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Development at Firhouse Inn

Firhouse Road

ABP SHD Architectural Design Statement

Firhouse Road, Dublin 24



**** GENERAL NOTE:**
Drawings / maps in this statement are for illustrative purposes. For exact site boundary and architectural details, please refer to the OMP drawing pack.

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Report by O'Mahony Pike for Bluemont Ltd.



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1. Introduction

1.1 Project Description

Bluemont Developments (Firhouse) Limited intend to apply to An Bord Pleanála (the Board) for a Strategic Housing Development with a total site area of c.0.46 ha, on lands located at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24.

The development will consist of the demolition of all existing structures on site (c. 1,326 sq m), including: Two storey building formally used as public house, ancillary off-licence and associated structures (c. 972 sq m); Two storey building comprising an existing barber shop and betting office (c. 260 sq m); Single storey cottage building and associated structures (c. 94 sq m); and Eastern boundary wall and gated entrance from Mount Carmel Park.

The development with a total gross floor area of c. 10,750 sq m, will also consist of 100 no. residential units arranged in 2 blocks (Blocks 01 and 02) ranging between 3 and 5 storeys in height, over lower ground floor and basement levels, comprising:

96 no. apartments (consisting of 2 no. studio units; 45 no. one bedroom units; 10 no. two bedroom (3 person) units; 34 no. two bedroom (4 person) units; and 5 no. three bedroom units), together with private (balconies and private terraces) and communal amenity open space provision at podium and roof levels; and 4 no. duplex apartments (consisting of 2 no. one bedroom units and 2 no. two bedroom units (4 person) located within Block B01, together with private balconies and terraces.

The development will also consist of non-residential uses (c. 355 sq m), including: 1 no. café (c. 58 sq m) and 1 no. office (c. 30 sq m) located at ground floor level of Block B01; 1 no. medical unit (c. 59 sq m) and 1 no. betting office (c. 66 sq m) located at ground floor level of Block B02; 1 no. barber shop (c. 28 sq m) located at ground floor level between Blocks 01 and 02; and 1 no. crèche (c. 114 sq m) located at lower ground floor level of Block B01 and associated outdoor play area to the rear.

Vehicular access to the site will be from the existing access off Firhouse Road. The proposal includes minor alterations to the existing access, including the provision of new and enhanced pedestrian infrastructure. The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, basement car parking (80 no. spaces in total, including accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections to existing public services, (including relocation of existing surface water sewer and water main from within the application site onto the public roads area along Firhouse Road and Mount Carmel Park); ducting; plant; waste management provision; SuDS measures; stormwater management and attenuation; sustainability measures; signage; changes in levels; public lighting; and all ancillary site development and excavation works above and below ground.



1.2 Site Location

The subject site, which extends to approximately 0.46 hectares, is located at the junction of Firhouse Road, Ballycullen Road and Mount Carmel Road in Firhouse, which is within the functional area of South Dublin County Council.

The subject site contains three existing buildings surrounded by a tarmac area marked out in paint for carpraking. These are; a large two/three storey

former pub, (no longer in active use), a small cottage, and a commercial building housing a bookmakers and a barber shop.

An existing historic stone wall, repaired insensitively in parts with concrete blockwork, forms the eastern/northeastern boundary of the subject site, beyond which sits a line of mature trees, at the edge of the adjacent playing fields site.

The surrounding built environment is characterised by suburban housing estates, built in the grounds of historic houses of the area, now repurposed.

The Dodder River parklands, and the Balrothery Wier, lie immediately to the north, with pedestrian access through Mount Carmel Park, the closest development to the subject site.



Aerial View of Dublin showing the location of the subject site

1.3 Site Context



Aerial View of the subject site from the South



Aerial View of the subject site from the North

1.4 Site Boundary

Lands under the control and management of South Dublin County Council have been included within the redline boundary, to allow for improvements to the public realm and the provision of a new footpath along the eastern boundary, and public open green space, as well as modifications to the existing vehicular entrance from Firhouse Road.

This boundary is shown on the Areas of Consent drawing, included with this submission.



1.5 Surrounding Context



1.6 Architectural Context

1.6.1 Local Architectural Character - Neighbourhood/ Local Centres

The two closest commercial centres to the subject site are Firhouse and Knocklyon Shopping Centres. Both comprise a long low multi-unit retail building with a sheltered arcade, large areas of carparking, a church with associated ancillary buildings, and a school.

Firhouse Shopping Centre

Grey slate roofs with feature pediments and an arcade formed by simple square posts characterise the Firhouse Shopping Centre. It is flanked by two no. three storey apartment blocks, with grey slate pitched roofs, red brick facades and projecting balconies with steel frames and balustrades.

The Church of St Colmcille has an irregular plan form that is reflected in the angular planes of the facades. Distinctive entrances of tall concrete fins and glazing elements are features in an otherwise blank rendered facade.



Knocklyon Shopping Centre

The shopping centre is characterised by the long low arcaded retail building clad in red brick with square red brick columns and concrete parapet.

The distinctive Church of Our Lady of Mount Carmel is of high architectural quality. Glazed walls span between a concrete rectangular enclosure to form four courtyard gardens and an interior in the shape of a cross, an introverted refuge from the visual and other distractions of the surrounding suburban neighbourhood.



Architectural Context - Cont'd.

1.6.2 Local Architectural Character - Housing

Mount Carmel Park

An outward facing rectuangular configuration of four terraced streets of houses with tiled pitched roofs and rendered chimneys. Adjacent entrance doors were originally separated and sheltered by concrete projecting frames, some now replaced by projecting porch extensions. Pebble dash rendered facades with two windows - now mostly triple-paned, centred on the upper floor beneath the eaves and offset on the ground level next to the entrance door. Front gardens originally enclosed by painted estate railings on a concrete upstand, replaced in some instances by open driveways or masonry walls.



Sally Park Estate

Streets of two house types. Detached, gable fronted dwellings with tiled pitched roofs and tall rendered chimneys. Projecting gable fronted porches have recessed entrance doors facing the street. Facades are rendered in pale colours with contrasting quoin-stone features on the corners.

Staggered offset red-brick terraced houses with tiled pitched roofs and red-brick chimneys. Projecting porches with side entrance doors. White framed windows with glazing bars and soldier coursing above the ground floor window.



Sally Park Nursing Home

Description from NIAH inventory: 'Detached four-bay three-storey Georgian country house, c.1770, now in use as a nursing home. Granite tetrastyle Doric entrance portico with offset double-leaf glazed timber door. Ground floor windows low sills, timber sashes. Upper floors mix of uPVC casement and timber sashes. Ground floor rendered below first floor sill course. Hipped slate roof with parapet. Two-storey wing to west with single Wyatt window on each floor. Seven-bay single-storey wing to east. West elevation has brick chimney stack flanked by lancet windows. North façade has modern stair tower. Grounds to north curtailed by concrete retaining wall due to road widening.'



Architectural Context - Cont'd.

1.6.3 Local Architectural Character - Housing

Delaforde Estate

Pairs of semi detached two storey dwellings with tiled pitched roofs and varying rendered chimney placement. Rendered upper storeys in pale colours with red brick on the ground floor and projecting porches. Entrance door positions vary - facing both directly out to the street and side facing. Streets with semi detached bungalow houses still retain brick and render on the facade, but as planes within the single storey facade.



Monalea Estate

Streets are formed from the more geometric forms of pairs of semi detached two storey dwellings with tiled hipped roofs and a shared centrally located chimney. Originally recessed entrances have been mostly glazed to create a shallow porch and flat facade. Facades are composed of pale coloured render on the upper level with red brick at ground level.



Glenview Lawns

Terraces of six houses characterise Glenview Lawns. On one side of the street the facades are defined by brick vertical sections, with infills of render and windows and doors. On the other, vertical piers project to frame the facade of each house, with further projections providing some articulation within the composition of windows and render. Some front extensions have been recently added, resulting in an inconsistent streetscape. The terraces have shallow pitched roofs and infrequent chimneys.



Architectural Context - Cont'd.

1.6.4 Local Architectural Character - Summary

Materiality

Dominant local materiality:

- Red brick
- Painted cement render
- Pebble dash
- Historic stone



Form

The variety of forms:

- Paired hipped roofed houses
- Terraced houses
- Detached gable fronted houses
- Arcades



Feature Elements

Details found in the locality are:

- Brick details
- Chimneys
- Extended eaves



1.7 Site Context - Industrial Heritage & Amenity

The Dodder River and parklands provides the subject site with a significant benefit in terms of public amenity, but it is also a site of significant historic context and industrial heritage.

Balrothery Wier immediately to the north is a picturesque feature, but was also instrumental in providing drinking water to the city of Dublin and providing a constant water supply for various mills in operation along the Dodder.

From the 17th to the 19th centuries the riverlands would have been characterised by multiple mill complexes. From Kiltipper to Rathfarnham, there were at one time forty five mill served by the Dodder. Fifteen of these were flour mills and the remainder consisted of paper, paint, cardboard, cotton, saw, glue and dye mills. All the mills have now ceased production, and many of the buildings were demolished.

The mill complexes were characterised by volumetric forms, use of stone, and chimney elements. Very few of these remain.



Extract from the OS Historic Map 6 inch (1837-1842) showing the prevalence of industrial complexes in the local area - circled.



Photograph of Bolbrook Mill



Contemporary photograph of the former Bella Vista Mill Engine House



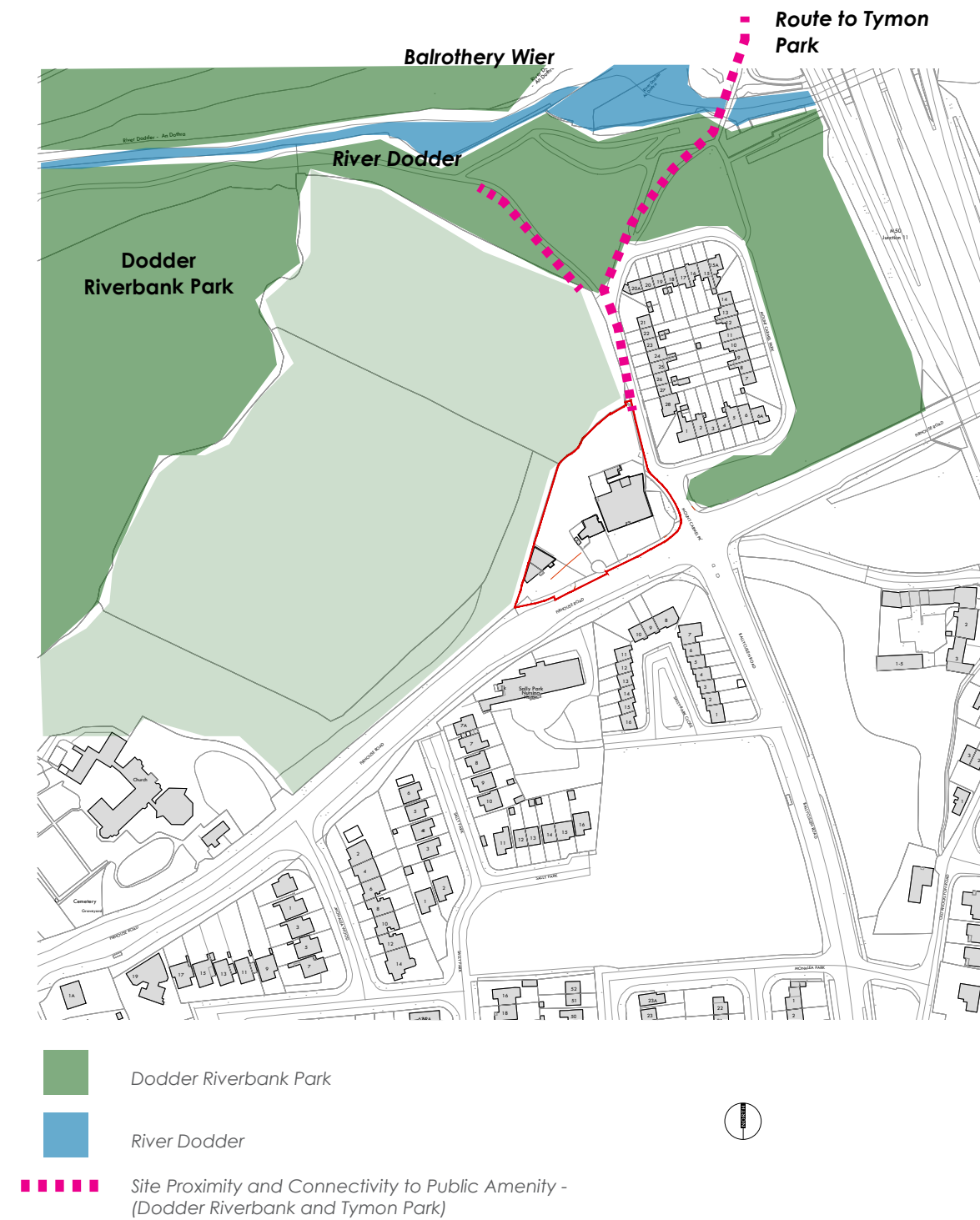
Balrothery Wier



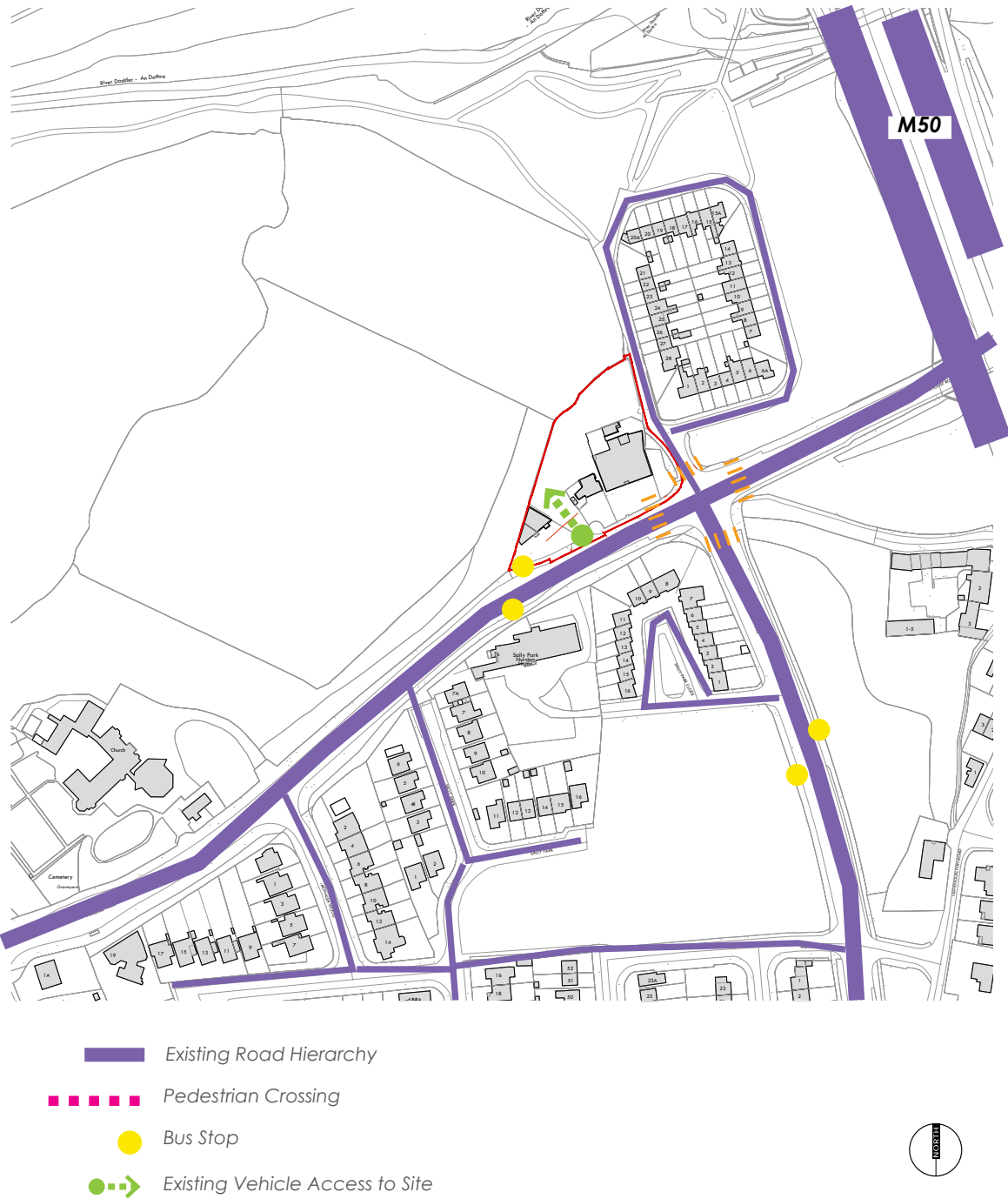
View of Mount Carmel Park from Balrothery Wier

1.8 Site Analysis

1.8.1 Proximity and Connectivity to Amenity

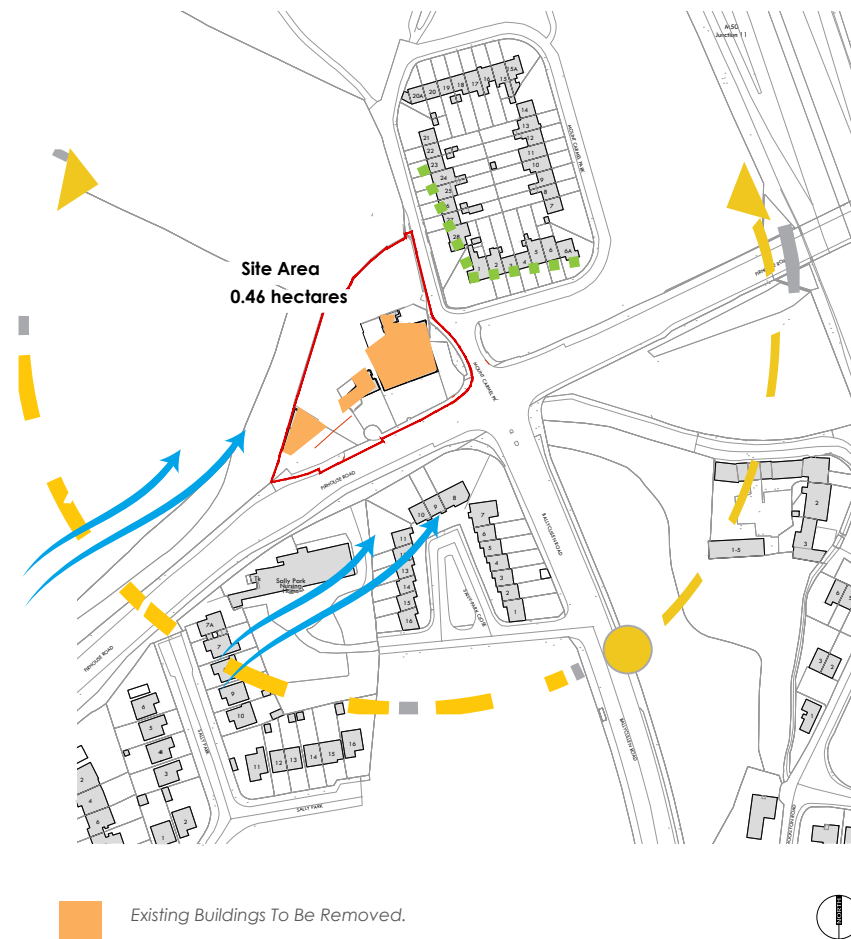


1.8.2 Infrastructure Roadways & Public Transport



Site Analysis - Cont'd.

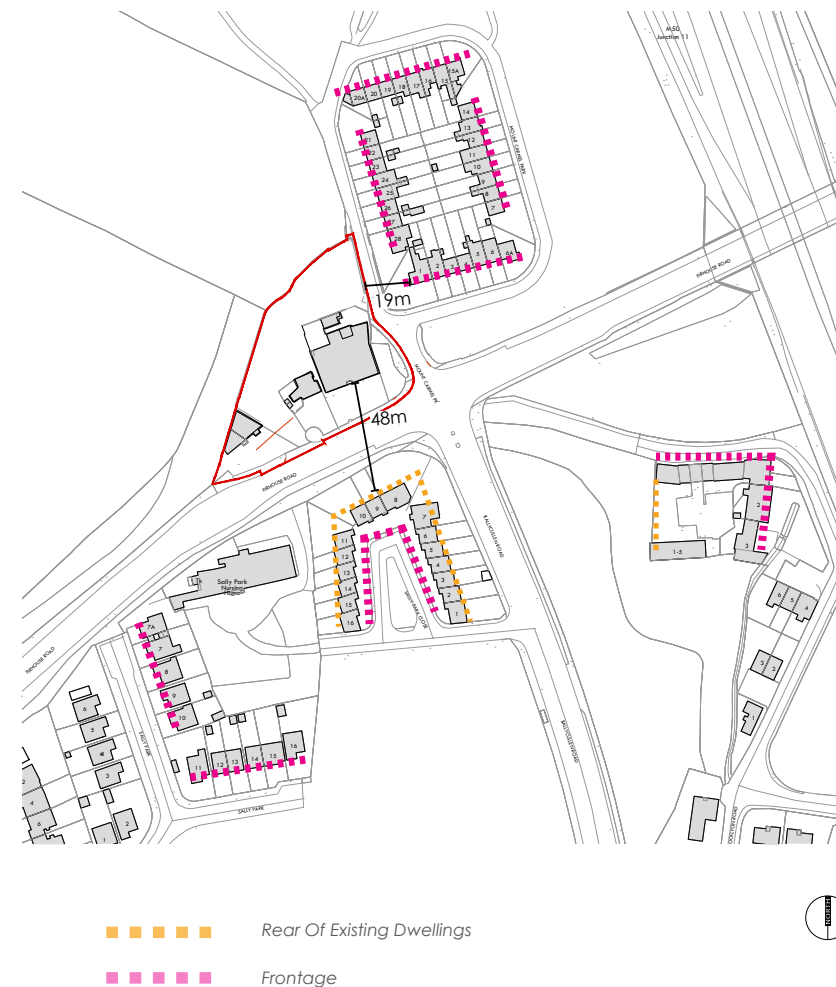
1.8.3 Orientation & Built Form



As a triangle, the site has three primary orientations. The main public aspects are to Firhouse Road, which runs almost east-west and so provides the site with generous south-facing frontage, and Mount Carmel Park, which as an extension of Ballycullen Road runs almost north-south and forms the sites eastern boundary.

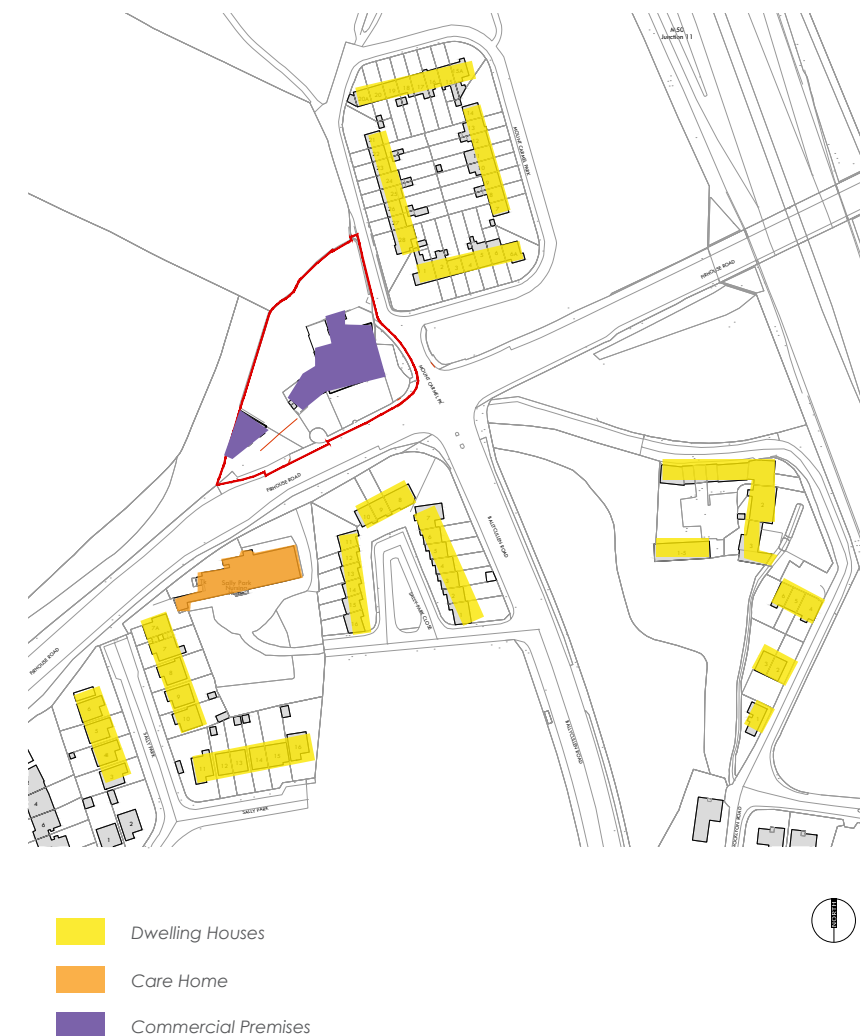
The existing buildings on the site are comprised of a former pub, a small cottage and a small commercial building housing a bookmakers and a barber shop. The site currently lacks architectural coherence and significant value, and is dominated by the casually laid out carparking.

1.8.4 Pattern of Development & Frontage



The existing development pattern was established by the combination of road network building projects and the construction of housing estates in the 20th century within the former grounds of the large houses from which the estates take their names. These estates are separated from the major roads by solid boundary walls, constraining access and permeability within the neighbourhood.

1.8.5 Use - Immediate Context



The immediate context is predominantly suburban housing estates, with an adjacent nursing home.

2. Site Layout & Development Strategy

2.1 Land Use Mix and Rationale

In response to the discussion during pre-application meetings and taking due regard of items in the ABP and SDCC Opinions, the site layout was reconfigured to increase the non-residential uses at ground level, with residential on the upper floors.

The new commercial frontage forms a podium that directly addresses the new public open space along Firhouse Road, and identifies the proposed development as a neighbourhood centre, to provide a variety of services and facilities that satisfy local needs but also provide the local community with a social and leisure destination.

The strong portal framing of the facade and colonnade maintains the strong frontage but the steps either side of the barber allow sunlight and views and access through to the podium gardens beyond, improving both the public pedestrian experience and ensuring that the quality of the private amenity is not compromised as a result.



Land Use Concept Diagram



View of Proposed Development

2.2 Proposed Non-Residential Uses

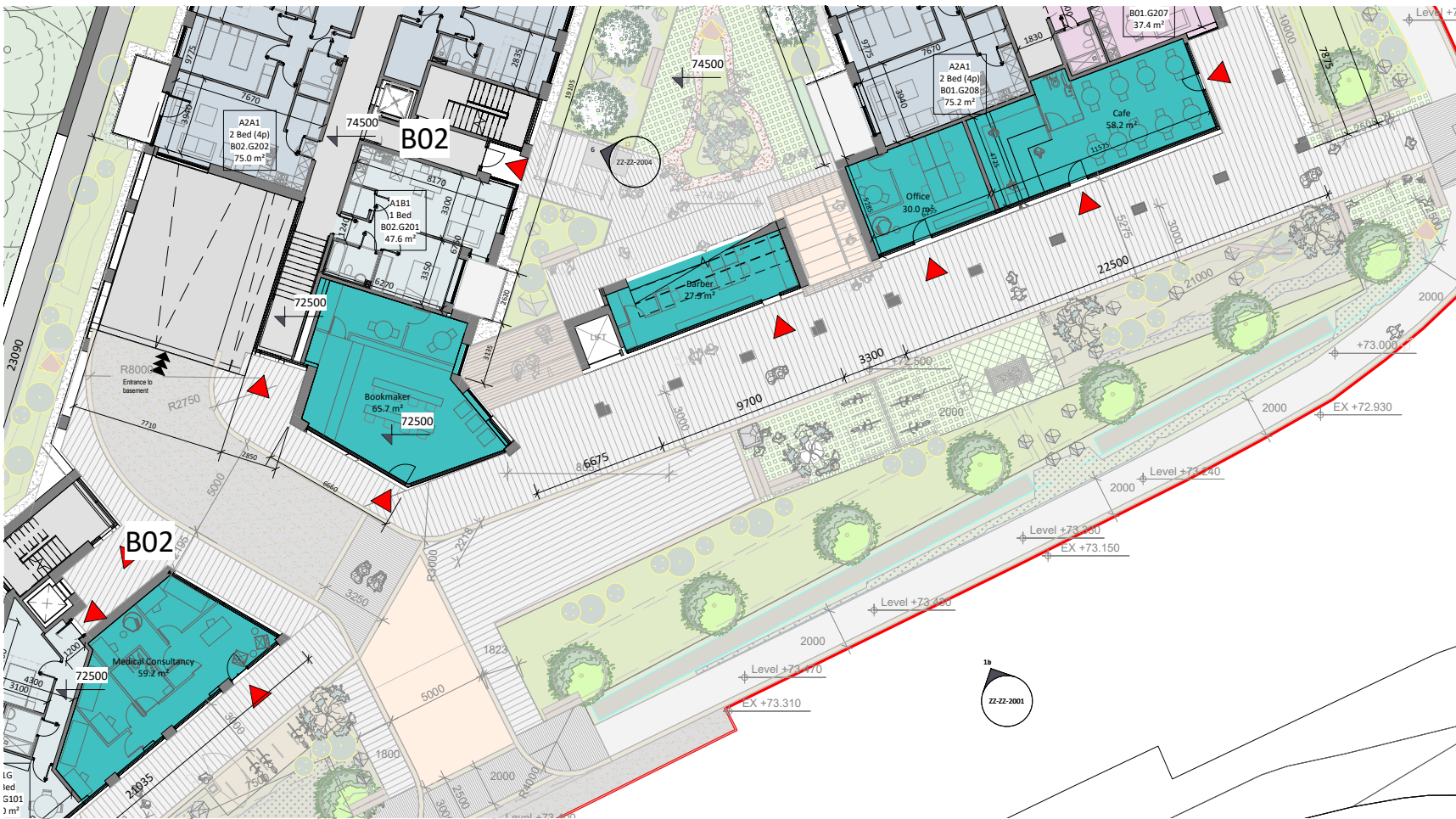
To provide a satisfactory level of facilities and services appropriate for a neighbourhood centre, a mix of non-residential uses is proposed. These comprise of the following:

- Café
- Office space
- Barber shop
- Bookmakers
- Medical consultancy

The units are situated behind a sheltered colonnade that provides a generous pedestrian thoroughfare along the desire line to access the Dodder Valley through Mount Carmel Park.

The café space is positioned on the corner, in a key location for pedestrian accessibility and movement. An office space is immediately adjacent, to benefit from the passing trade to the café. The barber shop is centrally located, so that times of relatively high customer activity does not obstruct access to the other units. The bookmakers is located between the barber and the medical consultancy, which is in turn deliberately situated so that the slight separation from the other uses allows for discretion.

Parking for customers and staff of the commercial units is provided in the publicly accessible upper carparking level of the proposed development.



Extract from the Proposed Site Layout Plan



View of Bookmakers and Medical Consultancy



View of Barber Office and Cafe

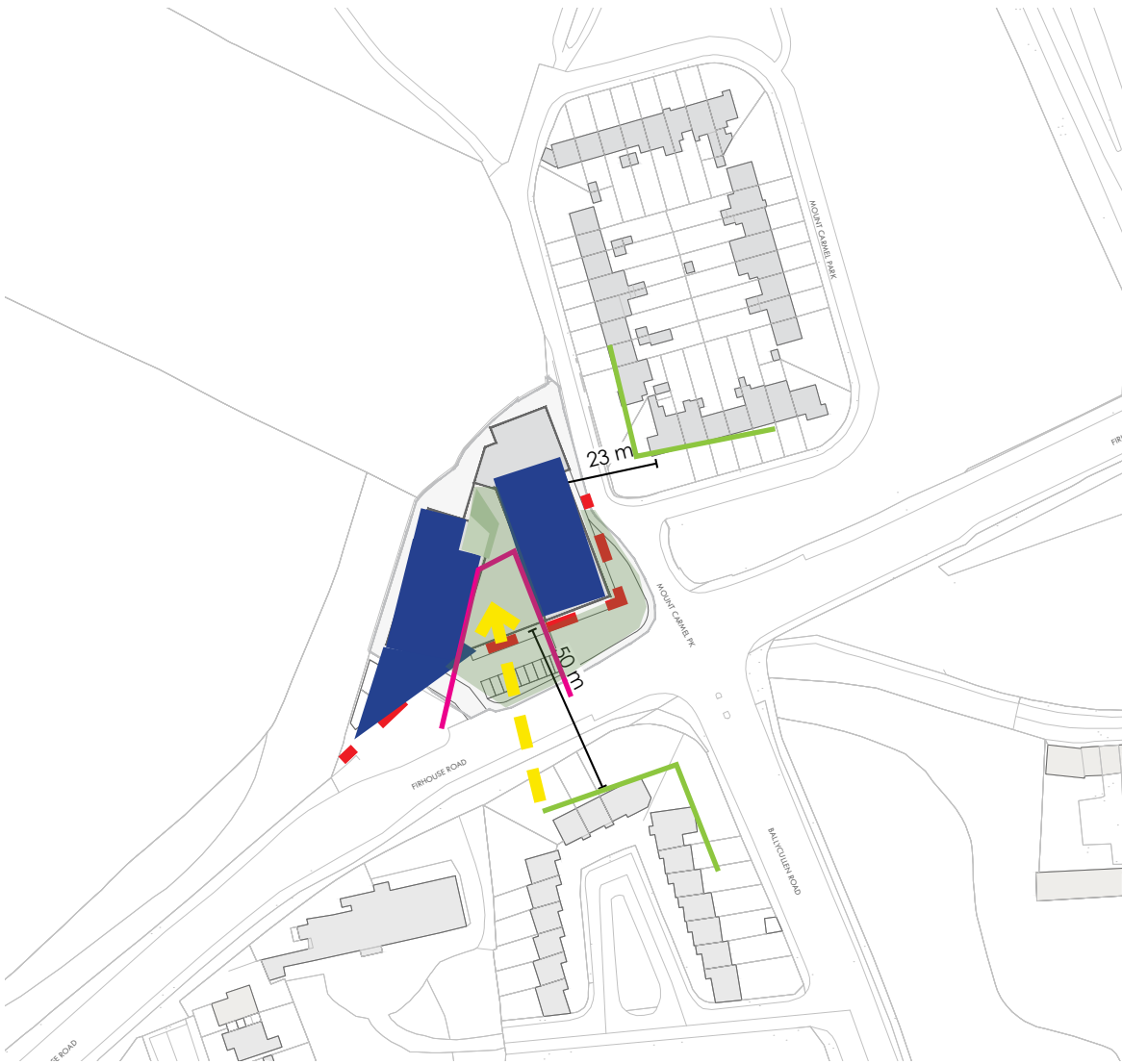
2.3 Site Arrangement and Configuration





2.3.1 Block Configuration

The line of the existing buildings is maintained, which allows for a generous new public open space to the south, setting the proposed development back from Firhouse Road.

The block configuration optimises the challenges posed by the triangular shaped site boundary while maintaining rectilinear block forms.

The blocks are splayed to widen toward the south, to maximise the ingress of sunlight and daylight into the communal open space located between them.



-  Splayed blocks aligned with roads intersection and stone wall boundary
-  Open space widens towards the south
-  Maintain Existing Building Line
-  Sunlight into podium gardens

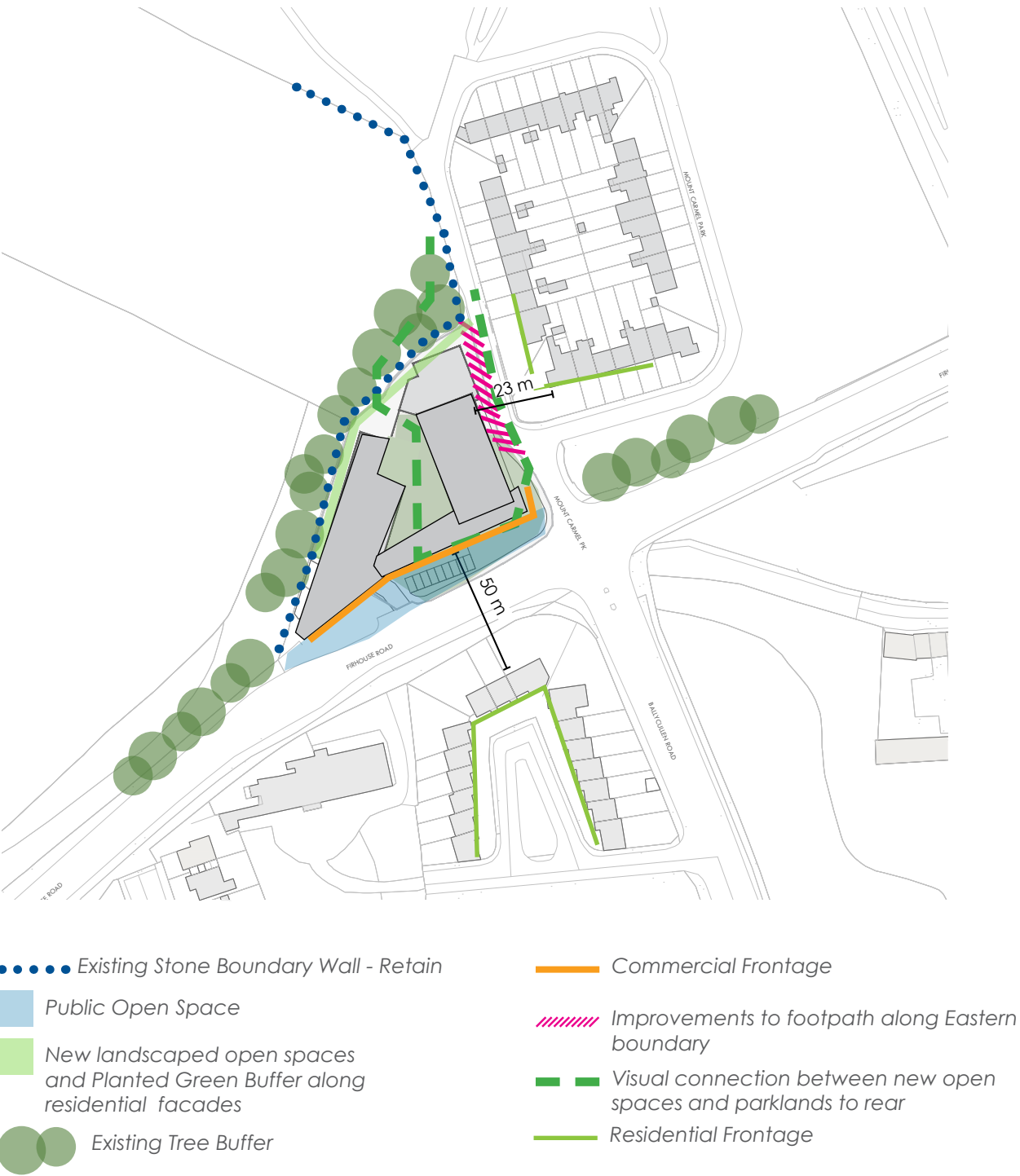
Site Arrangement and Configuration - Cont'd.

2.3.2 Edges

The edges are a key part of the site arrangement. The blocks are offset from the existing historic stone wall that forms the western boundary of the site, which stands in front of an established line of mature trees on the adjacent playing fields site.

The edge of the existing buildings determines the position of the new commercial podium, which provides a strong commercial frontage along Firhouse Road.

The eastern edge along Mount Carmel Park is comprised of scrublands with bollards and an irregular gated wall. The proposed development creates a new street along this edge, with the inclusion of a new footpath and own-door units creating an active streetscape leading down towards the Dodder River parklands to the north.



2.4 Evolution of Proposals

2.4.1 Pre-Planning Submission 01

The preliminary proposals for Pre-App Submission 01 were for a site of 0.3ha, determined by excluding the existing bookmaker and barbershop building and the existing vehicular entrance and the forecourt carparking.

The design principles proposed the following:

- Concentrating the height on the corner - 7 storey element proposed
- Lower blocks stepping away from the corner toward Mount Carmel Park to the north-east and the retained Bookmaker/Barber building to the south-west.
- Private amenity space located between the proposed development and the existing historic stone wall, to create visual connection to the playing fields and parklands beyond and have the existing mature trees as a fourth facade to the new open space.

Reasons for Discounting this Approach:

- Unacceptable Height
- Unsatisfactory form and massing
- Lack of sunlight to the proposed private amenity space
- Too challenging to incorporate existing carparking

This was submitted and presented at Pre-Planning Application Meeting 01.



Form and Massing



Key Parameters



Massing & Site Organisation Strategy

Typical Floorplan of Option A



Proposed Elevations



Material Detail

2.4.2 Pre-Planning Submission 02

The design submitted and presented at Pre-Planning Application Meeting 02 proposed the following amendments:

- Splayed block arrangement to create a new south-facing open space and raised podium.
- Pitched roof forms introduced.
- Western block positioned to align with adjacent commercial building and historic stone wall.
- Eastern block maintains existing building line and articulates the corner.
- Site area increased. Area in charge of South Dublin County Council included within site boundary to provide public open green space and forecourt parking.
- Cafe unit and creche added.
- Massing steps down along Mount Carmel Park.

Reasons for Discounting this Approach:

- Inclusion of commercial building within site boundary
- Inclusion of more non-residential units required



2.4.3 SHD Stage 02 Submission

The design submitted at SHD Stage 02 proposed the following amendments:

- Third block added to replace existing commercial building, now included within a revised redline boundary, connected to the previously proposed blocks with a bridge link over the vehicular access.
- Distinctive roof form on new block.
- Civic forecourt created by cafe retail and bookmakers.
- Public open green space increased.

Reasons for Discounting this Approach:

- To address comments and issues raised by ABP and SDCC Opinions.



Proposed Level 00 Floorplan



Proposed Typical Floorplan



Proposed Visualisation from the South

2.5 Proposed Taken in Charge Areas

The proposed areas to be taken in charge by South Dublin County Council are shown here and on the Taken in Charge plan, included with this submission.

The proposal limits the lands to be taken in charge to the public footpath that runs around the perimeter of the site.

A maintenance plan has been included with this application.



Proposed Taken in Charge Areas

2.6 Twelve Urban Design Criteria Implementation Assessment



Context:

How does the development respond to its surroundings?

The development is designed to:

- minimise any potential impact on neighbouring properties, through arrangement of form and massing.
- complement the character of the surrounding context through the material palette and details.



Connections:

How well connected is the new neighbourhood?

The development would be well connected:

- On a major vehicular intersection.
- Is immediately adjacent to an existing bus-stop.
- On an existing cycle path network .
- Approximately equidistant from commercial centres of Clongriffin and Donaghmede.



Inclusivity:

How easily can people use and access the development?

The site and architectural layouts have been designed for ease of use and access, by:

Complying with the requirements of Part M of the Building Regulations and the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability)





Variety:

How does the development promote a good mix of activities?

The development provides commercial units that open out onto a public open green space as well as a variety of shared private amenity spaces for residents, which facilitates a wide range of activities. The public spaces encourages community use and access and integrates seating, play areas and cycle parking into the proposed landscaping.

The character and type of private amenity space provided varies. The podium garden provides seating enclaves amongst the new landscaping and overlapping hard and soft materials, while play areas and landscaping are provided on Block 01 roof terraces, allowing residents a variety of experiences.



Layout:

How does the proposal create people friendly streets and places?

The site layout has been considered primarily with the pedestrian experience and human scale. There are no blank facades for parking or service spaces, which are concealed, so there are active frontages on all sides, improving the pedestrian experience. All carparking is located within the building form, which allows the pedestrian experience of the public space to be prioritised - including the provision of public seating, proposed trees and generous footpath widths and the sheltered arcade. The new footpath along the eastern boundary responds to key desire lines through the site to access the Dodder River parklands to the north. Overall the proposals provide increased permeability and connectivity through the site.



Public Realm:

How safe, secure, and enjoyable are the public areas?

The commercial units provide high levels of passive surveillance to the new open public space, as do the overlooking apartments in the residential blocks above. The own-door units along Mount Carmel Park create a new streetscape with mews character, avoiding any blank facades. Access control provides security to the podium level, and planting is strategically placed to avoid direct views that would compromise privacy. The roof terrace play areas allow for freedom in childrens play, and have been designed in accordance with all safety standards. High quality materials are proposed for all surfaces and details and seating areas are interspersed among the trees and planting throughout the site, allowing for individual and collective use and enjoyment.



Twelve Urban Design Criteria Implementation Assessment - Cont'd.



Efficiency

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

The development has maximised the public open green space to reduce surface carparking. The ratio of open space to building footprint including the podium courtyard spaces is as efficient as possible. The internal layouts are create efficient forms.



Adaptability:

How will the building cope with change?

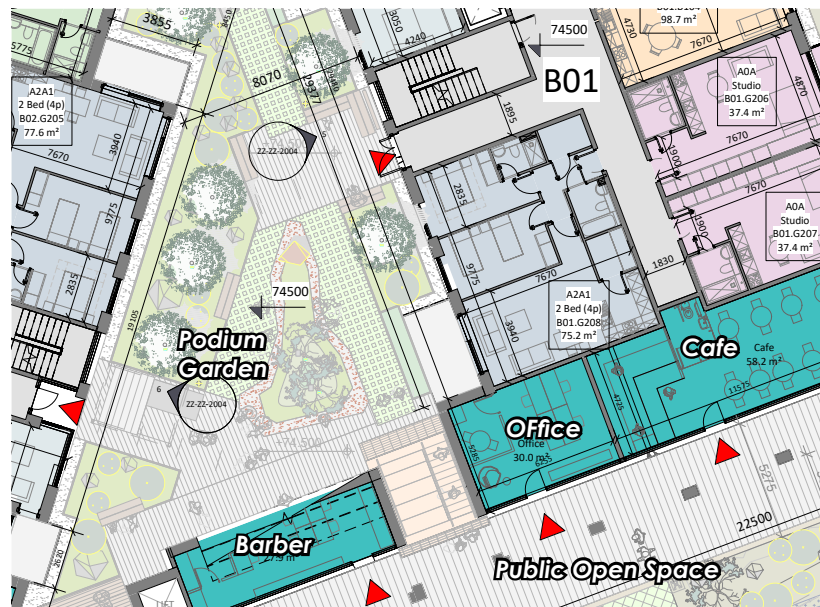
Layouts are repeated on each floorplate as much as possible, to align services and allow for future flexibility of the internal arrangement. Studio apartments are adjacent where possible, to allow for future potential conversion to larger unit, and vice versa.



Distinctiveness:

How do the proposals create a sense of place?

The architectural design creates a sense of place by maintaining an open public space for community use and enjoyment at the heart of the scheme, and by responding to its location and context through scale and massing, detail, character and materiality.





Privacy and Amenity:

How does the scheme provide a decent standard of amenity?

Each apartment has a balcony for their private use, and access to the shared private podium garden and roof terraces. The south-facing public central park space along Firhouse Road has proposed seating and play furniture and seating amongst the proposed trees and landscaping. The improvements to the footpath along Mount Carmel Park improves the connection to the Dodder River parklands to the north. The new commercial units and sheltered colonnade space create a focal point for community amenity and activity at the heart of the scheme.

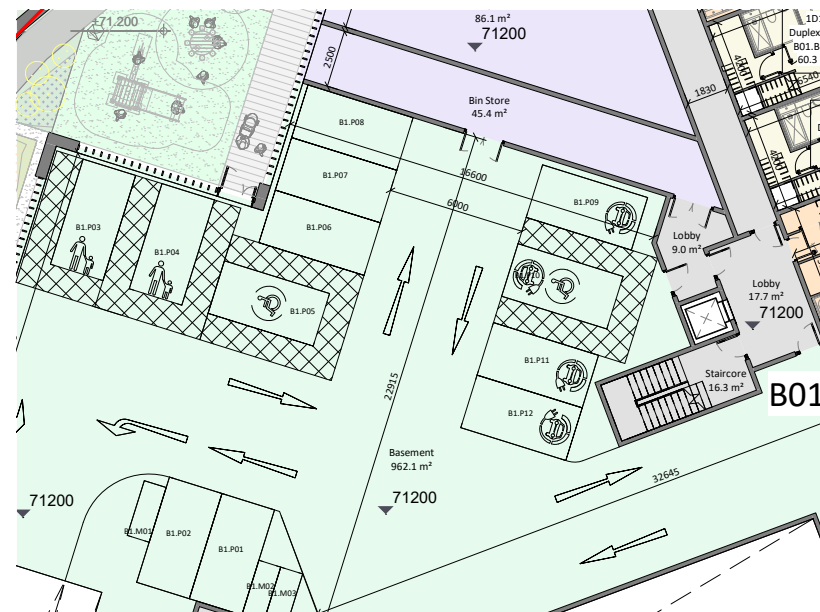


Parking:

How will the parking be secure and attractive?

All of the carparking for the scheme is concealed within the raised podium, and so is very secure and not visible on the external façade. The vehicular entrance is well integrated into the composition of the southern elevation.

The upper carparking level contains all public carparking, to serve the commercial units as well as the creche drop-off. Vertical louvred screens are incorporated where possible (in particular on the eastern and western facades) to allow natural ventilation and the ingress of light and air.



Detailed Design:

How well thought through is the building landscape design?

The integration of new landscaping through the public open space and shared private amenity space has driven the site strategy and landscaping design, and detailed and thorough consideration has been given for how this is realised. The architectural proposals have been given equal consideration, and the submitted proposals are mindful of construction methodology, coordination of services, coherence in overall form and expression as well as material detail at human scale. Planting throughout the site allows for individual and collective use and enjoyment.



3. Architectural Strategy

3.1 Vision

The architectural concept was informed by the location of the site and the proximity to the Dodder River, and was to create architecture that could reference both the contemporary housing typologies that dominate the surrounding areas as well as the historic industrial buildings that would have characterised Dublins riverlands, through form, scale and materiality.



Historic Photo of Balrothery Mill

3.2 Form & Scale

The architectural form and scale are an interpretation of historic mill buildings; tall narrow volumes with pitched roofs, among groupings of small scale ancillary structures and chimney elements.

Due to their scale, these would have been visible from some distance from the surrounding landscape, marking the presence of the industrial/ commercial activity.

Pitched roofs and chimneys are also a common feature of the surrounding housing estates, and so the proposals also reference the sites contemporary context.

The scale is what identifies the proposed development as distinct from the surrounding housing, and is considered appropriate for a neighbourhood centre. The commercial podium, set backs, and stepped massing help to mediate the difference in scale between the proposed scheme and the immediate context.



Massing Model View

3.3 Heights & Massing

The massing is concentrated into the two primary block forms containing the residential accommodation, and is informed by the topography of the site, which slopes down toward the north-east.

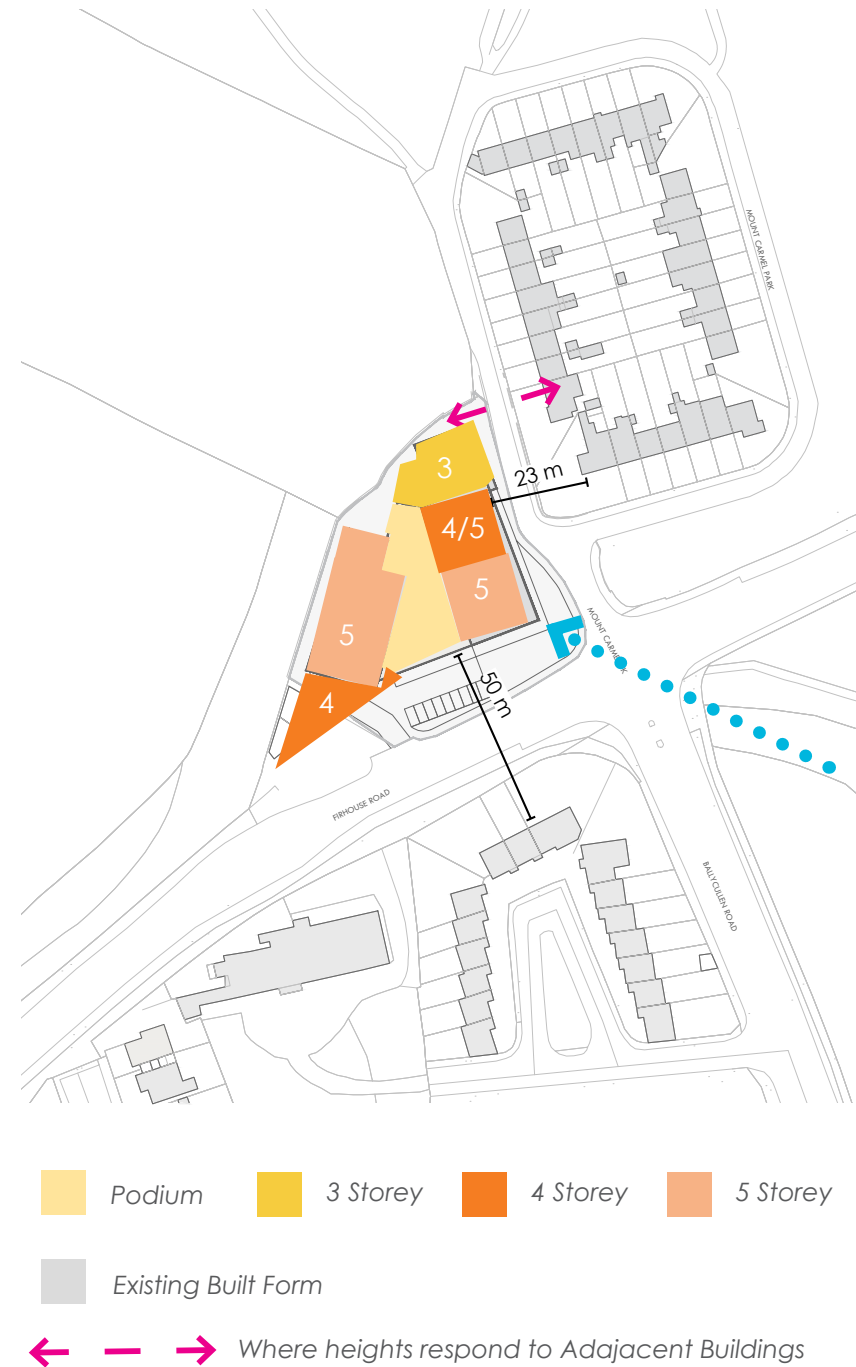
To better integrate the scheme into the existing context, the massing steps down toward the NE and SW corners of the site. This results in a more comfortable relationship to the houses along Mount Carmel Park, and creates a more balanced composition.

The southern end of Block 02 is angled to follow the line of the existing commercial building, to maintain the line of public space where the site narrows toward the south-western corner.

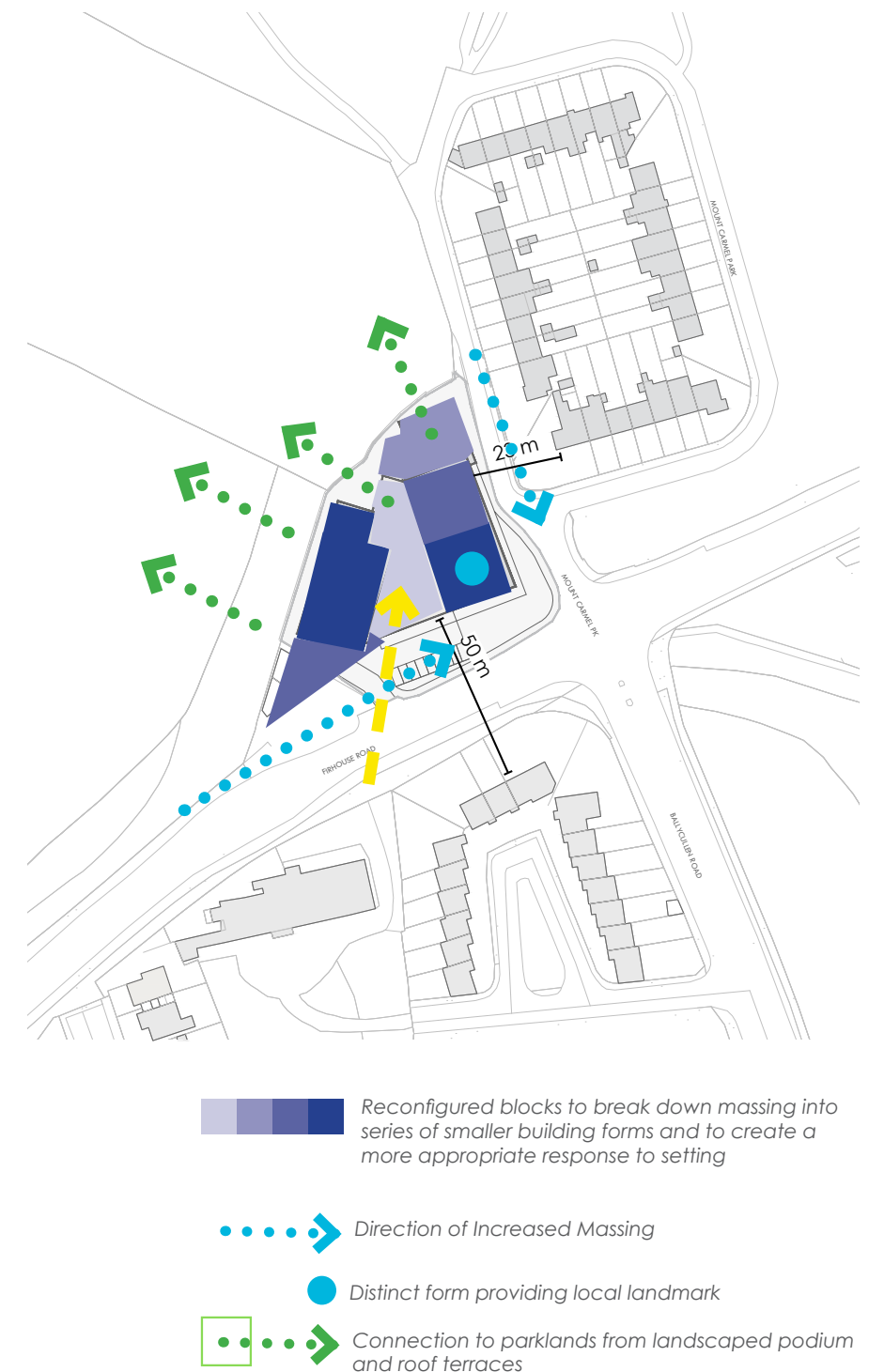
The podium containing the commercial units that provide strong frontage out onto the Firhouse Road and the public open space forms a datum, above which the residential blocks rise.

The blocks are both five storeys at their highest points. In Block 01 this forms a modest landmark on the corner of the junction with Firhouse Road, and in response to the topography of the site steps down so that the five storey height is maintained along the eastern elevation, then steps down again to three storeys at the point of closest proximity to the houses along Mount Carmel Park.

Heights



Massing



3.3.1 Overall Massing

- 5 storey pitched roofed volumes
- 3 Storey Shoulders
- Stepped 4-5 Storeys
- Non-Residential Podium
- Own Door Duplex Units



Massing View from South East



Massing View from South West



Massing View from North West



Massing View from North East

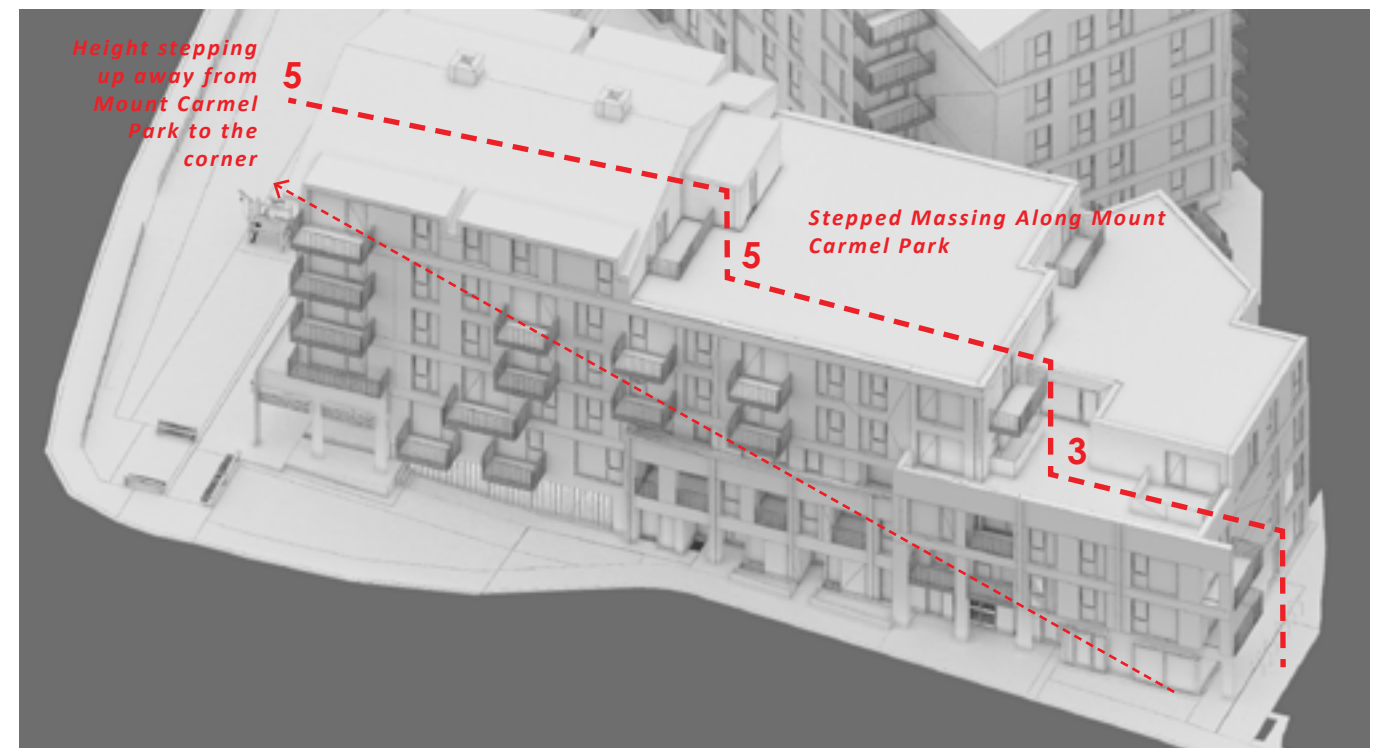
3.3.2 Massing along Mount Carmel Park

Block 01 forms the new boundary along Mount Carmel Park.

The gable end of the five storey element primarily addresses Firhouse Road. The commercial podium is extended around on to Mount Carmel Park to balance the composition of the corner elements.

The five storey element as read from Firhouse Road steps down to follow the topography along Mount Carmel Park, and before the line of the existing houses, so that the contrast in the relative heights is minimised as much as possible.

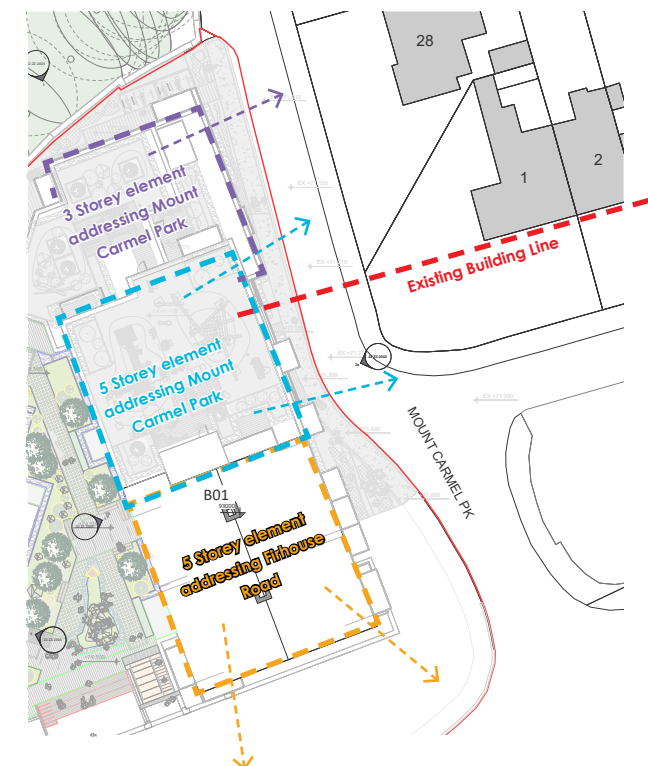
The massing is further stepped along Mount Carmel Park as the proximity to the houses increases, to reduce the impact of the proposed development on the existing dwellings.



Massing Stepping Down Along Mount Carmel Park



Proposed Mount Carmel Park Elevation



3.4 Character

3.4.1 Architectural Conditions

The architectural character of the proposed development is comprised of three complementary architectural conditions:

Commercial Podium

The commercial podium is characterised by the composite stone framed facade and colonnade, forming a public arcade. The contrasting materiality, and formal composition, identifies it as a non-residential destination, with a civic and commercial purpose. The deliberate simplicity of the architectural expression creates a civic backdrop for the activity of the public space. The primary facade of the proposed development presents a composition of proportion and order onto Firhouse Road, achieved by the formal arrangement and spacing of the square columns and frame. The sheltered arcade references other local commercial centres, and extends the public space beyond the line of the facade, adding to the variety of spatial experience. The original estate fencing that enclosed the front gardens of Mount Carmel Park is proposed for the public open space.



Apartment Blocks

The character of the apartment blocks is primarily determined by their form, which references both the industrial heritage of the local area and the domestic typologies of the surrounding housing estates. While their scale differentiates them from domestic dwellings, their proposed materiality - red brick - is a reference to the local palette. A feature of many surrounding estates and Knocklyon Shopping Centre, grounds the proposed development in its context. Soldier course detailing forms horizontal strata to add visual interest and articulate horizontal alignment across the facades of the development. The roof cladding is brought down the facades of the upper levels to emphasise the roofs as the defining feature of the architectural form.



Mount Carmel Park

Being cognisant that the proposed development would alter the character of the upper end of Mount Carmel Park quite significantly, great consideration was given to the massing, but also the composition and material treatment of the facade along the eastern boundary. The own-door duplex units are deliberately expressed as terraced townhouses, with brick details used to emphasise the verticality of their internal accommodation. Symmetry and verticality is also used for the end 3-storey creche block, articulated as three townhouses of slightly grander scale. The placement of fenestration and recessed balconies further reinforce their domestic appearance, to give the extension of the Mount Carmel Park streetscape a mews-like character.



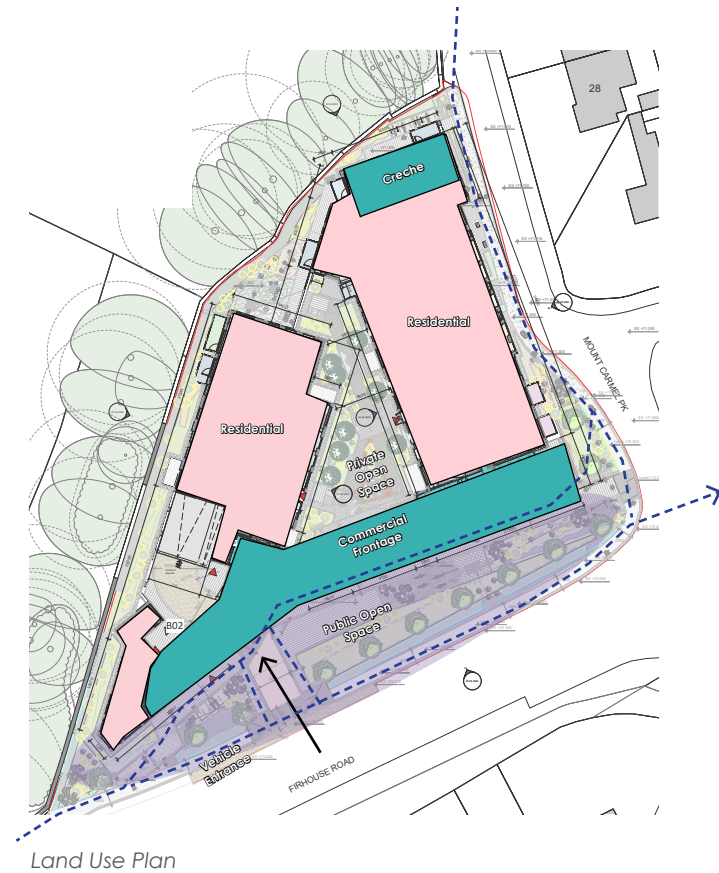
3.5 Organisational Strategy

The organisation of the architectural programme at ground level exploits the split-level section to allow close proximity of public and private environments without compromising the quality of either.

The set back from Firhouse Road accommodates the proposed public open space, which extends into the sheltered arcade in front of 5 no. new proposed commercial units that form a commercial podium. The scale of the podium spaces, lined by the formal colonnade and integrated amphitheatre seating, creates a strong and generous civic identity, facilitating public activity and community congregation along the southern front of the site.

The orientation and focus of these units toward to the south allows the residential blocks to be located immediately behind and above without compromising on the qualities of amenity and privacy required for attractive and desirable dwellings. Access points are discrete and direct views into the podium garden are shielded by the colonnade.

Turning around the corner along Mount Carmel Park, the perception of ground level alters to follow the topography of the receiving context, and the massing and composition of the facade respond accordingly.



3.6 Non-Residential Uses

3.6.1 Creche

The proposed creche is located at the north-eastern end of Block 01, accessed from Mount Carmel Park or within the carpark drop-off area.

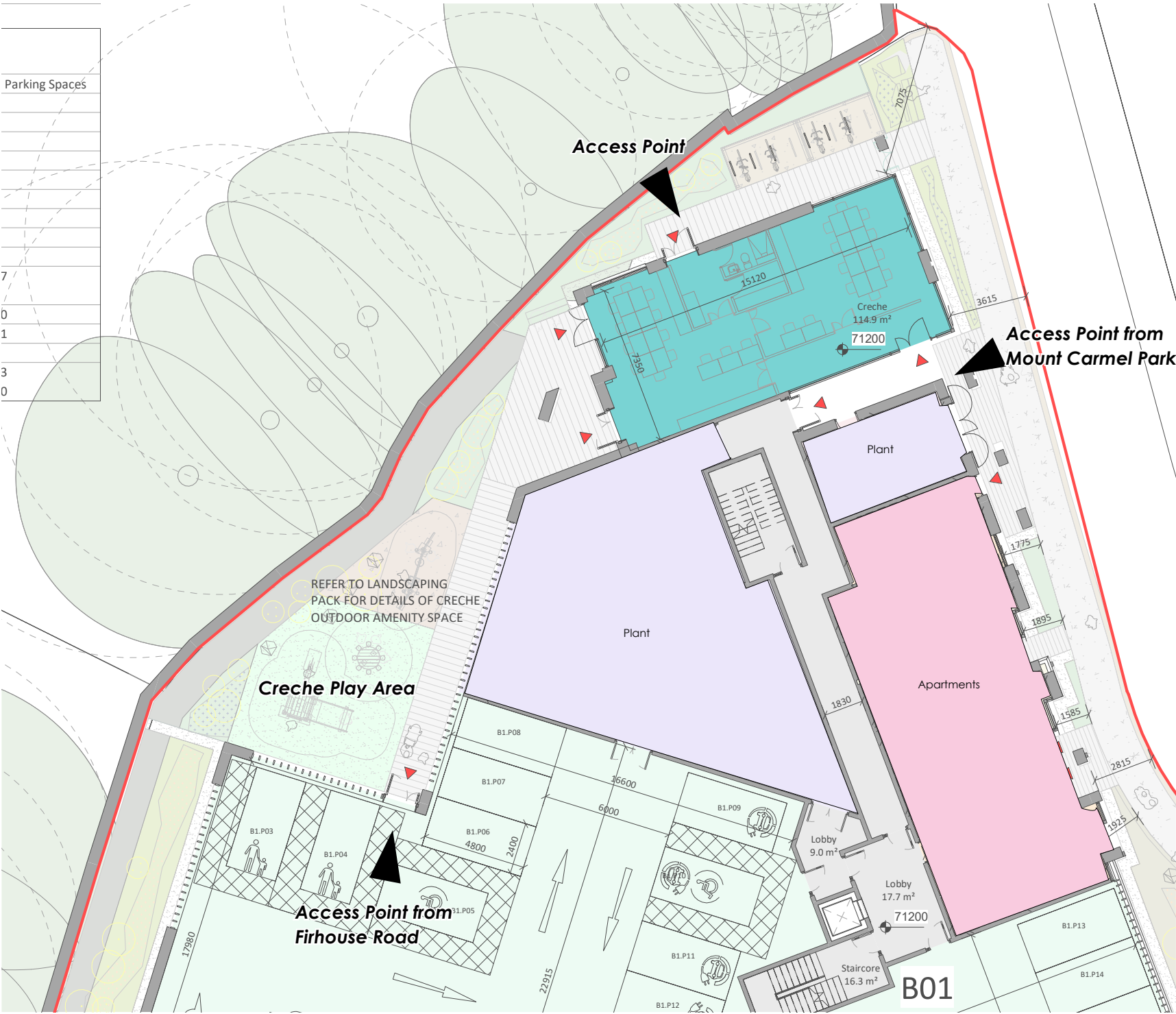
The main entrance door is located directly on Mount Carmel Park, with a secondary (rear/ staff) entrance through the gate between the building and the northern boundary wall. The entrance from the carpark is through the adjacent creche external play space, which is located to the west/ south/west.

An indicative internal layout is shown here, which is subject to input from the creche service provider, but at 114 sqm it can comfortably accommodate 26 childcare places.

The creche is subtly integrated into the Mount Carmel Park elevation. Brick is the predominant material used here to identify the new own-door dwellings, but the creche is articulated by the use of contrasting materials. Large glazing elements and precast composite stone cladding identify the non-residential use, whilst maintaining the harmony of the facade.



View of Creche on Mount Carmel Park



Partial Floorplan - Level B1



Non-Residential Uses - Cont'd.

3.6.2 Cafe and Office

The proposed cafe and office units are located in Block 01.

Face-south, and open into the sheltered colonnade and public open space.

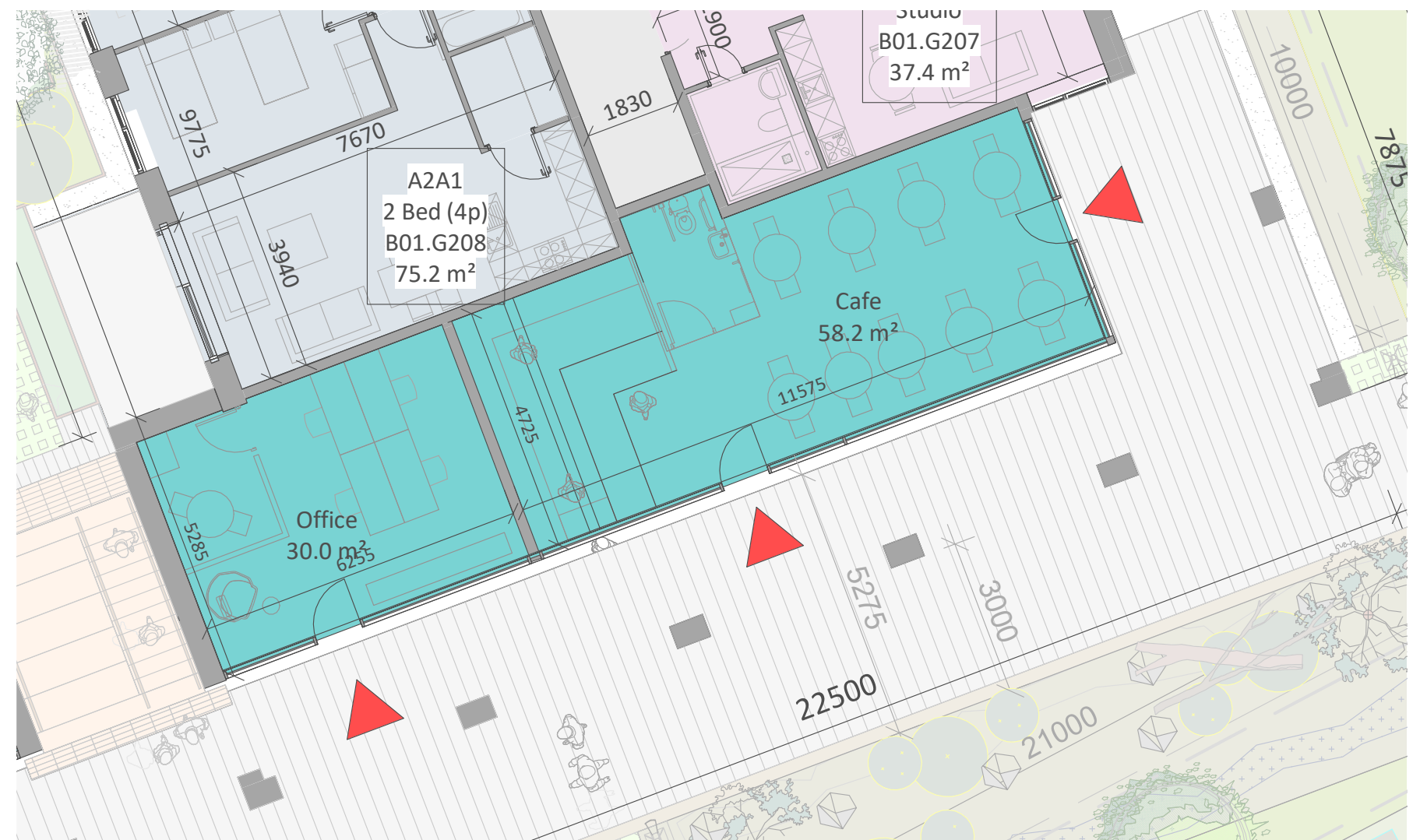
The cafe as the corner unit has access points and views out and in on both sides, sitting in a key position for pedestrian desire lines through to the public amenity of the Dodder parklands to the north, and is a hub for community social gathering and leisure.



View of Office and Cafe and Arcade from Firhouse Road facing out onto public open space



View of Cafe and Arcade at the Base of the Corner Feature Block 01



Partial Floorplan - Level 00

Non-Residential Uses - Cont'd.

3.6.3 Barber & Bookmaker

The barber is centrally located, between the access to the podium level from the public open space, and adjacent to the south facing public amphitheatre seating.



Non-Residential Uses - Cont'd.

3.6.4 Medical Consultancy

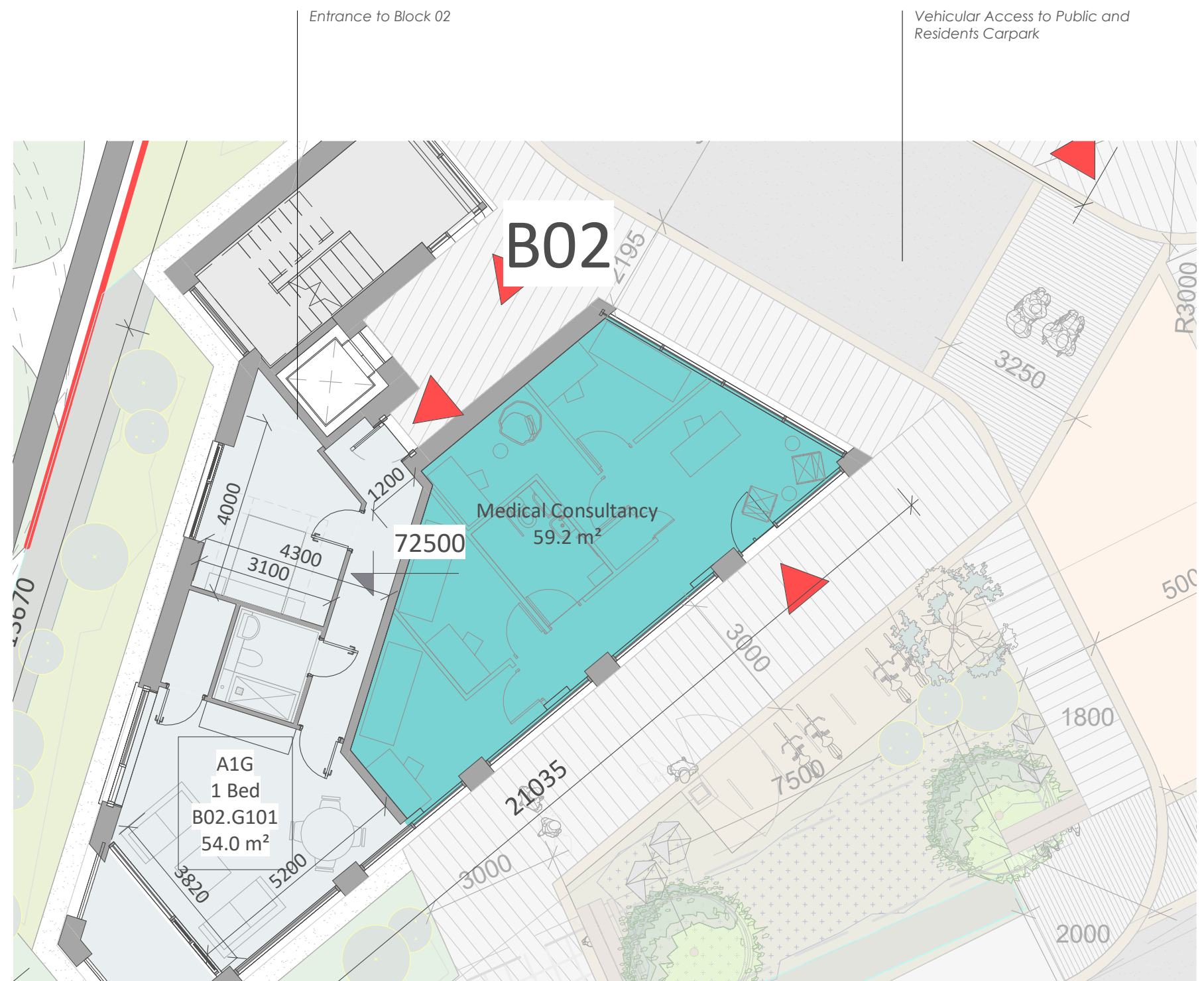
A four room medical consultancy is proposed for the unit in the southern end of Block 02. The location is considered appropriate given the nature of the use, and while it also faces onto the public space, the places for congregation are encouraged elsewhere.



View of Medical Consultancy and Block 02 from Firhouse Road



View of Medical Consultancy and hedge boundary to public open space



Partial Floorplan - Level 00

3.7 Eight Principles of ‘The Plan Approach’ Compliance Assessment

In accordance with the SDCC Draft Development Plan, the propals compliance with the eight principles of The Plan Approach has been assessed as follows:

Context of an Area

The analysis of the context of the subject site, including the local architectural character, has informed the site layout and architectural strategy of the proposed development - ie scale, form and materiality. This is to ensure the proposed development remains grounded in its context and does not appear incongruous or out of place.



Healthy Placemaking

The site layout and architectural strategies were developed to so that the proposed development would have a sense of place, providing safe, attractive, useful residential and commercial spaces, as well as enhances public open green spaces for people to spend time, relax and play.



Connected Neighbourhoods

The non-residential uses make the proposed development a destination for the local community and facilitates community business and social activities. The improvements to the pedestrian infrastructure along the site boundaries on Firhouse Road and Mount Carmel Park allow for stronger pedestrian connectivity beyond the site to the local area, and reinforce pedestrian desire through to the public amenity of the Dodder River parklands to the north.



Public Realm

The development includes an accessible public open space that includes trees and other natural landscape features that complements the character of the local area. The elimination of forecourt parking allows for connections to public transport and cycling infrastructure. The public space incorporates generous pedestrian pathways, and seating and playspaces amongst trees and planting, creating an environment that encourages greater connectivity and permeability and is welcoming to all.



Delivery of High Quality & Inclusive Development

High quality material finishes and detailing is proposed. The development proposed 100 high quality apartments in a scheme that incorporates attractive shared and public open spaces, and designed in accordance with the Universal Design Statement.



Appropriate Density & Building Heights

As noted in the SDCC report, the council supports the principle of 3-5 storeys on the subject site. The height is appropriately concentrated on the corner to create a modest landmark, and then steps down to the north-eastern and south-western corners, considerate of the adjacent Mount Carmel Park estate. The proposed density development can support vibrant, compact, walkable places that prioritise pedestrian movement, reducing the need for carbased travel.



Mix of Dwelling Types

The proposed development provides a variety of dwelling types. The mix comprises of mainly 2-bedroom apartments, with some 3-bedroom apartments and the inclusion of some own-door duplex units along Mount Carmel Park. The remaining are 1-bedroom apartments, so that the development objectives can be achieved within the constraints on massing and heights.



Materials Colours & Textures

The selection of materials, colours and textures was inspired by the material character of the neighbouring contemporary and historic contexts. Red brick is used extensively in the surrounding housing estates, and stone was characteristically used for industrial buildings that once would have populated the riverbanks. The proposal is an interpretation of both these contexts - composite stone is used to identify the commercial podium, while different brick tones and coursing and facade detailing elevate the material as appropriate for the expression of a new neighbourhood centre.



3.8 Access Statement

3.8.1 Universal Design Statement



View of Commercial Frontage & Public Open Space



Artist View of Courtyard Garden between blocks A & B

The proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability).

The design and layout of the proposed Residential development has had reference to:

- Part 'M' of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010)
- National Disability Authority's "Building for Everyone: A Universal Design Approach.
- Universal Design Guidelines for Homes in Ireland

Further and where applicable to satisfy the regulatory authorities in terms of disability access, the Design has been developed to ensure Disability Access Certificates (DAC) will be issued.

The Design is based upon a comparison of the proposed development with the statutory requirements as set out in Part 'M' of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010) as are necessary to:

- a) Identify and describe the building or works to which the application relates, and
- b) Show that the building or works will comply with the requirements of Part M of the Building Regulations 2010

It is to be noted that the objectives of the performance standards as set out in this report are to satisfy the functional outcomes of the Building Regulations, which are concerned with health, safety and welfare of persons in and about the proposed building; and to the special needs of disabled persons in relation to buildings.

Additional measures, as maybe recommended beyond the scope of the mandatory regulation requirements of Part M have been considered and incorporated in the design in accordance with best practice and the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability) as set out in the associated National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland"

3.8.2 Adaptability for Future Needs

A study was undertaken to demonstrate that the proposed layouts of individual units could accommodate a dedicated workspace, and this resulted in two strategies:

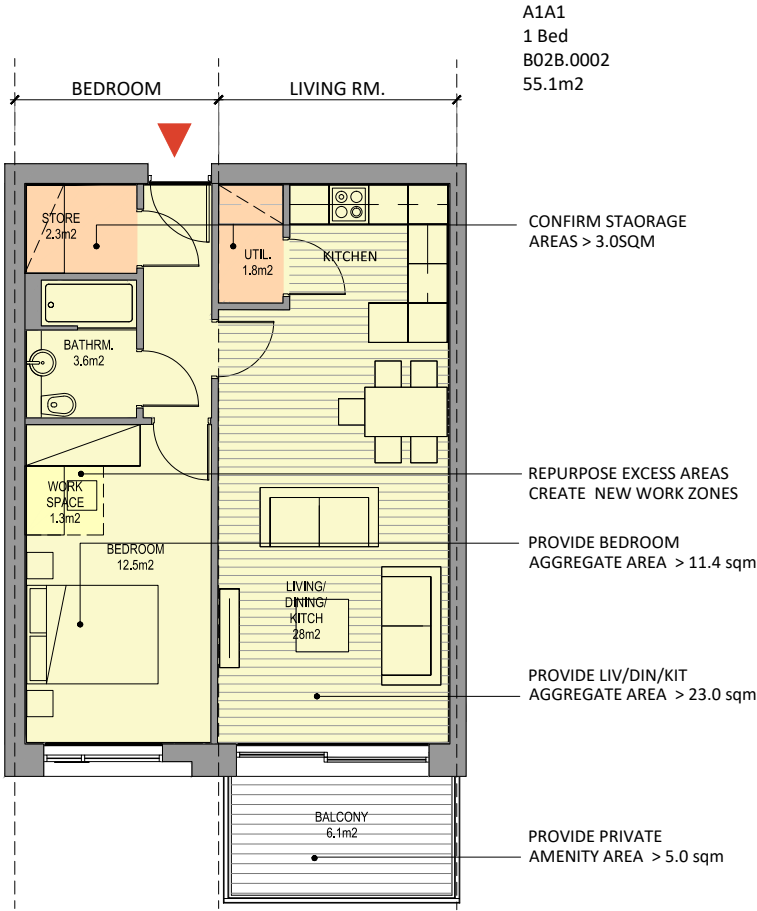
(1) Repurpose + Integrate

Areas in bedrooms identified for use as a work space, while still achieving the required bedroom aggregate areas. Placement of a workstation in front of a window could also be accommodated.

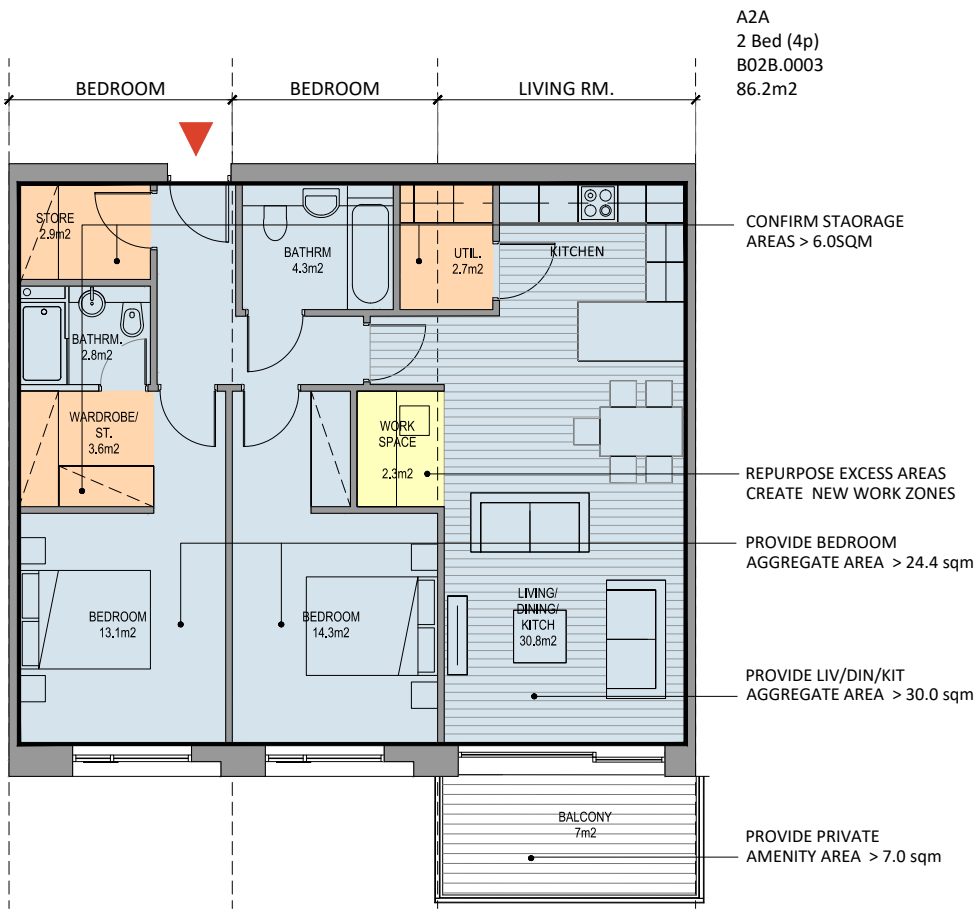
(2) Alcoves + Insets

By reconfiguring adjacent bedroom layouts, deep alcoves are created off the main living space to create dedicated workspaces, while still achieving both bedroom and living/kitchen/dining aggregate areas.

These simple strategies seek to respond to the current requirement for Home working/home schooling, by the flexible adaption of current space standards and provisions within typical apartment layouts, allowing the apartment to support normal day to day lifestyle requirements while still achieving full compliance with development standards.



TYPICAL 1 BED TYPE - Repurpose & Integrate



TYPICAL 2 BED TYPE - Alcoves & Insets



4. Materials and Finishes Strategy

4.1 Materials Strategy

The material strategy was developed in response to the material character of the local area with the purpose of integrating the proposed development into the surrounding context.

The surrounding housing estates all have a similar domestic character, with minor variations in scale, form and material treatment. The immediately adjacent Mount Carmel Park is characterised by rough-cast render facades and tiled pitched roofs. The Delaford and Monalea estates on the other side of Firhouse Road incorporate brickwork into the ground floor facades, with render on the upper levels. Sally Close contains entirely brick clad terraced housing. Sally Park Nursing Home is entirely rendered with a granite tetrastyle Doric entrance portico, slate roof and tall painted brick chimneys.

Red brick is the predominant material on the proposed development, to provide contrast to the adjacent rendered houses, appropriate for the difference in scale, but connecting it to the wider material character of the local area.

The strong frontage of the commercial units that face onto the public open space is defined by a podium level clad in composite stone, providing a clear material distinction from the brick clad apartments of the volumes that rise above.

This is further emphasised by the composite stone clad columns of the colonnade, which adds to the civic, more public character created by the materiality. From the pedestrian experience, the pale stone colour draws the eye, using that contrast in tone and texture to identify it as a neighbourhood destination.

Sheet metal cladding is proposed for the roofs, and is brought down the facade of the top storey to emphasise the roofscape and dormer window features.

To manage the transition in scale from the modest landmark of the five storey element on the corner junction of Firhouse Road down to the domestic dwellings along Mount Carmel Park, the massing of the proposed development is stepped.

To create a mews-like character, the own-door units and creche are articulated as townhouses on the new street. This distinction is emphasised through the choice of materials and detailing. Cream and buff toned brick are used as a contrast to the red brick behind, and darker window frames are also proposed.

4.2 Material Palette

Sheet metal roof cladding, grey tone - colour varies



Sheet metal roof cladding, dark russet tone

Selected brick or brick panel system with red tone colour, raked mortar joint, varied mortar colour.



Selected brick or brick panel system with buff tone colour, raked mortar joint, varied mortar colour.



Pre-cast composite stone cladding panel system in pale stone colour.

4.3 Composition and Character



4.4 Material Treatment and Detail

Within the brick planes, of the overall facades, detail adds a subtle complexity, suggesting scale and craftsmanship and emphasising the compositional structure of the elevations.

FLEMISH BOND

Flemish bond is proposed to soften the horizontal emphasise of the coursing and add visual interest.

BRICK AND MORTAR COLOUR

Different combinations of brick colour and mortar colour/pointing is intended to highlight the variation in height and scale, and confer individual and distinct character for each application.

SOLDIER COURSES

Soldier coursing at the crown and lower level of each block emphasise scale and proportion and form an edge to each material plane.

TOWNHOUSES

Alternative coursing and the projecting brick frame articulate the composition of the townhouse facade within the new streetscape, emphasise the contemporary mews character and improve the perspective pedestrian experience.

COLONNADE

The detailing of the composite stone framed colonnade is deliberately simple, to emphasise the formality of the podium composition.



Red Brick



White Brick



Soldier Courses and Flemish bond within the brick facade



Colonnade Podium



Townhouses along Mount Carmel Park

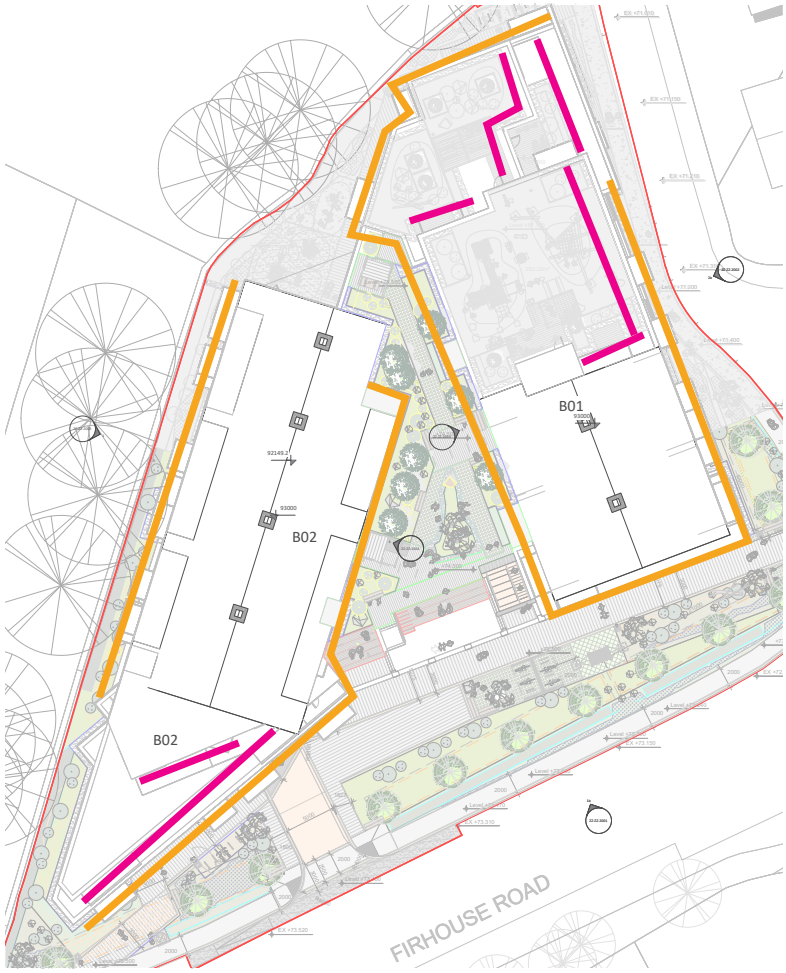


4.5 Balconies and Fenestration

4.5.1 Balconies

There are two types of proposed balcony treatment. On the brickwork facades, there are both projecting and recessed balconies, for which vertical PPC steel balustrades are proposed.

For on-terrace balconies and screens, frameless glass balustrading is proposed, so not to clash with the metal cladding of the roof forms beyond.



Proposed balcony types keyplan

- Cantilevered balcony with vertical PPC steel balustrade
- Recessed or on-terrace balcony with frameless glass balustrade



Frameless Glass Balustrade
Precedent Image



Projecting Balconies with Selected
PPC vertical balustrades

4.5.2 Windows

Floor to ceiling glazing elements are proposed for all apartments, with opening panels to allow for natural ventilation and/or an access door to the private open space.

The selected colours for the aluminium frames vary. For the red brick facades dark grey frames are proposed, while for the white and buff brick along Mount Carmel Park a dark bronze finish for all glazing and balustrading is proposed.



Proposed View of Eastern Facade

4.6 Proposal in Context



Proposed Corner View

Open louvres to carpark that follow the line of the topography and sloping public space

Alternating soldier and stretcher bond coursing to add visual interest and give a distinctive character to the duplex 'townhouses'

Soldier coursing to articulate floorplates and give scale to the brick facades

Projecting brick piers and frame to provide vertical articulation of the individual 'townhouse' units

Recessed balconies to increase privacy and maintain townhouse character

Contrasting brick tone to subtly emphasise the difference in 'townhouse' scale

Vertical recesses to provide vertical articulation of the individual 'townhouse' units

Precast composite stone clad base at ground level and large glazing elements to identify creche

Existing stone wall and mature trees beyond



View of Proposed Own Door Duplexes and Creche along Mount Carmel Park

5. Boundaries and Interfaces

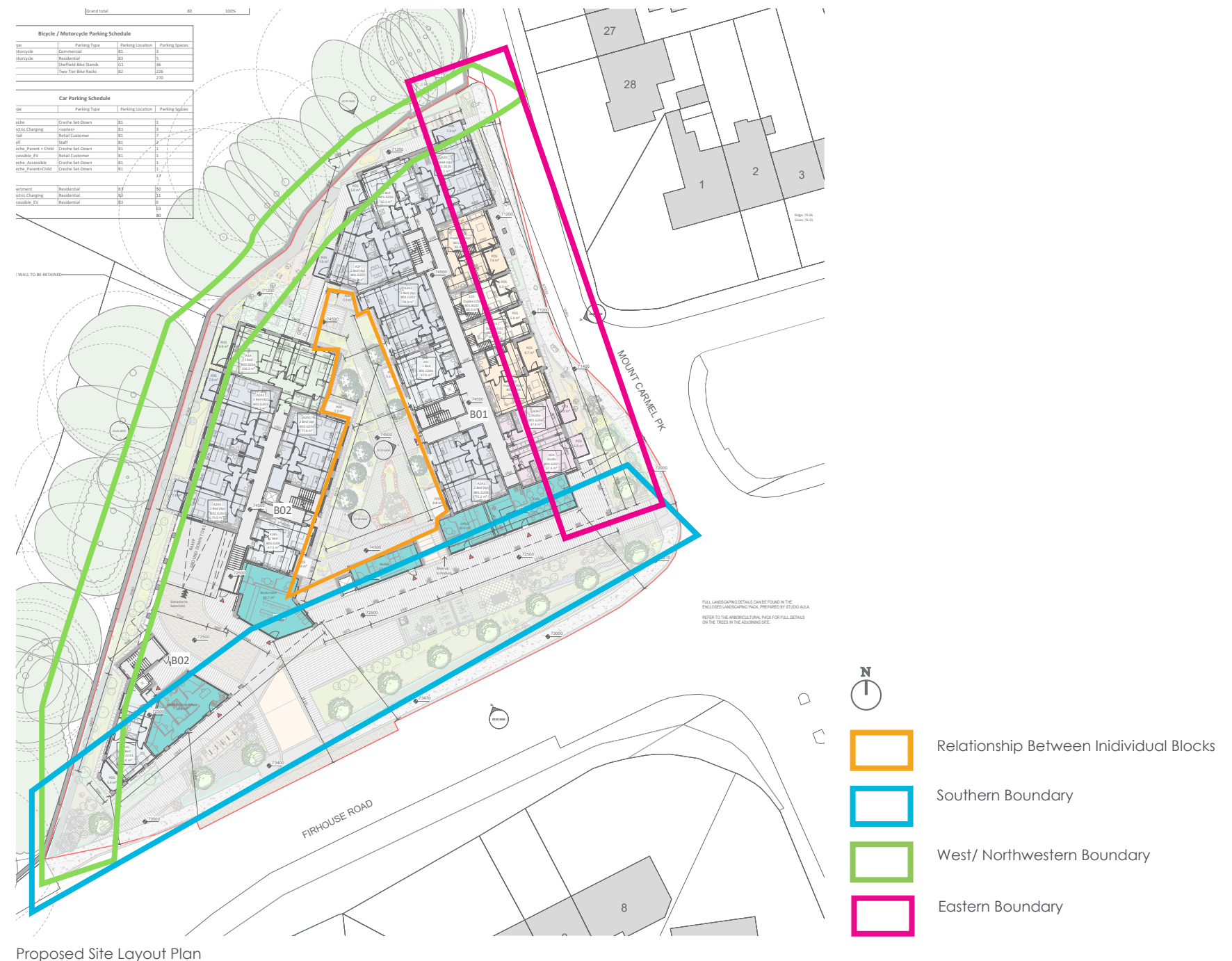
5.1 Overview of Boundary & Interface Conditions

The shape and outline of the subject site, while providing distinctive character along the west/ northwestern boundary, presents a challenge with respect to accommodating orthogonal block forms with ease.

The resulting interfaces between the receiving context and the proposed development have therefore been categorised and studied to ensure due consideration was given to these relationships and that high quality external and internal spaces are achieved.

The conditions have been categorised as follows:

- Relationship Between Individual Blocks - The proximity of Block 01 and 02 and the qualities of the resulting space between them.
- West/ Northwestern Boundary - Including the historic stone wall and the mature tree line beyond
- Eastern Boundary - Mount Carmel Park from the corner with new public space and commercial units, transitioning down to the existing dwellings along the access route to the Dodder River parklands to the north.
- Southern Boundary - the relationships between the residential blocks, commercial podium, the new public open space that runs along the entirety of the Firhouse Road boundary, and the proximity and boundaries of development on the other side of the road.



5.2 Relationship Between Individual Blocks

The configuration of the residential blocks, dictated by the triangular shape of the site boundary and optimal environmental orientation, determined the podium garden space that is located between them.

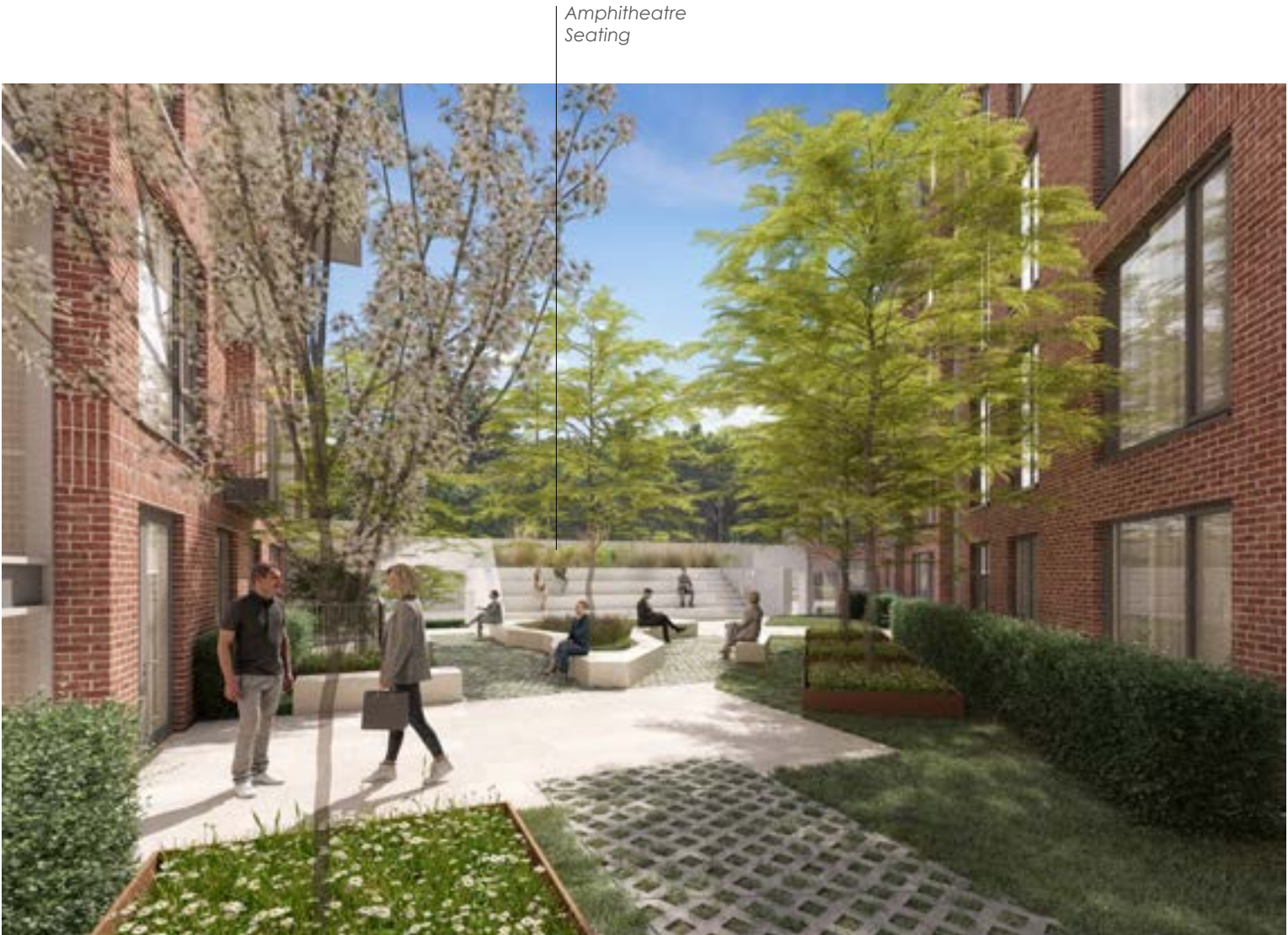
The relative proximity of the blocks creates a sheltered accommodating space that widens to the south, allowing for maximum ingress of light and air.

The corner of the building form of Block 02 was stepped to increase separation distances at the narrow end of the space. Balconies are recessed where possible, or

positioned so that direct compromises on privacy are avoided, and planted privacy buffers define the perimeter to ensure pedestrians moving or sitting in the space do not compromise residents privacy.

Primary seating spaces are located at the southern end, where they will achieve the highest levels of sunlight. The feature benches and amphitheatre seating creates a visual focus for the view down the garden, with lines of trees guiding the eye in north/south directions.

At the other end, the existing mature trees provide a leafy green backdrop to the podium garden.



Proposed View of the Podium Courtyard Garden



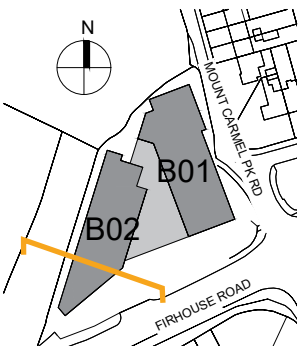
Proposed Partial Floorplan - Level 01

5.3 West/Northwestern Boundary

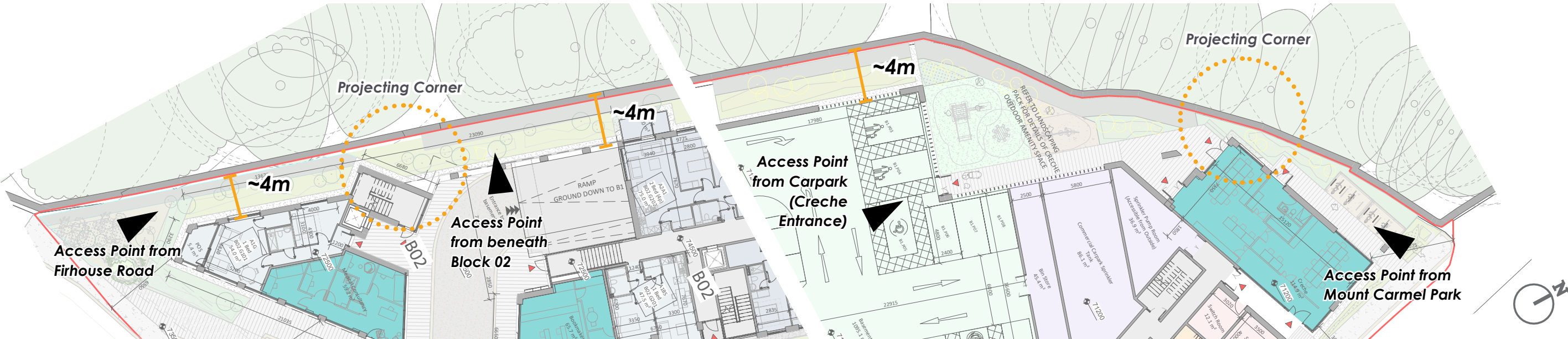
This boundary condition is characterised by the existing stone wall that runs along the entire site boundary and extends beyond in both directions - to the north-east along Mount Carmel Park, and along Firhouse Road to the south-west. The previous three blocks were amalgamated into two as part of the design development.

During this process the relationship of the proposed development to the stone walled boundary was also regularised, providing a green perimeter space of almost 4 metres wide.

A detailed tree survey was undertaken on the trees on the adjacent lands, which can be found in the arborist report included with this submission. The landscape design for the perimeter space has been designed taking regard for the unknown foundation condition of this wall and the existing root spreads.



Detail Section through Vehicle Entrance Undercroft



Partial Proposed Site Layout Plan showing entrance points to perimeter space, and pinch points

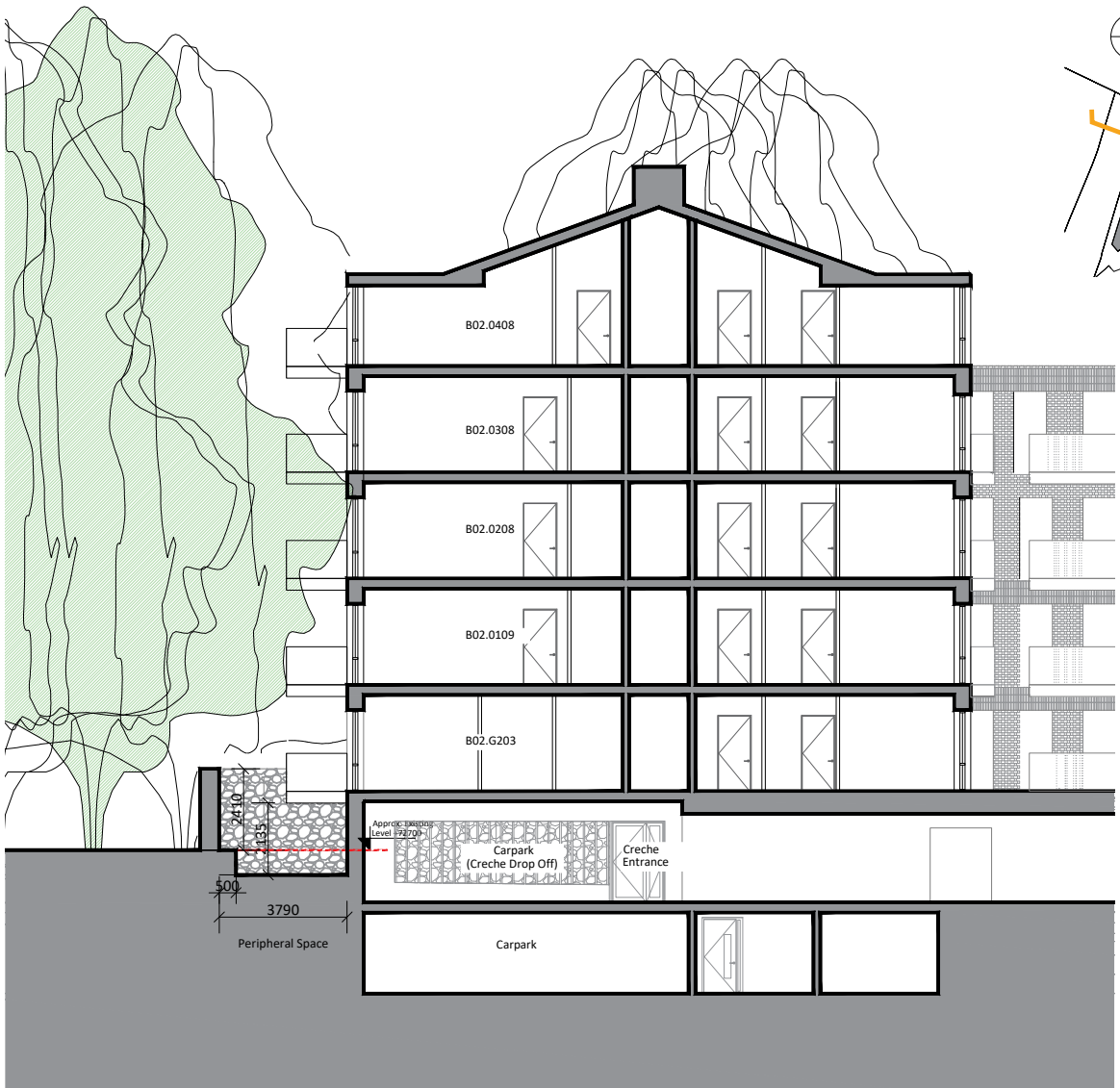
There is direct access into this perimeter space at four locations:

1. From the south-western corner.
2. Directly from the vehicle access route to the carpark.
3. Through the creche dropoff gate within the carpark and through the creche play-area.
4. From the north-eastern corner.

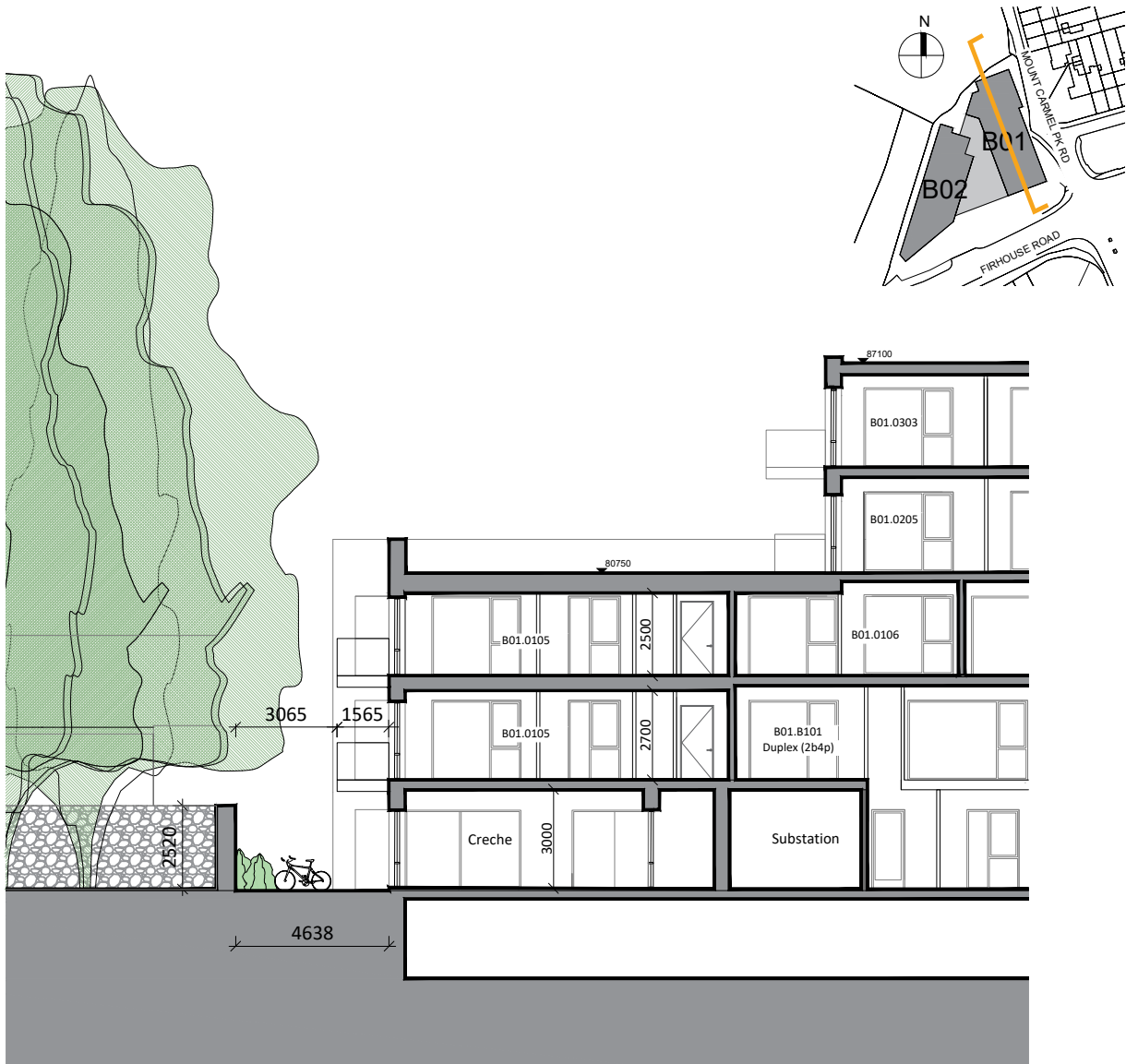
This allows a MEWP, mast boom lift, or other appropriate equipment, to access this space if required for the safe maintenance and pruning of the trees, subject to agreement with the adjacent owners. The balconies to the apartment facing this boundary have been positioned to allow the equipment to rise inbetween them.

There are two instances where projecting corners reduce this boundary below the approx. 4.0m. At the southern staircore of

Block 02, and the north-western corner of Block 01. These are in locations that can be accessed from two directions, and so do not impede access required for maintenance or otherwise.



Detail Section through Café and Public Open Space



Detail Section through Medical Consultancy and Public Open Space

5.4 Eastern Boundary

5.4.1 Roof Terrace Setback and Screening

The eastern boundary along Mount Carmel Park is formed by Block 01 of the proposed development.

The massing of Block 01 follows the existing topography and steps down away from the modest 5 storey landmark on the corner, to a three storey element across from the existing houses. The stepped massing facilitates roof terrace amenity space for the residents of the proposed scheme on Levels 02, 03 and 04.

On each of these levels any potential overlooking has been mitigated by set backs, planting and screening,

to ensure pleasant amenity spaces can be provided but that the privacy of the houses along Mount Carmel Park would not be compromised.

Any balconies projecting onto Mount Carmel Park are located beyond the building line of Mount Carmel Park, so do not have direct views into private gardens. However privacy screens are proposed for the ends of the balconies to make sure views are restricted.

The five storey element above the commercial podium on the corner is also beyond the building line of Mount Carmel Park. While the separation distance of the projecting

balcony at this level is sufficient to prevent overlooking, a screen is also proposed here for coherence across the proposed facade.

- Setback from Parapet
- Rooftop Amenity Space
- Screens to Ensure Privacy

*Note: Please refer to Studio Aula information for roof terrace details



Level 02 Roof Terrace - Partial Floorplan

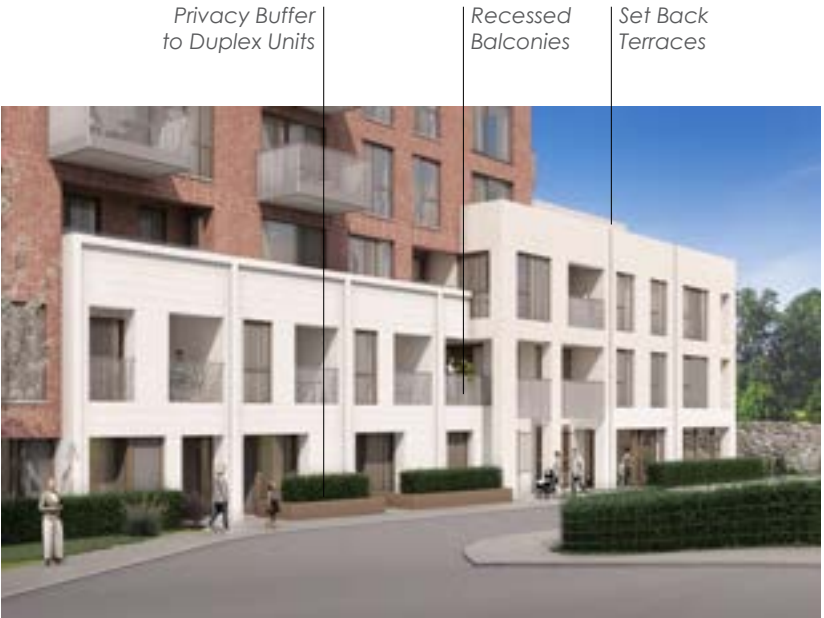


Eastern Boundary - Cont'd.

5.4.2 Own-Door Duplex Units

Own-door units are proposed along Mount Carmel Park in Block 01, which creates a new double-sided street of dwellings. The new footpath also proposed along the length of the new proposed development, regularises and widens the kerbline along Mount Carmel Park.

A privacy buffer of min. 1.5m is provided between the footpath and the duplex units. The private amenity space is located on the upper level. Recessed balconies maintain the terrace facade and separation between the proposed development and existing houses, and increases privacy for the occupants.



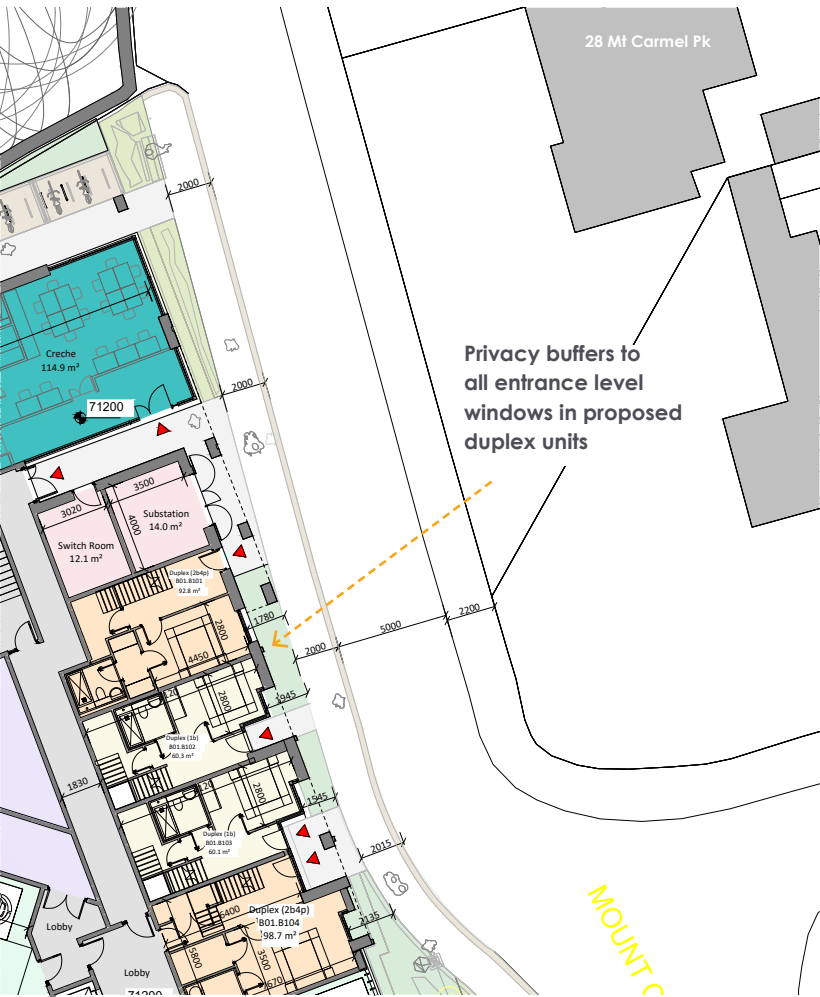
View toward the Dodder Valley Park down Mount Carmel Park showing the own-door units and the creche.



View toward Firhouse Road from Mount Carmel Park showing the proposed own-door duplex units and the creche, with the higher corner element .



Partial Section through Creche and Level 02/03 Roof Terraces



Partial Floorplan Showing Duplex Units and Creche along Mt Carmel Pk

5.5 South/Southwestern Boundary

The southern boundary is defined by the commercial units and their strong frontage onto the new public open space.

Within that there are moments of diverse experience:

The formal colonnade projects beyond the line of Block 01 at the corner of Firhouse Road and Mount Carmel Park - the articulated podium emphasising the modest landmark element - creating sheltered public space defined by the line of columns.

Using amphitheatre seating, the communal podium garden extends onto the roof above the barber shop, increasing the directly-south-facing extent of shared amenity space.

The same amphitheatre seating elements are used to graduate the change in level between the podium and public open space.

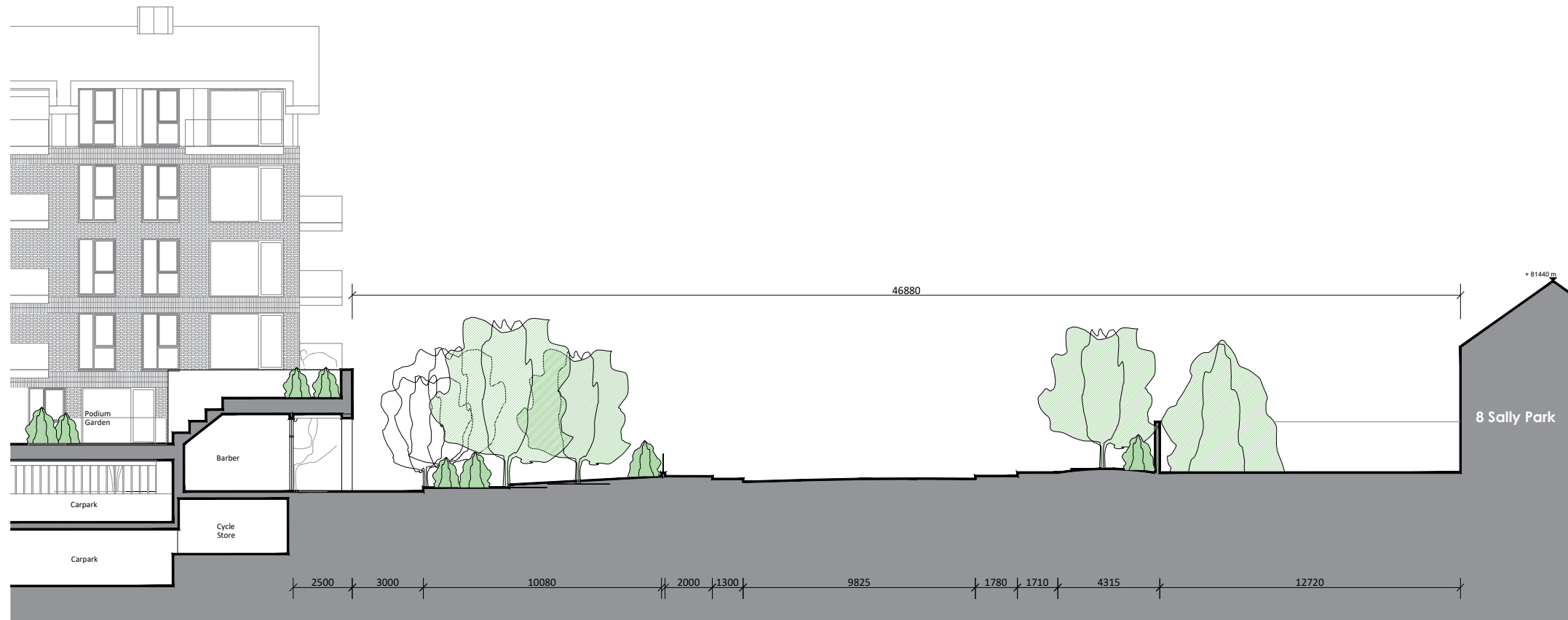
The reduced massing at the end of Block 02 sits directly above the line of the commercial unit. The depth of the public open space is reduced in depth at this end of the site, and so is

deliberately more sheltered and screened from the traffic of Firhouse Road.

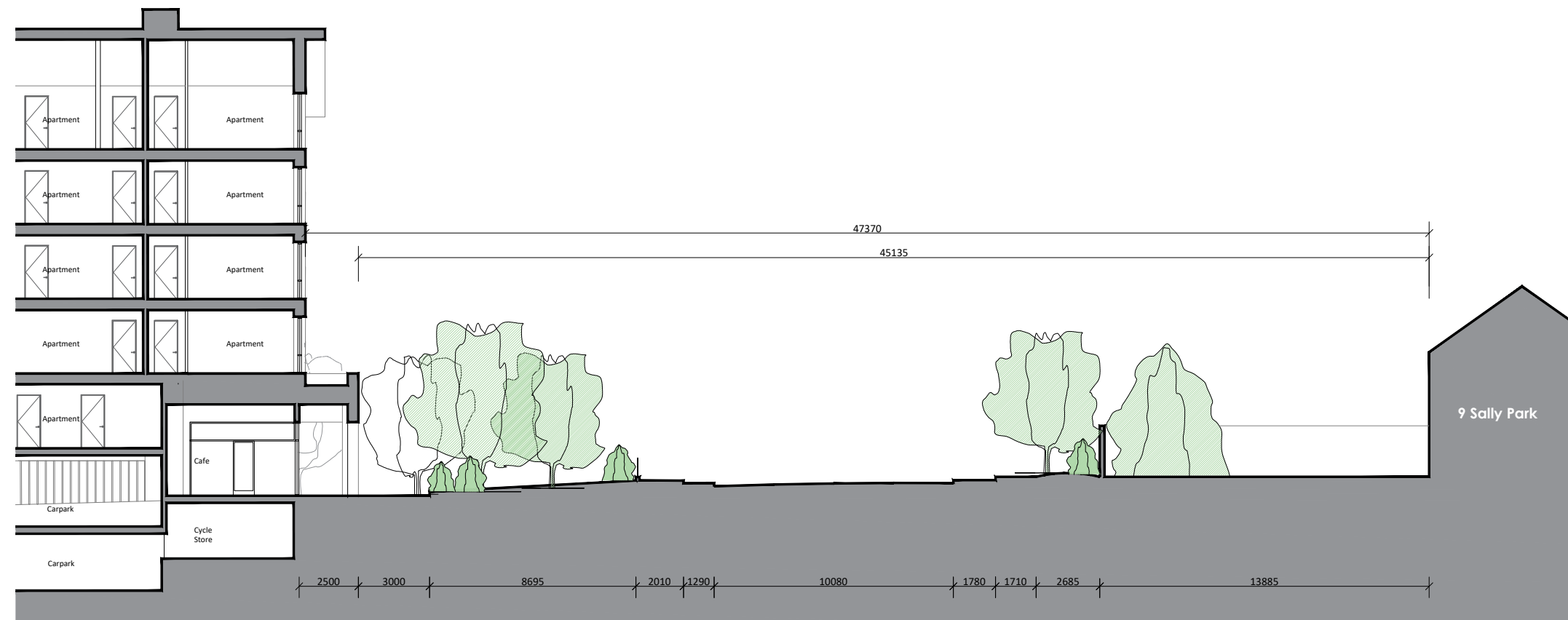
Estate fencing and planting strategies create further boundaries between the public green space and the footpath running along Firhouse Road. See landscape architects information for further details.



Detail Section through Medical Consultancy and Public Open Space



Detail Section through Podium Gardens, Barber and Public Open Space



Detail Section through Café and Public Open Space

Existing stone wall and 4 metre offset creating continuous peripheral space

Estate fencing and hedge forming public space boundary to Firhouse Road

Commercial podium separating public open space/ Firhouse Road from raised podium courtyard garden behind

Estate fencing and hedge forming public space boundary to Firhouse Road



View of Proposed Development looking east from Firhouse Road

6. Privacy & Overlooking

6.1 Summary of Mitigation Measures

The following study was undertaken to identify any risks of potential overlooking and compromises on privacy to any surrounding dwellings.

The following mitigations/ design elements have been employed to ensure any impact on privacy have been reduced.

1. Separation Distances
2. Inset/ Recessed Balcony
3. Balcony Positioning
4. Stepped/ Profiled Facade
5. Direction of Window Outlook
6. Blank Facade
7. Privacy Screen
8. Planted Buffer
9. Opaque Glass

This includes analysis of the proximity to properties on all adjacent sites, and proximity of apartments within the proposed scheme.

Floorplan layouts have been amended to reduce proximity of balconies where possible, in particular those between blocks. Where private open spaces are located near general circulation, communal open space and entrances, mitigation measures to reduce impact on privacy have been proposed.



6.2 Lower Levels - Mitigation Measures

Mitigations to Reduce Potential Impacts on Privacy

- 1 Separation distances between the proposed development and neighbouring properties maximised as much as possible.
- 2 Inset/ recessed balconies provide increased privacy for balcony users while minimising potential overlooking.
- 3 Balconies positioned to avoid direct views toward adjacent properties.
- 4 Facades profiled/ recessed to provide dual aspect and avoid direct views between apartments.
- 5 Direction of window outlook orientated to avoid any direct views toward adjacent properties.
- 6 Blank areas of facade to avoid overlooking.
- 7 Opaque screens to the sides of balconies prevents direct views between apartment private amenity space.
- 8 Planted buffers increase privacy to private amenity and prevent overlooking from roof terraces.
- 9 Opaque glass on one aspect of corner units to avoid direct views and maintain privacy.



6.3 Upper Levels - Mitigation Measures

Mitigations to Reduce Potential Impacts on Privacy

- 1 Separation distances between the proposed development and neighbouring properties maximised as much as possible.
- 2 Inset/ recessed balconies provide increased privacy for balcony users while minimising potential overlooking.
- 3 Balconies positioned to avoid direct views toward adjacent properties.
- 4 Facades profiled/ recessed to provide dual aspect and avoid direct views between apartments.
- 5 Direction of window outlook orientated to avoid any direct views toward adjacent properties.
- 6 Blank areas of facade to avoid overlooking.
- 7 Opaque screens to the sides of balconies prevents direct views between apartment private amenity space.
- 8 Planted buffers increase privacy to private amenity and prevent overlooking from roof terraces.
- 9 Opaque glass on one aspect of corner units to avoid direct views and maintain privacy.



Proposed Level 03 Floorplan

7. Residential Quality & Amenity

7.1 Dual Aspect

Specific Planning Policy Requirement 4

The Design Standards for New Apartments 2018 require that:

'apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations, i.e on sites near to city or town centres, close to high quality public transport or in SDZ areas, or where it is necessary to ensure good street frontage and subject to high quality design.'



7.1.1 Provision

50/100 units = 50%

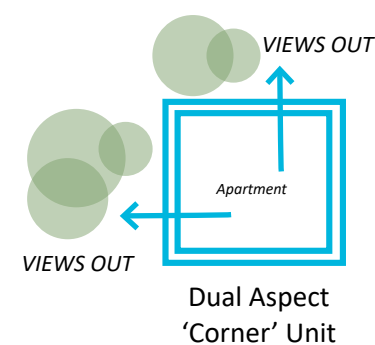
The configuration of the proposed apartment blocks, the internal layouts of apartment units and the stepping of building heights have been considered in terms of maximising dual aspect units, giving a total of 50 dual aspect units - 50% of units across the scheme. No north-facing single-aspect units are proposed.

A set of plans identifying all dual aspect units has been included with this submission and shown here on the following page.

7.1.2 Corner Living

Dual aspects are predominantly provided by corner aspect units, which make the most of the block footprint and maximise panoramic views.

Triple aspect units are also highlighted in the included set of dual-aspect plans, identifying those units that benefit from increased levels of amenity.



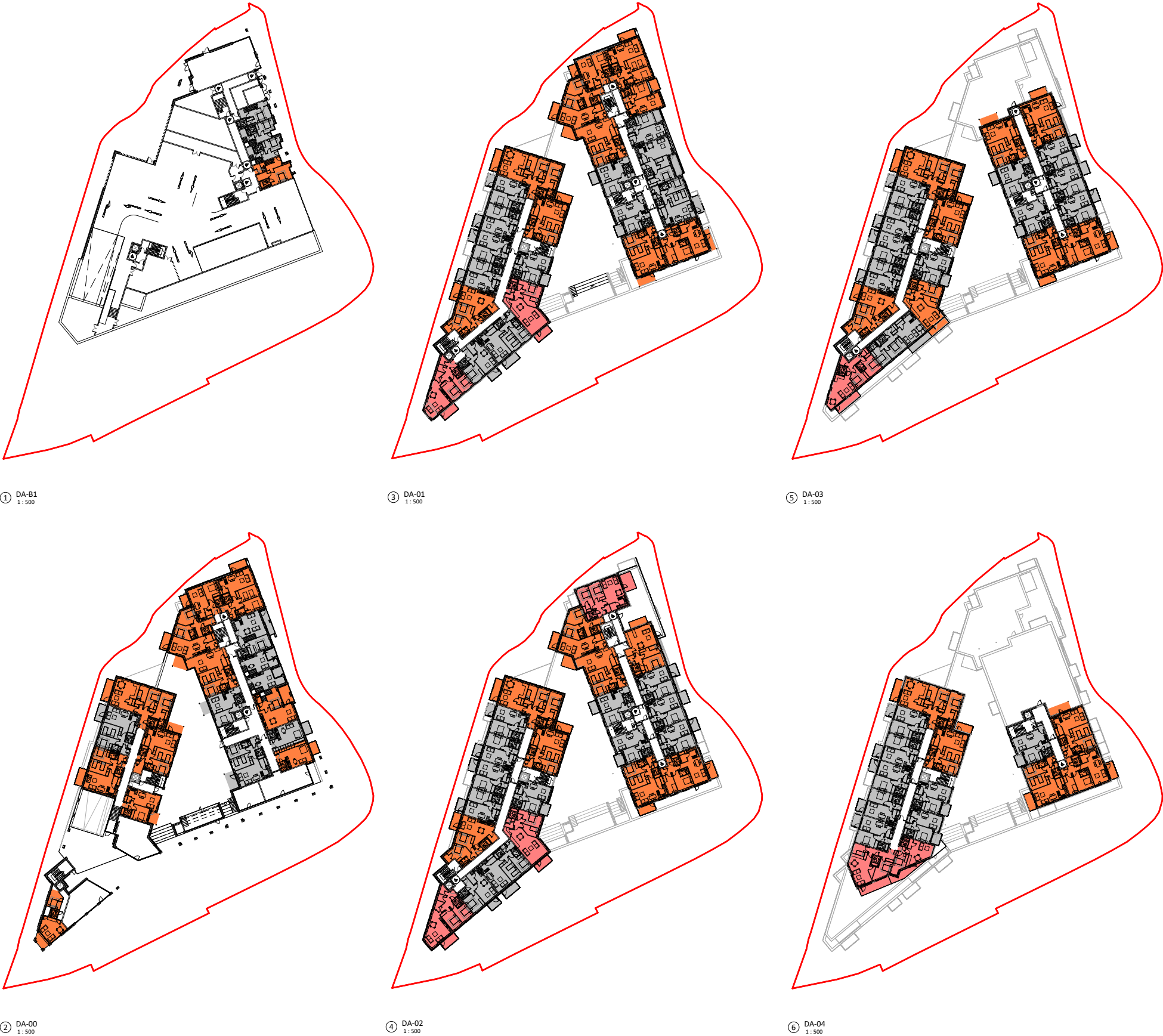
Typical Floorplan with Dual and Triple Aspect Units Identified

Dual Aspect - Cont'd.

A set of plans identifying all dual aspect units has been included with this submission.

Department Legend

- Dual Aspect
- Dual Aspect+
- Single Aspect



7.2 Safeguarding Higher Standards

54 units = 54%

Specific Planning Policy Requirement 3

The Design Standards for New Apartments 2018 require that:

'In the interests of sustainable and good quality urban development these guidelines should be applied in a way that ensures delivery of apartments not built down to a minimum standard, but that reflect a good mix of apartment sizes. Accordingly, it is a requirement that:

a) The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)'

'Accordingly, planning authorities may also consider a two-bedroom apartment to accommodate 3 persons, with a minimum floor area of 63 square metres'

While providing necessary variation in dwelling size, it would not be desirable that, if more generally permissible, this type of two-bedroom unit would displace the current two-bedroom four person apartment. Therefore no more than 10% of the total number of units in any private residential development may comprise this category of two-bedroom three-person apartment. This is to allow for potential social housing provision further to Part V of the Planning and Development Act 2000 (as amended), or, if this type of unit is not required to meet social housing requirements, that it would allow for an acceptable level of variation in housing type.'

54 no. apartments in the proposed scheme exceed the minimum floor area standard by at least 10%. These apartments are highlighted green in the HQA schedules submitted with this application, and identified on the typical floorplan here.

10 no. two-bedroom 3 person units are included within the proposed development, in order to achieve the proposed development strategy within the challenging constraints of the site, which is compliant with the requirement no more than 10% of the total proposed to be of this category.



Typical Floorplan with Units Achieving 10%+ over Minimum Required Area Identified

Safeguarding Higher Standards - Cont'd.

A set of plans identifying all units included in the calculation for safeguarding higher standards has been included with the submission.

- SHS +10% Legend**
- Meeting Apartment Standards
 - Apartment Standards +10%



SHS-B1
1:500



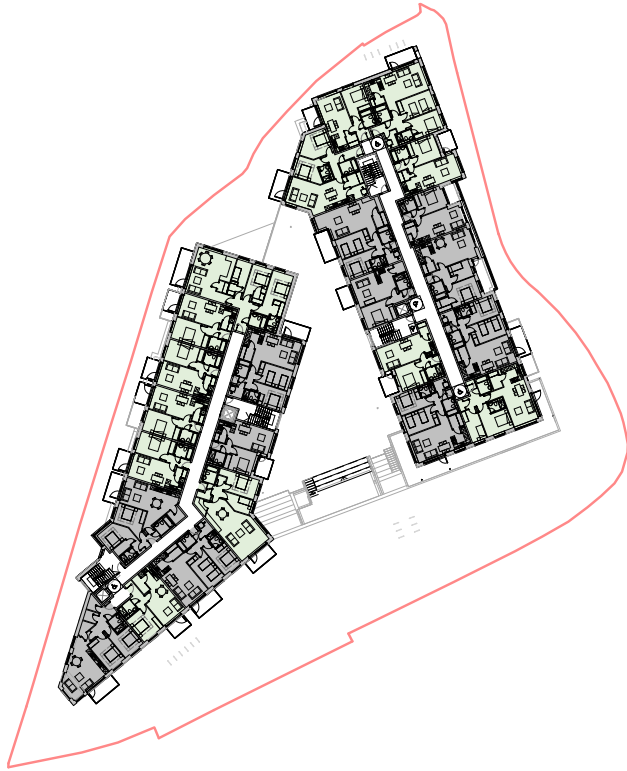
SHS-00
1:500



SHS-02
1:500



SHS-04
1:500



SHS-01
1:500



SHS-03
1:500

7.3 Open Space Provision

7.3.1 Classification

Public and private open space provision for the proposed development is provided in the following ways:

Public space is provided along the south and eastern boundaries inbetween the commercial frontage and Firhouse Road.

A private play area is located between the creche (in Block 01) and Block 02, allowing direct access from both blocks.

Communal private amenity space for residents is provided by way of a south-facing podium level courtyard garden between both blocks, and three roof level terraces of varying scales and characters on Block 01.

Individual private amenity space for each apartment is provided by way of private balconies/ terraces - recessed or projecting depending on privacy conditions.

An average offset from the existing stone boundary wall of 4 metres, and privacy screening to the duplex units along Mt Carmel Park create a perimeter of green peripheral space.

These are identified and quantified in the Open Space Plan included with this submission, shown and tabled here.

Name	Level	Area
CRECHE PLAY SPACE	01	256.3 m ²
PERIPHERAL AREA	01	40.4 m ²
PUBLIC OPEN SPACE	01	53.9 m ²
PERIPHERAL AREA	02	211.3 m ²
PRIVATE OPEN SPACE	02	195.7 m ²
PUBLIC OPEN SPACE	02	1283.3 m ²
COMMUNAL AMENITY SPACE	03	445.1 m ²
PRIVATE OPEN SPACE	03	316.8 m ²
COMMUNAL AMENITY SPACE	04	30.9 m ²
PRIVATE OPEN SPACE	04	138.2 m ²

Name	Level	Area
COMMUNAL AMENITY SPACE	03	168.5 m ²
PRIVATE OPEN SPACE	03	114.3 m ²
COMMUNAL AMENITY SPACE	04	295.9 m ²
PRIVATE OPEN SPACE	04	200.2 m ²

Name	Area	% Percentage of Site Area
PUBLIC OPEN SPACE	1347.3 m ²	29
TOTAL SITE AREA	4605.6 m ²	100



7.4 Public Open Space

The proposed approach transforms the existing carparking and scrublands with a new public open space that maximises planting and green space provision.

Estate fencing and hedges form a modest boundary, reducing the perception of the high traffic from Firhouse Road, improving the experience of the new green spaces. Inside the hedge trees and planting extend the green corridor from adjacent sites. Cycle parking, seating and play areas are located between the trees.

Minimal hardscaping on the forecourt allows turning for delivery vehicles and carpark access.

The public open space is extended under the proposed arcade, providing a sheltered place for congregation and community in front of the new commercial units.

More details on planting and layout can be found within Studio Aulas information.



View of Public Open Space looking east from Firhouse Road



View of Corner of Public Open Space from top of Mopunt Carmel Park



View of Public Open Space looking west along Firhouse Road

7.5 Private Amenity Space

7.5.1 Provision and Areas

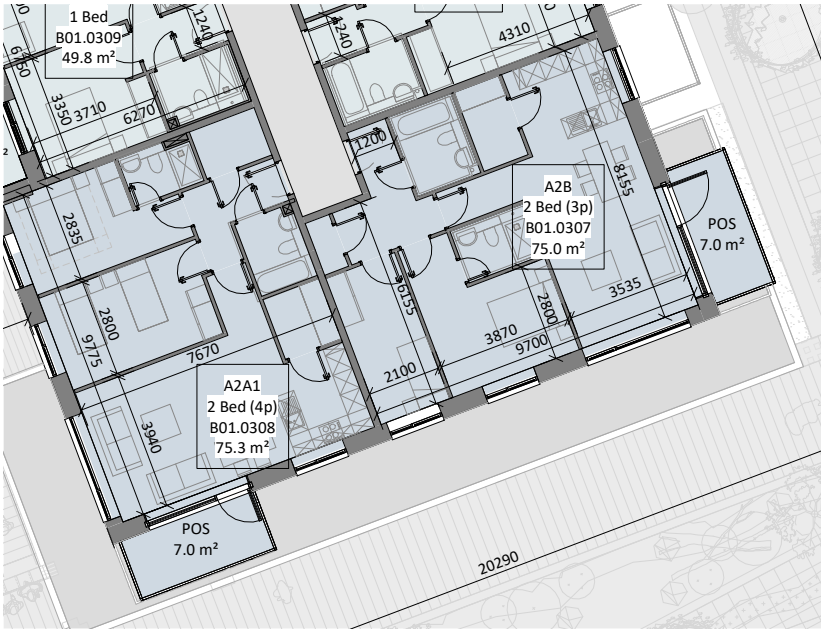
Private amenity space for each proposed apartment has been allocated in accordance with the 2020 Standards for New Apartments, as demonstrated in the HQA within the Technical Report.

- Studio: 4 sqm
- 1 Bedroom: 5 sqm
- 2 Bedroom: 7 sqm
- 3 Bedroom: 9sqm

These take the form of projected or recessed balconies, and terraces.



Partial Plan showing Recessed Balconies



Partial Plan showing Projecting Balconies

7.5.2 Projecting Balconies



7.5.3 Recessed Balconies



7.5.4 Terraces



7.6 Shared Amenity Space

The proposed communal amenity space provision is divided between the south-facing podium garden space, and three roof terrace amenity spaces on Level 02, 03, and 04. Dedicated play space is provided on Level 04.

With reference to Firhouse Church, that demonstrates that an enclosed courtyard is an effective way of creating a distinctive and private landscape garden, the positioning of the commercial podium provides a sense of relative enclosure that increases privacy and enjoyment for residents, and protects against traffic noise from Firhouse Road.

The podium courtyard uses trees and seating to provide a pleasant and accommodating space that widens to the south, optimising the orientation. Stepped amphitheatre seating allows the roof of the barber shop to be used as an extension of the amenity space. Together with the feature benching, this creates a visual focus and orientation, with lines of trees guiding the eye in north/south directions.

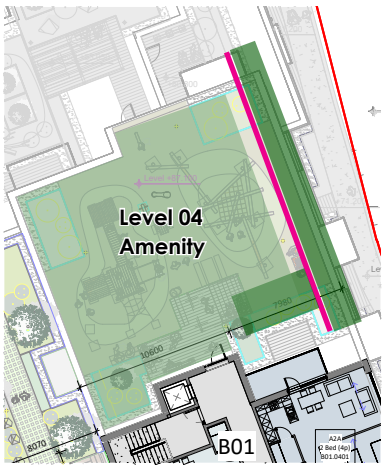
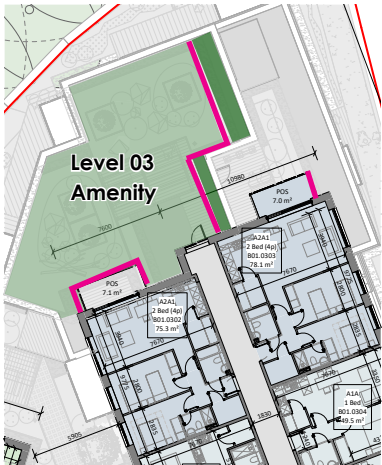
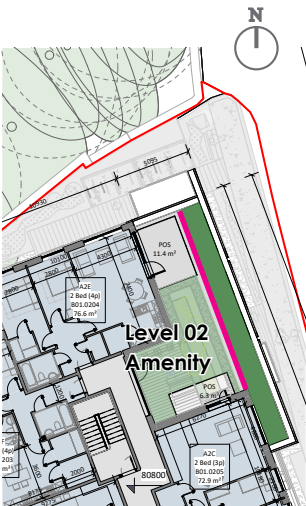
Planting and hedging provide a privacy buffer for podium level apartments, and the adjacent stone wall and mature tree line provide a further backdrop feature.

There is also a direct access from the the public open space as well as visual connections through the breaks in the commercial podium, but the sense of comfortable enclosure and privacy is maintained.

The roof terraces provide a variety of amenity experiences for future residents.



View of Podium Courtyard Garden



Open Space Area Schedule		
Name	Level	Area
CRICHE PLAY SPACE	B1	256.3 m ²
PERIPHERAL AREA	B1	40.4 m ²
PUBLIC OPEN SPACE	B1	53.9 m ²
PERIPHERAL AREA	G2	288.3 m ²
PRIVATE OPEN SPACE	G2	120.7 m ²
PUBLIC OPEN SPACE	G2	1283.3 m ²
COMMUNAL AMENITY SPACE	O1	445.1 m ²
PRIVATE OPEN SPACE	O1	151.3 m ²
COMMUNAL AMENITY SPACE	O2	30.9 m ²
PRIVATE OPEN SPACE	O2	188.2 m ²

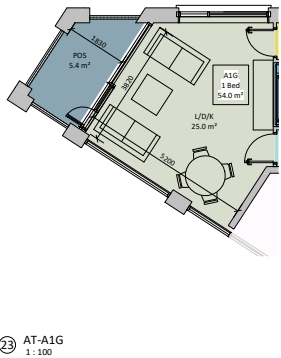
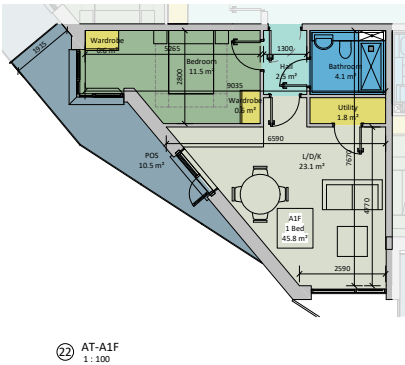
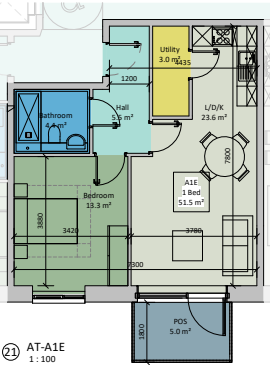
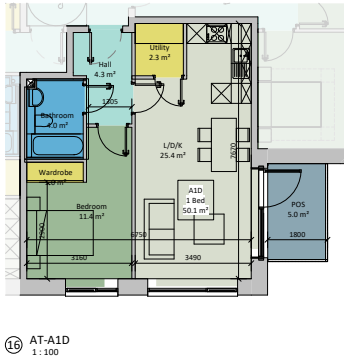
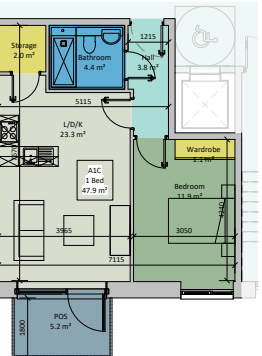
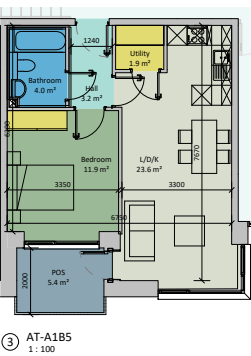
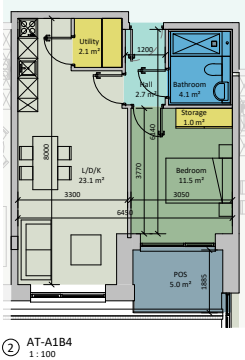
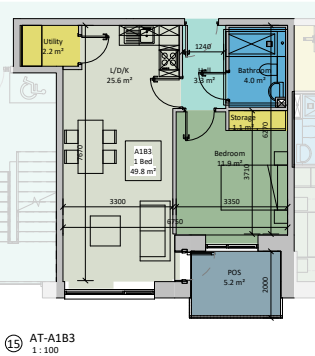
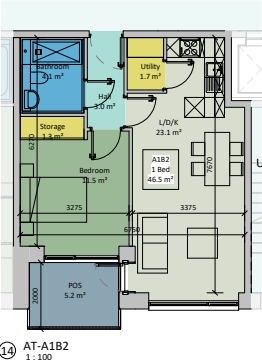
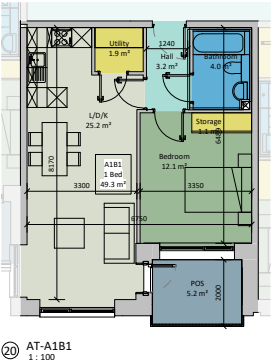
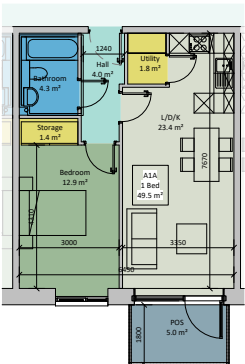
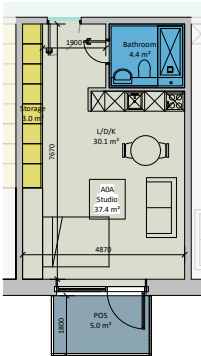
Open Space Area Schedule		
Name	Level	Area
COMMUNAL AMENITY SPACE	O3	168.5 m ²
PRIVATE OPEN SPACE	O3	114.5 m ²
COMMUNAL AMENITY SPACE	O4	295.9 m ²
PRIVATE OPEN SPACE	O4	101.2 m ²

Public Open Space % of Site Area Schedule		
Name	Area	% Percentage of Site Area
PUBLIC OPEN SPACE	1347.5 m ²	29
TOTAL SITE AREA	4605.6 m ²	100

7.7 Unit Typologies

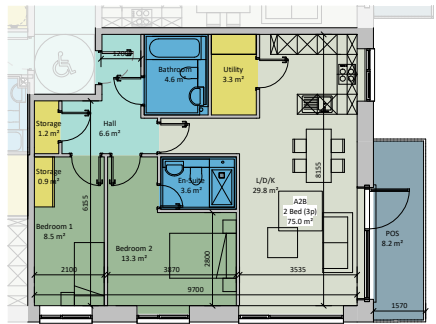
7.7.1 Studio & 1 Bedroom Apartments

The proposed apartment layouts for studio and 1 bedroom apartment types are shown here.

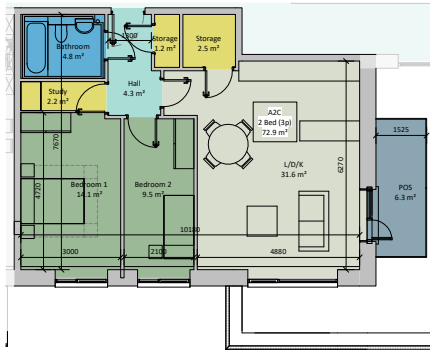


7.7.2 2 & 3 Bedroom Apartments

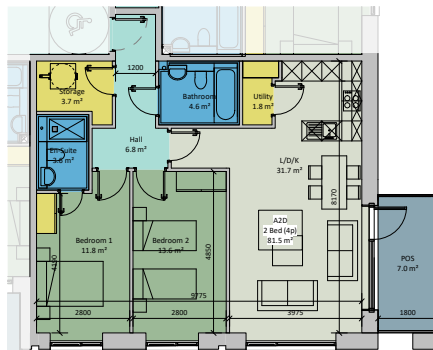
The proposed apartment layouts for 2 bedroom apartment types are shown here.



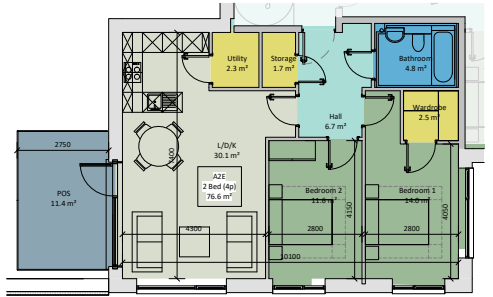
④ AT-A2B
1:100



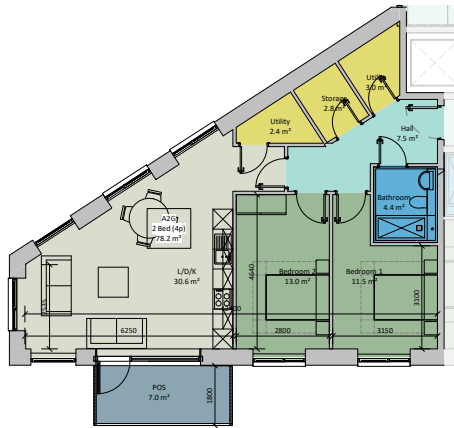
⑥ AT-A2C
1:100



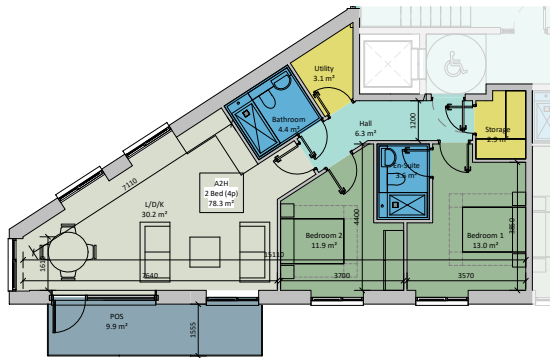
⑤ AT-A2D
1:100



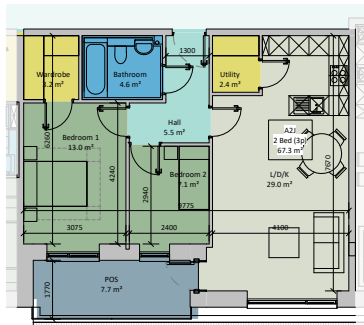
⑦ AT-A2E
1:100



② AT-A2G
1:100



⑩ AT-A2H
1:100



⑪ AT-A2J
1:100



③ AT-A2K
1:100

Unit Typologies - Cont'd.

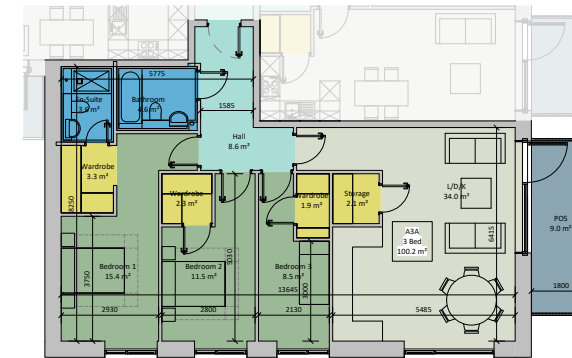
2 & 3 Bedroom Apartments - Cont'd.



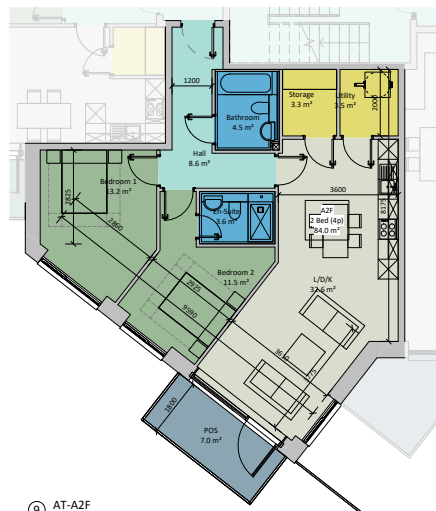
⑧ AT-A2A
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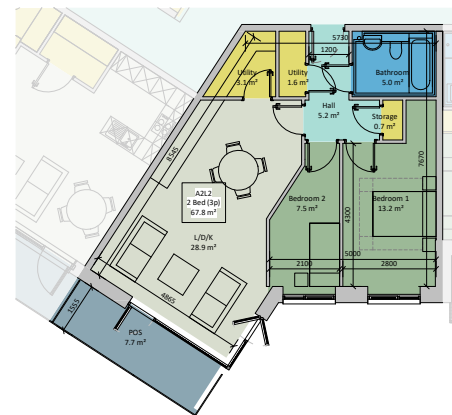
⑫ AT-A2L1
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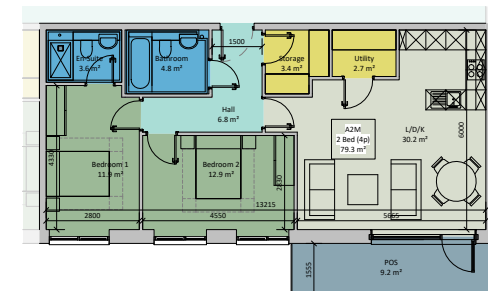
⑦ AT-A3A
1:100



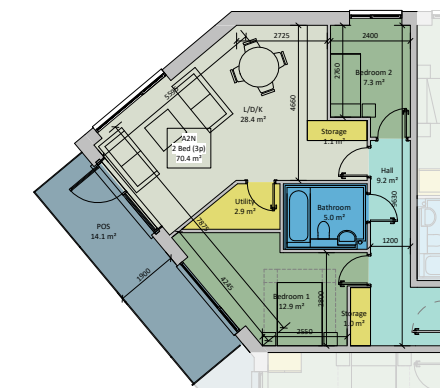
⑨ AT-A2F
1:100



⑬ AT-A2L2
1:100



⑭ AT-A2M
1:100



⑮ AT-A2N
1:100

7.7.3 Own Door Duplex Units

The detailed layouts of the proposed duplex types for the own-door apartments facing onto Mount Carmel Park.

The open-plan living kitchen dining spaces are located on the upper levels of these duplexes, to allow for direct access to the recessed balcony space that provides the private amenity space for each unit.

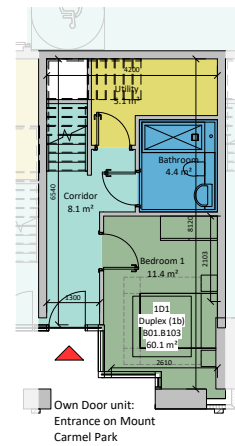
Bedrooms on the lower levels have recessed windows behind a planted buffer to provide privacy.

Circulation and ancillary spaces are located to the rear, so that optimal daylight/sunlight levels are achieved in usable space.

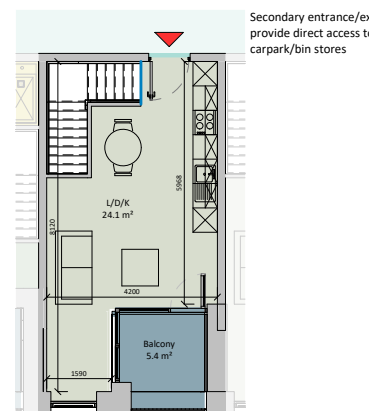
Secondary entrance doors provide direct access to the communal circulation of the apartment block so the communal bin stores, bicycle and carparking can be easily accessed.



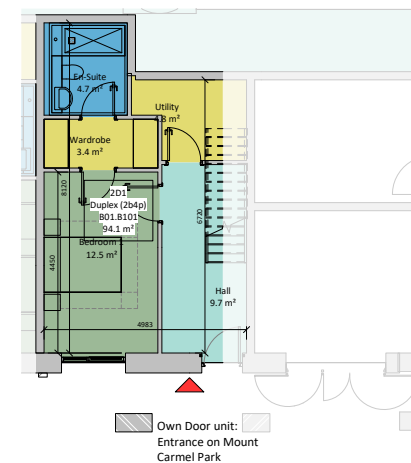
View of Proposed Duplex Units along Mount Carmel Park



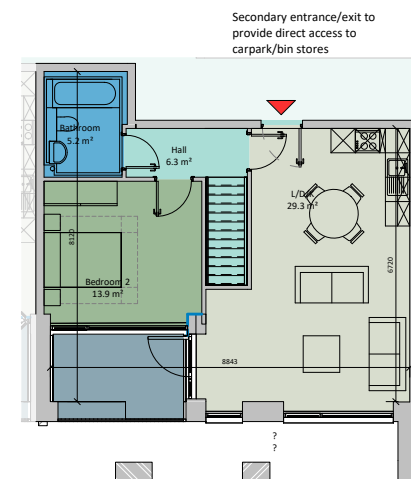
① AT-1D1 - Lower Level
1:100



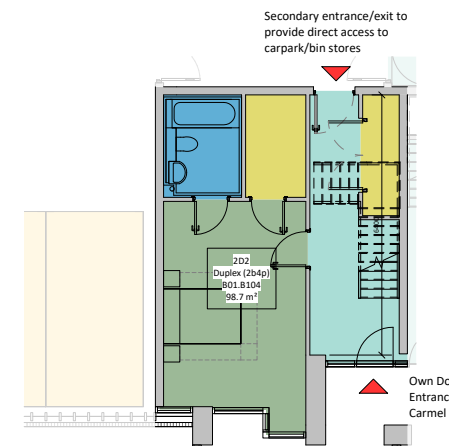
② AT-1D1 - Upper Level
1:100



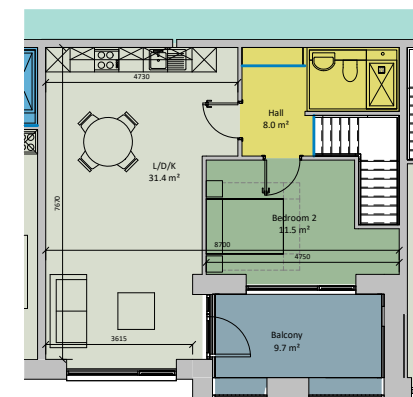
③ AT-2D1 - Lower Level
1:100



④ AT-2D1 - Upper Level
1:100



⑤ AT-2D2 - Lower Level
1:100



⑥ AT-2D2 - Upper Level
1:100

7.8 Daylight Sunlight & Overshadowing

A detailed daylight sunlight analysis has been prepared by OCSC as part of this submission. The assessment criteria and parameters for assessment is outlined in their documents.

The analysis was undertaken in order to determine the following:

- The daylight levels within the living, kitchen and bedroom areas of selected apartments, to give an indication of the expected daylight levels throughout the proposed development;
- The expected sunlight levels within the living, kitchen and bedrooms areas within the proposed development;
- The quality of amenity space, being provided as part of the development, in relation to sunlight;
- Any potential daylight or sunlight impact the proposed development may have on properties adjacent to the site.



Figure 19: APSH Annual Period (BRE Recommended Benchmark) –South Elevation

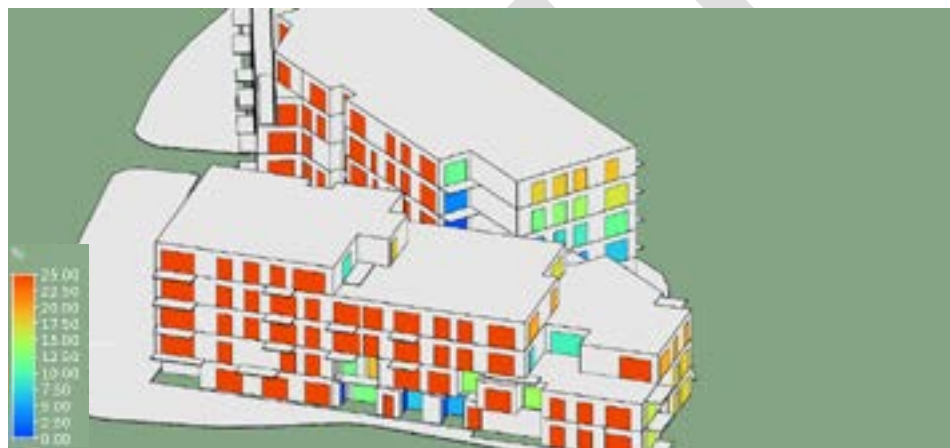


Figure 20: APSH Annual Period (BRE Recommended Benchmark) –East Elevation

7.8.1 Internal Daylight Within the Proposed Development

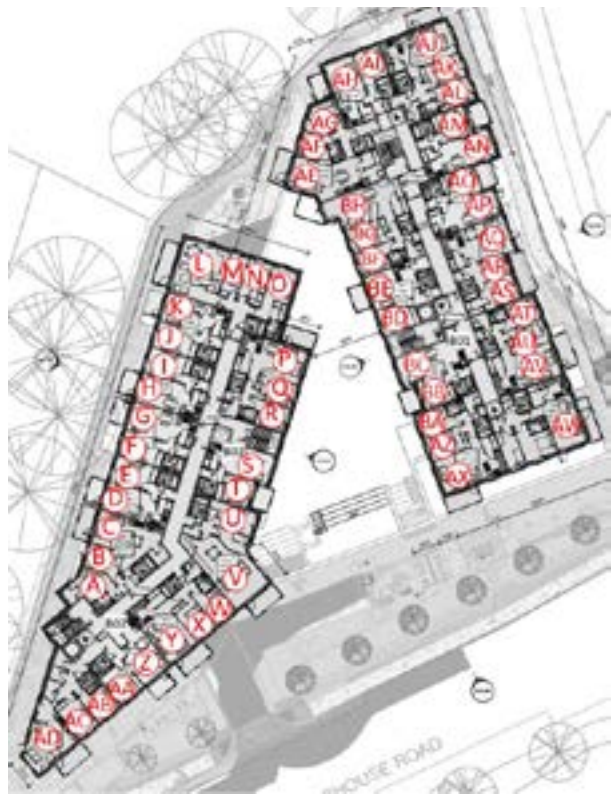
The analysis confirms that across the entire development excellent levels of internal daylight are achieved, with a predicted compliance rate of 100% across the proposed development. The majority of apartments not only meet but greatly exceed the recommendations outlined within the BRE Guidelines on Site Layout Planning for Daylight and Sunlight BS806 as well as recommendations outlined in EN 17037: 2018 - Daylighting in Buildings.

Throughout the development, comfortable and desirable spaces have been designed to enhance the opportunity for improved daylight levels and extensive glazing to every room enabling deep daylight penetration and providing enhanced views to a landscaped area.



Ground Floor Assessed Rooms

Unit	BS 8206 ADF requirement (%)	ADF results (%)	Meets minimum BS 8206 ADF criteria
A Living Room/ Kitchen	2.0%	Compliant	Y
B Bedroom	1.0%	Compliant	Y
C Living Room/ Kitchen	2.0%	Compliant	Y
D Bedroom	1.0%	Compliant	Y
E Bedroom	1.0%	Compliant	Y
F Bedroom	1.0%	Compliant	Y
G Bedroom	1.0%	Compliant	Y
H Living Room/ Kitchen	2.0%	Compliant	Y
I Living Room/ Kitchen	2.0%	Compliant	Y
J Bedroom	1.0%	Compliant	Y
K Bedroom	1.0%	Compliant	Y
L Bedroom	1.0%	Compliant	Y
M Living Room/ Kitchen	2.0%	Compliant	Y
N Bedroom	1.0%	Compliant	Y
O Bedroom	1.0%	Compliant	Y
P Living Room/ Kitchen	2.0%	Compliant	Y
Q Bedroom	1.0%	Compliant	Y
R Living Room/ Kitchen	2.0%	Compliant	Y



First Floor Assessed Rooms

Unit	BS 8206 ADF requirement (%)	ADF results (%)	Meets minimum BS 8206 ADF criteria
A Bedroom	1.0%	Compliant	Y
B Bedroom	1.0%	Compliant	Y
C Living Room/ Kitchen	2.0%	Compliant	Y
D Living Room/ Kitchen	2.0%	Compliant	Y
E Bedroom	1.0%	Compliant	Y
F Bedroom	1.0%	Compliant	Y
G Living Room/ Kitchen	2.0%	Compliant	Y
H Living Room/ Kitchen	2.0%	Compliant	Y
I Bedroom	1.0%	Compliant	Y
J Bedroom	1.0%	Compliant	Y
K Living Room/ Kitchen	2.0%	Compliant	Y
L Living Room/ Kitchen	2.0%	Compliant	Y
M Bedroom	1.0%	Compliant	Y
N Bedroom	1.0%	Compliant	Y
O Bedroom	1.0%	Compliant	Y
P Living Room/ Kitchen	2.0%	Compliant	Y
Q Bedroom	1.0%	Compliant	Y
R Bedroom	1.0%	Compliant	Y

Note: Extracts from OCSC Report Shown Here

7.8.2 Sunlight Levels to Proposed Amenity Spaces

To Proposed Amenity Spaces:

In terms of sunlight access, excellent levels of sunlight are experienced across the proposed development. The communal amenity spaces exceed the BRE guidelines for sunlight on the test day of 21st of March.

To Windows Within the Development:

The annual probable sunlight hours assessment has shown that 73% of windows across the development achieve the recommended APSH values stated in the BRE Guidelines, while 78% of windows achieve the recommended values during the winter months, when sunlight is more valuable. The vast majority of windows comply with the direct sunlight recommendations of EN 17037.



Figure 11: Amenity Spaces - Hours of Sunlight on March 21st

Note: Extracts from OCSC Report Shown Here

7.8.3 Impact on Adjacent/ Nearby Properties

The 25° line and the Vertical Sky Component analysis have shown that a negligible impact will be perceived by any of the surrounding properties.

In relation to sunlight to windows, the analysis has shown that one of the analysed windows will perceive a minimal impact only during the winter period.

The overshadowing analysis illustrates that there is little overshadowing due to the proposed development, aside from on 4pm in March, and 2pm onwards in December.

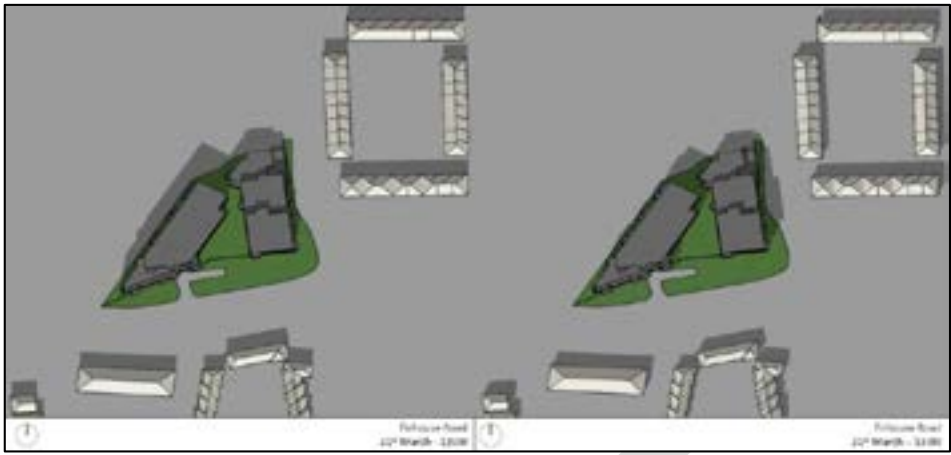


Figure 34: Overshadowing Images on March 21st at 12 p.m. and 1 p.m.

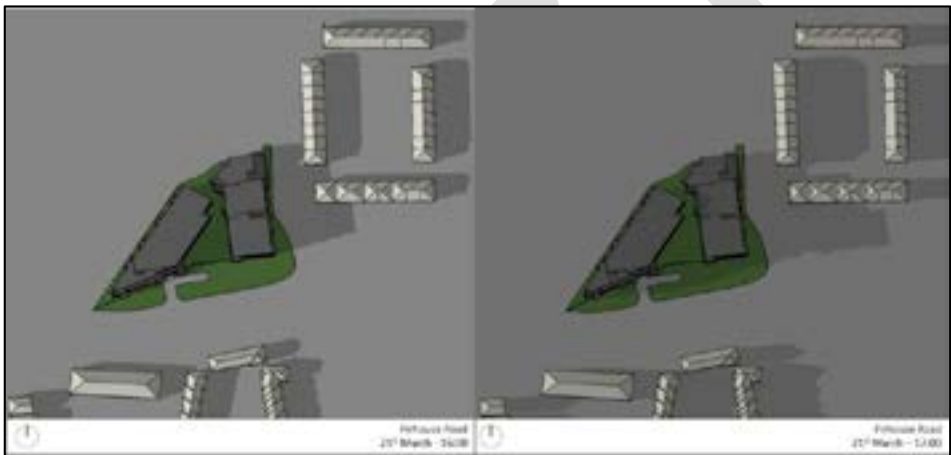


Figure 35: Overshadowing Images on March 21st at 2 p.m. and 3 p.m.

7.9 Housing Quality Assessment

A Housing Quality Assessment is included with this application, and is shown in full within the Technical Report included with this submission. A partial extract is shown here, illustrating how compliance with respect to the Apartment Standards for areas, dimensions, aspect and other quantums are scheduled and demonstrated.

APARTMENTS (sqm areas unless stated otherwise)

Unit Description	Total Unit Count	Type Count as % of Scheme	Units incl. in Safeguarding Higher Standards (SHS) Calc (min. + 10%)	% of type count included in SHS	Units excluded from min. + 10%	Minimum Area + 10% Req. from SHS	Min. Area Units Req.	Required Total Area incl. SHS Mix.	Total Achieved Area	Achieved Area vs Required Area	Unit count exceeding min. + 10%	Dual Aspects	% Dual Aspect
Studio units	2	2%	n/a	0	2	-	74.0	74.0	74.8	+0.8	0	1	50%
1 Bed units:	47	47%	34	72%	13	1,683.0	585.0	2,268.0	2,331.5	+63.5	34	7	15%
2 Bed (3p) units:	10	10.0%	8	80%	2	554.4	126.0	680.4	731.6	+51.2	8	9	90%
2 Bed (4p) units:	36	36%	7	19%	29	562.1	2,117.0	2,679.1	2,828.6	+149.5	7	29	81%
3 Bed units:	5	5%	5	100%	0	450.0	-	450.0	501.0	+51.0	5	5	100%
Total	100	100%	54	54%				6,151.5	6,467.5	+316.0	54	51	51%

Unit exceeds minimum + 10%

Units where variation of up to 10% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

Unit Number	Unit Description	Unit Type	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	Bedroom Count	Beds/paces	Ceiling Height	Total Area (N/A)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	Other (Garden / Terrace)	Total Private Open Space	Req. Private Open Space	
Block 01																																
B1																																
B01.B101	Duplex (2b4p)	2D1	1	E	2	4	-	94.1	73.0	34.9	30.0	4.7	3.6	-	12.5	2.9	14.9	2.9	-	-	27.4	24.4	-	3.5	4.0	7.5	6.0	8.0	-	8.0	7.0	
B01.B102	Duplex (1b)	1D1	1	E	1	2	-	60.3	45.0	24.4	23.0	4.2	3.3	-	11.4	2.8	-	-	-	-	11.4	11.4	-	3.5	-	3.5	3.0	5.3	-	5.3	5.0	
B01.B103	Duplex (1b)	1D1	1	E	1	2	-	60.2	45.0	24.2	23.0	4.2	3.3	-	11.4	2.8	-	-	-	-	11.4	11.4	-	3.5	-	3.5	3.0	5.4	-	5.4	5.0	
B01.B104	Duplex (2b4p)	2D2	2	N/E	2	4	-	98.6	73.0	26.8	30.0	4.7	3.6	-	18.3	3.5	12.0	2.8	-	-	30.2	24.4	-	2.7	3.5	6.2	6.0	9.7	-	9.7	7.0	
G2																																
B01.G201	1 Bed	A1C	1	W	1	2	-	47.9	45.0	23.3	23.0	4.0	3.3	-	11.9	3.1	-	-	-	-	11.9	11.4	2.0	-	1.1	3.1	3.0	5.2	-	5.2	5.0	
B01.G202	2 Bed (4p)	A2A2	2	S/W	2	4	-	78.0	73.0	33.3	30.0	3.9	3.6	-	11.5	2.8	13.1	2.8	-	-	24.6	24.4	3.0	3.1	-	6.0	6.0	7.1	-	7.1	7.0	
B01.G203	2 Bed (4p)	A2F	2	S/W	2	4	-	84.0	73.0	32.6	30.0	3.6	3.6	-	13.2	3.3	11.5	2.9	-	-	24.7	24.4	3.0	3.5	-	6.8	6.0	7.0	-	7.0	7.0	
B01.G204	1 Bed	A1D	2	N/W	1	2	-	50.1	45.0	25.4	23.0	3.5	3.3	-	11.4	3.2	-	-	-	-	11.4	11.4	-	2.3	1.0	3.3	3.0	5.0	-	5.0	5.0	
B01.G205	2 Bed (4p)	A2D	2	N/E	2	4	-	81.5	73.0	31.7	30.0	4.2	3.6	-	11.8	2.8	13.6	2.8	-	-	25.3	24.4	4.0	1.8	0.7	6.0	6.0	7.0	-	7.0	7.0	
B01.G206	Studio	A0A	1	E	0	1	-	37.4	37.0	30.1	30.0	4.9	4.0	-	-	-	-	-	-	-	-	3.0	-	-	3.0	3.0	5.0	-	5.0	3.0		
B01.G207	Studio	A0A	2	S/E	0	1	-	37.4	37.0	30.1	30.0	4.9	4.0	-	-	-	-	-	-	-	-	3.0	-	-	3.0	3.0	5.0	-	5.0	3.0		
B01.G208	2 Bed (4p)	A2A	1	W	2	4	-	75.2	73.0	30.4	30.0	3.9	3.6	-	11.4	2.8	13.0	2.8	-	-	24.4	24.4	3.0	3.2	-	6.1	6.0	8.8	-	8.8	7.0	
01																																
B01.0101	1 Bed	A1C	1	W	1	2	-	47.9	45.0	23.3	23.0	4.0	3.3	-	11.9	3.1	-	-	-	-	11.9	11.4	2.0	-	1.1	3.1	3.0	5.0	-	5.0	5.0	
B01.0102	2 Bed (4p)	A2A2	2	S/W	2	4	-	78.0	73.0	33.3	30.0	3.9	3.6	-	11.5	2.8	13.1	2.8	-	-	24.6	24.4	3.0	3.1	-	6.0	6.0	7.1	-	7.1	7.0	
B01.0103	2 Bed (4p)	A2F	2	S/W	2	4	-	84.0	73.0	32.6	30.0	3.6	3.6	-	13.2	3.3	11.5	2.9	-	-	24.7	24.4	3.0	3.5	-	6.8	6.0	7.0	-	7.0	7.0	
B01.0104	1 Bed	A1D	2	N/W	1	2	-	50.1	45.0	25.4	23.0	3.5	3.3	-	11.4	3.2	-	-	-	-	11.4	11.4	-	2.3	1.0	3.3	3.0	5.0	-	5.0	5.0	
B01.0105	2 Bed (4p)	A2D	2	N/E	2	4	-	81.5	73.0	31.7	30.0	4.2	3.6	-	11.8	2.8	13.6	2.8	-	-	25.3	24.4	4.0	1.8	0.7	6.0	6.0	7.0	-	7.0	7.0	
B01.0106	1 Bed	A1B	2	S/E	1	2	-	49.3	45.0	25.2	23.0	3.3	3.3	-	12.1	3.4	-	-	-	-	12.1	11.4	1.0	1.9	-	3.0	3.0	5.2	-	5.2	5.0	
B01.0107	1 Bed	A1B3	2	S/E	1	2	-	46.5	45.0	23.1	23.0	3.3	3.3	-	11.6	3.1	-	-	-	-	11.6	11.4	1.0	2.1	-	3.1	3.0	5.2	-	5.2	5.0	
B01.0108	2 Bed (3p)	A2J	1	E	2	3	-	67.3	63.0	29.0	28.0	4.1	3.6	-	13.0	3.1	7.1	2.4	-	-	20.1	20.1	-	2.4	3.2	5.6	5.0	8.5	-	8.5	6.0	
B01.0109	2 Bed (3p)	A2B	2	S/E	2	3	-	75.0	63.0	29.6	28.0	3.7	3.6	-	8.5	2.1	13.5	3.9	-	-	22.0	20.1	2.0	3.3	-	5.3	5.0	6.1	-	6.1	6.0	
B01.0110	2 Bed (4p)	A2A	1	E	2	4	-	75.0	73.0	30.4	30.0	3.9	3.6	-	11.4	2.8	13.0	2.8	-	-	24.4	24.4	3.0	3.1	-	6.0	6.0	7.0	-	7.0	7.0	

Partial Extract from HQA

7.10 Adaptability for Future Needs

A study was undertaken to demonstrate that the proposed layouts of individual units could accommodate a dedicated workspace, and this resulted in two strategies:

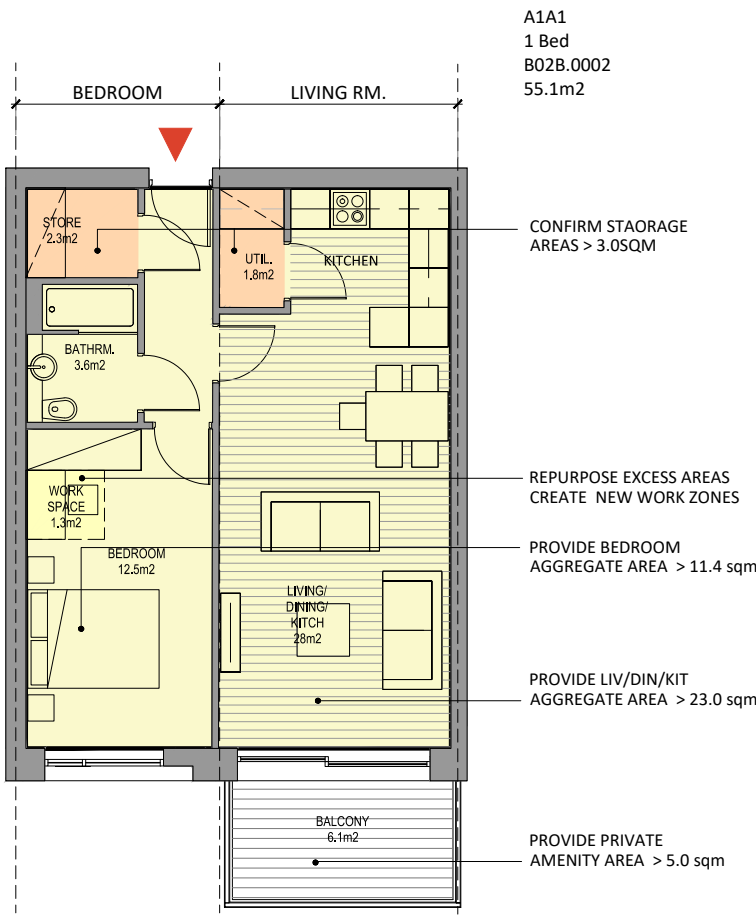
(1) Repurpose + Integrate

Areas in bedrooms identified for use as a work space, while still achieving the required bedroom aggregate areas. Placement of a workstation in front of a window could also be accommodated.

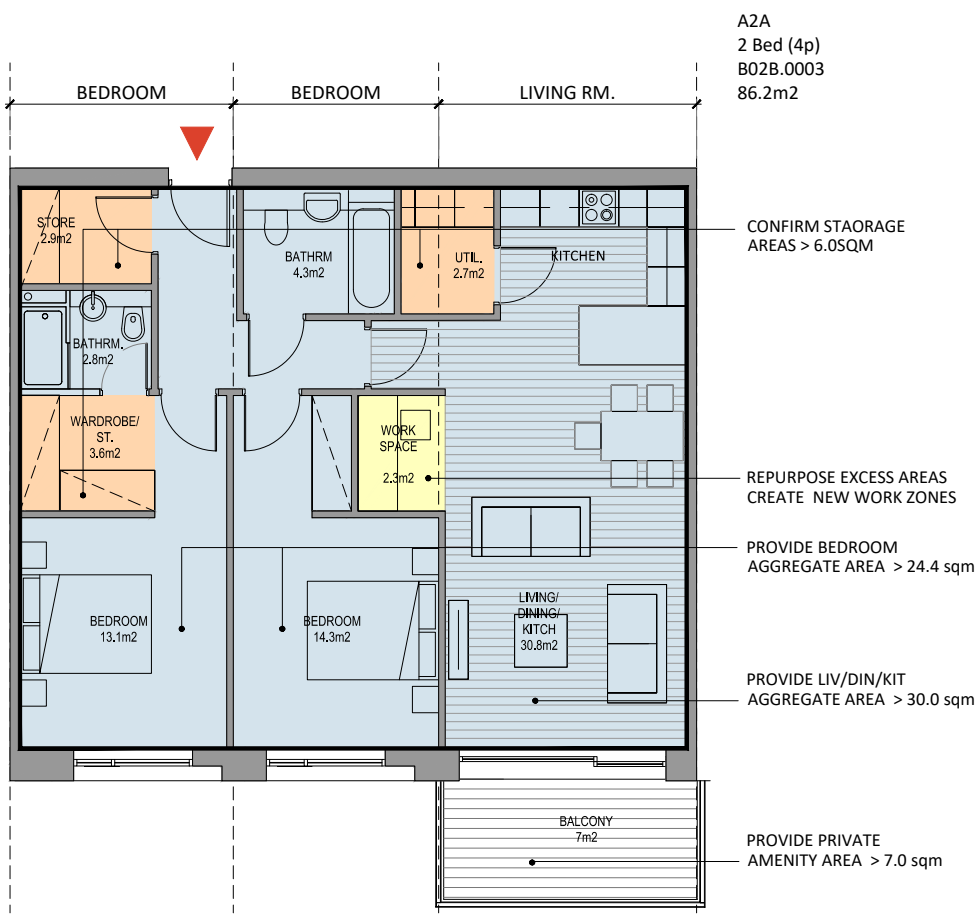
(2) Alcoves + Insets

By reconfiguring adjacent bedroom layouts, deep alcoves are created off the main living space to create dedicated workspaces, while still achieving both bedroom and living/ kitchen/dining aggregate areas.

These simple strategies seek to respond to the current requirement for Home working/home schooling, by the flexible adaption of current space standards and provisions within typical apartment layouts, allowing the apartment to support normal day to day lifestyle requirements while still achieving full compliance with development standards.



TYPICAL 1 BED TYPE - Repurpose & Integrate

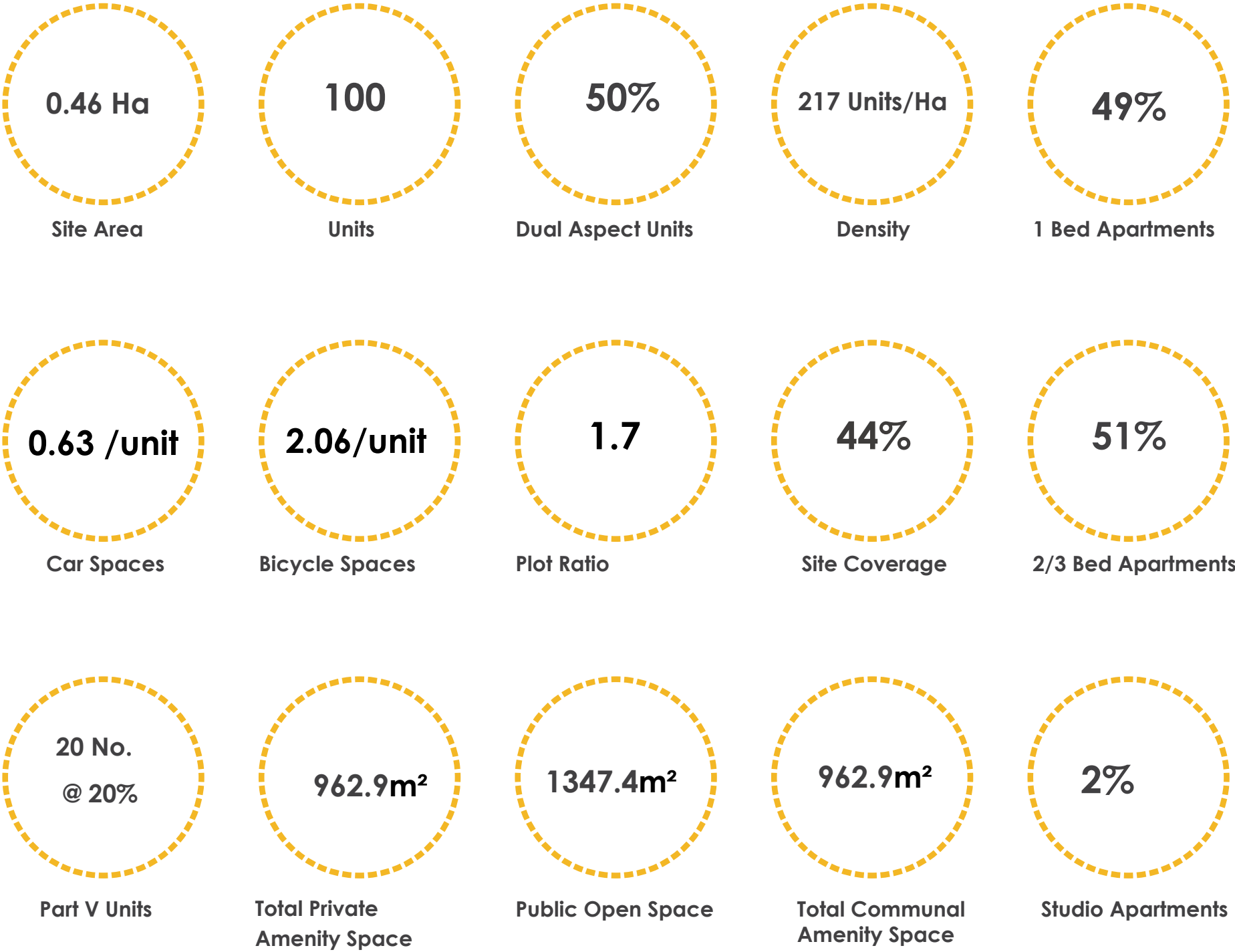


TYPICAL 2 BED TYPE - Alcoves & Insets



8. Design Proposals

8.1 Summary Of Key Data



8.2 Schedule of Accommodation

Site Summary																												
Project:	Firhouse				Proj. No.:	20022																						
Location:	Firhouse Road, Knocklyon, Dublin 24				Proj. Lead:	MH				Site Area	0.460 ha																	
Client:	Bluemont Developments (Firhouse) Limited				Created by:	EP/KN				Density	217 units/ha																	
Doc. Title:	Schedule of Accommodation				Doc. Purpose:	Planning				Plot Ratio	1.7 : 1																	
Doc. No.:	20022-OMP-ZZ-ZZ-SA-A-0001				Revision:	C02 (08-06-22)				Site Coverage	44%																	
Residential										Efficiency			Commercial (GIA)							Resi. + Comm.								
Block 01	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA			
B2														1,682										152	1,834	1,834		
B1	2							2			127	237	53%	1,037				219	118			114		225	1,712	1,949		
G1														28							58			30		116	116	
G2	2	2		4				8	5	63%	677	830	82%												830			
O1		5	2	5				12	8	67%	780	924	84%												924			
O2		5	2	4				11	6	55%	708	851	83%												851			
O3		5	1	3				9	4	44%	550	660	83%												660			
O4		1	1	2				4	3	75%	275	338	81%												338			
Total	2	18	6	18		2	2	48	26	54%	3,116	3,840	81%	28	2,718	219	118		58	114		30	377	3,661	7,500			
Mix %	4%	38%	13%	38%																								
NIA	75	883	440	1,405																								
Net Room Areas	45	898	422	1,067																								
Residential										Efficiency			Commercial (GIA)							Resi. + Comm.								
Block 02	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA			
G1	1							1	1	100%	54	74	73%							66			59			125	199	
G2	1			3	1			5	4	80%	376	465	81%												465			
O1	6		1	4	1			12	5	42%	781	934	84%												934			
O2	6		1	4	1			12	5	42%	780	934	84%												934			
O3	5		1	4	1			11	5	45%	723	870	83%												870			
O4	8		1	1	1			11	4	36%	633	736	86%												736			
Total	27							4	16	5	52	24	46%	3,347	4,012	83%					66			59			125	4,137
Mix %	52%																											
NIA	1,326																											
Net Room Areas	1,280																											
Total Apartments										Efficiency			Commercial (GIA)-Total Apartments							Resi. + Comm.								
Total Apartments	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA			
Total	2	45	10	34	5	2	2	100	50	50%	6,463	7,852	82%	28	2,718	219	118	66	58	114	59	30	377	3,786	11,638			
Mix %	2%	45%	10%	34%	5%	2%	2%																					
NIA	75	2,209	732	2,634	501	120	192																					
Net Room Areas	45	2,200	768	9,873	10,345	107	399																					
Total Housing										Efficiency			Commercial (GIA)-Total Housing							Resi. + Comm.								
Total Housing		1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA			
Total										n/a	n/a																	
No. of Types																												
NIA																												
Total Sitewide										Efficiency			Commercial (GIA)-Total Sitewide							Resi. + Comm.								
Total Sitewide	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA			
Total	2	45	10	34	5	2	2	100	50	50%	6,463	7,852	82%	28	2,718	219	118	66	58	114	59	30	377	3,786	11,638			
Mix %	2%	45%	10%	34%	5%	2%	2%																					
NIA	75	2,209	732	2,634	501	120	192																					

8.3 Proposed Floorplans by Level

8.3.1 Level 00



8.3.2 Level 01

Department Legend

- 1 Bed
- 2 Bed (3p)
- 2 Bed (4p)
- 3 Bed
- Circulation



8.3.3 Level 02

Department Legend

- 1 Bed
- 2 Bed (3p)
- 2 Bed (4p)
- 3 Bed
- Circulation



8.3.4 Level 03

Department Legend

- 1 Bed
- 2 Bed (3p)
- 2 Bed (4p)
- 3 Bed
- Circulation



8.3.5 Level 04

Department Legend

- 1 Bed
- 2 Bed (3p)
- 2 Bed (4p)
- 3 Bed
- Circulation



8.3.6 Level 05

Department Legend

- 1 Bed
- 2 Bed (3p)
- 2 Bed (4p)
- 3 Bed
- Circulation



8.3.7 Level B1

Department Legend

- Duplex (1b)
- Duplex (2b4p)
- Basement
- Circulation
- Commercial
- Plant/Store
- Plant/Bin Store

Description	Parking Space Count	Percentage
Accessible Designated Car Parking Space	6	8%
Car Parking Space	74	93%
Grand total	80	100%

Type Comments	Parking Space Count	Percentage
	63	79%
Electric Charging Space	17	21%
Grand total	80	100%

Type	Parking Type	Parking Location	Parking Spaces
1000 x 2500 mm_Motorcycle	Commercial	B1	3
1000 x 2500 mm_Motorcycle	Residential	B3	5
Sheffield Bike Stand		G1	36
Two Tier Bike Rack		B2	226
Grand total: 15			270

Type	Parking Type	Parking Location	Parking Spaces
B1			
2400 x 4800 mm_Creche	Creche Set-Down	B1	1
2400 x 4800 mm_Electric Charging	<varies>	B1	3
2400 x 4800 mm_Retail	Retail Customer	B1	7
2400 x 4800 mm_Staff	Staff	B1	2
3600 x 6000 mm_Creche_Parent + Child	Creche Set-Down	B1	1
4800 x 6000 mm_Accessible_EV	Retail Customer	B1	1
4800 x 6000 mm_Creche_Accessible	Creche Set-Down	B1	1
4800 x 6000 mm_Creche_Parent+Child	Creche Set-Down	B1	1
			17
B3			
2400 x 4800 mm_Apartment	Residential	B3	50
2400 x 4800 mm_Electric Charging	Residential	B3	11
4800 x 6000 mm_Accessible_EV	Residential	B3	2
			63
Grand total: 80			80



8.3.8 Level B2

Department Location

 Basement

 Circulation

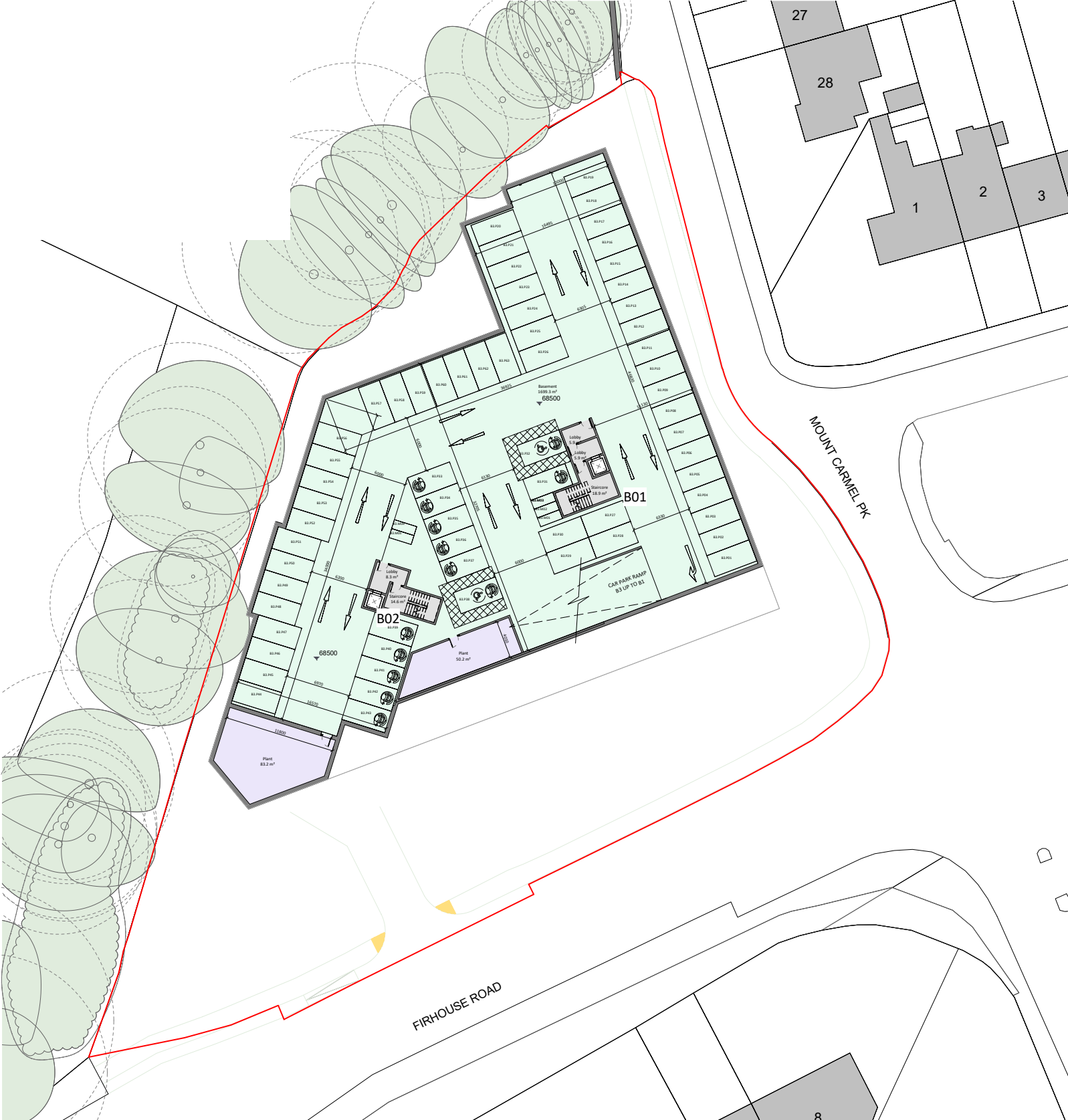
 Plant/Storage

Description	Parking Space Count	
Accessible Designated Car Parking Space	6	
Car Parking Space	74	
Grand total	80	

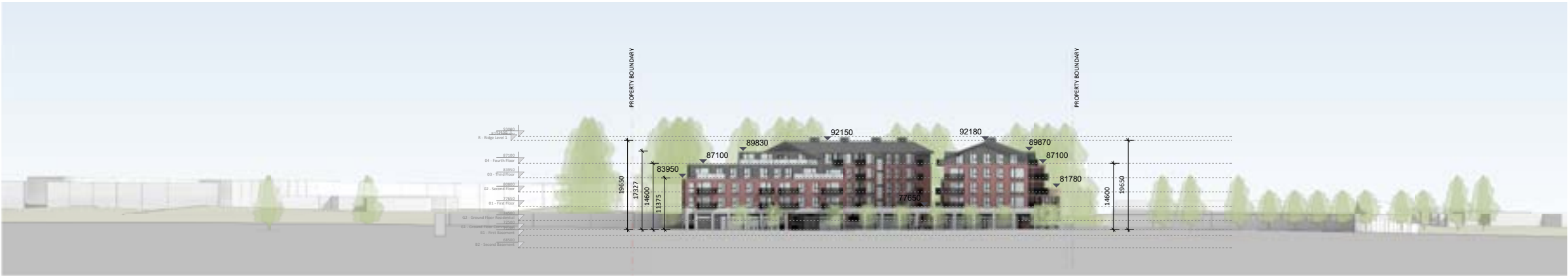
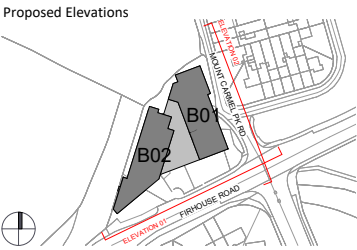
EV Charging Space Schedule		
Type	Comments	Parking Space Count
		63
Electric Charging Space		17
Grand total		80

Bicycle / Motorcycle Parking Schedule			
Type	Parking Type	Parking Location	Parking Spaces
1000 x 2500 mm_Motorcycle	Commercial	B1	3
1000 x 2500 mm_Motorcycle	Residential	B3	5
Sheffield Bike Stand	Sheffield Bike Stands	G1	36
Two Tier Bike Rack	Two-Tier Bike Racks	B2	226
Grand total: 15			270

Type	Parking Type	Parking Location	Parking Spaces
B1			
2400 x 4800 mm_Creche	Creche Set-Down	B1	1
2400 x 4800 mm_Electric Charging	<varies>		
2400 x 4800 mm_Retail	Retail Customer	B1	7
2400 x 4800 mm_Staff	Staff	B1	2
3600 x 6000 mm_Creche_Parent + Child	Creche Set-Down	B1	1
4800 x 6000 mm_Accessible_EV	Retail Customer	B1	1
4800 x 6000 mm_Creche_Accessible	Creche Set-Down	B1	1
4800 x 6000 mm_Creche_Parent+Child	Creche Set-Down	B1	1
			17
B3			
2400 x 4800 mm_Apartment	Residential	B3	50
2400 x 4800 mm_Electric Charging	Residential	B3	11
4800 x 6000 mm_Accessible_EV	Residential	B3	2
			63
Grand total: 80			80



8.4 Proposed Elevations



1a Proposed Elevation 01 - Firhouse Road (South)
1:500



1b Proposed Elevation 01 - Firhouse Road (South)
1:200

Proposed Elevations - Cont'd.

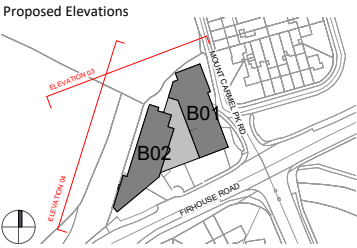


2a Proposed Elevation 02 - Mount Carmel Pk Road (East)
1 : 500



②b Proposed Elevation 02 - Mount Carmel Pk Road (East)
1 : 200

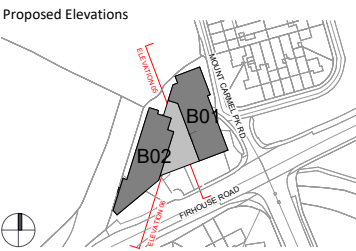
Proposed Elevations - Cont'd.



③ Proposed Elevation 03 - North Elevation
1:200



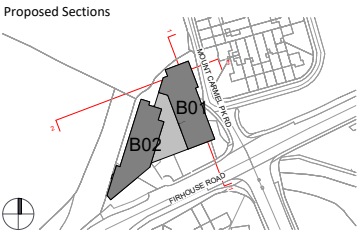
Proposed Elevations - Cont'd.



⑤ Proposed Elevation 05 - Block A Podium
1:200



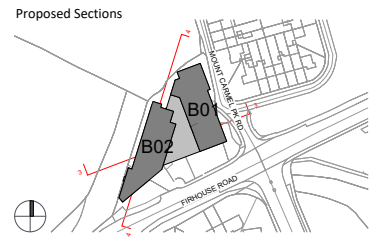
8.5 Proposed Sections



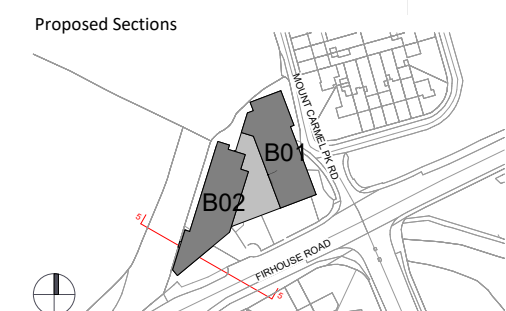
① Section 1 - Block A Long Section
1 : 200



Proposed Sections - Cont'd.



Proposed Sections - Cont'd.



Proposed Sections - Contiguous



① Section 3 - Block 01 Cross Section 2_500
1:500



② Section 4 - Block 02 Long Section_500
1:500

8.6 Proposed 3D Views

8.6.1 View from South East



8.6.2 View from South West



8.6.3 View from North West



8.6.4 View from North East





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