

MOLA

Architecture

Tandy's Lane Adamstown

Phase 2

ARCHITECTURAL RFI PLANNING RESPONSE

AUGUST 2022



QUINTAIN

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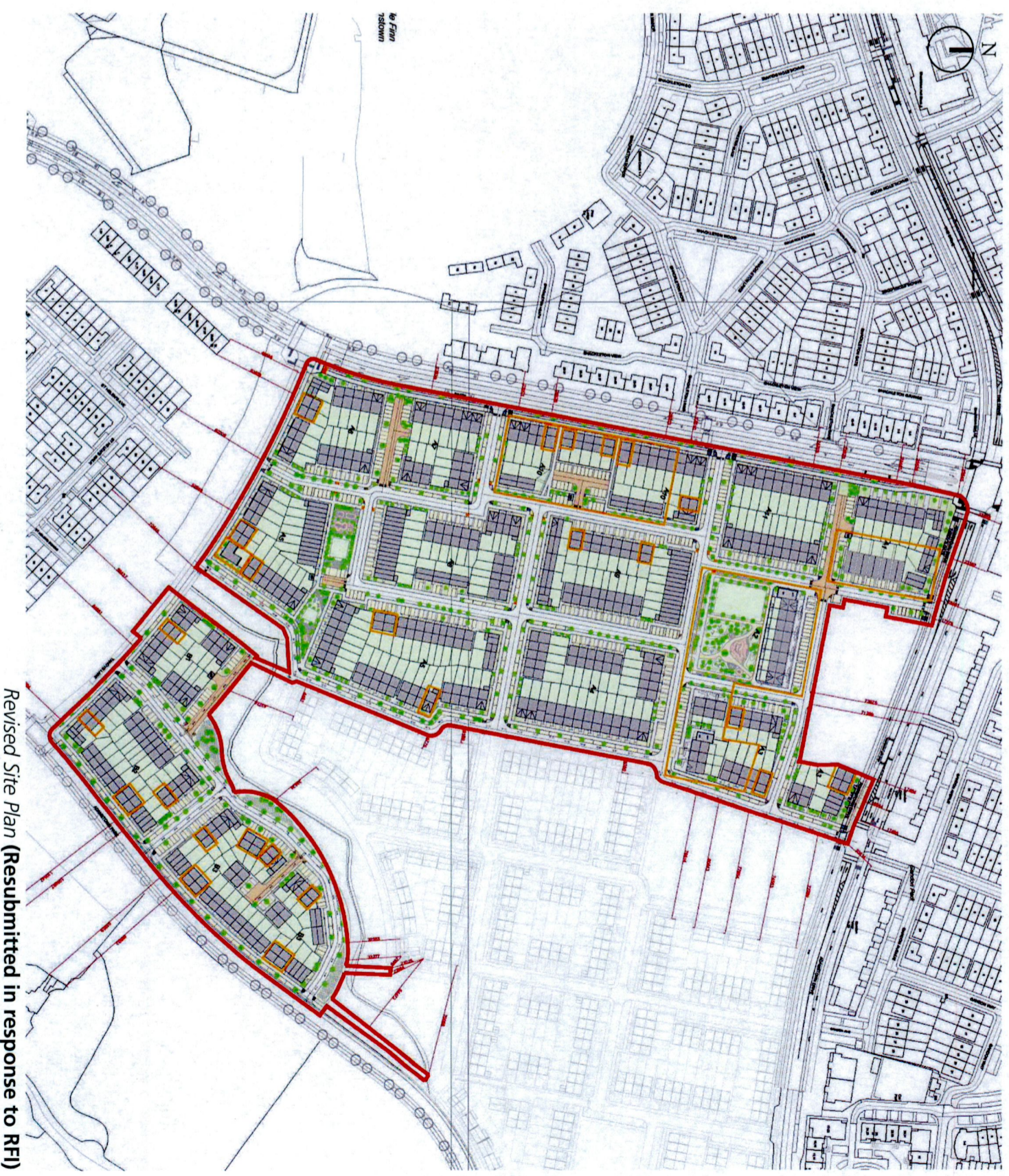
Introduction

Introduction

This Architectural response is to be read in conjunction with the other response items:

- **Notification of Request for Additional Information. Decision Order Number: 0713. Date of Decision: 7th June 2022.**
- and
- **PR/0713/22 Record of Executive Business and Chief Executive's Order.**

In reference to **SDZ22A/0006** submitted on 13th April 2022.



Introduction

| | |
|--|-------|
| OVERALL SITE AREA (Nett Developable area- ha) | 8.61 |
| OVERALL SITE AREA (Gross Developable area- ha) | 10.24 |
| TOTAL UNITS NUMBERS | 352 |
| DENSITY (Nett Dev. Area) u/ha | 41 |
| DENSITY (Gross Dev. Area) u/ha | 34 |

| TOTAL UNITS NUMBERS | UNITS | % |
|---------------------|------------|-------------|
| 2 bed | 15 | 4% |
| 3 bed | 256 | 73% |
| 4 bed | 81 | 23% |
| TOTAL | 352 | 100% |

| HOUSE TYPE | AREA | UNITS NO |
|--------------|----------------------|------------|
| A1 | 4BED HOUSE- 3 STOREY | 6 |
| A2 | 4BED HOUSE- 3 STOREY | 4 |
| A3 | 4BED HOUSE- 3 STOREY | 6 |
| A4 | 4BED HOUSE- 3 STOREY | 13 |
| A5 | 4BED HOUSE- 3 STOREY | 41 |
| A6 | 4BED HOUSE- 3 STOREY | 4 |
| B1 | 3BED HOUSE- 2STOREY | 11 |
| B2 | 3BED HOUSE- 2STOREY | 29 |
| B3 | 3BED HOUSE- 2STOREY | 27 |
| B4 | 3BED HOUSE- 2STOREY | 22 |
| B5 | 3BED HOUSE- 2STOREY | 95 |
| B6 | 3BED HOUSE- 2STOREY | 113.2 |
| B7 | 2BED HOUSE- 2STOREY | 111.9 |
| C1 | 3BED HOUSE- 3STOREY | 86.4 |
| C2 | 3BED HOUSE- 3STOREY | 147 |
| D1 | 4BED HOUSE- 3 STOREY | 148.5 |
| D2 | 3BED HOUSE- 2 STOREY | 155.4 |
| D3 | 3BED HOUSE- 2 STOREY | 114 |
| E1 | 4BED HOUSE- 3 STOREY | 113.4 |
| E2 | 4BED HOUSE- 3 STOREY | 189.4 |
| TOTAL | | 352 |

| CAR PARKING SPACE PROVIDED | REQUIRED | ON CURTLAGE | EV/V(10%) |
|----------------------------|------------|-------------|-----------|
| 535 | (1.5/UNIT) | 352 - 696.5 | 35% - 186 |
| | | | 35 |

ORIGINAL SITE STATISTICS SUBMITTED

| | |
|--|-------|
| OVERALL SITE AREA (Nett Developable area- ha) | 8.61 |
| OVERALL SITE AREA (Gross Developable area- ha) | 10.24 |
| TOTAL UNITS NUMBERS | 354 |
| DENSITY (Nett Dev. Area) u/ha | 41 |
| DENSITY (Gross Dev. Area) u/ha | 35 |

| TOTAL UNITS NUMBERS | UNITS | % |
|---------------------|------------|-------------|
| 2 bed | 29 | 8% |
| 3 bed | 242 | 68% |
| 4 bed | 83 | 24% |
| Total | 354 | 100% |

| HOUSE TYPE | AREA | UNITS NO |
|--------------|----------------------|------------|
| A1 | 4BED HOUSE- 3 STOREY | 6 |
| A2 | 4BED HOUSE- 3 STOREY | 4 |
| A3 | 4BED HOUSE- 3 STOREY | 6 |
| A4 | 4BED HOUSE- 3 STOREY | 13 |
| A5 | 4BED HOUSE- 3 STOREY | 38 |
| A6 | 4BED HOUSE- 3 STOREY | 4 |
| B1 | 3BED HOUSE- 2STOREY | 8 |
| B2 | 3BED HOUSE- 2STOREY | 26 |
| B3 | 3BED HOUSE- 2STOREY | 20 |
| B4 | 3BED HOUSE- 2STOREY | 21 |
| B5 | 3BED HOUSE- 2STOREY | 86 |
| B6 | 3BED HOUSE- 2STOREY | 32 |
| B7 | 2BED HOUSE- 2STOREY | 15 |
| C1 | 3BED HOUSE- 3STOREY | 6 |
| C2 | 3BED HOUSE- 3STOREY | 12 |
| D1 | 4BED HOUSE- 3 STOREY | 148.5 |
| D2 | 3BED HOUSE- 2 STOREY | 155.4 |
| D3 | 3BED HOUSE- 2 STOREY | 114 |
| E1 | 4BED HOUSE- 3 STOREY | 113.4 |
| E2 | 4BED HOUSE- 3 STOREY | 185 |
| TOTAL | | 354 |

| | | | |
|--------------|-------------------------------------|-------|------------|
| F1 (GROUND) | DUPLEX GF- 1 STOREY- 2 BED | 79.3 | 6 |
| F1 (UPPER) | DUPLEX FF- 2 STOREY- 3 BED | 106.7 | 6 |
| F2 (GROUND) | DUPLEX GF- 1 STOREY- 2 BED | 79.3 | 1 |
| F2 (UPPER) | DUPLEX FF- 2 STOREY- 3 BED | 110 | 1 |
| F3 (GROUND) | DUPLEX GF- 1 STOREY- 2 BED | 79.3 | 1 |
| F3 (UPPER) | DUPLEX FF- 2 STOREY- 3 BED | 109.9 | 1 |
| F4 (GROUND) | DUPLEX GF- 1 STOREY- 2 BED | 81 | 2 |
| F4 (UPPER) | DUPLEX FF- 2 STOREY- 3 BED | 109.6 | 2 |
| F5 (GROUND) | DUPLEX GF- 1 STOREY- 2 BED | 79.2 | 2 |
| F5 (UPPER) | DUPLEX FF- 2 STOREY- 3 BED | 111 | 2 |
| F6 (GROUND) | DUPLEX GF- 1 STOREY- 2 BED | 79.2 | 1 |
| F6 (UPPER) | DUPLEX FF- 2 STOREY- 3 BED | 111 | 1 |
| F7 (GROUND) | LANDMARK DUPLEX GF- 1 STOREY- 2 BED | 84 | 1 |
| F7 (UPPER) | LANDMARK DUPLEX FF- 2 STOREY- 3 BED | 115 | 1 |
| TA-1 | TRAVELLER- 2 STOREY- 4 BED | 125 | 1 |
| TA-2 | TRAVELLER- 2 STOREY- 4 BED | 121 | 4 |
| TA-3 | TRAVELLER- 2 STOREY- 4 BED | 124 | 1 |
| TOTAL | | | 354 |

| CAR PARKING SPACE PROVIDED | REQUIRED | ON CURTLAGE | EV/V(10%) |
|----------------------------|------------|-------------|-----------|
| 536 | (1.5/UNIT) | 352 - 696.5 | 30% - 163 |
| | | | 38 |

REVISED SITE STATISTICS

Note: The figures noted for 10% EV/V spaces is based off 10% of the total off-curtilage number of car park spaces provided:

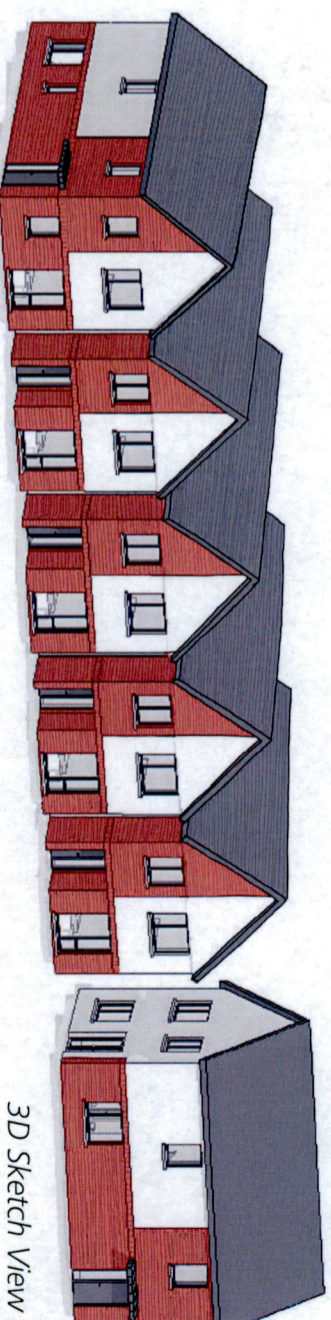
Original off-curtilage spaces total: 349 no. spaces
 Revised off-curtilage spaces total: 373 no. spaces

RFI Item 01

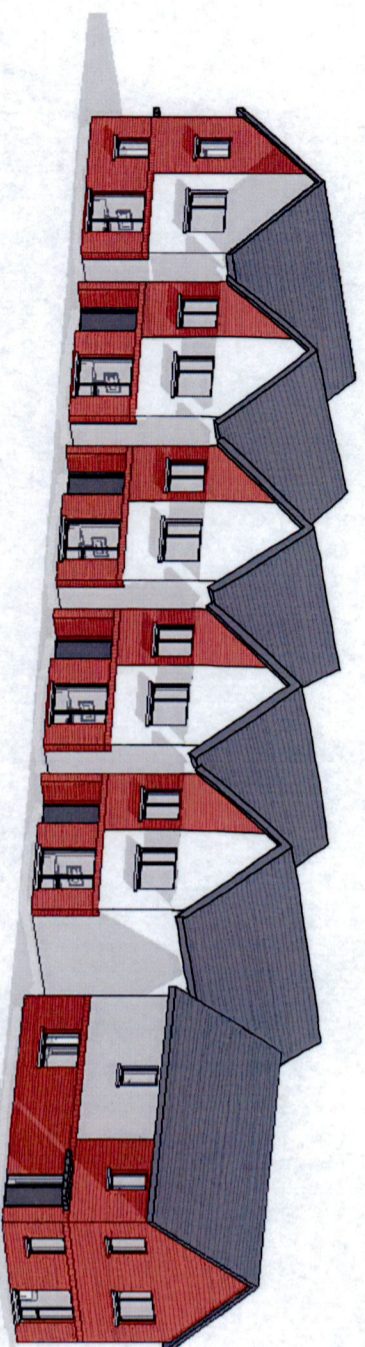
Traveller Accommodation

RFI Item 01: Traveller Accommodation

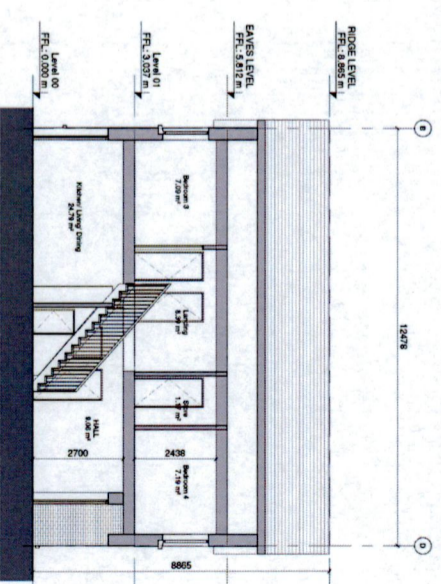
1.2 Unit Types



3D Sketch View 01

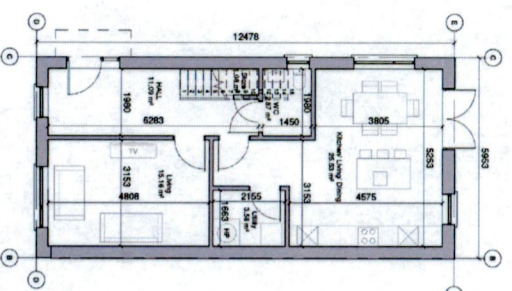


3D Sketch View 02

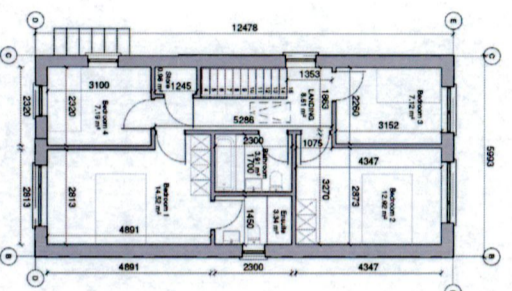


Typical Section

Unit Type TA 1

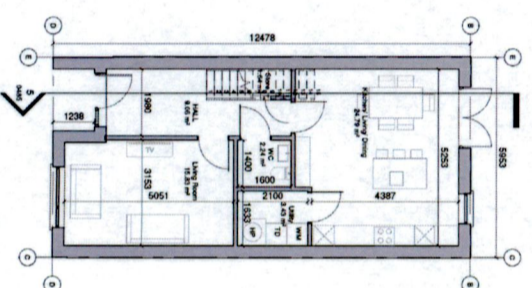


Ground Floor Plan

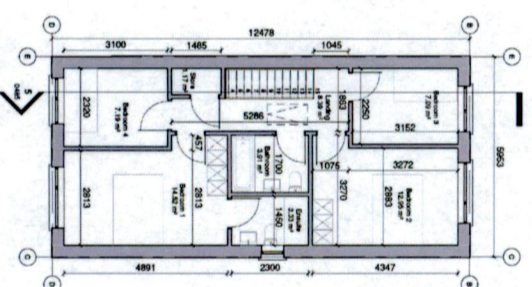


1st Floor Plan

Unit Type TA 2

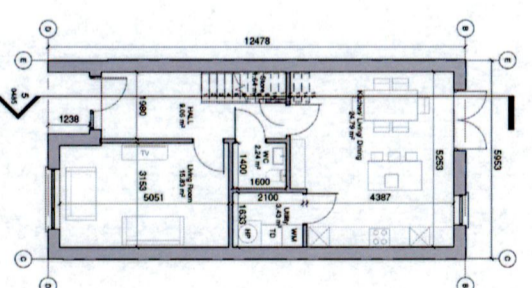


Ground Floor Plan

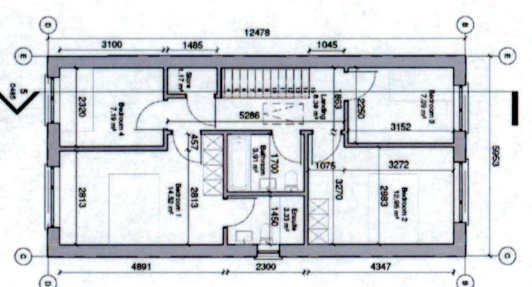


1st Floor Plan

Unit Type TA 3



Ground Floor Plan



1st Floor Plan

RFI Item 02: Creche

2.1 Phase 3: Future Village Centre (Indicative Only - Not Subject To This Application)

Item 02: Creche

One of the key parameters for Development Area No. 6 Tandy's Lane Village is a minimum of 100 no. childcare places and 1,620sq.m retail/retail services. 1,650sq.m of non-residential floorspace has been indicated for the Local Centre in Phase 3. However, there is no indication how the 100 no. childcare places would be provided for. The applicant is requested to clarify how this would be provided for. The applicant is advised that the Planning Authority would welcome the delivery of the childcare places as part of this phase of Tandy Lane.

Response:

An indicative layout has been prepared for the Future Village Centre providing approximately 1637 m² of retail/retail services floor area with approximately 63 apartments in the upper floors. In addition to this, a creche accommodating 100 children can also be accommodated on this site.

A public plaza connecting to Phase 1 can be provided at this location and will allow for greater eastwest permeability between Phase 1, 2 and 3.

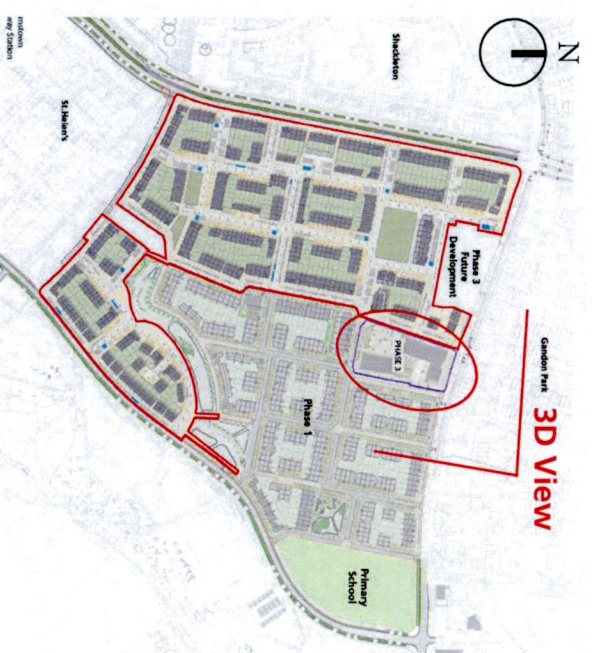
Indicative Schedule of Accommodation:

Commercial Areas

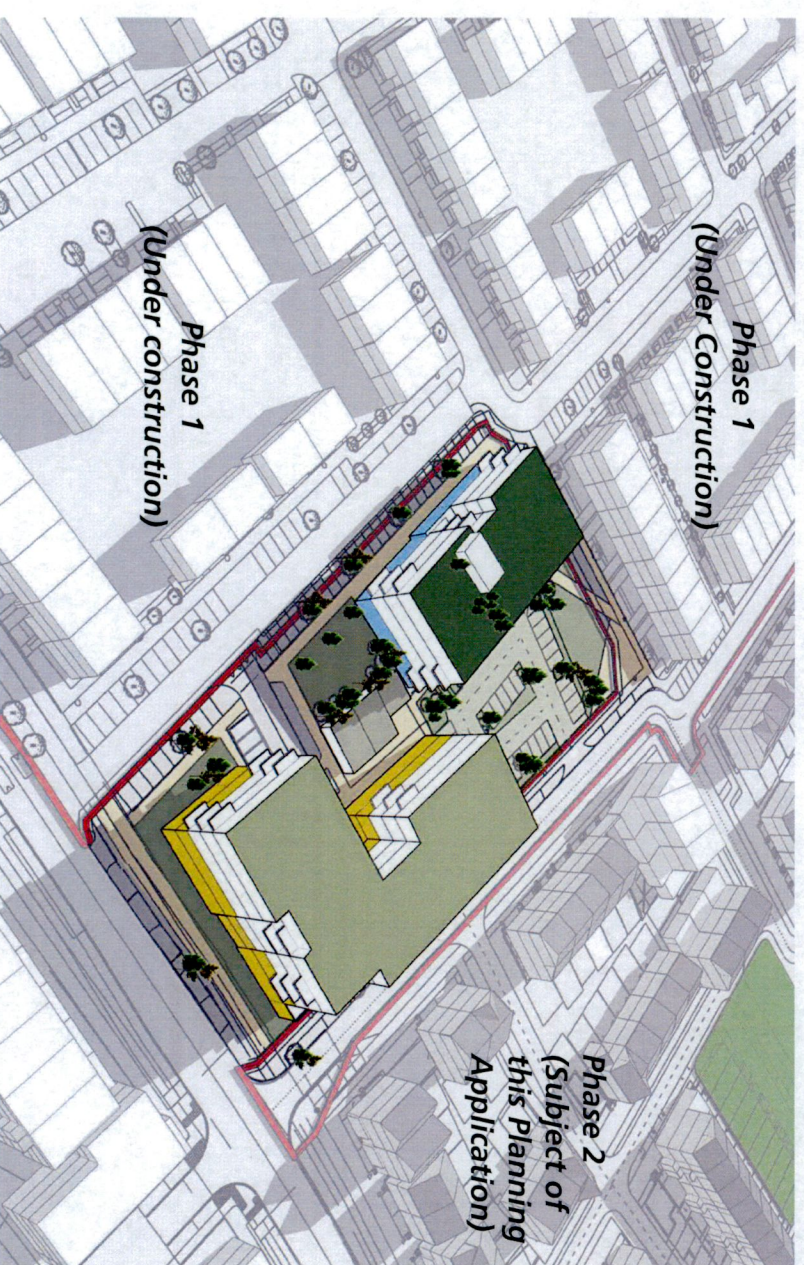
- 1637m² approx. Local Retail/Retail services
- 550m² approx. Childcare Facility accommodating 100 children
- External play area (centre of the block)

Residential (Apartments 63 approx.)

- 21 x 1 Bedroom Apartments
- 39 x 2 Bedroom Apartments
- 3 x 3 Bedroom Apartments
- 446m² approx. Residential Amenity



Revised Key Plan



Revised Proposed 3D (Indicative only)

RFI Item 03

Layout and Design

- 3 (A) East-West Links
- 3 (B) Passive Surveillance
- 3 (C) Landmark Building
- 3 (D) Northern Park

RFI Item 03: Layout and Design

3.2 3 (A) East-West Links (South)

Response:

Regarding the southern east-west link, we considered a straight road leading from Phase 1 to the Adamstown Boulevard, however we are restricted by the requirement to tie into existing service points along the Boulevard and the as-built access into Phase 1 in this location. To address this RFI, the housing layout along the Boulevard in Block A10 has been rearranged to provide a more direct connection from Phase 1 to the Boulevard via a pedestrian path. This allows a direct connection for those on foot and strengthens this desire line as highlighted in the SDZ Planning Scheme proposal. The green arrow on the adjacent plan demonstrates this pedestrian link, which will enhance the permeability of this east-west link road from Phase 1 to the Boulevard.

The new footpath has been designed with units directly overlooking and providing strong passive surveillance in this area.

The 2 plans included here show how the scheme has been developed to strengthen east-west connectivity.

For further technical detail on this item please refer to the response submitted by Waterman Moylan.



RFI Item 03: Layout and Design

3.4 3 (B) Passive Surveillance - Layout

The following is requested in relation to the layout and design of the proposed development:

3 (B) Passive surveillance

(b) It is not considered that sufficient passive surveillance of public footpaths where they run between the sides of houses is provided for. Further windows to habitable rooms on the side elevations (including at ground floor) of these house types should be provided.

Response:

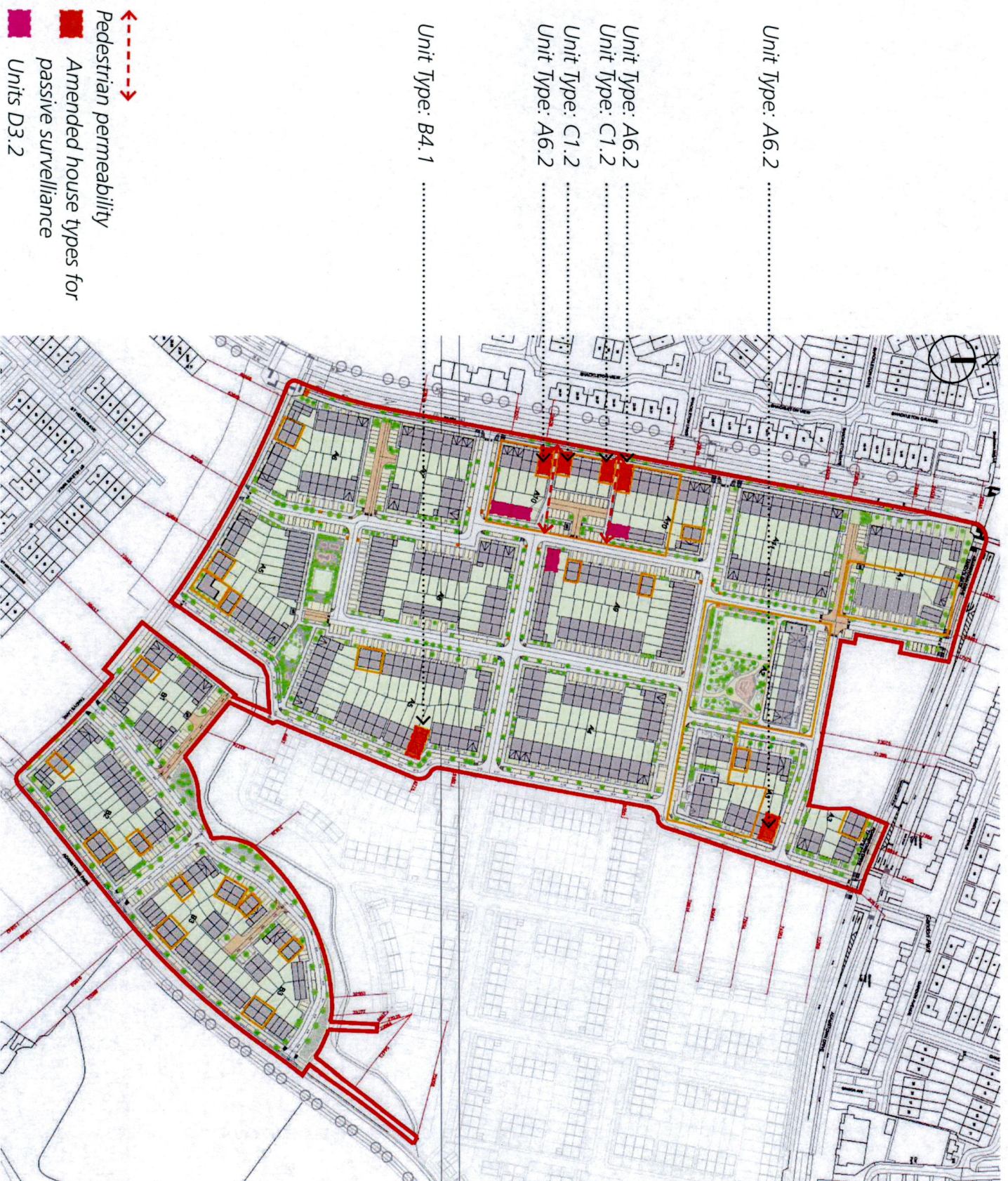
The units highlighted in orange on the adjacent plan have been revised to provide additional and/or larger windows to habitable rooms to improve passive surveillance over adjacent pedestrian routes. A privacy strip is still provided between the houses and the public footpaths.

A new A6 house type variant, A6.2, is provided with additional and larger windows overlooking the adjacent footpaths to increase the level of passive surveillance in the locations shown.

A new C1 house type variant, C1.2, is proposed to better address the corner and public footpaths, as shown on the plan, with habitable rooms fronting onto the footpaths providing windows that overlook the public areas.

In addition, an existing front-entry unit B6 at the east of the site has been replaced by a side-entry unit B4.1, which improves the passive surveillance over the adjacent public road and footpaths in this location.

Existing house type D3.2 (4no. highlighted in pink) has a minor amendment to provide additional brick on the gable elevation to address the adjacent public footpaths and roads.



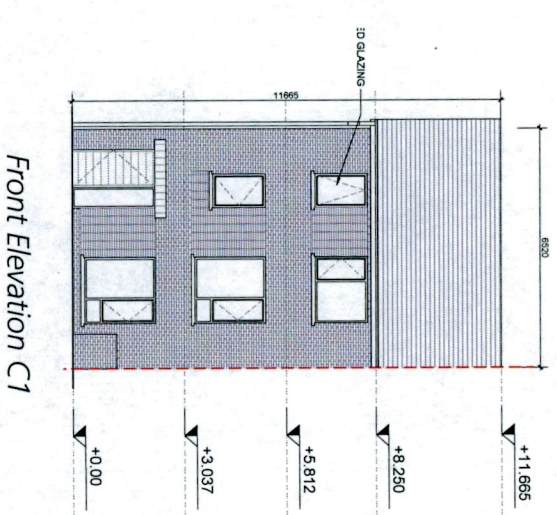
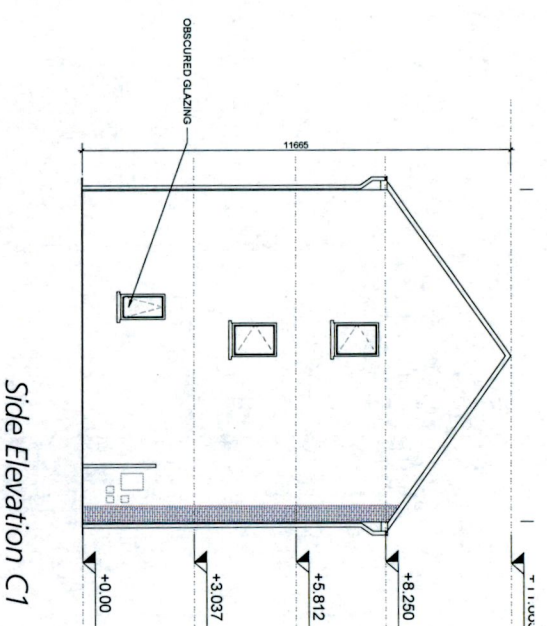
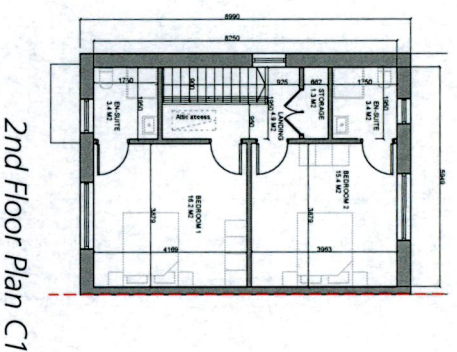
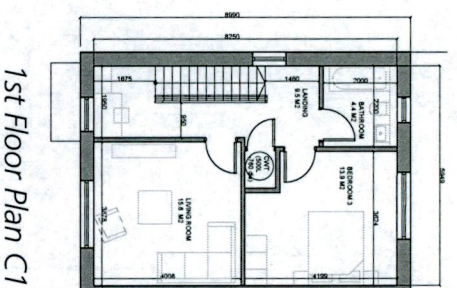
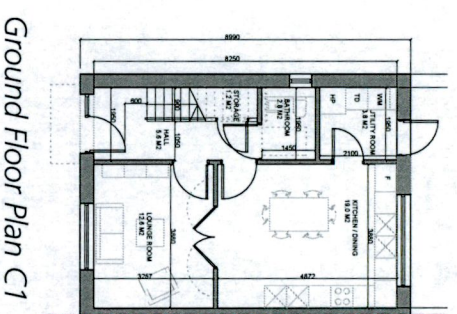
Revised Layout
(Resubmitted in response to RFI)

RFI Item 03: Layout and Design

Amendment:
New units added to the site plan: C1.2

3.5 3 (B) Passive Surveillance - Unit Types

Previously Submitted C1 Unit



Ground Floor Plan C1

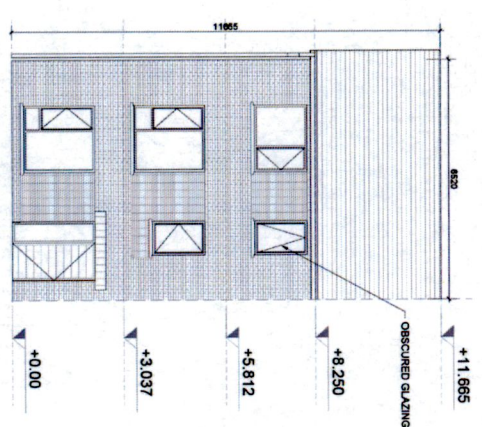
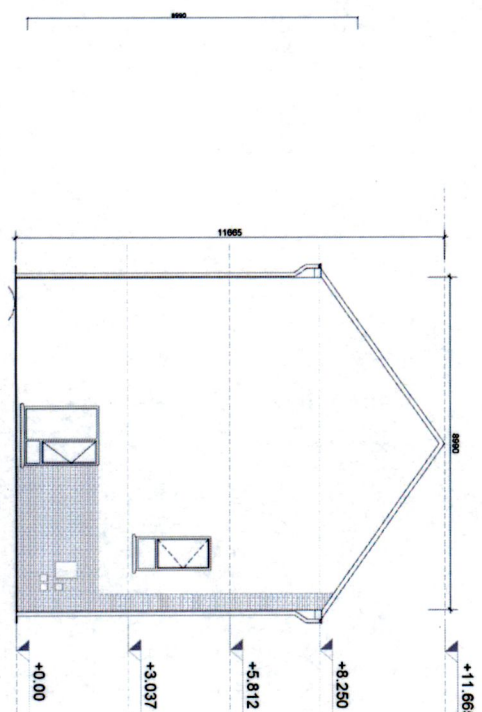
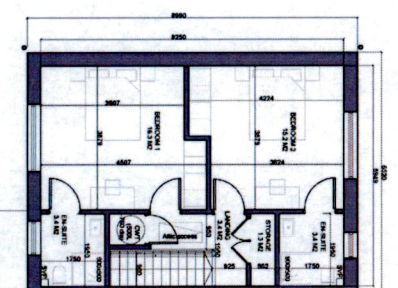
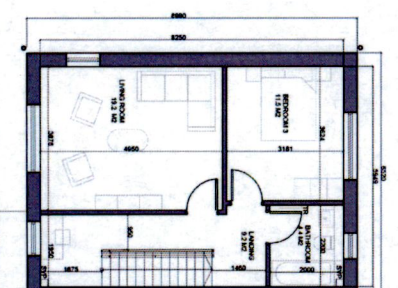
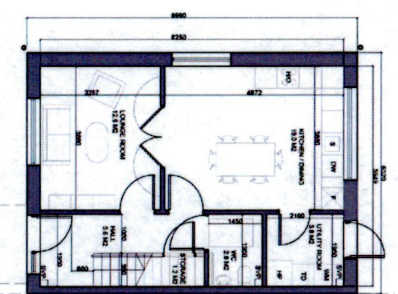
1st Floor Plan C1

2nd Floor Plan C1

Side Elevation C1

Front Elevation C1

New Variant Unit C1.2



Ground Floor Plan C1.2

1st Floor Plan C1.2

2nd Floor Plan C1.2

Side Elevation C1.2

Front Elevation C1.2

(Larger windows from habitable rooms provided overlooking footpath)

RFI Item 03: Layout and Design

3.6 3 (C) Landmark Building - Approach

The following is requested in relation to the layout and design of the proposed development:

3 (C) Landmark Building

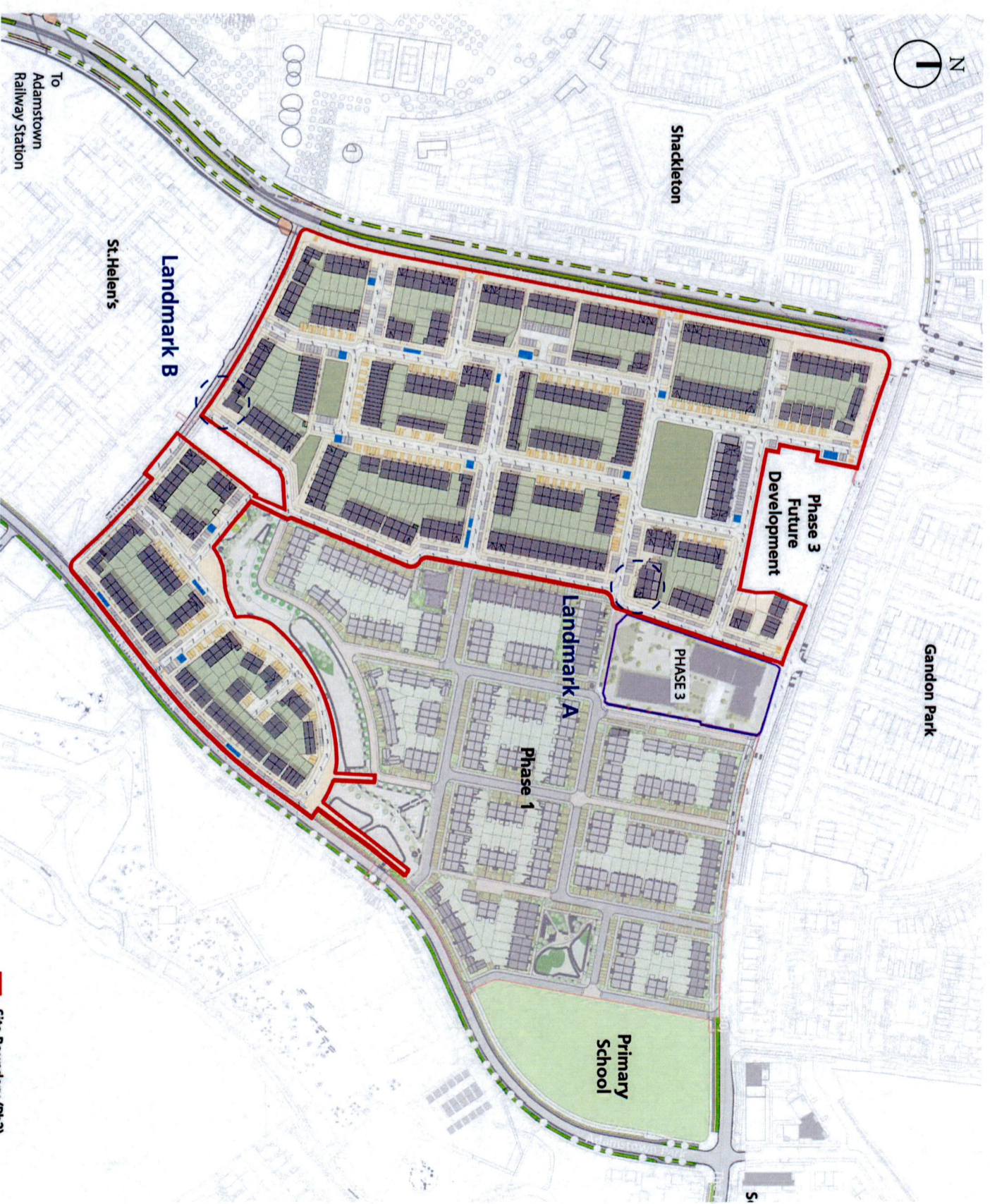
(c) The Planning Authority does not consider the proposed landmark buildings to be discernible enough for wayfinding. The height and form of the buildings would not be so different to adjacent houses. Further consideration needs to be given to revising these buildings to act as landmarks. The height does not necessarily need to be increased. However, the design quality of the buildings does need to be significantly enhanced so that they are clearly discernible from adjacent buildings. The applicant is therefore requested to submit a revised proposal for the landmark buildings. Revised drawings and other relevant documentation should be submitted.

Response:

The design of the 2no. landmark buildings on the subject site, has been reconsidered to enhance the design quality and material palette, in order to provide clearly discernible buildings. They define key corners with sharp lines and height at their key nodal points and create a desire line to the future Village Centre.

Discernible features are as follows:

- 3 storeys in height
- Changes in pitch to identify significant corner
- Variation in roof profiles to break the parapet line.
- Free-standing/detached
- Full brick facades to street elevation is proposed with contrast to the half render / half brick to neighbouring buildings
- Brick wraps around all street facades, creating a monumental expression
- Additional detail to window reveals and vertical grouping emphasising verticality



RFI Item 03: Layout and Design

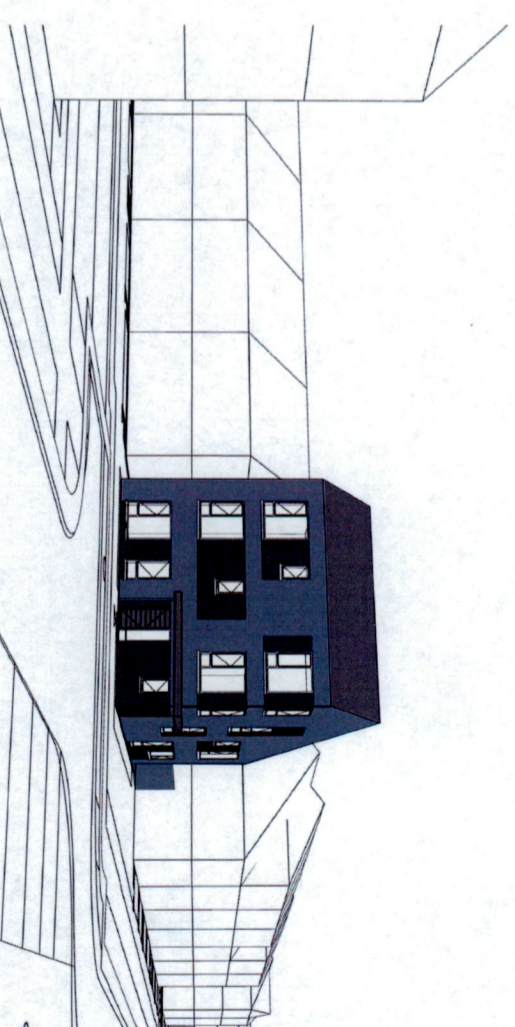
3.7 3 (C) Landmark Building "A" (North)



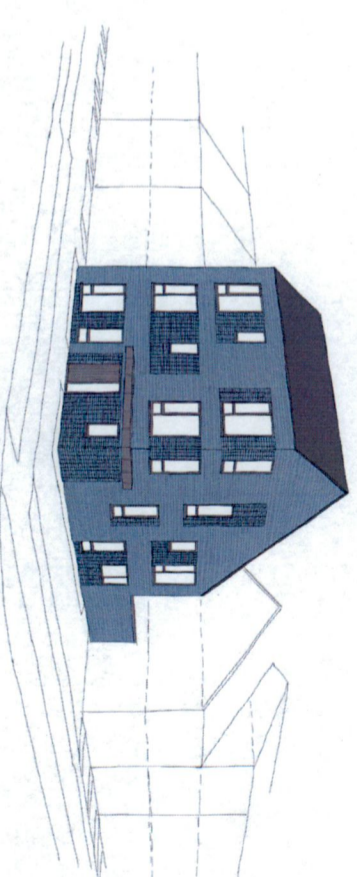
Revised Landmark Building A - View (A) looking north-west



Revised Landmark Building A - View (B) looking north-east



Original submitted view of Landmark Building A - looking north



Original submitted view of Landmark Building A - looking north-west

RFI Item 03: Layout and Design

3.8 3 (C) Landmark Building "B" (South)

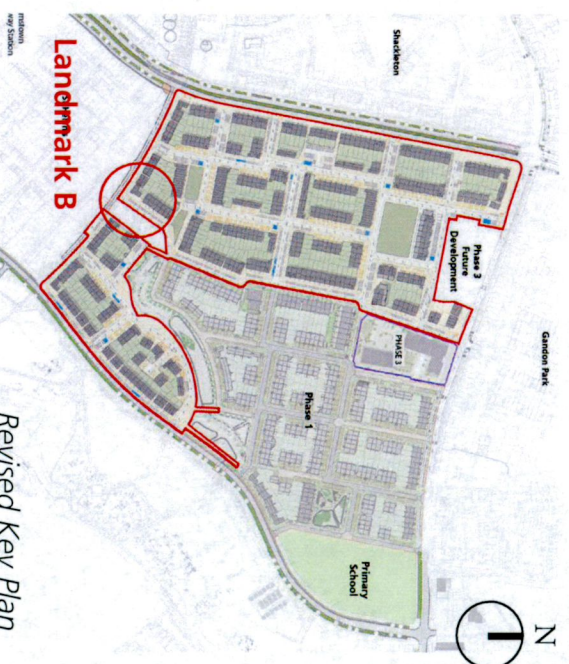
Landmark Building 'B'

Landmark Building 'B' is located at the south, facing the Phase 1 park to the east. This is a key nodal point in the scheme, signifying the entrance onto the north-south avenue from the south. It marks the main entrance to the whole Tandy's Lane Village Development Area 6, from the south.

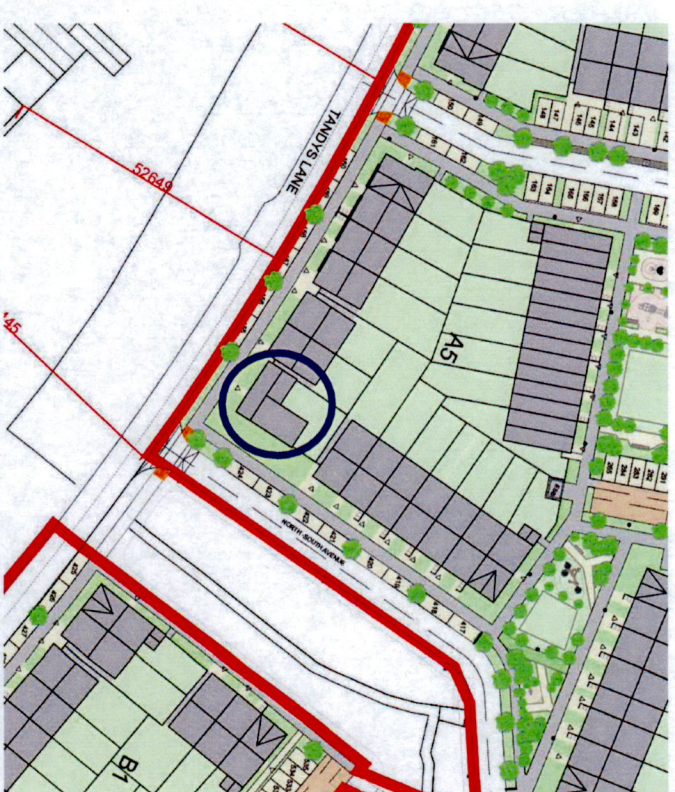
A full brick facade to both street elevations is proposed for this landmark building. The roof form is monopitch with height to the south. This will mark it as a wayfinding feature within the scheme. The metal clad projecting corner element creates a unique feature at street level and creates diversity across the facade, further aiding legibility and way-finding. In addition, the adjacent units, B2 and B6, have an added variation type B2.2 & B6.2 to allow for a half brick/ half render front elevation so that the brick elevations of the landmark building are more pronounced. These 3D studies show how it will form a distinctive building on this key nodal point.

Massing Strategy:

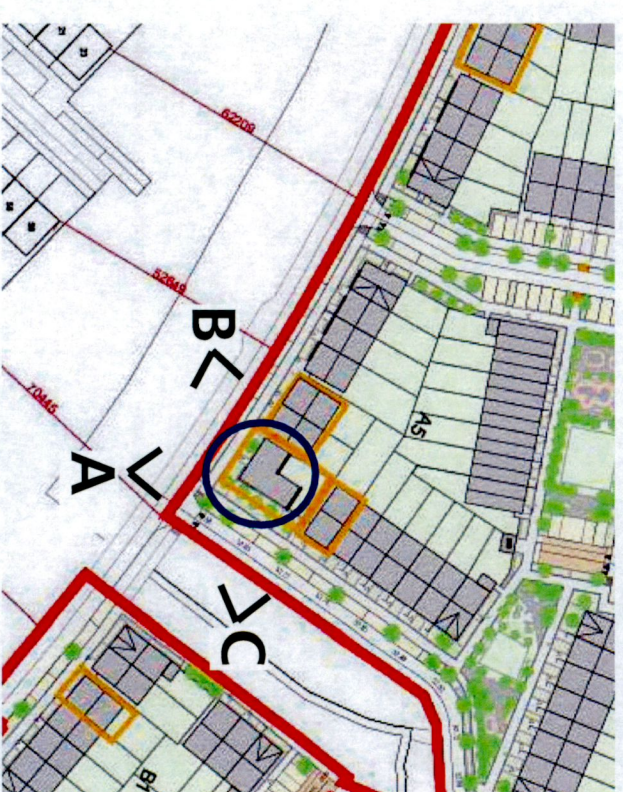
- Break in Parapet line
- Larger 3-storey house to emphasize his prominent wayfinding corner
- Mono-pitched roof to corner emphasising importance
- Projecting 2-storey Metal Corner Feature to emphasise verticality on the facade, adding diversity to the streetscape and aid legibility
- High quality brick material to wrap both street facades, increasing monumental expression of the block
- Render feature detail above and between the windows
- Additional render trim detail to window adding diversity to the Landmark facade and additional interest within the overall composition



Revised Key Plan



Site Plan - Zoom-in to Landmark B (Originally Submitted)



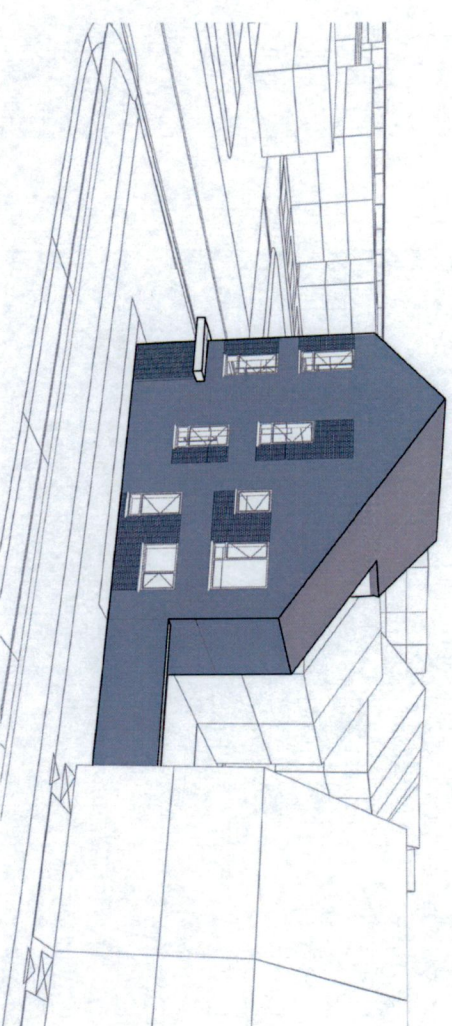
Site Plan - Zoom-in to Landmark B (Resubmitted in response to RFI)

RFI Item 03: Layout and Design

3.8 3 (C) Landmark Building "B" (South)



Revised Landmark Building B - View (C) looking west

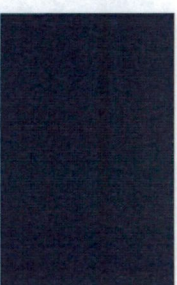


Original submitted view of Landmark Building B - looking south-west

Material Palette:



Brickwork



Metal Cladding



Self Coloured Render (Varying Tones)

RFI Item 03: Layout and Design

3.10 3 (D) Northern Park

The following is requested in relation to the layout and design of the proposed development:

3 (D) Northern Park

(d) The proposed northern park is significantly smaller than what is indicated in the Planning Scheme and not considered to be of a high quality. The applicant is requested to revise this park in terms of size and layout. The applicant might consider moving this space should a east west link be facilitated to Phase 1 via Phase 3.

Response:

The adjacent plans outline the changes, which have been made to the northern park at Tandy's Lane. The dashed red lines on the plans indicate the originally submitted space and the proposed as part of this submission.

The originally submitted northern open space had an area of 1305sqm/ 0.1305ha and the resubmitted open space with this RFI response has a proposed area of 2870sqm/0.287ha, which is an increase of 1565sqm/0.1565ha.

Further detail on the park layout and specification can be found in the Landscape Architects RFI Response document.



Northern Open Space
(Originally Submitted)
Area: 1305sqm/ 0.1305ha



Northern Open Space
(Resubmitted in response to RFI)
Area: 2870sqm/ 0.287ha

RFI Item 06: Hedgerow

6.1 Hedgerow and Retention Study

Item 6 Hedgerow

The subject application proposes the removal of all the existing hedgerows on the site. It is not considered that the full consideration of the retention of these hedgerows, in particular the north-south hedgerow, has been clearly set out in the subject application. The applicant is requested to provide additional information in this respect. The applicant should also consider incorporating this hedgerow into the layout, in particular public open spaces, where possible.

Response:

While it is not proposed to retain the hedgerows in this application, the adjacent plan shows an alternative layout that was considered, with a section of the north-south hedgerow retained. This layout demonstrates that the resultant scheme is not as successful as the proposed layout and for the following reasons the removal of the hedgerows is proposed:

- The ecological response, as part of this RFI submission, demonstrates that the value of this retained length of hedgerow is of limited value
- The hedgerow located in the centre of the linear open space segregates the open space and limits the design with a resultant sub-optimal amenity area versus the open space areas provided in the proposed scheme
- Retaining the hedgerow in this location, would result in the loss of the north and south parks in the proposed scheme, and therefore the scheme would be non-compliant with the SDZ map

For further detail please refer to the Ecology response by Brady Shipman Martin and the Planning response by Thornton O'Connor as part of the RFI submission.



Zoom in to linear park & hedgerow



Adamstown Hedgerow Retention Layout Study

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Architecture

Tandy's Lane Adamstown

Phase 2

HOUSING QUALITY ASSESSMENT RFI Response

August 2022



Q U I N T A I N

Contents

1.0 Introduction

2.0 Policy Overview

3.0 Statement of Compliance

Appendix A: Accommodation Schedule

Part V Accommodation Schedule

Appendix B: Revised House layouts

New Duplex Units Layouts

New Traveller Accommodation Units Layouts

2.0 Policy Overview

This report assesses the residential element of the proposed development against the provisions of the Sustainable Urban Housing:

- Quality Housing for Sustainable Communities

2.1 Quality Housing for Sustainable Communities

In February 2007, the Department of the Environment, Heritage and Local Government published a statement on housing policy, Delivering Homes Sustaining Communities¹, which set out the fundamentals of the Government's vision for housing in the coming years. The integrated package of policy initiatives identified a wide range of measures to promote better homes, better neighbourhoods and better urban spaces. These design guidelines are intended to assist in the implementation of those policies, and that of the Department of the Environment, Heritage and Local Governments National Spatial Strategy 2002- 2020 and the National Development Plan 2007 - 2013.

The residential housing mix achieved in the proposed scheme is described in the table in appendix A of this HQA:

The purpose of these Guidelines is to assist in achieving the objectives for Delivering Homes, Sustaining Communities contained in the Government Statement on Housing Policy which focuses on creating sustainable communities that are socially inclusive by:

- promoting high standards in the design and construction and in provision of residential amenity and services in new housing schemes;
- encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;
- pointing the way to cost effective options for housing design that go beyond minimum codes and standards;
- promoting high standards in the design and construction and in the provision of residential amenity and services in new housing schemes;
- encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;
- pointing the way to cost effective options for housing design that go beyond minimum codes and standards;

- promoting higher standards of environmental performance and durability in housing construction;
- seeking to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment; and providing homes and communities that may be easily managed and maintained.

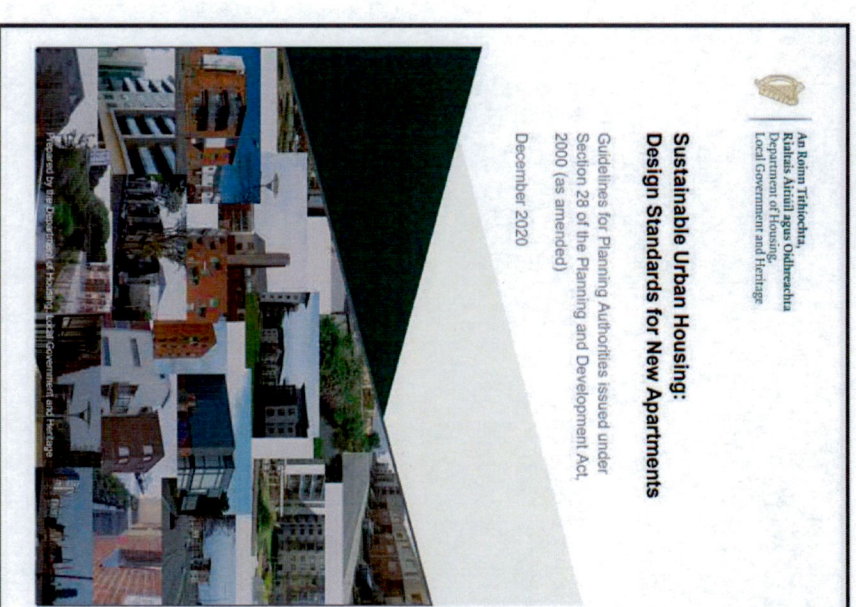
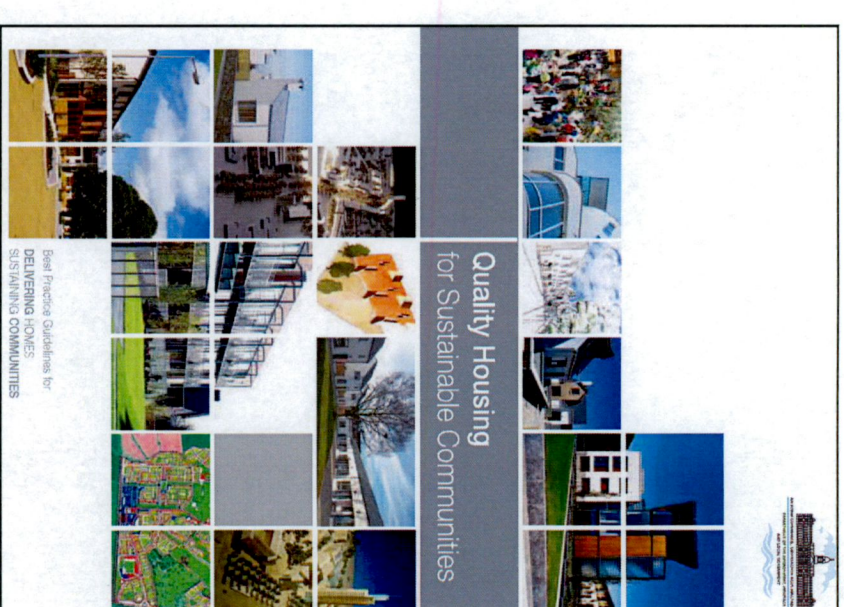
2.2 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, December 2020

The 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, December 2020 were issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). These Guidelines build on the content of the 2015 and 2018 apartment guidance, much of which remains valid, particularly with regard to design quality safeguards such as internal space standards for 1-, 2- and 3-bedroom apartments, internal storage and amenity space.

These Guidelines update previous guidance in the context of greater evidence and knowledge of current and likely future housing demand in Ireland taking account of the Housing Agency National Statement on Housing Demand and Supply, the Government's action programme on housing and homelessness Rebuilding Ireland and Project Ireland 2040 and the National Planning Framework, published since the 2015 guidelines.

The 2020 Guidelines include planning policy requirements for:

- Internal space standards for different apartment types.
- Dual aspect ratios.
- Floor to ceiling height.
- Apartments to stair/lift core ratios.
- Storage spaces.
- Amenity spaces including balconies/patios.
- Room dimensions for certain rooms.



3.0 Statement of Compliance

Duplex Units: DUPLEX UNITS INCLUDED IN RESPONSE TO RFI TO RETAIN A SIMILAR DENSITY AS THE ORIGINAL PLANNING APPLICATION

Apartment Floor Areas

Specific Planning Policy 3 states the minimum apartment floor areas;

- 2 Bed Apartment (4 persons) – 73 sq.m
- 3 Bed Apartment (5 persons) – 90 sq.m

Section 3.8a of the guidelines states;

‘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%’

The proposed scheme consists of 28no. duplex units. All of the apartment units are oversized.

Aspect

Specific Planning Policy 4(i) states;

‘A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.’

Of the proposed 28no. apartment units, all of them achieve dual aspect and in some cases triple aspect, thus providing cross ventilation and better access to natural daylight.

Floor to Ceiling Height

Specific Planning Policy Requirement 5 states;

‘Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a

future change of use to a commercial use.’

Floor to ceiling height affect the internal amenities of apartments in terms of sunlight / daylight, storage space and ventilation. Currently the guidelines promote floor to ceiling heights of 2.4m as a minimum. The proposed apartment/duplex blocks maintain a minimum ceiling height of 2.7/2.8m at ground floor and 2.65m on upper floors, which exceeds the requirements of the guidelines.

Lift and Stair Cores

Specific Planning Policy Requirement 6 states;

‘A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , subject to overall design quality and compliance with building regulations.’

The proposed development does not require lifts and common stair cores. All units have own door access.

Internal Storage

Appendix 1 states the minimum apartment storage area requirements;

- 2 Bed Apartment (4 persons) – 6 sq.m
- 3 Bed Apartment – 9 sq.m

This storage requirement has been provided to all units.

Private and Communal Open Space Provision

Appendix 1 states the minimum private amenity space area requirements;

- 2 Bed Apartment (4 persons) – 7 sq.m
- 3 Bed Apartment – 9 sq.m

and the communal amenity space area requirements;

- 2 Bed Apartment (4 persons) – 7 sq.m
- 3 Bed Apartment – 9 sq.m

Given the density of the proposal and the nature of the layout it has not been possible to provide separate communal space for all the duplex units. However, all duplex units are provided with open spaces at either ground level or first floor level which exceed the combined minimum requirements for private open space and communal open space provision as set out in the Sustainable Urban Housing: Design Standards for New Apartments

Private amenity space is provided to ground floor units as an adjoining terrace area and by the way of large terraces for upper floor units. The balconies all provide the required minimum depth of at least 1.5m. They are accessed off the living areas, and in some cases, the private amenity space is also accessed from a bedroom as per sections 3.35 - 3.39 of the guidelines.

Security Considerations

Section 3.40 - 3.42 provides guidance on security considerations. Windows have been included to all façades of the residential blocks to provide passive surveillance of the surrounding streets and spaces. All entrance points are clearly indicated and overlooked by adjoining dwellings. All ground floor units have a privacy strip/terrace between them and the public footpath.