

An aerial architectural rendering of a residential development. The drawing shows a cluster of multi-story buildings with varied rooflines and facades, interspersed with green spaces, trees, and winding paths. The style is a light green line-art illustration. A dark blue vertical bar is on the left side of the page.

Architectural Design Statement

Forest Road,
Swords,
Co. Dublin

Project 23039
Date 05.06.25
Rev A

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1. Site Location & Context

1.1 Project Description

Goldenport Estates Ltd, intend to apply for planning permission for a Large-Scale Residential Development (LRD) on lands at Forest Road, Swords, Co. Dublin. The proposed development will consist of a total of 109 no. residential units (42 no. duplex units; 41 no. apartments; 26 no. houses) as follows:

- (i) 42 no. duplex units within 3-storey buildings comprising 21 No. 1 bed units at ground level and 21 No. 3 bed units over first and second floor levels with balconies/terraces, private and communal open space;
- (ii) 41 no. apartments within 2 blocks. Block A will be a 4 storey building with 14 no. apartments (4 no. 1 bed units and 10 no. 2 bed units) with balconies/terraces to the north, south and west elevations, and bin, bicycle parking and plant at ground floor level and pv panels at roof level; Block B will be a 5 storey building with 27 no. apartments (13 no. 1 bed and 14 no. 2 bed units) with balconies/terraces to the east and west elevations and bin, bicycle parking and plant at ground floor level and pv panels at roof level;
- (iii) 26 no. houses (comprising 5 no. 2 bed, 2 storey terrace houses; 6 no. 3 bed, 2 storey terrace houses; 4 No. 3 bed, 2 storey semi-detached houses; and 11 no. 4 bed, 3 storey houses);
- (iv) Surface car parking as well as bike parking stores and bin stores;
- (v) 1 no. ESB substation;
- (vi) Landscaping, including the provision of new public open spaces with play areas and a MUGA; footpaths and cycle paths, new vehicular access/egress from Forest Road; public lighting; boundary treatment and all associated site, drainage and development works necessary to facilitate the proposed development.



Aerial View of the Subject Site

1.2 Site Location

The site is located along Forrest Road, around 2km south of Swords town centre and is within the functional area of Fingal County Council. Dublin Airport is approximately 1km to the south of the site.

The site measures approximately 5.15ha. Approximately 2.14ha of the site is zoned for Residential and the remainder of the site is zoned for Greenbelt.

The surrounding area is residential and agricultural in nature, with the boundary of Dublin Airport approximately 1km south.

Immediately to the north of the site is Ridgewood Estate, a suburban housing estate. The estate has 3 storey pitched roof apartment buildings fronting onto Forrest Road, with a cycle lane along the road. At the entrance to the estate is a local commercial centre with shops, a medical centre and a crèche. Moving west within the Ridgewood Estate, the scale of the development changes to 2 storey houses and 3 storey duplexes, interspersed with open space. There are football pitches at the far west end. Moving north up Forrest Road, it is mainly suburban in nature all the way to the town centre, with some commercial and light industrial uses mixed in.

Between the site and Ridgewood Estate is a belt of mature trees and scrub which forms a townland



Aerial View of Swords Area showing the Subject Site

boundary. Pedestrian desire lines exist through the belt of trees.

The west of the site is bounded by mature trees and hedgerows along Forrest Road. Across Forrest Road are the lands of Forrest Little Golf Club. The south and east of the site of bounded by trees and hedgerows, leading to agricultural land and more houses beyond.

Vehicular access is currently from Forest Road, at the northeast corner of the site.

The site contains an existing concrete base on the site which was previously used as a driving range for Forrest Little Golf Club.

The site slopes up from approximately 52.6m along Forrest Road to 57.5m at the west end.

Bus route 105 is on Forrest Road serving Sutton Station and Dublin Airport via Swords.

1.3 Site Context



Aerial View of the Subject Site from the South

1.4 Surrounding Context



Aerial View of the surrounding context

1.5 Architectural Context

Ridgewood Estate - early 2000s

A mix of 3 Storey pitched roof apartment buildings and 3 storey commercial buildings closer to the entrance to the site Forrest Road, changing to 2 storey semi-detached and terraced housing throughout the site.

Apartments and commercial are a mix of red brick and painted render, white and grey uPVC windows and curtain walling. Circulation space is glazed and made a feature, with a projecting porch at entrance level. Apartments have tiled roofs or flat roofs. The crèche building has an oversailing roof with timber soffit.

Houses are red brick and painted render with red tiles on bay windows, tiled pitched roofs and brick chimneys. Houses typically have a front entrance door and one window at ground floor, two windows at first floor.

Houses typically have driveways enclosed with hedgerows. Some houses have added gates across the driveways, including brick piers or metal posts. Houses at junctions within the site have low, red brick boundary walls instead. Back gardens are typically enclosed by brick walls. There is typically a grass margin between the road and footpath, planted with trees.

Where the estate meets the townland boundary, it is leftover open space.



Views within Ridgewood Estate

The Oaks - early 2000s

North of Ridgewood The Oaks. Houses are either terraces of 3-5 houses or duplexes.

Buildings are buff brick and coloured render with white uPVC windows, timber doors and tiled roofs. Houses typically have one large and one small window or a door at ground floor, one large and one small window upstairs.

Duplexes have projecting metal balconies.

Paved driveways appear to be shared in front of the houses and are broken up with planting. Bin stores are not provided and appear to be an issue.

Forrest Road

There are a variety of houses and apartments north along Forrest Road, varying in scale from single storey bungalows to 3 storey apartments and duplexes.

Materiality is fairly consistent with brick and coloured or white render.

Design is varied from traditional bungalows to more modern detached houses.

Houses typically have driveways directly onto Forrest Road, creating activity and passive surveillance. There are estates with stone walls and parkland railings creating an impermeable barrier between themselves and Forrest Road.



Views within The Oaks/on Forrest Road

Summary

Materiality

- Red Brick
- Buff Brick
- Coloured Render
- Tiled Roofs
- Paved Driveways
- Hedges to front gardens
- Brick walls to rear gardens

Form

- Semi-detached gable ended houses
- Terraces houses with hipped roofs or gable ended
- 3 Storey apartment blocks

Feature Elements

- Apartment buildings with curtain walls to the circulation space
- Projecting metal balconies
- Brick details



1.6 Site Analysis

1.6.1 Fingal Development Plan 2023-2029



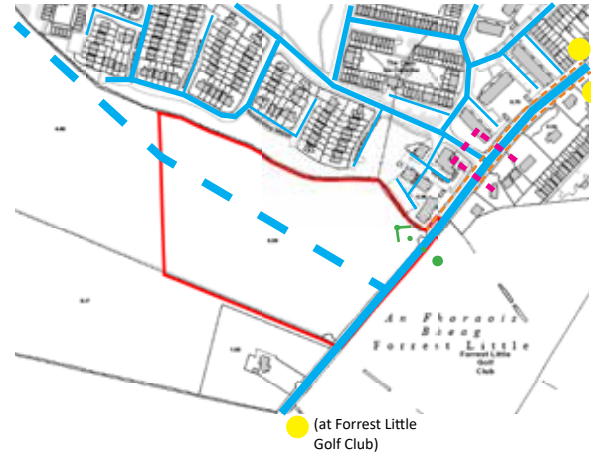
The site is zoned RS - Residential (coloured brown) and GB - Greenbelt (light green). The application site cover both zones.

A proposed road is shown to the south of the site, indicated by the grey line. This is by others, and has not yet been designed.

As the first RS zoned land after the GB, the site will form a prominent new urban entrance to the Swords area.

The east end of the site is within Dublin Airport Noise Zone B. The remainder of the site is within Zone C. Refer to Noise Assessment Report by Wave Dynamics.

1.6.2 Infrastructure Roadways and Public Transport



Existing Road Hierarchy

Pedestrian Crossing

Bus Stop

Existing Vehicle Access to Site

Existing Cycle Lane

Proposed Road

1.6.3 Proximity and Connectivity to Amenity



Public Open Space Amenity

Local Services Amenity

Off the page:

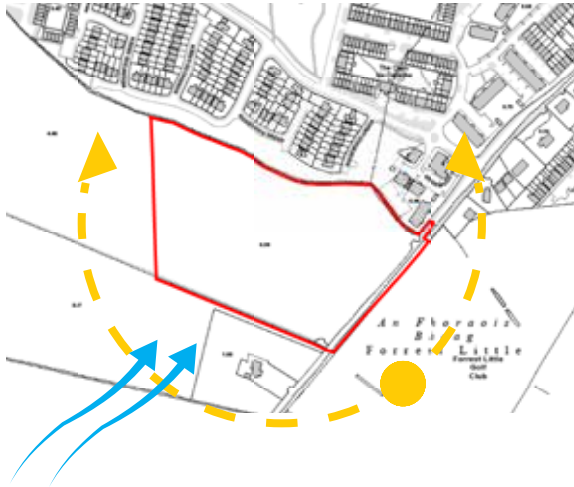
St Finian's GAA Ridgewood Pitches

Forrest Little Golf Club

Ward River Valley Regional Park

Swords Town Centre

1.6.3 Orientation and Built Form



As a rectangle, the site has four primary orientations. The main public aspect is to Forrest Road, which runs north-east/south-west, and provides the site with prominent east facing frontage.

Internally, the proposed road will provide a strong south frontage to the south when it is built.

1.6.4 Pattern of Development & Frontage



The older houses on Forrest Road front onto Forrest Road, with a reasonable but consistent setbacks, and often behind trees and hedges. Further up Forrest Road the houses are closer to the road edge.

The houses and buildings on Ridgewood Estate and The Oaks look mainly internal, within the estate. At the ends of blocks, they look south onto the townland boundary.

The estates are separated from Forrest Road by solid boundary walls and parkland railings, creating a disconnect from the road and constraining permeability.

1.6.5 Use - Immediate Context



- Dwelling Houses
- Commercial Premises

The immediate context is predominantly suburban housing estates, with an adjacent local commercial centre.

2. Proposed Design Strategy - Site Layout

2.1 Land Mix Use & Rationale

In response to the Fingal County Council's zoning of the site as RS and GB and being cognizant of the surrounding land use, the site is proposed as residential and public open space.

Refer to the Landscape Architects design rationale for use of this land.

The proposed Swords Western Distributor Road has been planned to the north of the Greenbelt Lands, leaving the rest of it open for a new public park.



Looking southwest over Greenbelt Lands



Artist's Illustration of the proposed scheme

2.2 Site Arrangement & Configuration

2.2.1 Block Configuration

Taller apartment blocks fronting onto Forrest Road, continuing the pattern of development found at points on the road, and creating a landmark entrance both to the site and to the Swords area. They are setback from the road to allow for the continuation of a shared surface cycle lane and footpath. Block A (the southernmost block) is rotated to address the proposed new distributor road and Forrest Road.

The apartment blocks also act as a buffer from traffic noise from Forrest Road for the rest of the site.

Moving within the site, blocks are arranged to provide frontage onto internal roads and the 2 open spaces. Between the open spaces, blocks are arranged to form small homezones, with all the benefits this provides to residents.

Duplexes and houses are arranged in 3 sided blocks with a mix of unit types to minimise the amount of gable ends and make a varied, compact neighbourhood similar to the precedents on the next page.

2.2.2 Open Spaces

Public open spaces are distributed in the middle and the end of the site, to provide a destination at the end of the site, amenity for residents and to give unique characters to each part of the site. Open spaces have a southerly aspect.



2.2.2 Edges

The edges are a key part of the site arrangement.

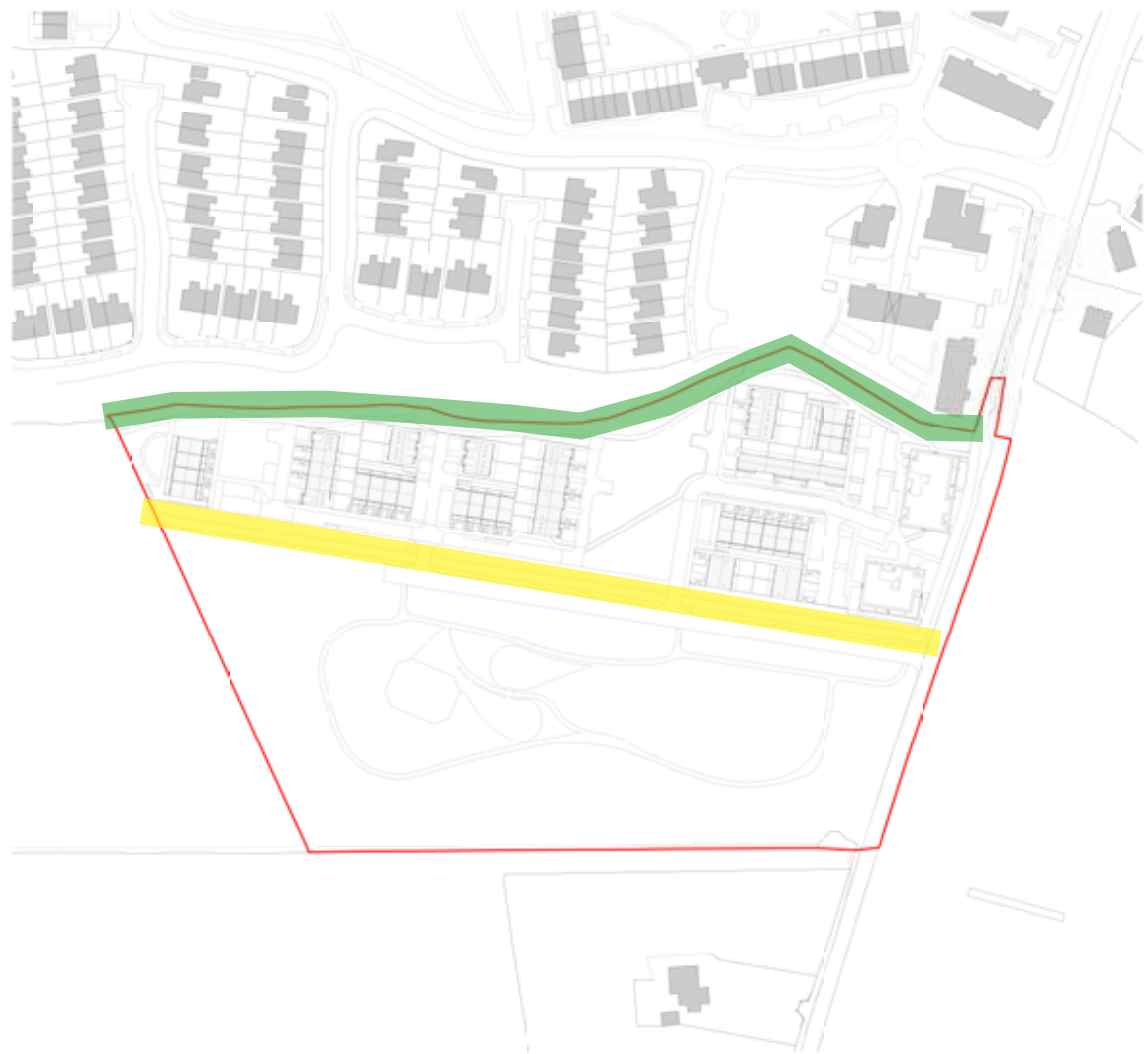
The north boundary is formed by an historic Townland boundary, between Forrest Great and Rathingle. There are examples of mature trees and native hedgerow forming the boundary. The houses are set back from this boundary to allow it to remain and thrive.

Where there are areas of scrub and poor specimens of trees these may be removed and the hedgerow augmented with native planting and measures to promote biodiversity.

This northern strip also provides an opportunity for a pedestrian amenity to activate the area and provide passive surveillance, preventing anti-social behaviour which can concentrate in areas like this. A non-intrusive footpath provides connections between the ends of the homezones and Ridgewood Estate. It can be taken to the far west end of the site to provide a future connection into adjoining lands.

To the East, onto Forrest Road, is more open. A 2m high acoustic barrier wraps around the east end of the communal open space for the apartment block.

To the south is a hedgerow to provide a soft, aesthetically pleasing and practical boundary. Some houses are oriented south onto the boundary for overlooking. The public open spaces connect visually to the south.



2.3 Evolution of Proposals

2.3.1 Preplanning Meeting

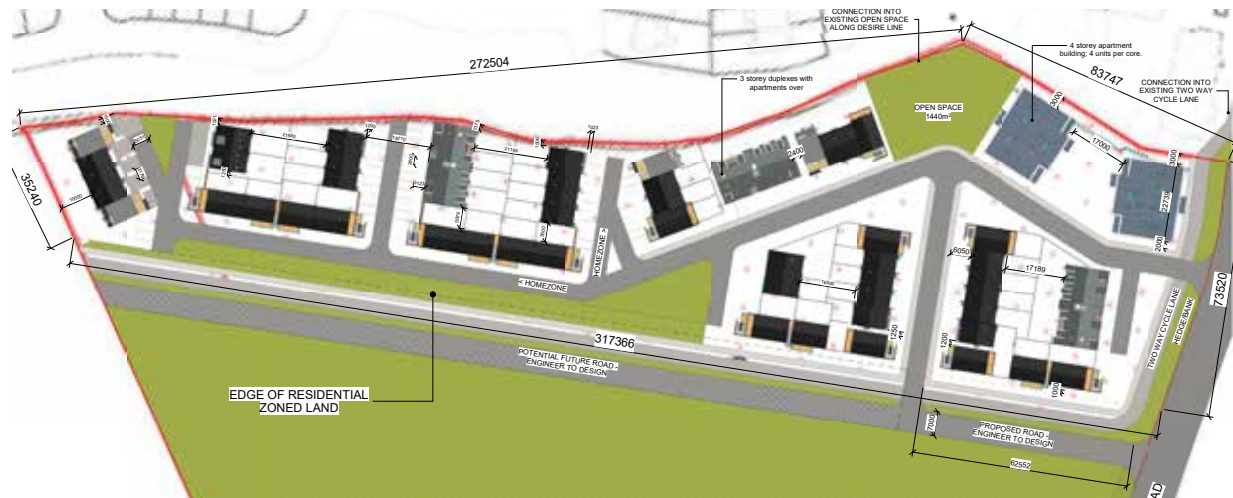
The design submitted and presented at the first Preplanning Meeting on 29/02/24 is shown on the right, with 100% houses and duplexes.

This scheme had 90 units. At the meeting, the Local Authority requested higher density and higher storeys onto Forrest Road. We showed the scheme below which included two apartment blocks, to improve the density. The open space was located to connect directly into the existing open space in Ridgewood.

It was required that the open space be located more centrally.



Preplanning submission - Site Layout Plan



Site Layout Plan introduced during preplanning meeting

2.3.2 Design Development

Road flipped to north. Discounted due to large setback required to leave room for the trees and building a road. Also of concern was the lighting onto this road which would be required and would conflict with ecology requirements.

Open space was disconnected from the houses and not well distributed.

The road becomes long and straight through the site.

Houses do not have a good orientation, and back gardens would be overshadowed by the houses to the south.



2.3.2 Section 247 Meeting

The scheme to the top right was submitted for the Section 247 meeting, with 105 units, in a mix of houses, apartments and duplexes.

2.3.3 Section 32B Submission

Summary of changes:

- Raised tables introduced to decrease traffic speeds
- Zone E has been rotated which breaks up the road pattern at the end of the site
- Additional open space introduced to serve the units in the west of the site
- Public Open Space increased to 2683m², 13% of the RS zoned site
- Northern amenity path extended to connect into lands to the west of the site
- Acoustic fence introduced around Block A's communal open space to mitigate against noise from Forrest Road
- Road materials developed, refer to Landscape Architects proposals
- Bike parking within the apartments improved
- Trees removed to accommodate sightlines on Forrest Road



Section 247 Meeting



Section 32B Submission

2.3.4 Planning Submission

Summary of changes:

- Access to the site amended to be at 2 points, both from the proposed new distributor road, as discussed at the 32b meeting and in subsequent emails/calls
- Access from Forrest Road closed up
- Block B lengthened, to present a better proportioned facade and make use of available space due to relocating the entrance
- Block A reduced to 4 storeys and rotated to face the proposed new distributor road
- Both apartment blocks stepped back at penthouse level
- Zone E rotated further to visually terminate the internal road
- Homezones clearly demarcated
- Northern amenity route linked up better, and changed to a 'trail' west of the potential link into Ridgewood
- Greenbelt lands brought formally into the application and fully designed, refer to Landscape Architect's information for further detail
- ESB substation moved following input from M&E Engineer
- Car parking spaces for apartments amended



Planning Submission

2.4 Proposed Taking in Charge Areas

The proposed areas to be taken in charge by Fingal County Council are shown here on the Taking in Charge plan, 23039-CRA-XX-XX-DR-A-11006, included with this submission.

The proposal limits the lands to be taken in charge to the roads, footpaths and public open spaces within the site.



2.5 Twelve Urban Design Criteria Assessment



Context

How does the development respond to its surroundings?

The development is designed to:

- Minimise any potential impact on neighbouring properties, through arrangement of form and massing
- Complement the character of the surrounding context through the material palette and details
- Connect existing desire lines through open space
- Continue existing patterns of development and levels of density



Connections

How well connected is the new neighbourhood?

The development would be well connected:

- On a major vehicular intersection, particularly when the new distributor road is built
- Is along a bus corridor
- Seeks to connect into and extend an existing cycle path network



Inclusivity

How easily can people use and access the development?

The site and architectural layouts have been designed for ease of use by complying with the requirements of Part M of the Building Regulations and the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability).

Footpaths are a generous 2m wide throughout the site.





Variety

How does the development promote a good mix of activities?

The development provides a mix of unit types, from apartments, duplexes and semi-detached or terraced houses which complement the existing facilities in Ridgewood Estate and further afield.

The character and type of public amenity space provided varies. A kickabout space is provided in the main open space, a quieter open space to the west of the site and the pedestrian link in the woods to the north, allowing residents a variety of experiences. A playground and MUGA is provided in the Greenbelt Open Space.



Efficiency

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

The development has maximised the number of units on the site, while meeting and exceeding the public open space requirement in the development plan.

An efficient use of higher density apartments and duplexes is balanced by rows of terraced houses which provides an optimum density for the site and desirable variety of dwelling types.



Distinctiveness

How do the proposals create a sense of place?

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

Differing scales of streets from The Avenue to the Homezones provide distinct character areas. The pedestrian trail, which celebrates the townland boundary, makes the most of this unique feature of the site.





Layout

How does the proposal create people friendly streets and places?

The site layout has been considered primarily with the pedestrian experience and human scale. There are no blank facades to the streets, buildings have been oriented to face the streets and open spaces as much as possible.

Streets are lined with trees and have grass verges between the footpath and road. The main Avenue through the site does not have parking, to increase the sense of place, feeling of safety and pedestrian priority.



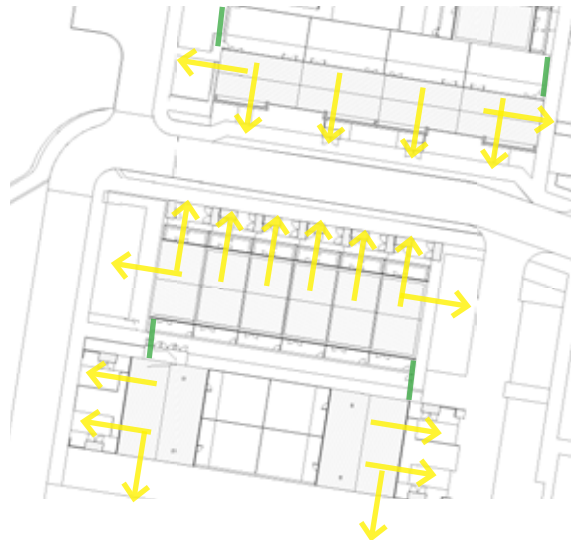
Public Realm

How safe, secure and enjoyable are the public areas?

The residential units provide high levels of passive surveillance onto the roads and open space of the development from ground and first floor levels.

Planting is strategically placed to avoid direct views that would compromise privacy and enjoyment of public, communal and private open space.

Where gable ends face onto open spaces and streets they are articulated with entrances and windows. Back garden walls are kept deliberately short.

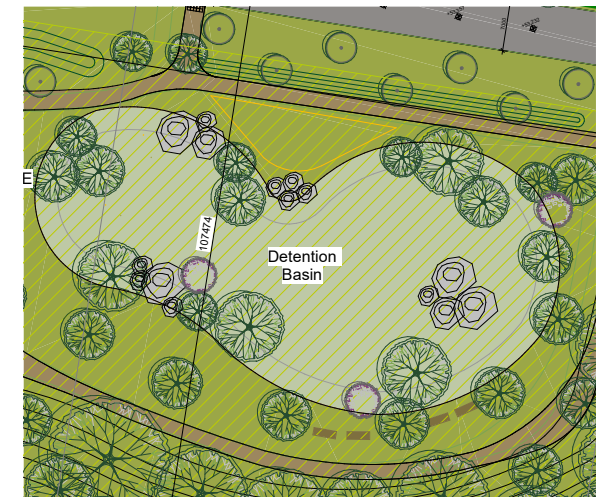


Adaptability

How will the building cope with change?

In the apartments, layouts are repeated on each floorplate as much as possible, to align services and allow for future flexibility of the internal arrangement.

SuDS features such as swales, detention basins and blue roofs are employed to manage water, refer to landscape architects and engineer's reports and drawings.





Privacy and Amenity

How do the buildings provide a decent standard of amenity?

Each apartment has a balcony for their private use, facing either east, south or west and access to the shared communal garden at ground floor. The three areas of public open space have proposed seating and play furniture amongst the proposed trees and landscaping. Houses have private gardens to the rear.

An enhanced glazing specification in all houses and apartments mitigates against any noise from external sources.

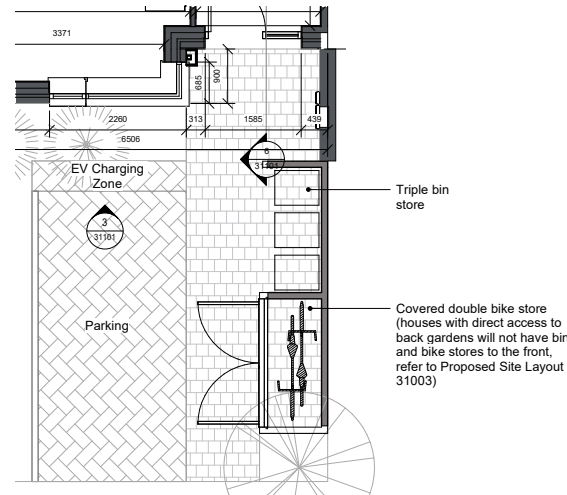


Parking

How will the parking be secure and attractive?

Houses are provided with either 1 or 2 spaces, either on the curtilage of the property, or nearby when in a homezone. Duplexes all have 1 space each, close by the house and overlooked by passive surveillance. Apartments have 0.5-0.6 spaces per apartment adjacent to the main entrance.

Apartments have ample secure bike parking within the building. All houses and duplexes have bike parking either within the back garden, front garden or an adjacent secure and covered bike store.



Detailed Design

How well thought through is the building and landscape design?

Thorough consideration has been given to the design of new landscaping through the public open space and shared private amenity space. The integration of the landscaping with the existing context has driven the site strategy. The architectural proposals have been given equal consideration and have been informed with the benefit of tried and tested house types. The submitted proposals are mindful of construction methodology, coordination of services, coherence in overall form and expression as well as material detail at human scale.



3. Proposed Architectural Strategy

3.1 Vision

The architectural concept was informed by analysis of the existing context, a desire to link together existing estates and amenities, proposed infrastructure, and provide a new landmark entrance to the Swords area. An architecture that could reference the contemporary housing typologies that dominate the surrounding areas and build on this for a successful housing scheme.



3.2 Precedents





3.3 Form & Scale

The architectural form and scale are those of traditional housing formats such as terraced houses, which works well for density and establishing strong building lines, and more modern forms such as semi-detached, which permits generous private open space for larger 3 and 4 bed houses. These houses are at human scale and make good neighbourhoods.

The increased scale of the apartment blocks at the front of the site echoes other developments along Forrest Road and marks the entrance to the site.

Density is 51 units/HA, designed to 35-80 units/ha as per *Sustainable and Compact Settlements Guidelines* (2023).



3.4 Heights & Massing

Height is concentrated to the front of the site at 4/5 storeys. The apartments have setbacks addressing the east and south, to reduce the massing. The southern block steps down to 4 storeys, acknowledging the transition from suburban to rural.

The massing then transitions to three storey duplexes, lining The Avenue and framing the approach to the public open space at the heart of the scheme. This gives a sense of arrival and breathing room after the strong presence on Forrest Road.

The massing then steps down again to two and two and a half storey houses.



3.5 Character

The character of the houses is primarily determined by their relatively traditional form, on an individual scale and as a block.

Terraces have a regular rhythm and traditional materials. Duplexes with own door entrances at street level are designed to encourage neighbourly interactions through proximity of entrances and parking.

High quality traditional materials are used to give a human scale and tactile nature to the building, along with more modern elements such as the metal clad porches, which also enhance the rhythm of the block.

The scale of the apartments differentiates them from domestic dwellings, their proposed materiality - buff brick - is a reference to the local palette.

The approach outlined allows different unit types and sizes to be grouped with the architectural aesthetic, window proportions, street composition and material choice combining to deliver a coherent design approach that compliments the existing adjacent residential developments.

Character is given to each cluster of houses by having different conditions, a mews facing the open space, the Avenue through the centre of the site, and homezones.



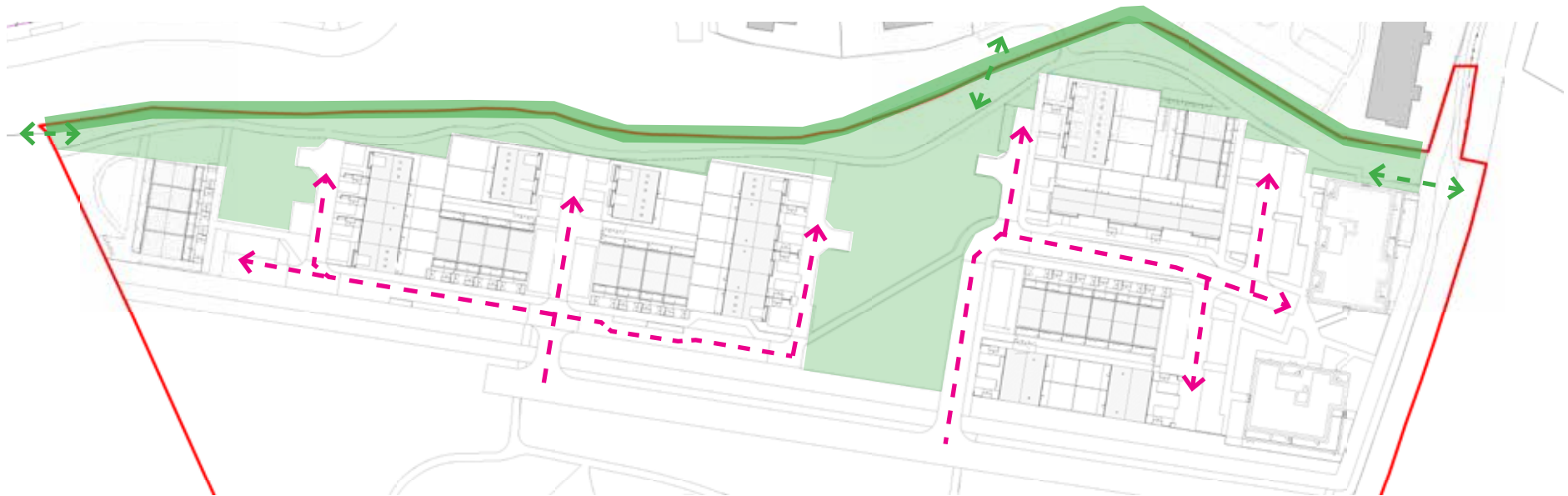
3.6 Organisational Strategy

The organisational strategy of the site is based around providing central public open space which connects into the adjoining lands, maintaining a tree lined buffer down the townland boundary, and by providing access into and through the site which is distinctive, pleasant and safe.

Houses and duplexes are arranged to augment the open spaces. Apartments are arranged to address Forrest Road.

Vehicular entrances are proposed from the new distributor road. This means that there is only one new junction on Forrest Road, to mitigate against any traffic buildup there.

There are two entrances off the new distributor road, which allows for more public open space and shortens internal roads, in compliance with DMURS. As it is a new road, there is ample space to design fit for purpose junctions.



4. Materials and Finishes Strategy

4.1 Materials Strategy

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

The surrounding housing estates all have a similar domestic character, with minor variations in scale, form and material treatment. The immediately adjacent Ridgewood Estate is characterised by red brick, render facades and tiled pitched roofs.

The Oaks estate beyond Ridgewood incorporates buff brickwork into the main facades, with render and pebbledash to the sides and rear.

Further along Forrest Road the houses are mainly render, with some brick and traditional stone walls.

Buff brick is the predominant material on the proposed development, to provide contrast to the adjacent red brick houses, but connecting it to the wider material character of the area. Brick soldier courses are used on the apartments at first floor level and within recesses to enhance the proportions of the glazing.

The houses are broken up by the use of through coloured render.

Dark grey metalwork and uPVC is proposed to give the houses a modern appearance. Most facades on the apartments have a balcony to provide interest and balance. The balconies on the north facade wraparound to the west so they are dual aspect.

4.2 Material Palette



4.3 Composition & Character



4.4 Balconies & Fenestration

4.4.1 Balconies

Apartment balconies are all recessed. These are proposed as vertical PPC steel balustrades, coloured to match the window frames. This ties the whole development together and gives a modern look. They are also easier for residents to clean and maintain.

4.4.2 Window

Floor to ceiling glazing elements are proposed for all apartments, with opening panels to allow for natural ventilation and/or an access door to the private open space. Window proportions are further enhanced by recessed panels of brickwork.

Windows follow a clear hierarchy to create a rhythm to the facade. Proportions have been carefully considered.



5. Boundaries & Interfaces

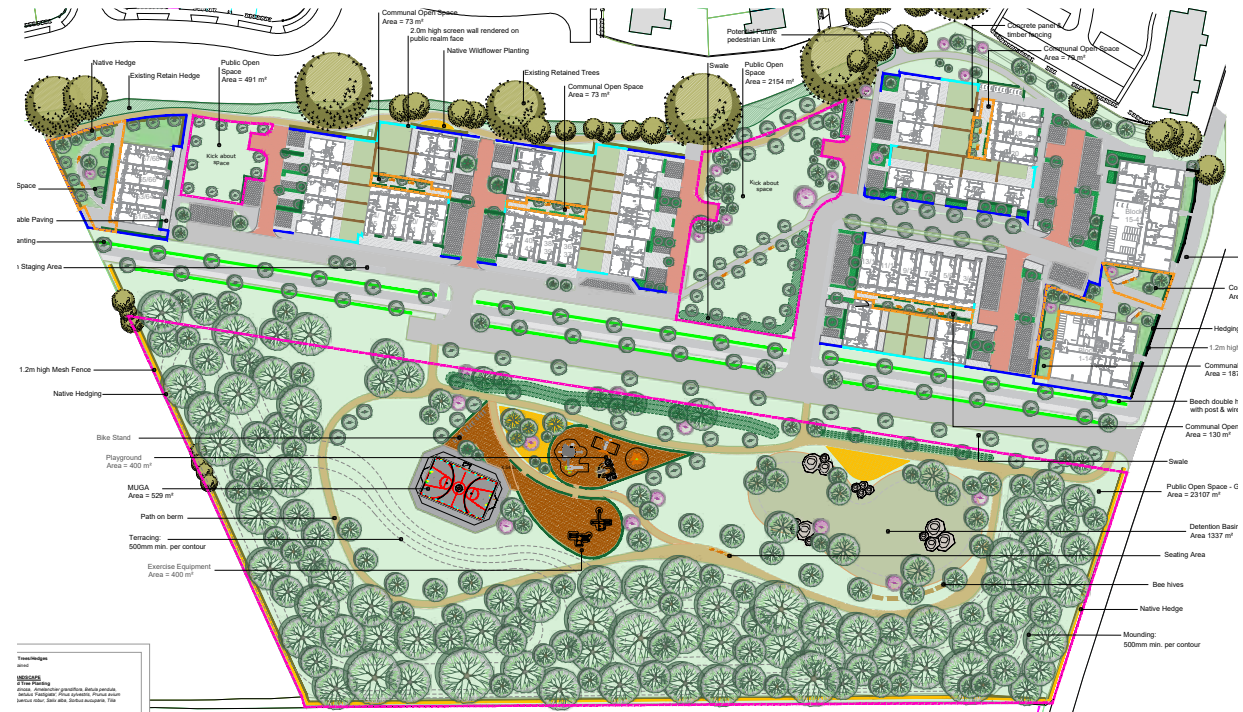
5.1 Overview of Conditions

The long, narrowing shape of the residential zoned land presents a challenge with respect to accommodating orthogonal block forms with ease, made narrower by offsetting from the townland boundary.

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

The conditions have been categorised as follows:

- Relationship between individual blocks
- North Boundary - creating a usable, safe landscaped buffer at the townland boundary
- East Boundary - a new frontage onto Forrest Road
- South Boundary - relationship between Greenbelt land and distributor road
- West Boundary - relationship between the adjacent field and potential connection to lands



The relationship between the blocks is based on creating appropriate size separation distances for both privacy and enclosure of the streetscape.

The proportional relationship of the height of the facade and width of the road has been studied, guided by DMURS, to create welcoming streets for pedestrians.



5.3 Relationship between apartment blocks

The relationship between the apartment blocks has been carefully considered. Block B faces primarily east/west, to address Forrest Road and continue the pattern of development found on it. Block A faces primarily north/south to address the proposed distributor road. Separation distances are above 16m.

The orientation means that Block B's end gable faces onto Block A's main facade, which helps to maintain privacy for residents, particularly into their main living spaces. Balconies and primary windows do not overlook each other.



5.4 North Boundary

The north edge is defined by the townland boundary, which is characterised by trees, hedgerow and scrubland. There are gaps in the boundary where there are desire lines.

Buildings have been set back from the boundary to not impinge on the ecology of this area. The houses and apartments have glazing facing onto this area for passive surveillance.

However, this area has previously attracted antisocial behaviour, therefore, a pedestrian path and light

landscaping is proposed for this area, to bring people into it. A pedestrian trail is proposed to create a woodland walk, with native planting against the side boundaries of the houses.

Trees and hedgerow in good condition is to be retained and protected and augmented with appropriate native planting.

Any lighting scheme will be designed to work with the ecological constraints.



5.5 East Boundary

The east boundary is the most prominent onto Forrest Road. A cycle lane and footpath runs immediately to the north; we have extended this along the site to provide entrance to the site and enhanced amenity for residents of the area.

Apartments provide overlooking onto the road, and establish a strong frontage and engagement with the local area.

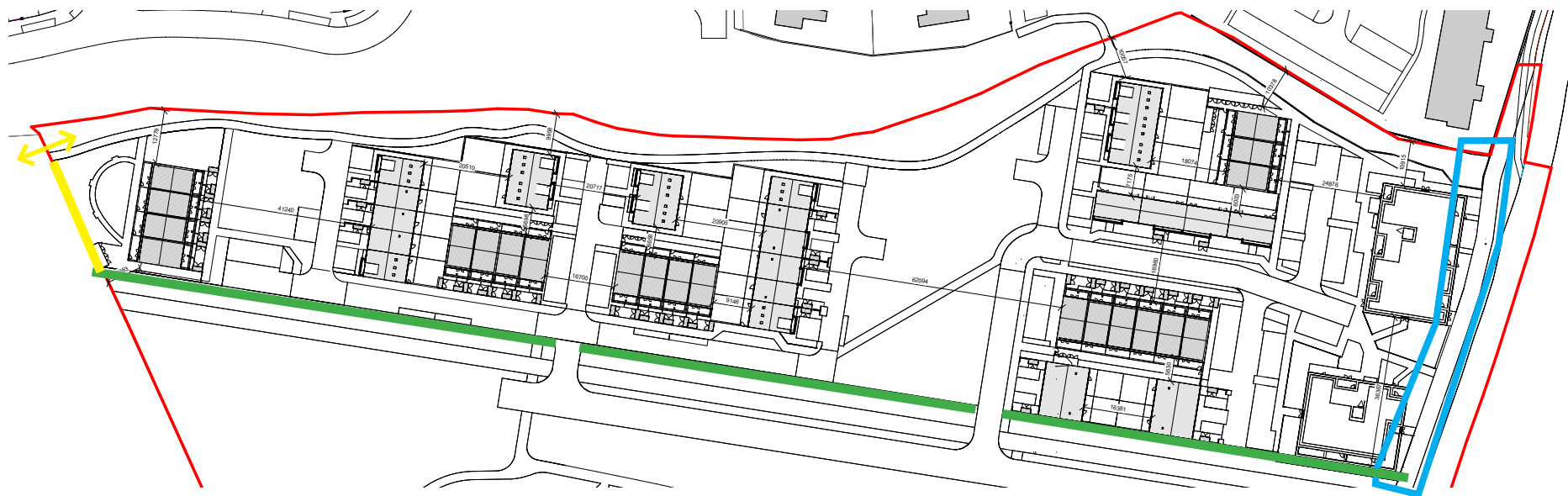
5.6 South Boundary

The south boundary has a beech double hedgerow

with post and wire fence between the rows, defining the edge of the Greenbelt while allowing views and adding biodiversity value. Access is provided at multiple points, allowing for permeability for pedestrians.

5.7 West Boundary

The west boundary is onto fields; communal open space for the duplexes has been positioned onto this which does not restrict the future development of those lands. The boundary is defined by a parkland railing and hedge. A possible future pedestrian link is indicated at the top of the site.



6. Residential Quality & Amenity

6.1 Dual Aspect

Specific Planning Policy Requirement 4

In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

(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.

100% of Block A is double aspect.

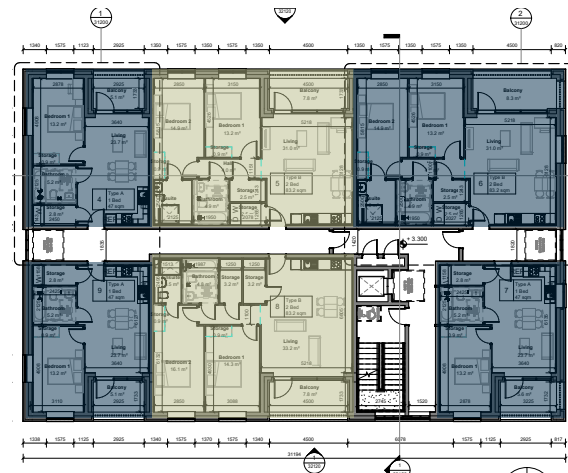
67% of Block B are double aspect. There are no north facing single aspect units.

6.2 Safeguarding Higher Standards

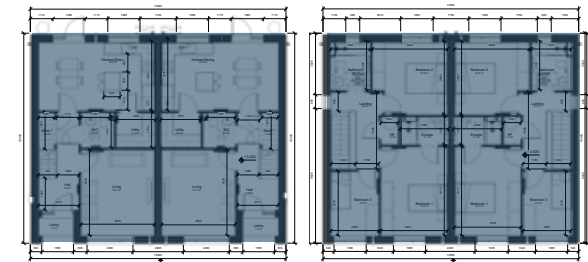
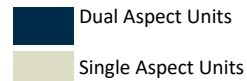
Specific Planning Policy Requirement 3

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

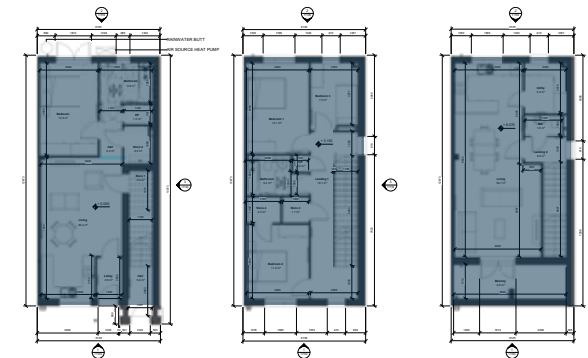
58% of units in the scheme exceed the minimum floor area standard by at least 10%. These are types B, C and D, visible on the floor plan and demonstrated in the HQA.



Apartment Block B - Typical Floor



Typical House



Duplexes

6.3 Open Space Provision

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

- Public open space is provided in two south facing areas within the site, at the centre of the development and a further space at the west end. All units have good access to public open space.
- Further public open space is provided in the land zoned Greenbelt, with a playground, exercise equipment, MUGA, detention basin, seating areas, bee hives, insect hotels and new trees.
- There is additional environmental open space at the north boundary of the site, which is not included in the public open space quantum.
- Communal open space is provided beside each apartment for the enjoyment of residents.
- Communal open space is provided behind each duplex block for the use of those residents only.
- Private open space is provided in the form of back gardens for the houses.
- Ground floor duplex units have a terrace at the back, adjoining the communal open space.
- Upper duplexes have terraces at the front, accessed off the living room.
- Apartments have recessed balconies accessed off the living rooms.



6.4 Public Open Space

The public open space 1 is visible from the entrance to the site, creating an inviting arrival sequence. Public open space 2 is at the far west end of the site, ensuring good access to open space for units at either end of the site.

Public open space in the greenbelt land is situated prominently on the south side of the new distributor road, and visible from Forrest Road. The south of the land would feature a planted berm, with a footpath up over it, which will look attractive from the road.

Paths along desire lines and play elements are provided within the open space. The playground is >25m away from the nearest houses.

A swale is provided between the road and the footpath.

Public open space 1 provides 2154m².

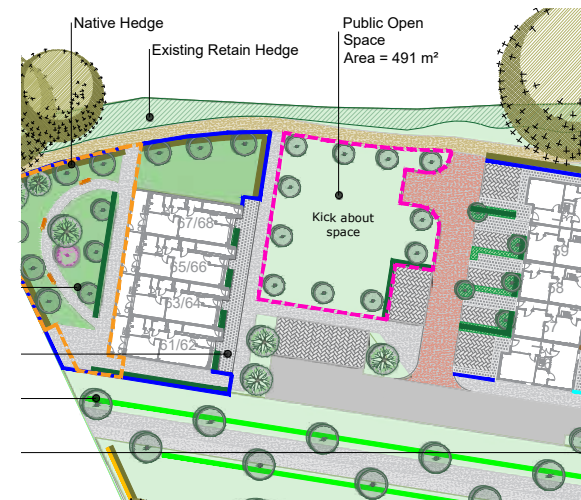
Public open space 2 provides 519m².

Combined, these provide 2673m², which is 12% of the residential zoned site area.

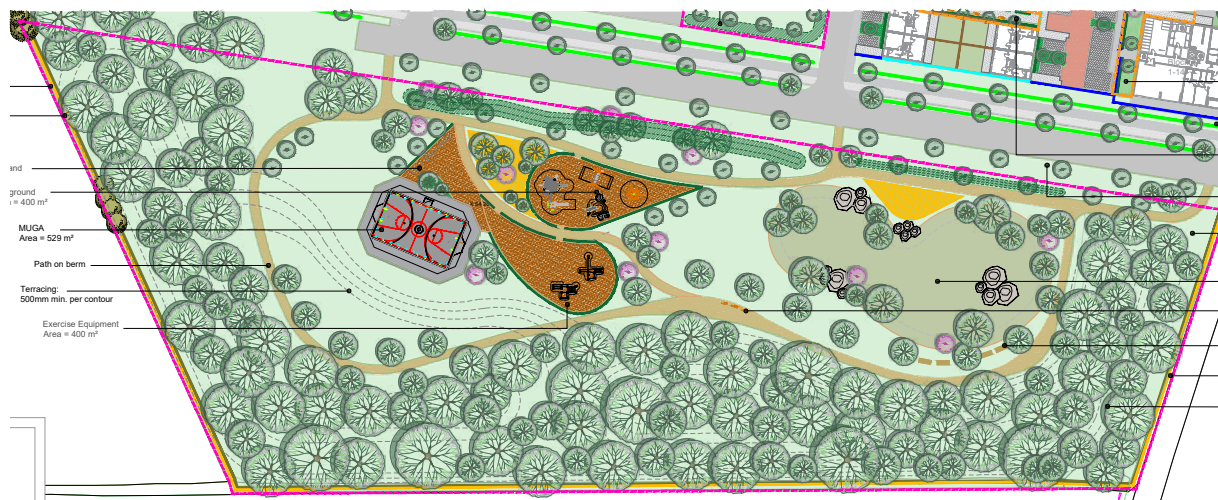
Public open space in the Greenbelt area is 23107m², which is in addition to the 12% provided on residential zoned lands.



Public open space 1



Public open space 2



Public open space - Greenbelt

6.5 Environmental Open Space

The public spaces are linked via the woodland trail along the north boundary, and by the road and footpaths to the south.

The environmental open space also provides a potential link through to Ridgewood Estate, along an existing desire line.

The north boundary constitutes an historic townland boundary, which has historical and ecological value. This will be maintained, augmented and activated with new plants and the pedestrian trail.

It provides a unique amenity, enhancing the sense of place of the development, and tying it into its physical and historic context.



6.6 Shared Amenity

Each apartment building has communal open space adjacent.

These spaces are enclosed with hedges and railings, creating privacy but not being secluded. The space for Block B has an acoustic wall at the east end to reduce noise from Forrest Road.

Block A has 187m² and Block B has 167m².

These both comply with the minimum required communal open space in Design Standards for New Apartments 2023.

6.7 Private Amenity

Private amenity space for each proposed apartment has been allocated in accordance with the 2023 *Standards for New Apartments*, as demonstrated in the HQA. These take the form of recessed balconies, which additionally gives some shelter to the balconies.

1 Bedroom: 5 sqm

2 Bedrooms: 7 sqm

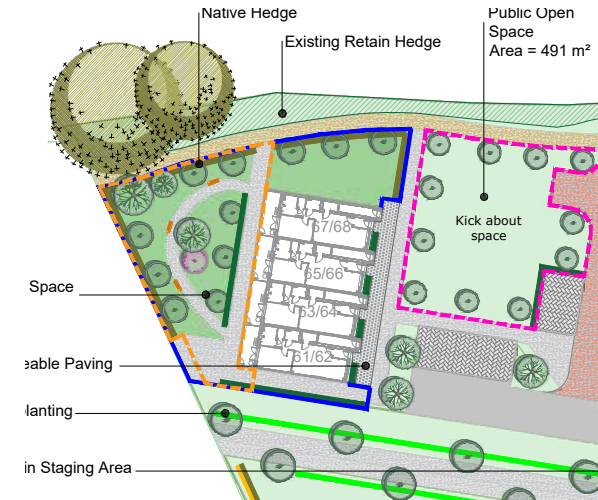
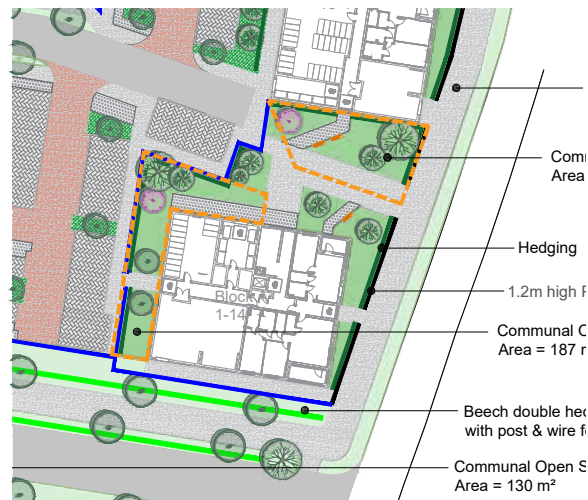
Houses have back gardens, sized in accordance with the *Sustainable and Compact Settlement Guidelines* and demonstrated in the HQA.

Minimums:

2 Bedrooms: 30 sqm

3 Bedrooms: 40 sqm

4 Bedrooms: 50 sqm



6.8 Unit Typologies

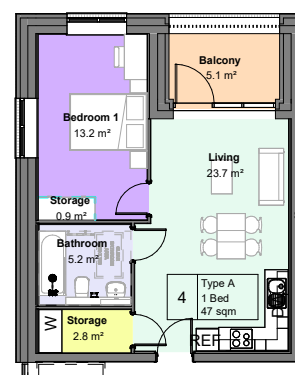
6.7.1 1 and 2 bedroom apartments

Type A are one bed units, typically dual aspect as they are at the ends of the blocks.

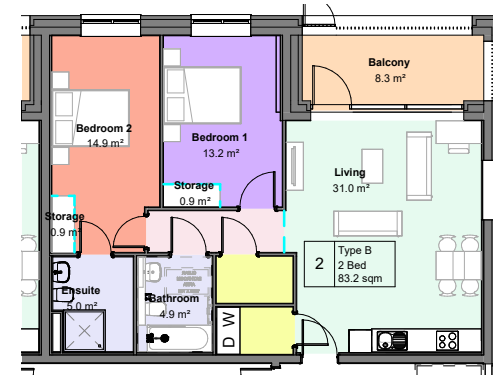
Type B are two bedroom units, either dual aspect or single aspect depending on their position in the block.

Both units at UD compliant, which leaves space for a workstation to accommodate working from home.

Type C and D are top floor units, which accommodate the stepped back massing.



Type A - 1 Bedroom Apartment
47 sqm



Type B - 2 Bedroom Apartment
83.2 sqm

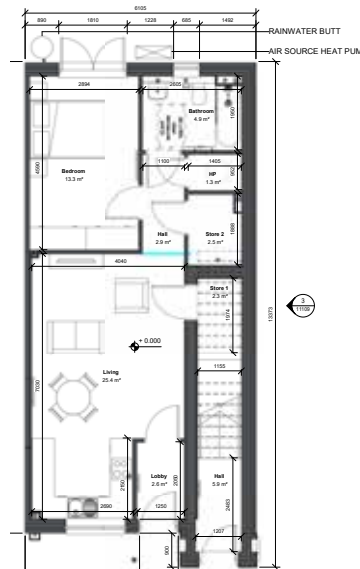
6.7.2 Own Door Duplex Units

These have been informed by similar layouts built recently in Ireland.

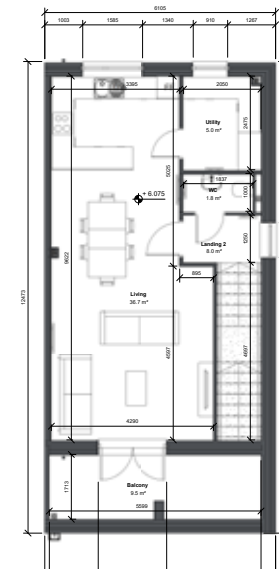
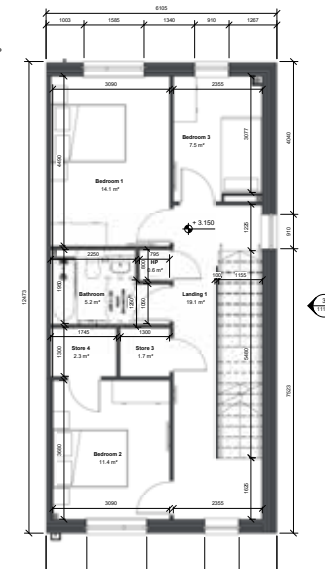
1 bedroom unit on the ground floor is accessed from the street and has a terrace to the rear.

3 bedroom unit at first and second floor is also accessed from the street through a porch and has a terrace at second floor.

Both are dual aspect. Units at the ends of the blocks have additional side windows.



Duplex -
Ground Floor 58.6 sqm
Upper Floor 119.4 sqm



6.7.3 2 Bedroom Houses - Type A Mid Terrace 96.2m²



6.7.4 3 Bedroom Houses - House Type B Mid Terrace 119m²



6.7.5 3 Bedroom Houses - Type C
Semi-Detached
105m²



6.7.6 3 Bedroom Houses - Type E
Terrace
116.7m²



6.7.7 4 Bedroom Houses - Type D
Semi-detached or Terrace
151.9m²



6.9 Housing Quality Assessment

HOUSES & DUPLEXES																									
DWELLING TYPE / NO. OF PERSONS	Count	* Target GFA	GFA Unit	* Minimum aggregate living area	Proposed aggregate living area	* Minimum Aggregate bedroom area	Proposed aggregate bedroom area	Bed 1 m²	Bed 2 m²	Bed 3 m²	Bed 4 m²	* Required Storage m²	Proposed Dedicated Storage m²	Private Open Space m² (Sustainable & Compact Settlements Guidelines, 3.2)	Proposed Garden / Balcony m²	* Floor to Ceiling Height	Proposed Floor to Ceiling Height	* Dual Aspect	Proposed Dual Aspect	* Maximum Car Parking Space from Development Plan (maximum)	Proposed Car Parking Space	* Bike Parking Space from Development Plan	Proposed Bike Parking Space	* Communal Amenity	Proposed Communal Amenity
(Part V units highlighted in pink)																									
House Type A 2 Bed 4P 2 Storey	5																								
31		80	96.2	30	33.8	25	26.2	12.5	13.7	n/a	n/a	4	6	30	48.9	2.4	2.62	50%	100%	0.5	1	2	2	n/a	n/a
34		80	96.2	30	33.8	25	26.2	12.5	13.7	n/a	n/a	4	6	30	49.2	2.4	2.62	50%	100%	0.5	1	2	2	n/a	n/a
57		80	96.2	30	33.8	25	26.2	12.5	13.7	n/a	n/a	4	6	30	46.8	2.4	2.62	50%	100%	0.5	1	2	2	n/a	n/a
58		80	96.2	30	33.8	25	26.2	12.5	13.7	n/a	n/a	4	6	30	46.8	2.4	2.62	50%	100%	0.5	1	2	2	n/a	n/a
59		80	96.2	30	33.8	25	26.2	12.5	13.7	n/a	n/a	4	6	30	46.8	2.4	2.62	50%	100%	0.5	1	2	2	n/a	n/a
House Type B 3 Bed 5P 2 Storey	2																								
32		92	119	34	37.7	32	37.8	17.3	13.3	7.2	n/a	5	7.2	40	57.2	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
33		92	119	34	37.7	32	37.8	17.3	13.3	7.2	n/a	5	7.2	40	57.2	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
House Type C 3 Bed 5P 2 Storey	4																								
1		92	105	34	34.8	32	34.4	14.3	12.6	7.5	n/a	5	6.1	40	50.5	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
2		92	105	34	34.8	32	34.4	14.3	12.6	7.5	n/a	5	6.1	40	52.4	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
28		92	105	34	34.8	32	34.4	14.3	12.6	7.5	n/a	5	6.1	40	52.4	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
29		92	105	34	34.8	32	34.4	14.3	12.6	7.5	n/a	5	6.1	40	50.5	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
House Type D 4 Bed 7P 3 Storey	11																								
25		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	84.2	2.4	2.62	50%	100%	1	2	4	2	n/a	n/a
26		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	67.9	2.4	2.62	50%	100%	1	2	4	2	n/a	n/a
27		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	83.7	2.4	2.62	50%	100%	1	2	4	2	n/a	n/a
30		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	57.2	2.4	2.62	50%	100%	1	2	4	2	n/a	n/a
35		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	71.5	2.4	2.62	50%	100%	1	2	4	2	n/a	n/a
44		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	89.8	2.4	2.62	50%	100%	1	1	4	2	n/a	n/a
45		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	89	2.4	2.62	50%	100%	1	1	4	2	n/a	n/a
46		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	88.5	2.4	2.62	50%	100%	1	1	4	2	n/a	n/a
47		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	89.8	2.4	2.62	50%	100%	1	1	4	2	n/a	n/a
56		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	51.9	2.4	2.62	50%	100%	1	1	4	2	n/a	n/a
60		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	66.8	2.4	2.62	50%	100%	1	2	4	2	n/a	n/a

House Type E 3 Bed 5P 2 Storey	4																									
		21	92	119	34	36.9	32	34.9	14.5	12.8	7.6	n/a	5	6.2	40	63.8	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
		22	92	119	34	36.9	32	34.9	14.5	12.8	7.6	n/a	5	6.2	40	63.7	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
		23	92	119	34	36.9	32	34.9	14.5	12.8	7.6	n/a	5	6.2	40	63.7	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
		24	92	119	34	36.9	32	34.9	14.5	12.8	7.6	n/a	5	6.2	40	63.7	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
Duplex Type 1 - Ground Floor 1 Bed 2P 1 storey	21																									
		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
		5	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		7	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		9	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		11	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		13	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		15	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		17	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		19	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		36	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		38	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		40	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		42	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		48	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		50	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		52	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		54	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		61	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		63	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
		65	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1
67	44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1		
Duplex Type 1 - Upper Floors 3 Bed 5P 2 Storey	21																									
		92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
		6	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		8	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		10	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		12	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		14	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		16	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		18	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		20	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		37	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		39	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		41	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		43	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		49	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		51	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		53	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		55	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		62	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		64	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
		66	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
68	92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1		

											9						50%					9	
Total	68	7071.2																					

The ** symbol and yellow coloured column indicated standard provided by *Quality Housing for Sustainable Communities (2007)*, except where noted otherwise.

Unit Mix:	Number of Houses	Cumulative Floor Area
31% 1 Bed units	21	21 x 58.6m ² = 1230.6m ²
7% 2 Bed units	5	5 x 96.2m ² = 481m ²
46% 3 Bed units	31	31 x varies = 3641.4m ²
15% 4 Bed units	11	11 x 156.2m ² = 1718.2m ²
Total 100%	68	Total 7071.2m²

APARTMENTS

|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

Apartment Type B 2 Bed 4P	13																								
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
Apartment Type C 2 Bed 3P	1	63	69.4	28	29.8	20.1	20.8	13	7.8	n/a	n/a	5	8.2	7	26.1	2.4	2.6	50%	100%	0.5	0.5	3	3	7	7
		24																							
Total	41		2736m ₂																78%						

The ** symbol and yellow coloured column indicated standard provided by *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023* . It can be seen that the relevant standard is met in each case and is often exceeded.

MINIMUM FLOOR AREA CALCULATION

Unit Mix:	Number of Units	Cumulative Min Floor Area	Gross Unit Area
44% 1 Bed units	18	18 x 45m ² = 810m ²	Type A 17 47 799 m ²
5% Bed 3 Person units	2	2 x 63m ² = 126m ²	Type B 21 83.2 1747.2 m ²
51% 2 Bed 4 Person units	21	21 x 73m ² = 1533m ²	Type C 2 69.4 138.8 m ²
Total 100%	41	Total 2469m²	Type D 1 50.9 50.9 m ²
			2735.9 m²
2 beds + 10% min area	21	21 x 7.3m ² = 153.3m ²	
Total + 10%	21	Total 153.3m²	
Total Required Minimum Area		2469 + 153.3 = 2622.3m²	

7. Design Proposals

7.1 3D Views















