



COADY
ARCHITECTS

TALLAGHT APARTMENT DEVELOPMENT

PART 8 DESIGN STATEMENT

for

South Dublin County Council

July 2020

Job Ref: 2578

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1.0 Introduction

1.1 General

This report together with other consultants' documentation and drawings has been prepared on behalf of South Dublin County Council and comprises the Part 8 Planning Application for an affordable rental residential development. This residential application forms part of a wider masterplan on lands owned by South Dublin County Council.

1.2 Development Location

The 0.4903-hectare site lies west of new road currently under construction connecting Fourth Avenue and Belgard Square North, Tallaght, Dublin.

1.3 Development Description

The development will consist of the construction of 133 affordable rental apartments with a community facility (c 12,918m²) in three blocks ranging from three to eight storeys with associated balconies/ terrace for each apartment and roof mounted solar panels linked by a single storey podium.

- Block A (west- c. 5,162m²) accommodates 2 no. studios, 31 no. 1 bed apartments and 28 no. 2 bed apartments.
- Block B (east – c. 5,903m²) accommodates 1 no. studio, 33 no. 1 bed apartments, 35 no. 2 bed apartments, 1 no. 3 bed apartment and the community facility.
- Block C (south – c. 255m²) accommodates 2 no. 3 bed 3 storey maisonette apartments
- Podium (c. 1598 m²) accommodates 39 no. car parking spaces which includes 3 no. universal access spaces, 246 no. bicycle spaces, ESB substation and switch room, plant rooms, bins, and other maintenance stores.

Ancillary site development works include the provision of pedestrian zip link/ greenway, access roadway, footpaths, 24 no. bicycle spaces, hard and soft landscaping, new boundary treatments and a landscaped courtyard at podium level.

1.4 Design Team

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1.5 Design Framework – Standards and Policies

The proposed development has been designed with regard to:

- South Dublin County Council Development Plan 2016 – 2022
- Tallaght Town Centre Local Area Plan 2020
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, March 2018
- Quality Housing for Sustainable Communities, DOEHLG, 2007
- Universal Design Guidelines for Homes in Ireland, NDA CEUD, 2015

1.6 Supporting Documents

The Architectural Design Statement and the planning application drawings should be read in conjunction with the following technical reports and drawings prepared by the project team and submitted as part of the application:

- Housing Quality Assessment
- Civil Engineering Drawings
- Engineering Services Report
- Outline Construction Management Plan
- Site Specific Flood Risk Assessment
- Traffic and Transport Report
- Mobility Management Plan
- Waste Management Plan
- Sustainability Report
- Public Lighting Report and Drawings
- Daylight Assessment
- EIAR Screening Report
- Appropriate Assessment Screening Report
- Childcare Assessment
- Tree Survey and Arboricultural Report

2.0 Planning Context

2.1 South Dublin County Council Development Plan 2016 – 2022

The subject site is zoned 'Objective REGEN – To facilitate enterprise and/or residential led regeneration'. The application is consistent with this zoning.

2.2 Tallaght Town Centre Local Area Plan 2020

The site is subject falls within the boundary of the Tallaght Town Centre Local Area Plan. The development control standards and guidelines within the LAP relevant to this application are discussed in detail later in this report.

3.0 Site Context

3.1 Site Location

The site is located near the centre of Tallaght, north of Square Shopping Centre, Council Offices and Civic Theatre.

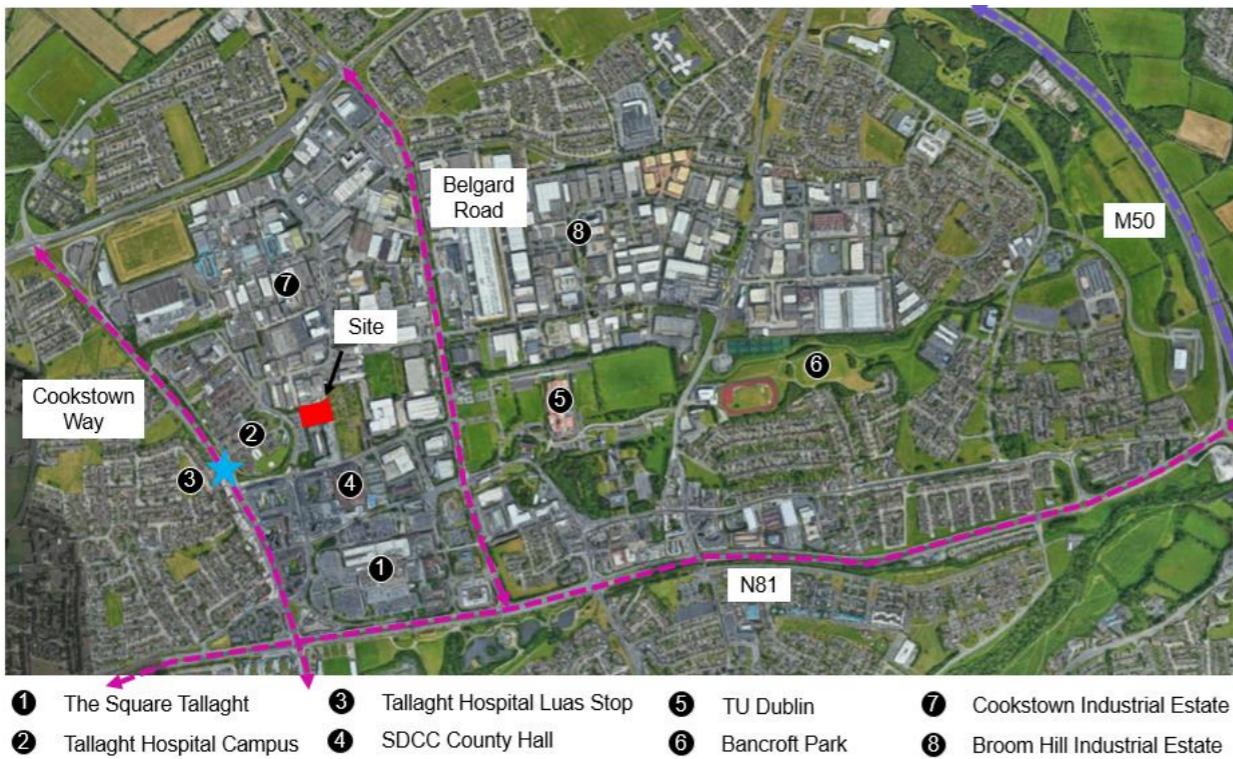


Fig. 1 Site Location

2.1.1 The site is bounded to the north by Cookstown Industrial Estate and The Exchange Hall apartments and The Grain Hall buildings to the south. Tallaght Hospital campus lies to the west with a surface carpark located directly adjacent to the shared boundary. The eastern boundary of the proposed development is currently a construction site for a new road that will link Fourth Avenue and Belgard Square North and facilitate access to the development.

3.2 Tallaght Zip/ Greenway

The site lies on the western end of the Tallaght Zip/ Greenway. The final section of the route terminating at Tallaght Hospital will be provided as part of this development.

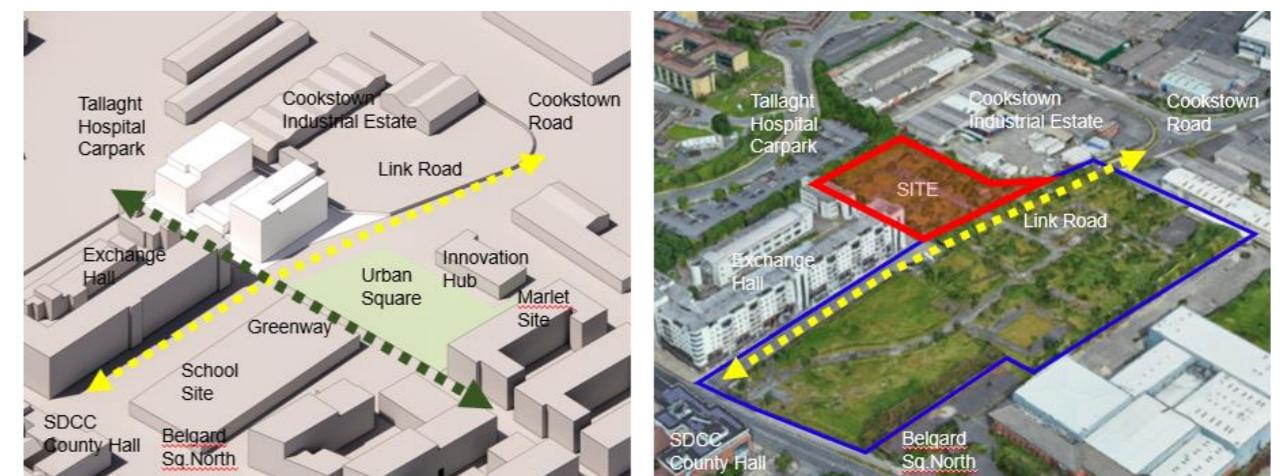


3.3 Site Masterplan

The application site forms part of wider masterplan of South Dublin County Council lands that includes a new urban square, innovation hub and school. These elements of the masterplan are subject to separate planning applications and are independent from this application.



Cookstown Industrial Estate has been the subject of an application for future residential development and a significant mixed use develop has been granted for the lands to the east of the new urban square



The application site is located at the confluence of the proposed urban square, Zip/ Greenway, and link road.

3.4 Site Description

The site is a brownfield site, formerly an area of a wider temporary halting site. It is currently in use as a storage area for materials in the construction of the road linking Fourth Avenue and Belgard Square North.

4.0 Development Strategy

4.1 Key Issues

The key issues identified in formulating the proposal for the application site were as follows:

- Deliver an 'Affordable Rental' apartment building
- Be a vibrant component of the wider site masterplan
- Form the new urban edge to the proposed square and provide the final section of the 'Greenway'.
- Comply with the Tallaght Town Centre LAP.
- Connect to the Tallaght District Heating Scheme.
- Deliver appropriate architectural response to contribute to rejuvenation of the area.
- Proposals to be cognisant of existing and proposed adjacent development
- Provide quality sustainable homes

4.2 Constraints and Opportunities

The site presents several challenges and opportunities that are identified on the site analysis diagram below.



Fig. 5 – Existing Site

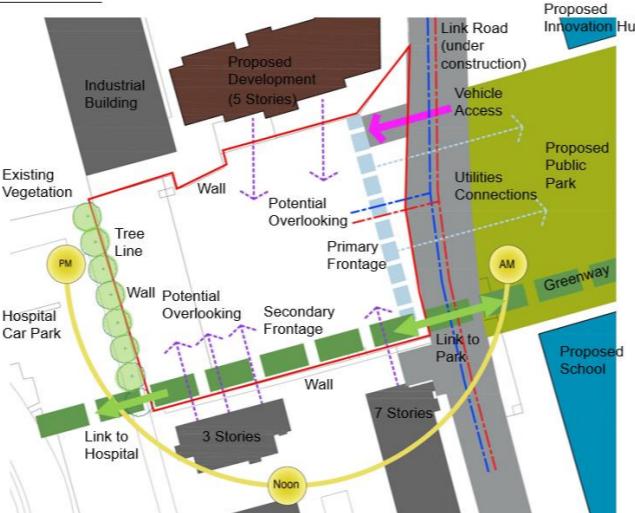


Fig. 6 – Site Analysis

4.3 Design Strategy

The building form and layout strategy developed for the site was based on the following concept:

- Two primary north south orientated rectilinear parallel blocks linked by a single storey podium.
- Primary blocks 6/7/8 storeys in height responding to site conditions
- Greatest building height at nodal point of Zip/Greenway, Link Road and Public Park
- 10 units per floor per block served by 2 circulation cores.
- South/ East/ West primary aspect of all living spaces. Dual aspect at corners.
- A third smaller and lower 3 storey block to the south addressing the Zip/ Greenway.
- Ground level own door access units addressing urban square and Zip/ Greenway
- Ground level community facility accessed off main entrance at urban square.
- Podium with secure car and bicycle parking, plant, landlord and service areas below.
- Landscaped courtyard at podium deck level providing communal amenity space.
- Maximise views over urban square, landscaped courtyard, and engage with Zip/Greenway

4.4 Design Precedents

The scheme design has been developed with reference to similar European housing schemes incorporating a community facility, a shared resident's courtyard, and secure bicycle storage. Individual apartments have been planned to allow for washing machines and provision of a drying room within their storage areas.

5.0 Architectural Proposals

5.1 Form and Massing

The apartments are laid out in 3 blocks:

- Block A to the west is predominately 7 storeys high stepping down to 6 storeys at its southern end. The step down to the lower height is in recognition of the 3/4 storey building on the adjacent site.
- Block B is 7/8 storeys in height. The 8th floor is set back from the eastern parapet edge to the centre of the block form, save for the south east corner at the junction of the new urban square, Zip/Greenway, and the new link road. At this strategic node, the block rises the full 8th floors expressing the importance of this location.
- Block C is more modest in scale rising 3 storeys above the Zip/ Greenway.

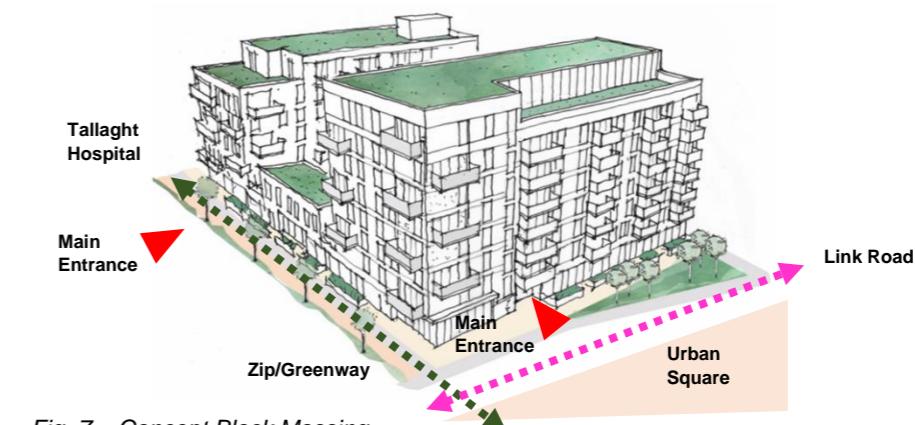


Fig. 7 – Concept Block Massing

- Blocks A and B contain multiple apartments over several floors accessed from communal circulation areas. Block C contains 2 no. 3-storey own door access maisonette apartments.
- The 3 blocks are linked by a single storey podium. The upper deck to the podium is a communal landscaped courtyard for the enjoyment of all residents. The ground level of the podium contains the bin stores, plant, car, and bicycle parking.
- There is no basement in the proposed scheme design.

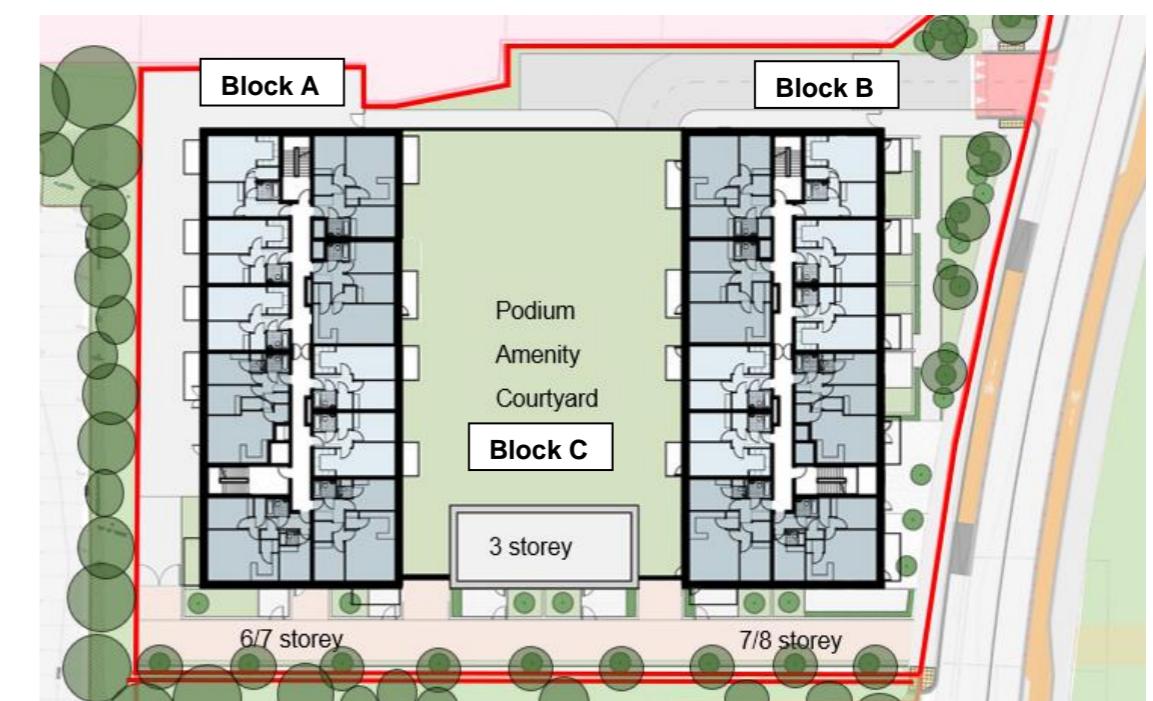


Fig. 8 Concept Upper Floor Plan

5.2 Access and Approach

The development site is currently landlocked. The construction of the new link road provides access and creates street frontage along the eastern boundary.

- The main access to Block B is in the south east corner, addressing the public realm, urban square and separating the ground floor community facility to the south from the apartments to the north.
- Access to Blocks A and C is from the Zip/Greenway, animating this zone.
- All vehicular traffic is routed along a short roadway parallel to the northern boundary giving access to the podium car park. The Greenway will accommodate service/maintenance vehicular access.



Fig. 9 - Concept Ground Floor Plan

5.3 Interaction with the Public Realm

The ground floor apartments are all own door access units, animating the south facade to zip and the east façade to the new urban square. Private terraces enclosed with low masonry walls and railings provide a secure separation and threshold between the public realm and the private spaces of these dwellings.

The location of the community facility at the convergence of the Zip, square and link road, provides the opportunity to develop the relationship between the development and the wider community in existing and proposed adjoining residential developments.



Fig. 10 – View of Block B Entrance/ Community Facility/ Zip/Greenway.

5.4 Building Layout

The typical upper floor layouts for Blocks A and B are mirrored across the courtyard. A straight and generous central corridor is served by a stair core at each end. Lifts are adjacent to the southern stair cores in each block reflecting the main entrance locations from the Zip/ Greenway and the link road. There are 10 no. apartments per typical floor with the quantities reducing on the topmost floors reflecting the building setbacks.

5.5 Roof Forms

Flat roofs are proposed for Blocks A, B and C. This allows for the provision of a green roof build up to contribute to the project SUDS strategy. The roofs are accessible for maintenance purposes only. No roof terraces are proposed. An indicative area of photovoltaic panels has been indicated to the roof of Block A. The requirement for this renewable technology will be dependent on the final Building Regulations Part L and nZEB compliance strategy adopted for the project. The panels may not be needed as the connection to the district heating system may achieve the Renewable Energy Contribution required under Building Regulations. The roof profile future proof the development allowing installation of heat pumps or additional PV panels if required at a future date. Refer to the Sustainability Report accompanying this application for further details.



Fig. 11 - Aerial View from the North East

5.6 Accessible Apartments

The development includes 1 no. 1 bed and 1 no. 2 bed bespoke accessible apartments. They are located to either side of Block C on the ground floor. (Apartments no. 2 and no. 64 on drawing 0512) Own door access from the Zip/ Greenway is supplemented by access from the communal circulation providing a direct internal route from the universal access car parking spaces. The unit layouts have been developed with reference to 'Universal Design Guidelines for Homes in Ireland' published by National Disability Authority. All spaces are larger than the typical apartments to accommodate the potential varying needs of future residents. The bedroom and bathrooms are planned to allow for the provision of direct hoist route between the rooms. Refer to Apartment Type A5 on drawing 0532 and Apartment Type B5 on drawing 0533 for detailed layouts.

5.7 Building Services

A large centralised plant room is proposed at the ground floor of Block A. This will house water tanks and other building services. A design study is being undertaken to connect the project to the Tallaght District Heating Scheme as described in the Tallaght Town Centre Local Area Plan. Connection to the district heating system would provide hot water for washing and space heating in a low cost and efficient manner for the building residents. A substation and switch room has been indicated in the north east corner opening to the car park access roadway. Final confirmation of the need for the substation will be subject to detailed discussions with the ESB. Further details of building services are described in the Sustainability Report accompanying this application.



Fig. 12 - Aerial View from the South West

5.8 Materiality and Façade Strategy

A restrained palette of high-quality and durable materials is proposed for the development.

- All external walls are clad in brick.
- Glazing throughout is powder coated aluminium externally.
- The main entrances to Blocks A and B are provided with entrance canopies clad pressed metal panels. Similar canopies of a reduced scale are also provided to the own units facing the new urban square.
- Balustrades to balconies are painted metal to harmonise with the glazing and cladding.

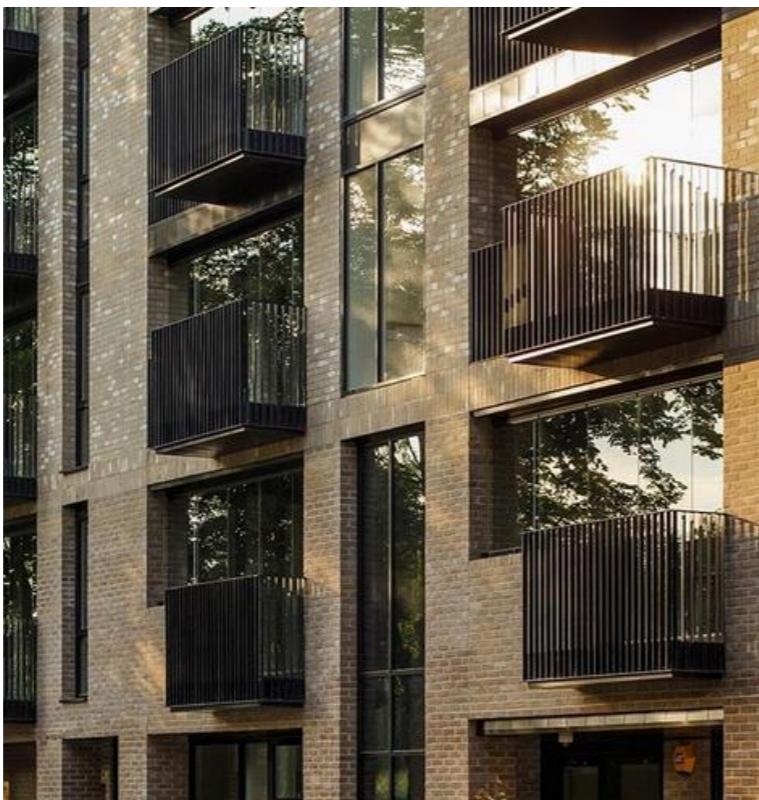


Fig. 13 – Façade Materiality

Brick has been selected as the primary cladding material due to its attractive appearance, natural robustness and the low maintenance regime associated with its use. Brick has been successfully utilised on numerous public and private housing and apartments schemes throughout major European cities and is an appropriate choice for this development. The specific brick utilised will be to later agreement with the Planning Authority.

Brick soldier course banding is proposed for intermediate floor levels to provide subtle variation to the facades. Windows are set back into the brick facades to convey a sense of depth and solidity to the block forms as well as providing relief along the elevations. The heads of the windows to top floors of the southern gable and selected areas of the east and west elevations are accentuated by recessed panels. Feature brick detailing is also proposed in selected areas, notably the main entrances to Blocks A and B, highlighting these key locations.



Fig. 14 Brick Detailing

Glazing throughout the development is generously proportioned with floor to ceiling windows throughout including all bedrooms to upper floors. Typical 1 bed units have an entire glazed external wall to ensure adequate daylight is provided to the living kitchen/living/dining rooms. Similar sized glazed screens incorporating windows for ventilation and access door to balconies are provided to the larger 2 and 3 bed apartments. Living rooms are located on the corners of the blocks and provided with additional windows for dual aspect. Large picture windows are proposed to the southern ends of Blocks A and B where the scheme addresses the Urban Square and Zip/ Greenway



Fig. 15 - View of South East Corner

Cantilevered balconies modulating along the upper floor levels provide visual interest and variation to the brick facades as well as ensuring passive surveillance of the public realm. The balustrades will be formed from vertical metal fins allowing daylight through while provided a robust urban response.

All four stair cores are located at the perimeters of the building affording the opportunity to be expressed by long vertical strips of curtain wall glazing identifying them as the communal vertical circulation.

5.9 Sunlight and Shadow Studies

The building block forms were carefully considered to maximise sunlight penetration to the courtyard and minimise overshadowing to adjacent properties. Shadow studies from the 21st March are illustrated below.

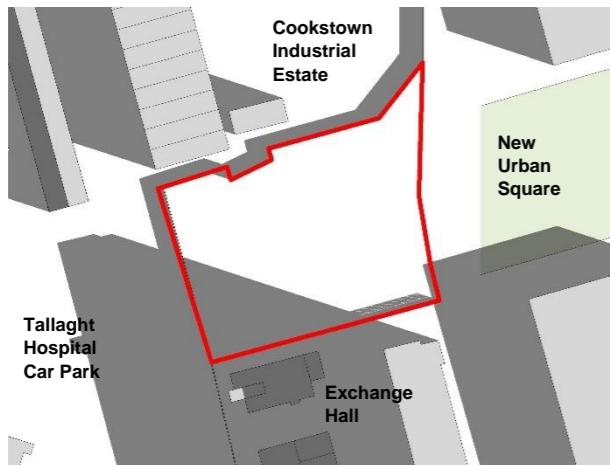


Fig. 16 - Existing March 21st – 9am

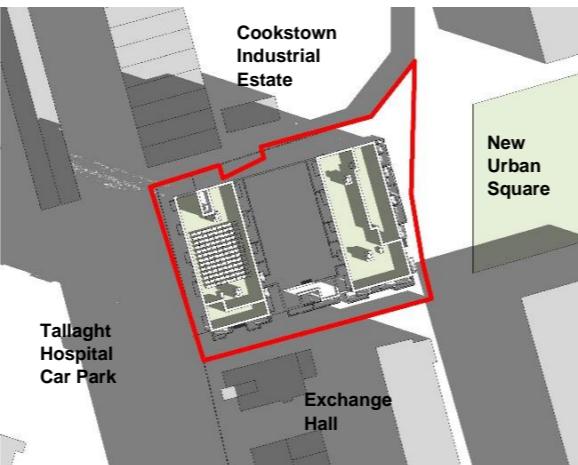


Fig. 17 - Proposed March 21st – 9am

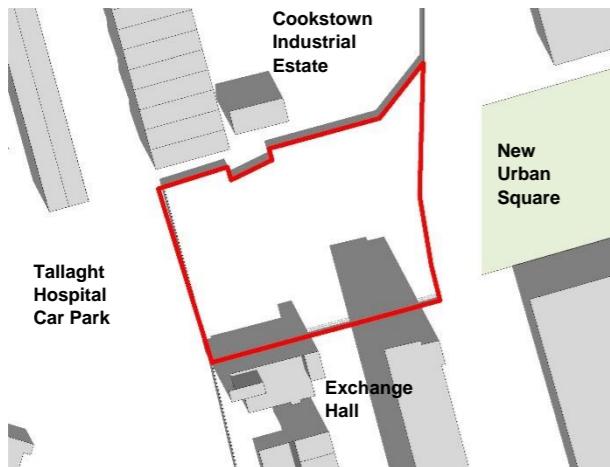


Fig. 18 - Existing March 21st – 12 noon

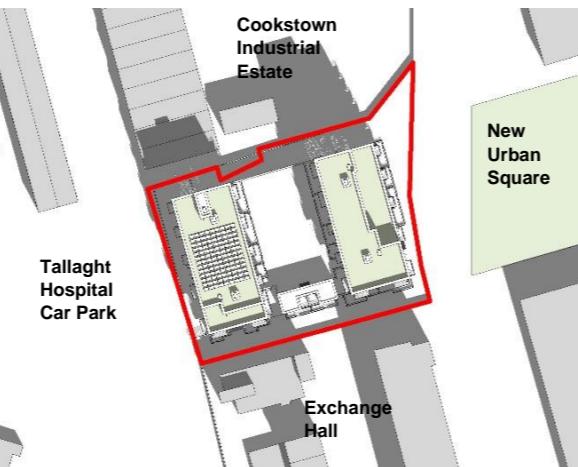


Fig. 19 - Proposed March 21st – 12 noon

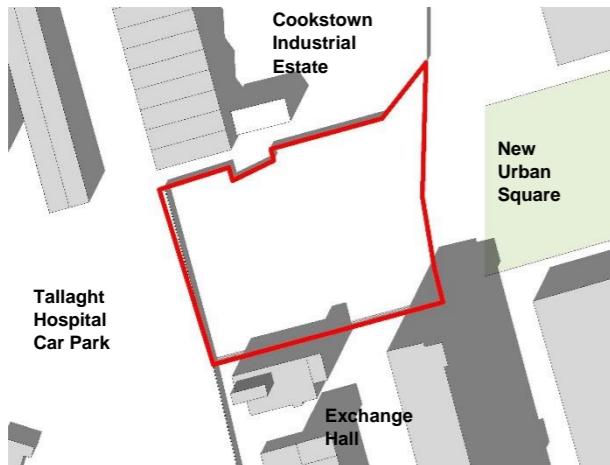


Fig. 20 - Existing March 21st – 3pm

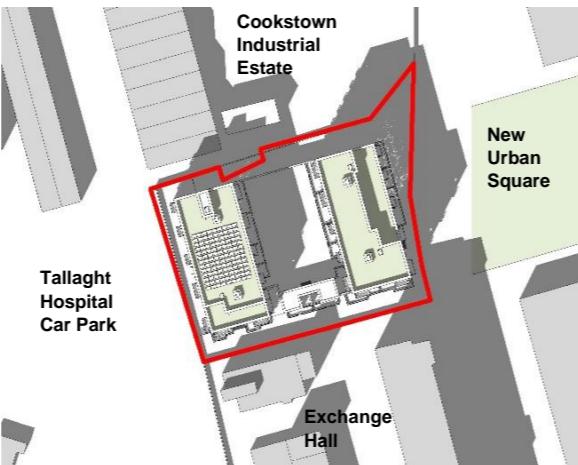


Fig. 21 - Proposed March 21st – 3pm

5.10 Shadow Analysis

As the application site is situated to the north of Exchange Hall the proposed development has no impact on the sunlight received to the buildings within this complex

The carpark to Tallaght Hospital to the west is already in considerable shadow in the early morning from the 7 storey Exchange Hall building. The proposed development will increase this overshadowing to a small area in the north of the carpark in the early morning only.

The overshadowing of the Cookstown Industrial Estate to the north has been minimised by having the narrow ends of Block A and B facing this boundary and providing a generous opening separating the blocks in the single storey podium courtyard. Overshadowing is greatest with the low early morning sun but by mid-afternoon the impact of the proposed development is significantly reduced.

The new urban square is unaffected by the proposed development before 3pm. Some overshadow will occur in late afternoon with the low Springtime sun angle.

5.11 Daylighting

The proposed scheme design has been developed with regard to the guidance contained in BRE guide 'Site Layout Planning for Daylight and Sunlight' (2nd edition). External glazing throughout the apartments is well in excess of the minimum Building Regulation window standard of 10% of a habitable room area.

- Living/ Kitchen/ Dining Room windows are full height, and full width of the rooms for all 1 bed apartments amounting to 30% of the habitable room area. Larger 2 bed units on the corners of the blocks are provided with additional generous full picture windows to their living spaces amounting to 35% of the habitable room area.
- Bedrooms are also provided with full height glazing amounting to 21% of the habitable room area for a typical double bedroom.
- Balustrades at all balconies are formed metal uprights permitting daylight penetration.

The results of these design decisions will see over 80% of the habitable rooms in the development achieve the BRE target Average Daylight Factor. This exceeds the daylighting criteria in the international assessment standards BREEAM and LEED.



Fig. 22 - Glazing to Living Spaces



Fig. 23 - Glazing to Stair Cores

The quantum of glazing to the communal staircores renders them as bright, safe and inviting spaces for residents with views over the surrounding area.

5.12 Existing Trees and Vegetation

A tree survey was carried out for the South Dublin County Council masterplan lands. In respect of the application site the appraisal report noted that:

'the site is brownfield in aspect... Only a small proportion of this zone now supports vegetation, much in the form of naturally redeveloping thicket in conjunction with some remnant of plantings relating to prior use. This area is heavily disturbed and irregular of surface, including remnants of roads and buildings as well as stockpiles of soil and rubble. Many of the plants arise from demolition rubble or what is the framework of the prior site usage and what is envisaged to have been landscaping pertaining thereto.'

It is proposed to clear the entire application site for the construction of the development

5.13

Landscape and Site Boundaries

The proposed ground floor level of the building is set by the level where the new link road, the Exchange Hall site entrance and the application site converge facing the urban square. The different facades to the building perimeter vary in their ground floor accommodation and relate to different site conditions and adjacent levels. The landscape treatment of the respective external areas reflects and responds appropriately to these differing circumstances.



Fig. 24 – Proposed Landscape Plan

The Block B main entrance is where Zip/ Greenway, link road, urban square and the proposed scheme converge. A generous paved plaza, gently sloping towards the public footpath, with appropriate public lighting acknowledges this significant area. The location of the community facility with visitor bicycle parking to the plaza signifies the engagement of the development with the wider public realm.

The site broadens to the north of the plaza as the link road deviates eastwards. The change in level of approximately 800mm between the rising link road and level access own door apartments along the eastern façade is accommodated in a gently sloped area with planting and feature trees. This landscaped buffer zone affords a level of privacy and protection to these apartments. A separate footpath runs from the paved entrance plaza to steps at the car park entrance road providing access to terraces and entrances of the own door units.

The final section of the Tallaght Zip/ Greenway runs along the entirety of the southern boundary of the development. The ground surface treatment here emulates the large panels separated with banding proposed for the urban square but is finished in areas of permeable paving to contribute to the SUDS strategy for the project. Strips of shrub planting with feature trees are set into cut outs from the private terraces to the own door units along the Zip as visual punctuation to this linear route and to afford a level of privacy to the own door units. A line of smaller trees appropriate to the scale of this pedestrian zone is proposed along the southern boundary.

It is proposed to provide a new boundary treatment between the application site and the Exchange Hall complex replacing the existing wall with a 2.4m high post and panel fence. This will retain the security line between the sites whilst allowing a degree of visual connection and permeability between the Zip and the mature trees and landscaping on the Exchange Hall site. A strip of new shrub planting is proposed for the base of this fence line to soften the edge and contribute to biodiversity.

Ground level along the western and north west boundaries of Block A is a service and maintenance zone providing external access to the plant room and allowing façade maintenance. This area is secured at both to mitigate against anti-social behaviour.

The zone along the north eastern boundary accommodates the vehicular access roadway to the podium carpark.

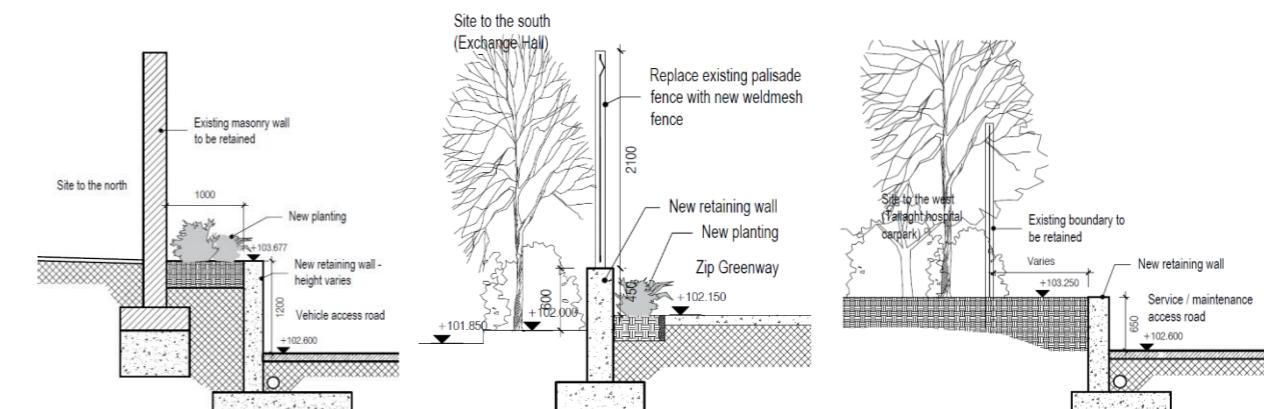


Fig. 25 - North – Cookstown

Fig. 26 - South – Exchange Hall

Fig. 27 - West – Tallaght Hospital

The relationship between the existing levels of Tallaght Hospital car park, Cookstown Industrial Estate and the development necessitate the construction of a retaining wall approximately 1.2m high along the entirety of the northern and western boundaries. The retaining walls are offset from the boundaries to allow the existing boundary walls and fences to be retained. New planting is proposed for the residual zones between the new retaining walls and existing boundaries.

5.14

Podium Courtyard

The top deck of the podium is landscaped as a communal amenity space. Access to this area is for residents only through corridors at first floor level adjacent to the main stair and lift cores to Blocks A and B. The 2 no. apartments in Block C have direct access to the courtyard in their north facades. There is no access to the courtyard from the public realm. A looped circulation route runs to the perimeter of the courtyard with entrance points to passive and active spaces. A variety of diverse areas, including active play and horticulture, will cater for the different needs of residents from young to old. Raised planters of varying heights enclose the zones, provide visual interest, and contribute to biodiversity. Deep planters accommodate feature trees in central areas. Bench seating is proposed in selected locations. Refer to drawing 0540 for details. The arrangement of the building forms allows sunlight to courtyard for the greater part of the day.



Fig. 28 - Podium Landscaping

6.0 Development Control Standards

6.1 Tallaght Town Centre Local Area Plan

The criteria applicable to the development under the LAP are listed below and addressed in turn.

6.2 Land Use Zoning

The subject site is zoned 'Objective REGEN – To facilitate enterprise and/or residential led regeneration'. This residential application is consistent with what is 'Permitted in Principle' under the REGEN zoning



6.3 Neighbourhoods

The application site lies within the 'Centre'. The objective of this neighbourhood is:

Continued transformation towards a high quality mixed use urban centre of city scale and character, promotion of new and enhanced retail, civic and town centre uses, new employment space and a vibrant mix of residential, that will support the whole of the County all set within an attractive network of streets, spaces and buildings.



Fig. 30 – Urban Structure

6.4 Physical Infrastructure

Key objective TC15 in the LAP for the Centre is to 'Explore the feasibility of uplifting the River Poddle and incorporating into public realm, open space and green/blue infrastructure asset strategies as part of proposals for development.'

The initial feasibility for the subject site examined opportunities to open up/ improve existing waterways. Investigations on the site however did not provide any evidence of a water course in this location. In developing the Zip/ Greenway extension, it was considered most appropriate to continue the east west alignment established in the LAP, and included in the permitted Belgard Gardens/ Marlet scheme, as well as the current public realm proposals on the South Dublin County Council lands adjoining the application site. This location will provide a high-quality greenway which benefits from overlooking and activity from both Exchange Hall and the proposed development. The zip will provide aspect and amenity to south facing residences, which will animate and passively monitor this new public space. Access to the car park is required and this will be provided to the north of the development. In advance of the development of the industrial lands to the north, this area will be addressed by secondary aspect only due to the requirement to minimise North facing units and would not be a suitable location for new public realm.

6.5 Intensity of Development and Building Heights

The plot ratio for 'The Centre' is 1.5 to 2.0

Building heights are typically:

- Primary Frontage: 6-7 storeys residential + 1 recessed
- Secondary Frontage: 4-6 storeys residential

The LAP provides flexibility in relation to the plot ratio range for this application as the development is directly adjacent the 'New Urban Square' north of Belgard Square North. The entirety of the application site is also within a 500m LUAS catchment area and a 2-4 storey increase on the typical levels set in the LAP is permissible subject to design quality, provision of mixed use at ground floor and the criteria for taller buildings in the LAP:

- Primary Frontage: 10-11 storeys
- Secondary Frontage: 8-10 storeys

Block B addressing the new urban square forms the Primary Frontage of the development. It is consistent with the typical LAP heights being 7 storeys with a recessed 8 storey. The 8th storey is predominantly set back from the eastern parapet edge to the centre of the block form, save for the south east corner at the junction of the new urban square, zip/greenway, and the new link road. In this strategic node, the block rises the full 8th floors expressing the importance of this location.

Block A along the western edge of the site is part of the secondary frontage. It is predominately 7 storeys in height stepping down to 6 storeys at its southern end in recognition of the adjacent development.

Block C facing the Zip/ Greenway and the Podium linking all 3 blocks are also designated as secondary frontage. At a maximum 3 storeys, Block C is well within the LAP guidelines.

The floor area of the development is 12,918m². Excluding the plant, stores, car, and bicycle storage areas beneath the podium, the gross internal floor area is 11,045m². With a site area of 4,930m² the proposed plot ratio is 11,045/4,930 = 2.24. This plot ratio higher than 2.0 is reflective of the additional building height permissible for this location and is compliant with the LAP.

The primary frontage of the application site is not a location identified in the LAP to comply with the 'Urban Grain' requirements. This elevation does however meet the guidelines. The ground floor is clearly expressed through the provision of entrance canopies and the variation in the proportions of glazed openings. Strong parapet edges are also expressed.

The 3 to 8 storey proposal in this application respects the existing 3/4/7 storeys of the adjacent Exchange Hall apartment buildings (Refer to drawing 0523 – East Elevation). The proposed arrangement of coherent forms, massing and block heights finished in high quality materials will deliver a building of high architectural quality and an appropriate urban response for this key location.

6.6 Mixed Use Frontage

The LAP states that:

the mixed-use frontages identified in the Urban Function concept are required to have a mixed-use element and have a non-residential frontage at ground floor level, or some other acceptable alternative which performs the same function of providing activity at ground floor level. Minimum floor to ceiling heights of between 3.5 and 4 metres will be required to facilitate non-residential uses.

A mixed-use frontage is identified for the eastern elevation addressing the new urban square. To comply with this requirement a community facility, is proposed for the key south east corner. In addition, all the apartments along this façade are own door access units to provide activity at ground level. A floor to floor level of 3.925m is proposed from the ground to first floor podium level for both Blocks A and B. This permits higher residential ceiling heights and provides future flexibility for conversion to non-residential use with a 3.5m floor to ceiling height.

6.7 Building Setback

The building line of the primary frontage follows the existing building line of The Exchange Hall apartments. A strong building frontage is proposed to the street edge with the main entrance to Block B located at the closest point to the new link road. The greater setback to the north of the entrance allows for a landscaped buffer to the own door access units and addresses the change in level of the rising link road and the Part M level entrance thresholds of the apartments.

6.8 Block Form and Size

The proposed block forms follow the grain of the urban structure in the LAP with a central semi-private courtyard surrounded by perimeter blocks. The dimensions of the primary building forms of Blocks A and B are 45m x 19.8m. The overall dimensions of the building including the podium of 45m x 27.4m are well within the LAP maximum of 100m in length.

6.9 Public Open Space

A minimum 10% of the gross site is typically dedicated for use as public open space. The Development Plan states that '*Public open space should have and active and passive recreational value and should enhance the amenity of an area*'. The open spaces in the public realm, excluding roads, footpaths, and the paved forecourts to the building entrances, are scheduled below.

Area	M ²	%
Zip/ Greenway	410	8.4
Landscaping between Block B and Link Road	95	1.9
Landscaping to north east corner	93	1.9
Total	598	12.2

Attention is also drawn to the direct proximity of the application to the significant area of the proposed urban square, which will contain a mixture of hard of soft landscaping and a variety of active and passive leisure spaces including a new playground and basketball area.

6.10 Children's Play Spaces

A dedicated play space is proposed at the podium level semi-private communal courtyard. This will provide a safe and secure formal area for children's play accessible to all residents that can be easily supervised.

6.11 Housing Model and Mix

The application is for an 'affordable rental' scheme with all apartments in the development falling under this criterion. Section 5.2.2 of the LAP; Housing Options states that:

It is policy of the Council to support the provision of Affordable Housing in the area.... Flexibility with regard to the housing tenure and typology mix will be considered where it is demonstrated that 50% or more of the dwellings in a residential development are provided for Affordable Housing, as defined by the Council (Objective RE 7).

The proposed development will deliver 100% affordable housing, and as such we are providing a mix of typology which is compliant with the National Design Standards for New Apartments. The requirement for a minimum 30% 3 bed units for new residential development does not apply.

6.12 Scheme of Accommodation

Blocks A, B+C	Studio	1 Bed	2 Bed	3 Bed	Total
Level 00	0	4	1	3	8
Level 01	2	8	10	0	20
Level 02	0	10	10	0	20
Level 03	0	10	10	0	20
Level 04	0	10	10	0	20
Level 05	0	10	10	0	20
Level 06	1	10	8	0	19
Level 07	0	2	4	0	6
Total	3	64	63	3	133
	2.3%	48.1%	47.4%	2.3%	100.0%

6.13 Density

No minimum or maximum densities are prescribed in the LAP. The density of the proposed development is $133/0.4903 = 303$ units per hectare. This density is reflective of the high proportion of one bed units in the 'Affordable Rental' housing model.

6.14 Dwelling Standards

All apartments fully comply with Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, March 2018. Compliance with overall apartment areas, minimum room sizes and dimensions for the different unit types is demonstrated on drawings 0530 – 0535 and scheduled in the Housing Quality Assessment in Appendix A.

6.15 Childcare Facilities

The proposed development does not contain a dedicated childcare facility. Refer to the Childcare Assessment Report accompanying this application for further details.

6.16 Archaeology

The application site does not lie within an Area of Archaeological Potential as identified on the Index Map of the 2016-2022 County Development Plan.

6.17 Protected Structures

The application site does not lie within the curtilage of any protected structures.

6.18 Architectural Conservation Area

The application site does not lie within an Architectural Conservation Area.

6.19 Green Infrastructure

Green roofs are proposed for both Block A and B. Permeable paving linked to tree pits is proposed for the Zip/ Greenway. Further details of these proposals, surface water drainage and the SUDS strategies for the development can be examined in the civil engineering documentation accompanying this application.

6.20 Tallaght District Heating Network Project

A feasibility study is being carried out to examine the potential to connect the development to the Tallaght District Heating Network project. Refer to the Energy Statement/ Sustainability Report accompanying this application.

7.0 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018):

7.1 All apartments have been designed to fully comply with the standards set out in Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, published by the Department of the Environment, Community and Local Government in March 2018.

7.2 Housing Mix

The mix of unit types proposed has been formulated to meet the demand of the affordable rental housing model for this area. The development includes a maximum 50% 1 bed and studio units in compliance with the 2018 guidelines.

7.3 Apartment Floor Area

The overall apartment floor areas required are scheduled in the table below against the minimum floor areas provided in the scheme for each unit type. The proposed floor area for each individual apartment is illustrated on drawing '0541 – Area Plans – Unit Areas' and scheduled in the Housing Quality Assessment in Appendix A

Apartment Type	Min Required (m ²)	Min. Proposed (m ²)
Studio apartment (1 person)	37	37
1-bedroom apartment (2 persons)	45	49.5
2-bedroom apartment (3 persons)	63	75
2-bedroom apartment (4 persons)	73	77
3-bedroom apartment (5 persons)	90	101



Fig. 32 – View from South West Corner

7.4 Safeguarding Higher Standards

The 2018 Guidelines state that the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%). Compliance is with this requirement is illustrated below:

Unit Mix	Type	No. of Apartments	Cumulative Minimum Floor Area
	%		
2.3%	Studio units	3	37
48.1%	1 bed units	64	45
47.4%	2 bed units (4 person)	61	73
	2 bed units (3 person)	2	63
2.3%	3 bed units	3	90
100.0%	Total no. of apartments	133	7840

Majority of units	68		
1 beds + 10% min area	64	4.5	288
2 beds + 10% min area	1	7.3	7
3 beds + 10% min area	3	9	27
Total +10% of majority	68		322

Total Required Min. Floor Area	8162
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Allocation of +10% of Majority by Unit Type			
2.3%	Studio units	3	37
48.1%	1 bed units	64	49.5
47.4%	2 bed units (4 person)	60	73
	2 bed units (3 person)	1	80.3
	2 bed units (3 person)	2	63
2.3%	3 bed units	3	99
100.0%	Total no. of apartments	133	8162

The proposed floor area for each individual apartment is illustrated on drawing '0541 – Area Plans – Unit Areas' and scheduled in the Housing Quality Assessment in Appendix A. The larger units are also identified.

7.5 Dual Aspect Ratios

The 2018 Guidelines state that a minimum of 33% of dual aspect units is required in more central and accessible urban locations, i.e. on sites near to city or town centres, close to high quality public transport. The application site is within the 500m LUAS catchment area and is served by existing bus routes on Belgrave Square North and Belgrave Road. TTC LAP (figure 2.3 Public Transport) identifies the new link road as a potential bus route.

The proposed development contains 52 no. dual aspect units located on the corners of Blocks A and B. The 2 units in Block C are both dual aspect. This amounts to just over 40% of the total units provided.

All single aspect units are either south, west, or east facing. There are no single aspect north facing unit in the proposed scheme.

7.6 Floor to Ceiling Heights

Ground floor ceiling heights will be a minimum 2.7m and upper floor ceiling heights will be a minimum 2.4m in compliance with the 2018 Regulations.

7.7 Lifts and Stair Cores

The 2018 Guidelines permit up to 12 apartments per floor per individual stair/lift core. The typical floor upper floor in the proposed development has 10 apartments served by a single lift and 2 stair cores.

7.8

Internal Storage

The minimum internal storage areas required by the 2018 Guidelines are achieved in all apartments.

Apartment Type	Min Required (m ²)
Studio apartment (1 person)	3
1-bedroom apartment (2 persons)	3
2-bedroom apartment (3 persons)	5
2-bedroom apartment (4 persons)	6
3-bedroom apartment (5 persons)	9

The storage areas for each apartment type are identified drawings 0531 – 0535 and scheduled in the Housing Quality Assessment in Appendix A. Storage within an individual apartment has been distributed in size and location to benefit to the residents. A storage area is typically provided in the entrance lobby with a larger enclosed store also opening off this space. 2 bed and 3 bed apartments are provided with a store adjacent to the kitchen which could be provided with mechanical ventilation making it suitable for use as a drying room for clothes. Storage provision is additional to kitchen presses and bedroom furniture in all units. No storage area is greater than 3.5 m².

7.9

Private Amenity Space

Private amenity space for each dwelling is provided through a mixture of balconies and terraces, all of which are a minimum of 1.5m deep and directly accessible from the main living spaces. The apartments are laid out so that no two balconies are directly adjacent to ensure privacy through separation of the spaces. The apartments at first floor level facing into the courtyard are provided with more generous external terraces running the width of the units and extending beyond the line of the balconies overhead. Privacy screens 1.5m deep and 2.1m high are located to the boundaries between the terraces. A variation of the above strategies is employed on the ground floor units with the vertical elements of the entrance canopies contributing to the privacy of the Block B dwellings. The two private terraces in Block C are separated by solid masonry construction.

All balconies and terraces meet the minimum areas of the 2018 Guidelines. The areas for each apartment type are identified on drawings 0531 – 0535 and scheduled in the Housing Quality Assessment in Appendix A

Type	Min Required (m ²)
Studio apartment (1 person)	4
1-bedroom apartment (2 persons)	5
2-bedroom apartment (3 persons)	6
2-bedroom apartment (4 persons)	7
3-bedroom apartment (5 persons)	9

7.10

Security Considerations

The security recommendations in the 2018 Guidelines are achieved through several strategies:

- The building form and apartment layout allow for passive surveillance of the site perimeter
- Entrances are clearly identified through provision of canopies and will be appropriately lit.
- Entrances are overlooked by adjoining dwellings.
- Ground floor units have 3m deep terraces surrounded by low walls and railings
- The central podium courtyard is overlooked by Blocks A, B and C.
- There is no access to the podium courtyard from the ground floor public realm.
- The podium car and bicycle parking are secured at all access/ egress points.

7.11

Access and Services

Blocks A and B have simple plan arrangements that are easily navigable by all building users as described earlier in this report.

7.12

Communal Facilities

A communal room, WC and management/maintenance office is located adjacent to the main entrance to Block B. This multipurpose space could serve the needs of resident's groups or be utilised by the wider community. A dedicated childcare facility is not proposed for this development.

7.13

Refuse Storage

A centrally located refuse store is proposed for the ground floor podium to the north of Block C. Access is provided at each end of the space directly opposite the primary lift and stair cores to facilitate ease of access for all residents. The area provided will satisfy the three-bin system for the collection of mixed dry recyclables, organic waste, and residual waste. It is envisaged that the bins will be brought to the car park access roadway along the northern boundary where a refuse vehicle can be brought in and parked off the main link road. The specific arrangements for the collection of waste will be subject to the waste management plan of the appointed building management company.

7.14

Communal Amenity Space

The central landscaped courtyard at first floor podium level serves as the communal amenity space for the residents of the development. A clear delineation is made between the communal courtyard and the adjoining private terraces through the provision of a low railings to the edge of the terraces and a 'privacy strip' of planting beyond it. The building forms are laid out to ensure that the courtyard receives sunlight throughout the year.

Apartment Type	Quantity	Area per unit (m ²)	Total Area
Studio apartment (1 person)	3	4	12
1-bedroom apartment (2 persons)	64	5	320
2-bedroom apartment (3 persons)	3	7	18
2-bedroom apartment (4 persons)	60	7	420
3-bedroom apartment (5 persons)	3	9	27
Total		133	797

The proposed area of the podium communal courtyard, excluding the private terraces is 822m²

7.15

Children's Play

A dedicated children's play space is provided in the podium communal courtyard as described earlier in this report.



Fig.33 – View from the North East

7.16 **Bicycle Parking**

The quantity of bicycle parking in accordance with the 2018 Guidelines is scheduled below:

Apartment Type	Quantity	Cycle Storage per Unit	Cycle Storage
Studio apartment	3	1	3
1-bedroom apartment	64	1	64
2-bedroom apartment	63	2	126
3-bedroom apartment	3	3	9
Visitor (1 per 2 no. apartments)		67	67
Total	133		269

270 spaces for bicycle parking is included in the proposed scheme, split between cycle stands in the public realm and two secure storage areas at either side of the podium carpark under the footprints of Blocks A and B. These areas will be enclosed with mesh fencing providing security for the bikes whilst allowing visual connection to the wider car park for passive supervision.

7.17 **Car Parking**

39 no. car parking spaces including 3 no. universal access spaces are provided on the ground floor of podium undercroft. Car parking provision is discussed in more detail in the traffic and civil engineering documentation included in this application.



Fig. 34 – View from New Urban Square



APPENDIX A

Housing Quality Assessment
Coady Architects

Housing Quality Assessment

PROJECT: SDCC Tallaght Apartments
JOB NO.: 2578
DATE: 31/07/2020

COADY ARCHITECTS

Apartment Number	Block	Level	Type	Bed Spaces	Aspect	Orientation	GIA (m ²)	10% Greater Area	Kitchen/ Living/ Dining (m ²)	Bedroom 1 (m ²)	Bedroom 2 (m ²)	Bedroom 3 (m ²)	Storage (m ²)	Private Amenity Space (m ²)	
1	Block A	Ground	A1	2	Dual	W+S	A1 - 51.89	yes	A1 - 25.04	A1 - 11.95			A1 - 3.49	A1 - 12.50	
2	Block A	Ground	A5	2	Dual	E+S	A5 - 64.76	yes	A5 - 32.28	A5 - 14.58			A5 - 3.21	A5 - 15.21	
3	Block A	First	B3	4	Dual	W+S	B3 - 79.19	no	B3 - 30.60	B3 - 12.18	B3 - 13.00		B3 - 6.09	B3 - 7.53	
4	Block A	First	B4	3	Dual	E+S	B4 - 75.03	yes	B4 - 31.07	B4 - 12.16	B4 - 12.00		B4 - 6.33	B4 - 7.53	
5	Block A	First	D	2	Single	E	D - 37.2	no	D - 30.14	D - N/A			D - 3.56	D - 11.93	
6	Block A	First	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
7	Block A	First	B1	4	Single	E	B1 - 79.65	no	B1 - 30.75	B1 - 12.13	B1 - 13.48		B1 - 6.30	B1 - 7.53	
8	Block A	First	B	4	Dual	E+N	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
9	Block A	First	A3	2	Dual	W+N	A3 - 57.01	yes	A3 - 28.1	A3 - 11.87			A3 - 3.30	A3 - 5.08	
10	Block A	First	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
11	Block A	First	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
12	Block A	First	B2	4	Single	W	B2 - 81.01	yes	B2 - 31.09	B2 - 13.66	B2 - 13.09		B2 - 7.73	B2 - 7.53	
13	Block A	Second	B3	4	Dual	W+S	B3 - 79.19	no	B3 - 30.60	B3 - 12.18	B3 - 13.00		B3 - 6.09	B3 - 7.53	
14	Block A	Second	B	4	Dual	E+S	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
15	Block A	Second	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
16	Block A	Second	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
17	Block A	Second	B1	4	Single	E	B1 - 79.65	no	B1 - 30.75	B1 - 12.13	B1 - 13.48		B1 - 6.30	B1 - 7.53	
18	Block A	Second	B	4	Dual	E+N	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
19	Block A	Second	A3	2	Dual	W+N	A3 - 57.01	yes	A3 - 28.1	A3 - 11.87			A3 - 3.30	A3 - 5.08	
20	Block A	Second	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
21	Block A	Second	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
22	Block A	Second	B2	4	Single	W	B2 - 81.01	yes	B2 - 31.09	B2 - 13.66	B2 - 13.09		B2 - 7.73	B2 - 7.53	
23	Block A	Third	B3	4	Dual	W+S	B3 - 79.19	no	B3 - 30.60	B3 - 12.18	B3 - 13.00		B3 - 6.09	B3 - 7.53	
24	Block A	Third	B	4	Dual	E+S	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
25	Block A	Third	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
26	Block A	Third	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
27	Block A	Third	B1	4	Single	E	B1 - 79.65	no	B1 - 30.75	B1 - 12.13	B1 - 13.48		B1 - 6.30	B1 - 7.53	
28	Block A	Third	B	4	Dual	E+N	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
29	Block A	Third	A3	2	Dual	W+N	A3 - 57.01	yes	A3 - 28.1	A3 - 11.87			A3 - 3.30	A3 - 5.08	
30	Block A	Third	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
31	Block A	Third	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
32	Block A	Third	B2	4	Single	W	B2 - 81.01	yes	B2 - 31.09	B2 - 13.66	B2 - 13.09		B2 - 7.73	B2 - 7.53	
33	Block A	Fourth	B3	4	Dual	W+S	B3 - 79.19	no	B3 - 30.60	B3 - 12.18	B3 - 13.00		B3 - 6.09	B3 - 7.53	
34	Block A	Fourth	B	4	Dual	E+S	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
35	Block A	Fourth	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
36	Block A	Fourth	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
37	Block A	Fourth	B1	4	Single	E	B1 - 79.65	no	B1 - 30.75	B1 - 12.13	B1 - 13.48		B1 - 6.30	B1 - 7.53	
38	Block A	Fourth	B	4	Dual	E+N	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
39	Block A	Fourth	A3	2	Dual	W+N	A3 - 57.01	yes	A3 - 28.1	A3 - 11.87			A3 - 3.30	A3 - 5.08	
40	Block A	Fourth	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
41	Block A	Fourth	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
42	Block A	Fourth	B2	4	Single	W	B2 - 81.01	yes	B2 - 31.09	B2 - 13.66	B2 - 13.09		B2 - 7.73	B2 - 7.53	
43	Block A	Fifth	B3	4	Dual	W+S	B3 - 79.19	no	B3 - 30.60	B3 - 12.18	B3 - 13.00		B3 - 6.09	B3 - 7.53	
44	Block A	Fifth	B	4	Dual	E+S	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
45	Block A	Fifth	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
46	Block A	Fifth	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
47	Block A	Fifth	B1	4	Single	E	B1 - 79.65	no	B1 - 30.75	B1 - 12.13	B1 - 13.48		B1 - 6.30	B1 - 7.53	
48	Block A	Fifth	B	4	Dual	E+N	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
49	Block A	Fifth	A3	2	Dual	W+N	A3 - 57.01	yes	A3 - 28.1	A3 - 11.87			A3 - 3.30	A3 - 5.08	
50	Block A	Fifth	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
51	Block A	Fifth	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
52	Block A	Fifth	B2	4	Single	W	B2 - 81.01	yes	B2 - 31.09	B2 - 13.66	B2 - 13.09		B2 - 7.73	B2 - 7.53	
53	Block A	Sixth	D1	2	Dual	E+S	D1 - 37.32	no	D1 - 30.76	D1 - N/A			D1 - 3.08	D1 - 5.08	
54	Block A	Sixth	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
55	Block A	Sixth	A	2	Single	E	A - 49.54	yes	A - 23.83						

Housing Quality Assessment

PROJECT: SDCC Tallaght Apartments
JOB NO.: 2578
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COADY ARCHITECTS

Apartment Number	Block	Level	Type	Bed Spaces	Aspect	Orientation	GIA (m ²)	10% Greater Area	Kitchen/ Living/ Dining (m ²)	Bedroom 1 (m ²)	Bedroom 2 (m ²)	Bedroom 3 (m ²)	Storage (m ²)	Private Amenity Space (m ²)	
57	Block A	Sixth	B	4	Dual	E+N	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
58	Block A	Sixth	A3	2	Dual	W+N	A3 - 57.01	yes	A3 - 28.1	A3 - 11.87			A3 - 3.30	A3 - 5.08	
59	Block A	Sixth	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
60	Block A	Sixth	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
61	Block A	Sixth	B2	4	Single	W	B2 - 81.01	yes	B2 - 31.09	B2 - 13.66	B2 - 13.09		B2 - 7.73	B2 - 7.53	
62	Block C	Ground	E	6	Dual	S+N	E - 125.83	yes	E - 38.1	E - 11.40	E - 13.81	E - 11.48	E - 9.08	E - 22.98	
63	Block C	Ground	E	6	Dual	S+N	E - 125.83	yes	E - 38.1	E - 11.40	E - 13.81	E - 11.48	E - 9.08	E - 22.98	
64	Block B	Ground	B5	3	Single	S	B5 - 85.08	yes	B5 - 34.98	B5 - 14.55	B5 - 8.72		B5 - 9.12	B5 - 23.6	
65	Block B	Ground	C	5	Single	E	C - 101.03	yes	C - 39.35	C - 7.92	C - 13.39	C - 13.48	C - 9.35	C - 30.34	
66	Block B	Ground	A2	2	Single	E	A2 - 49.54	yes	A2 - 23.72	A2 - 11.46			A2 - 3.73	A2 - 3.69	
67	Block B	Ground	A4	2	Single	E	A4 - 55.82	yes	A4 - 28.1	A4 - 11.87			A4 - 6.07	A4 - 19.62	
68	Block B	First	B4	3	Dual	W+S	B4 - 75.03	yes	B4 - 31.07	B4 - 12.16	B4 - 12.00		B4 - 6.33	B4 - 7.53	
69	Block B	First	B3	4	Dual	E+S	B3 - 79.19	no	B3 - 30.60	B3 - 12.18	B3 - 13.00		B3 - 6.09	B3 - 7.53	
70	Block B	First	B2	4	Single	E	B2 - 81.01	yes	B2 - 31.09	B2 - 13.66	B2 - 13.09		B2 - 7.73	B2 - 7.53	
71	Block B	First	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
72	Block B	First	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
73	Block B	First	A3	2	Dual	E+N	A3 - 57.01	yes	A3 - 28.1	A3 - 11.87			A3 - 3.30	A3 - 5.08	
74	Block B	First	B	4	Dual	W+N	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
75	Block B	First	B1	4	Single	W	B1 - 79.65	no	B1 - 30.75	B1 - 12.13	B1 - 13.48		B1 - 6.30	B1 - 7.53	
76	Block B	First	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
77	Block B	First	D	2	Single	W	D - 37.2	no	D - 30.14	D - N/A			D - 3.56	D - 11.93	
78	Block B	Second	B	4	Dual	W+S	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
79	Block B	Second	B3	4	Dual	E+S	B3 - 79.19	no	B3 - 30.60	B3 - 12.18	B3 - 13.00		B3 - 6.09	B3 - 7.53	
80	Block B	Second	B2	4	Single	E	B2 - 81.01	yes	B2 - 31.09	B2 - 13.66	B2 - 13.09		B2 - 7.73	B2 - 7.53	
81	Block B	Second	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
82	Block B	Second	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
83	Block B	Second	A3	2	Dual	E+N	A3 - 57.01	yes	A3 - 28.1	A3 - 11.87			A3 - 3.30	A3 - 5.08	
84	Block B	Second	B	4	Dual	W+N	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
85	Block B	Second	B1	4	Single	W	B1 - 79.65	no	B1 - 30.75	B1 - 12.13	B1 - 13.48		B1 - 6.30	B1 - 7.53	
86	Block B	Second	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
87	Block B	Second	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
88	Block B	Third	B	4	Dual	W+S	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
89	Block B	Third	B3	4	Dual	E+S	B3 - 79.19	no	B3 - 30.60	B3 - 12.18	B3 - 13.00		B3 - 6.09	B3 - 7.53	
90	Block B	Third	B2	4	Single	E	B2 - 81.01	yes	B2 - 31.09	B2 - 13.66	B2 - 13.09		B2 - 7.73	B2 - 7.53	
91	Block B	Third	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
92	Block B	Third	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
93	Block B	Third	A3	2	Dual	E+N	A3 - 57.01	yes	A3 - 28.1	A3 - 11.87			A3 - 3.30	A3 - 5.08	
94	Block B	Third	B	4	Dual	W+N	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
95	Block B	Third	B1	4	Single	W	B1 - 79.65	no	B1 - 30.75	B1 - 12.13	B1 - 13.48		B1 - 6.30	B1 - 7.53	
96	Block B	Third	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
97	Block B	Third	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
98	Block B	Fourth	B	4	Dual	W+S	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
99	Block B	Fourth	B3	4	Dual	E+S	B3 - 79.19	no	B3 - 30.60	B3 - 12.18	B3 - 13.00		B3 - 6.09	B3 - 7.53	
100	Block B	Fourth	B2	4	Single	E	B2 - 81.01	yes	B2 - 31.09	B2 - 13.66	B2 - 13.09		B2 - 7.73	B2 - 7.53	
101	Block B	Fourth	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
102	Block B	Fourth	A	2	Single	E	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
103	Block B	Fourth	A3	2	Dual	E+N	A3 - 57.01	yes	A3 - 28.1	A3 - 11.87			A3 - 3.30	A3 - 5.08	
104	Block B	Fourth	B	4	Dual	W+N	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
105	Block B	Fourth	B1	4	Single	W	B1 - 79.65	no	B1 - 30.75	B1 - 12.13	B1 - 13.48		B1 - 6.30	B1 - 7.53	
106	Block B	Fourth	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
107	Block B	Fourth	A	2	Single	W	A - 49.54	yes	A - 23.83	A - 11.49			A - 3.16	A - 5.08	
108	Block B	Fifth	B	4	Dual	W+S	B - 76.76	no	B - 31.07	B - 12.00	B - 13.89		B - 6.36	B - 7.53	
109	Block B	Fifth	B3	4	Dual	E+S	B3 - 79.19	no	B3 - 30.60	B3 - 12.18	B3 - 13.00		B3 - 6.09	B3 - 7.53	
110	Block B	Fifth	B2	4	Single	E	B2 - 81.01	yes	B2 - 31.09	B2 - 13.66	B2 - 13.09		B2 - 7.73	B2 - 7.53</td	

Housing Quality Assessment

PROJECT: SDCC Tallaght Apartments
JOB NO.: 2578
DATE: 31/07/2020

COADY ARCHITECTS

Notes

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