

3.0 Housing Quality Assessment

Residential Refuse Space

Refuse storage is located in the courtyard area.

This storage is easily accessed by tenants, staff and refuse collectors. Staff will bring the bins from the bin store to the designated area for the collectors. Shared recycling facilities will be offered on site. The Waste storage facility will be adequately ventilated so as to minimise odours and potential nuisance from vermin/flies and taking account the avoidance of nuisance for habitable rooms.

Waste storage issues have been considered at the initial design stage to ensure access for all (including people with disabilities) in a brightly lit, safe and well-signed area, spacious enough for easy manoeuvrability, good ventilation and ready access if required for the control of potential vermin. Sufficient access and egress is provided to enable receptacles to be moved easily from the storage area to an appropriate collection point.

A waste storage/management report by AWN consulting will accompany the application.

We confirm the following will be provided:

- Receptacles will be re-useable and 1,100 litre capacity.
- Three bin collection system for residents will be provided: general waste, dry recyclables and organic/food/garden waste.
- Sufficient space will be provided to accommodate the collection of dry recyclables and organic kitchen/garden waste.
- Suitable waste water drainage points will be installed in the receptacle bin storage area for cleaning and disinfecting purposes.



3.0 Housing Quality Assessment

Bicycle Parking

Bicycle Parking and storage facilities are provided at a quantity in compliance with Sustainable Urban Housing: Design Standards for New Apartment guidelines 2020, section 4.17.

Covered and secure bicycle parking will be provided in two locations for residents:

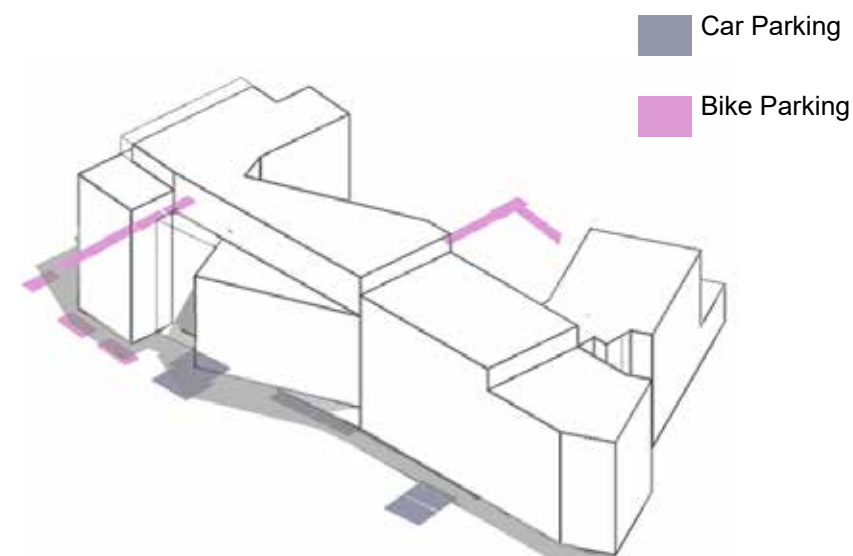
Provision of 176 no. long stay bicycle parking spaces (incl. cargo and 2 e-bike, 85 Stacked and 85 Sheffield) distributed within the central courtyard and North boundary (stacked parking with roof cover with Sheffield stands to the lower level) and 2 short stay cargo spaces and 8 short stay Sheffield spaces in the central courtyard with a further 34 short stay Sheffield spaces adjacent to the front and North boundary.

Bicycle parking will be located within the courtyard comprising double deck racks with Sheffield stands as the lower tier. Please see accompanying mobility report prepared by Barrett Mahony Consulting Engineers.

Car Parking

Car Parking and Bicycle parking for residents use is located at grade. Access is provided off Goatstown Road. Please refer to traffic and mobility report prepared by Barrett Mahony Consulting Engineers.

Total Long Stay	174
Cargo Long Stay	2
E-Bike	2
Stacked	85
Long Stay Sheffield	85
Short Stay	44
Short Stay Sheffield Front	34
Short Stay Sheffield Courtyard	8
Cargo Short Stay	2
Total Sheffield's	127
Total Bike Parking	218



Student Accommodation - Residential Support Facilities

Floor Level	Facilities	Area (m2)
Ground Floor	Refuse Store	44
	Management Office	11
Total		70
	Bicycle Storage	218 Total
	Short Stay (Sheffield)	42
	Long Stay Sheffield	85
	Long Stay Stacked	85
	Short Stay Cargo	2
	Long Stay Cargo	2
	Long Stay E-Bike	2

Student Accommodation - Residential Amenities

Floor Level	Facilities	Area (m2)
Ground Floor	Kitchen/ Tea Room	112
	Multi- functional Space 01	122
	Multi- functional Space 02	161
	Laundry	15
	Office / Concierge	11
	Communal Toilets	20
	Refuse	44
1st - 5th	Store	24
Ground Floor	Communal Terrace (External)	694
Fourth Floor	Communal Terrace (External)	170
	Communal Terrace (External)	50
Fifth Floor	Communal Terrace (External)	333
Total Amenity		1,247 (c.6sqm per person)

3.0 Housing Quality Assessment

Level	Unit	Description	Dwelling Unit Size (m²)	Number of Bed-rooms	Bed Spaces	Number of Bath-rooms	Shared Living Room / Kitchen Area Required (m²)	Shared Living Room Kitchen Area Provided (m²)	Minimum Bedroom Area Required (m²)	Bedroom Area Provided (m²)	Minimum Bedroom Area Required including ensuite (m²)	Bedroom Area Provided including ensuite (m²)	Required Amenity per bedspace	Provided Amenity per bedspace	Required External Amenity	Provision for Individuals with Disabilities
							See Note 1		See Note 1		See Note 2		See Note 3			
Ground	1	5 Person Apartment	108	5	5	5	20	28	8	10	12	12	5	9.1		
Ground	2	5 Person Apartment	109	5	5	5	20	24	8	10-14	12	12-16	5	9.1		
Ground	3	5 Person Apartment	115	5	5	5	20	35	8	10	12	12	5	9.1		
Ground	4	6 Person Apartment	128	6	6	6	24	34	8	10	12	12	5	9.1		
Ground	5	5 Person Apartment	106	5	5	5	20	24	8	10	12	12	5	9.1		
Ground	S1	Studio	27	1	1	1					25	27	5	9.1		yes
Ground	S2	Studio	27	1	1	1					25	27	5	9.1		yes
		Sub Total (L00)	620	26	28	28	104	145	40		110					
First	6	5 Person Apartment	108	5	5	5	20	28	8	10	12	12	5	9.1		
First	7	5 Person Apartment	109	5	5	5	20	24	8	10-15	12	12-17	5	9.1		
First	8	4 Person Apartment	89	4	4	4	16	27	8	10-11	12	12-13	5	9.1		
First	9	3 Person Apartment	74	3	3	3	12	24	8	10	12	12	5	9.1		
First	10	6 Person Apartment	122	6	6	6	24	28	8	10	12	12	5	9.1		
First	11	6 Person Apartment	121	6	6	6	24	27	8	10	12	12	5	9.1		
First	12	5 Person Apartment	113	5	5	5	20	24	8	10-17	12	12-19	5	9.1		
First	13	5 Person Apartment	108	5	5	5	20	28	8	10	12	12	5	9.1		
First	14	8 Person Apartment	178	8	8	8	32	44	8	10-15	12	12-17	5	9.1		
First	S3	Studio	27	1	1	1					25	27	5	9.1		yes
First	S4	Studio	27	1	1	1					25	27	5	9.1		yes
		Sub Total (L01)	1,076	47	49	49	188	254	72		158					
Second	15	5 Person Apartment	108	5	5	5	20	28	8	10	12	12	5	9.1		
Second	16	5 Person Apartment	109	5	5	5	20	24	8	10-15	12	12-17	5	9.1		
Second	17	4 Person Apartment	89	4	4	4	16	27	8	10-11	12	12-13	5	9.1		
Second	18	3 Person Apartment	74	3	3	3	12	24	8	10	12	12	5	9.1		
Second	19	6 Person Apartment	122	6	6	6	24	28	8	10	12	12	5	9.1		
Second	20	6 Person Apartment	121	6	6	6	24	27	8	10	12	12	5	9.1		
Second	21	5 Person Apartment	113	5	5	5	20	24	8	10-17	12	12-19	5	9.1		
Second	22	5 Person Apartment	108	5	5	5	20	28	8	10	12	12	5	9.1		
Second	23	8 Person Apartment	178	8	8	8	32	44	8	10-15	12	12-17	5	9.1		
Second	S5	Studio	27	1	1	1					25	27	5	9.1		yes
Second	S6	Studio	27	1	1	1					25	27	5	9.1		yes
		Sub Total (L02)	1,076	47	49	49	188	254	72		158					
Third	24	5 Person Apartment	108	5	5	5	20	28	8	10	12	12	5	9.1		
Third	25	5 Person Apartment	109	5	5	5	20	24	8	10-15	12	12-17	5	9.1		
Third	26	4 Person Apartment	89	4	4	4	16	27	8	10-11	12	12-13	5	9.1		
Third	27	3 Person Apartment	74	3	3	3	12	24	8	10	12	12	5	9.1		
Third	28	6 Person Apartment	122	6	6	6	24	28	8	10	12	12	5	9.1		
Third	29	6 Person Apartment	121	6	6	6	24	27	8	10	12	12	5	9.1		
Third	30	5 Person Apartment	113	5	5	5	20	24	8	10-17	12	12-19	5	9.1		
Third	31	5 Person Apartment	108	5	5	5	20	28	8	10	12	12	5	9.1		
Third	32	8 Person Apartment	178	8	8	8	32	44	8	10-15	12	12-17	5	9.1		
Third	S7	Studio	27	1	1	1					25	27	5	9.1		yes
Third	S8	Studio	27	1	1	1					25	27	5	9.1		yes
		Sub Total (L03)	1,076	47	49	49	188	254	72		108					
Fourth	33	5 Person Apartment	108	5	5	5	20	28	8	10	12	12	5	9.1		
Fourth	34	5 Person Apartment	109	5	5	5	20	24	8	10-14	12	12-16	5	9.1		
Fourth	35	5 Person Apartment	119	5	5	5	20	38	8	10	12	12	5	9.1		
Fourth	36	5 Person Apartment	121	5	5	5	20	33	8	10-16	12	12-18	5	9.1		
Fourth	37	7 Person Apartment	152	7	7	7	28	38	8	10	12	12	5	9.1		
Fourth	S9	Studio	27	1	1	1					25	27	5	9.1		yes
Fourth	S10	Studio	27	1	1	1					25	27	5	9.1		yes
		Sub Total (L04)	663	27	29	29	108	161	40		110					
Fifth	38	8 Person Apartment	171	8	8	8	32	40	8	10-13	12	12-16	5	9.1		
Fifth	39	8 Person Apartment	183	8	8	8	32	35	8	10	12	12-17	5	9.1		
		Sub Total (L05)	354	16	16	16	64	75	16		24					
		TOTAL	4,865	210	220	220										

Note 1- AREAS REFER TO P.334 DUBLIN CITY DEVELOPMENT PLAN 2022-2028

Note 2- GUIDELINES ON RESIDENTIAL DEVELOPMENTS FOR 3RD LEVEL STUDENTS - SECTION 50 FINANCE ACT 1999

Note 3- Dublin City Council Development Plan 2022 - 2028

4.0 | Urban Design Principles

4.0 Urban Design Manual - A best practice guide criteria

3.1 Context

How does the development respond to its surroundings?

- Appropriate increases in density respect the form of buildings and landscape around the site’s edges and the amenity enjoyed by neighbouring users
- Form, architecture and landscaping have been informed by the development’s place and national, regional and local policy & objectives
- The development positively contributes to the character and identity of the neighbourhood
- Appropriate responses are made to the nature of specific boundary conditions

The massing of the building creates a strong urban edge to the Goatstown Road and has being carefully considered regarding day and sunlight penetration. The building’s mass steps down towards the south allowing enhanced sunlight and daylight penetration into the communal courtyard and associated units which over look them. This along with the courtyard facing east allows it to benefit from that morning sunlight.

The previous sections illustrate in detail, how the new development responds to the existing context.

3.2 Connections

Connections: How well is the new neighbourhood / site connected?

- There are attractive routes in and out for pedestrians and cyclists
- The development is located in or close to a mixed-use centre
- The development’s layout makes it easy for a bus to serve the scheme
- The layout links to existing movement routes and the places people will want to get to
- Appropriate density, dependent on location, helps support efficient public transport

The new development will cater to students of UCD and will also utilise the existing LUAS, traffic and bus movements which will form easy links to the surrounding area and greater Dublin area. When choosing which area to live in, most people will choose a neighbourhood that permits easy or close access to the places that they need or like to visit on a regular basis so the placement of this development will be ideal, due to it being located on a proposed bus connections route.

Active public spaces and landmark buildings provide a sense of place in cities. Our vision is to create quality architecture that will identify this as a quality place to live.

3.3 Inclusivity

Inclusively: How easily can people use and access the development?

- Design and layout enable easy access by all
- There is a range of public, communal and/or private amenity spaces and facilities for people of different ages.
- Areas defined as public open space will be clearly defined, accessible and open to all.
- New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers

For a residential development to be considered inclusive, it should include provision for accommodation of different types, sizes and tenures. Providing this choice will enable people from different backgrounds to benefit from the opportunity afforded by the development, and will help to create a balanced, sustainable community.

The open space is designed to be overlooked by the units so that the objective is to provide well trafficked areas.

Soft landscaping is used to soften the visual impact of any physical separation boundaries. Please see accompanying report prepared by RMDA landscape architects.

Consideration has been given to the accessibility for all building users. Moving through and around the site, meets the requirements of Part M and where possible exceeds them in pursuit of best practice. Level access will be provided to Goatstown Road and all units throughout the scheme will be complaint with Part M access requirements. Positioning of disabled parking bays will be allocated to ease movement to the access cores. The main circulation cores are provided with lifts and Part M compliant stair ways.

Variety: How does the development promote a good mix of activities?

- Activities generated by the development contribute to the quality of life in its locality
- Uses that attract the most people are in the most accessible places
- Neighbouring uses and activities are compatible with each other
- Housing types and tenure add to the choice available in the area

The internal communal spaces are multi- functional to maximise flexibility of use for the residents.

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

- The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design.
- Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems.
- Buildings, gardens and public spaces are laid out to exploit the best solar orientation.
- Appropriate recycling facilities are provided.

The development seeks to make the most of it’s surrounding resources, capitalising on sustainable drainage and soft landscaping, ensuring direct sunlight penetrates open spaces as far as reasonably possible. Appropriate massing and building scale has been considered to ensure that it maximises the use of the site in accordance with Planning Policy and it’s surrounding context.

Achieving efficiencies in land use should be considered in tandem with the objective of creating well-designed neighbourhoods that are pleasant to live in. Good urban design, whilst increasing densities, should also provide good quality, liveable homes. This development is appropriately scaled in the correct location to ensure sustainable communities.

The scheme will be sustainable through the use of low energy materials, efficient energy systems and by using the highest quality materials to provide a truly sustainable development. The building is laid out to optimise the solar orientation and ensure units have excellent day lighting. Ronan Meally has been retained to calculate the day lighting and confirm that the apartment units receive more than adequate daylight, the buildings do not overshadow neighbouring properties and the landscaped courtyards receive many hours of sunshine daily.

Distinctiveness: How do the proposals create a sense of place?

- The place has recognisable features so that people can describe where they live and form an emotional attachment to the place
- The scheme is a positive addition to the identity of the locality
- The proposal successfully exploits views into and out of the site

Creating a sense of place is at the heart of a sustainable development. A variety of extended uses are available to the residents including private amenity space, cafe with associate open spaces.

The choice of bricks, glazing and metal panelling draw out some of the design character but also ensures the building is very much of it’s time and will age respectfully.

Views into the site can help to create strong connections between existing areas and new and help to improve a sense of connectivity and community. The removal of the existing planting at the footpath in order to provide a landscaped edge to the public realm, forms a transitional space between the public and private areas without impacting on the sight lines or accessibility for vehicles. The building also provides an active frontage in the form of common areas at the ground floor.

4.0 Urban Design Manual - A best practice guide criteria

3.7 Layout

Layout: How does the proposal create people-friendly streets and spaces?

- Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.
- The layout focuses activity on the street by creating active frontages with front doors directly serving the street.
- Traffic speeds are controlled by design and layout rather than by speed bumps.
- Block layout places public spaces in front of building lines and private space to the back.

Drawing on some of the principles set out in best practice urban design, the new development creates a human centric environment, with widened pavements, drop-offs and space to dwell on the street.

3.8 Public Realm

Public realm: How safe, secure and enjoyable are the public areas?

- All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use
- The public realm is considered as a usable integrated element in the design of the development
- There is a clear definition between public, semi private, and private space
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

The communal courtyard space will be managed using access control providing for secure and enjoyable spaces for the residents. Visual connections will improve visual safety for residents.

The quality of the amenity space of this development is key to having a successful development. The open space will be inviting, are located to optimise sunlight and shelter from prevailing winds and will be well appointed with high quality finishes and fixtures.

The open spaces will enjoy a high level of natural passive surveillance from the units above so that users of the open space will feel comfortable and safe, creating a strong relationship between the private and public space will mean that residents will be encouraged to feel a strong sense of ownership over the public realm. This strong sense of ownership will reinforce the safety and security of the public realm by ensuring that anti-social behaviour will not go unchallenged.

3.9 Adaptability

Adaptability: How will the buildings cope with change?

- The homes are energy-efficient and equipped for challenges anticipated from a changing climate

Inevitably, over time demographic changes can occur, and so the design, through the use of modern construction and building techniques can facilitate changes in use and layout over time. This is particularly important when changes in residential uses occur, as such the building can be reconfigured to allow in change in mix and typology. During the summer months of the year the accommodation can be adapted to use suitable for tourism.

4.0 Urban Design Manual - A best practice guide criteria

3.10 Privacy & Amenity

Privacy / amenity: How do the buildings provide a high quality amenity?

- Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.

In accordance with Planning Policy and best practice, visual amenity has been maximised to ensure that minimum overlooking distances have been achieved and external private amenity is configured in such a way to ensure privacy.

3.11 Parking

Parking: How will the parking be secure and attractive?

- Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces
- Materials used for parking areas are of similar quality to the rest of the development
- Adequate secure facilities are provided for bicycle storage

The provision of parking has been allocated at grade level which best serves the scheme, both in terms of its security and visual amenity..

Secure bicycle parking for use by the residents will be provided within the communal courtyard space.

The location and layout of all bicycle parking has been designed to be incorporated within the landscape design strategy while also being well lit, secure and safe for use. Please refer to the landscape section for more detail.

Detailed design: How well thought through is the building and landscape design?

- The materials and external design make a positive contribution to the locality
- Design of the buildings and public space will facilitate easy and regular maintenance
- Open car parking areas are considered as an integral element within the public realm design and are treated accordingly
- Care has been taken over the siting of flues, vents and bin stores

The architecture and landscape design of the scheme will work together to make a high quality coherent scheme. Particular attention has been paid to the materials and facade design used in those parts of the public realm such as the Goatstown Road Elevation and side access road.

Residential amenity space (external) is provided at ground floor level for exclusive use for the inhabitants. Uses such as multi-functional spaces, shared games room and social spaces will enhance the offering for residents and create spaces for people to interact helping form a richer community. By providing these bespoke internal amenity spaces the quality of development is enhanced and the community is established.

The landscape and building design have been considered symbiotically to ensure adequate SUDS is provided, open green space for visual amenity and careful landscaping and building design around the building context. Earlier chapters cover the design detail, materiality, massing and envelope design in greater detail. Please see accompanying landscape report prepared by RMDA for further detail.

5.0 | Proposed Summary

5.1 Schedule of Accommodation

GOATSTOWN STUDENT RESIDENCE		P19-181		SCHEDULE OF AREAS									
Pods	Ground Floor		First Floor		Second Floor		Third Floor		Fourth Floor		Fifth Floor		TOTAL
	P1	115	P6	115	P15	115	P24	115	P33	115	P38	172	
	P2	119	P7	119	P16	119	P25	119	P34	119	P39	183	
	P3	125	P8	98	P17	98	P26	98	P35	127	P40		
	P4	172	P9	118	P18	118	P27	118	P36	129			
	P5	114	P10	131	P19	131	P28	131	P37	167			
			P11	131	P20	131	P29	131					
			P12	121	P21	121	P30	121					
			P13	116	P22	116	P31	116					
			P14	198	P23	198	P32	198					
Studios	S1	27	S3	27	S5	27	S7	27	S9	27			
	S2	27	S4	27	S6	27	S8	27	S10	27			
Amenity	Kitchen/Tea Room	112											
	Communal Toilets	20											
	Student Lounge 1	122											
	Student Lounge 2	161											
	Office	11											
	Entrance Hallway	32											
	Refuse	41											
	Laundrette	15	Store	6	Store	6	Store	6	Store	6			538
Back Of House	P1/2 Stair Lobby	49	Lobby 1	24.84	Lobby 1	25	Lobby 1	25	Lobby 1	25	Lobby 1	22.3	
	Lift 1	4	Stairway 1	17.94	Stairway 1	18	Stairway 1	18	Stairway 1	18	Stairway 1	18	
	P1/2 Stairs	12	Lift 1	3.31	Lift 1	3	Lift 1	3	Lift 1	3	Lift 1	3	
	Lift 2	4	Lobby 2	12.7	Lobby 2	13	Lobby 2	13	Lobby 2	22.2	Plant		
	Stairway	24	Lift 2	3.31	Lift 2	3	Lift 2	3	Lift 2	4			
			Stairway 2	24.8	Stairway 2	25	Stairway 2	25	Stairway 2	18			
Total Net	1,305	1,293	1,293	1,293	807	398						6,389	
Total Gross	1,366	1,354	1,354	1,354	893	467						6,786	
External Amenity	694									50	333	1247	1,785 TOTAL AMENITY
										170			
GFA				Bike spaces								Site Area	3438.2
Ground Floor	1365.8			Short stay	44								
First Floor	1353.5			Long stay	174								
Second Floor	1353.5												
Third Floor	1353.5												
Fourth Floor	892.5												
Fifth Floor	467.4												
Total GFA		6786.2											
Plot Ratio		2.0											
Site Coverage		40%											
					Car parking spaces								
					Set-down	4							
					Wheelchair accessible	2							
					TOTAL	6							

Proposed Ground Floor Plan





1 PROPOSED 1ST & 2ND FLOOR PLAN
1 : 200

Architectural drawing of the proposed 3rd floor plan for a building on Goatstown Road. The plan shows a complex layout with multiple rooms, corridors, and stairwells. Rooms are labeled with codes like P1, P2, P3, etc., and their respective areas. The building is surrounded by other structures and a road. A scale bar indicates 0m to 20m. The drawing is titled "PROPOSED 3RD FLOOR PLAN" and "1:200".





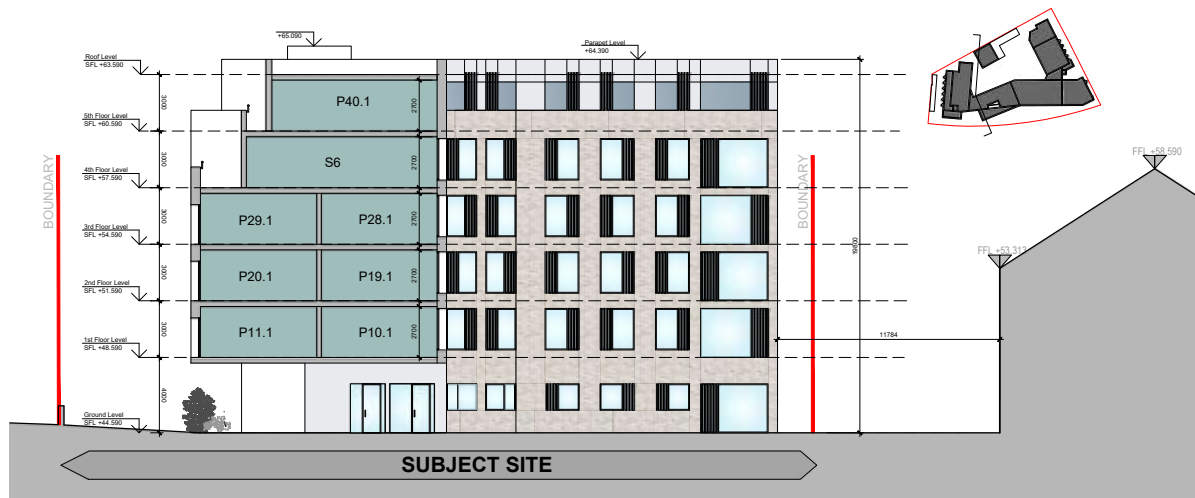
Proposed Elevations



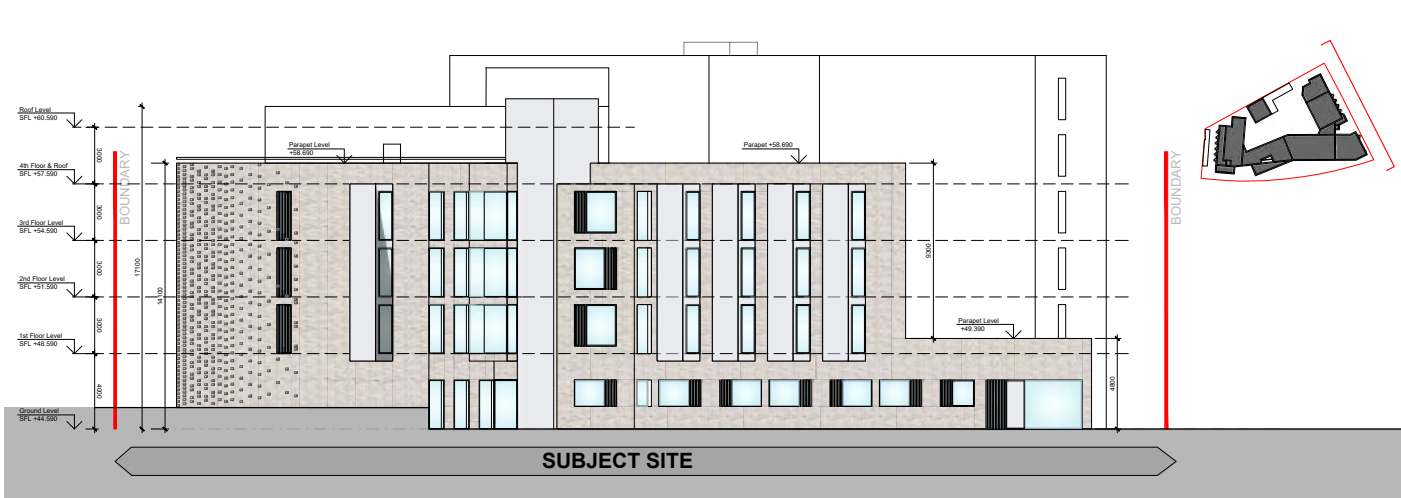
W PROPOSED (street) WEST ELEVATION
1 : 500



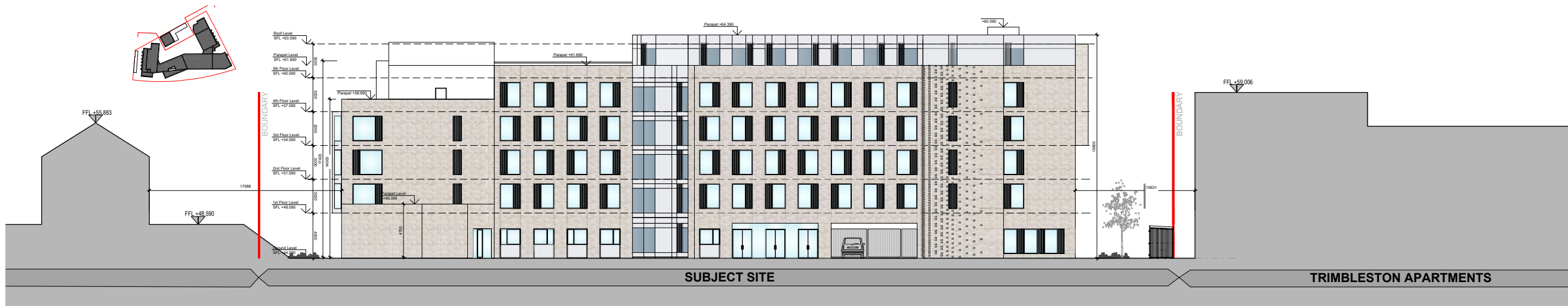
E PROPOSED (street) EAST ELEVATION
1 : 500



1 PROPOSED SOUTH ELEVATION - SECTION
1 : 200

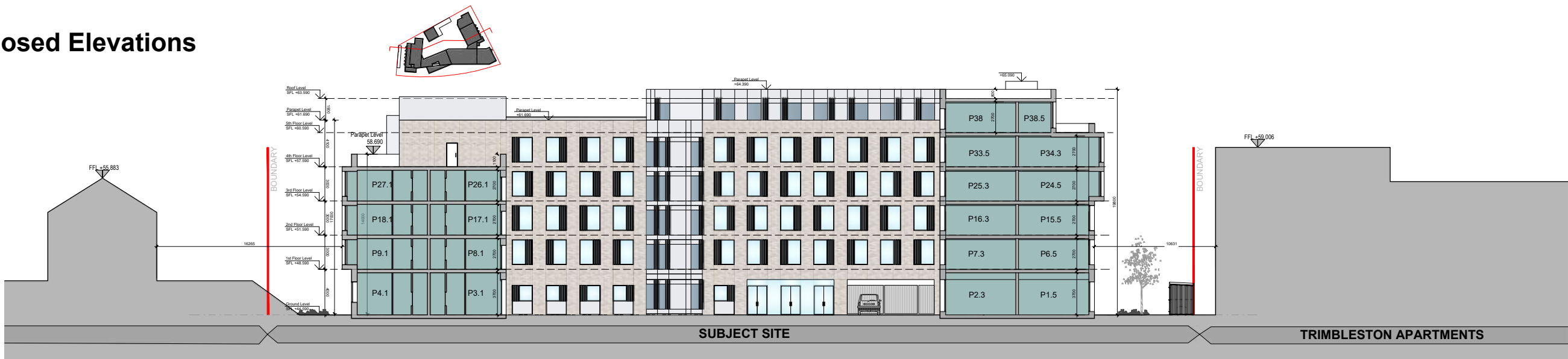


2 PROPOSED SOUTH ELEVATION
1 : 200

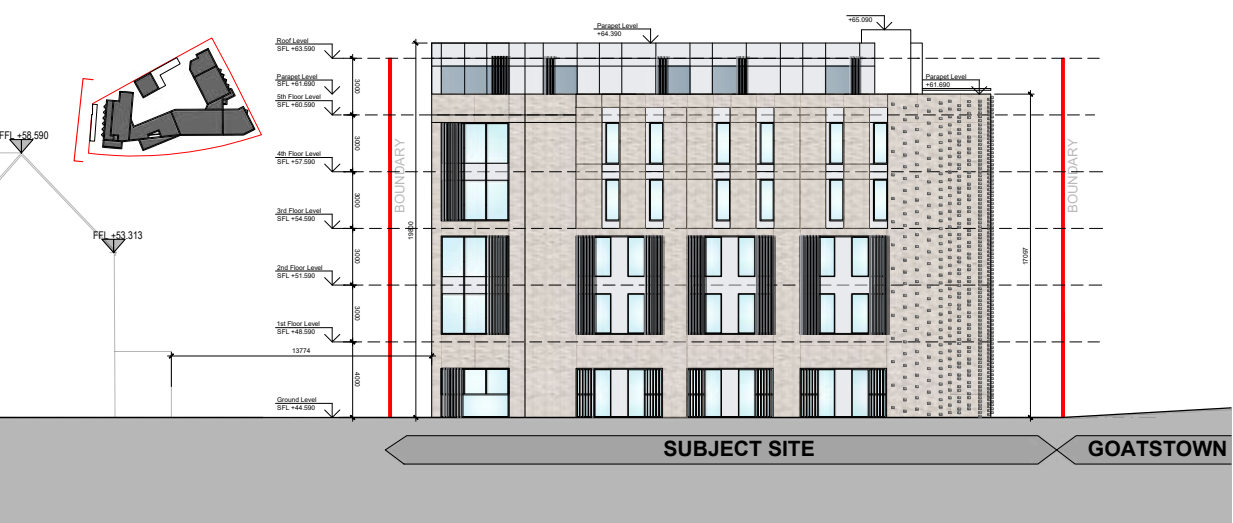


3 PROPOSED EAST ELEVATION
1 : 200

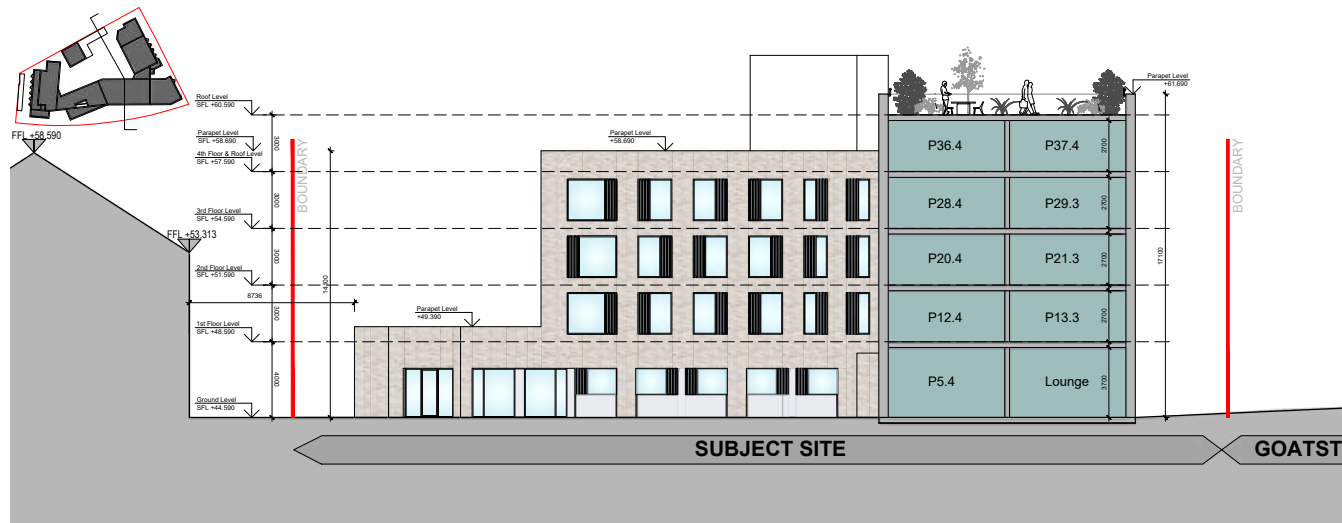
Proposed Elevations



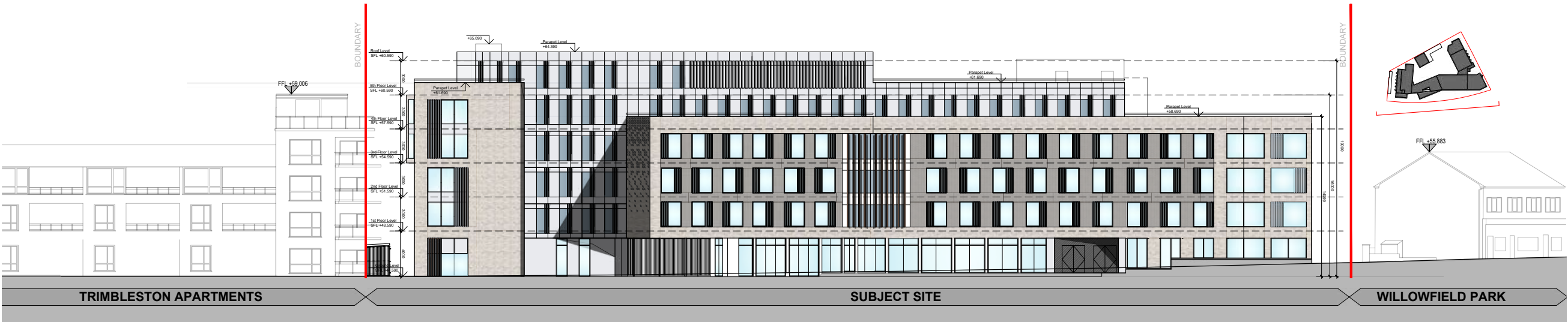
1 PROPOSED EAST COURTYARD ELEVATION - SECTION
1 : 200



2 PROPOSED NORTH ELEVATION
1 : 200



3 PROPOSED NORTH COURTYARD ELEVATION - SECTION
1 : 200



4 PROPOSED WEST ELEVATION
1 : 200

6.0 | Conclusion



6.1 Conclusion

The proposed design described in this report engages with the requirements and recommendations of the Dun Laoghaire Rathdown Development Plan 2022-2028, and the Sustainable Residential Development Compact Settlement Guidelines as well as the Sustainable Urban Housing Design Standards for New Apartments.

The planning and design of the scheme has been further informed by the advice, comments and recommendations made during the consultation meeting with Dun Laoghaire Rathdown Planning Department.

A number of adjustments have been incorporated into the design in response to the issues raised at the pre-planning meeting.

The proposed building will enhance the character of the area whilst also providing employment opportunities in the area both during construction and at the operational stage .

The development will provide a contemporary purpose-built student residential development with high quality spaces and materials and considered landscaping.