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

Urban and Architectural Design Statement

BAILEY GIBSON SHD 2

Client

Hines apg

Architecture

Henry J Lyons

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DRG. NO.	DRAWING TITLE	SCALE	SIZE	CAD REF	
REPORTS					
	URBAN & ARCHITECTURAL DESIGN STATEMENT		A3		P01
	HOUSING QUALITY ASSESSMENT		A3		P01
	DUAL ASPECT ANALYSIS REPORT		A3		P01
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INTRODUCTION

1.0 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 Urban and Architectural Design Statement 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 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

This chapter will briefly describe the scheme and provide information on the brief and objectives prescribed by the client.

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 (BC1 – BC5).

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

The development is designed to comply with (i) the overall guiding principles for SDRA 12 established in the Dublin City Development Plan 2016-2022, (ii) Sustainable Urban Housing: Design Standards for New Apartments, 2018 (updated 2020).

Dublin City Development Plan 2016-2022

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.

SDRA 12 St Teresa's Gardens and Environs

The overall guiding principles for SDRA 12 are set out below:

- The development of a network of streets and public spaces will be promoted to ensure the physical, social and economic integration of St Teresa's Gardens with the former Player Wills and Bailey Gibson sites, with further integration potential with the sites of the Coombe Hospital and White Heather Industrial Estate
- A vibrant mixed-use urban quarter will be promoted with complementary strategies across adjoining sites in terms of urban design, inter-connections and land-use. To provide for an area zoned sufficient in size to accommodate a minimum 80 m by 130 m playing pitch
- A new public park is proposed as a landmark feature with passive supervision by residential and other uses; it will have a comprehensive landscaping strategy to provide significant greenery within the scheme and will make provision for a diverse range of recreational and sporting facilities for use by the wider neighbourhood
- There is potential for one or two midrise buildings (up to 50 m) within the site, subject to the criteria set out in the standards section of this plan. To acknowledge the existing sports lands of St Teresa's gardens and its environs and act to retain and augment these lands as sporting facilities for the benefit of the wider community and use by local sports clubs.
- That at least 20% of the SDRA 12 be retained for public open space, recreation & sporting facilities including an area to facilitate organised games.
- Strong permeability through these lands will be encouraged to generate movement and activity east-to-west (connecting Dolphin's Barn Street and Cork Street with Donore Avenue) and north-to-south (connecting Cork Street and Donore Avenue with the South Circular Road and Grand Canal corridor); a high-quality public domain, provision of pedestrian and cyclist routes and provision of active streets will be promoted
- A community hub will be incorporated into the scheme to provide a wide range of community facilities accessible to the wider neighbourhood; opportunities to highlight the heritage of the local area by proposing community uses close to important landmark buildings such as St Teresa's Church will be promoted.
- Provision shall be made for the expansion of St Catherine's National School, Donore Avenue, in the redevelopment of the former Player Wills site, subject to agreement with the Department of Education and Skills.

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.

This site meets the criteria identified in the Guidelines in relation to 'Central and/or Accessible Urban Locations' as being suitable for high density apartment development located within walking distance of significant employment locations and within reasonable walking distance of high capacity urban public transport services.

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.

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.

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

The Guidelines state that in relation to the assessment of individual planning applications and appeals, 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 congnisance of the above guidelines.

1.2 INTRODUCTION TO HENRY J LYONS ARCHITECTS

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

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

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

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

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

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

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

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

1.3 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.

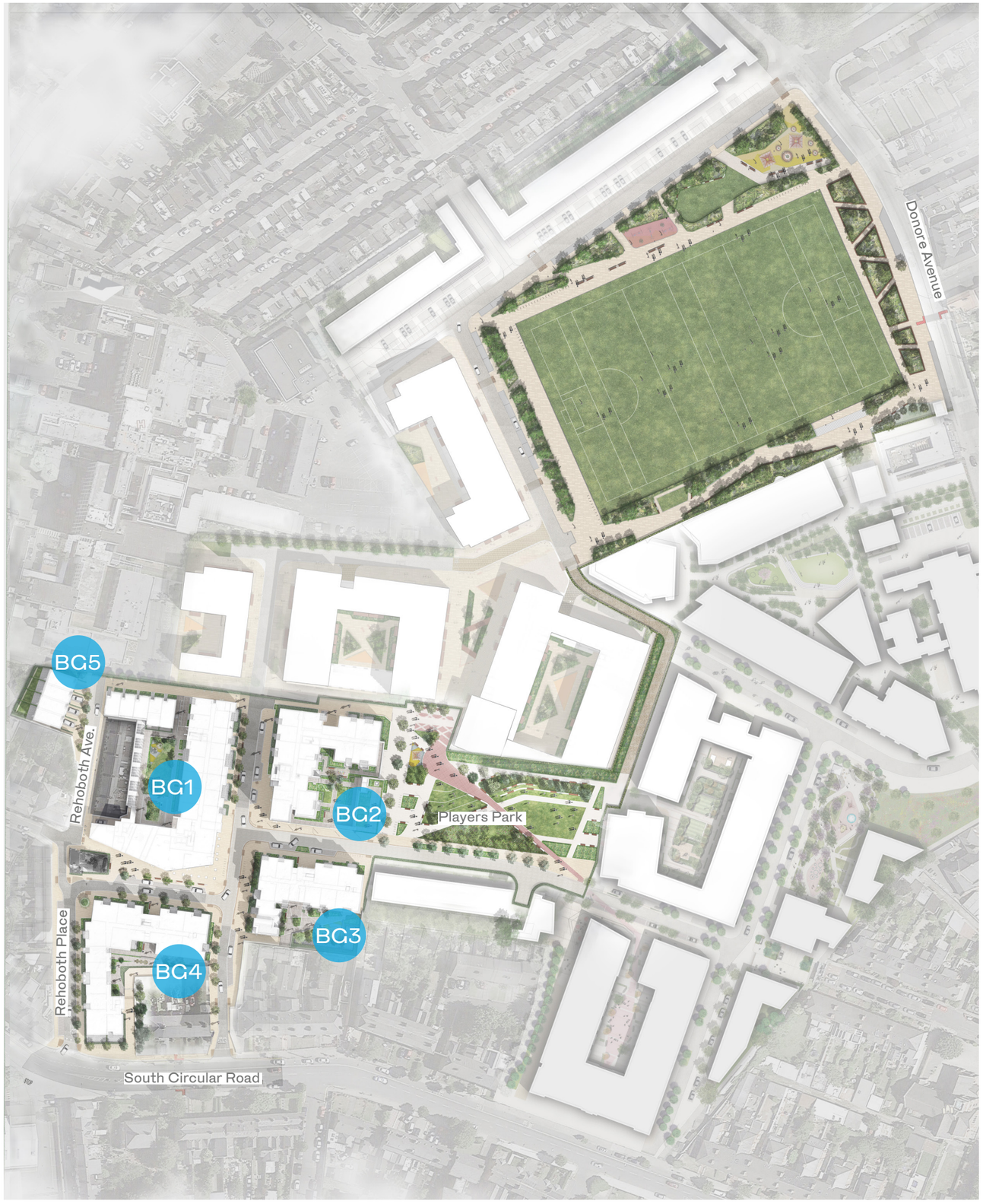
CGI - View of Rehoboth Plaza

1.4 ARCHITECTURAL INTRODUCTION

The project adopts the considered architectural design principles set out in the Dublin City Development Plan 2016-2022. Cognisant of the low scale nature of its Dublin 8 context, the development gradually steps from two and three-storeys perimeter blocks to seven storey blocks that are placed centrally and appropriately. The response to context and orientation is fundamental to the scheme massing. The building heights are compliant with the Dublin City Development Plan 2016-2022, with all blocks remaining low rise and a maximum height of 24m.

On the perimeter of the site, the use of three-storey housing and apartment blocks serve to knit the building scale of the Bailey Gibson development into the local Victorian context of South Circular Road and Rehoboth Place/Avenues. From this perimeter position, the smaller blocks offer a degree of screening to the neighbouring streets from the taller blocks, of 7 storeys maximum, placed within. The increased scale in blocks BG1 & BG2 is placed centrally and appropriately. They give structure and form to the principal spaces and vistas. In the case of BG1 & BG2 the relationship of the blocks creates a gateway to the SDRA lands. Additionally, BG2 flanks and encloses the proposed Players Park. For added emphasis, parapets adjacent to street nodes are increased locally, informing the urban realm and creating a smaller scale at the skyline level.

The material palette for the Bailey Gibson site is kept simple and clear to create order between the elements and to have a connection to its context. Reflecting the material character of the surrounding neighbourhood red brick is proposed as the dominant material. Creating a dialogue with the players factory building and surrounding buildings clad in dolphin's barn brick, a buff brick is proposed to create a prominent facade on block BG2, announcing amenity spaces below. Similarly on block BG1 a grey brick has been used to identify a main public node, while creating a plinth along ground floor addressing the street. Through its materiality and facade proportions, a connection with its Dublin 8 context is established.



Illustrative Plan - Proposed Bailey Gibson site layout

1.5 CLIENT BRIEF

The ambition for the project is to produce a class-leading build-to-sell and build-to-rent scheme consistent with the Dublin City Development Plan 2016-2022 that is sustainable and commercially viable that offers long term, high-quality residential accommodation. Furthermore, the vision is to set the project within an attractive, vibrant environment that integrates successfully with its local Dublin 8 setting.

In addition to the provision of high-quality apartment and housing accommodation, the brief was to provide exemplary tenant amenity offering to encourage an active and integrated community. The Applicant is a significant investor in the Irish private rental market and it is in their long term interest to enhance and add value to their existing and future portfolio. In this context, the key to providing high quality, successful residential development is good design coupled with proper management.

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

- Bespoke long term rental and sale of accommodation to meet a fully integrated demographic need for both young, old, and families alike.
- An environment that is conducive to the needs and encouragement of long term tenants.
- A sustainable and commercially viable scheme, that respects, improves and integrates with the existing built environment of Dublin 8.
- Design to best practice standards, creating an exemplary level of residential development in terms of design, architectural quality, and wellness for the occupants.
- High-quality accommodation supported by high-quality facilities and leisure and green open space.
- An active and integrated community
- Quality tenant services from an institutional landlord
- Non residential uses to meet the needs of the new and existing community

CGI - View of BG2

1.6 EXECUTIVE STATEMENT

Key Concepts

The key concepts which have informed the proposed development of the Bailey Gibson residential-led development include the following

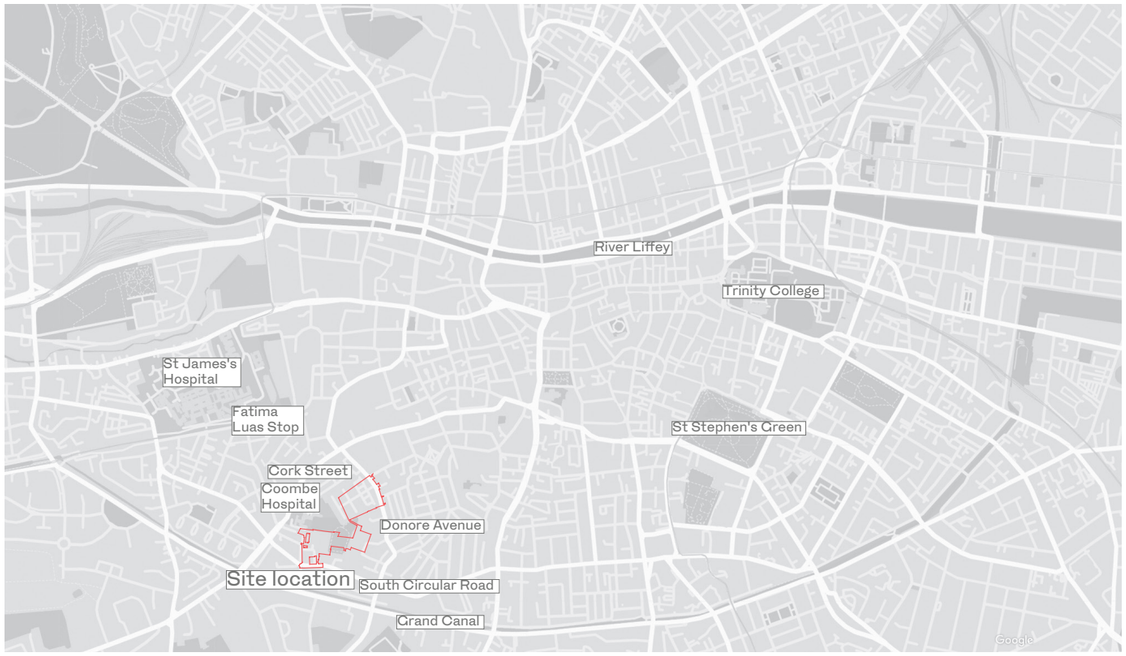
- Develop a network of streets and public spaces that ensures the physical, social and economic integration of the Bailey Gibson site with the adjoining neighbourhood.
- Develop a sensitive and appropriate building scale at the interface of the site and its surrounding neighbourhood.
- Arrange the buildings to give structure and form to the principal spaces and vistas, both within the subject site and wider SDRA 12 area.
- Create active street frontages with passive and active supervision/ overlooking.
- Modulation of the building forms to take maximum advantage of the views and orientation ensuring sunlit courtyard spaces.
- Create a sense of place through a range of building sizes, heights, materials and architectural character.
- Provide high-quality accommodation supported by high-quality tenant amenity facilities.
- The promotion of energy efficiency by use of good quality external materials and insulation, efficient heating systems, use of green roofs, and sustainable water use and drainage design.
- A new childcare facility and small-scale commercial units are proposed to serve the new district and to enhance the existing social and community infrastructure.
- A public park, Player's Park, as a landmark feature making provision for a diverse range of recreational and sporting facilities for use by the wider neighbourhood.
- A public play and exercise area for use by the wider community.
- A multi sport playing pitch, and associated Community Resource Centre.

Artist Illustration -Block BQ1, and Rehoboth Plaza

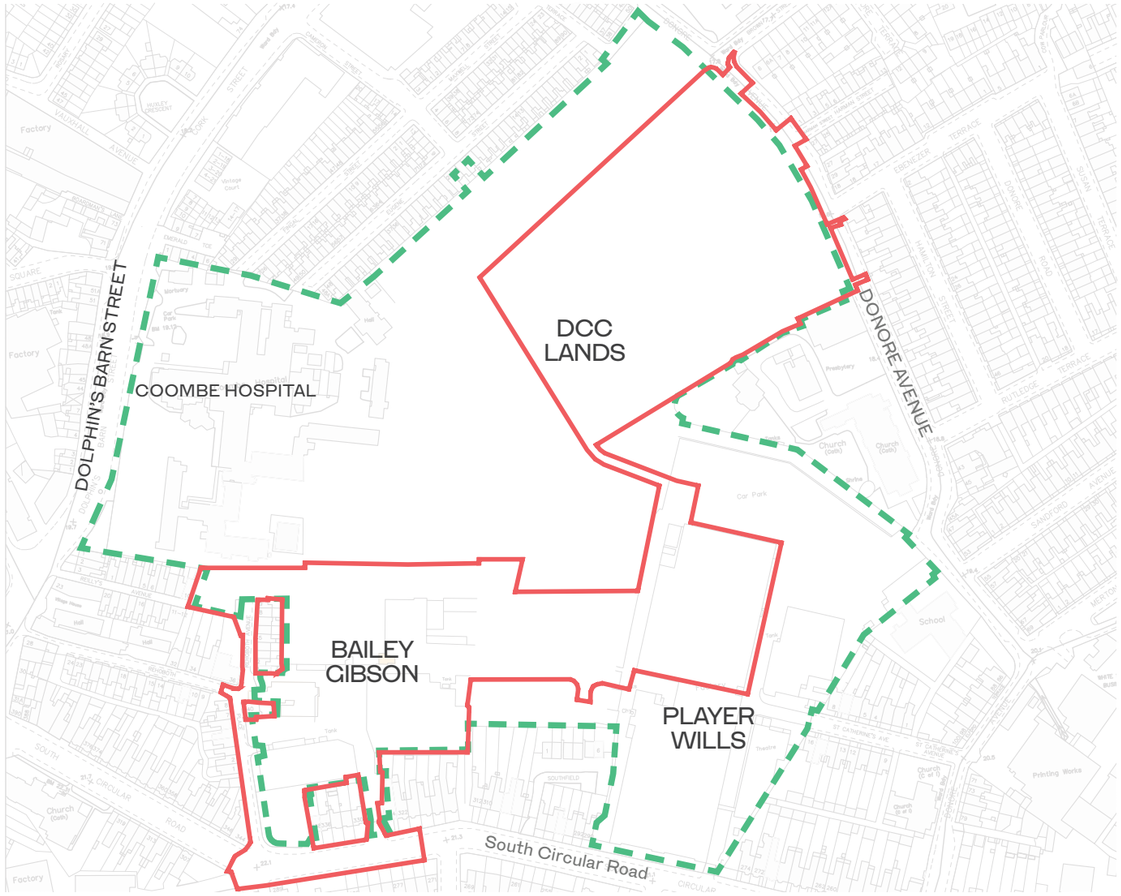
2

SITE LOCATION AND CONTEXT

2.1 SITE LOCATION



The subject site identified above 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).



Application Site Location - Area: 5.5ha

SDRA 12 - Area: 12.62ha

2.2 ZONING

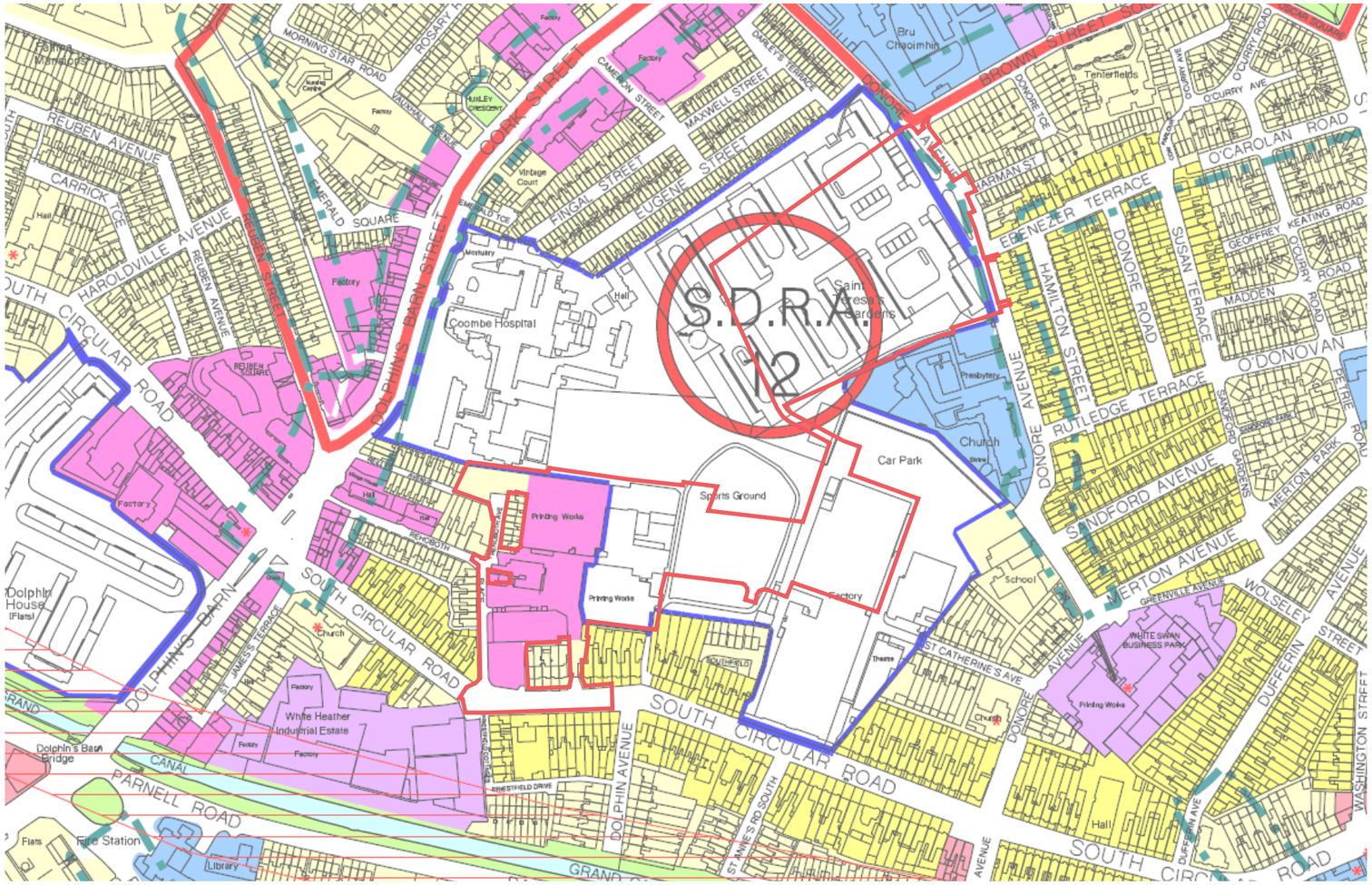
The Bailey Gibson application site area is c 5.5 ha, it is located between the South Circular Road, Cork Street & Donore Avenue in Dublin 8. In accordance with the Dublin City Development Plan (DCDP) 2016-2022 the subject site straddles four land use zones.

- The central and eastern part of the site (40947 sq.m) is zoned Z14 Strategic Development and Regeneration Area (SDRA) 12 - St. Teresa's Gardens and Environs. The aim of the Z14 Zoning Objective is "To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and 'Z6' would be the predominant uses". Player's Park to the centre of the planning application site is within Z14 Strategic Development and Regeneration Area (SDRA) 12 - St. Teresa's Gardens and Environs.

- The western portion of the site (8,127 sq.m) is zoned Z4 - District Centre. The purpose of the Z4 Zoning Objective is to "provide for and improve mixed-services facilities".

- A small portion (42 sqm.) of the south of the site is in zone Z2 - 'To protect and/or improve residential amenities in conservation areas'.

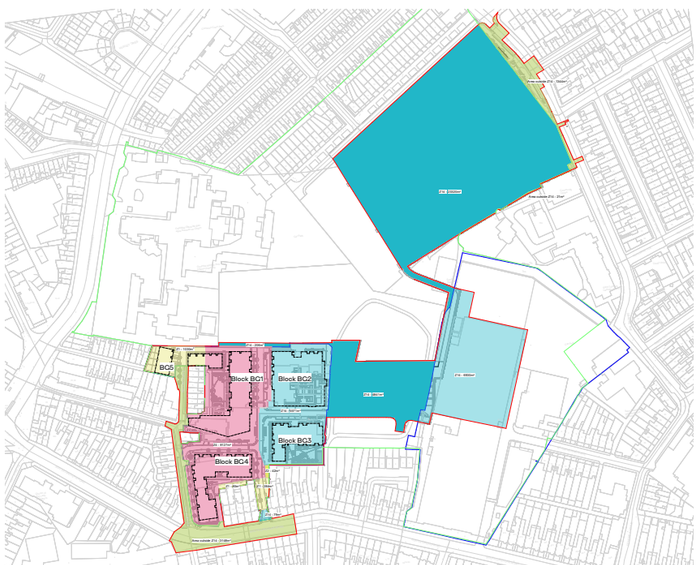
- The portion of land in the north-west corner of the site (1,030 sq.m)and to the south of the site towards South Circular Road (360 sqm.) is zoned Z1 Sustainable Residential Neighbourhoods. The aim of the Z1 Zoning Objective is "To protect, provide and improve residential amenities."

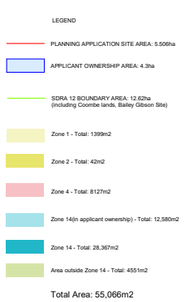


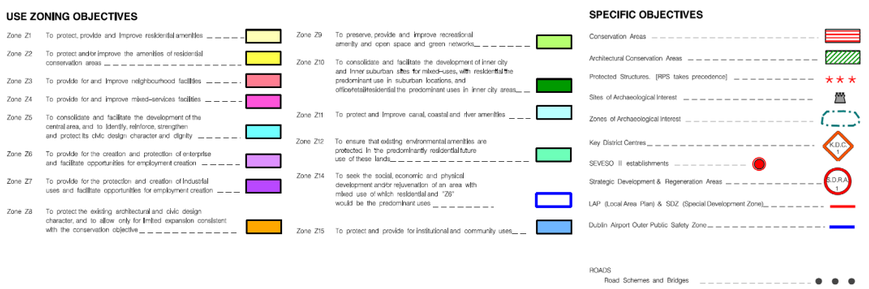
Extract from Mapset E

Note: The Development Plan Map has been amended to reflect that all of the Bailey Gibson site is within SDRA 12 as confirmed in the written statement of the City Development Plan.

The area is 12.62 hectares. Having regard to the 20% POS requirement i.e. 2.524ha, the nett developable area is 10.096ha.







2.3 EXISTING LAND USES

Bailey Gibson

The site was home to the Bailey Gibson salvage yard. The business ran its salvage operation out of several shed buildings on site. The total area of the existing on buildings comes to

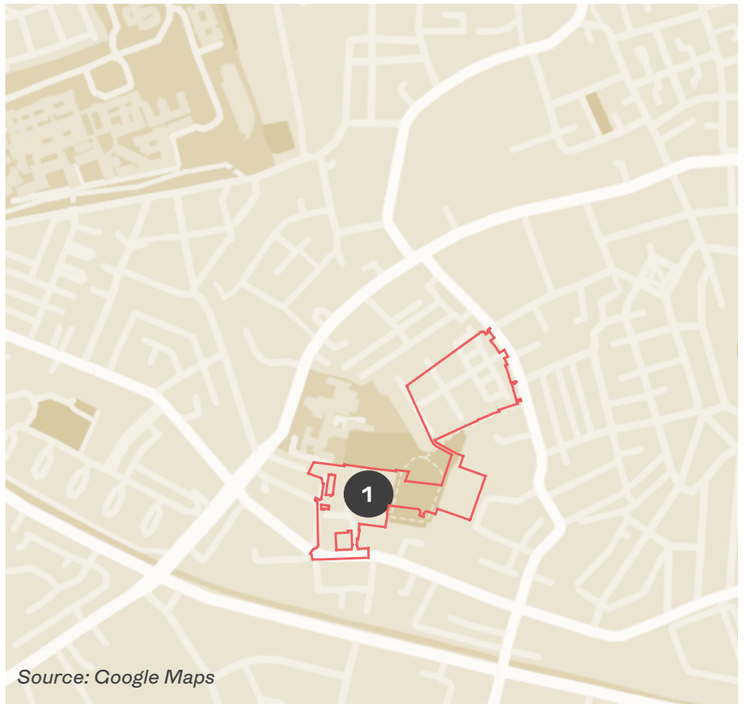
Bailey Gibson is roughly square-shaped and is bounded to the west by Rehoboth Place/Rehoboth Avenue with terraces of 2-storey s and by the Coombe Hospital and the Council Playing fields to the north (rear). Access to the site is gained principally by means of an entrance located between Nos. 324 and 330 on South Circular Road. There is also frontage to Rehoboth Place with access points along this frontage. The eastern part of the site will open to the Boys Brigade Fields.

The subject site is a modern industrial site, comprising a number of 20th century warehouse structures. Some earlier structures survive on site, however these structures have been significantly altered and retain little or no original fabric. There is a tall 20th century brick chimney on the site. The chimney is not protected and doesn't have any historic significance.

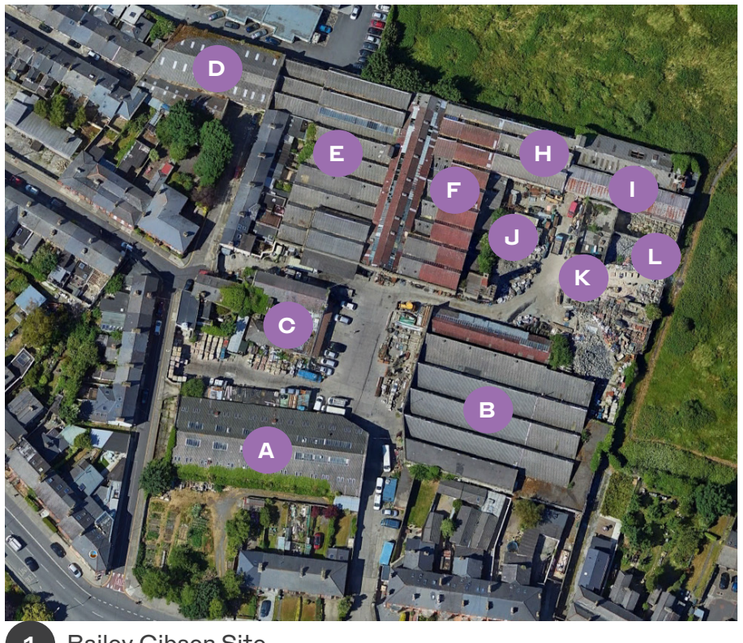
None of the structures on the subject site have been included on the Dublin City Council Record of Protected Structures. The area was surveyed as part of the National Inventory of Architectural Heritage Dublin City Phase IV Survey, in 2013, and none of the structures listed on site were rated as being of any significance.

The majority of the structures on site date from the mid/late 20th century. There is minimal early fabric surviving following many years of alterations and developments to accommodate the site's light industrial use.

Block D appears to be an early 19th century structure. However, the extent of alteration and fabric loss to this structure is such that it cannot be considered to be of any particular historic significance.



Source: Google Maps



1 Bailey Gibson Site

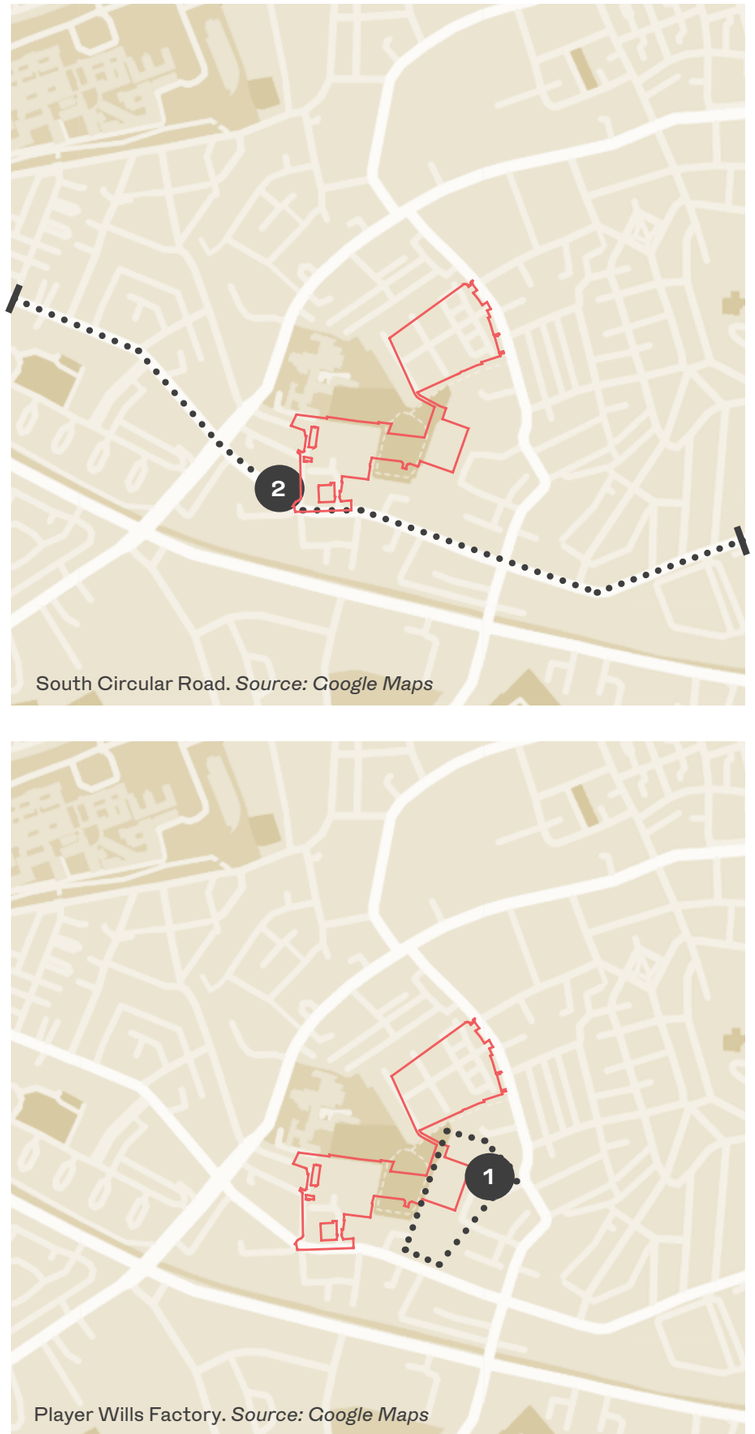
2.4 SURROUNDING CHARACTER

Player Wills and South Circular Road

Player Wills, also under the control of the Applicant encompasses a disused factory building of 20th Century origin, which has frontage onto South Circular Road. The former Player Wills Factory, 276-288 South Circular Road, was added to the Dublin City Council Record of Protected Structures, Reg. Ref. 8796, in July 2021. The inscription on the RPS reads "South section of complex comprising four blocks ranged around central lightwell and gates/railings to South Circular Road".

The retention and reuse of the building is permitted as part of the SHD for the Player Wills development, ABP Ref.TA29S.308917.

South Circular Road consists almost exclusively of 2-storey Victorian dwellings.

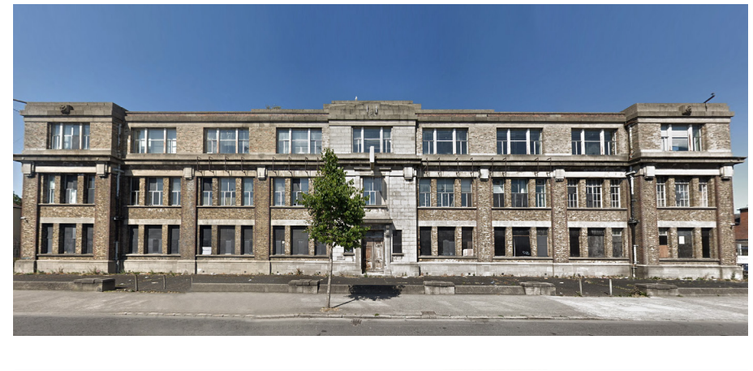


South Circular Road. *Source: Coogle Maps*

Player Wills Factory. *Source: Google Maps*

1 Player Wills Site

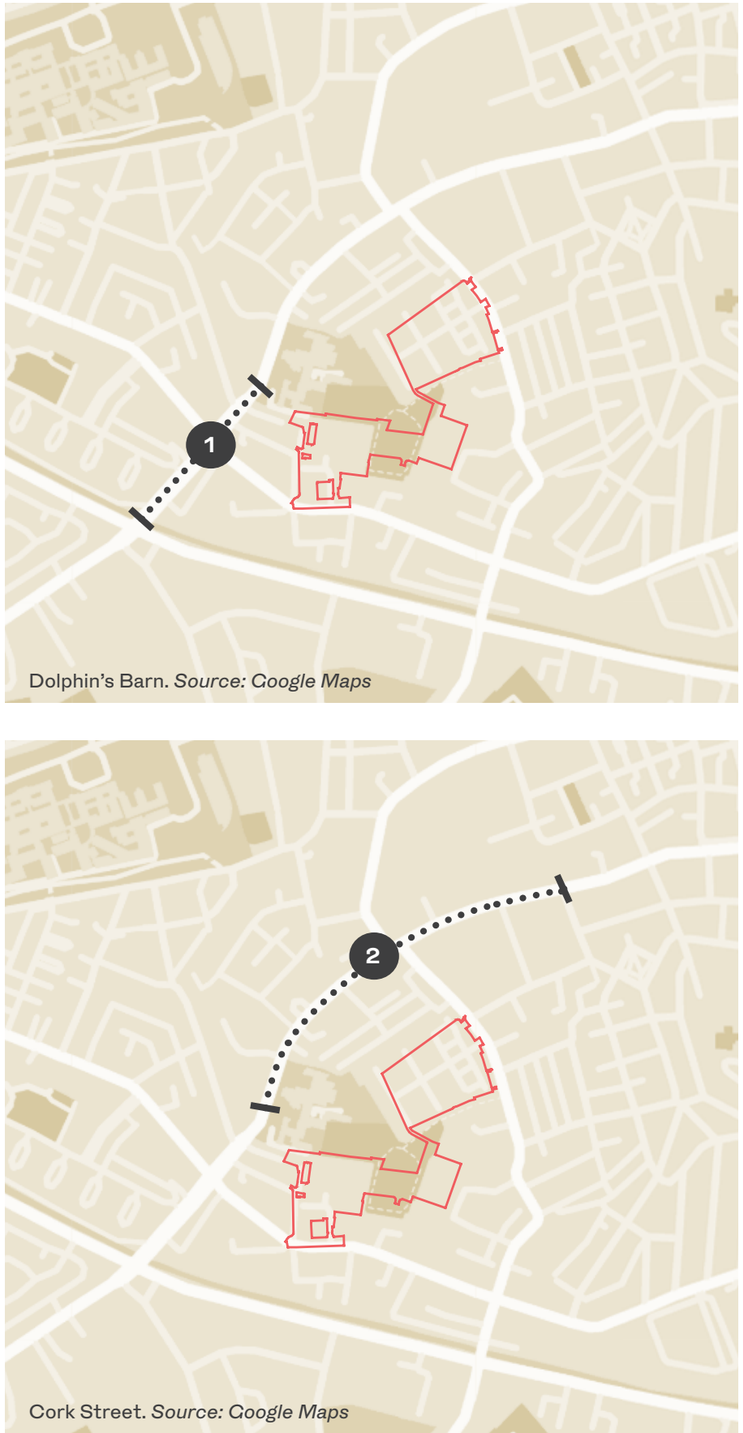
2 South Circular Road



2.4 SURROUNDING CHARACTER

Dolphin's Barn And Cork Street

Dolphins Barn St and Cork St act as a major thoroughfare to the City Centre. The streets are flanked with an eclectic mix of architectural styles with traditional buildings pepper potted with modern development. A period of redevelopment between 2003 and 2010 produced some notable new buildings and brought new residents to the street, with large residential schemes such as Timberyard and Southgate. The street is in a state of transition and is now undergoing a second phase of rehabilitation in tandem with the regeneration of neighbouring Newmarket with a resulting significant volume of new high density development.



Dolphin's Barn. *Source: Google Maps*

Cork Street. *Source: Coogle Maps*

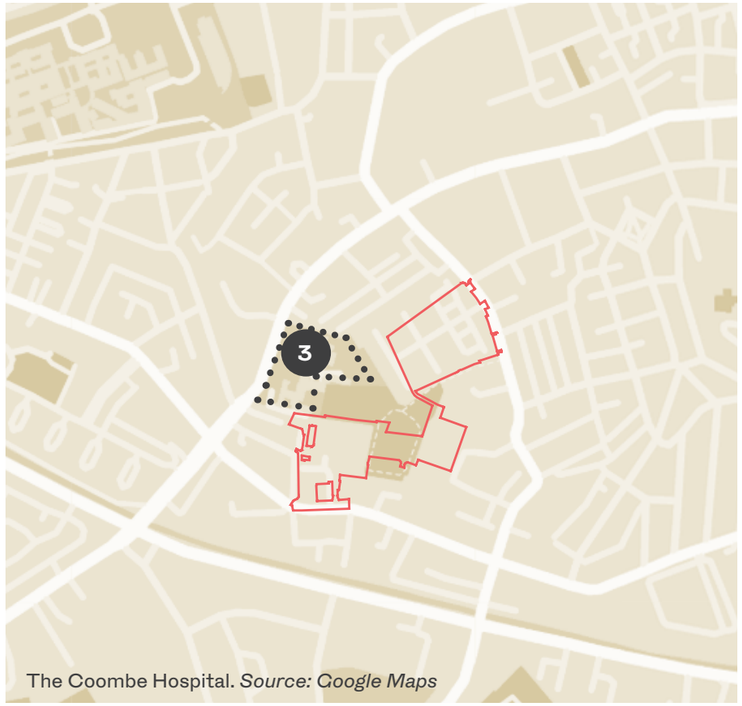
1 Dolphins Barn

2 Cork Street

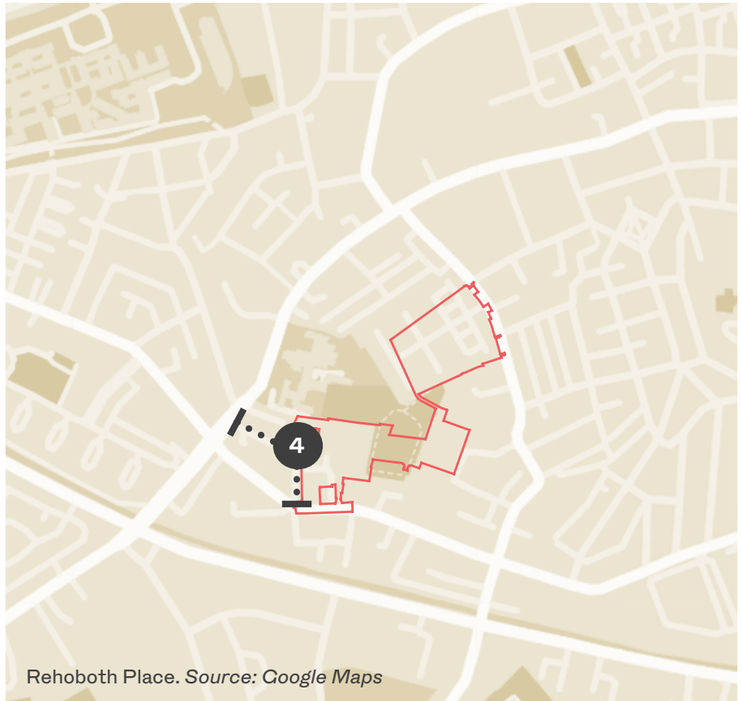
2.4 SURROUNDING CHARACTER

The Coombe Hospital and Rehoboth Place

The Coombe is occupied by the national maternity hospital and forms part of SDRA 12 in the Dublin City Development Plan 2016-2022. The Government has proposed relocating maternity services to the St James's Hospital campus in order to achieve the trio-location of adult, paediatric and maternity services. Rehoboth Place is a narrow route connecting the Bailey Gibson site with Dolphin's Barn Street and is occupied by terraces of 2-storeys.



The Coombe Hospital. *Source: Google Maps*



Rehoboth Place. *Source: Google Maps*

3 The Coombe

4 Rehoboth Place

2.4 SURROUNDING CHARACTER

Donore Avenue

Donore Avenue was originally named Love Lane, and extends from Cork Street to South Circular Road. Initially the area was part of the Parish of St. Catherine's, Meath Street. The granite-faced St. Teresa's church was built in 1924 and was later extended to cater for the growing population in the area.

Donore Avenue Youth and Community Centre was built to serve a socially and economically disadvantaged parish that has the least recreational outdoor space in the inner city. It was the first step in a regeneration programme for the St Theresa's Gardens flats complex (the last of the 1950s flat blocks was finally demolished last year) and the surrounding area.

Donore Avenue. *Source: Google Maps*

St. Teresa's Chruch. *Source: Google Maps*

1 Donore Avenue

2 St. Teresa's Church

3 Youth and Community Centre

4 Donore Boxing Club

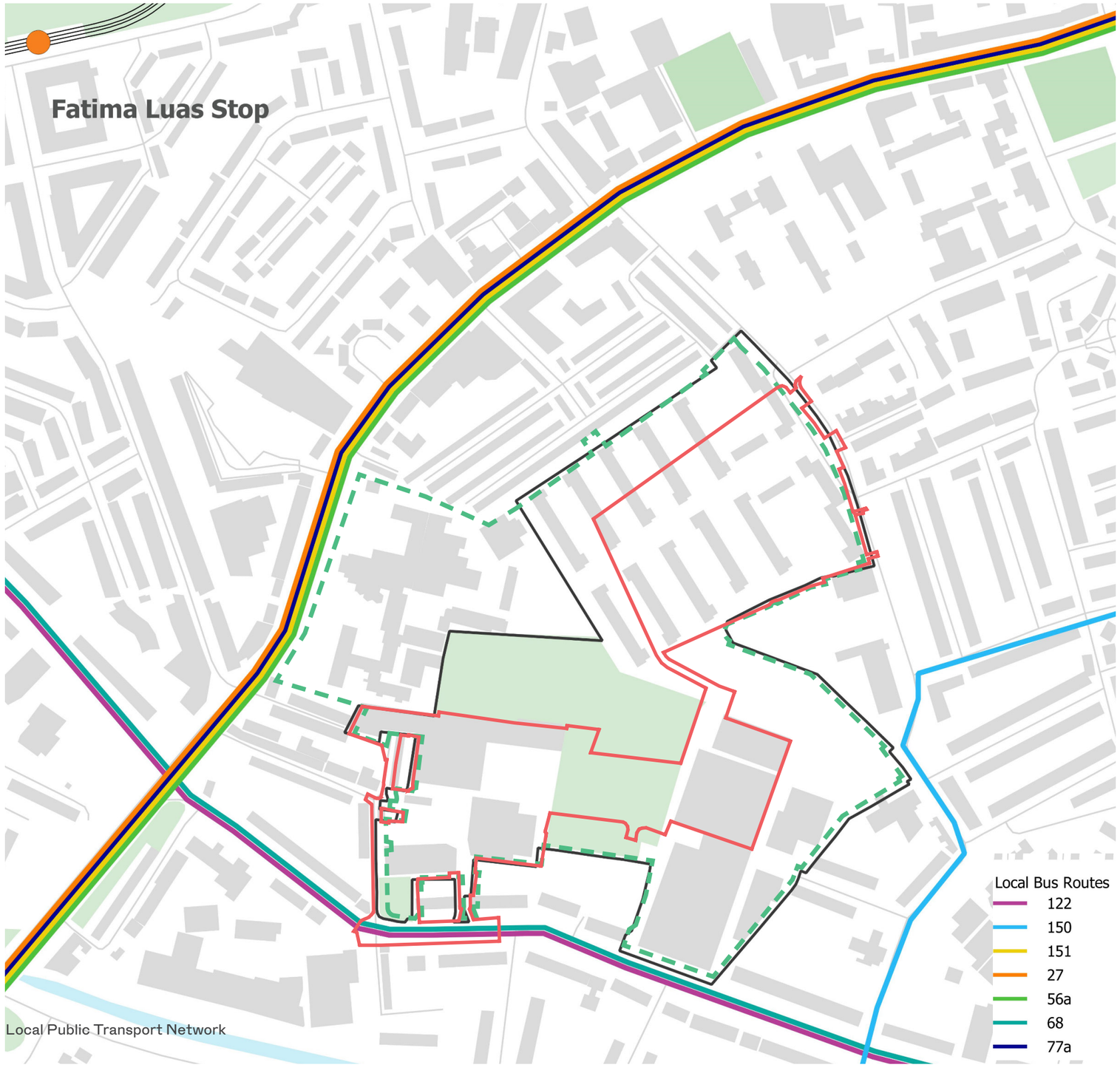
2.5 SITE ACCESSIBILITY OVERVIEW

The subject site sits within SDRA 12 and is ideally located in close proximity to the city centre and other employment centers, in addition to frequent public transport corridors as discussed in this chapter. The transport and mobility strategy seeks to capitalize on the site accessibility and location and maximize opportunities for sustainable travel. The following sections discuss the accessibility by public transport, walking and cycling.

Public Transport Accessibility

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 Design Standards for New Apartments. The figure to the right illustrates the existing public transport network local to the site.

Using local public transport it is possible to be in the city centre within 15-20 minutes, Docklands in 30 minutes and City West Campus in 40 minutes. Furthermore, there are also a number of planned improvements to the local and wider transport network as part of the Bus Connects Programme and Greater Dublin Area Transport Strategy. Higher frequency bus routes are planned for South Circular Road & Cork Street with greater levels of priority also to be provided along both corridors.



Local Public Transport Network

2.6 WALKING/CYCLING ACCESSIBILITY

The site is also within a convenient walking and cycling distance of the city centre and a number of other large employment centres as well as leisure and retail facilities.

St. James's Hospital, home to the new children's hospital, is within 15 minute walk of the sites, as is Griffith College and the Guinness Store. The city centre is a 25-30 minute walk. Heuston Station, the Phoenix Park and the Royal Hospital Kilmainham are also within a 30 minute walk of the site. In total, there are an estimated 90,000+ jobs within a 30 minute walk of the site.

The city centre, TUD Grangegorman and Heuston Station are all within a 15 minute cycle of the site, as shown in the figure to the right. There are an estimated 160,000+ jobs within a 15 minute cycle of the site.

2.7 DEVELOPMENT OVERVIEW - ADJACENT DEVELOPMENT

The below diagrams show the permitted and proposed developments in the adjacent lands to the Bailey Gibson application, within the SDRA 12 Lands.

i) to the north of the Bailey Gibson is the proposed Donore Project.

ii) to the South -East is the permitted Player Wills Phase I scheme.

iii) to the East is the design phase of Player Wills Phase II.

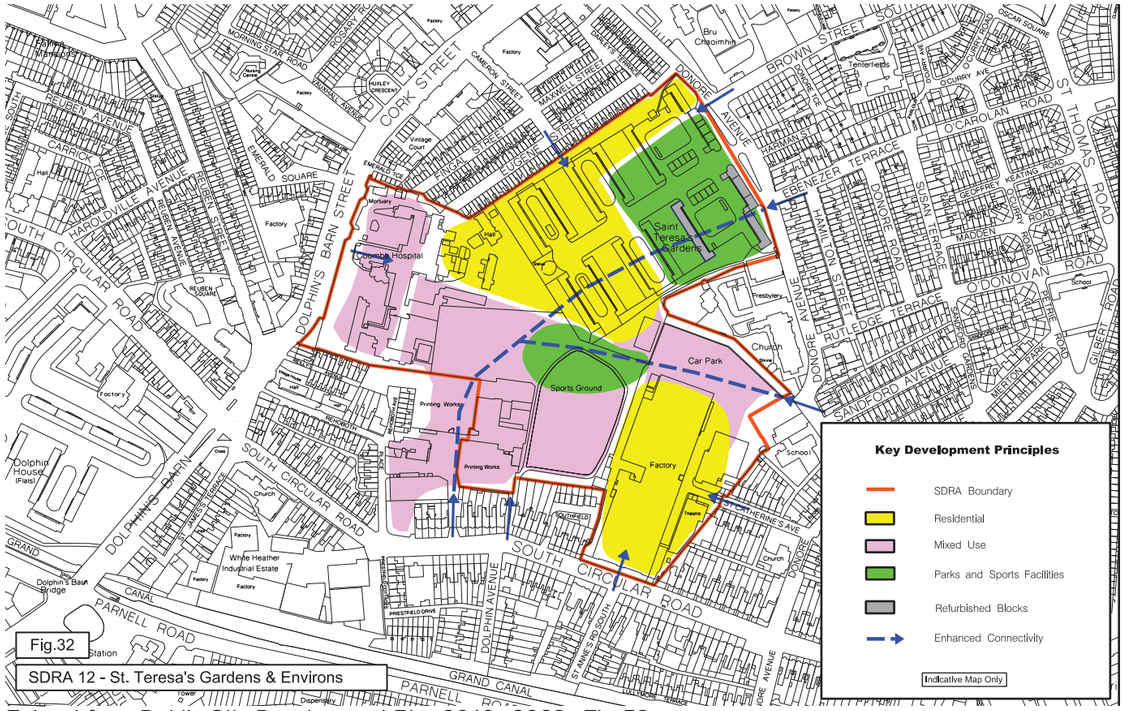
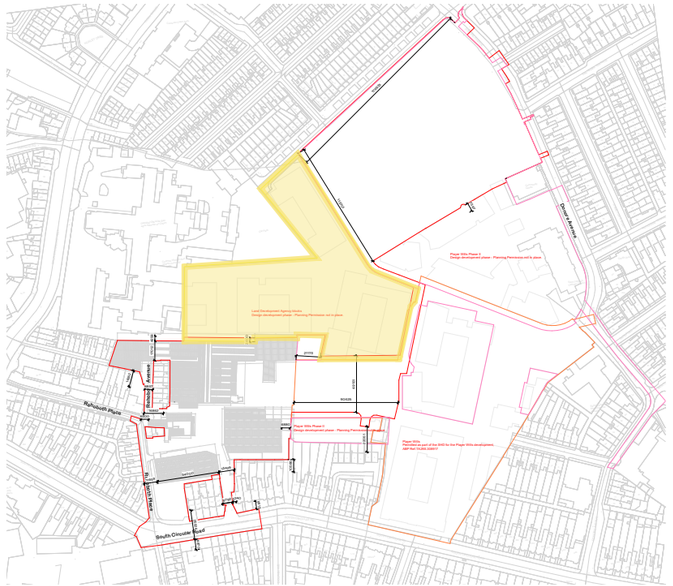
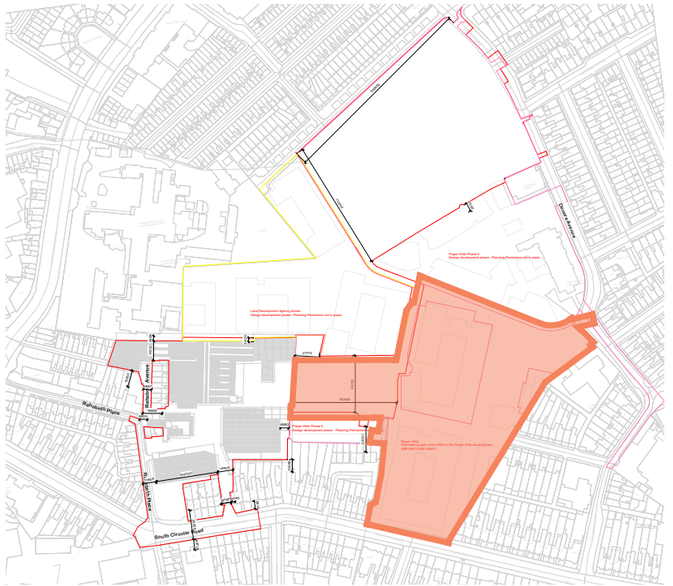


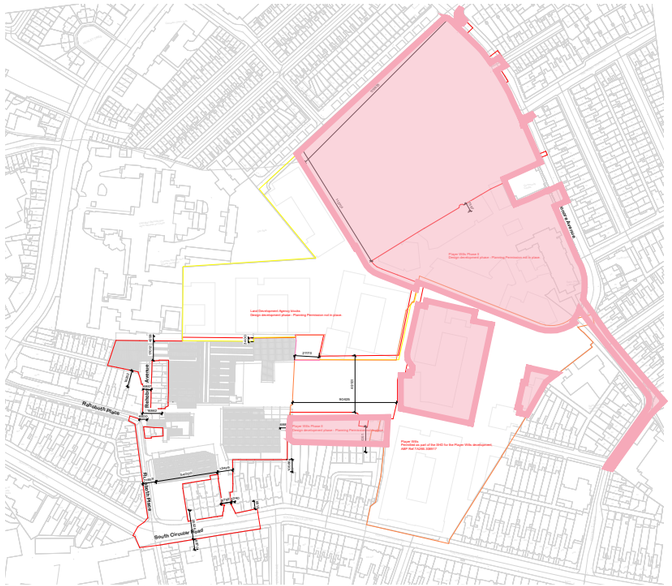
Fig.32
SDRA 12 - St. Teresa's Gardens & Environs
Extract from Dublin City Development Plan 2016 - 2022 - Fig. 32.



L.D.A. - Donore Project - Design Development Phase



Player Wills - Permitted scheme



Player Wills Phase II - Design Development Phase

Artist Illustration -Block BC1, and Rehoboth Plaza

03

DESIGN PROPOSAL

Artist Illustration -Block BC1, and Rehoboth Plaza

5.5ha	2.2ha	3.3ha		4.3ha	
PLANNING APPLICATION AREA	APPLICANT OWNERSHIP WITHIN APPLICATION AREA	DCC OWNERSHIP / CONTROL WITHIN APPLICATION AREA		APPLICANT OVERALL OWNERSHIP IN SDRA 12 AREA	
63/ha	0.51	12%	225/ha	1.83	43%
DENSITY GROSS	PLOT RATIO GROSS	SITE COVERAGE GROSS	DENSITY NETT	PLOT RATIO NETT	SITE COVERAGE NETT
142 42%	0.26 ratio	1 per Bedroom	2526 m.sq.	34 10%	
DUAL ASPECT	CAR SPACES	BICYCLE SPACES	COMMUNAL OPEN SPACE	PART V	
21,746 m.sq.	4182 m.sq.	420 m.sq.	2645 m.sq.	2155 m.sq.	12344 m.sq.
PUBLIC OPEN SPACE	PLAYERS PARK	REHOBOTH PLAZA	ST. TERESA'S BOULEVARD	ST. TERESA'S PLAYGROUND	MULTI-SPORT PLAYING PITCH
1189 sqm	4.07 sqm	4457 sqm	347 sqm	773 sqm	
TENANT AMENITY & FACILITIES	BTR AMENITY PER UNIT	ANCILLARY inc. Basement Ancillary	CRECHE	OTHER COMMERCIAL	

345	53/345 15%	-	15 4%	34 10%	4 1%
UNITS	BUILD TO SELL UNITS	STUDIO	1 BED	2 BED	4 BED HOUSE
	292/345 85%	33 10%	182 53%	72 21%	5 1%
	BUILD TO RENT UNITS	STUDIO	1 BED	2 BED	3 BED

3.1 DEVELOPMENT SUMMARY

BC 2 - BTR

44#	1 Bed
45#	2Bed

BC 5 - BTS

4#	4 Bed house

BC 1 - BTR

28#	Studio
108#	1 Bed
10#	2Bed
5#	3 Bed

BC 3 - BTR

5#	Studio
30#	1 Bed
17#	2Bed

BC 4 - BTS

15#	1 Bed
34#	2Bed

3.1 DEVELOPMENT SUMMARY

The proposal is for the provision of a high-quality Build-To-Sell and Build-to-Rent Scheme consisting of 345 residential units arranged as studio, one-bed, two-bed apartments together with three-bed own door units and four-bed houses.

The residential accommodation is provided within 5 principal building blocks BQ1, BQ2, BQ3, BQ4 & BQ5 and range in height from two to seven storeys with a single basement below Block BQ2 & BQ3.

View of Community Amenity Hub, Block BQ2

3.2 MIX OF USES

The proposal provides for a bespoke long term rental accommodation complex to meet a fully integrated demographic need for both young, old, and families alike. Serving the new and existing Dublin 8 residents and contributing to the life of the community, the development includes for a range of amenities including a créche, commercial units with floorspace that is capable of providing for a variety of uses and Bar/Restaurant/ Cafe. Together with the Build To Rent amenities and facilities, the service units help activate and inform the urban landscape.

Commercial Unit (Block BC1)

Positioned on the neighbourhood intersection, the commercial unit has a significant presence both from within and outside the development lands. The commercial unit could consist of Class 1 (shop), Class 2 (financial/professional services), Class 8 (health services), Class 10 (community/arts) and Class 11 (bingo hall). This provision will provide additional footfall to the area as well as providing retail services for residents of the Bailey Gibson site and wider community.

Bar/Restaurant/Cafe Unit (Block BC2)

The unit flanks and activates Players Park. Positioned adjacent to the BTR Gym the unit will have immediate footfall pre-completion of the park.

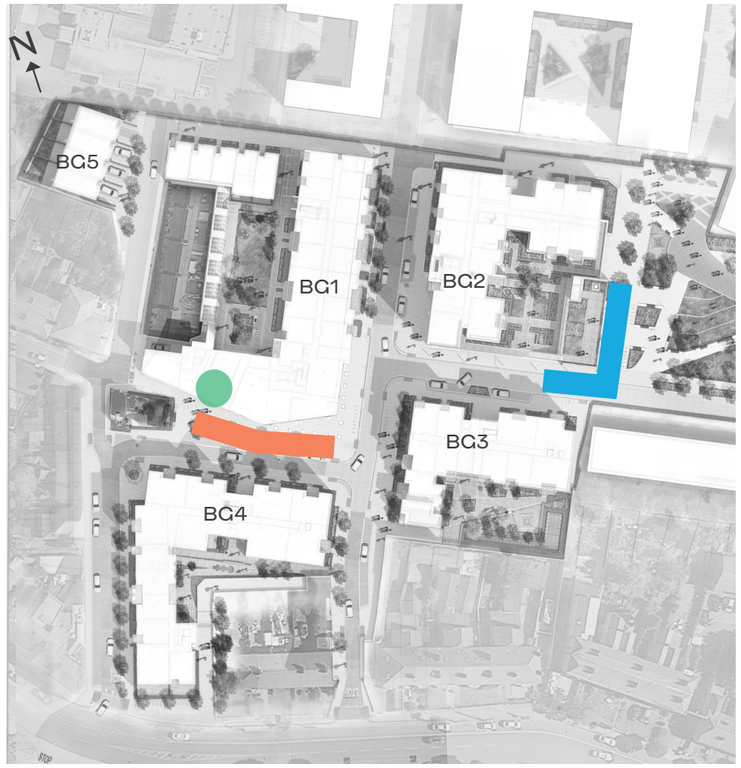
Crèche (Block BC1)

The Crèche is proposed at the Rehoboth Place plaza entrance. From this location, adequate car drop off is provided together with a gathering space. Additionally, from this entry location, the crèche connects the development back to the local community.

Tenant Amenity

- Block BC1, there is a concierge office (104 sq.m at ground floor level).
- Block BC2, there is a gymnasium (262 sq.m), combined concierge & lobby (111sq.m), marketing/co-working space (96 sq.m) at ground floor and communal living/ kitchen amenity spaces (197 sq.m) and residents lounge (29 sq.m) at first floor level.
- Block BC3, there is a resident's lounge (22 sq.m) that connects with the communal garden.

COMMERCIAL & CRECHE

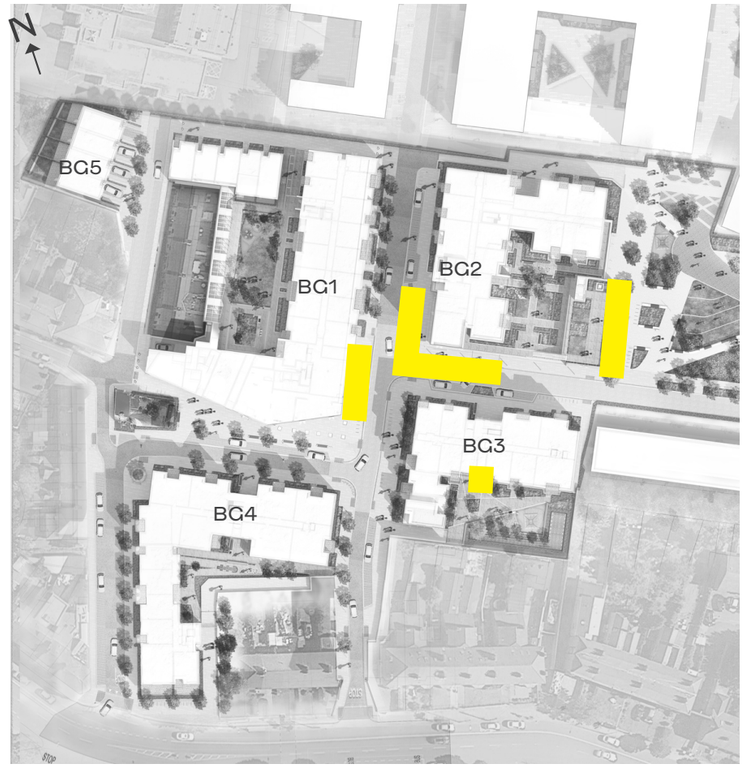


Commercial Unit

Bar/Restaurant/Cafe

Crèche

TENANT AMENITY



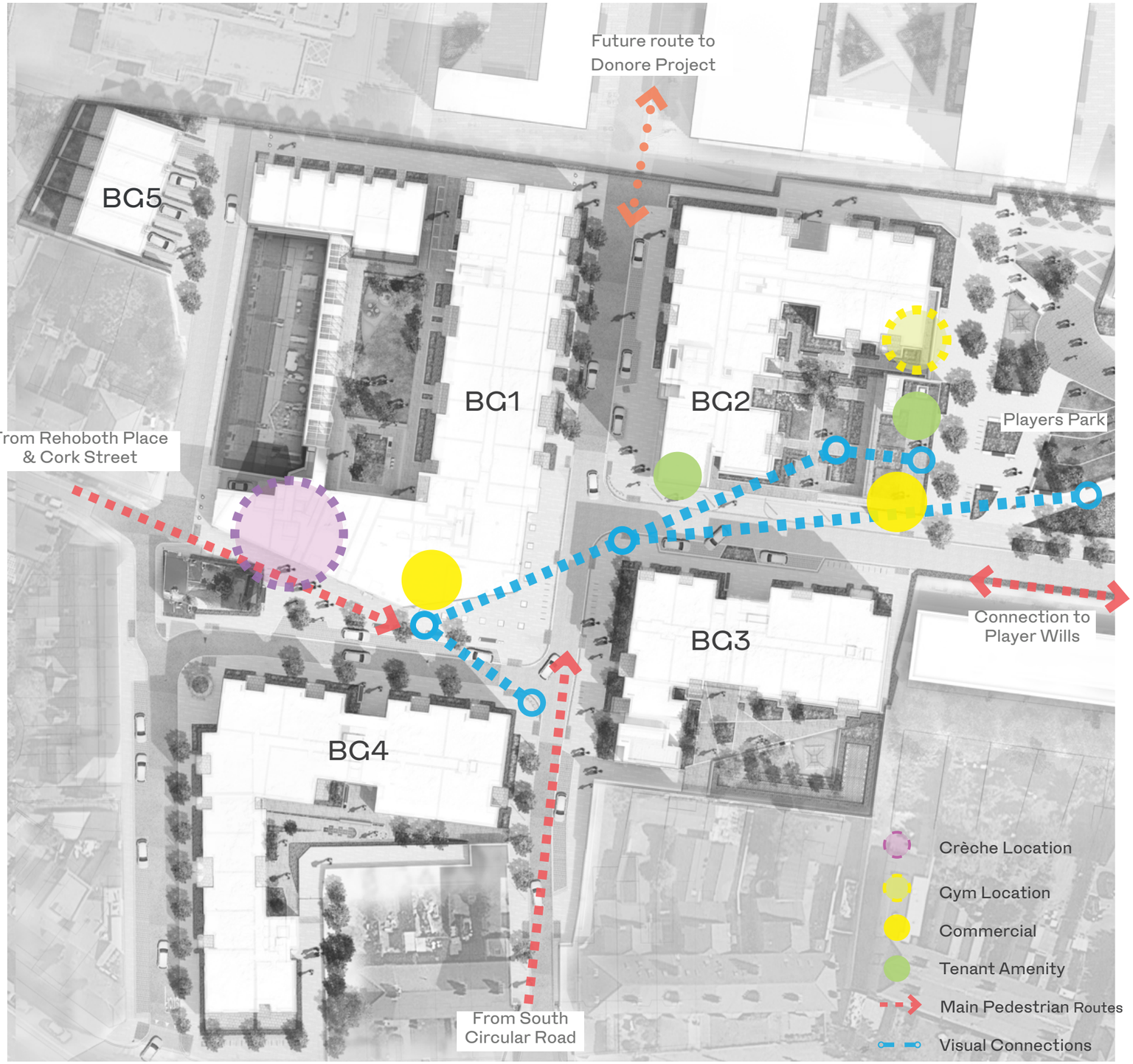
Tenant Amenity

3.3 URBAN GRAIN & PERMEABILITY

The streetscape has been designed to ensure maximum integration with the surrounding context and the existing public realm. Community connections are fortified through the enhancement of existing site connections.

The pedestrian entrance at Rehoboth Place is designed to knit into the existing street fabric and fortify connections through the site. Visual links are designed to allow easy navigation through the site and to draw the eye to open spaces.

The massing of Block BG1 is designed to shape and create public spaces and enhance the physical and visual connections throughout the scheme's chain of open spaces.



Access point to the south of No.40 Rehoboth Place:

The property No.40. sits at a pinch point on Rehoboth Place, and with exsiting conditions of very narrow footpaths. The below diagram with overlayed vehicle tracking identifies that HGVs and other vehicles cannot access the site to the north of No.40.

The proposed access is to the south of No.40 which was informed by the below aspects;

Pedestrians:

Better visibility for crossing points and improved access and desire lines into the Bailey Gibson site, and provision of public realm space to the rear of No.40 Rehoboth Place. The pedestrain access to the North of no.40 creates a direct desire line connection through to Cork Street.

General Traffic:

Bringing the car traffic (new residents and visitors) south of no.40 will avoid any issues with pinch points and turning access for cars and larger vehicles.

Servicing Vehicles:

The proposed access point will make it safer for HGVs or Refuse trucks entering the Bailey Gibson lands, with improved room for turning and visibility of pedestrians and other vehicles.

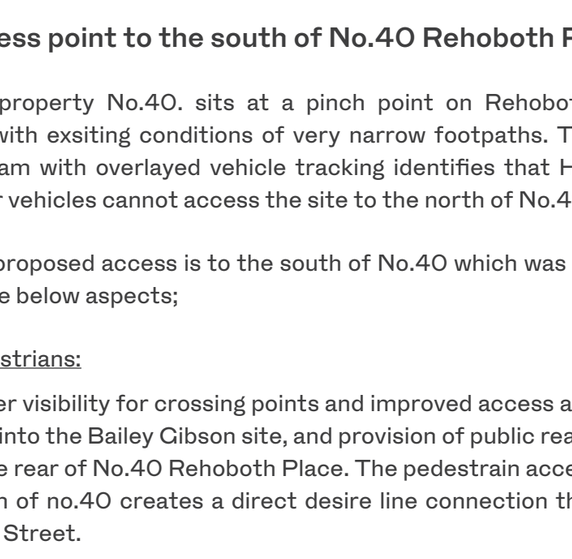


Diagram - Proposed Access Layout

CGI - View towards Rehoboth Plaza from Rehoboth Place

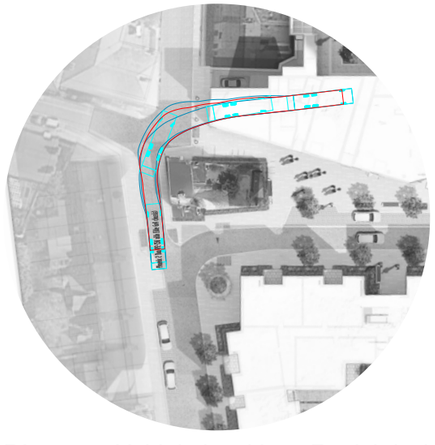


Diagram - Vehicle tracking - Restricted access to North of No.40 Rehoboth Place

Rehoboth Place – Existing Constraints:

No.40 creates a pinch point - road width 7.1m.

It would not be possible to upgrade the road as proposed on the southern side;

(12m wide = 5m carriageway + >2m footpaths and 2.4m car parking).

Having the main access road to the North of no. 40 will create the following issues:

- Sub-standard footpaths – safety hazards.
- Bringing the car traffic (new residents and visitors) north of no.40 will create hazards with cars passing throughout the pinch point (narrow carriageway for 2-way road).
- Larger vehicles as Refuse Vehicles or HGVs will not be able to make the right turn safe.
- No.40 will create visibility issues as it blocks the sight-lines.

3.3 URBAN GRAIN & PERMEABILITY

The entry plaza off Rehoboth Place, Rehoboth Plaza, creates an appropriate arrival and gathering space. The plaza is a continuation of Rehoboth Place and helps to knit the new development into the existing street fabric. Access routes area created either side of the existing No.40 Rehoboth Place. Pedestrian, cycle and car traffic accessing from South Circular road enter the scheme to the south of No.40, while a pedestrian route connecting the scheme through to Rehoboth Place and Cork Street lies to the North.

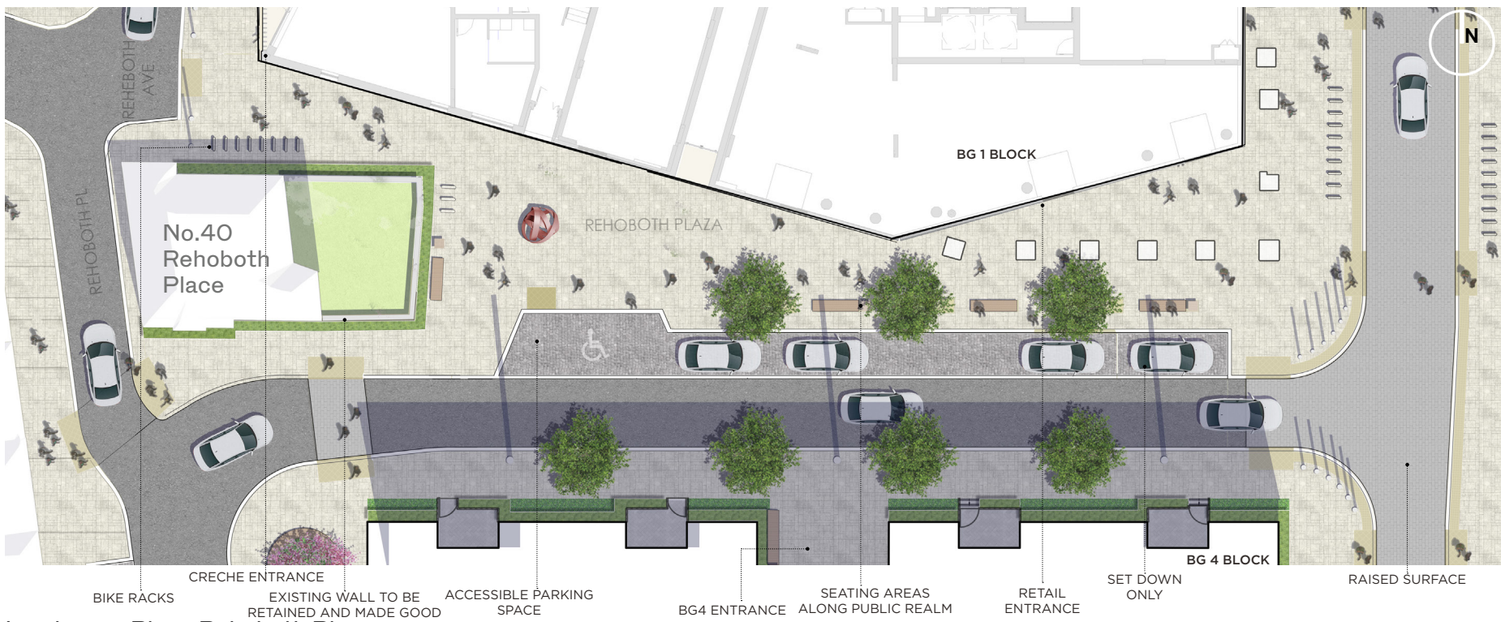
Below is an image showing the pedestrian route along No.40 Rehoboth place and the landscape treatment plan, and opposite are CGI views of Rehoboth Plaza from the East and West.

Please refer to Landscape Architect's Design Statement for further detail.

CGI - View towards BG1 and Rehoboth Plaza

CGI - View towards BG1 and Rehoboth Plaza

CGI - View towards BG1 and No.40 from Rehoboth Place



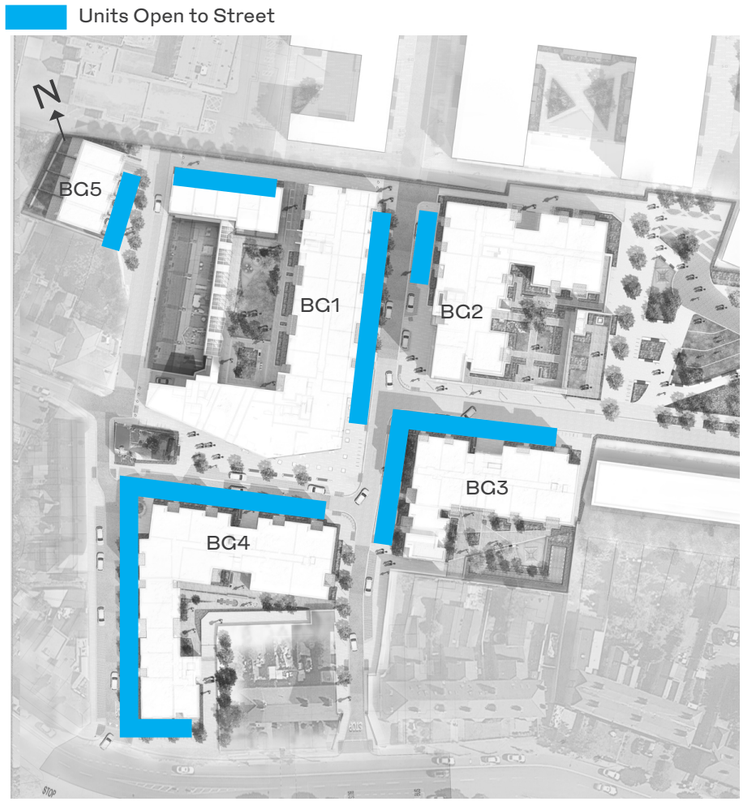
Landscape Plan - Rehoboth Plaza

3.4 STREET & COURTYARD ACTIVATION

Activation of the streets and courtyards has been carefully considered with the aim to bring life and passive surveillance, and providing 'eyes on the street'. Animation of the streets is achieved through carefully located commercial units, BTR amenities spaces and entry lobbies.

Where possible additional animation of the streets and courtyards is provided through own door accessed units. Although most ground floor units have access from the main entry lobby, nearly all ground floor apartments have direct street/courtyard access through an outdoor terrace which will be slightly raised above street level to assist with privacy. These units supply activity and oversight at the streetscape level.

In addition to the retail uses, other areas of the ground floor are activated with communal amenities which create life on the street without the requirement for the footfall necessary for viable commercial uses. In this way the streets are made to feel active, vibrant and safe for all who use them.



CGI - View of the Streetscape between BQ1 & BQ2

3.4 STREET ACTIVATION

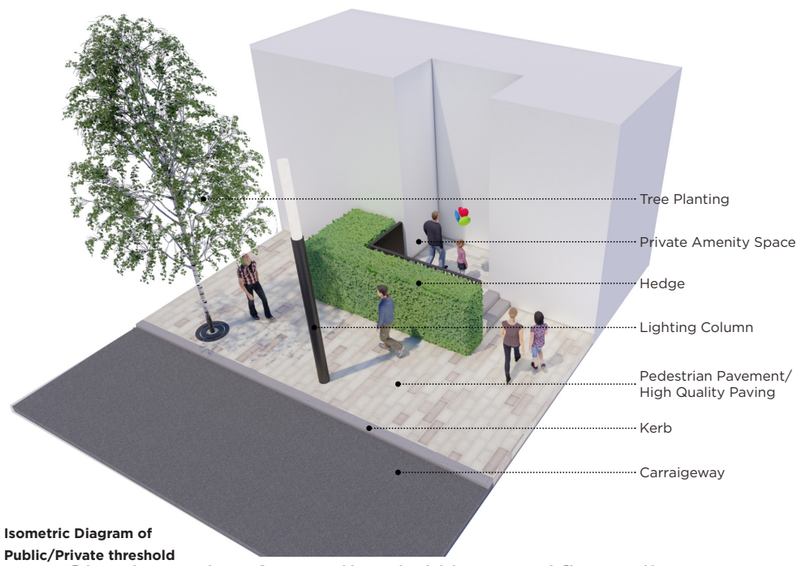
Animating the streets and celebrating the act of arrival, the residential entrances are pronounced in expression. In the case of BC1 & 2 a concierge lobby is provided, increasing the sense of oversight onto the street.

BC1 commercial and communal entrance conditions are distinguished through the use of glazed curtain walling and brick colonades creating a sense of arrival and opening up to the street.

BC2 communal entrance and amenity spaces are announced by the use of glazed brick, which wraps portions the base of the block.

Red metal canopies to Blocks BC3 and BC4 announce the arrival and entry point to the blocks from the street, with on street seating adjacent provide an identifiable place to meet, rest and converse.

For all ground floor units a softening of the public realm is considered through the hedging that also provides a threshold to the own door accessed units at street level. This gives a sense of privacy to the unit while maintaining a visual connection back to the street.



Isometric Diagram of Public/Private threshold

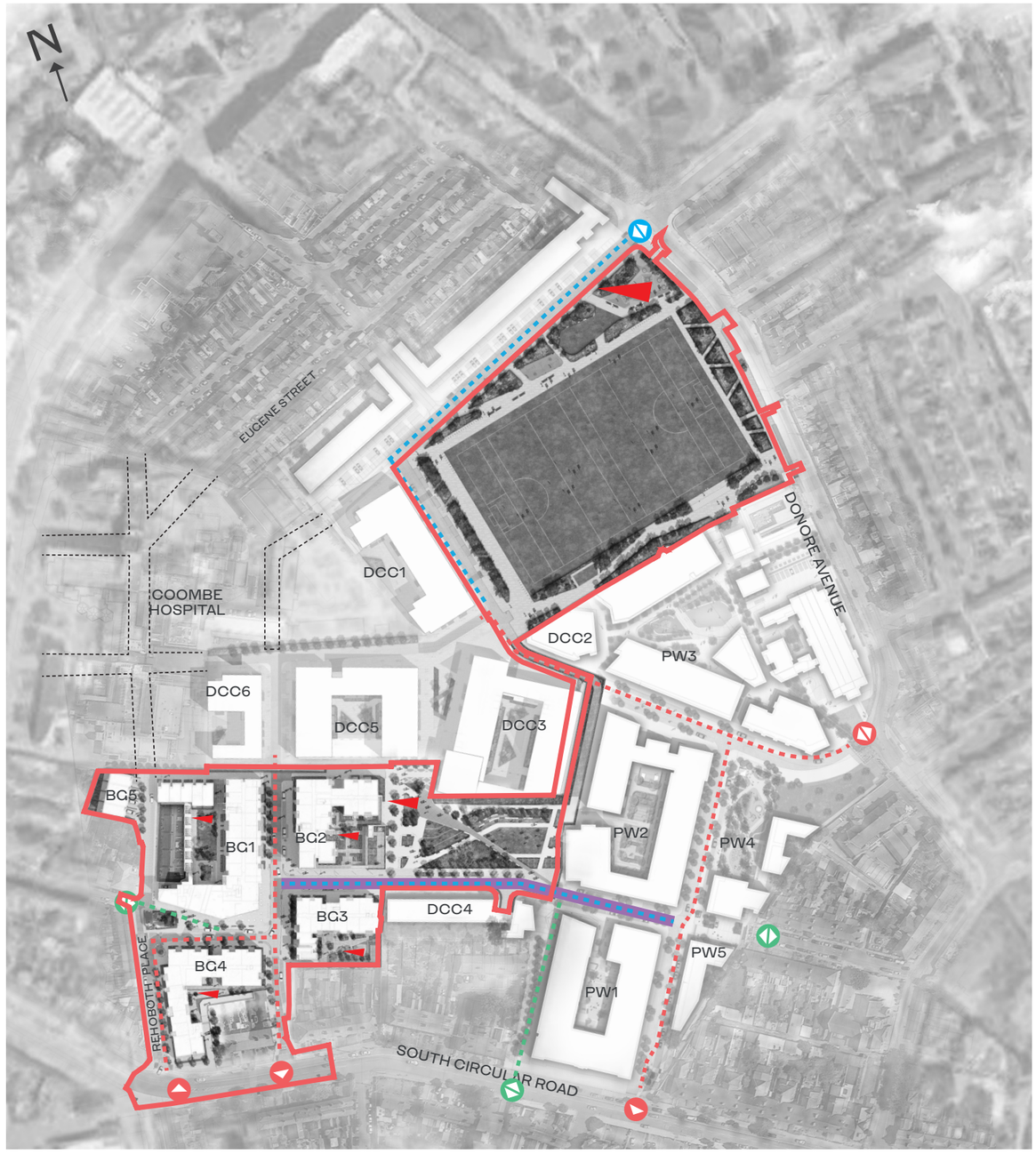
Street own-door Access threshold to ground floor units

CGI - View of Rehoboth Plaza

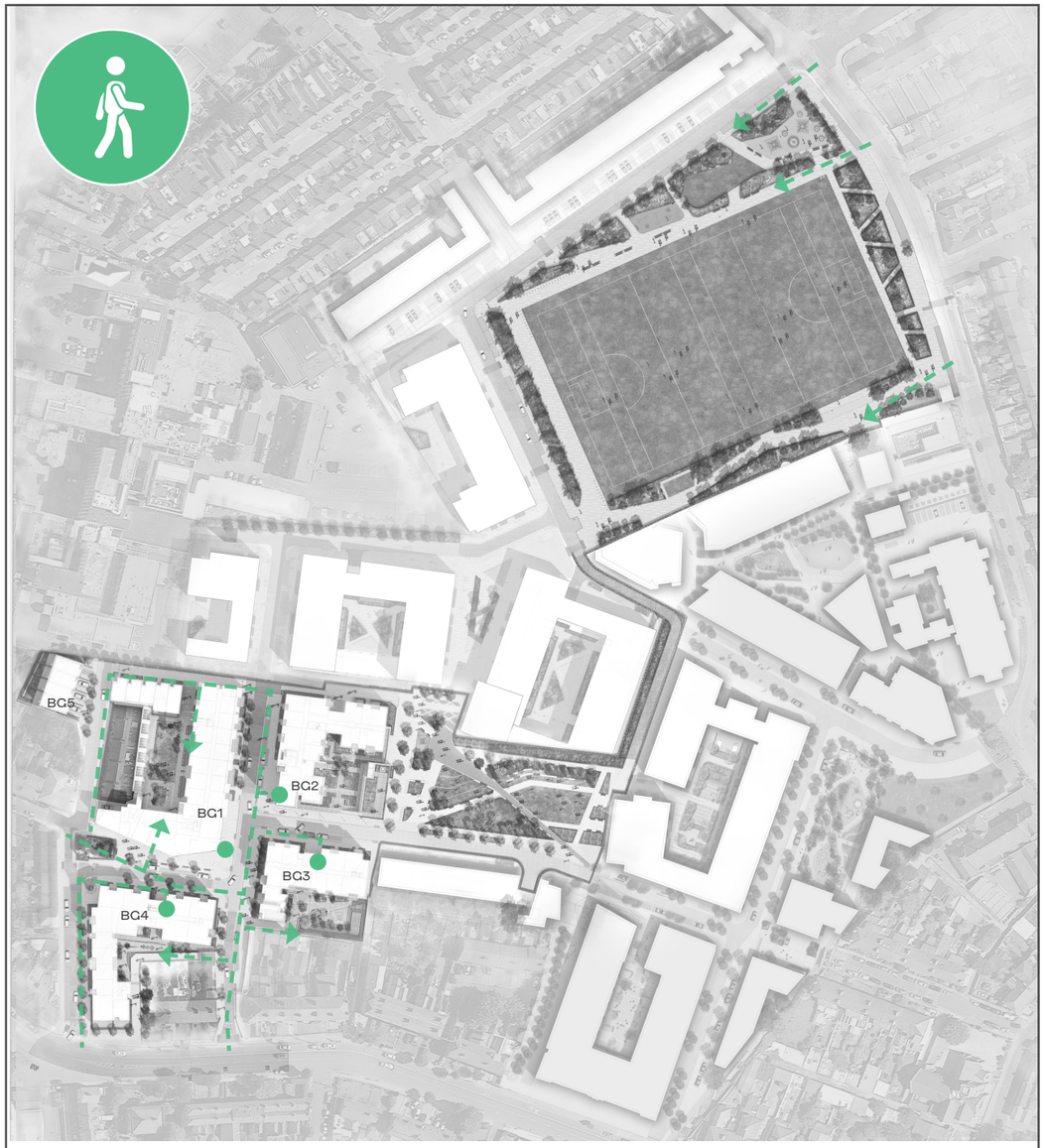
3.5 SITE CONNECTIONS

The proposed strategy will encourage and facilitate the sustainable and safe movement of people whilst maintaining multi-purpose streets with a strong sense of place. It considers the ease of movement for all modes, including cars, adopting a balanced approach which reflects the promotion of active modes of travel ie. walking and cycling. The strategy is in line with the principles set out in the Design Manual for Urban Roads and Streets (DMURS). The internal road network has been designed to encourage lower speeds (30kph or less). These lower speeds will create an environment conducive to on-street cycling and will discourage rat running through the site, though filtered permeability will also be considered should rat running prove to be an issue. The primary vehicular access points for vehicular traffic will be located along the South Circular Road with another primary access point on Donore Avenue. The majority of traffic leaving the development in the morning peak will travel south and westwards using the South Circular Road access points. Thus the Donore Avenue primary access will be lightly trafficked during the school set down period. The existing road and footpaths through Rehoboth Place will be widened to accommodate a primary entry point to the development.

Pedestrians and cyclists will be accommodated at all primary and secondary access points but can also access the development through several dedicated pedestrian/cycle only access points off the South Circular Road, St. Catherine's Avenue & Cameron Street. By providing these additional links the strategy seeks to provide permeability through the centre of the site for pedestrians and cyclists, whereas the vehicular traffic movements are primarily focused on the boundaries. This reduces conflicts and creates a safe/calmed environment conducive to walking and cycling. These pedestrian/cycle only accesses will be linked by a proposed shared surface running east/west through the site south of the park, providing strong connectivity for pedestrians and cyclists from Donore Avenue to Dolphin's Barn Street. There will also be pedestrian priority/shared surface provided to the south of the pitch. This will allow the free movement of pedestrians north and south linking the pitch with the park. This permeability will benefit future residents but also existing residents of the wider neighborhood.

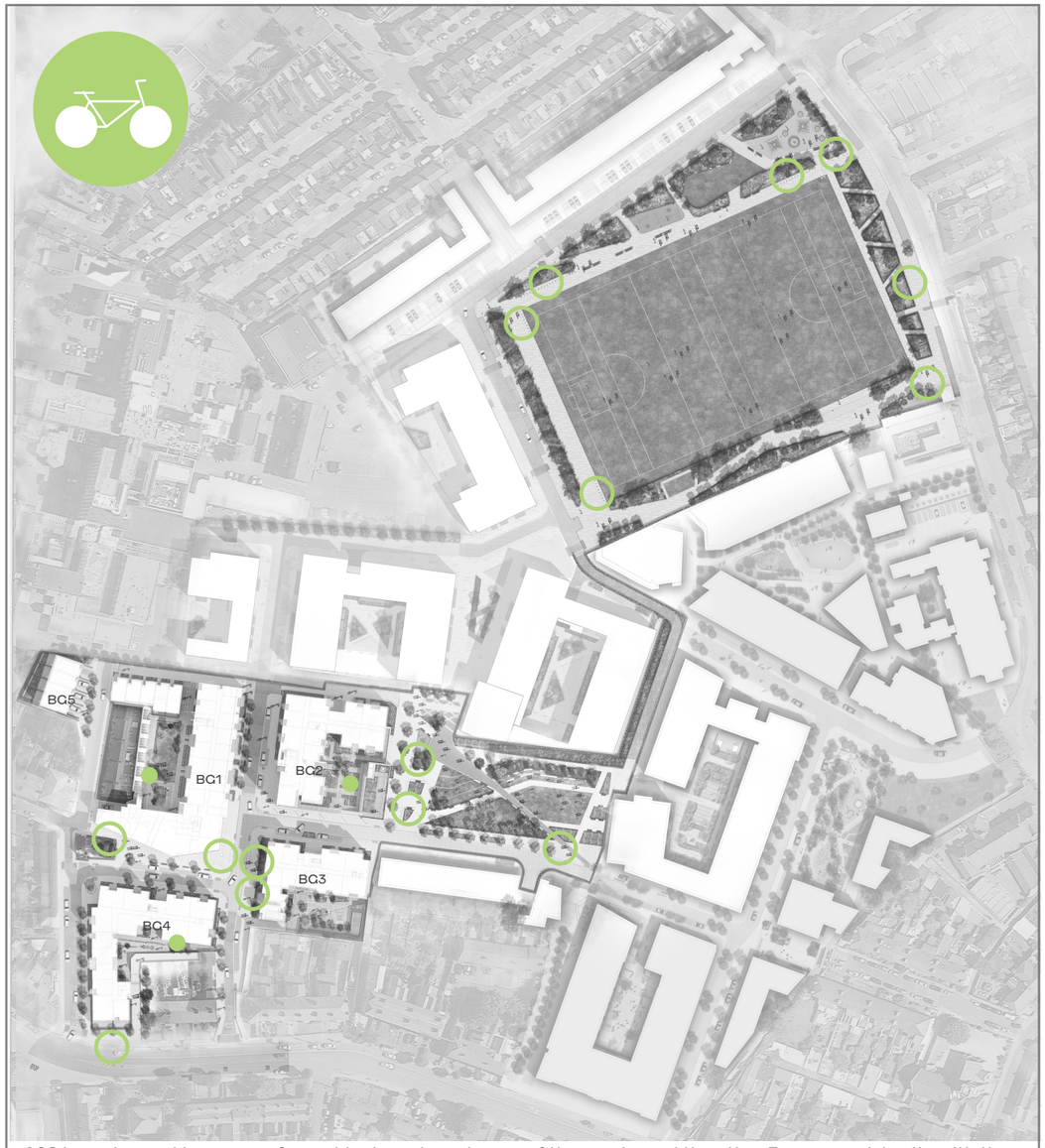


3.5 SITE CONNECTIONS DIAGRAMS



Pedestrian Main Access

Courtyard Access



468 long stay parking spaces for residents and employees of the creche and the other 3 commercial units with the following distribution

- 207 spaces at basement level
- 257 spaces in 2 secure bicycle sheds one located adjacent to BG1 and the other at ground floor within BG4.
- 4 cargo bicycle parking spaces at podium level.

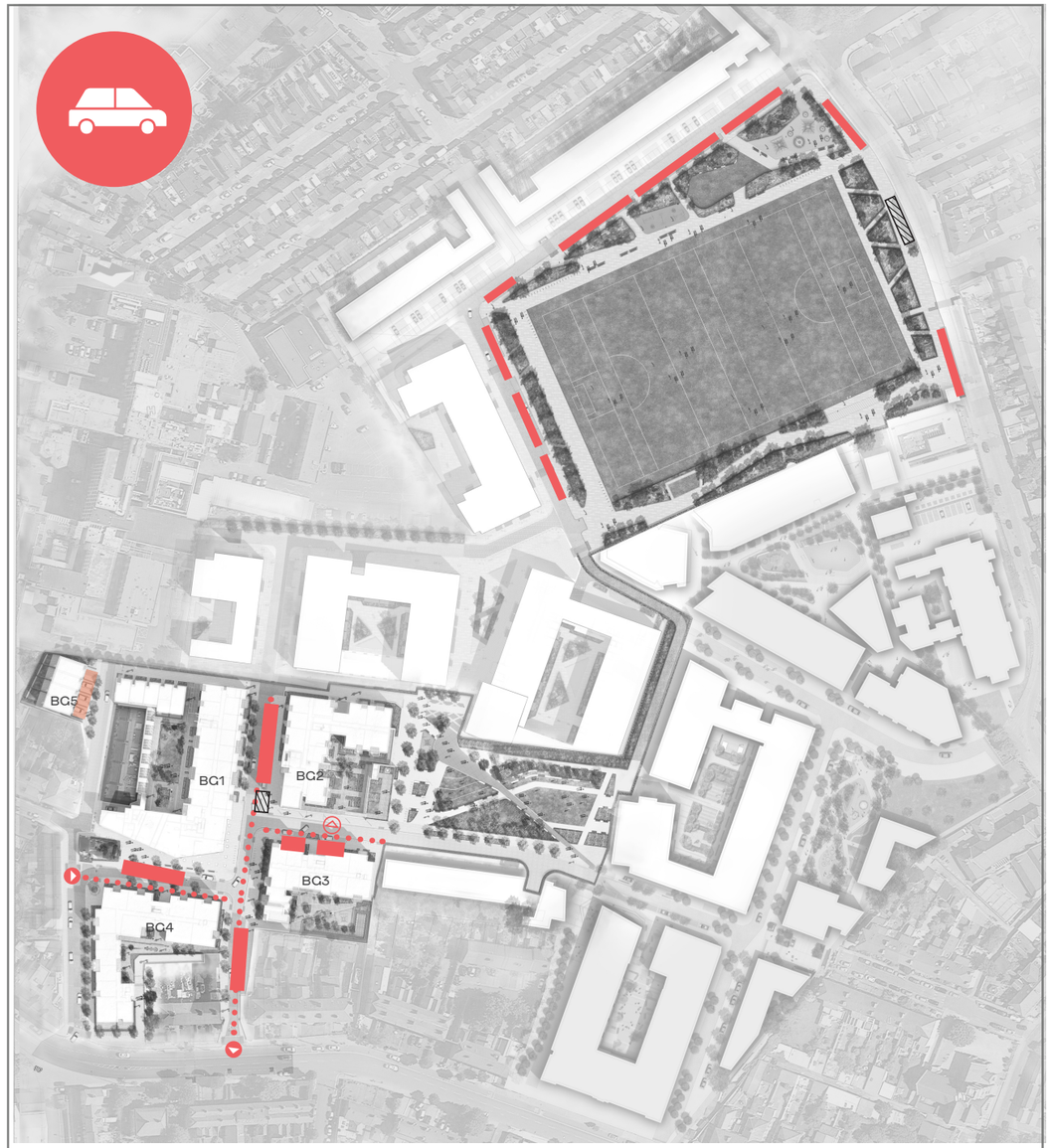
316 short stay spaces are proposed, distributed as follows;

- Associated with the Bailey Gibson site and the public park 172 spaces including 8 spaces for cargo bicycles at surface level and
- 144 bike parking spaces including 8 spaces for cargo dedicated to the multi-sport playing pitch.

Bike Parking For Residents

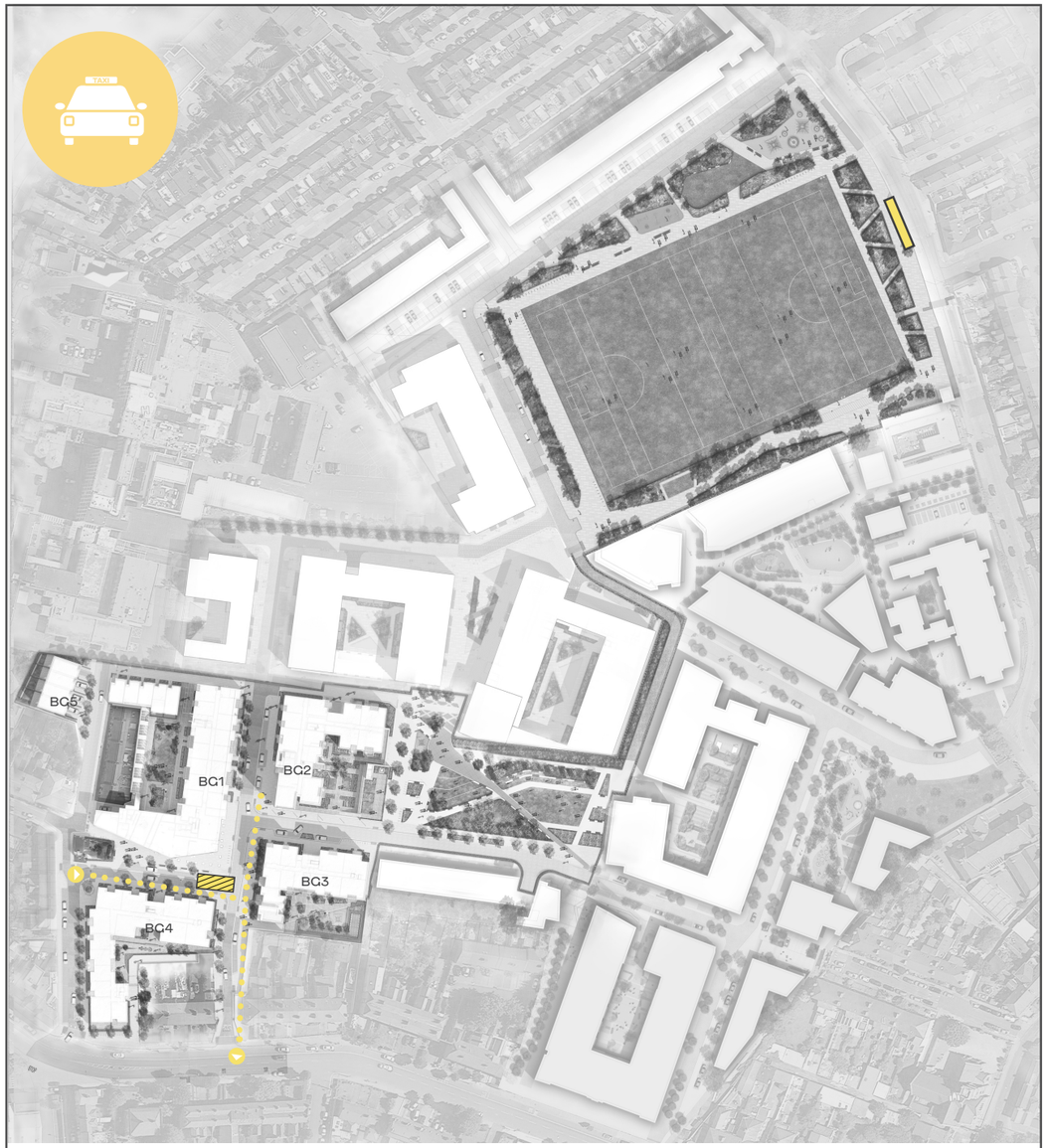
On Street Bike Parking

3.5 SITE CONNECTIONS DIAGRAMS



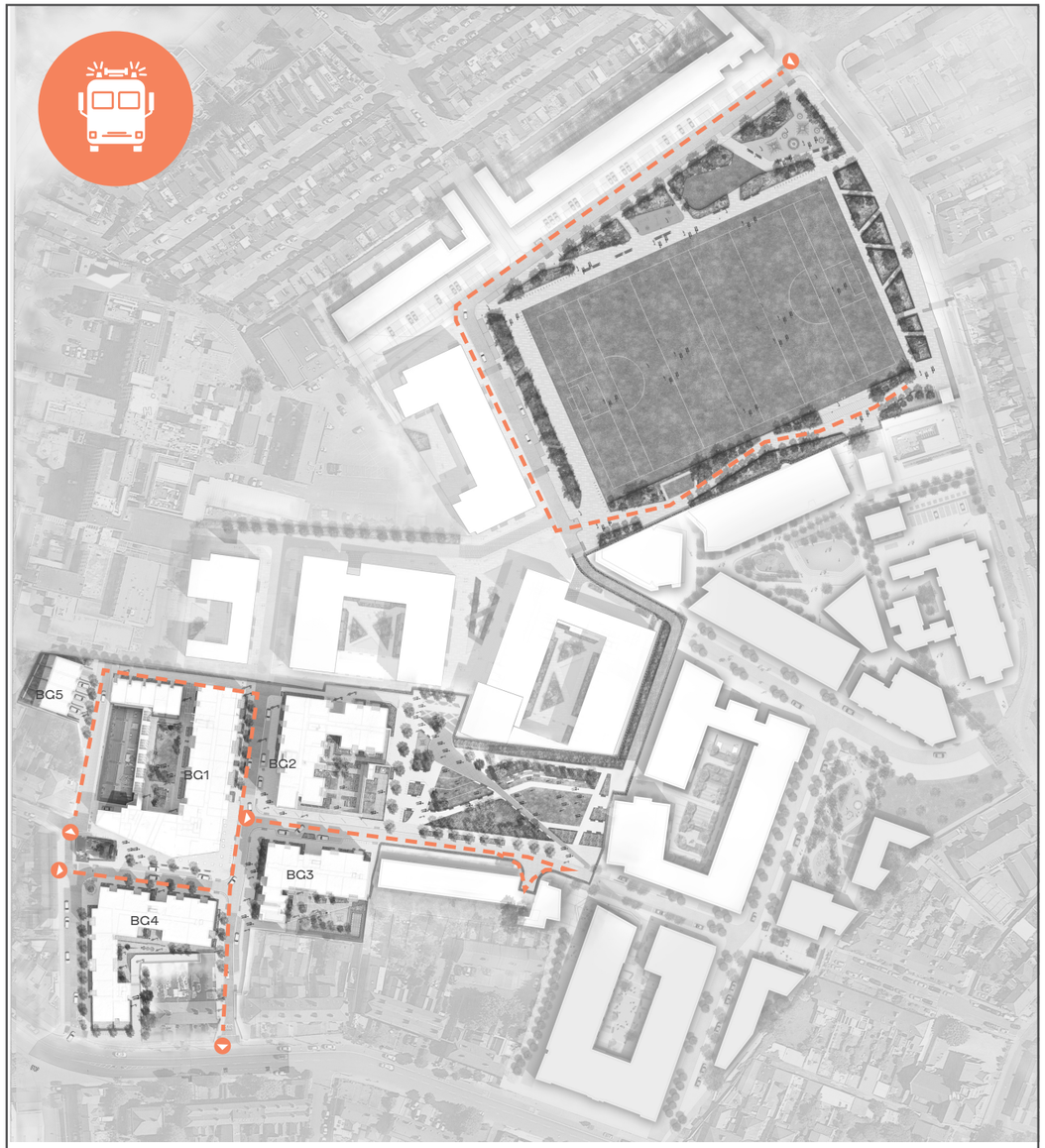
93 Resident spaces
15 On Street spaces
33 Pitch spaces

Vehicle Access Route
Ramp Entrance
Local access/Residential road
On-Street Parking
Loading / Drop off
Dedicated parking space for BC5



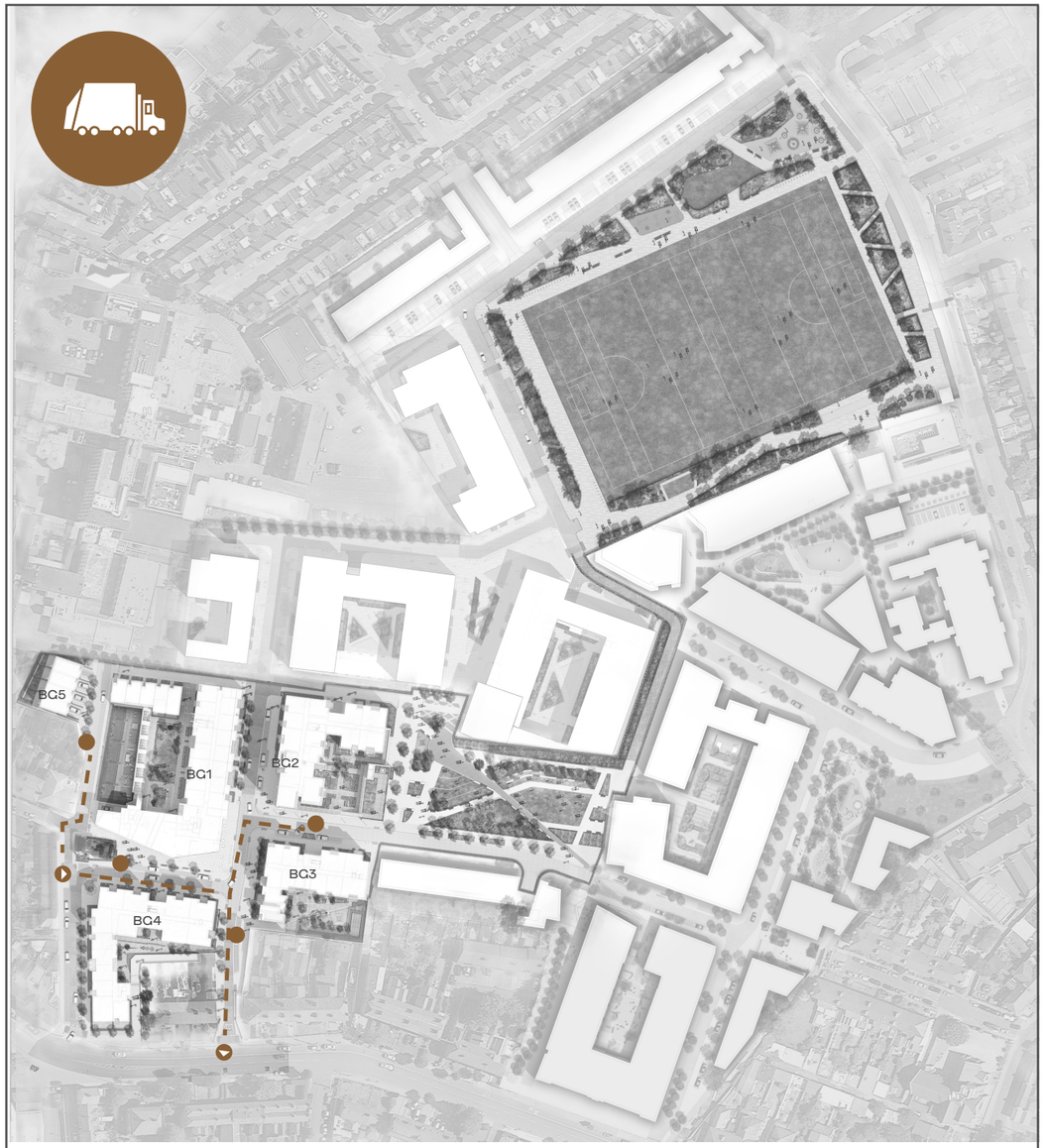
Taxi Area / set down
Taxi Access Route

3.5 SITE CONNECTIONS DIAGRAMS



Player's Park is designed to facilitate a potential fire tender route across the lands to allow for future development on the LDA lands.

Fire Tender Access Route



Waste Pickup Points

Waste Vehicles Access Points

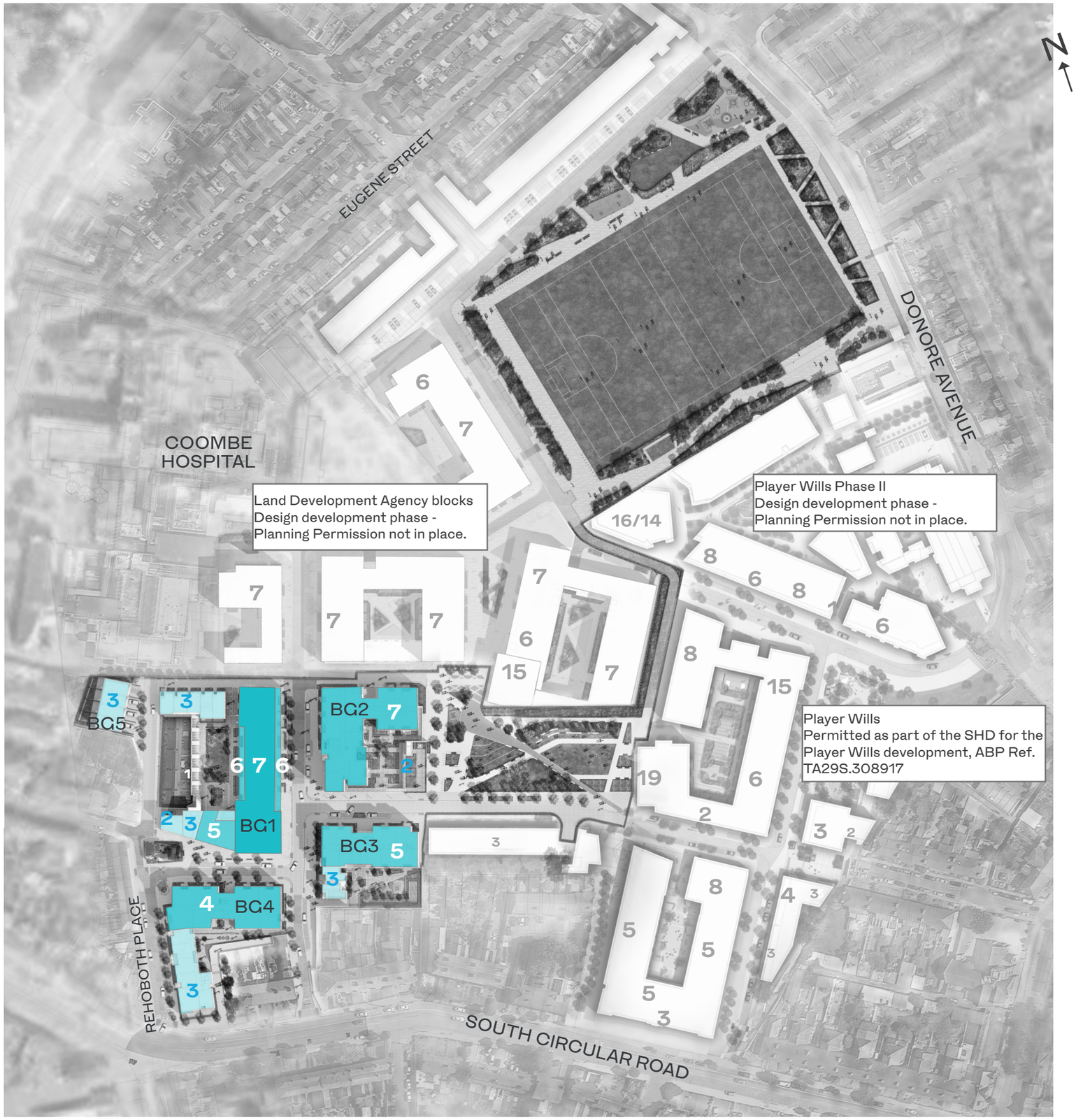
3.6 BUILDING HEIGHTS AND MASSING

Building Heights are consistent with the Dublin City Development Plan 2016-2022. The overall guiding principle for SDRA 12 states; There is potential for one or two midrise buildings (up to 50 m) within the site, subject to the criteria set out in the standards section of this plan. The portion of midrise buildings has been used within the permitted Player Wills scheme.

The proposed heights for the Bailey Gibson low rise scheme range from 2 storeys to 7 storeys, with all blocks below 24m in height.

Massing Strategy

As outlined above, the building height rationale has been considered to form a coherent and appropriate composition across the Bailey Gibson site. The height disposition generally builds towards the centre of the site flanking the neighbourhood park. The 7 storey elements as proposed are positioned to terminate key vistas or address the primary open spaces.



3.6 BUILDING HEIGHTS - OVERVIEW

The diagrams below show the comparison of the approved SHD Bailey Gibson development (ABP-307221) and the proposed massing reduction for the proposed development for the Bailey Gibson site, Dublin 8.

The proposed scheme reduces the height of block BC1 from 11 storeys to 7, and reduces block BC2 from 16 storeys to 7 storeys. All buildings are low rise, remaining below 24m, as illustrated.

N

Permitted Scheme (ABP-307221)

Proposed Massing

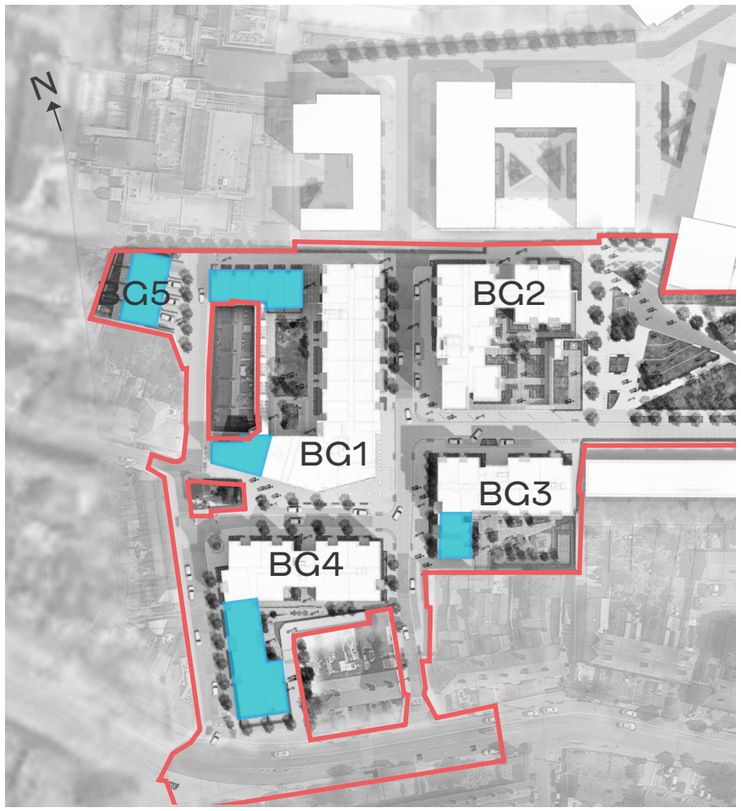
SHD AREA

PHASE 1: BAILEY GIBSON LANDS

Area of proposed massing amendment

PERIMETER BLOCKS (2/3 STOREYS)

The plan below indicates the proposed 2/3 storey perimeter blocks. Placed where the Bailey Gibson lands interface with adjoining 2 storey neighborhood streets, these smaller scaled blocks enable the development to knit into its surrounding neighborhood context.



Perimeter Blocks (2/3 Storeys)

Perimeter Blocks (2/3 storeys)

Planning Application Area

CGI - View of Rehoboth Place Entry

CGI - View BG1 3bed own door units connecting with Rehoboth Avenue

3.6 BUILDING HEIGHTS RATIONALE

Perimeter Interfaces

Knitting into its surrounding neighborhood context the perimeter massing of Blocks BC1, BC3, BC4 & BC5 interface with their adjoining neighbours at a reduced scale. From this perimeter position, they offer a sensitive reduction in massing to the neighboring streets from the higher blocks within the Bailey Gibson Site & taller blocks within the wider SDRA layout.

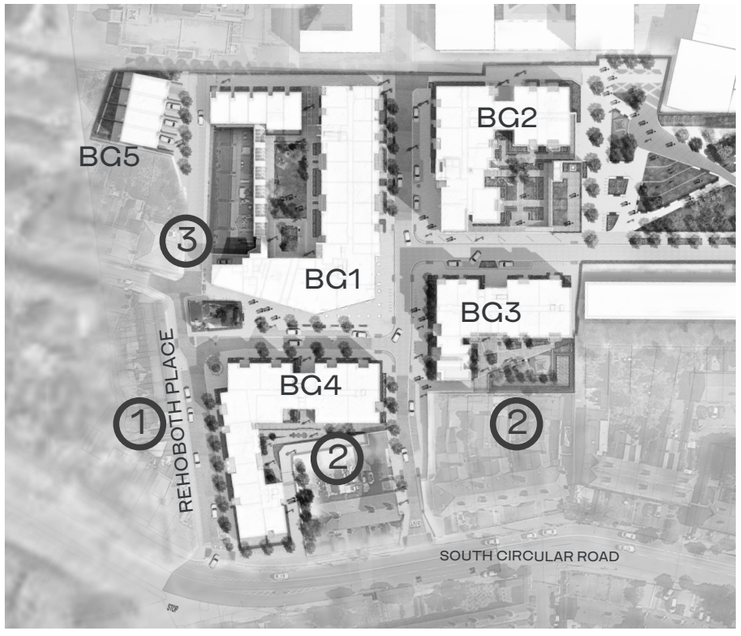
A Landscape & Visual Impact Assessment is included in the Environmental Impact Assessment Report (EIAR).

Separately, the Built Heritage chapter of the EIAR assesses the impact of the development on relevant built heritage assets locally.

Both assessments are informed by a suite of long and short range photomontages prepared by Modelworks and submitted as a standalone report.

The following pages examines the adjoining immediate interfaces.

Adjoinging Site Interfaces



1. Rehoboth Place Interface

Proposed at 3 storeys the massing of BC4 along Rehoboth Place is kept lower and appropriate for its setting. Additionally, the proposal is to widen Rehoboth Place and approx. 13.3m is achieved between building faces. View 3 of the photomonatge illustrates the massing and the developments interface with both Rehoboth Place and South Circular Road.

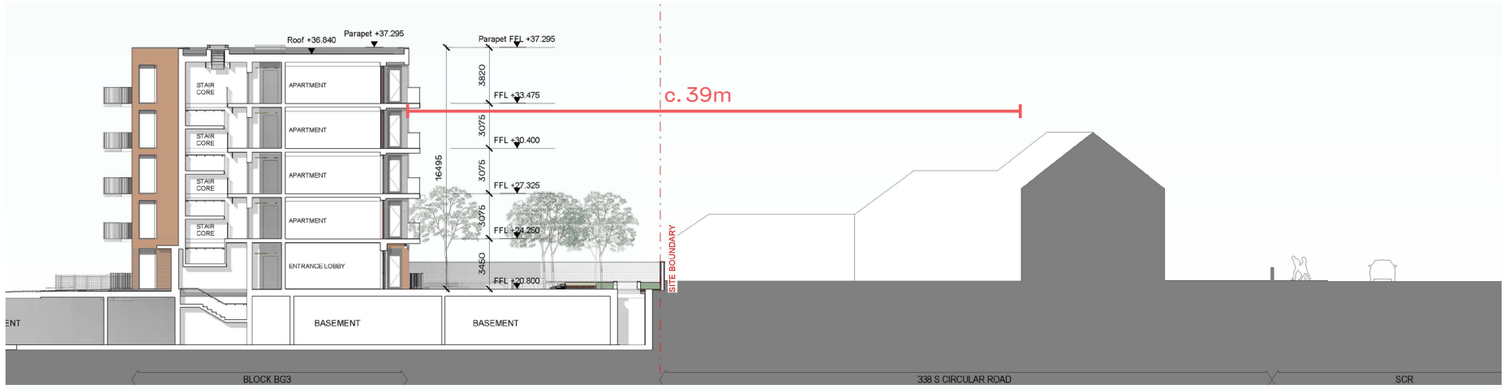
Photomontage - Block BC4 along South Circular Road

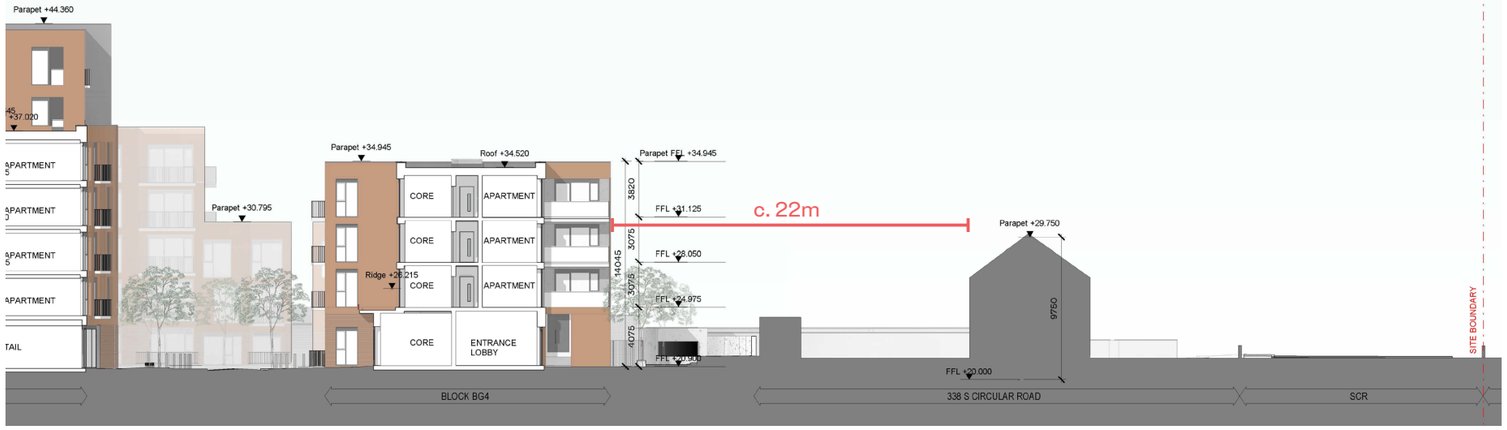
3.6 BUILDING HEIGHTS RATIONALE

2. South Circular Road Interface

Cognizant of their low scale interface with South Circular Road the massing of blocks BC3 & BC4 adopt a restrained approach. BC3 is prominently a five-storey block, and it reduces to three-storeys at its southern boundary interface. A distance of approx 39m is maintained between opposing building faces, namely the South Circular Road houses and BC3 five-storey massing. A landscaped courtyard provides a visual and privacy buffer. Additionally, to mitigate against overlooking the three-storey block gable ends its boundary with 338 South Circular Road and screening is provided to the balcony adjacent.

BC4 is a low scale four-storey block it reduces to three storeys along Rehoboth Place providing an appropriate interface with the adjacent two-storey terrace houses. A distance of 22 metres is maintained between the four-storey massing and its adjacent South Circular Road housing, and a landscaped courtyard provides a visual and privacy buffer. Additionally and to mitigate against overlooking, the proposed units at this interface look in an east and west orientation and not in the direction of their South Circular Road neighbour.

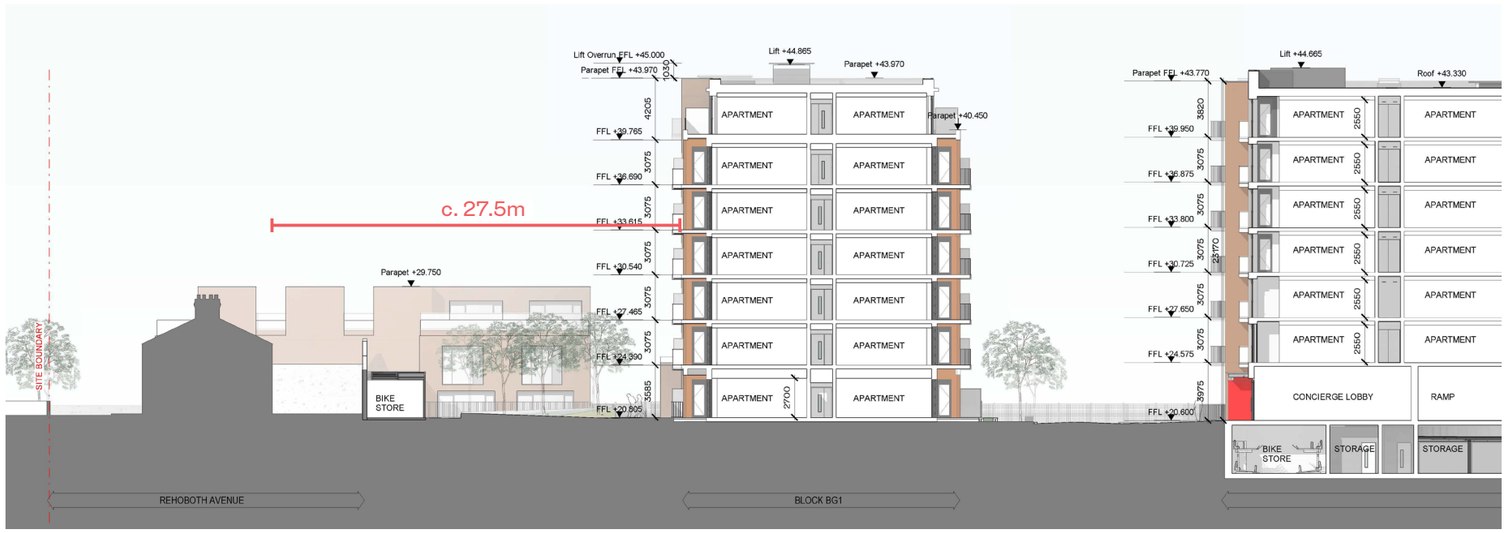




3. Rehoboth Avenue interface

Aware of its low scale interface with Rehoboth Place & Avenue, the massing of block BC1 steps from three storeys at its perimeter interface rising to 7 storeys, inclusive of a setback at the penultimate.

To mitigate against a sense of overbearing the seven storey element is placed south of the adjacent Rehoboth Avenue terrace houses. The scale of the massing directly opposing the terrace houses is proposed at seven storeys in height, but with a setback introduced at the sixth level. A distance of approx 27.5 metres is maintained between building faces and a landscaped courtyard provides a visual and privacy buffer. Additionally, a bike shed provides added level of privacy between adjacent gardens.



3.7 MASSING & SCALE PRINCIPLES

Streetscape Scale

The interface of the buildings and the public realm has been a key consideration in creating an appropriate scale and massing for the blocks.

As outlined previously the massing of the blocks steps up from 3 storeys near existing context to seven storey elements towards the centre of the site.

The streetscape has been addressed through the use of different materials to identify public nodes and creating a different character to the floors above, and through lower scale building elements. These provide a more appropriate scale to people as the scheme is entered from the 2-3 storey local context.

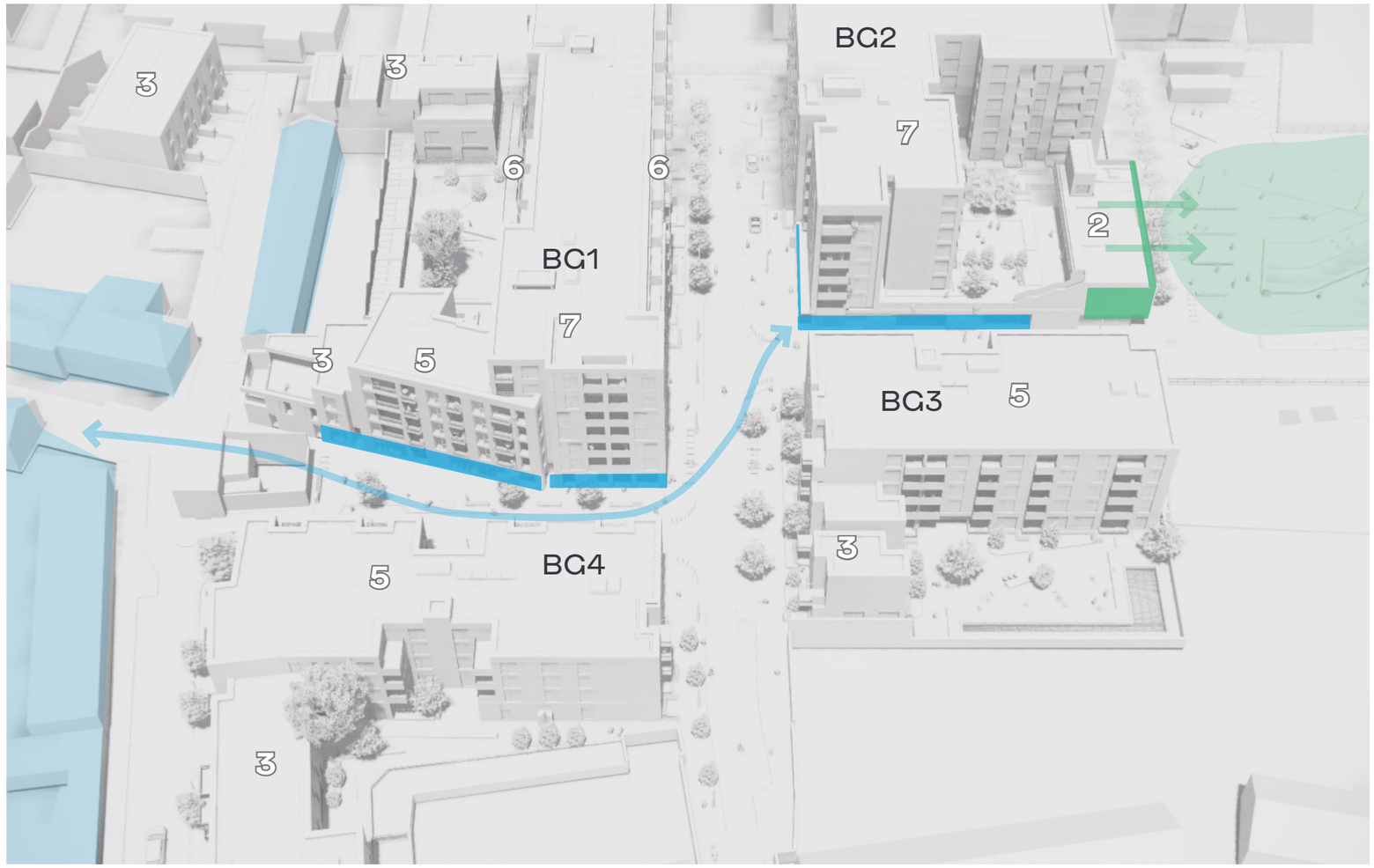


Diagram - Bailey Gibson Site Streetscape Scale

Base of block condition:

Two storey proportion & expression
(addressing Players Park and creating a common expression with the neighbouring blocks flanking the park (PW2))

Single storey proportion & expression
(relating to scale of surrounding context)

3.7 MASSING & SCALE PRINCIPLES

Boundary Conditions

Block BG4 - South Circular Road

BG4 fronts onto South Circular Road cognisant of the existing facade line of the adjacent houses. The massing has been considerate of the relationship to existing houses with the seperation distances as shown on the adjacent plan. The block addresses both South Circular Road and creates a street front along Rehobth Place, and pulls back to create a communal open space within the knuckle of the massing.

Please refer to Landscape Architect's Design Statement for further information on boundary conditions.

Illustrative Plan - Boundary Conditions

Illustrative Plan - Keyplan - Boundary Conditions

CGI - View of Rehoboth Place Entry and Block BG4

3.7 MASSING & SCALE PRINCIPLES

Boundary condition

No.40 Rehoboth Place - Pedestrian and Vehicular access

The existing No.40 Rehoboth place sits at the entry to the Bailey Gibson scheme creating to distinct entry sequences of different streetscape scales. To the south vehicles, cyclists enter through the main entry way into Rehoboth Plaza.

To the North, the relationship of massing of BG1 to No.40 creates a streetscape scale appropriate pedestrian and cycle access point and continues along the axis of Rehoboth Place connecting to Cork Street.

Illustrative Plan - Keyplan - Boundary Conditions

Image - View towards BG1 and No.40 to Rehobtoh Plaza behind

Illustrative Plan - Boundary Conditions

3.7 MASSING & SCALE PRINCIPLES

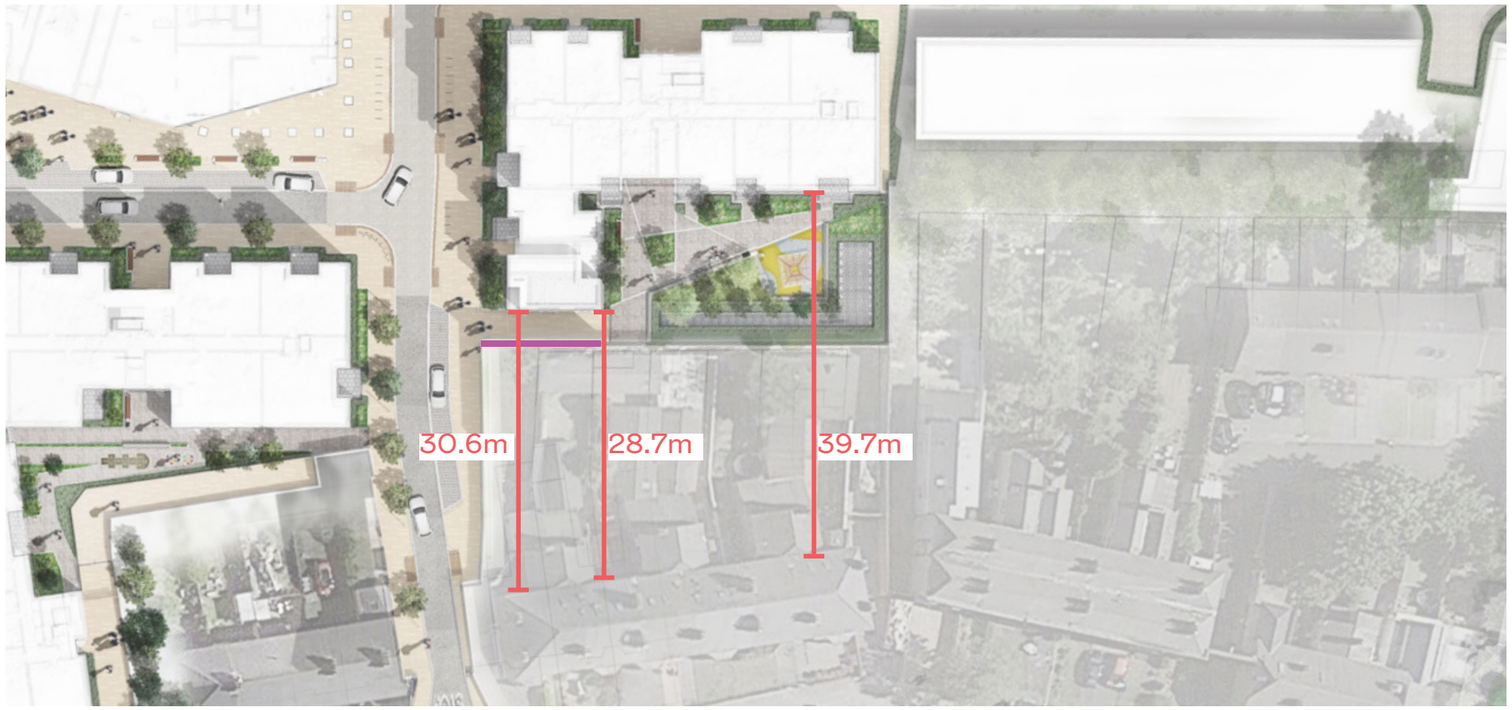
Boundary condition

Block BC3

BC3 sits to the rear of the existing terraced housing on South Circular Road. The massing has been considerate of the relationship to existing houses with the seperation distances as shown on the adjacent plan.

South facing communal open space provides furtehr seperation distance from the rear facade of the existing houses. The boundary wall condition is to be retained in this location, and is taller in the location highlighted in purple on the adjacent diagram. Privacy screens to the private amenity space of the 2level 2bed unit to the very south of the block will be provided to prevent any overlooking of rear gardens

Please refer to Landscape Architect's Design Statement for further information on boundary conditions.



Illustrative Plan - Boundary Conditions

Illustrative Plan - Keyplan - Boundary Conditions

Diagram - View towards BC3, and communal open space

Retained boundary wall - Refer to Landscape Architect's information.
Privacy screen also provided to private amenity space of 2bed unit inBC3

3.7 MASSING & SCALE PRINCIPLES

Streetscape Scale

BC1 block steps up in scale from two, to three, to five, to seven storeys. The 5-storey mass intersects with the taller mass expressing a shoulder height at street. This expressed shoulder mediates the scale change from the local context to the seven storey elements of the Bailey Gibson site. This also creates a more comfortable scale at the street level entering the scheme from Rehobath Place.

The massing of the block is broken up through its use of materials. A grey brick is used to create a focal point in the scheme at the junction of the intersecting routes through the proposed scheme. Red brick masses turn the corner either side, with recesses to the grey brick taller element creating separation as the building fronts onto the street.

Elevation - East elevation of block BC1 & BC4

Diagram - Grey brick expression to BC1

View of BC1 - Ground floor street condition of a grey brick plinth expression

3.7 MASSING & SCALE PRINCIPLES

Streetscape Scale

The interface of the buildings and the public realm has been a key consideration in creating an appropriate scale and massing for the blocks.

As outlined previously the massing of the blocks steps up from 2 & 3 storeys near existing context to seven storey elements towards the centre of the site. The streetscape has been addressed through the use of different materials to identify public nodes and creating a different character to the floors above, and through lower scale building elements. These provide a more appropriate scale to people as the scheme is entered from the 2-3 storey local context.

View of BQ2 - Single storey red steel canopy element at street level announcing entrance and amenity space

Views of BQ2 two storey element addressing Players Park

Diagram - Streetscape scale and conditions of block BQ2

3.8 DESIGN CONSIDERATIONS
COMPARISON OF PERMITTED & PROPOSED SCHEMES

Proposed Scheme - Design Development

The proposed Bailey Gibson scheme has evolved from the the approved SHD Bailey Gibson development (ABP-307221).

The heights and massing have been interrogated and revised with the predominant amount of changes to block BG1 and BG2. Blocks BG3-5 are largely unchanged.

The following pages will set out the proposed changes to Block BG1 and BG2.

Block BG1

The massing has been revised on BG1 to reduce the overall heights from 11 storeys to 7 storeys maximum. The block is now a low rise block with a maximum height below 24m, compliant with the Dublin City Development Plan's height strategy.

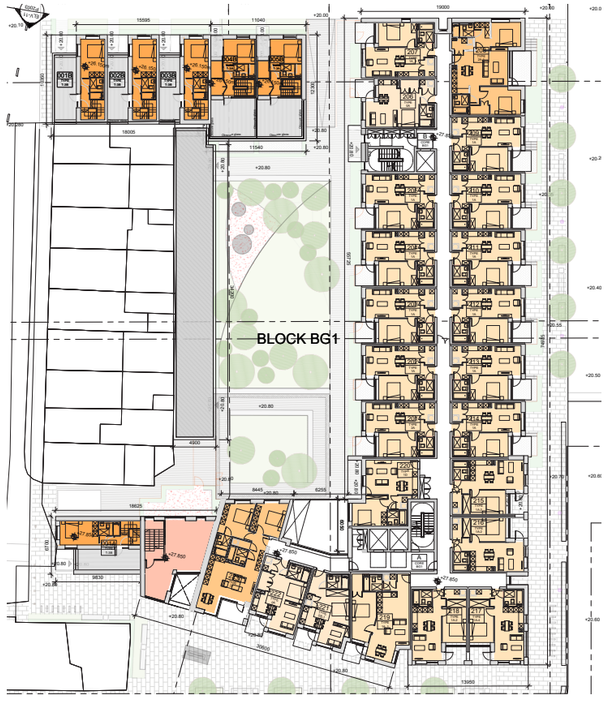
The units on typical floors have been mirrored creating larger openings expressed on the facade. A setback in facade line has been introduced on the top floor to reduce any sense of overbearing to street level and to neighbouring context.

The creche layout and block massing has been revised.

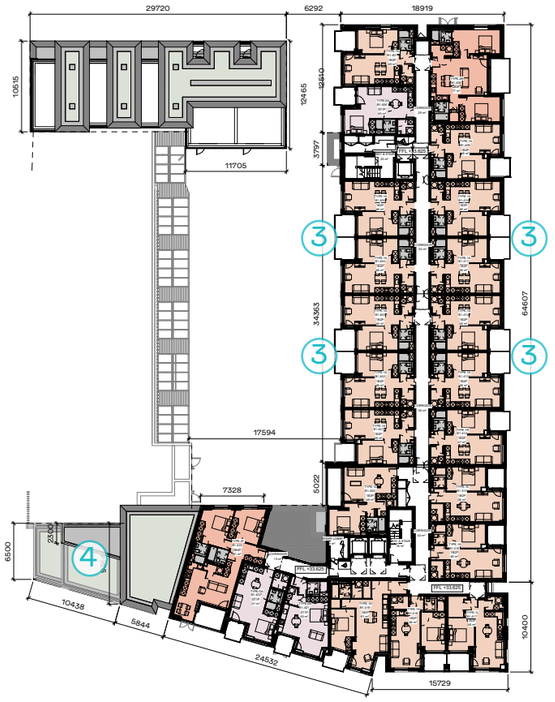
1. Reduced massing
2. Setback at upper level
3. Create larger facade openings by mirroring units
4. Creche layout and massing revision

Diagram - Proposed block BG1

CGI - Proposed Bailey Gibson block BG1
View towards South Circular Road



Plan - Approved SHD Bailey Gibson
Typical Level



Plan - Proposed Bailey Gibson scheme
Typical Level

3.8 DESIGN CONSIDERATIONS
COMPARISON OF PERMITTED & PROPOSED SCHEMES

Block BC2

The massing has been revised on BC2 to reduce the overall heights from 16 storeys to 7 storeys maximum. The block is now a low rise block will a maximum height below 24m.

In line with the reduced height of the block, the proportions of the ground floor conditions have been considered and revised. A streetscape scale of one storey consisting of a glazed brick and curtain wall expression denotes access to the amenity and communal entrance areas. As the block turns to address Players Park the facade expresses as a two storey element fronting onto the public open space and vibrant streetfront of the commercial and restaurant provision.

Elevation - Block BC2 West Elevation

CGI - Approved SHD Bailey Gibson block BC2 highlighting proposed massing and scale changes

3.8 DESIGN CONSIDERATIONS
COMPARISON OF PERMITTED & PROPOSED SCHEMES

Block BC4

The proposed changes for BC4 comprise of the change in tenure from BTR to BTS. Generous unit sizes have been provided and the facade has developed to create a distinct series of masses to Rehoboth Avenue, setting up a rhythm and introducing points of relief to the west facade of BC4.

Unit layouts have been mirrored or paired to create a legible building mass appropriate for the street. Semi recessed balconies provide a sense of privacy and shelter to the units while expressing the relief within the brick facade.

The provision of an additional lift to the southern core has resulted in a revision to the layout and the core extending east. This has created a sense of announcement of the ground floor entry point as the stair core has become more pronounced.

Block BC5

The proposed change for BC5 comprises of the change in tenure from Build To Rent to Build To Sell.

CGI - Proposed Bailey Gibson block BC4
View from South Circular Road

3.9 DESIGN CONSIDERATIONS

Proposed Materials

The Opinion (ABP-311959-21) received from ABP requests;

A report that specifically addresses the proposed materials and finishes to the scheme, including specific detailing of external finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site.

The Proposed Materials and Finishes report addresses the materiality of the proposed buildings and the treatment of external areas.

Please refer to the accompanying Proposed Materials and Finishes Report for further information.

CGI - Block BG1 - facade expression and materials

CGI - Block BG1, and Rehoboth Avenue
View towards BG2 along 3 bed own door units.

04

RESIDENTIAL QUALITY

RESIDENTIAL QUALITY

The ambition for the project is to produce a class-leading build-to-sell and build-to-rent scheme that is sustainable and commercially viable that offers long term, high-quality residential accommodation.

Additionally, the client's vision is for the project to be set within an attractive, vibrant environment that integrates successfully with its local setting. In addition to the provision of high-quality apartment accommodation, the brief was to provide exemplary tenant amenities to encourage an active and integrated community and provision of public open space with a variety of uses that cater for the various needs of future occupants.

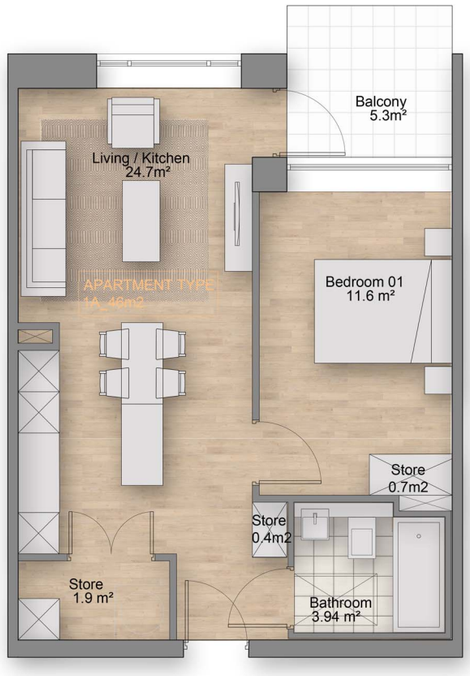
Artist Illustration - Block BC1 and Rehoboth Plaza

4.1 APARTMENT DESIGN

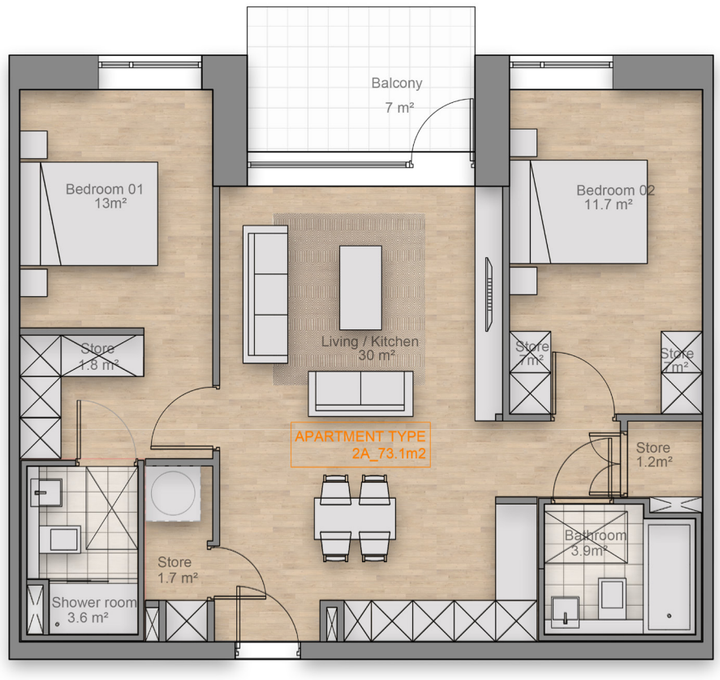
The Apartments are designed to be practical, feel generous and make the most of the views and orientation. The proposed scheme's typical apartment is open plan with a central living space. From the compact cores, the apartments are configured to provide generous entrance leading straight to living rooms 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 mostly partially recessed which has a number of benefits. The recess creates a more protected area that facilitates it 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 accompanying HQA report assesses the residential units of the proposed development, which are fully compliant against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities March 2018 (Updated 2020).



Typical 1 bed Apartment



Typical 2 bed Apartment

Typical 2 bed Apartment

4.2 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%.

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.

In the Bailey Gibson Residential development no single aspect north facing units are proposed.

For further information please refer to Dual Aspect Analysis Report.

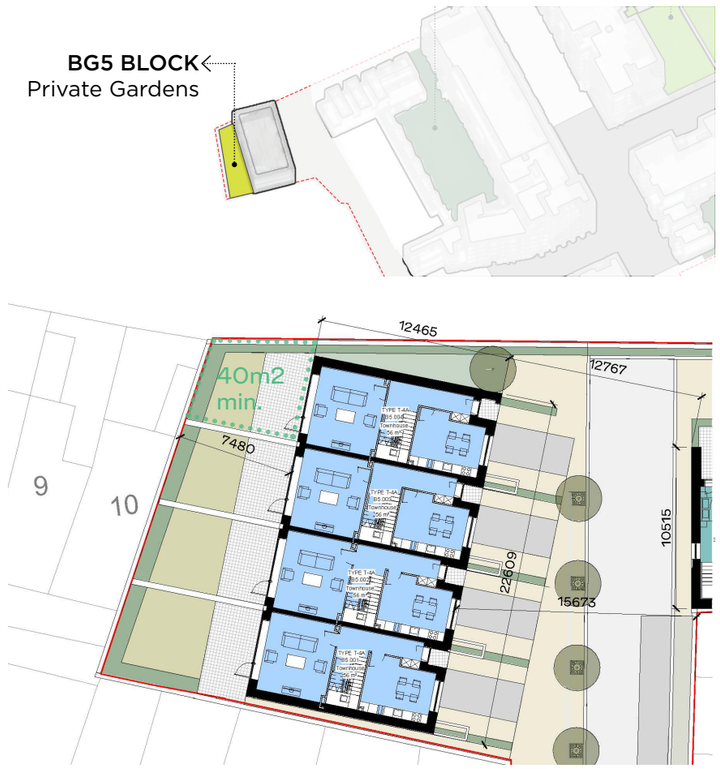
Regarding daylight to units, please refer to ARUP's Daylight and Sunlight report for further information.

Level 01 Dual Aspect Units indicated

4.3 PRIVATE OPEN SPACE

The proposal provides the required minimum and above private amenity area to all units. As per the guidelines, private amenity space is provided to units at ground floor as an adjoining patio or terrace area and for the upper floors is provided by way of balconies to the unit. The balconies all provide the required minimum depth of at least 1.5m and are deeper where possible. In all cases the balconies are accessed off the living space. Balconies have also been arranged to respond to the surrounding environment. Where possible in order to increase usability balconies are semi-recessed or fully recessed, providing a sheltered private external space.

Private gardens are provided to the rear of the BG5 townhouses, and are compliant with development management criteria in the Dublin City Development Plan 2016-2022.



Plan - BG5 House and rear gardens

CGI - View of BG1 and private amenity space arrangement and balcony design

4.4 COMMUNAL OPEN SPACE

The proposal provides and exceeds the minimum communal open space amenity for all blocks BG1, BG2, BG3 & BG4. In the case of BG1, BG3 & BG4, this amenity area is provided at courtyard level while in block BG2 the area is provided for at first floor podium or roof garden.

The courtyards are designed to be useful, inviting spaces for social interaction that enhance and build upon the biodiversity in the area. Planned to mitigate shade and to capture as much sunlight as possible. They are spaces to be viewed from above as well as at eye level. Flexible spaces, designed to be elegant with a degree of simplicity.

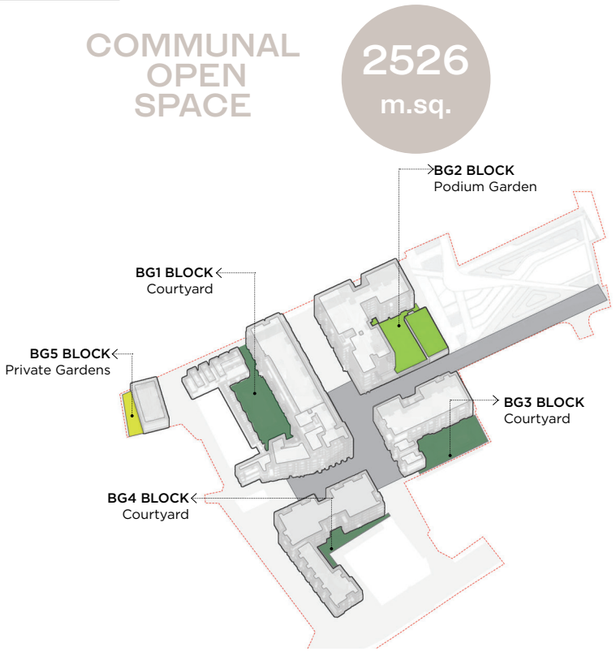
Sunlight analysis has been carried out for the communal open space amenity spaces provided across the scheme.

Reference amenity area	Percentage of area receiving at least 2 hours of sunlight on 21st March
BG4 Courtyard	85%
BG3 Courtyard	90%
BG1 Courtyard	54%
BG2 Courtyard	86%

Extract from ARUP's Daylight and Sunlight report

Please refer to ARUP Sunlight, Daylight Report for further information.

Please refer to Niall Montgomery & Partner Landscape Report for further details.



CGI - View of BG2 podium communal space and amenity spaces

4.4 COMMUNAL OPEN SPACE PROVISION

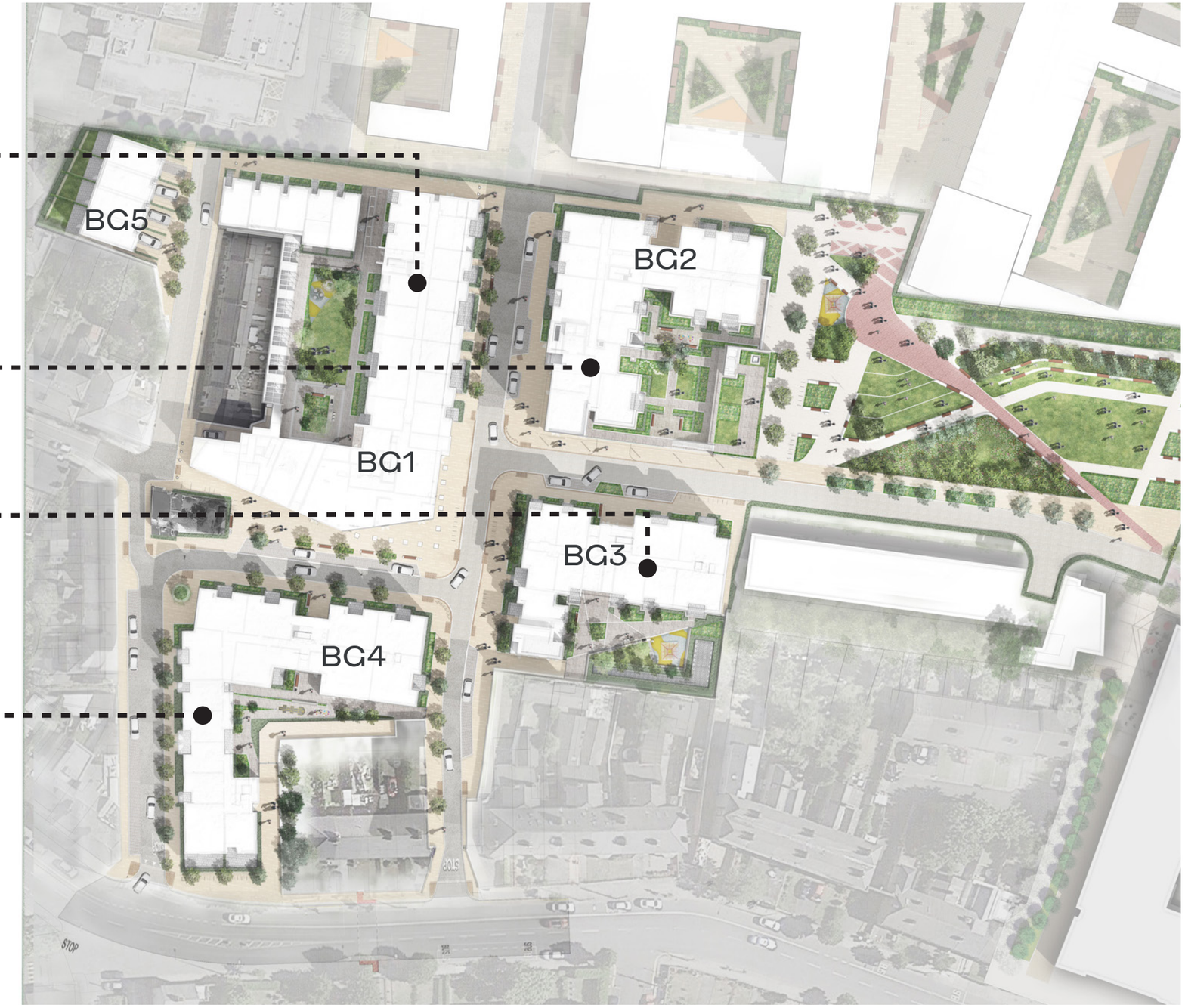
BLOCK BG1
Open Space Requirement 775 m²
Measured Courtyard Area: 775
Roof Terrace: 0 m²
Total: 775m²

BLOCK BG2
Open Space Requirement: 535 m²
Measured Courtyard Area: 0m²
Roof Terrace: 909 m²
Total: 909 m²

BLOCK BG3
Open Space Requirement 289 m²
Measured Courtyard Area: 527m²
Roof Terrace: 0 m²
Total: 527 m²

BLOCK BG4
Open Space Requirement: 313 m²
Measured Courtyard Area: 315 m²
Roof Terrace: 0 m²
Total: 315 m²

COMMUNAL OPEN SPACE
2526 m.sq.



4.5 PUBLIC OPEN SPACE

Key to the design of any public space, is the fostering of conditions that encourage people to spend practical and leisure time and occupy said space. These open spaces can be animated through the introduction of physical structures such as street furniture and structures, food & beverage zones, play areas, etc. and create ideal social spaces to activate the public open space and attract people to spend time in these spaces. Spaces are created in a way as to invite visitors to fully engage and interact with their surroundings.

PUBLIC OPEN SPACE

21746 m.sq.

ST. TERESA'S PLAYGROUND

Measured Public Open Space: 2,155 m²

MULTI-SPORT PLAYING PITCH

Measured Public Open Space: 12,344 m²

ST. TERESA'S BOULEVARD

Measured Public Open Space: 2,645 m²

PLAYERS PARK

Measured Public Open Space: 4,182 m²

REHOBOTH PLAZA

Measured Public Open Space: 420 m²

4.6 COMMUNITY & RESIDENTIAL AMENITY

In addition to public, communal and private open space, residents have access to enjoy a range of residential amenities totaling 1189sqm. The offering ensures that residents will enjoy an enhanced overall standard of amenity. The applicant understands that a key component of successful Built-to-Rent development is a generous provision of well-considered and high-quality amenity spaces for the benefit, comfort and convenience of the residents. The following describes the residential amenities provided for in the Bailey Gibson application:

A Concierge/Lobby/Co-Working Space is located at the main entrance of Block BC2. Additionally, the flexible space is strategically placed centrally in the development to provide a gathering space and passive street surveillance for all residents. At the base of BC2, the concierge space will serve as a meeting place for residents, additional security, and a central hub where letting activity and key estate management services will be offered. For the estate manager, it provides a single space or base from which these elements can be pooled and managed efficiently. Adjacent to this is a postal and parcel storage room. With the increasing prevalence of on-line shopping, suitably scaled storage is a vital component of a well thought out and future-proofed development.

A generous entrance lobby is positioned at the base of the BC1 again providing an impressive welcoming entrance for its BC1 residents. The space is large enough to allow residents to gather and socialise.

CGI - View to BC2 Commercial and Amenity spaces, opening to public space to Players Park

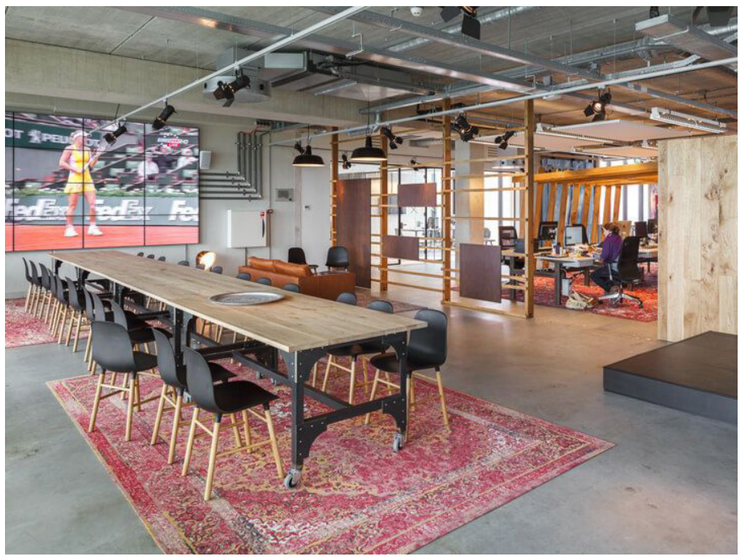
4.6 COMMUNITY & RESIDENTIAL AMENITY

Gym/Wellness Studio

The gym and wellness area is located within BC2 podium. In this location it is easily accessible and convenient for all Bailey Gibson residents. Additionally from this position, it enjoys an aspect over the future planned central park providing necessary activation to the park edge.

Adjacent is a bar/cafe/restaurant, and this juxtaposition of amenity uses and public opens space promises to create an exciting social hub for the Bailey Gibson residence.

CGI - View to BC2 Lounge and Co-working amenity hub



4.6 COMMUNITY & RESIDENTIAL AMENITY

Residential Lounges and Kitchen

A successful amenity provision includes a series of communal spaces that can adapt in terms of use and design. The aim is to provide amenity spaces that can be enjoyed by both individuals or groups i.e. barbeque areas, picnic areas and informal co-working spaces. Positioned to plug into the BC2 courtyard, the residential amenity lounge creates an active roof-scape overlooking the future phase of the central parkland. From this vantage point, the lounges can interact with the raised garden. Indeed the garden becomes an extension of the lounges and provides a space for social barbequing. Conveniently located above the amenity kitchen, a further amenity garden is positioned providing additional outdoor space for picnicking or lounging.

View BC2 amenity space overlooking Players Park

Reference Taka Architects - Pavilion with view to park

View to BC1 courtyard communal space

CGI - View to BC2 podium courtyard and amenity spaces

4.7 COMMUNITY CRÈCHE

Crèche

A Crèche of 347sqm is proposed at the Rehoboth Place entrance to the Bailey Gibson site . The location allows for adequate drop off area and the entrance plaza provides pedestrian connections and gathering space. The creche will provide for the childcare needs generated by the Bailey Gibson development together with need within the surrounding community.

There are 4no. classrooms;

Ground floor - 1no. classroom - ages 0-1
First Floor - 2no. classrooms - ages 1-2, ages 2-3
Second Floor - 1 no. classroom - ages 3-6+

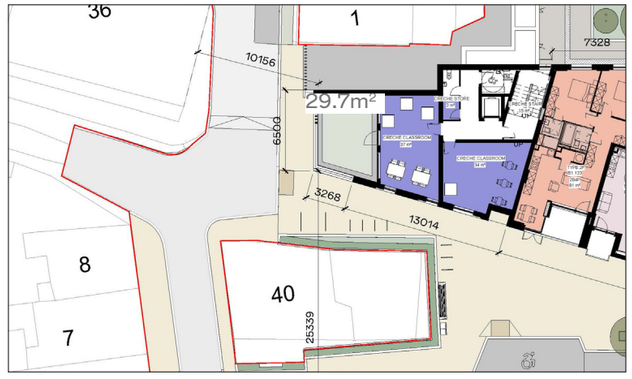
The crèche is designed to provide a series of roof gardens to accommodate the different classrooms and create a series of spaces for learning and play. The facade expression incorporates timber screening and glazed balustrade to the play areas preventing overlooking and provides a safe play area for the children.

Grid	Reference	Percentage of area meeting the target
10	Creche terrace First floor	82%
11	Creche terrace Second floor	92%

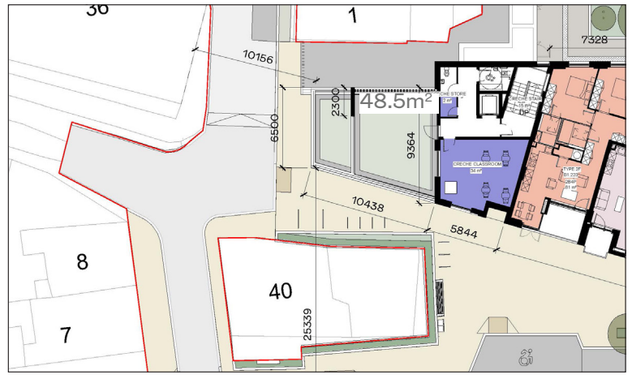
Extract from ARUP's Daylight and Sunlgiht report

Refer to McCutcheon Halley Childcare Demand Report and ARUP's Daylight and Sunlight Report for further details.

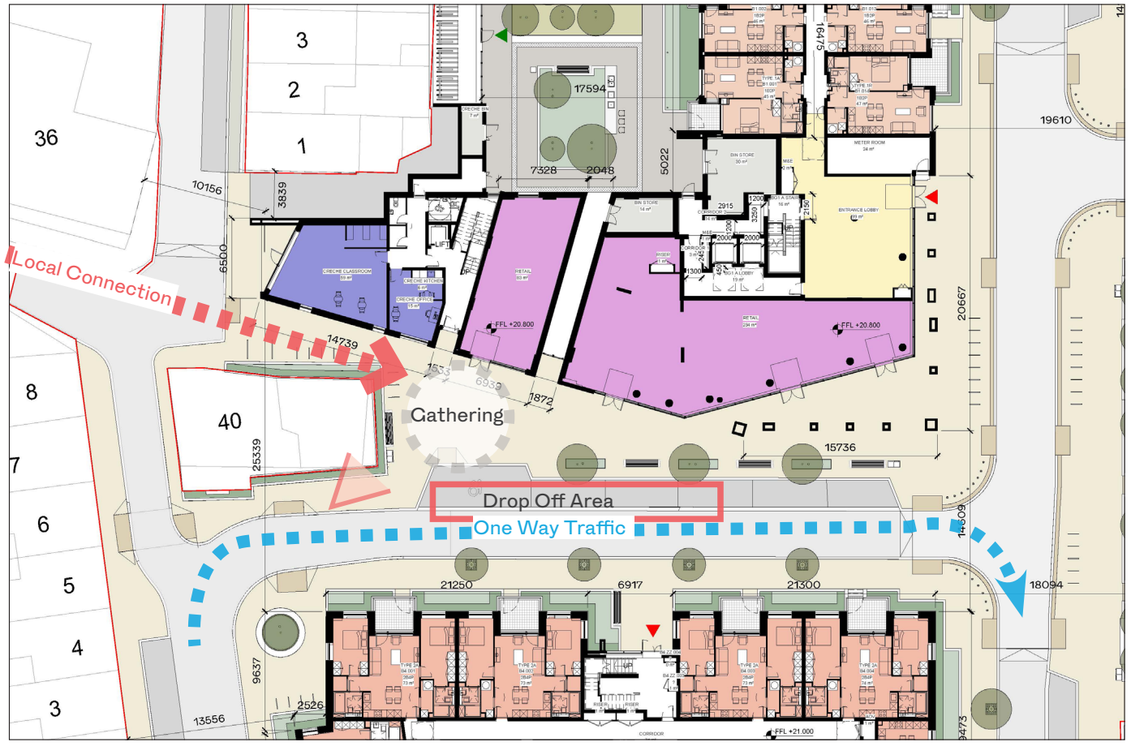
CGI - View to BQ1 creche, Rehoboth Avenue to left, showing timber screen expression to creche and adjacent No.1 Rehoboth Avenue.



First Floor Crèche Plan

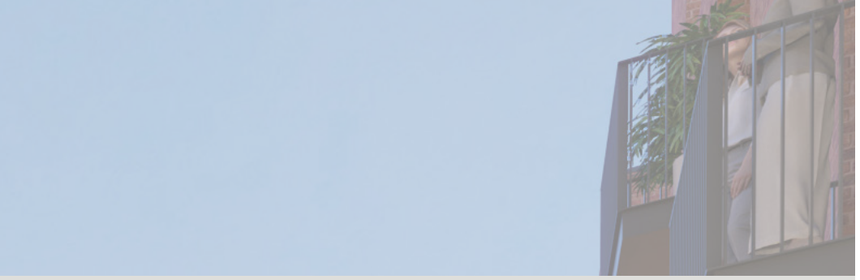


Second Floor Crèche Plan



Ground Floor Crèche Plan

5 ANCILLARY ACCOMMODATION



Artist Illustration - Rehoboth Plaza

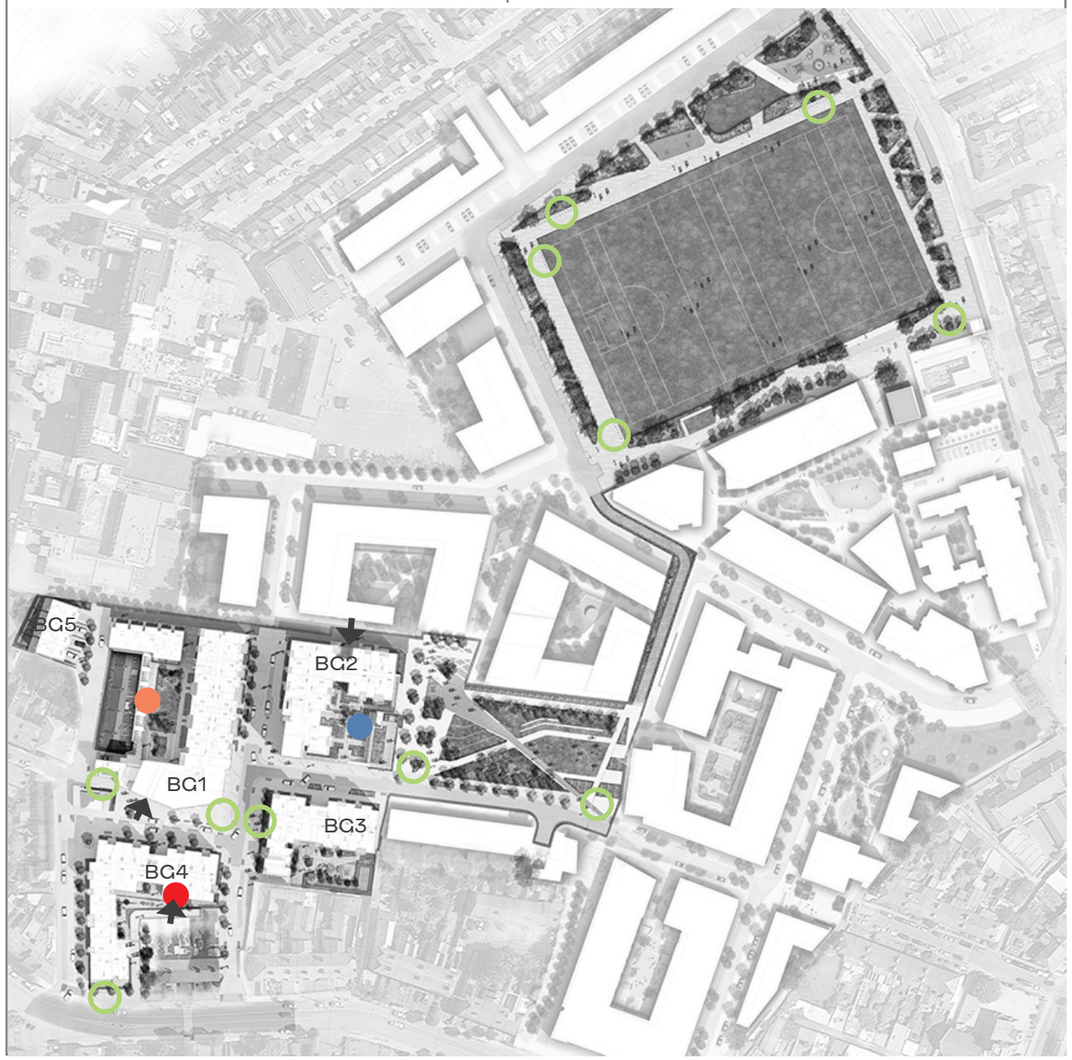
5.1 BICYCLE PARKING

DSfNA - 4.17 Bicycle Parking Provision:

Location - cycle storage directly accessible from the public road/shared private area

Quantity - 1 cycle storage space per bedroom
Visitor cycle parking 1 space per 2 residential units.

Design - cycle storage facilities shall be provide in a dedicated facility of permanent construction, within the building footprint or adjacent or adjoining purpose built structure of permanent construction.



- Residents Bike Parking Entry Points
- Surface Bike Parking For Residents BC1
- Basement Bike Parking For Residents BC2 & 3
- Surface Bike Parking For Residents BC4
- On Street Bike Parking

Total — 784 Bicycle Spaces

BC1 — 174 Bicycle Spaces
BC1 Bike Shed:
Resident spaces - 171 spaces
Creche allocated - 3 spaces

BC2 — 142 Bicycle Spaces
Level B01 - Basement Bike Store:
Residential spaces- 134 spaces
Podium - Cargo - 4 spaces
Commercial staff - 4 spaces

BC3 — 69 Bicycle Spaces
B01 Basement Bike Store:
Residential spaces - 69 spaces

BC4 — 83 Bicycle Spaces
BC4 Bike Store
Residential spaces - 83 spaces

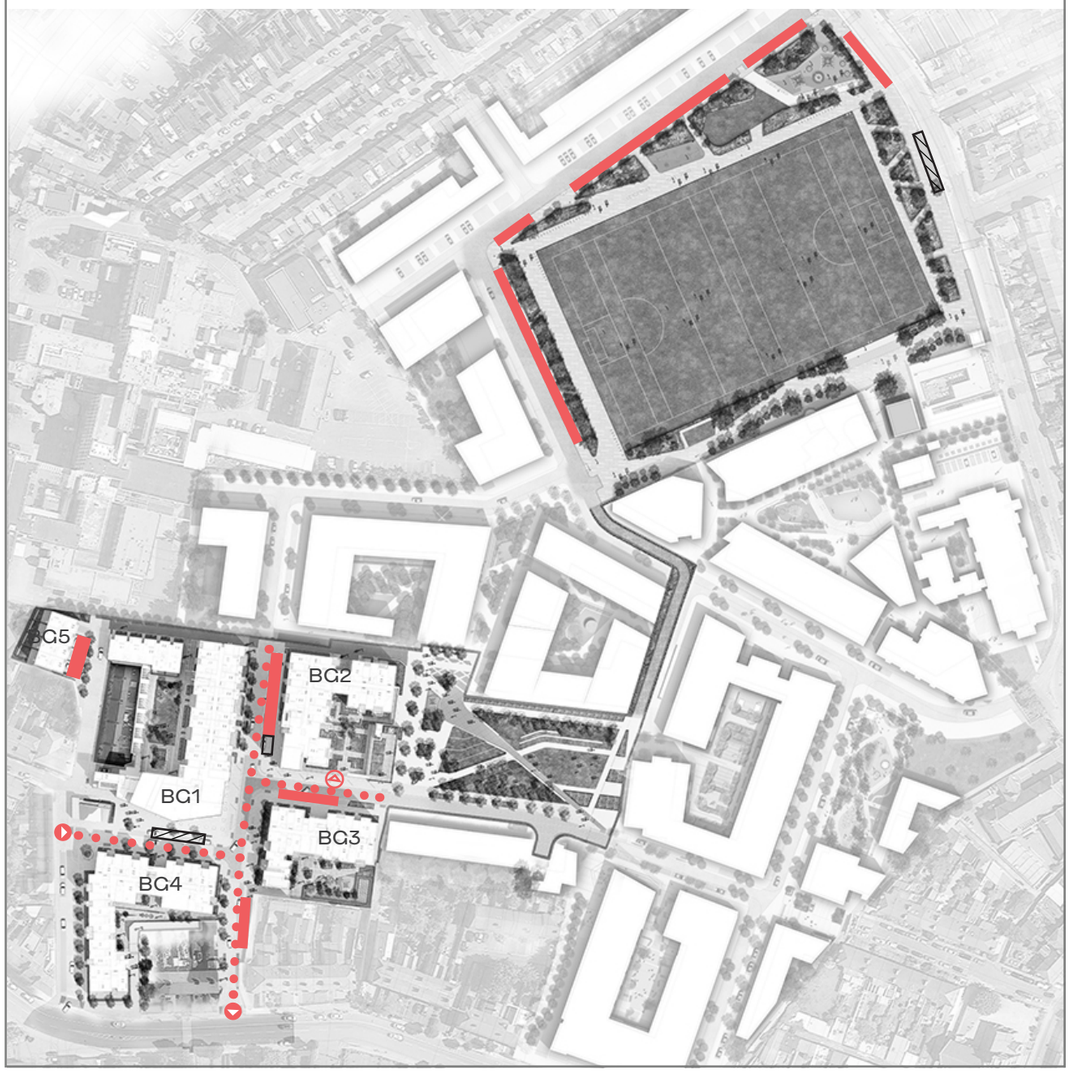
On-Street — 172 Bicycle Spaces
Players Park: Standard - 48 spaces
Cargo - 4 spaces
Street-scape Standard- 116 spaces
Cargo - 4 spaces

Pitch — 144 Bicycle Spaces
Standard - 136 spaces
Cargo - 8 spaces

Cargo Bike — 20 Cargo Bicycle Spaces
BC2 Podium - 4 spaces
On-street - 4 spaces
Player's Park - 4 spaces
Pitch - 8 spaces

CRECHE / STAFF — 7 Bicycle Spaces
BC1 Bike Shed - 3 spaces (Creche)
B01 Basement Bike Store - 4 spaces (Staff)

Ratio/Unit 0.26



Vehicle Access Route
Ramp Entrance
Local access/Residential road
On-Street Parking
Loading / Drop off

Total Provision

Total 151 Car Parking Spaces

93 Residential Spaces
Apartments - 89 no. spaces
BC5 House - 4no. spaces

10 Car - Share (residents use)
Podium - 10 no. car-share spaces

15 On-Street car parking
2 Part-M spaces
9 standard spaces
4 Car-share spaces (resident and general public use)

33 Pitch Spaces
2 Part-M spaces
31 standard spaces

Servicing Spaces
3 Creche/Taxi
1 small loading bay
1 coach set down / drop off bay

Residential Spaces

B01 Basement 88 Car Spaces (inc 10 Part M)
14 Motorbike spaces

BC2 Podium 11 Car Spaces (inc. 1 Part M & 10 Car Share)

BC5 4 Car Spaces (1no. dedicated space per unit)

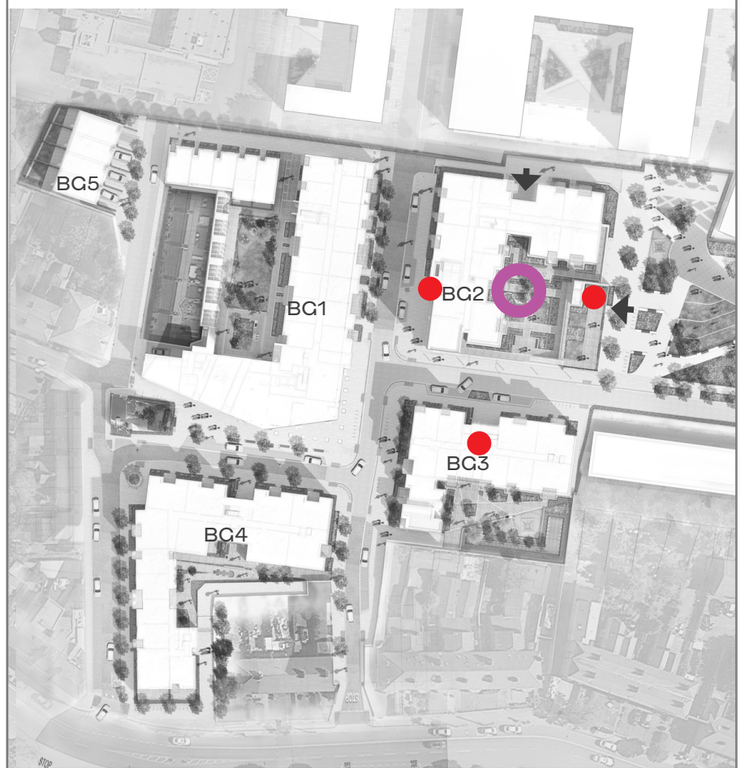
Car-Share 10 Car Spaces
(BC2 Surface Car park)

EV 32 Spaces
10no. - Car Share
4no. - BC5 Houses
18no. - 20% of residentail parking(89spaces)

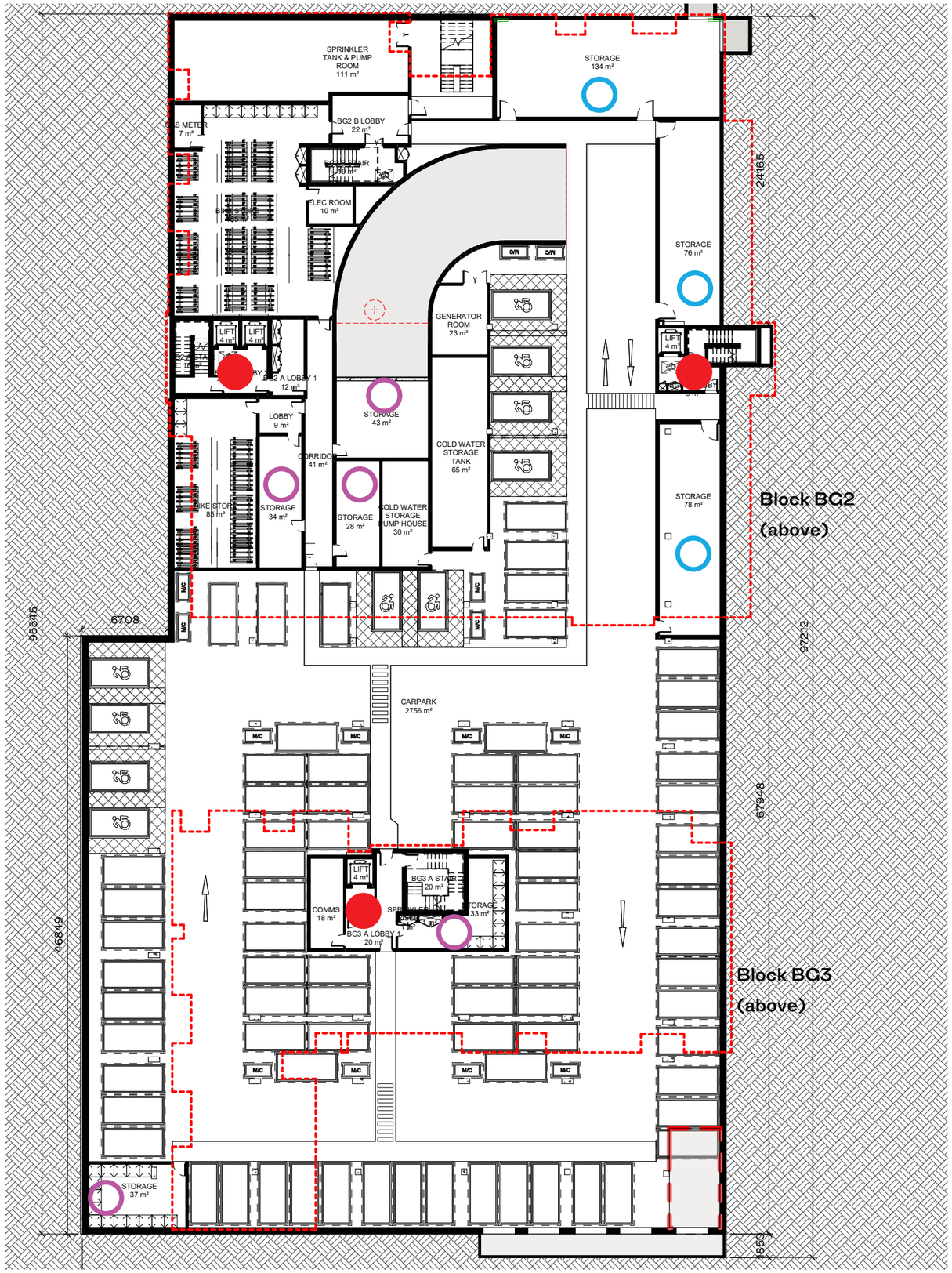
5.3 RESIDENTIAL STORAGE

Storage

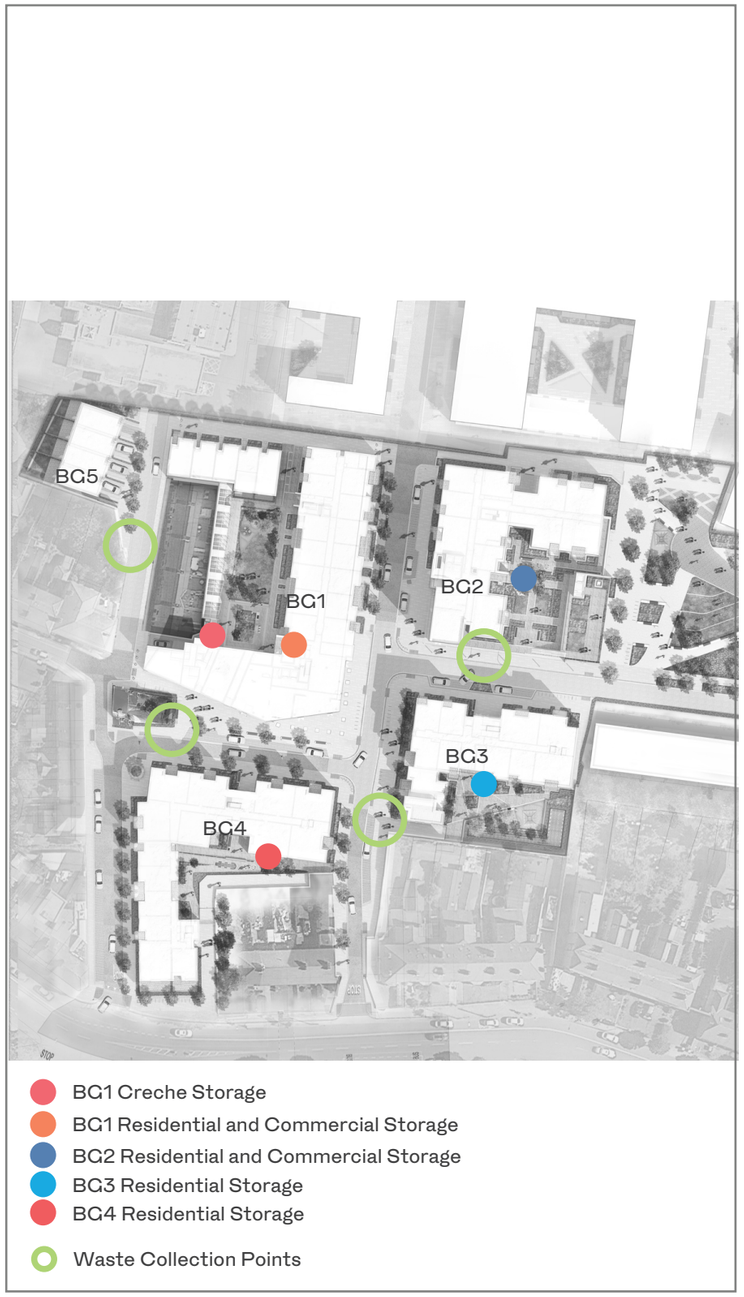
In addition to the in-unit storage provided, five basement storage rooms amounting to 175sqm in area are provided for at basement level. In addition, the storage rooms to the north and east of the basement amounting to 288sqm, typically rented to store large items, are conveniently located close to the car parking. Access is provided through the bike stair and lift core.



- BC1, BC4 & BC5 Residents Entry Points
- BC2 & BC3 Core Access
- Basement Storage
- Basement Rented Storage areas



5.4 WASTE STORAGE



Waste Storage

Waste storage rooms are located close to the main access cores at level 00.

The bins will be brought onto the street by the management on the day of collection. When on-street the bins will not block any footpaths with a 2m footpaths width maintained at collection locations.

Please refer to Systra information which demonstrates the proposed on-street locations.

6

URBAN DESIGN MANUAL - TWELVE CRITERIA ASSESSMENT

In the following section the design proposal for the former Bailey Gibson site will be summarised under the 12no. criteria set out in the Urban Design Manual prepared by the Department of Environment, Heritage and Local Government

6.1 URBAN DESIGN MANUAL - TWELVE CRITERIA ASSESSMENT

The design is assessed against the twelve criteria set out in the Urban Design Manual:

Context:

How does the development respond to its surroundings?

- The Bailey Gibson scheme develops a network of streets and public spaces that ensures the physical, social and economic integration of the Bailey Gibson site with the adjoining neighbourhood. The scheme opens up to the surrounding context, improving permeability of the site and creating new connections between existing neighbourhoods.
- The proposed building massing develops a sensitive and appropriate building scale at the interface of the site and its surrounding neighbourhood. The perimeter blocks have been designed to consider their relationship to neighbouring buildings. The massing of the blocks tiers down to 3 storeys to an appropriate scale creating a dialogue with the existing low rise context.
- Through the proposed facade materials the proposed development builds on and compliments the Dublin 8 "sense of place" as a brick neighbourhood
- The scheme will increase the public open space for resident's and the wider community with the provision of Player's Park to the east of the site, the Multi-sport playing pitch, St. Teresa's Boulevard and St. Teresa's Playground to the north east and Rehoboth Plaza to the west of the site.

Connections:

How well connected is the new neighbourhood?

- The Bailey Gibson site is accessed via Donore Avenue, South Circular Road and Rehoboth place, creating pedestrian and cycle roads which knit into the surrounding context.
- The scheme is very well connected and is approximately a 10min cycle/20 min walk to the city centre. The 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.
- There is on street provision for 172 visitors, and 7 staff bicycle and 20 cargo bike spaces. The proposed development will be highly permeable for cyclists. Cyclists will be able to use all of the site access points.

Variety:

How does the development promote a good mix of activities?

- In addition to the residentail provsion the scheme has incorporated a number of other uses including;
- i) A variety of Public Open Spaces that integrate a hierarchy of uses catering for active and passive uses; public plaza, multi-sport playing pitch and a public park. The Public spaces have been programmed with the wider neighbourhood needs in mind as well as proposed ground floor uses. The landscape within the new development will form a valuable part of the district's public realm and green space needs.
- ii) Build to Rent Tenant Amenites; residents lounge, co-working, gym facilities, amenity rooms and cooking facilities.
- iii) Creche and commercial; to be used by residents and the wider community.
- iv) Other commercial spaces that could cater for a vairety of uses.

Inclusivity:

How easily can people use and access the development?

- The scheme develops a network of connected streets that are designed in full compliance with Part M. Accessible parking spaces are provided at ground and basement level close to entry points.
- The delivery of Players Park seating, play areas and landscaped parklands for the wider community to enjoy.
- Cycle parking for both residents and visitors are provided accross the Bailey Gibson development. Resident's bike stores have been strategically located to be safe, accessible and in close proximity to a resident's block.
- Commercial, bar and restaurant facilities are provided for residents and the community.
- Accessibility has been at the forefront of the design team's considerations. This ensured that every public and communal open space within the scheme is completely accessible, usable and available for all – visually and mobility impaired.
- Tactile paving is proposed adjacent to street crossing points. Slopes and gradients are designed to be no more than 1:21 slope gradient to ensure slopes are manageable for people who are physically impaired. High quality railings and hedges are used to segregate Public & private uses, vehicular and pedestrian traffic are separated using planting or kerbs appropriately. Materials have been chosen to be both robust and timeless, provide texture and tone for visually impaired, to tie into the surrounding public realm while also seeking to provide integrated intuitive wayfinding.

Efficiency:

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

- The Bailey Gibson site has taken a predominantly brownfield site and creates a new vibrant well connected mixed use scheme
- Connectivity to the existing high quality public transport network and a range of café / restaurant / creche uses both within the site and the adjacent sites is strongly promoted in the design.
- The layout and orientation of the scheme has been designed to have regard to aspect and views and ensure dwellings and areas of open space achieve maximum light throughout the day.
- Refuse stores are located across the site and are easily accessed but are removed from the public eye.

Distinctiveness:

How do the proposals create a sense of place?

- The buildings have been carefully considered as a composition integrating with the existing context, through the study of massing, streetscape scale and materials used.
- A pallete of high quality materials create a scheme with its own character but also references the local architecural fabric of the surrounding area.
- The location of the cafe/bar/restaurant in close proximity to the public park creates a vibrant streetscape and public realm which can be enjoyed by all.
- The buildings have been arranged to form vistas, streets of varying widths and have facades to adress public nodes, each acting as a wayfinding device through the scheme.

Layout:

How does the proposal create people friendly street and places?

- The proportions of the schemes spaces are of a human scale, the materials are tactile and the planting is sensory. All these factors result in a people friendly urban environment.
- Streetscape scale has been considered as people come through the scheme from the lower surrounding context and the change in height towards the centre of the site has been mediated by the ground level conditions which are defined by block massing and different materials addressing the street.

Public Realm:

How safe, secure and enjoyable are the public areas?

- Covered areas to block communal entrances are provided in the form of colonnades or brick and red steel porticoes.
- The commercial units and bar/restaurant/cafe provide both day and night time activities giving active fronts to the adjoining spaces.
- The streets and open spaces will benefit from passive surveillance providing a safe and secure environment.

Adaptability:

How will the building cope with change?

- The apartment layouts and mix reflect the current demands of the Dublin rental sector responding to the shortage in supply for 1-2 person households. This is reflected in the high percentage of studio and 1 bed apartments. There is still a demand for larger family sized units and this is catered for with 2-bed, large 3-bed and four bed units. The range of unit sizes provides choice and affordability points to create a vibrant community and meet the existing demand from the demographic in the area.
- The client is fully aware that rental market demands change with time. Cognizant of this fact, the client requested the design team to carry out several design exercises to ensure flexibility is built into the scheme to allow the retrofitting of the units to meet future rental market demands. Unit type adjacencies have been carefully considered to allow for future adaptability if required.

• 2 x studios converted to a 2-bed

• 2 x 1-bed converted to a 3-bed

Privacy and Amenity:

How does the scheme provide a decent standard of amenity?

- The proposal provides opportunities for fitness, social interaction and play which is accessible and inclusive for all ages and abilities. The landscape and external spaces provide significant opportunities for future communities in the area.
- The units will all have generous window and glazed doors to provide views out on landscaped courtyards, public parks or onto vibrant streetscapes and public spaces. Where balconies are configured side by side, privacy screen are integrated into the balcony design. For ground floor units the landscpae design has introduced hedging to provide privacy to the private amenity space, and give seperation from the public realm.

Parking:

How will parking be secure and attractive?

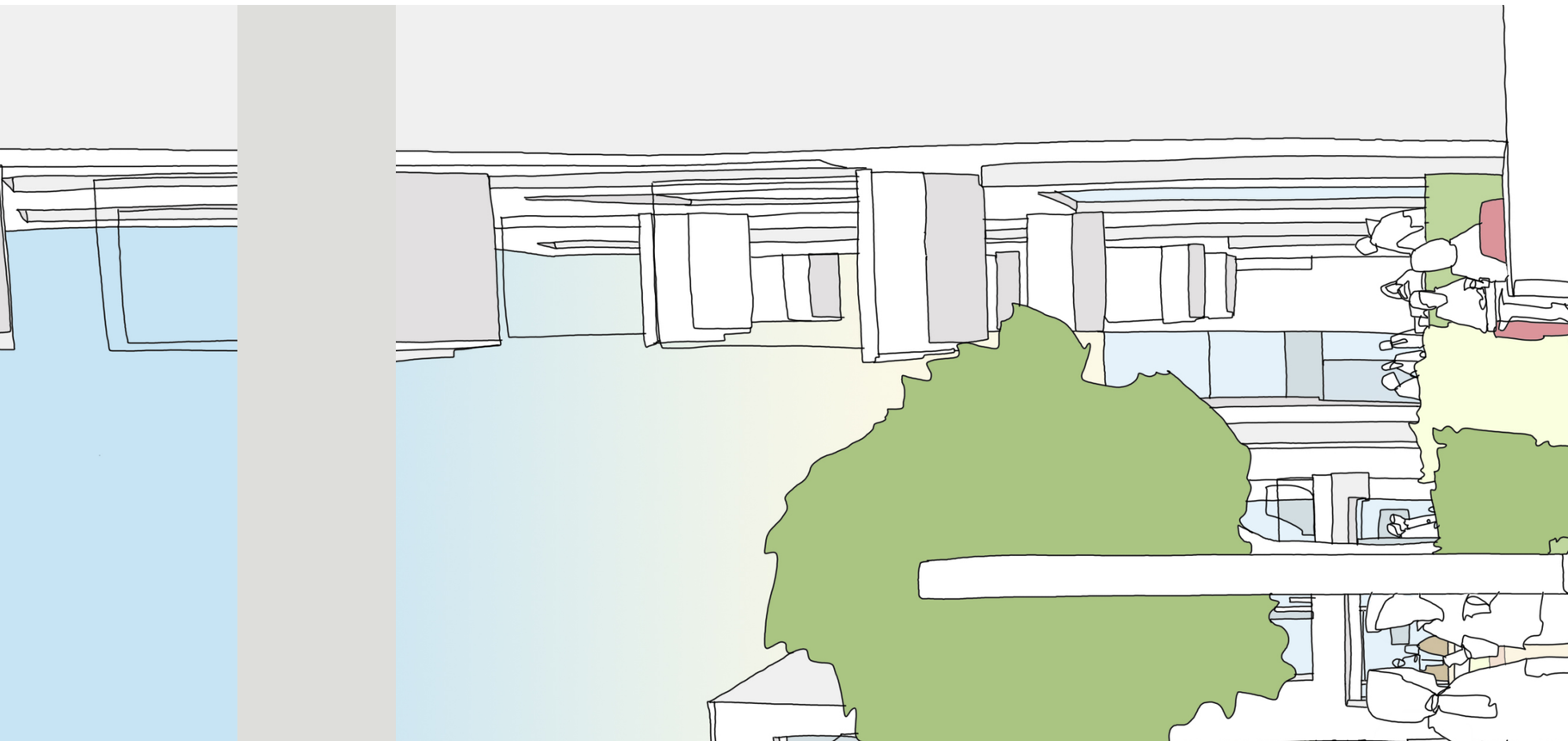
- Secure visitor bicycle parking will be provided on the street at various points across the site, through the use of high quality vertical stands. Residents have access to secure bike stores located conveniently adjacent to or within blocks and bike stores within the basement.
- A portion of on street short stay and set down spaces are provided for cars near the creche and commercial areas, and secure car parking is available within the basement for residents.
- BC5 residences have on curtilage parking provision.
- Car parking for residents is provided at basement level, with ramped access at ground floor level of Block BC2. 10. Car Share spaces are allocated at ground level of BC2.

Detailed Design:

How well thought through is the building landscape design?

- For further information and detail please refer to Landscape Architect's Design Statement.

VISUALISATIONS



CGI 01 - View of BG4 - Rehoboth Place

CGI 2 - View from Rehoboth Place

CGI 3 - View of BG1 and Rehoboth Avenue

CGI 4 - View of BC1, BC2 & Neighbourhood Street

CGI 5 - View of Rehoboth Plaza

CGI 6- View from East looking toward Rehoboth Plaza

CGI 7 - View from BG1 towards BG2

CGI 08 - View towards BC2 from Players Park

CGI 09 - View of BG2 communal open space

CGI 10 - View of Multi Sport Playing Pitch from North East of site

CGI 11 - View of Multi Sport Playing Pitch and St. Teresa's Boulevard

CGI 12 - View of Multi Sport Playing Pitch and St. Teresa's Boulevard

8

SCHEDULE OF ACCOMMODATION

345
Units
TOTAL

33
10%
STUDIO

197
57%
1 BED

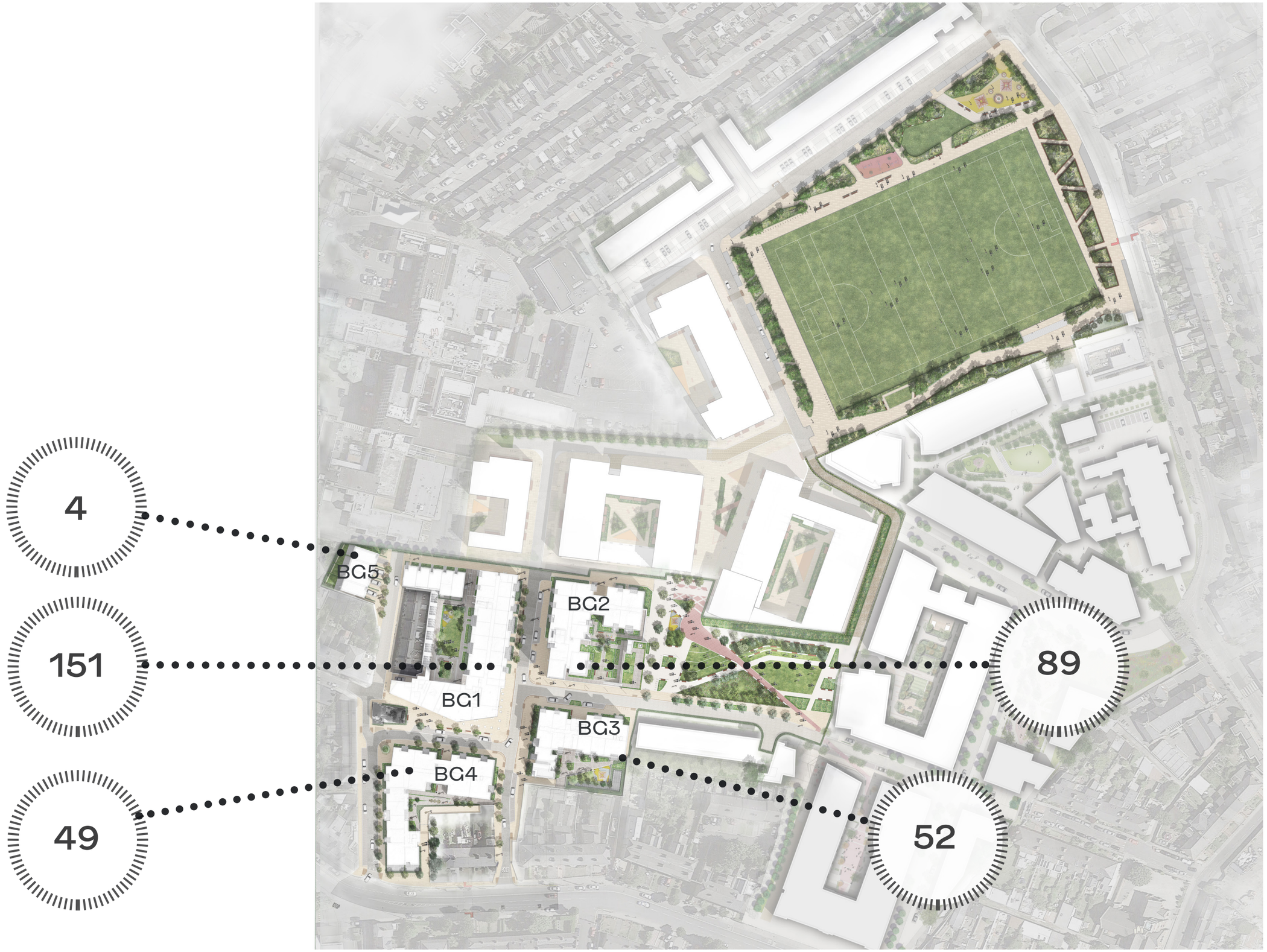
106
31%
2 BED

5
1%
3 BED

4
1%
4 BED HOUSE

142
42%
DUAL ASPECT

8.1 BLOCK UNIT TOTALS



	Total	33 10%	197 57%	106 31%	5 1%	4 1%
Block		Studio	1 Bed	2 Bed	3 Bed	4 Bed
BG1		28	108	10	5	0
BG2		0	44	45	0	0
BG3		5	30	17	0	0
BG4		0	15	34	0	0
BG5		0	0	0	0	4

8.3 SCHEDULE OF ACCOMMODATION

Job No. 950765
Job Name: BAILEY GIBSON SHD 2
Schedule: RESIDENTIAL MIX, DENSITIES and METRICS
Revision: P01
Date: 2022 06 03
Issue: FOR PLANNING

Henry J Lyons

	LVL.	Ancillary(SQM)	Creche (SQM)	BTL Amenity (SQM)	Commercial(SQM)	Residential GFA (SQM)	Total GFA (SQM)	Per Level	Studio	1 Bed	2 Bed	3 Bed	2 Level (2 Bed)	3 Level (3 Bed)	TownHouse (4 Bed)	Dual Aspect
BLOCK BG 1 (BTR)	0	72	141	151	322	1,143	1,757	19	1	13	0			5		6
	1	40	123			1,724	1,847	23	3	18	2					5
	2		83			1,590	1,673	23	3	18	2					5
	3					1,449	1,449	23	3	18	2					5
	4					1,449	1,449	23	3	18	2					5
	5					1,258	1,258	20	1	18	1					4
	6					1,159	1,159	20	14	5	1					4
	Subtotal	112	347	151	322	9,772	**10,592**	151	28	108	10	0	0	5	0	**34**
BG1	**TOTAL**	**Inc. Ancilliary**					**10,704**									
BLOCK BG 2 (BTR)	B1	3897		175	288											
	0	414		587	163	564	1,314	6	0	3	3					4
	1			226		1,049	1,275	13	0	6	7					8
	2			12		1,106	1,118	14	0	7	7					8
	3					1,106	1,106	14	0	7	7					8
	4					1,106	1,106	14	0	7	7					8
	5					1,106	1,106	14	0	7	7					8
	6					1,106	1,106	14	0	7	7					8
	Subtotal	4311		1000	451	7143	**8131**	89	0	44	45	0	0	0	0	**52**
BG2	**TOTAL**	**Inc. Ancilliary**					**12,442**									
BLOCK BG 3 (BTR)	0	62		38		693	731	10	1	6	3	0	0	0	0	5
	1					778	778	12	1	6	3	0	2	0	0	6
	2					778	778	10	1	6	3	0	0	0	0	4
	3					685	685	10	1	6	3	0	0	0	0	4
	4					685	685	10	1	6	3	0	0	0		4
	Subtotal	62		38	0	3619	**3657**	52	5	30	15	0	2	0	0	**23**
BG3	**TOTAL**	**Inc. Ancilliary**					**3,719**									
BLOCK BG 4 (BTS)	0	84				1,107	1,107	13	0	5	8	0	0	0	0	11
	1					1,196	1,196	14	0	5	9	0	0	0	0	8
	2					1,196	1,196	14	0	5	9	0	0	0	0	8
	3					771	771	8	0	0	8	0	0	0	0	6
	Subtotal	84		0	0	4270	**4270**	49	0	15	34	0	0	0	0	**33**
BG4	**TOTAL**	**Inc. Ancilliary**					**4,354**									
BLOCK BG 5 (BTS)	0					233	233	4						0	4	
	1					242	242									
	2					242	242									
	Subtotal			0	0	717	**717**	4	0	0	0	0	0	0	4	**0**
BG5	**TOTAL**	**Inc. Ancilliary**					**717**									

TOTAL BLOCKS	Levels	Ancilliary (SQM)	Creche (SQM)	BTL Amenity (SQM)	Commercial (SQM)	Residential GFA (SQM)	GFA Exc. Ancillary	Total	Studio	1 Bed	2 Bed	3 Bed	2-Level (2 Bed)	3-Level (3 Bed)	Town House (4 Bed)	Dual Aspect
		4,457	**347**	**1189**	**773**	**25,521**	**27,367**	**345**	**33**	**197**	**104**	**0**	**2**	**5**	**4**	**142**
	TOTAL	**Inc. Ancilliary**					**31,936**		10%	57%	30%	0%	1%	1%	1%	42%
		GFA excluding Basement Ancilliary					**28,039**									

BAILEY GIBSON

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