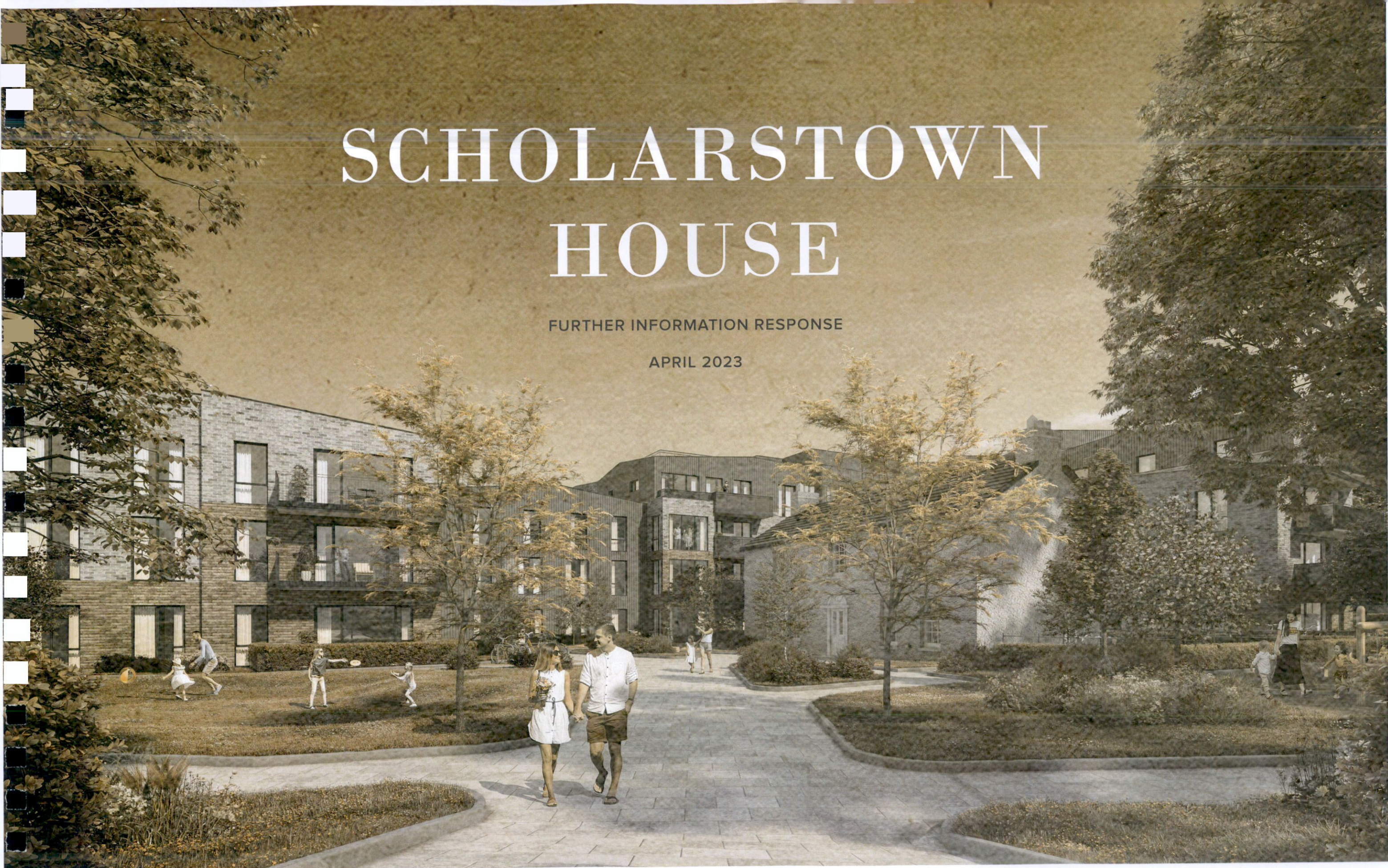
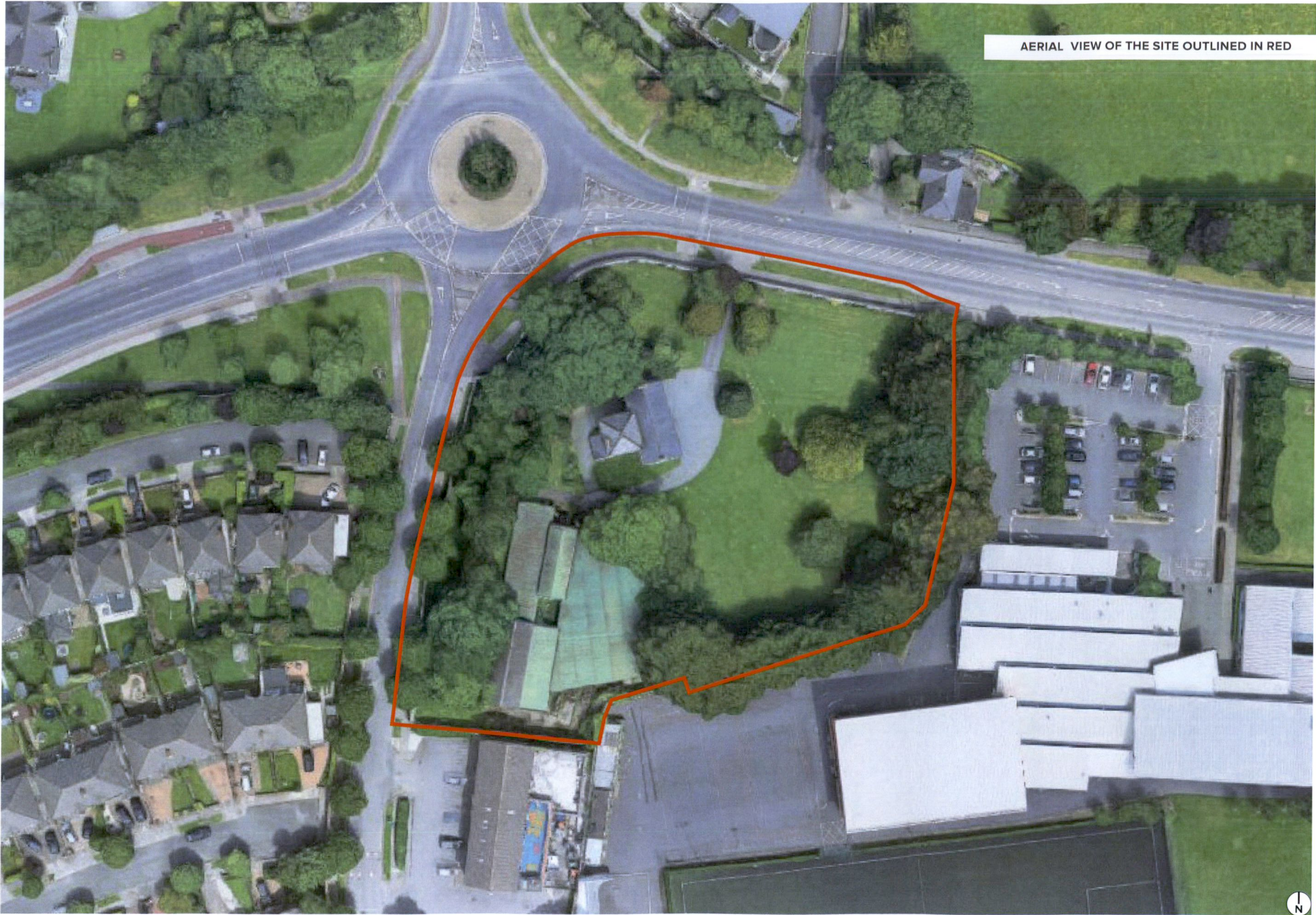


SCHOLARSTOWN HOUSE

FURTHER INFORMATION RESPONSE

APRIL 2023





AERIAL VIEW OF THE SITE OUTLINED IN RED



Contents

Development Team	4
Introduction	5
1.0 Additional Information Response	6
2.0 Scheme Amendments	22
3.0 Schedules - Revised Design	28

Project Code	PE21023
Created By	AM
Checked By	AM
Issue Type	Additional Information
Issued On	18 April 2023

Disclaimer

It should be noted that all drawings within this document are not to scale.
Map data ©2022 Google Map Data ©2022 Microsoft® BingTM Maps

Development Team



Developer
Emmaville LTD

Architect
C+W O'Brien Architects

Planning Consultant
HW Planning Associates

Civil & Structural Engineer
Horgan Lynch Consulting Engineers

Mechanical & Electrical Engineer
Marson Consulting Engineers

Landscape Consultant / LVIA
Cunnane Stratton Reynolds

Conservation Consultants
John Cronin & Associates

CGI/Daylight Sunlight Assessment
3D Design Bureau

Ecology
Altemar Ltd.

Waste Management
AWN Consulting

Commercial Advisors
CBRE

Arboricultural Consultant
Charles McCorkell Arboricultural Consultancy

Fire Safety Consulting Engineers
Daire Byrne & Associates

Scholarstown House

Introduction

Additional Information

This document has been prepared by CW O'Brien Architects on behalf of Emmaville Limited as part of an additional information response submission as requested by South Dublin County Council dated 16th December 2022, in respect of the proposed residential development located at Scholarstown House, Scholarstown Road, Dublin 16.

This document comprises of a series of responses by C+W O'Brien architects to the architectural concerns raised by South Dublin County Council and should be read in conjunction with the full design team response documents.

South Dublin County Council Reg.Ref. **SD22A/0401**

1.0 Additional Information Response

1.1 Scholarstown House

Additional Information Item Response

1. *The applicant is requested to submit additional information to clarify the land use zoning of the site. The existing and proposed site layouts and boundaries should be overlaid with the SDCC County Development Plan 2022-2028 zoning maps.*

Please refer to drawing number PE21023-CWO-ZZ-ZZ-DR-A-0040 for existing and PE21023-CWO-ZZ-ZZ-DR-A-0045 for proposed site layouts and boundaries overlaid with the SDCC County Development Plan 2022-2028 zoning maps.

2. *The applicant is requested to submit additional information addressing the following concerns of SDCC's Architectural Conservation Officer:*

(a) The majority of the work appear to have modest/minimal impacts. However, there are some areas of alterations and revisions to the original layout and insertion of additional services where negative impacts are likely. The following items need to be addressed: -

- *It is considered that where original windows are proposed to be blocked up alternatives should be considered, or alternative designs considered in order to provide a solution and the retention.*
- *Removal of original architectural features is not acceptable and where this has been indicated, mitigation measures or alternative floor plans should be provided in order to negate the removal of architectural features.*
- *Where additional services are proposed details shall be provided on how services i.e., bathrooms and w/c will be integrated and how these will be ventilated etc.*
- *The Conservation Methodology provides details on the architectural elements for repair which is very helpful in directing the works in accordance with best conservation principles and practice. There are no details included on any proposed energy efficiency works to the protected structure. Clarification should be sought with regard to any such works. It is considered that in addition to the Conservation Methodology a Schedule of Works should be provided for each floor in order to specify all the works to include; interventions/revisions, conservation repairs and routine maintenance. A Schedule of Works and Method statement for the specific elements should also include how the items listed above will be dealt with as part of the entire scope of works to the protected structure.*

Please refer to the RFI response prepared by John Cronin and Associates. Amendments have been made to the proposed development which include retaining the original window openings within the rear three storey extension. A full breakdown of the changes made to Scholarstown House in response to this RFI is broken down in the next page of this response.

1.0 Additional Information Response

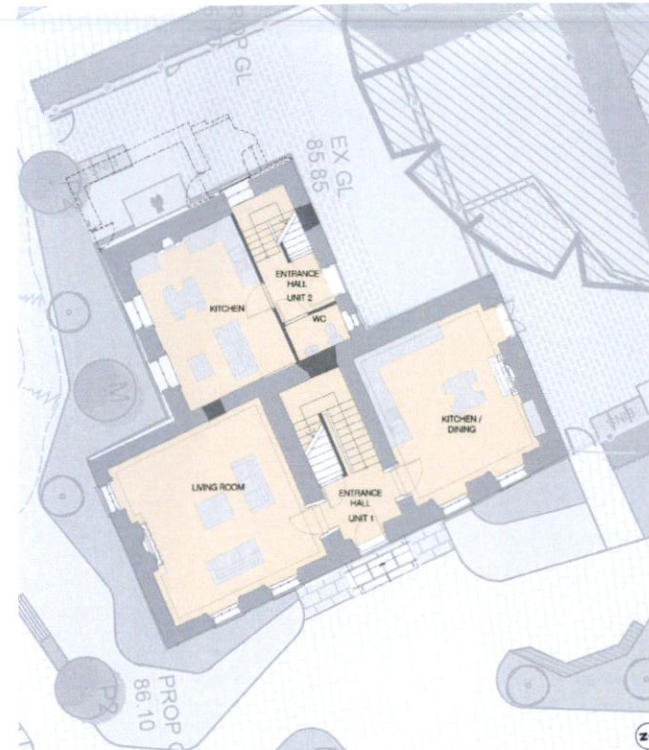
1.1 Amended Plans to reinstate original windows to rear return

Proposed Layout - Scholarstown House

As per the RFI request, the original window position on the rear return have now been retained in their original position.

In the application as submitted, it was proposed that these windows were to be blocked up in addition to other amendments in order to facilitate the new stairs to serve the proposed unit.

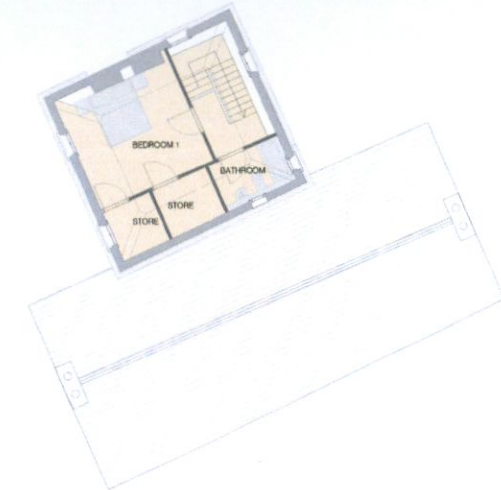
The amended scheme works with the existing window openings with glass balustrades introduced as safety mechanisms to separate the users from the windows while providing the benefit of the visual aesthetic and additional day light penetration into the internal space. This maintains the existing external facade fenestration and is considered to overcome the concerns of the Council in this regard.



Initial Ground Floor Plan

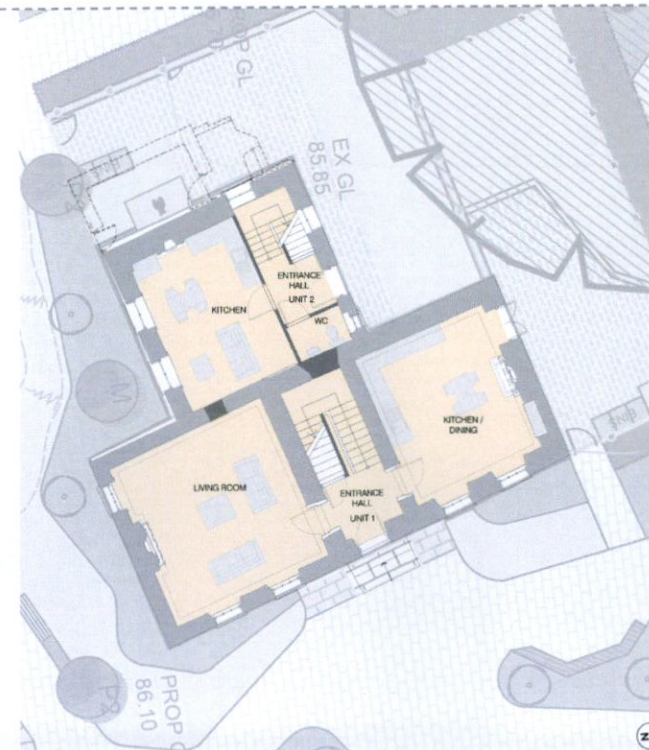


Initial First Floor Plan



Initial Second Floor Plan

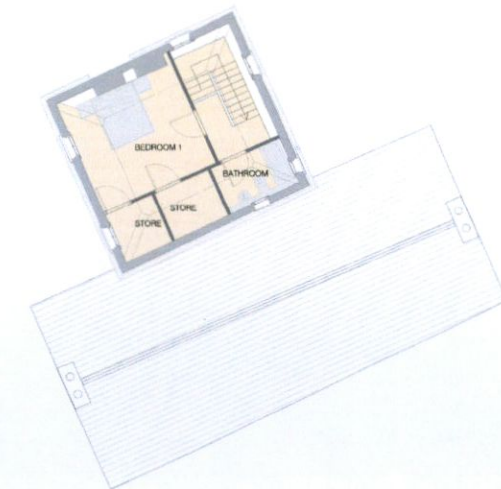
PLANNING APPLICATION



Revised Ground Floor Plan



Revised First Floor Plan

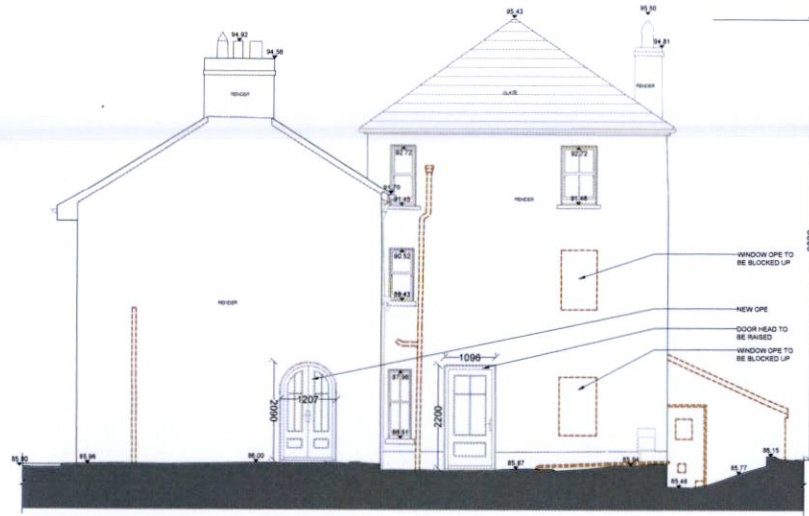


Revised Second Floor Plan

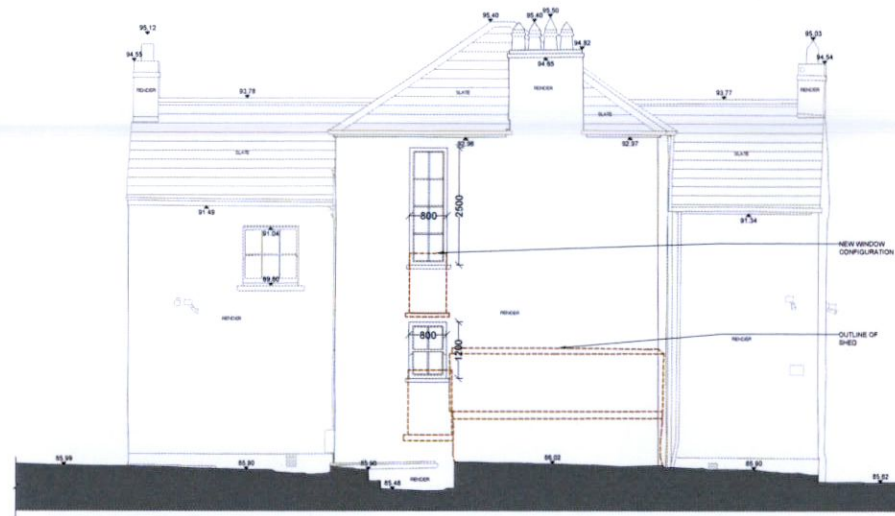
ADDITIONAL INFORMATION AMENDMENTS

1.0 Additional Information Response

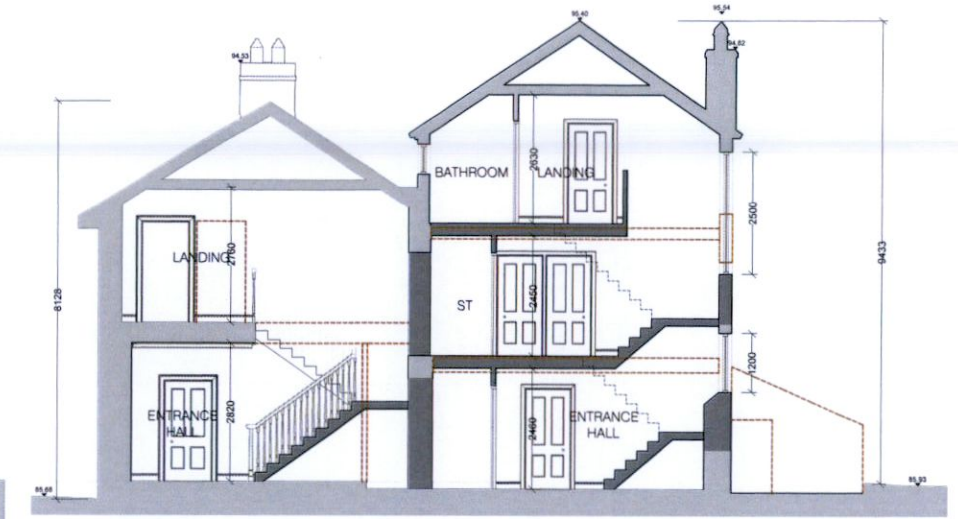
1.1 Amended Plans to reinstate original windows to rear return



Initial Side Elevation



Initial Rear Elevation

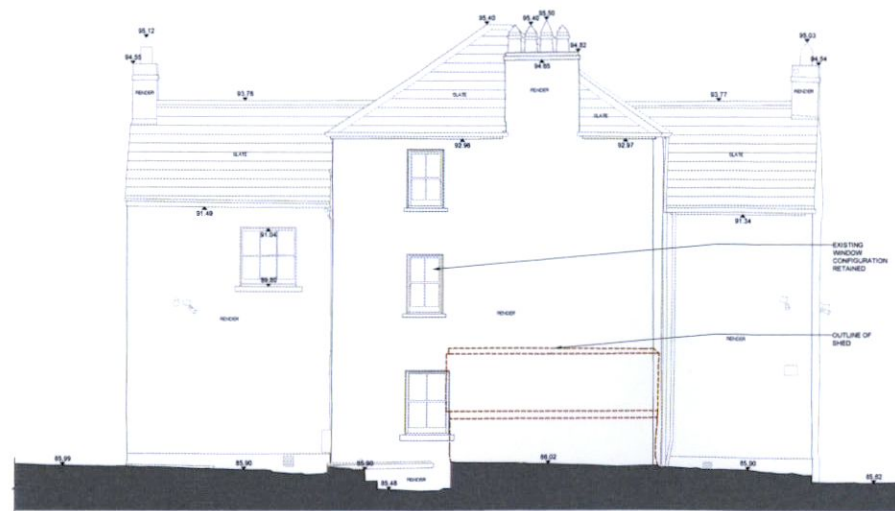


Initial Section

PLANNING APPLICATION



Revised Side Elevation



Revised Rear Elevation



Revised Section

ADDITIONAL INFORMATION AMENDMENTS

1.0 Additional Information Response

1.1 Scholarstown House

Additional Information Item Response

2.

(c) *Although separation has been provided in providing limited but designed setting to the Protected Structure, it is considered that by virtue of the height of the proposed apartments the Protected Structure is completely overshadowed. The mass and scale of the apartment block which completely surround the Protected Structure to the rear as a backdrop and to the side, is overbearing and causes negative visual impacts. In order to less the visual impact the overall height, scale and mass of the 5-storey element needs to be reduced and overall design revised.*

(d) *It is considered that the overall design, mass and height should be reconsidered and revised in order to find a greater balance between the existing and new development. It is noted that the height has been reduced where the new block forms a backdrop to the protected structure, however, not enough has been done in relation to the overall design to the adjoining block to provide a building type that doesn't completely overshadow and dominate the entire site.*

Please refer to the below in conjunction with Chapter 02 of this document for full explanation of the proposed amendments made to the scheme in response to the RFI received by the Council which we consider responds appropriately to the above items 2. (c) and (d).

A summary of the primary amendments which respond to these items include:

-Reduced massing to rear/west of Scholarstown house via removal of L04 Fourth floor element in this area and set back introduced to L03 Third Floor with alternative façade material incorporated (metal cladding).

-Reduced massing to south of Scholarstown house via removal/reduction of L04 Fourth floor elements in this area and removal of bay windows to L03 Third Floor. Alternative material incorporated (metal cladding) to L03 Third Floor.

-It is noted the reduced massing will also result in enhanced day/sun light penetration to the protected structure and surrounding grounds.

-The building forms and heights respond to the varying site setting elements which includes, the protection of the vista to the front of Scholarstown House, height/forms and deign of Scholarstown house, the creation of a suitable new backdrop to Scholarstown House, a new urban edge of appropriate scale to Orlagh Grove road. It is noted within the 'Record of Executive Business and Chief Executive's Order' planners report under Building Heights that the planners opinion aligns with the design teams conclusion of 'Higher heights than immediately surrounding development could be acceptable onsite, subject to appropriate design' and also 'The three storey element and separation distances from the northern and eastern boundaries are considered an appropriate response'. Through the consideration and design evolution of the additional information response the scheme has being considered carefully and holistically to ensure a gradual and appropriate increase in massing and articulation of form is achieved between the three storey block to the eastern side and the four storey with fifth storey set back level to the western side creating an urban edge onto Orlagh Grove road.

1.0 Additional Information Response

1.2 Design Response

2.

(e) As previously advised during pre-planning discussions the block form needs to be broken up in different heights and different treatments with some separation between to provide separate block forms. The outbuildings should be considered with regard to adaptive reuse and reflecting the outbuildings in the design ethos of one or two blocks or using the original footprint to provide additional new building where the existing corrugated shed is located. The elevational treatment and materiality should reflect a more rural and agricultural style of building type that would connect visually to the existing protected structure and provide high quality design and character to the site.

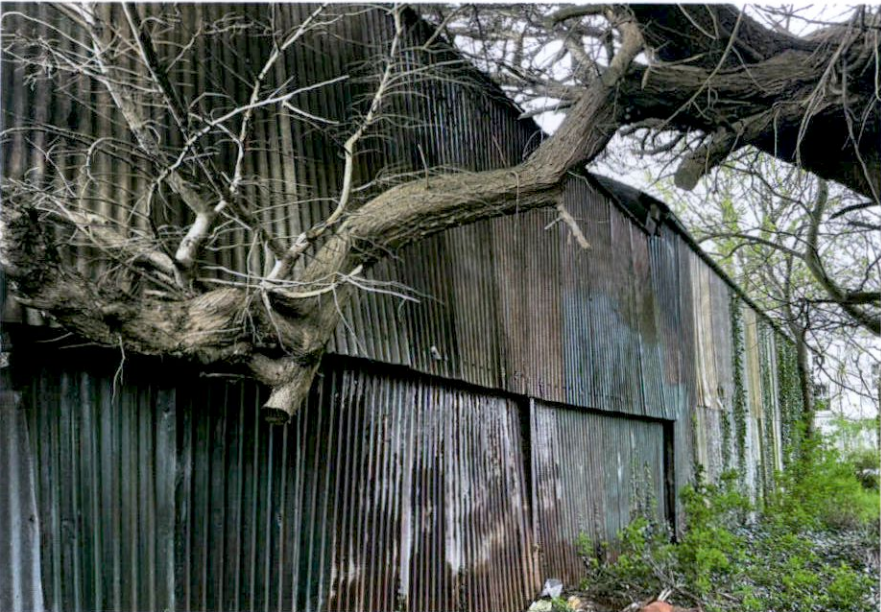
Please refer to accompanying response prepared by Conservation Consultant John Cronin in conjunction with the following proposed amendments to scheme design in response to the above item.

-Alternative façade material (metal cladding) to recessed element which visually breaks up the building massing when viewed from north east (please refer to 3D View – North East in the attached)

The overall strategy for the amendments an reduction to the overall building massing is outlined in Chapter 02. Furthermore the scheme is considered carefully to respond to the characteristics of the setting of each of the block forms. In addition to the modulation of the block forms and facade articulation which creates the opportunity to create high quality façades but also offers the opportunity for material changes.

The use of variety of material finish to different facade elements offers the visual connection from new and old. The corrugated iron cladding of the old agricultural buildings reinterpreted into the façades of the new building creating a resonance with the past.

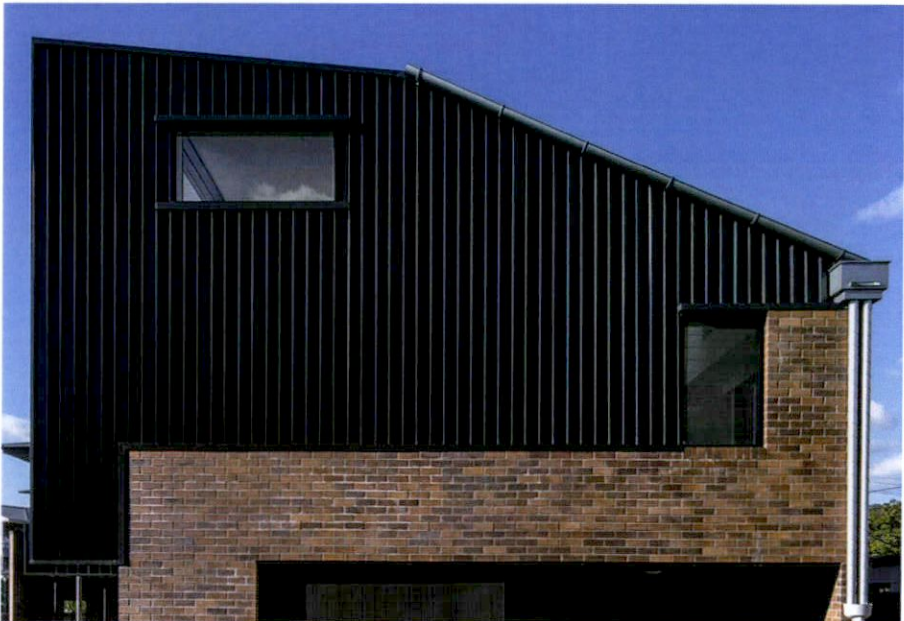
The recess of the block form to the junction of the three storey block and the four storey block in combination with a change of facade material creates a visual break offering the view of separate block forms. The location of this recess and materiality change also aligns with the front elevation of the existing Scholarstown house offering a pleasing alignment and respect of the existing house central within the composition.



Existing Agricultural Building



Existing Agricultural Building



Precedent - Buena Vista House - Architectural Facade Brick And Metal Cladding

1.0 Additional Information Response

1.2 Design Response



PLANNING APPLICATION - NORTH EAST VIEW

Reduced Building Massing
Reduced Building Massing / Change to materiality.
Materiality Amended to visually break up building massing and reflect a more rural and agricultural style of building type.



Reduced Building Massing

PROPOSED FURTHER INFORMATION RESPONSE - NORTH EAST VIEW

1.0 Additional Information Response

1.2 Design Response Elevation Treatment - Materiality

Old & New

Building Form

The Form of the new building evolves in response to the existing setting, location, orientation and form/pitched roof of Scholarstown house while also creating a reference to the pitched roofs of the vernacular out buildings from times past which would have stood with Scholarstown house when it was a farm holding.

Materiality

Scholarstown house is constructed from stone with wet dash render finish. The outbuildings which would have been constructed around the time Scholarstown house was built would potentially have also been constructed from stone.

Wood would also have been used along side stone in the construction of outbuildings as a cladding material and to form the roof structure. Brickwork offers a rustic appearance which also offers an opportunity for a high quality traditional material to be utilised in new ways.

The existing outbuildings onsite use painted corrugated iron as the roof and cladding material.

There are many examples in contemporary architecture which demonstrate how a high quality living environment reinforced by best practice placemaking principals can be created and complemented through the re-imagining of these traditional materials by their use through contemporary design.



Material - Grey (or similar) Metal Cladding

3.

(a) The submitted Housing Quality Assessment states that the site area used to calculate residential density includes the letter of consent areas. This includes the public footpath along the eastern and northern boundaries of the site, which should not be included in the net developable area. The applicant is requested to advise the net developable area of the site and based on this, the proposed net residential density.

Please refer to Chapter 3 of this document for updated Schedules and Housing Quality Assessment which outlines the net developable area and net residential density in response to the above.

(b) The revised proposed development submitted in response to other additional information items herein may lower the net residential density. Additional consideration of the proposals with reference to Appendix 10 Building Height and Density Guide of the County Development Plan is warranted

Development Management Criteria

The Architectural Design Statement Section 12.2 'Urban Development and Building Heights Development Management Criteria', which was submitted with the original planning application, responded to the Development Management Criteria of the Urban Development and Building Height Guidelines 2018 at the specified scales, as referenced in Specific Planning Policy Requirement (SPPR) 3(a):

"It is a specific planning policy requirement that where:

(A) 1. An applicant for planning permission sets out how a development proposal complies with the above criteria; and

2. The assessment of the planning authority concurs, taking into account of the wider strategic and national policy parameters set out in the National Planning framework and these guidelines then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise"

The above Urban Development and Building Heights Guidelines 2018, SPPR(3)(A) is also reflected in SDCC Appendix 10- Building Height and Density Guidelines 2022 SPPR3

The below provides additional consideration of the revised proposals with reference to Appendix 10 - Building Height and Density Guidelines 2022-28. The below is set out against the headings of Chapter 4.3 Contextual Analysis - Urban Design Criteria Key Themes informed by best practices from the urban design manual 12 criteria which form the basis for a shared vocabulary of widely accepted best practice urban design and place making principles.

Context

The proposed scheme has been designed to respond to site the specific location, existing Scholarstown House, orientation and context. The site is currently hidden from the public realm with a c.2 meter high wall edge to the public

1.0 Additional Information Response

1.2 Design Response

routes which screens Scholarstown House from the streetscape. The proposal addresses this issue, reducing this wall down in height to provide a dwarf wall with railings over and opening up the site for both visual and physical links for the public to enter the site and appreciate the high quality setting within, around Scholarstown House and the new residential building.

The scheme has been designed based on best practice placemaking principles creating an active urban edge to Orlagh Grove with direct access to the ground floor units opening onto and engaging with the existing route of Orlagh Grove road. Engagement of the proposed building form with the public realm has been considered carefully by C+W O'Brien architects and Cunnane Stratton Reynolds landscape Architects to design a high quality public realm which offers significant public open space enhancements.

The building forms have been designed to create a place with unique identity, marking the edge of Orlagh Grove while also integrating into both the existing and developing/under construction buildings on adjoining lands. This results in significant enhancement in the character of the area.

The subject site is not within any significant views or vistas externally. Cunnane Stratton Reynolds landscape Architects have undertaken a Landscape and Visual Impact Assessment as part of the planning application, and this document has also been updated to reflect the amendments proposed with the additional information request.

Setting

The proposed additional information reduced massing takes account of the above placemaking principles and enhancements to the public realm. The massing carefully considers and aims to minimize the effects of over shadowing into the communal amenity courtyards and public open spaces. The orientation of the blocks provide the opportunity for direct sun light to penetrate into the communal/public gardens. The orientation of the building blocks also create pleasant spaces for people to stop, rest and communicate within the setting of Scholarstown House.

The building blocks have also been orientated to retain and respect the existing vista to and from the front of Scholarstown House and minimize views into adjoining lands. The existing landscape elements and trees also played an important role in informing the design from the outset.

A daylight/sunlight study has been completed by 3D Design Bureau. This consideration and study of day/sun light from early design stage helped to ensure best possible light and aspect is provided to the apartment units while creating visual interest through architectural expression along the facade frontages. A revised Sunlight report and Daylight report for Scholarstown House has been prepared by 3DDB to accompany this additional information response and illustrate the further benefits of light penetration as a result of the reduced massing amendments proposed within the additional information scheme.

Connections

The proposal is located at a key node on the roundabout junction where Orlagh Grove meets Scholarstown Road. This location marks the transitional space between the predominantly two story dwellings to the west and the 4/5+ storey existing and under construction buildings to the north and east.

Inclusivity

The design of the proposed scheme aims to activate the building frontage onto Orlagh Grove road while also utilising and respecting the existing entrances to Scholarstown House preserving the preceding arrival experience to the existing building. The active frontage to Orlagh Grove road is achieved by incorporating a direct access to the ground floor units facing onto this urban edge through the private amenity garden spaces. The scheme includes external public and communal amenity spaces for children of all ages, parents and the elderly to enjoy.

The landscape plans detailed by Cunnane Stratton Reynolds (CSR), provides for the utilisation of all proposed open spaces by all future occupants of the development, establishing an integration within the existing neighbourhood. The layout and landscape design includes roll-over kerbs and level crossing to all streets which will comply with the requirements of Part M of the Building Regulations– Access for People with Disabilities. As part of the development 2 no. accessible car parking spaces will be provided.

For the proposed scheme the primary residential pedestrian and cyclist access will be off Scholarstown road to the North and the secondary routes to the West off Orlagh Grove road. The the secondary Orlagh Grove access to the south west will provide vehicular access to the visitor and residents car parking and service route.

Variety

The proposal provides a Build To Sell development with 20% Part V units. Given the urban location of the development site, apartment type units are the most efficient use of the lands. See unit breakdown within table below. In reflection of the development plan zoning 'Res' 'To protect and/or improve residential amenity' the proposal complies with the zoning requirements with a mix of typologies provided to attract a range of individuals and families.

Proposed Overall Residential Unit Mix (incl Scholarstown House)		
Unit Type	Number	Percentage (%)
1 Bed	30	42%
2 Beds (3P)	1	1%
2 Beds (4P)	31	43%
3 Beds	10	14%
Total	72	100%

Efficiency

The building has been designed in conjunction with energy consultants Marson MEP Consulting Engineers. This ensures the overall design solution will enhance the performance of the dwellings with minimal maintenance required. The design will meet or exceed the performance requirement of Part L of the Building regulations - Conservation of Fuel and Energy. The design team has adopted an integrative design process for this project, which resulted in a proposed design with several sustainable and low-energy strategies being applied. An Energy Statement report prepared by Marson MEP Consulting Engineers is included with the application which details the sustainable technologies that will be incorporated into the scheme. Marson MEP, John Cronin & Associates and C+W O'Brien architects reviewed the services requirements to ensure a sensitive approach towards the existing building fabric within Scholarstown house could be achieved in-line with the 2no proposed residential unit layouts.

1.0 Additional Information Response

1.2 Design Response

Distinctiveness

The design response to the existing setting of Scholarstown House, including trees and significant sycamore tree to the north west of the house, combined with the conservation of the vista to the front of the house, provides preservation of the setting with a new build backdrop. This informs a large public/communal open space at the heart of the scheme surrounding Scholarstown House and will create a central hive of activity which will enrich the development, connecting around the site to various routes formulated within the landscape scheme.

The scheme will create a distinctive neighbourhood that is of a density and character which embraces its location and the potential/emerging character of the area. The proposed layout of the green spaces and design of the buildings will create a high quality residential environment which will positively contribute to the built environment of the district. The apartment block is designed and coordinating with landscaping to create a distinct character area, characterized by a distinct palette of quality material finishes.

Layout

The proposal achieves a balance between built form and public/semi-public open spaces and the existing protected structure Scholarstown House which create high quality resident amenity spaces but also offers significant positive contribution to the urban neighbourhood and streetscape.

The building form responds to the site context and orientation which has informed the block layout and massing. The varying of block massing and height creates an interesting streetscape and avoids monolithic perimeter block forms. Reinforced by quality design and materiality of the building façades this creates enhanced facade articulation and expression.

Public Realm

The additional information scheme responds to both the existing setting of Scholarstown House and the developing contextual setting of the surrounding area. The proposal incorporates a new public streetscape along Orlagh Grove road with the building line set back to provide quality landscape spaces to ground floor apartments, space for appreciation of existing street trees and an edge which resonates and creates a balance between the set backs of the surrounding built environment. A quality green landscape strategy enhances the quality and bio diversity of the new enhanced setting. The existing site topography has been incorporated into the landscape strategy to enhance the green spaces and soften boundary treatments complemented by a sensitive SUD's strategy, play spaces and planting strategy. Linkages are created between the surrounding public realm and the green spaces within the curtilage of Scholarstown House using the existing entrances to Scholarstown House which integrate the scheme into the surrounding public routes.

Adaptability

The development provides a high quality mix of units which can be reconfigured to adapt to the changing life cycles and personal needs of residents. The apartments either meet or exceed the minimum standard for unit size and can be adapted to follow the needs of the future residents. The Architectural style proposed is contemporary and reflects the modern requirements to balance lighter elevations with the need to satisfy energy reducing objectives.

Adaptability refers to the capacity of buildings to accommodate substantial change. Over the course of a building's lifetime, change is inevitable, both in the social, economic and physical surroundings, and in the needs and expectations of occupants. All other things being equal, a building that is more adaptable will be utilized more efficiently, and stay in service longer, because it can respond to changes at a lower cost. A longer and more efficient service life for the building may, in turn, translate into improved environmental performance over the life cycle.

The concept of adaptability can be broken down into a number of simple strategies that are familiar to most designers:

- Flexibility, or enabling minor shifts in space planning;
- Convertibility, or allowing for changes in use within the building; and
- Expandability, (alternatively shrink-ability) or facilitating additions to the quantity of space in a building.

In practice these strategies can be achieved through changes in design, and through the use of alternative materials and technologies. Adaptability is closely related to – but different from – two other design strategies that attempt to enhance long-term environmental performance:

- Durability: selecting materials, assemblies and systems that require less maintenance, repair and replacement. Since durability extends the useful lifetime of materials and technology in a building, it is complimentary to adaptability.
- Design for Disassembly: making it easier to take products and assemblies apart so that their constituent elements can more easily be reused or recycled. Designing for disassembly can reduce the costs and environmental impact associated with adapting buildings to new uses. It is also possible to reduce overall environmental costs by purposely designing a building for a shorter life, and for easier disassembly and reuse of components and materials.

Independence to Integrate systems (or layers) within a building in ways that allow parts to be removed or upgraded without affecting the performance of connected systems.

The Design Team working on this project led by C+W O'Brien Architects, considers that the adaptability of our buildings is of paramount importance and as such it forms part of the design process at all stages of the project. When it comes to residential properties this is more important and the ability to be able to adapt the properties at a later date is one of the many considerations that lead to a thoughtful and well considered design.

Privacy And Amenity

As discussed above, the proposed building form, massing and height has been carefully considered to achieve the following:

- Significant enhancement to the surrounding public realm with legibility from street level.
- Day/sunlight penetration, through the amenity landscape spaces, into the apartments and also down onto the landscape spaces.
- A mass and form which responds to the surrounding street frontage; creating an urban edge to the west Orlagh Grove road with a celebrated vista with new landscape planting from Scholarstown Road. The scheme provides a strong architectural facade and massing onto Orlagh Grove road which wraps and creates a sensitive contemporary backdrop to Scholarstown House.

1.0 Additional Information Response

1.2 Design Response

- Offer a sensitive and responsive transitional heights pattern which fits in with the existing context buildings. The subject site, with its strategic location as a node, and absence of quality built form (and slight level difference between site and Orlagh Grove road) justifies the proposed height on the subject site to maximise the amenity benefit and create a strong backdrop and identity to Scholarstown House.

3D Design Bureau have prepared an updated sunlight and daylight access analysis 'RFI response' report for Scholarstown House. 3DDB have been involved in the design development and additional information response stages. This assessment concludes as following;

'The daylight/sunlight performance of the proposed layout of Scholarstown House was assessed and compared with its existing configuration. The potential impact caused by the proposed apartment building, on Scholarstown House, was also measured and recorded.'

Despite the reduction of the mass and height of the proposed apartment building, windows located on the southern facade of Scholarstown House are still experiencing a certain level of impact in their level of daylight (VSC). However, only in one case this impact is categorised higher than minor adverse, as moderate. This is at the lower floor level. In all other instances, the impacts were categorised as minor or negligible.

In terms of sunlight, the calculation carried out has shown that all windows that have shown adverse impact to WPSH, have met the BRE criteria for Annual Probable Sunlight Hours. The calculation carried out on the annual basis (APSH) has shown that none of the windows would suffer unacceptable drops in their levels of sunlight in this study.

The scheme performance studies were carried out for the existing configuration of Scholarstown House in the baseline state and the new layout of Scholarstown House in the proposed state. The results have shown that most of the spaces would not meet the BRE Guidelines, neither in the existing state nor in the proposed state. However, a reduction in the levels of daylight, within the single aspect rooms facing the proposed apartment building to the South, has been recorded. Efforts have been made to modernise the interior of the house while preserving its historical integrity as a protected structure. Whilst the increasing of the glazing is not a feasible option to increase daylight levels in the units, the internal re-arrangement of the spaces has shown some daylight improvements in certain instances. The new proposed layout also responds to more modern day living requirements. Despite the low number of rooms achieving the minimum levels set by the BRE Guidelines, the interventions to enhance the condition and livability of the house could be considered acceptable.

The sunlight exposure has shown a level of performance which has been considered high for both the 2 no proposed units within Scholarstown House.

The proposed gardens are both compliant with the BRE Guidelines, being able to receive sufficient levels of sunlight on March 21st.'

All the residential units have been designed with an area of usable external communal open space and private open space in either balconies / terraces. As well as this each unit will contain the storage requirements as outlined in the design standards for new apartments. All the proposed balconies are in compliance with the minimum size and depth of 1.5 meters as per Sustainable Urban Housing - Design Standards for New Apartments (December 2022).

The orientation of the development has been set out in order to maximize the solar gain and natural light aspect of each apartment, 53% of the apartments are dual aspect (taking on-board exclusion of non-dual aspect units outlined within the planners report).

Communal open space consists of a number of unique spaces accessible to all throughout the scheme. Privacy and overlooking has been at the forefront in the design of the apartments and the setting out of the balconies. All the apartments are designed to ensure the privacy of occupants is protected

As such it is respectfully submitted that the proposed additional information response has been carefully designed as to maximise access to natural daylight, ventilation and views and to minimize overshadowing and loss of light and offer appropriate privacy and amenity to the scheme residents.

Parking

The landscape design has been amended to increase the quantum of car parking spaces as per additional information item 7b. The scheme now provides 44no car parking spaces which includes:

- 40 residential car parking spaces
- 2 visitor car parking spaces
- 2 accessible car parking spaces

This increase in conjunction with the reduction of overall unit numbers equates to a ratio of 0.61 being provided which we believe is appropriate for this scheme given the site context and emerging character.

1.0 Additional Information Response

1.2 Design Response

4.

The submitted Statement of Housing Mix references the permitted development of 590 residential units to the north-east of the site, ABP Ref. TA06S.305878. This permitted development should be taken into consideration in the assessment of dwellings by number of rooms within 1km of the subject site. It is noted that this assessment is based on CSO 2016 census data. Further consideration should be given to permitted development in this assessment. A revised statement should be submitted addressing this.

Please refer to accompanying response prepared by HW Planning Consultants.

5.

The applicant is requested to submit a revised proposed development addressing the following:

(a) The approach to height should be reconsidered in relation to impact on the Protected Structure and residential amenity. The Planning Authority would have concerns about where within the site, taller elements are proposed. The four storey element would be less than 1m from the south-western boundary, adjoining RES zoned lands. Windows to habitable rooms would be in close proximity to this boundary. The applicant is requested to submit a revised design at this boundary, including providing an increased separation distance of the higher elements of the building from this boundary and improved boundary treatment, to help mitigate any overbearing impact.

As previously outlined, the design of the proposed development has been updated in response to this RFI request.

Proximity to the south western boundary.

The separation distance to the south western boundary has been increased to min4m on L02 and L03 of the scheme. The 'step' within the building form combined with the inset brick detail and the opaque windows offers further articulation to this elevation. The windows within this elevation may be removed however it is believed that the additional dual aspect light is a benefit to the internal of the respective units while not having any negative impacts on adjoining lands.

The potential future development of the south-western boundary RES zoned lands would most probably be designed to respond to create a new urban edge onto Orlagh Grove road. This new urban edge could potentially follow a similar strategy in terms of the existing uses on the site or new residential units with own door access which would activate the street frontage.

Proximity To South West Boundary



Building Outline From Original Planning Application

PROPOSED FURTHER INFORMATION - SOUTH WEST VIEW



Opaque Glazed Windows

ADDITIONAL INFORMATION: L02: SECOND FLOOR LEVEL

1.0 Additional Information Response

1.2 Design Response

Proximity To South West Boundary

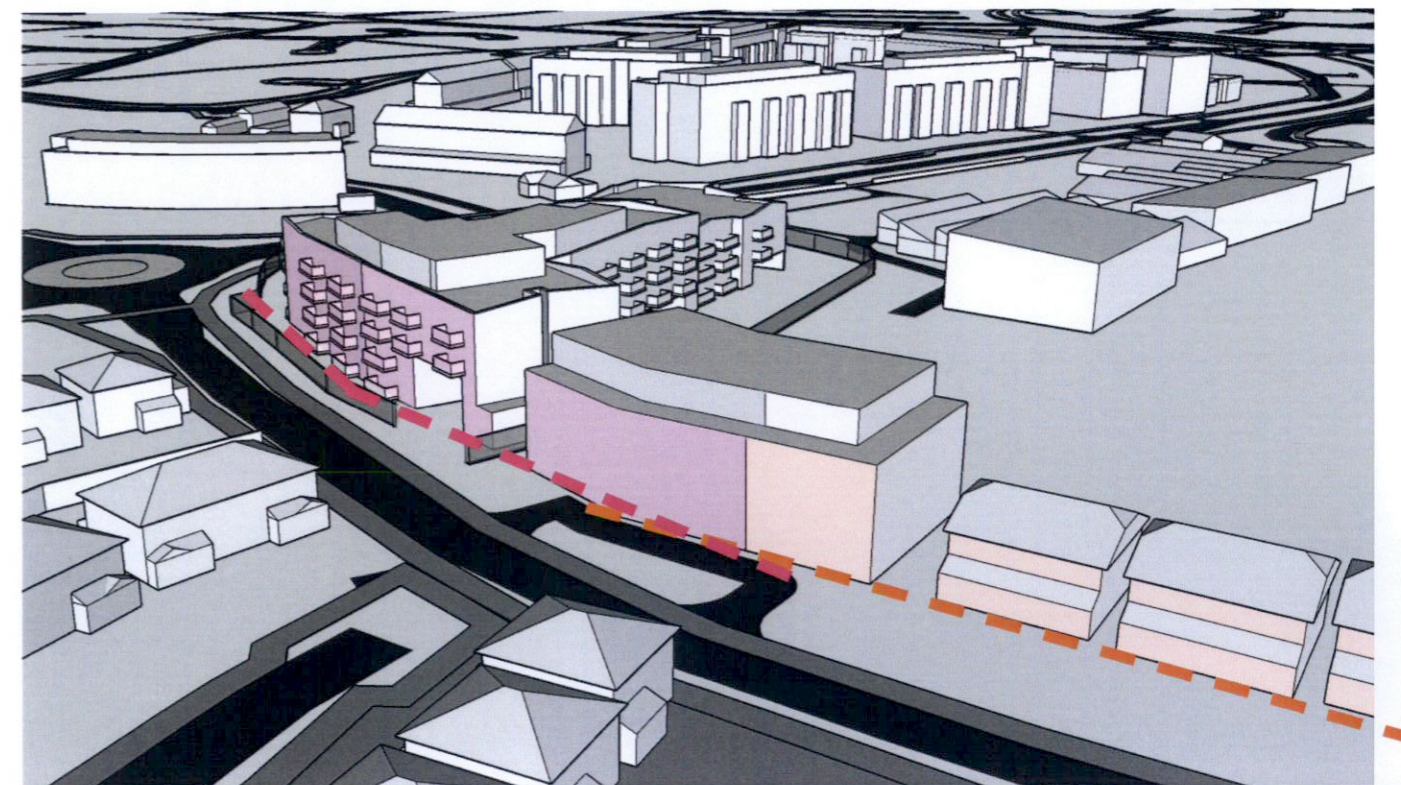
Please refer to adjoining sketch masterplan 'Potential Future Condition' illustration and 3D massing which illustrates how the adjoining site could be potentially developed in the future and the application Scholarstown House scheme provides a strong response to both the current condition of the two storey with pitched roof buildings and the potential future new building forms. The proposed development will not have an impact on the future potential of the lands to the south.



ADDITIONAL INFORMATION: L01: FIRST FLOOR LEVEL



POTENTIAL FUTURE CONDITION: Potential Future Development of Site To South Creating Improved Urban Edge to Orlagh Grove Road



POTENTIAL FUTURE CONDITION: Aerial 3D Massing View from South West

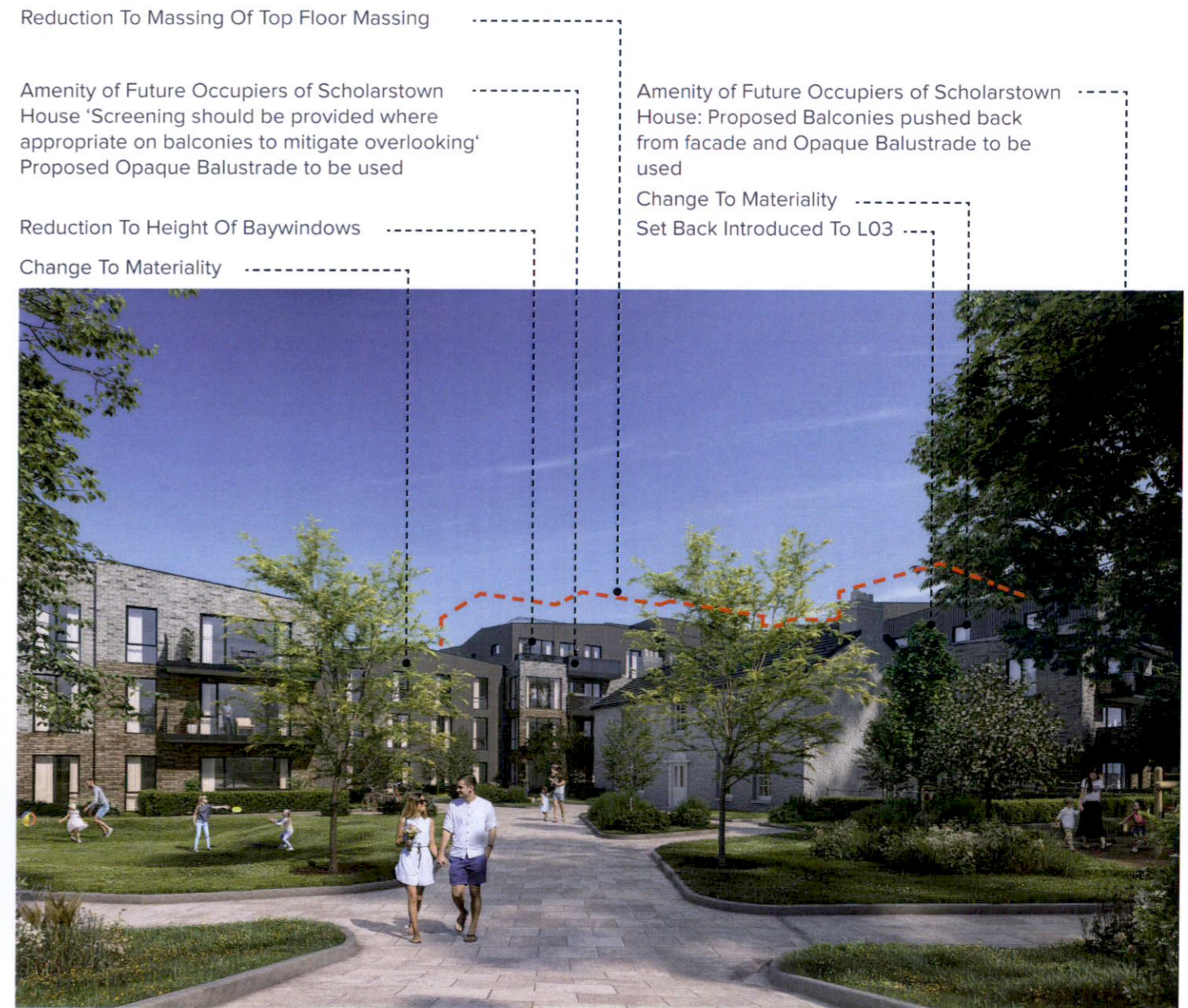
1.0 Additional Information Response

1.2 Design Response - Massing & Facade Materiality Amendments

3D View - North East



PLANNING APPLICATION - NORTH EAST VIEW



PROPOSED FURTHER INFORMATION RESPONSE - NORTH EAST VIEW

1.0 Additional Information Response

1.2 Design Response - Massing & Facade Materiality Amendments

3D View - South West



PLANNING APPLICATION - SOUTH WEST VIEW



PROPOSED FURTHER INFORMATION RESPONSE - SOUTH WEST VIEW

1.0 Additional Information Response

1.2 Design Response

5.

(b) The ground floor terraces for Apartment Nos. 0008 and 0009 are not considered to be afforded sufficient privacy. An appropriate boundary and/or 'privacy strip' to these terraces should be provided to ensure privacy.

A privacy strip has been included to the south facing terrace of units 0008 and 0009 along the boundary with the adjoining footpath and also dividing the private open space of each of the two units. The privacy strip will provide a 1.5m opaque glass barrier with climbers in front to provide sufficient privacy while not blocking sunlight to the terrace space. Please refer to illustration below and accompanying site landscape drawing (22159-2-100) prepared by Cunnane Stratton Reynolds Landscape consultants.



L00: GROUND FLOOR LEVEL

5.

(d) Any revised design to Scholarstown House should be assessed in terms of daylight/sunlight accessibility. The proposed apartment building may need to be revised in relation to sunlight/daylight impact on Scholarstown House and its proposed gardens.

As previously outlined Chapter 02 of this document outlines the full extent of the proposed amendments to the scheme. These amendments reduce the massing of the new build which provides an increase in the day/sunlight onto Scholarstown House and associated setting/garden spaces.

Please refer to accompanying revised daylight and sunlight assessment 'RFI response' report prepared by 3D Design Bureau for further detail and revised test results.

1.0 Additional Information Response

1.2 Design Response

7. The Roads Department request the following additional information:

(b) This development would be considered in zone 1 for parking as the near by public transport is not high frequency nor multidirectional, and the nearest LUAS stop is over 5 km away (the transport assesment notes the development is in close proximity). A ratio of 0.64 has been applied to other development in the area and would be considered appropriate for this, therefore parking closer to 49no, spaces. A revised layout of not less than 1:200 scale showing the location and number of parking spaces to be provided at the development should be submitted. Please refer to Table 12.25: Maximum Parking Rates (Residential) - from the SDCC County Development Plan 2022-2028.

The landscape design has been amended to increase the quantum of car parking spaces. The scheme now provides 44no car parking spaces. This increase in conjunction with the reduction of overall unit numbers equates to a ratio of 0.61 being provided which we believe is appropriate for this scheme given the site context and emerging character.

Please refer to the drawing PE21023-CWO-ZZ-00-DR-A-2100 for locaton and number of parking spaces.

(d) A revised layout not less than 1:200 scale of the elevation of the access location detailing the boundary wall and gates at vehicle access points shall be limited to a maximum height 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

A drawing has been prepared by Martin Hanley, Traffic & Transportation Consultant demonstrating visibility for vehicles.

Please, refer to the drawing SH-DA-P01 for the details.

Boundary walls are reduced down in height to provide a dwarf wall with railings over which will aid in improving visibility for vehicles, and proposed pillars are kept at to a maximum height of 1.2m. Please refer to the drawing PE21023-CWO-ZZ-ZZ-DR-A-2601 for detail of vehicle access point.

(i) Internal access should be provided to the bicycle store at ground floor within the proposed apartment building.

We have reviewed the potential options for including an internal access being provided to the internal residents bicycle store at ground floor within the proposed apartment building and discussed these options with the design team fire consultants Daire Byrne & Associates Fire Safety Consulting Engineers. Following this review it is proposed not to provide this internal access as BS 5588-1 Section 14.3.2(e) states that if a common stair forms part of the only escape route from a dwelling it should not be connected to any ancillary accommodation on the same storey as that dwelling.

(j) It is not clear where all the external bicycle parking spaces are, in order to meet the 183 no. total stated. The applicant is requested to clarify this.

Please refer to accompanying landscape masterplan drawing by Cunnane Stratton Reynolds Landscape consultants which clarifies the location of the external bicycle parking spaces.

2.0 Scheme Amendments

2.0 GA Plans

Design Amendments

- Rationalise Geometry of Bicycle Store / ESB Sub-Switch following reduction of massing above.
- Increase number of carparking spaces to hammerhead turning zone.

Privacy Strip Provided To Ground Floor Units 008 and 009

Revise/Rationalise Cycle Store/ESB Sub-Switch Geometry

Proposed Signage Fixed to Bin Store Wall

L00: GROUND FLOOR LEVEL



2.0 Scheme Amendments

2.0 GA Plans

Design Amendments

- Support Structure To Overhang Over Vehicular Access Road Entrance Modified
- Balcony Edge On North Elevation Updated

Balcony Edge Updated - Reduced In Size Behind Eastern Facade Line To Offer Additional Privacy To Private Amenity Spaces To Scholarstown House.

Separation Distance Increased

L01: FIRST FLOOR LEVEL



- AREA TYPES**
- 1 BED
 - 2 BED(4P)
 - 3 BED(5P)
 - AMENITY AREA
 - CIRCULATION
 - UNIT 1 (SCHOLARSTOWN HOUSE)
 - UNIT 2 (SCHOLARSTOWN HOUSE)

2.0 Scheme Amendments

2.0 GA Plans

Design Amendments

- Reduce Length Of Rear Apartment Above Access Road - Increasing separation distance to boundary
- Change the unit (0206) type from 2Bed to 1Bed unit
- Balcony Edge On North Elevation Updated

Balcony Edge Updated - Reduced In Size Behind Eastern Facade Line To Offer Additional Privacy To Private Amenity Spaces To Scholarstown House.

Reduce Length Of Apartment and change 2BED type to 1BED type

L02: SECOND FLOOR LEVEL



2.0 Scheme Amendments

2.0 GA Plans

Design Amendments

- Reduce Length Of Rear Apartment Above Access Road - Increasing separation to boundary (Change unit 2Bed unit to southern boundary to 1Bed unit)
- Create Step back to Third Floor Units To Rear Of Protected Structure
- Balcony Edge On North Elevation Updated

Balcony Edge Updated - Reduced In Size Behind Eastern Facade Line To Offer Additional Privacy To Private Amenity Spaces To Scholarstown House.

Setback (1.8m) for Length Of Apartment Providing Recessed Back Drop To Protected Structure.

Baywindows Removed On Third Floor Level To Create Step Back To South Of Protected Structure

Reduce Length Of Apartment and Change 2BED type to 1BED type



L03: THIRD FLOOR LEVEL

2.0 Scheme Amendments

2.0 GA Plans

Design Amendments

- Reduction To Extent of Fifth Floor Set Back Level To 3no Units Adjacent To Primary Core
- Staircore has been omitted to reduce massing

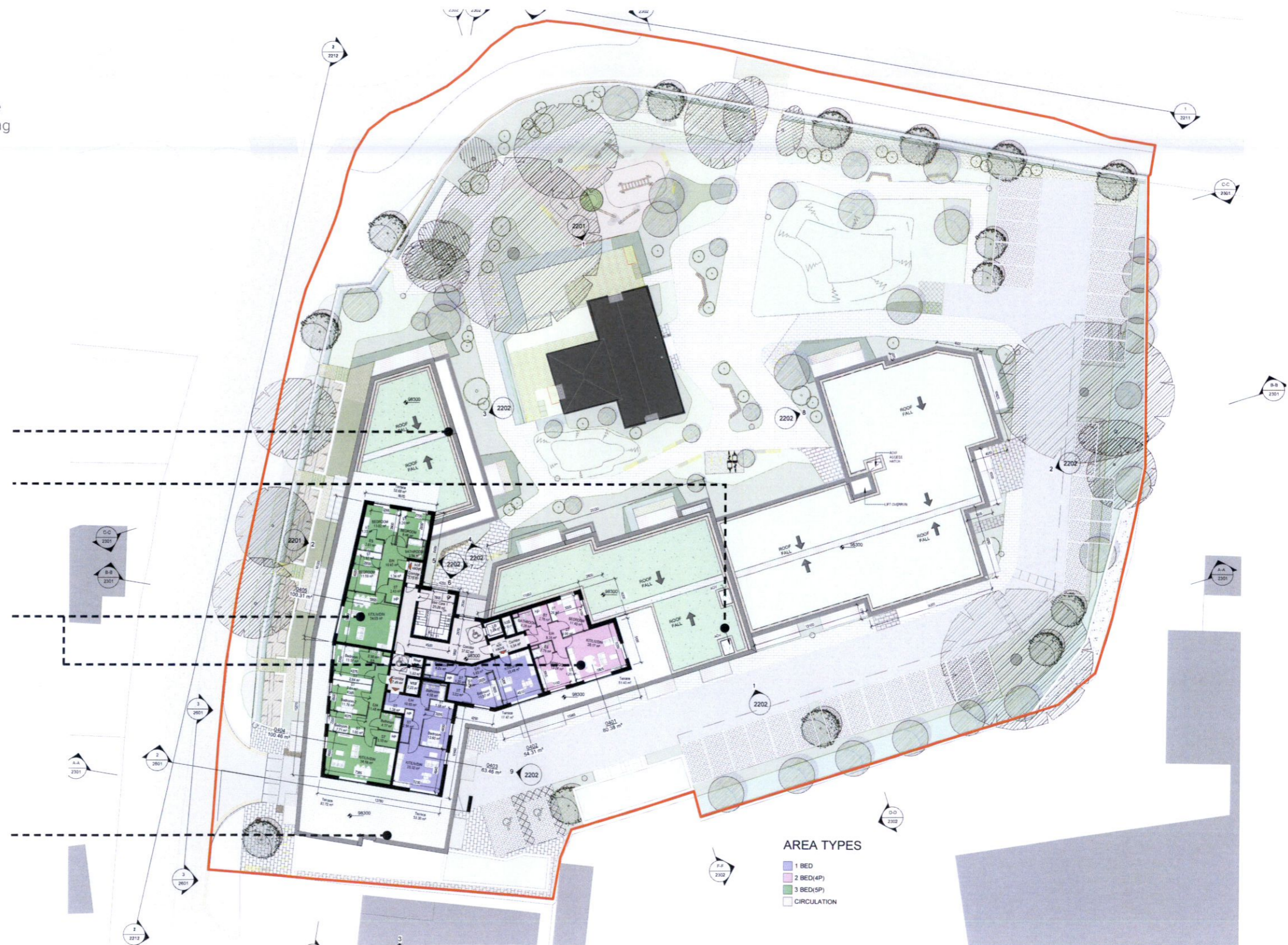
Setback (1.8m) Length Of Apartment below

Staircore Omitted To This Level

Reduction To Extent of Fifth Floor Set Back Level To 5 no Units Adjacent To Primary Core

Separation Distance Increased

L04: FOURTH FLOOR LEVEL



2.0 Scheme Amendments

2.1 Dual Aspect Units

Dual Aspect Ratio

Specific Planning Policy Requirement of the "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)" states the following:

"(i) 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 in.

"(ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme."

As noted in the Chief Executive's Order Apartment Nos. 0007, 0111, 0215 are considered as single aspect in the dual aspect calculations. The submitted design has provided a total of 38no. Dual Aspect units as outlined in the table. An overall percentage of 53% of the units within the proposed scheme are dual aspect. It is submitted that this is fully compliant with the above policy and is in excess of the 33% and also the 50% requirement stipulated within the policy objectives.

Aspect

The aspect of all units has been considered carefully to optimise the orientation of the site and sun/day light to apartment units.

Overall Dual Aspect Unit Count		
	Scholarstown House Units	New Build Apartment Units
Single Aspect Units	0	34
Dual Aspect Units	2	36
Total Units	2	70
Dual Aspect Percentage	100%	51%

Overall Dual Aspect Percentage	53%
--------------------------------	-----



Ground Floor Plan



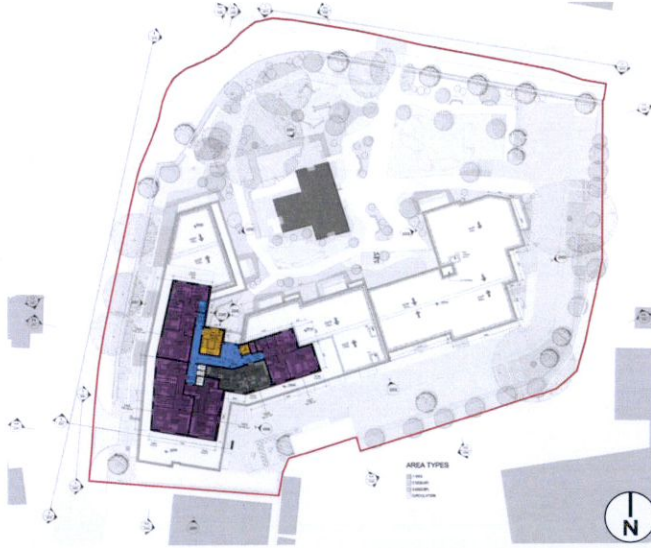
First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

- Key**
- Site Boundary
 - Dual Aspect Unit
 - Single Aspect Unit
 - Vertical Circulation Cores
 - Circulation Space

3.0 Schedules - Revised Design

3.0 Revised Design - Schedule Of Accommodation

Total Unit No:

72 units
(70 New Build + 2 Existing Houses)

Dual Aspect Units:

53 %

Residential Density:

102 units per ha

Site Coverage:

30 %

Total Public & Communal Open Space:

2057 sqm achieved
1147 sqm required

Scholarstown Road ,Dublin 16						
Proposed Building						
Floor/Unit Type	1 Bed Apt.	2 Bed(3P) Apt.	2 Bed(4P) Apt.	3 Bed Apt.	No. Apts. Per Floor	No Dual Aspect Units
Ground Floor:	1	0	8	2	11	7
First Floor:	7	0	9	2	18	9
Second Floor:	12	0	8	2	22	11
Third Floor:	8	0	5	1	14	5
Fourth Floor:	2	0	1	2	5	4
Protected Structure	1 Bed Unit.	2 Bed(3P) Unit.	2 Bed(4P) Unit.	3 Bed Unit.	No. Units. Per Floor	No Dual Aspect Units
Ground Floor:	0	1	0	1	2	2
First Floor:	0	0	0	0	0	0
Second Floor:	0	0	0	0	0	0
Unit Type Totals:	30	1	31	10	Total No. Units	72
Unit Ratio	41.7%	1.4%	43.1%	13.9%	Dual Aspect Ratio	53%

Net Resi Area (m2):	G.I.A (m2):*
942.34 m ²	1,867.49 m ²
1,311.87 m ²	1,658.04 m ²
1,512.58 m ²	1,870.90 m ²
962.21 m ²	1,223.54 m ²
398.92 m ²	516.58 m ²

* includes undercroft carparking area

Net Resi Area (m2):	G.I.A (m2):
250.23 m ²	107.80 m ²
	112.09 m ²
	34.55 m ²

G.I.A of Development m2:	
	7,391 m²
Nett Resi Area (m2):	5,378 m²

Unit Type	1 Bed Apt.	2 Bed(3P) Apt.	2 Bed Apt.	3 Bed Apt.	
Average Unit Type Size*	51.48 m ²	NA	85.00 m ²	105.39 m ²	
Number Of Unit*	30	0	31	9	70
Total	1,544.51 m²	NA	2,634.86 m²	948.54 m²	5,128 m²

*Excluding units in the protected structure

Common Areas	Circulation	Services**	Amenity Space	Bicycle Store	Undercroft Car Parking
Total Area *	854.90 m ²	173 m ²	100 m ²	116 m ²	174 m ²

*Excluding the protected structure

**Plant rooms, ESB rooms, Bin Store

3.0 Schedules - Revised Design

3.0 Revised Design - Schedule Of Accommodation

Scholarstown Road ,Dublin 16

Proposed Building		Protected Structure	
Ground Floor Gross External Area (Ground floor area, including undercroft carparking spaces, plant rooms and bin store)	2,012 m ²	Ground Floor Gross External Area	140 m ²
Proposed Building		Protected Structure	
Gross Internal Area	7,137 m ²	Gross Internal Area	254 m ²

	m ²	ac	ha
Application Site Area*	7927.29	1.95	0.79
Density (total no of units/area)		37	91

*Site Boundary Line (including letter of consent areas)

Site Coverage*	27%
Plot Ratio**	0.93

*Includes GEA of Protected Structure

**Includes GIA of Protected Structure

Both Plot Ratio and Site coverage is calculated based on application site area(Area within red boundary line)

	m ²	ac	ha
Net Developable Area*	7078.50	1.75	0.71
Density (total no of units/area)		41	102

*Measured as per 3(a) in the further information request.

3.(a)The submitted Housing Quality Assessment states that the site area used to calculate residential density includes the letter of consent areas. This includes the public footpath along the eastern and northern boundaries of the site, which should not be included in the net developable area. The applicant is requested to advise the net developable area of the site and based on this, the proposed net residential density.

Site Coverage*	30%
Plot Ratio**	1.04

*Includes GEA of Protected Structure

**Includes GIA of Protected Structure

Both Plot Ratio and Site coverage is calculated based on application ownership area

Car Parking			
Resident Car Parking Spaces Provided (Excluding Disabled):	40	Disabled Car Parking Spaces (5%):	2
Total No of Car parking Spaces	44	Car Parking Ratio*	0.61
		Visitor Spaces	2

* Total no of Car parking Spaces divided into the total number of units

Bicycle Parking			
Residents' Bicycle Spaces (Required):	124	Visitors' Bicycle Spaces (Required):	36
Residents' Bicycle Spaces-Double Stack (Provided):	105	Visitors' Bicycle Spaces-Surface (Provided):	38
Residents' Bicycle Spaces-Bike Shelter-Private (Provided):	12	Visitors' Cargo Bicycle Spaces-Surface (Provided)	2
Residents' Cargo Bicycle Spaces (Provided)	7	Total Visitors' Bicycle Spaces (Provided)	40
Total Residents' Bicycle Spaces (Provided)	124		

3.0 Schedules - Revised Design

3.0 Housing Quality Assessment Schedules

PART V UNITS																													
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m ²)	Req. Min. Area (m ²)	Agg. Living Area SQM (m ²)	Req. Min. Area (m ²)	Kit/Liv/Din Width (m)	Min. xLD Width (m)	Bed 1 SQM (m ²)	Req. Min. Area (m ²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m ²)	Req. Min. Area (m ²)	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m ²)	Req. Min. Area (m ²)	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area (m ²)	Aggregate Bed Area Required (m ²)	Private Amenity Space SQM (m ²)	Req. Min. Area (m ²)	Storage SQM (m ²)	Req. Min. Area (m ²)	Aspect	Ceiling Height (mm)
0009	2-Bed Apartment (4P)		4 2 Bed 4 Person	83.97	73	32	30	5	3.6	16.57	13	2.9	2.8	11.52	11.4	2.8	2.8	0	0	0	2.8	28.09	24.4	7.57	7	6.18	6	Dual	2700
0010	2-Bed Apartment (4P)		4 2 Bed 4 Person	80.15	73	30.06	30	4.5	3.6	13.08	13	2.85	2.8	11.76	11.4	2.95	2.8	0	0	0	2.8	24.84	24.4	15.15	7	6.95	6	Dual	2700
0113	2-Bed Apartment (4P)		4 2 Bed 4 Person	83.97	73	32	30	5	3.6	16.57	13	2.9	2.8	11.52	11.4	2.8	2.8	0	0	0	2.8	28.09	24.4	7.87	7	6.18	6	Dual	2400
0114	2-Bed Apartment (4P)		4 2 Bed 4 Person	80.15	73	30.06	30	4.5	3.6	13.08	13	2.85	2.8	11.76	11.4	2.95	2.8	0	0	0	2.8	24.84	24.4	9	7	6.95	6	Dual	2400
0115	3-Bed Apartment (5P)		5 3 Bed 5 Person	109.95	90	36.18	34	4.5	3.8	14.57	13	3.2	2.8	13.85	11.4	2.9	2.8	9.31	7.1	2.1	2.1	37.73	31.5	9.71	9	10.15	9	Dual	2400
0116	1-Bed Apartment (2P)		2 1 Bed	46.5	45	23.89	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	9.91	5	3.71	3	Dual	2400
0117	1-Bed Apartment (2P)		2 1 Bed	51.75	45	23.34	23	3.4	3.3	11.69	11.4	3.1	2.8	0	0	0	0	0	0	0	0	11.69	11.4	5.25	5	3.29	3	Dual	2400
0118	1-Bed Apartment (2P)		2 1 Bed	46.5	45	24.69	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	5.25	5	3.08	3	Single	2400
0217	2-Bed Apartment (4P)		4 2 Bed 4 Person	83.97	73	32	30	5	3.6	16.57	13	2.9	2.8	11.52	11.4	2.8	2.8	0	0	0	2.8	28.09	24.4	7.87	7	6.18	6	Dual	2400
0218	2-Bed Apartment (4P)		4 2 Bed 4 Person	80.15	73	30.06	30	4.5	3.6	13.08	13	2.85	2.8	11.76	11.4	2.95	2.8	0	0	0	2.8	24.84	24.4	9	7	6.95	6	Dual	2400
0219	3-Bed Apartment (5P)		5 3 Bed 5 Person	109.95	90	36.18	34	4.5	3.8	14.57	13	3.2	2.8	13.85	11.4	2.9	2.8	9.31	7.1	2.1	2.1	37.73	31.5	9.71	9	10.15	9	Dual	2400
0220	1-Bed Apartment (2P)		2 1 Bed	46.5	45	23.89	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	5.25	5	3.71	3	Dual	2400
0221	1-Bed Apartment (2P)		2 1 Bed	51.75	45	23.34	23	3.4	3.3	11.69	11.4	3.1	2.8	0	0	0	0	0	0	0	0	11.69	11.4	5.25	5	3.29	3	Dual	2400
0222	1-Bed Apartment (2P)		2 1 Bed	46.5	45	24.69	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	5.25	5	3.08	3	Single	2400

