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o'mahony pike

20022-OMP-XX-XX-PR-A-0002

Development at Firhouse Inn

Firhouse Road

ABP SHD Statement of Response



Firhouse Road, Dublin 24



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| | |
|---------------------------------|---------------------------|
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|-------------|--|---------------|---------------------|
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Contents

| | | | |
|--|-----------|---|-----------|
| 1. Introduction | 4 | 5. Boundaries & Interfaces | 38 |
| 1.1 Project Description | 4 | 5.1 Overview of Boundary & Interface Conditions | 38 |
| 1.2 ABP Opinion and Design Response | 6 | 5.2 Relationship Between Individual Blocks | 39 |
| 1.3 Summary of DCC Opinion and Design Response | 10 | 5.3 West/ Northwestern Boundary | 40 |
| 2. Site Layout & Development Strategy | 14 | 5.4 Eastern Boundary | 42 |
| 2.1 Land Use Mix & Rationale | 14 | 5.5 South/ Southwestern Boundary | 44 |
| 2.2 Non-Residential Uses | 15 | 6. Privacy & Overlooking | 52 |
| 2.3 Site Arrangement and Configuration | 16 | 6.1 Summary of Mitigation Measures | 52 |
| 2.4 Evolution of Proposals | 18 | 6.2 Lower Levels - Mitigation Measures | 59 |
| 2.5 Proposed Taken in Charge Areas | 21 | 6.3 Upper Levels - Mitigation Measures | 60 |
| 3. Architectural Strategy | 22 | 7. Residential Quality & Amenity | 50 |
| 3.1 Vision | 22 | 7.1 Dual Aspect | 52 |
| 3.1 Form & Scale | 22 | 7.2 Safeguarding Higher Standards | 54 |
| 3.2 Heights & Massing | 23 | 7.3 Open Space Provision | 56 |
| 3.3 Character | 26 | 7.4 Public Open Space | 57 |
| 3.4 Organisational Strategy | 27 | 7.5 Private Amenity | 58 |
| 3.5 Non-Residential Uses | 28 | 7.6 Shared Amenity | 59 |
| 4 Materials and Finishes Strategy | 32 | 7.7 Unit Typologies | 60 |
| 4.1 Materials Strategy | 32 | 7.8 Daylight Sunlight & Overshadowing | 64 |
| 4.2 Material Palette | 32 | 7.9 Housing quality Assessment | 66 |
| 4.3 Composition & Character | 33 | 7.10 Adaptability for Future Needs | 67 |
| 4.4 Material Treatment & Detail | 34 | 8 Visual Impact Study | 68 |
| 4.5 Balconies and Fenestration | 35 | 8.1 View Selection | 68 |
| 4.6 Proposal in Context | 36 | 8.1 Key Views | 69 |
| | | 8.2 Views from Dodder Park | 70 |

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. 11,638 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.



Development site location: aerial view in context



1.2 ABP Opinion and Design Response

1.2.1 ABP Opinion

1. Development Strategy: Further justification for the proposal in light of the 'LC' zoning objective. 'To protect improve and provide for the future development of Local Centres', and non-residential uses at ground level proposed. The predominant use proposed in the scheme is residential, a local zoning would envisage a greater degree of mixed use in particular at ground level.

2. Architectural Design Approach: Further justification for the height strategy, integration with the wider area and specifically how transition occurs in terms of design, presentation, quality community and place making. A key issue at this location is the existing environment and specifically how transition occurs between the existing established development along Mount Carmel Park to the north east and the Firhouse Road and the proposed development, cognisance being had that this development will be highly visible on approach from the surrounding area.

3. Landscaping, Materials and Character: Further consideration/justification of the documents as they relate to the visual impact, materials and finishes to the proposed buildings and hard & soft landscaping. The further consideration /justification should address the character and identity and creation of inclusive people friendly neighbourhood, regard being had, inter alia, to the architectural treatment, landscaping, quality public and communal open spaces, pedestrian way finding and connectivity. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

4. Residential Design - Further consideration/justification of the documents as they relate to the quality of the proposed residential amenity. This consideration should have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' in

particular with regard to number of single aspect and north facing units, and daylight and sunlight access to internal habitable areas and in particular to communal courtyards. Shadow Impact Assessment of communal open spaces, private open space and public open spaces. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating, inter alia, to layout of the proposed development, improving the quality and providing extended hours of daylight and sunlight to the internal courtyards and to the public open space.

5. Furthermore, Pursuant to article 285(5) (b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission: (Architectural items below)

A. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries, in particular, the Firhouse Road, Mount Carmel Park Housing Estate to the northeast and the Mount Carmel Park high amenity area and Protected Structure grounds including mature deciduous tree line and stone party boundary wall to the north. The statement should be supported by contextual plans and contiguous elevations and sections.

1.2.2 Summary of Response to Architectural Items in ABP Opinion

The response to Item 1, revisions to the scheme were made to incorporate additional non-residential spaces and uses at ground level, creating a stronger commercial frontage facing out onto the proposed public open space. This is explained in detail in Sections 2&3 of this report and in the Architectural Design Statement included with this submission.

Section 3 of this report includes the response to Item 2 of the ABP Opinion, and illustrates how the revised proposals have taken due regard of the issues raised. As well as outlining the overall heights strategy for the proposed development, in particular the transition from the existing established housing on Mount Carmel Park through to Firhouse Road, the design has made sure to satisfy objectives with respect to quality placemaking and contributing to the life of the local community.

Appended to the Design Statement is an assessment of the proposed development within the 12 criteria for good urban design, as set out in the Urban Design Manual, A Best Practice Guide.



In response to Item 3, detailed justification for the proposed materials and finishes is illustrated in Section 4 of the Design Statement, and also shown in Section 4 (Materials & Finishes Strategy) of this report.

Sections 2 & 3 of this report demonstrate the principles behind the development and architectural strategies with respect to character, identity and the creation of an inclusive and people-friendly neighbourhood.

A Visual Impact Assessment was commissioned and has been included with this submission. Key views are shown in Section 7 of this report and illustrate that the proposed scheme does not cause undue visual impact, in particular from locations of high amenity.

Details of the proposed landscaping for the private and public amenity spaces can be found in the landscape architects pack.



Section 6 of this report summarises considerations taken to address issues of amenity for existing residents in adjacent dwellings and future occupants of the proposed development. Contiguous elevation drawings showing the relationship between the proposed development and adjacent dwellings on all sides have been included with the application submission, and highlighted within Section 5 (Boundaries & Interfaces) of this report.

A detailed Daylight Sunlight Analysis report is also included with this application submission, demonstrating that extremely high levels of compliance are achieved across the proposed development.



Section 5 of this report, Boundaries & Interfaces, details the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries, in particular, the Firhouse Road, Mount Carmel Park Housing Estate to the northeast and the Mount Carmel Park high amenity area, including mature deciduous tree line and stone party boundary wall to the north.

Contextual plans and contiguous elevation and section drawings are included in the application submission and illustrate various sections of these reports.



ABP Opinion and Design Response - Cont'd.

1.2.3 ABP Opinion - Cont'd.

| | |
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| <i>(Item 5 - Cont'd.)</i> | |
| <i>B. A visual impact assessment of the proposed development that addresses, inter alia, the scale and massing of the proposal in the context of the transitional nature of the receiving environment, which includes domestic scale two storey development to the northeast in Mount Carmel Park Housing Estate. The VIA should also address long range views from the N81 and along Firhouse Road including the proposed treatment to the public realm.</i> | <i>G. A report that addresses issues of residential amenity, specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed blocks within the scheme and to adjacent residential development.</i> |
| <i>C. A report that specifically addresses the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details.</i> | <i>H. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:</i> |
| <i>D. Justification of location, hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standard.</i> | <i>(i) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.</i> |
| <i>E. Clarity in respect of what is designated as communal open space and what is designated as public open space. Whether it is intended that the public open space will be taken in charge, and if not, a maintenance costs, access and liabilities report to set out responsibility for open space areas.</i> | <i>(ii) Impact to neighbouring properties devoid of proposed and existing landscaping and trees.</i> |
| <i>F. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartment which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect, single aspect north facing and which apartments exceeds the floor area by 10%.</i> | <i>(iii) Impact to future residents and Block C, in particular, regard being had to mature trees to the north of the site, in private ownership, outside of the control of the applicant.</i> |
| | <i>J. A full response to matters raised within the PA Opinion submitted to ABP on the 22.10.2021.</i> |
| | <i>K. A life cycle report shall be submitted in accordance with section 6.13 of the Sustainable Urban housing: Design Standards for New Apartments (2020). The report should have regard to the long-term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, child friendly spaces, pathways, and all boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.</i> |
| | <i>L. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.</i> |

1.2.4 Summary of Response to Architectural Items in ABP Opinion - Cont'd.

A Visual Impact Assessment was commissioned and has been included with this submission. Key views are shown in Section 7 of this report and illustrate that the proposed scheme does not cause undue visual impact, in particular from locations of high amenity.

Detailed justification for the proposed materials and finishes is illustrated in Section 4 (Materials & Finishes Strategy) of this report.

The architectural response to the transitional nature of the receiving environment, in particular Mount Carmel Park housing estate, is also outlined in Section 3 of this report.



The location, hierarchy, quantum and designation of communal and public open space is shown on the Open Space Drawing, included with this submission. This is also summarised in Section 6 of this report (Residential Quality & Amenity)

An assessment of the proposed development within the 12 criteria for good urban design, as set out in the Urban Design Manual, A Best Practice Guide, is included in Section 2 of this report.

Residential amenity, specifically with respect to potential overlooking, overshadowing and overbearing, is addressed in Section 5 of this report. This demonstrates how the design attempts to reduce or eliminate the risk of potential overlooking and illustrates the proposed mitigation measures.

Contextual plans and contiguous elevation and section drawings are included in the application submission and illustrate various sections of these reports.

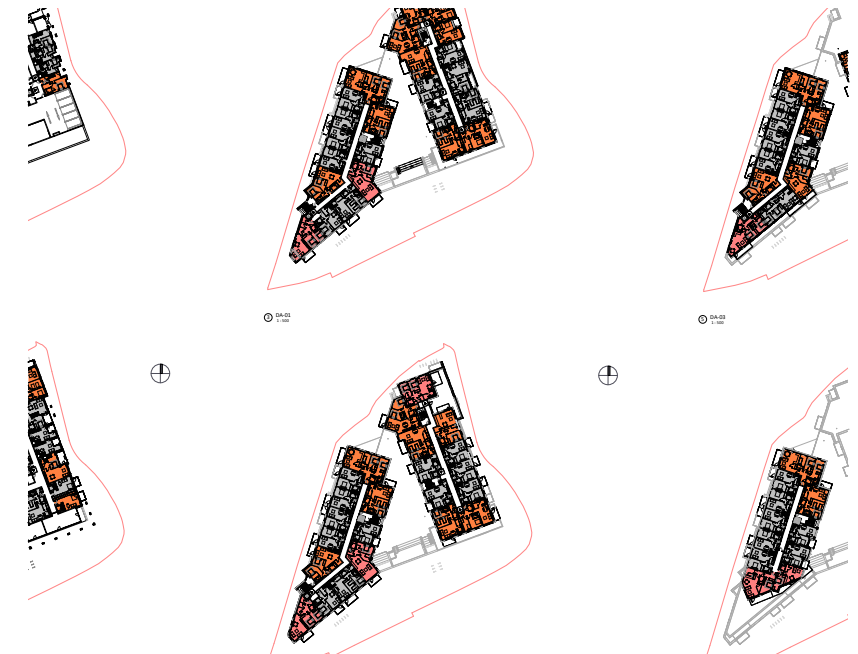
Assessment with respect to overshadowing has been undertaken as part of OCSCs analysis. A summary is also included in Section 6 of this report, demonstrating that extremely high levels of compliance are achieved across the proposed development.

A Housing Quality Assessment is included within the Technical Report submitted with this application, confirming compliance of all apartments with the requirements of the 2020 Guidelines on Design Standards for New Apartments.

Floorplans showing the dual aspect units, and those which exceed the floor area by 10%, are included with the submission, and highlighted in Section 6 (Residential Quality) of this report.

A drawing showing the areas to be taken in charge by the Local Authority is included in the application submission. A maintenance costs, access and liabilities report has also been prepared for submission.

The Building Lifecycle Report has been included with the submission.



1.3 Summary of SDCC Opinion and Design Response

1.3.1 SDCC Opinion

Summary of Key Issues:

1. Land-Use Mix and Rationale:

There is a need to provide an appropriate mix, range and type of uses in Local Centres, including retail, community, recreational, medical and childcare uses, at a scale that caters predominantly for a local level catchment (Policy UC5). The Planning Authority welcomes the provision of residential development on upper floors at this location, and ground floor units facing onto the access route to Mount Carmel Park. However, the development should include a greater share of other uses at ground level, such as retail, community, recreational, or medical. The site is well situated to take advantage of the natural desire line for pedestrian accessing the Dodder Valley via Mount Carmel Park, for uses such as café, etc. The present proposal compresses commercial activity into a small corner of the site, around the vehicular access. SDCC does not support the amount, size and configuration of the units (the majority of commercial space is provided below ground).

2. Building Heights:

The proposed development has a height of 4-5 storeys above basement/undercroft and contravenes the County Development Plan requirement for development of more than 2 storeys to be located 35m away from existing low-rise development. The Planning Authority supports 3-5 storey development here in principle, but considers that the transition in height to the north-east should be gentler, i.e. the step down to Mount Carmel park should be to a height of 3 storeys above the ground there, and the step up to 5 storeys (perceived as 6 at that location) should be gentler.

3. Proximity to Northern / North-West Boundary:

We note that the development is close to the northern / north-west boundaries, where there is dense mature tree cover. Block A is between 1 and 6 metres from the boundary; Block B is 3 – 3.5m from the boundary, and Block C is approx. 0.8m to 1.5m from the boundary. There are concerns both with regard to the need to prune these trees (in the Dodder High Amenity area) to accommodate such close development

(and potential adverse impact on root spread due to proximity of new buildings), and also the likely sunlight and daylight challenge associated with building so close to these trees. The most serious concern relates to Block A at its closest point, and the long edge of Block B.

4. Urban Design and Architectural Treatment:

As a local centre close to an access to the Dodder Valley, and given also its location on the junction, it would be appropriate at this location to combine height with a modest visual landmark to signal the presence of the centre. However, there are concerns with the roof treatment of the 3 storey building onto Firhouse Road.

5. Layout and Alternatives:

It may be preferable to improve the proposed layout by: Increasing separation distance to the N and NW boundary; Relocation and reconfiguration of commercial units to provide these uses on ground level, and to address the public open space along the long edge with Block A and the podium access; Increasing the ratio of such units to residential; Increase number of dual aspect units; and Providing own-door units on Mount Carmel Park. In general, we would like to see potential alternative layouts and the rationale for the selection of the final approach, or the discounting of other approaches. The applicant should address the issue of the roof terrace to the north-east and its relationship with housing there. The roof terrace may need to be taken in from the roof edge at this location.

6. Visual Impact Assessment:

There are protected views into the Dodder Valley from the north (as per County Development Plan maps). The applicant should provide photomontage/CGI images from this location. The other sensitive location is Mount Carmel Park and images should be provided of views from here. Views at street level should be provided to allow a fuller visual assessment of the scheme.

1.3.2 Summary of Response to Architectural Items in SDCC Opinion

The concerns raised by SDCC have been addressed, and clarifications are provided, by way of the following:

Land-Use Mix and Rationale:

The proposals have been revised to include an increased mix range and type of uses at ground level, taking due regard for pedestrian routes to the public amenity spaces to the north and creating commercial space that directly addresses the new public open space to the south. This is outlined in Sections 2 & 3 of this report and in the accompanying Design Statement.

Building Heights:

The design was revised taking due regard to the concerns of the council and the proposed massing now results in a gentler transition in height from the north east along Mount Carmel Park, to the corner element at the junction with Firhouse Road. This is detailed in Section 3 of this report and the Design Statement.



Proximity to Northern / North-West Boundary:

Section 5 details the design approach to all boundary conditions, including to the north/north west, which demonstrates that due consideration has been given to the mature trees on the adjacent site.

To address the concerns relating to the proximity to the northern and north-western boundaries, the building lines have been regularised as much as possible to provide a consistent peripheral space of ~4.0 metres width, so that access for pruning and maintenance, if required, is possible. This is detailed in the arborists report. The daylight sunlight analysis also included the presence of the trees on the neighbouring property and the conclusions are detailed in the report appended to this submission, which demonstrates that the apartments facing these trees are not unduly affected.



Urban Design and Architectural Treatment

To allow for changes to the massing to address other concerns raised, the previously named Block C has been incorporated into the previously named Block B (now called Block 02) to create a more cohesive form and create continuous street frontage. The added commercial units form a defined podium, out of which the lower three- storey blocks extend into the north eastern and south western corners, while above them rise two pitched-roofed forms that reference local typologies and ground the scheme in its context. This is outline in Sections 2 & 3 of this report.

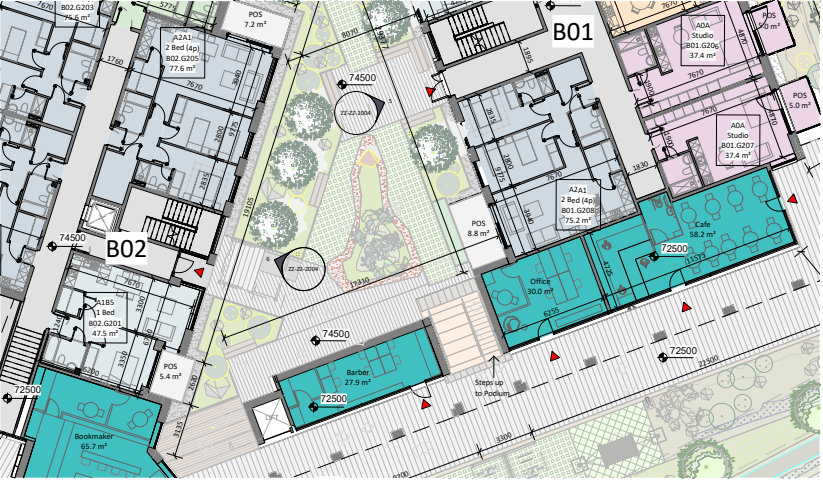


Layout and Alternatives

The revised proposals have aimed to achieve all suggestions posed by SDCC. This is illustrated on the proposed drawings, and detailed in this report and the Design Statement. Previous iterations of the design, and the reasons for discounted certain approaches, is illustrated in Section 2 of this report. The relationship between the roof terraces and adjacent housing is outlined in Section 5.

Visual Impact Assessment

A Visual Impact Assessment was commissioned and has been included with this submission. Key views are shown in Section 7 of this report and illustrate that the proposed scheme does not cause undue visual impact, in particular from locations of high amenity.



2. Site Layout & Development Strategy

Response To:
Items 1 & 5A of ABP Opinion

1. Development Strategy: Further justification for the proposal in light of the 'LC' zoning objective. 'To protect improve and provide for the future development of Local Centres', and non-residential uses at ground level proposed. The predominant use proposed in the scheme is residential, a local zoning would envisage a greater degree of mixed use in particular at ground level.

5A. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries, in particular, the Firhouse Road, Mount Carmel Park Housing Estate to the northeast and the Mount Carmel Park high amenity area and Protected Structure grounds including mature deciduous tree line and stone party boundary wall to the north. The statement should be supported by contextual plans and contiguous elevations and sections.

Items 1 & 5 of SDCC Opinion

1. Land-Use Mix and Rationale:
There is a need to provide an appropriate mix, range and type of uses in Local Centres, including retail, community, recreational, medical and childcare uses, at a scale that caters predominantly for a local level

catchment (Policy UC5). The Planning Authority welcomes the provision of residential development on upper floors at this location, and ground floor units facing onto the access route to Mount Carmel Park. However, the development should include a greater share of other uses at ground level, such as retail, community, recreational, or medical. The site is well situated to take advantage of the natural desire line for pedestrian accessing the Dodder Valley via Mount Carmel Park, for uses such as café, etc. The present proposal compresses commercial activity into a small corner of the site, around the vehicular access. SDCC does not support the amount, size and configuration of the units (the majority of commercial space is provided below ground).

5. Layout and Alternatives:
It may be preferable to improve the proposed layout by: Increasing separation distance to the N and NW boundary; Relocation and reconfiguration of commercial units to provide these uses on ground level, and to address the public open space along the long edge with Block A and the podium access; Increasing the ratio of such units to residential; Increase number of dual aspect units; and Providing own-door units on Mount Carmel Park. In general, we would like to see potential alternative layouts and the rationale for the selection of the final approach, or the discounting of other approaches. The applicant should address the issue of the roof terrace to the north-east and its relationship with housing there. The roof terrace may need to be taken in from the roof edge at this location.

Block 02 - Extended
Street Frontage

Landscaped
Courtyard

Block 01 - Corner Feature

Owndoor Units
Along Mount
Carmel Park

Mews character
to streetscape



Proposed Corner View

2.1 Land Use Mix and Rationale

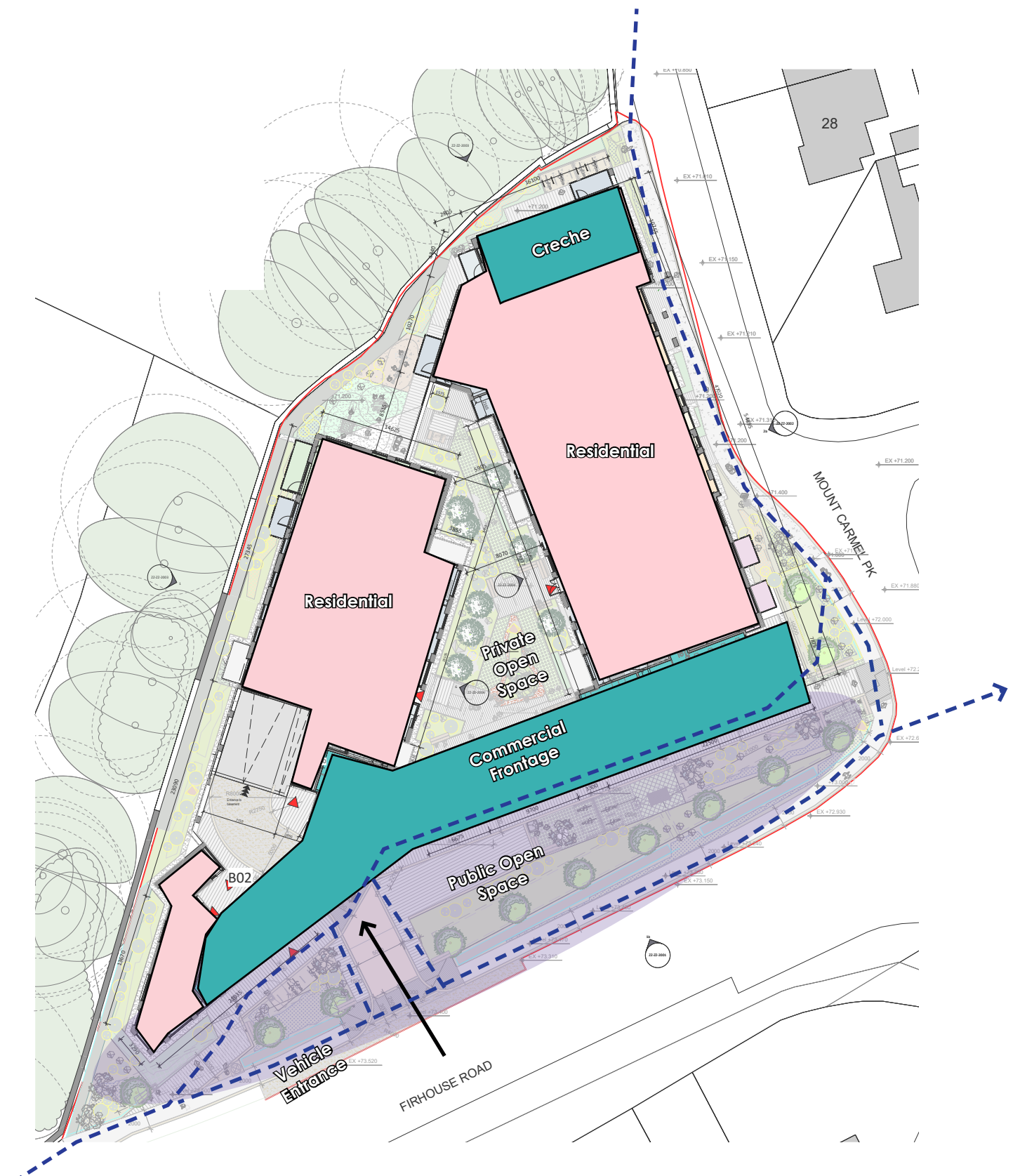
In response to the discussion during pre-application meetings and taking due regard of items in the ABP and SDCC Opinions, the site layout was reconfigured to increase the non-residential uses at ground level, with residential on the upper floors.

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.



View of Proposed Development



Land Use Plan

2.2 Proposed Non-Residential Uses

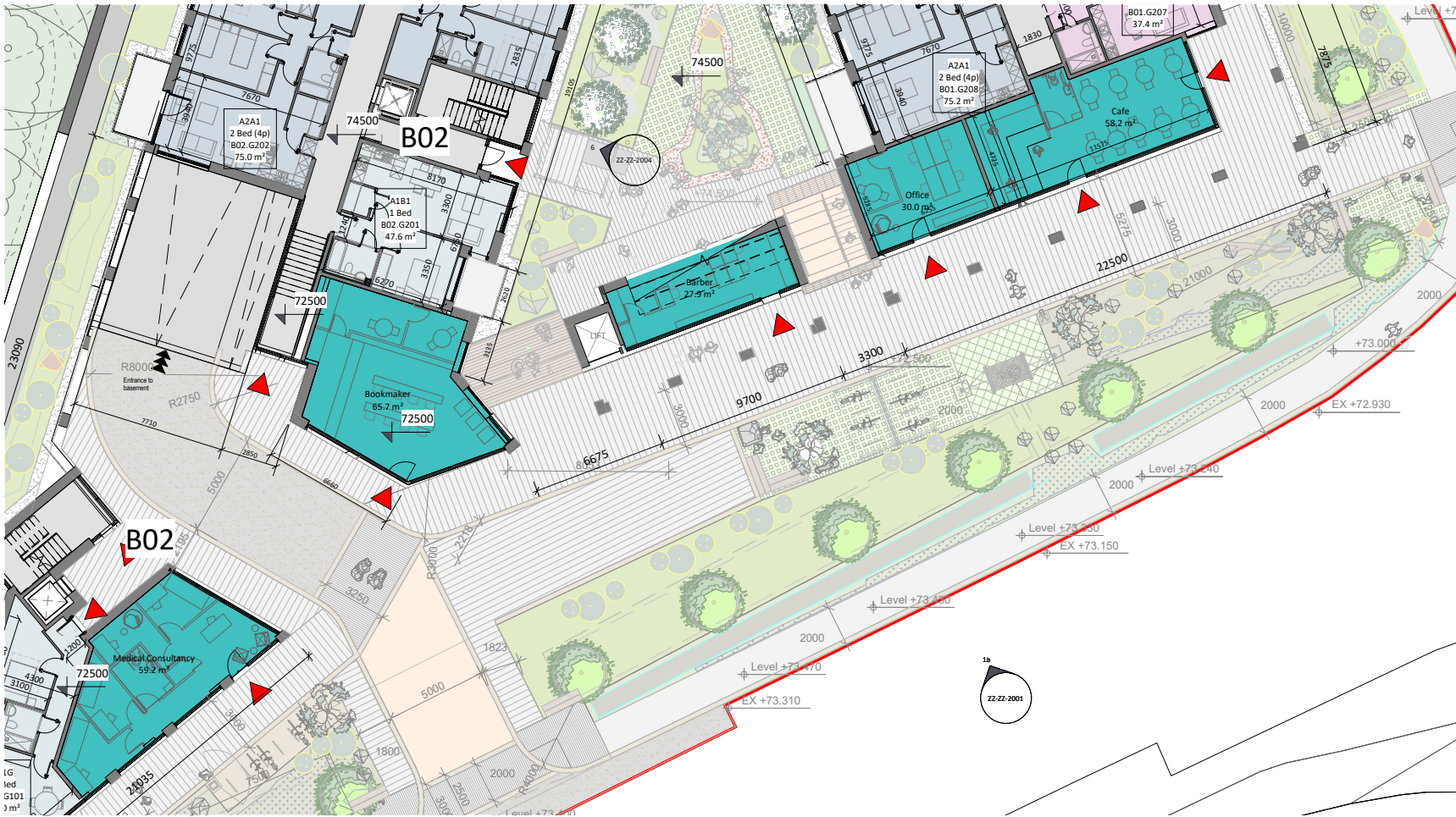
To provide a satisfactory level of facilities and services appropriate for a neighbourhood centre, a mix of non-residential uses is proposed. These comprise of the following:

- 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, 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

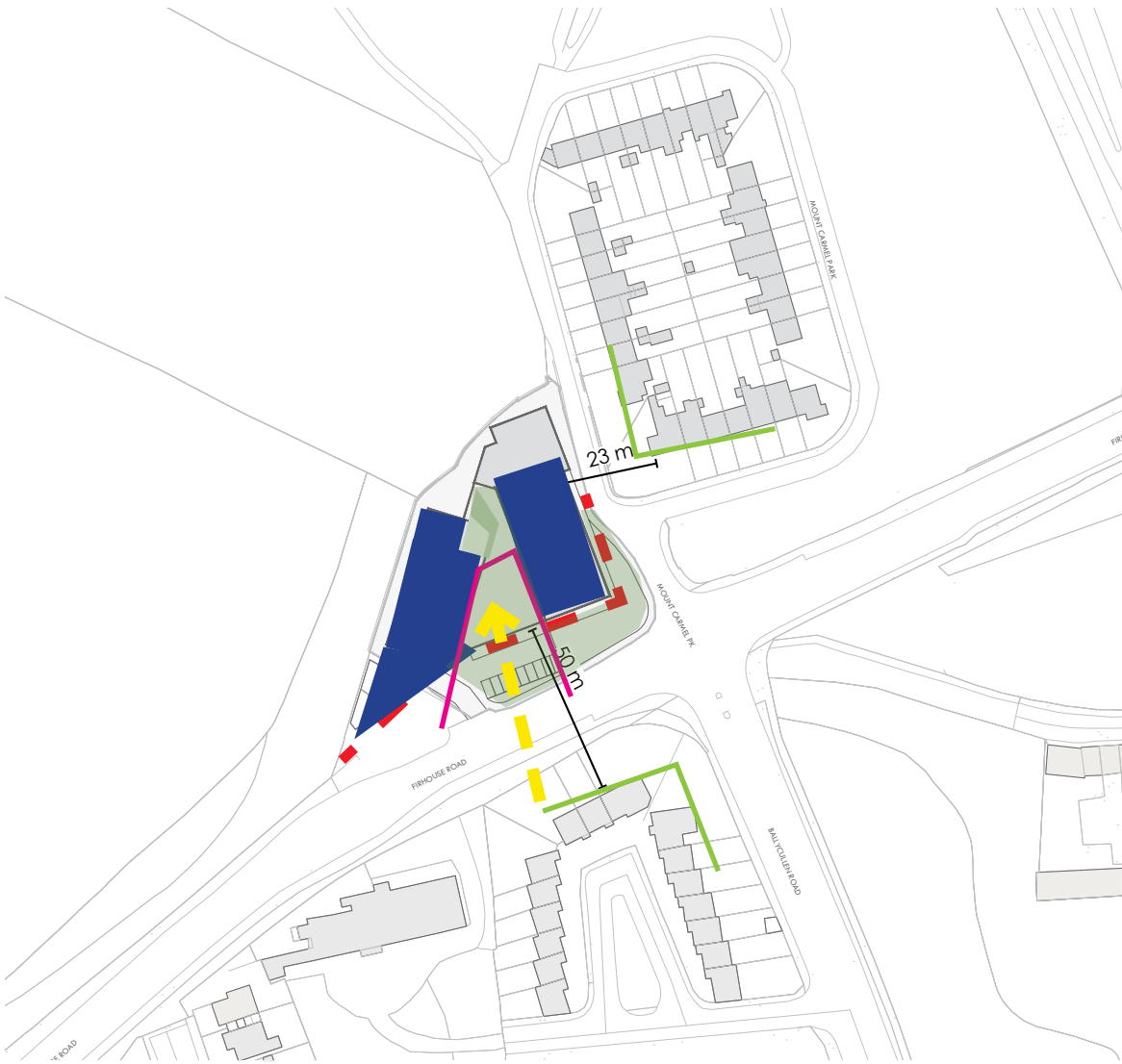
2.3 Site Arrangement and Configuration





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

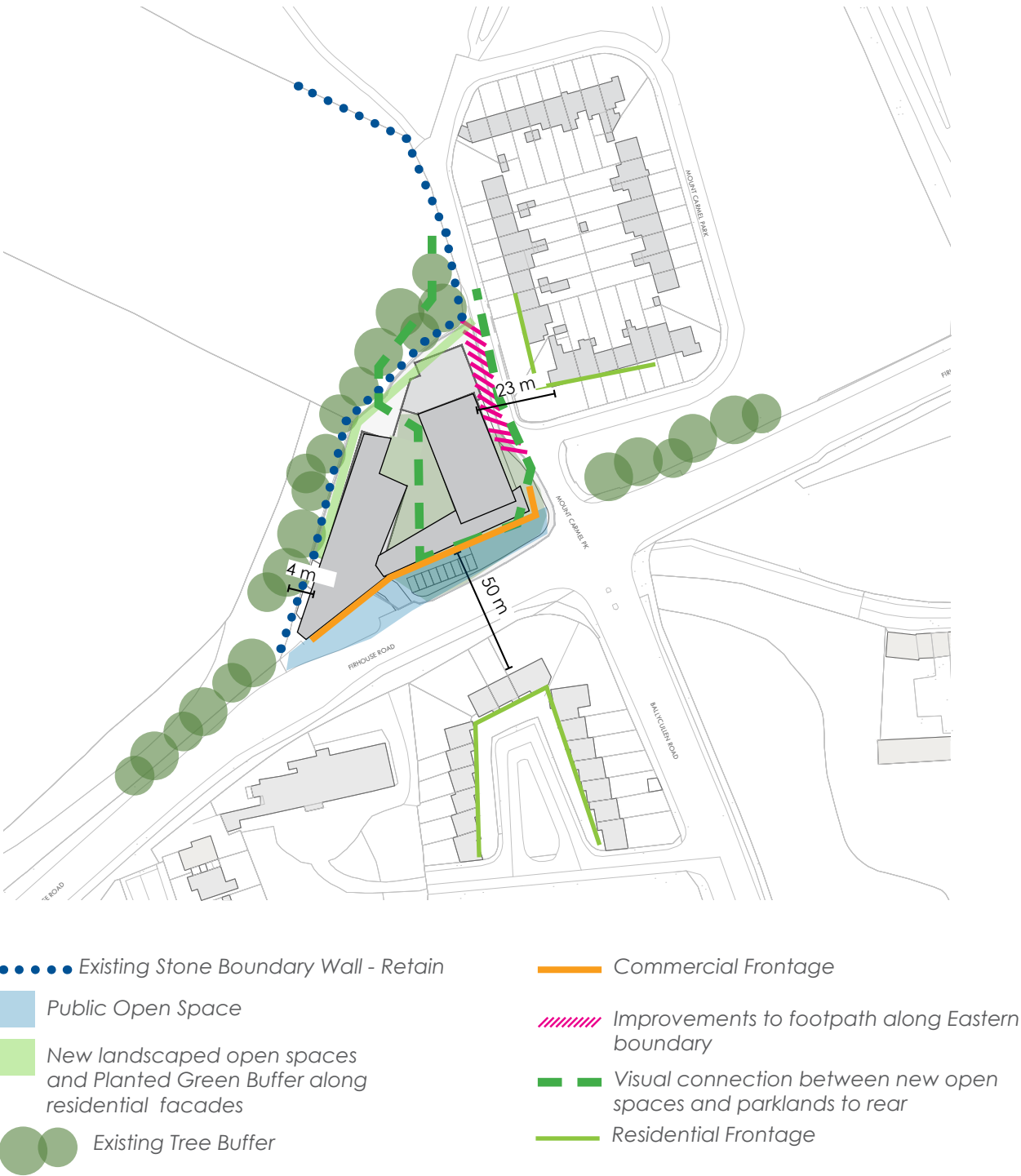
Site Arrangement and Configuration - Cont'd.

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 regularised block arrangement provides an almost consistent offset of ~4.0 metres from the existing wall, which allows for pedestrian and MEWP access for maintenance as required.

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.

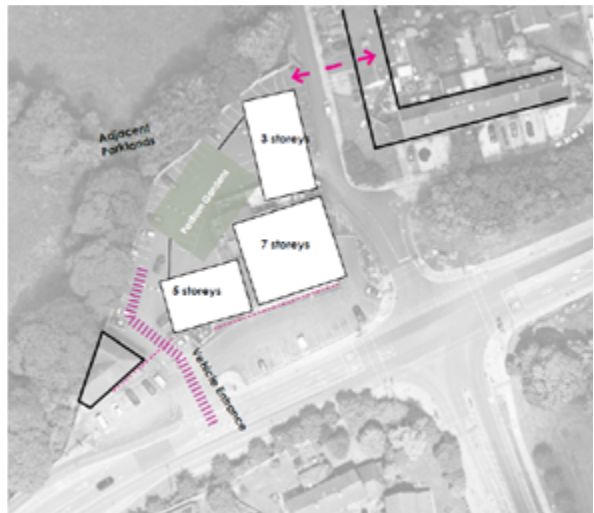
Reasons for Discarding

- 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.



Typical Floorplan of Option A



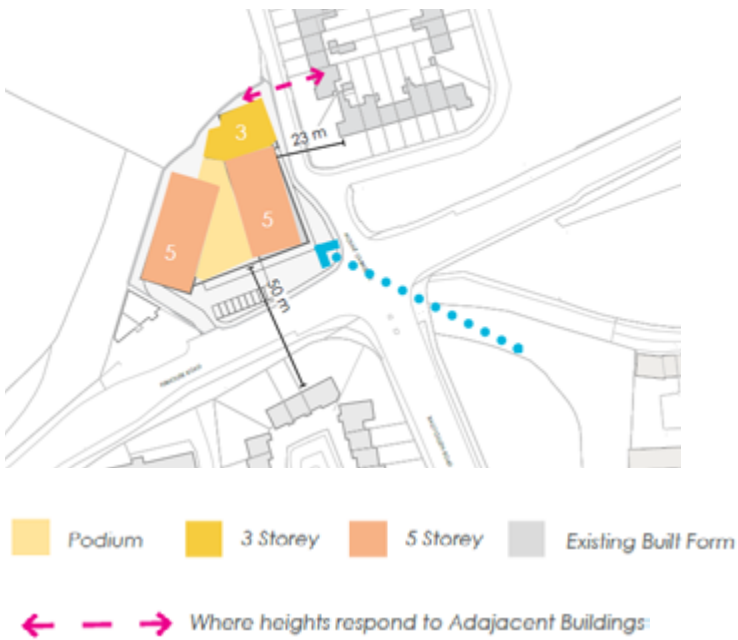
2.4.2 Pre-Planning Submission 02

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 form.
- 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 Discarding

- 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:

- Replacement Third block to replace existing commercial building, connected to the previously proposed blocks with a link section.
- Additional block given distinctive roof form.
- Civic forecourt created by cafe retail and bookmakers.
- Public open green space increased.

Reasons for Discarding

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



Proposed Level 00 Floorplan



Proposed Typical Floorplan



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.



3. Architectural Strategy

Item 2 of ABP Opinion

2. Architectural Design Approach: Further justification for the height strategy, integration with the wider area and specifically how transition occurs in terms of design, presentation, quality community and place making. A key issue at this location is the existing environment and specifically how transition occurs between the existing established development along Mount Carmel Park to the north east and the Firhouse Road and the proposed development, cognisance being had that this development will be highly visible on approach from the surrounding area.

Items 2, 4 & 5 of SDCC Opinion

2. Building Heights:

The proposed development has a height of 4-5 storeys above basement/ undercroft and contravenes the County Development Plan requirement for development of more than 2 storeys to be located 35m away from existing low-rise development. The Planning Authority supports 3-5 storey development here in principle, but considers that the transition in height to the north-east should be gentler, i.e. the step down to Mount Carmel park should be to a height of 3 storeys above the ground there, and the step up to 5 storeys (perceived as 6 at that location) should be gentler.

4. Urban Design and Architectural Treatment:

As a local centre close to an access to the Dodder Valley, and given also its location on the junction, it would be appropriate at this location to combine height with a modest visual landmark to signal the presence of the centre. However, there are concerns with the roof treatment of the 3 storey building onto Firhouse Road.

5. Layout and Alternatives:

It may be preferable to improve the proposed layout by: Increasing separation distance to the N and NW boundary; Relocation and reconfiguration of commercial units to provide these uses on ground level, and to address the public open space along the long edge with Block A and the podium access; Increasing the ratio of such units to residential; Increase number of dual aspect units; and Providing own-door units on Mount Carmel Park. In general, we would like to see potential alternative layouts and the rationale for the selection of the final approach, or the discounting of other approaches. The applicant should address the issue of the roof terrace to the north-east and its relationship with housing there. The roof terrace may need to be taken in from the roof edge at this location.

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.



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 the necessary chimneys.

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 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.



3.3 Heights & Massing

3.3.1 Strategy

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.

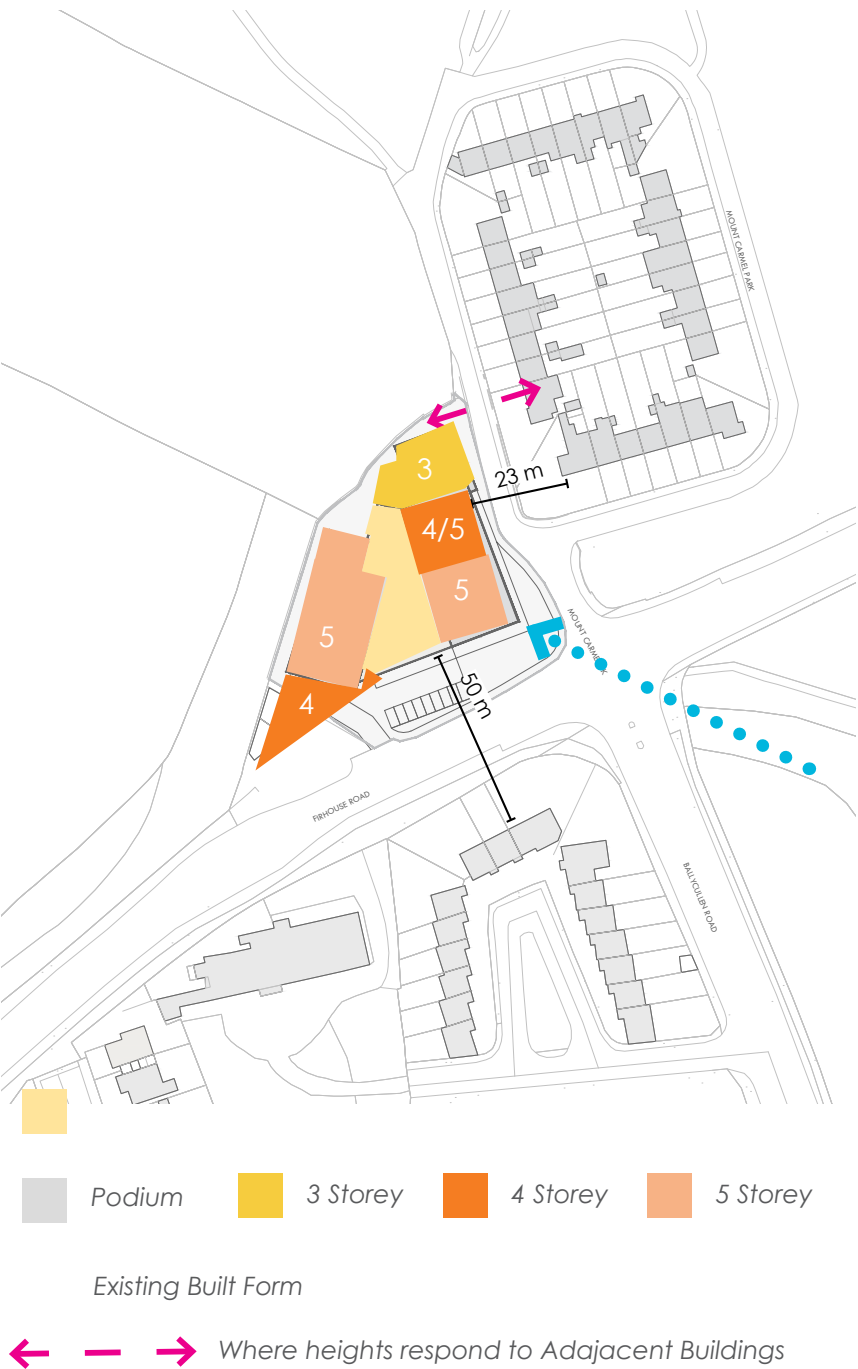
To better integrate the scheme into the existing context, the massing steps down toward the NE and SW corners of the site. This results in a more comfortable relationship to the houses along Mount Carmel Park, and creates a more balanced composition.

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



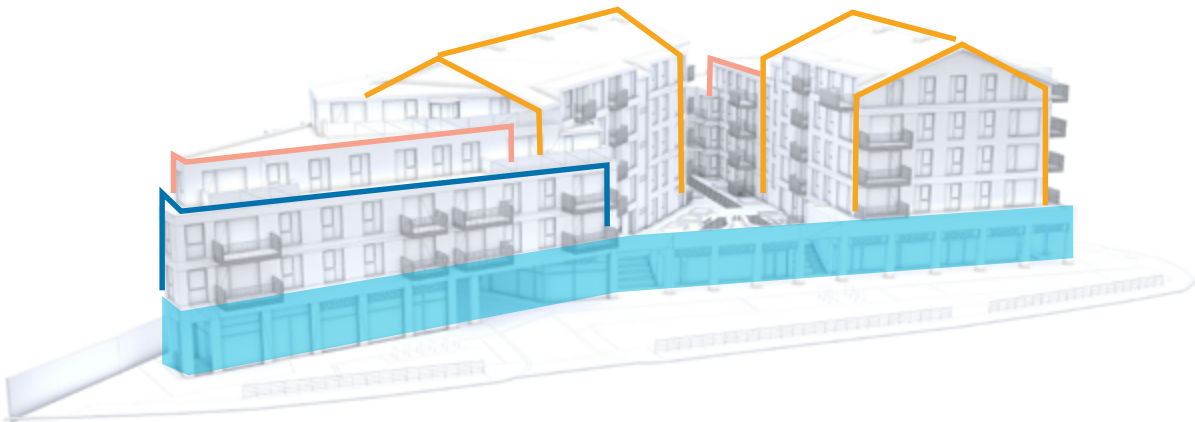
Heights & Massing - Cont'd.

3.3.2 Overall Massing

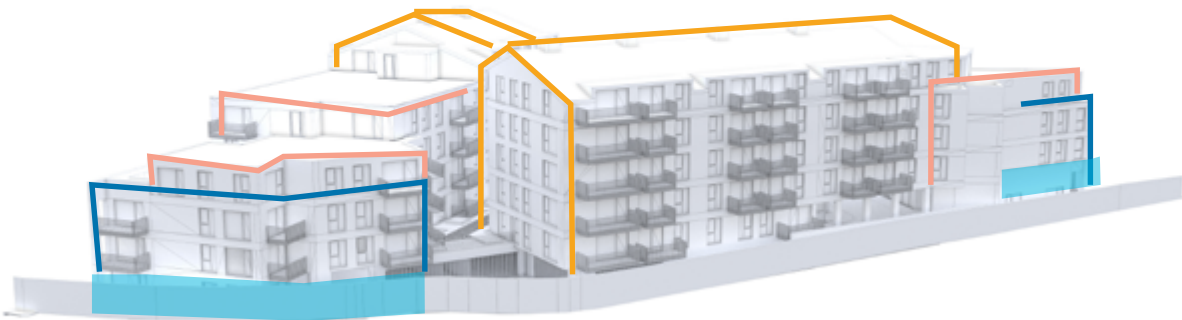
- 5 storey pitched roofed volumes
- 3 Storey Shoulders
- Stepped 4-5 Storeys
- Non-Residential Podium
- Own Door Duplex Units



Massing View from South East



Massing View from South West



Massing View from North West



Massing View from North East

Heights & Massing - Cont'd.

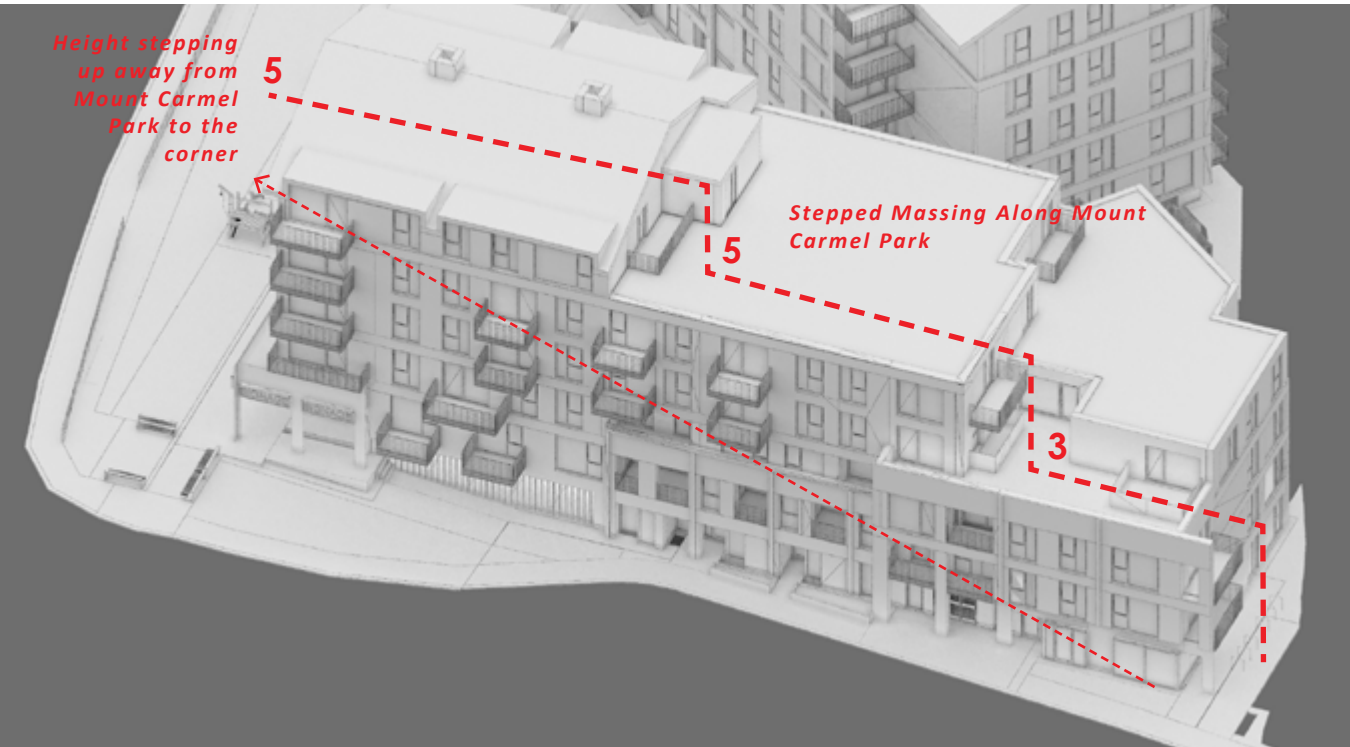
3.3.3 Massing Along Mount Carmel Park

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.

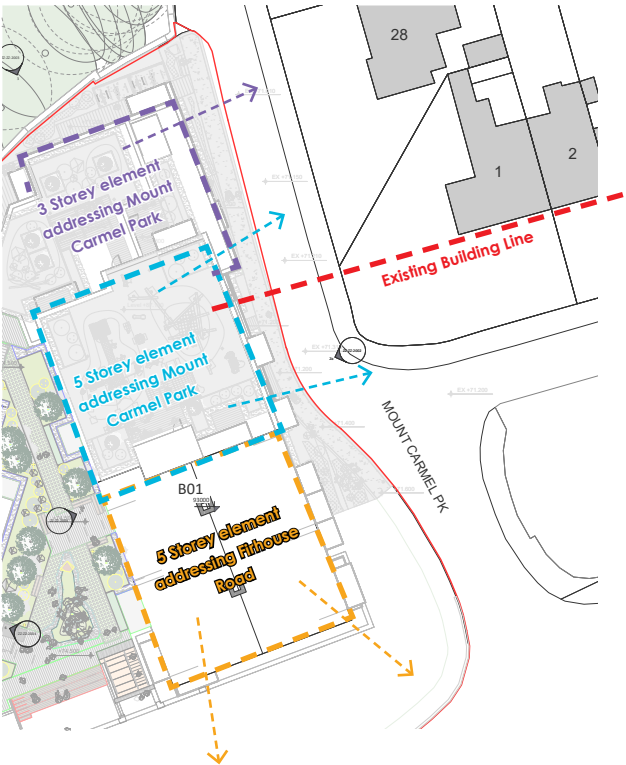
The massing is further stepped along Mount Carmel Park as the proximity to the houses increases, to reduce the impact of the proposed development on the existing dwellings.



Massing Stepping Down Along Mount Carmel Park



Proposed Mount Carmel Park Elevation



3.4 Character

The architectural character of the proposed development is proposed as follows:

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 allows it to be a backdrop for the activity of the public space, and allows the primary facade of the proposed development to present a composition of proportion and order to 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 spatial experience.

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, it is used to help ground the proposed development in its context. Soldier course detailing form 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.



Views of Proposed Public Open Space and Commercial Frontage



View of Block 01 from Public Open Space



View of Own Door Duplex Units on Mount Carmel Park

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.

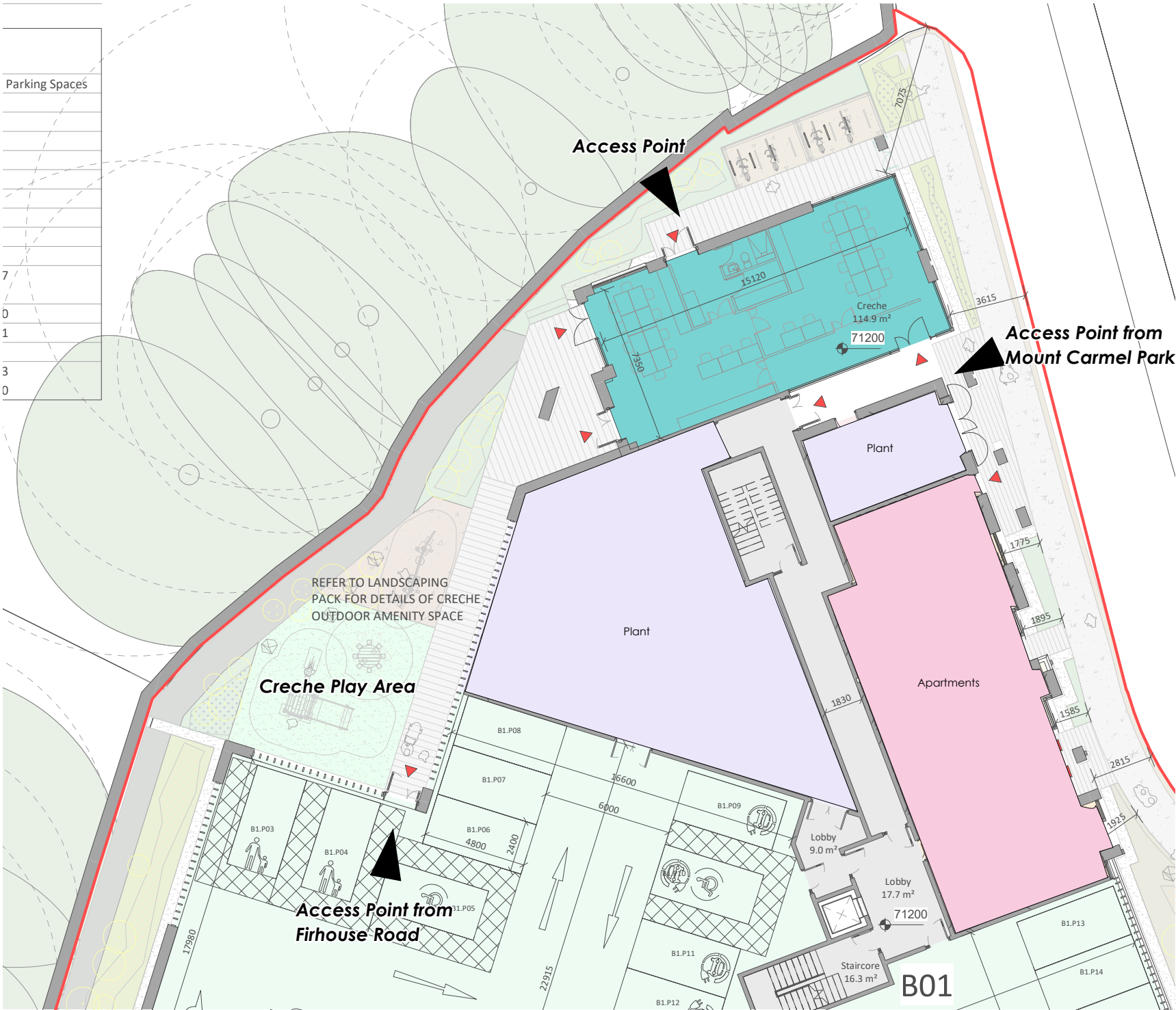
The main entrance door is located directly on Mount Carmel Park, with a secondary (rear/ staff) entrance through the gate between the building and the northern boundary wall. The entrance from the carpark is through the adjacent creche external play space, which is located to the west/ south/west.

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.

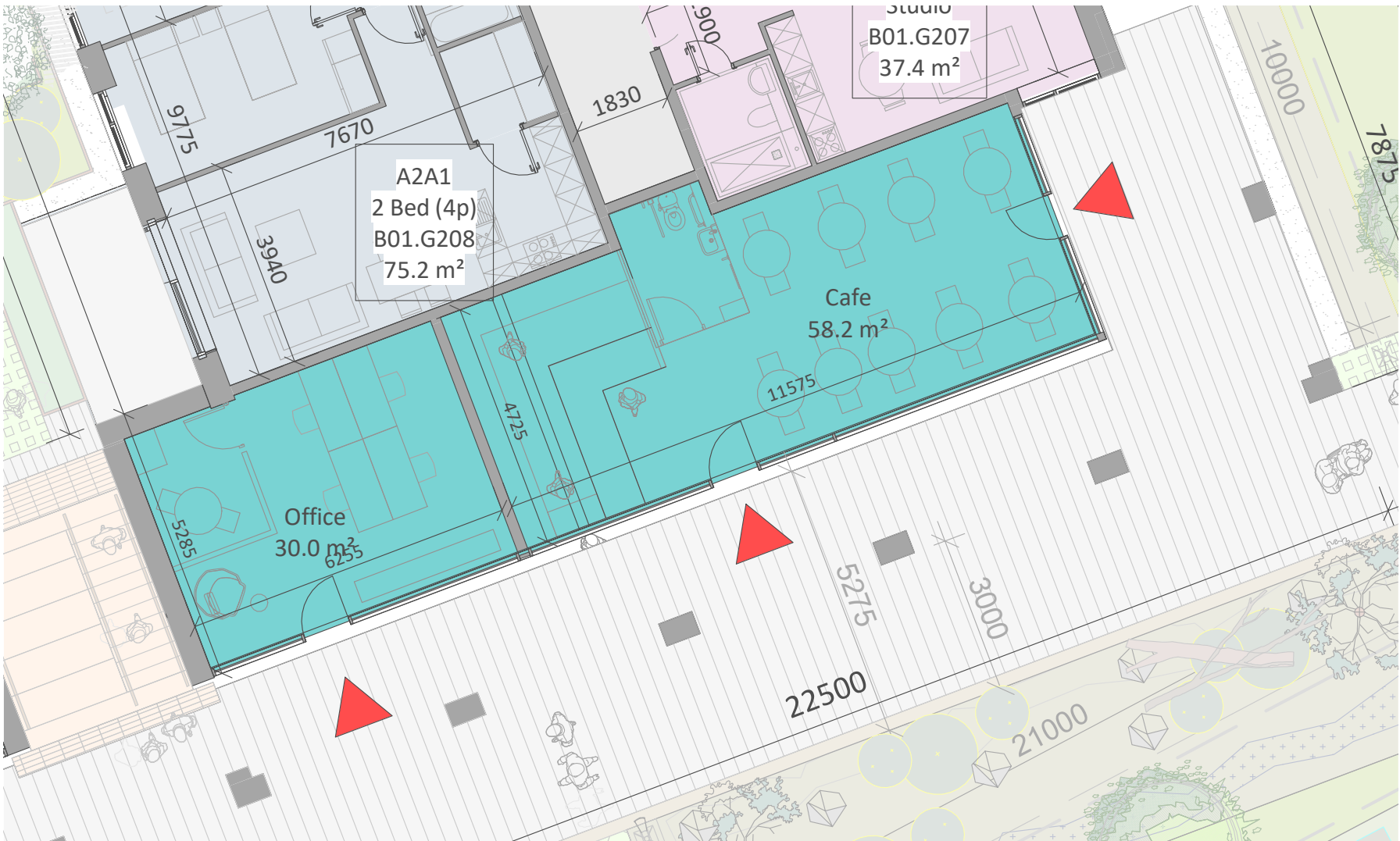
The cafe as the corner unit has access points and views out and in on both sides, sitting in a key position for pedestrian desire lines through to the public amenity of the Dodder parklands to the north, and is a hub for community social gathering and leisure.



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

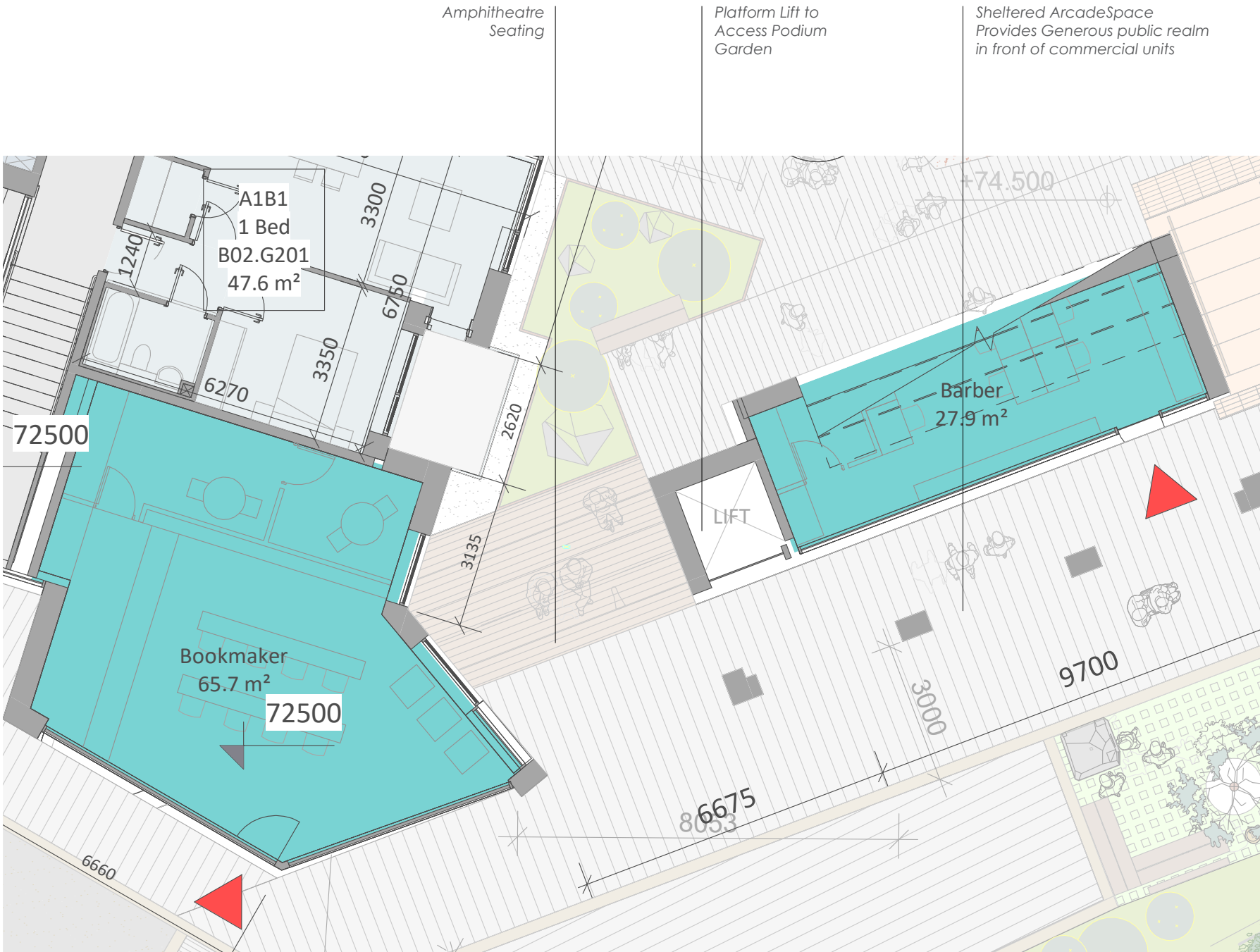
Non-Residential Uses - Cont'd.

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.



View of Barbers and Bookmakers and Amphitheatre Seating



Partial Floorplan - Level 00

Non-Residential Uses - Cont'd.

3.6.4 Medical Consultancy

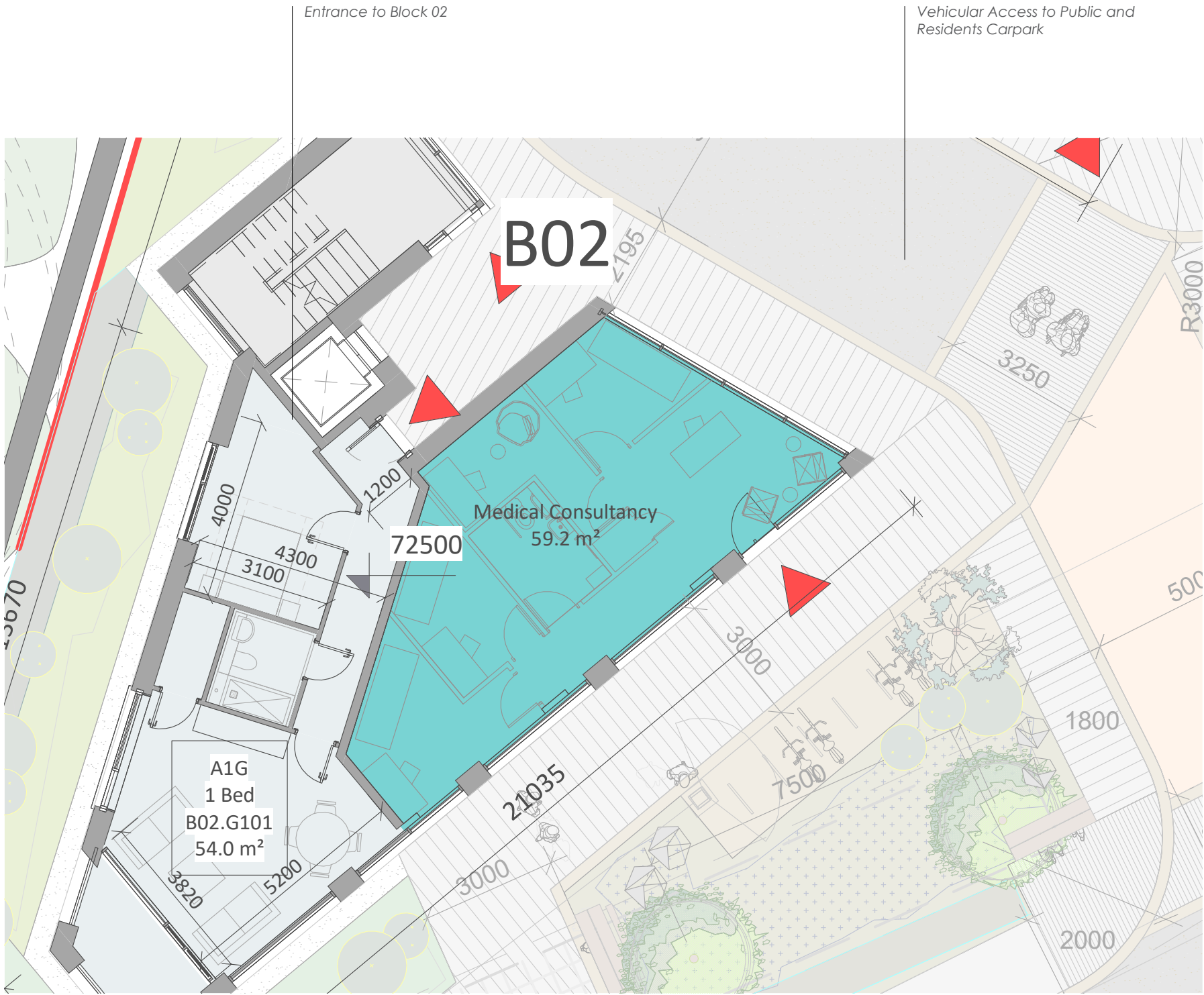
A four room medical consultancy is proposed for the unit in the southern end of Block 02. The location is considered appropriate given the nature of the use, and while it also faces onto the public space, the places for congregation are encouraged elsewhere.



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

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.

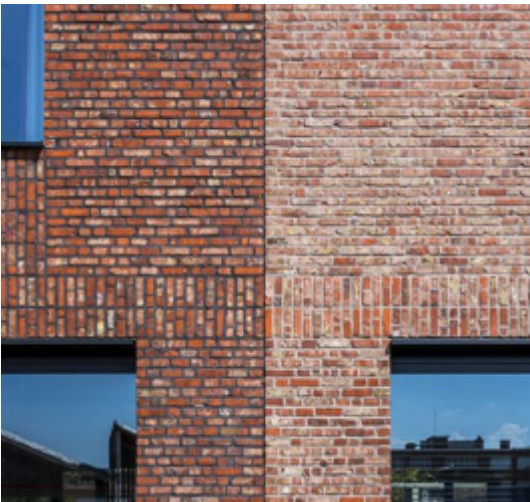
4.2 Material Palette

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

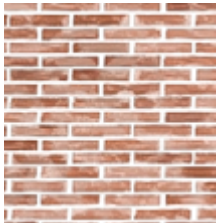
Soldier coursing at the crown and lower level of each block emphasise scale and proportion and form an edge to each material plane.

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 pedetrian 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

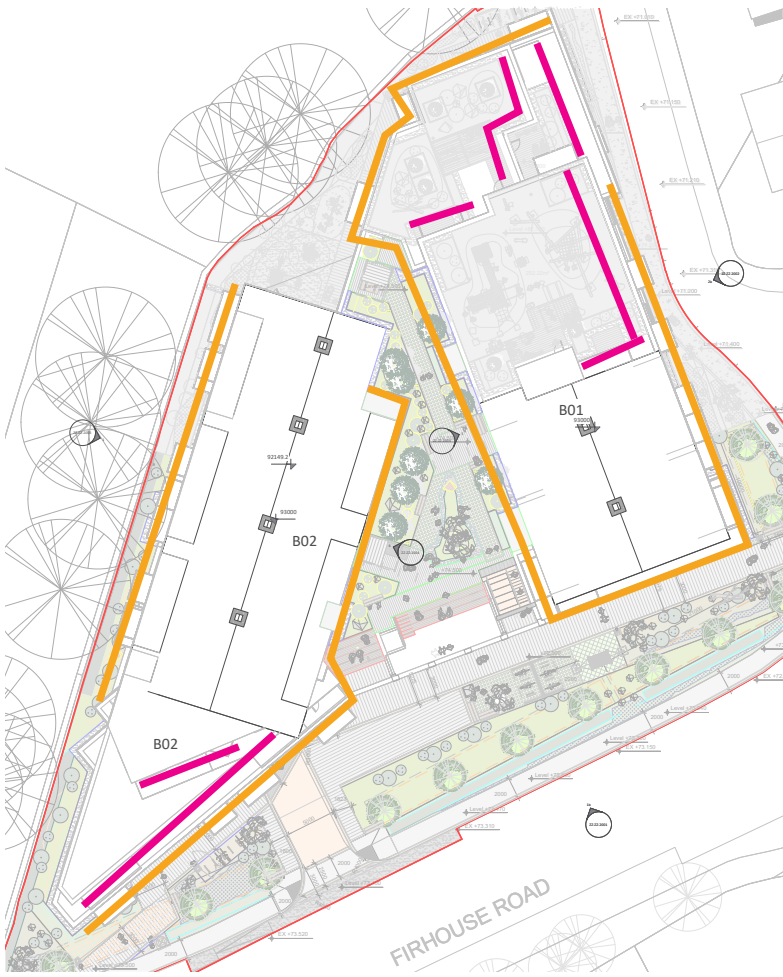


4.5 Balconies and Fenestration



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

Dark Grey Frames on
Aluminium Floor-to-Ceiling
Glazing Element

Dark Bronze Frames on
Aluminium Floor-to-Ceiling
Glazing Element

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

Response To:

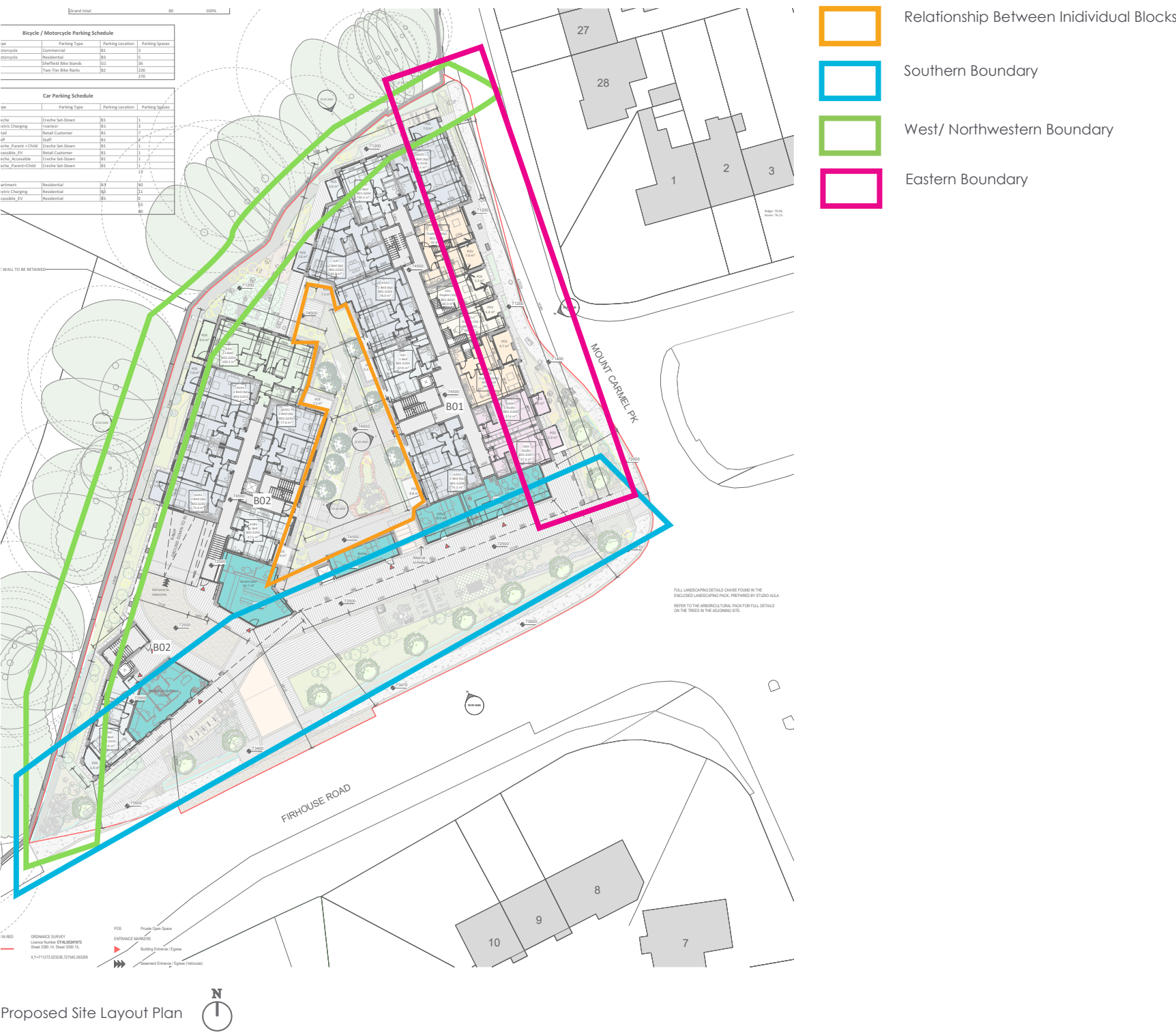
Item 5A of ABP Opinion

A. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries, in particular, the Firhouse Road, Mount Carmel Park Housing Estate to the northeast and the Mount Carmel Park high amenity area and Protected Structure grounds including mature deciduous tree line and stone party boundary wall to the north. The statement should be supported by contextual plans and contiguous elevations and sections.

Item 3 of SDCC Opinion

3. Proximity to Northern / North-West Boundary: We note that the development is close to the northern / north-west boundaries, where there is dense mature tree cover. Block A is between 1 and 6 metres from the boundary; Block B is 3 – 3.5m from the boundary, and Block C is approx. 0.8m to 1.5m from the boundary. There are concerns both with regard to the need to prune these trees (in the Dodder High Amenity area) to accommodate such close development (and potential adverse impact on root spread due to proximity of new buildings), and also the likely sunlight and daylight challenge associated with building so close to these trees. The most serious concern relates to Block A at its closest point, and the long edge of Block B.

5.1 Overview of Boundary & Interface Conditions



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



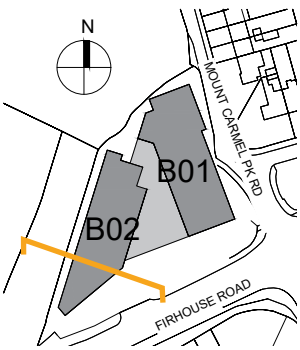
Proposed Partial Floorplan - Level 01

5.3 West/Northwestern Boundary

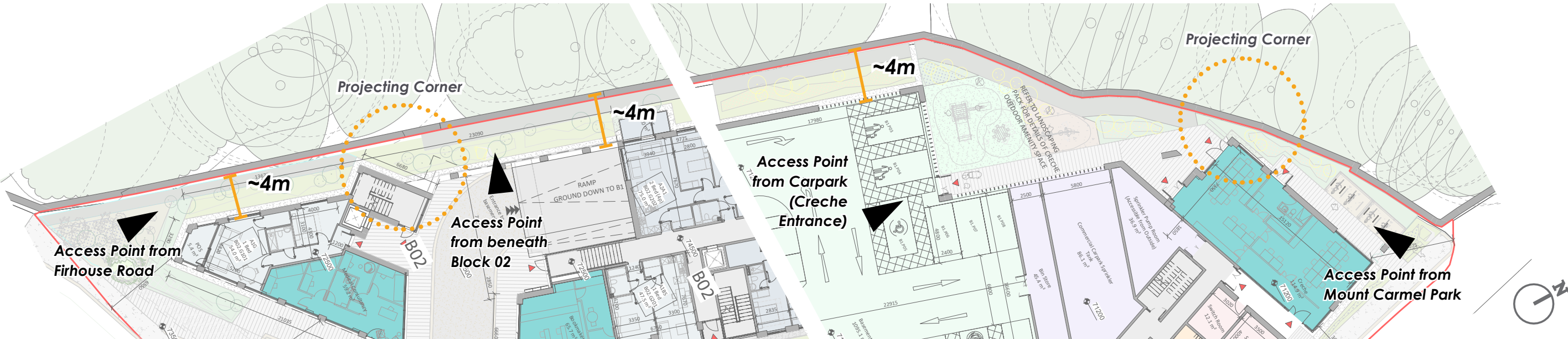
This boundary condition is characterised by the existing stone wall that runs along the entire site boundary and extends beyond in both directions - to the north-east along Mount Carmel Park, and along Firhouse Road to the south-west. The previous three blocks were amalgamated into two as part of the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

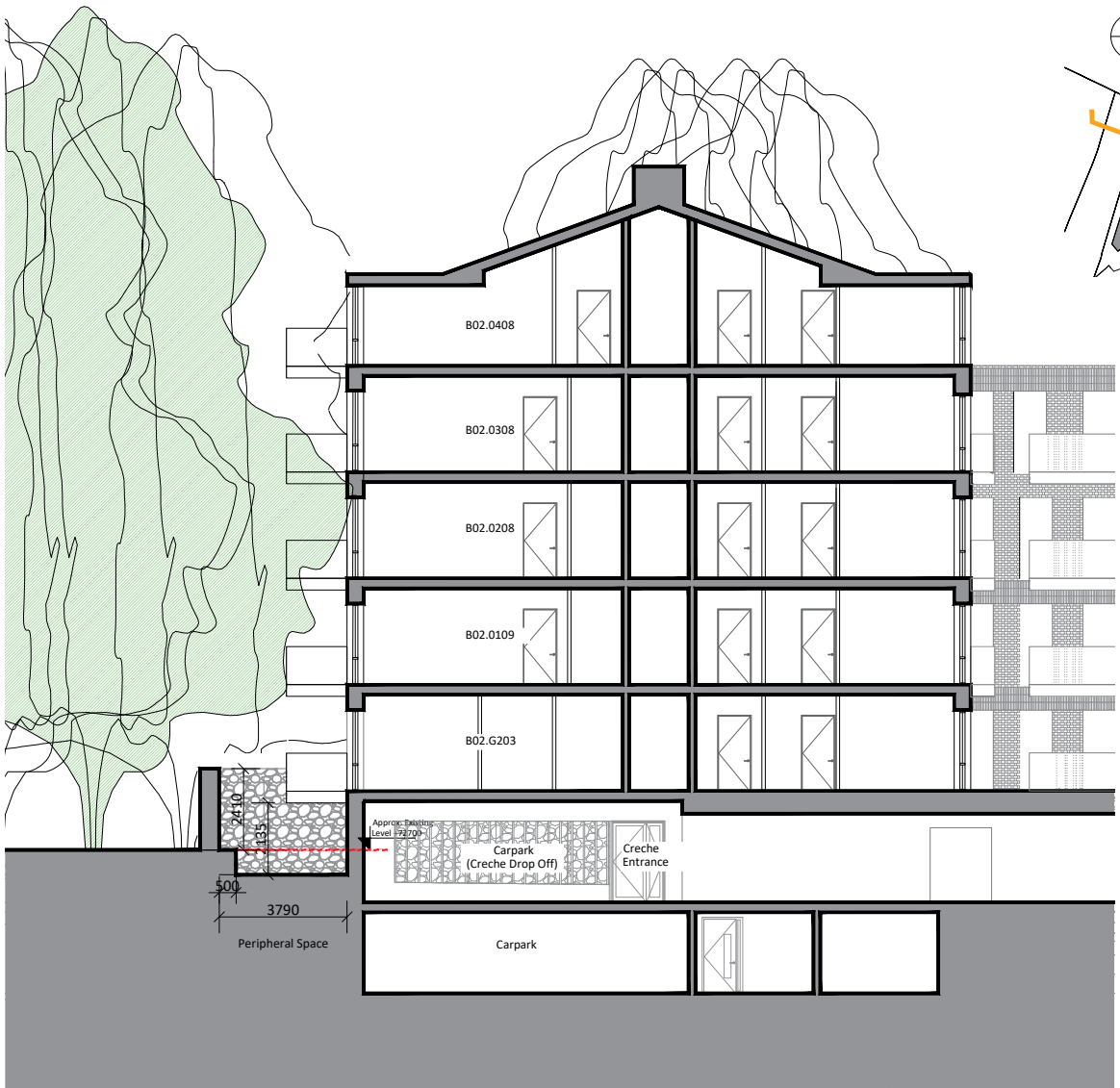
There is direct access into this perimeter space at four locations:

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.

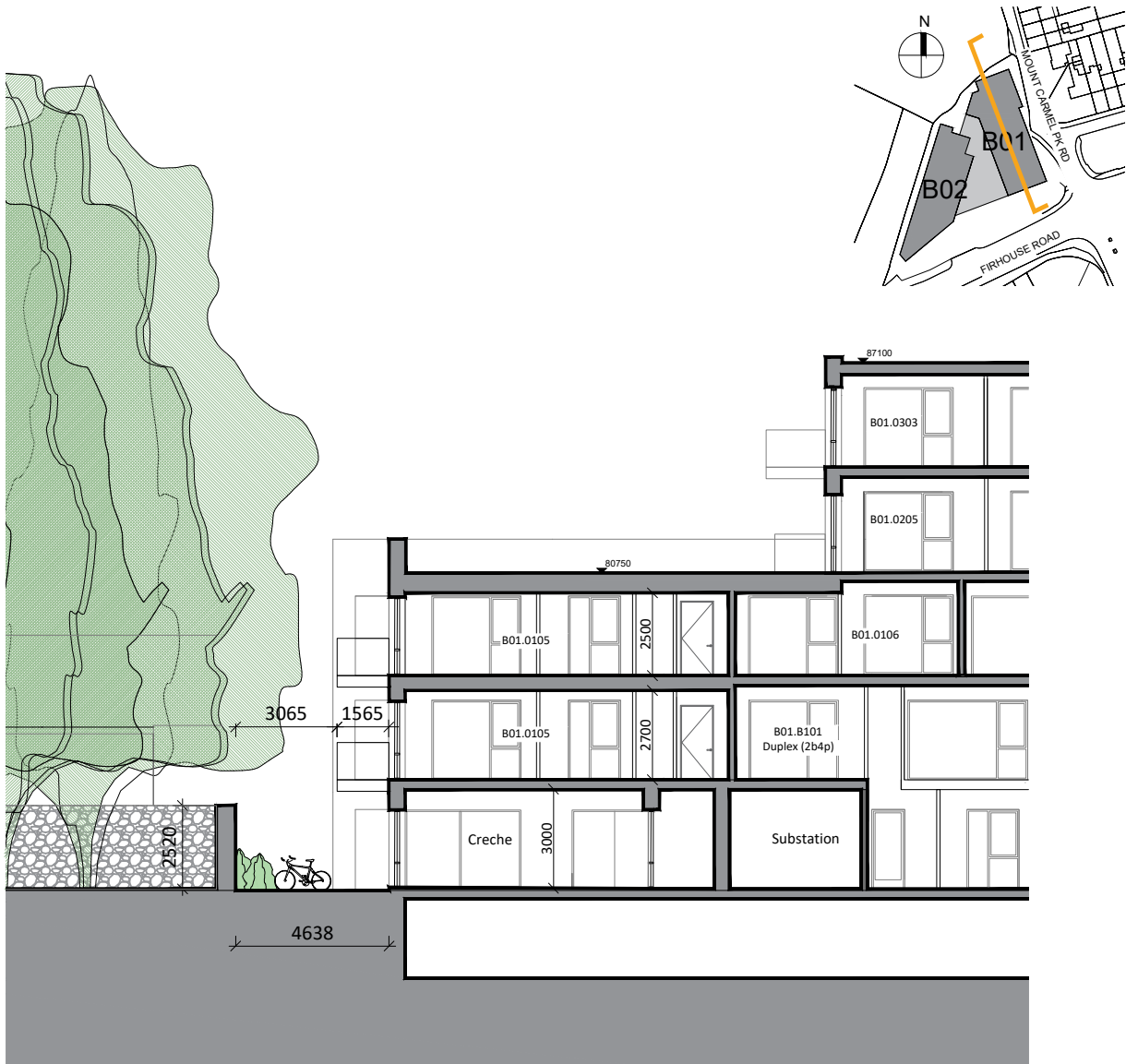
This allows a MEWP, mast boom lift, or other appropriate equipment, to access this space if required for the safe maintenance and pruning of the trees, subject to agreement with the adjacent owners. The balconies to the apartment facing this boundary have been positioned to allow the equipment to rise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



Level 03 Roof Terrace - Partial Floorplan



Level 04 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.

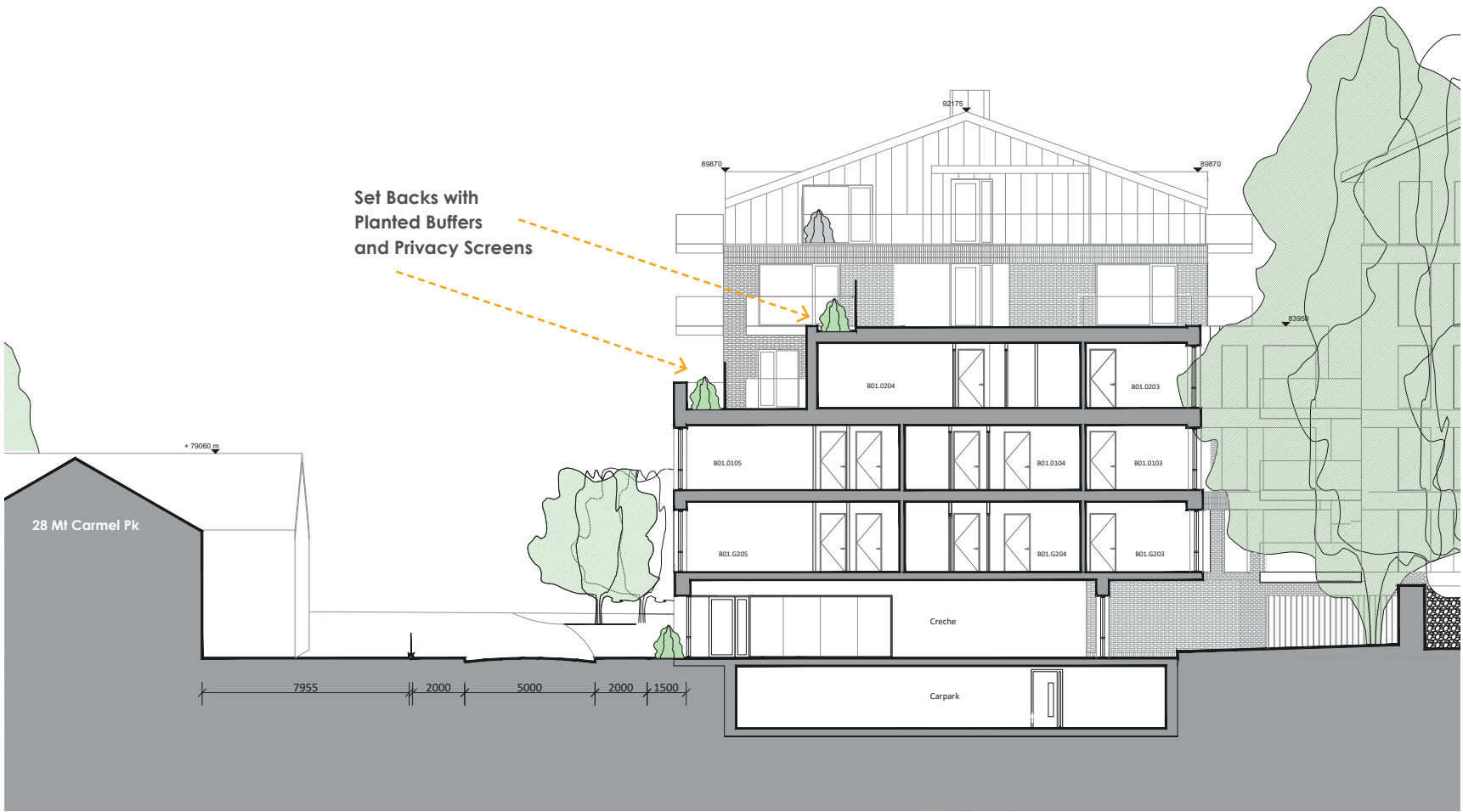
A privacy buffer of min. 1.5m is provided between the footpath and the duplex units. The private amenity space is located on the upper level. Recessed balconies maintain the terrace facade and separation between the proposed development and existing houses, and increases privacy for the occupants.



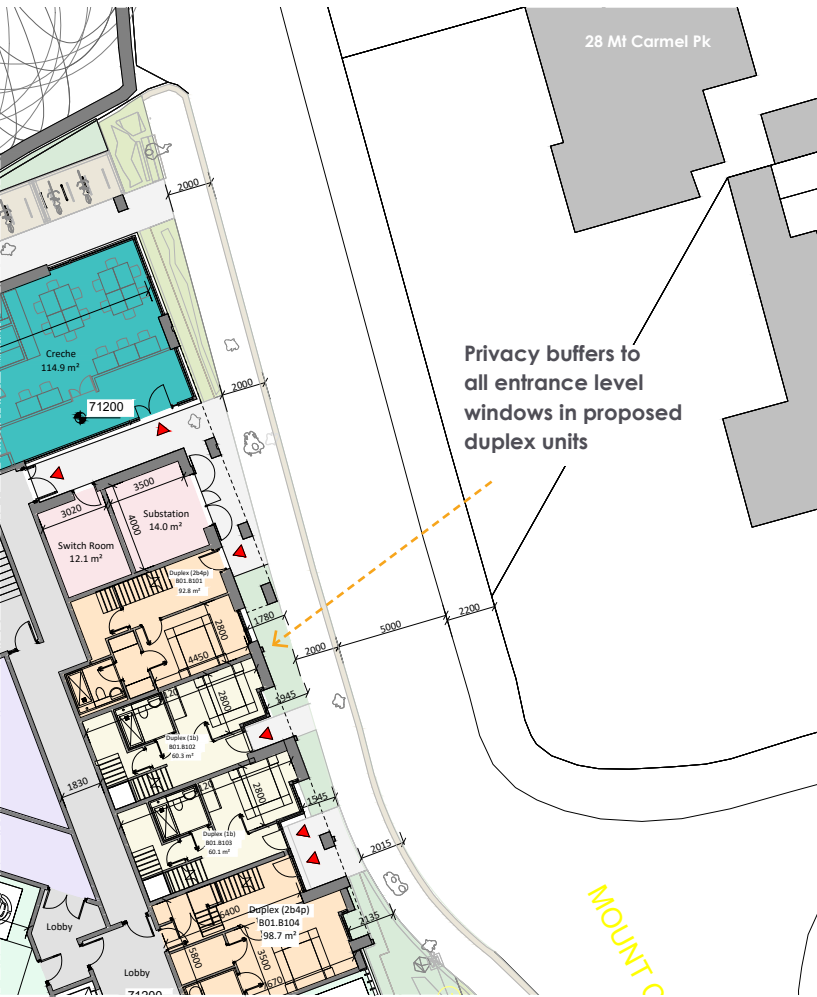
View toward the Dodder Valley Park down Mount Carmel Park showing the own-door units and the creche.



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.

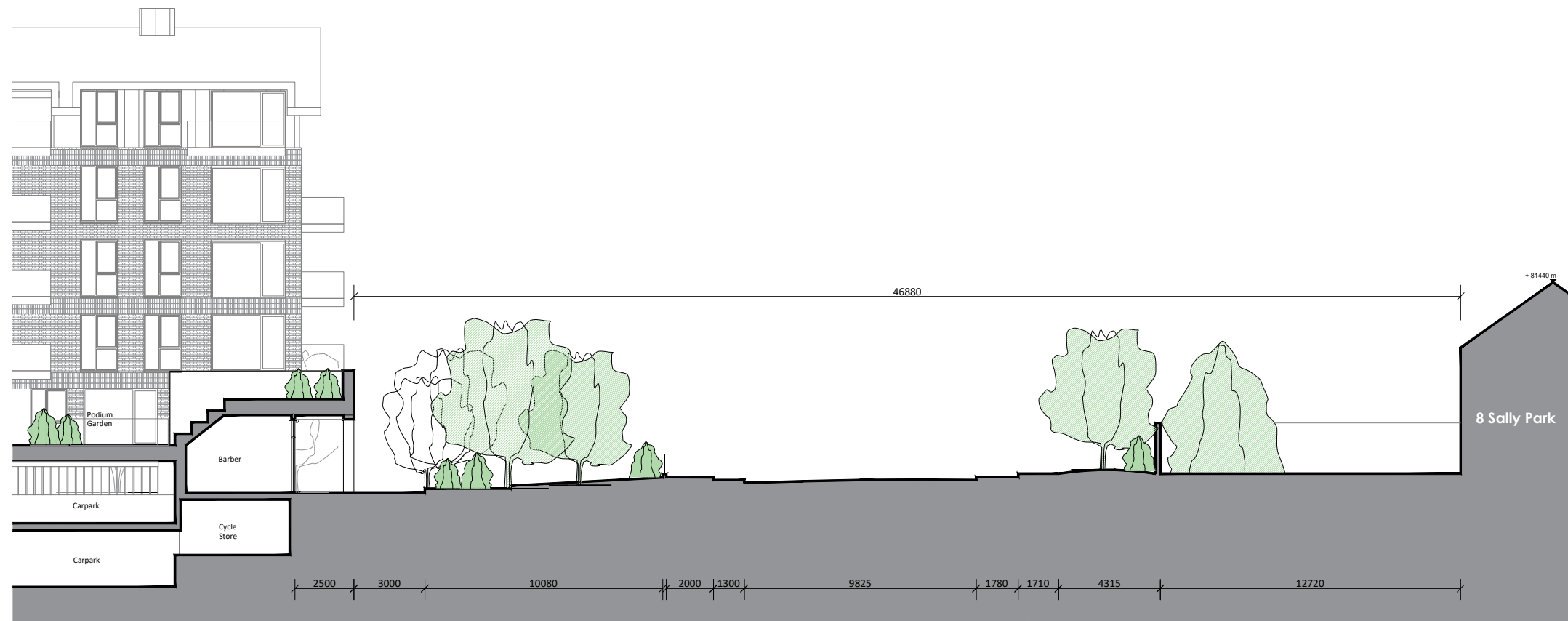
The reduced massing at the end of Block 02 sits directly above the line of the commercial unit. The depth of the public open space is reduced in depth at this end of the site, and so is

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

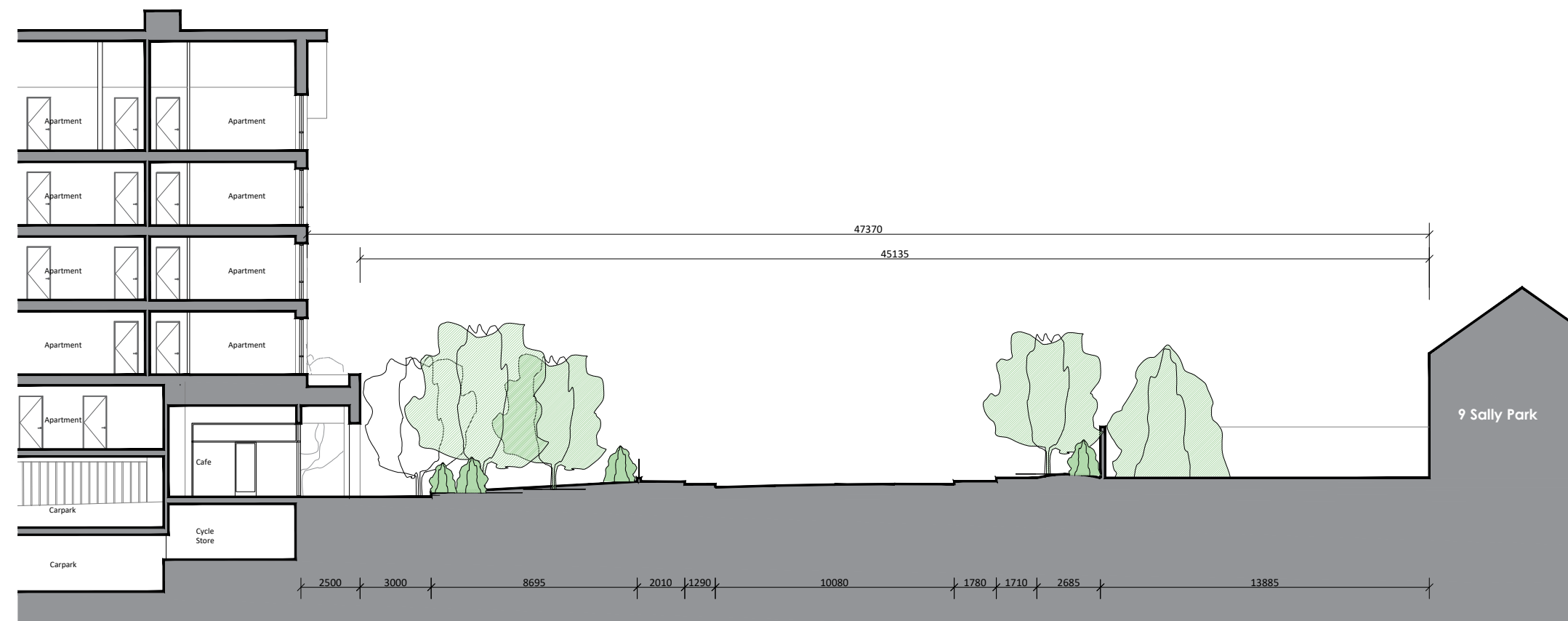
Estate fencing and planting strategies create further boundaries between the public green space and the footpath running along Firhouse Road. See landscape architects information for further details.



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.

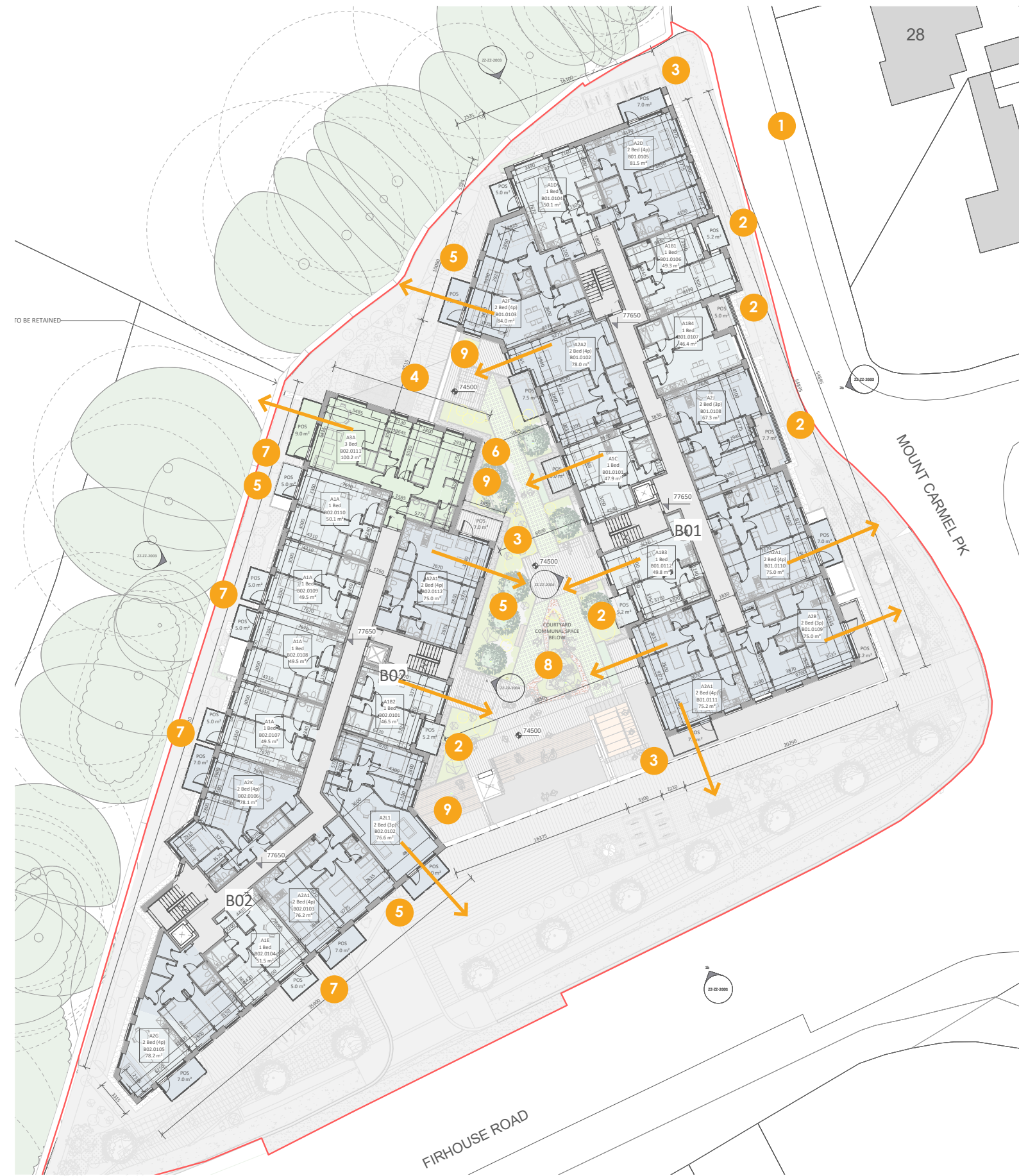
Floorplan layouts have been amended to reduce proximity of balconies where possible, in particular those between blocks. Where private open spaces are located near general circulation, communal open space and entrances, mitigation measures to reduce impact on privacy have been proposed.



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.

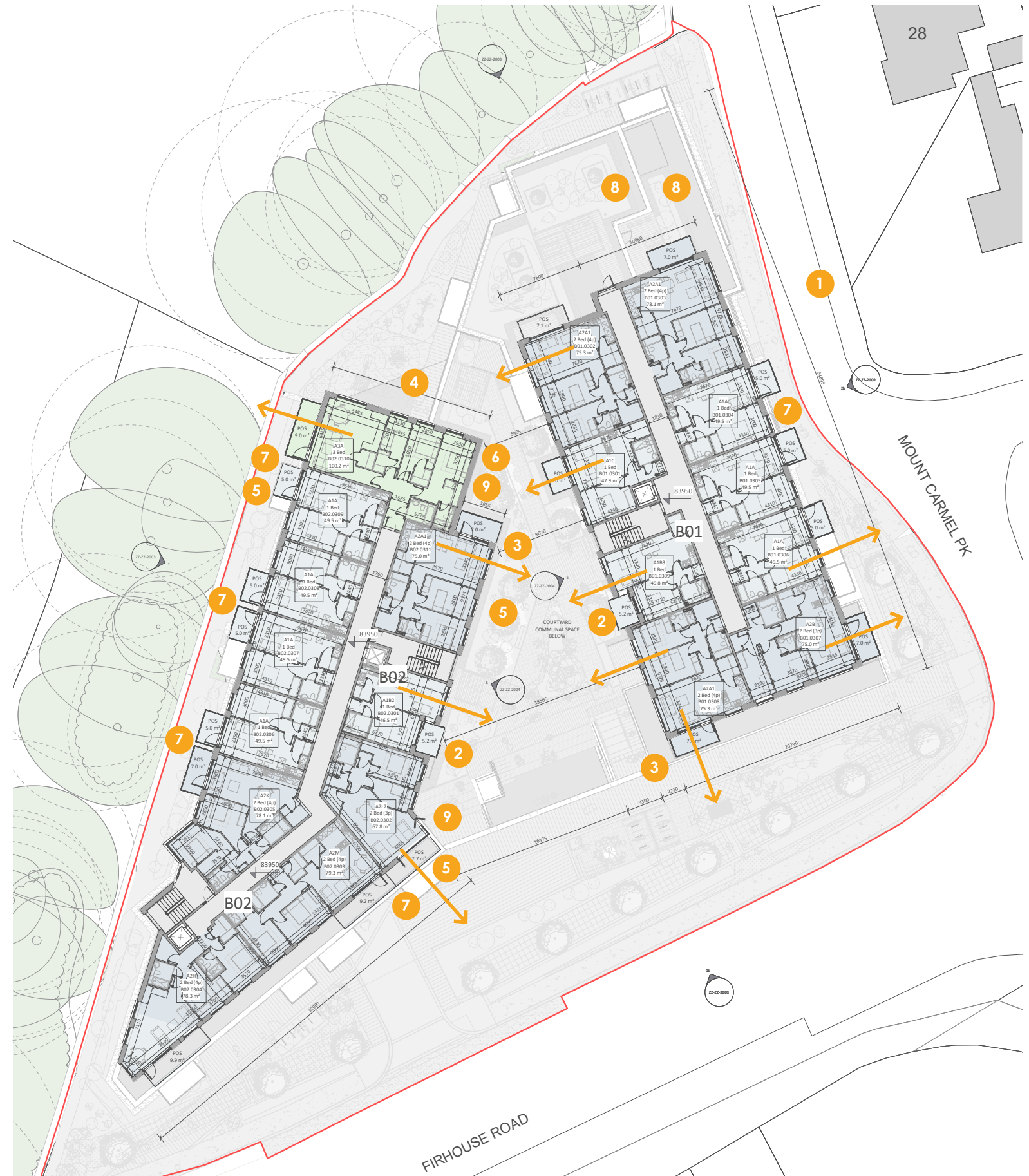


Proposed Level 03 Floorplan

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

Response To:

Items 3, 4, 5 of ABP Opinion

3. Landscaping, Materials and Character: Further consideration/justification of the documents as they relate to the visual impact, materials and finishes to the proposed buildings and hard & soft landscaping. The further consideration /justification should address the character and identity and creation of inclusive people friendly neighbourhood, regard being had, inter alia, to the architectural treatment, landscaping, quality public and communal open spaces, pedestrian way finding and connectivity. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

4. Residential Design - Further consideration...should have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' in particular with regard to number of single aspect and north facing units, and daylight and sunlight access to internal habitable areas and in particular to communal courtyards. Shadow Impact Assessment of communal open spaces, private open space and public open spaces

5D. Justification of location, hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standard.

5E. Clarity in respect of what is designated as communal open space and what is designated as public open space. Whether it is intended that the public open space will be taken in charge, and if not, a maintenance costs, access and liabilities report to set out responsibility for open space areas.

5F. It may be preferable to improve the proposed layout by: Increasing separation distance to the N and NW boundary; Relocation and reconfiguration of commercial units to provide these uses on ground level, and to address

the public open space along the long edge with Block A and the podium access; Increasing the ratio of such units to residential; Increase number of dual aspect units; and Providing own-door units on Mount Carmel Park. In general, we would like to see potential alternative layouts and the rationale for the selection of the final approach, or the discounting of other approaches. The applicant should address the issue of the roof terrace to the north-east and its relationship with housing there. The roof terrace may need to be taken in from the roof edge at this location.

5H. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:

(i) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.

(ii) Impact to neighbouring properties devoid of proposed and existing landscaping and trees.

(iii) Impact to future residents and Block C, in particular, regard being had to mature trees to the north of the site, in private ownership, outside of the control of the applicant.

Item 5 of SDCC Opinion

5. Layout and Alternatives:

It may be preferable to improve the proposed layout by: Increasing separation distance to the N and NW boundary; Relocation and reconfiguration of commercial units to provide these uses on ground level, and to address the public open space along the long edge with Block A and the podium access; Increasing the ratio of such units to residential; Increase number of dual aspect units; and Providing own-door units on Mount Carmel Park. In general, we would like to see potential alternative layouts and the rationale for the selection of the final approach, or the discounting of other approaches. The applicant should address the issue of the roof terrace to the north-east and its relationship with housing there. The roof terrace may need to be taken in from the roof edge at this location.



View of Proposed Courtyard Amenity Space



View of Proposed Public Space and Forecourt to New Commercial Units



View of Proposed Development from the South



View of Proposed Public Amenity Space



View of Proposed Public Amenity Space

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 frontager and subject to high quality design.'



7.1.1 Provision

50/100 units = 50%

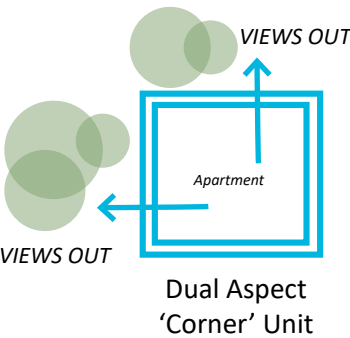
The configuration of the proposed apartment blocks, the internal layouts of apartment units and the stepping of building heights have been considered in terms of maximising dual aspect units, giving a total of 50 dual aspect units - 50% of units across the scheme. No north-facing single-aspect units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



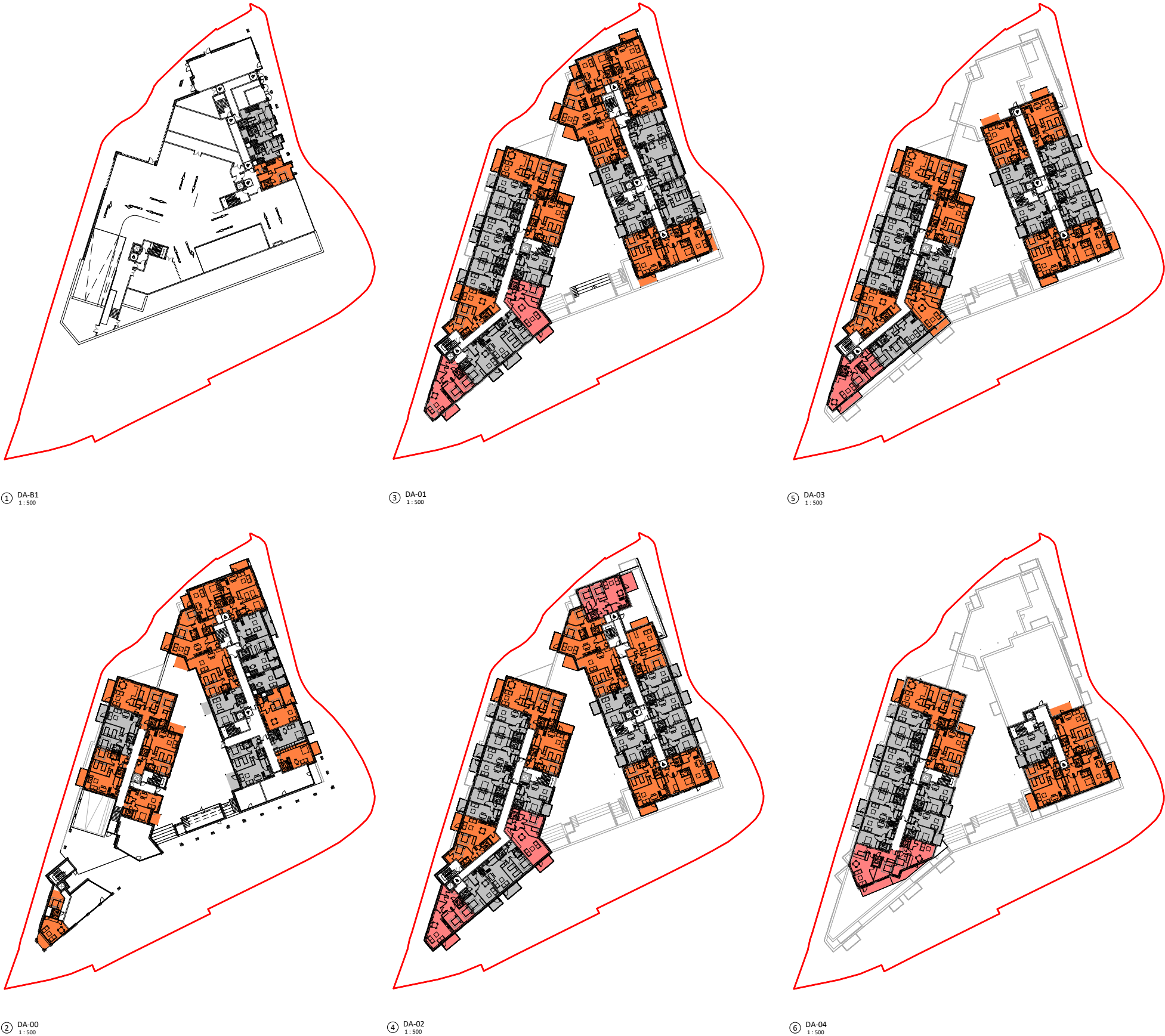
Typical Floorplan with Dual and Triple Aspect Units Identified

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



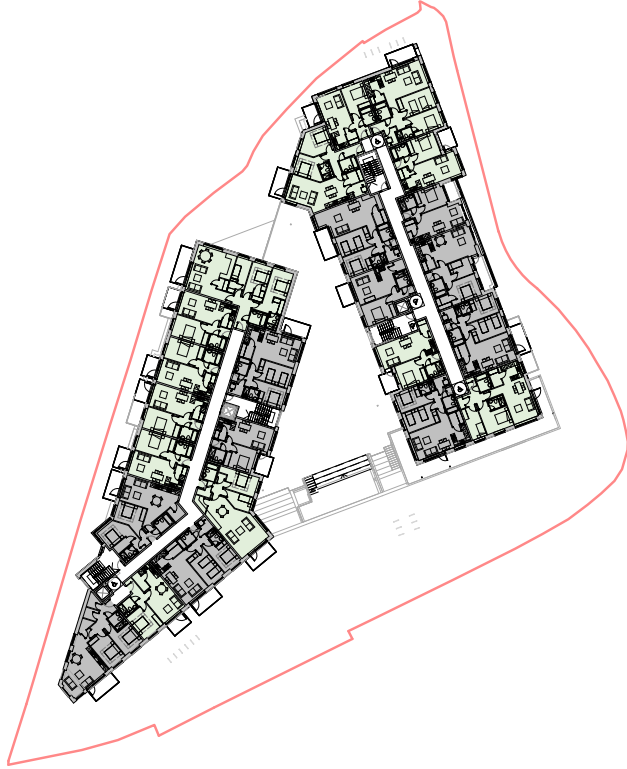
SHS-00
1:500



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.

| Open Space Area Schedule | | |
|--------------------------|-------|-----------------------|
| Name | Level | Area |
| CRECHE PLAY SPACE | B1 | 216.3 m ² |
| PERIPHERAL AREA | B1 | 40.4 m ² |
| PUBLIC OPEN SPACE | B1 | 53.9 m ² |
| PERIPHERAL AREA | G2 | 211.3 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 | 138.2 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 | 1347.3 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 Mount Carmel Park



View of Public Open Space looking west along Firhouse Road

7.5 Private Amenity Space

7.5.1 Provision and Areas

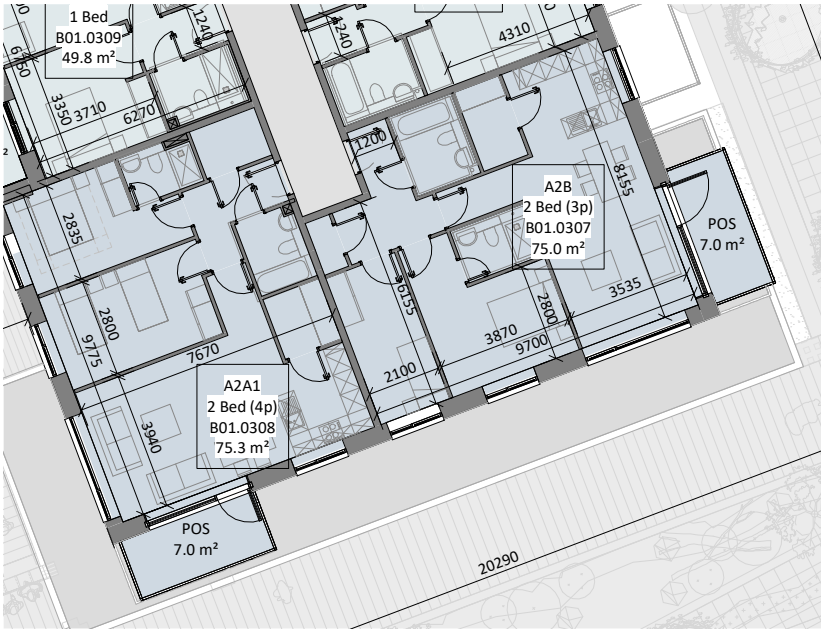
Private amenity space for each proposed apartment has been allocated in accordance with the 2020 Standards for New Apartments, as demonstrated in the HQA within the Technical Report.

- 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.

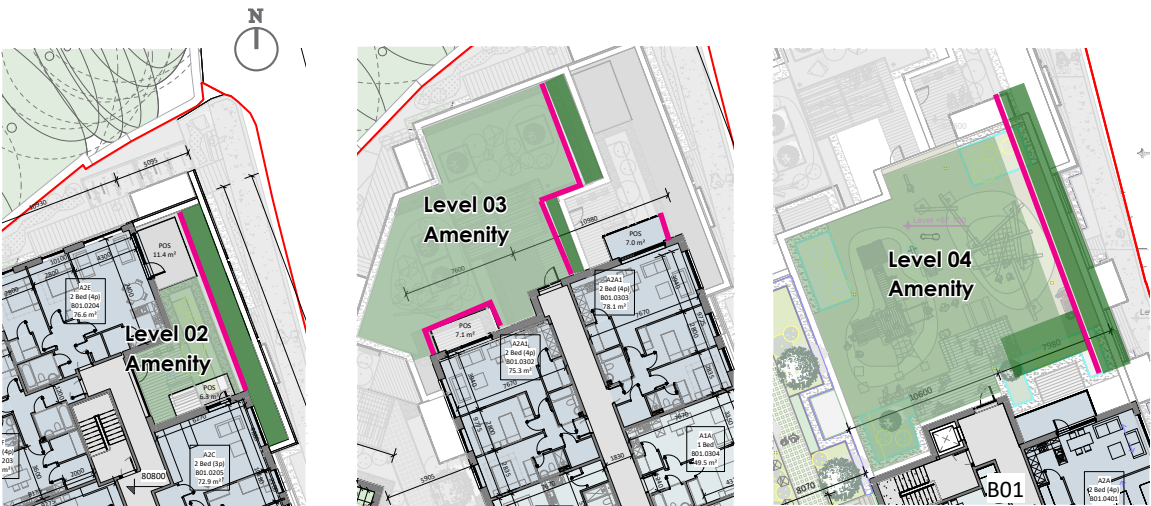
Planting and hedging provide a privacy buffer for podium level apartments, and the adjacent stone wall and mature tree line provide a further backdrop feature.

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



Partial Floorplans - Roof Terraces

| Open Space Area Schedule | | |
|--------------------------|-------|-----------------------|
| Name | Level | Area |
| CRECHE PLAY SPACE | B1 | 216.3 m ² |
| PERIPHERAL AREA | B1 | 40.4 m ² |
| PUBLIC OPEN SPACE | B1 | 53.9 m ² |
| PERIPHERAL AREA | G2 | 211.3 m ² |
| PRIVATE OPEN SPACE | G2 | 120.7 m ² |
| PUBLIC OPEN SPACE | G2 | 1283.3 m ² |
| COMMUNAL AMENITY SPACE | 01 | 445.1 m ² |
| PRIVATE OPEN SPACE | 01 | 151.3 m ² |
| COMMUNAL AMENITY SPACE | 02 | 30.9 m ² |
| PRIVATE OPEN SPACE | 02 | 138.2 m ² |

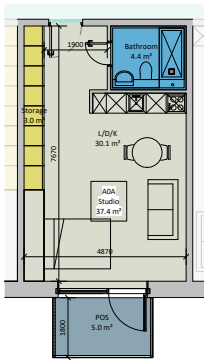
| Open Space Area Schedule | | |
|--------------------------|-------|----------------------|
| Name | Level | Area |
| COMMUNAL AMENITY SPACE | 03 | 168.5 m ² |
| PRIVATE OPEN SPACE | 03 | 114.5 m ² |
| COMMUNAL AMENITY SPACE | 04 | 295.9 m ² |
| PRIVATE OPEN SPACE | 04 | 101.2 m ² |

| Public Open Space % of Site Area Schedule | | |
|---|-----------------------|---------------------------|
| Name | Area | % Percentage of Site Area |
| PUBLIC OPEN SPACE | 1347.3 m ² | 29 |
| TOTAL SITE AREA | 4605.6 m ² | 100 |

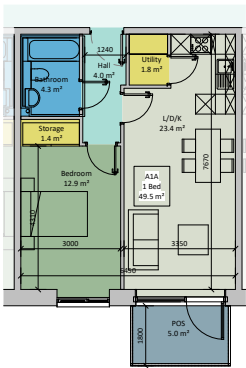
7.7 Unit Typologies

7.7.1 Studio & 1 Bedroom Apartments

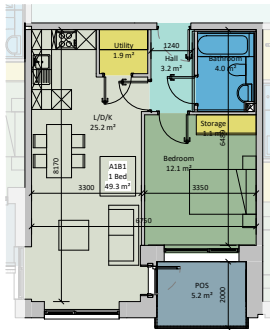
The proposed apartment layouts for studio and 1 bedroom apartment types are shown here.



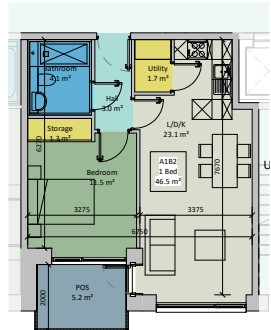
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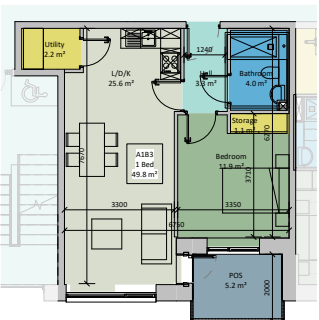
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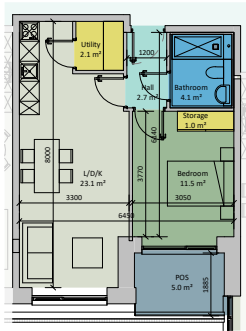
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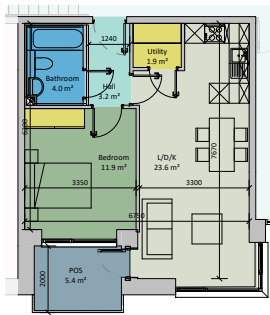
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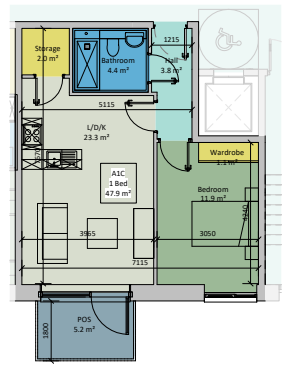
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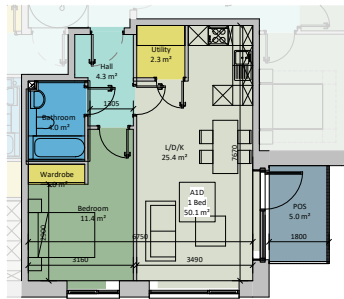
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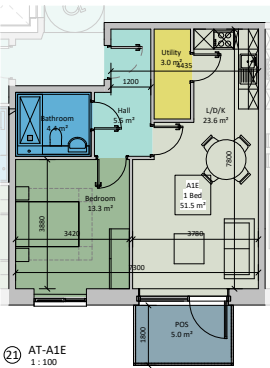
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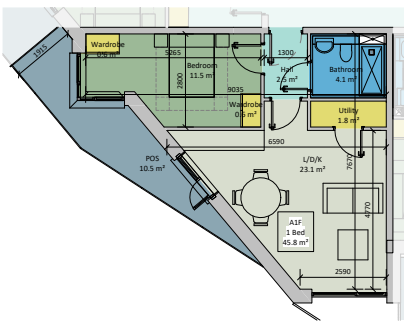
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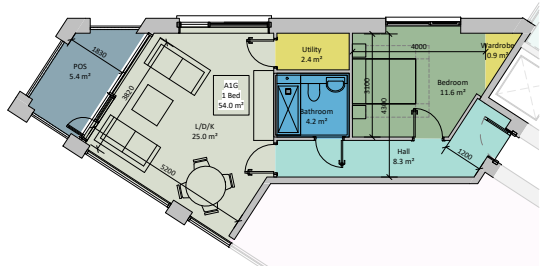
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㉑ AT-A1E
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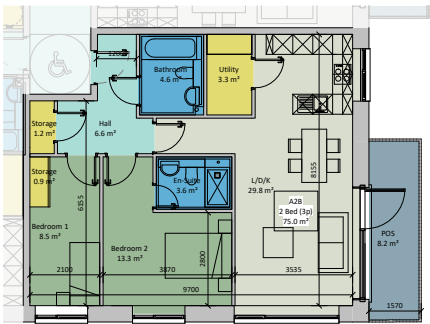
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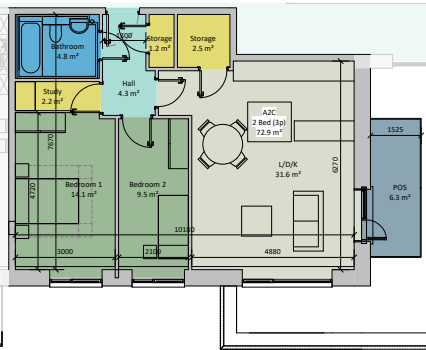
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7.7.2 2 & 3 Bedroom Apartments

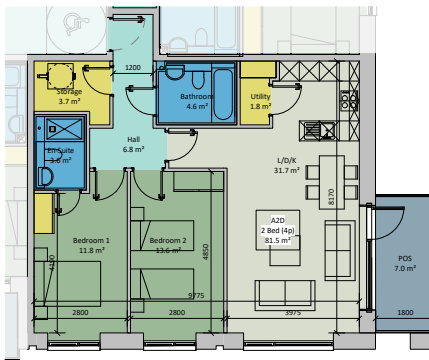
The proposed apartment layouts for 2 bedroom apartment types are shown here.



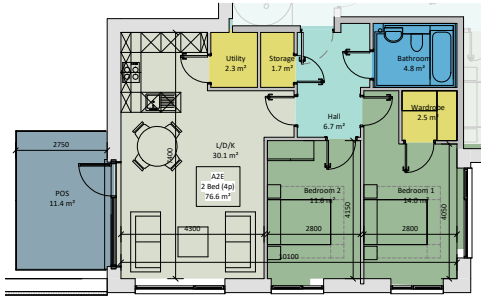
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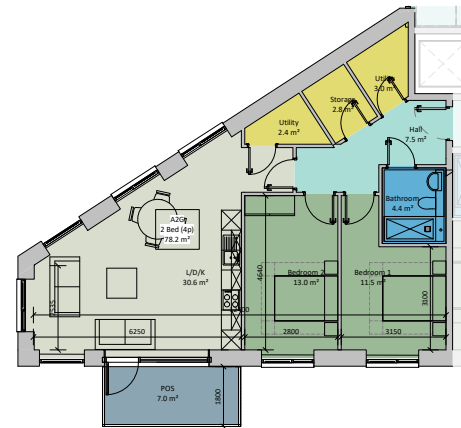
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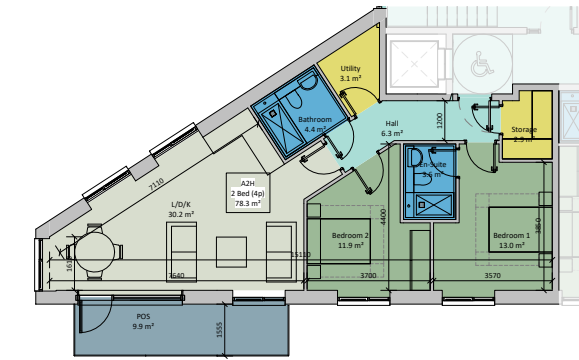
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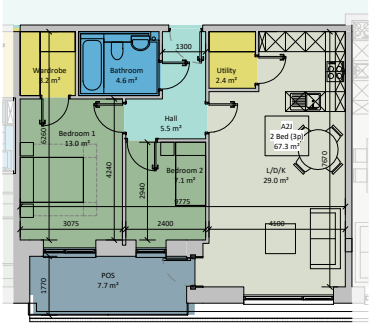
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② AT-A2G
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Unit Typologies - Cont'd.

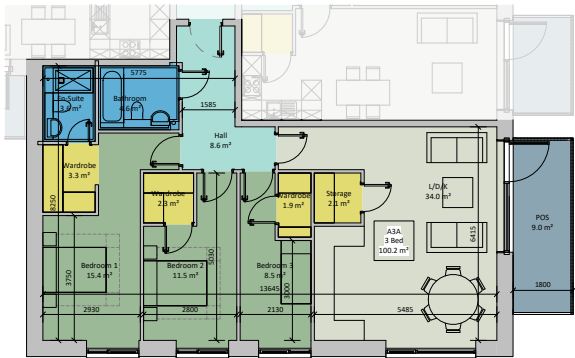
2 & 3 Bedroom Apartments - Cont'd.



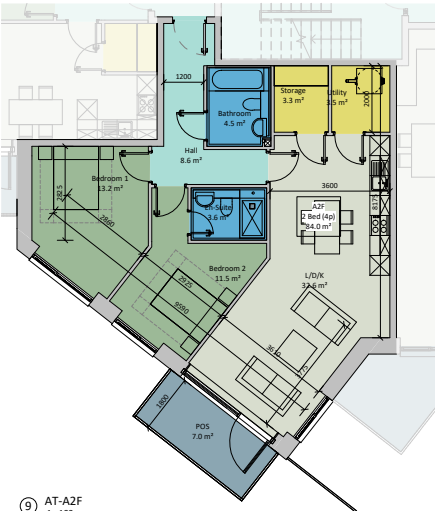
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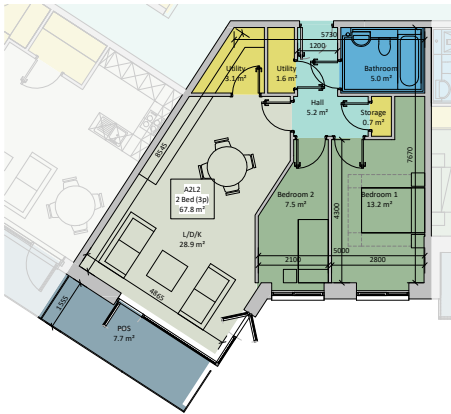
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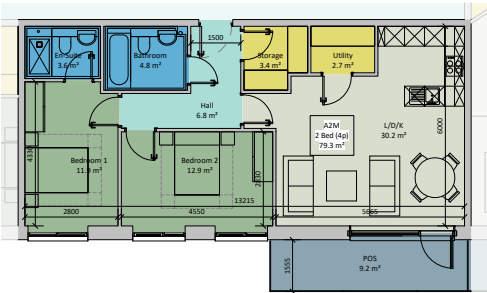
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⑨ AT-A2F
1:100



⑬ AT-A2L2
1:100



⑭ AT-A2M
1:100



⑮ AT-A2N
1:100

7.7.3 Own Door Duplex Units

In response to Item 5 of the SDCC Opinion, own-door units are included in the proposed layouts, facing out onto Mount Carmel Park. These are expressed as terraced townhouses, with recessed entrance porches and recessed balconies.

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.

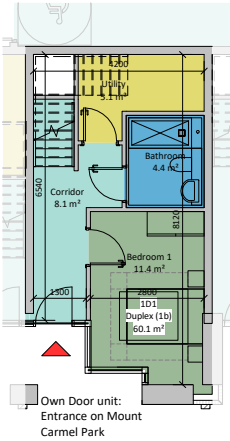
Bedrooms on the lower levels have recessed windows behind a planted buffer to provide privacy.

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

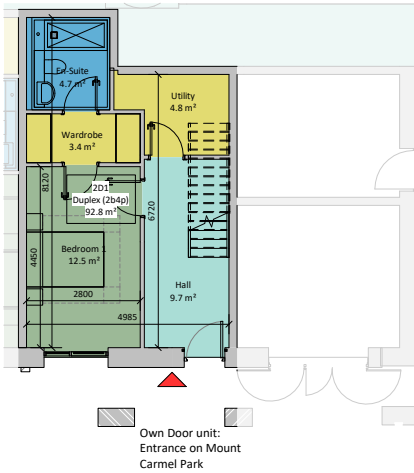
Secondary entrance doors provide direct access to the communal circulation of the apartment block so the communal bin stores, bicycle and carparking can be easily accessed.



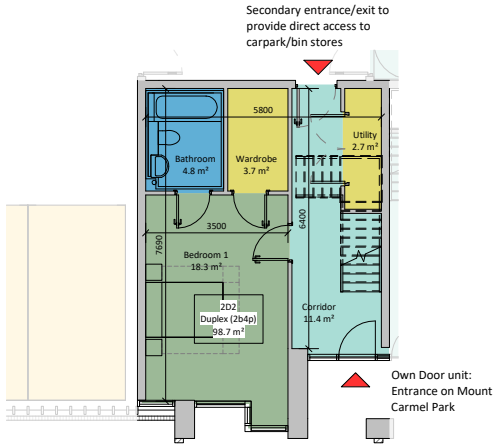
View of Proposed Duplex Units along Mount Carmel Park



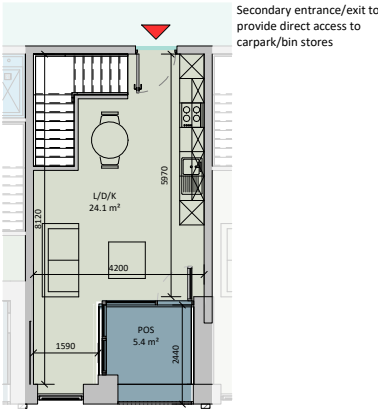
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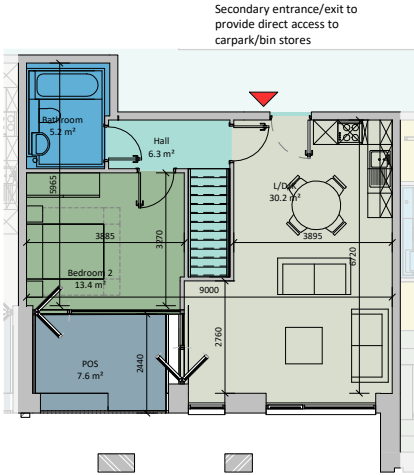
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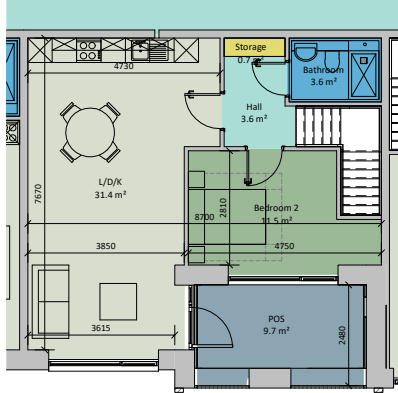
⑤ AT-2D2 - Lower Level
1:100



② AT-1D1 - Upper Level
1:100



④ AT-2D1 - Upper 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.

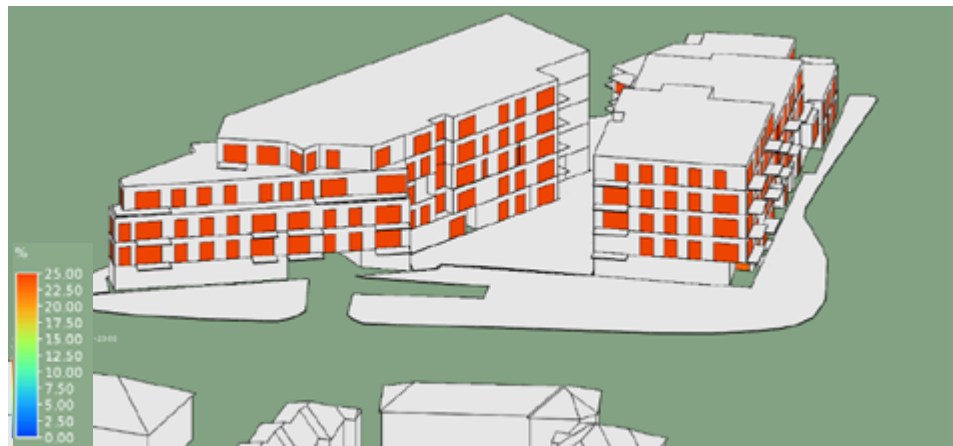


Figure 19: APSH Annual Period (BRE Recommended Benchmark) –South Elevation

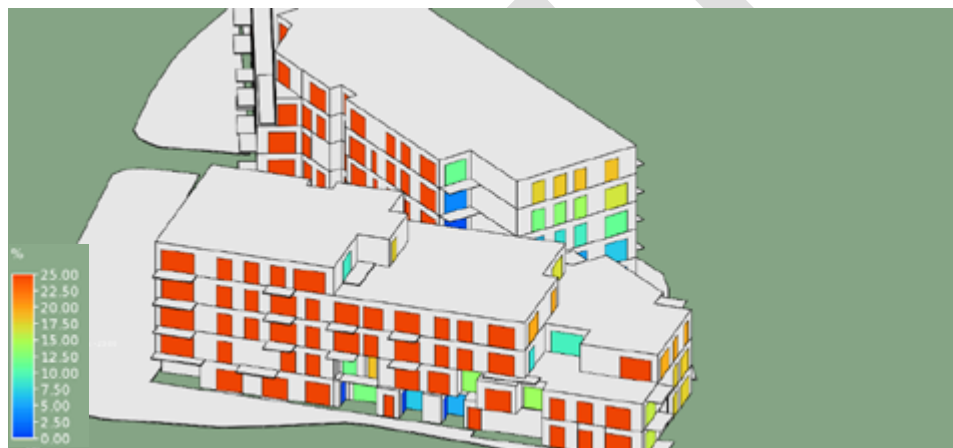


Figure 20: APSH Annual Period (BRE Recommended Benchmark) –East Elevation

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.

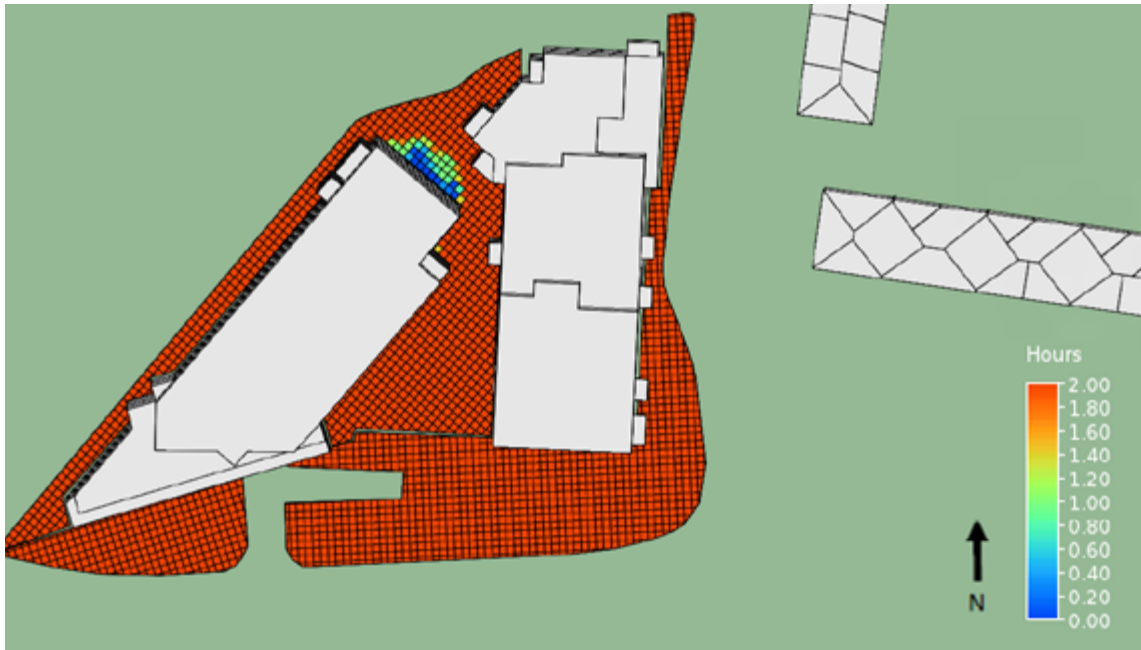


Figure 11: Amenity Spaces - Hours of Sunlight on March 21st

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.

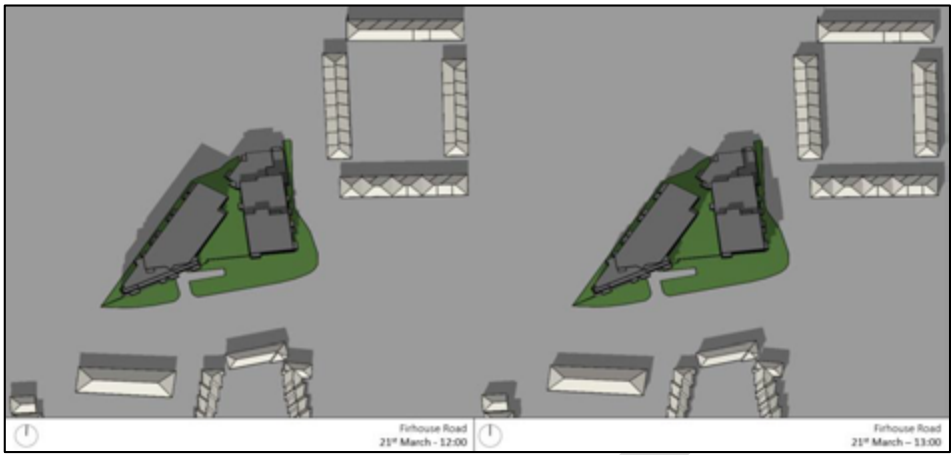


Figure 34: Overshadowing Images on March 21st at 12 p.m. and 1 p.m.

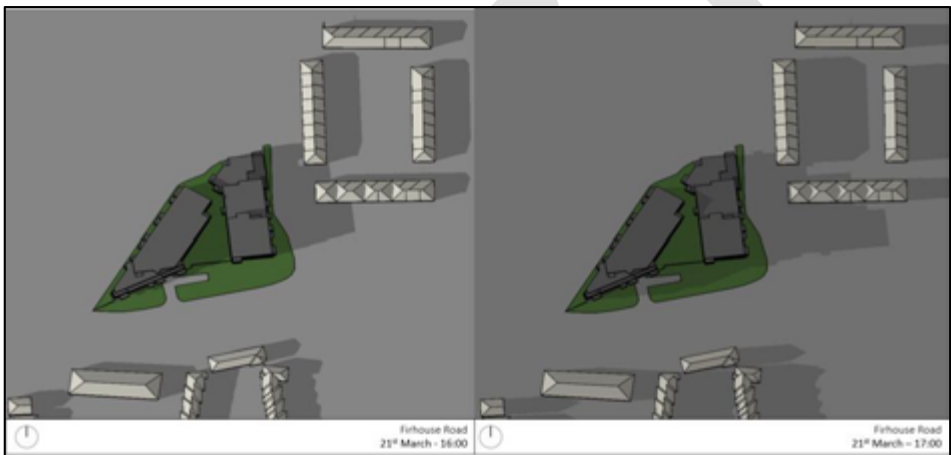


Figure 35: Overshadowing Images on March 21st at 2 p.m. and 3 p.m.

7.9 Housing Quality Assessment

A Housing Quality Assessment is included with this application, 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 | 2,329.7 | 2,329.7 | +61.7 | 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 | 2,825.6 | +146.5 | 7 | 28 | 78% |
| 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 | 6,462.7 | +311.2 | 54 | 50 | 50% |

Unit exceeds minimum + 10%

Units where Variation of up to 5% 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 | Bedspace | 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 | 2.7 | 92.8 | 73.0 | 30.2 | 30.0 | 3.9 | 3.6 | - | 12.5 | 2.8 | 13.4 | 3.5 | - | - | 25.8 | 24.4 | - | 3.5 | 3.4 | 6.9 | 6.0 | 7.6 | - | 7.6 | 7.0 | |
| B01.B102 | Duplex (1b) | 1D1 | 1 | E | 1 | 2 | 2.7 | 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 | 2.7 | 60.1 | 45.0 | 24.1 | 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 | 1 | E | 2 | 4 | 2.7 | 98.7 | 73.0 | 31.4 | 30.0 | 3.9 | 3.6 | - | 18.3 | 3.5 | 11.5 | 4.8 | - | - | 29.8 | 24.4 | 1.0 | 2.7 | 3.5 | 6.8 | 6.0 | 9.7 | - | 9.7 | 7.0 | |
| G2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B01.0105 | 2 Bed (4p) | A2D | 2 | N/E | 2 | 4 | 2.7 | 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.G201 | 1 Bed | A1C | 1 | W | 1 | 2 | 2.7 | 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 | 2.7 | 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 | 2.7 | 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 | 2.7 | 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.G206 | Studio | A0A | 1 | E | 0 | 1 | 2.7 | 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 | 2.7 | 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) | A2A1 | 1 | W | 2 | 4 | 2.7 | 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 | 2.5 | 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 | 2.5 | 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 | 7.5 | - | 7.5 | 7.0 | |
| B01.0103 | 2 Bed (4p) | A2F | 2 | S/W | 2 | 4 | 2.5 | 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 | 2.5 | 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 | 2.5 | 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 | A1B1 | 2 | S/E | 1 | 2 | 2.5 | 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 | A1B4 | 2 | S/E | 1 | 2 | 2.5 | 46.4 | 45.0 | 23.1 | 23.0 | 3.3 | 3.3 | - | 11.5 | 3.1 | - | - | - | - | 11.5 | 11.4 | 1.0 | 2.1 | - | 3.1 | 3.0 | 5.0 | - | 5.0 | 5.0 | |
| B01.0108 | 2 Bed (3p) | A2J | 1 | E | 2 | 3 | 2.5 | 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 | 7.7 | - | 7.7 | 6.0 | |
| B01.0109 | 2 Bed (3p) | A2B | 2 | S/E | 2 | 3 | 2.5 | 75.0 | 63.0 | 29.8 | 28.0 | 3.7 | 3.6 | - | 8.5 | 2.1 | 13.3 | 3.9 | - | - | 21.8 | 20.1 | 2.0 | 3.3 | - | 5.3 | 5.0 | 8.2 | - | 8.2 | 6.0 | |
| B01.0110 | 2 Bed (4p) | A2A1 | 1 | E | 2 | 4 | 2.5 | 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 | |
| B01.0111 | 2 Bed (4p) | A2A1 | 2 | S/W | 2 | 4 | 2.5 | 75.2 | 73.0 | 30.5 | 30.0 | 3.9 | 3.6 | - | 11.4 | 2.8 | 13.1 | 2.8 | - | - | 24.5 | 24.4 | 3.0 | 3.1 | - | 6.0 | 6.0 | 7.5 | - | 7.5 | 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:

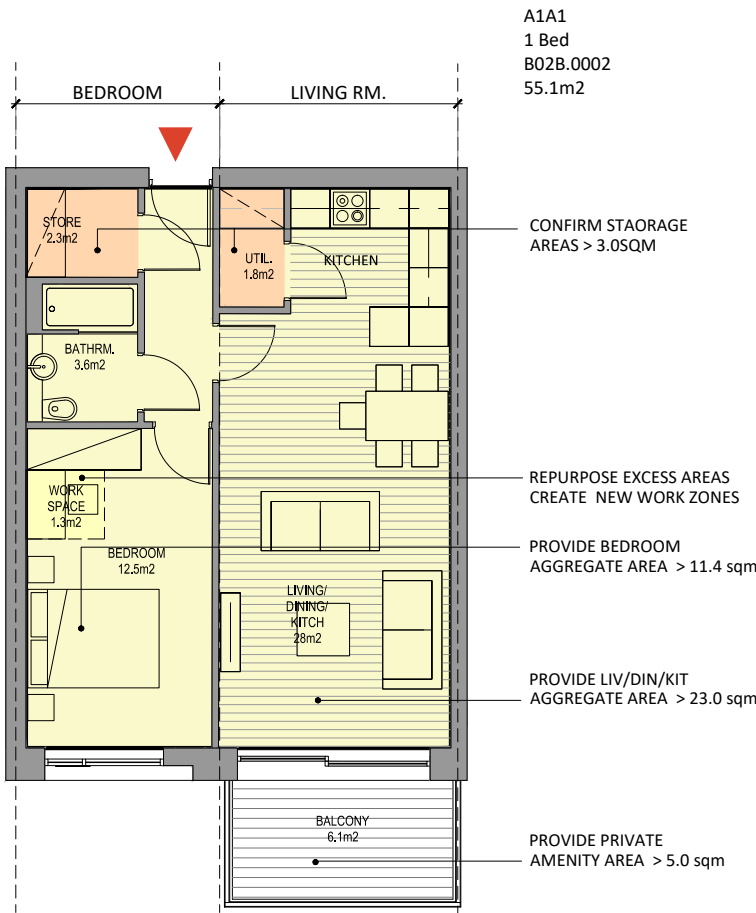
(1) Repurpose + Integrate

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.

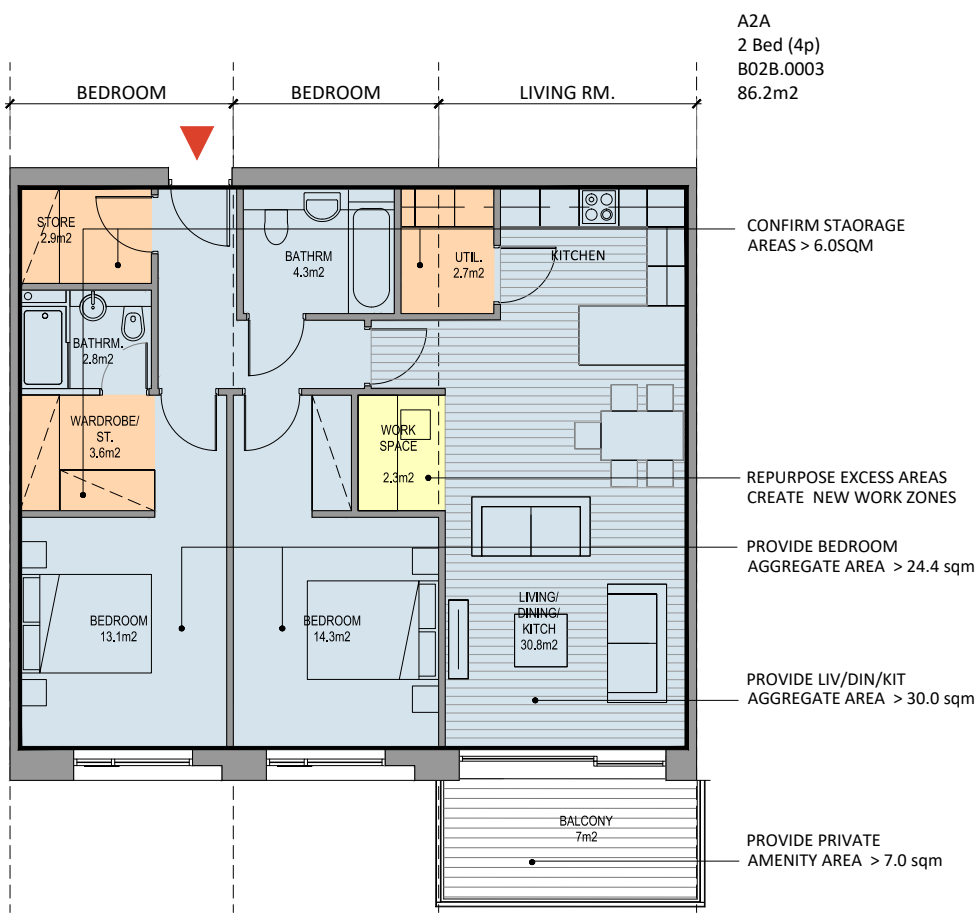
(2) Alcoves + Insets

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



Reference images of home-office alcoves and window desks

8. Visual Impact Study

Response To:

Item 5B ABP Opinion

B. A visual impact assessment of the proposed development that addresses, inter alia, the scale and massing of the proposal in the context of the transitional nature of the receiving environment, which includes domestic scale two storey development to the northeast in Mount Carmel Park Housing Estate. The VIA should also address long range views from the N81 and along Firhouse Road including the proposed treatment to the public realm.

Item 6 of SDCC Opinion

6. Visual Impact Assessment:

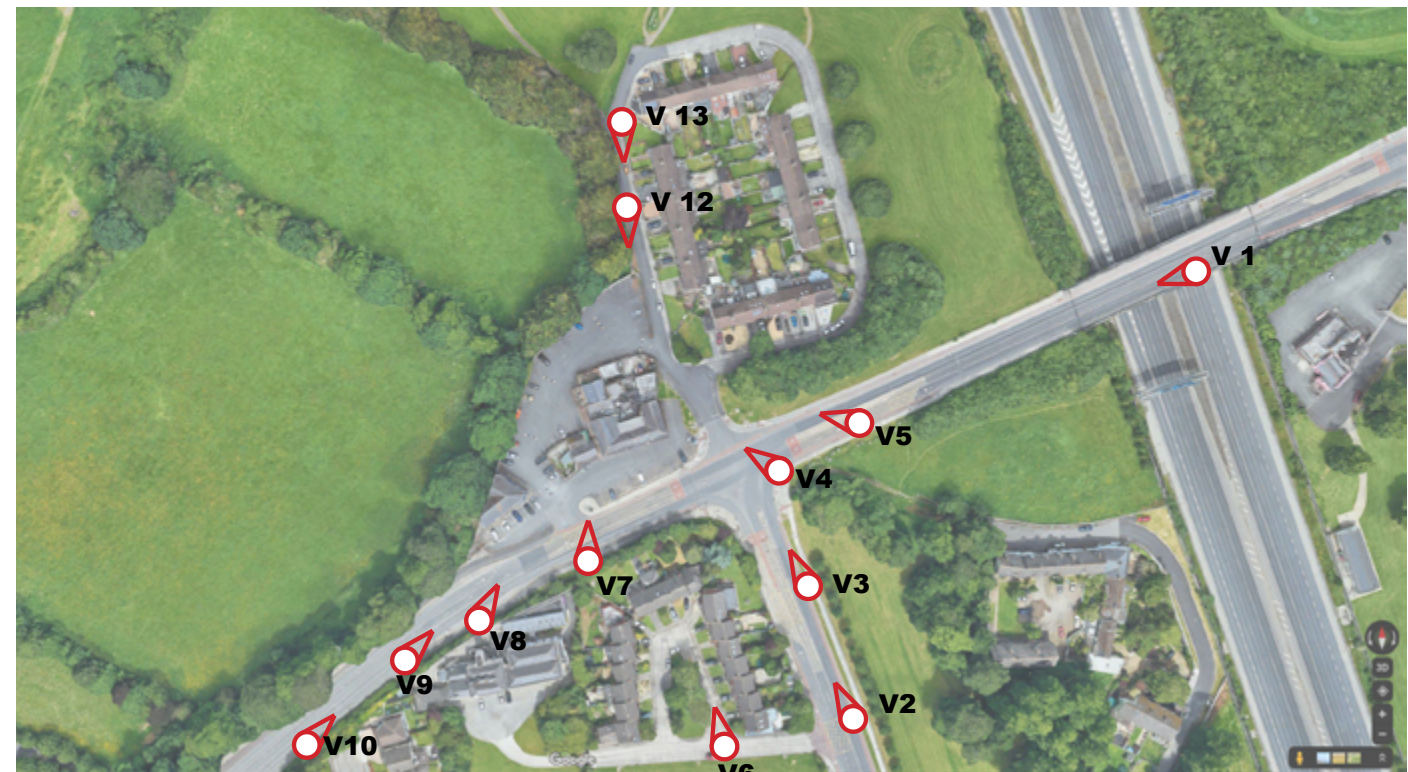
There are protected views into the Dodder Valley from the north (as per County Development Plan maps). The applicant should provide photomontage/CGI images from this location. The other sensitive location is Mount Carmel Park and images should be provided of views from here. Views at street level should be provided to allow a fuller visual assessment of the scheme.

8.1 View Selection

A comprehensive set of verified views has been included with the submission.

The selected views as shown here were agreed with SDCC to best demonstrate the visual impact of the proposed development on the existing context.

These include specific long range views from the Dodder Valley and Firhouse Road.



Map of viewpoint positions

8.2 Key Views



View 09



View 13



View from Mount Carmel Park



View New 04

8.3 Views from Dodder Park



View New 01



View New 03



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