

APPENDIX C - NORTH FACING & DUAL ASPECT UNITS

Schedule

Summary by Block

Key	TOTALS		DUAL ASPECT		SINGLE ASPECT NORTH FACING	
	No.	%age	No.	%age	No.	%age
APARTMENT BLOCK A (5 Storey)						
Subtotal	49	100.0%	22	44.9%	0	0.0%

Key	TOTALS		DUAL ASPECT		SINGLE ASPECT NORTH FACING	
	No.	%age	No.	%age	No.	%age
APARTMENT BLOCK B (4-7 Storey)						
Subtotal	88	100.0%	46	52.3%	4	4.5%

Key	TOTALS		DUAL ASPECT		SINGLE ASPECT NORTH FACING	
	No.	%age	No.	%age	No.	%age
BLOCK E - ST. JOSEPH'S HOUSE (2 Storey's)						
Subtotal	9	100.0%	9	100.0%	0	0.0%

	TOTALS		DUAL ASPECT		SINGLE ASPECT NORTH FACING	
	No.	%age	No.	%age	No.	%age
APARTMENT BLOCK C (5-7 Storey)						
Subtotal	115	100.0%	54	47.0%	15	13.0%

Key	TOTALS		DUAL ASPECT		SINGLE ASPECT NORTH FACING	
	No.	%age	No.	%age	No.	%age
APARTMENT BLOCK D (5-8-10 Storey)						
Subtotal	157	100.0%	56	35.7%	13	8.3%

Key	TOTALS		DUAL ASPECT		SINGLE ASPECT NORTH FACING	
	No.	%age	No.	%age	No.	%age
APARTMENT BLOCK F (3-6 Storey)						
Subtotal	45	100.0%	45	100.0%	0	0.0%

TOTALS	463	100.0%	232	50.1%	32	6.9%
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DUAL ASPECT UNITS



Introduction

Dual Aspect Strategy

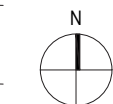
Although it has been determined that the site is located in a central and/or accessible urban location which requires 33% dual aspect to be provided, we have provided 50.1% dual aspect units which exceeds the minimum requirement.

Furthermore, we note that St. Joseph's House is an existing historic building. Section 6.9 of the Apartment Guidelines states that in relation to the refurbishment of existing buildings, the general requirements of the guidelines can be practically and flexibly applied to refurbishment schemes particularly in historic buildings. SPPR4 notes that in building refurbishment schemes of any size, planning authorities may exercise further discretion to consider dual aspect unit provision at a lower level than the 33% minimum outlined on a case-by-case basis, subject to the achievement of overall high quality in other aspects.

However, the Applicant has still provided 50.1 % across the entire site.



Typical Plan



Introduction

Dual Aspect Strategy

Breakdown by Block

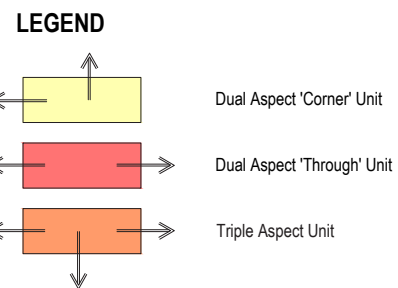
Block A	22 Units
Block B	46 Units
Block C	54 Units
Block D	56 Units
St. Joseph's House	9 Units
Block F	45 Units

SUMMARY:

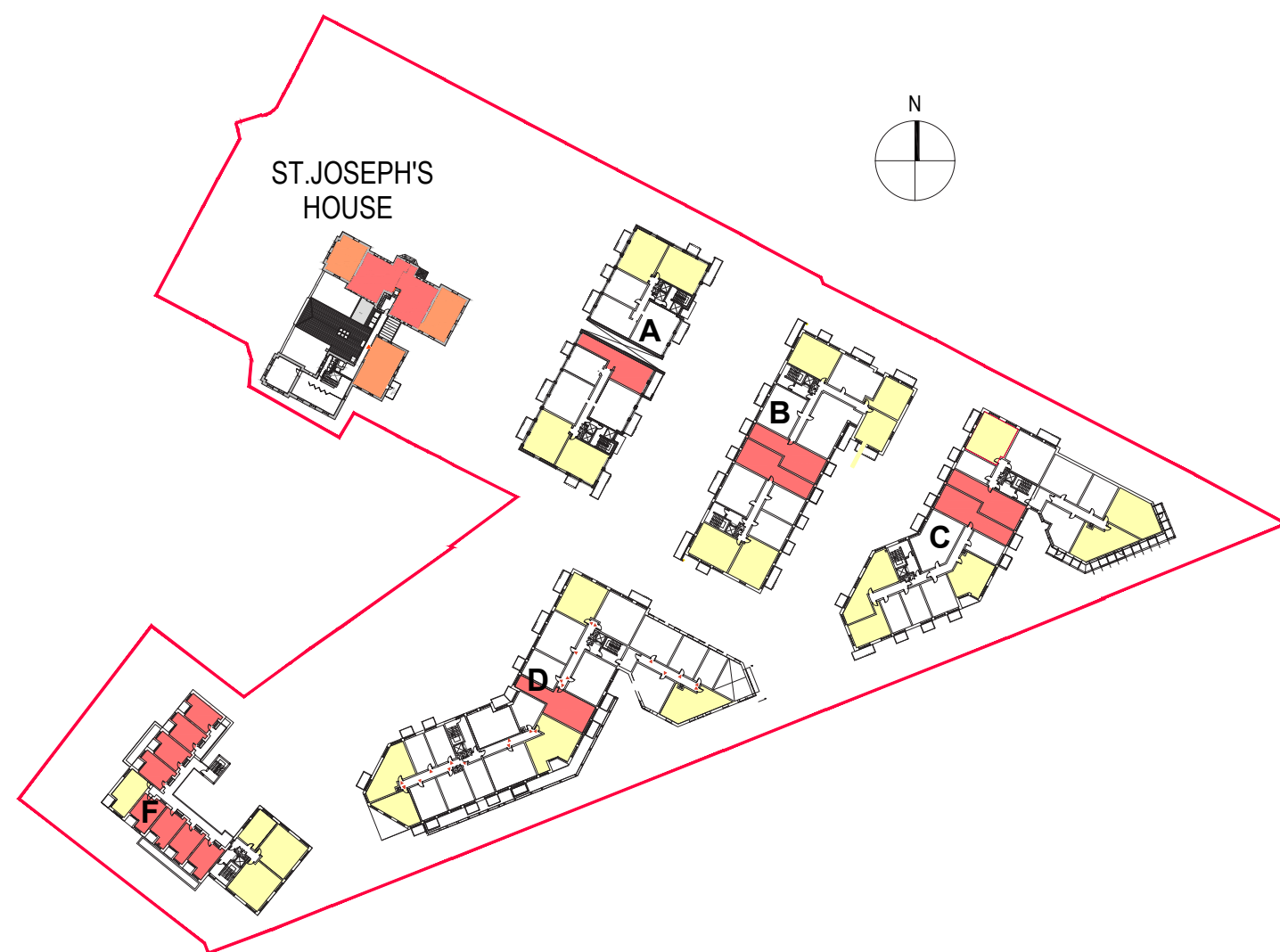
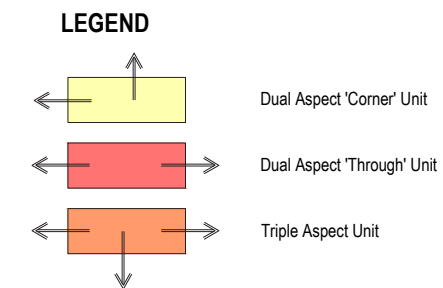
APARTMENT TYPE	No. Units	Total No. Units
TYPE 1 Dual Aspect 'Corner' Unit	141	
TYPE 2 Dual Aspect 'Through' Unit	67	
TYPE 3 Dual Aspect 'Outer Corner' Unit	15	
TYPE 4 Triple Aspect Unit	9	
Total No. Dual Aspect Units	232	463
	Ratio	50.1%

LEGEND

	Dual Aspect 'Corner' Unit
	Dual Aspect 'Through' Unit
	Triple Aspect Unit

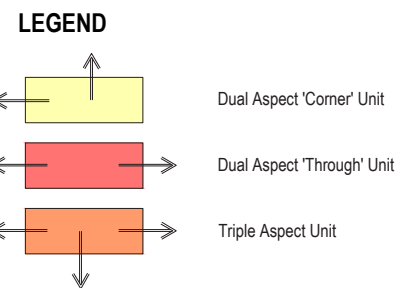


21 Dual Aspect 'Corner' Unit
16 Dual Aspect 'Through' Unit
4 Triple Aspect Unit

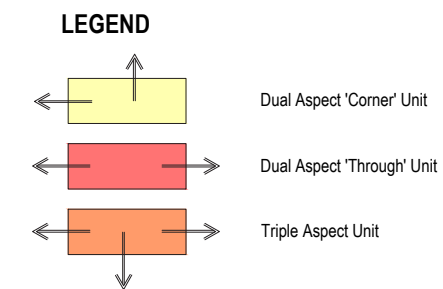


24 Dual Aspect 'Corner' Unit
16 Dual Aspect 'Through' Unit
1 Triple Aspect Unit

Level 00 & 01 Plans

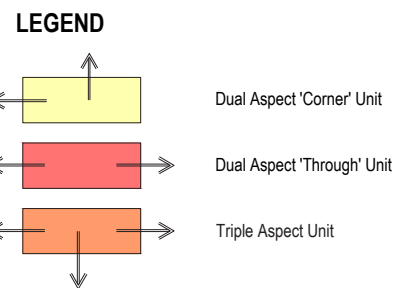


25 Dual Aspect 'Corner' Unit
13 Dual Aspect 'Through' Unit
0 Triple Aspect Unit

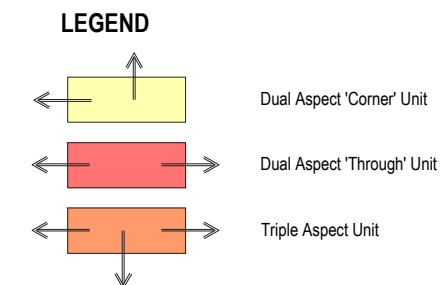


24 Dual Aspect 'Corner' Unit
5 Dual Aspect 'Through' Unit
0 Triple Aspect Unit

Level 02 & 03 Plans

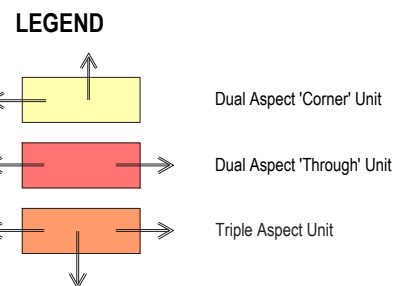


19 Dual Aspect 'Corner' Unit
7 Dual Aspect 'Through' Unit
2 Triple Aspect Unit

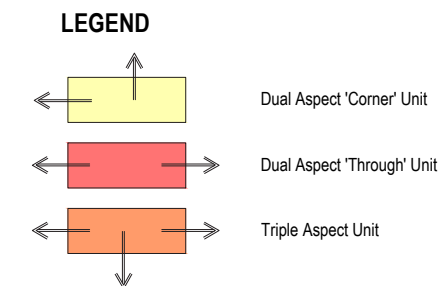


16 Dual Aspect 'Corner' Unit
5 Dual Aspect 'Through' Unit
0 Triple Aspect Unit

Level 04 & 05 Plans

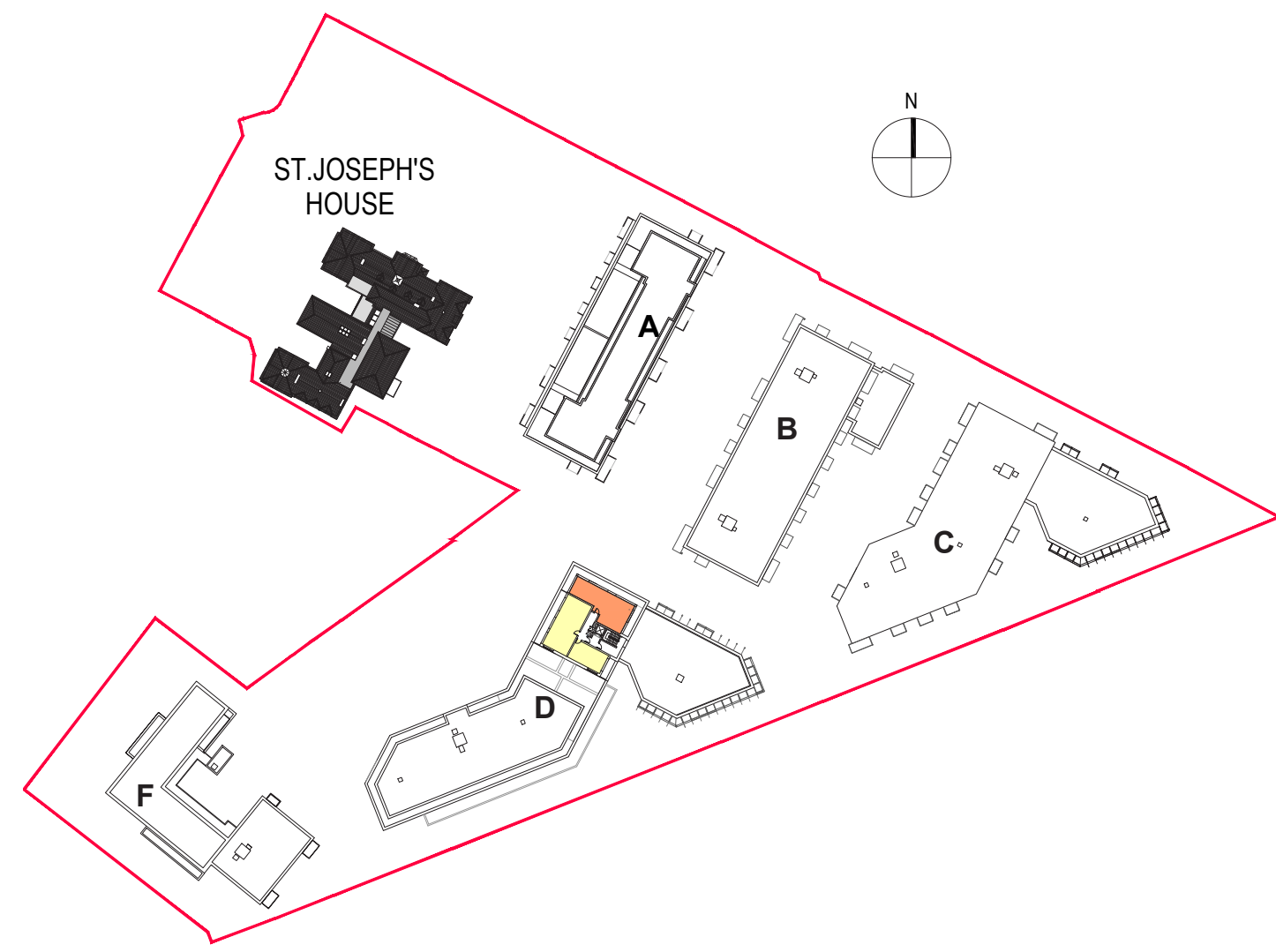
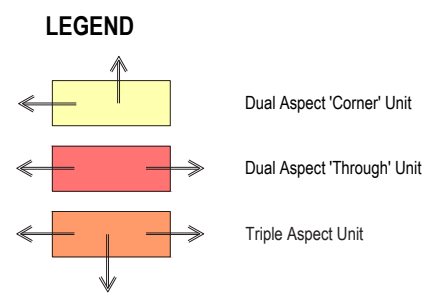


14 Dual Aspect 'Corner' Unit
5 Dual Aspect 'Through' Unit
0 Triple Aspect Unit

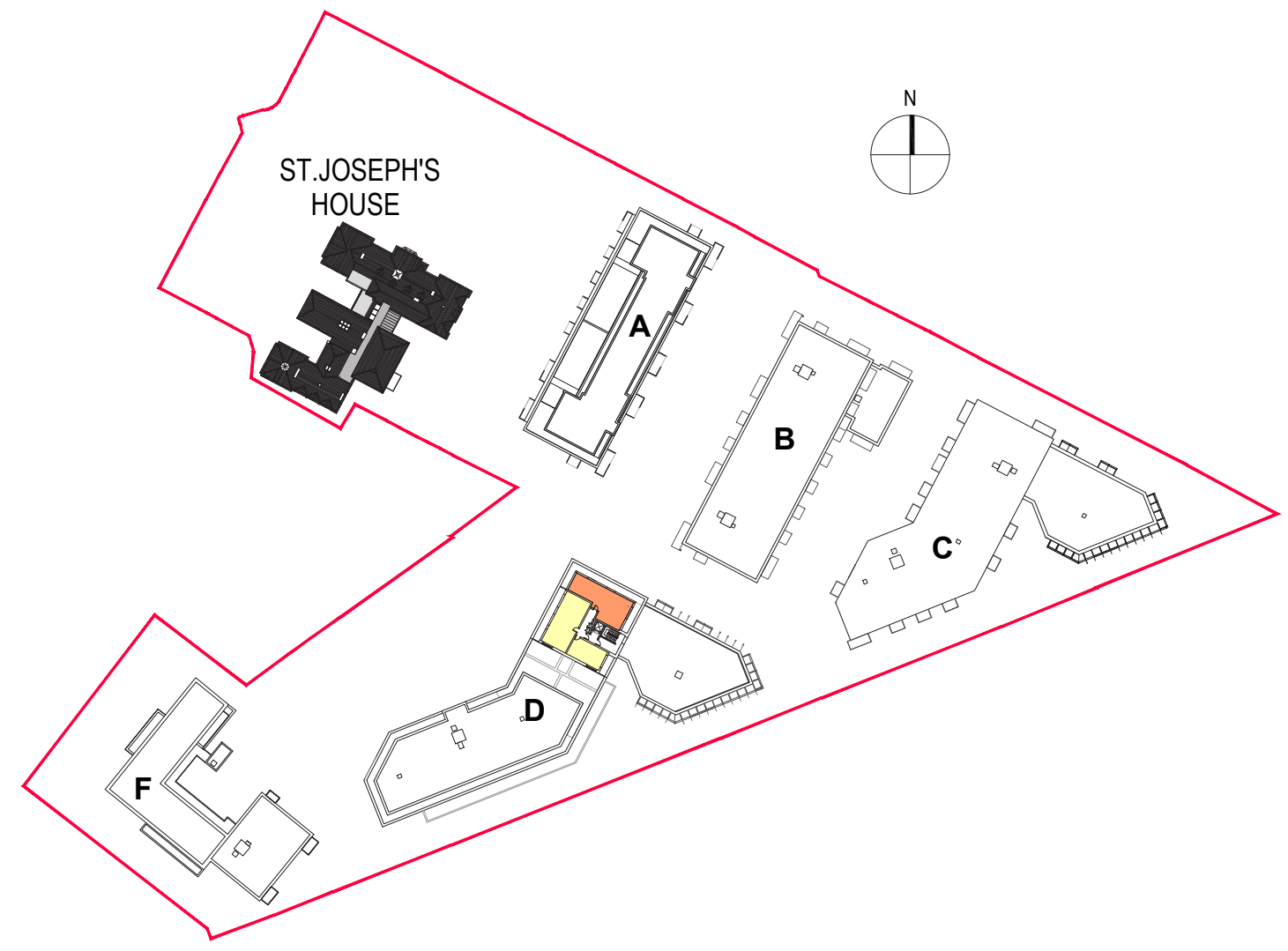
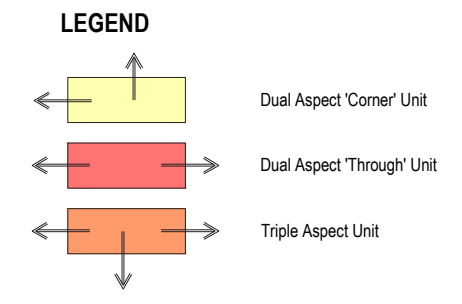


9 Dual Aspect 'Corner' Unit
0 Dual Aspect 'Through' Unit
0 Triple Aspect Unit

Level 06 & 07 Plans



2 Dual Aspect 'Corner' Unit
 0 Dual Aspect 'Through' Unit
 1 Triple Aspect Unit

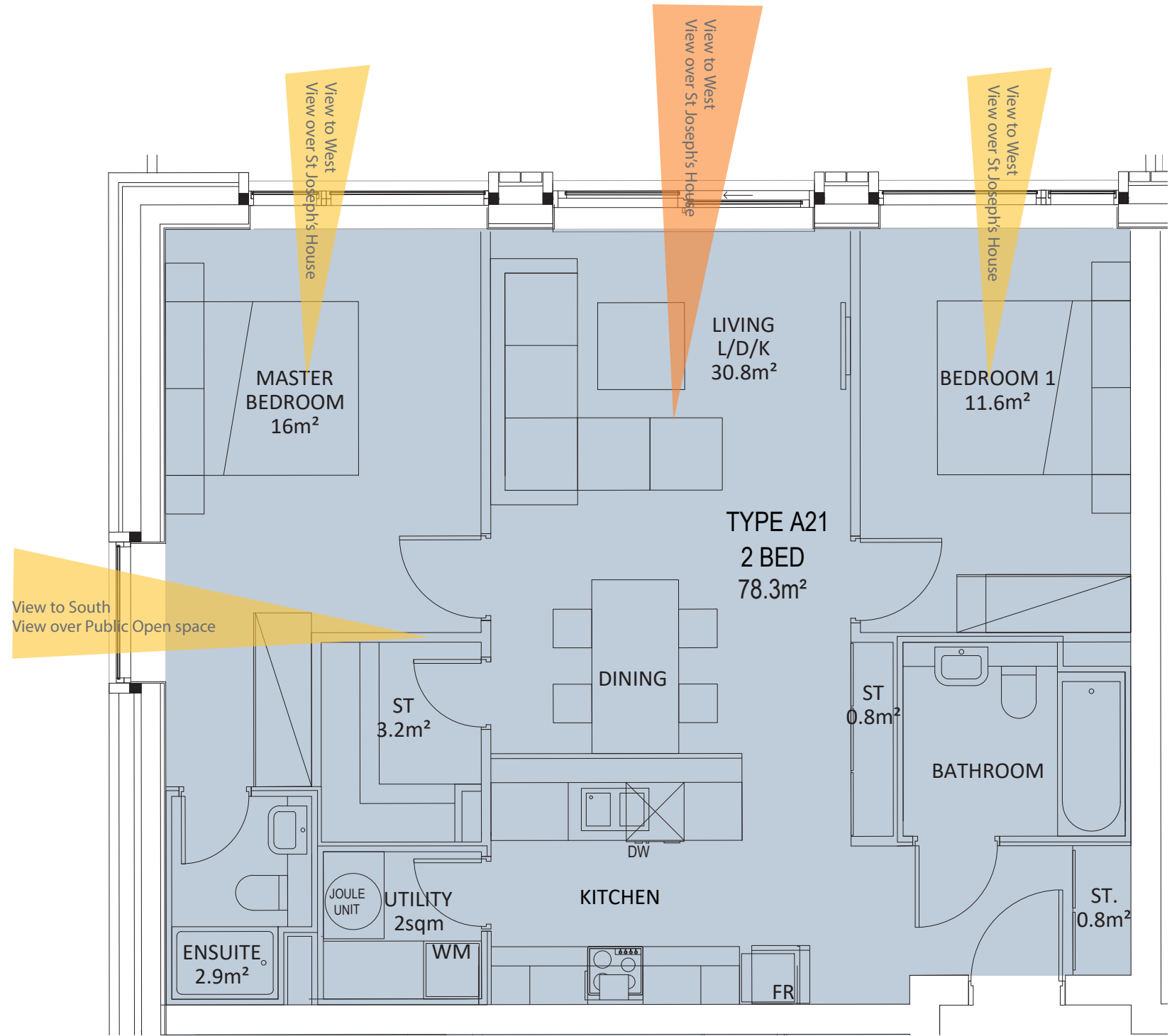
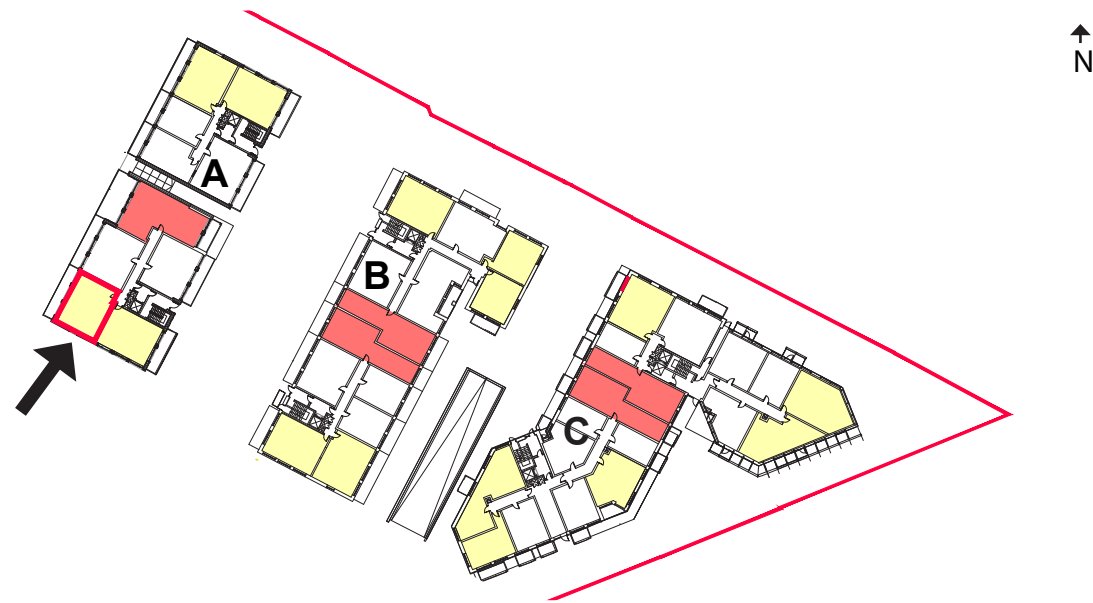


2 Dual Aspect 'Corner' Unit
 0 Dual Aspect 'Through' Unit
 1 Triple Aspect Unit

Level 08 & 09 Plans

Towards St.Josephs House & Northern Parkland

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) West (S) South	Good unobstructed orientation
View	Unobstructed open view over St. Josephs House & Northern Public Parkland	View South takes in the Public open space
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	

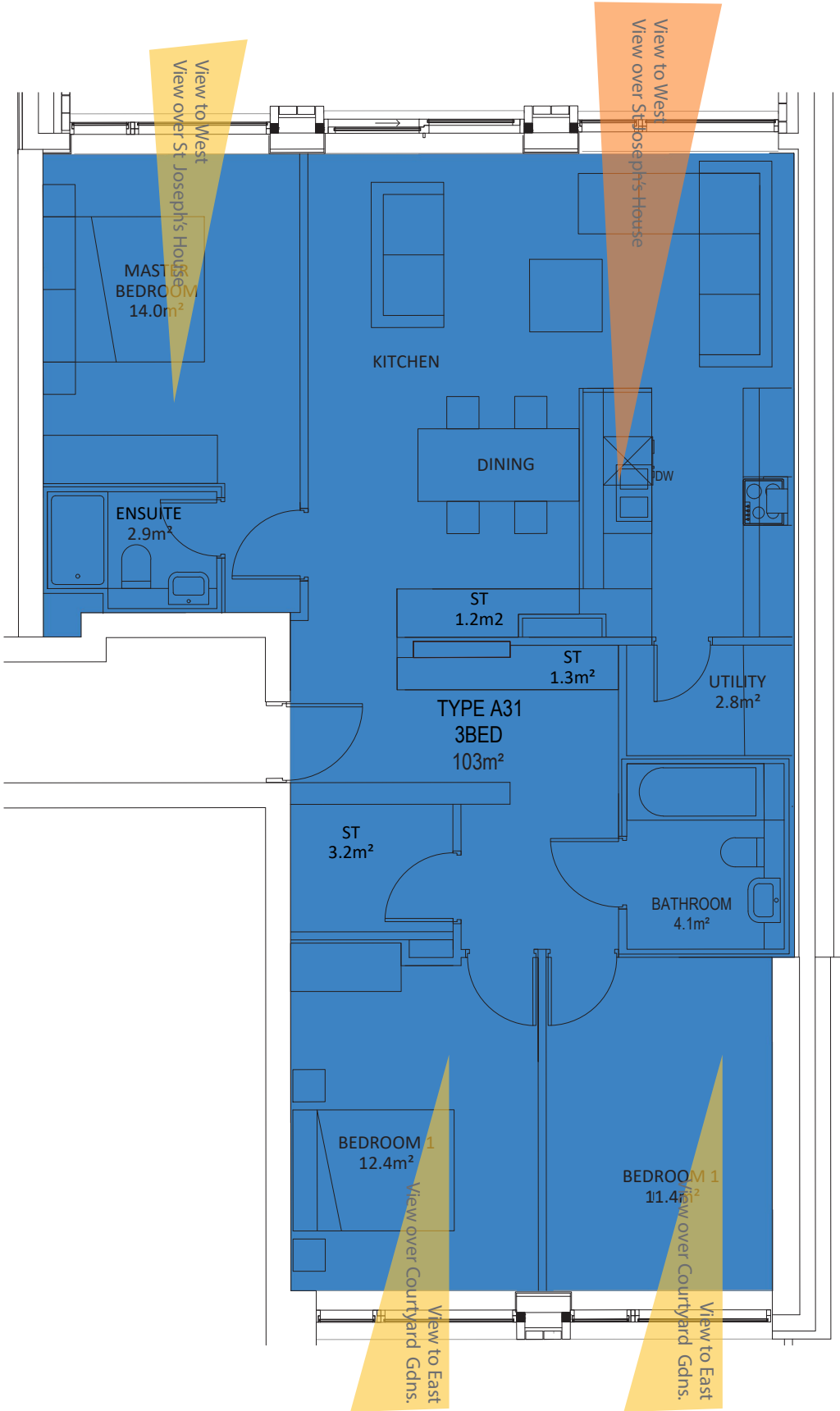
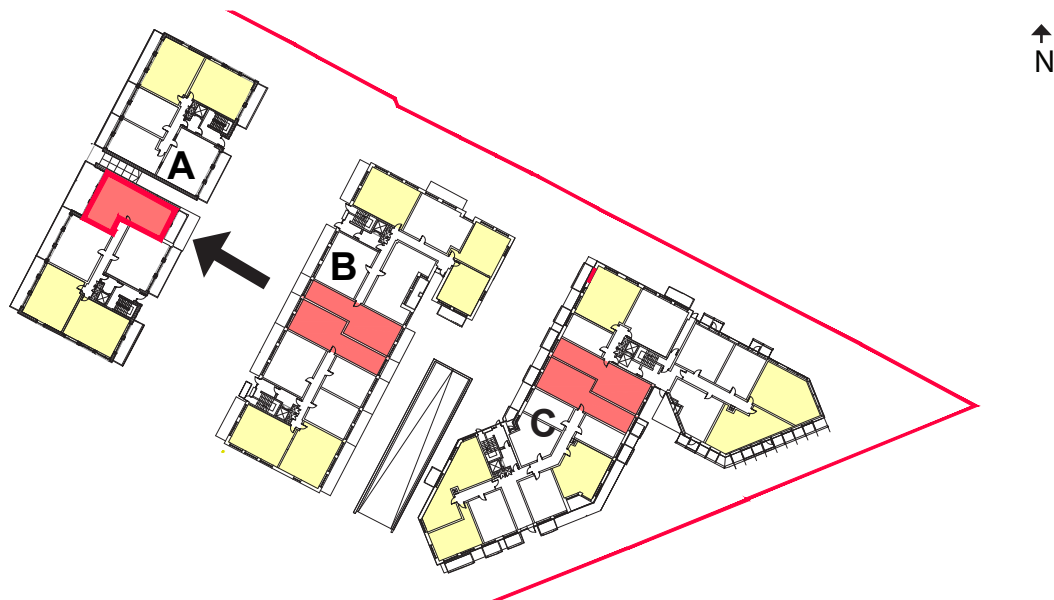


Apartment Type A21

- (P) Primary View
- (S) Secondary View

Towards St. Josephs House & Communal Gardens

Design Principle	Parameters Achieved	Commentary
Aspect	Through Unit	
Orientation (P) Primary (S) Secondary	(P) West (S) East	Good unobstructed orientation
View	Unobstructed open view over St. Josephs House	View East takes in the Communal gardens
Return Depth	N/A (through unit)	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	

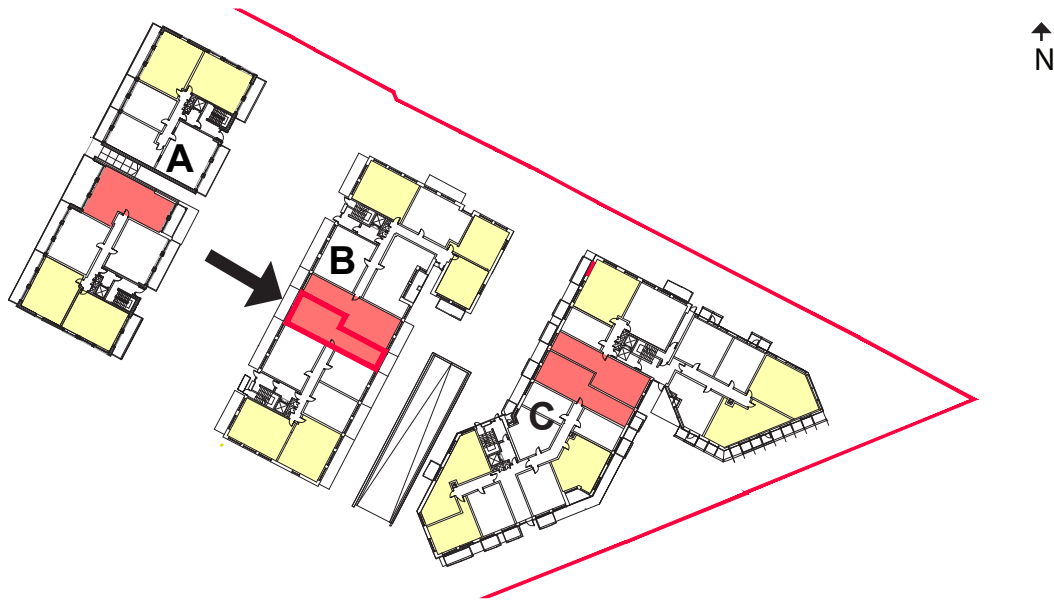


Apartment Type A31

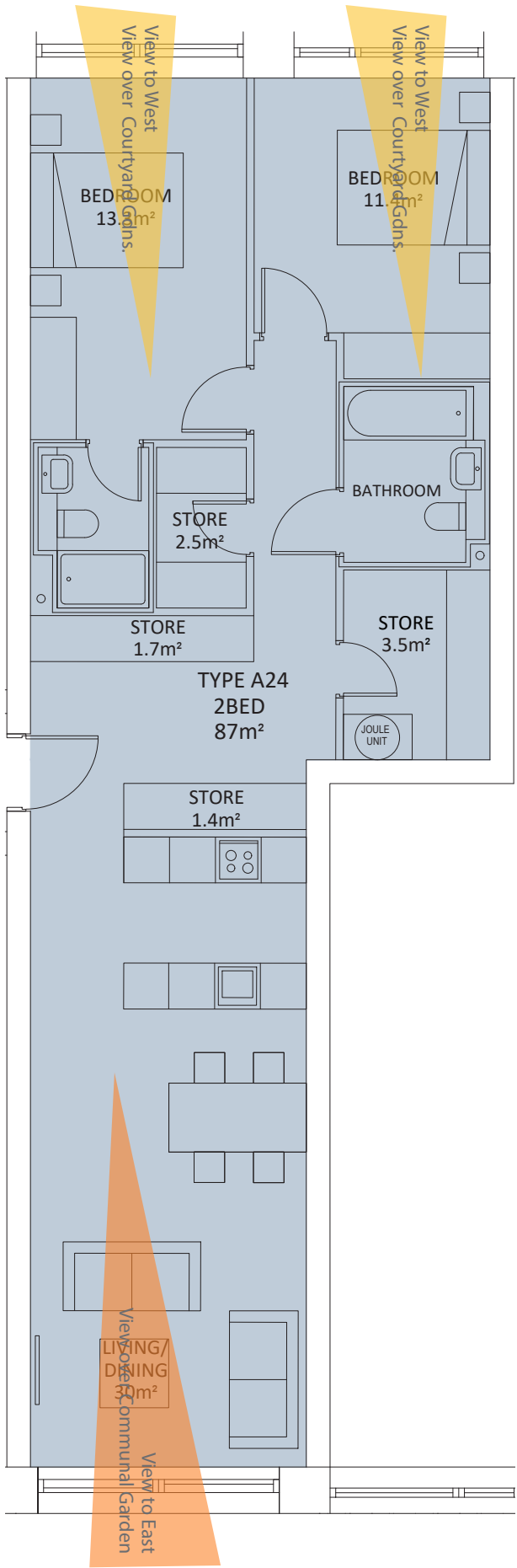
- (P) Primary View
- (S) Secondary View

Towards Communal Gardens

Design Principle	Parameters Achieved	Commentary
Aspect	Through Unit	
Orientation (P) Primary (S) Secondary	(P) West (S) East	Good unobstructed orientation
View	Unobstructed open view over Communal Gardens	Views take in the communal landscaped area to the East
Return Depth	N/A (through unit)	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



Apartment Type A24



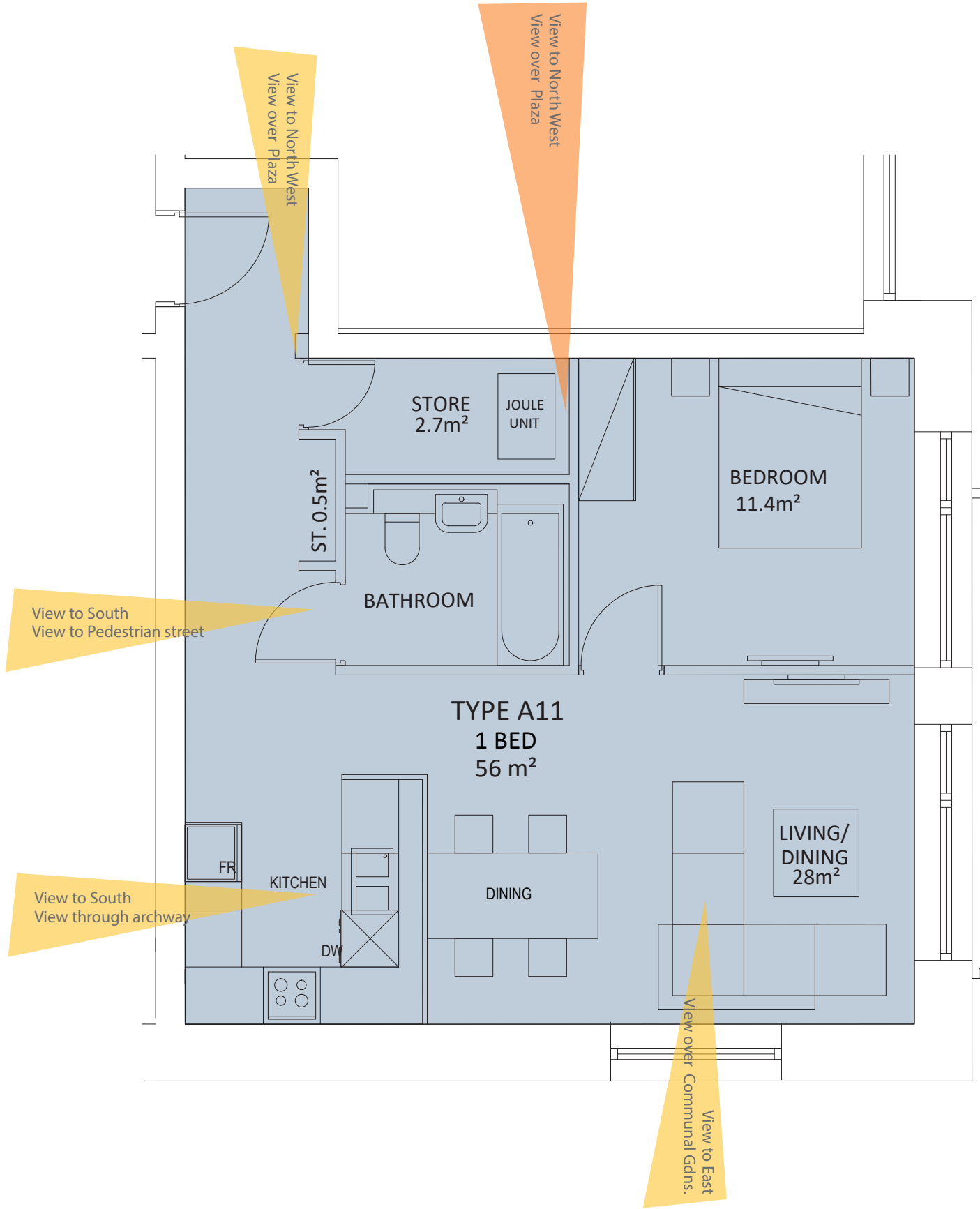
- (P) Primary View
- (S) Secondary View

Towards Woodland walk & Greenway

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) North (S) East	Good unobstructed orientation
View	Unobstructed open view over Woodland walk & greenway to North	Views take in the Communal space
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



N

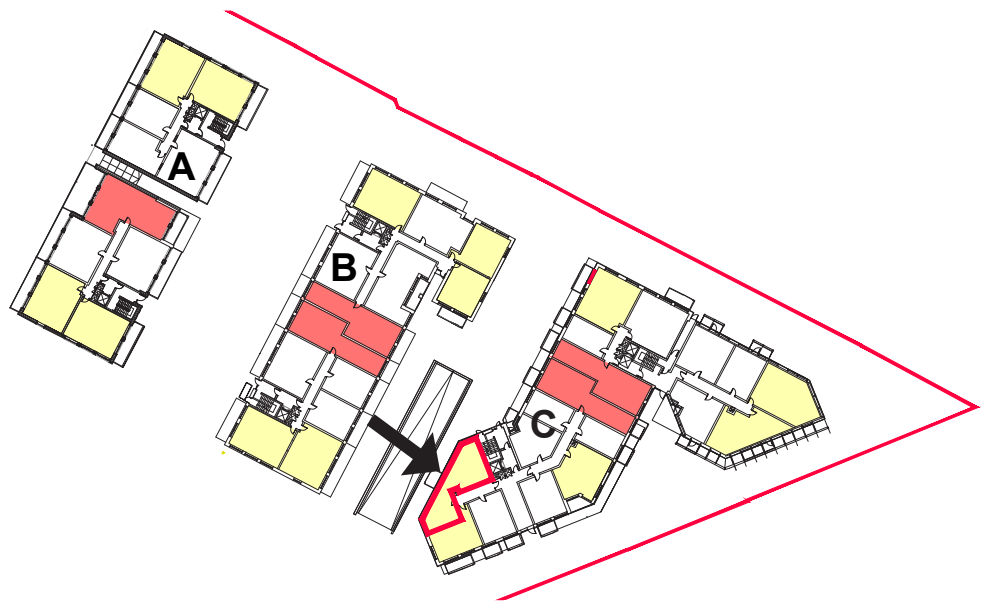


Apartment Type A11

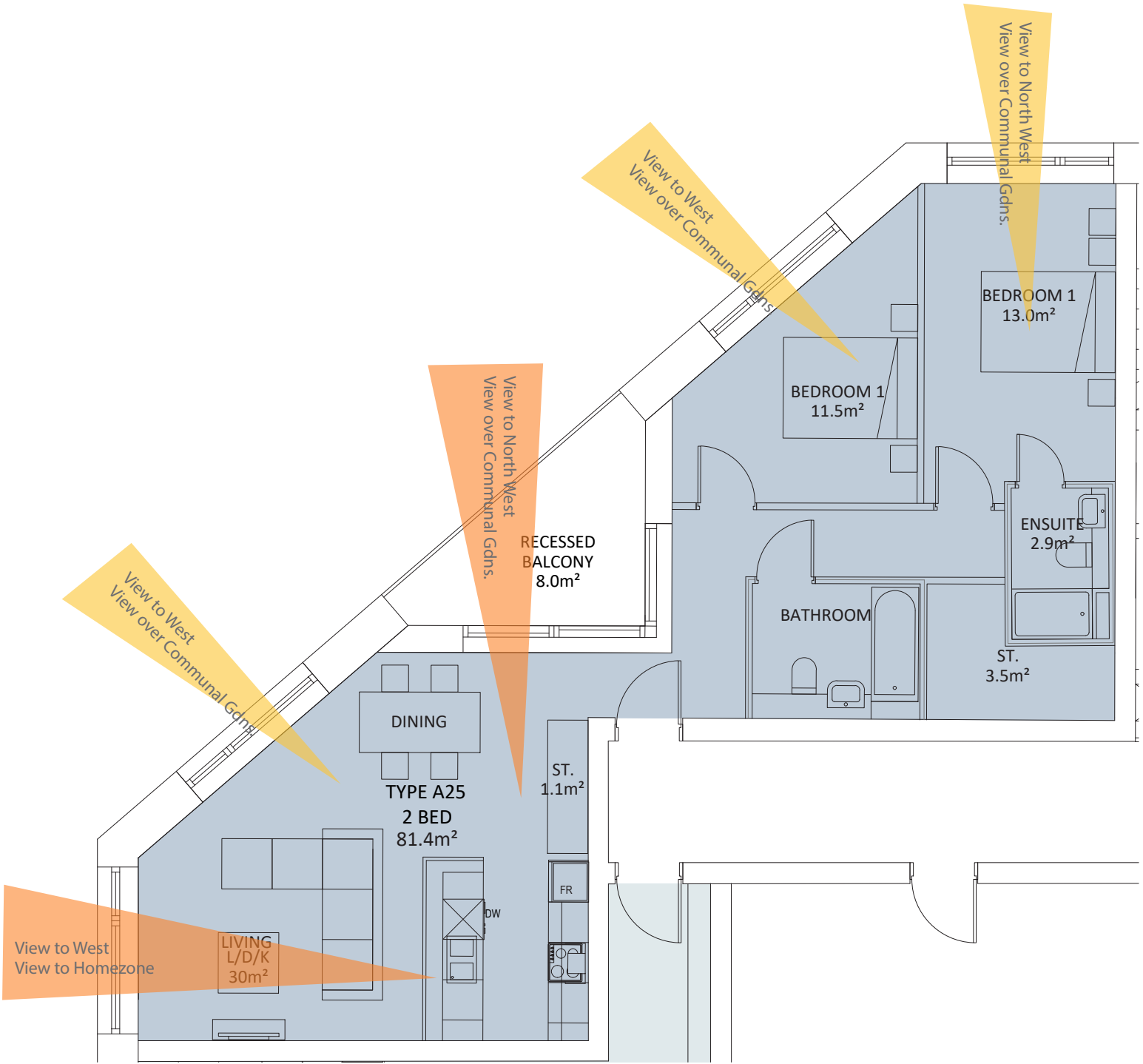
- (P) Primary View
- (S) Secondary View

Towards Communal Gardens & Homezone

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) West (S) North	Good unobstructed orientation
View	Unobstructed open view over Homezone	Views take in the Comunal gardens & Woodland walk beyond
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



N



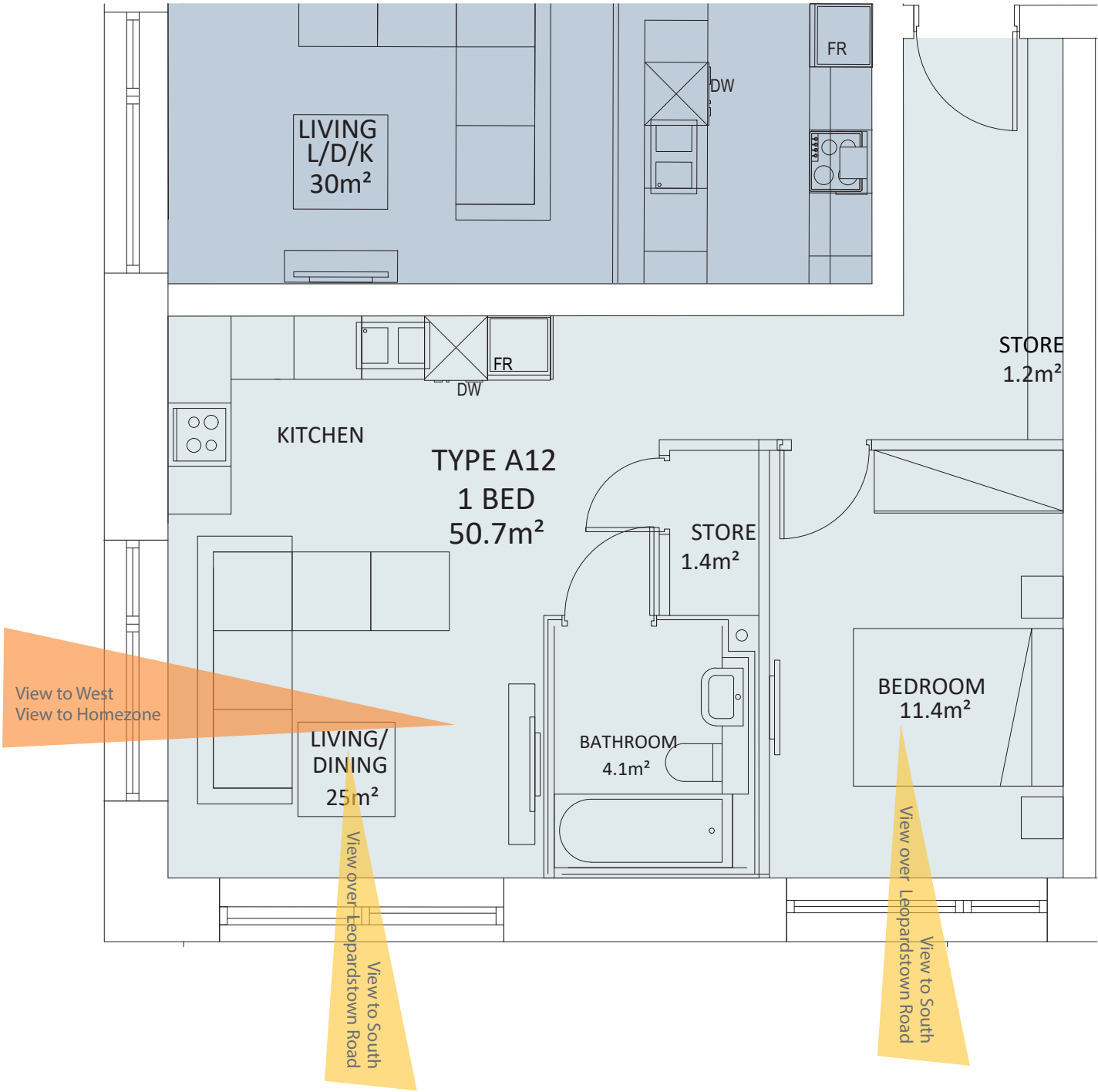
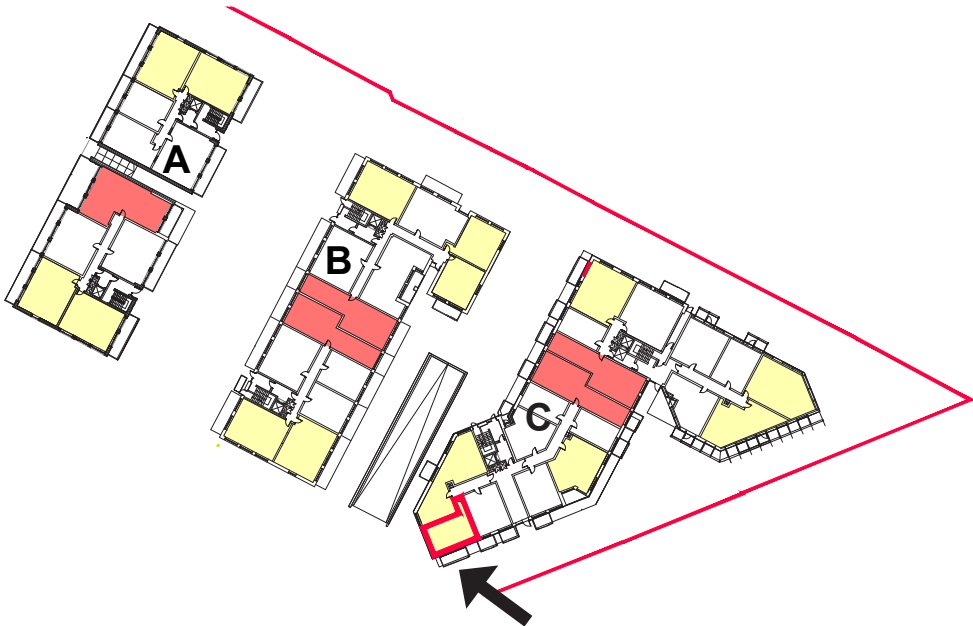
Apartment Type A25

- (P) Primary View
- (S) Secondary View



Towards Homezone & Leopardstown Road

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) South (S) West	Good unobstructed orientation
View	Unobstructed open view over Homezone	Views take in Leopardstown Road
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



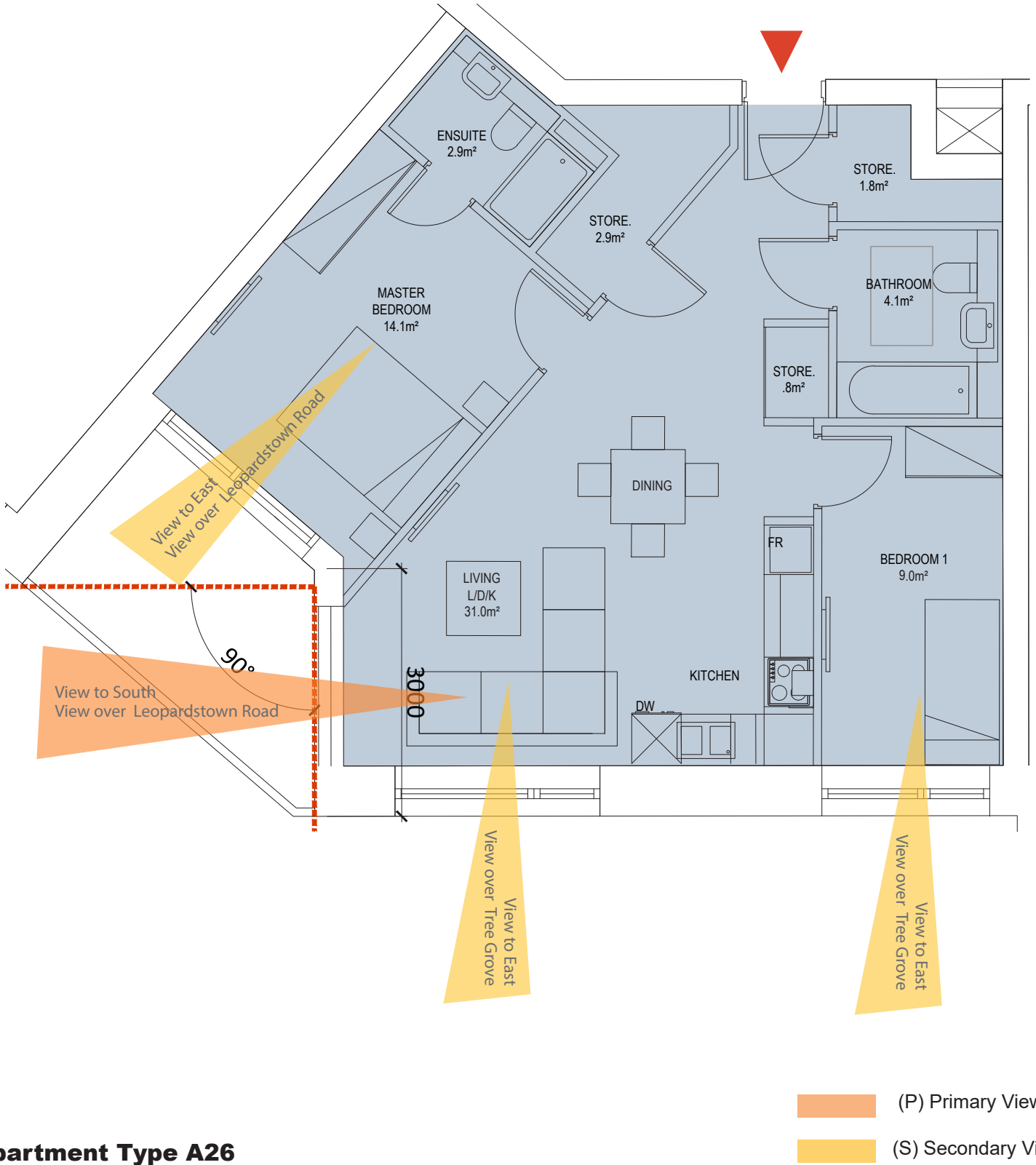
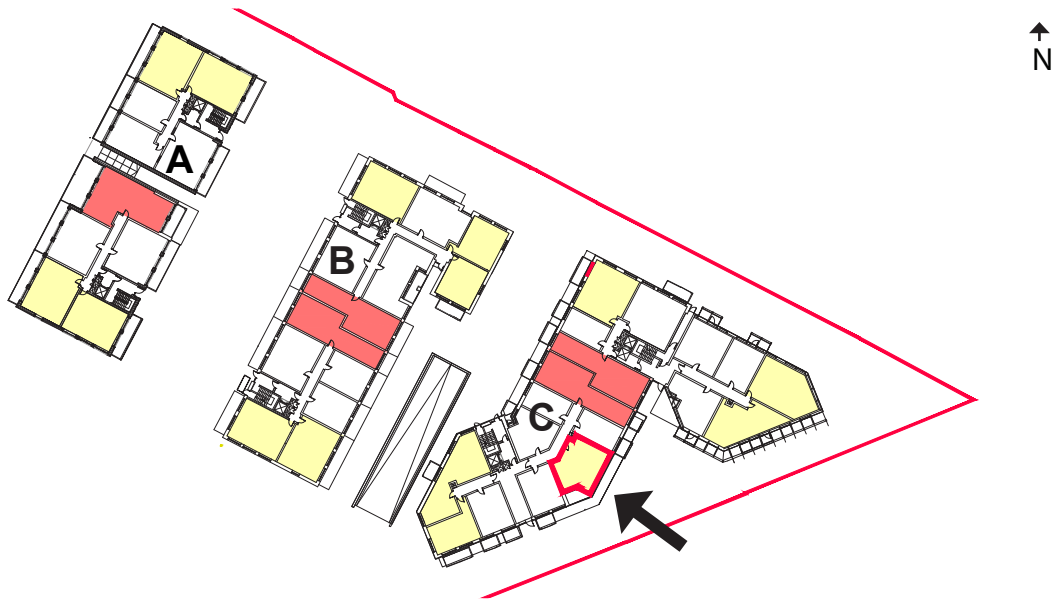
Apartment Type A12

- (P) Primary View
- (S) Secondary View



Towards Tree Grove & Leopardstown Road

Design Principle	Parameters Achieved	Commentary
Aspect	Through Unit	
Orientation (P) Primary (S) Secondary	(P) East (S) South	Good unobstructed orientation
View	Unobstructed open view over Tree Grove	Views take in the Leopardstown Road
Return Depth	N/A (through unit)	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Enhanced ADF	Values with secondary window: LKD 3.83% Values without secondary window: LKD 2.52%	Secondary window in living / dining / kitchen area
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	

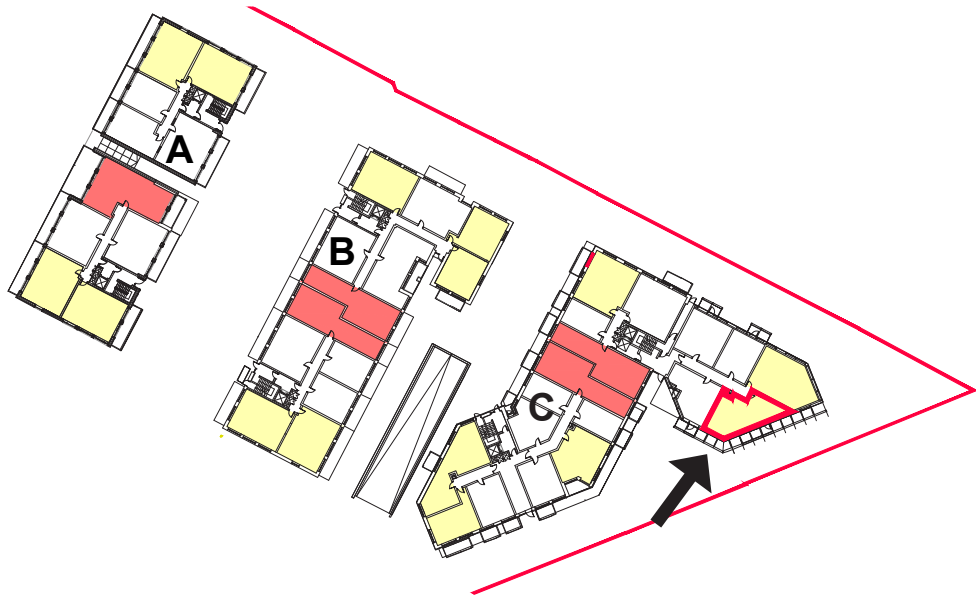


Apartment Type A26

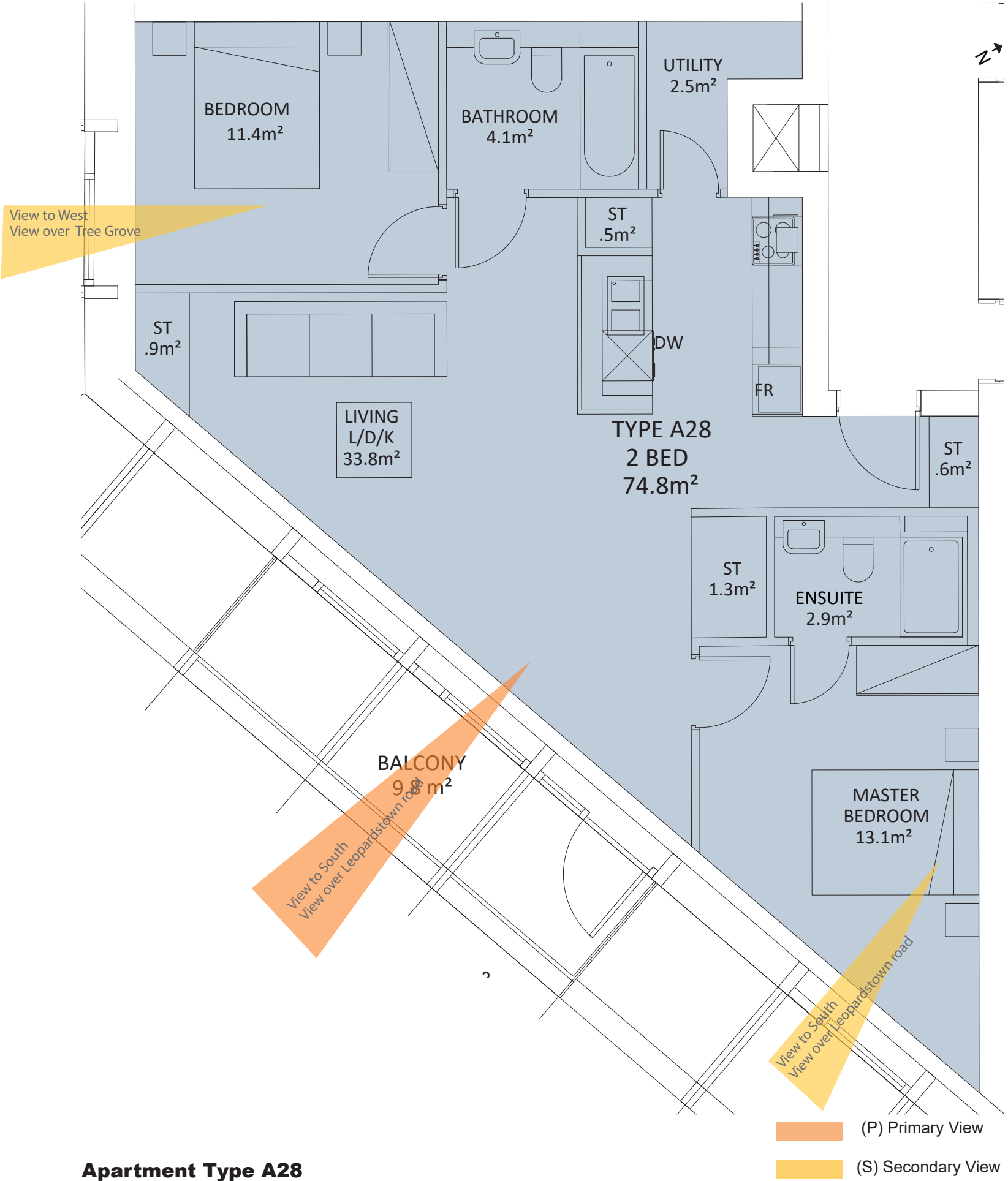
- (P) Primary View
- (S) Secondary View

Towards Tree Grove & Leopardstown Road

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) South (S) West	Good unobstructed orientation
View	Unobstructed open view over Leopardstown Road	Views take in the Tree Grove
Return Depth	>3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



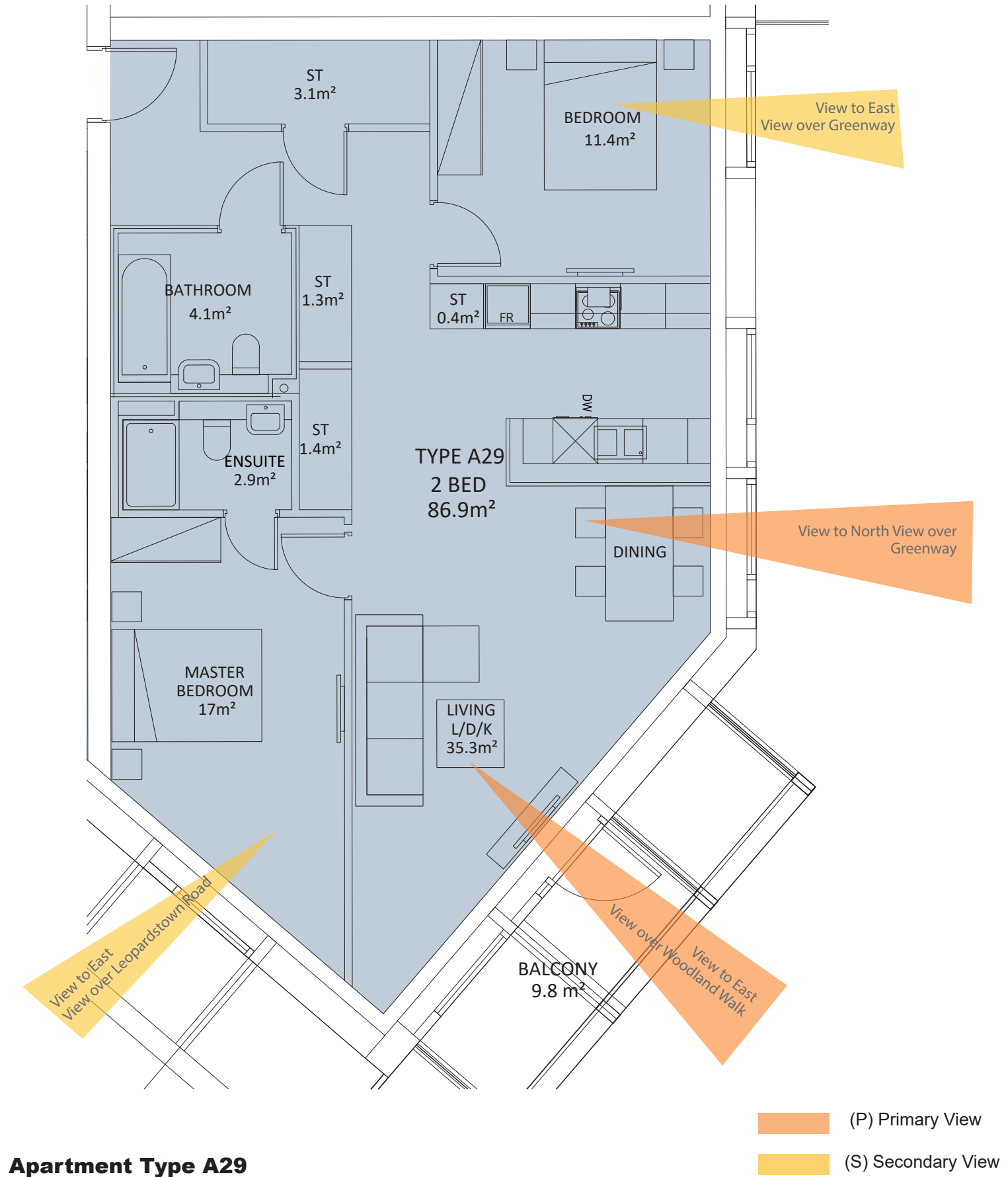
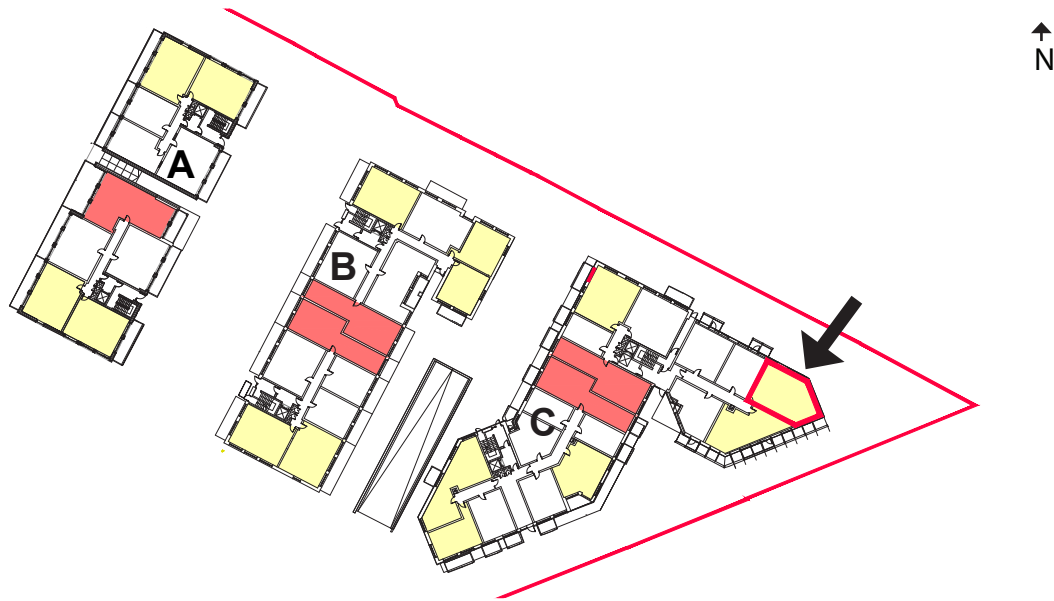
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Apartment Type A28

Towards Woodland Walk & Greenway

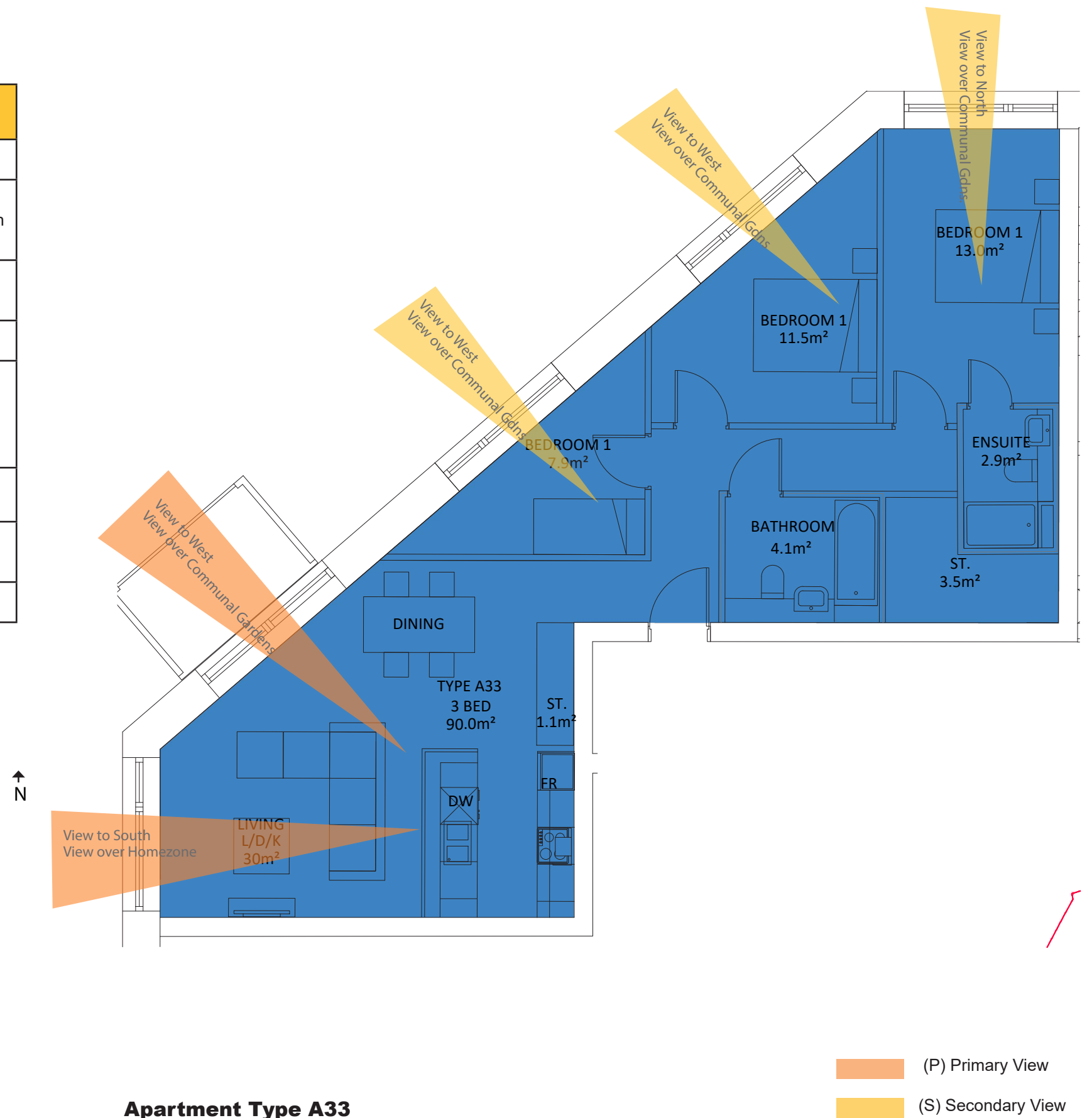
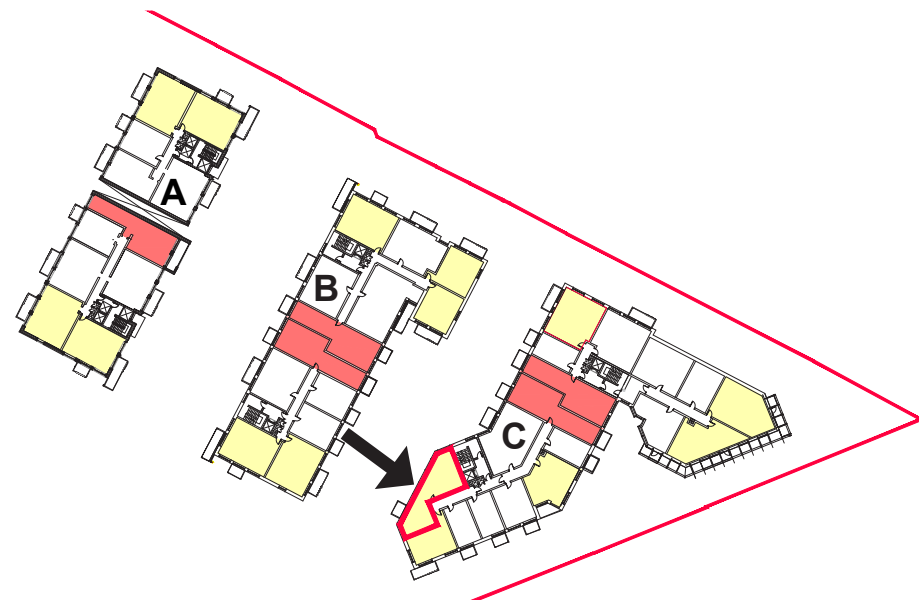
Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) East (S) North / East	Good unobstructed orientation
View	Unobstructed open view over Woodland walk & Greenway	Views take in Leopardstown Road
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



Apartment Type A29

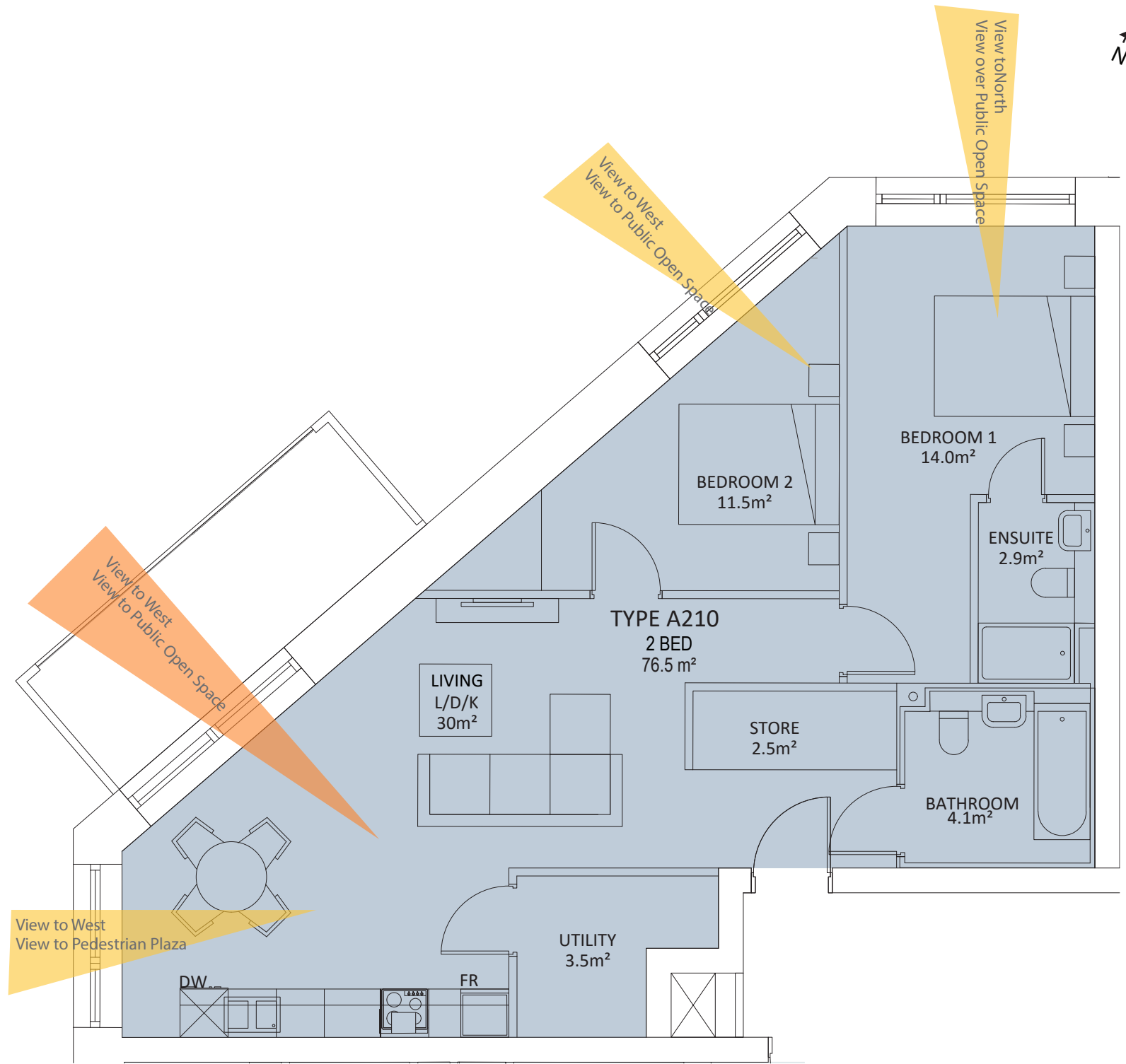
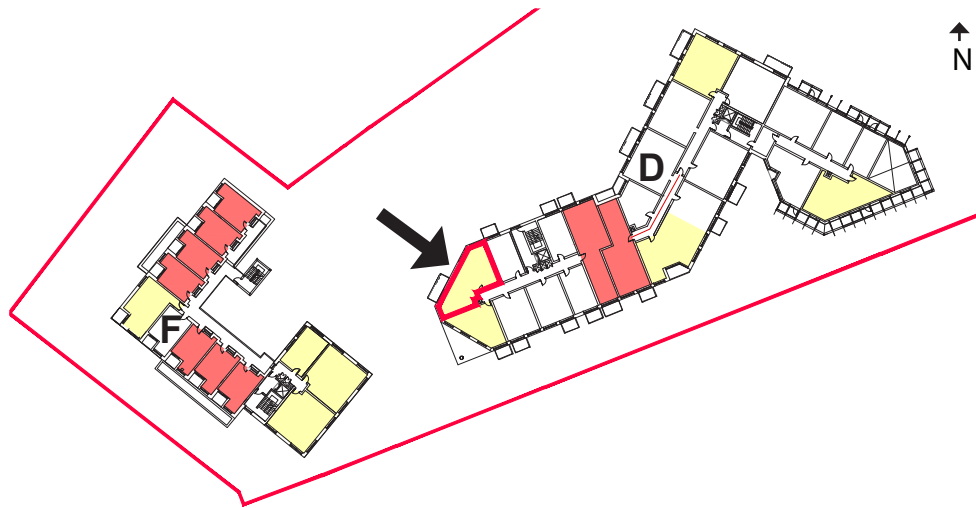
Towards Communal Gardens & Homezone

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) West (S) West / North	Good unobstructed orientation
View	Unobstructed open view over Communal Gardens	Views take in Homezone.
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



Towards Public Open Space

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) West (S) North	Good unobstructed orientation
View	Unobstructed open view over Public Open Space	Views take in Pedestrian Plaza off Leopardstown road.
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	

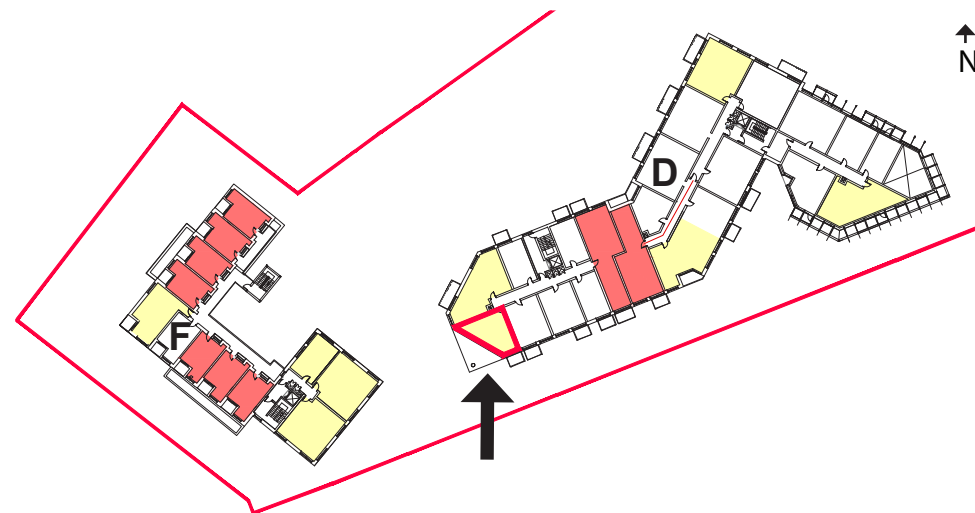


Apartment Type A210

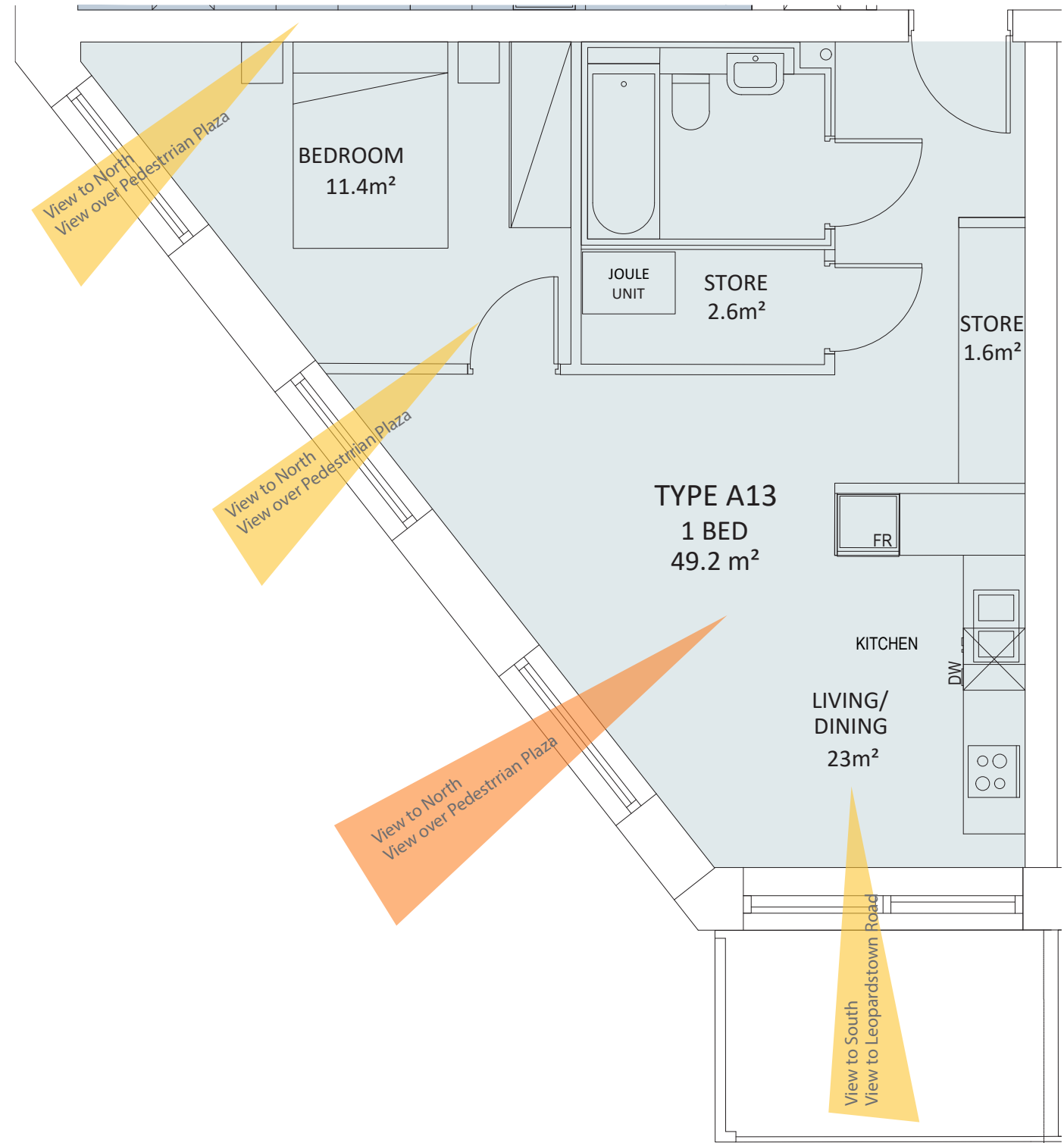
- (P) Primary View
- (S) Secondary View

Towards Pedestrian Plaza & Leopardstown Road

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) West (S) West / South	Good unobstructed orientation
View	Unobstructed open view over Pedestrian plaza	Views take in Leopardstown road.
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



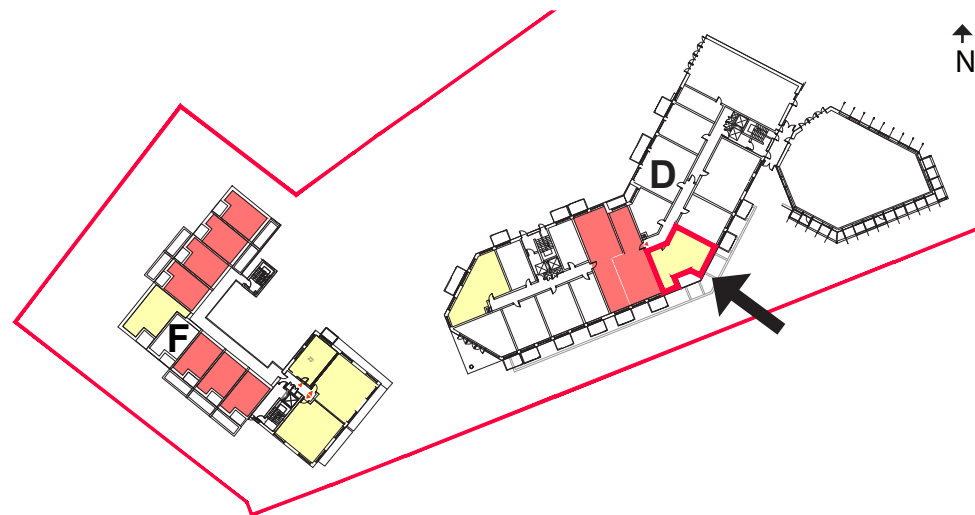
Apartment Type A13



- (P) Primary View
- (S) Secondary View

Towards Tree Grove

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) East (S) South / East	Good unobstructed orientation
View	Unobstructed open view over Tree Grove	Views take in Leopardstown Road
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Enhanced ADF	Values with secondary window: LKD 6.5% Values without secondary window: LKD 4.5%	Secondary window in living / dining / kitchen area
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



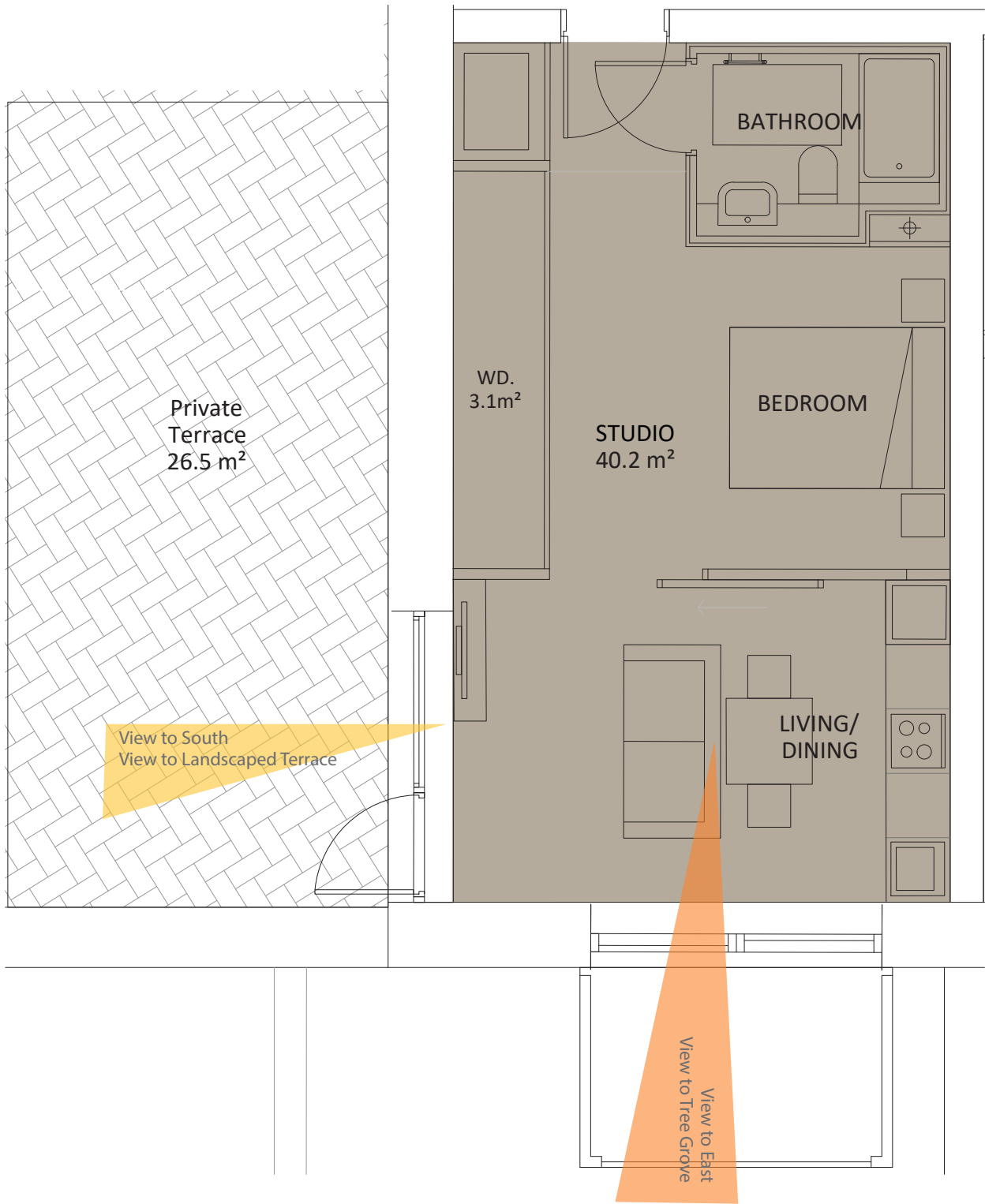
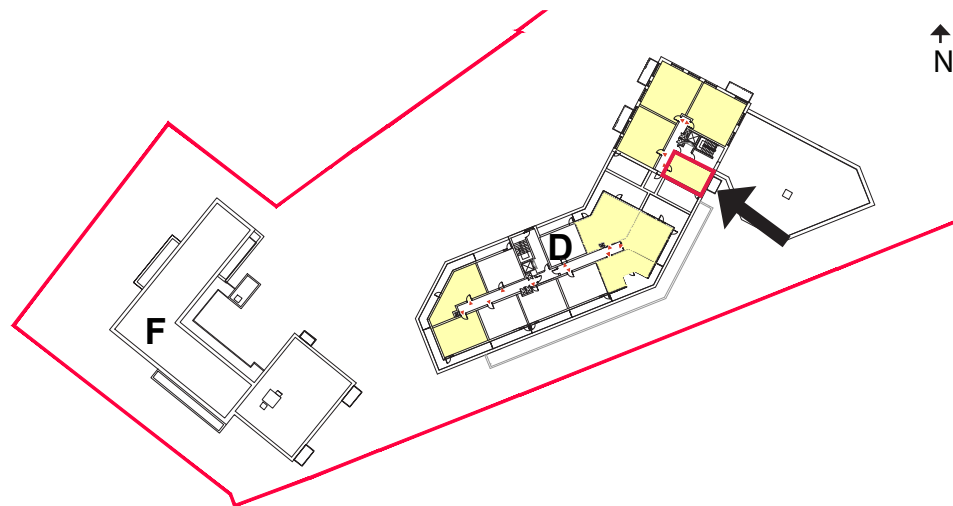
Apartment Type A223

- (P) Primary View
- (S) Secondary View



Towards Tree Grove

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) East (S) South East	Good unobstructed orientation
View	Unobstructed open view over Tree Grove	Views take in Landscape Terrace & Tree Grove
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



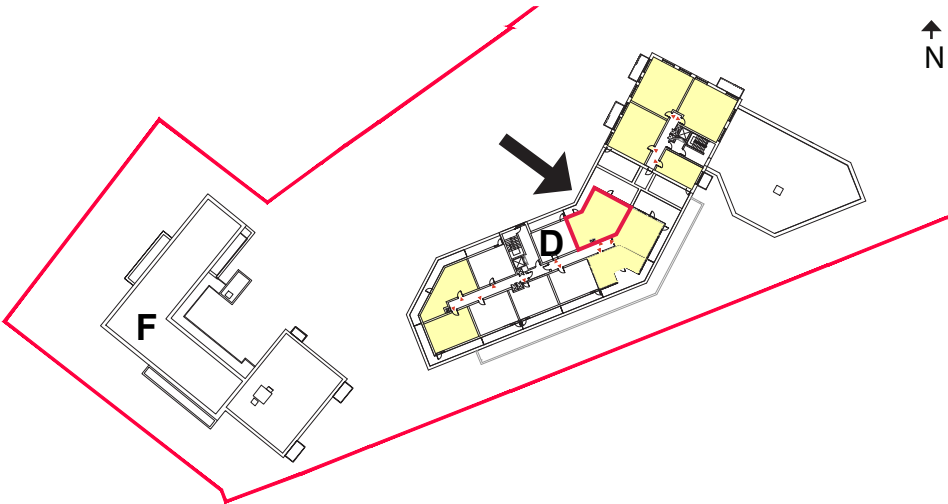
Apartment Type AS1

- (P) Primary View
- (S) Secondary View



Towards Public Open Space

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) north West (S) West / North	Good unobstructed orientation
View	Unobstructed open view over Public Open Space	Views take in Landscape Terrace & St. Josephs House
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



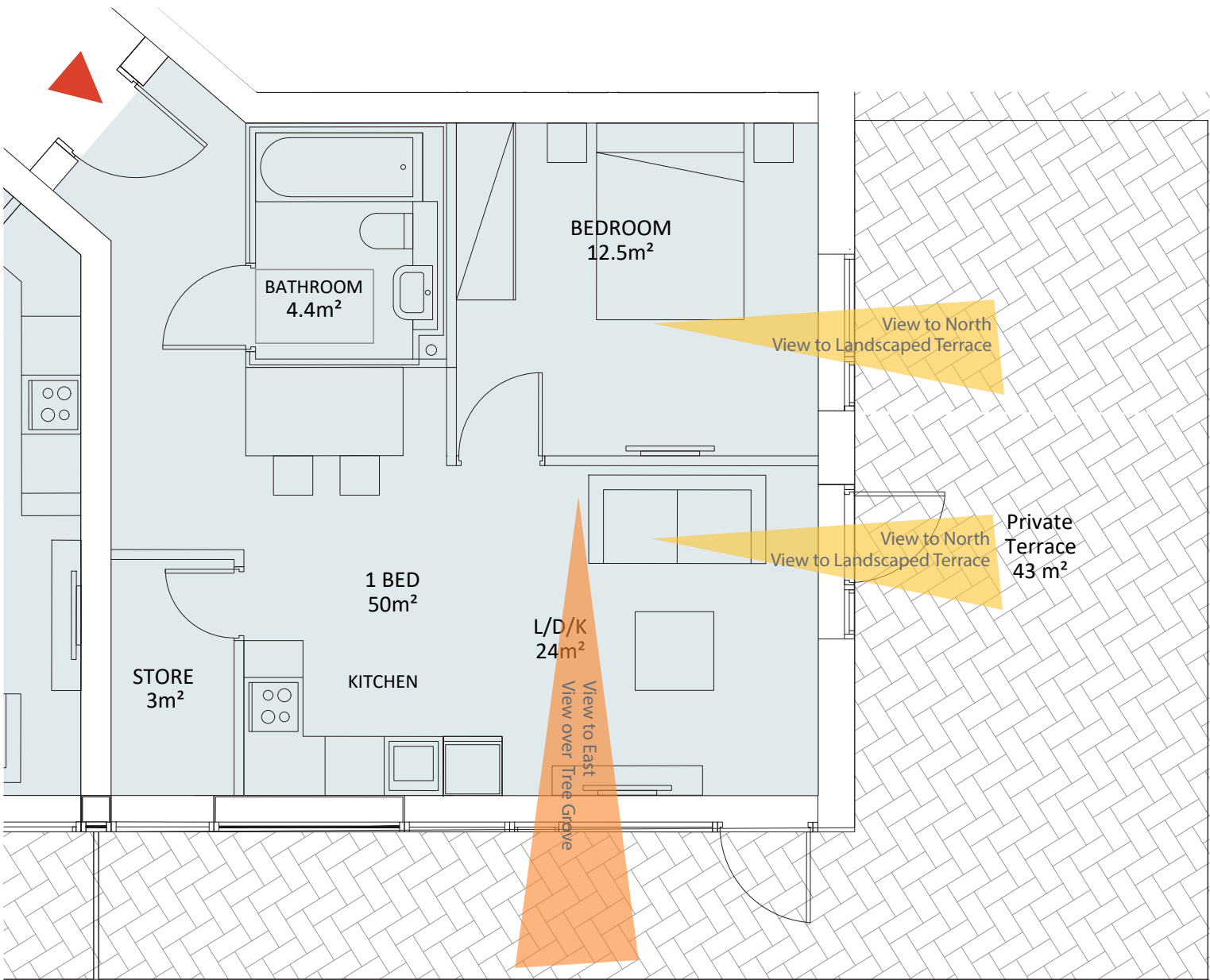
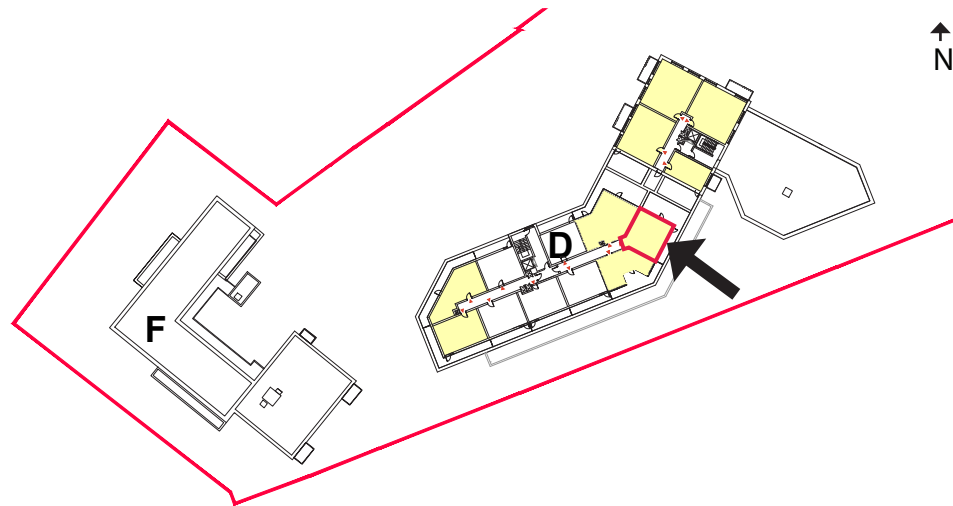
Apartment Type A213

- (P) Primary View
- (S) Secondary View



Towards Tree Grove

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) East (S) North East	Good unobstructed orientation
View	Unobstructed open view over Tree Grove	Views take in Landscape Terrace & Leopardstown road
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



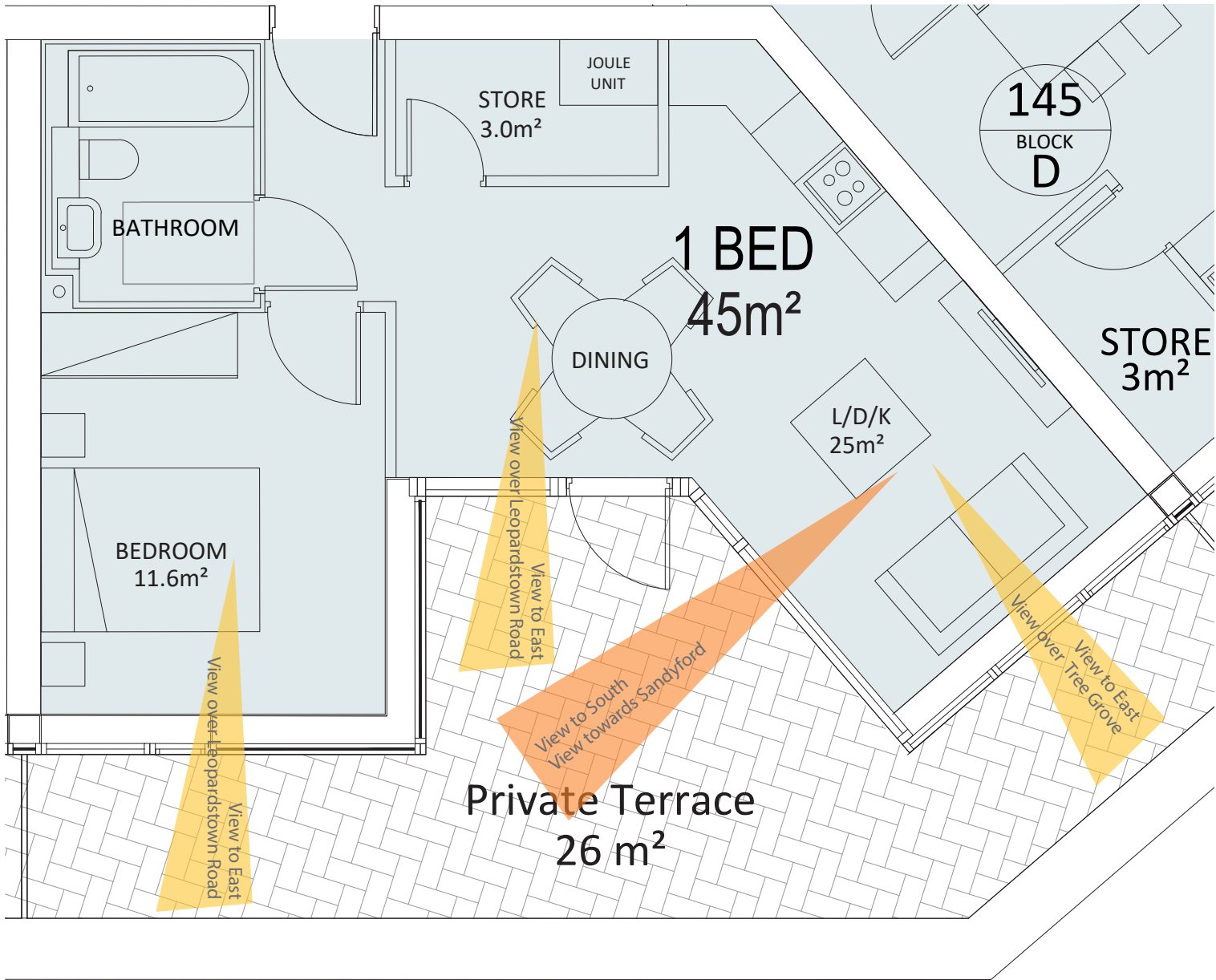
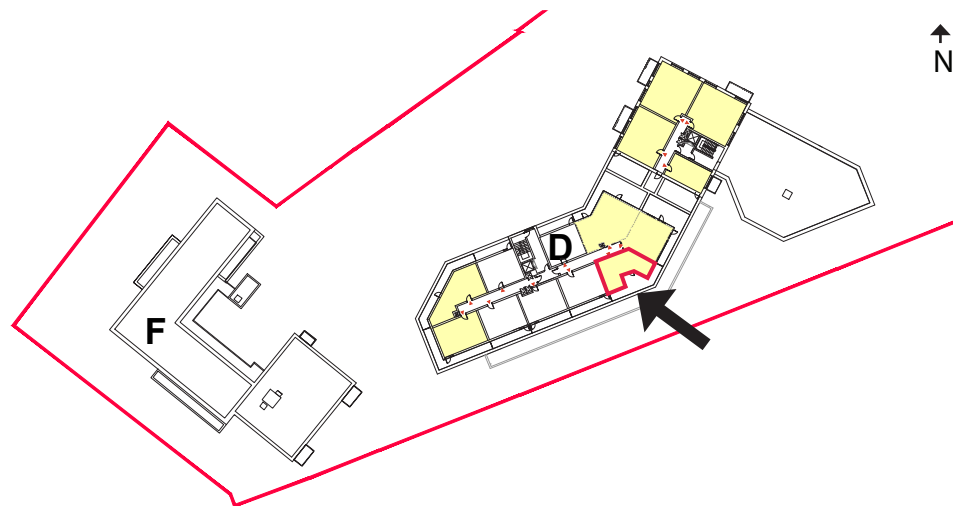
Apartment Type A15

- (P) Primary View
- (S) Secondary View



Towards Tree Grove, Leopardstown road & Sandyford

Design Principle	Parameters Achieved	Commentary
Aspect	Through Unit	
Orientation (P) Primary (S) Secondary	(P) South East (S) South	Good unobstructed orientation
View	Unobstructed open view over Leopardstown road towards Sandyford	Views take in Tree Grove & Landscaped terrace
Return Depth	N/A (through unit)	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	

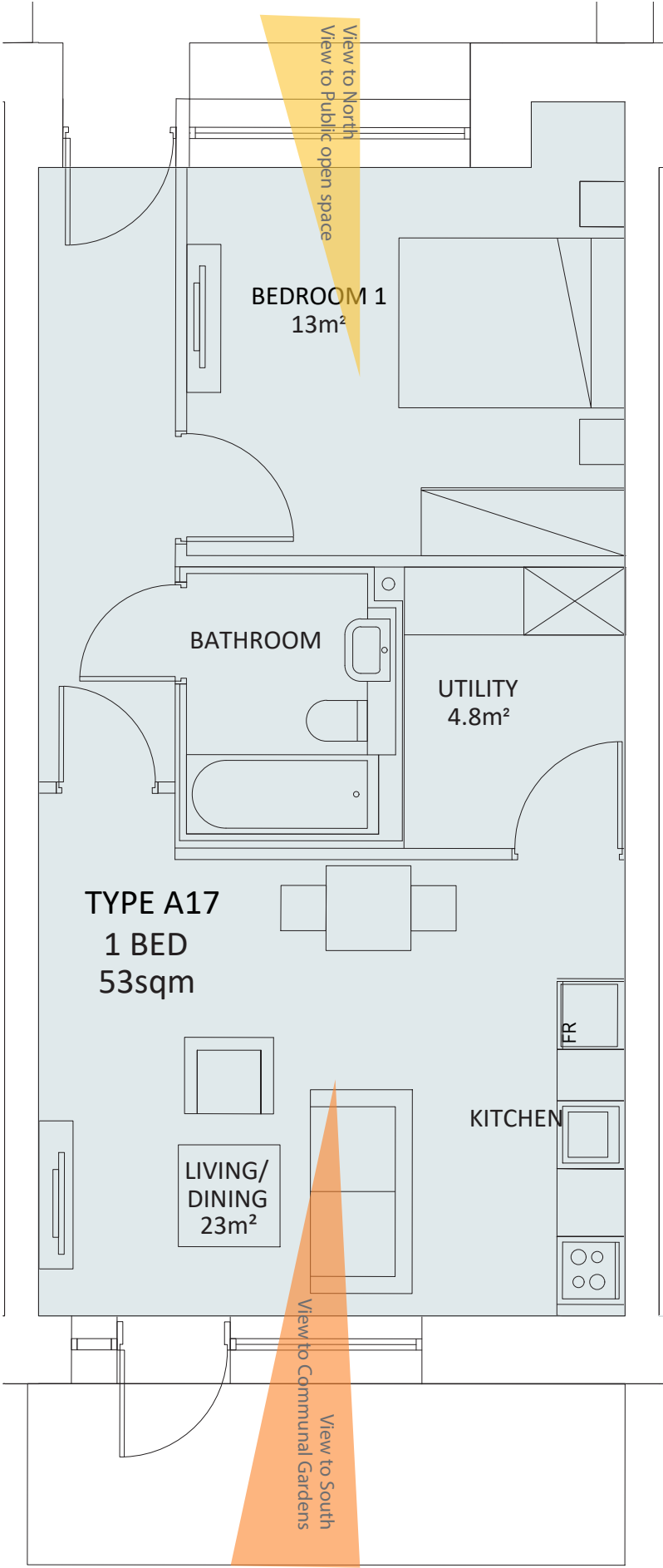
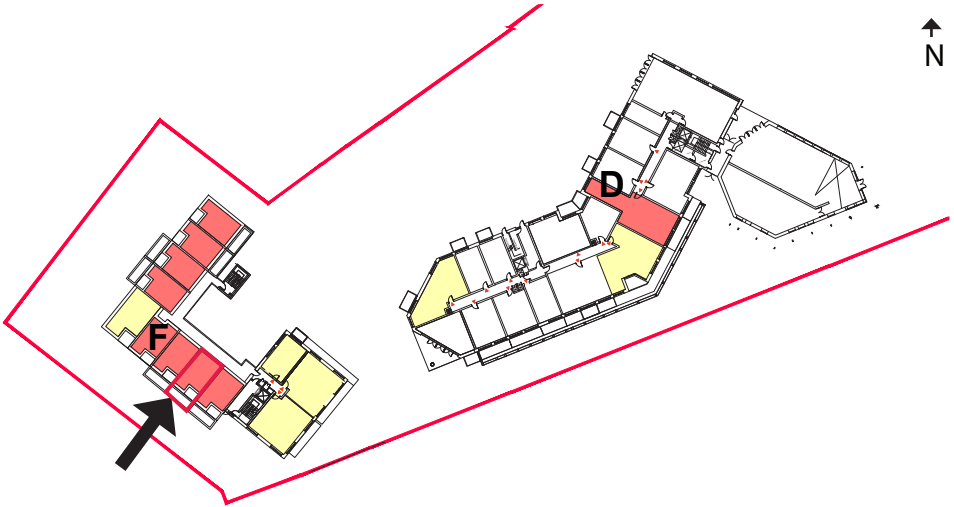


Apartment Type A14

- (P) Primary View
- (S) Secondary View

Towards Communal Gardens & Public Open space

Design Principle	Parameters Achieved	Commentary
Aspect	Through Unit	
Orientation (P) Primary (S) Secondary	(P) South (S) North	Good unobstructed orientation
View	Unobstructed open view over Communal Gardens	Views take in Public Open Space
Return Depth	N/A (through unit)	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



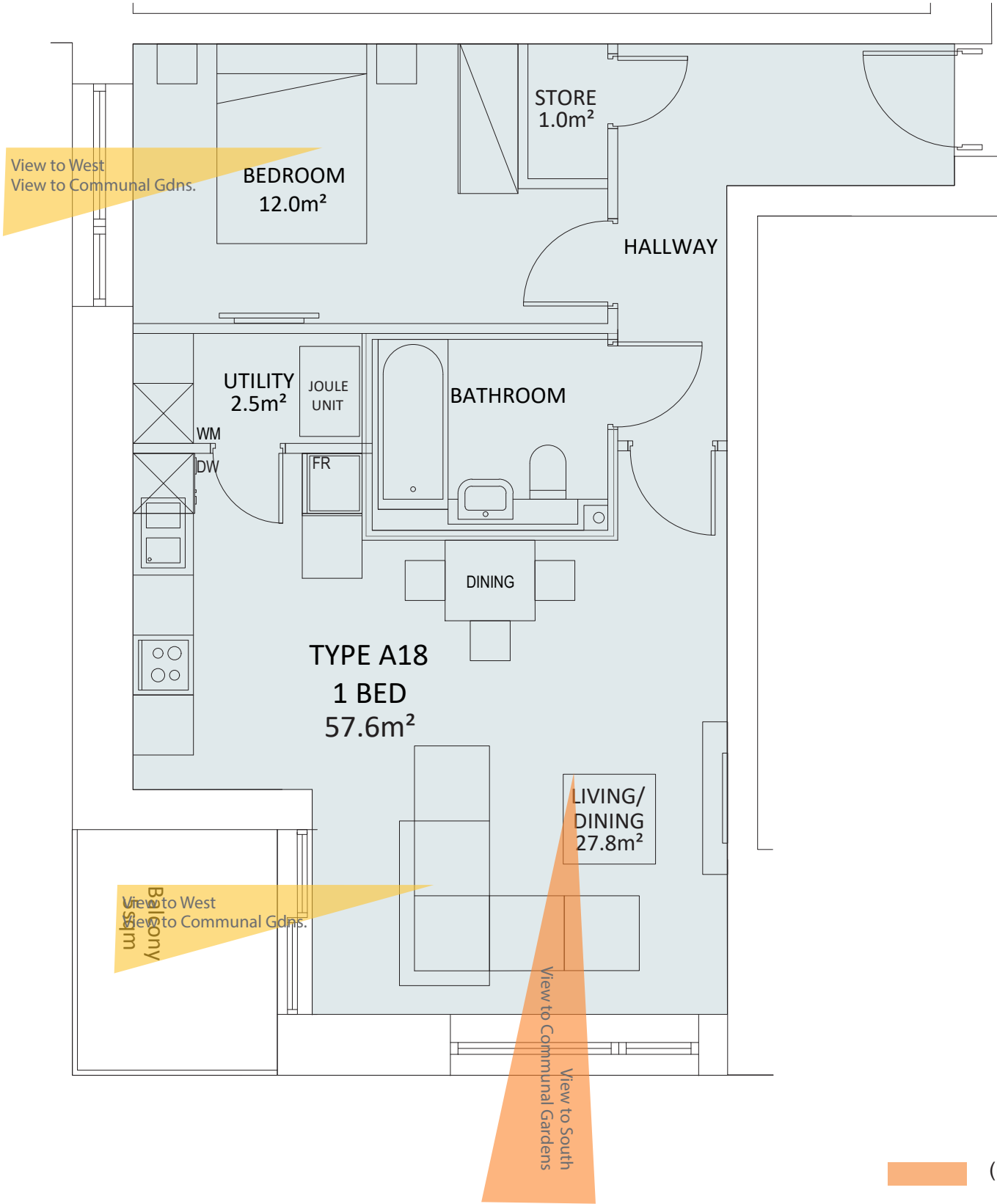
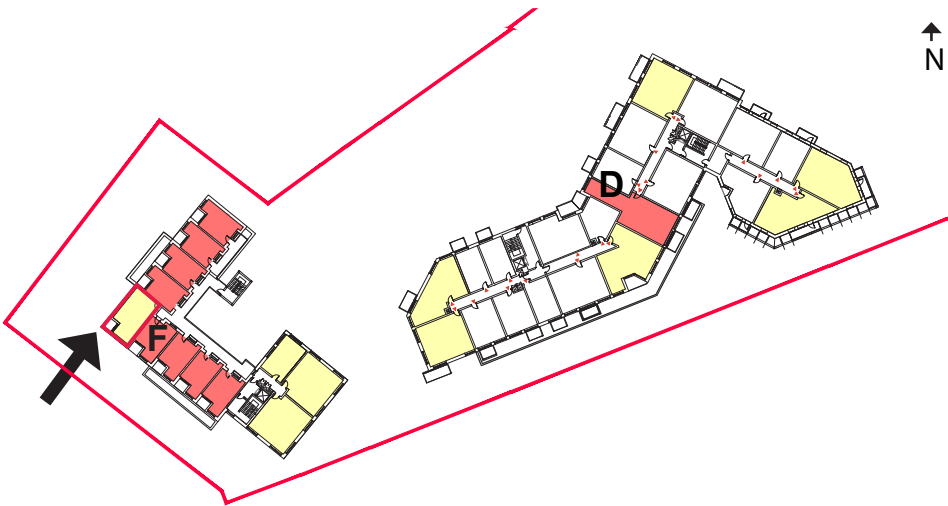
Apartment Type A17

- (P) Primary View
- (S) Secondary View



Towards Courtyard

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) South (S) East	Good unobstructed orientation
View	Unobstructed open view over Courtyard	Views take in Belvedere gardens & Woodland glade
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	

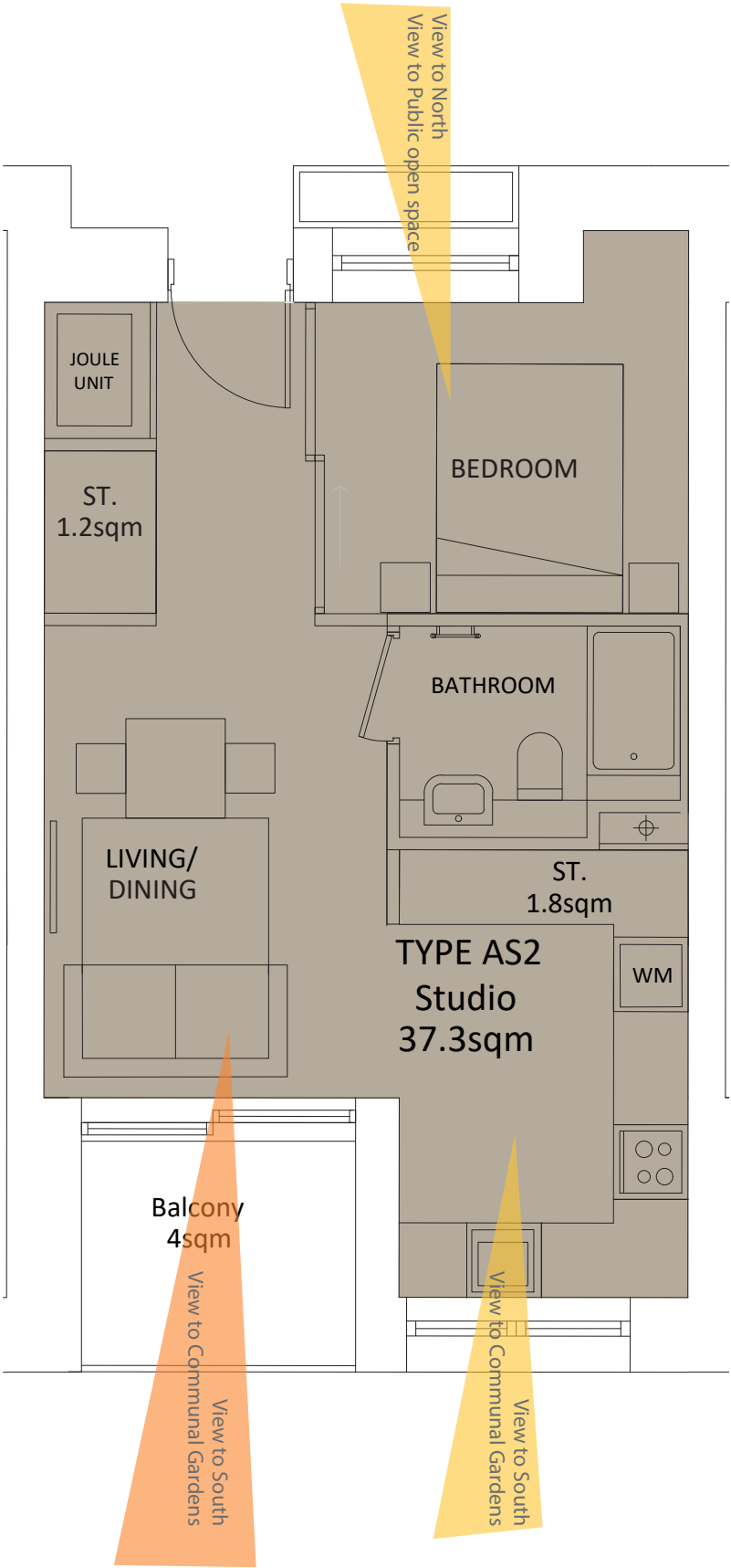
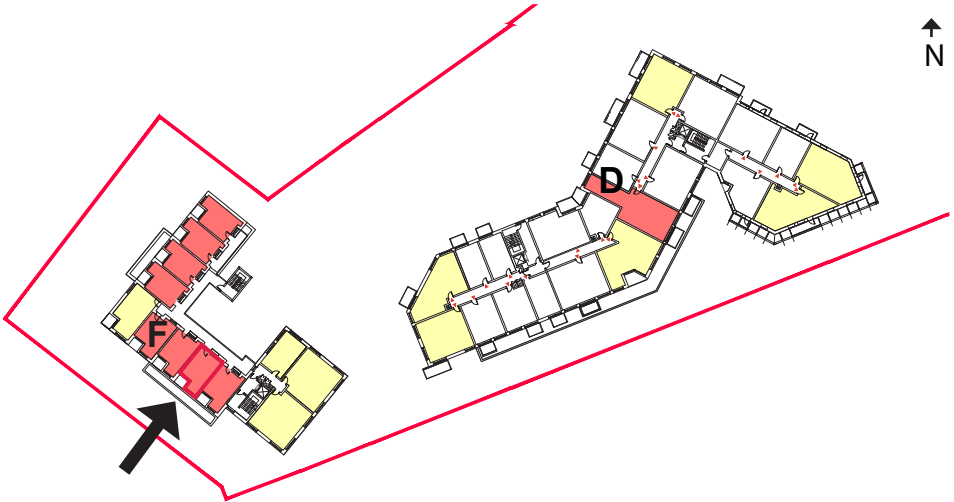


Apartment Type A18

- (P) Primary View
- (S) Secondary View

Towards Communal Gardens & Public Open space

Design Principle	Parameters Achieved	Commentary
Aspect	Through Unit	
Orientation (P) Primary (S) Secondary	(P) South (S) North	Good unobstructed orientation
View	Unobstructed open view over Communal Gardens	Views take in Public Open Space
Return Depth	N/A (through unit)	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



Apartment Type AS2

- (P) Primary View
- (S) Secondary View

NORTH FACING UNITS

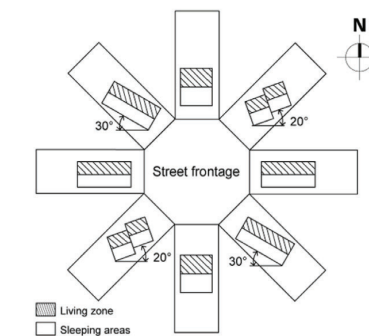


Introduction

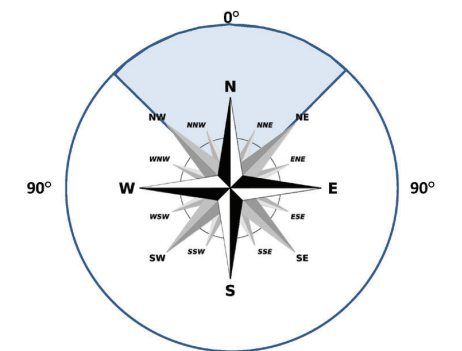
Single Aspect North Facing Units

Building Orientation

For the purposes of the guidelines north facing units are units that face predominantly* north, north-west or north-east and fall within a 45 degree angle of 0° (i.e. due north) as illustrated by the shaded area.



* Over 50 per cent of the facade.



Following the above guidance from the Apartment guidelines there are a number of units which marginally fall within the single aspect north facing category.

This due to the overall master planning design principles, in order to achieve continuity of building form and provide enclosure and sense of containment of external spaces within the overall urban design strategy. Further detail of this is provided by Block in the following page.



Introduction

Single Aspect North Facing Units

Summary

Block A	0
Block B	4
Block C	15
Block D	13
Block E	0
Block F	0

Total **32** **6.9%**

Where it has not been possible to avoid the single aspect North facing units we have provided design enhancements to some of these units where possible in order to improve overall quality of these units as follows:

Blocks B & C

Blocks B & C follow the tree line along the greenway offering connection to the Public Park beyond with a public route through the Public Open space from Leopardstown Road. In doing this there are a small number of North Facing units which benefit from the following:

- Providing an unobstructed view over the Greenway and to the Public Park beyond.
- Both Blocks create an active frontage to the Greenway which offers passive surveillance and helps to activate the route.
- Considerable set back from neighbouring properties due to Greenway route (>40m).

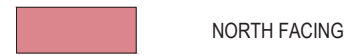
Block D

In terms of activating the homezone and creating Building frontage a number of north facing units resulted, however the following points should be considered:

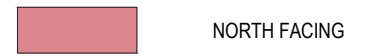
- Placing Amenity spaces on GF to reduce the number of North facing units within Block D.
- Providing an unobstructed view over the Plaza and the Courtyard.
- These units also have views over the communal gardens between Blocks B&C.

Typical Level Plan

NORTH ASPECT LEGEND



NORTH ASPECT LEGEND



Level 00 & 01 Plans

NORTH ASPECT LEGEND



NORTH ASPECT LEGEND



Level 02 & 03 Plans

NORTH ASPECT LEGEND



NORTH ASPECT LEGEND

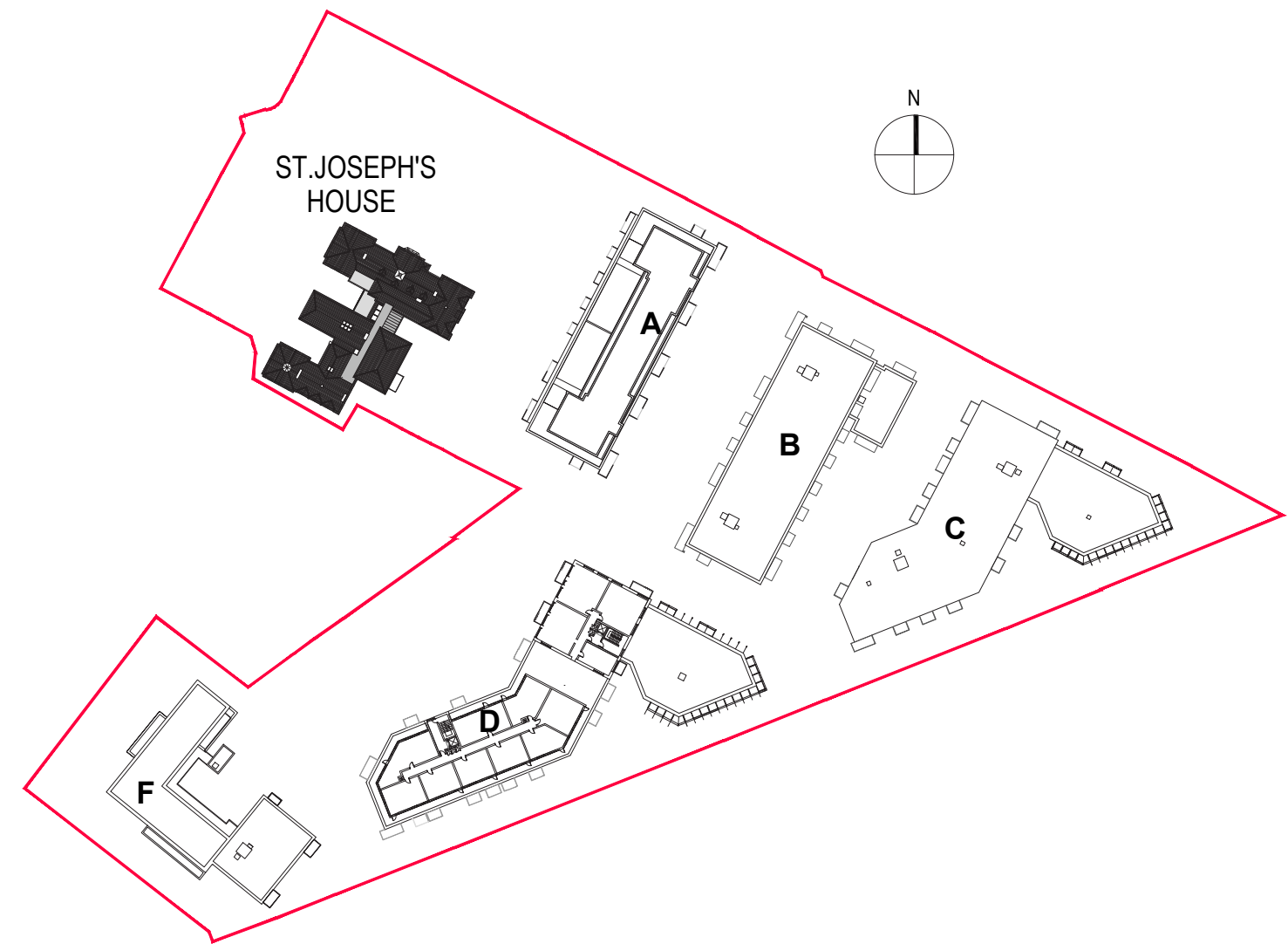


Level 04 & 05 Plans

NORTH ASPECT LEGEND



NORTH ASPECT LEGEND

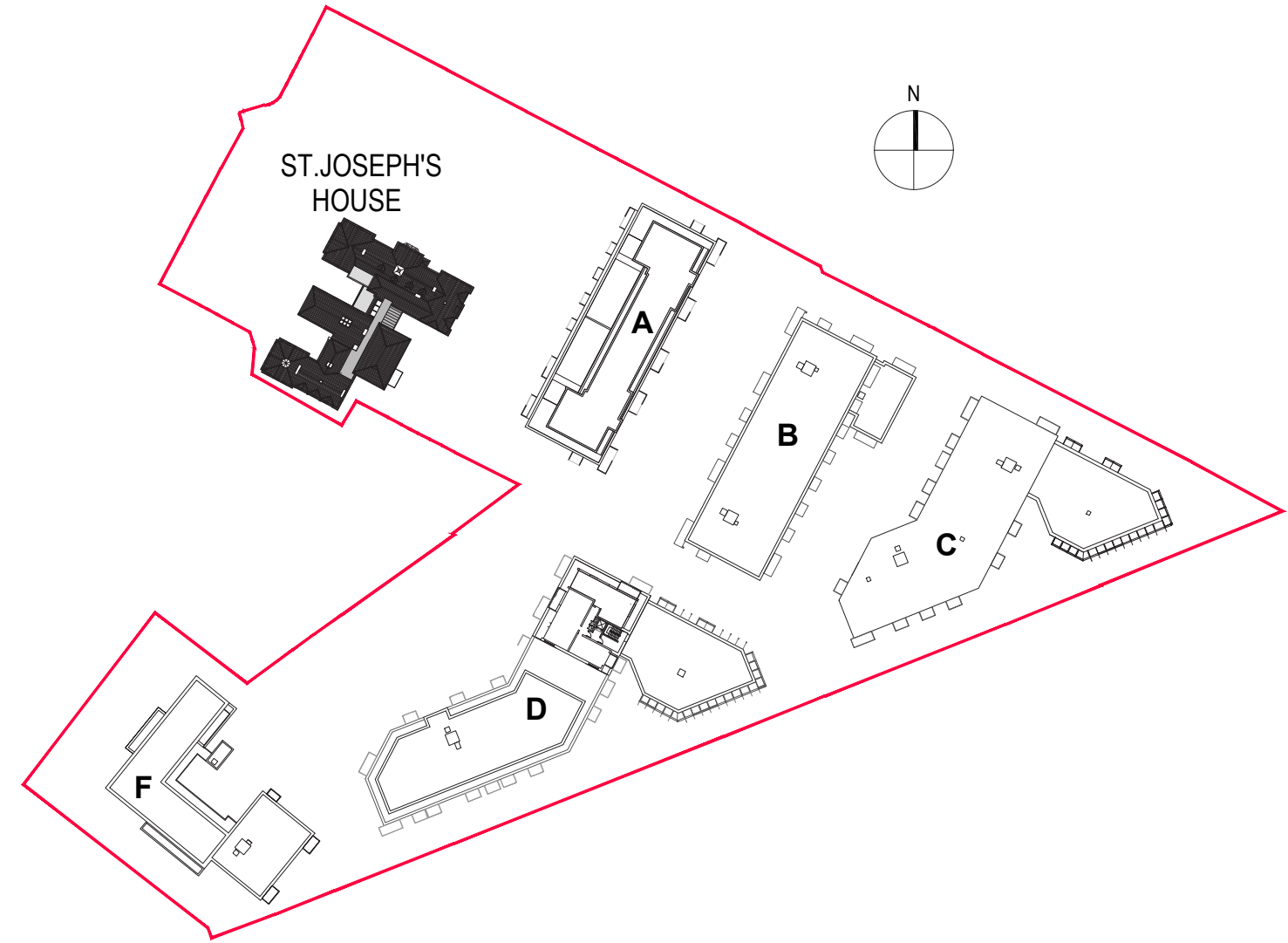
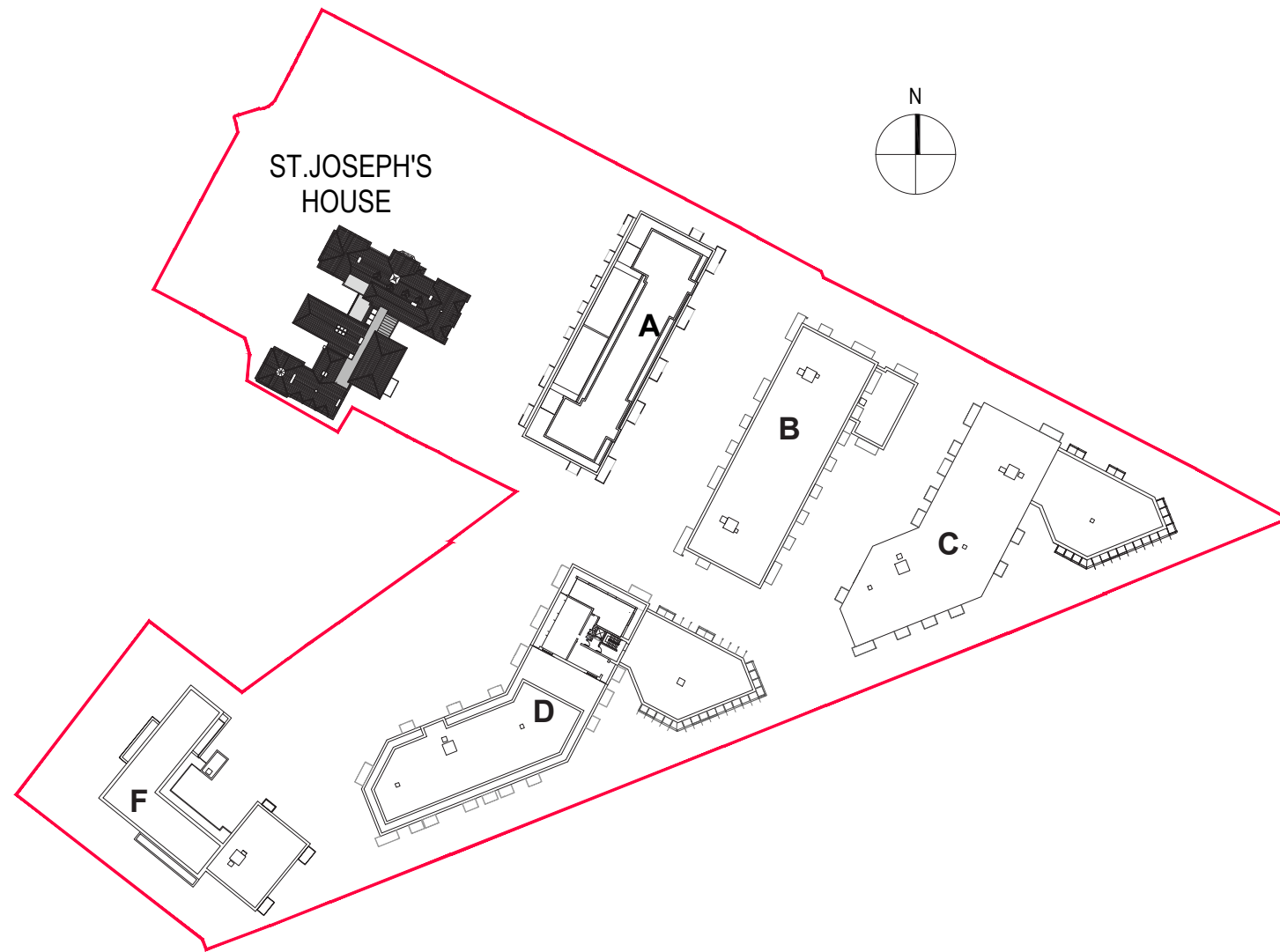
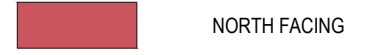


Level 06 & 07 Plans

NORTH ASPECT LEGEND



NORTH ASPECT LEGEND



Level 08 & 09 Plans