St. Anne's Court

PLANNING REPORT
PART 8 SUBMISSION

JANUARY 2024

Grafton Architects
Architectural

Ove Arup & Partners Ireland Ltd t/a Arup`
Civil and Structural Engineer Mechanical and Electrical Engineer, Environmental Consultant Energy Consultant, Traffic Consultant

A Reddy and Company Limited
Quantity Surveying Services

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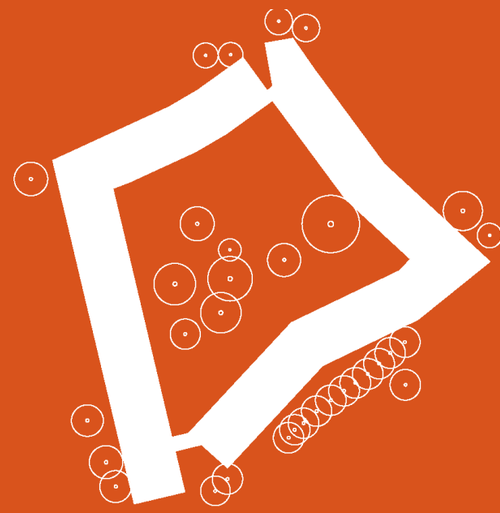
Landscape Architecture Services

Christopher Mee and Associates Limited t/a CMSE
Project Supervisor for the Design and Construction Process

Meehan Green Sustainability
Sustainability Home Performance Index Assessor

Ahearne Fire Safety Engineering limited t/a AFEC
Fire Safety Consultant, Assigned Certifier, Universal Access Consultants



Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

St. Anne's Court

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ARCHITECTURAL — **Grafton Architects**

VERIFIED VIEWS

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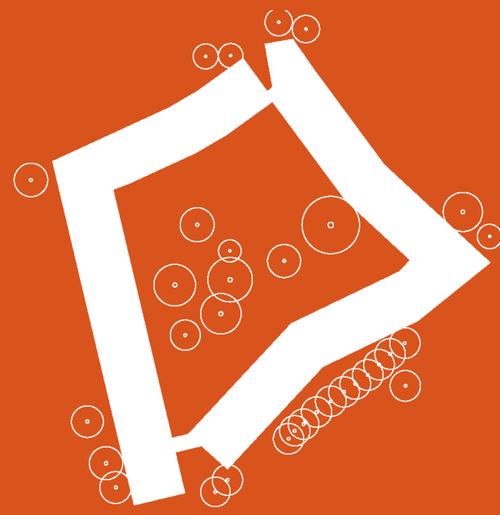
Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

ARCHITECTURAL



Grafton Architects
Architectural

EXECUTIVE SUMMARY

This executive summary provides an overview of the “Older Persons Housing” project at St. Anne’s Court in Raheny, Dublin 5, in support of a Part 8 submission to Dublin City Council. The project aims to replace the existing 61 bed-sit units on the site with 102 dwellings constructed to “Universal Design” and “Universal Design Plus” standards, as per the Dublin City Council Project Brief.

The project achieves 102nr - 1 bed 2 person Universal Design apartments, which include 96nr - 1 bed 2 person Universal Design apartments and 6nr 1 bed 2 person Universal Design Plus apartments. The overall massing is four stories on all elevations.

The project is accessed from All Saints Park, with laneway access to the south of the site. There are approx 75nr mature trees on the site, and the project strategy is to retain as many of these trees as feasible whilst meeting the accommodation requirements of the project brief.

A topographical and utilities survey was received in March 2023, which located all existing trees on site and indicated a fall of approximately 700mm from North to South on the subject site. An Arborist report was received in February 2023, which located all of the existing trees. Further investigation was undertaken during Stage 2(b), and an overall strategy for retention, removal, and pruning has been established for the project. The Arborist report identified Japanese Knotweed on the site, and the Client has undertaken an Invasive species survey and is currently procuring the services of an Invasive species specialist to prepare a management report. The Site Investigation / Geotechnical Survey was undertaken in August 2023.

The scheme allows for construction of the project in a single phase with residents decanting in a single stage.

The planning report is based on the Dublin City Council Development Plan 2022-2028, and the scheme captured in this report reflects the requirements of the new development plan.

1 INTRODUCTION

This Architectural Design report has been prepared by Grafton Architects on behalf of Dublin City Council in support a Part 8 Submission for the redevelopment of St. Anne's Court, All Saints Road, Raheny, Dublin 5.

The report describes Grafton Architects design proposal for St. Anne's Court, our response to the context and history of the site, the site as it is today, and the development of our design through consultation with Dublin City Council (Dublin City Council) and other stakeholders including residents.

This report sets out to assess the development of the project in terms of site strategy, unit numbers, brief, project budget and planning feasibility as well as to identify the key design parameters required for planning.

The Part 8 submission has focused on examining and developing the options established from Stage 01 & Stage 2a .

The redevelopment is proposed for the existing St. Anne's Court bounded on all sides by All Saints Park and the service lane to the south. The existing 0.58ha site currently comprises of 61nr 1bed Studio bedsits.

1.1 LIST OF SUPPORTING REPORTS

This report should be read in conjunction with the Architectural Report Drawings & Schedules, Engineering Drawings, Landscape Drawings, alongside the following reports which accompany this report :

- Architectural Report
- Transport Report
- Landscape report
- Energy & Sustainability Report
- Site Lighting Report
- Verified Views
- Drainage and Watermain planning report
- Flood Risk Assessment
- Construction and Demolition Management Plan
- Tree Survey Report
- Invasive Alien Plant Species Report
- Appropiate Assessment
- Sunlight & Daylight report

1.2 INTEGRATED DESIGN TEAM

The Integrated Design Team is under a single appointment with Dublin City Council and comprises the following team members:

• Architect	**Grafton Architects**
• Civil and Structural Engineer • Mechanical and Electrical Engineer • Environmental Consultant • Energy & Sustainability Consultant • Traffic Consultant • Daylight Consultant	**ARUP**
• Quantity Surveyor	**A Reddy and Company Limited**
• Landscape Architecture Services	**Brady Shipman Martin**
• PSDP	**CMSE**
• Sustainability & HPI Assessors	**Meehan Green**
• Fire Safety Consultant • Universal Access Consultants • Assigned Certifier	**AFEC**
• Verified Views • Ecology / AA Screening • Arborist • Surveyors	**Penderson Focus LTD** **NM Ecology** **JM McConville & Associates** **Apex Surveys**

Satellite Photo of St.Annes Park with site marked in red

1.3 SITE LOCATION & PROJECT BRIEF

The application is located to the north of St. Anne's park and south west of Raheny Village Centre. The site occupies a position in the quiet suburban context and is adjacent to one of the original avenue of trees connecting St. Anne's House to All Saints Church. The immediate surrounding area consists of housing estates, shops, schools, and local amenities. The site is within an existing Dublin City Council Housing complex.

The brief for the project is described in Volume 4 of the contract documents 'CA21004 St Anne's Court (New Build) Vol 4 Project Brief'. The brief is for the demolition of the existing blocks on site and their replacement with 102 'Older Persons Housing' units comprising entirely of dwellings designed to Universal Design & Universal Design Plus units standards.

Ariel Photo of St.Annes Park with site makred in red

1.4 OBJECTIVES OF THE PROJECT BRIEF

The Project Brief outlines the aspirations of Dublin City Council to achieve a high quality scheme for 'Older Person Living'.

The key aspects of the brief include:

- Demolition of the existing blocks
- Provision of 102 Senior Citizen Dwellings
- Compliance with the Dublin City Council Development Plan and DHLGH Guidelines for Apartments in relation to dual aspect
- The courtyard should be fully enclosed and accessible only by residents.
- An increased height of four storeys may be considered for the building elevation facing onto All Saints Park.
- Communal Amenity Facility with a kitchen and which is open to the wider community
- All dwellings are to be UD design
- 5% of dwellings designed to UD+ requirements.
- The apartments will be solely 1-bed 2-person

As this development is specifically for older persons all the homes will be designed to 'Universal Design' (UD) standards as set out in "Universal Design Guidelines For Homes in Ireland" (National Disability Authority).

Quality:
Providing a reinvented site that is enjoyable and safe for residents and with quality that is self-sustaining, minimising the need for active management by authorities.

Practicality:
Providing a layout that functions well in terms of access, servicing and security and creates easy connections to local amenities for residents.

Socially and Environmentally Appropriate:
The type of accommodation, community and amenities will be appropriate to the needs of the older residents in St. Anne's Court. The dwelling type, size and tenure will support their diverse needs and help them enjoy more active and socially connected lives.

Sustainability:
- Facilitating the provision of highly energy efficient homes and buildings to exceed Part L 2018 requirements and achieve a net zero carbon operational energy.
- Obtaining HPI Certification is a minimum requirement. The Design Team will be required to outline steps and costs to achieve higher Gold or Platinum Certification at Stage 1 review.
- Reduce embodied carbon in new build projects.

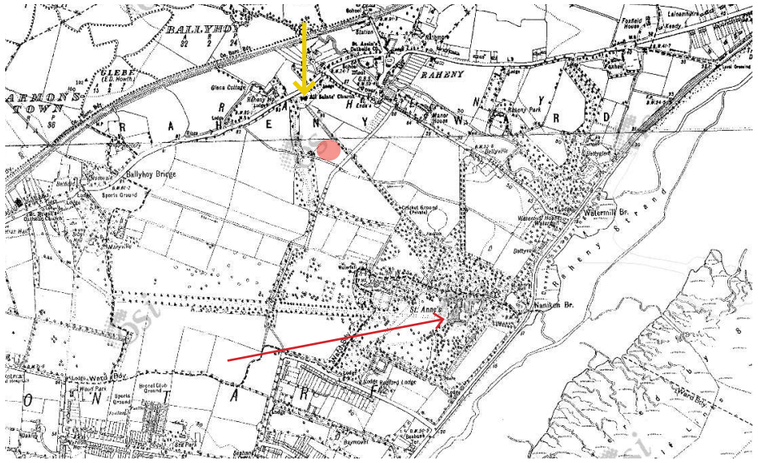
Broader benefits:
Contributing to the quality of the surrounding streets by e.g. providing greening and visual amenity. Improving the perception of the estate as a safe and positive place.

1.5 HISTORICAL CONTEXT

St. Anne's Park is a 240-acre public park situated between Raheny and Clontarf. It is owned and managed by Dublin City Council.

The park, one of the largest municipal parks in Dublin, is part of a former 202 hectare estate assembled by members of the Guinness family, descendants of Sir Arthur Guinness, founder of the famous brewery, beginning with Benjamin Lee Guinness in 1835 (the largest municipal park is nearby (North) Bull Island, also shared between Clontarf and Raheny). In 1837, they built St. Anne's House, a large Italianate-style residence. The house and park were purchased by Dublin Corporation in 1939.Part of the land was developed for housing. In 1943 the house was gutted by fire and the ruins were demolished in 1968.

All Saint's Church



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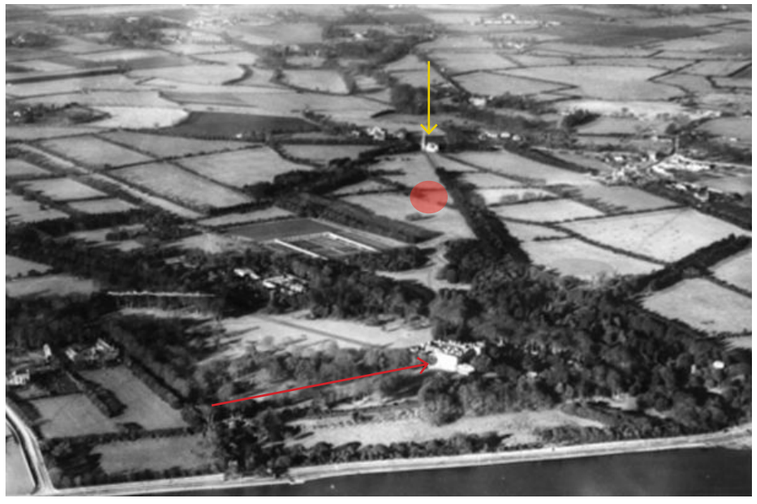
Bird's eye Photograph showing the position of the demolished house (1995)

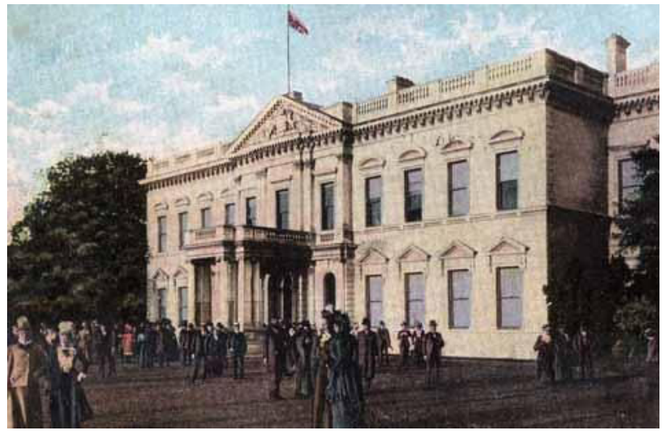
Position of All Saint's Church

Position of St.Anne's court Site

Position of Original St. Anne's House



Historic Ariel photograph showing the original St. Anne' s House



Historical view of St. Anne's House

1.5 SURROUNDING CONTEXT

The Surrounding context of north Dublin and the immediate St. Anne's Park and Raheny Village provide a high level amenity for the residents of the proposed new St. Anne's Court. There is good connectivity in terms of walkability to local centres with direct bus and dart connections to both the city centre and the Howth island peninsula.

The architecturally rich surrounding of north Dublin and the natural and leisure amenity of St. Anne's park and bull Island give the site a rich context in which a comfortable living environment can thrive among the existing fabric and character St. Anne's Park and Raheny Village.

Raheny Parish Church (Our Lady Mother of Divine Grace Church)

Bull Island Golf Course

St Anne's Boules and Tennis club

Red stables food market at St.Anne's Park

Foley at St. Anne's Park

Casino Marino

2. Site Analysis

2 SITE ANALYSIS

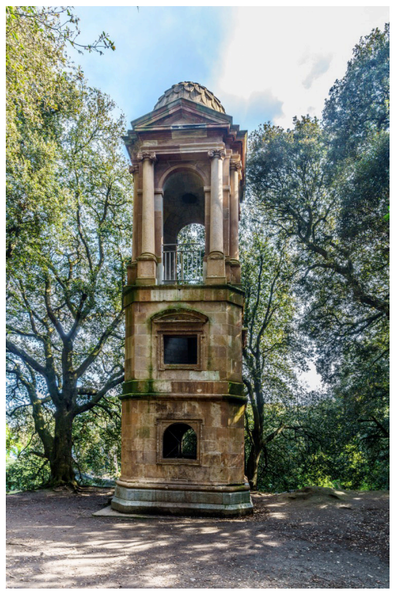
2.1 ST ANNE'S PARK

The park is bisected by the small Naniken River and features an artificial pond and a number of follies, a rose garden, a Chinese garden, a fine collection of trees with walks, including an arboretum, a playground, cafe, and recreational facilities including extensive GAA and soccer playing fields, tennis courts and a par-3 golf course.

The project site sits within the boundary of St. Anne's Park and was developed into housing by Dublin City Council in the 1970's. The existing tree lined avenue, part the original estate runs parallel to the east of the site.

This beautiful tree lined avenue leads from the former location of St. Anne's House to the church at the north boundary of the estate which connects the project site directly to St. Anne's Park.

Ariel Photo of St.Annes Park with site marked in red



2.2 SITE AND IMMEDIATE AREA

The site was developed by Dublin Corporation (Dublin City Council) in the 1970's with five two storey blocks of 61 number bedsit type units with walk up access on ground floor and deck access to the upper floor units.

To the North of the site is Cara Hall Community Centre which is the local community centre catering for various local residents activities. To the north-east of the site is a school grounds comprised of three distinct schools 'Naiscoil Ide primary school', 'Scoil Assaim' and 'Scoil Aine'. This school grounds have approximately 359 Pupils. The proximity of these Schools to the site needs to be carefully considered and incorporated into the Construction Management Plan. This has been incorporated into the Project Risk Register.

To the west of the site beyond the historical tree lined avenue are two storey housing units with access routes intersecting the avenue to occupants' driveways.

To the south of the site is a laneway , this runs along the back of the existing residential and commercial properties facing onto All Saints Park. The laneway serves as a delivery route for the commercial shops. The commercial & residential units are two story units with pitched roof. Number 4 is a three storey corner residential building in the ownership of Dublin City Council.

To the West of the site is All Saints Park, a linear park of mature trees which connects Rectory Park to the north with St. Anne's Park to the south. The site has access on all sides of its boundary. There are two primary access routes, Raheny Village to the northeast and the pocket park, commercial units to the south.

VIEW OF HISTORICAL TREE LINED AVENUE

GREEN SUMMER ATMOSPHERE ON THE NORTH WESTERN CORNER

VIEW OF NAISCOILE IDE PRIMARY SCHOOL

Laneway beside the school to the northwest of the site

St.Annes Park former estate entrance drive lined with mature Scots Pine

Rear condition of houses to the south of Laneway

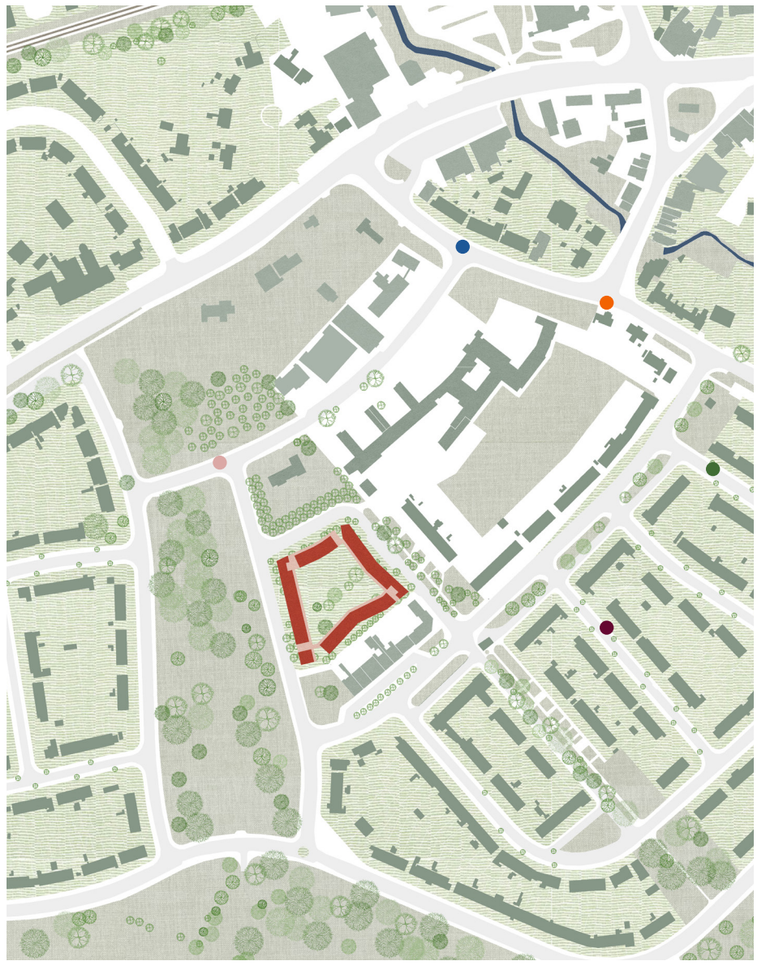
Lime and Maple Trees on north corner of the site

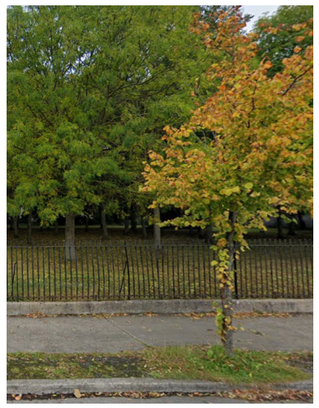
2.3 SURROUNDING BUILDINGS, CHARACTER + MATERIALITY

The site is situated in a residential area north of St. Anne's Park where the predominant materials are brick, render, pebble dash, and concrete canopies.

The surrounding context is mainly comprised of two-story and three storey residential buildings with large front gardens, and the general character of the area features a lush landscape topography with a significant number of mature trees.

The original avenues of the estate remain mostly intact, adding to the sense of maturity and established residential uses. The existing schools and Cara Hall community centre exhibit varying materials, from render to brickwork.





2.4 EXISTING BUILDINGS ON SITE

The existing site has a series of two storey ‘walk up’ type bedsit units. The site is relatively porous with generous outdoor space and mature trees. There are five blocks which accommodate sixty-one bedsit units and a community amenity space. The blocks are brick on all elevations with pitched roofs. The orientation of the blocks is east - west.

The existing ground floor units have access from the street. The units on the first floor are accessed by external stairways, with deck access which runs the length of each block.

There are numerous species of semi-mature and mature trees on the site as outlined in the arborist’s report. The site is traversable by the public and the boundary to the site has no security fencing. The site is surrounded by public footpaths and roads on three sides with a publicly accessible laneway forming the southern edge. The existing condition of the pathways vary. There is an existing entrance way to the west allowing vehicular access to the site.

There is a lay-by to the east of the site for vehicular parking. The parking in the area is predominately on-street including an existing lay-by along the eastern edge of the site.

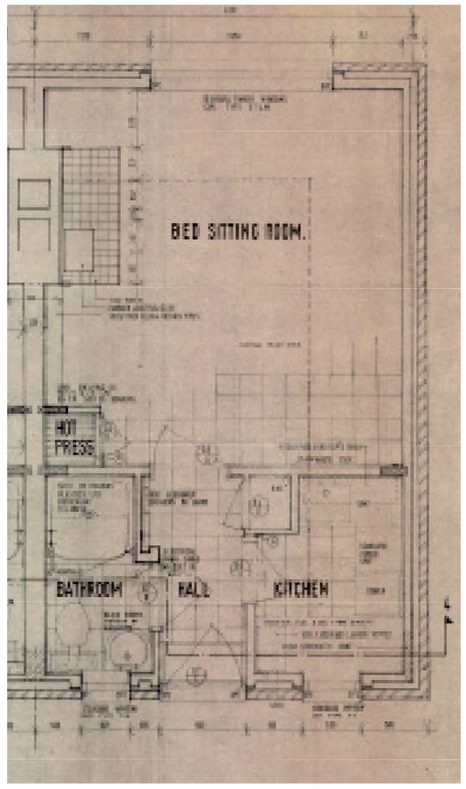
The existing buildings are in brown brick with a concrete deck. The landscape is generally traversed by concrete paving. The materials of the surrounding buildings vary, with pebble dash, painted render and red brick present. The adjacent roofscape consists predominantly of pitched roofs. The scale of the surrounding buildings varies between two to three stories.

Existing facade of St.Anne’s court block

View of Pathway through the center of the site with memorial bench

Lime trees at southern edge of site

Existing path through St.Annes Court to south of site

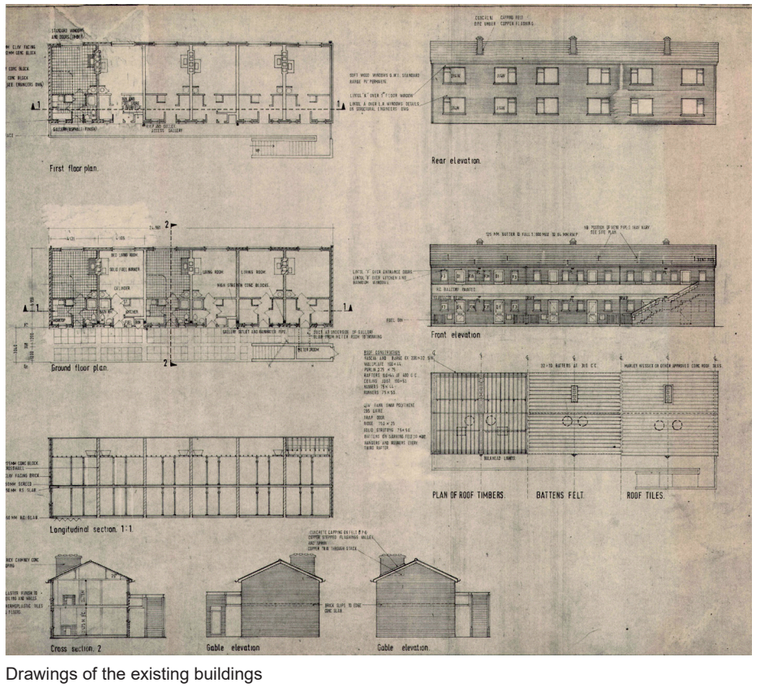


Plan of existing bedsit

View Of Parking to the eastern edge of Site

Lime and Maple trees on westernedge of site

VIEW OF FROM SOUTHWEST CORNER SHOWING EXISTING BLOCKS



Drawings of the existing buildings

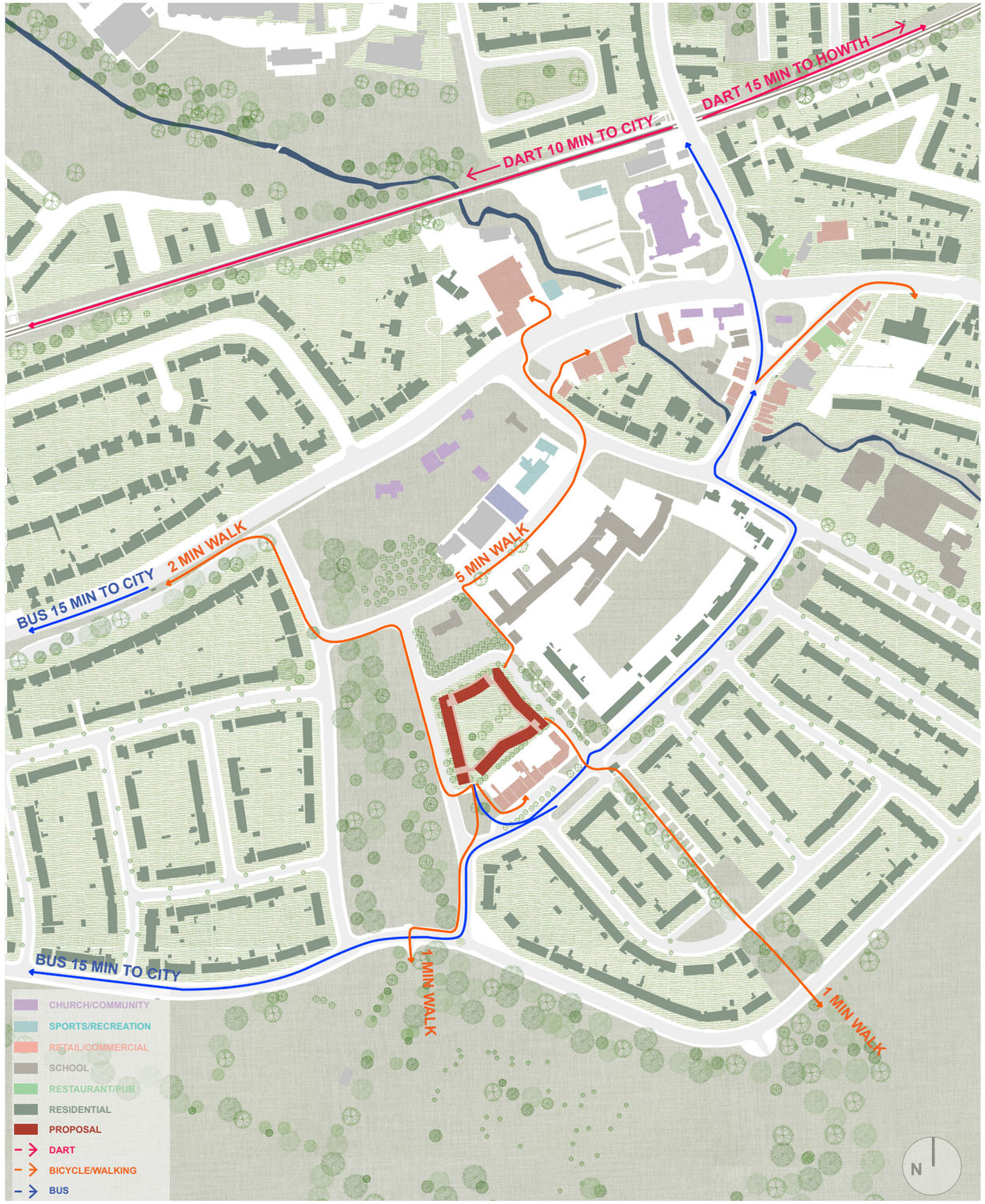
2.5 SURROUNDING TRANSPORT & AMENITIES

The site is in close proximity to numerous modes of public transport infrastructure including Bus Connects and DART

The local shops are approximately a 1 minute walk to the south of the site. Raheny Village is a 5-10 minute walk which provides larger shopping facilities.

Civic and cultural amenities are available within a 15min walk including churches, Library and banking facilities. The surrounding area is comprised of suburban housing estates, public parkland and recreational facilities.

There are several recreational amenities available within 10 minute walk from the site including sports facilities, community facilities and recreational walks to St. Anne's Park. Bull Island is approximate 25-30 minute walk from the site to the Southeast.



2.6 TREE STRATEGY

The proposal is to retain as many trees as is practical and to replace all of the trees that need to be removed for this development.

There are 75 mature trees ranging from Evergreen Oak, Lime, Maple, Willow and Beech. The root protection zone for the trees are indicated on Diagram A (shown in red).

An Arborist's report was undertaken which has provided information on the root protection zones of the existing trees. A study has been undertaken by the design team to ascertain the quantity of 'developable' land that would remain should all of the trees on site be retained. Diagram B indicates the extent. This form equates to approximately 3100 m2 of developable area. The restricted nature of working in close proximity to this quantum of trees would most likely prove difficult and would not achieve the quantum of the accommodation required by Project Brief.

In Diagram C the building form adjusts to minimise the impact of the new building on the existing trees. The gentle bending of the form seeks to minimise the extent by which it impedes on the identified root protection zones of the existing trees.

Diagram D shows a version of the plan with further increase in the quantum of trees to be retained however after further evaluation this proposal is not feasible as this would not achieve the clients brief in terms of unit yield.

The trees as identified in the arborist's report range between moderate to low quality. The Planning scheme seeks to minimise the number of the existing trees to be removed while still fulfilling the requirements of the Project Brief.

Generally the trees removed will be Norwegian Maple and will be replaced with a species more suitable to the location. The right tree for the right location will be the approach adopted by the design team for these replacement trees.

Grade	Total No.	No. to be removed	% of all trees (75)
U (worst – remove)	0	0	

Grade	Total No.	No. to be removed*	% of grade	% of all trees (75)
'V' Veteran	0	0	0	0
'A' (best quality)	0	0	0	0
'B' (moderate quality)	63	TBC		TBC
'C' (low quality)	12	TBC		TBC
Total	**75**	**TBC**		**TBC**

Extract from Arborists report showing grade of trees for site

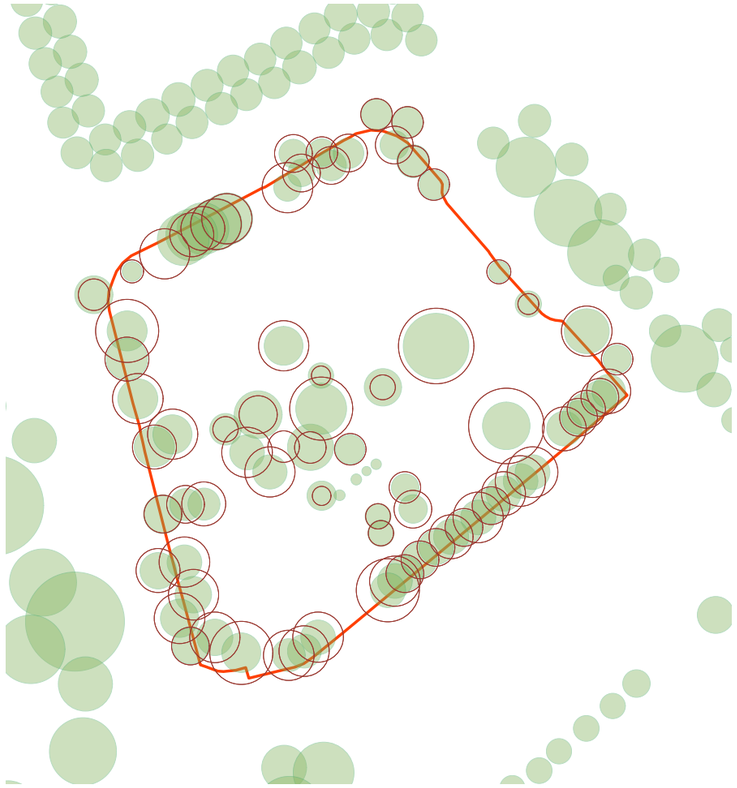


Diagram A - Preliminary Tree outline with Root protection zone shown red

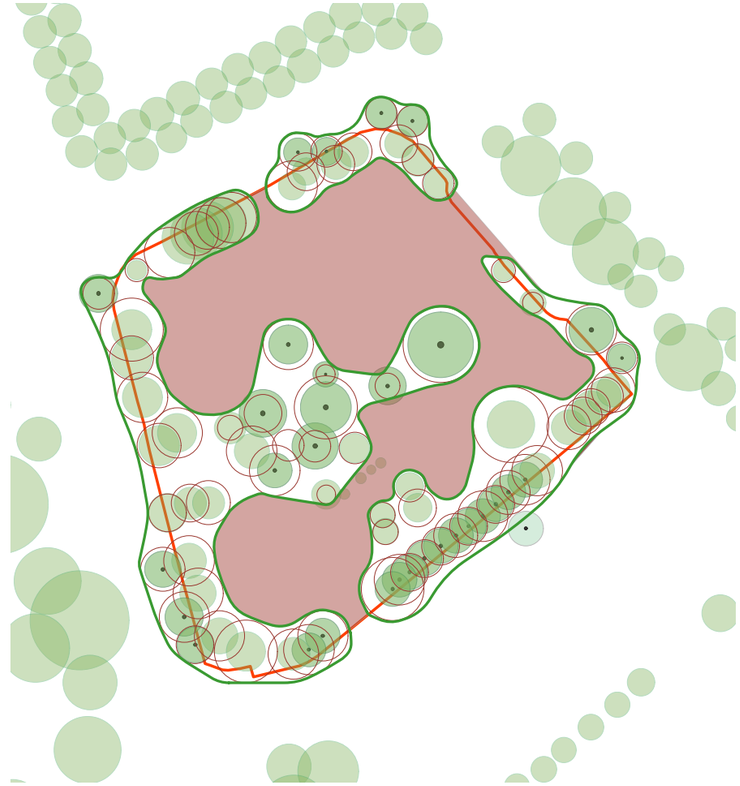


Diagram B - Outline of area showing maximum buildable area maintaining all existing trees

Diagram C - Stage 01 Outline showing extent of tree intervention

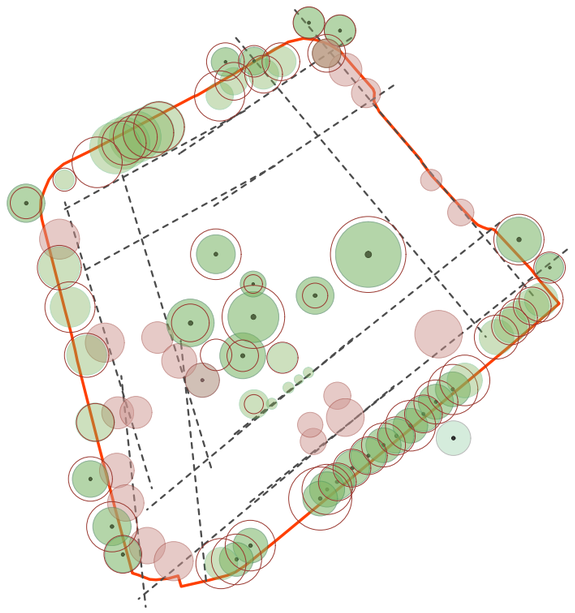


Diagram D - Outline showing extent of tree intervention with reduced yield / increased massing

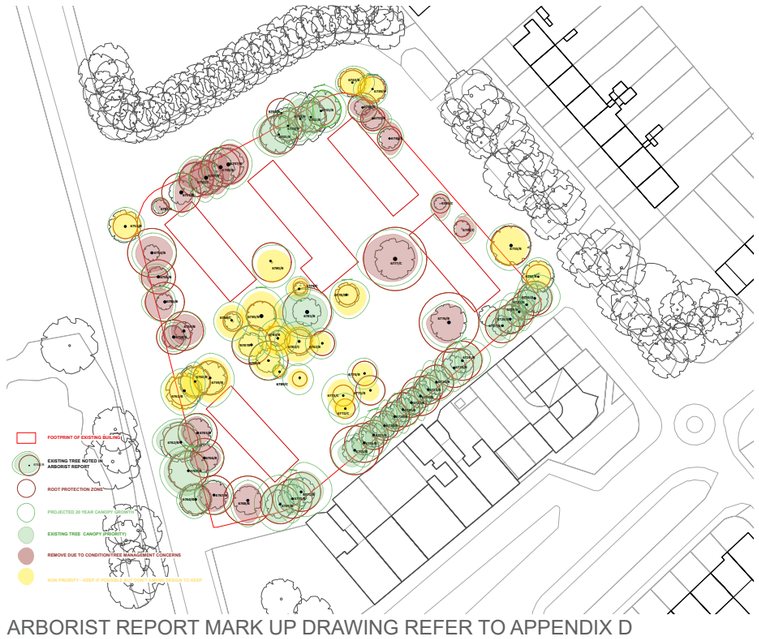
2.6 EXISTING TREES + ARBORIST REPORT

There is a significant number of mature trees on the site dating back to the 1970s. The arborist and landscape architects have carefully examine these trees to retain as many as possible while meeting the client's requirements.

Dublin City Council Parks and Landscape Services manage trees in public areas, including streets and parks, with a focus on selecting and planting new or replacement trees, managing risks, providing general care, performing surgery, and felling and removing trees.

An Arborists report from JM McConville & Associates outlines the root protection areas required for all trees on the site and which trees are desirable to maintain on site. The design has evolved to take into account the root protection areas and pruning strategies required during construction. Of the 75 mature trees on the site, approximately 45 will be retained, with the removed trees being replaced. This approach will enable the project to integrate better into the surrounding area.

The design team has coordinated around several restricted zones and will identify them for the main contractor during the construction stage.



ARBORIST REPORT MARK UP DRAWING REFER TO APPENDIX D

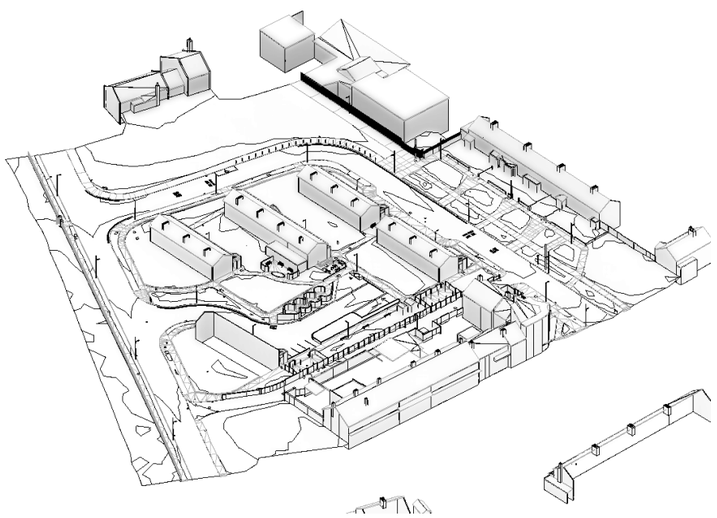
ARCHITECTURAL PARAMETERS EXTRACTED FROM ARBORIST RECOMMENDATION

2.7 SURVEY AND SITE LEVELS

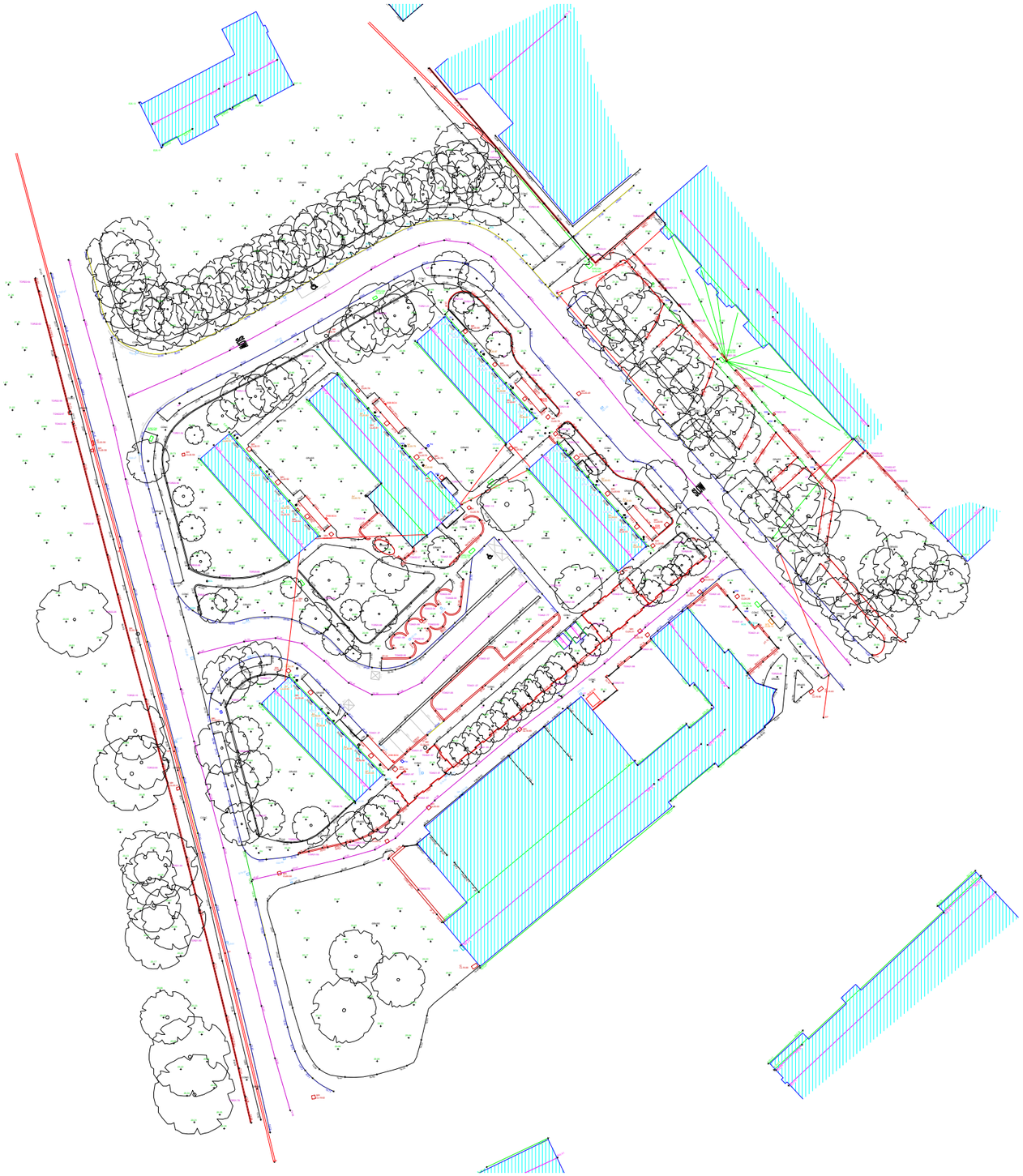
A full topographical survey and a BIM model of the site and its surroundings, was received from Apex Surveys in February 2023. The utilities survey, which showed all services in the vicinity of the site, was received in March 2023.

Site Levels

The site has a slope of approximately 700mm from the North East corner to the South West corner. The proposed project aims to maintain a constant first-floor level and increase the ground floor height using stepped floor slabs as they ascend towards the North East corner in order to achieve level access for the entire scheme.



3D VIEW OF TOPOGRAPHICAL SURVEY REVIT MODEL - APEX



TOPOGRAPHICAL SURVEY - APEX

2.8 SITE CONSTRAINTS/OPPORTUNITIES

The site contains a significant number of mature existing trees from the 1970's. These have been carefully examined by the arborist and landscape architects to ensure the most amount of trees possible can be retained whilst not infringing on the brief requirements as outlined by the client. Please refer to the Landscape section of this report for detailed information. An Arborist's report has been prepared by JM MCConville & Associates which outlines the root protection areas required for all trees on the site refer to Landscape Architect's section.

'Naiscoil Ide primary school', 'Scoil Assaim' and 'Scoil Aine' to the north east of the site on the opposite side of the road poses a significant constraint in terms of security safety and access during the construction phase of the project. As the north and eastern roads are primary access routes to the school clear and safe measures will be needed to maintain the access and safety for students and visitors during all phases of the project. The schools access also has implications for where the required parking and set down areas can be located on the site.

There is a laneway to the south of the site that gives rear site access to the collection of retail proprieties south of the site at All Saints Parks. The lane tightens the enclosure to the proposed scheme at the south and a strategy that would deal with a renovation would benefit both the new scheme and the existing retail properties.

The contextual height of the surrounding buildings in the suburban context places a notional limit of 4-5 stories on the schemes massing. To achieve the required yield of the project while not damaging the beautiful character of the existing trees, care will be needed to achieve an appropriate massing in the context.

INVASIVE SPECIES

The Arborist's report has identified an instance of Japanese Knotweed. Dublin City Council has procured the services of Connacht Weed Control to undertake a Invasive Alien Species report. The results of this report (refer to attached report) indicated only one instance of Japanese Knotweed located within a planter to the south of the site. There are instances of 'Three Cornered Leek' noted to the perimeter of the site. A management plan is currently been prepared to deal with these invasive species.

EXISTING TREE ROOT PROTECTION ZONE

JAPANESE KNOTWEED

RELEVANT SITE CONSTRAINTS

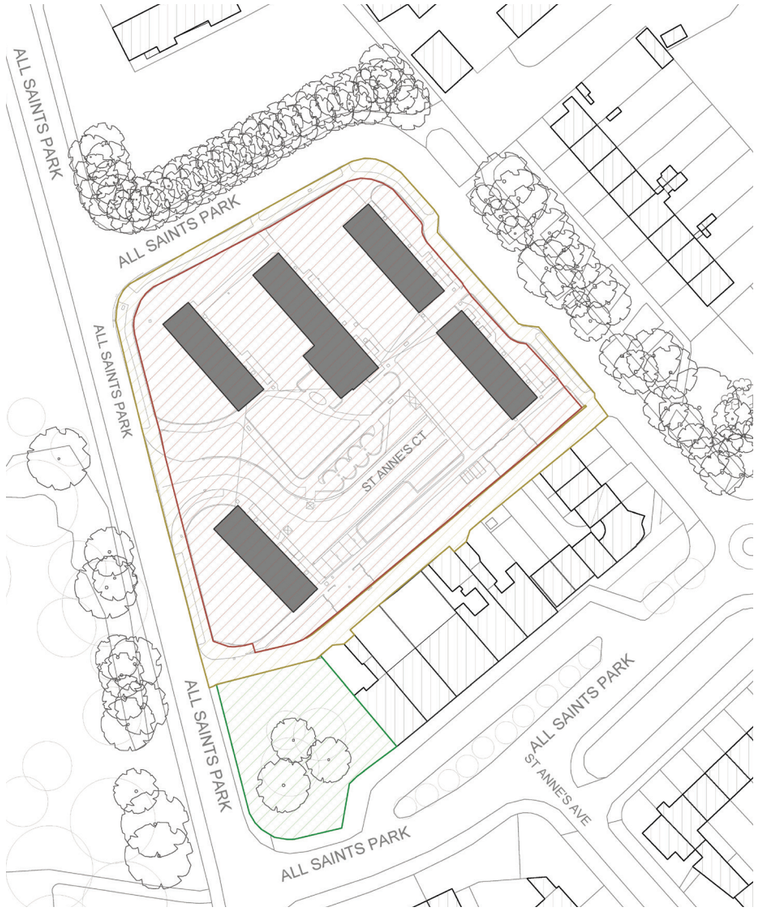
2.9 RED LINE BOUNDARY/PROJECT BOUNDARY

The red line boundary for St Anne's Court Stage 02b are shown in the diagrams

The design team have extended in agreement with the relevant DCC departments the red line boundary to the eastern and southern boundaries to enable the scheme to remove boundary anomalies and best achieve the requirements of the Project Brief. This includes an alteration to the southern laneway where the lane is to be straightened extending the public realm at the south entrance of the building.

The adjustment of the perimeter of the project and realignment of both the service road and park layout to the south was discussed with the Dublin City Council Client team and a coordination meeting was held in April 2023. Dublin City Council Roads & Dublin City Council Parks departments have approved this minor modification to the layout of the site and surround. This alteration has been approved by both departments.

All areas in discussion are within the ownership of Dublin City Council.



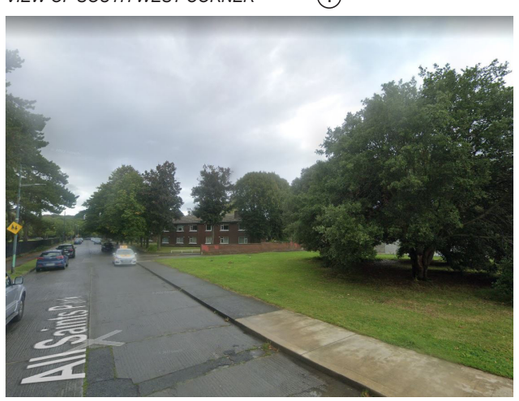
EXISTING SITE BOUNDARY

PROPOSED SITE BOUNDARY AMENDED

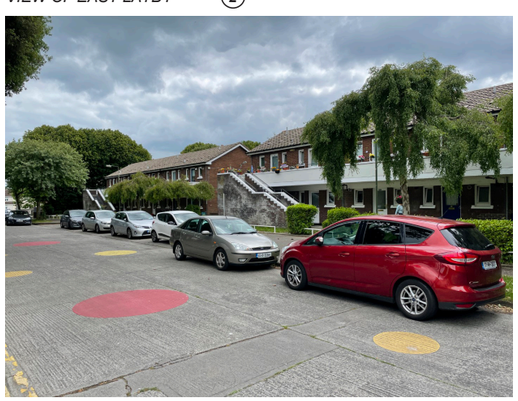
As per correspondence *the laneway has been confirmed to be owned by Dublin City Council – part under Dublin City Council Housing responsibility and part under Dublin City Council Road Maintenance.*

- Dublin City Council Housing
- Dublin City Council Parks
- Dublin City Council Roads

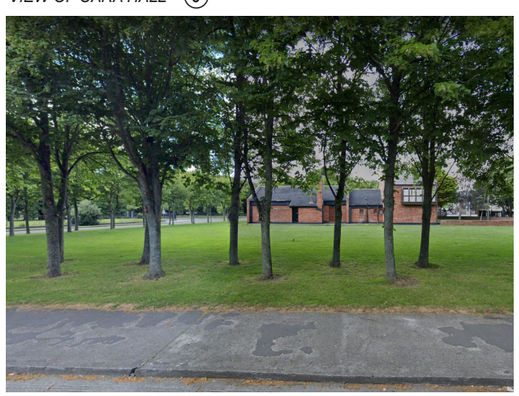
VIEW OF SOUTH WEST CORNER (1)



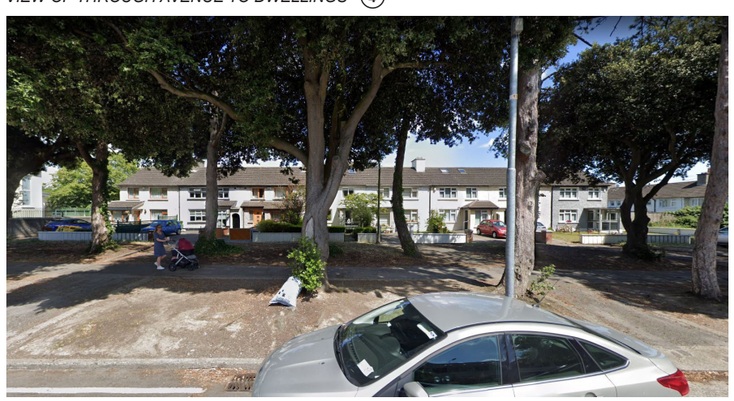
VIEW OF EAST LAYBY (2)



VIEW OF CARA HALL (3)



VIEW OF THROUGH AVENUE TO DWELLINGS (4)



2.10 TITLE/ OWNERSHIP/ LEGAL AGREEMENTS

The site, surrounding roadways, grass verges and laneway are all in the ownership of Dublin City Council.

The houses at 1-9 All Saints Close, All Saints Park, Raheny, Dublin 5 to the south of the site have been confirmed by the Housing Dept. as part of Dublin City Council Housing Rental properties.

The properties immediately adjoining the Lane have been confirmed by the Housing Dept. as part of Dublin City Council Housing Rental properties. A number of these properties are in private ownership.

The Commercial units at No. 1-4 All Saints Park Raheny, Dublin 5 are all privately owned commercial units.

Commercial Unit 5. is owned by freehold by Dublin City council, this property is leased to a private party.

The housing to the East of the site on All Saints Road are all in private ownership

To the north of the site is Cara Hall which is in the ownership of Dublin City Council

To the West of the site is All Saints Park which is in the Ownership of Dublin City Council

Dublin City Council HOUSING / FREEHOLD HOUSING RENTAL PROPERTIES

VIEW OF LANEWAY TO SOUTH OF SITE

VIEW OF ALL SAINTS PARK RETAIL / RESIDENTIAL UNITS

3. Planning Guidelines, Standards & Compliance

3.1 DUBLIN CITY COUNCIL DEVELOPMENT PLAN

GUIDELINES, STANDARDS & COMPLIANCE

The following statutory policy and advisory documents have informed the development of the proposals for the project at St. Annes Court:

- Dublin City Development Plan 2022 - 2028
- Urban Development and Building Heights - Guidelines for Planning Authorities DHPLG December 2018
- *DHPLG Sustainable Urban Housing: Design Standards for New Apartments 2020*
- *DHPLG Sustainable Residential development in Urban Areas 2009*
- *DHPLG Best Practice Urban Design Manuals 2009 (Parts 1 & 2)*
- *Design Manual for Urban Roads and Streets*

PLANNING ZONING

Dublin City Development Plan 2022–2028 / Local Authority Zoning:

Zone Z1: Sustainable Residential Neighbourhoods
Recommended Site Coverage 45-60%
Plot ratio guidance 1.0-2.5

Relevant site Information:

- Zone Z1: Sustainable Residential Neighbourhoods
- Site Area 0.58 Ha
- Site Coverage 42%
- Plot Ratio 1.52
- Units Per Hectare 176 (based on 102 units)

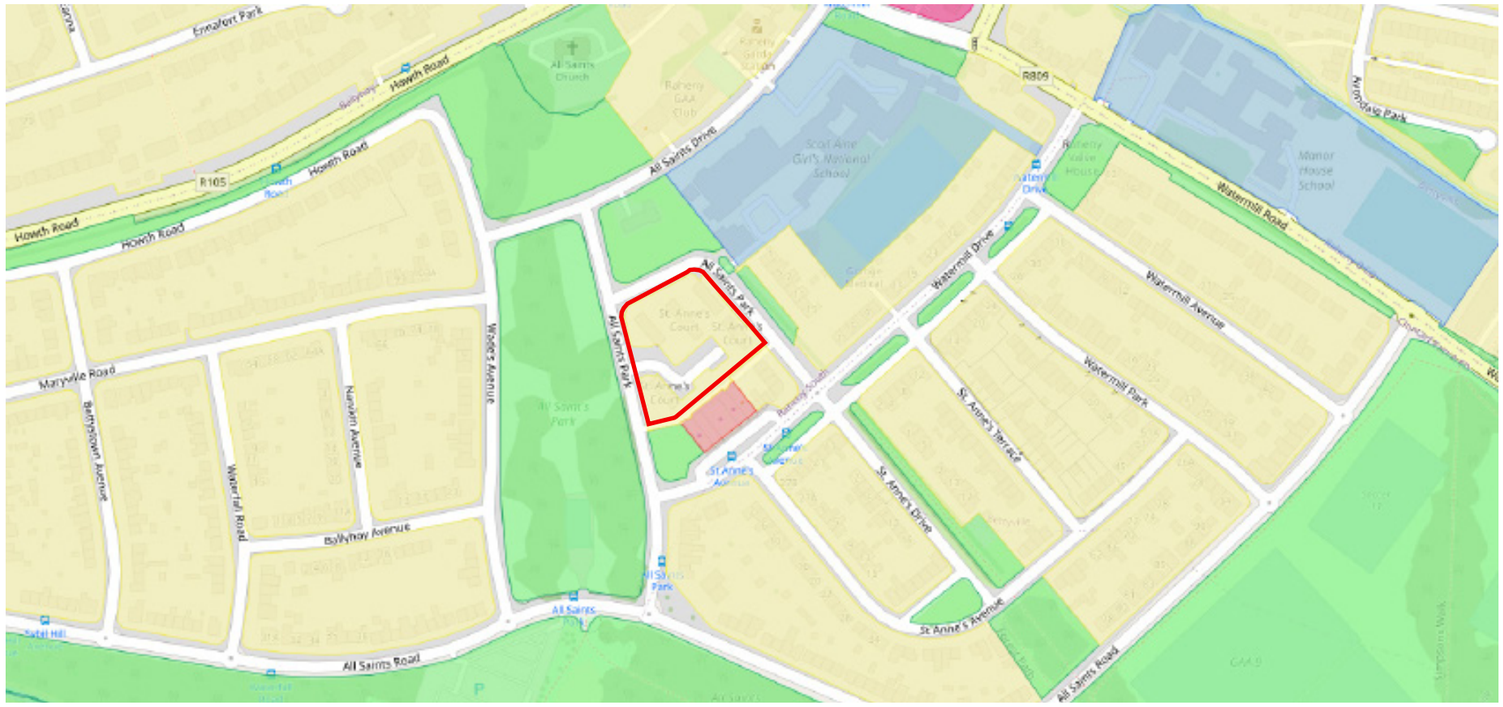
CONSULTATIONS WITH PLANNING AUTHORITY

Notes from Planning Meeting February / June 2023 (refer to minutes for details)

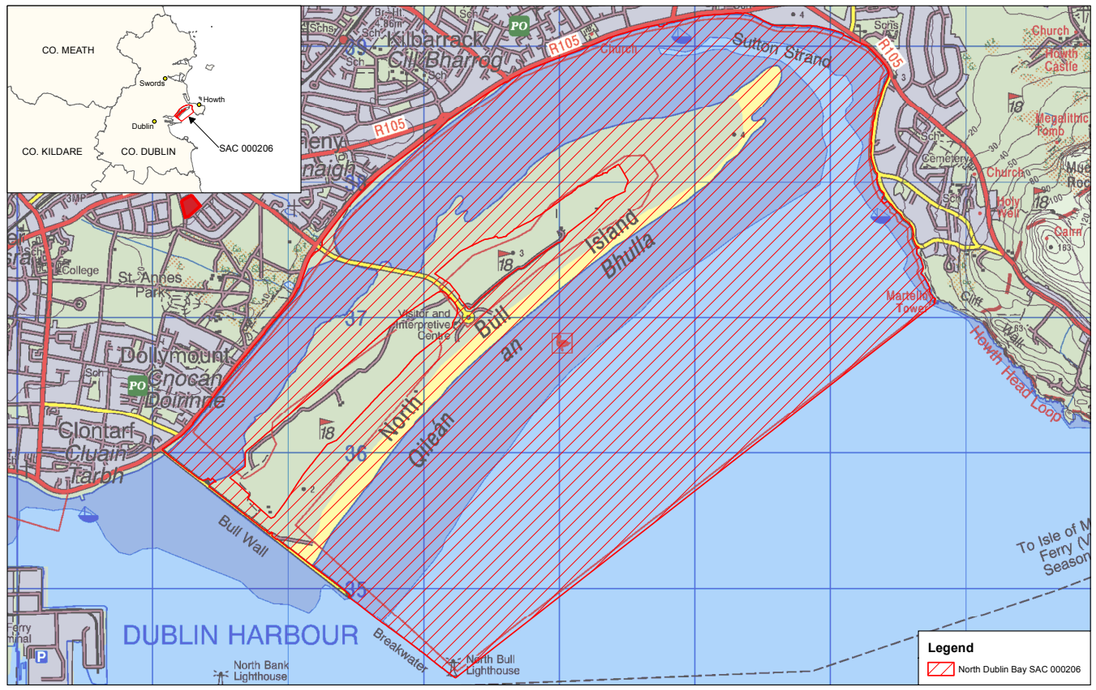
- GRA discussed with Dublin City Council the need to achieve the brief yield of 102 units, Dublin City Council Planning advised that they are generally happy with the approach GRA are taking and felt that a 4 storey element / block would be appropiate to the site given the densities required
- Dublin City Council noted that the scheme is looking much improved. As noted before the biggest impact of the scheme is the treatment of the laneway to the south. Notably the quality of the aspect that the residents would have within the proposed scheme
- Dublin City Council noted that the scheme is working in all other aspects from a Planning perspective, noting that the scheme will fit well into the site through the overall idea of materiality and landscape. Landscaping is the key characteristic of the site.

APPROPRIATE ASSESSMENT

The site is adjacent to the North Dublin Bay SAC (000206) and the North Bull Island SPA (004006). A Stage 1 Appropriate Assessment Screening has been undertaken by NM Ecology prior to making of this application in order to determine as to whether the project individually or in combination with other plans or projects is likely to have a significant effect on a Natura 2000 site and as to whether a Stage 2 Appropriate Assessment / Natura Impact Statement will be required. The result of this assessment was that a Stage 2 Appropiate Assessment was not required (Refer to Ecology report)



DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028 ZONING MAP



DUBLIN CITY DEVELOPMENT PLAN 2022 - 2088 ZONING MAP WITH STAGE 1 PROPOSAL OVERLAY

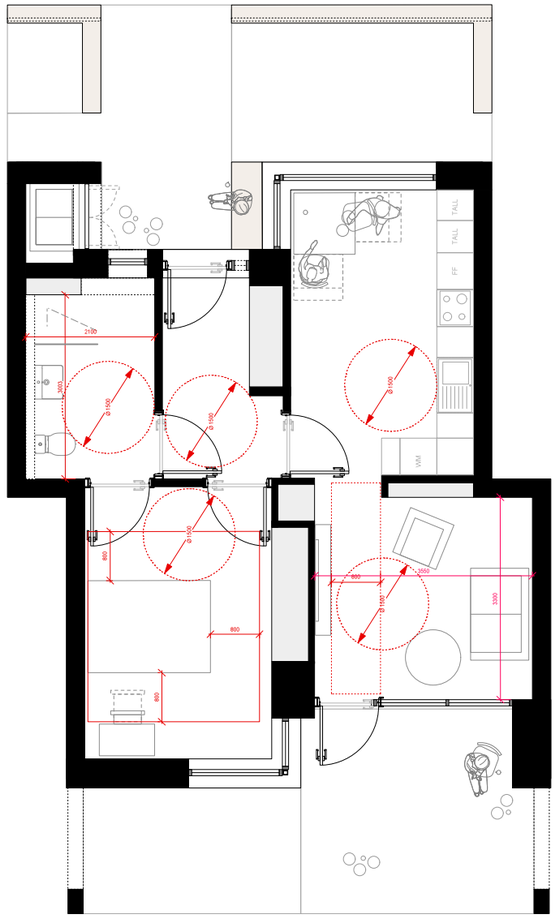
3.2 UNIVERSAL DESIGN

All apartments within the scheme as per the project brief are required to achieve universal design standards as a minimum requirement. These standards are set out in the document "*Universal Design Guidelines for homes in Ireland"* from the National Disability Authority.

Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. The guidelines as stated are not meant to be overly prescriptive but are intended to provide a "Flexible Framework" for designers to achieve the stated intention of inclusiveness and accessibility of universal design. St. Anne's Court however on guidance from the client has taken a strict adoption of all guidance within the document in consultation with both Dublin City Council and the design team consultant on universal access.

The apartments and the scheme as a whole achieve full universal design standards..

PUBLIC SIDE



GARDEN SIDE

TYPICAL UD APARTMENT
GROUND FLOOR LAYOUT
54 M ²

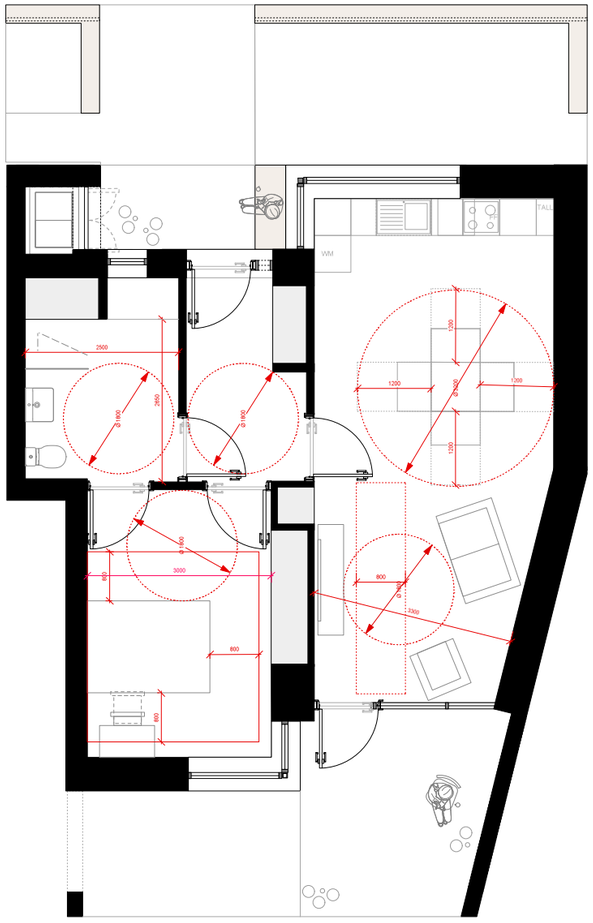
UNIVERSAL DESIGN REQUIREMENTS

- 1500x1500 - 1800x1800 ADJACENT TO ENTRANCE DOOR
- STORE FOR OUTERWEAR COATS BAGS
- BUGGY / SHOPPING TROLLEY STORAGE
- 300mm LEADING EDGE TO ALL DOORS
- NATURAL DAYLIGHT TO ENTRANCE HALL
- CORRIDORS 1050-1200mm BETWEEN WALLS
- 1500-1800mm TURNING CIRCLE LIVING SPACE
- MIN 3.3m LIVING SPACE
- 750mm CLEAR ROUTE BETWEEN ITEMS / IN FRONT OF WINDOWS
- 1200MM CLEAR SPACE ON TWO SIDES OF KITCHEN TABLE
- KITCHEN NOT THE MAIN THOROUGHFARE THROUGH THE HOME
- 'U' OR 'L' SHAPE LAYOUT
- COOKER HOB AND SINK IN SAME WORKTOP RUN
- KITCHEN SPACE NEXT TO DINING AREA
- DOORS TO KITCHEN OUTSIDE OF MAIN WORKSPACE
- 1200mm - 1500mm BETWEEN OPPOSING WORK SURFACES
- 13m2 BEDROOM
- 800mm AROUND SIDES OF BED
- 1500mm TURNING CIRCLE IN BEDROOM
- MIN BATHROOM DIMENSION 2100mm x 2400mm
- OUTWARD OPENING BATHROOM DOOR
- 1500mm TURNING CIRCLE, 200mm OVERLAP OF BASIN ALLOWED

UNIVERSAL DESIGN +

The Strategy for UD + Apartments in the project is to provide 6 apartments at ground floor dispersed across the site so as to ensure an inclusive integration of the more vulnerable resident's that will inhabit these dwellings. The apartments are based on the same logic as the typical UD apartments with an increased area that is required to achieve the minimum extra requirements for UD .

PUBLIC SIDE



GARDEN SIDE

UD + APARTMENT
GROUND FLOOR LAYOUT
61 M ²

ADDITIONAL REQUIREMENTS FOR UD +

- 1800mm TURNING CIRCLE IN ENTRANCE HALL
- 1500-1800mm TURNING CIRCLE IN BATHROOM
- 1800mm TURNING CIRCLE IN BEDROOM
- 1800-2400mm TURNING CIRCLE IN LIVING ROOM
- 2500 X 2650mm MINIMUM BATHROOM SIZE
- 800mm CLEAR ROUTE IN FRONT OF WINDOWS
- 1000mm MINIMUM ENTRANCE DOOR CLEAR WIDTH
- 1500-1800mm MINIMUM WIDTH BETWEEN KITCHEN WORK SURFACES
- 1200mm CLEAR SPACE AN ALL SIDES OF DINING TABLE (TO BE CONFIRMED WITH Dublin City Council)

3.3 HOME PERFORMANCE INDEX (HPI)

The sustainability strategy for the Dublin City Council St Anne's Court development is largely driven by implementing measures that improve the buildings' energy performance, reduce their carbon footprint, and provide great quality, healthy and comfortable homes. These strategies will be informed by targeting Home Performance Index (HPI) certification on all units. HPI considers standards and criteria to produce homes with efficient use of resources, to minimize waste and the destruction of the environment. It is based on over 30 verifiable indicators, such as water efficiency, ventilation, thermal bridging, and enhanced airtightness.

Sustainability coordination meetings have been held with all design team in attendance. Feedback collected during stage 1 & 2a/b from design consultants and discussions on subsequent project meetings have been integrated into the HPI scorecard.

The project has so far confirmed 45% score with additional 25% to be evaluated through design development. No major issues have been identified to achieve the targeted HPI Certified level during Stage 2b.

This report has evaluated the project using the current HPI Technical Manual version 3.0

TABLE 1 ST ANNES SCORECARD SUMMARY

HPI v.3 New Building Scorecard

Project Name:	DCC St. Annes Court
Location:	Dublin, Ireland
MG Proj No.	22.016
Date:	1/8/23 Rev. 3

KEY: Y = Yes, Highly Likely under Existing Conditions and Design
Y? = Yes, Likely but Needs Further Analysis and/or Cost impact
M? = Maybe, Less Likely with significant Design and/or Cost impact
N = No, Not Likely or Not Possible Under Existing Conditions

* Reference Document: HPI v.3

Y	Y?	M?	N				
45%	70%	82%	117%				
				Certified ≥ 45%, Silver ≥ 55%, Gold ≥ 65%			
45	25	13	35	**Total Project Score**			
Y	Y?	M?	No				
17.5	10.5	2.5	20	**Environment**			46.0%
1			1	EN 1.0	Land use	2	
2			1	EN 2.1	Residential density	3	
			1	EN 2.2	Residential Mix	1	
2				EN 3.0	Surface water run-off	2	
0.5	0.5	1	1.5	EN 4.0	Internal water use	2+1.5	
2	1	1		EN 5.0	Ecology	4	
1	1		3	EN 6.1	Energy use	4+1	
1	1		3	EN 6.2	Carbon in use	4+1	
6	1		8	EN 7.0	RA	5+7	
	2			EN 8.1	Pre-demolition Plan	2	
	1			EN 8.2	Design for Disassembly	1	
	2			EN 8.3	Resource and Waste Management Plan	2	
0.5	0.5			EN 9.0	Operational Waste Storage	1	
1.5				EN 10.0	Responsible procurement of timber	1.5	
	0.5	0.5	1.5	EN 11.0	Environmental product declaration	1.5+1	
4.5	3.5	3.5	2.5	**Economic**			16.5%
1	0.5	0.5		EC 1.0	Net space heat demand	2+1	
			1	EC 2.0	Life Cycle costs	1	
2.5			0.5	EC 3.1	Universal design	3	
0.5				EC 3.2	Adaptability	0.5	
	0.5	0.5	1	EC 4.0	Smart monitoring	1.5+0.5	
	0.5			EC 5.0	Energy Labelled Goods	2	
0.5	0.5			EC 6.1	Flood Risk	1	
	1.5	0.5		EC 6.2	Climate Risk	2	
		2		EC 7.0	Innovation	2	
Y	Y?	M?	No				
5.25	4.75	4	4	**Health and Wellbeing**			19.5%
	2	0.5		HW 1.0	Indoor air quality - ventilation	2+2	
0.5			1.5	HW 2.1	Daylighting	2	
	1	0.5		HW 2.2	Access to Sunlight	1.5	
1				HW 3.0	Dual Aspect	1	
	0.5	0.5		HW 4.1	Airborne sound insulation - walls	1	
	0.5	0.5		HW 4.2	Airborne sound insulation - floors	1	
	0.5	0.5		HW 4.3	Impact sound insulation - floors	1	
		1		HW 4.4	Internal sources of noise	1	
3				HW 5.0	Design for Summer comfort (overheating)	3	
0.25	0.25	0.5		HW 6.0	Low voc specification and testing	1	
			1	HW 7.0	Radon testing	1	
			1	HW 8.0	Water quality	0.5	
0.5			0.5	HW 9.0	Private Outdoor Space	1	
6.75	5.75	2.75	4.25	**Quality Assurance**			19.5%
1	0.5		1.5	QA 1.0	Quality of the building shell - air infiltration	3	
	1	0.5	1.5	QA 2.0	Quality of the building shell - thermal bridgin	2+1	
2				QA 3.0	Quality of oversight and testing	2	
1	0.5	0.5		QA 4.0	Construction Activities	2	
	0.5	0.5		QA 5.1	Design team planning - Reporting	1	
0.25	0.25	0.25	0.25	QA 5.2	Design Team skills	1	
1	1			QA 6.0	Comissioning of services	2	
	0.5	0.5	1	QA 7.1	Performance monitoring	1+1	
	0.5	0.5		QA 7.2	Occupant Survey	1	
1.5	1			QA 8.0	Consumer information and aftercare	2.0	
11	0	0	4.0	**Sustainable Location**			15.0%
11			4	SL 1.0	Sustainable Location	15	

4. Design Proposal

4.1 PROJECT VISION

The project envisions a complete transformation of St. Anne's Court, which currently houses a population of people living in substandard accommodation that is not suitable for their needs. The residents consist of an older demographic, some of whom are healthy and fit, while others are more vulnerable and require more assistance, space, and proper care. The vision for the project is to improve and revitalize St. Anne's Court, with a focus on creating an environment that prioritizes the health, well-being, and sense of community for the residents.

The proposed architecture of the new development is intended to reflect this vision, with careful consideration given in the design to promote a sense of care, health, well-being, and community. The Vision is to create a strong sense of community and ownership by orienting each apartment both outward, towards the beautiful landscape of St. Anne's Park, and inward, towards a remade garden court that makes the most of the proposed courtyard strategy.

The overall vision is to create a sense of place that is welcoming, safe, and inviting for all residents, and one that fosters a strong sense of community and connection to the surrounding environment. The project aims to achieve this through the creation of high-quality public spaces, both indoors and outdoors, that are accessible, inclusive, and promote a feeling of well-being for all. The goal is to create a development that will stand the test of time and serve as a model for future housing developments.

4.2 SITE STRATEGY

The proposal for St. Anne's Court utilizes the existing site conditions, constraints and opportunities for this site. The design team studied numerous iterations of the site strategy, analysing the pros & cons for each strategy and ascertained the key parameters which were suitable to develop further. The purpose of this chapter is to describe what we consider to be the key parameters defining the project.

The proposal focuses on the following:

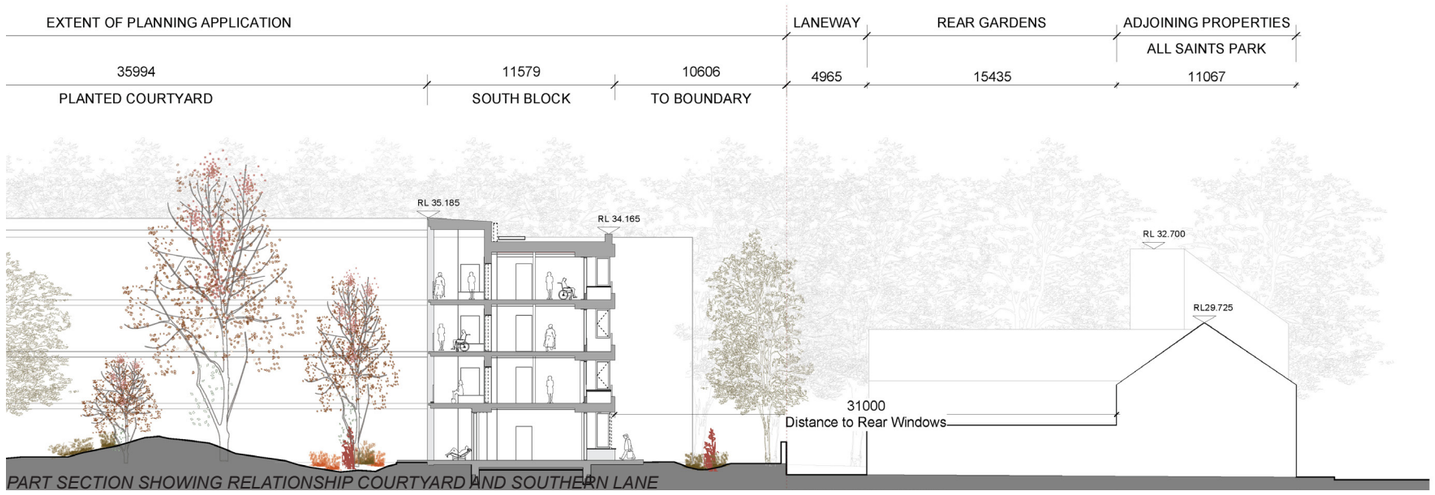
- Intensification of the site: increasing from 61 bedsit units to 102 one bed 1/2 person units.
- Demolition of the existing blocks (required by the brief)
- Creation of a new private landscape for residents.
- Maintaining as many existing trees as feasible while maintaining density.
- Providing a secure residences for 'Older Persons Living'.
- Providing UD & UD + accommodation for all residents.
- Provision of a new community centre for residents.
- Provide 100 % dual aspect units.
- Providing a dual primary access solution
- Utilizing the existing network of access points used by the residents
- Providing deck access to upper levels
- Providing green & blue roofs, and utilizing SUDS within the landscape strategy
- Providing activities within the landscape strategy to be enjoyed by all residents.
- Ensuring a safe, accessible and neighbourly public realm to the external faces of the project.
- Proposing the realignment of the lane way to the south of the site.
- Proposing the activation of the 'Pocket Park' to the south of the site.

4.3 SCALE + MASSING

The massing proposed consists of a series of four-story blocks situated to the north, south, west, and east of the site, which achieves the required density in the brief while ensuring that as many of the existing mature trees were maintained. This mass enables the opening up of the corner elements and entry points, providing all apartments with equal quality open space. The elevational treatment of the project will be described in detail later in this planning report.

The building's form is designed to accommodate the retention of existing trees, preserving the site's landscape qualities and to reduce the overall massing of the project. Sedum roofs & Blue roofs are proposed in compliance with the Dublin City Development Plan 2022-2028.

The corners of the project form the primary connections, housing vertical and horizontal circulation and connecting stairs, floors, and decks. This strategy allows occupants to circulate freely through the various blocks and into the garden from these locations.



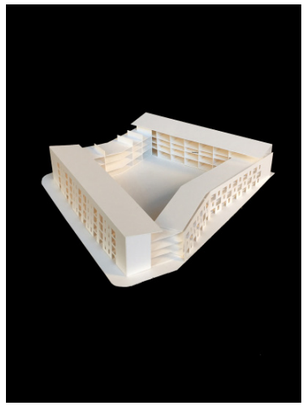
PART SECTION SHOWING RELATIONSHIP COURTYARD AND SOUTHERN LANE

4.3.1 DEMOLITION & RE-USE

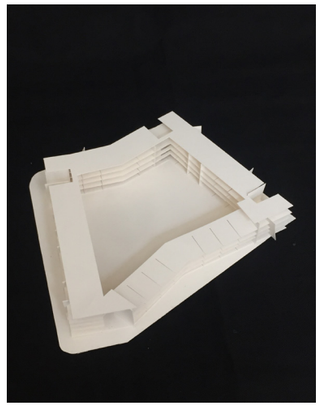
The existing buildings on the site were reviewed from both a structural and spatial perspective to assertain if these could be incorporated into the overall strategy of the project. Unfortunately the exisitng structure and ground conditions would not allow for the retention and incorporation of these structures into the proposed design.

A demolition and reuse strategy involving planning and executing the removal of structures or buildings with the aim of minimizing waste and maximizing the reuse of materials will be used on this project. This approach aligns with sustainable and environmentally friendly practices. By adopting a demolition and reuse strategy, you contribute to reducing waste, conserving resources, and promoting a more sustainable and environmentally conscious approach to construction and demolition processes.

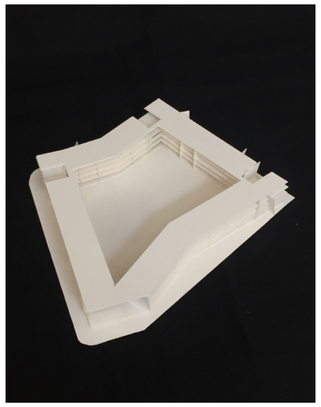
MASSING AND POROSITY STUDIES



Open Corner Massing Perimeter Scheme
4 Storeys with 3 Storey South Block
102 Units

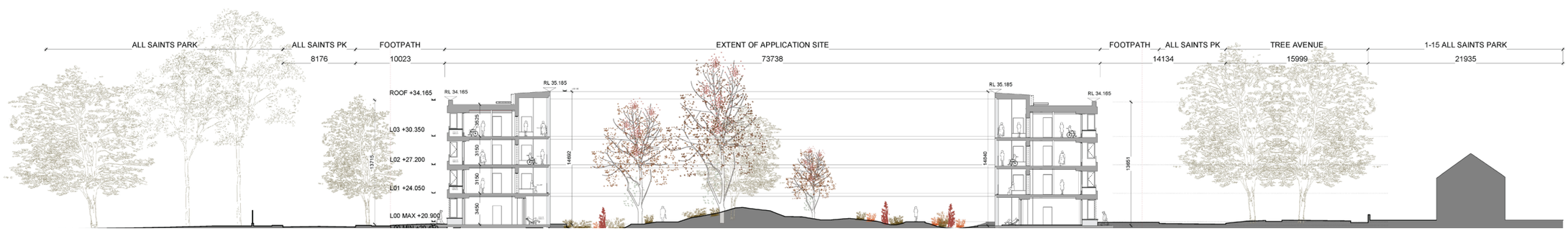


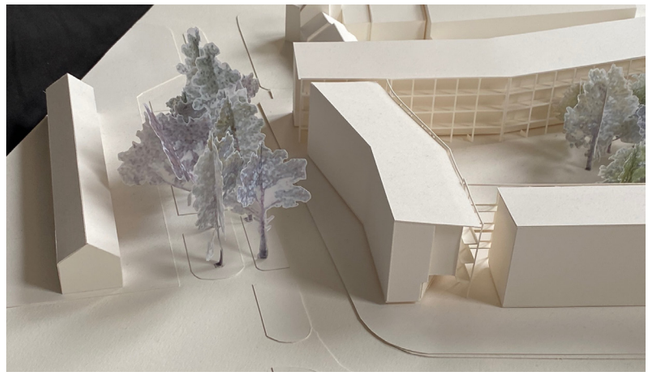
Diagonal Primary Corner Massing
4 Storeys with 3 Storey South Block
102 Units



Open Corner Massing
4 Storeys with additional porosity
102 Units

AA





4.4 EXPRESSION + MATERIALITY

The expression and materiality of the project has been explored within the context of the surrounding materiality and character of the area. The design team at stage 2b have explored overall form with particular attention to the relationship between solid block and void, while allowing for the retention of existing mature trees on the site. The form of the building cranks in order to minimize the impact on the tree roots as much as possible. The design team has undergone studies of materiality for the project, while exploring various options, such as brick, render, roughcast render, concrete, and metal ironmongery. The work carried out in relation to services distribution and plant accommodation can allow for a more simple and ultimately economic expression.

The proposed materiality of the project is deliberately quiet using reference materials from the surroundings such as pebble dash / nap renders, concrete elements and brickwork. The combination of these materials has been explored with the outcome of a single story brick plinth in which a 3 storey pebble / nap render element sits. The divider between these two materials is an grit blast finished concrete strata.

The window opes are simple in their appearance utilising a corner window to the balcony side to gain additional light into the bedroom area. The Living room balcony screen is raised on a slight plinth allowing for a bench or plants to be placed alongside. The inner walls of the balcony are a nap render finish to maximise the light penetration into each unit. The balcony is recessed into the block with a painted mild streel handrail.

The deck materiality is predominately nap render finish with corner glazing into the dining / kitchen area. The heat pump is enclosed within the thermal envelope of the project with external grade louverd doors to access them. The deck floor finish is granulated surface on concrete slab. Precast Concrete Columns and Painted steel handrails surround the decking. It is proposed that the entry doors to the apartments will be coloured to allow for visually impaired residents to recognise easily.

Pre-cast Concrete Coping

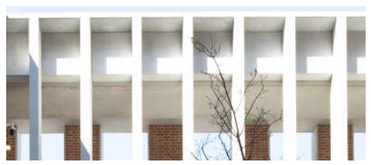
Wet dash render

Nap render

Painted galvanised steel

Anodised aluminum window

Pre-cast concrete banding



Buff brick

4.5 TREE STRATEGY

The proposal for the project includes a commitment to retain as many trees on the site as is practical. This approach is in line with current best practices in sustainable development, which emphasize the importance of preserving existing green spaces and their benefits to local ecosystems and biodiversity. The trees on the site are a mix of species, including Evergreen Oak, Lime, Maple, Willow, and Beech. The root protection zones for each tree are indicated on Diagram A, which was produced using data from the topographical survey.

An Arborist's report was undertaken to provide information on the trees, including their condition and the root protection zones required to ensure their survival during the construction process. The report found that the trees ranged in quality from moderate to low. While it would be ideal to retain all of the trees on the site, this is not always possible when designing a new development. Therefore, the Planning scheme seeks to minimize the number of existing trees that need to be removed while still fulfilling the requirements of the Project Brief. This has been achieved through careful examination of the root protection zones, scaffolding zones, and an evaluation of the suitability of the species for the area.

By taking a holistic approach to site design and planning, the project team has ensured that the new development is both sustainable and respectful of the existing natural features of the site.

ARBORIST REPORT MARK UP DRAWING REFER TO APPENDIX D

PROPOSED TREE STRATEGY

4.6 DESIGN APPROACH TO SHARED GARDEN

The landscaped central courtyard and circulation corners are imagined as social connectors for the residents. The proposal includes raised planters for growing plants and herb, a bowls green to the central space and numerous areas to relax and meet up with fellow residents.

The ground floor has a strong connection with the garden. A private buffer zone extends from the apron of the building which can be traversed into the garden. All units maintain there private open space.

The landscape is a soft undulating plane which disappears under the building reappearing in the front gardens. This plane is traversed by a curved pathway weaving it's way around the existing trees from South-west to the North-east. Secondary paths meander from this primary route to the north-west and south-east vertical circulation.

The garden is both functional and active with the ground plane been used for SUDS and the pathways used as percolation areas for the site and roofs.

A small linear park is envisaged to the south of the site with a wild flower bee friendly garden amongst the mature lime trees. This will allow a softer relationship for the southern ground floor residents and the existing boundary and laneway.

The laneway and pocket park to the south of the site boundary, could become a new public realm which would reinforce the east-west connection, this would add to the overall scheme.

CONCEPT VIEW OF SHARED GARDEN

LANDSCAPE STRATEGY FOR THE SHARED GARDEN

4.7 DESIGN APPROACH TO PUBLIC REALM

The design approach to the public realm for this project seeks to create a safe, accessible, and inviting environment for all users. The design team has prioritized the creation of a pedestrian-friendly environment, with clear and intuitive wayfinding and signage, and generous footpaths and walkways.

The design team has also prioritized the creation of a visually attractive and aesthetically pleasing public realm, with a focus on the use of high-quality materials, careful detailing, and thoughtful landscaping. The proposed landscape design seeks to integrate existing trees and vegetation into the new development, with a focus on creating a sustainable and biodiverse landscape that enhances the natural environment and provides benefits for both users and the wider community.

The design approach also seeks to provide a range of amenities and services that will enhance the quality of life for all users of the public realm. These include seating areas, bicycle parking, and a range of other features designed to create a vibrant and engaging public space.

The design approach also seeks to create a strong sense of place, with a focus on celebrating the unique character and identity of the local area.

Overall, the design approach to the public realm for this project seeks to create a sustainable, accessible, and inclusive public space that enhances the quality of life for all users and contributes positively to the wider community.

CONCEPT VIEW OF SOUTH WESTERN POCKET PARK

LANDSCAPE STRATEGY FOR THE PUBLIC REALM

4.8 SUDS STRATEGY

SUDS stands for Sustainable Drainage Systems, which is an approach to managing rainwater in a more environmentally friendly and sustainable way. The aim of SUDS is to mimic natural drainage systems and manage rainwater on site through a variety of techniques, such as green roofs, blue roofs, permeable paving, and rain gardens.

In the design of the planning scheme, the SUDS strategy is an important consideration. The proposal seeks to reduce the amount of rainwater runoff from the site.

The SUDS strategy for the scheme includes the use of permeable paving, soakaways, large garden swales and the use of a mix of green roof and blue roof strategies on the blocks to reduce the amount of rainwater runoff. The green/blue roofs and swale planting also provide a habitat for wildlife increasing biodiversity and reducing the impact on the urban heat island effect.

Additionally, the SUDS strategy includes the use of rain gardens, which are landscaped areas that collect and store rainwater. These rain gardens will be located throughout the site and will help to filter the rainwater before it is discharged into the existing water system.

Overall, the SUDS strategy for the scheme is an important part of the overall design approach. It seeks to reduce the impact of the development on the environment by managing rainwater in a sustainable way.

Please refer to Drainage & Water mains report for further details

REFERENCE IMAGES SHOWING PATHS AND PLANTING

CONCEPT SKETCH OF PLANTED SUDS THRESHOLD

EXTRACTS OF BSM LANDSCAPE PROPOSAL FOR PLANTING

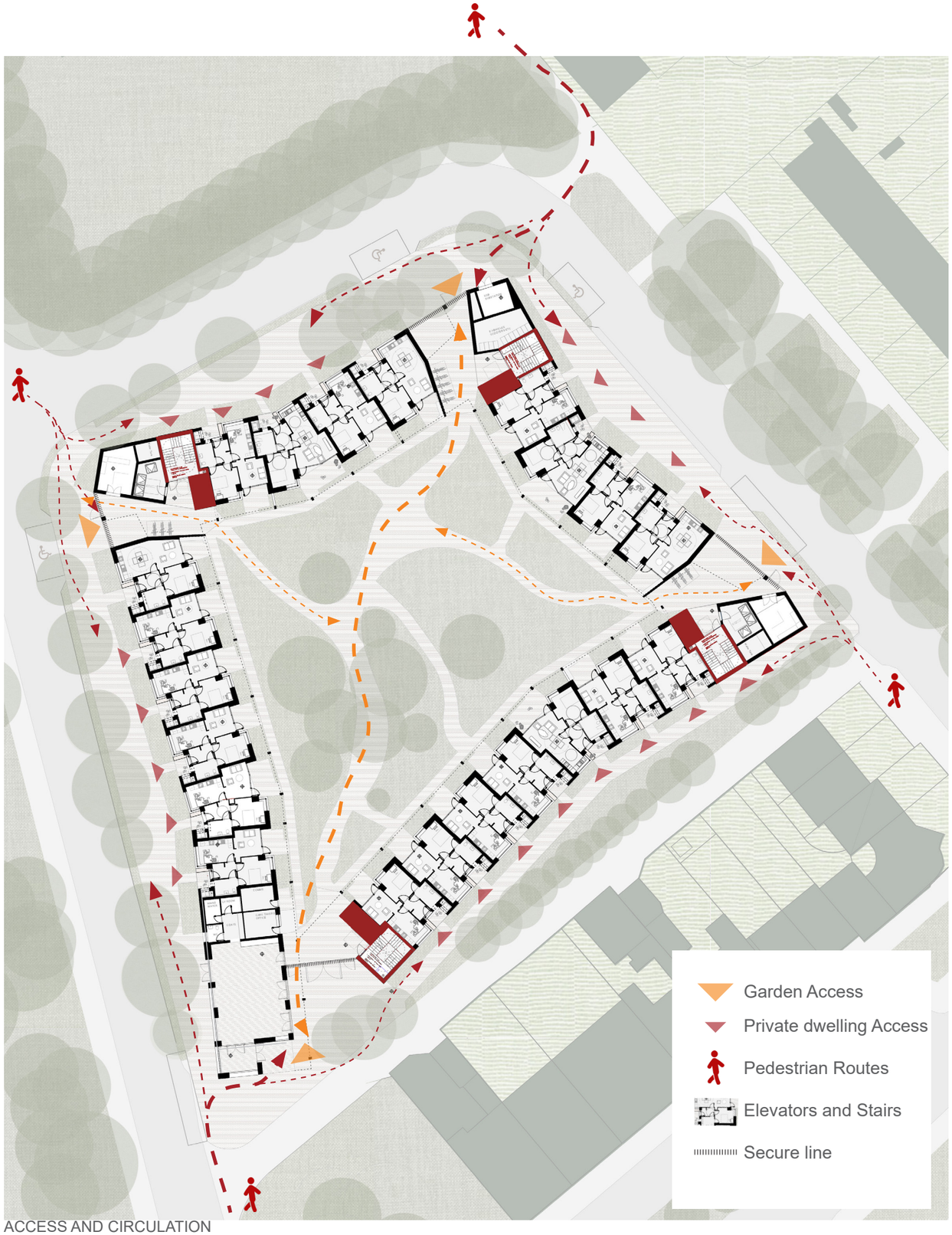
SUDS PLANTING AND ATTENUATION ZONES

4.9 UNIVERSAL ACCESS

The primary entrance points to the project were established as the north-eastern and south-western corners of the site informed by the existing established pattern of use of the existing residents. The north-eastern corner facilitates a connection with Raheny Village and it's amenities including shops, churches, public houses and banks. The south-western corner provides a direct relationship to both the shops immediately south of the site transport connections and to St.Anne's Park. The design of the apartments in St. Anne's Court prioritizes accessibility for all individuals. The design of each apartment includes level access from all public areas, making it easy for residents to navigate the space. Additionally, all landscape areas will be designed to comply with Part M, ensuring that they are easily accessible to everyone.

The lifts installed in the building are part M compliant & Universal Design lifts, which are designed to be accessible for individuals with disabilities. The stairs in the building are designed according to Universal Design guidelines, ensuring that they are safe and easy to use for all residents. By prioritizing Universal Design principles in the design of the project, St. Anne's Court creates an inclusive living environment that allows all residents to live comfortably and with dignity.

ACCESS AND CIRCULATION ON UPPER LEVELS



ACCESS AND CIRCULATION

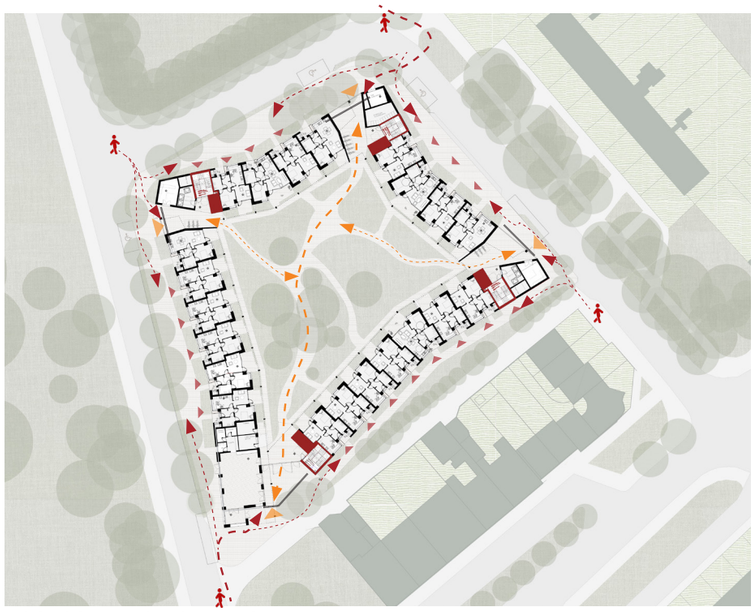
4.10 DESIGN APPROACH TO SECURE BOUNDARY

The landscaped central courtyard and circulation corners are imagined as social connectors for the residents but also as insulating boundaries. The proposal includes secure access for all residents from all access points in the project.

Each corner node includes a secure gate which will be operated by fob access allowing access into the central garden, from this point the residents have the option of cores which they may wish to use to get to their front door. The concept of ‘eyes on the street’ is used, providing overlooking of common areas and constant surveillance of the access routes.

4.10.1 DESIGNING WITH MICRO CLIMATIC CONDITIONS

The proposed design due to its sheltered nature and abundance of trees both immediately on the site and in the greater surrounding areas does not envisage any micro climatic condition issues. The configuration of the proposed project kinks to reduce shear walls and the proposal includes the intergration of new trees to replace existing trees to be removed preserving the existing condition. It is proposed to conduct a micro-climatic assessment, specifically focusing on wind patterns in the proposed area prior to commencement of the project on site. This will evaluate how the surrounding environment may influence wind flow, such as nearby buildings, topography, or natural features. This will measure and analyze wind speed and direction in the area and will consider seasonal variations that might impact wind patterns. The assessment will Identify potential wind shelter areas or structures that may affect the micro-climate around the proposed site and determine if the proposed development could create new wind shelter areas or alter existing ones. The project will assess how wind patterns may impact the design and functionality of the proposed structure and will consider potential issues such as wind loading on buildings, pedestrian comfort, or the need for additional windbreaks. The proposal will develop strategies to mitigate any negative effects of wind on the proposed project.



ACCESS AND CIRCULATION

CONCEPT VIEW OF SOUTH WESTERN CORNER WITH VISUALLY CONNECTED SECURE BOUNDARY

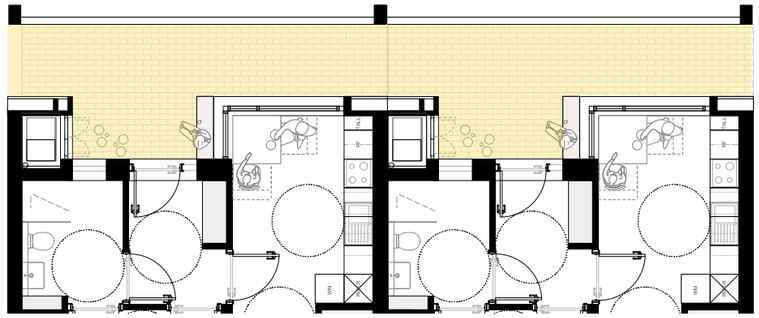
4.11 FRONT DOOR AS SOCIAL THRESHOLD

The front door in St. Anne's Court acts as both a meeting point between neighbours and a boundary between private life and the community. The gallery spaces provide generous spaces in front of each front door coming from the minimum requirements for circulation and turning circles while at the same time allow for serendipitous points of meeting and comfortable, safe areas for passing. There is a bench to place items while opening the door to home or sit and chat with neighbours outside during the day.

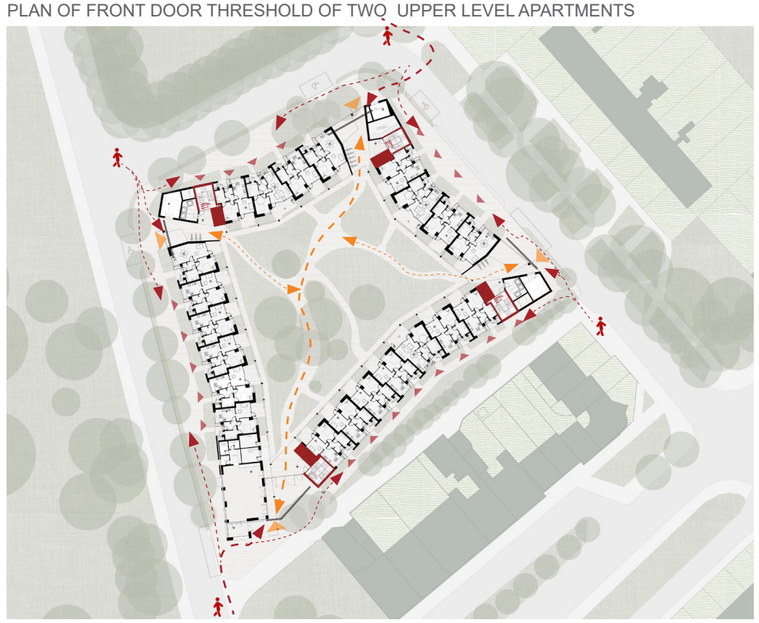
The ground floor level allows for access from the street, while the upper floors provide deck access to the units. The deck ranges in depth from a minimum of 1500mm to approximately 2.8m deep.

The proposal provides privacy to all apartments with a 1100mm high upstand to the dining/kitchen windows while allowing the maximum amount of daylight to each unit. All units are dual aspect and enjoy both the landscaped garden and surrounding context.

The front door is partially glazed to allow additional daylight to penetrate the hall area.



PLAN OF FRONT DOOR THRESHOLD OF TWO UPPER LEVEL APARTMENTS



CONCEPT VIEW OF A FRONT DOOR ON THE GALLERY OVERLOOKING THE GARDEN

4.12 SHARED GARDEN & OUTDOOR AMENITY

The shared garden for the resident's use and enjoyment acts as the social core of the project. The garden provides a visual and natural amenity bringing nature to both the front door and living spaces of all dwellings within the scheme. Within the garden there are spaces for resident's to grow and cultivate vegetables, play games such as boules and other activities, spend time to read or socialise and bring visitors when needed. It is seen as a gathering, meeting and living space extending the home from the private apartment out toward the shared community of residents.

Boules Green

Social Space

Residents Garden
Herb Garden

Seating Areas

PROJECT AMENITIES

CONCEPT VIEW OF SHARED GARDEN AND AMENITY SPACE

4.13 COMMUNITY CENTRE

The community centre for St.Anne's Court is located in the South-West corner of the Site. The proposal enables the community centre to work for both Public & Private where residents in the surrounding community can come to visit and share time with the residents within the community of the project. There is a dedicated set down area for the Community Centre to allow ease of drop off and collection of residents. The space includes a small kitchenette and disabled W.C.

CONCEPT VIEW OF COMMUNITY CENTRE FROM THE SOUTHWESTERLY POCKET PARK

4.14 DWELLING TYPES

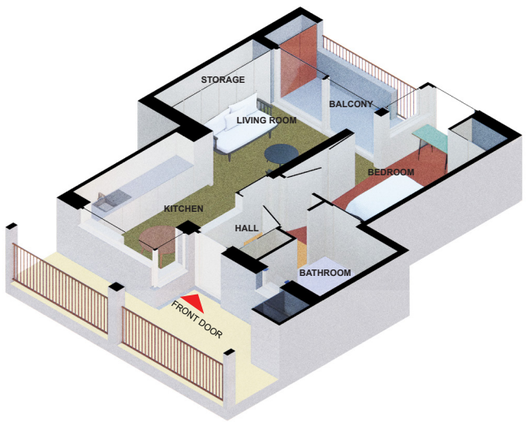
The dwelling types within the proposal adhere to Universal Design and Universal Design Plus guidelines, ensuring that every apartment is accessible, functional and enjoyable for people with varying mobility requirements, visual and aural impairments and cognitive and physical capacity. In all there are three distinct types of dwelling types that all deliver these requirement, The upper floor dwelling types are all provide the base level of universal design requirements and are accessed from the circulation gallery overlooking the shared garden. At ground floor the units look towards the street. These dwellings have front doors onto the street with a small front garden that acts as a buffer zone to the footpath. These units connect to the inner courtyard through a private outdoor space and living facing onto the central courtyard garden.

The upper floors of the project are served by 4 cores. Each core has either a Part M or a UD Lift and staircase which accesses the upper decks. The decks are connected at each level allowing horizontal movement around the courtyard.

During Stage 02b the plan of the Universal Design units were examined in detail to optimise the floor areas as per the advise notes from the Department of Housing, Planning and Local Governments. The current typical Universal design unit achieves a floor area of 54m2 including heat pump area as required by the DHPLG.

The Universal Design Plus units are all located on the Ground floor with ease of access provided and set down areas. The current typical Universal design Plus unit achieves a floor area of 61m2 including heat pump area.

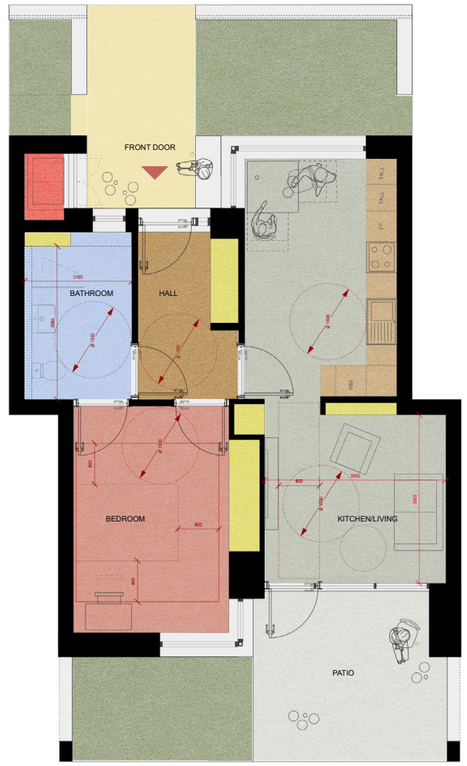
The decks width range from 1500mm to 2800mm to allow for Universal access to all units.



CONCEPT 3D-VIEW

CONCEPT VIEW OF LIVING/DINING

EXISTING BEDSIT DWELLING - 25 M ²



TYPICAL UD APARTMENT LAYOUT - 54 M ²

UNIVERSAL DESIGN REQUIREMENTS

- 1500x1500 - 1800x1800 ADJACENT TO ENTRANCE DOOR
- STORE FOR OUTERWEAR COATS BAGS
- BUGGY / SHOPPING TROLLEY STORAGE
- 300mm LEADING EDGE TO ALL DOORS
- NATURAL DAYLIGHT TO ENTRANCE HALL
- CORRIDORS 1050-1200mm BETWEEN WALLS
- 1500-1800mm TURNING CIRCLE LIVING SPACE
- MIN 3.3m LIVING SPACE
- 750mm CLEAR ROUTE BETWEEN ITEMS / IN FRONT OF WINDOWS
- 1200MM CLEAR SPACE ON TWO SIDES OF KITCHEN TABLE
- KITCHEN NOT THE MAIN THOROUGHFARE THROUGH THE HOME
- ‘U’ OR ‘L’ SHAPE LAYOUT
- COOKER HOB AND SINK IN SAME WORKTOP RUN
- KITCHEN SPACE NEXT TO DINING AREA
- DOORS TO KITCHEN OUTSIDE OF MAIN WORKSPACE
- 1200mm - 1500mm BETWEEN OPPOSING WORK SURFACES
- 13m2 BEDROOM
- 800mm AROUND SIDES OF BED
- 1500mm TURNING CIRCLE IN BEDROOM
- MIN BATHROOM DIMENSION 2100mm x 2400mm
- OUTWARD OPENING BATHROOM DOOR
- 1500mm TURNING CIRCLE, 200mm OVERLAP OF BASIN ALLOWED

ADDITIONAL REQUIREMENTS FOR UD +

- 1800mm TURNING CIRCLE IN ENTRANCE HALL
- 1500-1800mm TURNING CIRCLE IN BATHROOM
- 1800mm TURNING CIRCLE IN BEDROOM
- 1800-2400mm TURNING CIRCLE IN LIVING ROOM
- 2500 X 2650mm MINIMUM BATHROOM SIZE
- 800mm CLEAR ROUTE IN FRONT OF WINDOWS
- 1000mm MINIMUM ENTRANCE DOOR CLEAR WIDTH
- 1500-1800mm MINIMUM WIDTH BETWEEN KITCHEN WORK SURFACES
- 1200mm CLEAR SPACE AN ALL SIDES OF DINING TABLE

CONCEPT VIEW OF LIVING/KITCHEN

CONCEPT VIEW OF BEDROOM

UD + APARTMENT LAYOUT - 61 M ²

CRANKED UD APARTMENT LAYOUT - 58 M ²

4.15 PLANT + SERVICES DISTRIBUTION

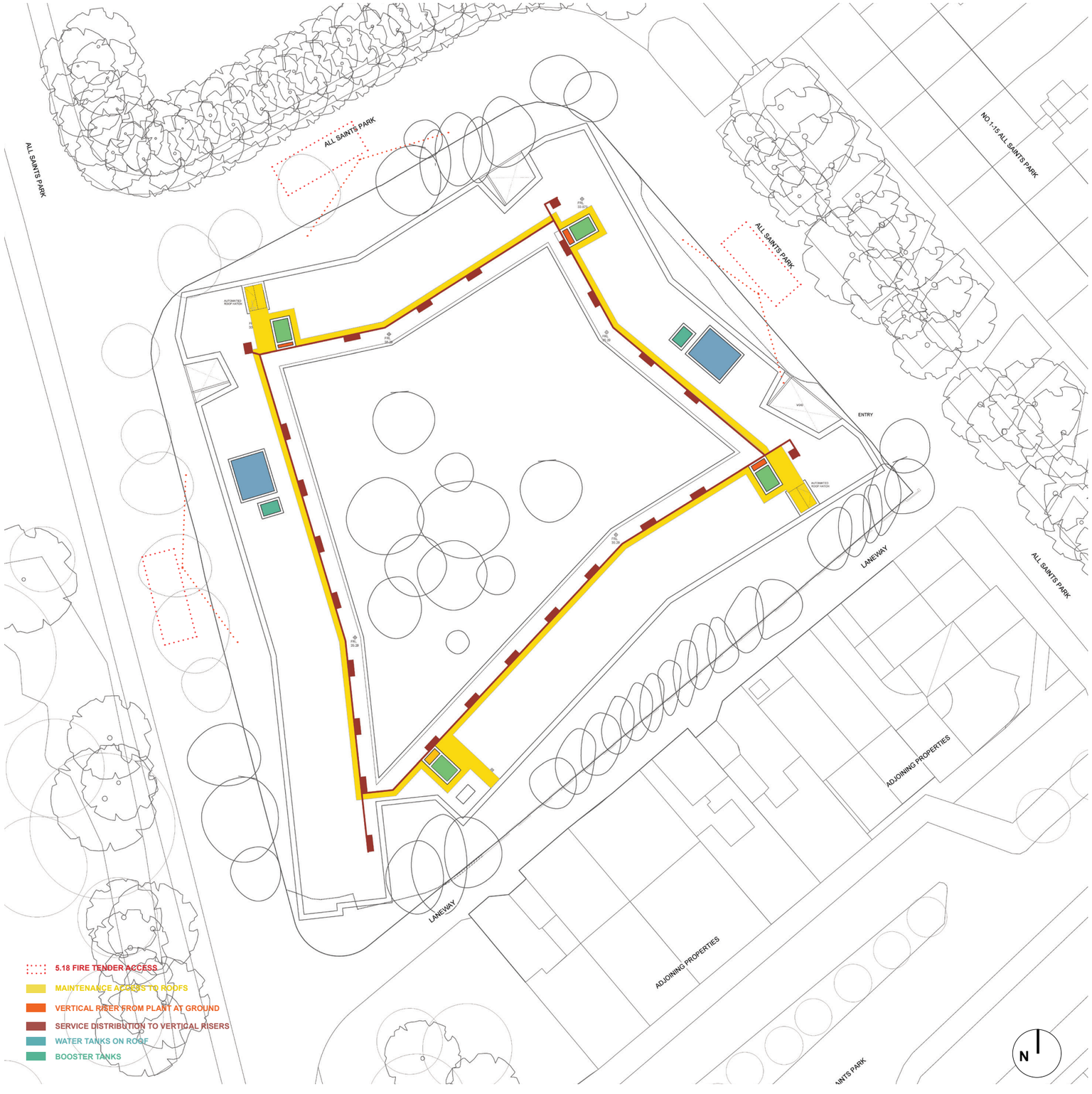
It is proposed that the main electrical elements of plant will be located on the ground floor including a new sub-station. All cold water storage is generally located on the roof plant area. Each core houses a vertical riser which takes all services to roof level including cold water, mains water, electrical supply communications, and emergency lighting and power. The ground floor units are served by trenching to the perimeter of the project. The upper floors are served by the vertical ducts twinned to each apartment which serves all distribution needs. All landlord services to the deck are cast in services this includes emergency lighting / power and general lighting. There are 4 vertical cores proposed which each include an access and fire escape stair, wheelchair refuge and Part M & UD compliant lifts.

The preferred solution as outlined in the M&E consultants report is for a decentralised “Double Ducted Exhaust Air Heat Pump” (DDEAHP). This will provide both heating and ventilation for the project. The services distribution strategy is for vertical risers in the perimeter cores and running horizontal services to each apartment from the roof. Each apartment will have individual meters in the MV / LV room which will be adjacent to the new ESB substation. A separate Geothermal and centralised heating strategy has been explored however both were determined to be unfeasible

Refer to MEP report for further details

4.16 FIRE TENDER ACCESS

Access to the site for fire vehicles has been based on providing access to within 18m of dry riser inlets and 15% of the building perimeter. There is dry riser located in all cores. In both cases, these provisions are met without a fire-vehicle reversing more than 18m.



4.17 TRAFFIC MANAGEMENT, PARKING + ACCESSIBILITY

Set down, accessible parking and approach arrangements for the development are being considered in accordance with the guidelines included in Section 01 of 'Universal Design Guidelines for Homes in Ireland' published by CEUD. The quantum of parking as outlined in the traffic report is in accordance with the Dublin City Development Plan 2022-2028 and the clients brief.

4.18 INFORMATION SECURITY & ACCESS

A signage strategy will be implemented for the bin stores to encourage efficient separating of waste material. The collection strategy should also be clearly communicated to residents. Fob access will be provided on the door from the stair and lift core to the bin store. It is intended that the external door would be operated by the caretaker only on the day of collection and is not for general use. CCTV is provided for the bin store and will be out of reach or protected to avoid vandalism.

4.19 WASTE MANAGEMENT & RECYCLING

Waste Collection Strategy

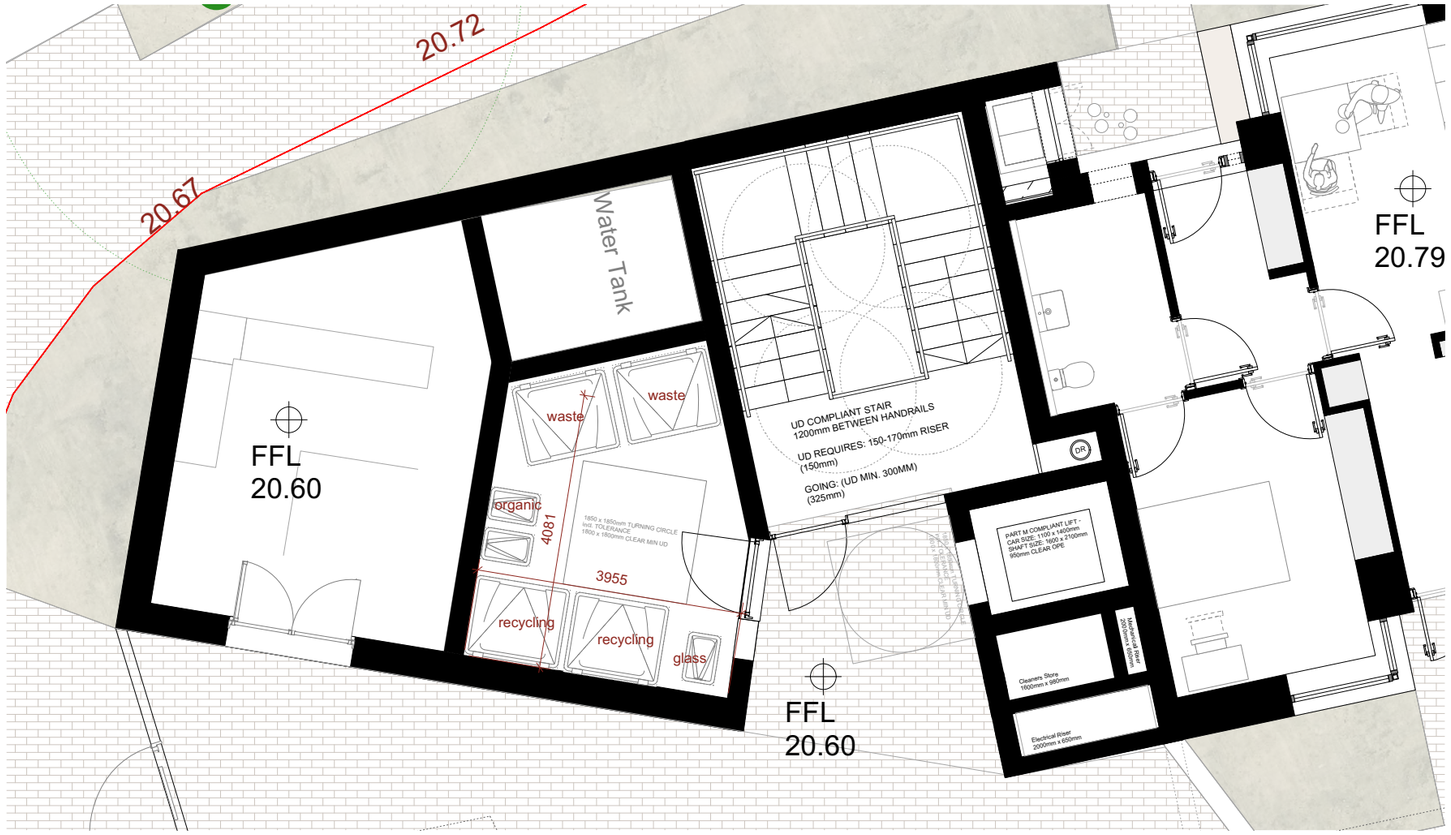
A centralised waste collection strategy is proposed for the development at St.Anne's Court. Weekly collection will be arranged with provision for typical domestic waste, recycling material, organic waste and non-domestic waste in each of the 2 bin stores.

Bin stores are located next to the circulation cores in each of the main blocks. Residents of the blocks are requested to drop their waste to the bin stores in their building.

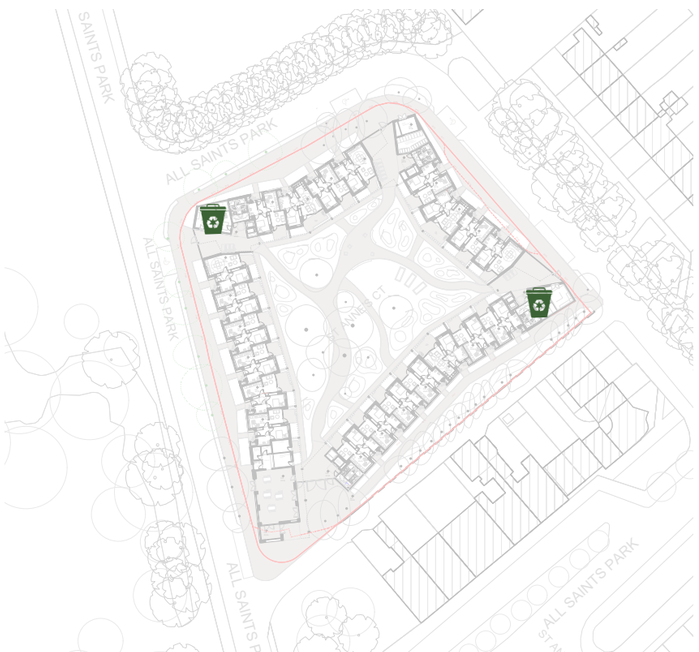
On the day of collection, wheely bins are moved manually from the bin stores to one of the two presentation areas by the caretaker. From this location the waste collection company will collect the waste. Empty bins are then returned by Dublin City Council Housing Management to the appropriate bin store. It is noted that this process is usually complete by 11am on the day of collection.

Set-down Areas
Two set-down areas have been provided for waste collection vehicles, one to the north and one to the south.

Presentation Areas
There are 2 presentation areas, one to the north east and one to the south west of the site. Dished footpaths will be used along the route from the bin stores to the collection points and aco drains crossing this route will be avoided or designed to accommodate container wheels. The routes are no steeper than 1.20
The Waste Management Plan has been developed with input from Dublin City Council Housing & Maintenance Department following a workshop on 08.06.2023.



TYPICAL BIN STORE LAYOUT - NORTH WESTERN ENTRANCE



Waste Criteria

Calculation for bin numbers have been prepared in line with the Dublin City Council Brief:

- 1 no. 1,100L bin per 15 people
- 60% grey waste
- 40% green waste
- 1 no. 120L bin for compostable bin
- 1no. 600x600mm space for non-household waste (washing machine disposal etc.)

BIN STORE CALCULATION						
Unit Types	**Units**	**Bedspaces**	**75% 1B1P**	**25% 1B2P**		
UD Units	96	96	72	48		
UD + Units	6	6	4.5	3		
Total	**102**	**102**	**77**	**51**		
1 bed unit - 1 person	75%	**77**				
1 bed unit - couples	25%	**51**				
1 No. 1,100Litre Bin per 15 people		**128**	8.5			
			6	1100L	wheely bins in total per week	
			3	1100L	based on twice weekly collection	
			2	1100L	waste	
			1	1100L	recycling	
			1	120L	organic waste	
			1	600x600 zone	non-household waste	

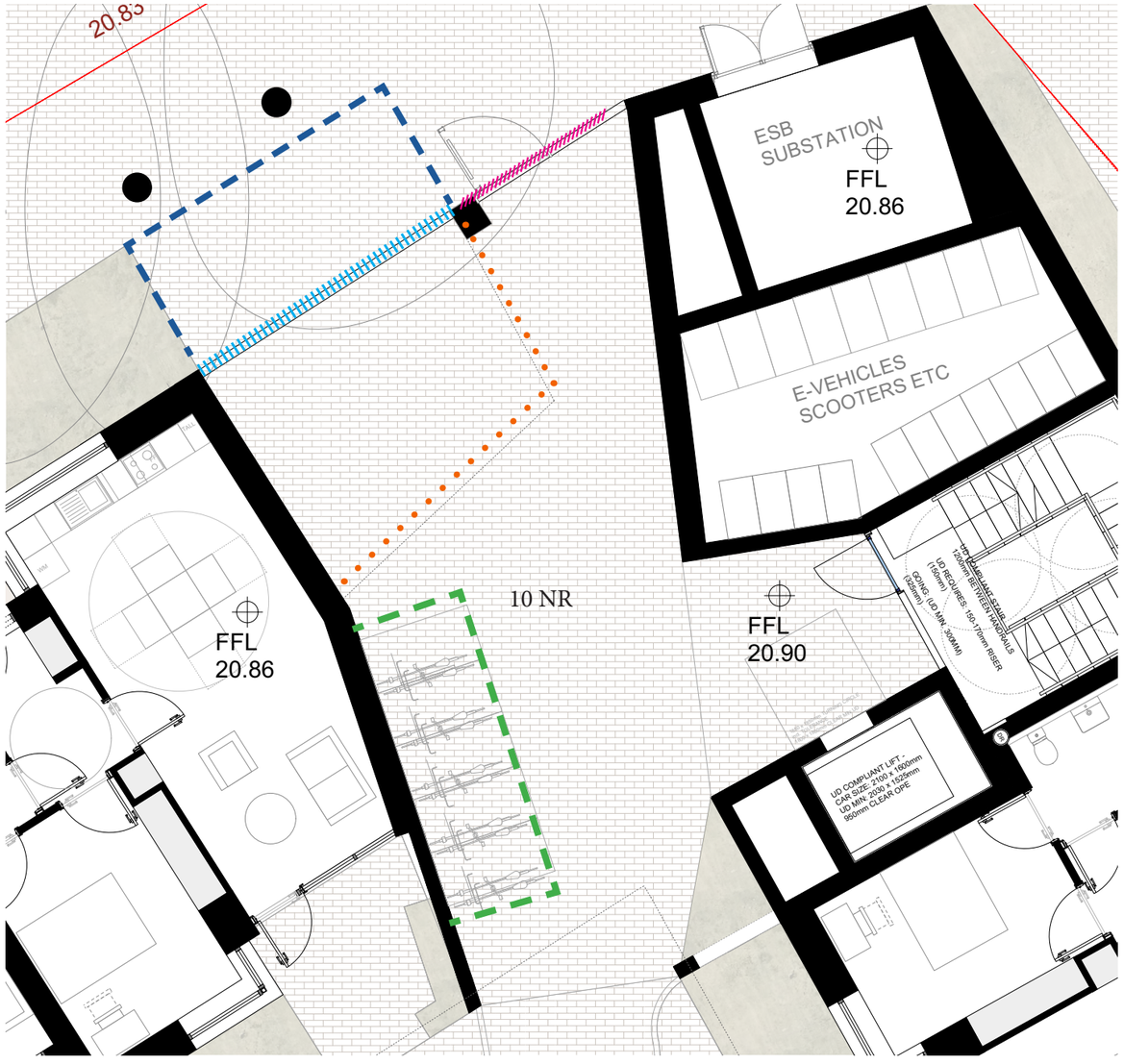
4.20 CYCLE PARKING & MOBILITY SCOOTERS

Bicycle Parking is been provided in accordance with Dublin City Development Plan 2022 - 2028 with the following provisions:

- 20 Resident Bicycle spaces
- 10 Visitor Bicycle spaces

An allowance of 10 mobility Scooters / e-bikes has been included in the scheme

Please refer to transport report for further details



TYPICAL COVERED BIKE STORAGE - NORTH EASTERN ENTRANCE

SECURE LINE OF PROJECT

SECURE ACCESS POINT

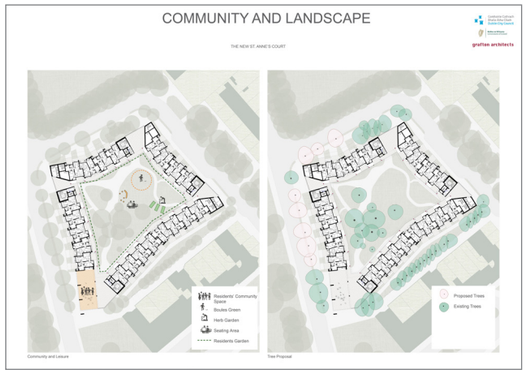
COVERED AREA /
LINE OF BUILDING OVER

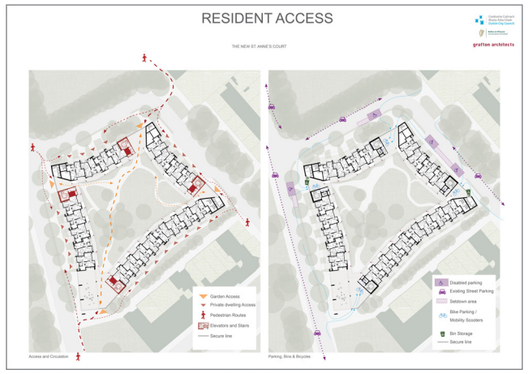
BIKE PARKING ZONE
SHEFFIELD STANDS

VISITOR BIKE PARKING ZONE
SHEFFIELD STANDS

5. COMMUNITY ENGAGEMENT


‘LIVING OVER A PARK NEAR THE SEA’
THE NEW ST. ANNE’S COURT
grafton architects


COMMUNITY AND LANDSCAPE
THE NEW ST. ANNE’S COURT
grafton architects
Residents’ Community Space
Boules Green
Herb Garden
Seating Area
Residents Garden
Proposed Trees
Existing Trees
Community and Leisure
Tree Proposal


RESIDENT ACCESS
THE NEW ST. ANNE’S COURT
grafton architects
Garden Access
Private dwelling Access
Pedestrian Routes
Elevators and Stairs
Secure line
Disabled parking
Existing Street Parking
Setdown area
Bike Parking /
Mobility Scooters
Bin Storage
Secure line
Access and Circulation
Parking, Bins & Bicycles


WEAVING PARKLANDS
INTO THE COMMUNITY GARDENS
THE NEW ST. ANNE’S COURT
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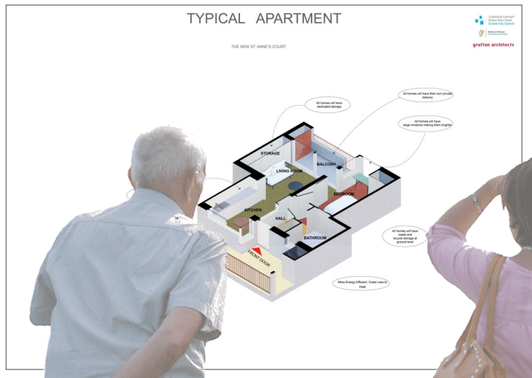
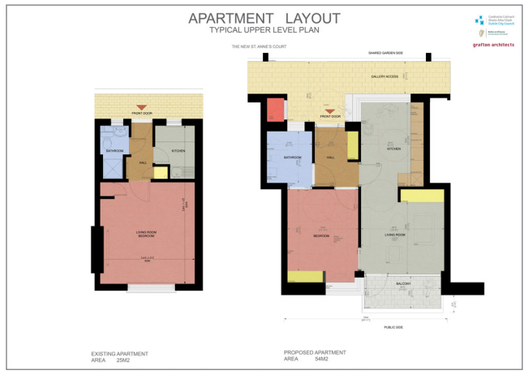
CONCEPT ENTRY TO THE GARDEN LANDSCAPE
POSITION OF VIEW

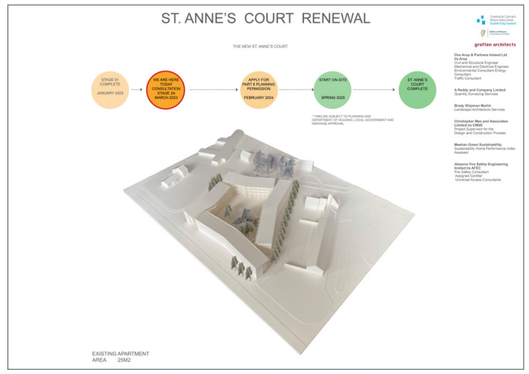

TYPICAL APARTMENT
THE NEW ST. ANNE’S COURT
grafton architects
All homes will have Rain over private balcony
All homes will have Setdown storage
All homes will have large windows making them brighter
All homes will have cable and broadband at ground level
More Energy Efficient Costs Less to Heat
STORAGE
BALCONY
LIVING
KITCHEN
HALL
BATHROOM
BEDROOM


TYPICAL APARTMENT
LIVING ROOM
THE NEW ST. ANNE’S COURT
grafton architects
CONCEPT VIEW FROM LIVING ROOM LOOKING TOWARD KITCHEN / DINING
POSITION OF VIEW

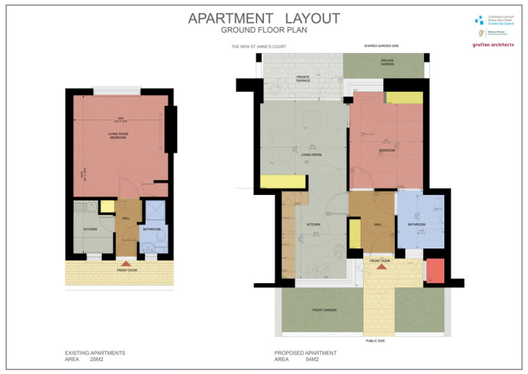

APARTMENT LAYOUT
TYPICAL UPPER LEVEL PLAN
THE NEW ST. ANNE’S COURT
grafton architects
SHARED GARDEN SIDE
GALLERY ACCESS
FRONT DOOR
BATHROOM
HALL
KITCHEN
LIVING ROOM
BEDROOM
BALCONY
PUBLIC SIDE
EXISTING APARTMENT
AREA 25M2
PROPOSED APARTMENT
AREA 54M2


ARRIVING HOME BY GALLERY
THE NEW ST. ANNE’S COURT
grafton architects
CONCEPT VIEW OF FRONT DOORS OVERLOOKING THE SHARED GARDENS
POSITION OF VIEW

WALL 1



WALL 2



COMMUNITY ENGAGEMENT EVENING

A community engagement evening was undertaken by Dublin City Council & Grafton Architects on the 27th March 2023. The scheme was received well by the residents of the existing St.Anne's Court with valuable comments been provided to the Client body.

Newsletter:
In April 2023 the design team, in conjunction with Dublin City Council, curated and issued a newsletter which was distributed among all residents of St.Anne's Court. This newsletter outlined the main design decisions of the proposal and highlighted particularly the proposed layouts of the new homes, with emphasis on their increased area, better insulation and improved performance.

6. AREAS

6.1 NUMBER OF DWELLINGS/ UNIT TYPE MIX

The Stage 2b design proposal achieves 102 UD & UD+ dwellings on the site in accordance with the requirements of the Project Brief. It has been confirmed during the course of Stage 1/2a/2b that 100% of dwellings are to be of a 1 bedroom 2-person type. It has also been confirmed during the course of Stage 1/2a/2b that 5% of dwellings are to be designed to UD+ units. The Stage 2b scheme is comprised of a mix of 96 UD dwellings and 6 UD+ dwellings.
All UD+ units are located on ground floor for residents ease of access.
The apartment unit areas have been significantly reduced from the stage 1 proposal where the typical unit at stage 2b is measuring 54m2 GIA. This has shown an area reduction of approximately 30 m2 on the overall apartment floor area within the scheme while achieving all spatial requirements for Universal Design.

6.2 SCHEDULE OF ACCOMMODATION

A Floor Area Analysis has been completed for the Stage 2(b) scheme on the basis of the amended standard template received from Dublin City Council. This should be read in conjunction with the Outline Area Summary Table which will be attached to the cost plan carried out by the Quantity Surveyor.

	Stage 02b
TOTAL NUMBER OF HOMES	102
TOTAL AREA OF HOMES (INCLUDING ASHP PROVISION)	6230
OTHER NON-RESIDENTIAL USE (COMMUNITY SPACE)	170
TOTAL NET INTERNAL AREA (INCLUDING NON-RESIDENTIAL USE)	6400
ACCESS GALLERY / WALKWAYS	1872
STAIRCASES	500
APARTMENT PRIVATE EXTERNAL SPACE	489
WATER TANKS / BIN STORES / ESB SUB	190
TOTAL GROSS INTERNAL AREA	9451
TOTAL COURTYARD OPEN SPACE	2188
NET / GROSS	0.66

St Anne's Court Estate Renewal, Raheny, D5 — **Residential**

Home type Ref	Home type	No of Beds	Target area	Standard /UD/ UD+	Proposed area	Number of this type	No of Dual Aspect	Target Total area	Proposed Total area	% Difference	% MEP Increase on Target Area
1	1BED 2P Apt	1	45	UD	54	83	83	3,735	4,482	120%	2%
2	1BED 2P Apt	1	45	UD	58	13	13	585	754	129%	2%
3	1BED 2P Apt	1	45	UD+	61	6	6	270	366	136%	2%
					Totals:	102	102	4,590	5,602	1.22	0.02

Living			Bedroom			Storage			MEP
Aggregate living area - target	Aggregate living area - Proposed	Aggregate living area - +/-	Aggregate bedroom area - target	Aggregate bedroom area - proposed	Aggregate bedroom area - +/-	Storage required	Storage- proposed	Storage area - +/-	Additional for ashp
23	25	-2	11	13	-2	3	3	0	1
23	26	-3	11	14	-3	3	3	0	1
23	31	-8	11	16	-5	3	3	0	1

St Anne's Court Estate Renewal, Raheny, D5 — **Non Residential**

	Description	Proposed Area
1	Community Room	170
2		0
3		0
	Total Non Residential	170

Total number homes	102	
Total area of homes - target	4,590	sqm
Total area of homes - proposed	5,602	sqm
% difference target & proposed total areas	122%	
% MEP Increase on Target Area	2%	
Net internal area including non-residential	5,772	sqm
Measured GIFA	9,451	sqm
Net/Gross	0.6107290234	

Note: GIFA includes External Deck Circulation / Staircores Balconies / Plant Areas / Community Space as per Schedule above

St. Anne's Court

PLANNING REPORT ADDENDUM
HOUSING QUALITY ASSESSMENT
PART 8 SUBMISSION

JANUARY 2024

Grafton Architects
Architectural

Ove Arup & Partners Ireland Ltd t/a Arup`
Civil and Structural Engineer Mechanical and Electrical Engineer, Environmental Consultant Energy Consultant, Traffic Consultant

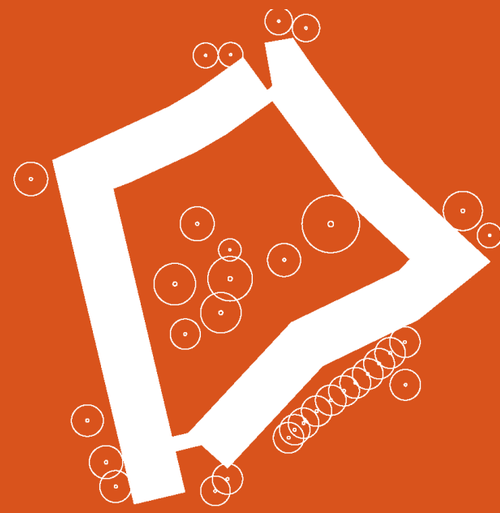
A Reddy and Company Limited
Quantity Surveying Services

Brady Shipman Martin
Landscape Architecture Services

Christopher Mee and Associates Limited t/a CMSE
Project Supervisor for the Design and Construction Process

Meehan Green Sustainability
Sustainability Home Performance Index Assessor

Ahearne Fire Safety Engineering limited t/a AFEC
Fire Safety Consultant, Assigned Certifier, Universal Access Consultants



Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

St Anne's Court Estate Renewal, Raheny, D5 - Housing Quality Assessment												Residential																	
												Living			Bedroom			Storage			MEP	Open Space							
Home type Ref	Home type	No of Beds	Target area	Standard /UD/ UD+	Proposed area	Number of this type	No of Dual Aspect	Target Total area	Proposed Total area	% Difference	% MEP Increase on Target Area	Aggregate living area - target	Aggregate living area - Proposed	Aggregate living area - +/-	Aggregate bedroom area - target	Aggregate bedroom area - proposed	Aggregate bedroom area - +/-	Storage required	Storage- proposed	Storage area - +/-	Additional for ashp	Open Space Area Required	Open Space - proposed							
001	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
002	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	42						
003	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
004	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
005	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
006	1BED 2P Apt	1	45	UD	61	1	1	45	61	136%	2%	23	31	-8	11	16	-5	3	3	0	1	5	38						
007	1BED 2P Apt	1	45	UD+	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
008	1BED 2P Apt	1	45	UD	61	1	1	45	61	136%	2%	23	31	-8	11	16	-5	3	3	0	1	5	46						
009	1BED 2P Apt	1	45	UD+	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
010	1BED 2P Apt	1	45	UD	61	1	1	45	61	136%	2%	23	31	-8	11	16	-5	3	3	0	1	5	38						
011	1BED 2P Apt	1	45	UD+	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
012	1BED 2P Apt	1	45	UD	61	1	1	45	61	136%	2%	23	31	-8	11	16	-5	3	3	0	1	5	46						
013	1BED 2P Apt	1	45	UD+	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
014	1BED 2P Apt	1	45	UD	61	1	1	45	61	136%	2%	23	31	-8	11	16	-5	3	3	0	1	5	38						
015	1BED 2P Apt	1	45	UD+	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
016	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
017	1BED 2P Apt	1	45	UD	61	1	1	45	61	136%	2%	23	31	-8	11	16	-5	3	3	0	1	5	46						
018	1BED 2P Apt	1	45	UD+	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
019	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
020	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
021	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	38						
022	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
023	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
024	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
025	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
026	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	5						
027	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
028	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
029	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
030	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
031	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	7						
032	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
033	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	5						
034	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
035	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
036	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	7						
037	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
038	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	5						
039	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
040	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
041	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
042	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
043	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
044	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	5						
045	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
046	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
047	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
048	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
049	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
050	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
051	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
052	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
053	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	5						
054	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
055	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
056	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
057	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
058	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	7						
059	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
060	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	5						
061	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
062	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
063	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	7						
064	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5						
065	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	5						

St Anne's Court Estate Renewal, Raheny, D5 - Housing Quality Assessment									Residential			Living			Bedroom			Storage			MEP	Open Space	
Home type Ref	Home type	No of Beds	Target area	Standard /UD/ UD+	Proposed area	Number of this type	No of Dual Aspect	Target Total area	Proposed Total area	% Difference	% MEP Increase on Target Area	Aggregate living area - target	Aggregate living area - Proposed	Aggregate living area - +/-	Aggregate bedroom area - target	Aggregate bedroom area - proposed	Aggregate bedroom area - +/-	Storage required	Storage- proposed	Storage area - +/-	Additional for ashp	Open Space Area Required	Open Space - proposed
066	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
067	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
068	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
069	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
070	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
071	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	5
072	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
073	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
074	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
075	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
076	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
077	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
078	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
079	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
080	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	5
081	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
082	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
083	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
084	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
085	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	7
086	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
087	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	5
088	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
089	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
090	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	7
091	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
092	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	5
093	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
094	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
095	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
096	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
097	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
098	1BED 2P Apt	1	45	UD	58	1	1	45	58	129%	2%	23	26	-3	11	14	-3	3	3	0	1	5	5
099	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
100	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
101	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
102	1BED 2P Apt	1	45	UD	54	1	1	45	54	120%	2%	23	25	-2	11	13	-2	3	3	0	1	5	5
				Totals:	102		102	4,590	5,602	1.22	0.02												

St Anne's Court Estate Renewal, Raheny, D5 -	Non Residential
	Description	Proposed Area
1	Community Room	170
2		0
3		0
	Total Non Residential	170

Total number homes	102	
Total area of homes - target	4,590	sqm
Total area of homes - proposed	5,602	sqm
% difference target & proposed total areas	122%	
% MEP Increase on Target Area	2%	
Net internal area including non-residential	5,772	sqm
Measured GIFA	9,451	sqm
Net/Gross	0.611	

LEGEND:

- Application Site Boundary
- Existing Site Enclosure
- UD+ Unit Floor Hatch
- EXISTING TREE NOTED IN ARBORIST REPORT
- ROOT PROTECTION ZONE
- PROJECTED 20 YEAR CANOPY GROWTH
- EXISTING TREE CANOPY (PRIORITY)
- PROPOSED SEMI-MATURE LIME TREE TO BE PLANTED (10-15 YEAR)
- SCAFFOLDING LINE
- Core Access
- Pedestrian Access

NOTES:

Revision	Date	Purpose
• P02	2024_01_30	Part 8 Circulation
• P01	2023_08_21	Pre-Part 8 Circulation

GRAFTON ARCHITECTS
12-14 College Green, Dublin 2
Ph: +353-1-671 3365 Email: sac@graftonarchitects.ie

PROJECT	St Annes Court, All Saints Drive, Dublin 5
CLIENT	Dublin City Council
Drawing Title	Proposed General Arrangement Site Plan- L00
Project No.	302
Stage	Stage (6b)
Revision	P02
Date	2024_01_30
Sheet Size	A2/A0
Scale	1:400/1:200
Drawing Purpose	Stage 2b

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER	SUFFIX	REV.
SAC	GRA	XX	00	DR	A	010200	S1	P00

1 010201 First Floor Plan L00
1:200 @ A0

LEGEND:

- Application Site Boundary
- Existing Site Enclosure
- UD+ Unit Floor Hatch
- EXISTING TREE NOTED IN ARBORIST REPORT
- ROOT PROTECTION ZONE
- PROJECTED 20 YEAR CANOPY GROWTH
- EXISTING TREE CANOPY (PRIORITY)
- PROPOSED SEMI-MATURE LIME TREE TO BE PLANTED (10-15 YEAR)
- SCAFFOLDING LINE
- Core Access
- Pedestrian Access

NOTES:

Revision	Date	Purpose
● P02	2024_01_30	Part 8 Circulation
● P01	2023_08_21	Pre-Part 8 Circulation

GRAFTON ARCHITECTS
12-14 College Green, Dublin 2
Ph: +353-1-671 3365 Email: sac@graftonarchitects.ie

PROJECT	St Annes Court, All Saints Drive, Dublin 5
CLIENT	Dublin City Council
Drawing Title	Proposed General Arrangement Site Plan-L01
Project No.	302
Stage	Stage (8b)
Revision	P02
Date	2024_01_30
Sheet Size	A2/A0
Scale	1:400/1:200
Drawing Purpose	Stage 2b

PROJECT	AUTHOR	ZONE	LEVEL	TYPE	DRG	NUMBER	PURPOSE	REV
SAC	GRA	XX	00	DR	A	010201	S1	P00

1 / 010202 Second Floor Plan L02
1:200 @ A0

LEGEND:

- Application Site Boundary
- Existing Site Enclosure
- UD+ Unit Floor Hatch
- EXISTING TREE NOTED IN ARBORIST REPORT (676 ⌀)
- ROOT PROTECTION ZONE
- PROJECTED 20 YEAR CANOPY GROWTH
- EXISTING TREE CANOPY (PRIORITY)
- PROPOSED SEMI-MATURE LIME TREE TO BE PLANTED (10-15 YEAR)
- SCAFFOLDING LINE
- Core Access
- Pedestrian Access

NOTES:

Revision	Date	Purpose
• P02	2024_01_30	Part 8 Circulation
• P01	2023_08_21	Pre-Part 8 Circulation

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GRAFTON ARCHITECTS
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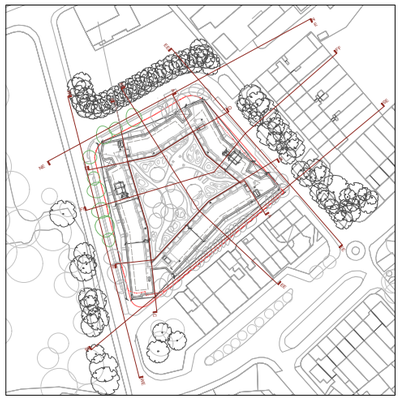
PROJECT	St Annes Court, All Saints Drive, Dublin 5
CLIENT	Dublin City Council
Drawing Title	Proposed General Arrangement Site Plan-L02
Project No.	302
Stage	Stage (6b)
Revision	P02
Date	2024_01_30
Sheet Size	A2/A0
Scale	1:400/1:200
Drawing Purpose	Stage 2b

PROJECT	AUTHOR	ZONE	LEVEL	TYPE	DRG	NUMBER	PURPOSE	REV.
SAC	GRA	XX	00	DR	A	010202	S1	P00



LEGEND:

- Application Site Boundary
- Existing Site Enclosure
- UID+ Unit Floor Hatch
- EXISTING TREE NOTED IN ARBORIST REPORT
- ROOT PROTECTION ZONE
- PROJECTED 20 YEAR CANOPY GROWTH
- EXISTING TREE CANOPY (PRIORITY)
- PROPOSED SEMI-MATURE LIME TREE TO BE PLANTED (10-15 YEAR)
- SCAFFOLDING LINE
- Core Access
- Pedestrian Access

NOTES:

Revision	Date	Purpose
P02	2024_01_30	Part 8 Circulation
P01	2023_08_21	Pre-Part 8 Circulation

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PROJECT	CLIENT
St Annes Court, All Saints Drive, Dublin 5	Dublin City Council

Drawing Title	Proposed General Arrangement Site Plan-L03	
Project No. 302	Stage Stage (ifdi)	Revision P02
Sheet Size A2/A0	Scale 1:400/1:200	Drawing Purpose Stage 2b

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER	REVISION	SEC
SAC	GRA	XX	00	DR	A	010203	S1	P00