

06. DESIGN PROPOSAL

06.7 GROUND FLOOR PLAN



06. DESIGN PROPOSAL

06.8 TYPICAL FLOOR PLAN



06. DESIGN PROPOSAL

06.09 ROOF PLAN



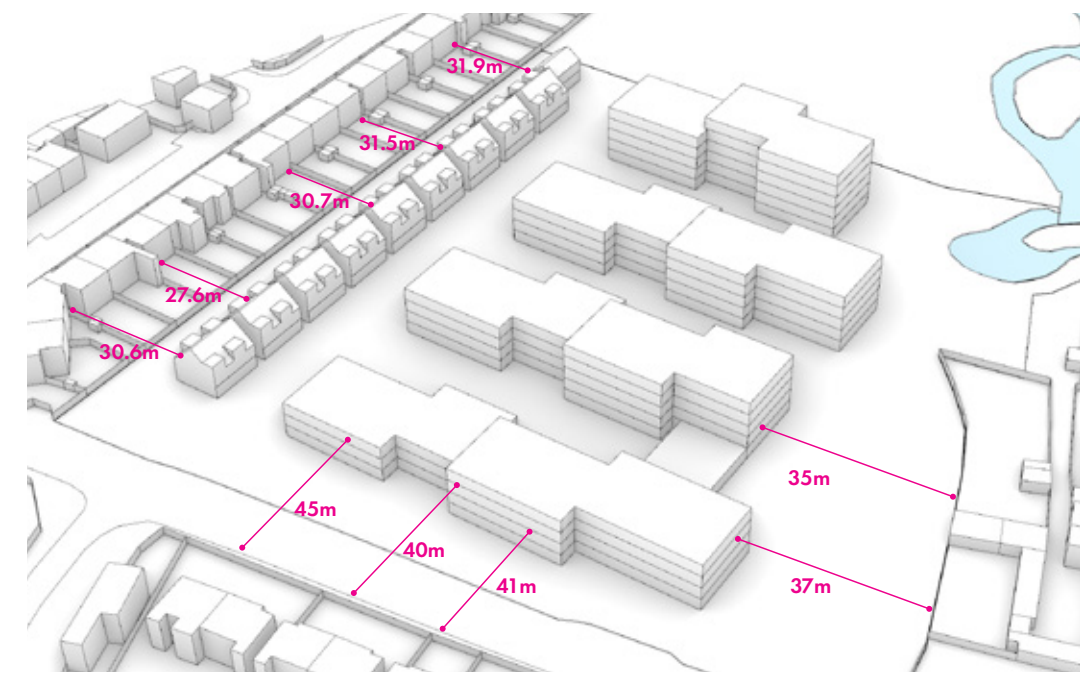
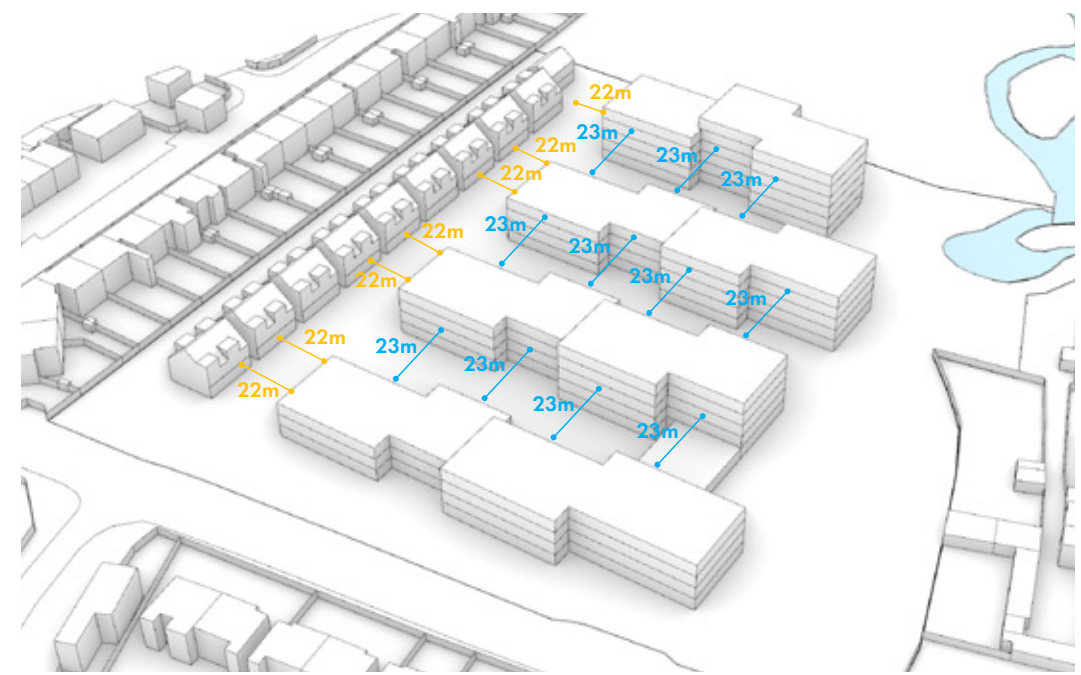
06. DESIGN PROPOSAL

06.10 DISTANCES AND OVERLOOKING MITIGATION

The proposed development maintains ample distance between each apartment building (22m - 23m) as well as between the row of houses to the north and the gable end of the apartment buildings, ensuring adequate privacy.

Particular care has been taken to mitigate any overlooking issues onto the adjoining properties. For instance appropriate distances between opposite windows at first floor level of the existing and proposed dwellings have been maintained (ranging from 24m to 45m approx).

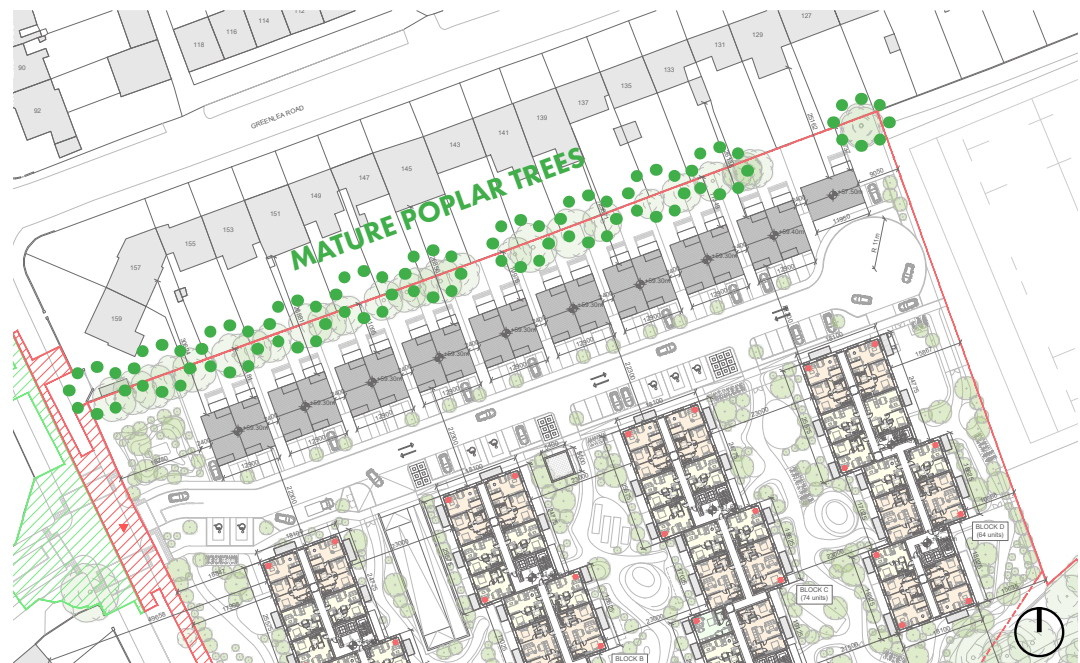
Furthermore, existing tall mature poplar trees located along the northern boundary act as an additional natural privacy screen.



Tall mature poplar trees along northern boundary



DISTANCES WITHIN THE DEVELOPMENT



DISTANCES TO THE ADJOINING BUILDINGS

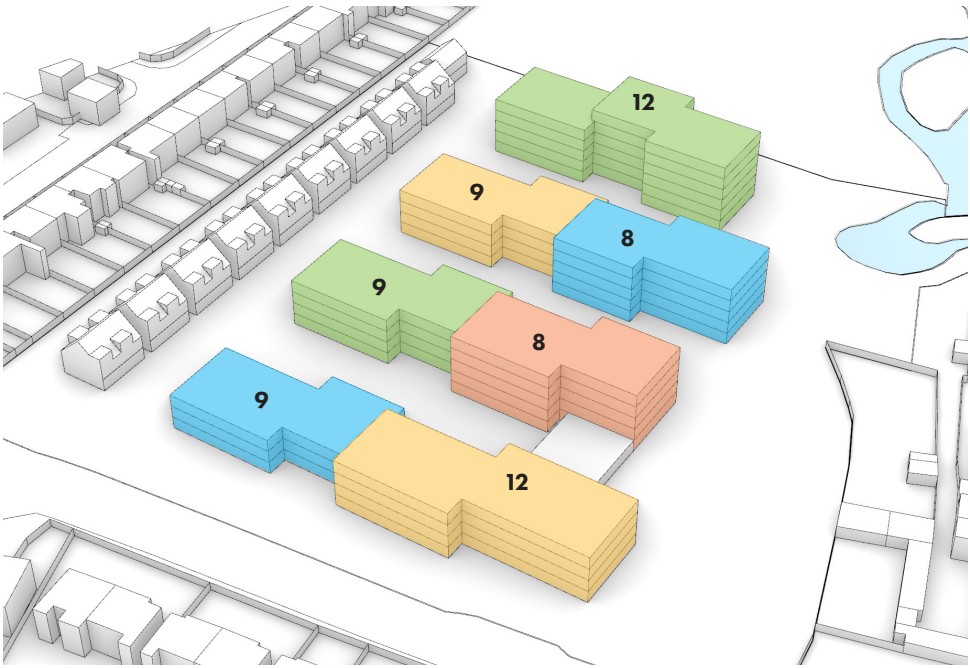
06. DESIGN PROPOSAL

06.11 MAXIMUM 12 UNITS/CORE/FLOOR

As per planning requirement, a maximum of 12 apartments per floor per core have been provided in this apartment scheme.



DIAGRAM SHOWING NUMBER OF APARTMENTS PER CORE PER FLOOR



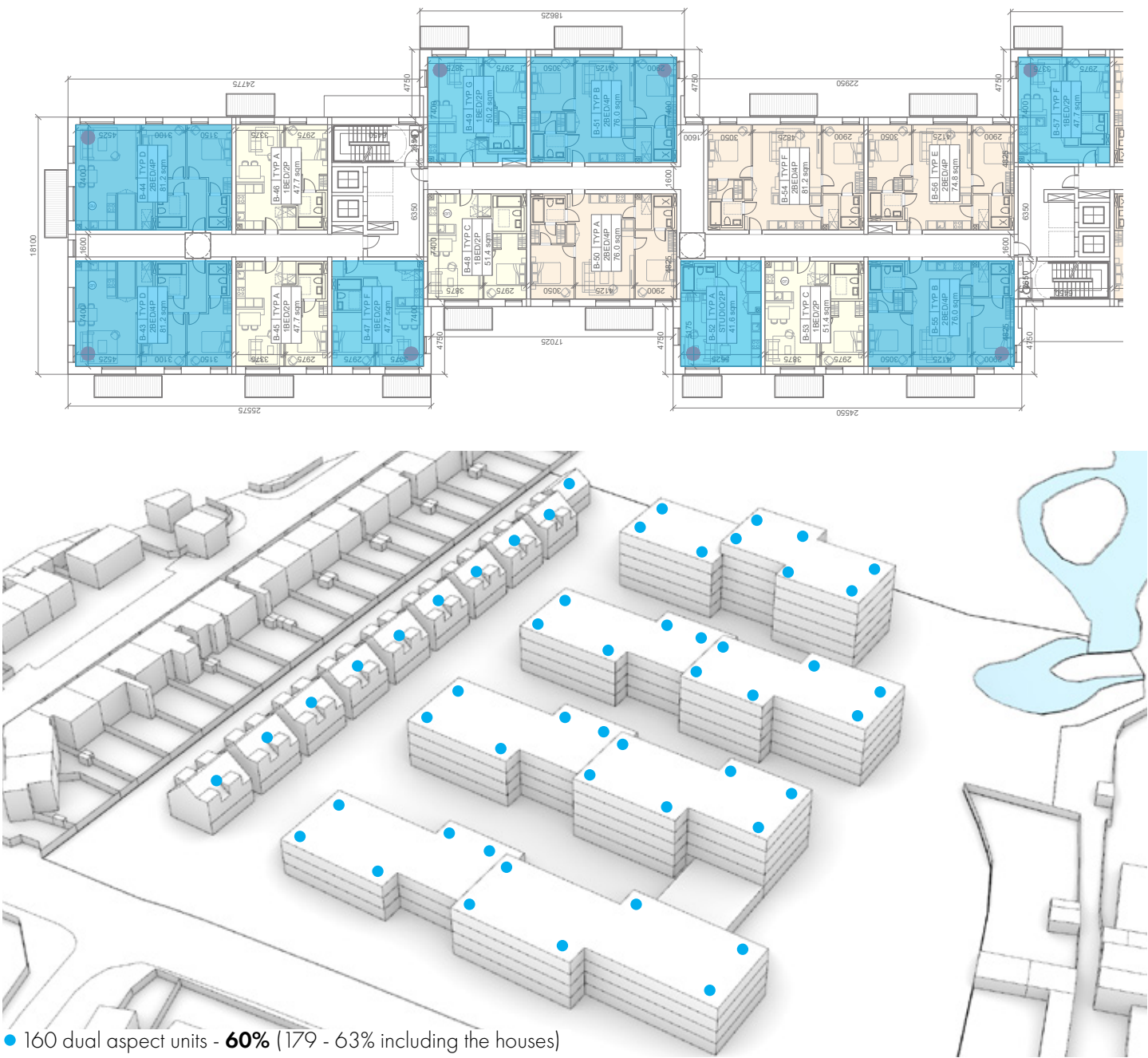
06. DESIGN PROPOSAL

06.12 DUAL ASPECT UNITS

The proposed development provides for a large number of dual aspect units; 60% for the apartments only and 63% when including the houses; which is substantially higher than the required. Furthermore there are no north facing single aspect units.

The distance is a minimum of 17m between units which face each other and often are 22m which exceeds the compact guidelines requirements.

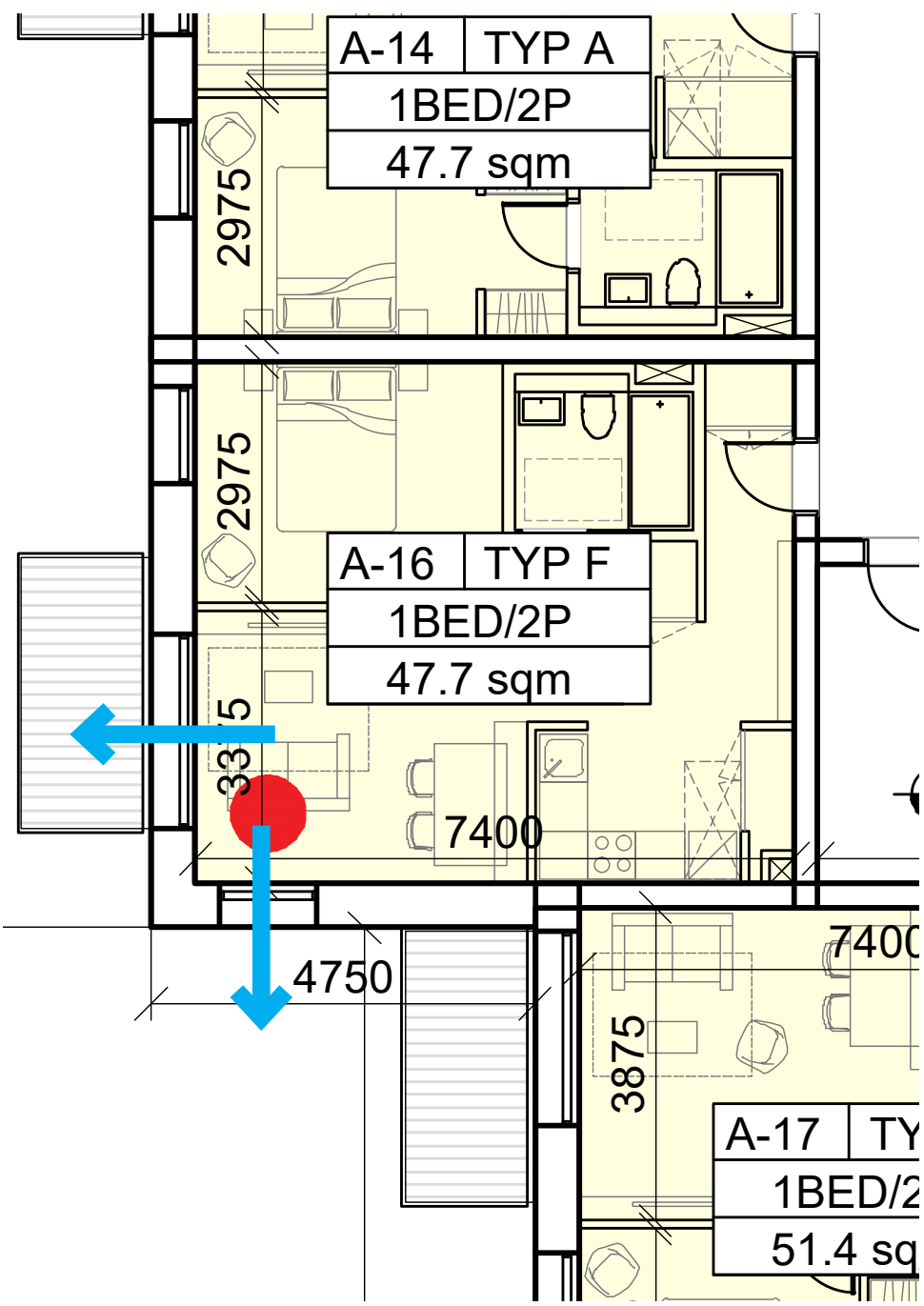
For further details, please refer to the Architectural Drawings and the Housing Quality Assessment.



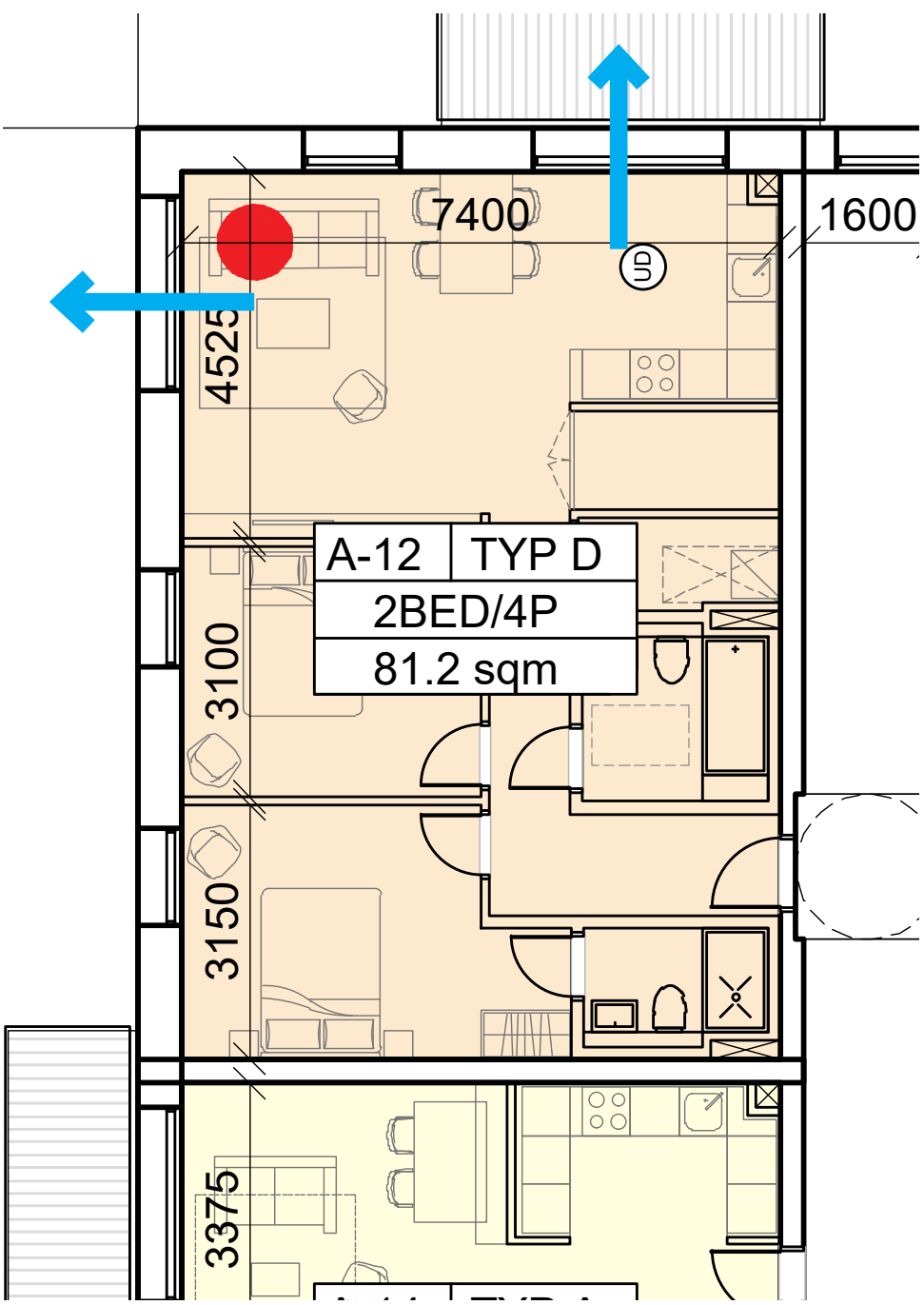
06. DESIGN PROPOSAL

06.12 DUAL ASPECT UNITS

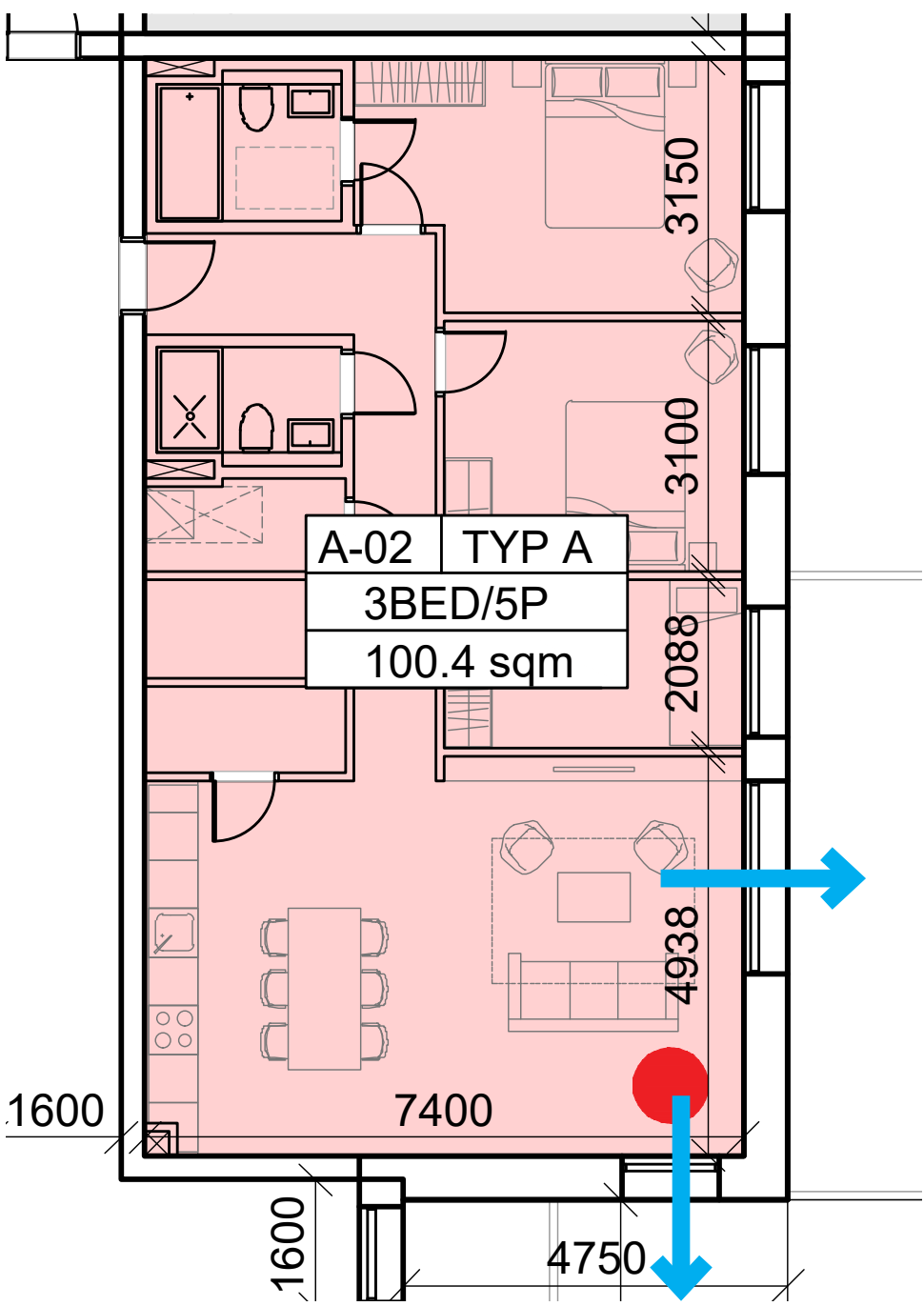
TYPICAL 1 BED DUAL ASPECT UNIT



TYPICAL 2 BED DUAL ASPECT UNIT



TYPICAL 3 BED DUAL ASPECT UNIT

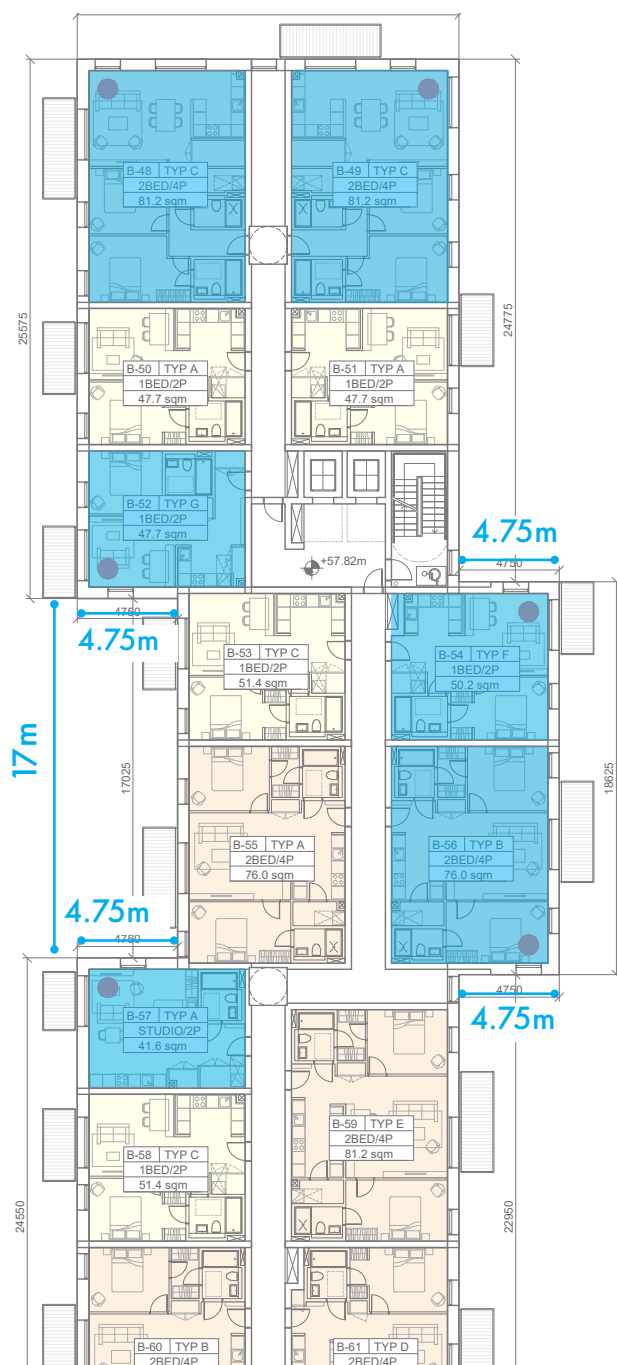


06. DESIGN PROPOSAL

06.13 DUAL ASPECT PRECEDENTS

The dual aspect apartments are “True Dual Aspect” with two facades facing two different orientations. The secondary elevation is design to be at least 4.75m wide which represent more than 50% of the apartment depth. This is in keeping with or exceeding other developments in the Dublin and County Dublin as demonstrated below:

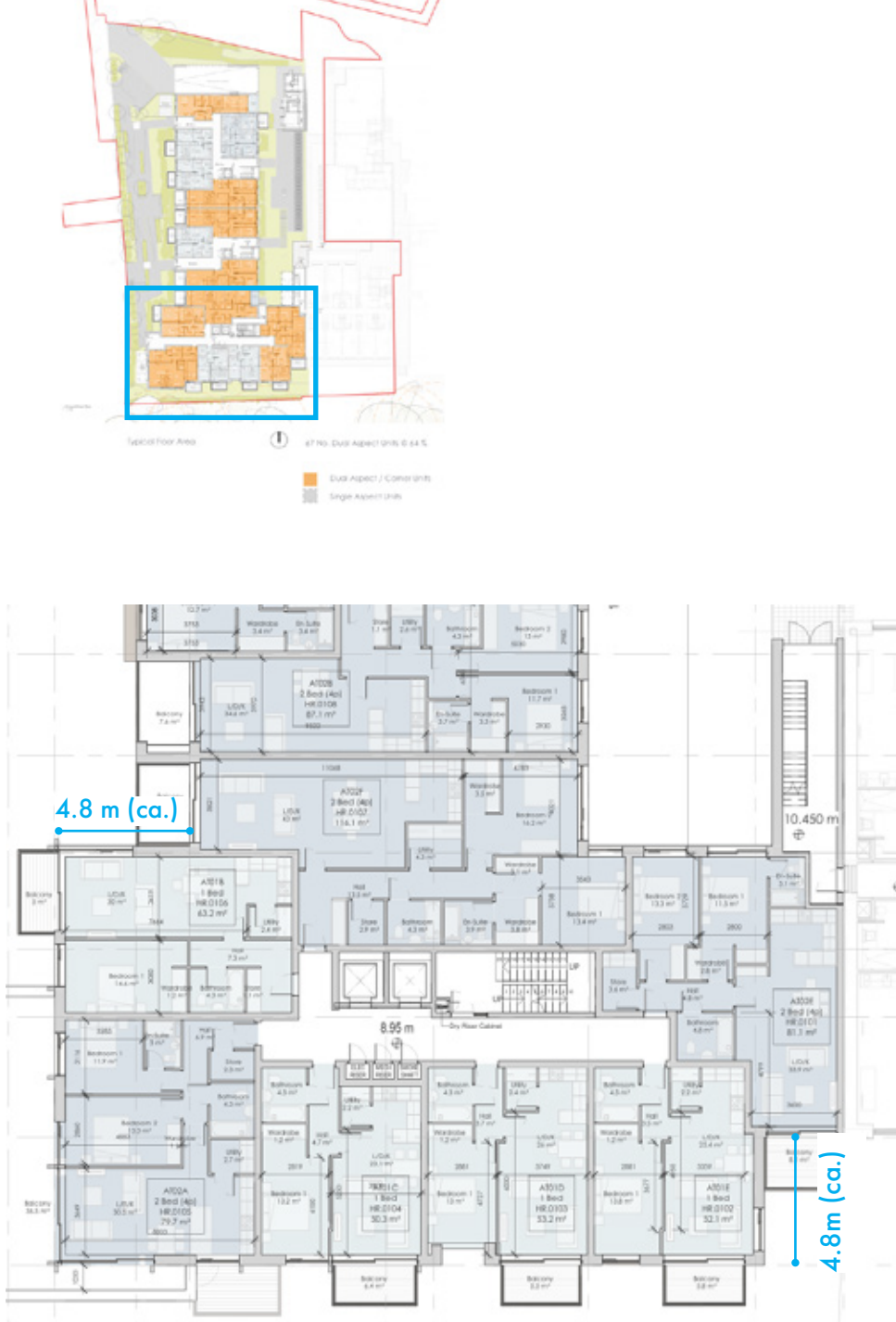
PROPOSED DEVELOPMENT, D6W - TYPICAL DUAL ASPECT



BAILEY GIBSON SITE, D8 - TYPICAL DUAL ASPECT



HERBERT PARK ROAD, D4 - TYPICAL DUAL ASPECT





06. DESIGN PROPOSAL

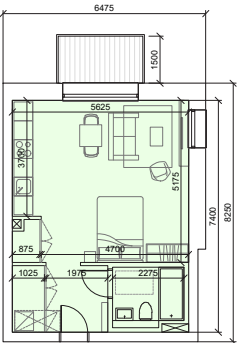
06.15 LARGER UNITS (+10%)

In the proposed buildings the majority of units have floor areas of more than 10% of the minimum requirement.

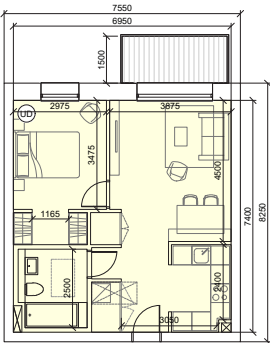
The development provides for 140 apartments larger than the minimum required (53%). Including the houses, the percentage rises to 56% with 159 units in total.

79 of these units have been designed following the Universal Design Principles.

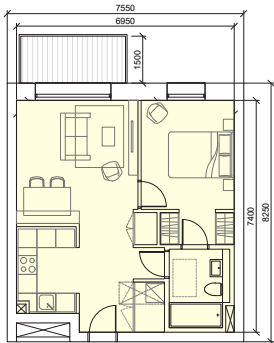
For further details, please refer to the Architectural Drawings and the Housing Quality Assessment.



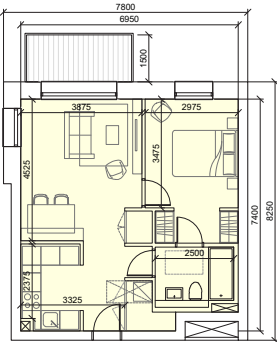
UNIT	AREA	min. required	WIDTH	min. required
UNIT	41.6 sqm	37.0 sqm	-	-
Kit/b	31.3 sqm	30.0 sqm	5.6 m	4.0 m
Bed 1	-	-	-	-
Bed 2	-	-	-	-
Bed 3	-	-	-	-
Storage	3.6 sqm	3.0 sqm	-	-



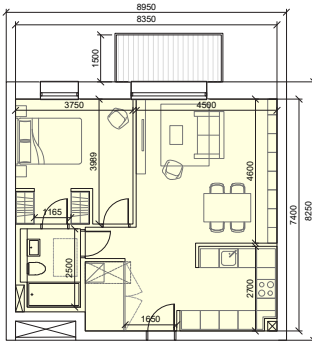
UNIT	AREA	min. required	WIDTH	min. required
UNIT	51.4 sqm	45.0 sqm	-	-
Kit/b	27.0 sqm	23.0 sqm	3.8 m	3.3 m
Bed 1	11.6 sqm	11.4 sqm	2.9 m	2.8 m
Bed 2	-	-	-	-
Bed 3	-	-	-	-
Storage	3.0 sqm	3.0 sqm	-	-



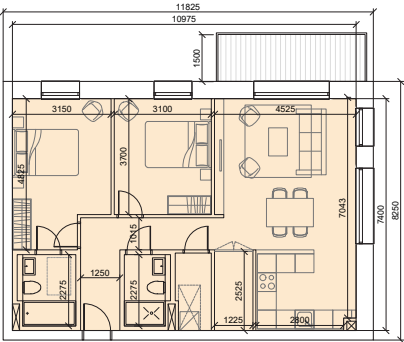
UNIT	AREA	min. required	WIDTH	min. required
UNIT	50.2 sqm	45.0 sqm	-	-
Kit/b	26.7 sqm	23.0 sqm	3.8 m	3.3 m
Bed 1	11.6 sqm	11.4 sqm	2.9 m	2.8 m
Bed 2	-	-	-	-
Bed 3	-	-	-	-
Storage	3.1 sqm	3.0 sqm	-	-



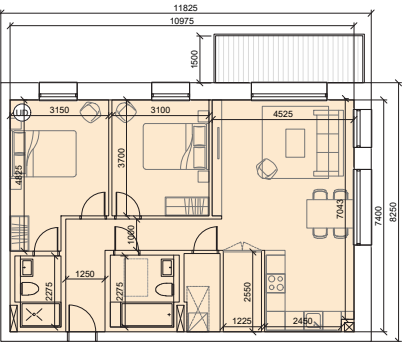
UNIT	AREA	min. required	WIDTH	min. required
UNIT	50.2 sqm	45.0 sqm	-	-
Kit/b	26.4 sqm	23.0 sqm	3.8 m	3.3 m
Bed 1	12.0 sqm	11.4 sqm	2.9 m	2.8 m
Bed 2	-	-	-	-
Bed 3	-	-	-	-
Storage	3.4 sqm	3.0 sqm	-	-



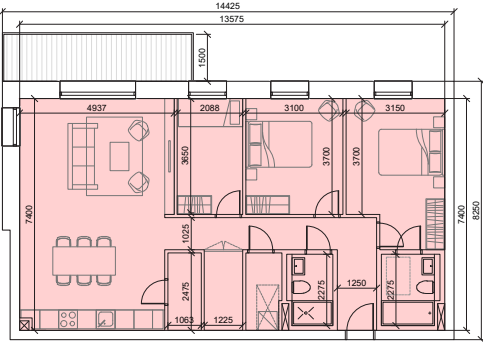
UNIT	AREA	min. required	WIDTH	min. required
UNIT	60.4 sqm	45.0 sqm	-	-
Kit/b	34.3 sqm	23.0 sqm	3.4 m	3.3 m
Bed 1	13.5 sqm	11.4 sqm	2.9 m	2.8 m
Bed 2	-	-	-	-
Bed 3	-	-	-	-
Storage	3.5 sqm	3.0 sqm	-	-



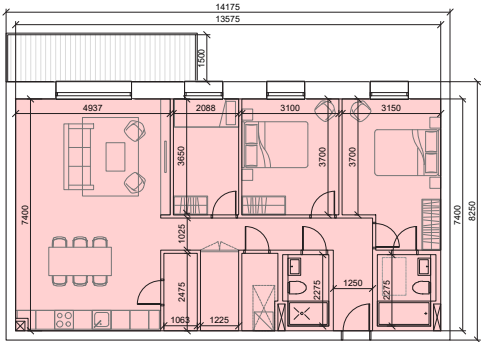
UNIT	AREA	min. required	WIDTH	min. required
UNIT	81.2 sqm	73.0 sqm	-	-
Kit/b	30.0 sqm	30.0 sqm	4.5 m	3.6 m
Bed 1	13.0 sqm	13.0 sqm	3.1 m	2.8 m
Bed 2	11.5 sqm	11.4 sqm	3.1 m	2.8 m
Bed 3	-	-	-	-
Storage	6.4 sqm	6.0 sqm	-	-



UNIT	AREA	min. required	WIDTH	min. required
UNIT	81.2 sqm	73.0 sqm	-	-
Kit/b	29.0 sqm	30.0 sqm	4.9 m	3.8 m
Bed 1	12.8 sqm	13.0 sqm	3.1 m	2.8 m
Bed 2	11.5 sqm	11.4 sqm	3.1 m	2.8 m
Bed 3	-	-	-	-
Storage	6.2 sqm	6.0 sqm	-	-



UNIT	AREA	min. required	WIDTH	min. required
UNIT	100.5 sqm	90.0 sqm	-	-
Kit/b	35.6 sqm	34.0 sqm	4.9 m	3.8 m
Bed 1	13.0 sqm	13.0 sqm	3.1 m	2.8 m
Bed 2	11.5 sqm	11.4 sqm	3.1 m	2.8 m
Bed 3	7.7 sqm	7.1 sqm	2.1 m	2.1 m
Storage	9.0 sqm	9.0 sqm	-	-



UNIT	AREA	min. required	WIDTH	min. required
UNIT	100.5 sqm	90.0 sqm	-	-
Kit/b	35.6 sqm	34.0 sqm	4.9 m	3.8 m
Bed 1	13.0 sqm	13.0 sqm	3.1 m	2.8 m
Bed 2	11.5 sqm	11.4 sqm	3.1 m	2.8 m
Bed 3	7.7 sqm	7.1 sqm	2.1 m	2.1 m
Storage	9.0 sqm	9.0 sqm	-	-