#### SHD APPLICATION

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3.0 DEVELOPMENT STATISTICS



### **DEVELOPMENT SUMMARY**

Accommodation Mix	Units (No)	%	
Studio 1 Bed Apartment 2 Bed Apartment 3 Bed Apartment	85 117 248 13	18.4% 25.3% 53.6% 2.8%	
Total Residential Units	463		
Development Summary	(No)	%	
Developable Site Area: Wider Site Area Site Coverage: Plot Ratio: Total Residential units: Part V: Dual Aspect:	2.588 Ha 2.747 Ha 29% 1.5 463 45 Units 232	9.7% 50.1%	
Density: Car Spaces: Bicycle Spaces:	179/Ha 259 968	0.55/unit	
Tenant Amenity Ratio: Communal Open Space Public Open Space Crèche Café	636 3,205 6,680 282 sqm 49 sqm	1.37 sqm 12.3% 25.8%	

		I	Part	V	Allocati	on	(45	units)
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Creche (38 children)

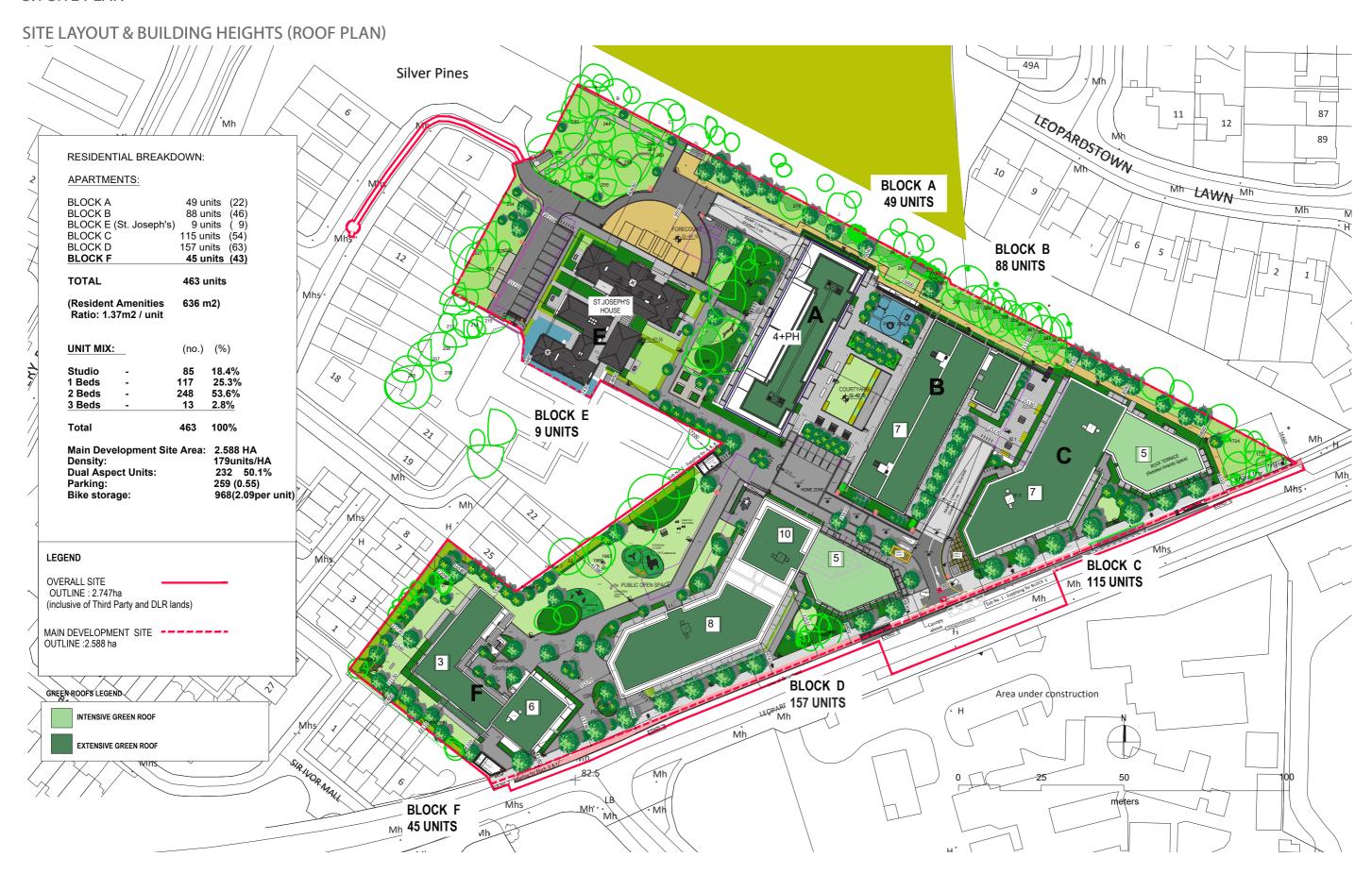
Residents Amenities

Cafe



<sup>\*</sup> Refer to drawings for the formal red line site boundary the image shown relates to the main development site

### 3.1 SITE PLAN





3.1 SITE PLAN
GROUND FLOOR USES





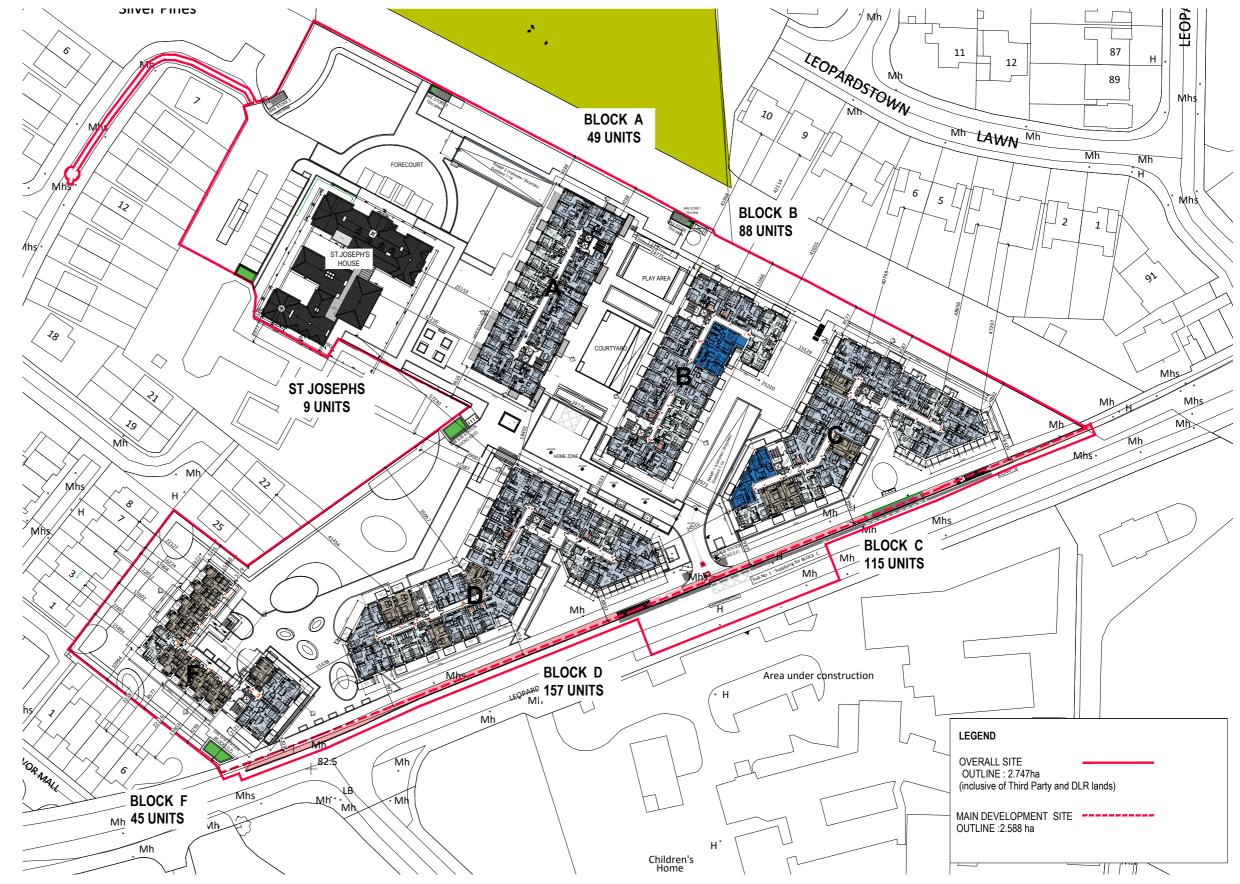
omahony pike

Residential Development at 'St. Joseph's House and Adjoining Properties', Brewery Road and Leopardstown Road, Dublin 18

3.1 SITE PLAN

TYPICAL UPPER LEVEL







Residential Development at 'St. Joseph's House and Adjoining Properties', Brewery Road and Leopardstown Road, Dublin 18

## 3.1 SITE PLAN

### **BASEMENT PARKING**





### 3.2 OPEN SPACE



The overall provision of public open space is considered generous at 9,885 m2 and accounts for 38.19% of the site area. The requirement for communal space is based on the quantum of development while applying a minimum open space provision at a rate of 4m2 per studio; 5m2 per 1 bed; 7m2 per 2 bed and 9m2 per 3 bed. As such, an area of 2,778m2 is required.

In addition to the Public open space provided within the development, we are proposing a link to Leopardstown Park which is a public Park area, where a playing pitch is available for public use adjacent to the North boundary. The introduction of a 'tree walk' trail along the Northern boundary provides an attractive exercise path and links the series of resident's courtyard spaces with the adjacent public park facility and greenway cycle route.

Private formal gardens define the curtilage of St. Joseph's house while a formal forecourt further enhances the setting. All landscape elements and public open spaces are connected throughout the development with pedestrian and cycle pathways. With the addition of communal courtyards formed by the massing along Leopardstown road offering variety along the length of the site. The large portion of Public open space allows connectivity right through the site from Leopardstown road between blocks D & F leading through to the access provision to the Public park beyond the site and to the adjacent greenway.



## 3.3 GREEN ROOF STRATEGY





## 3.4 SEPARATION DISTANCES



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## 3.5 TYPICAL UNIT APARTMENT TYPES

