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1.0 Introduction

This report was prepared by Seán Harrington Architects to accompany the part viii planning application to South Dublin County Council for 81 sheltered apartments for older residents (with communal facilities) at Whitestown Way, Dublin. This report is an Architectural Design Statement prepared by SHA to provide background to the design process and intent of the Architectural design team in their design of this new housing community.

The document proceeds with the site context followed by a description and analysis of the proposed development. The document concludes with further sections on landscape design and energy efficiency.

The Architects have adhered closely to all relevant legislation and guidance documentation, including the following publications;

- Quality Housing for Sustainable Communities (2007)
- Sustainable Urban Housing – Design Standards for New Apartments. Guidelines for Planning Authorities (2018)
- Urban Design Manual – A best Practice Guide (2009)
- Design Manual for Urban Roads and Streets (2013)
- South Dublin County Council Development Plan 2016 - 2022

2.0 Brief & Site Context

2.1 The Brief

The main component of the brief provided by Clúid Housing Association at the outset of the process was for the provision of between 75-85 apartments, all for use as sheltered housing. The main demand is for 1-bedroom apartments, with a small percentage of 2-bed configurations. Communal facilities are required as part of the development to support the residents’ needs while also offering space for use by Clúid Housing Association management. The communal facilities also provide the necessary connection between the residents and the wider community, and need to be prominently positioned to support this desire.

The building is to be designed to Universal Design Standards.



2.2 The Site

The site is a large brownfield site situated at the north-western corner of Seán Walsh Park in Tallaght measuring approximately 0.68 hectares. The site is currently used as an operations depot by South Dublin County Council Parks Department. South Dublin County Council will make the site available for development following an imminent consolidation of their depot facilities. To the north of the site is Tallaght Stadium that is owned and run by South Dublin County Council. It is best known for being the home to local football club Shamrock Rovers. The extensive car park to the south of the stadium structure immediately bounds the subject site. To the west of the site is Whitestown Way, a busy thoroughfare serving predominantly industrial buildings to the west and wider residential communities. Seán Walsh Park bounds the site to the east and south.

The site mediates between high-density developments to the northwest that extend to 6-8 stories at the junction of Whitestown Way and the N81, and traditional 2-storey residential developments to the south and east of Seán Walsh Park. Old Bawn Community School is also in close proximity to the site. The linear nature of the site maximises its southerly aspect and also offers views over the park and to the Dublin mountains beyond from higher levels. Views to Tallaght Stadium to the north will also be available from higher levels. The site straddles this important threshold between urban and rural and offers a unique opportunity to provide a residential community in a new excellently designed, well constructed and easy to maintain facility.

Other characteristics of the site include potential noise pollution from the adjacent Whitestown Way and the challenge faced in minimising exposure of the dwellings to the extensive south-westerly winds that are prevalent in this part of Dublin.



Above: View looking west of existing SDCC depot on the site (photo 1)

2.2 The Site

- Site photographs



Above: View looking towards bring centre (photo 2)



Above: View looking east with site to LHS (photo 3)

Below: View looking west to bring centre with site to RHS (photo 4)



Below: View of existing water feature to south of site (photo 5)



Above: View through trees looking towards existing water feature to south of site (photo 6)



Above: View looking north with Tallaght Stadium in background (photo 7)



Above: Potential views from the site looking south (photo 8)

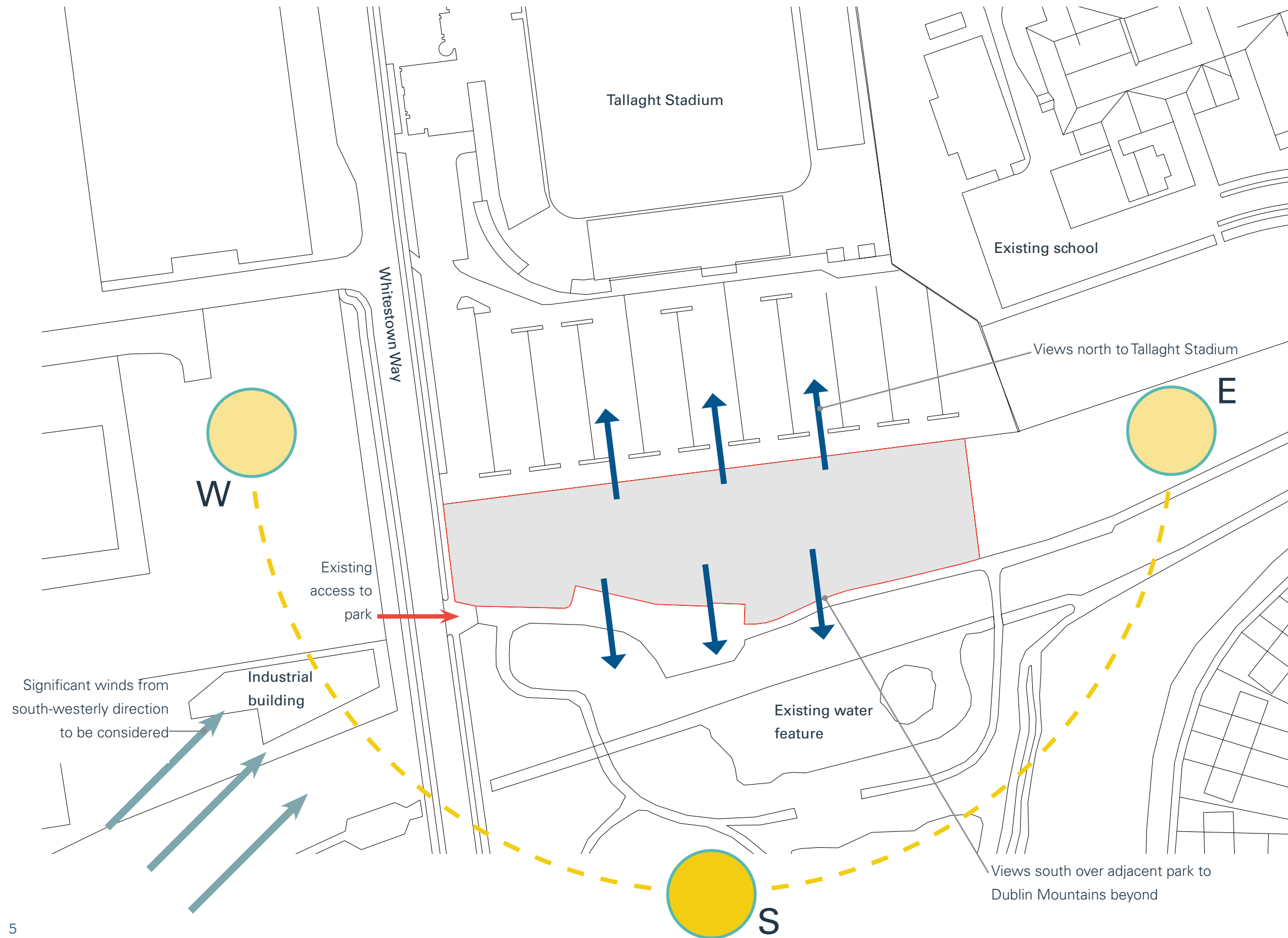
Below: View from Whitestown Way looking north (photo 9)



Above: View from Whitestown Way looking towards site and existing entrance with dwelling in background (photo 10)



Above: View from south of site with building at corner of Whitestown Way & N81 in background (photo 11)



2.3 SDCC Development Plan

The Department of Housing, Planning, Community and Local Government recently published the Plan (Rebuilding Ireland, an Action Plan for Housing and Homelessness) which focuses intensively on the challenge of tackling the housing crisis. The South Dublin County Development Plan 2016 – 2022 was adopted in May 2016 and reflects the County's strong position to increase its share of residential and economic growth in the Dublin Region, to encourage the development of sustainable communities and to ensure a high quality environment. An objective of the Plan is to seek to address the housing needs of older people within their communities, with the aim of providing a range of attractive accommodation choices for people wishing to downsize and in turn to address the underutilisation of larger houses, particularly within more established areas.

To meet the challenging needs of older people as they age SDCC is progressing innovatively in terms of how it develops specific housing for older people. The vision is focused on assisting older people to lead healthier and more active lives and to promote and independent and secure living environment for its residents with possible provision of low to medium support. The proposed dwellings will be primarily for existing Council tenants and those meeting the age criteria on the Council's Social Housing List.

The zoning for the site is 'Objective OS – To preserve and provide for open space and recreational amenities' as set out in the SDCC Development Plan 2016 – 2022. The provision of housing for older persons on this particular site is deemed acceptable in line with 'Housing (H) Policy 3 Housing for Older People' as set out in section 2.1.2 of the aforementioned document.

H3 Objective 3:

To support community led housing developments for older people in established areas on lands designated with Zoning Objective "OS" (To preserve and provide for open space and recreational amenities), where the quality and quantum of remaining public open space is deemed to be adequate and the amenities of the area preserved.

As the existing land is a brownfield condition there will be no reduction of the quantum of public open space available in Seán Walsh Park. The removal of the SDCC maintenance depot for the site and replacement with an active residential community should serve to improve the overall quality of the park and its environs.

2.4 Clúid Housing Association

In accordance with The Communications Development Protocol between Local Authorities and Approved Housing Bodies (AHBs), South Dublin County Council have engaged with Clúid Housing Association for the design, support, delivery and operation of the project at the Tallaght Stadium site.

Clúid Housing Association is a not-for-profit organisation leading the way in delivering high quality, affordable homes to people on the housing waiting list all over Ireland. Since its establishment in 1994, Clúid has provided over 6,000 properties to low-income families and single people, older people, people with a disability and Traveller families all over Ireland.

Clúid Housing Association have a dedicated Older Person's Team and already have approximately 500 homes for the elderly across 18 schemes with 10 different local authorities. As part of the design development process the Clúid Older Person's Team engaged fully in all aspects of the project to ensure their knowledge and experience from other developments could influence the project in a positive. This process included a design team visit to the recently completed scheme at Broome Lodge, Cabra with various members of the Clúid project team.



Broome Lodge sheltered housing developed and managed by Clúid Housing Association

2.5 Engagement with local authority

The Tallaght Local Area Plan expired in November 2017 and a new draft document is due to be published later this year. A meeting was held with representatives of multiple departments within South Dublin County Council (including Planning) on 23 March 2018 to discuss initial proposals and to inform the design team of any relevant matters to be considered as the project progressed. It was noted that ongoing improvements and upgrades to Tallaght Stadium combined with enhanced pedestrian links over the N81 would only serve to make the development site better connected to Tallaght Town Centre.

3.0 Scheme layout and design

3.1 Design Approach

The following key design aspirations have underpinned the design process of the scheme to date.

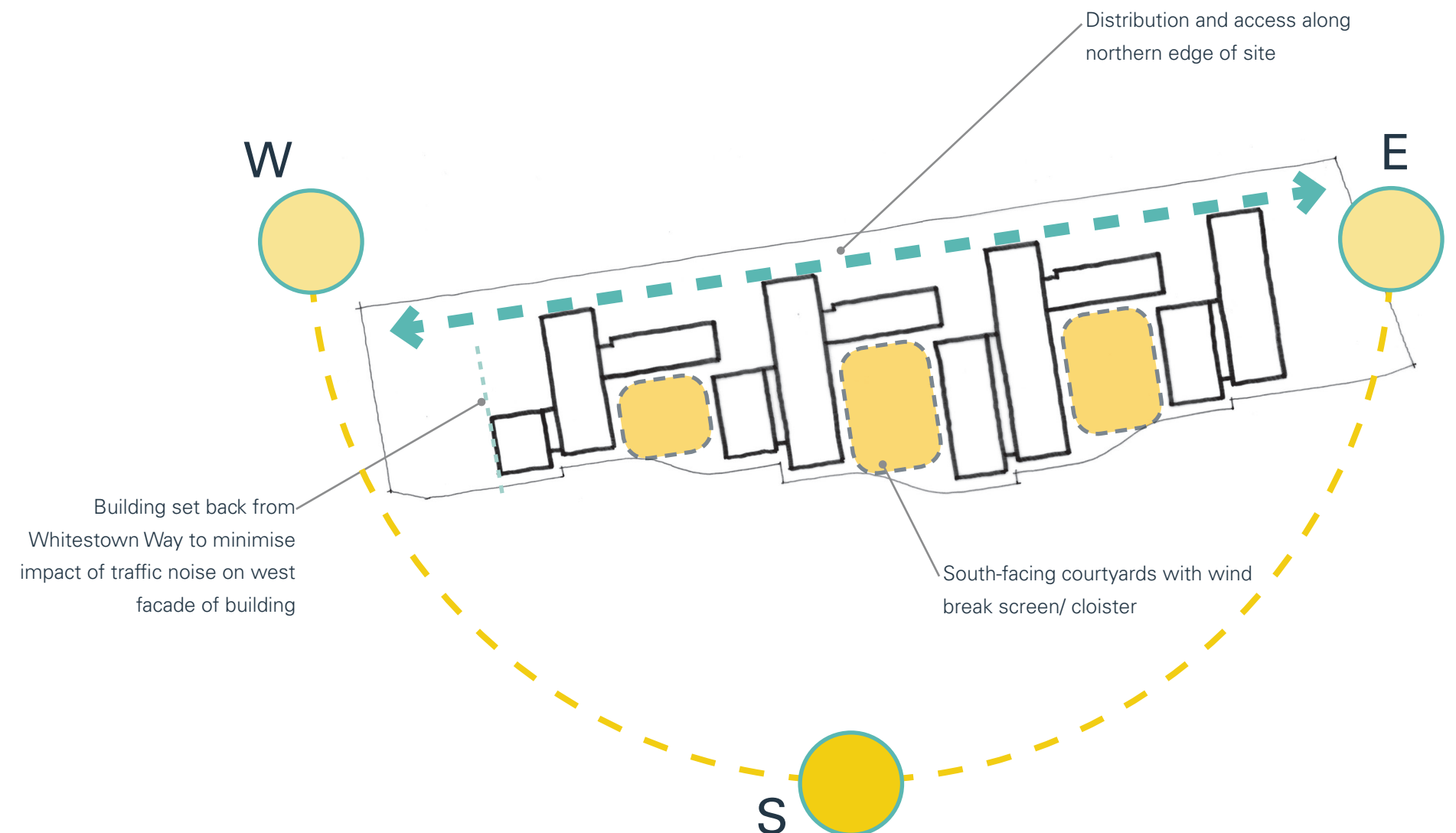
- Creation of a high quality living environment for residents and enhancement of the social, environmental and visual quality of the area as a whole.
- Design of the layout to discourage anti-social behaviour, particularly by ensuring that dwellings overlook all access ways and public areas.
- Maximise amenity and energy efficiency through climate sensitive design that takes account of orientation and typography, and retention of existing site features wherever possible.
- Promoting the concepts of enclosure, clear separation of public/ private realm and good permeability as the means to achieve a high quality living environment.

Underlying all of the above has been the desire of the client and local authority to create an inviting and appealing facility for elderly residents that will serve as a best practice exemplar for similar developments throughout the county. Residents of underutilised larger dwellings will be more likely to downsize to an attractive scheme where the benefits of such a move are clearly evident.

3.2 Site strategy/ urban design

The scheme is arranged around a series of south-facing courtyards to provide the open spaces and communal external environments that connect the scheme to the park to the south. The linear nature of the site and the strong urban presence of Tallaght Stadium on the prominent N81/Whitestown Way corner provide the starting point for the layout of the building(s) on the site. When considered further this linear response offers an opportunity for a 'strong' northern edge while the southern boundary/ interface with the park has variation in height and alignment. Given its location in the wider context the building becomes a mediator between the relatively densely arranged new development to the north and the low-scale suburbia to the south with the open countryside and Dublin Mountains beyond.

The building is set back from the edge of Whitestown Way (by approximately 23 metres) to minimise as much as possible the potential noise disruption caused by the adjacent road traffic.



Right: Typical entrance arrangement with canopy, bin store and parking



4 equal entrances giving access to separate cores, each with a canopy and accessible parking spaces in close proximity

3.3 Building layout

The building comprises a series of apartment clusters that are arranged along the length of the site. The clusters are dominated by blocks orientated in the north south direction that comprise of east and west facing apartments accessed from a central corridor. These elements form the south facing courtyards between while pairs of dual aspect apartments form the northern edge and provide smaller entrance courts accessed from the north.

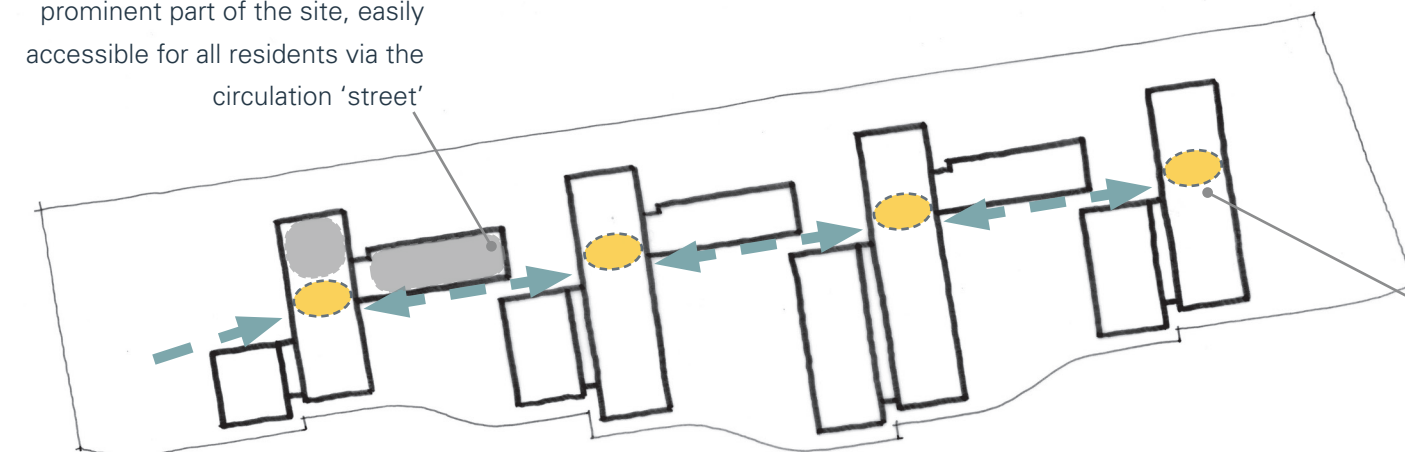
The arrangement focuses on having all 81 dwellings linked by a 'street' in the east west direction while also fostering a series of smaller communities for residents to identify with. These include:

- A community associated with a front door.
- A community around a courtyard garden.
- A community around a stair core.
- A community along a street.

The entrances from the north are clearly defined with a canopy for shelter, each being in close proximity to an accessible car parking space and dedicated bin storage.

Above: Aerial view from north

Communal facilities are provided at ground floor level at the most prominent part of the site, easily accessible for all residents via the circulation 'street'



Each building has its own vertical circulation core, including 2 lifts. Cores are connected via a 'street' to provide access to communal facilities



Above: View of an external courtyard

3.4 External spaces and southern boundary

The external garden courts range in size from 165m² to 293m² (total 732m²) and are well-proportioned usable spaces that will encourage active use by residents. The scale and nature of these external spaces provides a series of areas that are complementary to the more expansive green areas in the immediately adjacent Seán Walsh Park.

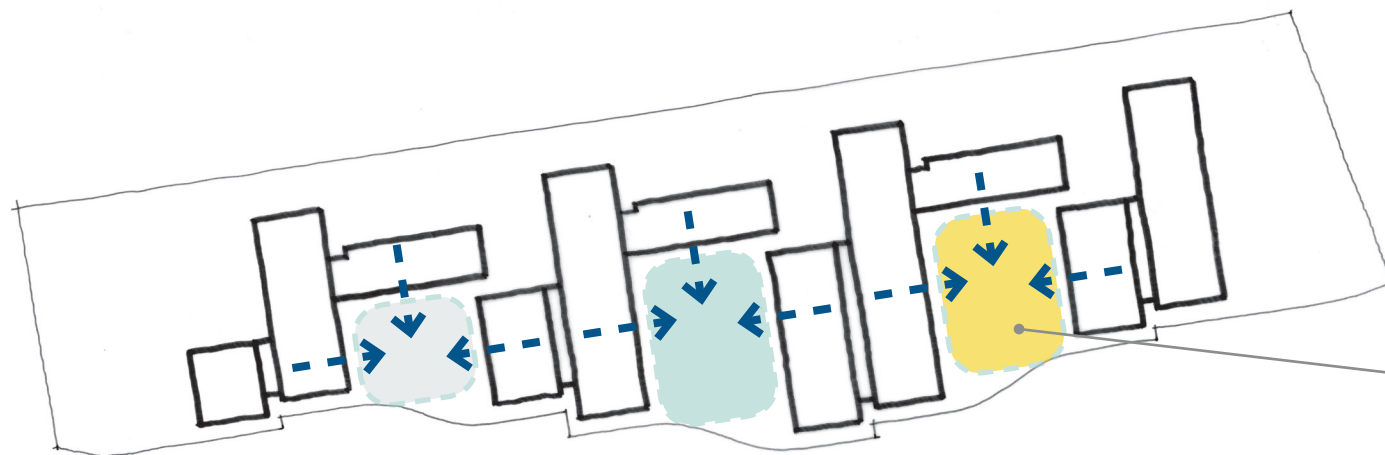
Although we tend to spend less time outside as we get older, we value the external environment just as much – and at all scales. People often say the natural world becomes more important with age; that there is more time to appreciate the small things, such as bird song and nest-building, as well as to reflect on bigger issues of climate change and environmental sustainability. When external spaces are treated as an extension to a popular internal space, they are better used. Visual access is as important as physical access; large windows with low cills bring the outside in, and open up a space. The courtyards will be full of seasonal interest and easy to manage. They will be treated as outdoor rooms and will also offer pleasant meandering walking routes, interspersed with frequent resting points and possibly a gentle fitness trail with informal exercise equipment.

The courtyards will offer a choice of sun and shade, seasonal interest and space for shared activities. Good lighting will extend the hours of interest while also offering dramatic impact, and is also vital for safety. A sculpture or specimen tree can become a well-loved focal point.

A sweeping canopy/ colonnade defines the southern edge of the scheme at the interface with the park. This forms a secure boundary while still providing good visual and physical connectivity. The planted hedgerow beyond this boundary will seek to enhance the ecological corridor that exists in the park along the Whitestown Stream. Generous gates are provided between each of the courtyards and the park. This structure also acts as a windbreak and provides a degree of shelter to the external spaces.

3.5 Scale and massing

The main blocks in the north south direction are 3-4 storeys in height with the northern dual aspect blocks ranging from 2-3 stories. Articulation of form is achieved through shallow pitched roofs on the former and simple flat roofs on the latter that establishes a repeating pattern that varies in height and length to respond to its immediate context.



All dwellings and communal areas have convenient access to nearby external gardens.

Below: Successful enclosed outdoor spaces at Pilgrim Gardens, Evington, Leicester by PRP Architects for Pilgrims' Friend Society





3.6 Site safety and security

All new housing design should seek to ensure a high level of safety and security for its residents. In this case, we feel that the proposed design will discourage anti-social behaviour, as a clear hierarchy of privacy thresholds has been created from public street to private room through carefully designed buffer zones. This achieves a sense of subtle privacy and discreet security.

The building has been arranged with a majority of dual-aspect apartments (68%.) There are no single aspect north-facing apartments. All ground floor dwellings have a clearly defined curtilage/ private open space zone. At upper levels the apartment balconies address both the courtyard areas between buildings and the southern park edge. The north-facing gallery walkways provide good passive surveillance to the entrance courts and the pedestrian/ vehicular circulation. While maximising passive surveillance to the areas around the building generally, this strategy also provides opportunity for variety to the elevations.

The building will be approachable from multiple locations with controlled access along the southern edge. These maximise the opportunity for connectivity with the adjacent Seán Walsh Park. Given the occupancy profile of the residents it is envisaged that these access points will be controlled to facilitate a single exit/ entry point at the main Whitestown Way gate of the park. In particular, the experience of the Clúid Housing Association Older Person's Team in previous schemes has been an important influence in the design of this particular solution. While it is highly likely that the older residents will enjoy the connectivity with the park and the social interaction that may bring, it is also important for the management and security of the facility to be able to provide control via a singular exit/ entrance. It is envisaged that this will be used mainly for the times of day/ night when Seán Walsh Park remains closed to the public.

3.7 Vehicular and pedestrian circulation

Streets, roads, footpaths and cycle facilities in the scheme have been designed to take account the principles set out in the Design Manual for Urban Roads and Streets.

The vehicular access to the site is from the main entrance to Seán Walsh Park from Whitestown Way. There will be some minor remodelling of the existing entrance arrangement to facilitate the new development and allowing it to operate independently when the public access to the park is closed. Vehicular circulation within the site is restricted to the west, east and north of the building(s.) The 3 new south-facing courtyards will facilitate pedestrian access and circulation only.

Adjacent to the main vehicular access point at the west end of the scheme is also a generous controlled pedestrian gate. The likely number of car users associated with the scheme is likely to be much smaller than that associated with general needs housing. The majority of site surfaces have been designed as places where vehicles and cars can use the same space. In some locations dedicated footpaths are provided in addition, for example leading from the new pedestrian access point on Whitestown Way. Traffic calming measures have been employed along the access route to the north of the building(s.) The measures include narrowing the width of the route at 4 particular locations. The width of the route at this particular point is 4.1m and is designed to provide enough space for 2 cars to pass, although in practice these points will likely be used by one car at a time given the generous passing bays (wider road configuration) that are provided adjacent to the arrangements of parallel parking. This is complemented by more subtle shifts in the horizontal alignment that are achieved through widened out planting zones along the northern site boundary with Tallaght Stadium, or where surface width available reduces to accommodate wider accessible parking bays. The continuation of the paved access to the 4 primary entrances across the access route also serves a further speed control mechanism.

Radii have been reduced as much as possible and in some cases shallow kerbs will be employed to facilitate refuse trucks and other large maintenance vehicles. A compact space is provided for refuse truck turning at the east end of the building. An alternative approach (if acceptable to the local authority) is to provide an exit only vehicular gate at this point to enable large vehicles to exit via the existing network of roads in Seán Walsh Park.



Clúid Housing Existing Older Person Schemes:
Parking Availability and Usage

Scheme name, Location ¹	1 bed	2 bed	Total units	Spaces available ²	Spaces Used ²	Spaces available per unit	Spaces used per unit
St. Josephs Ct. Clifden, Galway	25	17	42	19	8	0.43	0.18
Radharc na Cille, Carrigart, Donegal	8	9	17	14	5	0.78	0.28
St Jarlaths Ct., The Glebe, Tuam, Galway	20	23	43	27	0	0.61	0.00
Great Northern Haven, Barrack Street, Dundalk	1	15	16	0	0	0.00	0.00
Oriel Lodge, Belturbet, Cavan	13	21	34	33	17	0.79	0.40
Killarney Court, Dublin 1	29	29	58	0	0	0.00	0.00
Ard na Solais, Lis na Dara, Dundalk	18	19	37	27	13	0.68	0.33
Marewood Court, Ballymun, Dublin	29	12	41	12	8	0.25	0.17
Liosan Court, Gortboy, Newcastle West, Limerick	9	28	37	21	21	0.49	0.49
Holy Cross Gardens, Killarney, Kerry	19	17	36	23	11	0.48	0.23
Mill Court, Mill Place, Bandon, Cork	8	29	37	20	19	0.49	0.46
Ard Carrig, Castlelake Avenue, Carrigtwohill, Cork	18	15	33	35	17	0.92	0.45
Taobh Linn, Railway Road, Kenmare, Kerry	18	20	38	29	12	0.78	0.32
Castle Court Demesne, Newmarket, Cork	14	10	24	8	8	0.33	0.33
1-15 Oakwood Killarney, Kerry	3	12	15	18	13	0.78	0.57
Broome Lodge, Faussagh Road, Cabra, Dublin 7	35	8	43	20	9	0.38	0.17
Bethany House, Sandymount, Dublin	9	17	26	20	9	0.83	0.38
AVERAGES						0.53	0.28

¹. This list shows 577 Older Persons units which is a significant majority of Clúid Older Persons housing stock
² Parking availability and usage based on observed estimates by Clúid Housing Services staff

3.8 Car parking

Section 11.4.2 of the SDCC County Development Plan 2016 – 2022 sets out maximum parking rates for residential development (table 11.24.) Given the close proximity of the site to the public transport network and the age profile of the residents, a lower rate of parking is proposed for the subject site. 40 spaces are provided, 4 of which (10%) are accessible and situated as close as possible to the dedicated entrances.

The rationale for the provision of 1 space per every 2 dwellings (approximately) is based on research carried out by Clúid Housing Association on parking availability and usage in the majority of their Older Persons housing stock. The average number of car parking spaces used per dwelling is 0.28 taken over a total of 577 Older Persons dwellings. Please refer to the illustrated table for further details.

The site is approximately 700m away from the Tallaght (The Square) LUAS Stop on the red line. High frequency bus services are also available from The Square Shopping Centre. As well as via the crossing at the junction of Whitestown Way and the N81, The Square can also be accessed via the existing pedestrian bridge that can be easily reached via the east end of Seán Walsh Park (past the Old Bawn Community School.) The 49 bus route also stops along Whitestown Way in very close proximity to the site and provides connectivity to Dublin city centre via Harold’s Cross.

Car parking is all provided on-street and is distributed evenly across the site. To minimise its impact it will be permeated and screened with trees and planting wherever possible.

3.9 Cycle parking

Cycle parking will be provided at the entrance nearest to Whitestown Way for both residents and visitors. Space for cycle parking for residents only will be made available within the residential courtyards.

3.10 Strategy for waste

For all apartments waste storage is provided in dedicated storage facilities that are provided at ground floor level. A total of 12 Eurobins can be accommodated in 3 separate enclosures that are positioned in close proximity to primary entrance locations.

4.0 Building and apartment design

It is important to remember that the majority of the residents of this scheme will have lived in a house for their entire life; perhaps not the same house; but a self-contained home on more than one floor, with a front door and a garden. The prospect of moving to an apartment may create psychological barriers, despite the promise of removing physical ones.

The vision of the scheme is to create practical, accessible, care-ready environments that look and feel like home, are adaptable to changing needs and will continue to delight.

4.1 Internal circulation and vertical arrangement

The building planning has been developed to deliver an efficient usage of lift and staircore access. In line with the Universal Design Guidelines 2 lifts have been provided in each of the circulation cores. The staircores are also connected to external gallery areas that also provide informal meeting opportunities overlooking the dedicated entrance points. The external galleries extend to form the private terraces/ balconies to the dual-aspect apartments at the north of the courtyards. Internal circulation corridors are wide and generous and in most instances are double loaded to maximise overall efficiency.

The building arrangement is consistent and continuous throughout all levels, with all structure, risers and balconies stacking. For single aspect apartments the balconies have been positioned so they minimize disruption to daylight penetration into the combined kitchen/ living and dining areas. Balconies to all blocks consist of an applied structure on the outside of the building to simplify the construction process and minimise thermal bridging.

4.2 Dwelling design

All apartments have been designed in accordance with the recently published 'Sustainable Urban Housing – Design Standards for New Apartments. Guidelines for Planning Authorities' (2018) document. The individual apartment floor areas are generally in excess of the minimum standards identified therein, and when considered in the context of all apartments within the development, the requirements for 50% of apartments to be 10% above the minimum requirement has been comfortably fulfilled (95%.) All apartments have also been designed to Universal Design Standards. The application of Universal Design Standards to all apartments ensures there is sufficient adaptability for future modifications.

All apartments have been designed with well-proportioned rooms with adequate daylight and solar gain. The majority of apartments enjoy dual aspect, and there are no north-facing single aspect apartments.

All apartments feature private open space by means of a single terrace or balcony, opening off the living room. Storage in all cases is catered for internally within the apartment.



4.3 Building composition & materials

In terms of building materials, the preference is for high quality robust materials that will require minimal maintenance in the medium to long term, particularly given the exposed nature of the site.

The majority of the building facades will be finished in painted or self-coloured render. Complementary brickwork is introduced to each of the 3 south facing courtyards to bring a sense of warmth and enclosure to these quality outdoor spaces. Brickwork also forms part of the continuous ribbon boundary to the south of the development.

The shallow pitched roofs to the north south blocks will be finished in a low-profiled standing seam metal roof system to selected colour finish. The metal roof finish offers an aesthetically pleasing solution that is a suitable variation to the slate roofs found on typical suburban dwellings in the vicinity of the site, while offering a practical solution to achieving a pitched roof that retains some element of domestic character. The flat roofs to the northern blocks will either be finished in a sedum type roof or single-ply membrane finish of the chosen colour. The latter will be used in the event that solar panels are installed on these roofs as sedum will not receive the daylight or rainfall to make it viable in this scenario.

The balcony cladding treatments are to be generally solid, to ensure that the building appearance is not negatively affected by inappropriate usage of the balcony. The balcony structure is composed of a regular grid of steel structure supported by independent foundations at ground level.

4.4 Ground floor communal facilities

As an important part of the overall project brief, the communal facilities a prominent position at the west end of the building adjacent to Whitestown Way. The facilities are centred around a large open plan communal living room with toilets and tea/ coffee making facilities. An office provided for Clúid management staff overlooks the main site entrance point. Complementary facilities for residents such as mobility equipment storage and a laundry are also located in this part of the building.

Below: Aerial view from south



GENERAL SCHEDULE OF ACCOMMODATION									
Block	Floor	Unit Type	1 Bed/ 2Bed/ 3 Bed	Floor Area	+10%	Aspect	Orientation	Outdoor Space	Outdoor Space
	0	Apt 01 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/W	6sq m	6sq m
		Apt 02 2B2	2 Bed Apartment	68.892 sq m	N	Dual	S/E	6sq m	6sq m
		Apt 03 1B4	1 Bed Apartment	55.939 sq m	Y	Single	W	5sq m	5sq m
		Apt 04 1B4	1 Bed Apartment	55.939 sq m	Y	Dual	S/W	5sq m	5sq m
		Apt 05 1B1	1 Bed Apartment	55.263 sq m	Y	Dual	W/E	5sq m	5sq m
		Apt 06 1B6	1 Bed Apartment	57.206 sq m	Y	Single	E	5sq m	5sq m
		Apt 07 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/E	6sq m	6sq m
		Apt 08 1B2	1 Bed Apartment	56.284 sq m	Y	Dual	S	5sq m	5sq m
		Apt 09 1B3	1 Bed Apartment	55.077 sq m	Y	Dual	S	5sq m	5sq m
		Apt 10 1B5	1 Bed Apartment	55.833 sq m	Y	Single	W	5sq m	5sq m
		Apt 11 1B4	1 Bed Apartment	55.939 sq m	Y	Single	W	5sq m	5sq m
		Apt 12 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/W	6sq m	6sq m
		Apt 13 1B1	1 Bed Apartment	55.263 sq m	Y	Dual	W/E	5sq m	5sq m
		Apt 14 1B8	1 Bed Apartment	52.457 sq m	Y	Single	E	5sq m	5sq m
		Apt 15 1B4	1 Bed Apartment	55.939 sq m	Y	Single	E	5sq m	5sq m
		Apt 16 1B7	1 Bed Apartment	54.544 sq m	Y	Dual	S/E	5sq m	5sq m
		Apt 17 1B2	1 Bed Apartment	56.284 sq m	Y	Dual	S	5sq m	5sq m
		Apt 18 1B3	1 Bed Apartment	55.077 sq m	Y	Dual	S	5sq m	5sq m
		Apt 19 1B4	1 Bed Apartment	55.939 sq m	Y	Single	W	5sq m	5sq m
		Apt 20 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/W	6sq m	6sq m
		Apt 21 1B1	1 Bed Apartment	55.263 sq m	Y	Dual	W/E	5sq m	5sq m
		Apt 22 1B6	1 Bed Apartment	57.206 sq m	Y	Single	E	5sq m	5sq m
		Apt 23 1B7	1 Bed Apartment	54.544 sq m	Y	Dual	S/E	5sq m	5sq m
	1	Apt 01 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/W	6sq m	6sq m
		Apt 02 1B1	1 Bed Apartment	55.263 sq m	Y	Dual	W/E	5sq m	5sq m
		Apt 03 2B2	2 Bed Apartment	68.892 sq m	N	Dual	S/E	6sq m	6sq m
		Apt 04 1B2	1 Bed Apartment	56.284 sq m	Y	Dual	S	5sq m	5sq m
		Apt 05 1B3	1 Bed Apartment	55.077 sq m	Y	Dual	S	5sq m	5sq m
		Apt 06 1B4	1 Bed Apartment	55.939 sq m	Y	Single	W	5sq m	5sq m
		Apt 07 1B4	1 Bed Apartment	55.939 sq m	Y	Dual	S/W	5sq m	5sq m
		Apt 08 1B1	1 Bed Apartment	55.263 sq m	Y	Dual	W/E	5sq m	5sq m
		Apt 09 1B6	1 Bed Apartment	57.206 sq m	Y	Single	E	5sq m	5sq m
		Apt 10 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/E	6sq m	6sq m
		Apt 11 1B2	1 Bed Apartment	56.284 sq m	Y	Dual	S	5sq m	5sq m
		Apt 12 1B3	1 Bed Apartment	55.077 sq m	Y	Dual	S	5sq m	5sq m
		Apt 13 1B5	1 Bed Apartment	55.833 sq m	Y	Single	W	5sq m	5sq m
		Apt 14 1B4	1 Bed Apartment	55.939 sq m	Y	Single	W	5sq m	5sq m
		Apt 15 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/W	6sq m	6sq m
		Apt 16 1B1	1 Bed Apartment	55.263 sq m	Y	Dual	W/E	5sq m	5sq m
		Apt 17 1B8	1 Bed Apartment	52.457 sq m	Y	Single	E	5sq m	5sq m
		Apt 18 1B4	1 Bed Apartment	55.939 sq m	Y	Single	E	5sq m	5sq m
		Apt 19 1B7	1 Bed Apartment	54.544 sq m	Y	Dual	S/E	5sq m	5sq m
		Apt 20 1B2	1 Bed Apartment	56.284 sq m	Y	Dual	S	5sq m	5sq m
		Apt 21 1B3	1 Bed Apartment	55.077 sq m	Y	Dual	S	5sq m	5sq m
		Apt 22 1B4	1 Bed Apartment	55.939 sq m	Y	Single	W	5sq m	5sq m
		Apt 23 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/W	6sq m	6sq m
	2	Apt 01 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/W	6sq m	6sq m
		Apt 02 1B1	1 Bed Apartment	55.263 sq m	Y	Dual	W/E	5sq m	5sq m
		Apt 03 2B1	2 Bed Apartment	68.892 sq m	N	Dual	S/E	6sq m	6sq m
		Apt 04 1B2	1 Bed Apartment	56.284 sq m	Y	Dual	S	5sq m	5sq m
		Apt 05 1B3	1 Bed Apartment	55.077 sq m	Y	Dual	S	5sq m	5sq m
		Apt 06 1B4	1 Bed Apartment	55.939 sq m	Y	Single	W	5sq m	5sq m
		Apt 07 1B4	1 Bed Apartment	55.939 sq m	Y	Dual	S/W	5sq m	5sq m
		Apt 08 1B1	1 Bed Apartment	55.263 sq m	Y	Dual	W/E	5sq m	5sq m
		Apt 09 1B6	1 Bed Apartment	57.206 sq m	Y	Single	E	5sq m	5sq m
		Apt 10 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/E	6sq m	6sq m
		Apt 11 1B2	1 Bed Apartment	56.284 sq m	Y	Dual	S	5sq m	5sq m
		Apt 12 1B3	1 Bed Apartment	55.077 sq m	Y	Dual	S	5sq m	5sq m
		Apt 13 1B5	1 Bed Apartment	55.833 sq m	Y	Single	W	5sq m	5sq m
		Apt 14 1B4	1 Bed Apartment	55.939 sq m	Y	Single	W	5sq m	5sq m
		Apt 15 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/W	6sq m	6sq m
		Apt 16 1B1	1 Bed Apartment	55.263 sq m	Y	Dual	W/E	5sq m	5sq m
		Apt 17 1B8	1 Bed Apartment	52.457 sq m	Y	Single	E	5sq m	5sq m
		Apt 18 1B4	1 Bed Apartment	55.939 sq m	Y	Single	E	5sq m	5sq m
		Apt 19 1B7	1 Bed Apartment	54.544 sq m	Y	Dual	S/E	5sq m	5sq m
		Apt 20 1B4	1 Bed Apartment	55.939 sq m	Y	Single	W	5sq m	5sq m
		Apt 21 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/W	6sq m	6sq m
		Apt 22 1B1	1 Bed Apartment	55.263 sq m	Y	Dual	W/E	5sq m	5sq m
		Apt 23 1B6	1 Bed Apartment	57.206 sq m	Y	Single	E	5sq m	5sq m
		Apt 24 1B7	1 Bed Apartment	54.544 sq m	Y	Dual	S/E	5sq m	5sq m
	3	Apt 01 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/W	6sq m	6sq m
		Apt 02 1B1	1 Bed Apartment	55.263 sq m	Y	Dual	W/E	5sq m	5sq m
		Apt 03 2B2	2 Bed Apartment	68.892 sq m	N	Dual	S/E	6sq m	6sq m
		Apt 04 1B4	1 Bed Apartment	55.939 sq m	Y	Single	W	5sq m	5sq m
		Apt 05 1B4	1 Bed Apartment	55.939 sq m	Y	Dual	S/W	5sq m	5sq m
		Apt 06 1B1	1 Bed Apartment	55.263 sq m	Y	Dual	W/E	5sq m	5sq m
		Apt 07 1B6	1 Bed Apartment	57.206 sq m	Y	Single	E	5sq m	5sq m
		Apt 08 2B1	2 Bed Apartment	77.779 sq m	Y	Dual	S/E	6sq m	6sq m

4.5 Schedule of accommodation & key areas

Totals	Block A +0FL	Gross Internal Floor Area	397.828 sq m
	Block B +0FL	Gross Internal Floor Area	523.09 sq m
	Block C +0FL	Gross Internal Floor Area	659.38 sq m
	Block D +0FL	Gross Internal Floor Area	404.158 sq m
	Block A +1FL	Gross Internal Floor Area	397.828 sq m
	Block B +1FL	Gross Internal Floor Area	523.09 sq m
	Block C +1FL	Gross Internal Floor Area	659.38 sq m
	Block D +1FL	Gross Internal Floor Area	404.158 sq m
	Block A +2FL	Gross Internal Floor Area	397.828 sq m
	Block B +2FL	Gross Internal Floor Area	523.09 sq m
	Block C +2FL	Gross Internal Floor Area	545.072 sq m
	Block D +2FL	Gross Internal Floor Area	404.158 sq m
	Block A +3FL	Gross Internal Floor Area	283.52 sq m
	Block B +3FL	Gross Internal Floor Area	408.782 sq m
	Building GIFA		

Note: Internal storage areas for each apartment type are recorded in the apartment type schedule

Overall Unit Numbers	
Total 1 Bed Apartments	63
Total 2 Bed Apartments	18
Total 3 Bed Apartments	0
Overall Apartment Total	81

Apartment Aspect Ratio		Legend:
Total Single Aspect	26	32% Y=Yes, N= No
Total Dual Aspect	55	68% S/W = South and West etc.
		SW = South west etc.
Apartment +10% Ratio		Under 'Unit Type', Apt 01 = Apartment no.
Total < +10%	4	5% Under 'Unit Type', 1B1 = Apartment type
Total >= +10%	77	95% (Refer to apartment schedules for more info)

Total Communal Outdoor Space Req'd	423sq m
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Site area 0.68 hectares

Density 119 dwellings per ha.

Communal open space provided in 3 external courtyards as follows:

West courtyard 165m²

Central courtyard 293m²

East courtyard 274m²

Total 732m²

(309m² in excess of minimum requirement for communal outdoor space)

5.0 Landscaping

The opportunities afforded by the development of this sheltered accommodation residence south facing over the Whitestown stream, attendant parkland and significant waterbody have resulted in an architectural proposal with a strong response to orientation and massing through bold volumes overlooking and defining its edge more clearly, as outlined above.

On a purely landscape level the principal of a “borrowed landscape” has been employed. By that we mean that the spaces between and around the buildings together with the communal garden(s) will be defined and protected in a manner that does not close off the greater landscape vista but rather is embedded within the setting and does not detract from the views or obscure them.

To successfully and sensitively insert the proposed volume into this context, good engagement between building and landscape has been central to the design of the scheme. The landscape will emphasize certain facets and directions, frame entrances and form compositions when the building itself is read as a frame at ground level while mediating between the human scale and that of the development. The car parking has been arranged with tree planting, good root zones and a degree of permeable surfacing that will assist their growth, so that they can lessen the visual impact of the vehicles within the site.

The courtyards also provide opportunity for therapeutic gardening as a healthy activity, producing food or flower while being in contact with the soil, outdoors and plants; being more mindful of seasonality as a result. A community open space will always be more successful when the residents are encouraged to participate and take ownership of it. Where possibly the upkeep of an individual garden might be difficult but within a group, the prospects are just as enjoyable but less daunting physically when tasks are shared.

It may be that some areas are a little more sheltered and protected or that the height of a growing area or element is adapted slightly to assist. It may be that the individual “beds” are smaller so that more is achieved in each one after a few hours work.

The proportions, sequencing, sense of protection, microclimate and articulation of the resulting spaces mean that matters of identification, orientation, safety and recognition are made clearer and a coherent organization of the scheme can be achieved. There will be an ecological focus to respect the stream and pond, particularly through extensive hedgerow planting along the southern edge of the development. Some existing trees within the park to the southwest of the development will be removed as part of the works. These will be replaced with extensive planting between the new southern boundary and the existing park path network. Views to the park will be a huge benefit to residents from inside their homes, while simultaneously thickets of trees in particular will mediate the views towards the buildings, from the east and south.



Above: View of an external courtyard

In general the paved components of the landscape sequence will be characterised by durable materials and bespoke elements of quality finish and clean transition and may include exposed aggregate concrete or other poured materials with quality trims and detailing contrasting with possibly more domestic smaller scaled units in the residents communal gardens and spaces and as one approaches entry points and doorways. There will likely be a marked transition in terms of proportion, planting treatments and degree of planted density as one moves from these communal places to selected destinations.

Trees and plants are the most obvious indicators of the seasons as well as the main source of outdoor colour and texture. Many plants are also fragrant, tactile or edible, sometimes all three. Rarely static, they attract and provide habitats for insects, birds and small mammals.

The edge planted materials might consist of relaxed groupings of slender effect trees; mass planted, juxtaposed with ephemeral under-storey plantings of subjects like wood anemone, primroses, ferns and bulbs. All planting will offer continuity of interest between seasons and as a setting for high ecological green linkage close by the ecological corridor. Closer to the buildings and in the communal external spaces, more familiar plants such a roses, lilies, lilac, and even fruit trees might be used to dispel any notion of the “institutional” that can arise if there is too much emphasis on “low maintenance”.

The landscape will work by providing continuous habitat linkage, appropriate porosity of surface treatment, water attenuation as well as catering for people’s enjoyment and ability to participate and enjoy the open spaces between the blocks linking inside and outside.

The approach for the place-making and landscape objectives of this project as it has such potential to be a special place, where the challenge of the context and planned occupation must also embody the quality of the outcome for years to come and with it the potential to bring daily joy to people’s lives that a good garden can bring.

A separate report, prepared by Hayes Higgins, will detail how the design may comply with part L, and in particular with nZEB standards. The design allows for the incorporation of various options for mechanical and electrical systems for space heating, water heating, ventilation and renewables, to allow sufficient flexibility of approach as the design is developed.

In summary, the design strategy has been developed to deliver sustainable, energy efficient residences through considering the following:

- The building form is compact and medium rise, with a low ratio of external wall fabric to floor area, all in an effort to minimise heat loss through the building fabric.
- The building structure and form is simple, with minimal indents or obtrusions in the facade. Balconies and canopies are applied to the building wherever possible, by means of largely independent structure, all of which serves to minimise cold bridges, and simplify cold bridge detailing.
- All remaining building fabric will be well insulated.
- Windows are sized appropriately to balance heat loss and potential solar gain.
- The detailed design will consider the most efficient and appropriate heating system, including CHP and heatpumps. Provision for solar panels on some roofs has also been allowed for.
- Materials with long life and low embodied energy are preferred to reduce impact on the environment.
- Water saving measures will be considered at the detailed design stage, including the use of water butts in the courtyards for various garden usages.
- Storm water is attenuated on site before discharge at a limited flow rate to the public mains.
- New planting is proposed throughout the site, in a variety of species, to encourage biodiversity.
- The development will be designed to comply with nZEB standards, and will therefore be in excess of current building regulations.





