

ARCHITECTURAL DESIGN STATEMENT SHD PLANNING APPLICATION TO AN BORD PLEANÁLA OCTOBER 2021

KNOCKRABO PHASE 2 KNOCKRABO INVESTMENTS DAC o'mahony pike

| Project: | Knockrabo Phase 2 | Proj. No.: | 1307F |
|--------------------------|--|----------------------------|-----------------------|
| Location: | Mt. Anville Road, Dublin 14 | Proj. Lead: | SD |
| Client: | Knockrabo Investments DAC | Created by: | CC |
| Doc. Title: Doc. No.: | Architectural Design Statement 1307FOMPXXXXPPA0012_DESIGNSTATEMENT_SHDAPPLICATION | Doc. Purpose: Revision: | 01 02 (22-10-2021) |

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01 | CONTEXT

CONTEXT STATUTORY CONTEXT

The subject site comprises the western portion of the Knockrabo lands, which are zoned for residential development. An earlier phase of development on the Knockrabo lands is now complete, and will be described in greater detail in a later section of this report.

The overall Knockrabo lands contain 3 no. protected structures: 2 no. gatelodges and Cedar Mount House. The protected structures do not form part of the subject planning application.

The Knockrabo lands contain many mature trees, which have a high amenity value. The tree retention strategy for the lands will be described in greater detail in a later section of this report.

In the current DLR Development Plan 2016-2022, a spur road that runs between the Eastern bypass and Mount Anville Road further bisects the lands, into the Cedar Mount House Lands to its' west, and the Knockrabo Lands to its' east.

The subject site is referred to in the Goatstown Local Area Plan 2012, see Table 6.3 opposite. The LAP refers directly to the O'Malley Construction site to the north of the bypass reservation, and to the Knockrabo lands to its' south. At the time of writing of the LAP, Cedar Mount House and its' lands were in use as a single domestic residence. We note that some aspects of the LAP - such as height and density - have been superceeded by national planning policy that has been published in recent years.



Extract from Maps 1 and 2 of DLR Development Plan 2016-2022 Reservation for Eastern Bypass includes spur road through Cedarmount/ Knockrabo lands

Table 6.3: Knockrabo Sites - Development Guidance

| | Knockrabo Sites - Development Guidance |
|-------------------|---|
| Zoning | 'A' - To protect and/or improve residential amenity |
| Height | Variation of height |
| | Benchmark height of four or five storeys depending on levels (with possible setback floor or occupied roof space on four storey buildings) |
| | Maximum height of two storeys along boundaries with existing residential properties |
| Density | In accordance with County Development Plan |
| Design Objectives | Respect the residential amenity of adjoining properties |
| | Provide for a mix of residential units that enhances the overall residential mix within the plan area |
| | High quality architectural design that makes a positive contribution towards the local built environment |
| | Provide a sensitive response to the streetscape along Mount Anville Road |
| | Protect and provide for the reuse of the existing Gate Lodge, which is a protected structure |
| | Integrate Gate Lodge in any redevelopment proposal |
| | Design to provide for a high standard of residential amenity in terms of orientation, internal layout, private open space and public open space |
| | Address and maximise orientation |
| | Provide measures to mitigate noise impact from any future road / BRT |
| | Consider location and design of ESB substations and bin storage |
| Open Space | Residential units to be provided with adequate high quality useable private open space |
| | Provide high quality useable public open space |
| | Provide a safe suitably located play area for children |
| Landscaping | Protect and enhance existing biodiversity - habitat assessment to be carried out |
| | Retain and integrate existing mature trees and planting |
| | Provide a detailed tree survey, landscape plan and planting plan |
| Movement | Permeability analysis to be carried out |
| | Provide for direct, safe pedestrian and cycle links |
| | Cycle parking to be provided for residents and visitors |
| | Mixture of underground and surface level car parking |
| | Minimise traffic impacts on the residential amenities of adjoining estates through the promotion of walking/ cycling and traffic calming or other equivalent measures, where appropriate. |

Extracts from the 2012 Goatstown LAP, which refer to the Knockrabo lands indicated by the dashed red line



CONTEXT DUBLIN EASTERN BYPASS RESERVATION

The reservation for the Dublin Eastern Bypass runs to the north of the subject lands. In the current DLR Development Plan, a spur road that runs between the Eastern bypass and Mount Anville Road bisects the overall Knockrabo development site, with the Cedar Mount House Lands to its west, and the larger part of the Knockrabo Lands to its east.

However, since the time of writing of the Development Plan, the National Roads Authority have prepared a Corridor Protection Study (2011), which alters the design of the bypass: the junction to the north of the Knockrabo lands and the spur to Mt Anville Road are omitted. The NRA Corridor Protection Study notes that a route across the Knockrabo lands that could provide construction access only between Mt Anville Road and the DEBP may be required. In subsequent planning decisions, the NRA Corridor Protection Study has been considered by An Bord Pleanala to be the authoritative document, thereby negating the sterilisation of the lands within the curved alignment of the access road across the Knockrabo lands, as shown in the DLR Development Plan.

As part of the previous planning application, Planning Application File Ref. D17A/1224, on the Knockrabo lands, the issue of a suitable corridor to provide potential construction access to the DEBP has been discussed and agreed by the applicant and DLRCC. This planning application maintains this corridor and turning area in its entirety. These lands are subject to a future Licence Agreement with DLRCC.

The established corridor between Mt Anville Road and the reservation for the DEBP is 15.5m wide, with a turning area at the northern end of the 15.5m corridor, as shown in orange on the diagram.

The 15.5m corridor comprises the following areas:

- 2m footpath (eastern side of road)
- 7m carriageway
- 3.5m zone, which can become an extra traffic lane for construction access in the future;
- 3.0m landscape zone.



liagram showing the extent of lands subject to future Licence Agreement with DLRCC to facilitate the provision of a Construction Access Road to Dublin Eastern By Pass, by the Extant Permission D17A/1224. The site layout shown in the diagram is that of the Extant Permission D17A/1224



Dublin Eastern Bypass Reservation



Layout of Construction Road as NRA Corridor Protection Study



Previous layout of Construction Road

as DLR Development Plan

Knockrabo lands



Extract from NRA Eastern Bypass Feasibility Study Report 2007 **Final Route Options**

CONTEXT DEVELOPMENT PHASES

The subject site comprises the western portion of the Knockrabo lands, which are bisected by Knockrabo Way.

Development on the lands to the east of Knockrabo Way has already been completed by the applicant, comprising 69 no. apartments in 4 no. buildings, and 50 no. houses, including a gatelodge which is a protected structure.

The lands to the west of Knockrabo Way have the benefit of an Extant Permission (D17A/1124), which includes the following:

- A childcare facility, community resources and 2 no. apartments in Cedar Mount House;
- An extension to the existing gatelodge adjacent to Knockrabo Way;
- An extension to the existing coachhouse adjacent to Cedar Mount House;
- A new gatelodge adjcent to the historic entrance to Cedar Mount House;
- 19 no. new-build houses;
- Apartment Blocks F (9 units), G (36 units) and H (12 units), comprising 57 no. units;

The extant permission originally included Block E, a four storey over basement apartment building containing 12 no. units, at the entrance to the site. However, this building was omitted in the Grant of Permission by DLRCC.



Diagram showing the completed development (Phase 1) to the east of Knockrabo Way, and the Extant Permission (D17A/1124) to the west of Knockrabo Way



Diagram showing the phases of development at Knockrabo:

Within the Extant Permission, it is proposed that the works in the blue area will be constructed as per that permission, including the permitted public open space which frames the context for Cedar Mount House, and the works to the gatelodge, the coachhouse, and Cedarmount House.

The subject application shall relate to the areas shown in red in the above diagram.

CHAPTER 01 | CONTEXT

CONTEXT PHASE 1: PHOTOS



Site plan showing the completed houses and apartments in Phase 1 of the Knockrabo Development.



CGI, dated 2017, showing the houses and apartments in Phase 1 of the Knockrabo Development.

PHASE 1: PHOTOS



Site plan showing the completed houses and apartments in Phase 1 of the Knockrabo Development.

Construction work has been ongoing on the Knockrabo lands since early 2016. The first phase of construction has focused on the houses, with construction on the permitted phase 1 apartments now complete. The houses, apartments and their associated landscaping have been finished to a high quality, creating an attractive development that fits in well with its context.



1. Communal open space between Apartment Blocks A and В





5. Public Open Space, with mature trees and curved pathway



3. View looking down the street between Apartment Blocks A, B, C and D, and the two/three storey houses, with view over Dublin Bay in the distance



4. Apartment Block A and three storey houses, viewed from the public open space

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CHAPTER 01 | CONTEXT

2. The restored gatelodge in Phase 1, Knockrabo.

CONTEXT EXTANT PERMISSION D17A/1124

The subject site has the benefit of an extant permission, (D17A/1124), for a mixture of houses and apartments.

The total number of units applied for in the Phase 2 Extant Permission is 93, with the breakdown as below: New build houses: 20 69 New build apartments: Conservation units: 4

We note that 12 no. of the units applied for were omitted in the Grant of Permission, which removed Block E, adjacent to the site entrance, bringing the total number of units granted on the Phase 2 lands to 81 no.

This brings the current overall provision of permitted units within the Knockrabo lands to 201, with c. one third of the units being family houses, and two thirds being apartments.



Historic Map (1888- 1913)



Site Plan of Extant Permission (D17A/1124)

EXTANT PERMISSION D17A/1124 AND COMPLETED DEVELOPMENT



Cedar Mount House becomes

EXTANT PERMISSION D17A/1124



The CGI views of the Extant Permission D17A/1124 are included so as to provide an understanding of the scale of the permitted scheme. It is the Applicants view that Block E, which was removed by DLR on approval of the scheme, forms an important part of the development of the overall Knockrabo lands, and it is our intention to seek permission for a similar building as part of the subject SHD planning application.



Extant Permission D17A/1124 - CGI View 05, Showing Block E, adjacent to the site entrance, and a pathway linking buildings and spaces along the southern edge of the scheme. Please note that Block E was removed by DLR on approval of the scheme.



Extant Permission D17A/1124 - CGI View 06, Showing Block E, as seen from the front of Cedar Mount House, with constructed Blocks C and D in the background, and existing mature trees providing visual screening between Block E and Cedar Mount House. Please note that Block E was removed by DLR on approval of the scheme.



Extant Permission D17A/1124 - CGI View 07, Showing the street that aligns with the rear of Cedar Mount House.



Extant Permission D17A/1124 - CGI View 02, Showing Block E on the left Extant Permission D17A/1124 - CGI View 04, Showing hand side, and Blocks A, B, C and D, now constructed, on the right hand side. Block G on the right hand side of Cedarmount House.



EXTANT PERMISSION D17A/1124

As part of the Extant Permission, works are permitted to Cedar Mount House and the existing structures in its environs. The applicant proposes to construct these permitted works as per the Extant Permission, and no changes to these works are sought under the subject application.

Cedar Mount House is to be restored, and to become a community hub within the scheme, containing a library, residents lounge, and a childcare facility. The spaces around it will become public open spaces, for the enjoyment of the community.

A pedestrian route runs along the western side of Cedar Mount House, linking the various structures and spaces along the western site boundary. The new gate house will be the starting point of this new pedestrian route, demarcating this entrance to the scheme. The avenue is designed so as to focus views on the facade of Cedar Mount House. The pedestrian route will continue northwards, passing the coachhouse, and housetype 11. There are various historic structures on the site that are associated with Cedar Mount, including the coachhouse and an outbuilding. Gatelodge (west) is actually one of the gatelodges that was originally associated with Mountanville House. It is proposed to restore and extend these existing structures.

The gate house, the existing coachhouse and gatelodge (west) have private open spaces that directly adjoin the public realm and areas of existing planting. It is proposed that the boundaries between the private gardens and the public realm are hedges, which will provide an appropriate level of privacy for the gardens and a soft, attractive green edge to the public realm.



Existing Coachhouse

Proposed housetype 11 (O'Mahony Pike Architects) The main form of the house is designed so that it is similar in scale and mass to that of the original coachhouse to its south. The upper floor plan of the house has to rear facing first floor windows, thereby avoiding overlooking of the neighbours garden to its west.

Existing outbuilding (Howley Hayes Architects) The existing outbuilding will be retained, and will provide storage for the proposed residential unit in the coachhouse

Existing Coach house (Howley Hayes Architects) -It is proposed to extend the existing coachhouse to accomodate a two bedroom unit. The unit will have a south facing garden.

Existing Cedar Mount House (Howley Hayes Architects) Cedar Mount House to be restored, and to become a community hub within the scheme, containing a library, residents lounge, and a childcare facility.

Proposed Gate House(Howley Hayes Architects) -The entrance to Cedar Mount House will become an important pedestrian route through the scheme, linking Mt Anville Road with the public open spaces and the community facilities within Cedar Mount House. It is proposed that a new gate house will demarcate this entrance, which will be similar in scale to the gatelodges which are located adjacent to the other entrances to the site

Existing Gate lodge (west) (Howley Hayes Architects) It is proposed to extend the existing gatelodge.



Extant Permission - Extract from site plan showing landscape and buildings around Cedar Mount House

DESIGN STRATEGY KEY MOVES

The strategy for the subject application on the Phase 2 lands is consistent with the overall site strategy for the Knockabo masterplan in previous iterations, i.e. to create a significant public open space that retains the specimen trees along the northern edge of the site, and another significant public open space to the front of Cedar Mount House, which preserves the setting of the protected structure, the mature trees associated with the entrance to the house, and the sylvan quality of the boundary with Mt Anville Road.

The subject scheme proposes three development zones with apartment blocks:

- Block E, beside the site entrance, which frames the square with the existing oak tree and demarcates the entrance to the site;

- Block F, which is on the footprint of permitted Blocks G/F in the extant permission, and is of similar scale, and incorporates a communal courtyard; - Blocks H and G, which are organised around a communal courtyard;

The apartment blocks, and their associated duplexes, vary in height from 2 – 8 storeys including podium level, with the lower parts of the buildings being closer to Cedar Mount House, and the taller parts being closer to the northern site boundary. The arrangement of the blocks creates streets and communal spaces that benefit from the view over Dublin from the site.





Knockrabo Masterplan 2013



Knockrabo Masterplan 2017

Permitted Public Open Space to the front of Cedar Mount House respects the context of the protected structure

Proposed Apartment Block E, demarcating the entrance to the site, and framing the existing square with a mature oak tree.

CHAPTER 02 | DESIGN STRATEGY

Knockrabo Masterplan 2021 with Public Open Space as 22.4% of gross site area.

DESIGN STRATEGY HEIGHT

The subject site sits within a context of contrasting scales. The lands which adjoin the Knockrabo site are predominantly suburban in character, with 2 storey houses in Ardilea Downs and along Mt Anville Road. Mt Anville School is a notable landmark in the area, with buildings varying between 2 and 5 storeys.

Within the Phase 1 Knockrabo lands, the buildings of lower heights have been located beside existing houses, so as to mitigate the impact of development on adjoining residents. The apartment buildings, which are generally 5-6 storey, have been located beside the main access route within the scheme, which creates an avenue effect , and locates the taller structures within the less sensitive part of the site.

Within the Phase 2 Knockrabo lands, it is proposed that the small structures, which are generally 1 or 2 two storey, and are associated with Cedarmount House and its outbuildings, be constructed as per the Extant Permission D17A/1124, in recognition of the sensitivity of this part of the site.

The height of the constructed apartment blocks (A, B, C and D), and the permitted apartment blocks (G, H), vary between 3 and 7 storeys including podium level, and set a precedent for scale on the Phase 2 lands. The subject application proposes that the existing parapet height of Block B sets a consistent building height for the streetscape to the rear of Cedar Mount House, and that the proposed buildings then increase in scale as they approach the public open space to the north of the site, and the reservation for the DEBP.

The height of the existing trees, which measure up to 30m in places, and the steeply sloping topography also impact our perception of scale on the site.

We note that that the proposed height of the scheme was not a concern at the Tripartite meeting, and that the DLRCC Report from that stage notes that "the development of blocks, F, G and H would present a strong urban edge to the Dublin Eastern By-Pass, and also providing strong visual continuity in association with Block B when viewed from Cedarmount House."







Height Diagram, Extant Permission D17A/1124



Storey/ Semi-basement Podium
 Storeys including Semi-basement Podium

SITE SECTIONS



Section AA, showing a continuity in height between existing Block B and proposed Block F, G and H, creating a consistent streetscape to the north of Cedar Mount house



Section BB, showing proposed Blocks F, G and H beside the existing 4 storey houses and existing Block A, which all address the public open space.

CHAPTER 02 | DESIGN STRATEGY



SITE SECTIONS



Section CC, showing Cedarmount House (3 storeys), Block E (5 storeys including semi-basement podium) and Block G (6-8 storeys including semi-basement podium); Existing trees that are between 15-17 metres provide screening between Cedarmount House and Block E; Block G steps in scale so that that part of it which is beside Cedarmount House is only 6 storeys including semi-basement podium, which is similar in height to the buildings in the Extant Permission that are in this location.



Section DD, showing proposed Block E and existing Blocks A, B, C and D; Following the S247 meeting, the design team reduced the height and footprint of Block E, so that its mass and height are now very similar to the mass and height of the existing apartment buildings.

CHAPTER 02 | DESIGN STRATEGY



MASSING OVERVIEW



Aerial view of proposed scheme from South East. Constructed Blocks A, B, C and D, and permitted works around Cedar Mount House.

MASSING OVERVIEW



Aerial view of proposed scheme from North East. Constructed Blocks A, B, C and D, and permitted works around Cedar Mount House.

DESIGN STRATEGY PUBLIC OPEN SPACE

The strategy for the subject application on the Phase 2 lands is consistent with the overall site strategy for the Knockabo masterplan in previous iterations, i.e. to create a significant public open space that retain the specimen trees along the northern edge of the site, and another significant public open space to the front of Cedar Mount House, which preserves the setting of the protected structure, the mature trees associated with the entrance to house, and the sylvan quality of the boundary with Mt Anville Road.

The subject application proposes to include the large public open space to the north of proposed Block F as part of this planning application, as well as an area of public open space around Block E. Both areas of open space are contiguous with both existing or permitted public open space, and there will be strong connectivity between proposed and existing/ permitted spaces.

The subject scheme proposes 31.9% of the red line area of the subject application as public open space, and 22.4% of the gross Knockrabo site area as public open space.





Knockrabo Masterplan 2013, with Public Open Space as 31.9% of gross site area.

Knockrabo Masterplan 2017, with Public Open Space as 27% of gross site area.

Knockrabo Masterplan 2021 (Subject Planning Application), with Public Open Space as 22.4% of gross site area.

Public Open Space as part of current SHD Planning Application

Public Open Space that is either constructed on site, or will be constructed as part of the Extant Permission

PUBLIC OPEN SPACE







Various photographs of the completed Public Open Space in Phase 1, Knockrabo. The project recently received an ILI Award for Residential Development.

DESIGN STRATEGY COMMUNAL OPEN SPACE

Communal amenity spaces are provided in compliance with the 2020 Apartment Guidelines.

In Block G/H, communal open space is provided at Level 01, in a courtyard that is located over the semi-basement carpark. The southern end of the courtyard will be at grade with the adjoining shared surface street. Communal open space is also provided to the north of Block G/H, at Level 00, where it directly adjoins the tenant amenity facilities. Noise screening is integrated into the design of the northern edge of the Level 01 landscaped courtyard.

In Block F, communal open space is provided at Level 01, in a courtyard that is located over the semi-basement carpark. The southern end of the courtyard will be at grade with the adjoining public open space, and the landscape design will create some synergy between the two spaces. In Block F, a roof terrace is provided at Level 06, with noise screening as appropriate.

In Block E, communal open space is provided at Level 00, adjoining the public open space.



Communal Open Spaces in Phase 1, Knockrabo

CHAPTER 02 | DESIGN STRATEGY



Communal Open Spaces Diagram

- Ormunal Open Space, Level 01
- Communal Open Space, Level 00
- Communal Open Space, Level 07

DESIGN STRATEGY PEDESTRIAN MOVEMENT

Pedestrian movement is catered for on the street network, within roads that are designed in compliance with DMURS.

Pedestrian movement though the generous public open spaces is encouraged, through a series of interlinked pathways that provide an attractive alternative to the pathways that are part of the conventional streetscape of the scheme.

The shared surface area around proposed blocks F, G and H will incorporate clear footways, some car-parking, and landscaping.

We note that some concerns were raised by the local authority at the Tripartite meeting about pedestrian desire lines. The landscape plan has been revised to take cognisance of these concerns. Please refer to the Landscape Architects report for further detail.



Curved pathway through the existing public open space at Knockrabo



Pedestrian Movement Diagram, by DFLA

DESIGN STRATEGY VEHICULAR MOVEMENT

The vehicular movement strategy for the subject scheme is consistent with the constructed development and the Extant Permission.

The Extant Permission has established a 15.5m corridor between Mt Anville Road and the reservation for the DEBP, and a wide turning area at the northern end of the 15.5m corridor, as shown in pink on the diagram. This application maintains this corridor and turning area in its entirety. These lands are subject to a future Licence Agreement with DLRCC. The subject application does not propose any changes to the licencing agreements associated with the route.

The 15.5m corridor comprises the following areas:

- 2m footpath (eastern side of road)
- 7m carriageway
- 3.5m zone, which can become an extra traffic lane for construction access in the future;
- 3.0m landscape zone.

Knockrabo Way, which provides access to the existing, constructed phases of the development will also provide access to this phase. A local access road is provided off the northern end of Knockrabo Way - the width and alignment of this local access road are identical to a local access road in the Extant Permission. Access into two semi-basement carparks is provided off the local access road.

A shared surface environment will be provided on the streetscape surrounding Blocks G and H. All roads will be designed in compliance with DMURS.

Please refer to Landscape Architects drawings and documents for further information on the streetscape design.



Shared surface at Harvard Gardens - Southwark PTEA Architects

CHAPTER 02 | DESIGN STRATEGY



Shared surface at Derwenthorpe - Yorkshire Studio Partington





Vehicular Movement Diagram

- Permitted Layout and associated buffer zones and turning areas as part of Knockrabo Way, which can provide future construction access to DEBP. The subject application does not propose any changes to any part of this route/zone, or its licencing agreement.
- Local Access Road (5.5m carraigeway, 2m footpaths)
- Shared surface zone, with local car parking and landscaping
- Proposed Access to Podium/Basement Parking
- Creche drop-off point (Permitted as part of Extant Permission)

DESIGN STRATEGY DENSITY

As the subject application is part of an existing development, its density can be measured both as part of the overall Knockrabo lands, or as a standalone application.

The gross site area of the Knockrabo lands is c. 5.389 ha. Development capacity on the site is impacted by the protected structures, mature trees, steep slope and the requirement to provide construction access to the future DEBP. For the purposes of the net density calculation, the reservation associated with the access to the DEBP, and the area around Cedar Mount House and its associated outbuildings and landscape, are excluded from the gross site area to give a net site area of 4.191 ha. The total number of units within the gross site area will be 352, should this planning application be granted. 5 no. of these units are within the zone of sensitivity around Cedar Mount House, and are therefore removed from the net density calculation:

Gross Density (352 unit): 65.3 units/ha Net Density (347 units): 83 units/ha

The above density figures represent a considerable increase in density on the overall site since the parent permissionin 2013 (D13A/0689, PL 06D.243799), which is in line with changes in national guidance on density and residential development in recent years.





Knockrabo Masterplan 2013/ 170 units Gross Density: 31.5 units/ha Net Density: 40.4 units/ha



Knockrabo Masterplan 2017/ 213 units Gross Density: 39.5 units/ha Net Density: 50.6 units/ha

Net Density Diagram, Overall Knockrabo Lands

DESIGN STRATEGY DENSITY

The red line area for the subject planning application is 17,795 sq.m. 1,667 sq.m. of the red line area is part of the DEBP Reservation, and 1,680 sq.m. of the red line area is part of the Cedar Mount Reservation, and both areas are excluded from the red line area to give a net site area of 14,448 sq.m. When the density of the subject scheme is measured as a stand-alone planning application, the figures are as shown below:

Gross Density (227 units): 127.6 units/ha Net Density (227 units): 157.1 units/ha





31.9% of Red line Area is Public Open Space

Net Density Diagram, Red Line Area

DESIGN STRATEGY TREE REMOVAL AND RETENTION

The subject scheme proposes development in the same areas as the permitted development in the Extant Permission, therefore the tree retention and removal strategy for the subject scheme is the same as that proposed as part of the Extant Permission.

We note that as part of the site peparation works for the Extant Permission, most of the trees to the north of Cedar Mount House have been removed.

The Extant Permission sought permission for Block E, adjacent to the site entrance, which neccessitated the removal of a cluster of trees in this area. The subject application also proposes the removal of these trees. Please refer to the arborist's report in this regard.



Mature trees that have been retained as part of the Public Open Space in Phase 1

Many of the trees to the north of Cedarmount House have already been removed, on foot of the Extant Permission. The trees in this area were an eclectic mix, planted in recent years in response to the then anticipated access route to the DEBP.



The trees that are proposed for retention are shown in green, and those that are proposed for removal are shown in grey. The tree removal strategy for the subject application is the same as the tree removal

UNIT MIX





Е

Unit Mix Diagram

The subject scheme proposes the following unit mix: 1 bed: 76 (33.5%) 2 bed: 145 (63.9%)

3 bed: 6 (2.6%)

Total: 227no. units

ASPECT





Aspect Diagram, Levels 02-05

Dual Aspect Units

Single Aspect Units

The subject scheme proposes 51.5% of units as dual aspect units.

We note that at the Tripartite meeting, the Local Authority raised some concerns about some units in Block F which were described as dual aspect. These units are now described as single aspect, and the dual aspect ratio for the scheme is still in excess of 50%. Single aspect units in the proposed scheme are generally orientated either east or west. A small number of single aspect units in Block F face north, overlooking the main public open space with its mature trees.

Aspect Diagram, Level 01





ASPECT



Aspect Diagram, Level 06



Aspect Diagram, Level 07

G Н

Aspect Diagram, Level 00



F

F



NOISE

The future Dublin Eastern Bypass (DEBP), if it is constructed, will be a significant source of noise on the subject site.

Our assessment of the impact of the expected noise levels from the DEBP indicates that the external private amenity spaces for residential units will require the introduction of recessed, wintergarden type spaces in the most exposed elevations of the subject scheme. The diagram indicates the proposed locations of the wintergardens. Other private amenity spaces, on facades that have a lower level of noise exposure, are suitable for external balconies.

Communal amenity spaces are provided at Level 01 as landscaped courtyard spaces in Blocks F and G/H, and Level 06 on Block F as a roof terrace. The Level 01 communal space for Block G/H is expected to have a high degree of exposure to noise, and screening is provided to mitigate this impact. The Level 01 communal space for Block F is expected to have a low degree of exposure to noise, as the surrounding building forms will provide a good degree of shelter to the space, removing any need for noise screens. The Level O6 roof terrace communal space for Block F is expected to have a high degree of exposure to noise, and screening is provided to mitigate this impact.

Please refer to the Noise Consultants Report for further detail.

We note that the noise mitigation measures described above were discussed at the Tripartite meeting, and that no concerns were raised by the local authority or An Bord Pleanala.



Precedent Image, Wintergarden in Hackney, London by AHMM Architects

Precedent Image, Wintergarden in Hanover Quay, Dublin by OMP Architects





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CHAPTER 02 | DESIGN STRATEGY

PART V HOUSING

The subject application proposes 10% of units to be provided as Part V Housing. The units will be provided on the subject site.

The proposed units are located in Block G, and have their own stair/ lift core with an independant entrance from the street. The Part V units have also been allocated their own refuse and bicycle storage areas.

The proposed no. and mix of Part V units is as below:

1 bed: 9 no. 2 bed: 9 no. 3 bed: 4 no. Total: 22 no.

All units are designed in compliance with the 2020 Apartment Design Standards.

Location of proposed Part V units



Typical Floor Plan, Part V Units, Block G



Part V Housing, Location Diagram



| BICYCLE PA | RKING | No. Residential Units | No. of Bedspaces | Residential Bicycle Parking Requirement (DLRCC)* | Residential Bicycle Parking Proposed | Visitor Bicycle Parking Requirement (DLRCC)* | Visitor Bicycle Parking Proposed | Total Residential and Visitor Bicycle Parking Requirement (DLRCC)* | Total Bicycle Parking Requirement (Apartment Guidelines)** | Total Bicycle Parking Provision |
|-------------|-------|--------------------------|---------------------|---|--|---|--|---|--|------------------------------------|
| Block E | | 8 | 15 | 8 | 15 | 1.6 | 10 | 9.6 | | 25 |
| Block F | | 84 | 137 | 84 | 138 | 16.8 | 44 | 100.8 | | 182 |
| Block G + H | | 135 | 232 | 135 | 236 | 27.0 | 76 | 162 | | 312 |
| TOTALS | | 227 | 384 | 227 | 389 | 45 | 130 | 272 | 498 | 519 |

*DLRCC - general minimum standard – 1 long stay parking space per 1 unit and visitor at 1 space per 5 units – 227 units + 45 (visitor) – 272 required for the scheme

**Note: Calculations are based on Apartment Guidelines - General Minimum Standard: 1 bicycle storage space per bedroom and visitor at 1 space per 2 units – 498 required for the scheme

| MOTOR BIKE PARKING | | Motorbike Parking (Podium) | Motorbike Parking (On- Street) | Total Motorbike Parking |
|--------------------|--|----------------------------------|--------------------------------------|-------------------------------|
| Block E | | 0 | 1 | 1 |
| Block F | | 3 | | 3 |
| Block G + H | | 3 | 5 | 8 |
| TOTALS | | 6 | 6 | 12 |

| BICYCLE PARKING TYPE BREAKDOWN | Sheffield Stand Spaces | Stacked Spaces | Wall Mounted Spaces | Cargo Spaces |
|--------------------------------------|---------------------------|----------------|------------------------|--------------|
| Block E | 16 | 9 | 0 | 0 |
| Block F | 110 | 46 | 24 | 2 |
| Block G + H | 170 | 60 | 80 | 2 |
| TOTALS | 296 | 115 | 104 | 4 |
| % OF TOTAL | 57% | 22% | 20% | 1% |



DESIGN STRATEGY REFUSE STRATEGY

A refuse strategy has been developed with the Waste Consultants AWN. Communal bin storage areas are provided which have been sized in accordance with the recommended standards. Each bin store is located near an entrance from the street, so as to faciliate convienient movement of bins for collection times.

Waste marshalling areas are provided on the streets for Blocks F, G and H. On collection days, the management company will arrange for the bins to be moved to the waste marshalling areas for collection, and then to be moved back to the bin stores once the collection has taken place. These waste marshalling areas are located within recommended distances of the set down areas.

In Block E, where the number of bins is small and the bin store is close to the vehicular setdown area, bins will be moved directly from the bin store to the refuse truck, without the use of a marshalling area.




CHILDCARE

As noted at the start of this document, the subject site has the benefit of an extant permission, (D17A/1124), which includes a childcare facility of c. 400 sq.m., located on Level 00 (Lower Ground Floor) of Cedar Mount House. It is intended that all works to Cedar Mount will be constructed as permitted under D17A/1124, including the childcare facility, which will serve the entire Knockrabo development. The works to the creche facilities ceased due to Covid, but will commence again shortly.

The proposed layout of the permitted childcare facility is shown on this page. The outdoor play space for the childcare facility is located directly to its north. 3 no. parallel parking spaces are provided on the shared surface street to the north of the childcare facility, for drop off purposes. We anticipate that most users of the childcare facility will be from the Knockrabo development, and will arrive by foot, thereby minimising the demand for carparking. A turning area for vehicles is provided to the west of the drop off spaces.





Permitted LV00 Floor Plan of Cedar Mount House

A Childcare Capacity Audit has been prepared by the Planning Consultant as part of this pre-application, please refer to this document for further detail.

TENANT AMENITY

The subject scheme proposes c. 537.2 sq.m. of tenant amenity space, on Level 00 of Block G/H.

The tenant amenity area will provide amenties such as concierge, cafe/ bar, gymnasium, and a business suite for residents of the scheme. The amenity area is located so as to provide active frontage onto the northern side of Block G/H, thereby concealing the carparking area from the public realm.

Communal outdoor space is provided in tandem with the indoor facilities, and an external staircase links the Level 00 amenities with the Level 01 communal courtyard.



Tenant Amenity, Location Diagram

CHAPTER 02 | DESIGN STRATEGY



Tenant Amenity Layout, Level 00 Blocks G/H

PROPOSED BLOCK E

The subject scheme proposes Block E, a five storey (including semi-basement) building at the entrance to the site, completing the streetscape created by completed blocks A, B, C and D.

The applicant proposed a five storey (including semi-basement) building in this location as part of the Extant Permission D17A/1224. The local authority raised concerns about the proximity of the proposed builing to the existing gatelodge and to Cedar Mount House, and at Further Information stage a scheme for 3 storey duplexes was submitted, in lieu of the proposed apartment building. In the Grant of Permission, both options were omitted from the permission by the local authority. Details of both options are provided on the following pages, for information. We note that the decision to omit Block E from the extant permission was not appealed to An Bord Pleanala.

Since the granting of the Extant Permission, the statutory context for residential buildings, and building height has changed, with the publication of the 2018 Urban Development and Building Height Guidelines, which in the applicants' opinion, strengthens the argument for the provision of development in this part of the subject site:

2.8 Historic environments can be sensitive to large scale and tall buildings. In that context, Planning Authorities must determine if increased height buildings are an appropriate typology or not in particular settings. An Initial assessment of the existing character and setting of a place will assist in a robust framework for decision-making that will facilitate increases in building height and involve an integrated understanding of place. With regards to large-scale and tall buildings in historic urban areas, an examination of the existing character of a place can assist planning authorities, and others to: •establish the sensitivities of a place and its capacity for development or change and; •define opportunities for new development and inform its design.

In respect of the above, we note the following:

- Extensive amounts of the Knockrabo lands are unsuitable for development due to the presence of protected structures or significant mature trees. The applicant has identified this part of the Knockrabo lands as presenting an opportunity for new development, and being key to creating a development of an appropriate density on the lands.

- Block E is located c. 46m from Cedar Mount House, and the existing mature trees in between the two structures are c. 17-19m in height, and provide a strong visual screen between the protected structure and the proposed Block E.

- Block E is located c. 14.9m from Gatelodge West. Gatelodge West is an existing cottage, with a permitted single storey extension. The house is designed so that its living spaces face west towards its private amenity area and the nearby public open space, to mitigate the potential impact of the proposed Block E.

- Block E is located at the entrance to the site, and it is has an important placemaking role in demarcating the entrance to the scheme, completing the streetscape along Knockrabo Way, and defining the square with the mature oak tree at the site entrance.

- Block E is located directly opposite Mt. Anville School, which is an eclectic collection of buildings, varying in height between 5 and 2 storeys. The proposed apartment Block E is of a similar scale to the taller parts of the existing school campus.

Cedar Mount House is located c. 46m from Block E; The setting of the house is preserved by the public open space to its south.

Mature trees, supplemented with new planting, provide a visual screen between Cedar Mount House and Block F

Block E defines the edges to the public open spaces at the site entrance

Gatelodge West, with its permitted extension, is designed so that its living spaces look westwards, away from Block F

Mt Anville School Campus, buildings vary in height from 2 -5 storeys

0



Strategy diagram, Block E

DESIGN STRATEGY CHANGES TO BLOCK E FOLLOWING S247 MEETING

At the S247 meeting, the Local Authority expressed strong concerns about the location and scale of proposed Block E, and the associated removal of existing trees to facilitate development in that part of the subject site.

In response to those concerns, the design team have modified the design of the proposed building, with the proposed changes listed below:

- The proposed building height and mass has been reduced, with a reduction in both height, from 6 storeys (including semi-basement) to 5 storeys (including semi-basement), and footprint;

- The reduction in height and mass changes the accomodation proposed within Block E from 15 no. residential units to 8 no. residential units, i.e. a reduction of c. 47%.

- The surface parking associated with the building has been reduced from 9 no. spaces which were proposed at \$247 stage, to 2 no. spaces. The balance of parking for the proposed building is provided at semi-basement level;

The Local Authority raised particular concerns about the proposed removal of Tree no. 0710, Copper Beech, 16m, by the proposed Block E. The overall Knockrabo site contains many trees that are high quality, and the landscape strategy for the site has always been to retain as many high quality trees as possible within public open spaces that have a clear purpose - defining the setting of Cedar Mount House, maintaining a sylvan quality to Mt. Anville Road, and providing a significant buffer space between the DEBP and proposed development. In order for the lands to be developed at a sustainable density, some tree removal has been neccessary, which is possible without negatively impacting the overall quality of the development, and is indeed neccessary to facilitate appropriate placemaking.

We note that should this planning application be granted, including Block E, 22.4% of the overall Knockrabo site will be provided as public open space.







Tree Removal Diagram from Phase 1 Knockrabo Planning Application, showing trees within development zones to be removed, and trees within significant public open spaces to be retained.

Historic Map 1888-1913 The location for proposed Block E is within the former grounds of Mountanville House (now demolished), and not within the historic curtilage of Cedar Mount House

Surface parking , previously proposed in the area outlined with grey dashed line, has been removed.

DESIGN STRATEGY CHANGES TO BLOCK E FOLLOWING S247 MEETING

As noted on the previous page, the design team have significantly reduced the height and mass of proposed Block E in response to the concerns raised by the Local Authority at the \$247 meeting.

It remains the view of the design team that Block E has an important placemaking role within the scheme:

- Demarcating the entrance to the avenue created by Knockrabo Way,

- Defining the public open space at the entrance to the site, to the west of Knockrabo Way, which contains a mature oak tree,

- Providing passive supervision of the public open space to the front of Cedar Mount house, which would otherwise be a large open space, with only small scale buildings on its perimeter to provide passive supervision.

The CGI and LVIA views provided as part of this application clearly demonstrate that the proposed design for Block E is in keeping with the scale of the existing apartment blocks, completes the avenue effect as one enters the site, and provides passive supervision of the public open space to the south of Cedar Mount house.

For the purposes of understanding the planning history on this part of the site, on the subsequent pages, we have included information on the various design options that have been considered by the local authority and the design team for this part of the Knockrabo site before, including a 7 storey apartment building and 3 storey duplexes.

In summary, it remains the design teams' opinion that a compact apartment building, as proposed, makes the best use of this part of the site, performing an important placemaking role, while also minimising the impact on both trees and the protected structures. Additional CGIs have been prepared as part of this planning application to demonstrate Block Es' relationship to its context.





Extract from Site Plan for S247 meeting, with the larger version of Block E, which had 3 units per floor, over 5 floors, providing 15 no. units.

providing 8 no. units.



CGI showing proposed Block E and Cedar Mount house. The view demonstrates that the scale of Block E is in keeping with the scale of constructed Blocks C and D, which are visible in the rear of the view, and that the existing trees provide screening between Block E and Cedar Mount House.

Outline of previous footprint of Block E shown with orange dashed line

Extract from Site Plan for Tripartite meeting, with the smaller version of Block E, which has 2 units per floor, over 4 floors,

DESIGN STRATEGY PREVIOUS OPTIONS FOR BLOCK E SITE, EXTANT PERMISSION D17A/1124

The Extant Permission, D17A/1124 proposed development in the location of Block E.

At pre-application stage, the applicant proposed a seven storey apartment building in this location, see image below. The local authority requested that the block be reduced in scale, so at Planning Application stage, a five storey including semi- basement building was proposed, see section and images on this page.

The following Item was received as part of the Further Information request, and the proposed development was redesigned as a three storey duplex scheme, as shown on the facing page. Item 1:

The Applicant is advised that there are concerns in relation to the negative impact Block E will have, particularly given its proximity to the Gate Lodge and the impact on the setting of Cedar Mount House, in addition to the removal of a number of Category A trees. The applicant is requested to explore alternatives for the treatment of this area of the site and to submit revised proposals. In this regard revised visualisations taken from the Gate Lodge and from Cedar Mount House will be required.



Strategy diagram, Block E, Application stage of **Extant Permission**







CGI, Block E, Pre-planning stage of Extant Permission



Site Section, Block E, Application stage of Extant Permission

CGI, Block E, Application stage of Extant Permission



CGI, Block E, Application stage of Extent Permission

DESIGN STRATEGY PREVIOUS OPTIONS FOR BLOCK E SITE, EXTANT PERMISSION D17A/1124

Following the Further Information Request for the Extant Permission, the Design Team examined alternative options for this part of the site in order to reduce the impact on the setting of both Cedar Mount House and the Gate Lodge West.

A 3 storey duplex option was developed, with a narrower footprint than the previously proposed apartment block, providing greater distance from Gate Lodge West, 19.8m.

However, the view of the applicant is that the duplex option is a less satisfactory design solution for this part of the site than an apartment building. The duplex building represents a reduction in scale at the entrance to the site, which is contrary to the placemaking need to demarcate the entrance to the site. The duplex building has a similar footprint, or landtake to the apartment building, but delivers less units, therefore being a less efficient use of valuable development land.



CGI, Block E, Further Information stage of Extant Permission



CGI, Block E, Further Information stage of Extant Permission





Section, Block E, Further Information stage of Extant Permission



Sketch, Block E, Further Information stage of Extant Permission

lodged for Plar under reg. ref. D17A/1124

DESIGN STRATEGY PERMITTED GATELODGE WEST, D17A/1124

It is proposed that permitted gatelodge west, located to the southeast of proposed Block E, will be refurbished and extended as per the Extant Permission.



Gatelodge West, Location Diagram, marked Red



Mt. Anville School, directly opposite the subject site



Permitted North Elevation, Gatelodge West and its extension



Permitted Plan, Gatelodge West and its extension

CHAPTER 02 | DESIGN STRATEGY



Photo, Existing Gatelodge West

UNIT TYPES

The subject scheme proposes a range of generous unit types, that are all well in excess of the minimum sizes in the 2020 Apartment Design Guidelines.

The average size of a 2 bedroom unit is 82 sq.m., and the average size of a 1 bedroom unit is 55 sq.m.

Please refer to OMP plans and HQA for further detail.















DESIGN STRATEGY VISUAL IMPACT ASSESSMENT

A full LVIA, with 10 no. views, has been prepared as part of the planning application. The selected viewpoints for the LVIA are shown on this page.

Refer to separate document from Dermot Foley Landscape Architects.



Proposed LVIA Locations, DFLA

DESIGN STRATEGY CGI VIEWPOINTS

10 no. CGI views of the proposed development, as well as the 10 no. LVIA views referenced on the previous page, have been prepared as part of this application, with some of the views being added to address issues discussed at the Tripartite meeting.

CGI View 11: From forecourt of Cedar Mount house, looking towards Block E CGI View 12: From Knockrabo Court (existing street), Looking towards Block E CGI View 13: From Public Open Space, looking along proposed street towards the rear of Cedar Mount House CGI View 14: Courtyard of Block F, communal open space CGI View 15: From Public Open Space towards Cedarmount House, with Blocks F and G in the background behind the house CGI View 16: From Public Open Space towards northern view of Blocks F and G CGI View 17: Along site boundary, with internal and external tenant amenity spaces CGI View 18: Along Knockrabo Way, looking towards Block E CGI View 19: Along pathway, looking towards Block E and Gatelodge West CGI View 20: Along pathway, looking towards Block E and Gatelodge West



03 | LANDSCAPE DESIGN

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LANDSCAPE DESIGN CONCEPT

The site is naturally very steep and goes through a range of gradients from as steep as 1:6 to 1:12 and 1:20. Ultimately this topography is the generator of the site plan and the landscape strategy for this project. Add to that the presence of majestic redwoods planted during the Victorian era and the technical requirements become very apparent.

The new landscape is dominated by the large redwoods, both visually and in terms of how the new topography is composed. The landscape plan is a pragmatic composition of open-ended and independent forms, either horizontal surfaces and terraces or three-dimensional forms providing a fun but accessible experience of the new parks and attendant landscape spaces throughout the residential scheme. The existing and new landscape create a pleasant parkland setting for the proposed buildings.

The setting around Cedar Mount House contains similar beautiful redwoods and other mature tree species which are retained as a future park of the residential development. A generous lawn area stretches south of the house and a number of the mentioned large trees form parkland to the east. Conceptually the objective is to 'bridge' the gap between this parkland and the nearby proposed communal open spaces, allowing the park to expand what may be perceived as it's natural boundary and thus enhance the character of the nearby communal areas with a continuous lush and green character.



Precedent Image: Knockrabo Phase 1 by DFLA, Playground and Mature Giant Redwood in New Public Open Space



Landscape Plan prepared by Dermot Foley Landscape Architects (DFLA)

LANDSCAPE DESIGN CONTINUATION OF A PARK

The Phase 1 park has been completed and is inhabited by new residents. The scheme recently won an Irish Landscape Institute Award for landscape design within a Residential Development.

Current proposals for Phase 2 of the project are much in line of previously completed works in the interest of achieving a uniform landscape throughout the site with subtle variations in character. The linear park to the north stretches across the entire site and creates a pleasant 'green' curtain to the proposed buildings with stunning views towards Dublin Bay. The linear park provides for several informal and playful activities for all age ranges.







Various images from Knockrabo Phase 1, by DFLA







LANDSCAPE DESIGN

HOMEZONE

Much in the spirit of Phase 1, the Phase 2 streetscape around Blocks F, G and H is proposed as a green and pedestrian priority homezone where tree planting will be able to thrive over time and lessen the impact of hard surfaces in order to provide a calm and safe setting to future residents.



Extract from Landscape Concept Plan, showing shared surface/homezone around Blocks G and H





Precedent Image: Shared surface space at Ocean Estate, London by Levitt Bernstein

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FACADE STRATEGY

The proposed buildings carry through the material palette from Phase 1 of the development as constructed, with a combination of red and white brick to the predominant facades and limited use of grey metal cladding to penthouses and recesses.

A high quality palette of materials will also be used in the landscape, similar to that constructed in Phase 1. Refer to the Landscape section for further details of this.



CHAPTER 04 | ARCHITECTURAL DESIGN



Phase 1 as built - Red & White Brick and Metal Cladding



Simple but ordered openings in brickwork Clancy Quay - Dublin O'Mahony Pike Architects





Destinctive rythm of brick bays Urban Environment House - Helsinki Lahdelma & Mahlamaki Architects



Considered design of bay reveal and head details Capital Dock - Dublin O'Mahony Pike Architects

FACADE STRATEGY

The facade strategy is to provide increased detail and variation to the larger elements above 6 storeys (Typology B) and a comparitavely simple treatment to lower rise elements (Typology A).

The collonaded Typology B incorporates recessed Winter Gardens on building elements to the north and west of the site, to mitigate against increased traffic noise from the future Dublin Eastern Bypass (DEBP).



Variation of Materials & Separation of Massing

CGI VIEWS



View 11 - View of Cedar Mount House looking East towards Proposed Block E. Existing Phase 1 blocks are also visible beyond the mature trees.





View 13 - Street level view of proposed scheme, showing the proposed street to the north of Cedar Mount House

CGI VIEWS



View 14 - Street level view of Block F from South, showing landscaped communal courtyard





05 | RESPONSE TO OPINION OF AN BORD PLEANALA

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ITEM 1: BLOCK E

The design and positioning of proposed Block E on the subject site was discussed in some detail at the Tripartite meeting, with both the local authority and the applicant expressing their viewpoints. The applicant re-iterated the role of Block E within the site strategy, made on pages 37-42 of this document, and summarised below:

- Demarcation of the entrance to the avenue created by Knockrabo Way,

- Definition of the public open space at the entrance to the site, to the west of Knockrabo Way, which contains a mature oak tree,

- Provision of passive supervision of the public open space to the front of Cedar Mount house, which would otherwise be a large open space, with only small scale buildings on its perimeter to provide passive supervision.

The applicant also re-iterated their view that the distances between the protected structures and Block E are appropriate, particularly when combined with the screening effect of both existing mature trees, and proposed planting.

The applicant has retained many mature, high quality trees within a generous provision of 22.4% of public open space within the overall Knockrabo lands, and strongly advocates the position that the location and design of Block E are appropriate, and contribute positively to the placemaking of the scheme and achievement of appropriate density levels on valuable urban land. To support this argument, the applicant has prepared additional Visualisations, which show Block E from all angles.

Existing single storey Gatelodge with permitted single storey extension

Proposed 5 storey (including semibasement) apartment building (Block E)

Existing public open space with mature oak tree



CGI View by Modelworks, showing the continuity of height between existing Block D and proposed Block E, with Block E completing the western side of the existing public space with a mature oak tree

Existing Block D

ITEM 1: BLOCK E

Proposed public pathway

Existing single storey Gatelodge with permitted single storey extension





CGI View by Modelworks, showing proposed Block E and the Gatelodge, with existing and proposed landscaping

Proposed 5 storey (including semi-basement) apartment building (Block E)

ITEM 1: BLOCK E

Existing 5 storey apartment building (Block C)

Existing 6 storey (including semibasement) apartment building (Block D)

Proposed 5 storey (including semibasement) apartment building (Block E)



CGI View by Modelworks, showing the continuity of height between existing Blocks C & D, and the framing of the entrance to Knockrabo Way by both the existing Block D and proposed Block E





CGI View by Modelworks, showing proposed Block E and the Gatelodge, with existing and proposed landscaping

RESPONSE TO OPINION OF ABP ITEM 2: TRANSPORTATION ISSUES

As part of the pre-application process, the Transportation Department in DLRCC raised a query regarding the proposed road network within the subject site, and presented the diagram shown on this page as a potential, alternative arrangement which should be considered.

The design team have carefully considered the complexities of the site, and are firmly of the view that the road network as proposed by this application is the optimum arrangement for the site, for the reasons described below:

- Knockrabo Way is an existing large road, with a 7m carriageway, within a residential environment, which deals with the considerable level changes across the site. It therefore makes sense that the vehicular traffic for this application utilises this road, for as much of the journey between the site entrance and the carpark entrance points as is possible. The carpark entrance points are located on the northern side of Blocks F, G and H, and are organised so that they can be accessed at grade from the proposed road network, thereby avoiding inefficient ramps within the carpark areas.

- With the majority of vehicular traffic utilising Knockrabo Way as described above, the other streets that are proposed as part of the subject scheme are shared surface environments, with priority given to cyclists and pedestrians.

In summary, if we were to follow the DLRCC engineers suggestion, we would be directing a large volume of traffic away from Knockrabo Way, onto the rest of the proposed street network, which would make poor use of the existing 7m carriageway and the potential for accessing the carparks at grade, at the lowest part of the site.



Diagram supplied by DLRCC Transportation Department, suggesting an alternative road network within the subject site



RESPONSE TO OPINION OF ABP ITEM 2: TRANSPORTATION ISSUES

The Transportation Department in DLRCC raised a query regarding the proposed pedestrian pathways within the subject scheme. In response to this item, the design team met with the Transportation Department in DLRCC after the Tripartite meeting, and have amended the landscape plan to include further pedestrian routes along desire lines.

These routes are best demontrated by the Landscape Plan, shown on this page. Please refer to the Landscape Architects documentation for further information.



Pedestrian Movement Diagram, by DFLA

Main route

Informal route

New route along Block E

ITEM 3: RESIDENTIAL AMENITY

Item 3, Residential Amenity, covers a broad range of topics, including Daylight/Sunlight/Overshadowing, overlooking, visual impact and noise.

Complete, updated technical assessments regarding Daylight/Sunlight/Overshadowing, Visual Impact and Noise are submitted as part of this application. This Design Statement will deal with Residential Amenity issues which were discussed at the Tripartite meeting, including: - Relationship of the proposed development to the gardens of exsiting houses located to the south of the subject site;

- Seperation distance between Blocks G and H;
- Location of Tenant Amenity facilities;

Please note that the Dual Aspect section of this Design Statement has been updated to reflect comments made by An Bord Pleanala at the Tripartite meeting.

Key

Proposed road to provide vehicular access and services to existing back gardens of neighbouring properties Existing back gardens with development potential e^{9, c} ٢J Existing Back Gardens Estimated location of future access point Extract from Site Plan

The subject site is bound to the south-west by existing houses along Mount Anville Road, with long back gardens, which are between c. 45 -60 metres in length. Proposed Blocks G and H are located to the north of these existing gardens, and the seperation distance between the site boundary and the proposed buildings varies between 11.8m and 15.8m, which is considered an appropriate seperation distance in a suburban environment.

In addition, the existing gardens of the neighbouring houses have development potential, and the applicant has engaged in dialoge with the residents of those properties to enable the future provision of vehicular access and services to those gardens from the road network within the subject scheme. The arrows along the site boundary that are shown on the site plan indicate the estimated location of future access points, and the following note has been included on the site plan: "Proposed road network to facilitate vehicular access and services to the gardens of adjoining property to facilitate their future development potential". The revised taking in charge drawing also shows the area to be taken in charge which includes the carraigeway, and the landscaped strip between the carrigeway and the site boundary.



ITEM 3: RESIDENTIAL AMENITY

DLRCC raised concerns about the 11.7m separation distance between the southern ends of Blocks G and H, and the relationships between opposing windows in that location.

The applicant has carefully considered the design of this area of the scheme, and the has avoided any inappropriate relationships between residential units, as described below:

- In Block H, there are two residential units on each level of the area in question. Both of these units are corner, dual aspect units, with their living rooms located on the corners. Both units have two windows in their living rooms, a primary window and a secondary window. In the northern unit, the primary living room window and the balcony look north towards the main communal courtyard, and the secondary window looks to the side, towards the 11.7m space between Blocks G and H. In the southern unit, the primary living room window and balcony look south towards the street, and the secondary window looks to the side, towards the 11.7m space between Blocks G and H.

Therefore, only bedroom windows, and secondary living room windows in Block H face towards the 11.7m space.

- In Block G, there are two residential units on each area of the level in question. Both of these units are dual aspect units. The two bedroom unit is organised to that its living room is on the eastern side of Block G, and faces the street, not the 11.7m space. The three bedroom unit is organised so that its living room is on the south-west corner of Block G, which protrudes beyond the building line of Block H. The living room of the 3 bedroom unit has two windows, a primary window and a secondary window. The primary window of the living room faces south, towards the street, and the secondary window faces west towards the 11.7m space. The balconies for the three bedroom units are also arranged to face the street, and not the 11.7m space.

In summary, the careful arrangement of rooms, windows and balconies in this area avoids any inappropriate conditions between units, while also providing a good sense of enclosure and privacy to the communal courtyard.



street

At the upper levels of Block G, a balcony is located in this position, facing west towards the street. As the building line of Block G is further south than that of Block H, the balcony faces the street, and not the 11.7m space.

street

Key Primary Living Room Window ____ Secondary Living Room Window ---> Bedroom Window

ITEM 3: RESIDENTIAL AMENITY

The Local Authority raised concerns about the location of the Tenant Amenity facilities.

The design team has carefully considered the design and location of the Tenant Amenity facilities, and are firmly of the view that they are appropriately located within the subject scheme.

The Tenant Amenity facilities are located on LevelOO of Blocks G and H, where they provide an active edge to that level, effectively screening the parking and service areas from view. The Tenant Amenity facilities include the open space located immediately to their north, which is designed to contain outdoor gym equipment and external seating areas, which relate to the internal gymnasium and lounge spaces.

All residents of Blocks E, F, G and H are within 150 metres, or a 2 minute walk, of the Tenant Amenity area.

The Local Authority raised concerns about the visibility of the entrance to the Tenant Amenity facilities. In response to this concern, the design team has redesigned the entrance area - an angled, red brick wall, with lighting and signage, highlights the entrance, and provides a strong contrast between the white finish of the rest of Block G.



CGI showing communal open space with outdoor gym equipment adjacent to the tenant amenity area, and the public pathway along the site boundary



Vignette showing entrance area to Tenant Amenity facilities, with splayed red brick wall and signage

Section showing the Tenant Amenity area as a screening device to the carpark, providing an active edge to the open spaces located along the northern site boundary.



ITEM 4: HOUSING QUALITY ASSESSMENT ITEM 6: DRAINAGE ISSUES ITEM 7: ADDITIONAL CGIS/VISUALISATIONS **ITEM 8: SUPPORTING TECHNICAL REPORTS ITEM 9: PROPOSED OPEN SPACES**

Item 4: The applicant has prepared a revised Housing Quality Assessment, which provides the specific information as reequired by Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities December 2020. All units are fully compliant, and mostly in excess of the standards.

Item 6: Please refer to the Engineering Documents.

Item 7: The applicant has prepared additional CGIs/Visualisations, which demonstrate the overall scheme, as well as the particular relationship of Block E to its context.

Item 8: All supporting technical reports have been updated.

Item 9: Please refer to the Landscape Architects documentation for a drawing delineating public, communal and private open spaces.

ITEM 5: MATERIALS AND FINISHES

The proposed buildings carry through the material palette, detailing and specification from apartment Blocks A, B, C and D of Phase 1 of the Knockrabo development as constructed, with a combination of red and white brick to the predominant facades and limited use of grey metal cladding to penthouses and recesses.

A high quality palette of materials will also be used in the landscape, similar to that constructed in Phase 1. Refer to the Landscape section for further details of this.

Floor to ceiling heights in Phase 2 will be as indicated below:

- c. 2700mm on Level 01
- c. 2675mm on all other levels.



Photo of Block A facade, Phase 1 Knockrabo, with red brick, white brick, zinc cladding, alumiuium trim to glass balconies



| | 1:20 SECTION KEY PLAN | | WINDOWS/DOORS |
|--|---|------|---|
| | | D1 | SELECTED ALUMINIUM WINDOW SEE NBS P10-110 |
| | 40mm CAVITY SEE NBS P10-155A 70mm INSULATION SEE NBS K10-155A | (1) | SELECTED ALUMINIUM DOORS SEE NBS P10-110 |
| 1 | 215mm BLOCKWORK INNER LEAF 10mm SCRATCH COAT (AIRTIGHTNESS) (BLUE LINE) SEE NBS K20-200 | | WALL VENT LOUVRES |
| | 37.5MM INSULATED PLASTERBOARD CONSISTING OF 25MM RIGID INSULATION BOARD AND 12.5MM PLASTER BOARD WITH 2.5MM SKIM FINISH SFE NBS K10-1651 & M20-1108 | 03) | |
| | OLLARTZ FUNCTION OF INTERFECTION OLLARTZ FUNCTION OF INTERFECTION SEAM 'VM ZINC' CLADDING SEE MSS H74-130A ON 13MM MARINE PLYWOOD SHEETING SEE MSS H74-135 SCREW FIXED AND COUNTER SUNK TO SWELDER EVIL'1 LIMMINI IN SUPPORT SYSTEM SEE ANS H742-135 SCREW FIXED AND COUNTER SUNK TO SWELDER EVIL'1 LIMMINI IN SUPPORT SYSTEM SEE ANS H742-135 SCREW FIXED AND COUNTER SUNK TO SWELDER EVIL'1 LIMMINI IN SUPPORT SYSTEM SEE ANS H742-135 SCREW FIXED AND COUNTER SUNK TO SWELDER EVIL'1 LIMMINI IN SUPPORT SYSTEM SEE ANS H742-135 SCREW FIXED AND COUNTER SUNK TO SWELDER EVIL'1 LIMMINI IN SUPPORT SYSTEM SEE ANS H742-135 SCREW FIXED AND COUNTER SUNK TO SWELDER EVIL'1 LIMMINI IN SUPPORT SYSTEM SEE ANS H742-135 SCREW FIXED AND COUNTER SINK TO SWELDER EVIL'1 LIMMINI IN SUPPORT SYSTEM SEE ANS H742-135 SCREW FIXED AND COUNTER SINK TO SWELDER EVIL I LIMMINI IN SWELDER SYSTEM SEE ANS H742-135 SCREW FIXED AND COUNTER SINK TO SWELDER EVIL I LIMMINI IN SWELDER SYSTEM SEE ANS H742-135 SCREW FIXED AND COUNTER SINK TO SWELDER EVIL I LIMMINI IN SWELDER SYSTEM SWELDER | D4) | BASEMENT VEHICULAR AND PEDESTRIAN GATES |
| 0 | PER MANUFACTURERS RECOMMENDATIONS. VM ZINC MEMBRANE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS | D4) | BASEMENT VEHICULAR AND PEDESTRIAN GATES |
| 9 | 20mm INSULATION SEE NBS H92-776A ON 215MM INTERNAL MASONRY STRUCTURE/TIMBER TO ENGINEERS DETAILS 10mm SCRATCH COAT (ARTIGHTNESS) (BLUE LINE) SEE NBS K20-200 | (D5) | SELECTED METAL GRATE TO VENT AREA |
| | 37.5MM INSULATED PLASTERBOARD CONSISTING OF 25MM RIGID INSULATION BOARD AND 12.5MM PLASTER BOARD WITH 2.5MM SKIM FINISH SEE NBS K10-165L & M20-110B | | ROOF AOV BY SPECIALIST CONTRACTOR, POSITION AND OPENING TO BE COORDINATED WITH |
| 3 | RETAINING WALL 440MM RETAINING WALLAS PER SE DETAILS | | ARCHITECT AND FIRE ENGINEER PRIOR TO INSTALLATION |
| 4 | THERMAL BLOCK | (D7) | AND OPENING TO BE COORDINATED WITH ARCHITECT AND FIRE ENGINEER PRIOR TO INSTALLATION SEE NBS H11-140A |
| | ROOF | D8 | SELECTED ELEVATOR LANDING DOORS SYSTEM |
| _ | WARM ROOF CONSTRUCTION: 100mm RIVER RUN GRAVEL, (SREEN ROOF/DECKING ON BITUMEN ROOF COVERING AS PER <u>SEE NBS /41-110 & Q37-1308</u> ON 12mm MARINE PLY ON 125mm INSLUATION SEE NBS /41-430 ON | 09 | SELECTED CURTAIN WALL GLAZING SYSTEM (insulated section) |
| 1) | VAPOUR CONTROL LAYER ON TIMBER FIRRING PIECES LAID TO FALL 1:80 (SEE ROOF PLAN) ON TIMBER ROOF JOIST AS PER SE DETAILS | | BALCONY/TERRACE |
| | BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS ON FIRING PIECES LAID TO FALLS 1:80min ON TIMBER ROOF JOISTS ALL TO ENGINEERS DESIGN AND DETAIL HIGH PERFORMANCE AIR TIGHTNESS | | SELECTED COMPOSITE TIMBER DECKING FIXED TO BATTENS & JOIST CRADLE SYSTEM |
| _ | MEMBRANE FIXED TO UNDERSIDE OF JOISTS SEE NBS K10-11A | (B1) | SEE NB3 J53-350A TO MANUFACTURERS SPECIFICATION & DETAILS ON STEEL STRUCTURE AS PER SE DETAILS. |
| 2) | FALL ARREST SYSTEM TO SPECIALIST DESIGN AND INSTALLATION SEE NBS J25-210 & 210A | | SELECTED COMPOSITE TIMBER DECKING FIXED TO BATTENS & JOIST CRADLE SYSTEM TO MANUFACTURERS SPECIFICATION SEE NBS J55-350A & DETAILS ON STRUCTURAL |
| 3) | PRESSED METAL SOFFIT FLASHING (RAL COLOUR TO MATCH WINDOW SYSTEM) MECHANICALLY FIXED TO METAL PURLIN SUPPORT SYSTEM PER MANUFACTURERS SPECIFICATIONS SEE NBS R10-321A | B2 | SLAB AS PER SE DETAILS. |
| D | BITUMEN ROOF COVERING SEE NBS J41-110 ON TAPPERED RIGID BOARD INSULATION LAID WITH A FALL TO RAINWATER OUTLET AND DOWNSPONT IN 10707 IF INSULATION LAID BOARD FOR DEEPS SECTION AT ANY | (B3) | TERRACE CONSTRUCTION SELECTED PAVING SLABS <u>SEE NBS J41-465A</u> WITH PEDESTAL SUPPORT SYSTEM <u>SEE NBS J41-467A</u> ON MOY MATERIALS PARALON MODIFIED BITUMEN OR SIMILAR |
| シ へ | ON TIMBER JOISTS AS PER SE DETAILS. | | APPROVED WATERPROOFING SYSTEM INSTALLED PER MANUFACTURERS SPECIFICATIONS SEE MSS 11-110 ON KINGSPAN OR SIMILAR APPROVED TAPERED RIGID BOARD INSULATION LAD WITH A FALL SEE MSS 141-330 TO WADE OR DRIVING IN ADDRODUCTOR DRADINGT DAILWATERD OF STATES AND |
| 5) | LIGHTWIGHT PRESSED METAL WITH INTEGRATED LIGHTING TO ENTRANCE CANOPY | | MID-85 AND DOWNSPOUT NOZZLE INSTALLED PER MANUFACTURERS SPECIFICATIONS ON STRUCTURAL CONCRETE SLAB PER ENGINEERS DETAILS AND SPECIFICATIONS |
| | INTERMEDIATE FLOOR | (B4) | SELECTED FRAMLESS AND TOUGHENED GLASS SCREEN GUARD RAIL, TO SELECTED RAILCOLOUR SEF 130-568 |
| | SELECTED FLOOR FINISH WITH 6mm ACOUSTIC UNDERLAY ON 60MM SCREED INCORPORATING UNDERFLOOR HEATING PIPEWORK SEE NBS M13-1204 (UNDERFLOOR | | TO MATCH WINDOW SYSTEM. |
| 1) | HEATING NOT APPLICABLE TO COMMUNAL AREAS) SEE MAE LAYOUTS ON 30mm INSULATION TO INSTALLERS SPECIFICATION ON 7mm STRUCTURAL SCREED TO ENGINEERS SPECIFICATION 200mm STRUCTURAL HOLLOWCORE SLAB TO ENGINEERS SPECIFICATION | (B5) | SELECTED GALVANZED MILD METAL BALUSTRADES WITH INSET VERTICAL RODS TO TERRACES |
| | GROUND FLOOR | | |
| 2) | SELECTED FLOOR FINISH WITH 6mm ACOUSTIC UNDERLAY ON 60MM CONCRETE SCREED INCORPORATING UNDERLOOR HEATING PIPEWORK SEE NBS M13-1204 (UNDERFLOOR HEATING NOT APPLICABLE TO COMMUNAL AREAS) SEE M&E LAYOUTS ON 30mm INSULATION TO INSTALLERS SPECIFICATION ON | | MISCELLANOUS |
| _ | TRANSFER SLAB TO ENGINEERS SPECIFICATION. 130MM SOFFIT INSULATION TO UNDERSIDE OF TRANSFER SLAB <u>SEE NBS K10-14A</u> BASEMENT FLOOR | (M1) | PRESSED METAL CAPPING PIECE SEE NBS F30-7808 ON 18mm MARINE PLY AND DPC |
| 3) | SELECTED FLOOR FINISH PAINT ON STRUCTURAL CONCRETE SLAB TO ENGINEERS | | POWDERCOATED PRESSED METAL FINISH TO BALCONY SOFFIT FIXED TO 15mm WBP |
| 2 | COMMON AREA | (M2) | PLYWOOD TO METAL STUD RAIL SYSTEM (INDICATIVE) SUSPENDED OF BALCONY PRIMARY STEELWORK FRAME SEE NOS 710-321A AND BRICKWORK TO PERIMETER. |
| ÷) | SELECTED FLOOR FINISH ON 6mm ACOUSTIC UNDERLAY ON | | |
| | | | |
| 1) | PEDESTRIAN PAVING SLARS FOR DETAILS SEE CE DETAILS | (M4) | TANKING AS PER SE DETAILS |
| シ ふ | | (M5) | DPM TO BE LAPPED INTO TANKING MEMBRANE TBC BY WATERPROOFING SPECIALIST |
| 9 | | | |
| 3 | VEHICULAR TARMAC. FUR DETAILS SEE CE DETAILS | | |
| 9 2 | LANDSCAPE AS PER DERMOT FOLEY'S DETAILS | | INTERNAL STAIRS |
| 9 | CE DETAILS | | 50mm DIA. STAINLESS STEEL HANDRAIL FIXED TO BRUSHED STAINLESS STEEL BRACKETS THAT ARE FIXED BACK TO BALUSTRADE SYSTEM TO BALUSTRADE MANUFACTURERS DETAILS & |
| | CEILING | (51) | APPROVALS. HANDRAIL TO COMPLY WITH THE REQUIREMENTS OF TGD PART K:2014 & PART M:2010 PROPORETARY GLAZED BALLISTRADE INFILL PANEL SYSTEM FIXED BACK TO STAIRS STRUCTURE |
| | GENERALLY MF CEILING SEE NBS K10-220C 220E & 220H SECTIONS AT 450MM MAX CENTERS FIXED | | TO MANUFACTURERS DETAILS. SYSTEM TO COMPLY WITH THE REQUIREMENTS OF TGD PART K-2014 |
| 1) | TO MF SUPPORT CHANNELS AS PER MANUFACTURERS RECOMMENDATIONS. 1 LAYER 12.5MM PLASTERBOARD CEILING | | |
| | SKIM AND PAINT FINISH TO CONCRETE SLAB. | S2 | PROPORIETARY BALLISTRADE INFILL PANEL SYSTEM FIXED BACK TO STAIRS STRUCTURE TO MANUFACTURERS DETAILS. |
| | (ALLOW 150MM CLEAR VOID) | | SYSTEM TO COMPLY WITH THE REQUIREMENTS OF TGD PART K2014 |
| 2) | ENTRANCE AREA | 0 | PAINTED AND SKIMMED PLASTERBOARD TO. SELECTED. EINISH |
| | I DATE I ZEMMI VALI SERVICES WITH JAM PLASTER FIXED WITH DRIVALI SCREVES WITH JAM PLASTER SKIM AND PAINT FINISH FIXED TO TIMBER BATTENS OR TOP HAT SECTIONS | 53 | TO UIS OF STAIRS AND CORE WALLS |
| 3) | MF CEILING SEE NES KID-220/8/220/6 SECTIONS AT 450MM MAX CENTERS FIXED TO MF SUPPORT CHANNELS AS PER MANUFACTURERS PERCENTRAL DEVICES AS AND A STREAM OF A | (S4) | SELECTED FLOORING TO STAIRS AND LANDINGS WITH CONTRASTING STAIR NOSINGS TO COMPLY WITH PART M |
| | RECOMMENDATIONS. 1 CATER 12-SMM PLASTERBOARD CEILING FIXED WITH DRIVALL SCREWS WITH 3MM PLASTER SKIM AND PAINT FINISH TO TIMBER STRUCTURE. | | |
| | (ALLOW 150MM CLEAR VOID) | | |
| | | | |
| ed section and specificatoin from apartment Blocks A, B, C & D, Phase 1, | | | |

ITEM 5: MATERIALS AND FINISHES



Blocks A & B, with white and red brick, and zinc cladding



Detailed section through roof parapet with zinc cladding



Junction of white brick with zinc cladding



ITEM 5: MATERIALS AND FINISHES



Hard and soft landscaping to communal courtyard



Detail of podium carpark and landscaped courtyard
RESPONSE TO OPINION OF ABP

ITEM 5: MATERIALS AND FINISHES

Although the material palette and detailing of the proposed buildings will carry through from Blocks A, B, C and D of Phase 1 of the Knockrabo development, wintergardens will be a new addition to the scheme.

It is proposed to use a "Lumon" or similar wintergarden system, which will provide private amenity spaces to apartments that are attractive and usable all year round, as well as mitigating against the noise of the future DEBP.

Our preferred wintergarden type is the "Railing-to-roof" version, where a fixed glass balustrade with aluminium handrail is provided up to a height of c. 1100mm above the balcony floor, and above the fixed handrail level, a frameless of folding glass screen is provided.

Elegant aluminum profiles are mounted onto the ceiling and the top of the balcony railing. Tempered glass panes measuring 6, 8, or 10mm thick are fastened to the profiles. These panes can withstand extremely strong winds, yet they are lightweight and easy to slide and fold.



Lumon Wintergarden System, Internal View



Lumon Wintergarden System, External View

Lumon Wintergarden System, External View



06 | SITE PLAN AND SCHEDULE



SITE PLAN & SCHEDULE

SCHEDULE

Schedule of Accommodation

| GENERAL | |
|--|----------------|
| Gross Site Area/Overall Knockrabo Lands (Ha) | 53890.0 Sq. m |
| Completed Units within Phase 1 Knockrabo lands | 119 |
| Permitted Units within Phase 1 Knockrabo lands yet to be completed | 6 |
| Proposed units as part of subject SHD Planning Application (Phase 2) | 227 |
| Total No. of units proposed within Overall Knockrabo Lands | 352 |
| Density (Gross Site Area/Overall Knockrabo Lands) | 65.3 Units/ha |
| Completed/permitted Public Open Space within Phase 1 Knockrabo lands | 4029.8 Sq. m |
| Permitted Public Open Space within Phase 1 Knockrabo lands yet to be completed | 2372.0 Sq. m |
| Proposed Public Open Space as part of subject SHD Planning Application | 5679.0 Sq. m |
| Total Public Open Space proposed within Overall Knockrabo Lands | 12080.8 Ha |
| % of Gross Site Area/Overall Knockrabo Lands as Public Open Space | 22.4% |
| Net Site Area/Overall Knockrabo Lands (Ha) | 41917.0 |
| Density (Net Site Area/Overall Knockrabo Lands) | 83 Units/ha |
| *Note: Net Density is calculated by excluding the area reserved for the access route to the DEBP and the area surrounding Cedar Mount house from the gross site area. Please refer to OMP design statement for further detail. | |
| Red Line Area for subject application (Ha) | 17795.0 Sq. m |
| Density (Red Line Area) | 127.6 Units/ha |
| Red Line Area subject application (Ha), exc. part of DEBP + CedarM.Reservations | 14448.0 Sq. m |
| Density (Red Line Area, excluding part of DEBP Reservation)) | 157.1 Units/ha |
| Proposed units as part of subject SHD Planning Application (Phase 2) | 227 |
| Proposed Public Open Space as part of subject SHD Planning Application | 5679.0 Sq. m |
| % of Red Line Areas as Public Open Space | 31.9% |
| Demolition Area | 0.0m² |
| | |

| RESIDENTIAL UNITS | Unit Type | Unit Numbers | % Mix |
|-------------------|------------------|--------------|--------|
| | 1-bed apartments | 76 | 33.5% |
| | 2-bed apartments | 145 | 63.9% |
| | 3-bed apartments | 6 | 2.6% |
| TOTALS | | 227 | 100.0% |

| CAR PAR | KING | No. Residential Units | Visitor/Drop off Parking (On street) | Go-Car Parking (On street) | Residential Parking (On- street) | Residential Parking (Podium) | Total Residential Parking per Block | Residential Parking Ratio | Total Car Parking Provision |
|-------------|------|--------------------------|--|-------------------------------|--|------------------------------------|--|------------------------------|-----------------------------------|
| Block E | | 8 | 1 | 0 | 1 | 7 | 8 | 1.00 | |
| Block F | | 84 | 3 | 2 | 12 | 48 | 60 | 0.71 | |
| Block G + H | | 135 | 12 | 0 | 22 | 70 | 92 | 0.68 | |
| TOTALS | | 227 | 16 | 2 | 35 | 125 | 160 | 0.70 | 178 |

| BICYCLE P/ | ARKING | No. Residential Units | No. of Bedspaces | Residential Bicycle Parking Requirement (DLRCC)* | Residential Bicycle Parking Proposed | Visitor Bicycle Parking Requirement (DLRCC)* | Visitor Bicycle Parking Proposed | Total Residential and Visitor Bicycle Parking Requirement (DLRCC)* | Total Bicycle Parking Requirement (Apartment Guidelines)** | Total Bicycle Parking Provision |
|-------------|--------|--------------------------|------------------|---|--|---|--|---|--|------------------------------------|
| Block E | | 8 | 15 | 8 | 15 | 1.6 | 10 | 9.6 | | 25 |
| Block F | | 84 | 137 | 84 | 138 | 16.8 | 44 | 100.8 | | 182 |
| Block G + H | | 135 | 232 | 135 | 236 | 27.0 | 76 | 162 | | 312 |
| TOTALS | | 227 | 384 | 227 | 389 | 45 | 130 | 272 | 498 | 519 |

*DLRCC - general minimum standard - 1 long stay parking space per 1 unit and visitor at 1 space per 5 units - 227 units + 45 (visitor) - 272 required for the scheme

**Note: Calculations are based on Apartment Guidelines - General Minimum Standard: 1 bicycle storage space per bedroom and visitor at 1 space per 2 units - 498 required for the scheme

Wall Mounted

Spaces 0

24

80 104 Cargo Spaces

4

| MOTOR BIKE PARKING | | Motorbike Parking (Podium) | ike Motorbike Tota ; Parking (On- Mot n) Street) Park | | Total Motorbike Parking | BICYCLE PARKING TYPE BREAKDOWN | Sheffield Stand Spaces | Stacked Spac |
|--------------------|--|----------------------------------|---|----|-------------------------------|--------------------------------------|---------------------------|--------------|
| Block E | | 0 | 1 | 1 | | Block E | 16 | 9 |
| Block F | | 3 | | 3 | | Block F | 110 | 46 |
| Block G + H | | 3 | 5 | 8 | | Block G + H | 170 | 60 |
| TOTALS | | 6 | 6 | 12 | | TOTALS | 296 | 115 |
| | | | | | - | · · · · · | | |

| COMMUNAL SPAC | CE No. Residential Units | Communal Open Space Requirement Apartment Guidelines*** | Communal Open Space Proposed (Level 00 + 01) | Communal Open Space Proposed (Roof level) | Communal Open Space Proposed Total | Tenant Amenity Proposed (Internal) |
|----------------------|-----------------------------|---|---|--|--|---|
| Block E | 8 | 54 | 175 | 0 | 175 | |
| Block F | 84 | 532 | 370 | 198 | 569 | |
| Block G + H | 135 | 869 | 1433 | 0 | 1433 | 537.2 |
| TOTALS | 227 | 1401 | 1978 | 198 | 2176 | 537.2 |
| ***Note: Communal On | en Snace Requirement is | hased on Anartme | nt Guidelines Mir | nimum Floor Area | s for Communal (| Amenity Snace |

| APARTMENTS | | | | | | | |
|--|--|--|---|--|--|-------------|--------|
| BLOCK E | | 1 BED | 2 BED | 3 BED | TOTAL | DUAL ASPECT | % |
| Level 00 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Level 01 | 0 | 1 | 1 | 0 | 2 | 2 | 100.0% |
| Level 02 | 0 | 0 | 2 | 0 | 2 | 2 | 100.0% |
| Level 03 | 0 | 0 | 2 | 0 | 2 | - 2 | 100.0% |
| Level 04 | 0 | 0 | 2 | 0 | 2 | 2 | 100.0% |
| 2010101 | 0 | | - | | 2 | - | 100.0% |
| SUBTOTAL | 0 | 1 | 7 | 0 | 8 | 8 | 100.0% |
| BLOCK F | 2 BED DUPLEX | 1 BED | 2 BED | 3 BED | TOTAL | DUAL ASPECT | % |
| level 00 | 0 | 0 | 1 | 0 | 1 | 1 | 100.0% |
| Level 01 | 3 | 6 | 7 | 0 | 16 | - 8 | 50.0% |
| Lovel 02 | | 5 | , | 0 | 10 | 6 | 12 0% |
| Level 02 | 0 | 5 | 9 | 0 | 14 | 6 | 42.5% |
| Level 04 | 0 | 5 | 9 | 0 | 14 | 6 | 42.5% |
| Level 04 | 0 | 5 | g | 0 | 14 | 6 | 42.9% |
| Level 05 | 0 | 5 | 9 | 0 | 14 | b | 42.9% |
| Level 06 | 0 | 3 | 4 | 0 | 7 | 5 | /1.4% |
| Level 07 | 0 | 2 | 2 | 0 | 4 | 4 | 100.0% |
| SUBTOTAL | 3 | 31 | 50 | 0 | 84 | 42 | 50.0% |
| BLOCK G | | 1 BED | 2 BED | 3 BED | TOTAL | DUAL ASPECT | % |
| Level 00 | 0 | 0 | 0 | 0 | 0 | 0 | ,,, |
| Level 01 | 0 | 4 | 5 | 0 | 9 | - 3 | 33 3% |
| level 02 | 0 | - | 7 | 1 | 14 | 6 | 42 94 |
| Level 03 | 0 | 6 | 7 | 1 | 14 | 5 | 12.2% |
| Level 05 | U | 6 | 7 | 1 | 14 | 6 | 42.9% |
| Level 04 | U | 0 | / | 1 | 14 | 0 | 42.9% |
| Level US | U | 6 | / | 1 | 14 | 0 | 42.9% |
| Level Ub | 0 | 5 | 4 | 1 | 9 | 3 | 33.3% |
| SUBTOTAL | 0 | 37 | 40 | 5 | 82 | 34 | 41.5% |
| | | 1 BED | 2 BED | 3 BED | TOTAL | | ٩/ |
| Level 00 | 0 | 0 | 0 | 0 | 0 | 0 | 70 |
| Level 01 | 0 | 2 | 7 | 0 | 9 | - 5 | 55.6% |
| Level 02 | 0 | - 1 | 9 | 0 | 10 | 6 | 60.0% |
| Level 03 | 0 | 1 | 9 | 0 | 10 | 6 | 60.0% |
| Level 04 | 0 | 1 | 9 | 0 | 10 | 6 | 60.0% |
| Level 05 | 0 | 1 | | 0 | 10 | 6 | 60.0% |
| Level 05 | U | 1 | 2 | 1 | 10 | 3 | 60.0% |
| SUBTOTAL | 0 | 7 | <u>ک</u> 45 | 1 | 4 53 | 32 | 60.4% |
| | | | | -1 | | | |
| Total | 3 | 76 | 142 | 6 | 227 | 116 | 51.1% |
| BLOCK E | Parking/Services | Tenant Amenity | GIA | NIA | % | | |
| Level UU | 223.6 | 0.0 | 50.5 | 0.0 | 0.0% | | |
| Level 01 | 0.0 | 0.0 | 241.2 | 149.9 | 62.1% | | |
| | | | | | | | |
| Level 02 | 0.0 | 0.0 | 241.2 | 184.5 | 76.5% | | |
| Level 02 Level 03 | 0.0 | 0.0 | 241.2 241.2 | 184.5 184.5 | 76.5% 76.5% | | |
| Level 02 Level 03 Level 04 | 0.0 0.0 0.0 | 0.0 0.0 0.0 | 241.2 241.2 241.2 | 184.5 184.5 184.5 | 76.5% 76.5% 76.5% | | |
| Level 02 Level 03 Level 04 Level 04 | 0.0 0.0 0.0 0.0 | 0.0 0.0 0.0 0.0 | 241.2 241.2 241.2 0.0 | 184.5 184.5 184.5 0.0 | 76.5% 76.5% 76.5% | | |
| Level 02 Level 03 Level 04 Level 04 SUBTOTAL | 0.0 0.0 0.0 0.0 223.6 | 0.0 0.0 0.0 0.0 0.0 | 241.2 241.2 241.2 0.0 1015.3 | 184.5 184.5 184.5 0.0 703.4 | 76.5% 76.5% 76.5% 69.3% | | |
| Level 02 Level 03 Level 04 Level 04 SUBTOTAL BLOCK F | 0.0 0.0 0.0 223.6 Parkina/Serviced | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity | 241.2 241.2 241.2 0.0 1015.3 | 184.5 184.5 0.0 703.4 | 76.5% 76.5% 76.5% 69.3% | | |
| Level 02 Level 03 Level 04 SUBTOTAL BLOCK F Level 00 | 0.0 0.0 0.0 223.6 Parking/Services | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 | 76.5% 76.5% 76.5% 69.3% | | |
| Level 02 Level 03 Level 04 Evel 04 SUBTOTAL BLOCK F Level 00 Level 00 | 0.0 0.0 0.0 223.6 Parking/Services 1517.9 | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 1051.4 | 76.5% 76.5% 76.5% 69.3% % 18.0% 74.2% | | |
| Level 02 Level 03 Level 04 SUBTOTAL BLOCK F Level 00 Level 01 Level 02 | 0.0 0.0 0.0 223.6 Parking/Services 1517.9 0.0 | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 | 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140 5 | 76.5% 76.5% 76.5% 69.3% % 18.0% 74.2% 82.5% | - | |
| Level 02 Level 03 Level 04 Level 04 SUBTOTAL BLOCK F Level 00 Level 01 Level 01 Level 02 Level 02 | 0.0 0.0 0.0 223.6 Parking/Services 1517.9 0.0 0.0 | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 | 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 | 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 | 76.5% 76.5% 76.5% 69.3% % 18.0% 74.2% 82.5% 80.7% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 00 Level 02 Level 02 Level 03 Level 03 Level 04 | 0.0 0.0 0.0 223.6 Parking/Service 1517.9 0.0 0.0 0.0 | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 | 241.2 241.2 241.2 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1251.1 | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 1061.4 1140.5 1009.7 1009.7 | 76.5% 76.5% 76.5% 69.3% % 18.0% 74.2% 82.5% 80.7% 80.7% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Evel 04 Evel 00 Level 00 Level 00 Level 01 Level 02 Level 02 Level 03 Level 04 Level 04 | 0.0 0.0 0.0 223.6 Parking/Service 1517.9 0.0 0.0 0.0 0.0 0.0 | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 | 76.5% 76.5% 76.5% 69.3% % 18.0% 74.2% 82.5% 80.7% 80.7% 80.7% | | |
| Level 02 Level 03 Level 04 Level 04 SUBTOTAL BLOCK F Level 00 Level 00 Level 02 Level 02 Level 03 Level 05 Level 05 Level 05 | 0.0 0.0 0.0 223.6 Parking/Service 1517.9 0.0 0.0 0.0 0.0 0.0 0.0 | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 | 241.2 241.2 241.2 0.0 1015.3 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 2251.1 | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 1009.7 | 76.5% 76.5% 76.5% 69.3% 18.0% 74.2% 82.5% 80.7% 80.7% 80.7% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 00 Level 02 Level 03 Level 04 Level 04 Level 05 Level 06 Lev | 0.0 0.0 0.0 223.6 Parking/Service 1517.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 | 0.0 0.0 0.0 0.0 7 7 7 7 7 7 7 7 7 7 7 7 | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 1251.1 | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 1009.7 | 76.5% 76.5% 76.5% 69.3% 18.0% 74.2% 82.5% 80.7% 80.7% 80.7% 80.5% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 01 Level 01 Level 03 Level 03 Level 04 Level 05 Level 06 Level 07 SUBTOTAL | 0.0 0.0 0.0 223.6 Parking/Service 1517.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 | 0.0 0.0 0.0 0.0 7 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 6iA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 603.5 361.6 804.7 | 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 1009.7 269.8 6078 ° | 76.5% 76.5% 76.5% 69.3% 80.7% 80.7% 80.7% 80.7% 80.5% 74.6% 74.6% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 01 Level 01 Level 02 Level 03 Level 03 Level 04 Level 05 Level 06 Level 07 SUBTOTAL | 0.0 0.0 0.0 223.6 23.6 24.0 200 200 200 200 200 200 200 200 200 2 | 0.0 0.0 0.0 0.0 7 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 1251.1 603.5 361.6 8042.2 | 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 269.8 6078.8 | 76.5% 76.5% 76.5% 69.3% 69.3% 74.2% 80.7% 80.7% 80.7% 80.7% 80.5% 74.6% 75.6% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 00 Level 01 Level 02 Level 03 Level 04 Level 05 Level 05 Level 07 SUBTOTAL BLOCK G | 0.0 0.0 0.0 223.6 Parking/Service 1517.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 0.0 1015.3 6IA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 603.5 361.6 8042.2 GIA | 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 1009.7 269.8 6078.8 6078.8 | 76.5% 76.5% 76.5% 69.3% 69.3% 18.0% 74.2% 82.5% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.5% 74.6% 75.6% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 00 Level 02 Level 03 Level 03 Level 05 Level 05 SUBTOTAL BLOCK G Level 00 Level 00 | 0.0 0.0 0.0 223.6 Parking/service 1517.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 | 0.0 0.0 0.0 0.0 7 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 1251.1 603.5 361.6 8042.2 GIA 1169.2 | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 1009.7 485.7 269.8 6078.8 NIA 537.2 | 76.5% 76.5% 76.5% 69.3% 9.3% 9.3% 9.3% 9.3% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.5% 74.6% 75.6% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 00 Level 03 Level 04 Level 04 Level 05 Level 06 Level 07 SUBTOTAL BLOCK G Level 00 Level 01 Leve | 0.0 0.0 0.0 223.6 Parking/Service 1517.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1517.9 Parking/Service 2206.9 0.0 | 0.0 0.0 0.0 0.0 7 Enant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 1251.1 603.5 361.6 8042.2 GIA 1169.2 1214.6 | 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 8607.8 607.8 537.2 624.1 | 76.5% 76.5% 76.5% 76.5% 76.5% 76.5% 76.5% 76.2% 74.2% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.5% 74.6% 75.6% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 00 Level 02 Level 03 Level 04 Level 05 Level 05 Level 06 Level 07 SUBTOTAL BLOCK G Level 01 Level 02 Level 01 Level 02 Level 01 Level 02 Leve | 0.0 0.0 0.0 223.6 247.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 | 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 1251.1 1251.1 603.5 361.6 8042.2 GIA 1169.2 1214.6 1201.6 | 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 | 76.5% 76.5% 69.3% 89.3% 18.0% 74.2% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.5% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 00 Level 03 Level 05 Level 05 SUBTOTAL BLOCK G ELevel 00 Level 00 Level 00 Level 01 Level 01 Level 01 Level 02 Level 03 Level 00 Le | 0.0 0.0 0.0 223.6 Parking/Service 1517.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 | 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 511.9 1430.0 1381.9 1251.1 12 | 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 509.8 6078.8 NIA 537.2 624.1 982.0 | 76.5% 76.5% 76.5% 69.3% 9 80.7% 82.5% 82.5% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.5% 74.6% 75.6% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 02 Level 03 Level 04 Level 05 Level 06 Level 07 SUBTOTAL BLOCK G Level 00 Level 01 Level 01 Level 01 Level 02 Level 02 Level 03 Level 04 Level 03 Level 04 Leve | 0.0 0.0 0.0 223.6 23.6 245.0 2517.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1517.9 2206.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 | 0.0 0.0 0.0 0.0 7enant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 603.5 361.6 8042.2 GIA 1169.2 1214.6 1201.6 1201.6 | 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 6078.8 NIA 537.2 624.1 982.0 982.0 | 76.5% 76.5% 76.5% 69.3% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.5% 74.6% 75.6% % 45.9% 51.4% 81.7% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 00 Level 02 Level 03 Level 07 SUBTOTAL BLOCK G Level 01 Level 01 Level 01 Level 01 Level 02 Level 03 Level 03 Level 03 Level 04 Lev | 0.0 0.0 0.0 223.6 247.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 | 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 6IA 511.9 1430.0 1381.9 1251.1 1251. | 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 269.8 6078.8 NIA 537.2 624.1 982.0 982.0 982.0 | 76.5% 76.5% 76.5% 69.3% 78.5% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.5% 74.6% 75.6% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 02 Level 03 Level 03 Level 05 Level 06 Level 06 Level 07 SUBTOTAL BLOCK G ELevel 00 Level 01 Level 01 Level 01 Level 02 Level 03 Level 04 Level 05 Level 04 Level 05 Level 04 Level 05 Level 04 Level 05 Level 05 Level 04 Level 05 Lev | 0.0 0.0 0.0 223.6 23.6 24.107.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 | 0.0 0.0 0.0 Contemposite 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 241.2 0.0 1015.3 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 1251.1 1251.1 603.5 361.6 8042.2 6IA 1169.2 1214.6 1201.6 1201.6 1201.6 739.5 | 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 6078.8 NIA 537.2 624.1 982.0 982.0 982.0 982.0 | 76.5% 76.5% 76.5% 99.3% 98.0% 74.2% 82.5% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.5% 74.6% 75.6% 75.6% 81.7% 81.7% 81.7% | | |
| Level 02 Level 03 Level 04 SUBTOTAL BLOCK F Level 04 Level 04 Level 00 Level 02 Level 03 Level 03 Level 05 Level 06 Level 07 SUBTOTAL BLOCK G Level 01 Level 02 Level 01 Level 02 Level 03 Level 04 Level 05 Level 05 Level 05 Level 05 Level 07 | 0.0 0.0 0.0 223.6 Parking/Service 1517.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1517.9 Parking/Service 2206.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 | 0.0 0.0 0.0 0.0 7enant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 603.5 361.6 804.2 GIA 1169.2 1214.6 1201.6 1201.6 1201.6 1201.6 1201.6 | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 6078.8 NIA 537.2 624.1 982.0 982.0 558.0 | 76.5% 76.5% 76.5% 89.3% 80.3% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 81.7% 81.7% 81.7% 81.7% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 03 Level 04 Level 05 Level 06 Level 07 SUBTOTAL Level 01 Level 02 Level 00 Level 01 Level 01 Level 02 Level 03 Level 04 Level 05 Lev | 0.0 0.0 0.0 223.6 223.6 245.0 253.6 253.6 253.6 253.6 20.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 603.5 361.6 8042.2 GIA 1169.2 1214.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 585.8 8625.5 | 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 1009.7 6078.8 NIA 537.2 624.1 982.0 982.0 982.0 558.0 6248.2 | 76.5% 76.5% 76.5% 89.3% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 81.7% 81.7% 81.7% 81.7% 81.7% | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 03 Level 04 Level 03 Level 04 Level 05 Level 06 Level 07 SUBTOTAL Level 01 Level 01 Level 01 Level 01 Level 02 Level 03 Level 04 Level 05 Lev | 0.0 0.0 0.0 223.6 223.6 245.7 245.7 257.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 603.5 361.6 8042.2 GIA 1169.2 1214.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 585.8 8625.5 | 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 6078.8 NIA 537.2 624.1 982.0 982.0 558.0 6248.2 | 76.5% 76.5% 76.5% 69.3% 80.7% | | |
| Level 02 Level 03 Level 04 SUBTOTAL BLOCK F Level 04 Level 04 Level 00 Level 00 Level 02 Level 03 Level 03 Level 05 Level 06 Level 07 SUBTOTAL BLOCK G Level 03 Level 03 Level 03 Level 04 Level 05 Level 05 Level 05 Level 07 SUBTOTAL BLOCK H Level 05 SUBTOTAL SUBTATAL SUBTAT | 0.0 0.0 0.0 223.6 223.6 245.79 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 0.0 0.0 0.0 0.0 7 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1255.1 1265.5 8655.5 | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 1009.7 1009.7 269.8 6078.8 NIA 537.2 624.1 982.0 982.0 982.0 982.0 600.9 558.0 6248.2 NIA 0.0 | 76.5% 76.5% 76.5% 69.3% 78.2% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.2% 72.4% | | |
| Level 02 Level 03 Level 04 Level 04 SUBTOTAL BLOCK F Level 00 Level 00 Level 02 Level 03 Level 03 Level 05 Level 06 Level 06 Level 01 Level 02 Level 01 Level 02 Level 04 Level 05 Level 04 Level 05 Level 04 Level 05 Level 07 SUBTOTAL BLOCK H Level 00 Level 07 SUBTOTAL | 0.0 0.0 0.0 223.6 223.6 245.0 245.0 200.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 | 0.0 0.0 0.0 0.0 7enant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 341.2 0.0 1015.3 361.4 511.9 1430.0 1381.9 1251.1 1251 | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 6078.8 NIA 537.2 624.1 982.0 982.0 982.0 558.0 6248.2 NIA 0.0 687.4 | 76.5% 76.5% 76.5% 9.3% 9.3% 9.3% 9.3% 9.3% 9.3% 9.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 74.6% 74.6% 74.6% 74.6% 74.6% 74.6% 74.6% 74.6% 74.6% 74.6% 74.5% 75.5% 7 | | |
| Level 02 Level 03 Level 04 Level 04 Level 04 Level 04 Level 04 Level 00 Level 00 Level 00 Level 00 Level 03 Level 03 Level 03 Level 04 Level 05 Level 04 Level 07 SUBTOTAL BLOCK G Level 00 Level 07 SUBTOTAL BLOCK G Level 00 Level 07 SUBTOTAL Level 00 Level | 0.0 0.0 0.0 223.6 223.6 245.79 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 1251.1 1251.1 1251.1 603.5 361.6 8042.2 2121.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 95.8 8625.5 GIA 0.0 984.3 984.3 | 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 269.8 6078.8 NIA 982.0 982.0 982.0 600.9 558.0 6248.2 NIA 0.0 687.4 803.1 | 76.5% 76.5% 76.5% 69.3% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 80.7% 81.7% 81.7% 81.7% 81.7% 81.7% 81.7% 81.7% 81.3% 80.2% 9.8% 81.6% | | |
| Level 02 Level 03 Level 04 SUBTOTAL BLOCK F Level 04 Level 04 Level 01 Level 02 Level 03 Level 03 Level 05 SUBTOTAL BLOCK G Level 06 Level 07 SUBTOTAL Evel 03 Level 04 Level 03 Level 04 Level 07 SUBTOTAL BLOCK H Level 07 SUBTOTAL BLOCK H Level 01 Level 02 Level 01 Level 02 Level 01 Level 02 Level 01 Level 02 | 0.0 0.0 0.0 223.6 223.6 247.6 247.6 247.6 257.6 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 | 0.0 0.0 0.0 0.0 7 Enant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 511.9 1430.0 1381.9 1251.1 12 | 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 269.8 6078.8 NIA \$37.2 624.1 982.0 982.0 982.0 982.0 558.0 6248.2 NIA 0.0 687.4 803.1 803.1 | 76.5% 76.5% 76.5% 69.3% 9 80.7% 80.7 | | |
| Level 02 Level 03 Level 04 SUBTOTAL BLOCK F Level 00 Level 00 Level 00 Level 03 Level 03 Level 05 Level 06 Level 06 Level 01 Level 01 Level 04 Level 05 Level 00 Level 01 Level 04 Level 01 Level 02 Level 04 Level 05 Level 05 Level 04 Level 05 Level 04 Level 05 Lev | 0.0 0.0 0.0 223.6 223.6 247.0 247.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 | 0.0 0.0 0.0 0.0 7enant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 341.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 6078.8 NIA 537.2 624.1 982.0 982.0 982.0 558.0 6248.2 NIA 0.0 687.4 803.1 803.1 | 76.5% 76.5% 76.5% 9.3% 9.74.2% 82.5% 80.7% | | |
| Level 02 Level 03 Level 04 Level 04 SUBTOTAL BLOCK F Level 00 Level 00 Level 00 Level 02 Level 03 SUBTOTAL BLOCK G Level 00 Level 01 Level 02 Level 03 Level 04 Level 05 SUBTOTAL BLOCK G Level 00 Level 01 Level 02 Level 02 Level 03 Level 04 Level 05 Level 04 Level 05 Level 04 Level | 0.0 0.0 0.0 223.6 223.6 245.79 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1255.1 8042.2 1214.6 1201. | 184.5 184.5 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 1009.7 1009.7 1009.7 1009.7 982.0 982.0 982.0 982.0 982.0 982.0 982.0 982.0 982.0 982.0 982.0 982.0 982.1 982.3 982.4 982.5 982.1 982.1 982.1 982.1 982.2 982.3 982.4 982.5 982.1 803.1 803.1 803.1 | 76.5% 76.5% 76.5% 69.3% 80.7% 81.7% 81.7% 81.6% 81.6% 81.6% 81.6% | | |
| Level 02 Level 03 Level 04 SUBTOTAL BLOCK F Level 04 Level 04 Level 04 Level 00 Level 01 Level 02 Level 03 Level 04 Level 05 Level 00 Level 01 Level 02 Level 03 Level 04 Level 05 Level 04 Level 07 SUBTOTAL BLOCK H Level 07 SUBTOTAL BLOCK H Level 01 Level 02 Level 01 Level 01 Level 02 Level 03 Level 04 Level 05 Level 01 Level 01 Level 01 Level 02 Level 01 Level 01 Level 01 Level 01 Level 02 Level 04 Level 05 Level | 0.0 0.0 0.0 223.6 223.6 247.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 | 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 511.9 1430.0 1381.9 1251.1 12 | 184.5 184.5 0.0 703.4 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 269.8 6078.8 NIA \$37.2 624.1 \$82.0 \$82.0 \$82.0 \$82.0 \$82.0 \$82.0 \$82.0 \$82.0 \$82.0 \$82.0 \$82.0 \$82.0 \$82.0 \$82.1 \$82.3 803.1 \$803.1 \$803.1 \$803.1 \$85.6 | 76.5% 76.5% 76.5% 69.3% 18.0% 80.7% | | |
| Level 02 Level 03 Level 04 Level 04 SUBTOTAL BLOCK F Level 00 Level 02 Level 03 Level 03 Level 05 Level 06 Level 07 SUBTOTAL BLOCK G Level 01 Level 02 Level 03 Level 04 Level 05 Level 04 Level 05 Level 05 Level 07 SUBTOTAL BLOCK H Level 07 SUBTOTAL Cevel 03 Level 04 Level 05 Level 05 Level 06 Level | 0.0 0.0 0.0 223.6 223.6 247.0 223.6 247.0 200.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 | 0.0 0.0 0.0 0.0 7enant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 341.2 0.0 1015.3 GIA 1430.0 1381.9 1251.1 1251.1 1251.1 1251.1 1251.1 603.5 361.6 8042.2 GIA 1169.2 1214.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 1201.6 984.3 984.3 984.3 984.3 984.3 984.3 984.3 984.3 984.3 | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 1061.4 1140.5 1009.7 10 | 76.5% 76.5% 76.5% 9.3% 9.74.2% 82.5% 80.7% | | |
| Level 02 Level 03 Level 04 SUBTOTAL SUBTOTAL Evel 04 Level 04 Level 04 Level 05 Level 05 Level 06 Level 07 SUBTOTAL Evel 06 SUBTOTAL SUBTOTAL Evel 05 SUBTOTAL SUBTAL SUBTOTAL SUBTOTAL SUBTAL SUBTAL SUBTAL SUBTAL SUBTAL SUBTOTAL SUBTAL SUBTA | 0.0 0.0 0.0 223.6 223.6 245.79 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 0.0 0.0 0.0 0.0 0.0 Tenant Amenity 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0. | 241.2 241.2 241.2 0.0 1015.3 GIA 511.9 1430.0 1381.9 1251.1 1255.1 1201.6 1200.6 1201.6 1200. | 184.5 184.5 184.5 0.0 703.4 NIA 92.3 1061.4 1140.5 1009.7 1009.7 1009.7 1009.7 1009.7 1009.7 269.8 6078.8 537.2 624.1 537.2 624.1 537.2 624.1 537.2 624.1 532.0 982.0 982.0 982.0 982.0 558.0 6248.2 NIA 0.0 6248.2 NIA 0.0 6248.2 NIA 0.0 627.4 803.1 803.1 803.1 803.1 803.1 803.1 803.1 805.1 1726 8 | 76.5% 76.5% 76.5% 69.3% 80.7% 82.5% 80.7% 81.6% 81.6% 81.6% 81.6% 81.6% 81.6% 81.6% 81.6% 81.6% | | |