

ARCHITECTURAL DESIGN STATEMENT WHITE PINES EAST SHD | DUBLIN 16

ARDSTONE HOMES LTD.

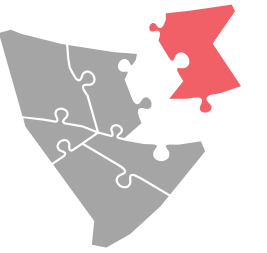
MARCH 2021



John Fleming Architects



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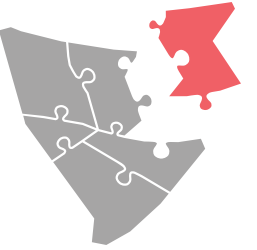
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00 INTRODUCTION PROJECT TEAM



This Architectural Design Statement has been compiled in collaboration with the following design team:



Client
Ardstone Homes Ltd



Planning Consultant
Tom Philips Associates



Architect
John Fleming Architects



Civil & Structural Engineers
DBFL Consulting Engineers



Mechanical & Electrical Engineers
O' Connor Sutton Cronin
Consulting Engineers



Landscape Architect
Mitchell + Associates

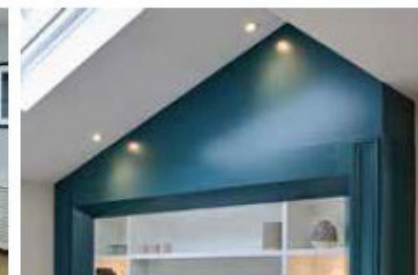
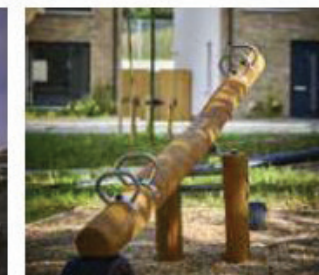
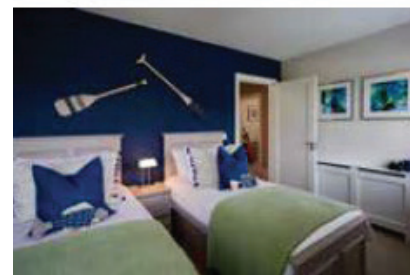


Fire Consultant
Michael Slattery Associates

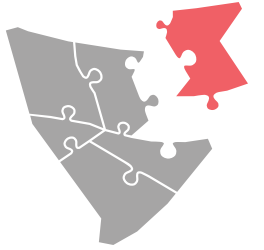


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The team has a strong track record of collaboration, having designed and delivered numerous residential schemes throughout Ireland together. Selected projects include Castle Farm in Naas, An Fuarán in Oranmore, Furness Wood in Johnstown and Muileann in Kinsealy. Selected image below:



00 INTRODUCTION TO THE SCHEME



The application lands at White Pines East offer an exceptional opportunity to provide an exemplary residential development on the foothills of the Dublin Mountains.

The subject site is effectively one of the two remaining pieces in the overall White Pines masterplan, where the applicants, Ardstone Homes Ltd have already delivered two very high quality housing schemes and are currently building supporting retail and childcare.

The completed phases which provide low to medium density 3, 4 and 5 bed housing, will now be complemented by higher density 1 and 2 bedroomed apartments and duplexes. This blend of unit types, intended to be available both for sale and for rental, will provide a properly balanced new community, with accommodation options available to suit all demographics.

Ardstone Homes and the Design Team have extensive experience in the delivery of large residential schemes, and have also, over the last three years gained considerable experience and enthusiasm for the Strategic Housing Development (SHD) planning process. To this end, the application proposal has been through a long and fruitful design evolution, starting with Section 247 meetings with the Local Authority Planning Department, then adapted to reflect their comments and inputs, leading to the SHD tripartite meeting with An Bord Pleanala, and again extensively amended and further improved, before finalising the design as now submitted.

A comparison of the layout and design originally tabled with the design now being submitted shows how much this collaborative and constructive process has benefitted the scheme, and how much the applicants have listened to the issues and opinions of South Dublin Co Co and ABP. Areas that have received particular design development are overall density which has been reduced by more than 30%, so that the transition from low density housing to higher density apartments is more gradual, graceful and where two and part three storey duplex units are utilized to act as intermediate steps in the building heights, from houses to apartment blocks.

The reduction in overall numbers has also allowed other concerns of APB to be fully addressed, including reducing the overall heights of the proposal from a highest block previously 8 floors, and now 6 floors (and now generally 4 and 5 floors) considered more

appropriate given the setting at the foothills of the Dublin Mountains, and adjacent to lower density housing schemes. The reduction in height has further benefited the scale and massing relationship with Stocking Avenue. Here, the topography rises quickly to the south eastern corner of the application site, with the remainder of the site being substantially level, allowing the designers sit the blocks into the slope, in a series of gentle steps.

Other enhancements to the proposal brought about through the SHD process include greater segmentation of the blocks, encouraging more ground level interaction, movement and views from the public areas such as the spine road into the private and semi private open spaces. At the same time, the incorporation of additional stair and lift cores has improved the provision of dual orientation apartments to over 55% of the units, also reducing the numbers of apartments sharing single lifts. The reduction in density has also allowed all carparking to be provided at surface, carefully integrated into the landscape design, and a substantial increase in the quantum of open space as well as improvements in the quality of the open space. Evidence of the commitment of Ardstone Homes and their design team to the delivery of first class landscaping and open spaces, can be seen immediately next door in White Pines North and South.

Finally, the proposal includes significant space for internal amenities for the use of residents (lounges, gym, private dining and play area), in addition to a 550sqm Community Facility for the use and enjoyment of all residents in the overall White Pines masterplan neighbourhood and other local communities. This is located conveniently at the entrance to this phase on Stocking Avenue.

We are very confident that this proposal, which has gone through a lengthy and thorough design evolution process, represents the ideal type, mix and layout of accommodation that can be comfortably provided on these lands. The proposal is appropriate in scale, massing, site organisation and density allowing it play its part in the delivery of the overall White Pines masterplan. It will, when completed, substantially fulfill all the planning objectives and standards of South Dublin County Council, An Bord Pleanala and National Housing Strategies, providing all the essential ingredients for a high quality, sustainable residential community.

00 INTRODUCTION

CONSULTATION WITH SOUTH DUBLIN COUNTY COUNCIL

On the 6th of March 2020 a Section 247 meeting was conducted at the offices of South Dublin County Council, and attended by officials of the County and members of the design and developer team. A number of specific issues, concerns and suggestions were raised, and constructive criticism provided by the local Authority that was recorded in the 247 response, which informed the design and developer team of where and how the design should be progressed. The points raised and the design response are listed below (items 1 - 3). The updated and developed design that reflect the local Authority comments, was then further advanced and presented to ABP, as the formal SDH pre application meeting held on in September

1 - CAR PARKING

The total of 313 car parking spaces, of which 167 were undercroft, was considered too high. The ratio was 0.87

DESIGN RESPONSE

The number of proposed external car parking spaces was reduced. The new figure is 291 spaces in total, of which 121 are external, bringing the ratio to 0.81

ITEM 2 - PRESENTED TO SDCC



ITEM 2 - AS AMENDED



2 - DUPLEX BLOCKS

The single-storey apartments to the west of the development did not have sufficient private open space, and they overlooked neighbouring properties.

DESIGN RESPONSE

We have reduced the total number of Mews houses from 5 to 3, getting rid of the southernmost Mews in order to avoid overlooking neighbours' back gardens. A reduction in the ground-floor area of the units has increased the size of the private open space.

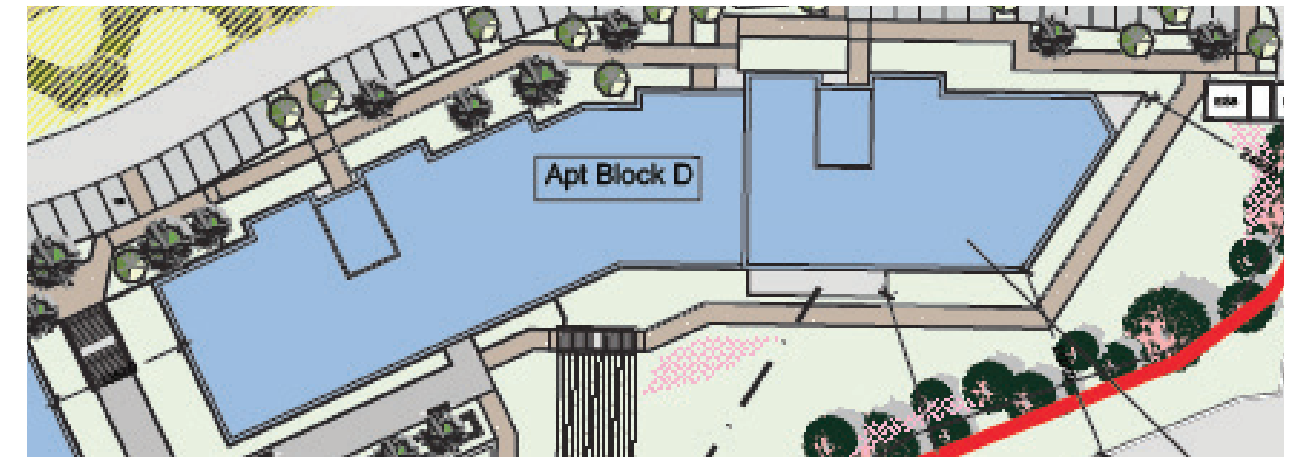
3 - MORPHOLOGY

The length of the perimeter buildings should not result in a large monolithic block.

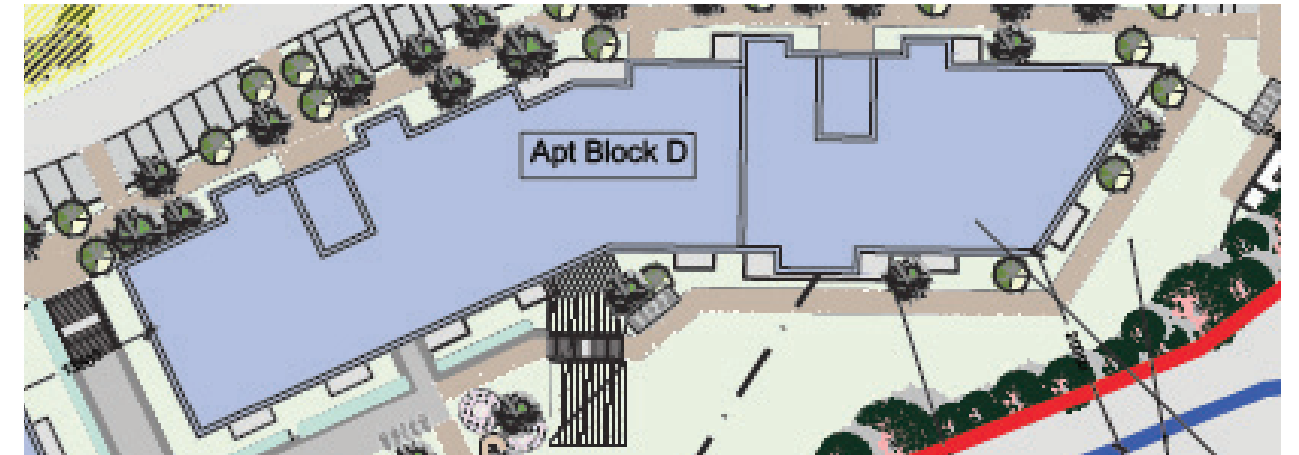
DESIGN RESPONSE

The block has been visually broken down into smaller units through changes in height and articulation of the facade. This process has also enabled us to reduced the number of north facing units and increases the overall number of dual aspect units.

ITEM 3 - PRESENTED TO SDCC



ITEM 3 - AS AMENDED



00 INTRODUCTION

CONSULTATION WITH AN BORD PLEANÁLA

On the 9th of September 2020 an SHD pre -application consultation meeting with An Bord Pleanála took place online due to COVID-19 restrictions. Following the detailed discussions and inputs received, including the official APB Opinion, the design team further developed the proposal and worked to incorporate the comments as outlined below.

1 - HOUSING QUALITY ASSESSMENT & DUAL ASPECT UNITS

A Housing Quality Assessment is requested to be submitted alongside the final submission. Further justification is required regarding which units are considered to be dual aspect, especially where units have articulated facades.

DESIGN RESPONSE

A comprehensive HQA has been included as part of our planning submission. With regard to the percentage of Dual Aspect Units, the number of lift and stair cores was increased to provide more fully dual aspect units, giving a new total of 133 units that equates to 55% of the total provision.

2 - DENSITY

It was agreed that the density of the scheme was quite high when compared to its immediate neighbours the existing urban grain. Particular emphasis was given to the impact that this may have upon the existing services and the public transport network in the area.

DESIGN RESPONSE

Considerable steps were taken to reduce the overall density of the scheme. The development has been reduced by over 30% from 359 units to 241 units. Thus, the revised overall density of the site has reduced from 120 units/Ha to 81 units/Ha. This density when blended with the other phases of White Pines gives an overall neighbourhood density of 44 units/Ha.

ITEM 3 - PRESENTED TO ABP



3 - MORPHOLOGY

South Dublin County Council reiterated their concerns regarding the scale and massing of the blocks, with which APB concurred, that they considered too long, tall and bulky. Block D which faces the M50 on the northern boundary was of particular concern.

DESIGN RESPONSE

Block D has been replaced by two blocks (D&E) and the overall height reduced from 8 to 6 floors. This results in a more appropriate scale and massing and improves pedestrian permeability creating additional views and vistas through the site. Additional staircores and lift have also been incorporated with each core now serving fewer apartments.

ITEM 3 - AS AMENDED



00 INTRODUCTION

CONSULTATION WITH AN BORD PLEANÁLA

4 - DUPLEX BLOCKS

The proximity of the single storey mews houses to the site boundary and to existing residences in White Pines North was highlighted. There was concern that there would be excessive overlooking of the gardens and rear windows of the existing houses from the new five storey apartment blocks, and that the mews houses were too close to their western boundary.

DESIGN RESPONSE

Site specific designed Duplex blocks have been incorporated along this edge - located away from the boundary and designed to have the same character and scale as a conventional two storey house on their western elevation, but rising to a three story house on their eastern facade. This allows a more natural transition between the houses in White Pines North and the new apartments in White Pines East.

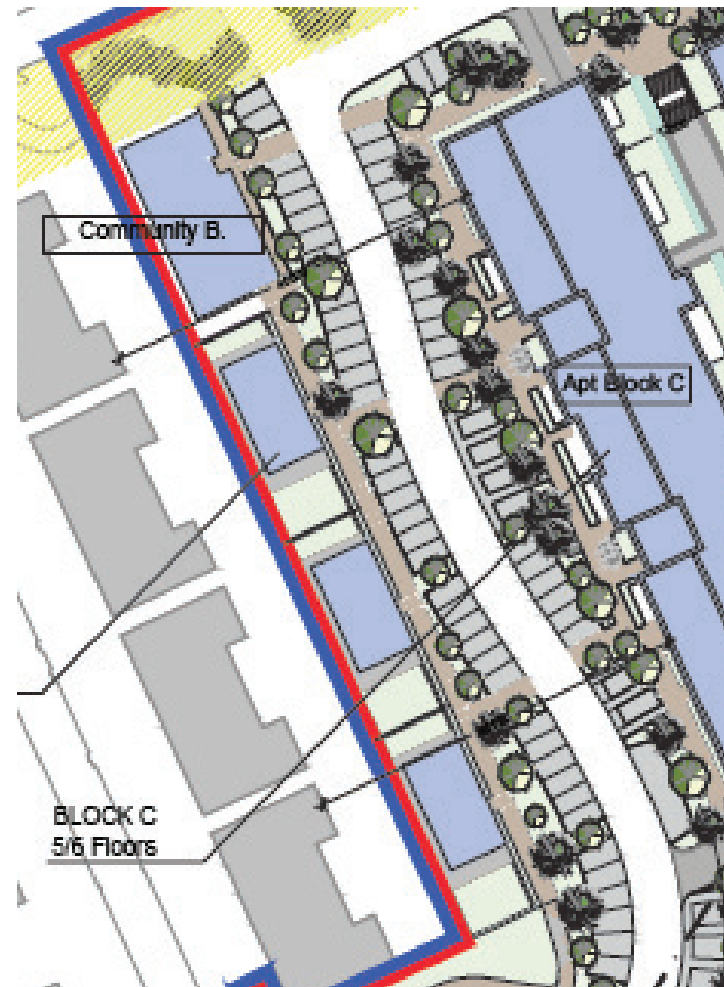
5 - COMMUNITY SPACE

It was requested that more community space be included and given greater prominence in any revised design proposals

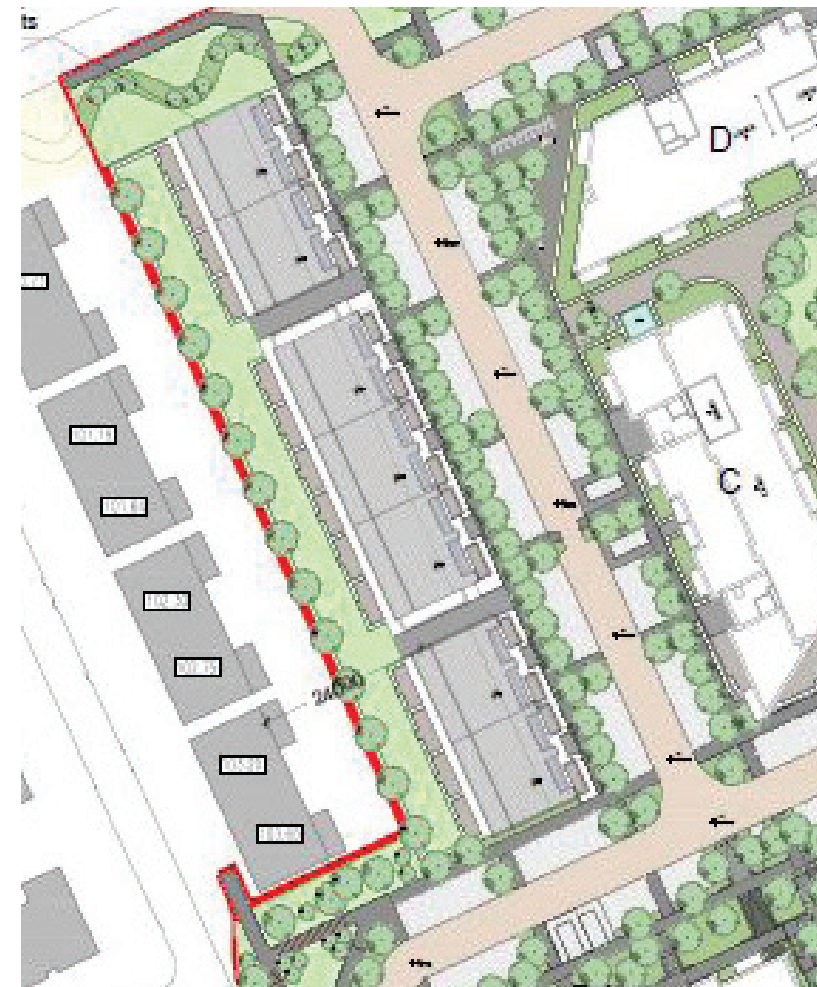
DESIGN RESPONSE

The community space has been relocated to a more prominent location within the overall White Pines neighbourhood - adjacent to the main entrance from Stocking Avenue and at the ground floor of Block A. The area allocated for community use has more than doubled from 195sqm to 552sqm, providing flexible and practical spaces for a wide variety of community functions.

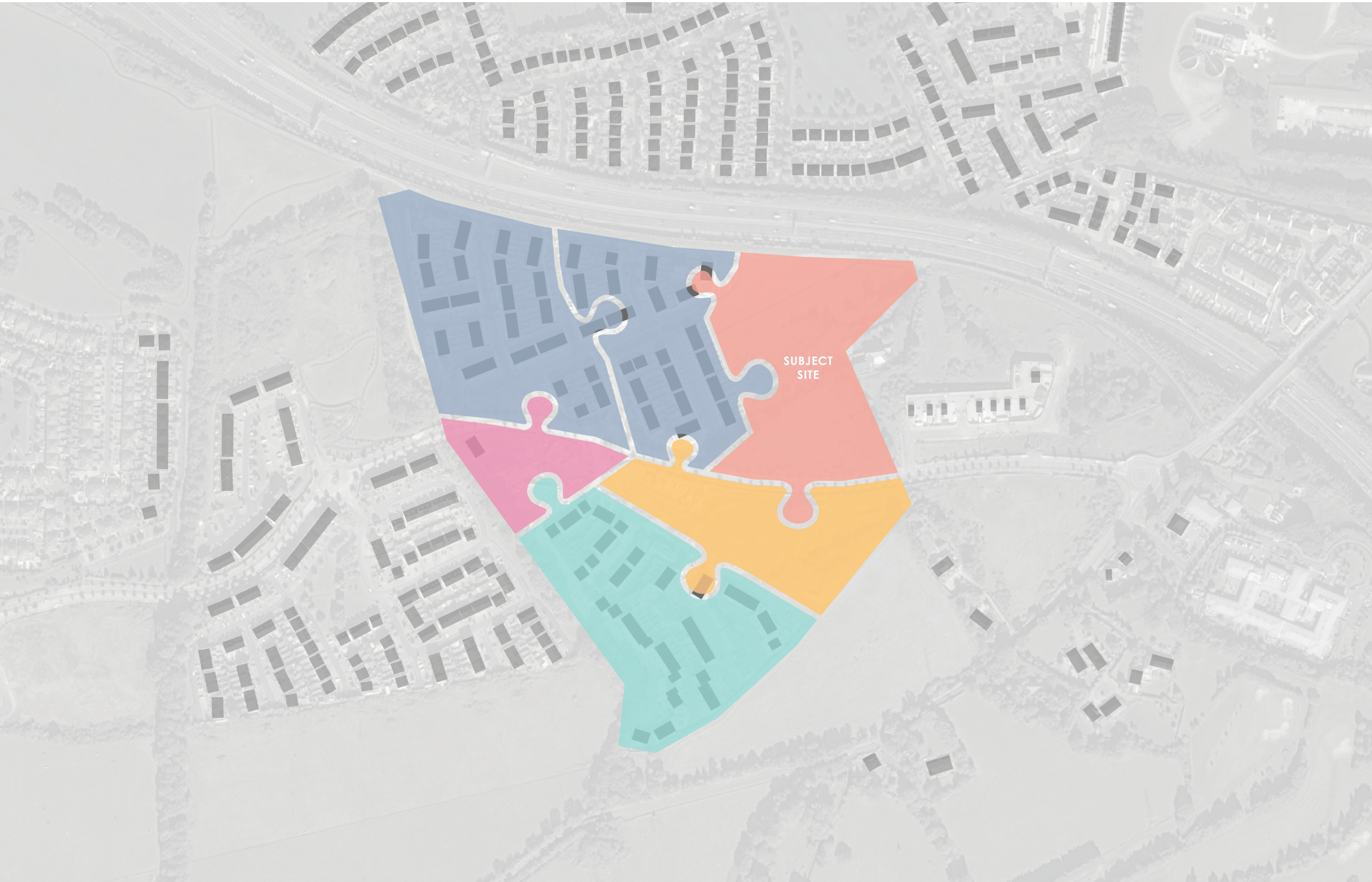
ITEM 4 - PRESENTED TO ABP



ITEM 4 - AS AMENDED

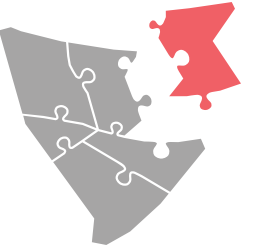


01 MASTERPLAN + VISION



01 MASTERPLAN + VISION

PROJECT VISION



This Design Statement has been prepared by John Fleming Architects in support of an application submitted by Ardstone Homes Ltd (the applicant). It sets out and describes the local context and explains the design strategies utilised within the White Pines East proposal, that will create a high-quality residential development that will reinforce and enhance the community in which it is located.

The proposed development at White Pines East is one of the final two components in the greater White Pines neighbourhood that will be submitted to An Bord Pleanála through the Strategic Housing Development process. The White Pines masterplan site comprises White Pines East (which is the subject of this application), White Pines North, White Pines South, White Pines Central & White Pines Retail/ Creche. It is envisioned that this scheme will complete the north-eastern corner of the White Pines masterplan, leaving only one remaining parcel of land in the south before the entire masterplan is delivered.

The White Pines neighbourhood has been designed holistically to provide an exceptionally well-balanced and complete outer urban community, offering a wide range of accommodation options - houses, duplexes and apartments - available to both purchase and rent. The locale will be well supported by shops, childcare, parks, play areas, community uses, internal and external amenity spaces.

The site is located directly south of the M50 at Rathfarnham and is bounded to south by Stocking Avenue. The proposed development will provide 241 no. residential units including 93 no. one bedroom and 120 no. two bedroom apartments, and 28 no. two-bedroom duplex units.

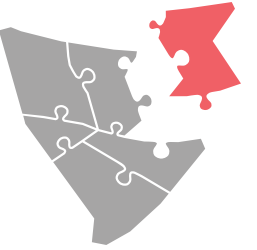
The apartment units are arranged over 5 separate apartment blocks which range from 4 to 6 storeys in height. Duplexes have been carefully designed to sit adjacent to the existing two storey houses and generate a gradual transition in scale and density across the greater White Pines area.

The White Pines East development will also include a series of communal amenity spaces including a coffee lounge, flexible multi-purpose rooms, meetings rooms, specific children's areas and a games room. This will build upon the community resources available across the greater White Pines neighbourhood.

Ardstone Homes have a proven track record in this locality, having delivered some 281 no. three, four & five bedroomed family homes at White Pines North and White Pines South and with creche and retail amenities currently under construction. As owners of the entire White Pines development area, Ardstone are committed to creating a vibrant and sustainable community at the foot of the Dublin Mountains.

01 MASTERPLAN + VISION

WHITE PINES COMPLETED + UNDER CONSTRUCTION



White Pines North

The first completed component of the masterplan, White Pines North consists of 175 no. houses ranging in size from 3 to 5 bedrooms. This low to medium density scheme was completed in 2019 and forms the foundation of the White Pines masterplan.



White Pines Retail

At the heart of the White Pines neighbourhood is the provision of convenient facilities for both retail and childcare. Measuring over 2,000 sqm, construction of this phase commenced on site in August 2020.



White Pines South

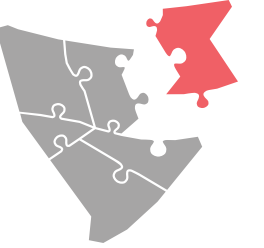
Consisting of 106 no. houses, White Pines South is again a low to medium density scheme which builds on the success of the masterplan. This phase caters largely to families with homes ranging from 3 to 5 bedrooms. White Pines South is also complete and occupied.



Aerial views | Not to scale

01 MASTERPLAN + VISION

COMPLETING THE PUZZLE



Aerial views | Not to scale



White Pines East

In the subject development site, we aim to provide 241 no. units aimed at smaller families and individuals in 1 and 2 bedroom apartments and duplex units. This phase of White Pines constitutes a mid to high density scheme. This proposal also include additional community facilities, meeting and multi-purpose rooms to supplement the amenities across the White Pines masterplan, which are available to the wider White Pines community.



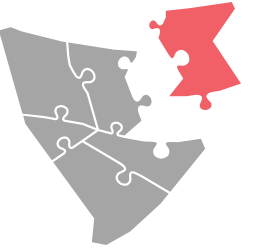
White Pines Central

This scheme is currently at Pre-Planning stage and also intends to broaden the type of homes available at White Pines. It will provide a medium density housing development. Proposals currently provide 137 no. units ranging from 1 to 3 bedroom in size. This scheme will complete the White Pines masterplan.



01 MASTERPLAN + VISION CREATING A COMMUNITY

The White Pines Masterplan provides for a dynamic new community that has the potential to grow into a self sustaining area where residents can live, work and spend their free time. White Pines East will also provide additional services and amenities to neighbouring residential schemes.



01 MIX

The overall White Pines Masterplan provides a variety of residential options, including properties for rent and purchase. The four phases will include 1, 2 and 3 bed apartments, as well as 3, 4 and 5 bed houses. These are supported by generous open spaces and internal amenity spaces for people of all ages to enjoy.



White Pines East - Subject Site



White Pines South



White Pines North



White Pines North

02 AMENITIES

The White Pines Masterplan includes a variety of amenities to serve its own community as well as the neighbouring residents. The White Pines East community room in Block A includes two multifunctional rooms, a large meeting room, a kid's room, a cafe area along with lounge spaces for the residents to meet and relax. A resident's amenity space is proposed in Block C which includes a small gym and lounge spaces.



White Pines South

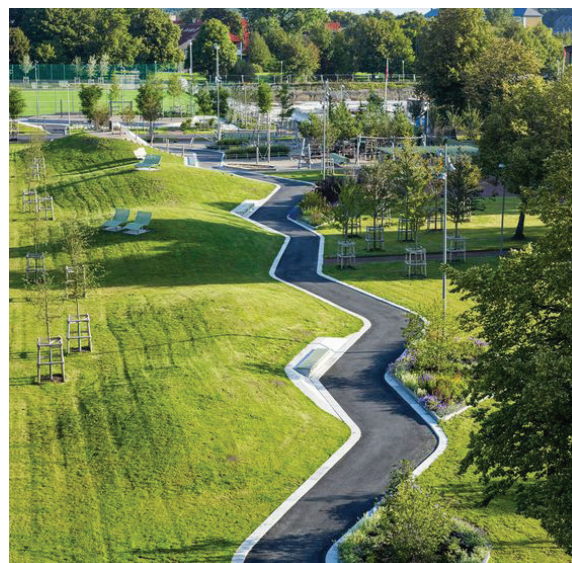
03 WHITE PINES RETAIL

White Pines Retail provides 1479 sqm single storey retail space which will serve as a local hub and destination in the wider community. A three storey 577 sqm creche building is also proposed. These are within walking distance of all houses within the White Pines community.



04 GREEN SPACE

Providing green spaces is key to the overall objective for the White Pines Development. "White Pines Meadow" already runs parallel to the M50 along the White Pines North development and is designed to continue through the White Pines East scheme, creating a natural link between phases and ample play area for children and adults. There is a large playground area in White Pines South and White Pines East incorporates natural play features within the landscape design.



White Pines North

05 CONNECTIVITY

A variety of well lit paths have been proposed to provide walking, running and cycling routes for residents throughout the scheme. This has the added benefit of connecting the schemes and creating permeability and providing shortcuts between the sites.



01 MASTERPLAN + VISION

MASTERPLAN DENSITY

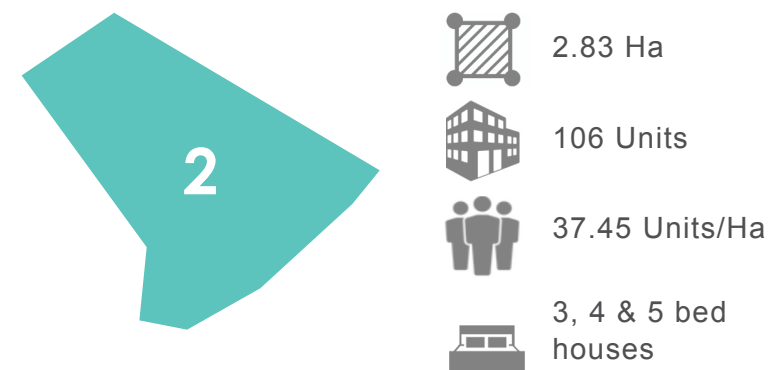


Aerial views | Not to scale

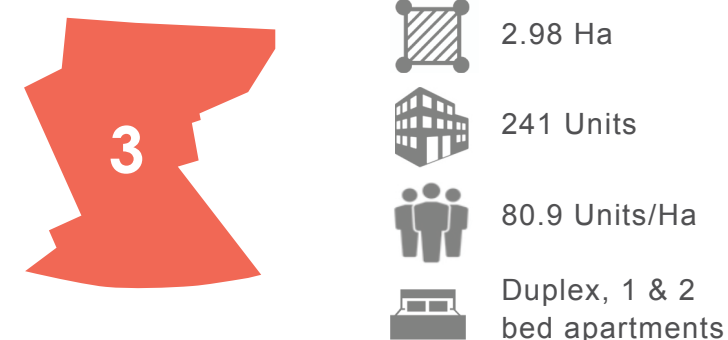
White Pines North - Complete & Occupied



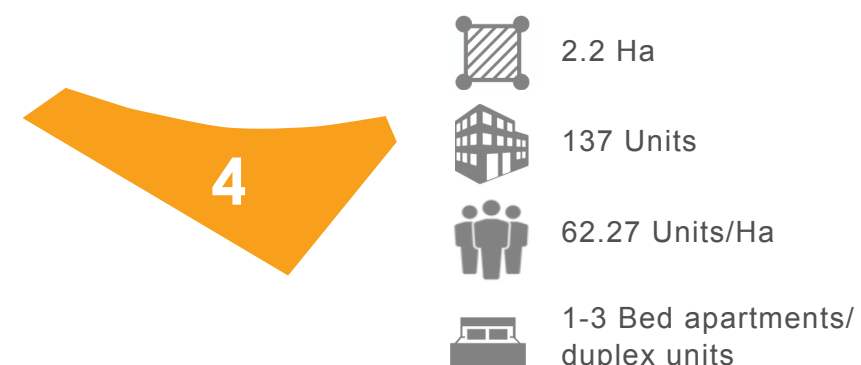
White Pines South - Complete & Occupied



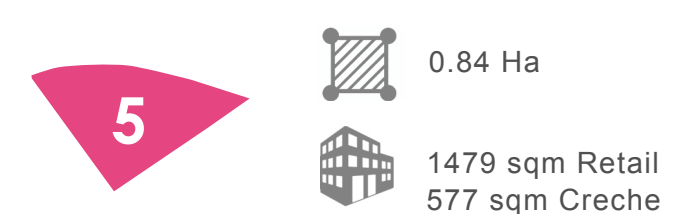
White Pines East - Subject Site



White Pines Central - Pre-App Tripartite Feb 2021



White Pines Retail - On Site August 2020

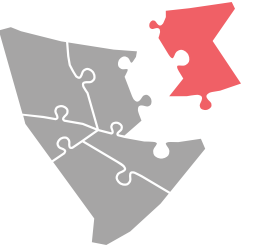


White Pines Overall Development Statistics



01 MASTERPLAN + VISION

PRIMARY BUILT FORM



The overall site strategy responds to the strong geometry set up by the earlier phase, which are now complete, to the topography of the site and to the specific physical features of the site.



01 MASTERPLAN + VISION

WHITE PINES MASTERPLAN

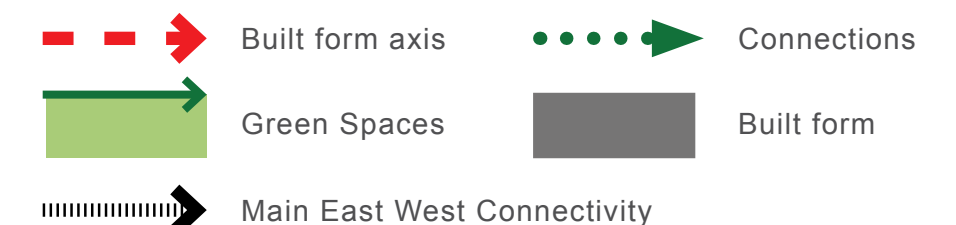


The overall geometry has been established primarily by White Pines North, it being informed by the M50 motorway to the north, the main drainage wayleave, diagonally bisecting that phase, by the meandering curve of Stocking Avenue. The predominantly northwest/ southeast alignment of the houses in White Pines North, the wayleave and Stocking Avenue, are all reflected in the subject site. This clear geometry contributes to the clarity and uniformity of the overall masterplan.

The topography of the site includes a steeply sloping southern end, equating to approximately one third of the site area that then levels out midsection leading to the northern edge.

We have utilised apartment blocks in this phase, as having elevators they can best accommodate the changes in levels, and the specific issues of accessibility and Part M requirements. The apartments which are inherently taller than houses can also be successfully set out so that when viewed from the north, they sit well below the foothills of the Dublin Mountains, with Stocking Avenue rising behind them. Again specific physical features of the site are addressed, including continuation of the very successful running /cycling path along the northern edge, retention and protection of the trees along the eastern edge, protection of the amenity of the neighbouring houses, both the houses in White Pines North, on the western boundary and the older Green Acres house on the east. The organisation of the site also affords access for the future redevelopment of Green Acres and the wayleave which runs diagonally through the sites acts as constructive and dynamic feature providing a beautiful meadow, with a curving path running through it.

These strong features and spatial prompts have allowed both the architectural and landscape designers to work together to achieve a highly attractive proposal where the buildings, amenity areas, open spaces and landscape design are in harmony with the site and existing features.



01 MASTERPLAN + VISION

URBAN DESIGN MANUAL

Urban Design Manual - A Best Practice Guide (2009)

1 - CONTEXT

How does the development respond to its surroundings?



DESIGN RESPONSE

Careful consideration was given to the arrangement of the buildings on site, both in response to the site topography and to the neighbouring homes at Green Acres, and settled housing to the east of White Pines North.

- Block A uses the topography of the southern end of the site to appear lower to the public edge, hiding ancillary uses in the slope. Block B has also been designed to sit into this higher area, again appearing lower along Stocking Avenue.
- The height of apartment blocks has been carefully balanced with extensive green spaces and proposed planting throughout the scheme, giving a generous sense of space and continuing amenities such as White Pines meadow at the northern end of the site.
- Massing of units has been reduced and further broken down through articulation of the facades adjusting the scale of the larger blocks to sit with the White Pines neighbourhood.
- The scale and form of the 3-storey proposed duplex blocks has been adjusted to create a gentle buffer between the 2 storey houses in White Pines North. When viewed from the boundary side, these appear as 2 storey houses. The duplex units only feature first floor windows on their rear elevation.

This section of the Design Statement demonstrates how the critical 12 principles of quality Urban Design have been incorporated throughout the proposed development at White Pines East.

2 - CONNECTIONS

How well is the new neighbourhood/site connected?



DESIGN RESPONSE

The development is designed to form a unified community within the overall White Pines masterplan area. We have incorporated strong physical connections (by way of roads, paths and the meadow) and laid the foundation for strong social cohesion within the neighbourhood.

- A flexible community space measuring 552 sqm has been provided at the Stocking Lane entrance, at the ground floor of Block A and will enable strong community connections.
- The main vehicular entrance of the scheme is provided along Stocking Avenue, echoing earlier phases. An additional vehicular connection is provided to the north west to White Pines North – ensuring legibility and creating a loop for traffic movement through both schemes.
- White Pines Meadow is continued from White Pines North into the proposed development, creating a continuous amenity area. A network of pathways has been designed throughout the scheme landscape, providing safe easy movement for pedestrian and cyclists.
- Future possible connections have been provided for along the Eastern boundary, should the neighbouring lands at Green Acres be developed in the future.
- In a greater Dublin and National context, the site is very well connected, sitting adjacent to the M50 which in turn leads to major arteries throughout the country. Dublin Bus route 15B runs along Stocking Avenue, enabling good access to the city centre. Access is also available to route 175.

3 - INCLUSIVITY

How easily can people use and access the development?



DESIGN RESPONSE

We have considered access and easy movement from the outset, ensuring that a diverse community will be able to enjoy the development at White Pines East and the many facilities it provides.

- A flexible community space measuring 552 sqm has been provided at the Stocking Lane entrance, at the ground floor of Block A. This is open to local groups and residents and will enable strong community connections.
- A variety of tenure and unit types will be available in White Pines East, with 1 and 2 bed units available for both purchase and long term rental.
- White Pines Meadow is continued from White Pines North into the proposed development, creating a network of open spaces through the neighbourhood. Landscaped spaces avoid physical and visual barriers with attractive boundary treatments and passive surveillance. All public areas have been designed with DMURS and Part M in mind enabling users with reduced mobility to move easily throughout the scheme.
- The design includes appropriate accessible parking spaces and dipped kerbs, tactile paving and other landscape features improve accessibility for a wide variety of users with impaired mobility.
- All units have been designed to be suitable for a variety of users. Apartment units are open plan in layout which is particularly wheelchair friendly, reducing difficult to navigate internal corridors. Future interconnection of neighbouring units has also been integrated into the layouts of the apartments.

01 MASTERPLAN + VISION

URBAN DESIGN MANUAL

4 - VARIETY

How does the development promote a good mix of activities?



DESIGN RESPONSE

- The scheme has been designed with a wide variety of users in mind. While primarily residential, a range of amenities have been added to ensure an assortment of activities take place within the site. Both internal and external communal amenity spaces have been provided.
- A variety of tenure and unit types will be available in White Pines East. Units will be available for purchase to the general public, creating a stable community. Additionally, Ardstone, through an affiliate company, will maintain ownership of a portion of units and make these available for long term rental. All units have been designed to Build to Sell standards.
- A generous community space, in line with the vision set out in the Ballycullen / Old-court Local Area Plan, has been provided at the ground floor of Block A. Measuring c.552 sqm this will provide two multifunctional rooms, a large meeting room, a kid's room, a cafe area along with lounge spaces for the residents to meet and relax.
- An additional internal amenity area measuring c. 171 sqm has been created at the ground floor of Block C, providing gym, lounge and games area for use of residents.
- Externally, a variety of landscaped areas have been designed to provide for a range of experiences. These include the continuation of White Pines Meadow to the north west of the site, open green space to the east of the site and extensive planting throughout the south of the site.

5 - EFFICIENCY

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



DESIGN RESPONSE

The proposed development aims to make efficient use of the resources available including land, infrastructure environment and facilities.

- Having taken into account the existing scale and massing of the area, we have proposed a range of blocks from 3 to 6 storeys in height. White Pines East achieves a density of 80.9 units/Ha and when included into the overall White Pines Masterplan the overall density will now equate to 44 units/Ha making the entire area compliant with National policy. To avoid major disruption to topography, Block A & B have been designed to sit into the slope of the site.
- Outdoor communal amenity spaces have been woven throughout the scheme to ensure that all spaces benefit from passive surveillance and that use can be made of all available open space.
- As White Pines has been developed as an overall neighbourhood, we have provided an extensive community space for public use which complements the creche and retail facility currently under construction at White Pines Retail.
- Additional internal amenity space has been created to ensure that additional facilities are available to residents regardless of the weather.
- All homes have been designed in accordance with the Sustainable Urban Housing guidelines and many units have bay windows to make best use of views, sunlight and daylight. Sprinklered apartments allow for open plan layouts, making best use of space and avoiding dark enclosed corridors within units.

6 - DISTINCTIVENESS

How do the proposals create a sense of place?



DESIGN RESPONSE

The design intent from the outset of the project has been to create a sense of place and space. We aim to create a high quality, mid/ high density development with well-defined landscaped communal amenity areas and public open spaces.

- A detailed and carefully thought out landscape plan has been prepared by Mitchells + Associates. Through quality paving, planting and a legible progression through the scheme, the landscape will create a distinctive environment.
- The proposed development will be a strong presence in the neighbourhood and will ensure a sensitive approach and transition in scale. The gradual movement from houses to duplex to apartment blocks will ensure that this part of the White Pines masterplan is distinctive, without adversely affecting neighbouring homes.
- The community space and internal amenity areas will also create a unique sense of community within this part of White Pines.

01 MASTERPLAN + VISION

URBAN DESIGN MANUAL

7 - LAYOUT

How does the proposal create people-friendly streets and spaces?



DESIGN RESPONSE

The site has been laid out in a manner that creates a strong central spine ensuring a clearly legible layout with all blocks accessed from this primary route.

- All open spaces will benefit from passive surveillance. Where the site bounds sensitive areas, we have created green buffer zones, or placed private amenity spaces.
- Parking has been arranged throughout the site in a dispersed fashion, and planting has been woven through this, ensuring that all areas of the site have a friendly and green outlook.
- All new street spaces have been designed with the needs of all users in mind and the principles of DMURS have been taken into consideration throughout.

8 - PUBLIC REALM

How safe, secure and enjoyable are the public areas?



DESIGN RESPONSE

The communal areas within the proposed development are designed to be accessible to a variety of users. All areas comply with requirements of Part M.

- The communal open spaces will benefit from passive surveillance from apartments within the scheme. Additionally, the proposed landscaping will foster safe and secure outdoor spaces within the proposed development.
- All bicycle parking spaces and waste storage areas are located at ground floor level, in areas designed that are naturally overlooked and that will be safe and secure for residents;
- The community space has been located at the entrance to the scheme to ensure that there is a sense of activity and security throughout the day. Likewise, the resident's amenity space has been placed at a convenient ground floor location to ensure that it is well used and monitored.

9 - ADAPTABILITY

How will the buildings cope with change?



DESIGN RESPONSE

The development has considered changing needs in every aspect of the design.

- The proposed mix of unit types has evolved as a direct response to detailed studies into the local demographic profile and the market where there are currently a wide variety of large family homes. We therefore aim to provide 1 and 2 bedroom homes for smaller families, couples and individuals. This will allow future residents to stay within the community at White Pines at any stage of life.
- All proposed of the proposed apartments meet or exceed the minimum standards for Build to Sell as set out in the Sustainable Urban Housing: Design Standards for New Apartments 2018. A full schedule of areas is submitted as part of the Housing Quality Assessment accompanying this application.
- All apartment blocks provide lift access, ensuring easy access for those with impaired mobility and parents with small children.
- Open plan apartments, as allowed by sprinklered buildings, allow for interior layouts which are more suitable and adaptable for the visually impaired, wheelchair users or people with reduced mobility as they eliminate dark narrow corridors at the entrances and create an easy flow through the home.
- Many 1 and 2 bedroom units can accommodate future interconnections should residents wish to purchase a neighbouring apartment to meet with their personal requirements.

01 MASTERPLAN + VISION

URBAN DESIGN MANUAL

10 - PRIVACY AND AMENITY

How do the buildings provide a high quality amenity?



DESIGN RESPONSE

- Each dwelling is provided with an area of usable private open space which meets or exceeds the Development Plan standards. For apartments this is generally a private balcony space, while duplexes benefit from terraces or private gardens at ground level.
- Additionally, we have ensured that a variety of quality communal open space benefits from a variety of views and settings, with spaces receiving morning or evening sunlight.
- Any directly facing units or units adjacent to existing houses achieve good separation and overlooking has been avoided, maintaining a high standard of privacy between dwellings.
- Internal Amenity space, measuring c. 171 sqm has been provided on the ground floor of Block C, providing gym, lounge and games space for residents of White Pines East.
- 552 sqm of Community space has been provided at the ground floor of Block A, delivering additional amenity space, including a meeting room, communal lounge, two multi-purpose rooms and a kid's room for use of residents and the wider community.

11 - PARKING

How will parking be secure and attractive?



DESIGN RESPONSE

- 204 no. on street car parking spaces will be provided in carefully landscaped areas throughout the site. These spaces will benefit from passive surveillance of nearby apartments ensuring security.
- An additional 10 spaces will be dedicated to visitors of the community space at Block A, ensuring good availability for all types of users.
- Sustainable modes of transport, such as cycling and walking are promoted within the proposed development with bus route 15B passing the site along Stocking Avenue.
- 401 no. bicycle spaces have been provided, in a mix of enclosed bicycle stores and dispersed throughout the development, again overlooked by adjacent apartments, for additional security.
- This equates to c. 0.8 residents car parking spaces per unit.

12 - DETAILED DESIGN

How well thought through is the building and landscape design?



DESIGN RESPONSE

- The design team have worked collaboratively to provide a fully detailed design approach for the development. We have responded comprehensively to Pre-Planning discussions with both South Dublin County Council and An Bord Pleanála.
- The initial scheme has been reduced in both height, scale, massing and density following these consultations, creating a proposal that is in keeping with the outer urban context and improving permeability.
- A detailed landscape proposal that will ensure a robust and welcoming environment for both residents and the greater community.
- Block & unit layouts have been refined to maximise sunlight & daylight and views through articulation of the façade. Materiality has been selected to reflect the character of the area, while the dynamic forms ensure a distinctive character to White Pines East.
- All infrastructural and servicing requirements have been taken into account and incorporated into the design proposals.
- We believe that these design proposals form a coherent and considered design response to the site and ensure that future residents will enjoy an excellent quality of life in surroundings of outstanding quality.

02SITE CONTEXT



02 SITE CONTEXT

SITE LOCATION CONTEXT



02 SITE CONTEXT

SURROUNDING AMENITIES



Satellite image | Not to scale

Site Area approx. 2.98ha - 7.36 acres

Ardstone ownership

John Fleming Architects

Residential

Amenity facilities

Education

Industrial

Religious

Retail

Bus Route 175

Bus Route 15B

02 SITE CONTEXT AERIAL PHOTOGRAPH

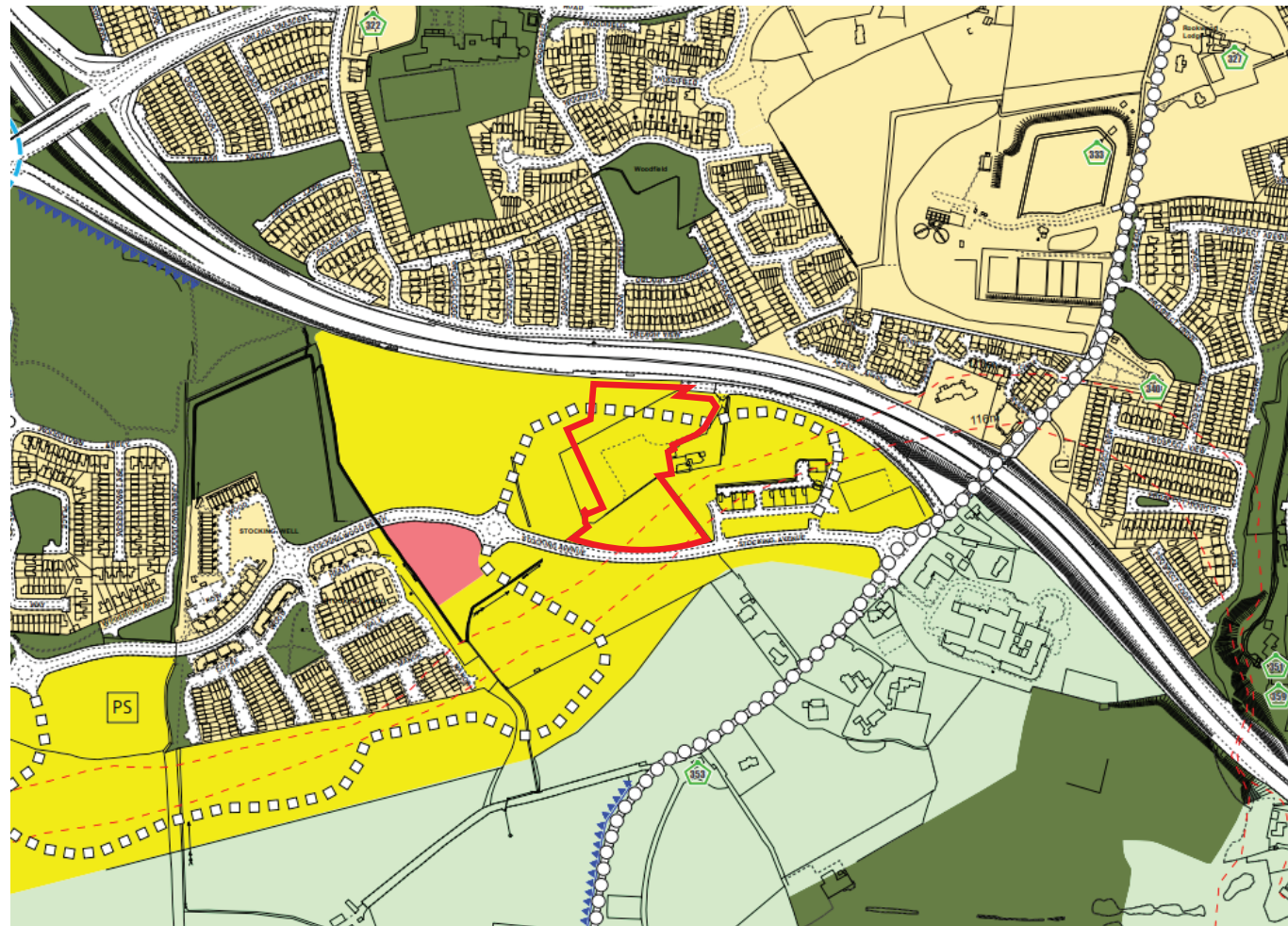


Aerial view | Not to scale

Site Area approx. 2.98ha -7.36 acres

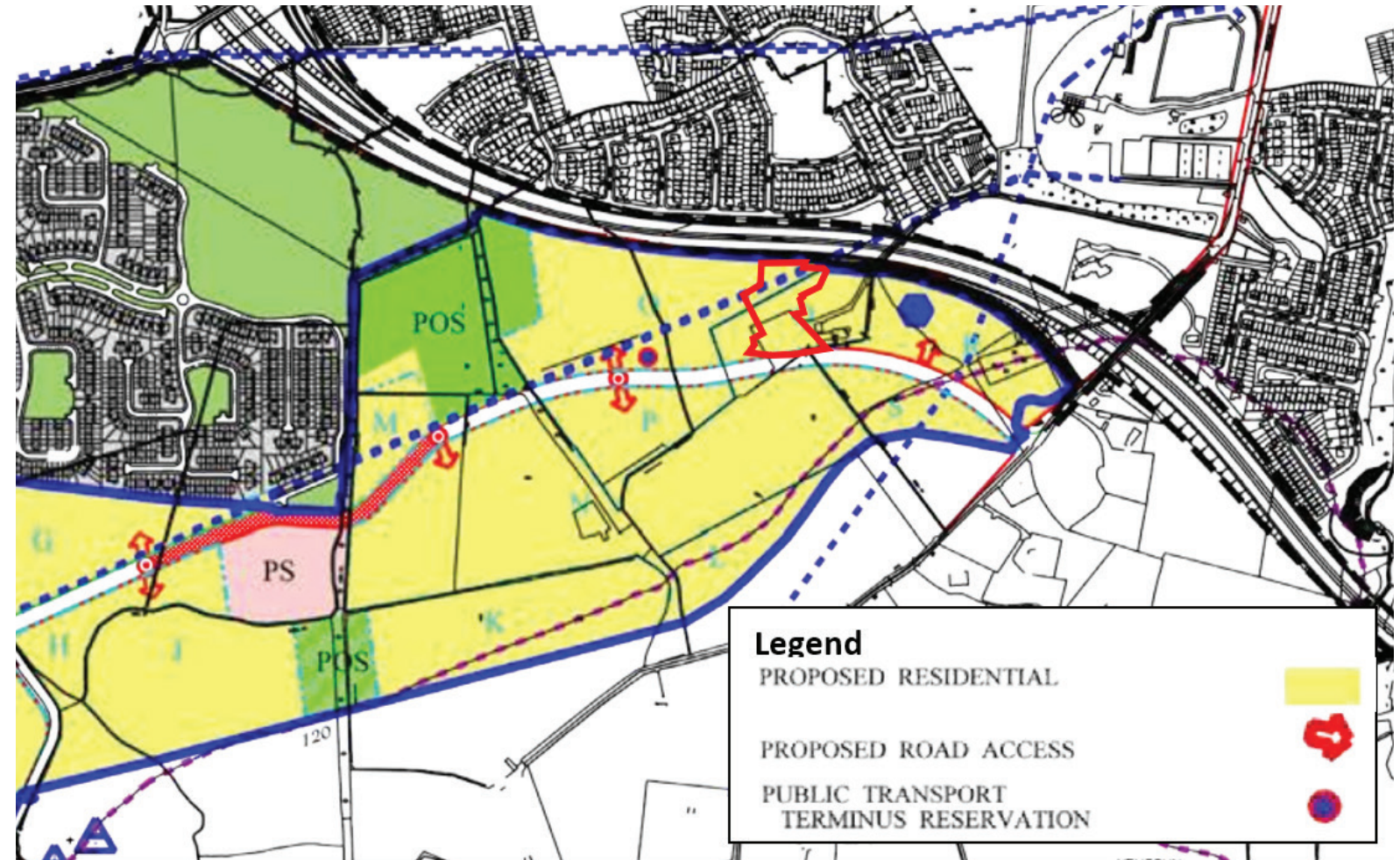
Ardstone ownership - 15.02ha -37.1 acres

02 SITE CONTEXT SITE ZONING



South Dublin Development Plan 2016-2022 | Not to scale

* The site's planning considerations are addressed in detail within the Statement of Consistency, prepared by TPA.



Land Use Zoning Map Ballycullen-Oldcourt LAP 2014| Not to scale

* The site's planning considerations are addressed in detail within the Statement of Consistency, prepared by TPA.

Use Zoning Objectives

- Objective RES To protect and/or improve residential amenity
- Objective RES-N To provide for new residential communities in accordance with approved area plans

Specific Objectives:

- PPS Proposed Post Primary School
- PS Proposed Primary School
- Seveso Sites
- Specific Local Objectives (See Written Statement for Details)
- TA To provide for Traveller Accommodation Sites to be Selected
- TA To provide for Traveller Accommodation
- To protect and / or provide for a Burial Ground
- Contour Lines
- SDZ Planning Scheme Boundaries
- County Boundary
- Transport
- Junction Proposals
- Road Proposals - Long Term
- Road Proposals - 6 Year
- Long Term High Capacity Public Transport (RPA Preferred Route)
- NTA Greater Dublin Cycle Network Plan
- Proposed Local Cycle / Pedestrian Link

Table 11.3: Zoning Objective RES-N: 'To provide for new residential communities in accordance with approved area plans'

Use Classes Related to Zoning Objective	
Permitted in Principle	Childcare Facilities, <u>Community Centre</u> , Cultural Use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Housing for Older People, Industry-Light, Nursing Home, Offices less than 100 sq.m, Open Space, Primary Health Care Centre, Public House, Public Services, <u>Recreational Facility</u> , Recycling Facility, Residential Institution, <u>Residential</u> , Restaurant/Café, Retirement Home, Shop-Local, Shop-Neighbourhood, Sports Club/Facility, Stadium, Traveller Accommodation, Veterinary Surgery.
Open for Consideration	Advertisements and Advertising Structures, Agriculture, Allotments, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Crematorium, Embassy, Fuel Depot, Home Based Economic Activities, Hotel/Hostel, Industry-General, Live-Work Units, Motor Sales, Nightclub, Office-Based Industry, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship, Refuse Transfer Station, Science and Technology Based Enterprise, Social Club, Wholesale Outlet.
Not Permitted	Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-Special, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Retail Warehouse, Rural Industry-Food, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Transport Depot, Warehousing, Wind Farm.



Site outline

02 SITE CONTEXT

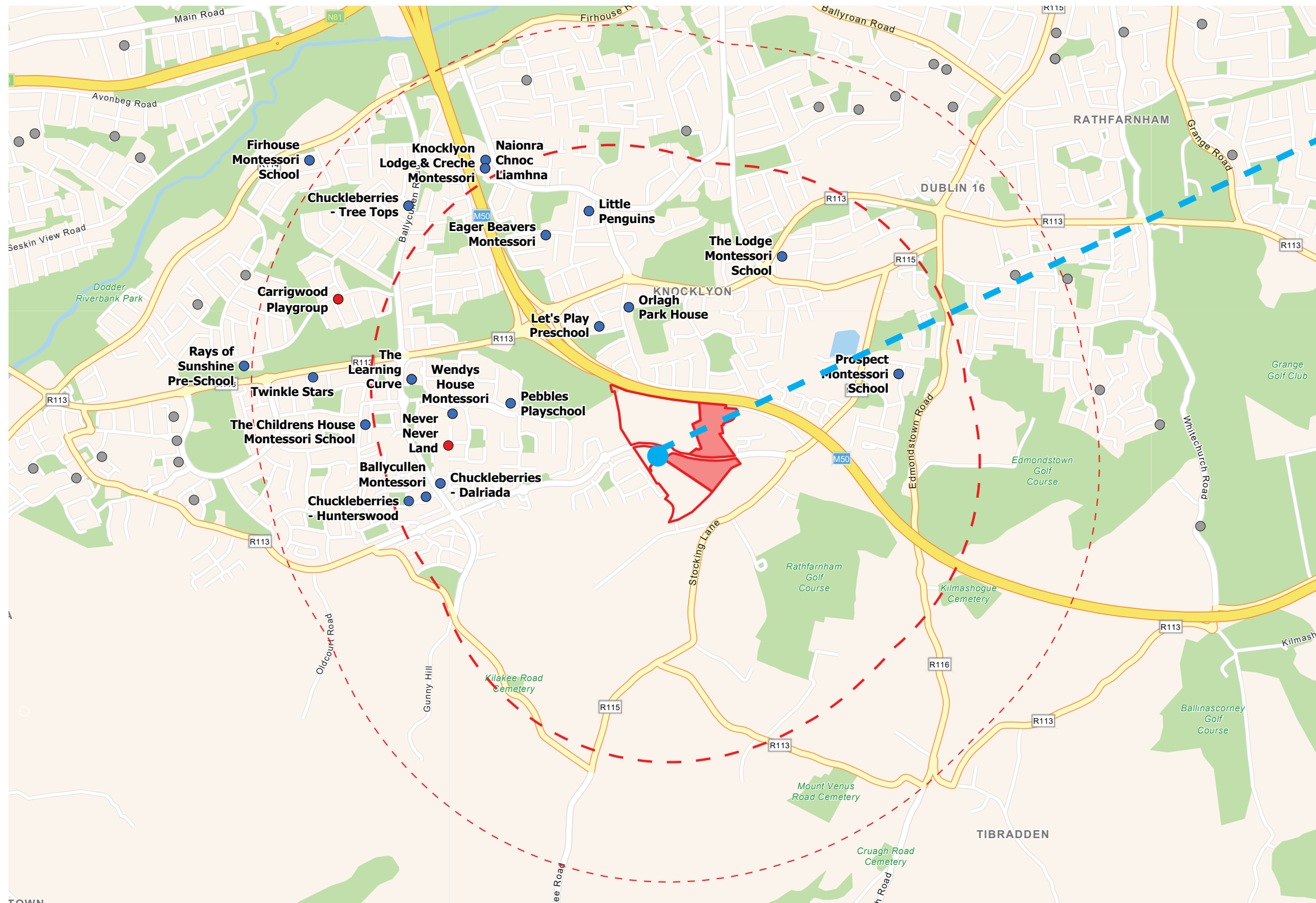
CHILDCARE FACILITIES

Please refer to planning report by TPA for full information

NEW CRECHE

A three storey c.577 sq.m creche is under construction within the White Pines Retail development, which started on site in August 2020.

This creche was provided, to enable the relocation of the creche space (364.8sq.m), originally granted planning permission in accordance with the White Pines North development, SD14A/0222, as amended by SD17A/0132; SD18A/0196.



Legend

- Stocking Lane - Subject Sites
- Stocking Lane - Other sites within Development
- Indicative Radius - c. 1km
- Indicative Radius - c. 1.5km
- Childcare Facilities**
- Surveyed - Closed/Closing
- Surveyed - Open
- Other Facilities outside Survey Area

TOWN

Not to scale



02 SITE CONTEXT SITE PHOTOGRAPHS



01 - View from north eastern corner looking west



02 - View from pathway along northern boundary looking south east



Camera Locations



03 - View from Stocking Avenue looking east



04 - View from Stocking Avenue looking west



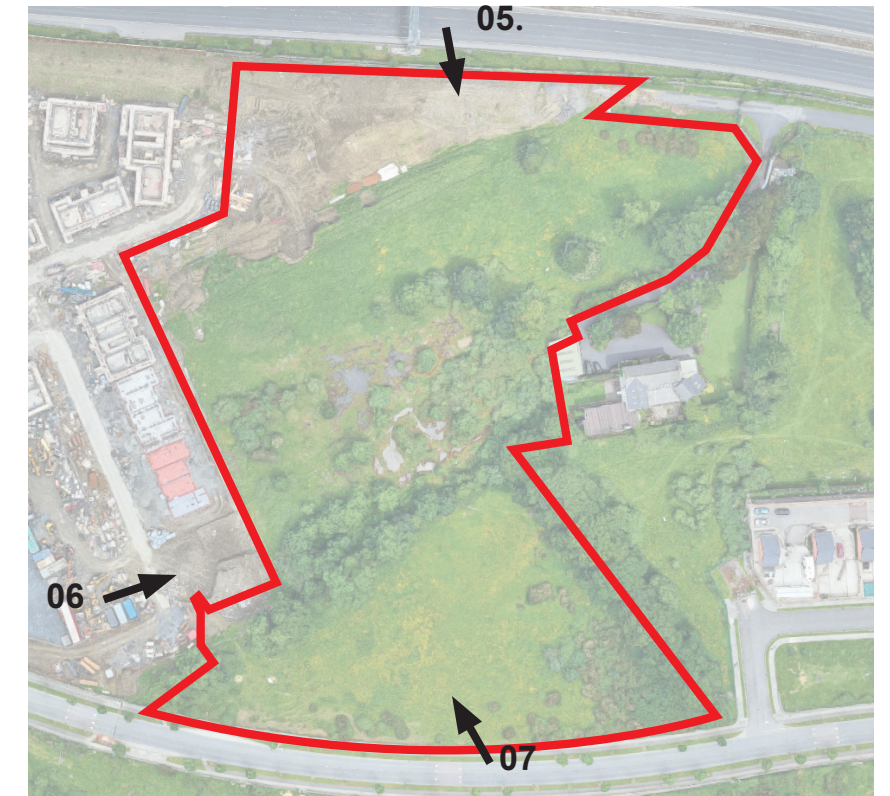
02 SITE CONTEXT SITE PHOTOGRAPHS



05 - View from site looking south towards Green Acres



06 - View from White Pines North looking east towards subject site



Camera Locations



07 - View of site from Stocking Ave looking north



Aerial view looking east



03DESIGN STRATEGY



03 DESIGN STRATEGY

EXISTING SITE FE



CONTEXT

The site is defined to the north by the M50 and to the south by Stocking Avenue. White Pines North development (owned and developed by the applicant) is situated on the western side of the site.

CONSTRAINTS

The site is defined by the M50 motorway along its northern boundary. The site is defined by Stocking Avenue to the south and a recently completed White Pines North residential development to the west. Green Acres house, reclaimed farmland and housing lie adjacent to the site's eastern boundary.

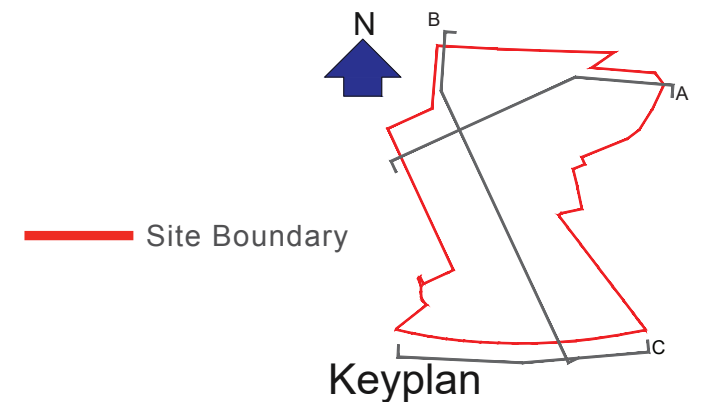
WAYLEAVE

A watermain wayleave runs from east to west along the northern side of the site. This is a continuation of the wayleave from White Pines North. Whereas no structures can be erected on the wayleave, extensive landscaping is possible.

EXISTING VEGETATION

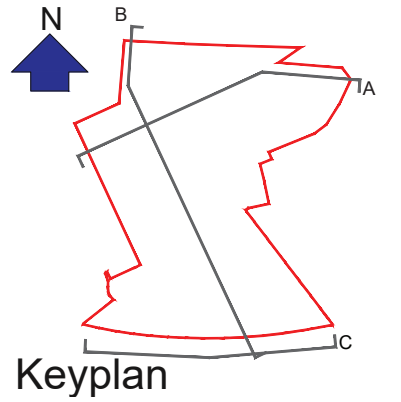
The site has a number of existing trees along the south eastern boundary that have been identified as “moderate to high quality” and are proposed for retention. Existing trees of low to moderate value will be removed and a high quality landscape design is proposed as a compensating measure.

- Existing trees of high value & quality
- Existing trees of moderate value & quality
- Existing trees of low value & quality

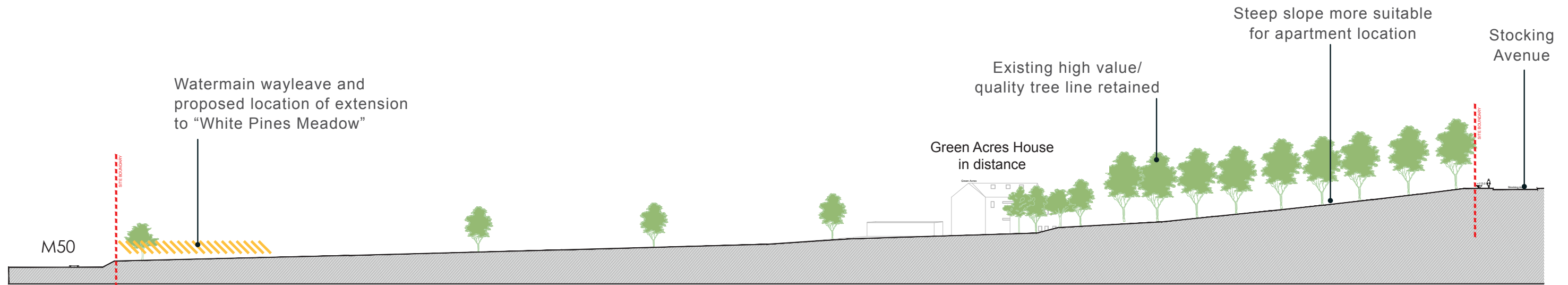


03 DESIGN STRATEGY

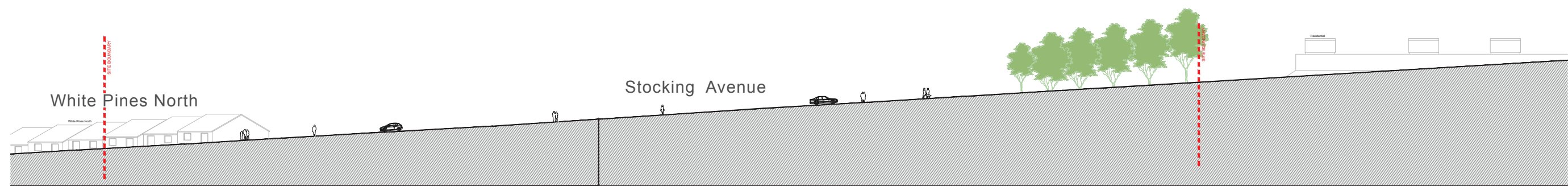
EXISTING SITE TOPOGRAPHY



Section AA - Not to Scale



Section BB - Not to Scale



Section CC - Not to Scale

03 DESIGN STRATEGY CONCEPT STAGE 1



03 DESIGN STRATEGY

CONCEPT STAGE 2



03 DESIGN STRATEGY CONCEPT STAGE 3



03 DESIGN STRATEGY CONCEPT STAGE 4



03 DESIGN STRATEGY

WESTERN BOUNDARY CONDITION & SECTION

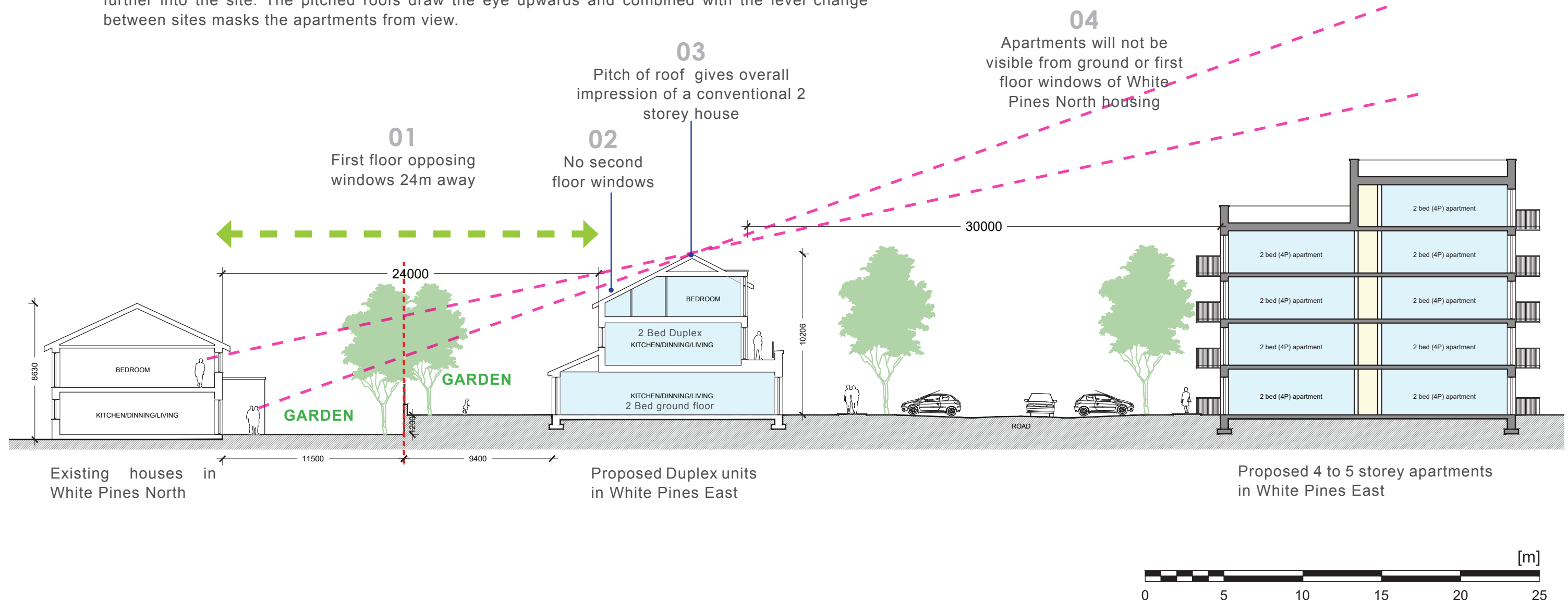
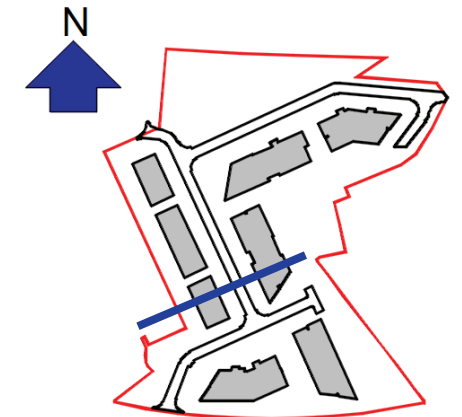
The design team have taken great care in ensuring that the residential amenities of the neighbouring phases will not be negatively impacted by the proposal.

01 Duplex units have been situated along the western boundary backing onto the houses in White Pines North. The Duplex units are offset from the boundary by 9m and opposing windows are 24m apart.

02 The 2nd floor plan of the duplex units is designed in such a way that there are no windows facing west so no overlooking will occur from this floor.

03 The roof pitch is carried down to first floor level giving the overall impression of a conventional 2 storey house from the neighbouring site.

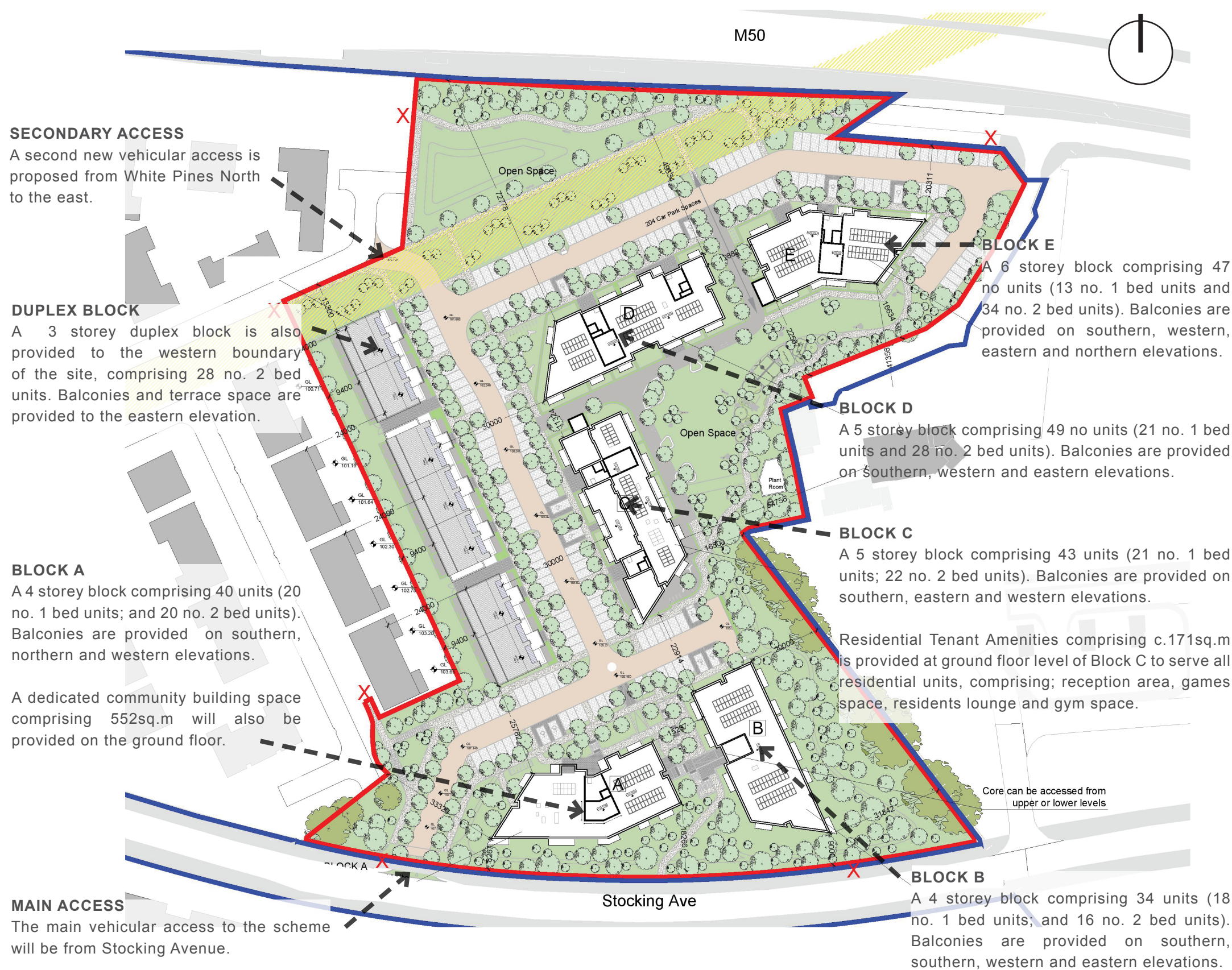
04 The duplex units provide a transition between the 2 storey houses and the apartments located further into the site. The pitched roofs draw the eye upwards and combined with the level change between sites masks the apartments from view.



04PROPOSED DESIGN



04 PROPOSED DESIGN SITE LAYOUT PLAN



The proposed development consists of the blocks, as described on the diagram adjacent and provides 241 no. residential units, in 5 no. apartment blocks, ranging in height from 4-6 stories, and a three storey duplex block. The development will provide 93 no. 1 bed and 148 no. 2 bed units, as shown.

Throughout the scheme 401 bicycle spaces are provided as well as 204 car parking spaces, including 194 dedicated resident's parking spaces.

Additional Residential amenities include, in Block C, approximately c.171sqm of residents lounges, a games room and gym space.

An additional flexible Community Space measuring approximately 552sqm is provided on the ground floor of Block A.

The provision of a creche has been omitted in line with South Dublin County Council Planning Permission Ref SD14A/0222.

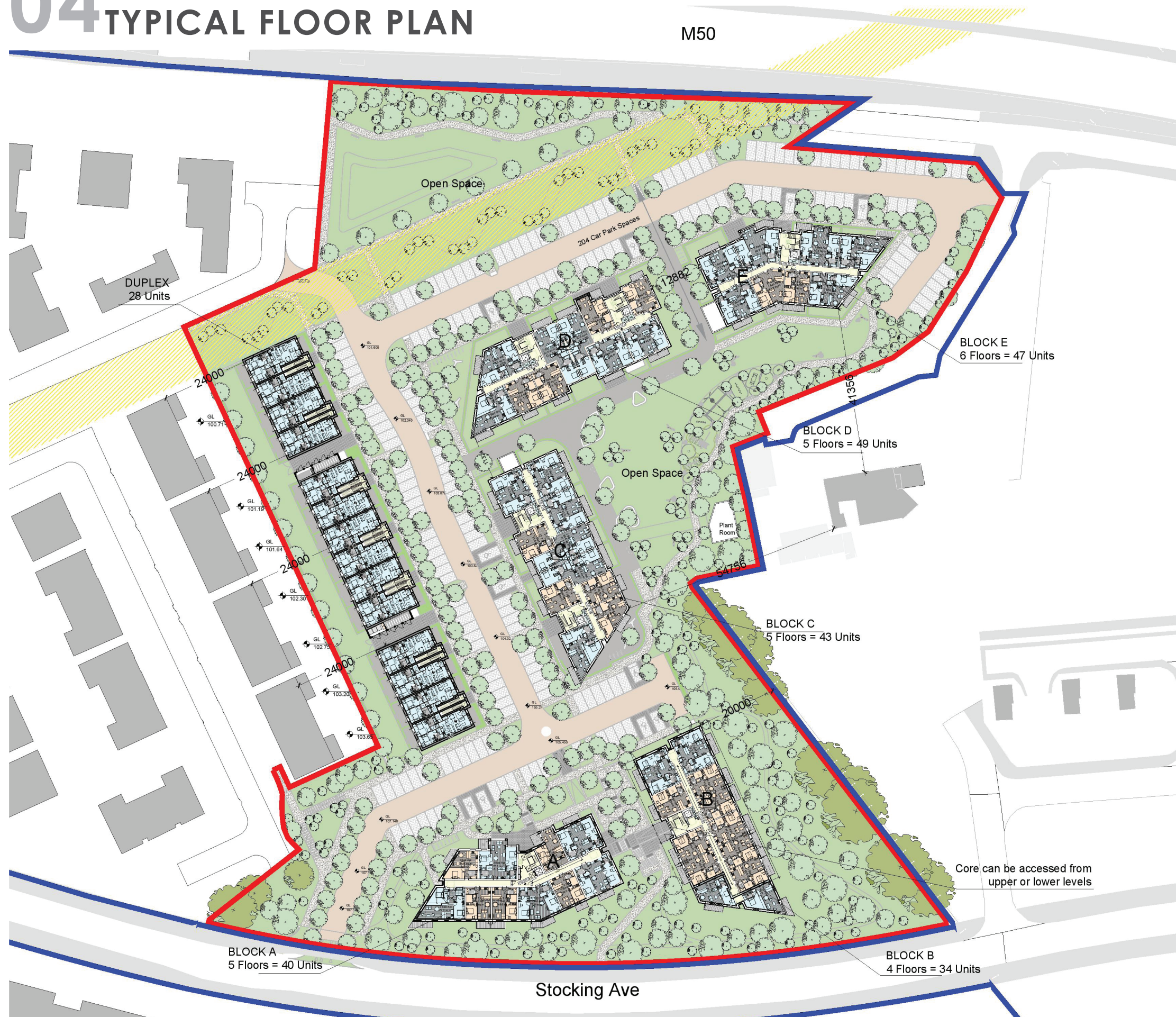
Ancillary site facilities including Bin Stores, Bicycle Stores, ESB Substations have been provided for in the design, along with all required site services and piped infrastructure.

The landscape proposals have been designed to provide a variety of soft and hard landscaping, suitable for a variety of users. The treatment of boundaries has also been carefully considered throughout.

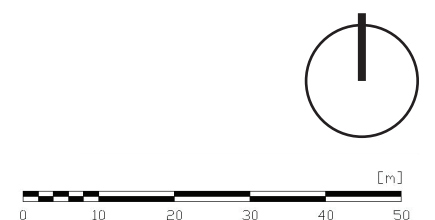
04 PROPOSED DESIGN GROUND FLOOR PLAN



04 PROPOSED DESIGN TYPICAL FLOOR PLAN



- 1 Bed Apartment
- 2 Bed Apartment
- Amenity
- Ancillary
- Site boundary
- Ownership boundary



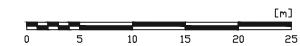
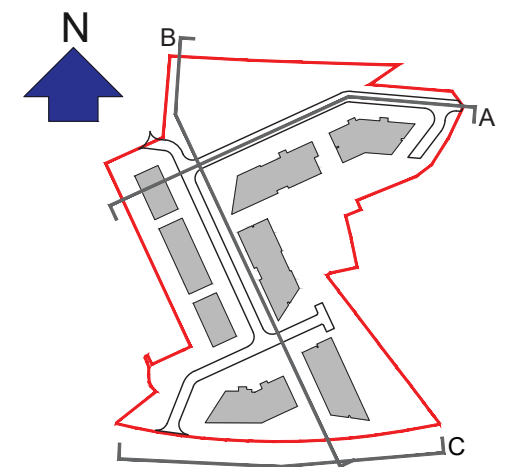
04 PROPOSED DESIGN CONTIGUOUS ELEVATIONS AND SECTIONS



Elevation A



Elevation B



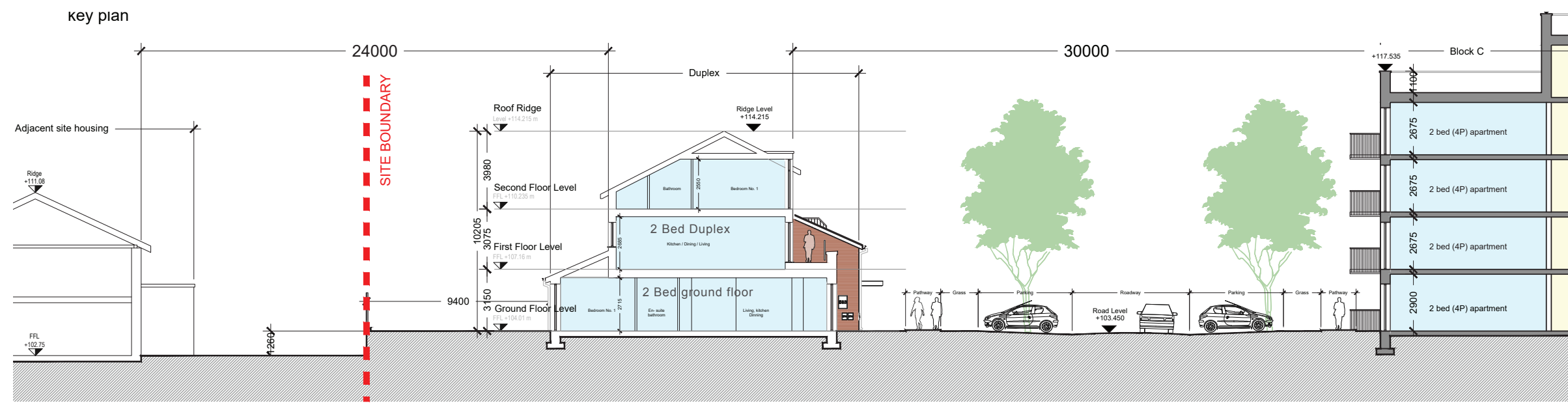
Keyplan



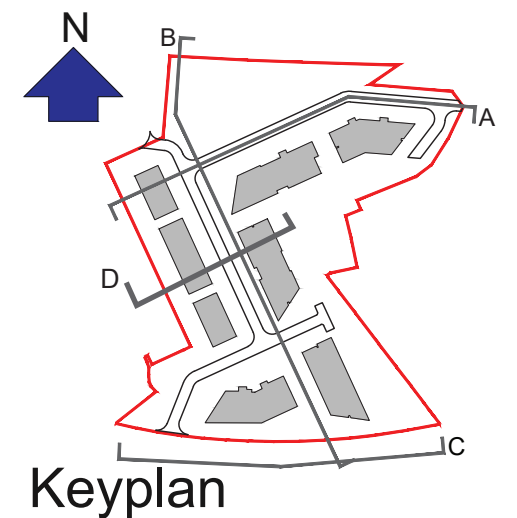
04 PROPOSED DESIGN CONTIGUOUS ELEVATIONS AND SECTIONS



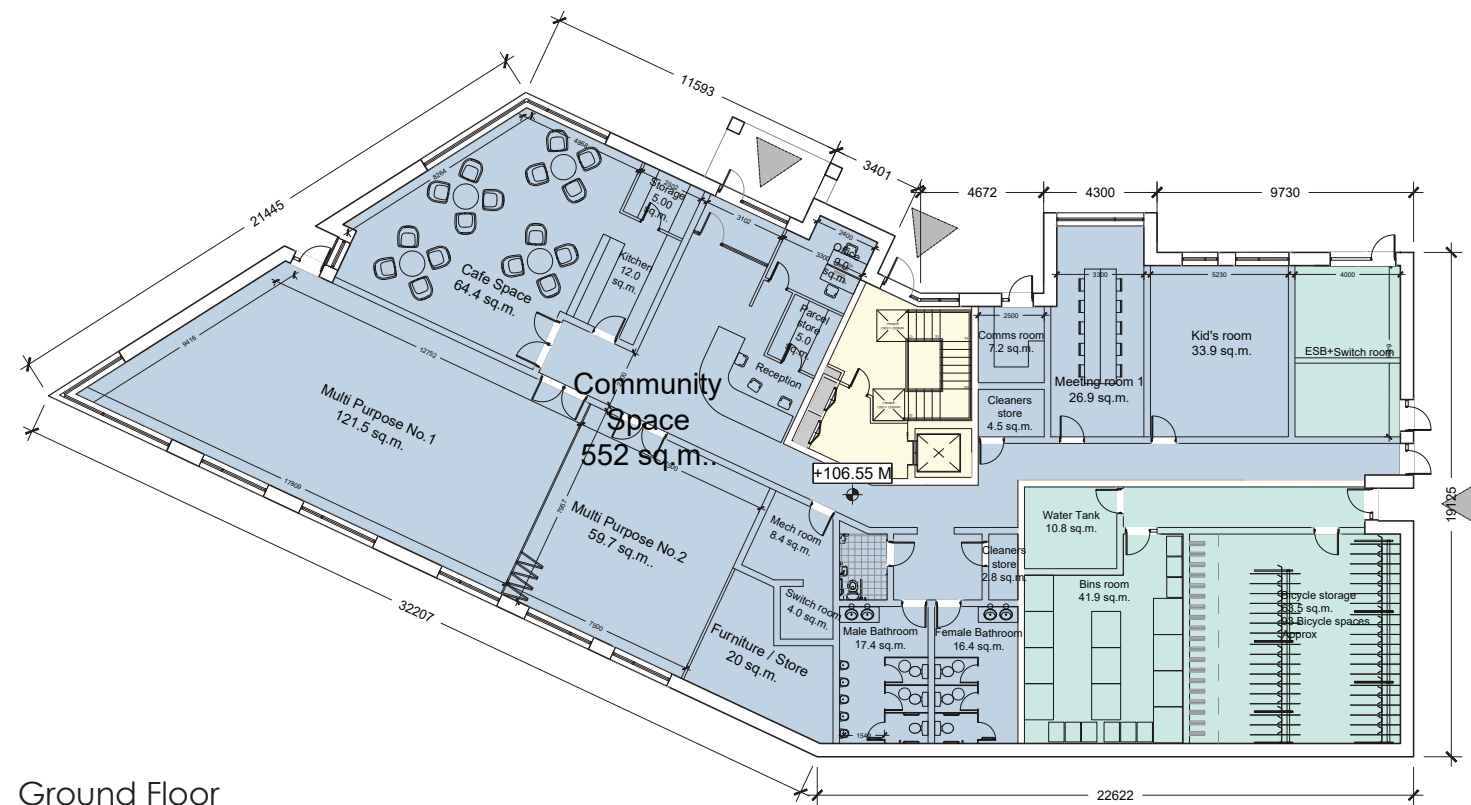
Elevation C



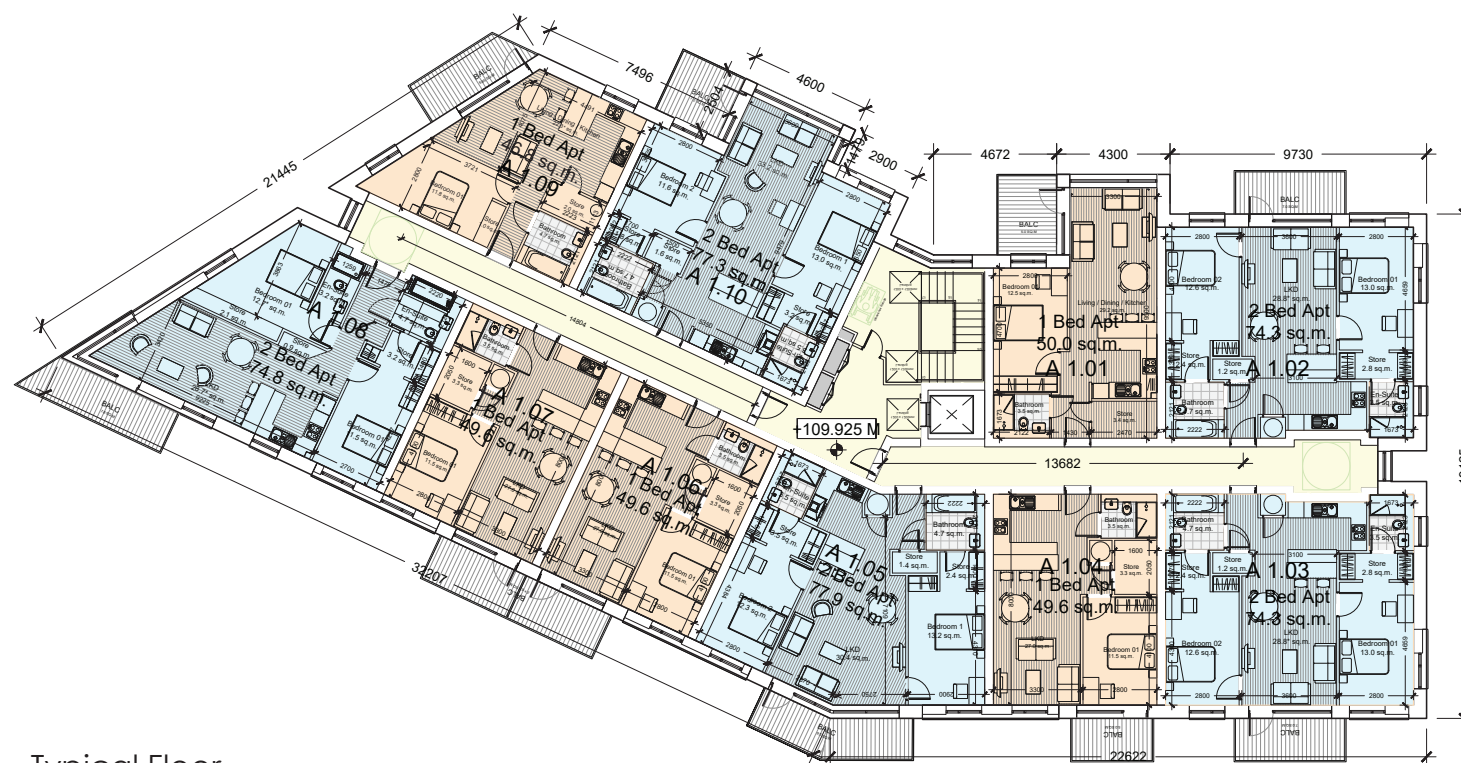
Section D



04 PROPOSED DESIGN BLOCK A PLANS



Ground Floor



Typical Floor

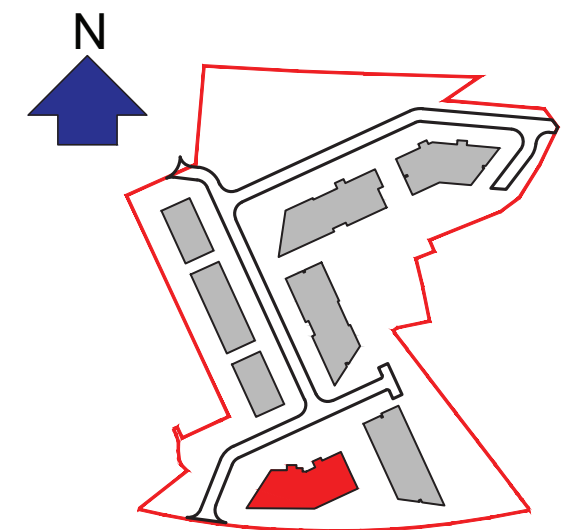
NOTE: All apartment units have been assessed and comply with/ exceed the Sustainable Urban Housing Design Standards for New Apartments 2018. Further details have been provided in the Housing Quality Assessment

Block A is located at the south east corner and main entrance to the development, and sets up the axial geometry of the scheme. Achieved by a strong visual linkage running from the south west corner to the north east. This geometry is established and reinforced by the feature angled entrance corner of Block A. Internally, this block contains the neighbourhood Community Space (552 sqm) in addition to four floors of apartments overhead. Ancillary areas such as bicycles stores, bin stores and the community hall toilets and furniture store are located on the south side of the lower ground level and set into the slope of the hill. Thus the block generally sits four floors above public road outside. The block is mildly cranked in form so as to shape a small half crescent open space with Block B , fronting Stocking Avenue.

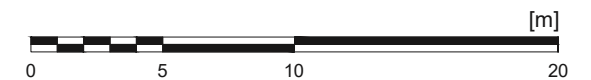
Accommodation

Community Space 552sqm
20 x 1 bed apartments and 20 x 2 bed apartments

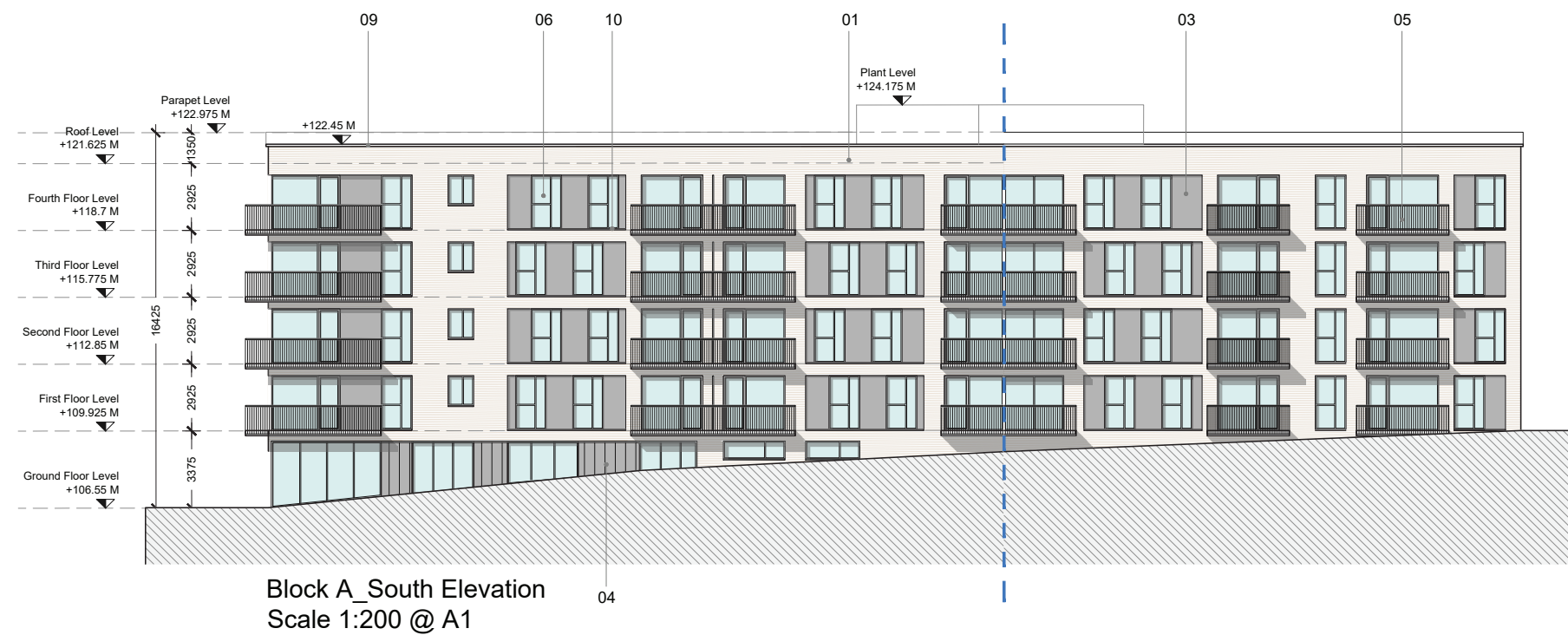
- One bed apartment
- Two bed 4 person apartment
- Circulation
- Storage & Services
- Community space (Block A)



Keyplan

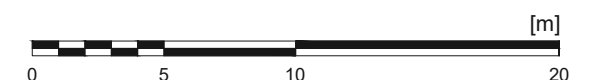
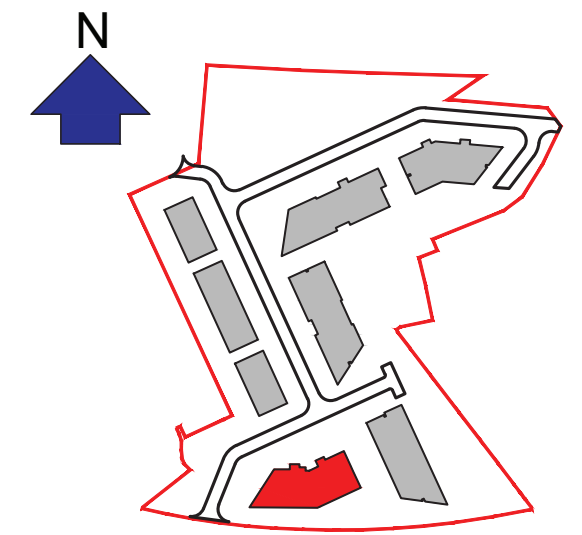


04 PROPOSED DESIGN BLOCK A ELEVATIONS

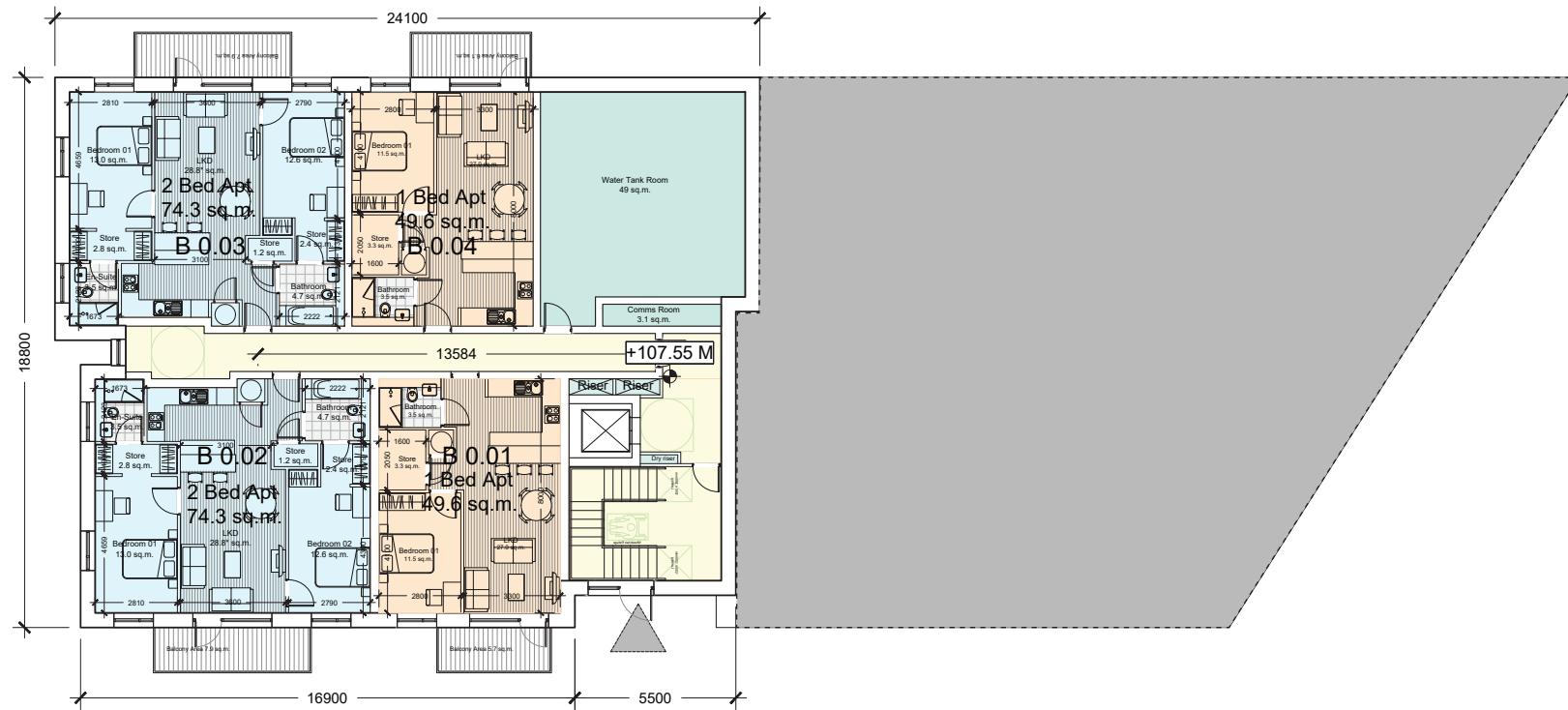


Material legend

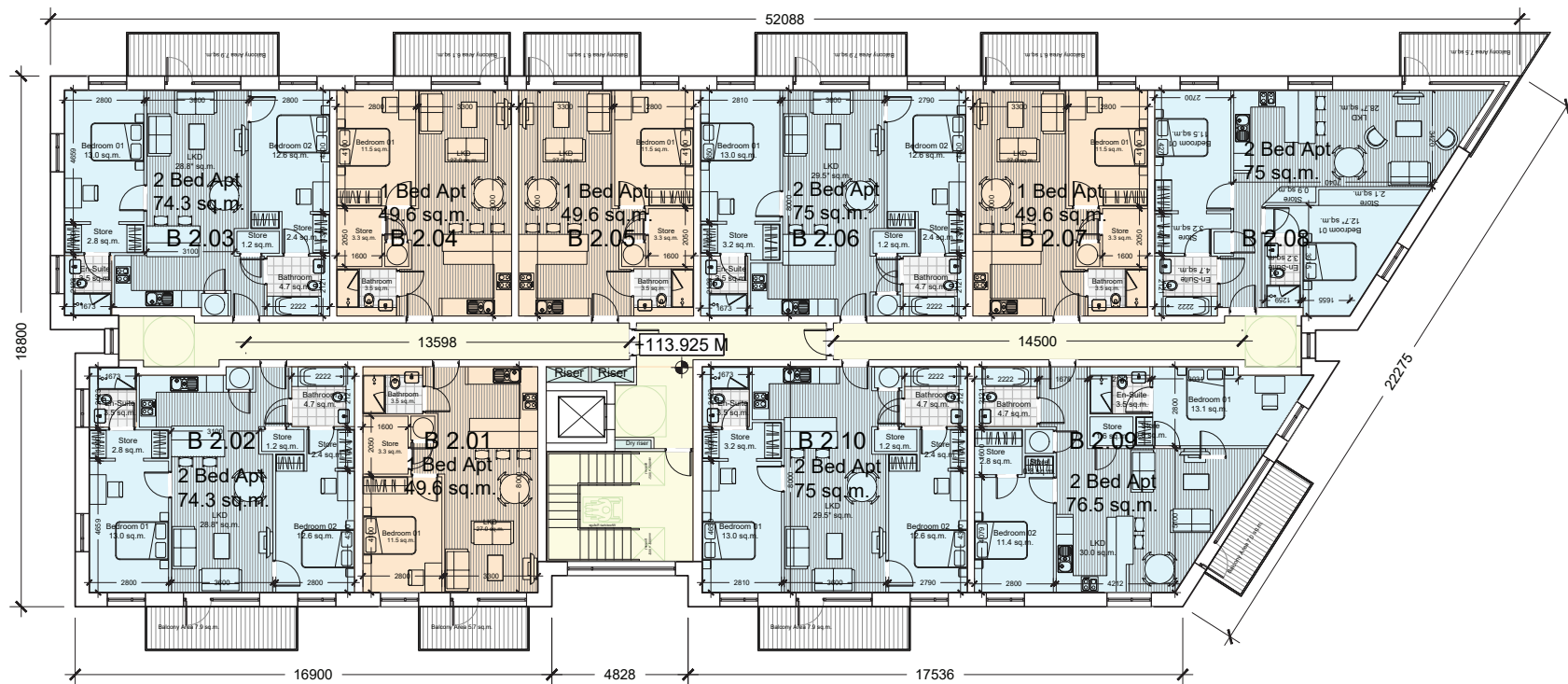
1. Selected brick finish
2. Selected render finish
3. Spandrel cladding to selected colour
4. Selected metal cladding
5. Steel balconies with steel guarding
6. Double glazed windows/ doors/ screens to selected colour
7. Selected light weight aluminium glazing system with spandrel panels
8. Louvred privacy screen
9. Aluminium capping to parapets
10. Pressed aluminium sills to selected powder coated RAL colour



04 PROPOSED DESIGN BLOCK B PLANS



Ground Floor



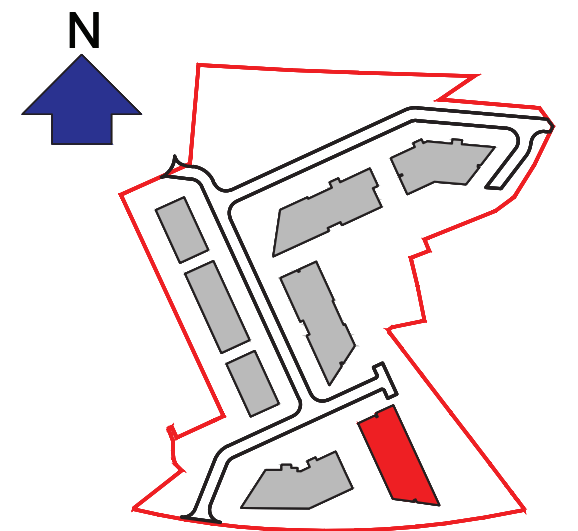
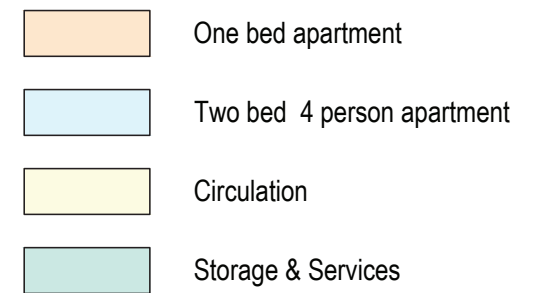
Typical Floor

NOTE: All apartment units have been assessed and comply with/ exceed the Sustainable Urban Housing Design Standards for New Apartments 2018. Further details have been provided in the Housing Quality Assessment

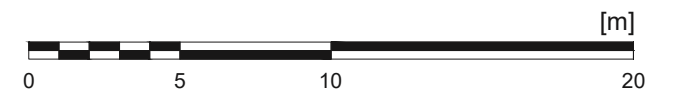
Block B is located at the southeast corner and adjacent to Block A and also fronts Stocking Avenue. Again an angled facader has been utilised to provide a dynamic corner feature, and to also frame a small half crescent area of open space fronting the road. This block has been orientated perpendicular to the slope, incorporating a series of steps thus reducing its apparent scale and providing a gentle transition as one descends down into the site. The use of apartments in this also facilities our obligations to universal access to all units, as the apartment blocks are fitted with passenger lifts allowing the different levels on the hill be accessed.

Accommodation

18 x 1 bed apartments and 16 x 2 bed apartments



Keyplan



04 PROPOSED DESIGN BLOCK B ELEVATIONS



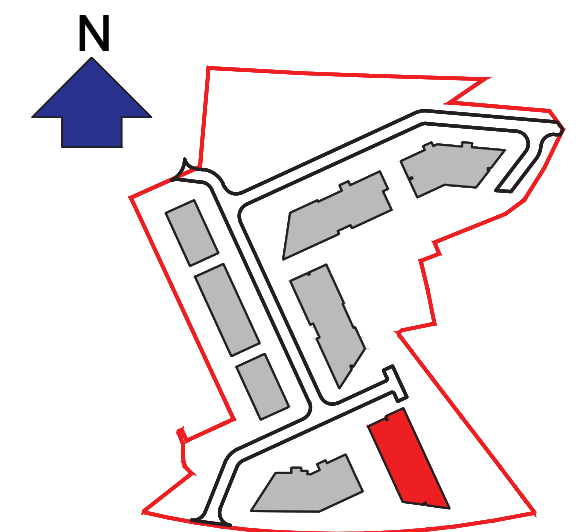
Block B_ West Elevation
Scale 1:200 @ A1

Material legend

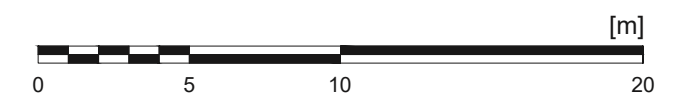
1. Selected brick finish
2. Selected render finish
3. Spandrel cladding to selected colour
4. Selected metal cladding
5. Steel balconies with steel guarding
6. Double glazed windows/ doors/ screens to selected colour
7. Selected light weight aluminium glazing system with spandrel panels
8. Louvred privacy screen
9. Aluminium capping to parapets
10. Pressed aluminium sills to selected powder coated RAL colour



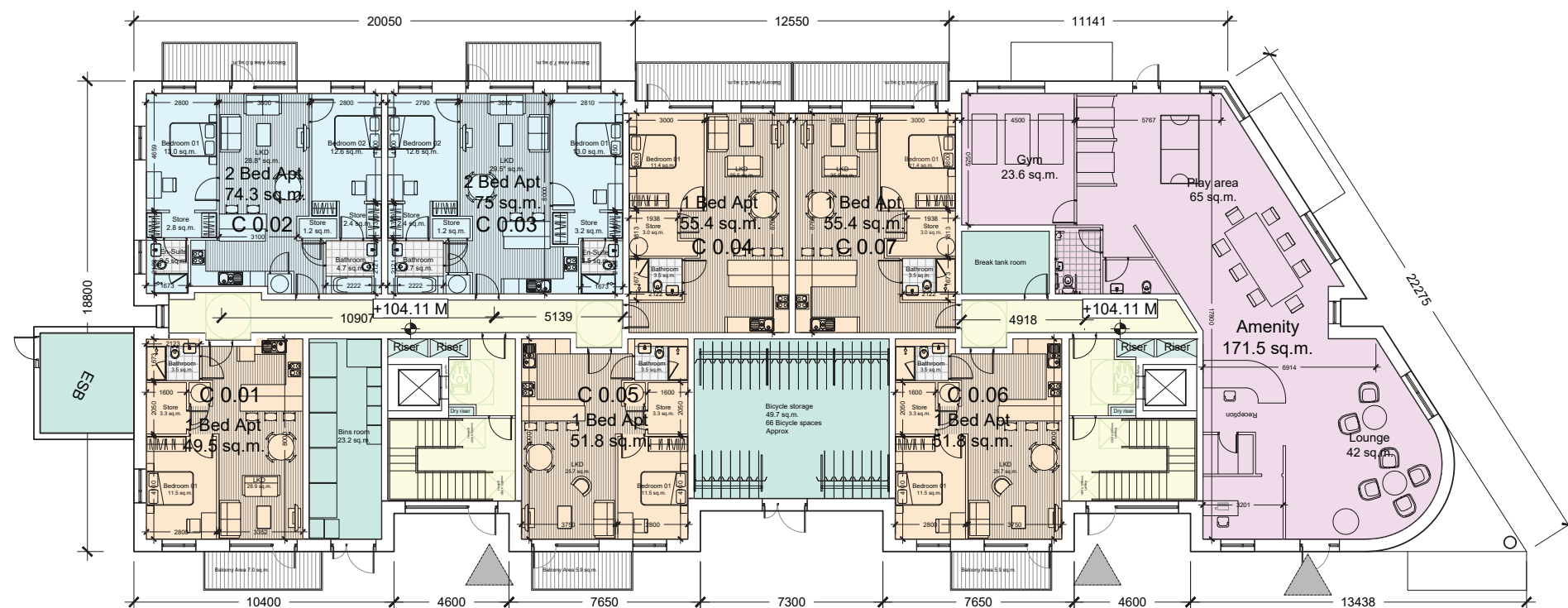
Block B_ South Elevation
Scale 1:200 @ A1



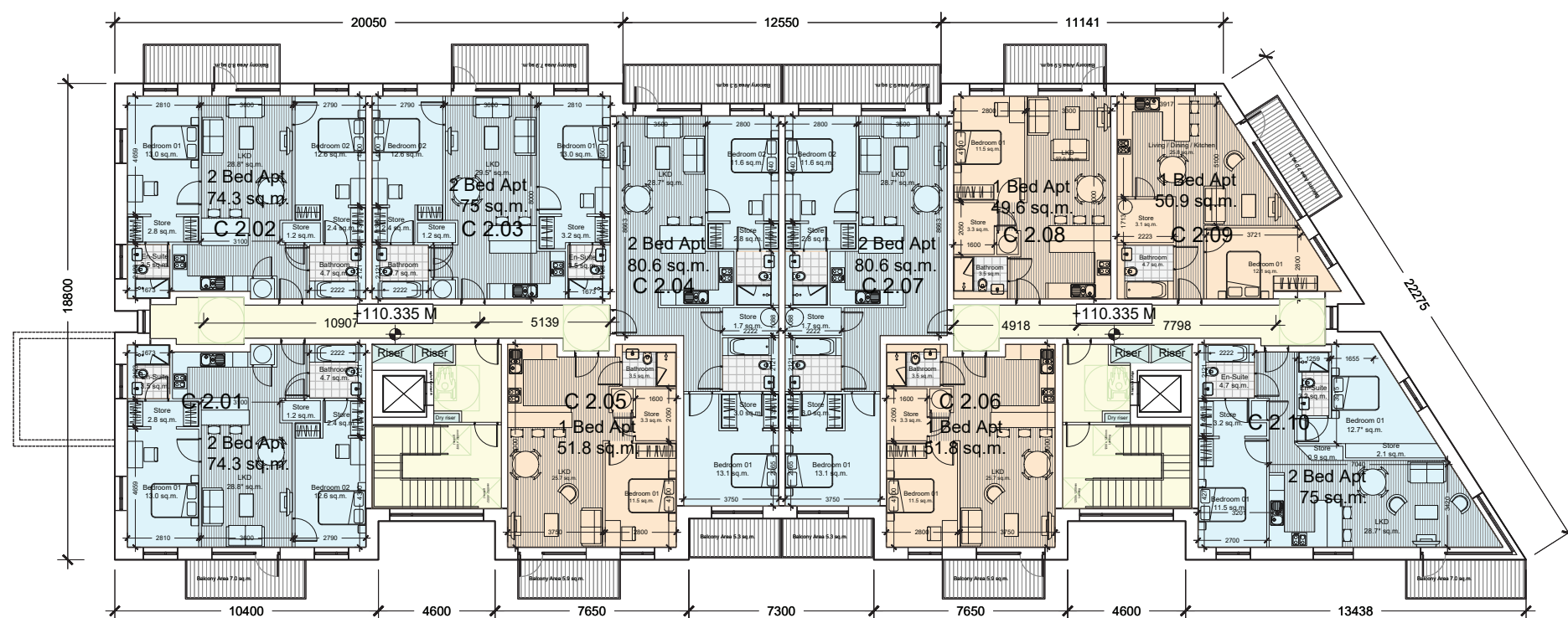
Keyplan



04 PROPOSED DESIGN BLOCK C PLANS



Ground Floor



Typical Floor

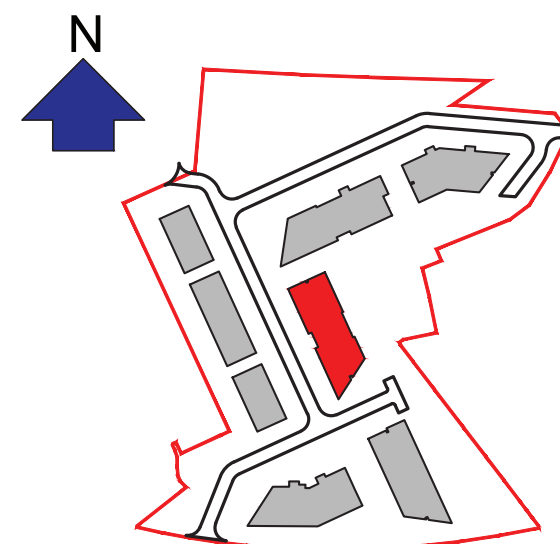
NOTE: All apartment units have been assessed and comply with/ exceed the Sustainable Urban Housing Design Standards for New Apartments 2018. Further details have been provided in the Housing Quality Assessment

Block C is the central block of the scheme forming the east wall of the main vehicular and pedestrian spine. It is an important block that sets the tone of the inner environment of the scheme, and has effectively two characters; the first, the western façade, that is stepped down in profile is the public face, with clearly defined entrance doors and vertical circulation routes, with the apartments located over the residents internal amenity block. Again, the axial geometry is acknowledged by the angled corner at its southern façade. The second character on the eastern façade, is one floor taller and the brick wall finish is replaced by larger windows, balconies and a brighter render, all facing out into the principal open space.

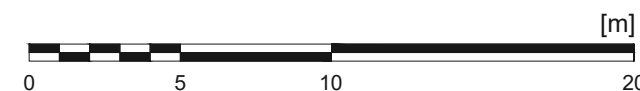
Accommodation

21 x 1 bed apartments and 23 x 2 bed apartments

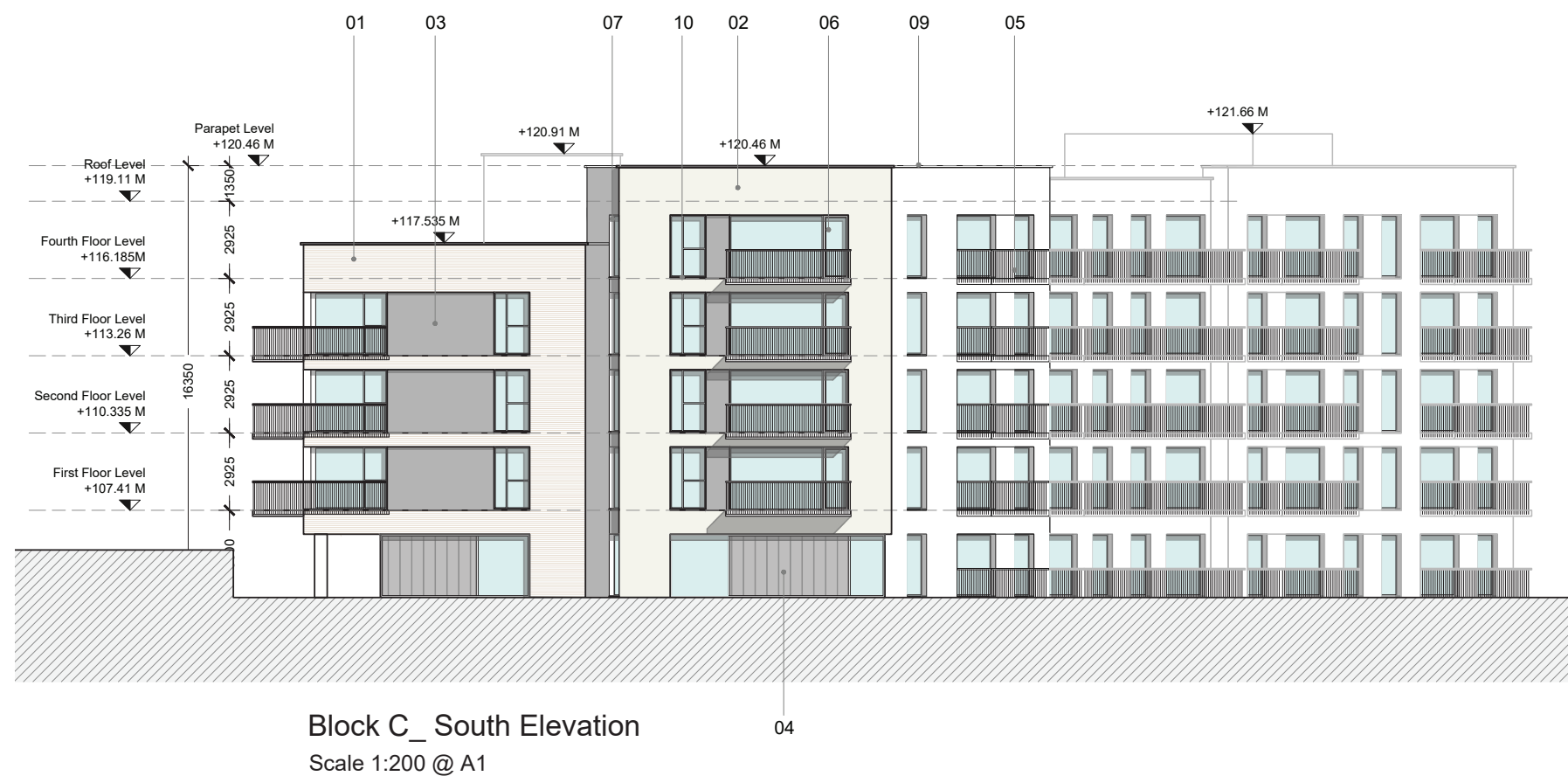
- One bed apartment
- Two bed 4 person apartment
- Circulation
- Storage & Services
- Amenity area (Block C)



Keyplan

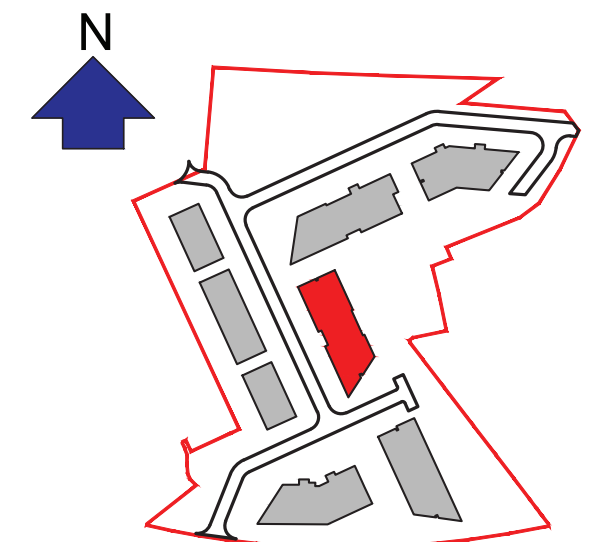


04 PROPOSED DESIGN BLOCK C ELEVATIONS

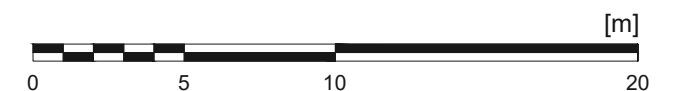


Material legend

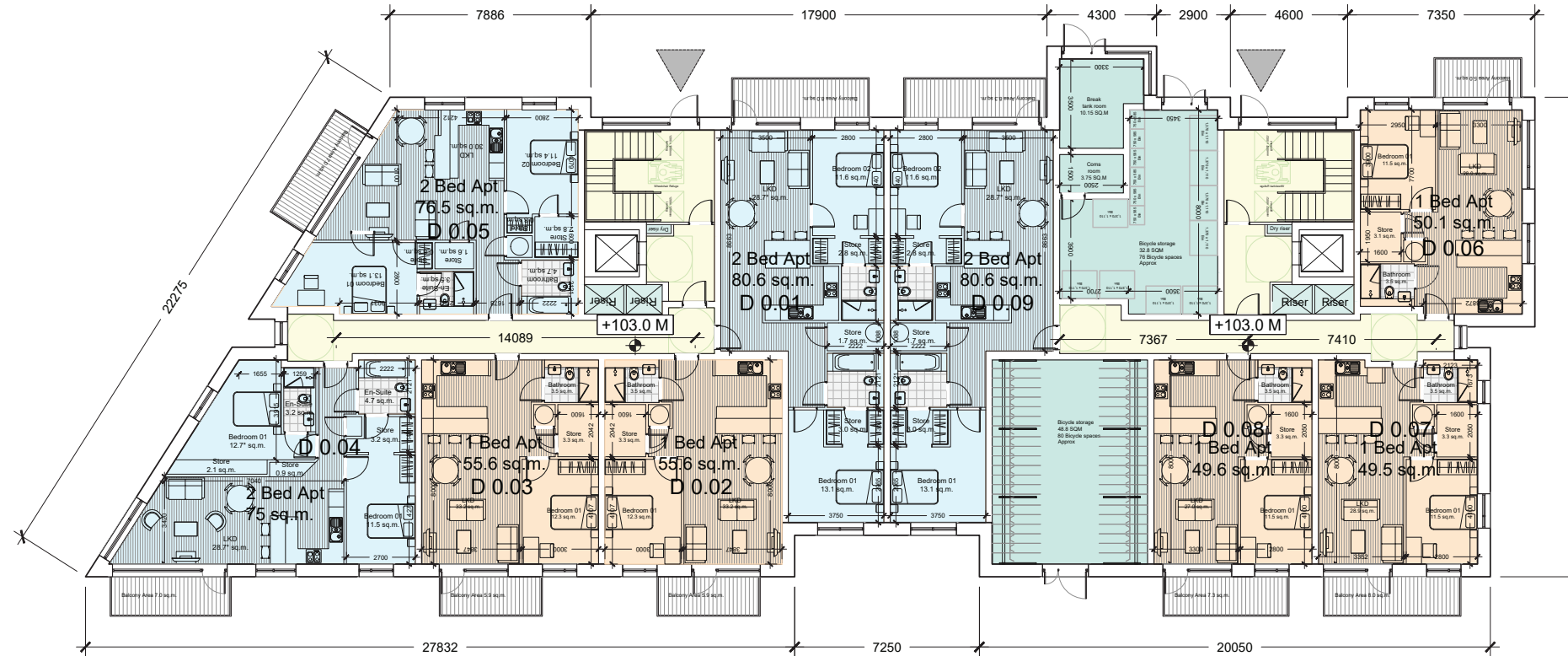
- | | |
|---|--|
| 1. Selected brick finish | 7. Selected light weight aluminium glazing system with spandrel panels |
| 2. Selected render finish | 8. Louvred privacy screen |
| 3. Spandrel cladding to selected colour | 9. Aluminium capping to parapets |
| 4. Selected metal cladding | 10. Pressed aluminium sills to selected powder coated RAL colour |
| 5. Steel balconies with steel guarding | |
| 6. Double glazed windows/ doors/ screens to selected colour | |



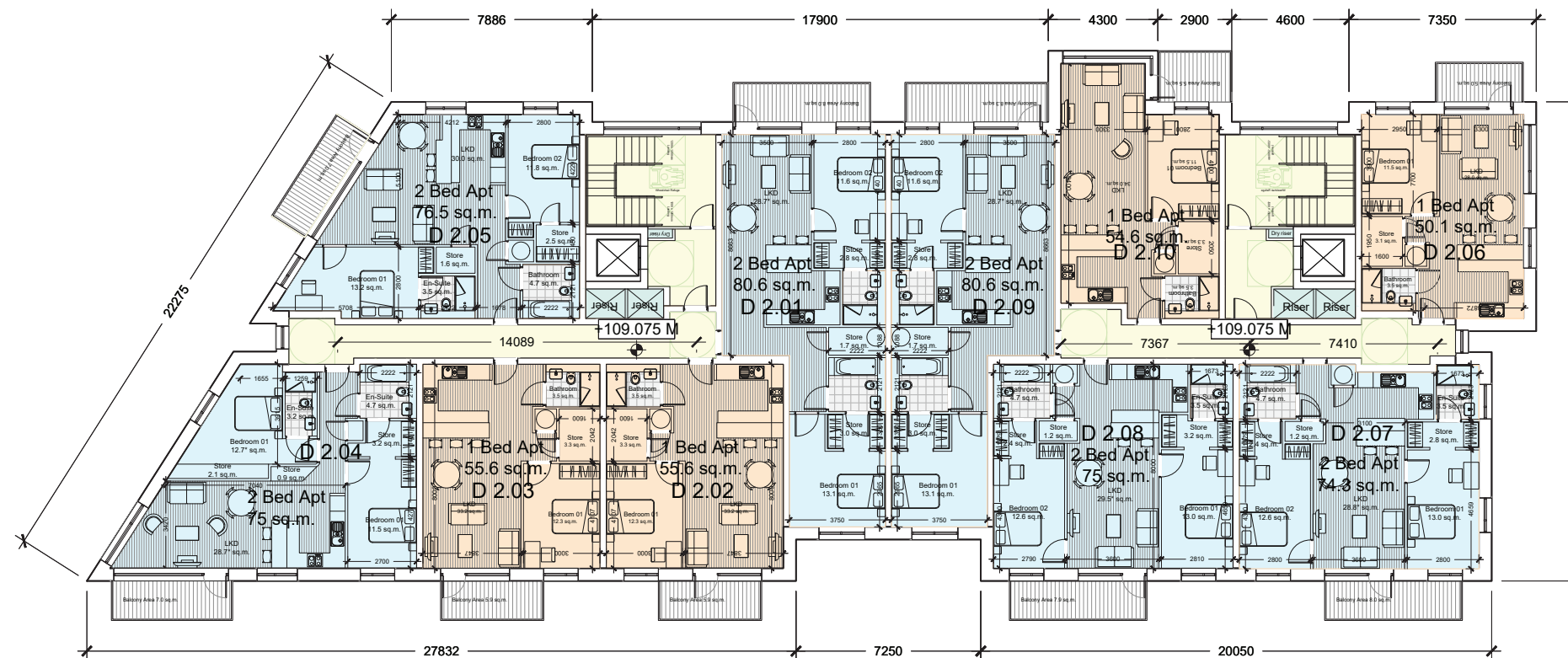
Keyplan



04 PROPOSED DESIGN BLOCK D PLANS



Ground Floor



Typical Floor

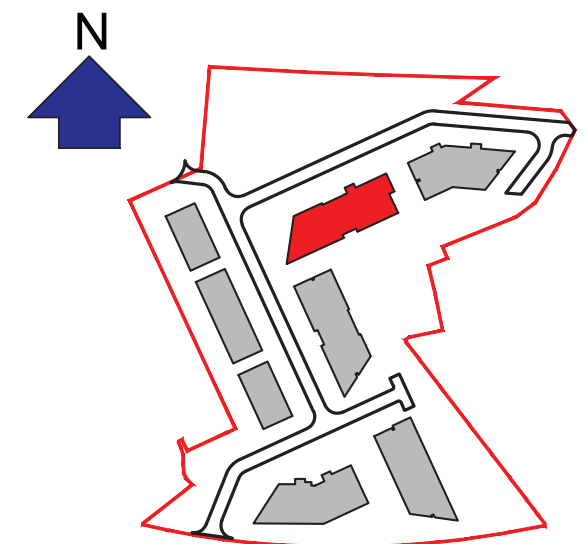
NOTE: All apartment units have been assessed and comply with/ exceed the Sustainable Urban Housing Design Standards for New Apartments 2018. Further details have been provided in the Housing Quality Assessment

Block D is basically a repeat of Block C , however it is five floors throughout and this time uses the angled corner on the block to address the change of direction in the main vehicular route. This also improves visibility and connectivity of the centre of the proposal with the meadow and the open space to the north. The inner courtyard elevation is again in contrasting render, with large windows and balconies.

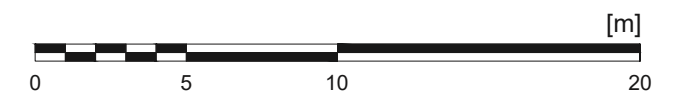
Accommodation

21 x 1 bed apartments and 28 x 2 bed apartments

- One bed apartment
- Two bed 4 person apartment
- Circulation
- Storage & Services



Keyplan



04 PROPOSED DESIGN BLOCK D ELEVATIONS



Block D_North West Elevation

Scale 1:200 @ A1

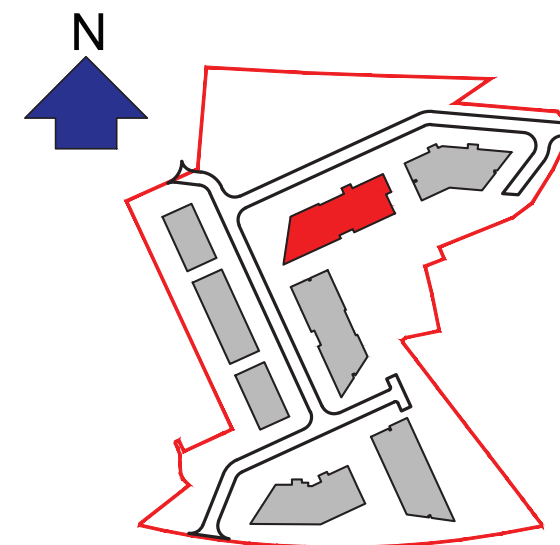


Block D_South East Elevation

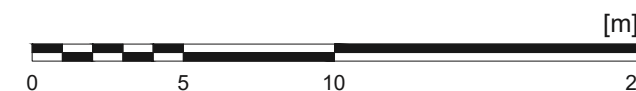
Scale 1:200 @ A1

Material legend

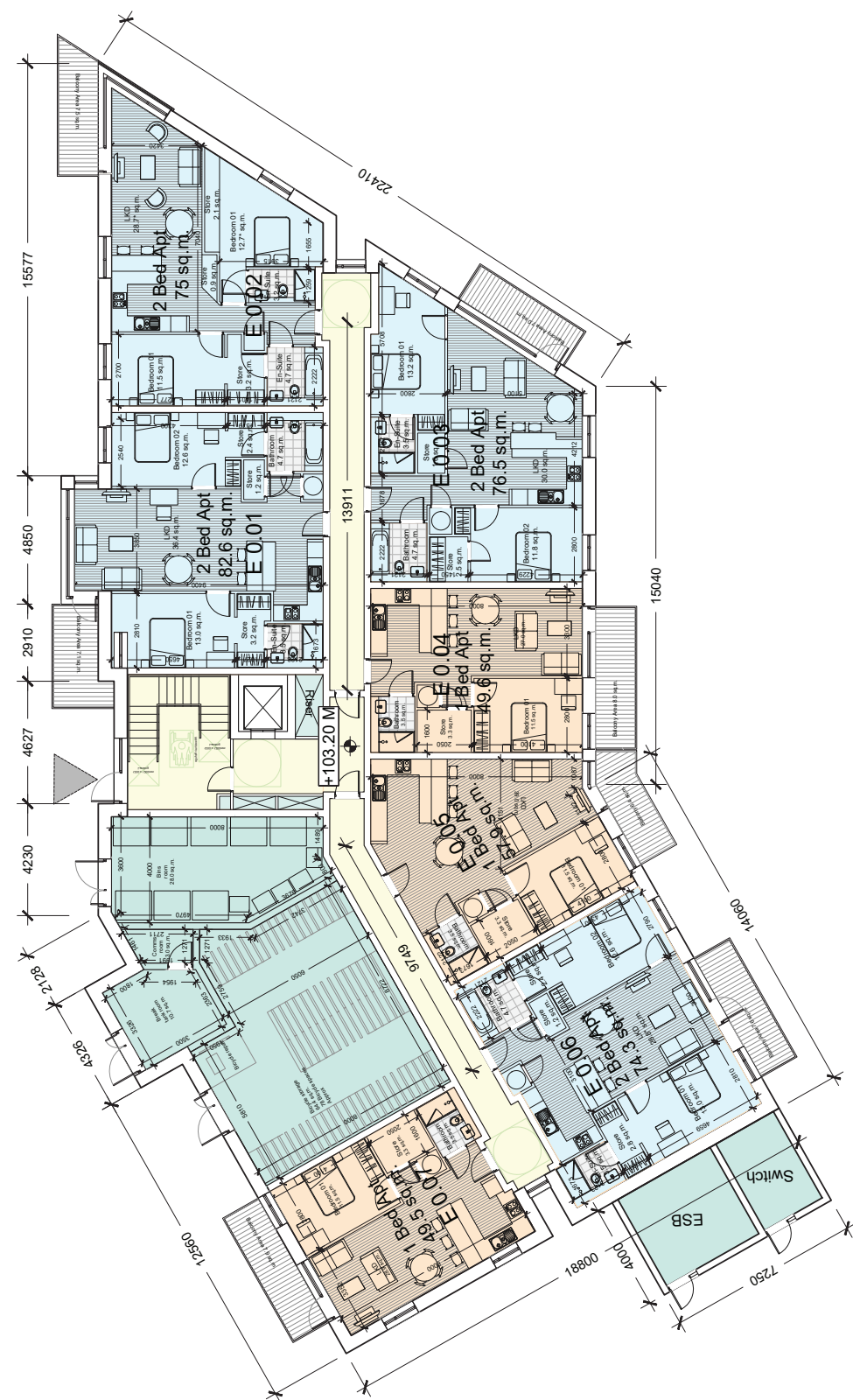
1. Selected brick finish
2. Selected render finish
3. Spandrel cladding to selected colour
4. Selected metal cladding
5. Steel balconies with steel guarding
6. Double glazed windows/ doors/ screens to selected colour
7. Selected light weight aluminium glazing system with spandrel panels
8. Louvred privacy screen
9. Aluminium capping to parapets
10. Pressed aluminium sills to selected powder coated RAL colour



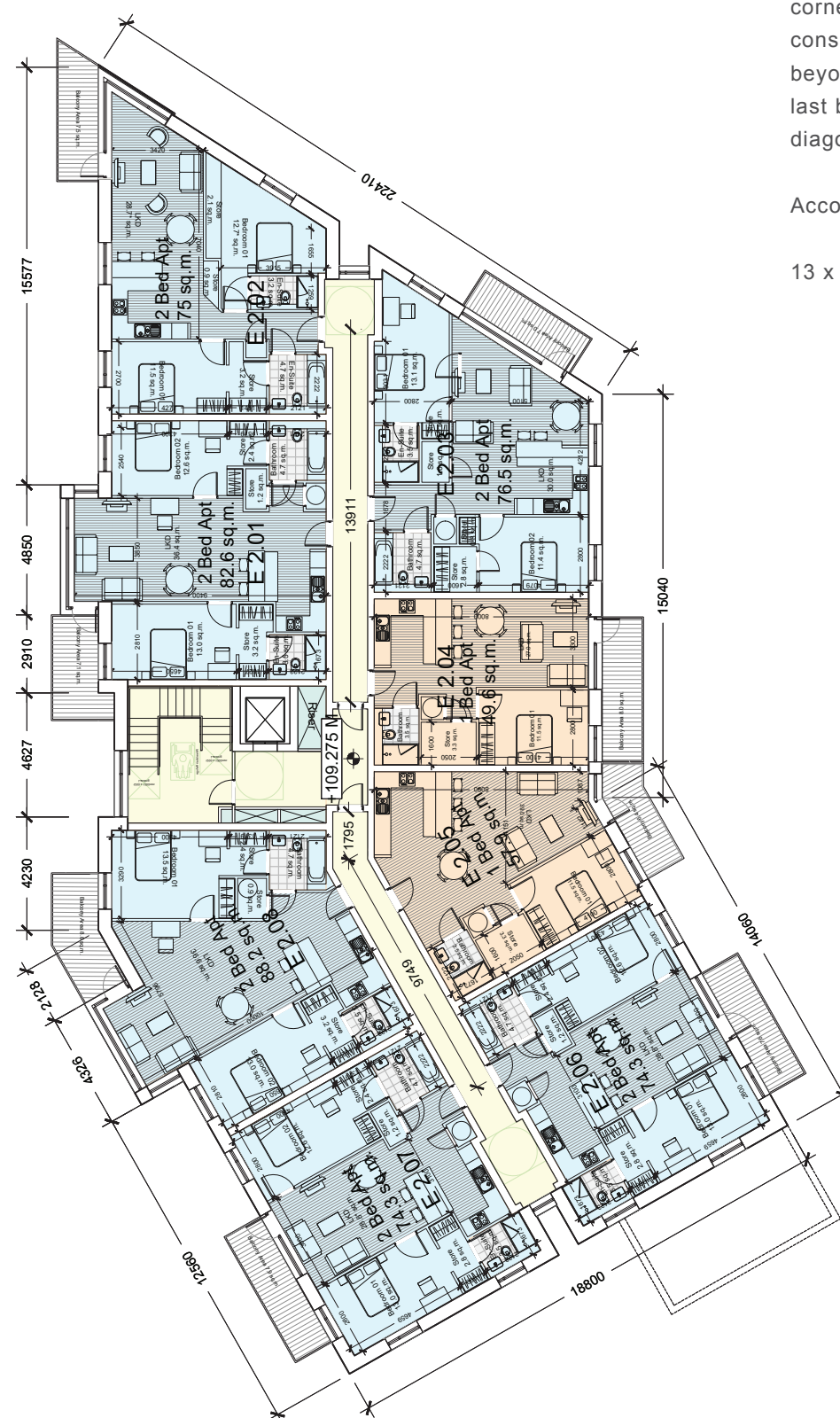
Keyplan



04 PROPOSED DESIGN BLOCK E PLANS



Ground Floor



Typical Floor

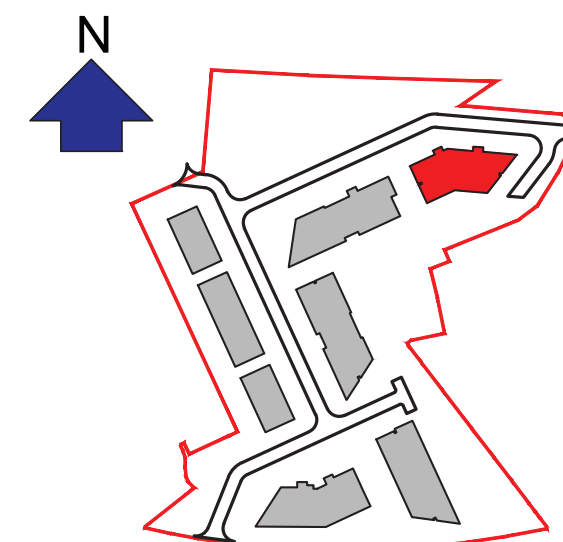
NOTE: All apartment units have been assessed and comply with/ exceed the Sustainable Urban Housing Design Standards for New Apartments 2018. Further details have been provided in the Housing Quality Assessment

Block E is the terminus of the layout , located at the furthest north east corner. It is the tallest block at six floors and again we have utilized the consistent angled corner design feature to address the M50 motorway beyond. This block is also cranked as is Block A ,and thus the first and last blocks act as bookends to the scheme- this concept reinforced by the diagonal visual axis that runs from the south west to the north east corners.

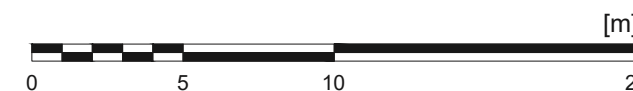
Accommodation

13 x 1 bed apartments and 34 x 2 bed apartments

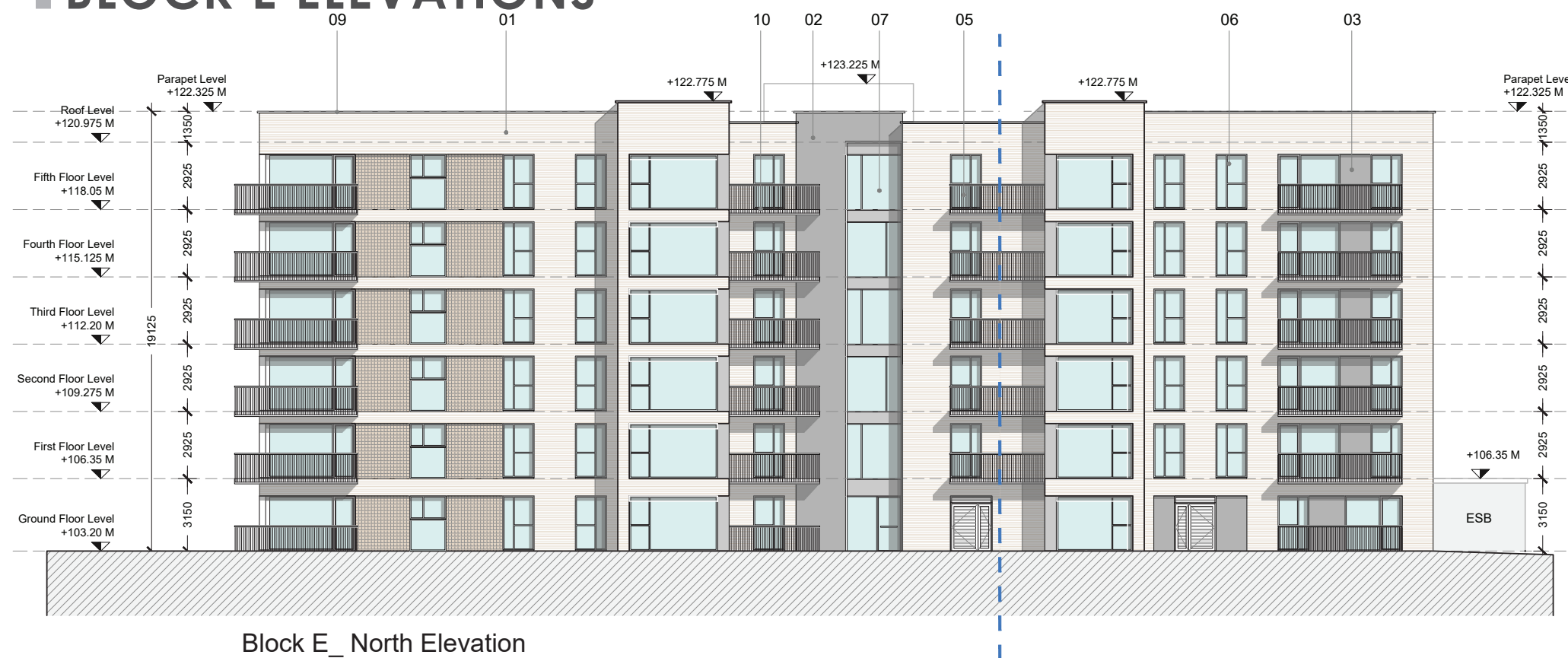
- One bed apartment
- Two bed 4 person apartment
- Circulation
- Storage & Services



Keyplan

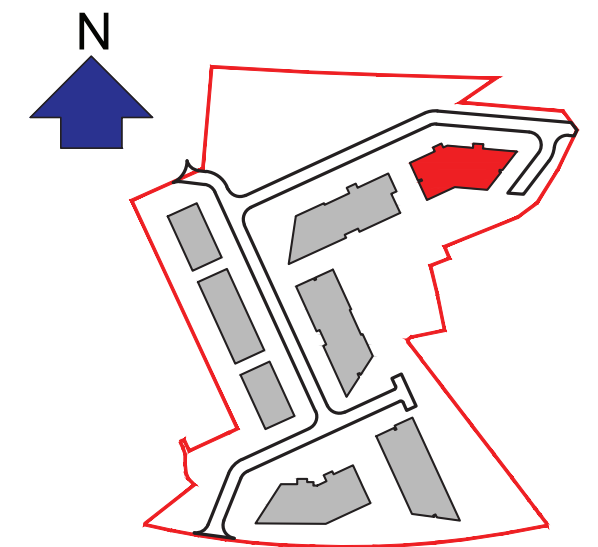


04 PROPOSED DESIGN BLOCK E ELEVATIONS

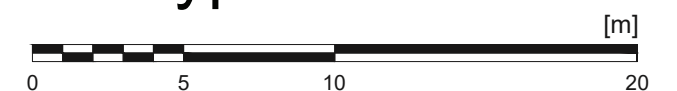


Material legend

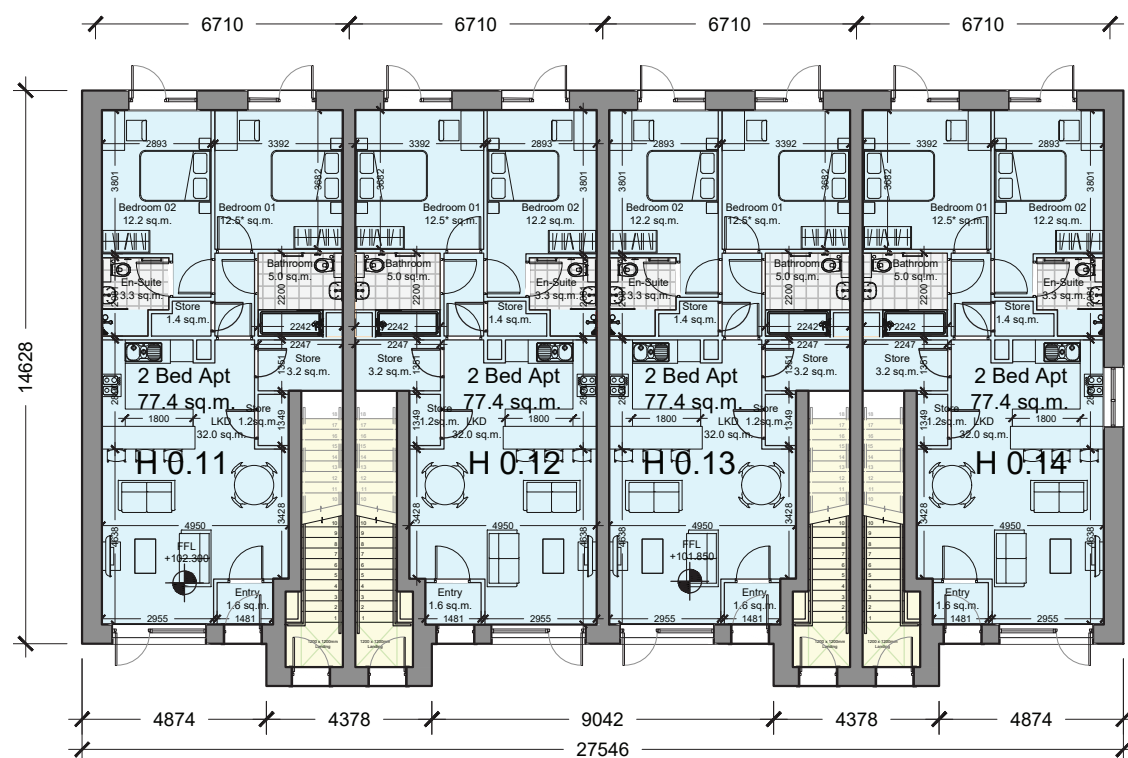
- | | |
|---|--|
| 1. Selected brick finish | 7. Selected light weight aluminium glazing system with spandrel panels |
| 2. Selected render finish | 8. Louvred privacy screen |
| 3. Spandrel cladding to selected colour | 9. Aluminium capping to parapets |
| 4. Selected metal cladding | 10. Pressed aluminium sills to selected powder coated RAL colour |
| 5. Steel balconies with steel guarding | |
| 6. Double glazed windows/ doors/ screens to selected colour | |



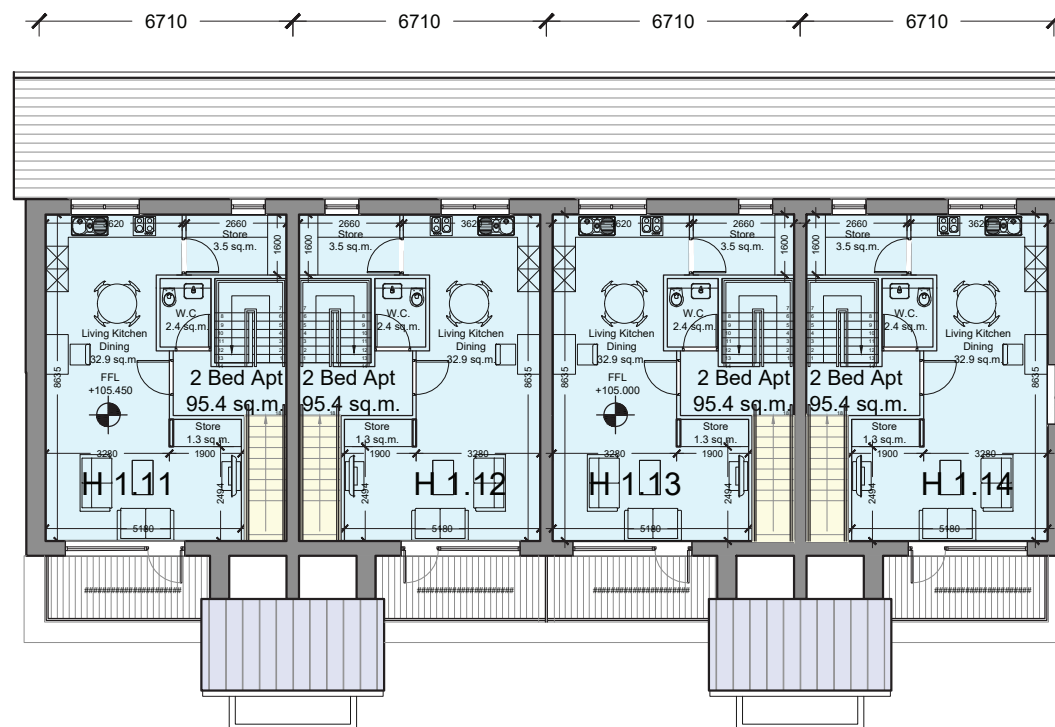
Keyplan



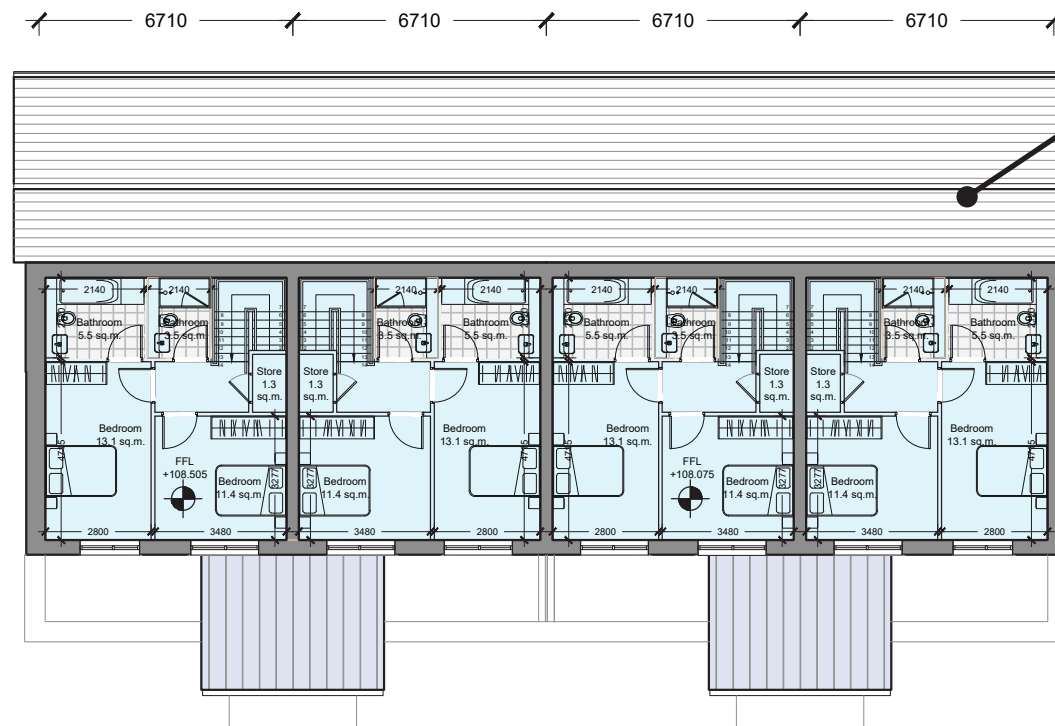
04 PROPOSED DESIGN DUPLEX UNIT PLANS



NOTE: All units have been assessed and comply with/ exceed the Sustainable Urban Housing Design Standards for New Apartments 2018. Further details have been provided in the Housing Quality Assessment



First Floor
Own door 2 bed house



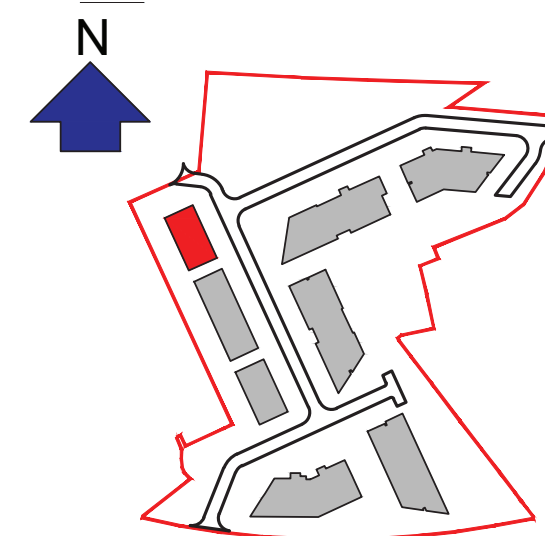
Second Floor
Own door 2 bed house

The duplex blocks have been incorporated so as to provide wider variety in the accommodation offering, but also to address the transition in scale and height from the two storey houses in White Pines North leading to the four and five storey apartments blocks in White Pines East.

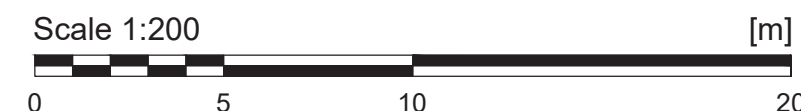
Considerable attention and effort has been given to the design of the duplex units which are three storey buildings to their fronts (facing east) but are effectively two storey to the rear (west). As such there will be no windows above first floor level on the west elevation, and the duplex will appear as two storey houses when viewed from White Pines North. In addition to private decks and terraces, the duplex share a communal open space along their western boundary.

The proposal includes 14 No. of these duplex units.

No windows to rear of second storey to mitigate against over looking of houses within White Pines North.



Keyplan

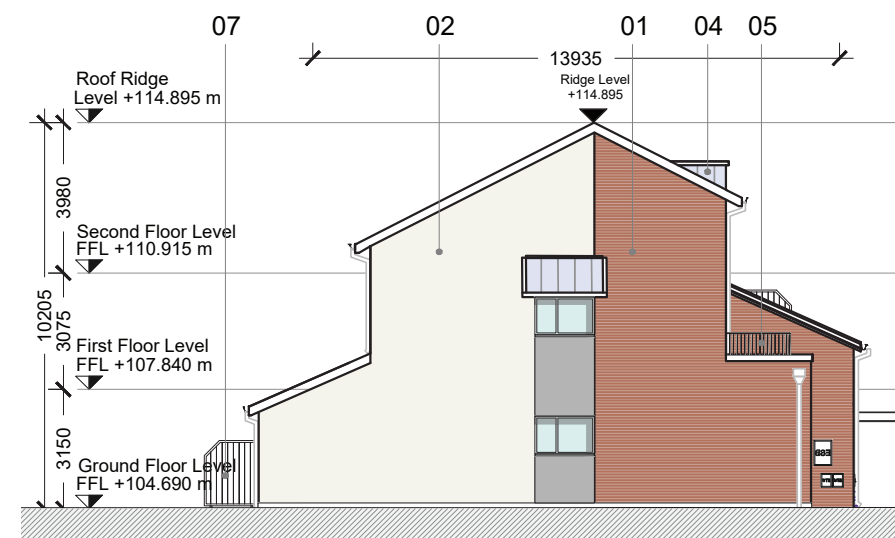


04 PROPOSED DESIGN DUPLEX UNIT ELEVATIONS

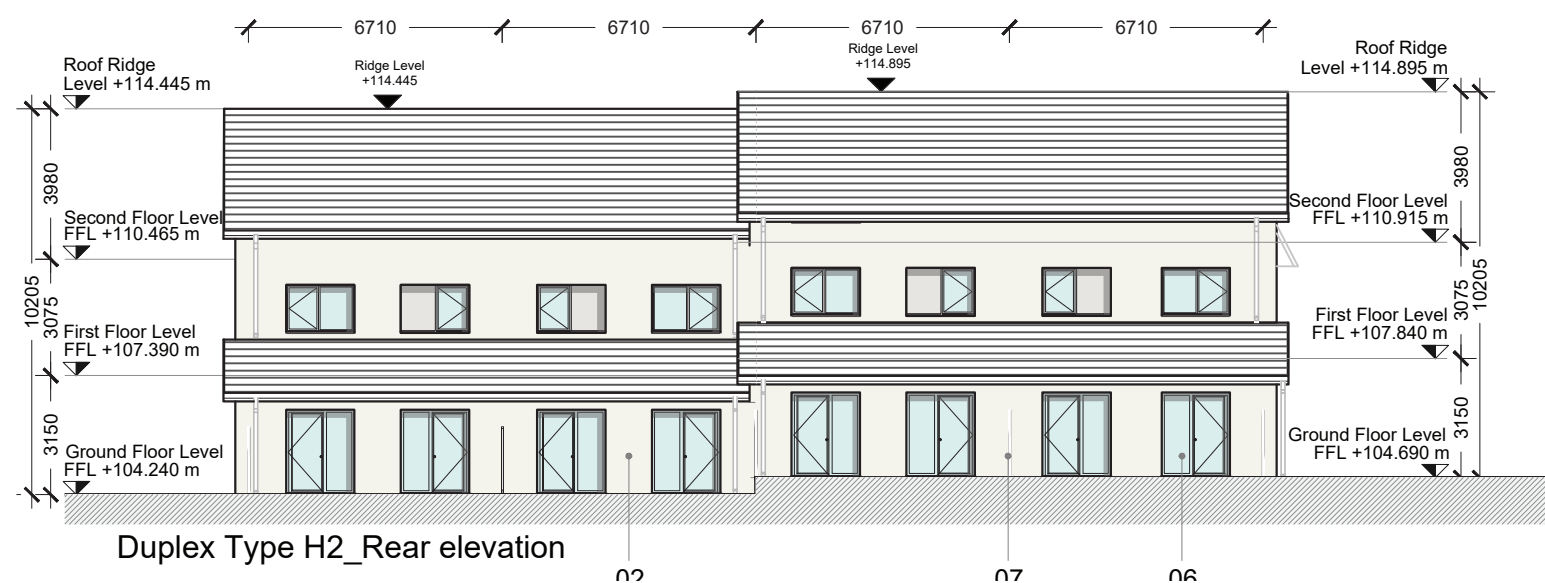


Duplex Type H2_Front elevation

Scale 1:200 @ A3



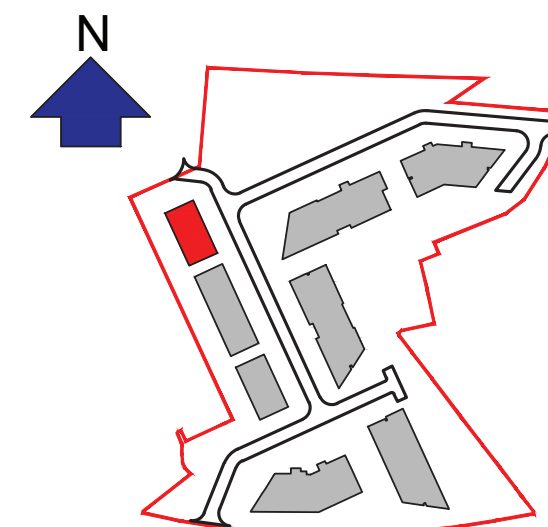
Duplex Type H2_Side elevation



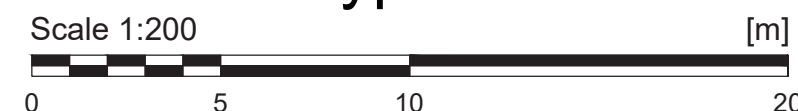
Duplex Type H2_Rear elevation

Material legend

1. Selected brick finish
2. Selected render finish
3. Spandrel cladding to selected colour
4. Selected zinc roof
5. Steel handrail
6. Double glazed windows/ doors/ screens to selected colour
7. Louvred privacy screen



Keyplan



04 PROPOSED DESIGN SCHEDULE OF ACCOMMODATION

SUMMARY	BLOCK A				BLOCK B				BLOCK C				BLOCK D				BLOCK E				DUPLEX	
	1 BED		2 BED		1 BED		2 BED		1 BED		2 BED		1 BED		2 BED		1 BED		2 BED		2 BED	
	No	DA	No	DA	No	DA	No	DA	No	DA	No	DA	No	DA	No	DA	No	DA	No	DA	No	DA
GROUND FLOOR	Comm. Space= 552 sqm								INT. Amenity = 171.5 sqm												28	28
FIRST FLOOR	5	1	5	3	8	0	2	2	4	1	6	5	4	1	6	5	2	0	6	4		
SECOND FLOOR	5	1	5	3	4	0	6	4	4	1	6	5	4	1	6	5	2	0	6	4		
THIRD FLOOR	5	1	5	3	4	0	6	4	4	1	6	5	4	1	6	5	2	0	6	4		
FOURTH FLOOR	5	1	5	3					4	3	2	1	4	1	6	5	2	0	6	4		
FIFTH FLOOR																	2	0	6	4		
SIXTH FLOOR																						
	20	4	20	12	18	0	16	12	21	7	22	17	21	6	28	24	13	1	34	22	28	28
TOTAL Dual Aspect (DA)	16				12				24				30				23				28	
TOTAL Units	40				34				43				49				47				28	

133
241

PERCENTAGE	1 Beds	2 Beds
	93	148
	39%	61%

RESIDENTIAL NIA	
TYPE	AREA
1 Bed	4782
2 Bed	11632
TOTAL NIA	16414

10% BIGGER THAN MIN.	130	54%
----------------------	-----	-----

DUAL ASPECT	133	55%
-------------	-----	-----

SITE AREA	2.98 Ha / 7.36 Acres
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DENSITY	units / ha	81
	units / acre	33

CARPARK SPACES	194*
	Ratio 0.80

*Additional 10 carpark spaces are provided for the Community Space

BIKE SPACES	401
-------------	-----

PUBLIC OPEN SPACE AND VISUAL AMENITY	1.33 Ha (45%)
--------------------------------------	---------------

GROSS FLOOR AREA (SQM)							
FLOOR	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	DUPLEX	Plant + ESB
G. FLOOR	762	386	813	839	698	77x14=1078	54+40
1st FLOOR	778	673	819	839	698	95x14=1330	
2nd FLOOR	778	782	819	839	698		
3rd FLOOR	778	782	819	839	698		
4th FLOOR	778		510	839	698		
5th FLOOR					698		
ROOF	28		24	32	32		
TOTAL*	3902	2623	3804	4227	4220	2408	94

TOTAL GROSS FLOOR SPACE	21278
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DA = Dual Aspect

NOTE: All units have been assessed and comply with/ exceed the Sustainable Urban Housing Design Standards for New Apartments 2018. Further details have been provided in the Housing Quality Assessment

04 PROPOSED DESIGN DUAL ASPECT



- DUAL ASPECT
- SINGLE ASPECT
- SPECIAL SINGLE ASPECT

133	Dual Aspect Units	55%
85	Single Aspect Units	35%
23	Special Single Aspect Units *	10%

* Special Single Aspect Units are north facing apartments with additional design features
Percentages have been rounded to nearest full number

From the outset the design team placed a high importance on maximising the number of dual aspect apartments in the scheme. While a limited number of partially north facing apartments occur, a particular additional feature has been added by way of a large projecting bay window that will capture light and views from multiple aspects. All these apartments meets sunlight and daylight standards. Further details can be seen on the following page.

In addition further measures and solutions have been incorporated, such as splitting the blocks and increasing the number of cores in order to provide additional "true dual aspect units".

As a result, the proposed scheme now achieves 55% dual aspect apartments, as per the diagram to the left. This figure does not include apartments with bay windows.

Further details about which units are dual aspect can be found in the schedules report included with the submission.

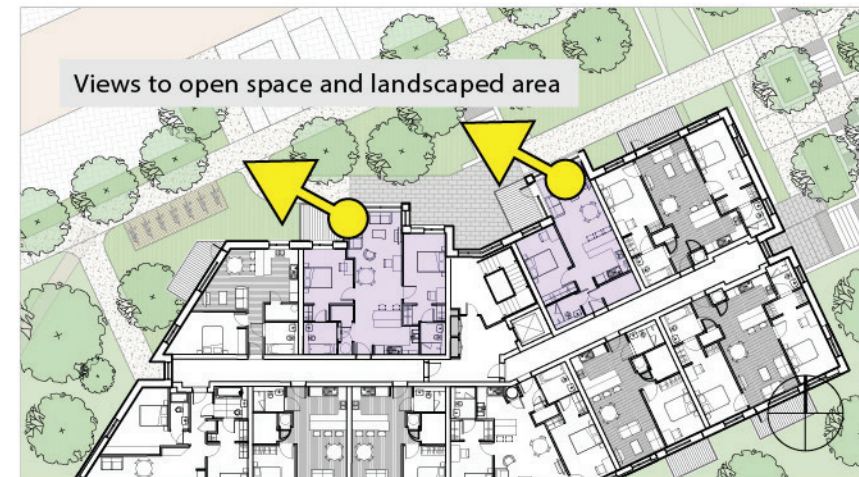


04 PROPOSED DESIGN SPECIAL SINGLE ASPECT APARTMENTS

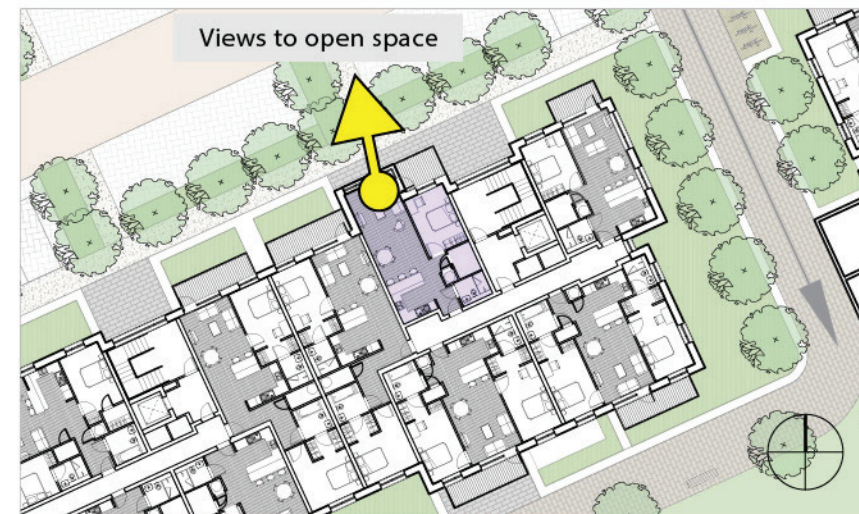
Projecting bay windows have been incorporated into all single orientation, part north facing apartments within the scheme. The projecting bays enhance the views and provide additional daylight within the units. These units will have the additional benefit of panoramic views over Dublin City.

These “special” units represent 10% (23 units in total) of the overall apartments within the scheme and have not been included in the dual aspect calculation.

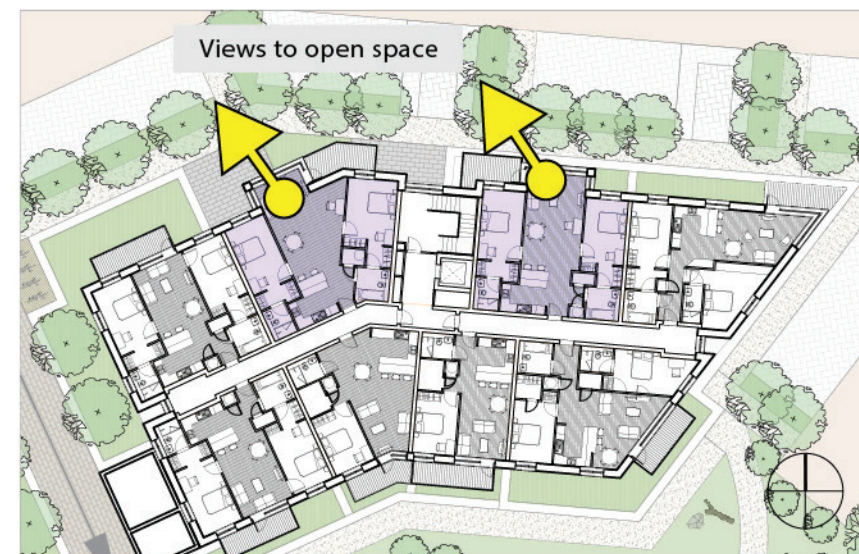
Diagrams on this page show the areas where these units occur.



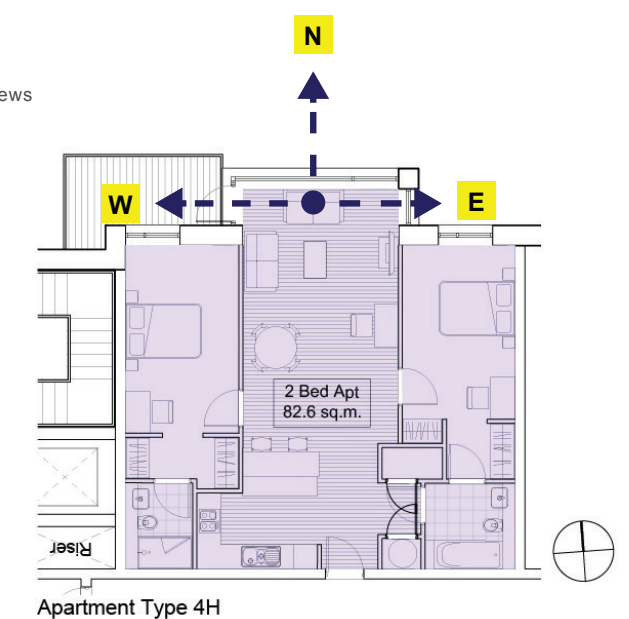
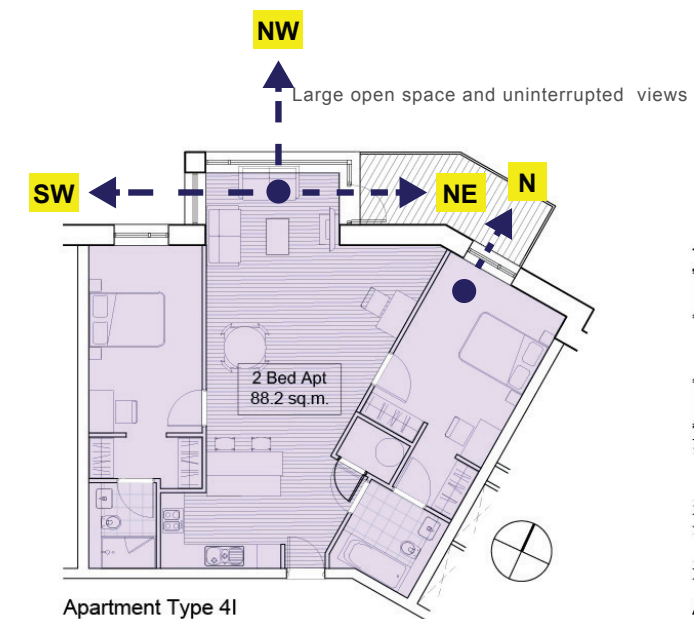
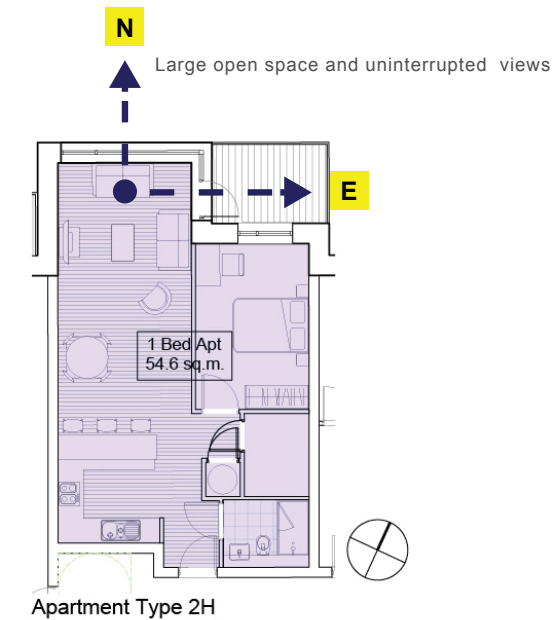
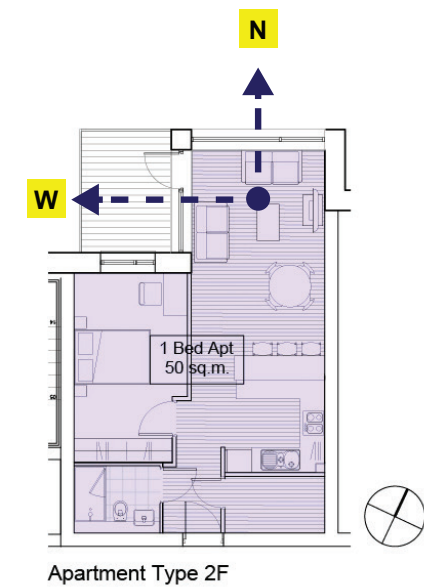
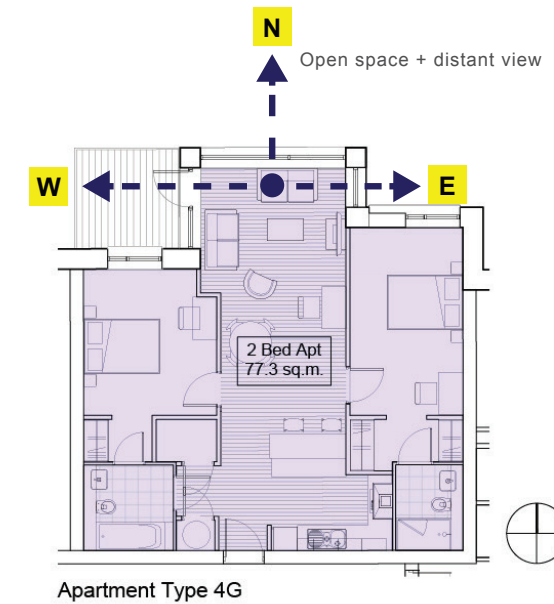
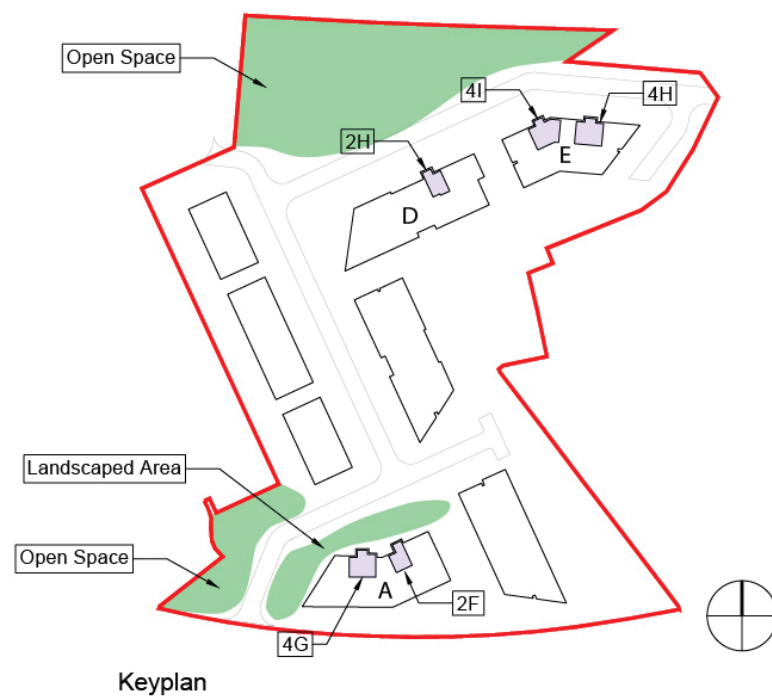
Apartment Block A



Apartment Block D

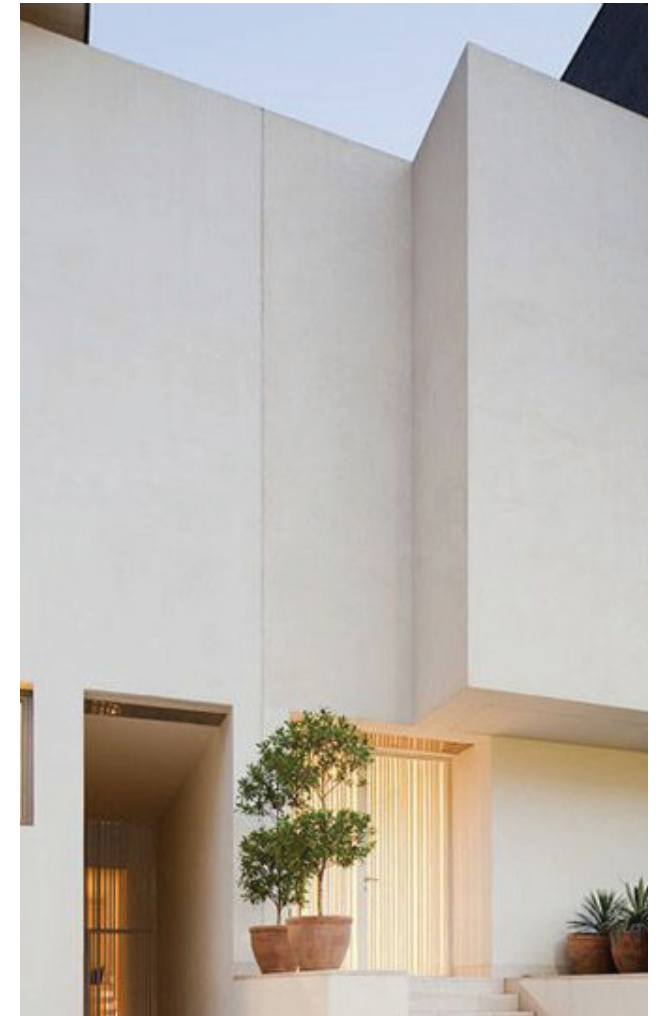


Apartment Block E



04 PROPOSED DESIGN FACADE MATERIALS

The following materials were chosen due to their aesthetic quality, durability and colour. The proposed scheme will comprise a primary high quality buff brick, and a render. To soften the massing of the blocks, elements like steel balconies and spandrel cladding features have been included throughout the scheme.



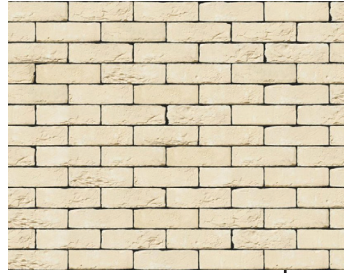
Reference Images



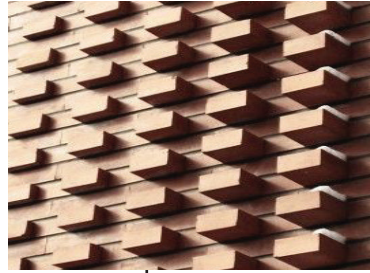
04 PROPOSED DESIGN FACADE MATERIALS

1. Example of metal cladding
2. Example of Buff Brick
3. Example of Balconies with steel guarding
4. Example of Render
5. Example of Spandrel cladding
6. Example of feature brickwork

2.



4.



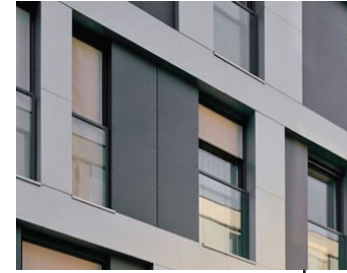
4.



3.



5.



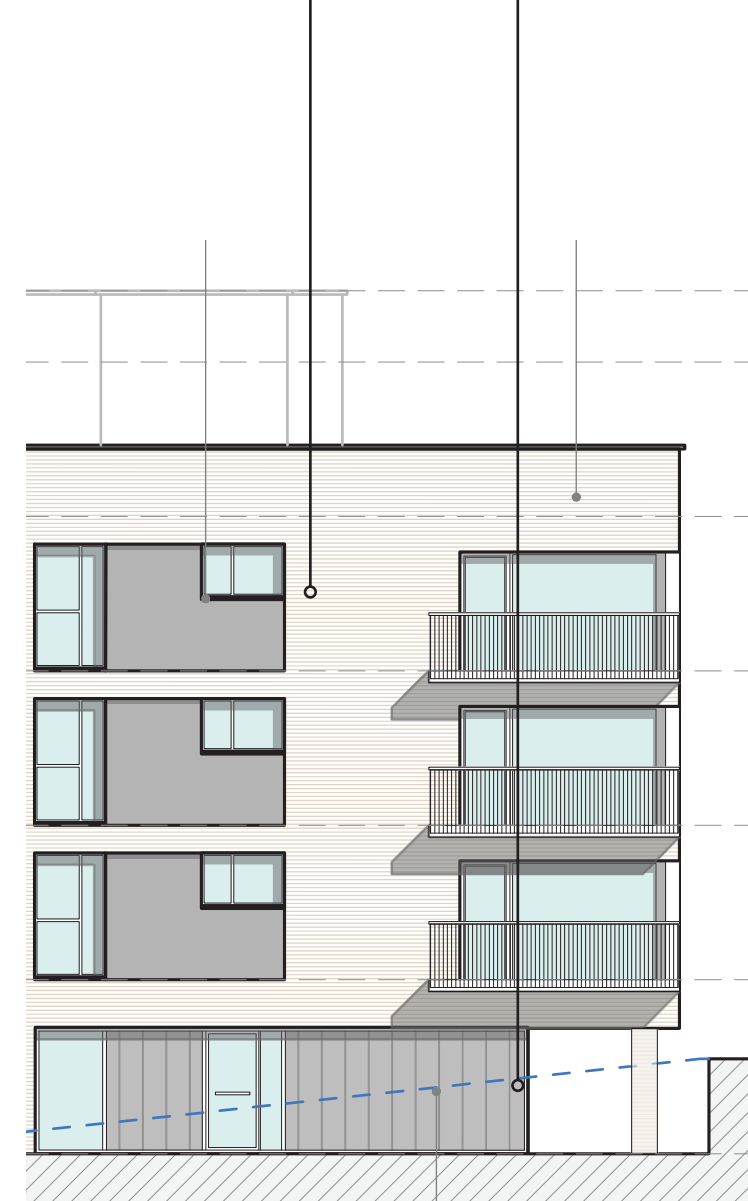
1.



Extract of the Proposed Block E North Elevation



Extract of the Proposed Block D North Elevation



Extract of the Proposed Block C North Elevation

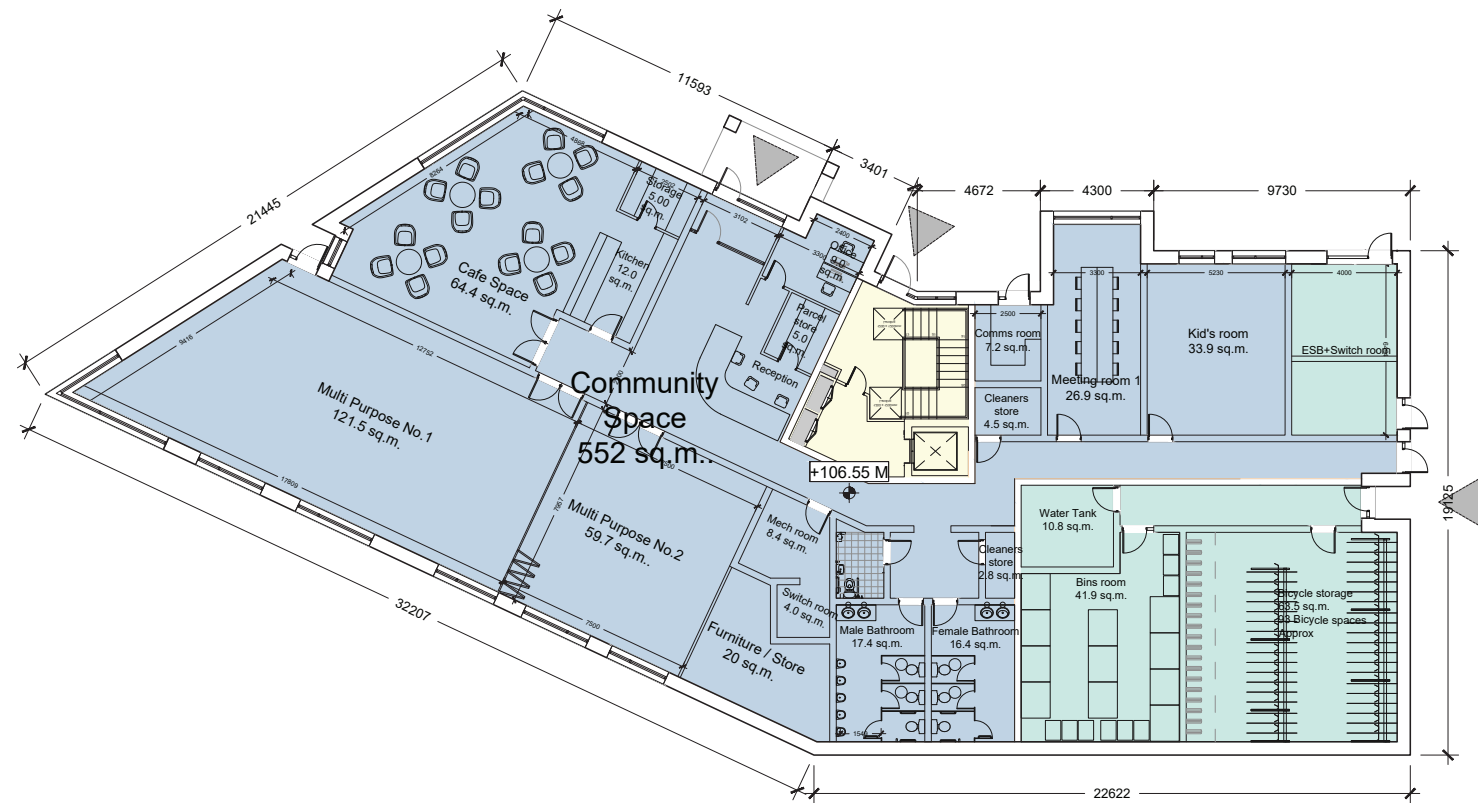


04 PROPOSED DESIGN RESIDENTIAL BUILDING REFERENCES



04 PROPOSED DESIGN COMMUNITY AREA REFERENCES

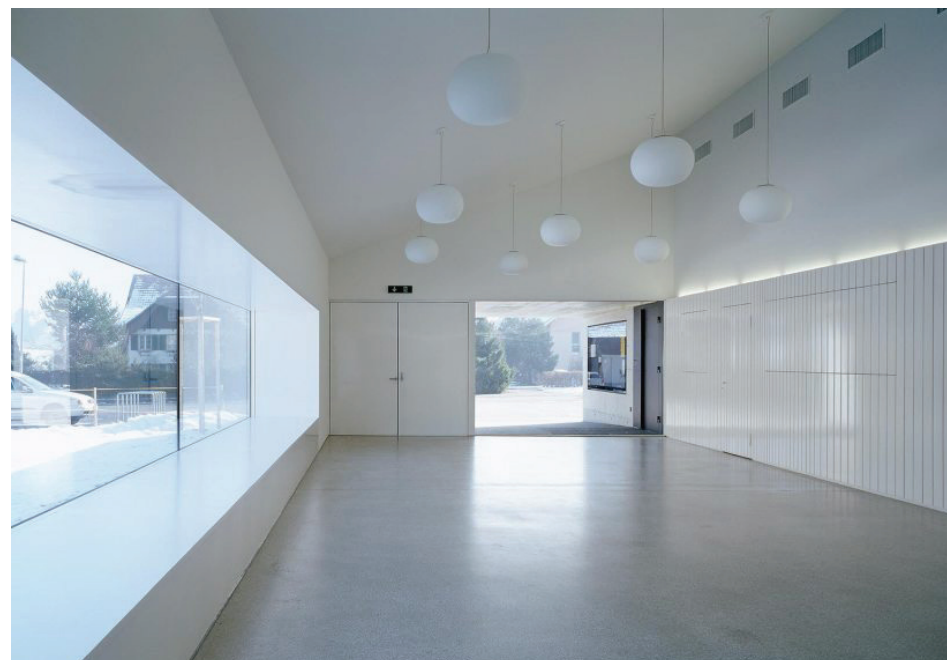
BLOCK A - GROUND FLOOR



Meeting Room



Reception Area



Multi-Purpose Rooms



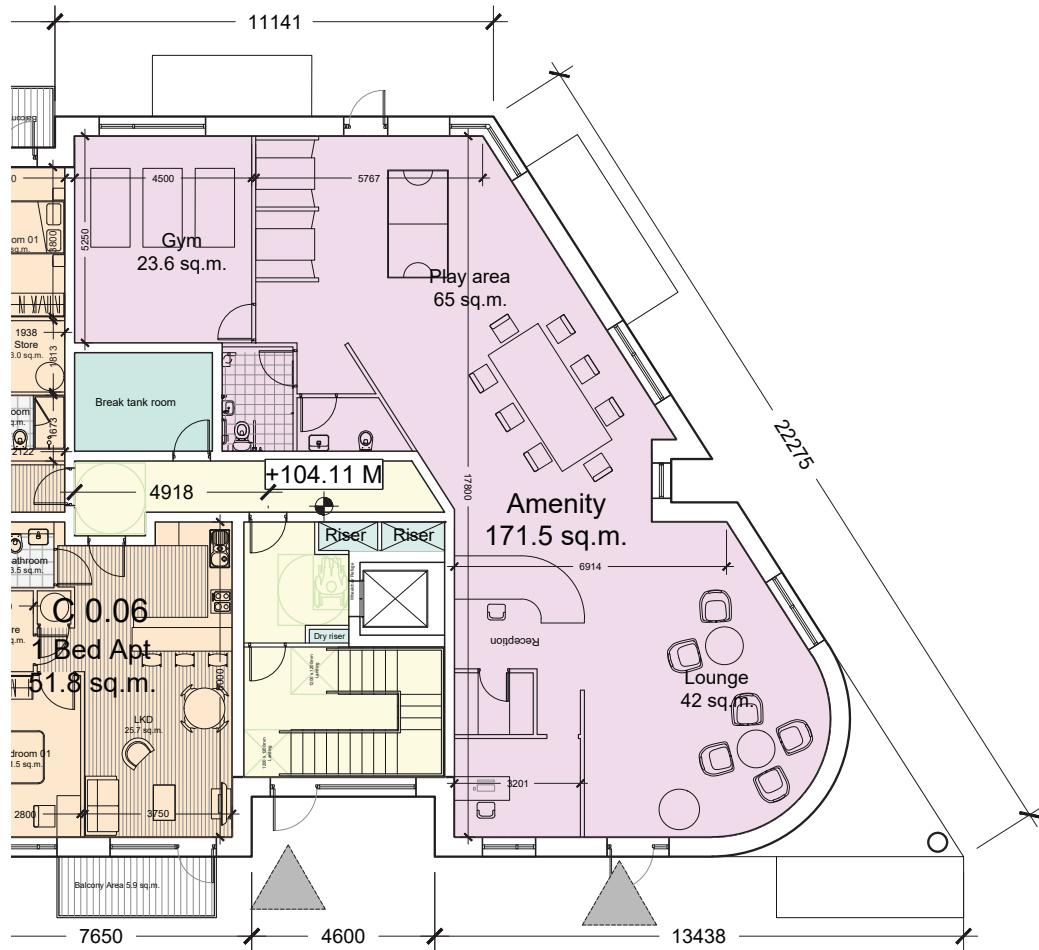
Kid's Room



Community Cafe Space

04

BLOCK C - GROUND FLOOR



Reception area



Gym



Games area & Bookable room



04 PROPOSED DESIGN

APARTMENT INTERIOR REFERENCES



Toilet/Pod

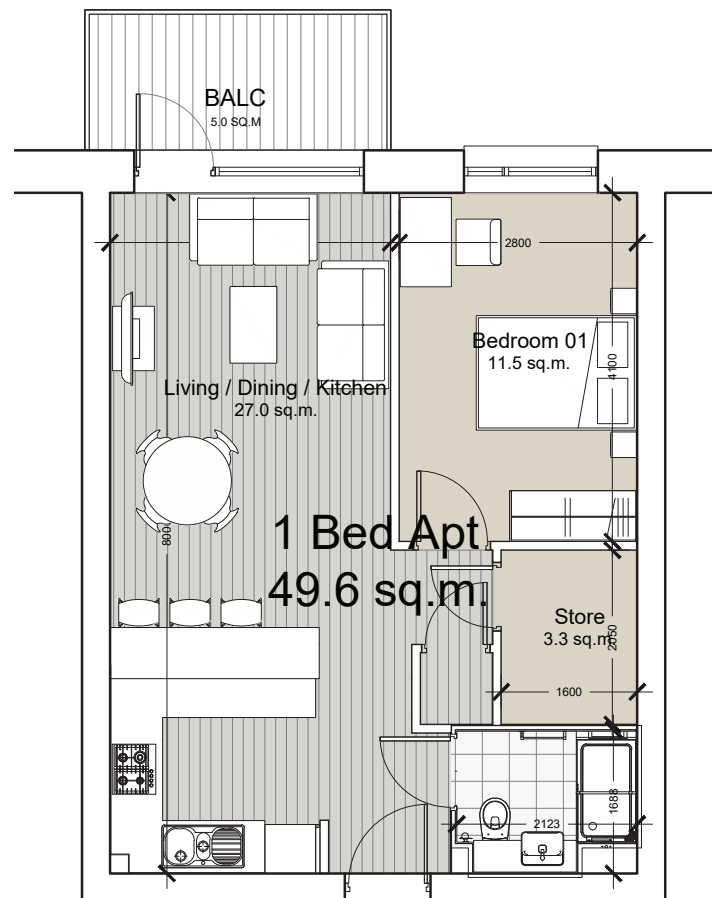


Living, Dining and Kitchen Area

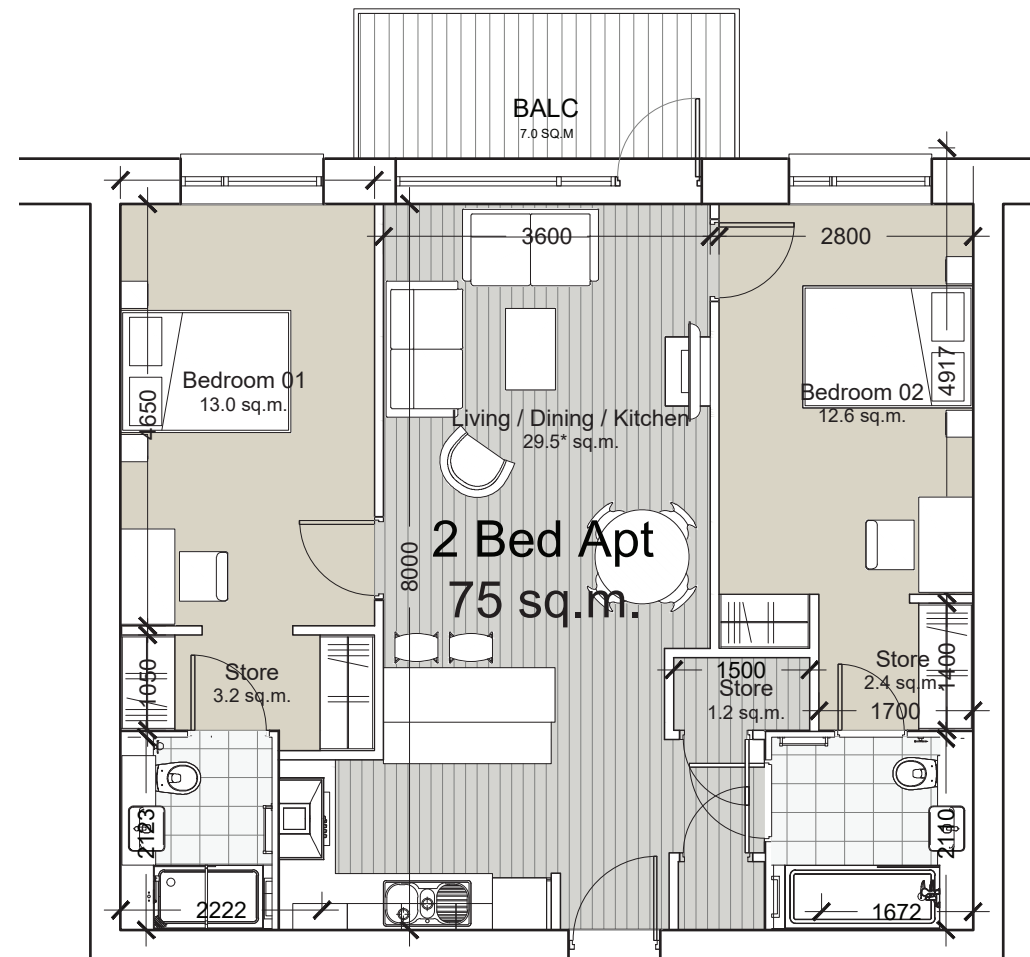
04 PROPOSED DESIGN EXTERNAL AMENITY AREA REFERENCES



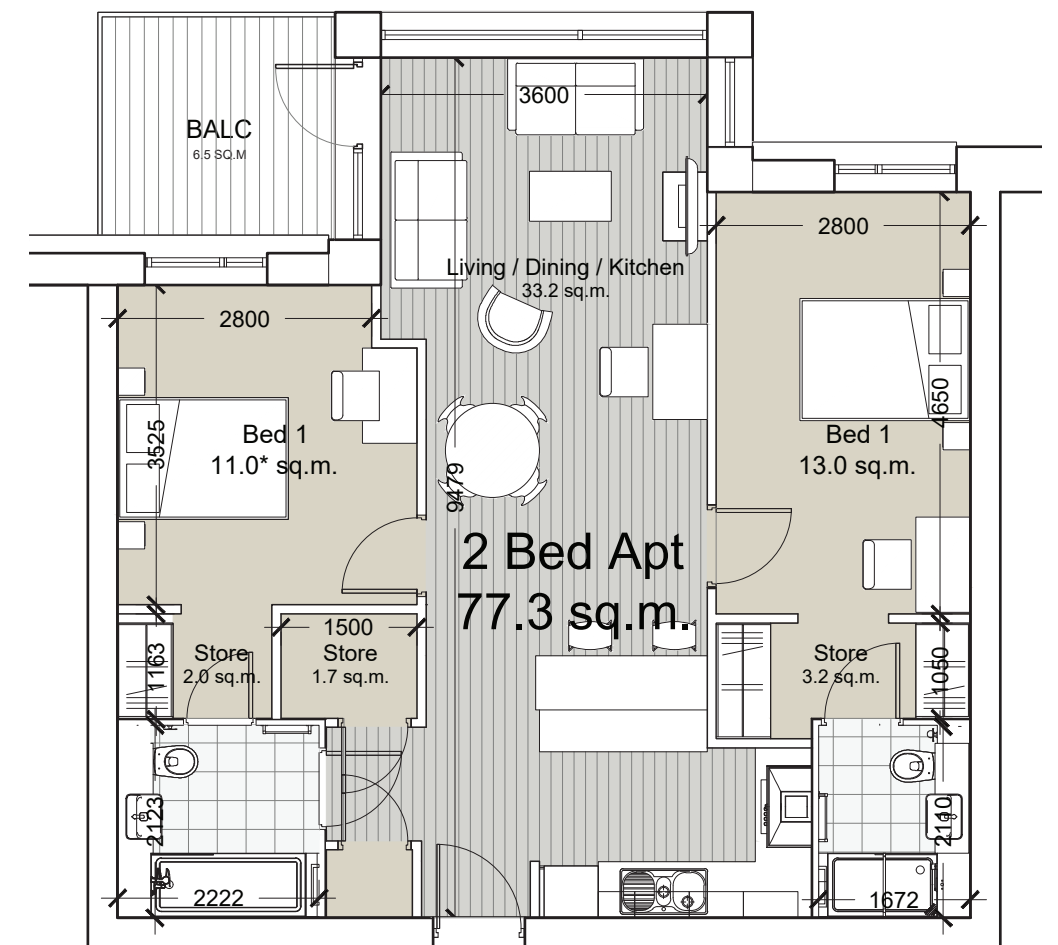
04 PROPOSED DESIGN TYPICAL 1 AND 2 BED APARTMENTS



1 BED TYPICAL APARTMENT LAYOUT
(SPRINKLERED)
49.6SQM



2 BED TYPICAL APARTMENT LAYOUT
(SPRINKLERED)
75SQM



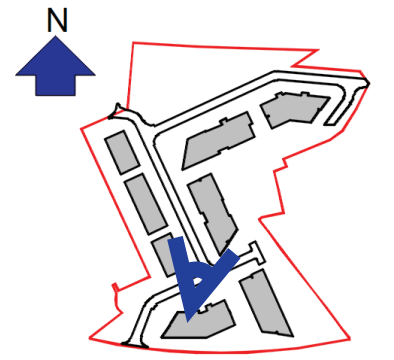
2 BED TYPICAL APARTMENT WITH BAYWINDOW
(SPRINKLERED)
77.3SQM



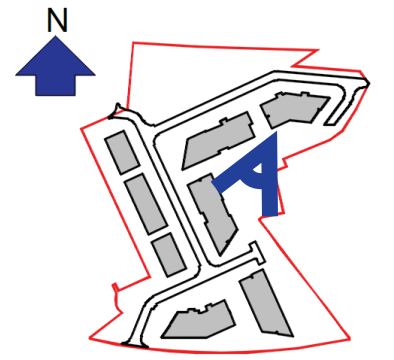
05 VISUALISATIONS



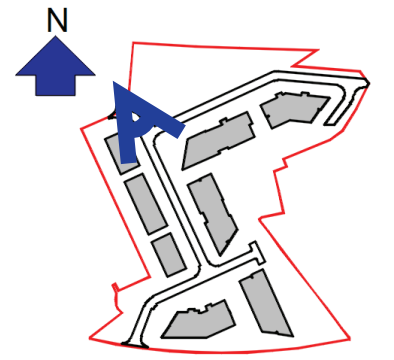
05 VISUALISATIONS BLOCK C SOUTH



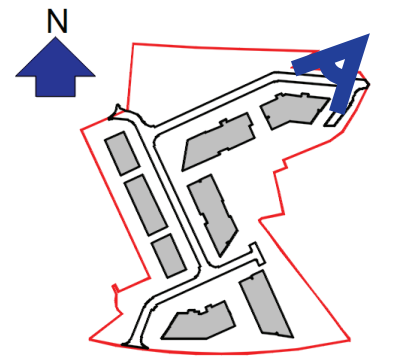
05 VISUALISATIONS COURTYARD



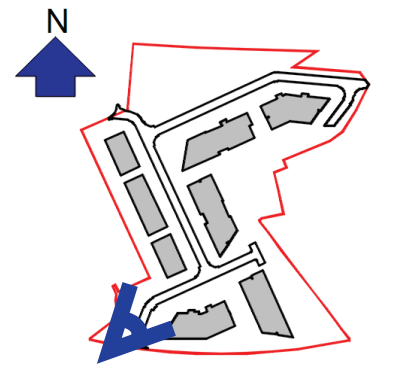
05 VISUALISATIONS BLOCK C NORTH



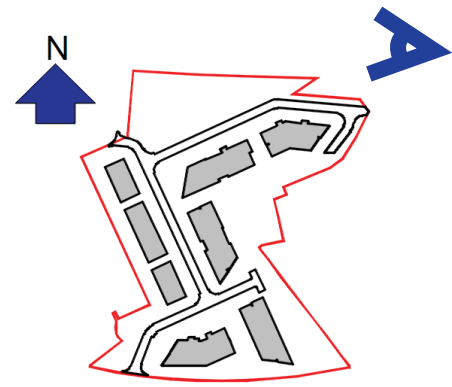
05 VISUALISATIONS BLOCK D NORTH



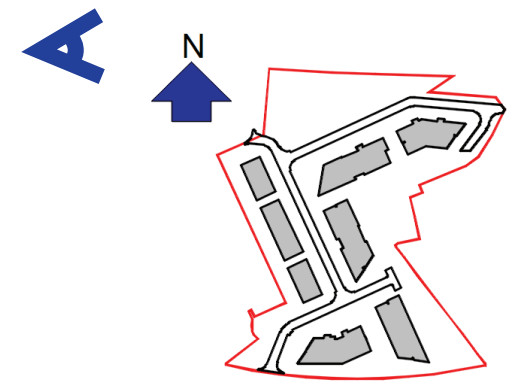
05 VISUALISATIONS BLOCK A NORTH



05 VISUALISATIONS VIEW FROM M50 NORTHBOUND



05 VISUALISATIONS VIEW FROM M50 SOUTHBOUND





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