE AMENITY	7.4 m ²	7.0 m ²
2C-STORAGE	6.3 m ²	6.0 m ²
Total no. of Unit Type		4
Block location		BG4

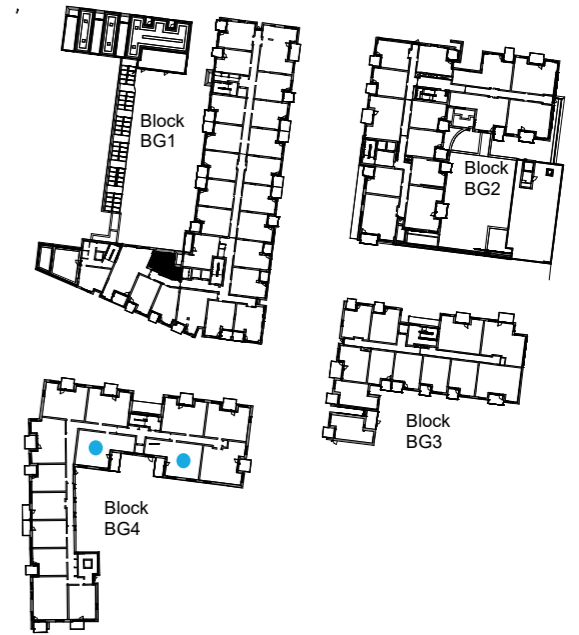


Apartment Type 2D

2 Bed Unit - 10% oversized



HQA Type 2D		
Name	Area	Area Required
2D-BEDROOM 1	14.0 m²	13.0 m²
2D-BEDROOM 2	11.8 m²	11.4 m²
2D-KITCHEN / LIVING	40.8 m²	30.0 m²
2D-PRIVATE AMENITY	8.0 m²	7.0 m²
2D-STORAGE	6.1 m²	6.0 m²
Total no. of Unit Type		7
Block location		BG4



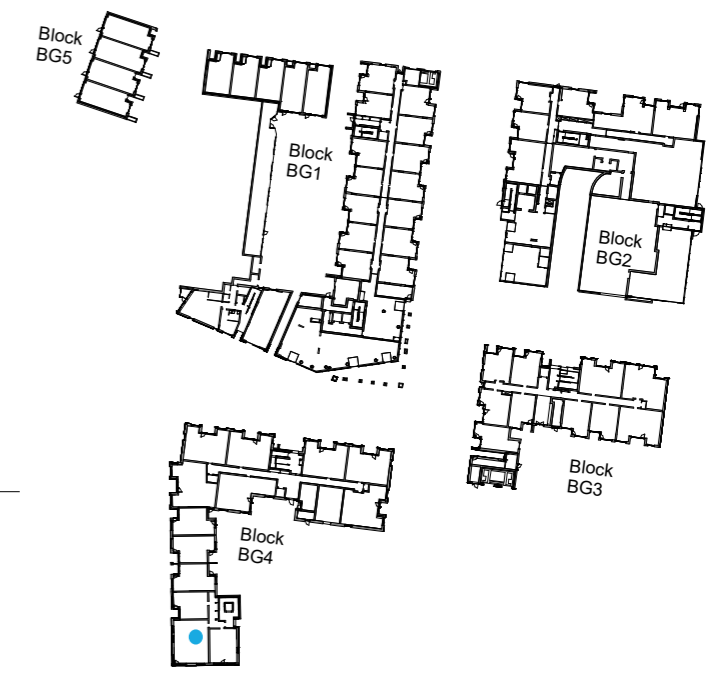
Apartment Type 2G

2 Bed Unit

10% oversized



HQA Type 2G		
Name	Area	Area Required
2G-BEDROOM 1	13.0 m ²	13.0 m ²
2G-BEDROOM 2	11.4 m ²	11.4 m ²
2G-KITCHEN / LIVING	31.4 m ²	30.0 m ²
2G-PRIVATE AMENITY	21.8 m ²	7.0 m ²
2G_STORAGE	6.6 m ²	6.0 m ²
Total no. of Unit Type		3
Block location		BG4

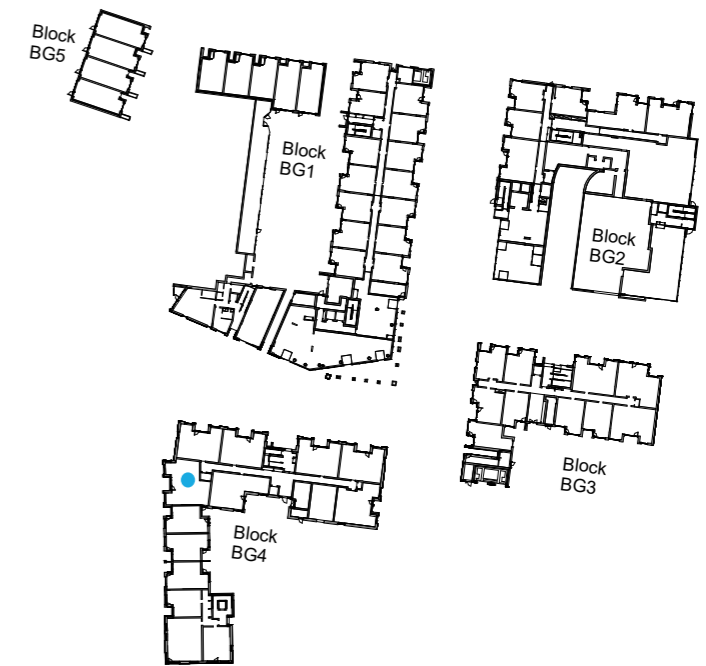


Apartment Type 2J

2 Bed Unit - 10% oversized

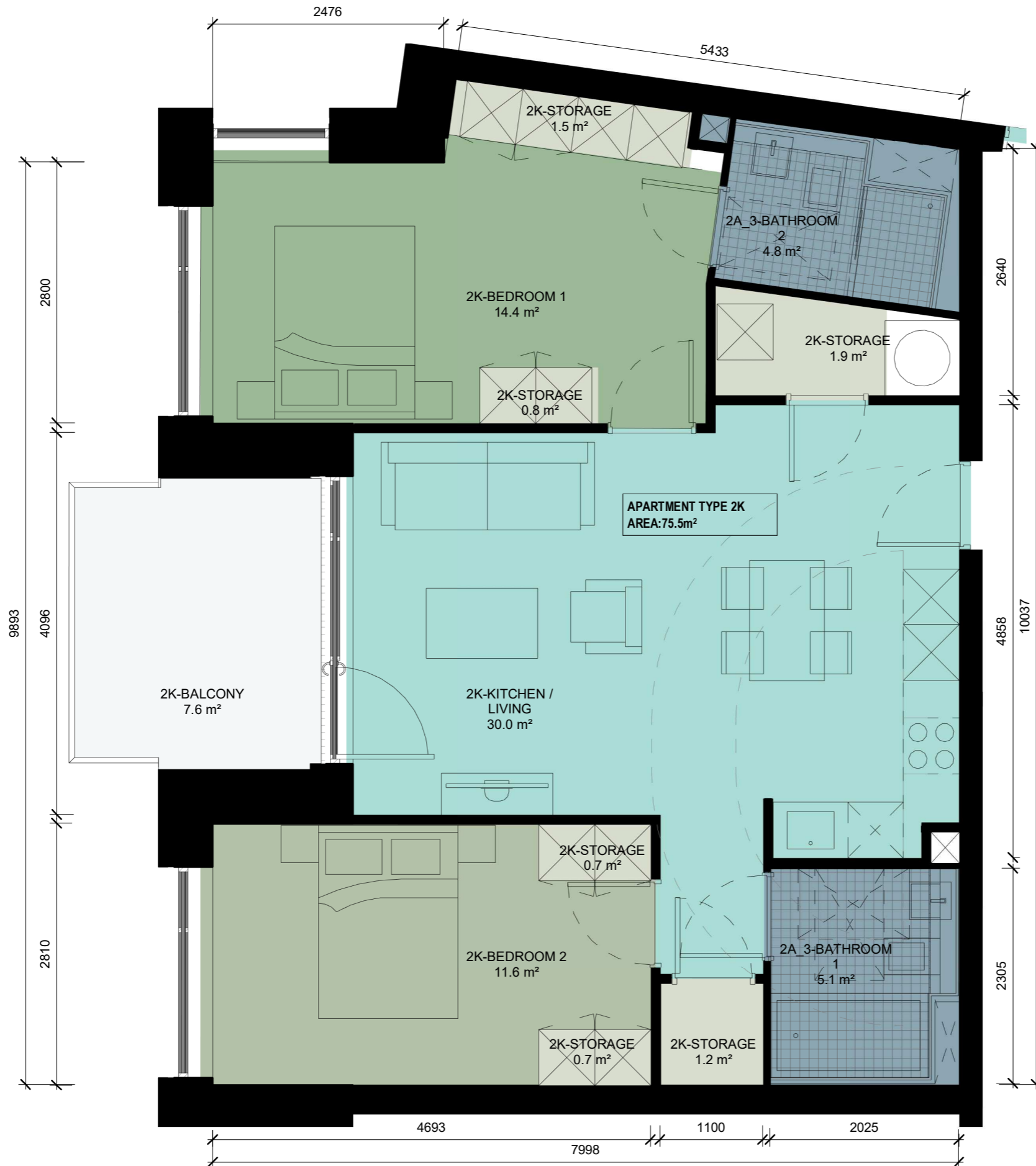


HQA Type 2J		
Name	Area	Area Required
2J-BEDROOM 1	14.9 m ²	13.0 m ²
2J-BEDROOM 2	11.6 m ²	11.4 m ²
2J-KITCHEN / LIVING	36.8 m ²	30.0 m ²
2J-PRIVATE AMENITY	7.4 m ²	7.0 m ²
2J-STORAGE	7.0 m ²	6.0 m ²
Total no. of Unit Type	1	
Block location	BG4	

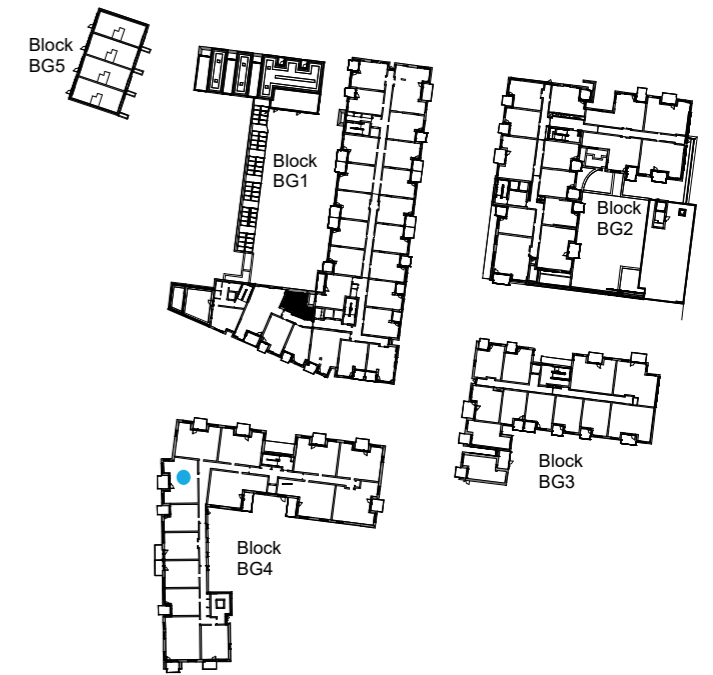


Apartment Type 2K

2 Bed Unit



HQA Type 2K		
Name	Area	Area Required
2K-BALCONY	7.6 m ²	7.0 m ²
2K-BEDROOM 1	14.4 m ²	13.0 m ²
2K-BEDROOM 2	11.6 m ²	11.4 m ²
2K-KITCHEN / LIVING	30.0 m ²	30.0 m ²
2K-STORAGE	6.8 m ²	6.0 m ²
Total no. of Unit Type		3
Block location		BG4

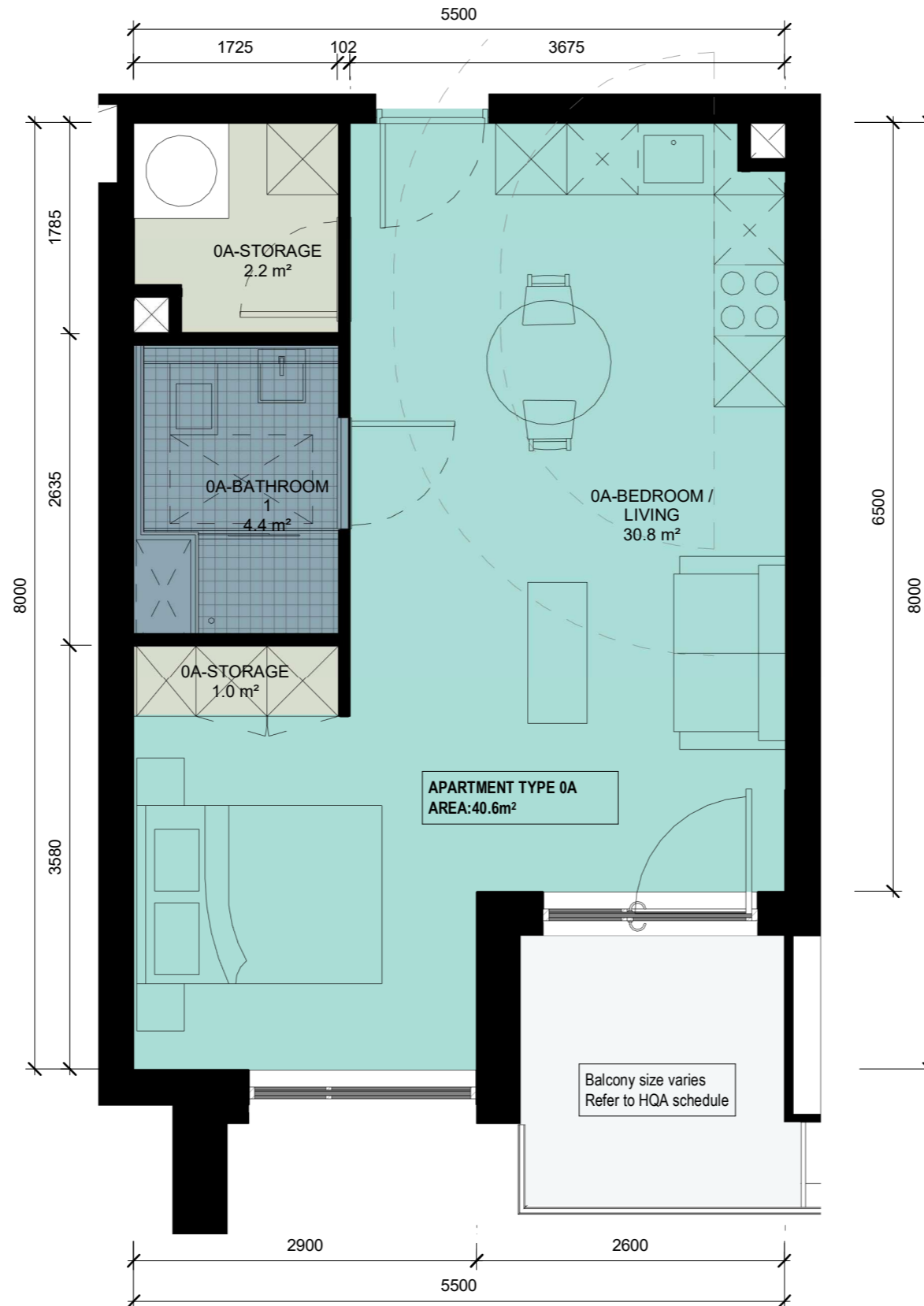


5. APPENDIX 2. - UNIT TYPE DRAWINGS - BUILD TO RENT

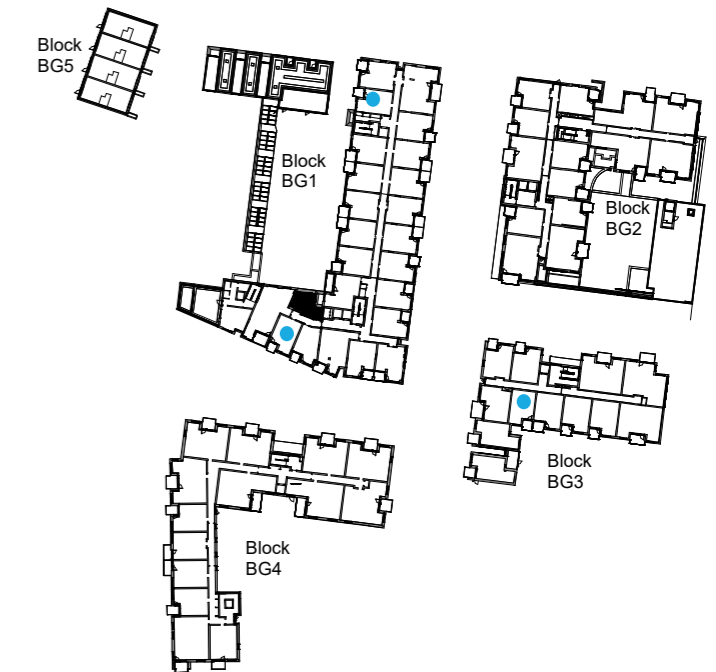


Apartment Type OA

Studio Unit

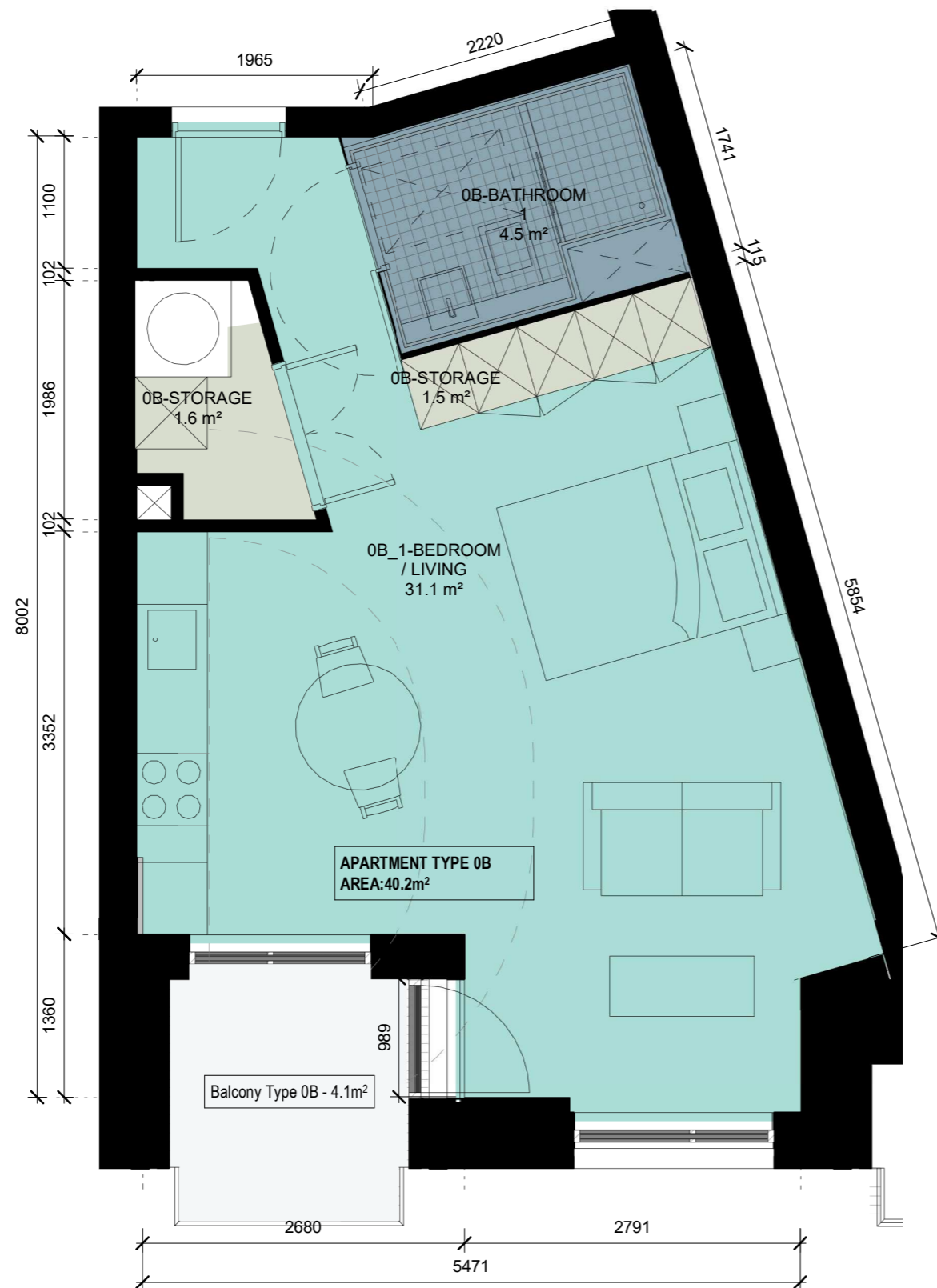


HQA Type OA		
Name	Area	Area Required
0A-BEDROOM / LIVING	30.8 m ²	30.0 m ²
0A-STORAGE	3.3 m ²	3.0 m ²
Total no. of Unit Type		16
Block location		BG1 & BG3

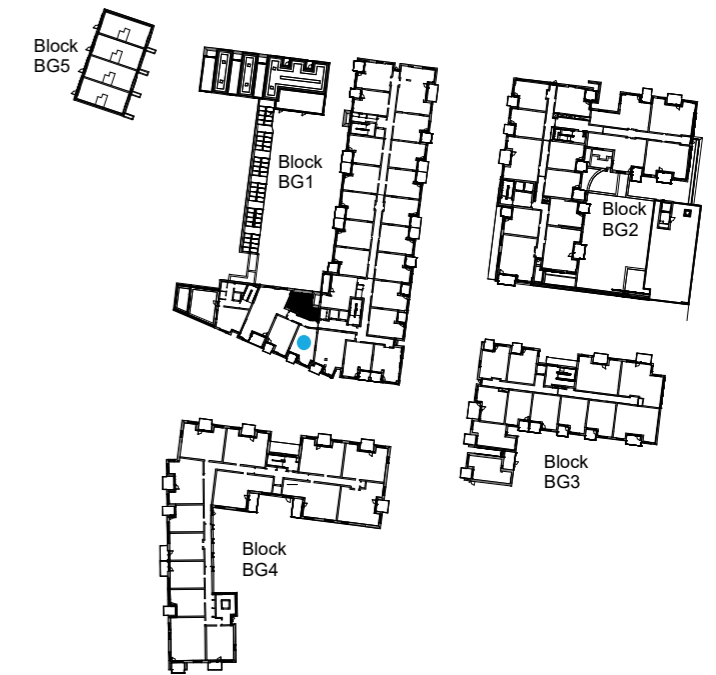


Apartment Type OB

Studio

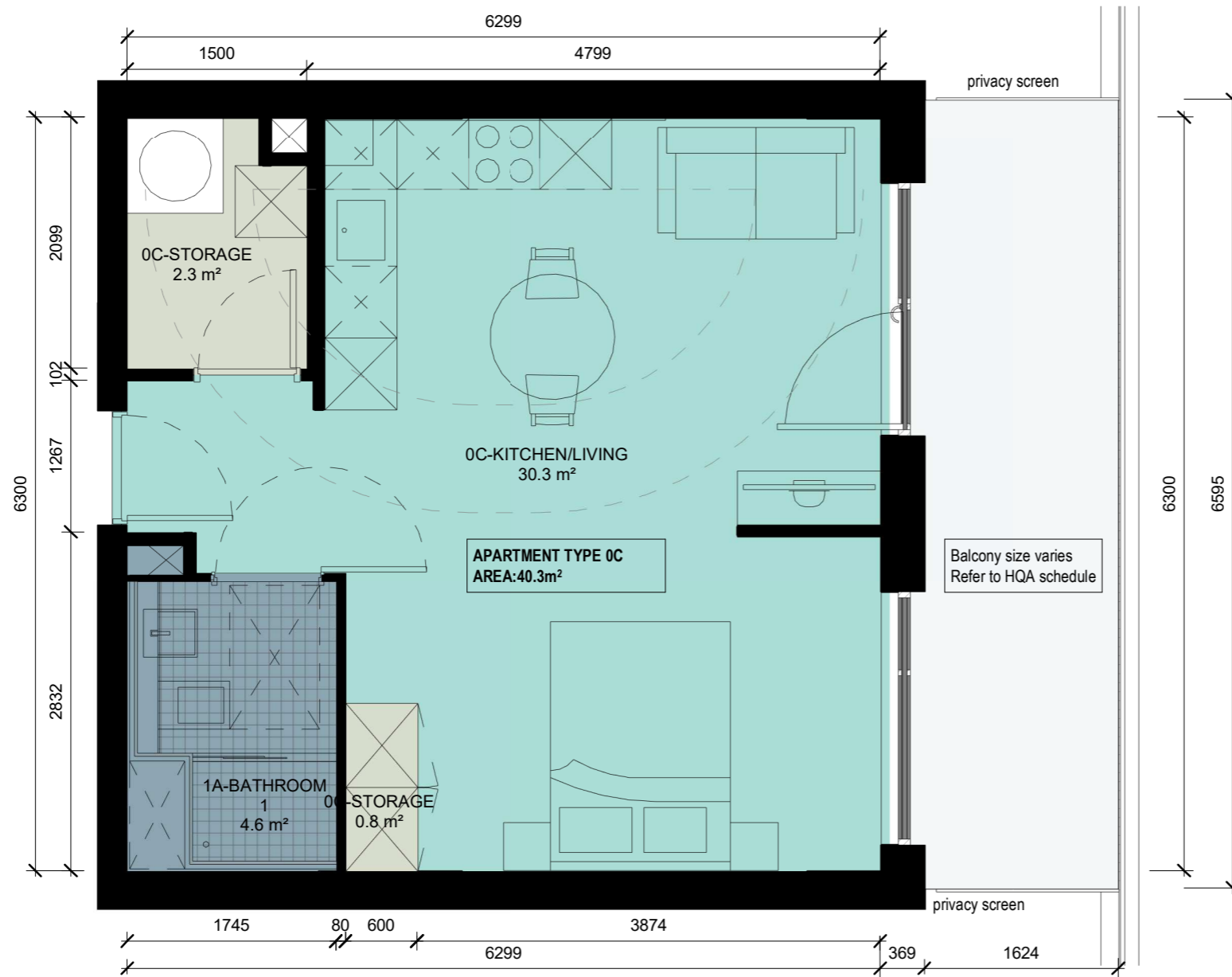


HQA Type 0B		
Name	Area	Area Required
0B-BALCONY	4.0 m ²	4.0 m ²
0B-STORAGE	3.1 m ²	3.0 m ²
0B_1-BEDROOM / LIVING	31.1 m ²	30.0 m ²
Total no. of Unit Type		5
Block location		BG1

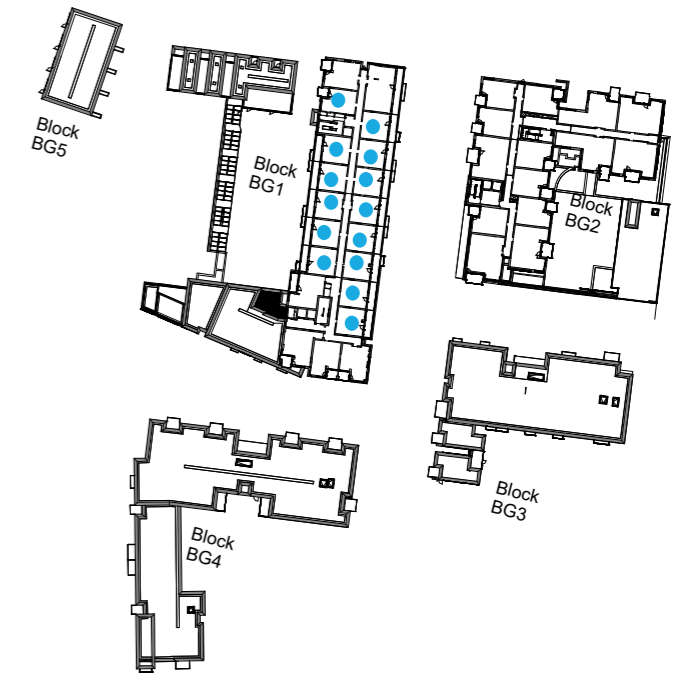


Apartment Type OC

Studio Unit

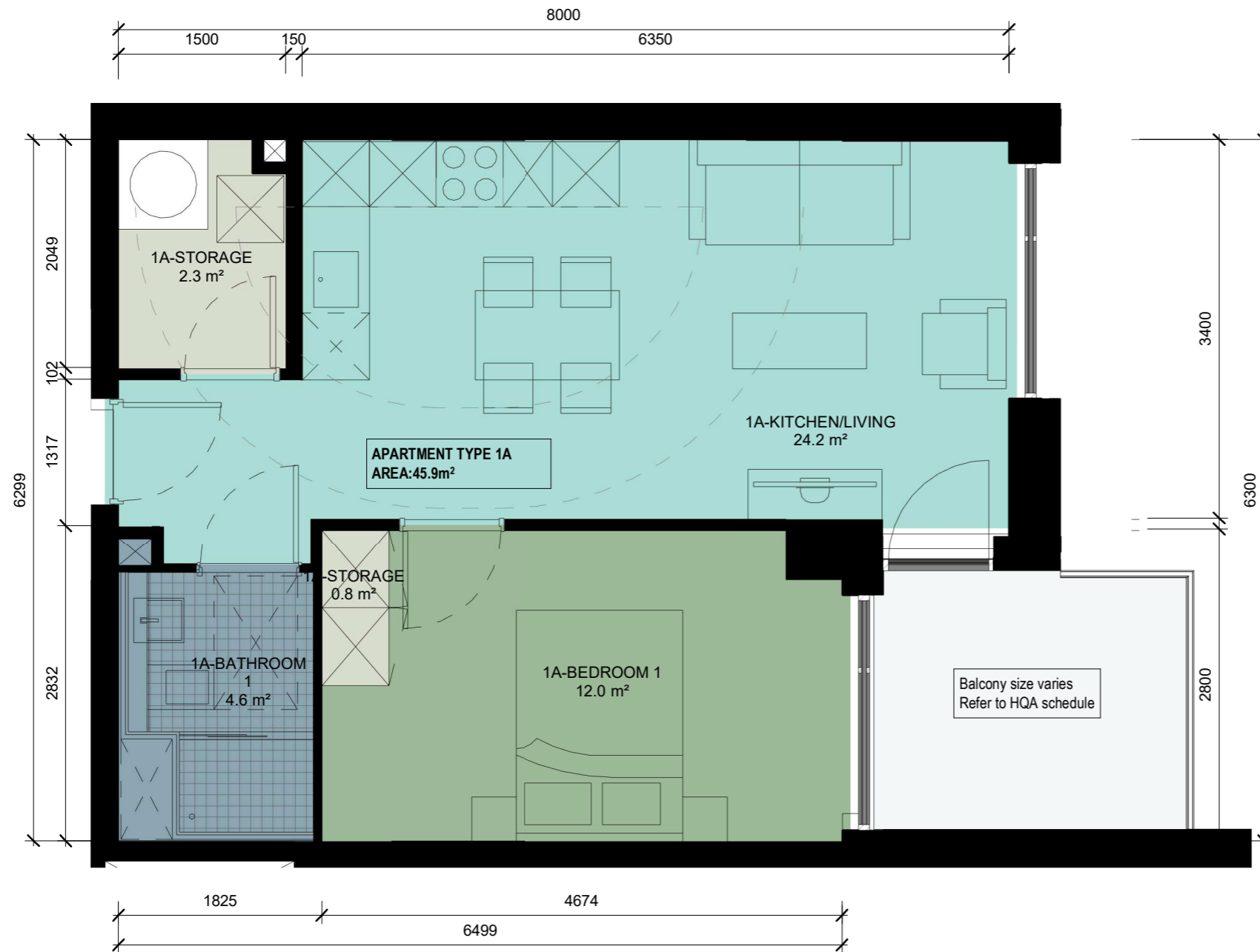


HQA Type OC		
Name	Area	Area Required
OC BALCONY	9.8 m ²	4.0 m ²
OC-KITCHEN/LIVING	30.3 m ²	30.0 m ²
OC-STORAGE	3.2 m ²	3.0 m ²
Total no. of Unit Type		13
Block location		BG1

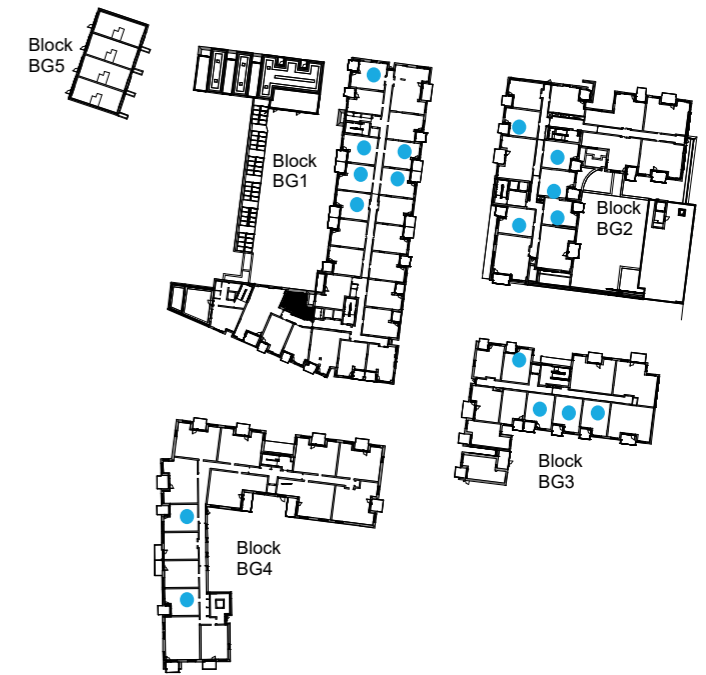


Apartment Type 1A

1 Bed Unit



HQA Type 1A		
Name	Area	Area Required
1A BALCONY	6.2 m ²	5.0 m ²
1A-BEDROOM 1	12.0 m ²	11.4 m ²
1A-KITCHEN/LIVING	24.2 m ²	24.0 m ²
1A-STORAGE	3.2 m ²	3.0 m ²
Total no. of Unit Type	121	
Block location	BG1, BG2, BG3, BG4	

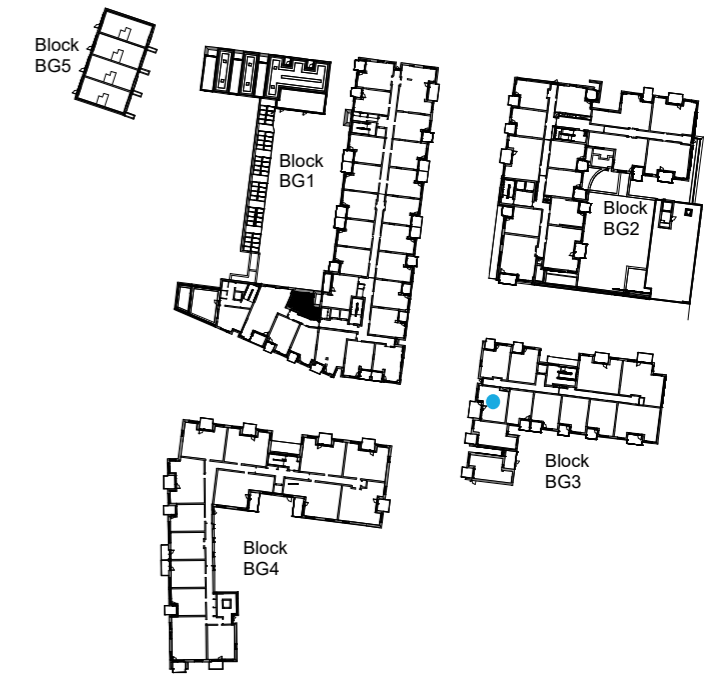


Apartment Type 1B

1 Bed Unit

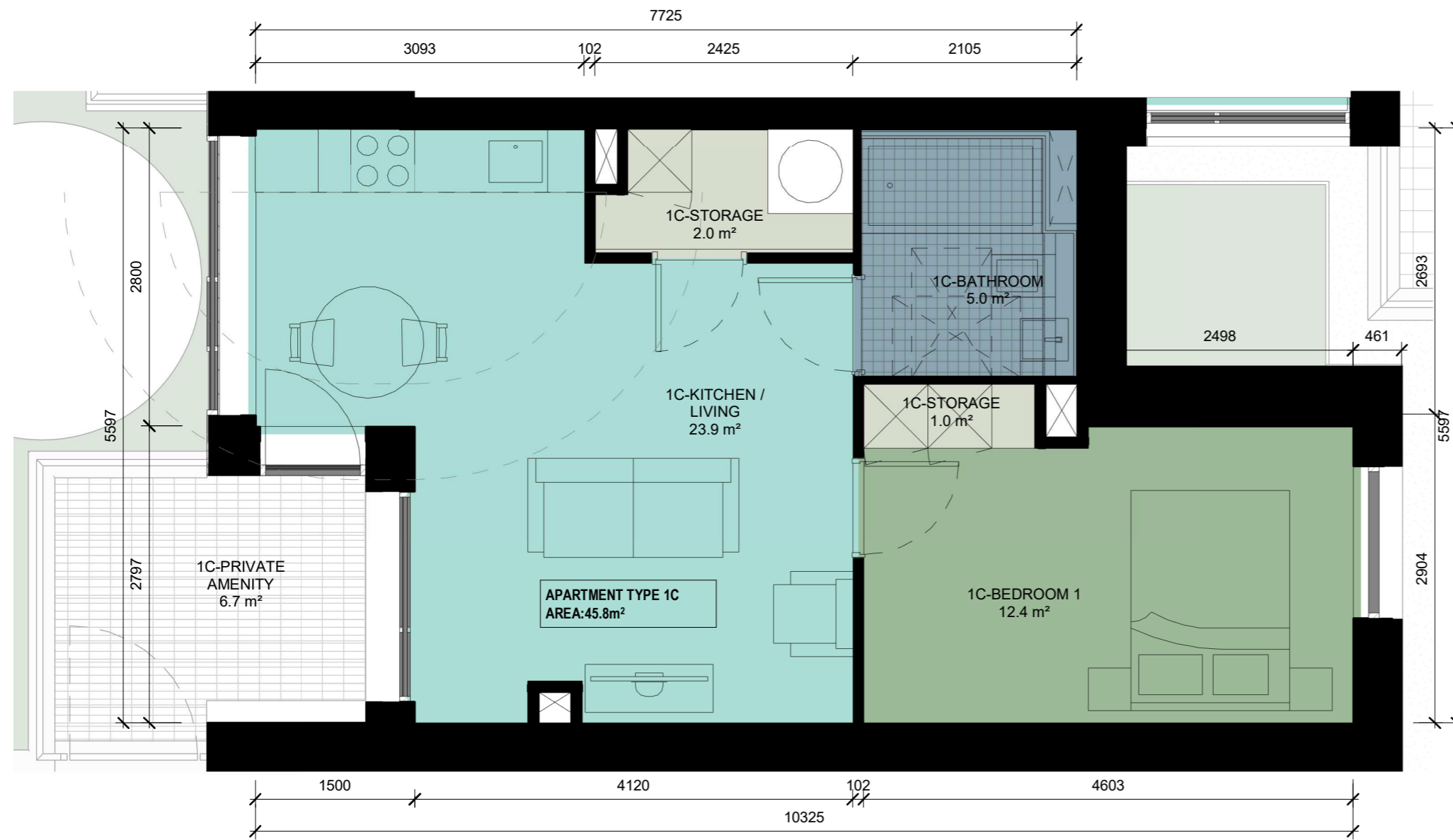


HQA Type 1B		
Name	Area	Area Required
1B-BEDROOM 1	11.8 m ²	11.4 m ²
1B-KITCHEN / LIVING	24.0 m ²	23.0 m ²
1B-STORAGE	3.3 m ²	3.0 m ²
1B_BALCONY	10.0 m ²	5.0 m ²
Total no. of Unit Type	5	
Block location	BG3	



Apartment Type 1C

1 Bed Unit



HQA Type 1C		
Name	Area	Area Required
1C-BEDROOM 1	12.4 m ²	11.4 m ²
1C-KITCHEN / LIVING	23.9 m ²	23.0 m ²
1C-PRIVATE AMENITY	6.7 m ²	5.0 m ²
1C-STORAGE	3.0 m ²	3.0 m ²
Total no. of Unit Type	1	
Block location	BG3	



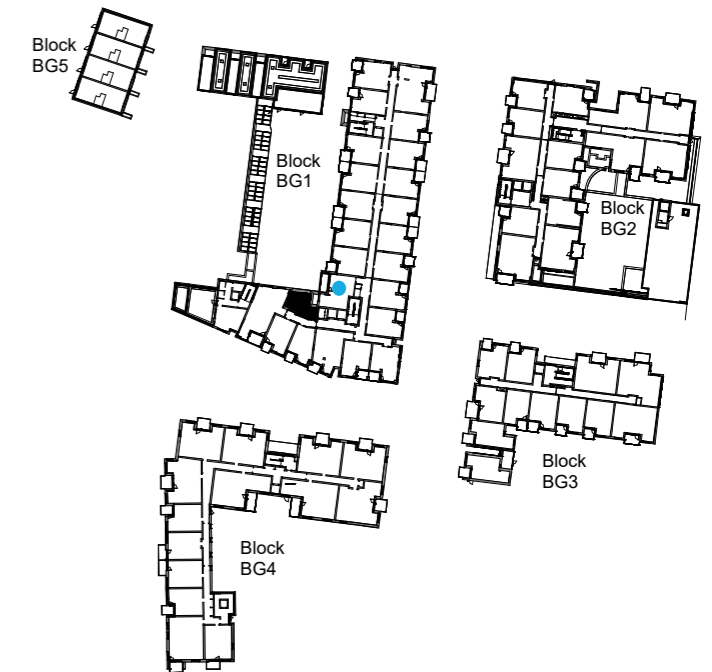
Apartment Type 1D

1 Bed Unit



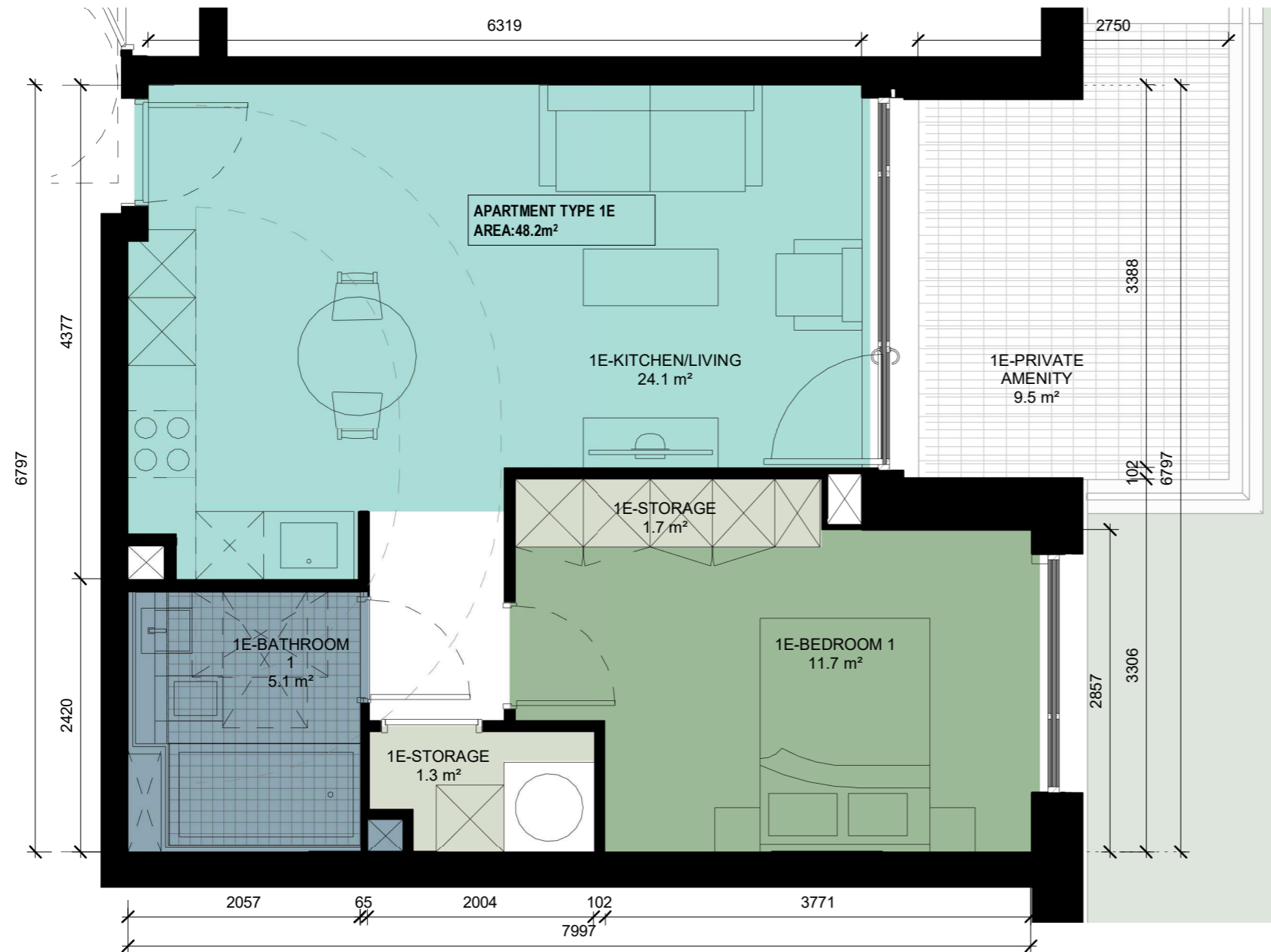
HQA Type 1D		
Name	Area	Area Required
1D-BALCONY	7.2 m ²	5.0 m ²
1D-BEDROOM 1	12.5 m ²	11.4 m ²
1D-KITCHEN / LIVING	25.2 m ²	23.0 m ²
1D-STORAGE	3.2 m ²	3.0 m ²

Total no. of Unit Type	5
Block location	BG1

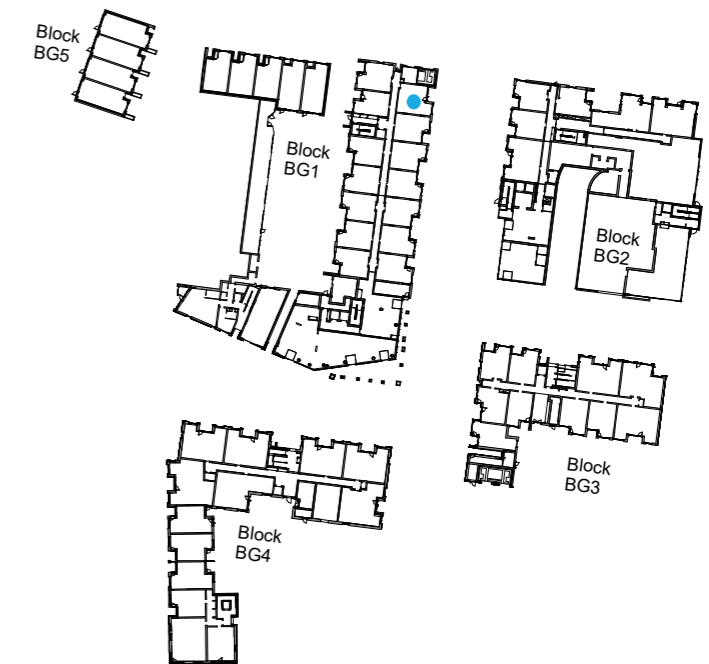


Apartment Type 1E

1 Bed Unit



HQA Type 1E		
Name	Area	Area Required
1E-BEDROOM 1	11.7 m ²	11.4 m ²
1E-KITCHEN/LIVING	24.1 m ²	23.0 m ²
1E-PRIVATE AMENITY	9.5 m ²	5.0 m ²
1E-STORAGE	3.0 m ²	3.0 m ²
Total no. of Unit Type	1	
Block location	BG1	

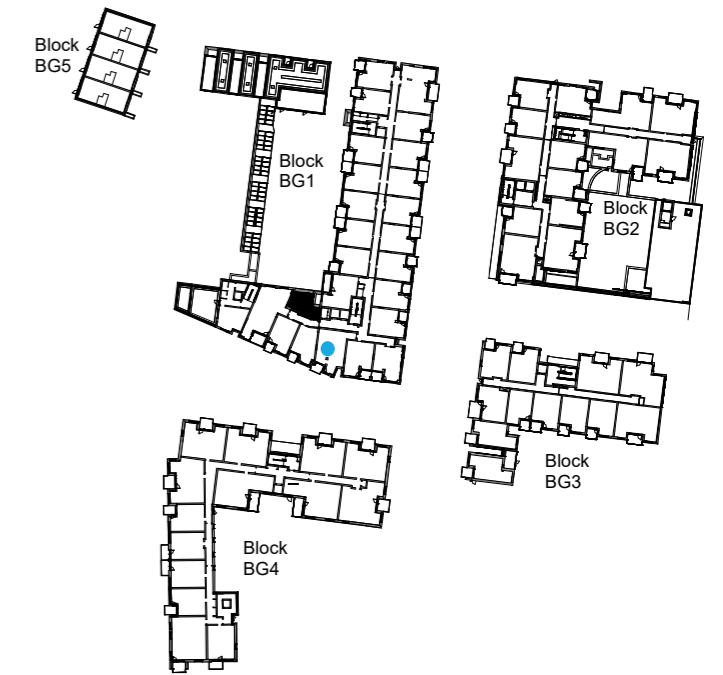


Apartment Type 1H

1 Bed Unit



HQA Type 1H		
Name	Area	Area Required
1H-BALCONY	5.0 m ²	5.0 m ²
1H-BEDROOM 1	12.4 m ²	11.4 m ²
1H-KITCHEN/LIVING	29.7 m ²	23.0 m ²
1H-STORAGE	4.7 m ²	3.0 m ²
Total no. of Unit Type		4
Block location		BG1

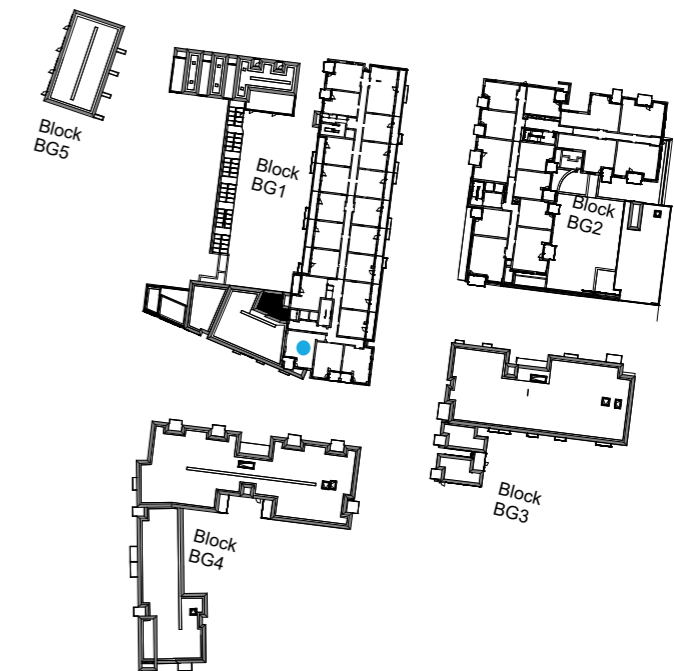


Apartment Type 1J

1 Bed Unit

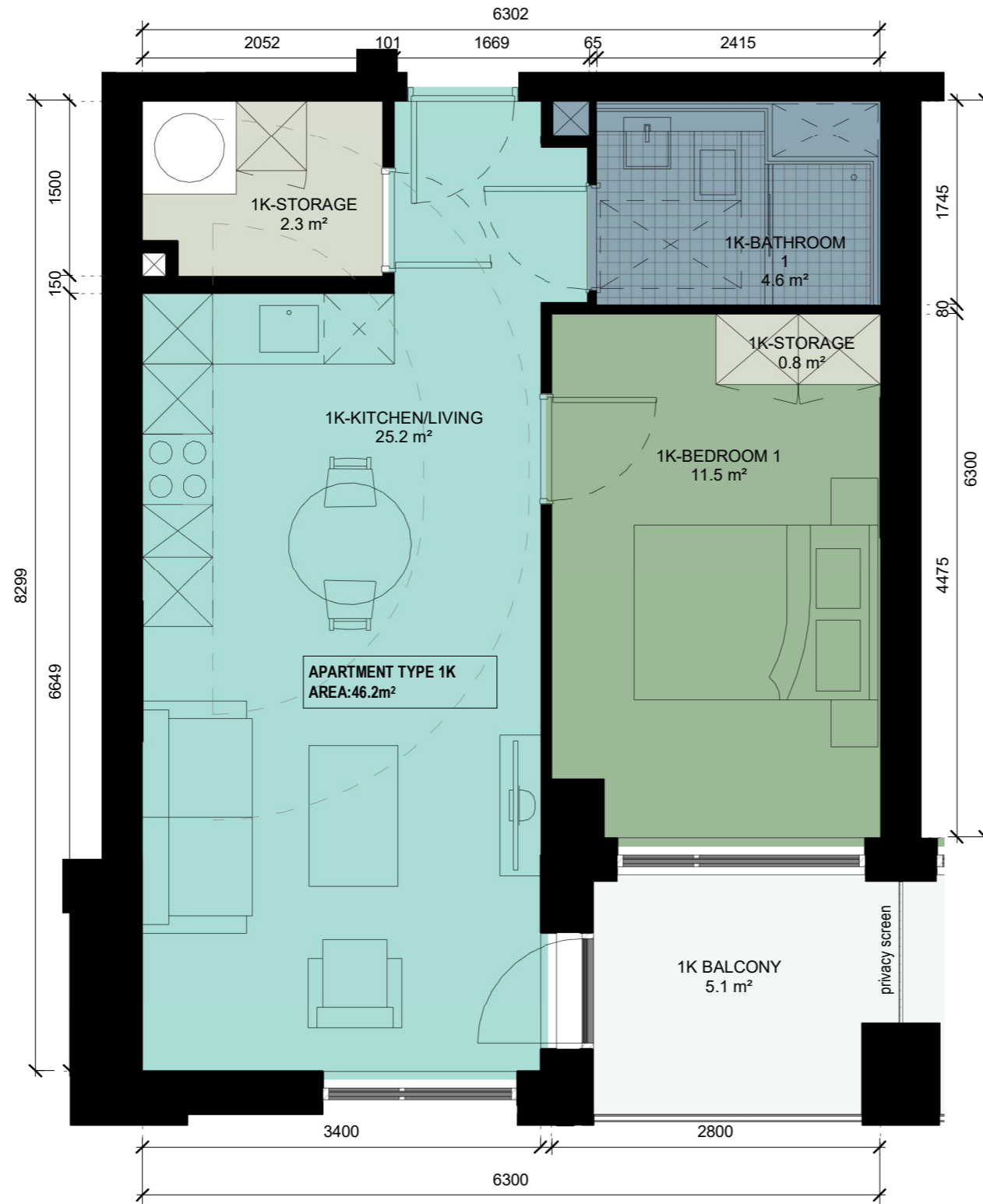


HQA Type 1J		
Name	Area	Area Required
1J STORAGE	3.2 m ²	3.0 m ²
1J-BALCONY	5.0 m ²	5.0 m ²
1J-BEDROOM	11.6 m ²	11.4 m ²
1J-KITCHEN/LIVING	24.5 m ²	23.0 m ²
Total no. of Unit Type	2	
Block location	BG1	

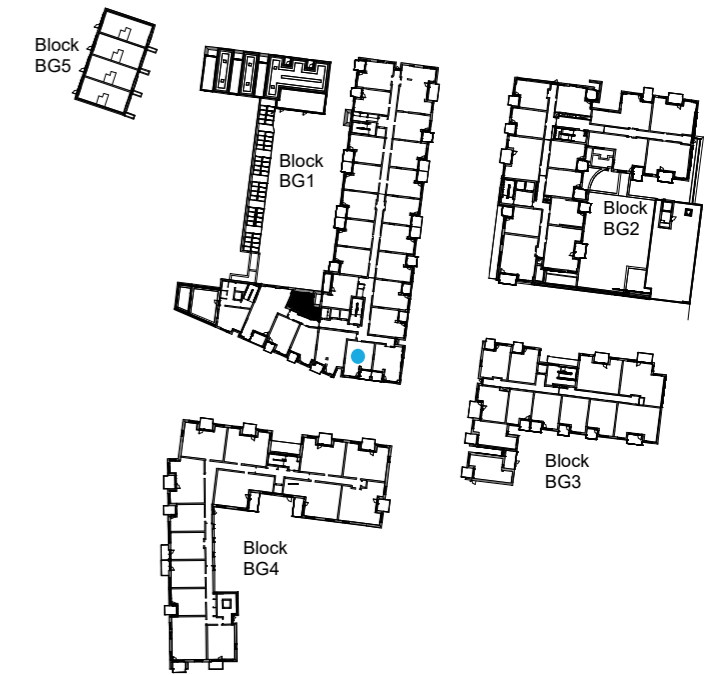


Apartment Type 1K

1 Bed Unit

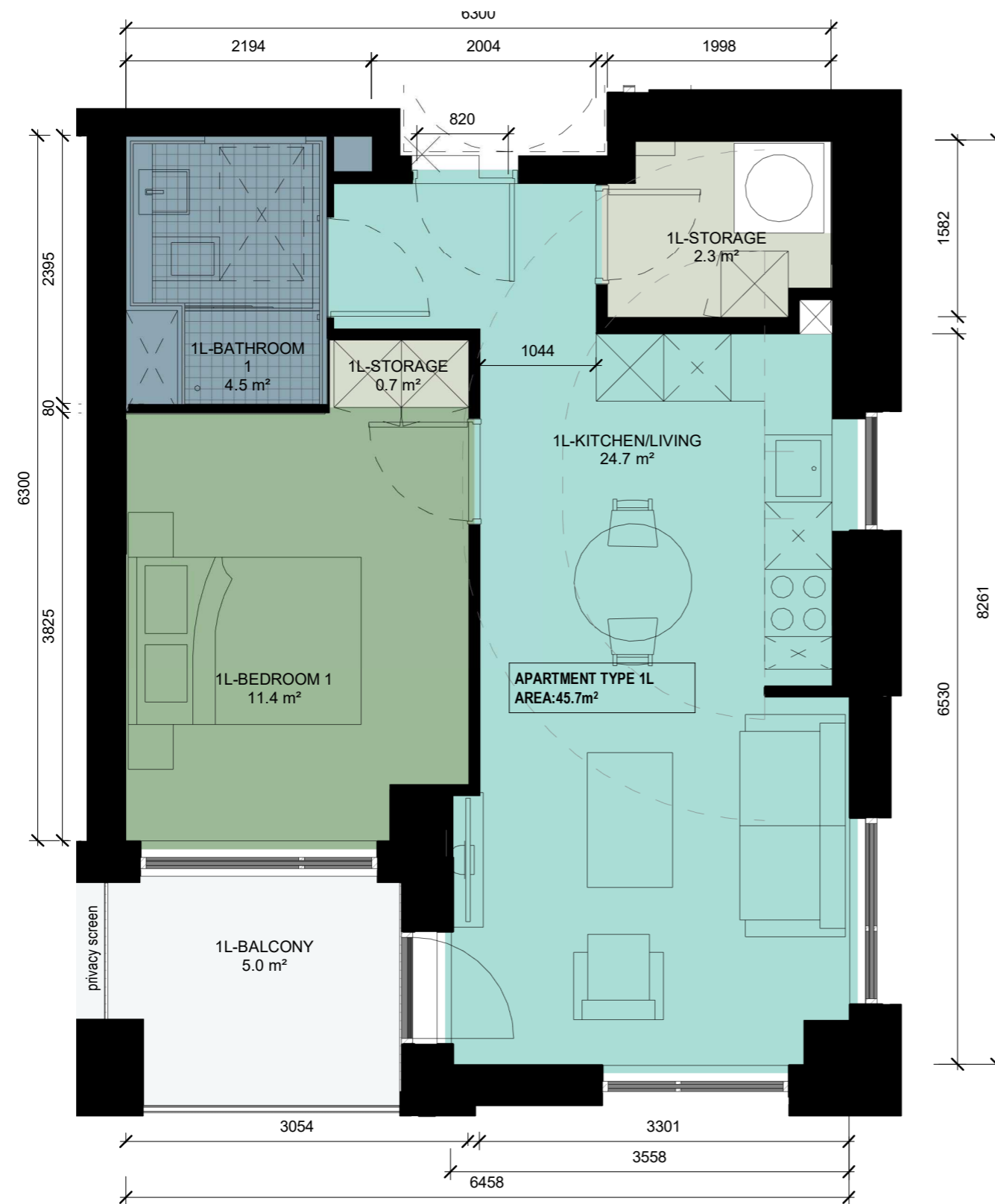


HQA Type 1K		
Name	Area	Area Required
1K BALCONY	5.1 m ²	5.0 m ²
1K-BEDROOM 1	11.5 m ²	11.4 m ²
1K-KITCHEN/LIVING	25.2 m ²	23.0 m ²
1K-STORAGE	3.2 m ²	3.0 m ²
Total no. of Unit Type		16
Block location		BG1

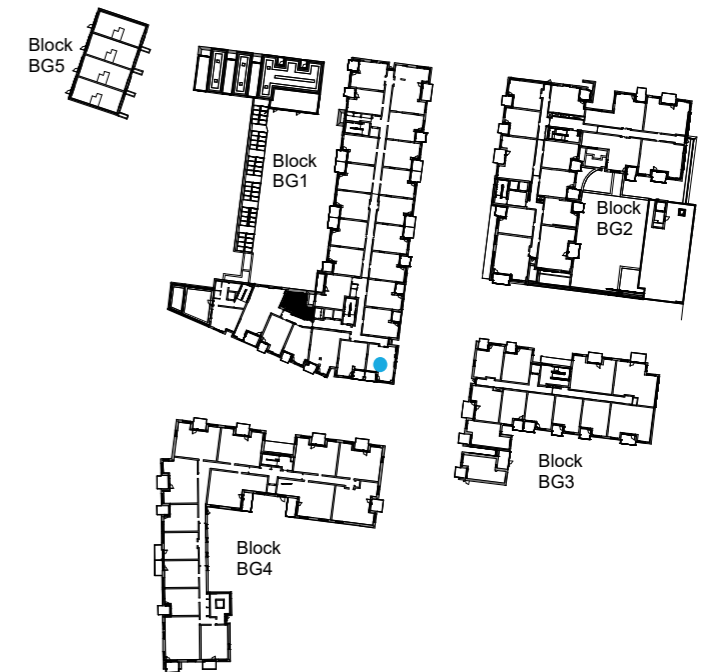


Apartment Type 1L

1 Bed Unit



HQA Type 1L		
Name	Area	Area Required
1L-BALCONY	5.0 m ²	5.0 m ²
1L-BEDROOM 1	11.4 m ²	11.4 m ²
1L-KITCHEN/LIVING	24.7 m ²	23.0 m ²
1L-STORAGE	3.0 m ²	3.0 m ²
Total no. of Unit Type	6	
Block location	BG1	

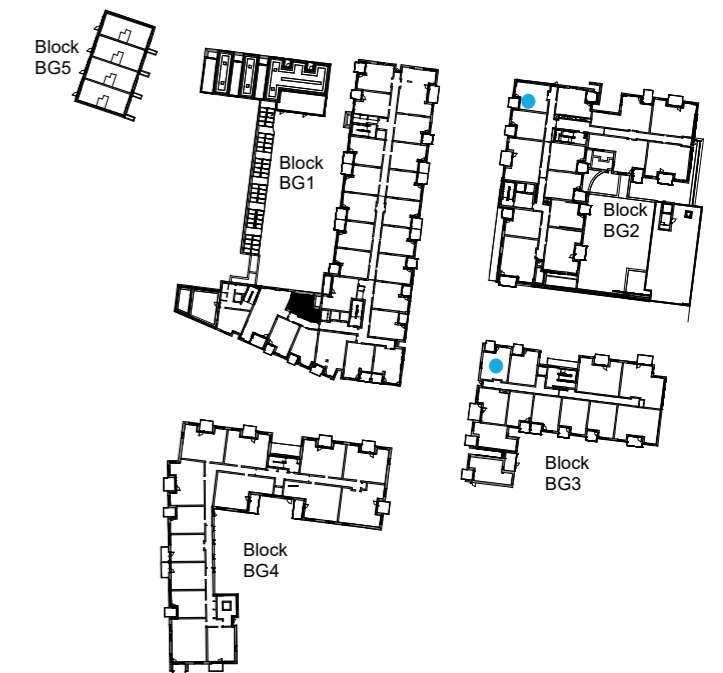


Apartment Type 1M

1 Bed Unit



HQA Type 1M		
Name	Area	Area Required
1M-BEDROOM 1	11.9 m ²	11.4 m ²
1M-KITCHEN/LIVING	23.4 m ²	23.0 m ²
1M-STORAGE	3.7 m ²	3.0 m ²
Total no. of Unit Type		12
Block location		BG2, BG3

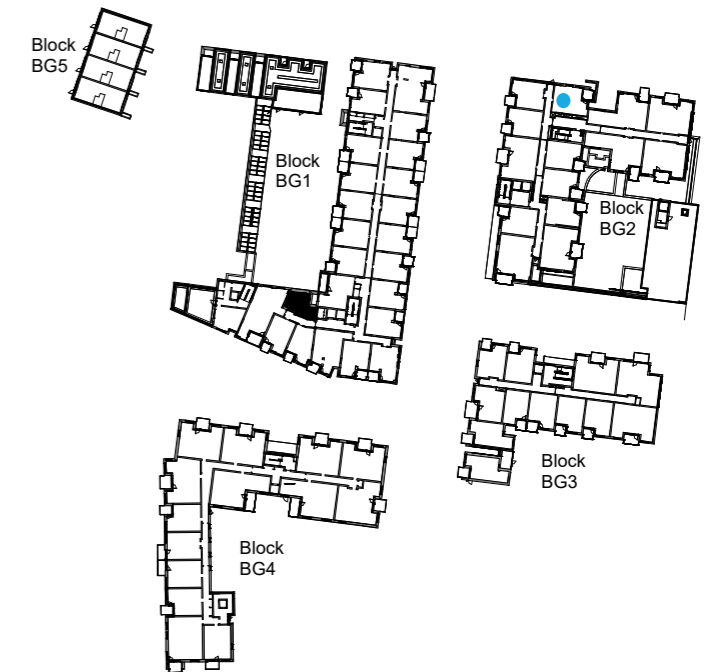


Apartment Type 1P

1 Bed Unit



HQA Type 1P		
Name	Area	Area Required
1P-BALCONY	5.2 m ²	5.0 m ²
1P-BEDROOM 1	12.1 m ²	11.4 m ²
1P-KITCHEN/LIVING	24.7 m ²	24.0 m ²
1P-STORAGE	3.2 m ²	3.0 m ²
Total no. of Unit Type	7	
Block location	BG2	

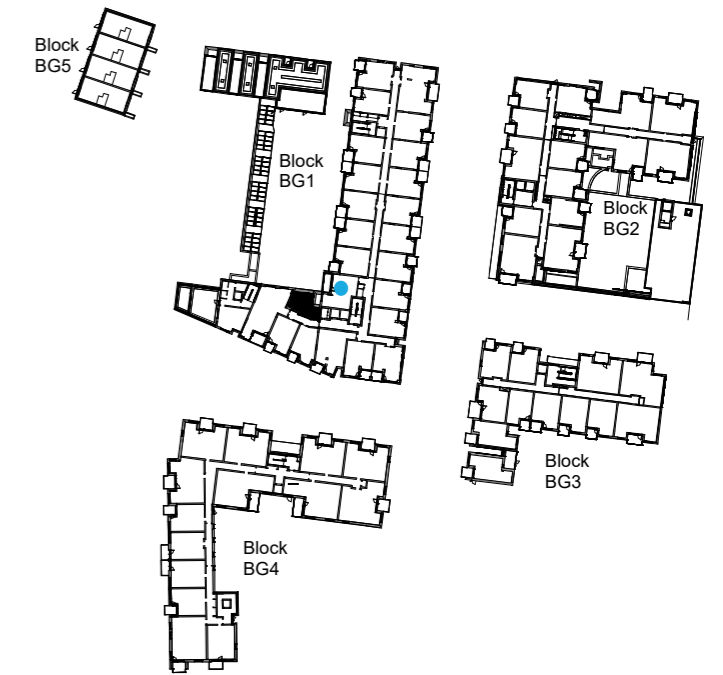


Apartment Type 1Q

1 Bed Unit



HQA Type 1Q		
Name	Area	Area Required
1Q-BALCONY	7.0 m ²	5.0 m ²
1Q-BEDROOM 1	18.0 m ²	11.4 m ²
1Q-KITCHEN / LIVING	23.5 m ²	23.0 m ²
1Q-STORAGE	3.2 m ²	3.0 m ²
Total no. of Unit Type		1
Block location		BG1

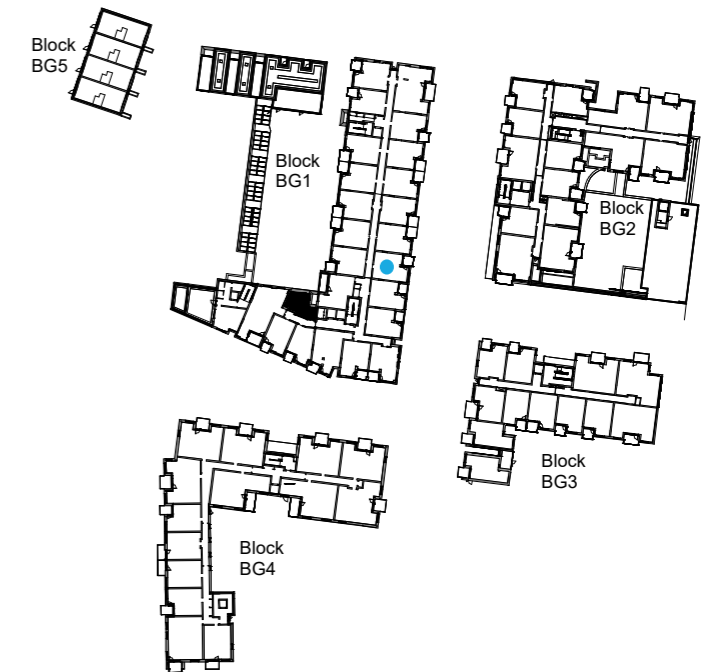


Apartment Type 1R

1 Bed Unit



HQA Type 1R		
Name	Area	Area Required
1R- BALCONY	5.0 m ²	5.0 m ²
1R-BEDROOM 1	12.1 m ²	11.4 m ²
1R-KITCHEN/LIVING	25.3 m ²	23.0 m ²
1R-STORAGE	3.2 m ²	3.0 m ²
Total no. of Unit Type		6
Block location		BG1

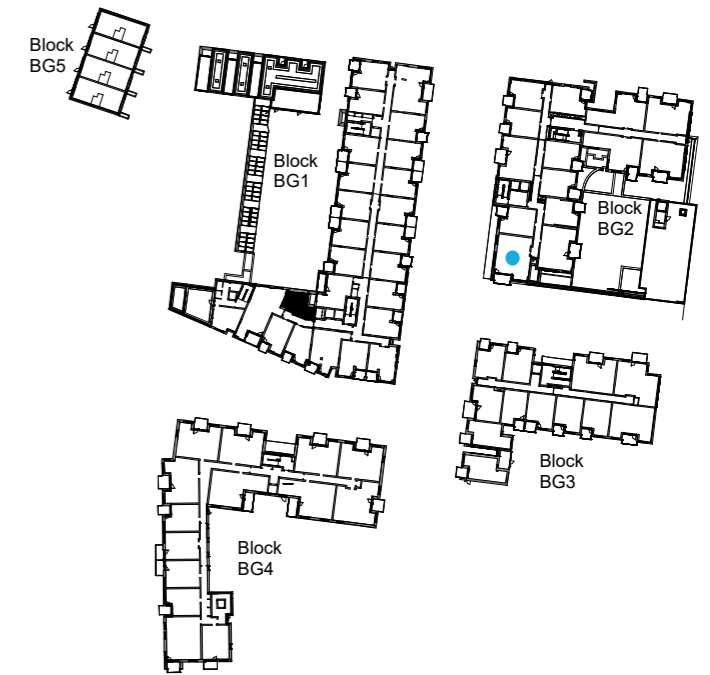


Apartment Type 2B

2 Bed Unit



HQA Type 2B		
Name	Area	Area Required
2B-BALCONY	8.3 m ²	7.0 m ²
2B-BEDROOM 1	13.9 m ²	13.0 m ²
2B-BEDROOM 2	11.4 m ²	11.4 m ²
2B-KITCHEN / LIVING	31.8 m ²	30.0 m ²
2B-STORAGE	6.2 m ²	6.0 m ²
Total no. of Unit Type		6
Block location		BG2



Apartment Type 2E

2 Bed Unit

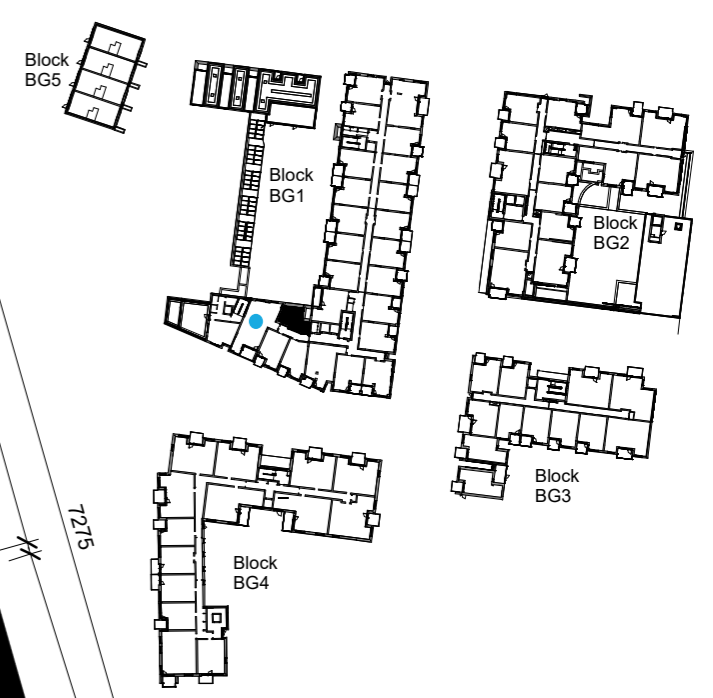
HQA Type 2E		
Name	Area	Area Required
2E-BEDROOM 1	13.0 m ²	13.0 m ²
2E-BEDROOM 2	11.6 m ²	11.4 m ²
2E-KITCHEN / LIVING	31.6 m ²	30.0 m ²
2E-PRIVATE AMENITY	7.2 m ²	7.0 m ²
2E-STORAGE	6.3 m ²	6.0 m ²
Total no. of Unit Type		13
Block location		BG2



Apartment Type 2F

2 Bed Unit

HQA Type 2F		
Name	Area	Area Required
2F-KITCHEN / LIVING	30.9 m ²	30.0 m ²
2F_BALCONY	7.2 m ²	7.0 m ²
2F_BEDROOM 1	13.4 m ²	13.0 m ²
2F_BEDROOM 2	11.4 m ²	11.4 m ²
2F_STORAGE	6.7 m ²	6.0 m ²
Total no. of Unit Type		4
Block location		BG1

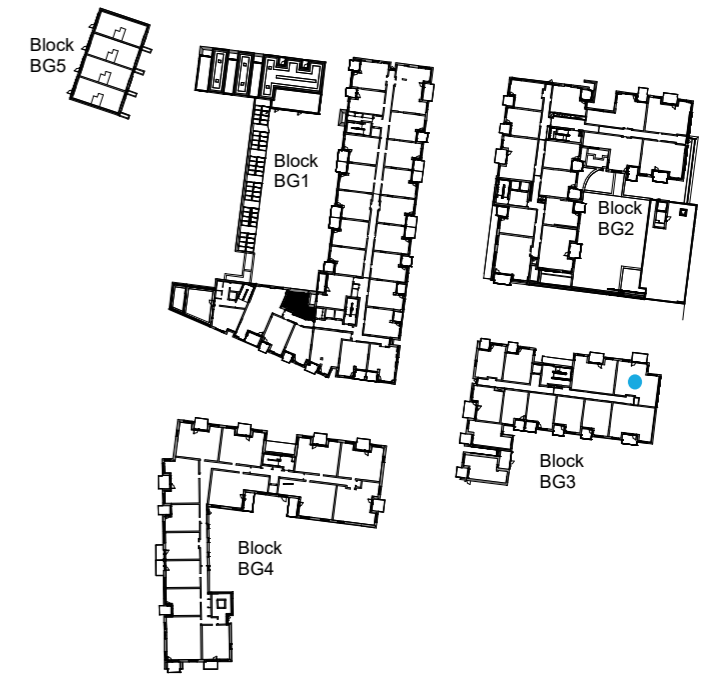


Apartment Type 2H

2 Bed Unit



HQA Type 2H		
Name	Area	Area Required
2H - STORAGE	6.7 m ²	6.0 m ²
2H-BEDROOM 1	15.0 m ²	13.0 m ²
2H-BEDROOM 2	11.5 m ²	11.4 m ²
2H-KITCHEN / LIVING	31.8 m ²	30.0 m ²
Total no. of Unit Type	5	
Block location	BG3	

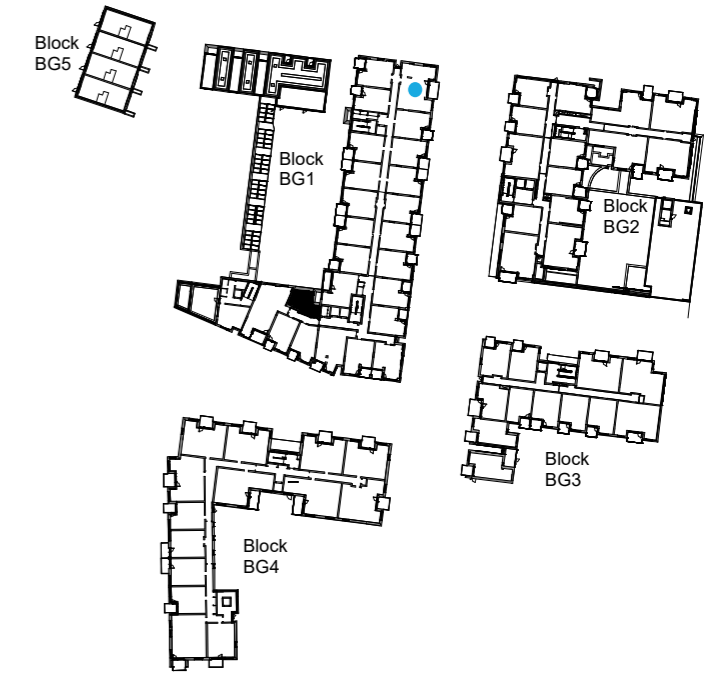


Apartment Type 2i

2 Bed 3 Person Unit



HQA Type 2i		
Name	Area	Area Required
2i_BALCONY	16.3 m ²	6.0 m ²
2i_BEDROOM 1	13.0 m ²	13.0 m ²
2i_BEDROOM 2	7.6 m ²	7.1 m ²
2i_KITCHEN / LIVING	28.8 m ²	28.0 m ²
2i_STORAGE	5.1 m ²	5.0 m ²
Total no. of Unit Type		1
Block location		BG1

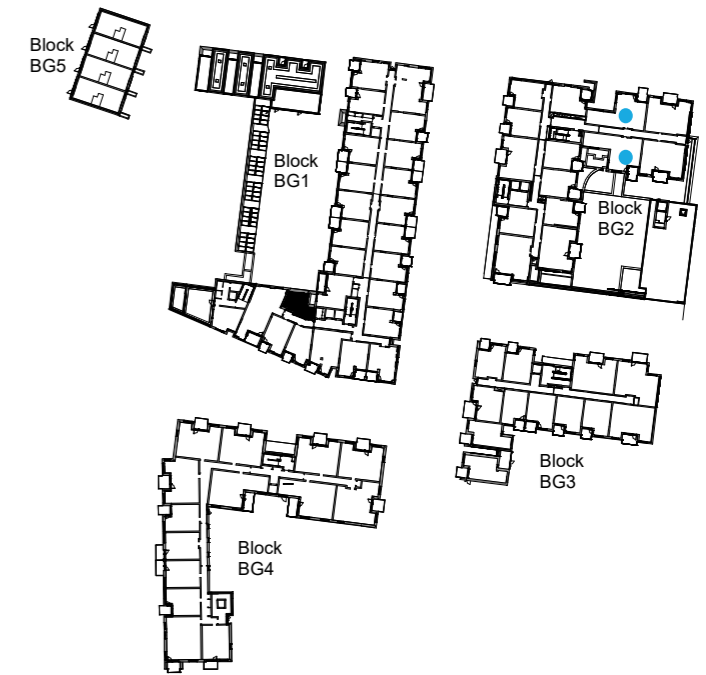


Apartment Type 2L

2 Bed Unit

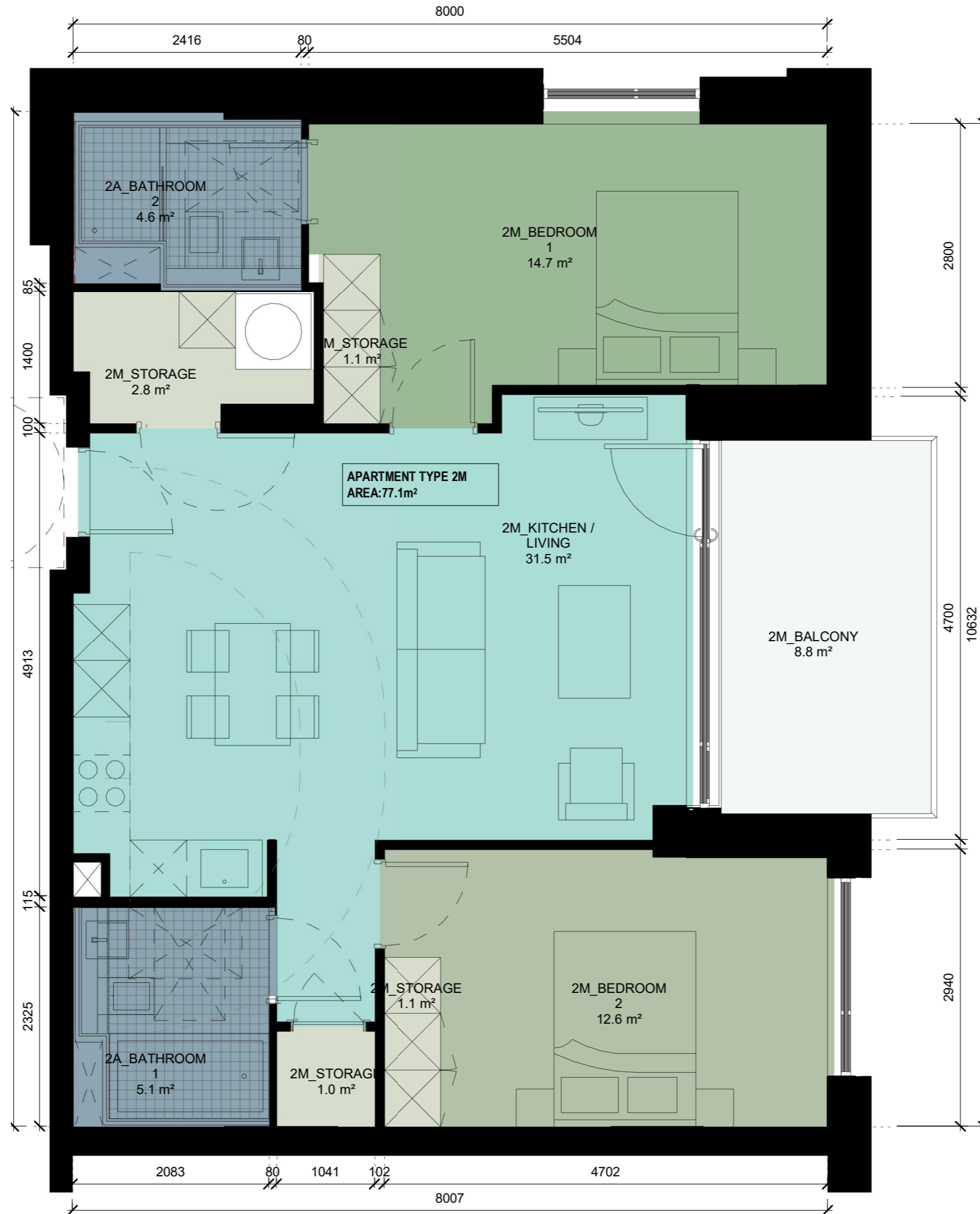


HQA Type 2L		
Name	Area	Area Required
2L-BEDROOM 1	13.0 m ²	13.0 m ²
2L-BEDROOM 2	11.4 m ²	11.4 m ²
2L-KITCHEN / LIVING	30.1 m ²	30.0 m ²
2L-PRIVATE AMENITY	9.6 m ²	7.0 m ²
2L-STORAGE	6.0 m ²	6.0 m ²
Total no. of Unit Type		12
Block location		BG2

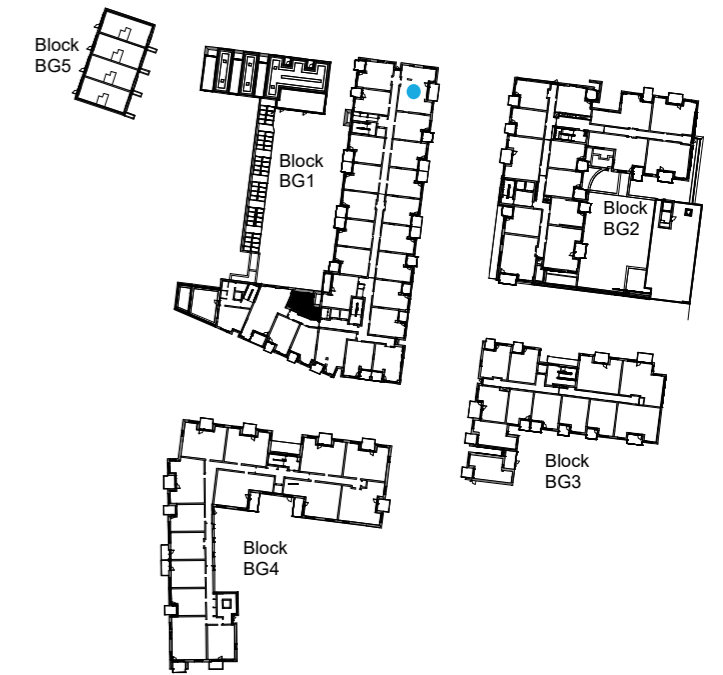


Apartment Type 2M

2 Bed Unit

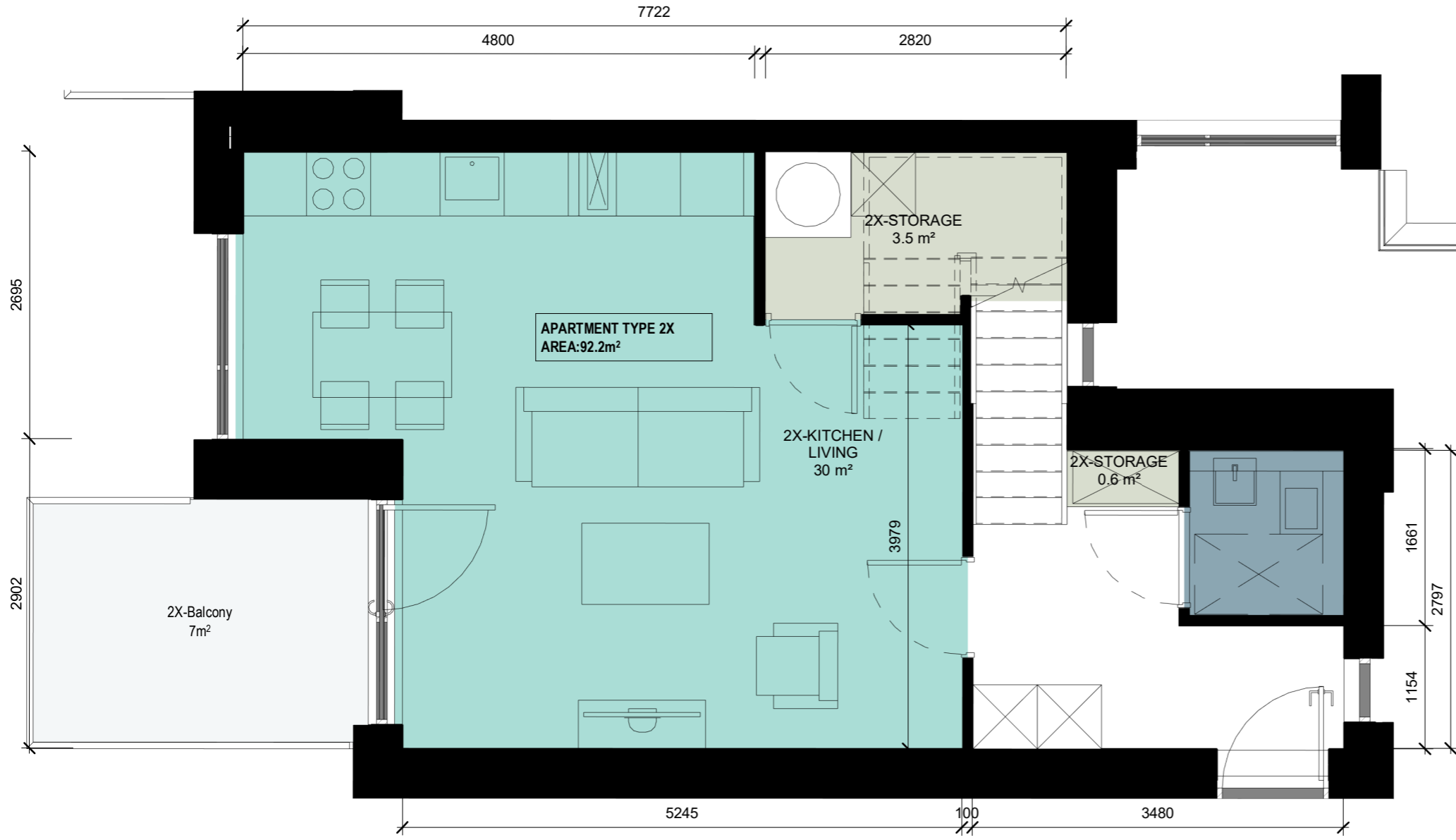


HQA Type 2M		
Name	Area	Area Required
2M_BALCONY	8.8 m ²	7.0 m ²
2M_BEDROOM 1	14.7 m ²	13.0 m ²
2M_BEDROOM 2	12.6 m ²	11.4 m ²
2M_KITCHEN / LIVING	31.5 m ²	30.0 m ²
2M_STORAGE	6.0 m ²	6.0 m ²
Total no. of Unit Type		5
Block location		BG1

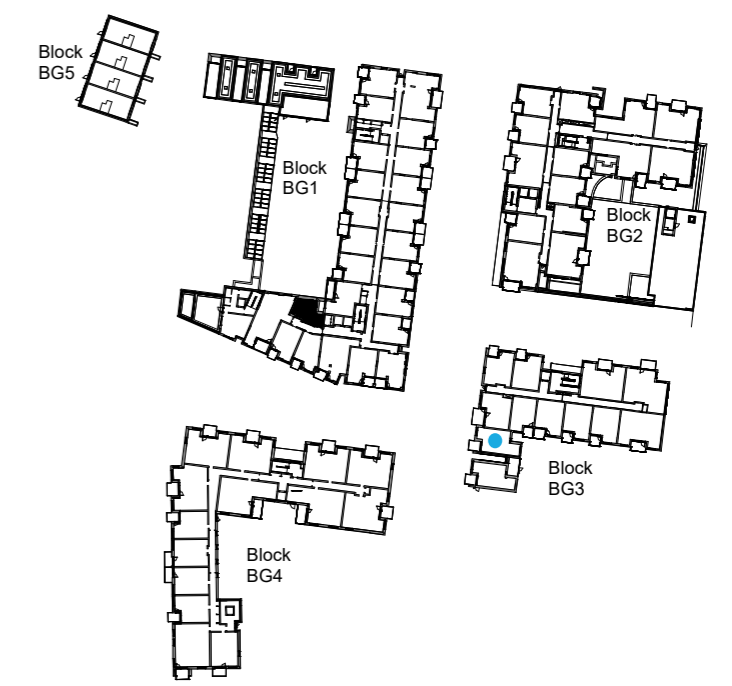


2 Bed Apartment - 2 Level- Type 2X

Level 00

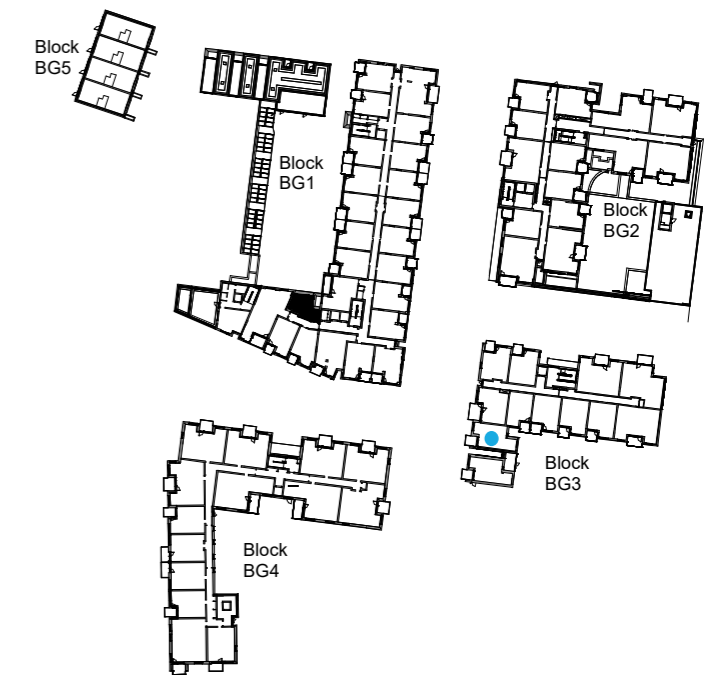


HQA Type 2X		
Name	Area	Area Required
2X-BEDROOM 1	13.7 m ²	13.0 m ²
2X-BEDROOM 2	11.5 m ²	11.4 m ²
2X-KITCHEN / LIVING	30.2 m ²	30.0 m ²
2X-STORAGE	6.4 m ²	6.0 m ²
Total no. of Unit Type		1
Block location		BG3



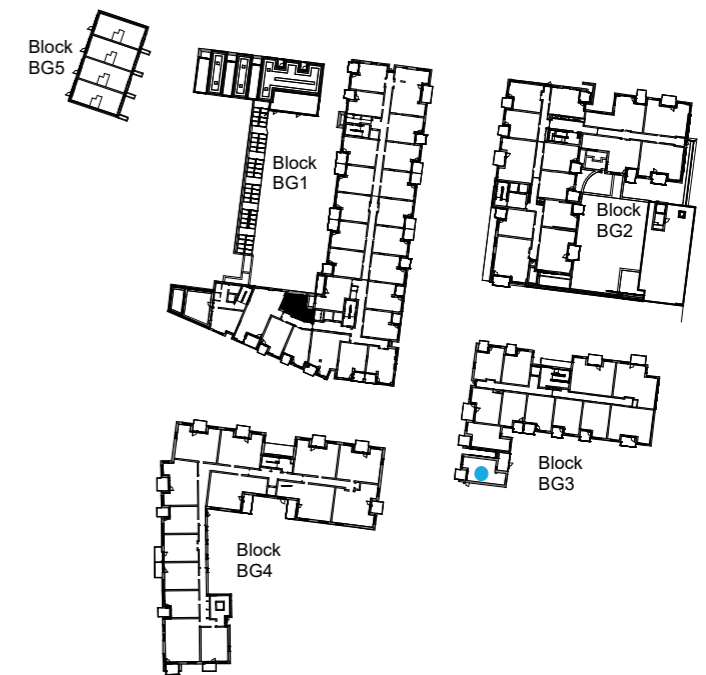
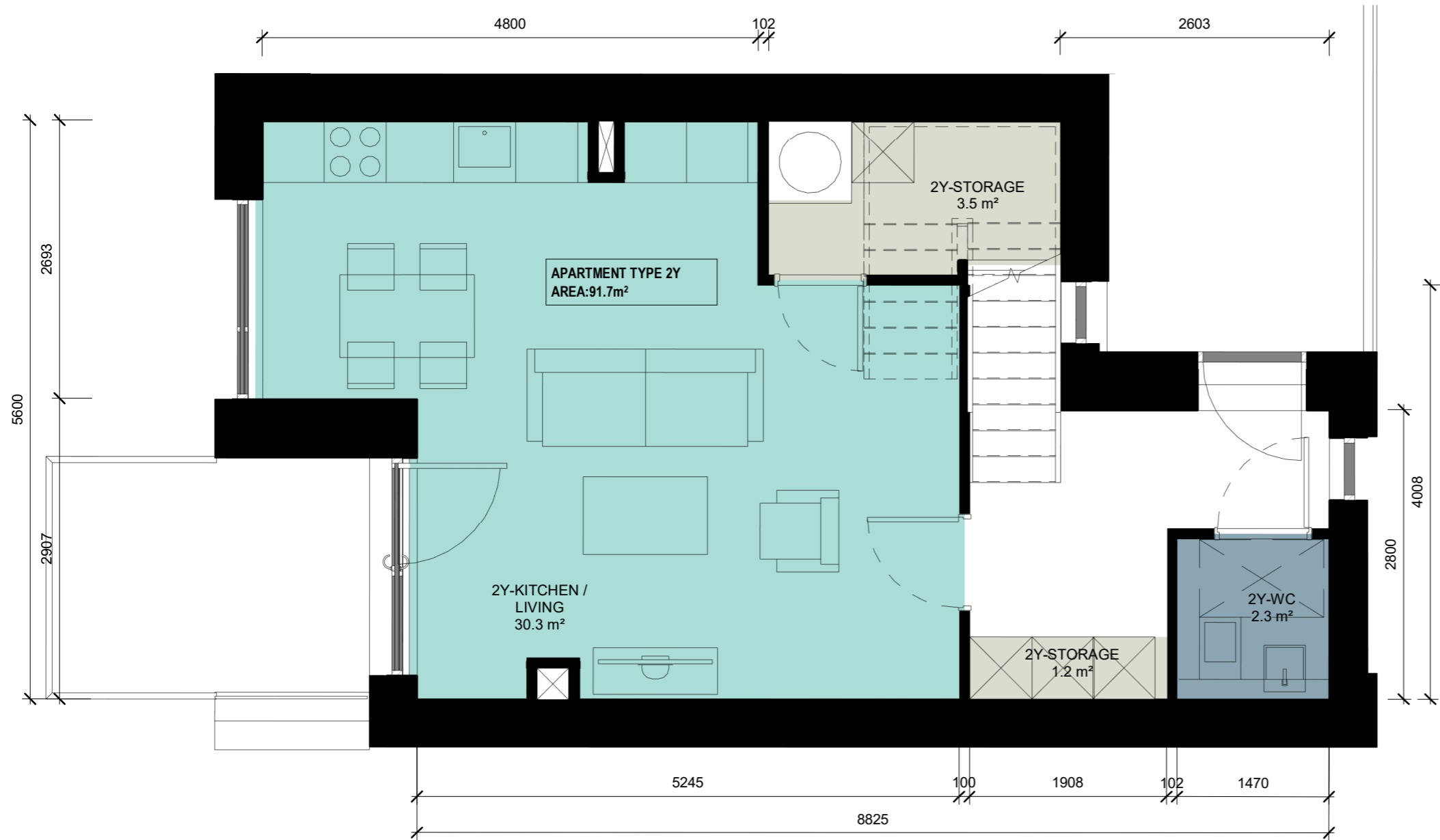
2 Bed Apartment - 2 Level- Type 2X

Level 01



2 Bed Apartment - 2 Level- Type 2Y

Level 00



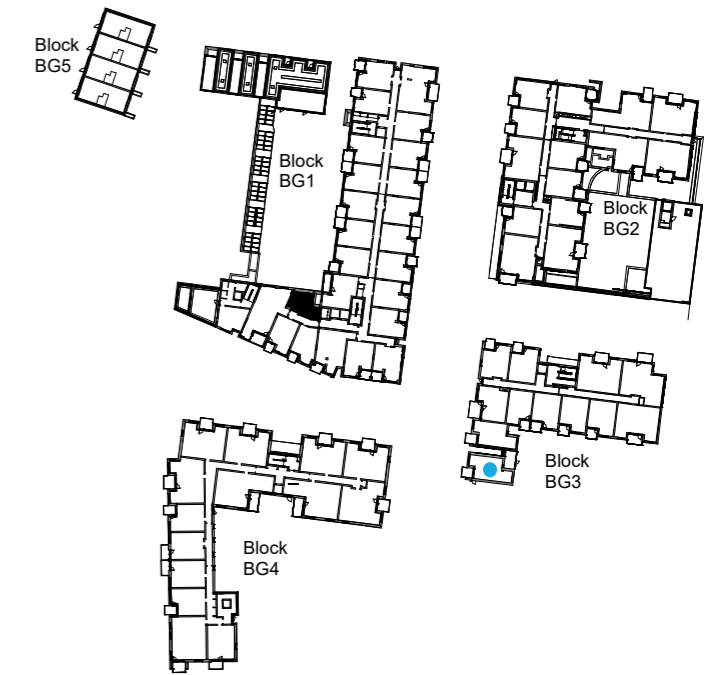
2 Bed Apartment - 2 Level- Type 2Y

Level O1

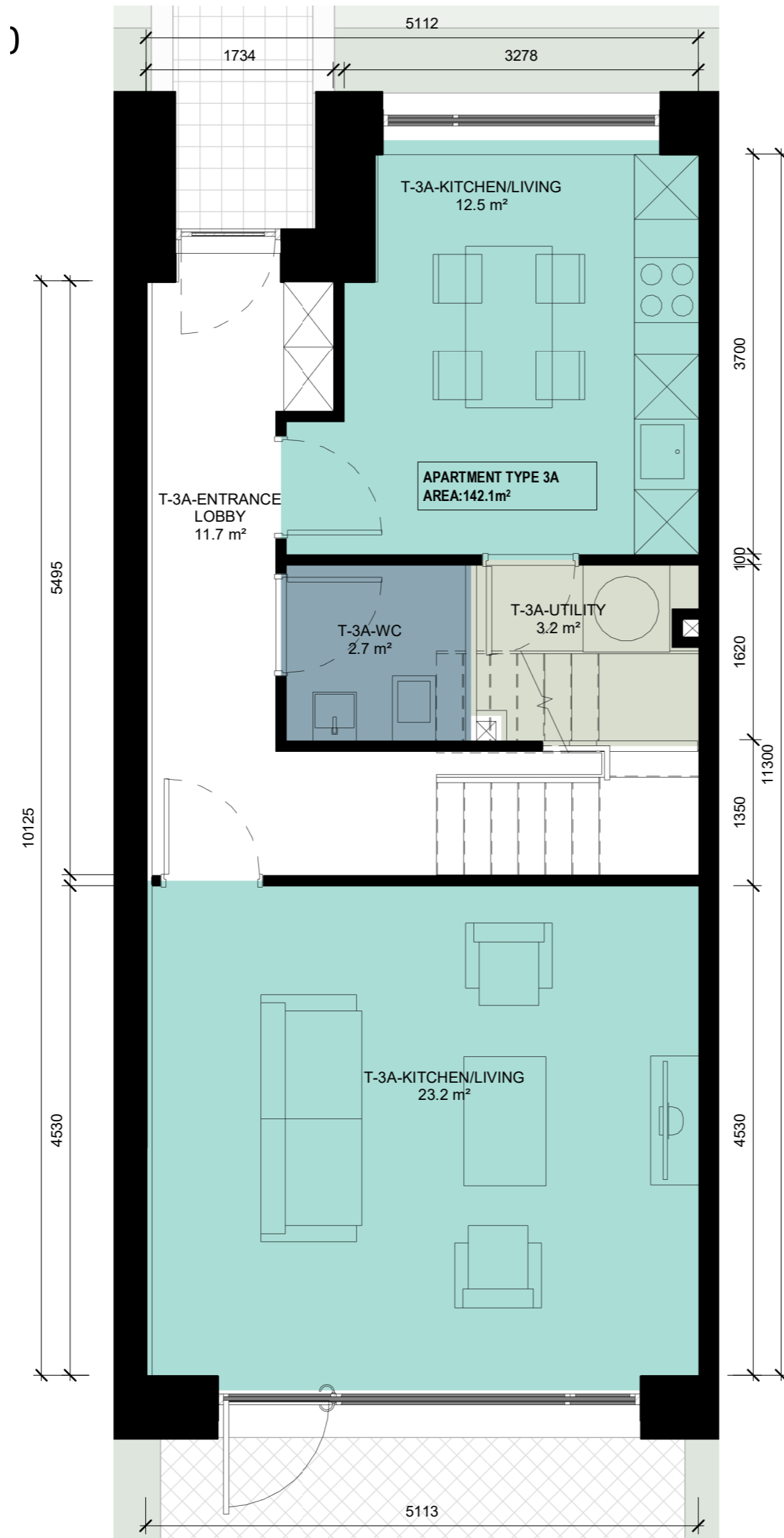


HQA Type 2Y		
Name	Area	Area Required
2Y-BEDROOM 1	13.6 m ²	13.0 m ²
2Y-BEDROOM 2	11.4 m ²	11.4 m ²
2Y-KITCHEN / LIVING	30.3 m ²	3.0 m ²
2Y-STORAGE	6.9 m ²	6.0 m ²

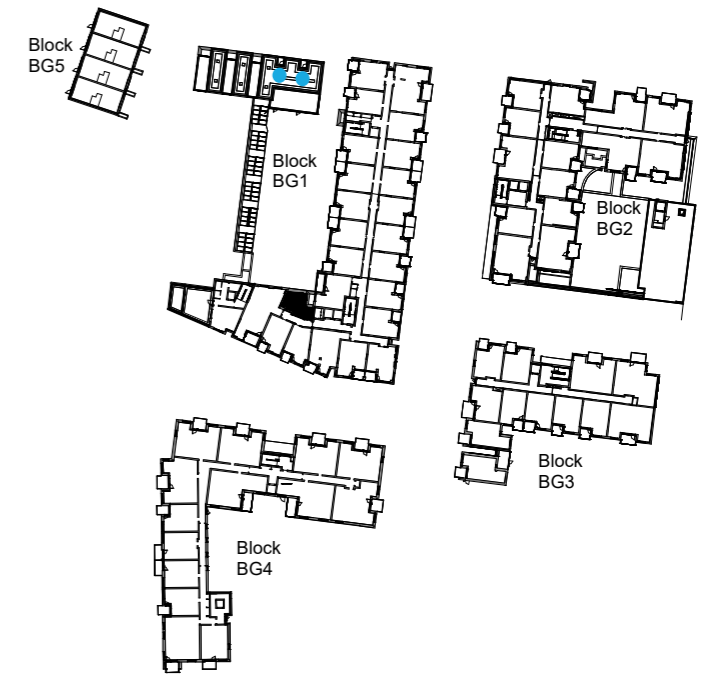
Total no. of Unit Type	1
Block location	BG3



Apartment Type 3A
Level 00

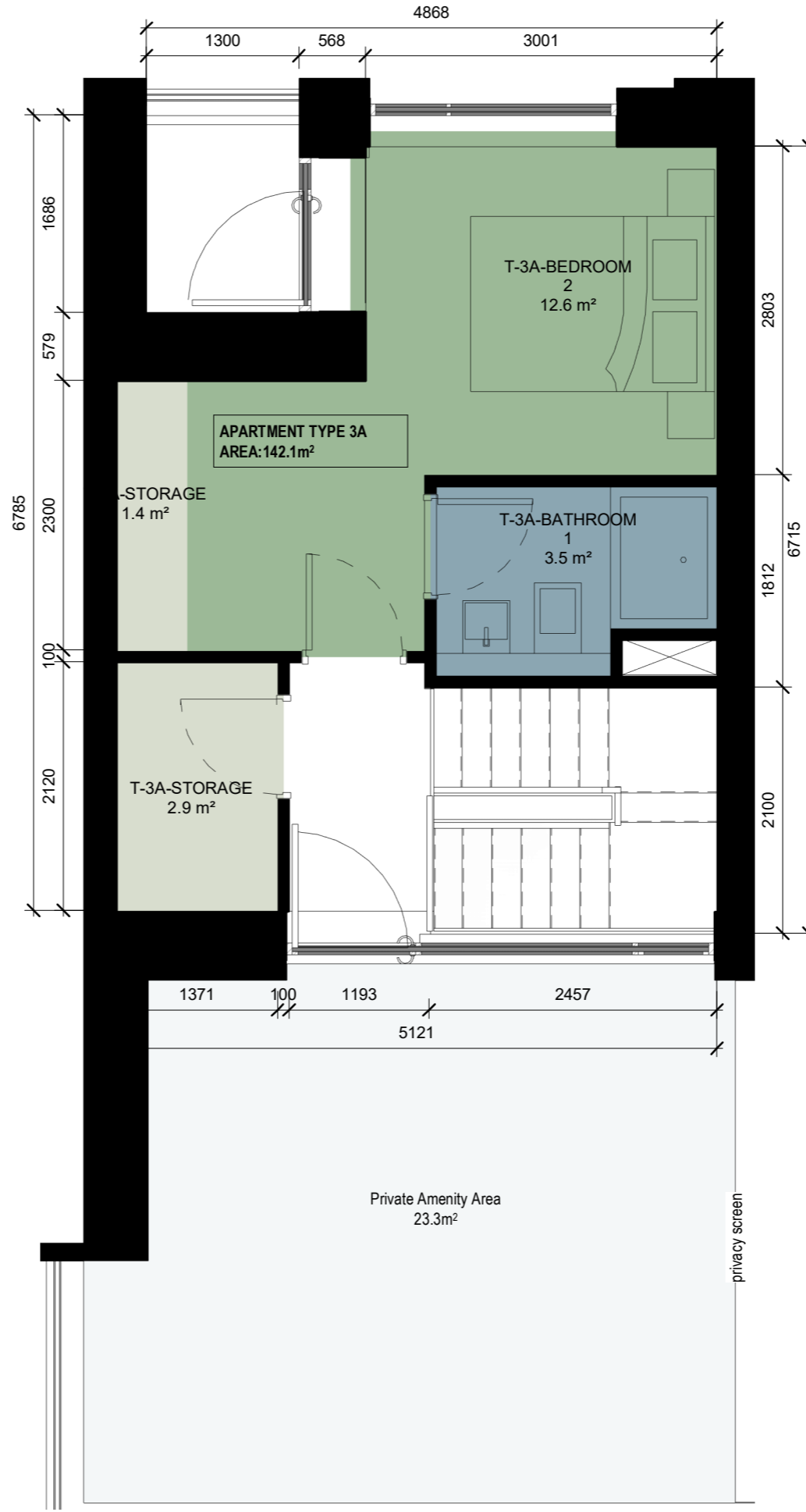


HQA Type 3A		
Name	Area	Area Required
T-3A-BEDROOM 1	17.0 m ²	13.0 m ²
T-3A-BEDROOM 2	12.6 m ²	11.4 m ²
T-3A-BEDROOM 3	17.0 m ²	7.1 m ²
T-3A-KITCHEN/LIVING	35.6 m ²	34.0 m ²
T-3A-STORAGE	13.8 m ²	9.0 m ²
Total no. of Unit Type	2	
Block location	BG1	

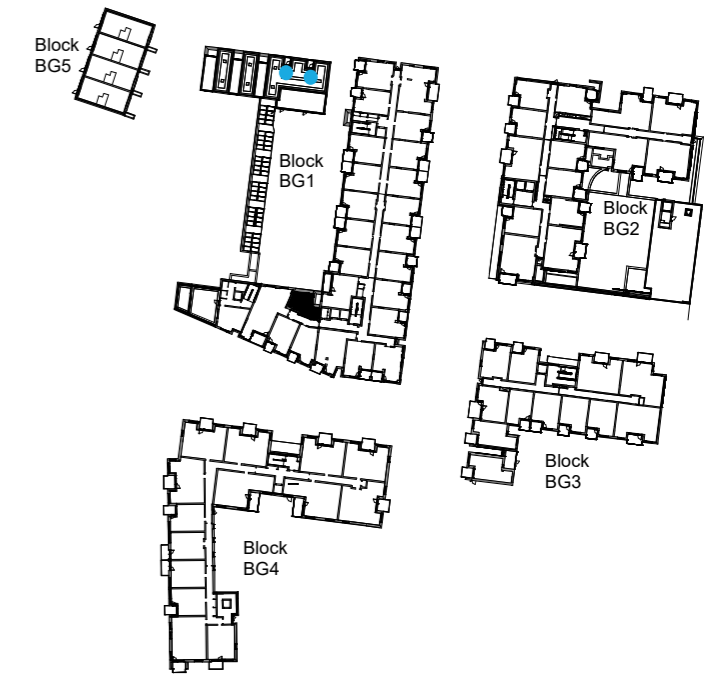


Apartment Type 3A

Level O1 & O2

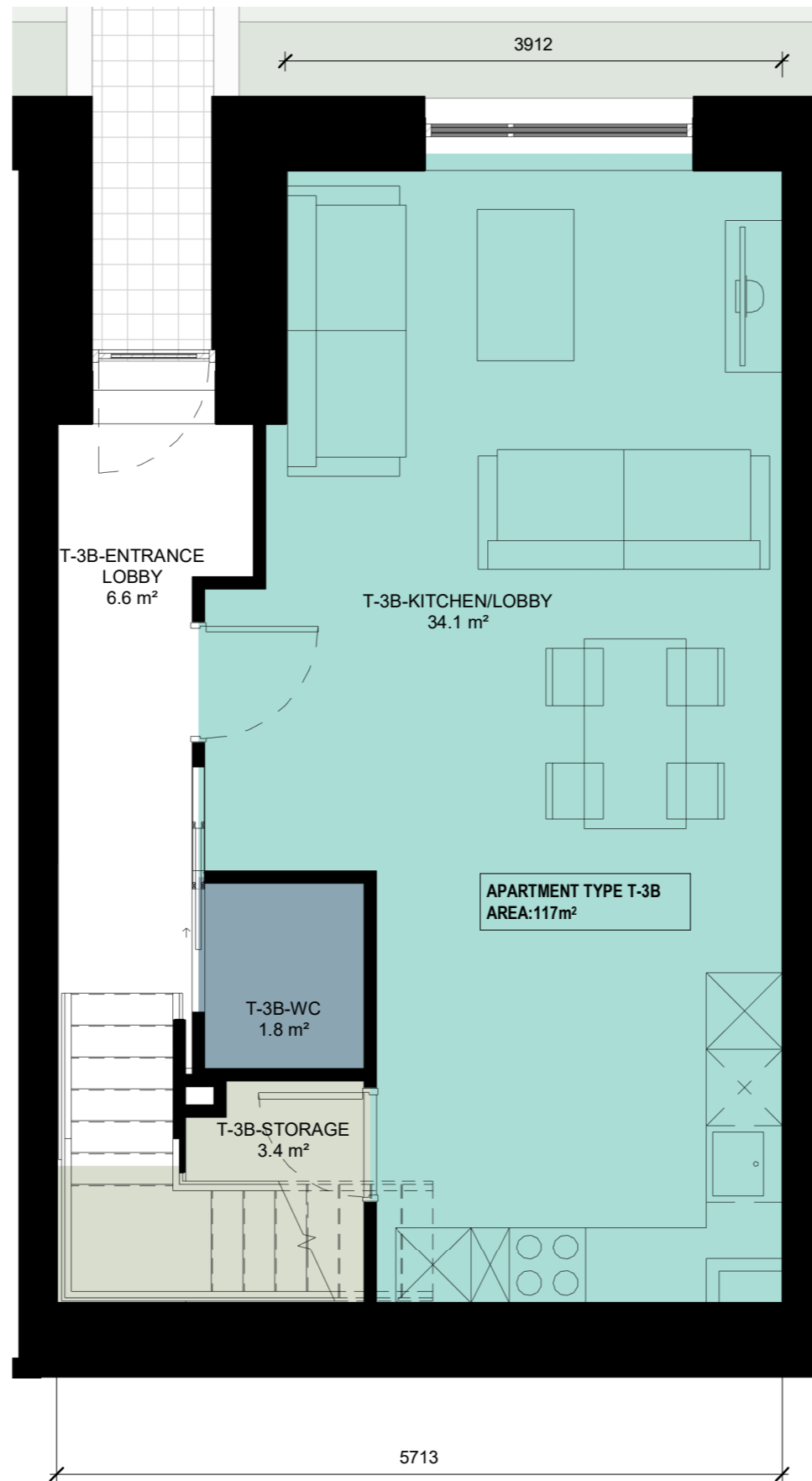


HQA Type 3A		
Name	Area	Area Required
T-3A-BEDROOM 1	17.0 m ²	13.0 m ²
T-3A-BEDROOM 2	12.6 m ²	11.4 m ²
T-3A-BEDROOM 3	17.0 m ²	7.1 m ²
T-3A-KITCHEN/LIVING	35.6 m ²	34.0 m ²
T-3A-STORAGE	13.8 m ²	9.0 m ²
Total no. of Unit Type		2
Block location		BG1

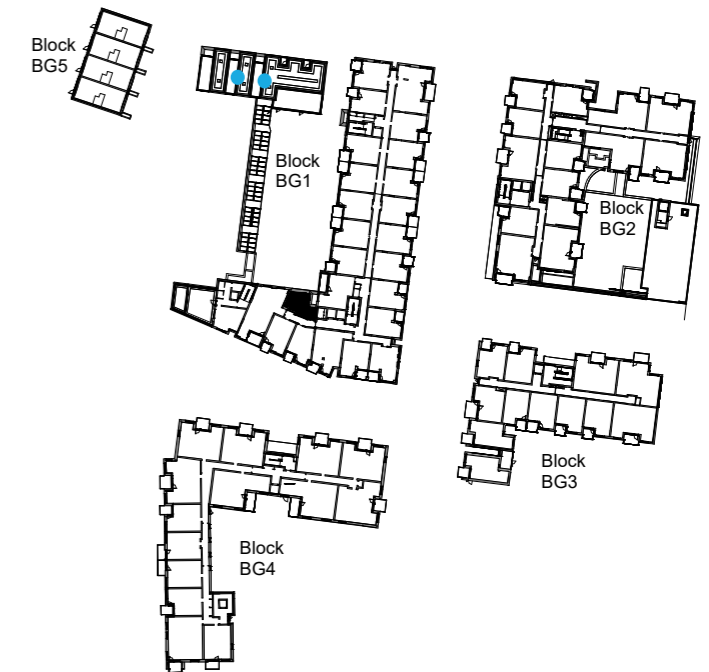


Apartment Type 3B

Level 00

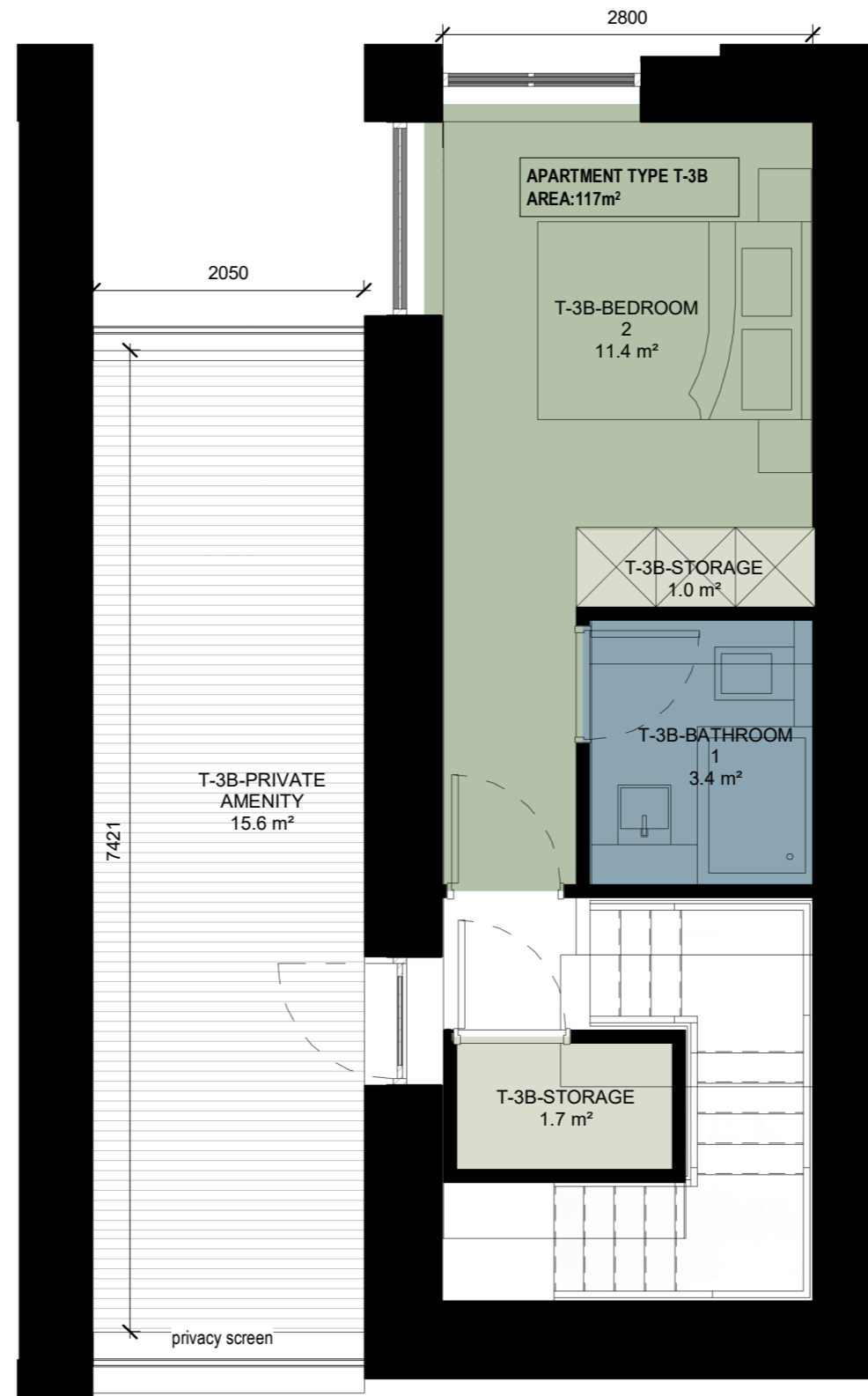


HQA Type 3B		
Name	Area	Area Required
T-3B-BEDROOM 1	14.3 m ²	13.0 m ²
T-3B-BEDROOM 2	11.4 m ²	11.4 m ²
T-3B-BEDROOM 3	10.7 m ²	7.1 m ²
T-3B-KITCHEN/LOBBY	34.1 m ²	34.0 m ²
T-3B-STORAGE	10.1 m ²	9.0 m ²
Total no. of Unit Type	2	
Block location	BG1	

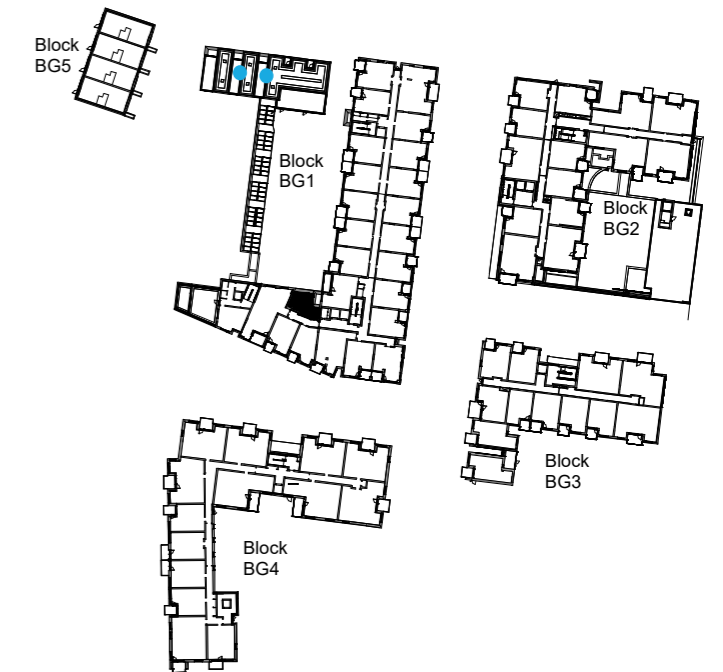


Apartment Type 3B

Level O1 & O2

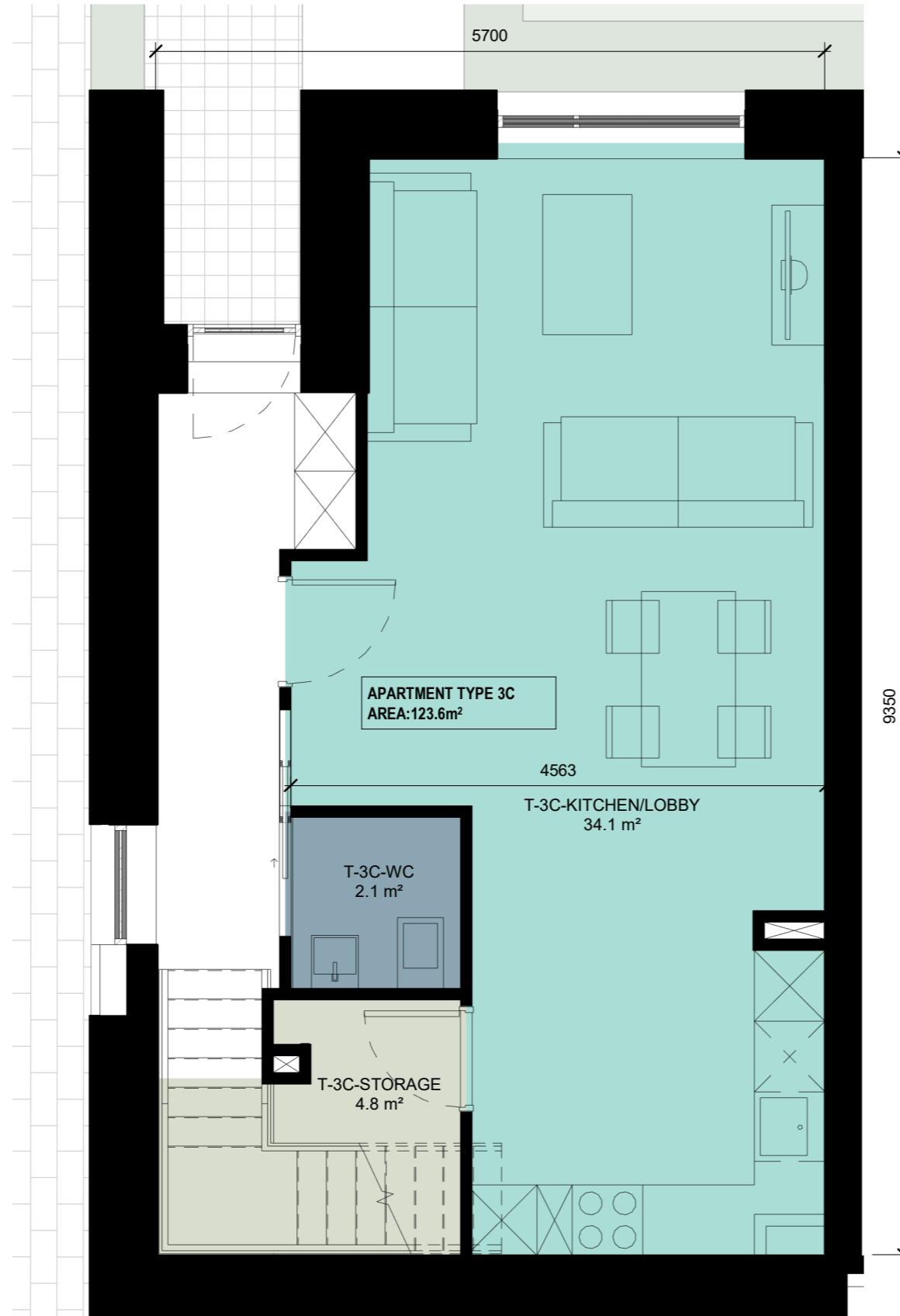


HQA Type 3B		
Name	Area	Area Required
T-3B-BEDROOM 1	14.3 m ²	13.0 m ²
T-3B-BEDROOM 2	11.4 m ²	11.4 m ²
T-3B-BEDROOM 3	10.7 m ²	7.1 m ²
T-3B-KITCHEN/LOBBY	34.1 m ²	34.0 m ²
T-3B-STORAGE	10.1 m ²	9.0 m ²
Total no. of Unit Type	2	
Block location	BG1	

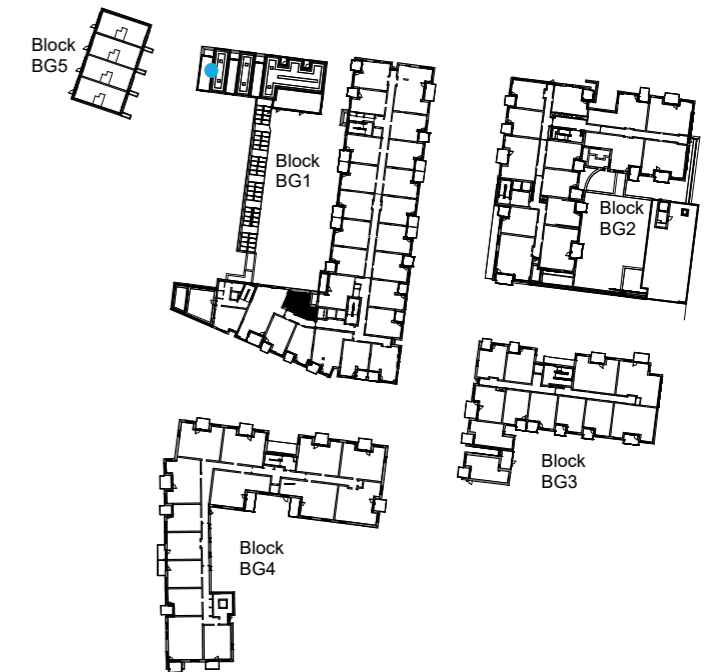


Apartment Type 3C

Level 00

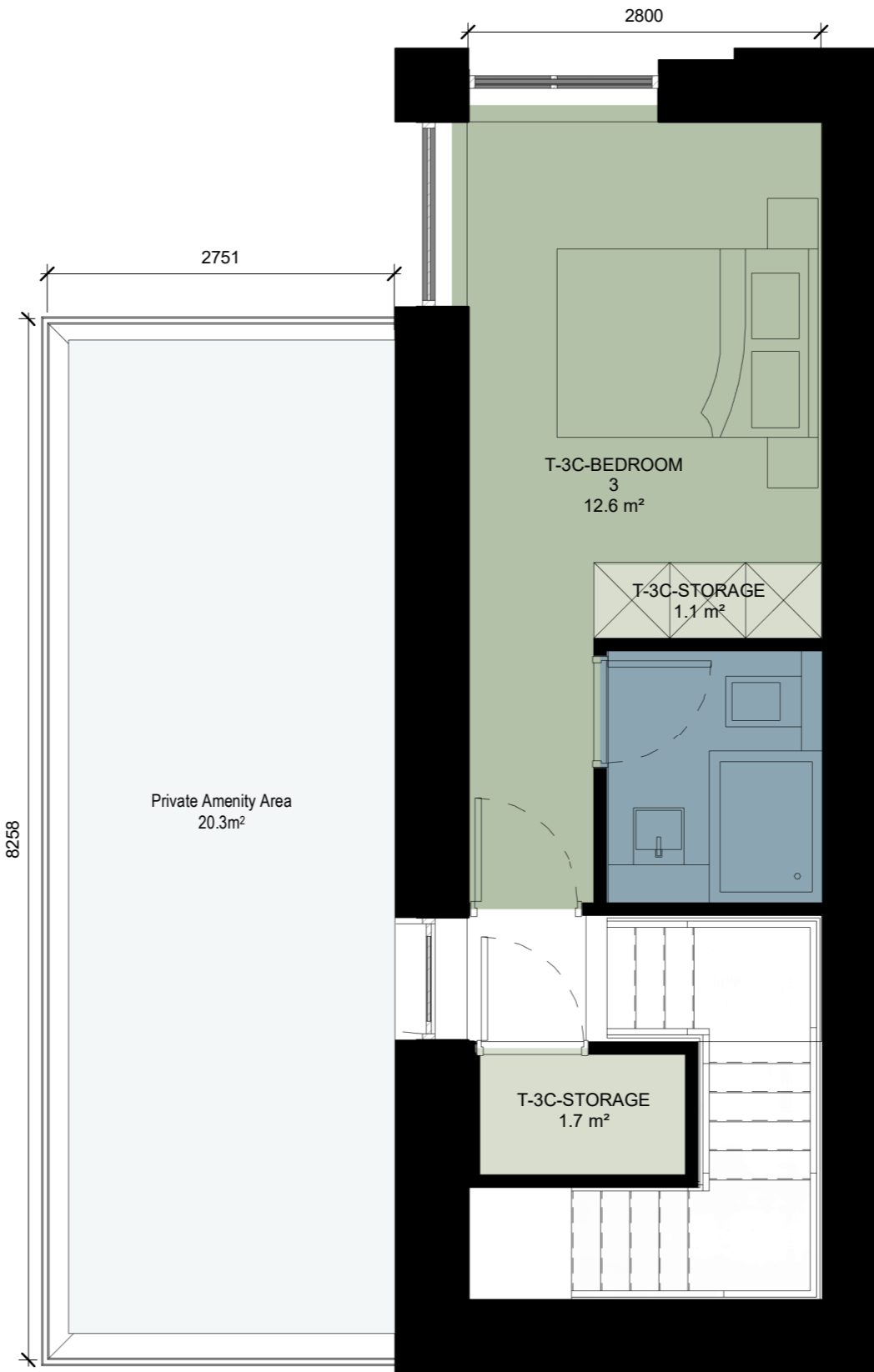


HQA Type 3C		
Name	Area	Area Required
T-3C-BEDROOM 1	16.6 m ²	13.0 m ²
T-3C-BEDROOM 2	11.8 m ²	11.4 m ²
T-3C-BEDROOM 3	12.6 m ²	7.1 m ²
T-3C-KITCHEN/LOBBY	34.1 m ²	34.0 m ²
T-3C-STORAGE	9.5 m ²	9.0 m ²
Total no. of Unit Type		1
Block location		BG1



Apartment Type 3C

Level 01 & 02



HQA Type 3C		
Name	Area	Area Required
T-3C-BEDROOM 1	16.6 m ²	13.0 m ²
T-3C-BEDROOM 2	11.8 m ²	11.4 m ²
T-3C-BEDROOM 3	12.6 m ²	7.1 m ²
T-3C-KITCHEN/LOBBY	34.1 m ²	34.0 m ²
T-3C-STORAGE	9.5 m ²	9.0 m ²
Total no. of Unit Type	1	
Block location	BG1	

3. APPENDIX 3. - HOUSES - BC5





Development Management Process:

As per the DEHLG Guidelines all applications for apartment schemes or mixed housing developments that include apartment buildings, shall submit a schedule that details the following:

- (a) The number and type of apartments and associated individual unit floor areas as part of the planning application process. This shall identify the proposed apartments that are at least 10% greater than the minimum floor area standard in schemes with 100 or more apartments and all those apartments that exceed the minimum floor area standard in schemes with 10-99 apartments. Floor area shall be calculated from internal room dimensions;
- (b) Details of apartment aspect (dual or single) and orientation;
- (c) Principal dimensions of each room as well as the aggregate floor areas of each room;
- (d) Details of internal and any external storage space associated with each apartment;
- (e) Quantum of proposed private amenity space.

Where an applicant cannot fully meet all of the requirements set out above and in the 2015 Department Guidelines, this must be clearly identified and a rationale for any alternative, compensatory design solution set out. This may arise due to a design constraint associated with the site or location. In such cases the proposals will be considered having regard to the mitigating design features proposed, e.g. on a constrained inner urban site it may not be possible to provide communal amenity space, but it might be acceptable to provide

more private amenity space than would be required and/or more individual apartment living space.

16.10.2 Residential Quality Standards – Houses

In addition to the standards outlined below, proposals for houses shall comply with the requirements of other relevant development standards including the public open space, play space, safety and security, and acoustic privacy standards.

Floor Areas

Houses shall comply with the principles and standards outlined in Section 5.3: 'Internal Layout and Space provision' contained in the DEHLG 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007).

Aspect, Natural Light and Ventilation

Living rooms and bedrooms shall not be lit solely by roof lights and all habitable rooms must be naturally ventilated and lit. Apart from rooms primarily served by windows in dormer extensions, glazing to all habitable rooms shall not be less than 20% of the floor area of the room. Development shall be guided by the principles of Site Layout Planning for Daylight and Sunlight. A guide to good practice (Building Research Establishment Report, 2011). In general, back-to-back dwellings will not be permitted due to their single aspect and restricted access to private open space.

Private Open Space

Privacy is an important element of residential amenity, and contributes towards the sense of security. Private open space for houses is usually provided by way of private gardens to the rear or side of a

house. A minimum standard of 10 sq.m of private open space per bedspace will normally be applied. A single bedroom represents one bedspace and a double bedroom represents two bedspaces. Generally, up to 60-70 sq.m of rear garden area is considered sufficient for houses in the city. In relation to proposals for house(s) within the inner city, a standard of 5-8 sq.m of private open space per bedspace will normally be applied.

At the rear of dwellings, there should be adequate separation between opposing first floor windows. Traditionally, a separation of about 22 m was sought between the rear of 2-storey dwellings but this may be relaxed if it can be demonstrated that the development is designed in such a way as to preserve the amenities and privacy of adjacent occupiers. Careful positioning and detailed design of opposing windows can prevent overlooking with shorter back-to-back distances and windows serving halls and landings do not require the same degree of privacy as habitable rooms.

Where dwellings have little or no front gardens in urban settings, it is important that 'defensible space' is created behind the public footpath, for example, by means of a planting strip, and the design of ground floor windows will need to be carefully considered. Rear gardens and similar private areas should: be screened from public areas, provide safe and secure play areas for children, be overlooked from the window of a living area or kitchen, have robust boundaries, and not back on to roads or public open spaces.

16.10.3 Residential Quality Standards – Apartments and Houses

Public Open Space

The distinction between public and private open space has become less clear with the increasing prevalence of higher density developments containing communal open space. Public open space is genuinely accessible to the general public. Public open space is open space which makes a contribution to the public domain and is accessible to the public for the purposes of active and passive recreation, including relaxation and children's play. Public open space also provides for visual breaks between and within residential areas and facilitates biodiversity and the maintenance of wildlife habitats. In new residential developments, 10% of the site area shall be reserved as public open space.

All public open spaces shall be of a high quality in terms of design and layout, be located in such a manner as to ensure informal supervision by residents and be visually and functionally accessible to the maximum number of dwellings. Existing features, such as mature trees, shall be retained and enhanced by the open space provided. A landscaping plan will be required for all developments, identifying all public, communal (semi-private) and private open space. The design and quality of public open space is particularly important in higher density areas. Consideration should be given to the provision of community gardens and/or allotments in new developments.

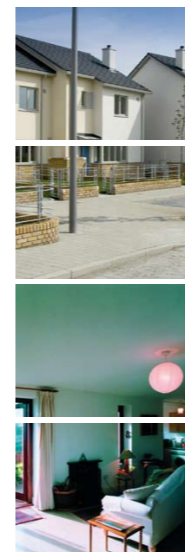
Where feasible, proposed development adjoining a river or canal bank should provide a linear walkway along the bank which is accessible to the general public and connects to any existing contiguous walkway along the bank.



people and others with special needs, may vary from these, depending on the particular requirements to be met. This will also apply in the case where the accommodation is not self-contained and a degree of communal sharing of facilities is provided, e.g., communal kitchen, sanitary facilities or living room.

Table 5.1: Space provision and room sizes for typical dwellings

DWELLING TYPE	TARGET GROSS FLOOR AREA (m ²)	MINIMUM - MAIN LIVING ROOM (m ²)	AGGREGATE LIVING AREA (m ²)	AGGREGATE BEDROOM AREA (m ²)	STORAGE (m ²)
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/5P House (3 storey)					
3BED/5P House (3 storey)	110	15	37	36	6
3BED/5P House (2 storey)	100	15	37	36	6
3BED/5P House (1 storey)	90	15	37	36	6
3BED/5P Apartment	94	15	37	36	10
3BED/5P House (2 storey)					
3BED/5P House (2 storey)	102	13	34	32	5
3BED/5P House (1 storey)	92	13	34	32	5
3BED/5P Apartment	82	13	34	32	5
3BED/4P House (2 storey)					
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)					
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)					
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5
1BED/2P House (1 storey)					
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3



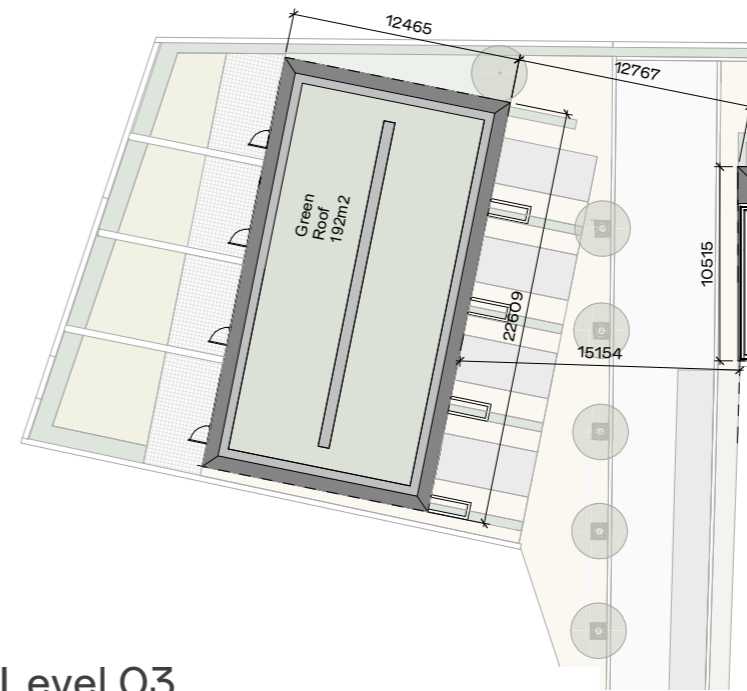
House Type T-4A
Level 00 Site Plan



House Type T-4A
GA Plans



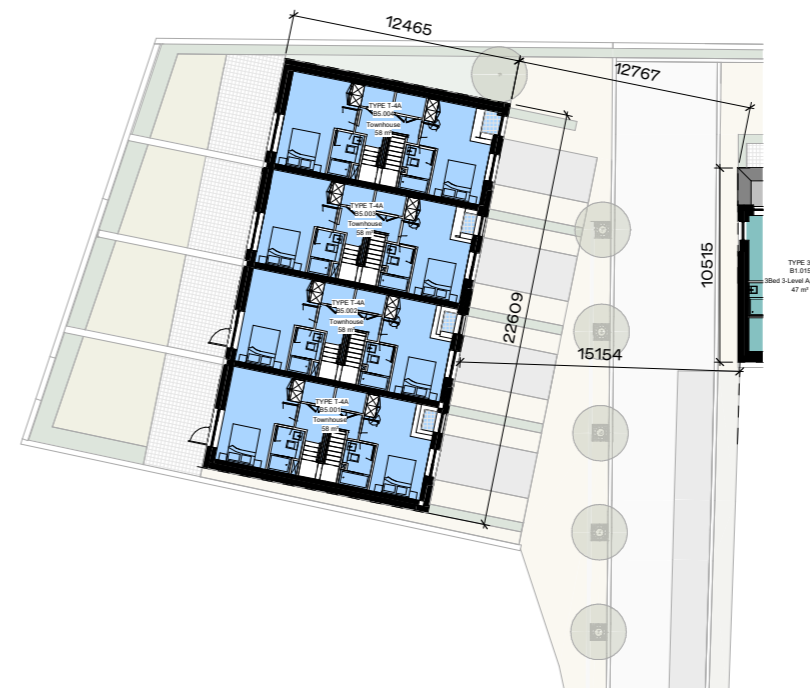
Level 02



Level 03

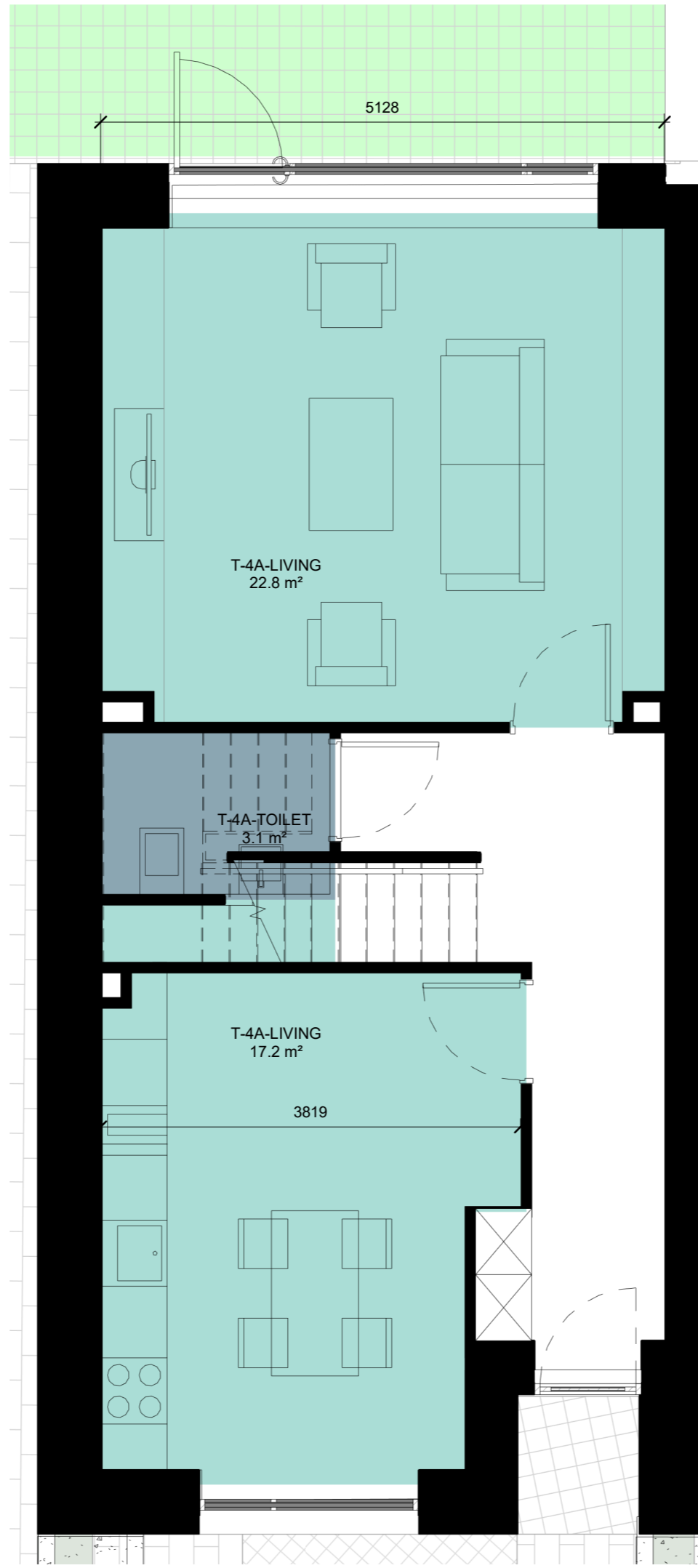


Level 00

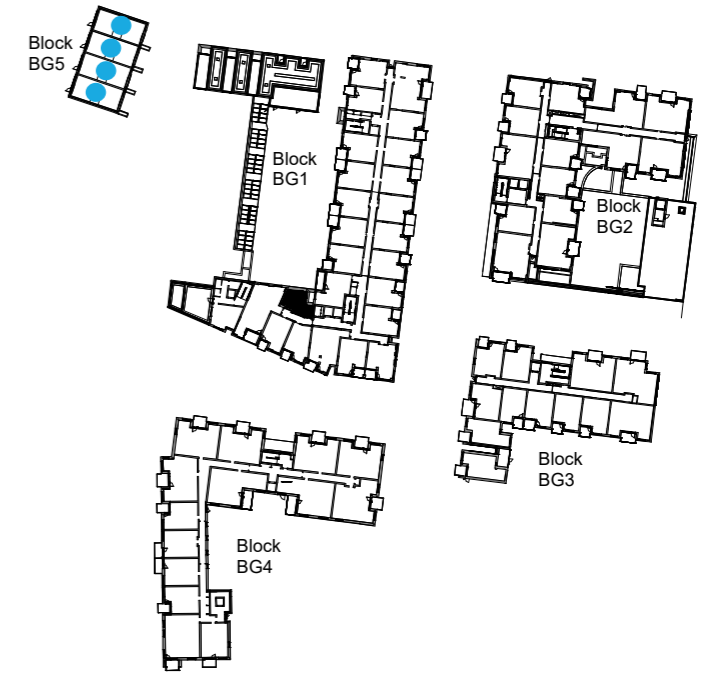


Level 01

House Type T-4A
Level 00

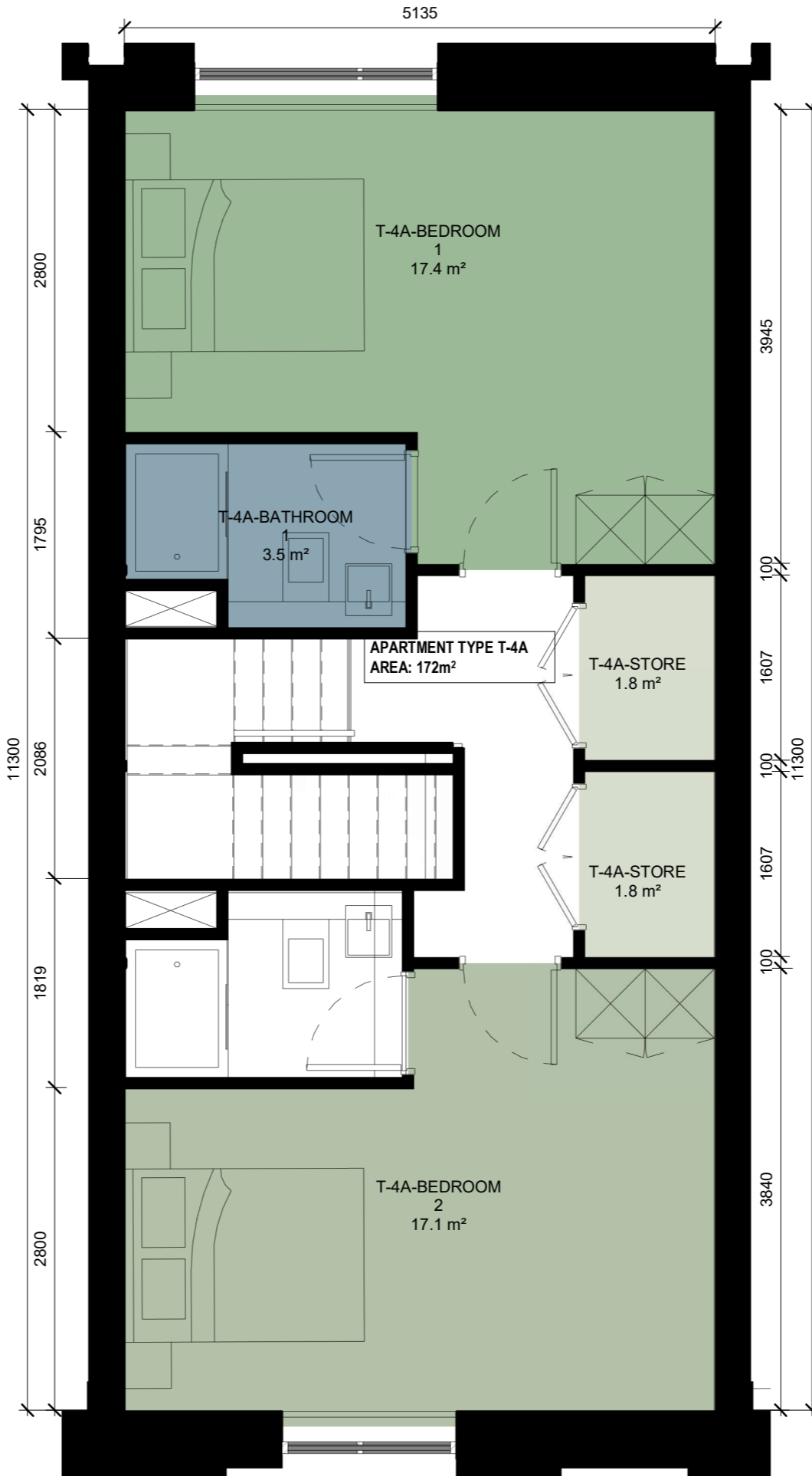
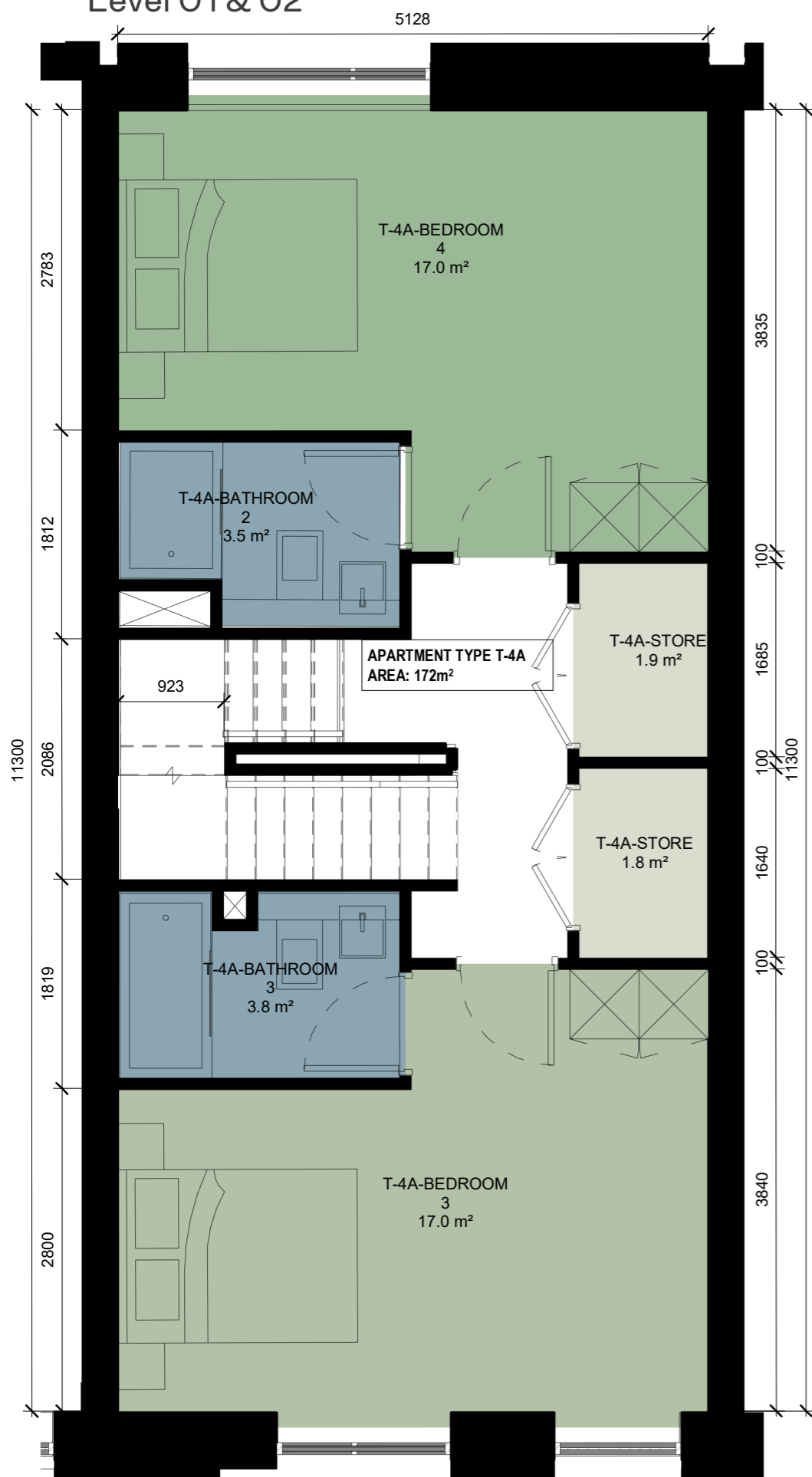


DWELLING TYPE	TARGET GROSS FLOOR AREA (m ²)	MINIMUM - MAIN LIVING ROOM (m ²)	AGGREGATE LIVING AREA (m ²)	AGGREGATE BEDROOM AREA (m ²)	STORAGE (m ²)
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
Area provided;	172m ²	22.8m ²	40m ²	68m ²	7.9m ²

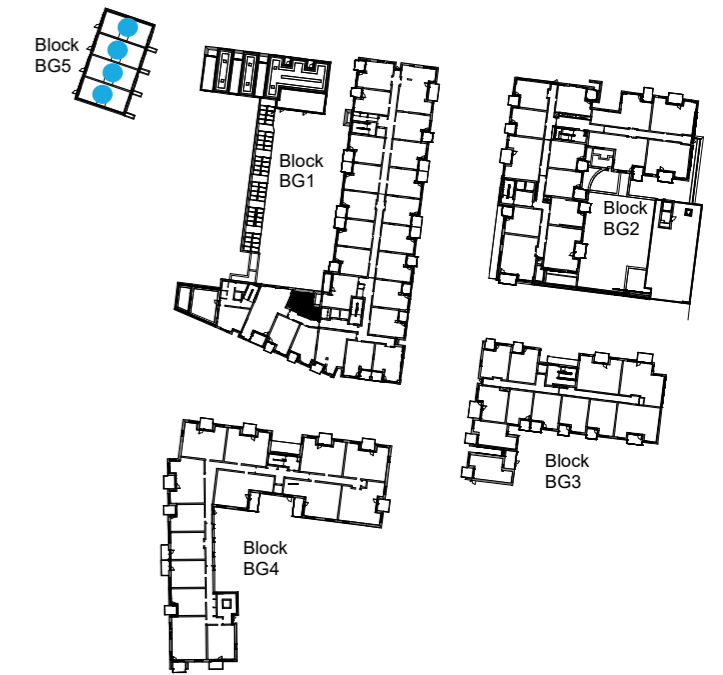


House Type T-4A

Level 01 & 02



DWELLING TYPE	TARGET GROSS FLOOR AREA (m ²)	MINIMUM - MAIN LIVING ROOM (m ²)	AGGREGATE LIVING AREA (m ²)	AGGREGATE BEDROOM AREA (m ²)	STORAGE (m ²)
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
Area provided;	172m ²	22.8m ²	40m ²	68m ²	7.9m ²




3. APPENDIX 4. - DUAL ASPECT DRAWINGS





Dual Aspect Units Level 00

Legend

 Dual Aspect Apartment



Dual Aspect Units Level 01



Legend
 Dual Aspect Apartment



Dual Aspect Units Level 02

Legend

Dual Aspect Apartment



Dual Aspect Units Level 03




Legend
 Dual Aspect Apartment



Dual Aspect Units Level 04

Legend

 Dual Aspect Apartment



Dual Aspect Units Level O5



Legend
 Dual Aspect Apartment



Dual Aspect Units Level 06

