

03 PROPOSED DESIGN

PROPOSED CONTIGUOUS ELEVATIONS AND SITE SECTIONS

- LEGEND**
- Site Boundary
 - Development Area
 - Existing site levels
 - Exclusion Zone - 2m setback from proposed fence



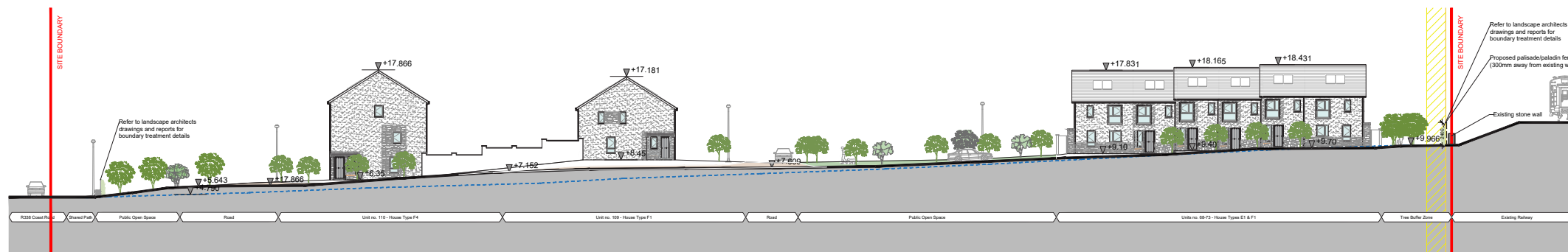
Contiguous South Elevation A-A @ 1:500



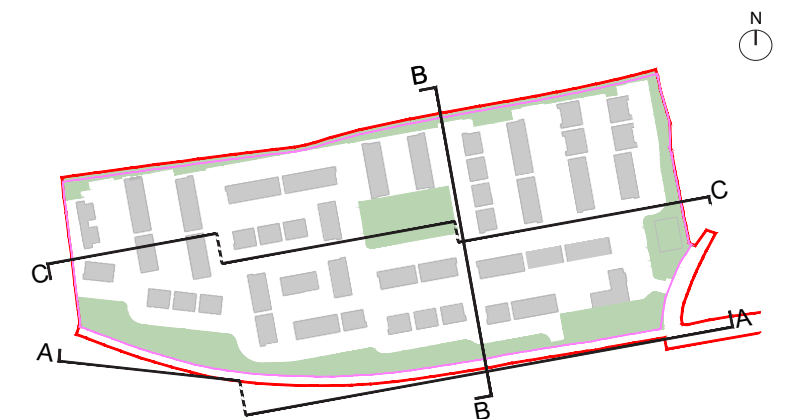
Contiguous South Elevation A-A - PART 1 @ 1:200



Contiguous South Elevation A-A - PART 2 @ 1:200



Site Section B-B @ 1:200

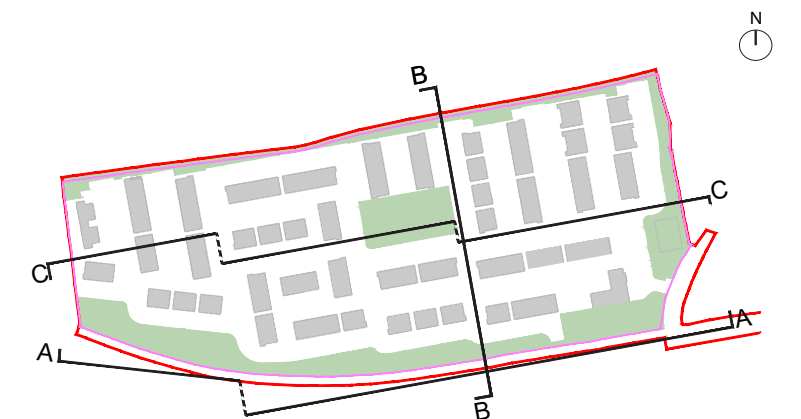
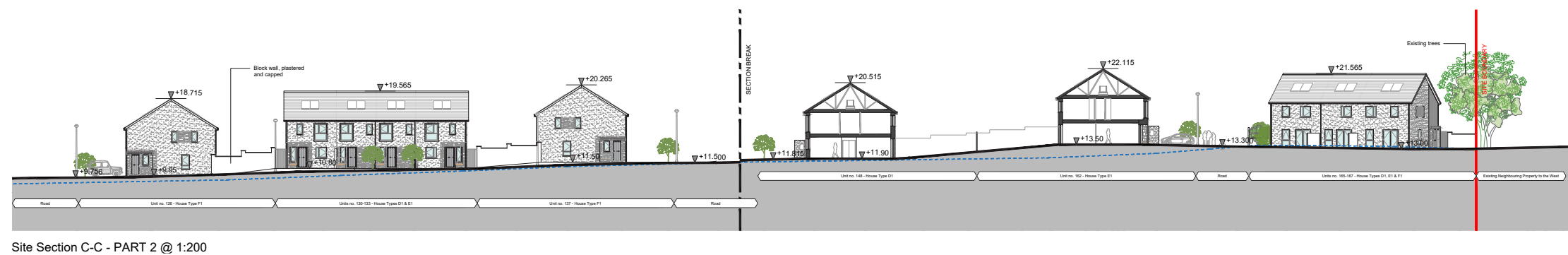
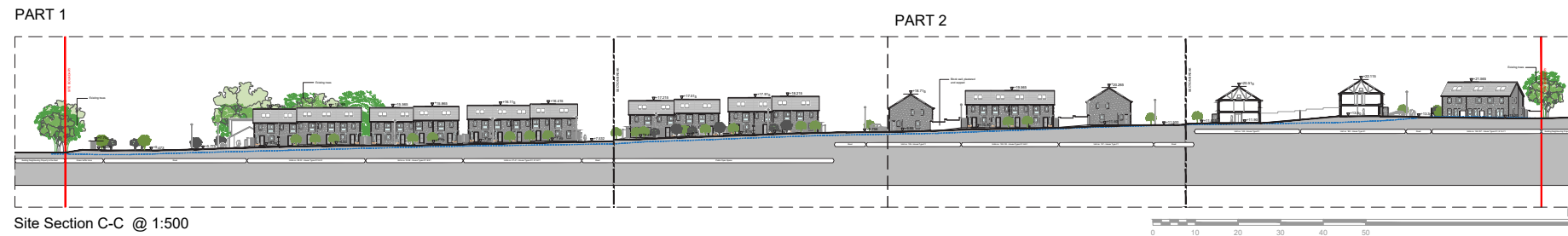


Key Plan not to scale

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03 PROPOSED DESIGN DUPLEX APARTMENTS

The proposed Duplex Apartment Type A2 unit type are situated at the North-west of the site. These are a new innovative unit typology designed to address the edge condition, providing dual frontage, density and height in a duplex building form that complies with the definitions outlined in the Ministerial Planning Guidelines under Section 28 of the Planning and Development Act 2000 (as amended), Regulation of Commercial Institutional Investment in Housing.

The definition of a duplex unit is as follows:

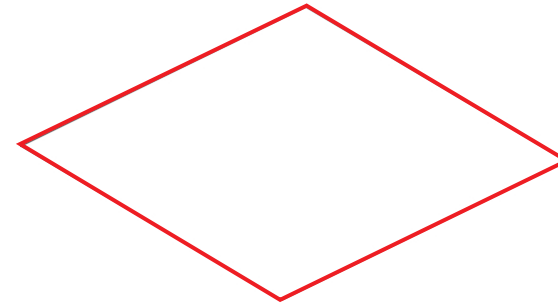
“a dwelling within a building designed for use as two individual dwellings and/or on one shared plot, with separate entrances.”

The Duplex apartments were carefully planned to provide private outdoor spaces such as terraces and balconies without relying on the property boundary as a garden back wall. This arrangement not only ensures privacy but also contributes to creating an aesthetically pleasing facade.

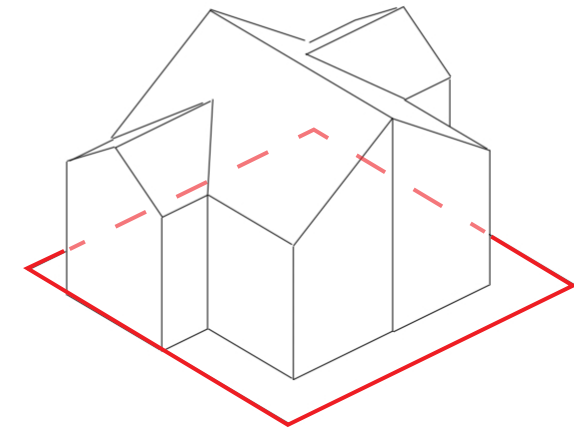
In addition, a communal open space for these duplex units is located in this area, with meticulous attention paid to the landscape design to preserve the privacy of the neighbours. This innovative unit typology is well suited to the exposed nature of the location.

The adjacent series of diagrams serves to provide a graphical representation of the proposed unit typology. From the outset of the design process, a singular building form has been designed in such a way as to accommodate two individual dwellings on one shared plot. The building comprises of a shared structural form including shared foundations, walls, and floors.

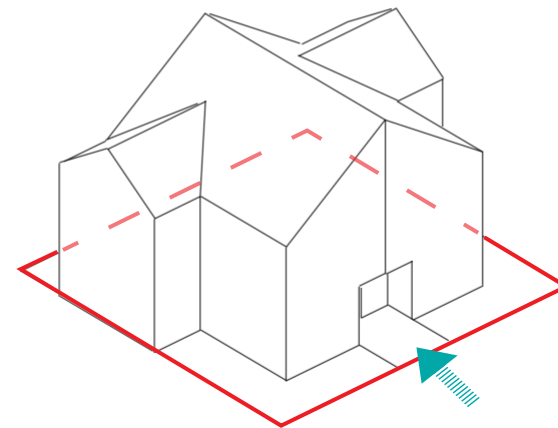
The proposal has been designed with reference to the established applicable standards, namely the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended), December 2020. In all instances, the internal floor areas comply with Minimum Apartment Floor Areas.



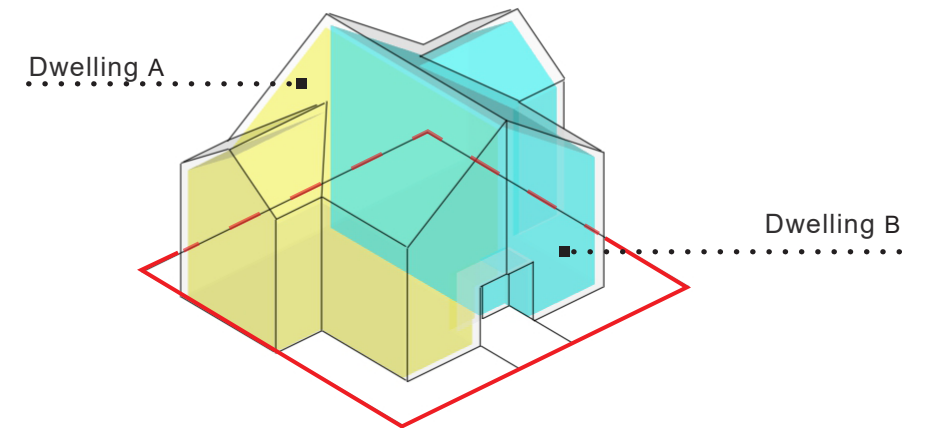
1 | Shared Plot



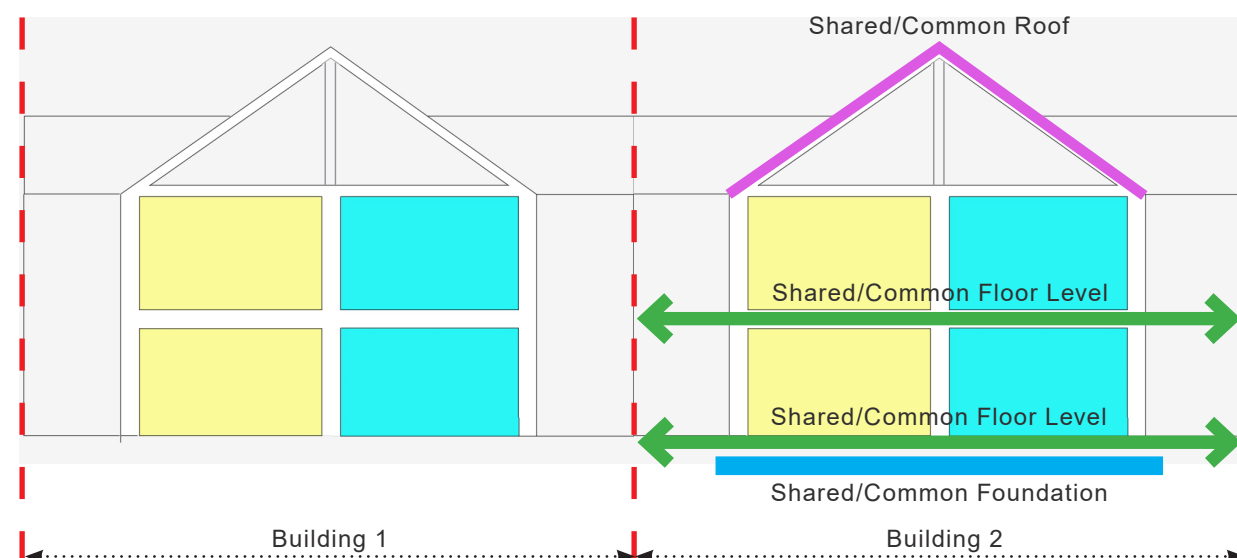
2 | Building



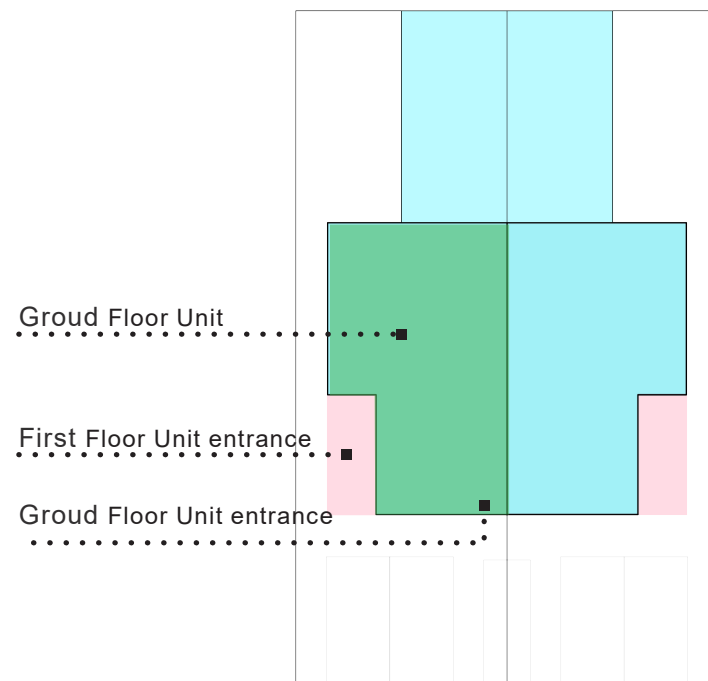
3 | Separate Entrances



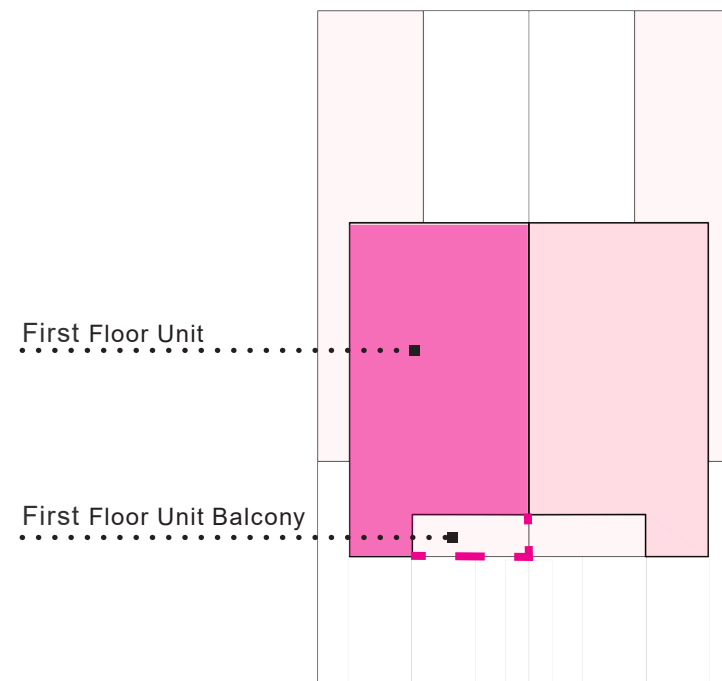
4 | 2no Individual Dwellings



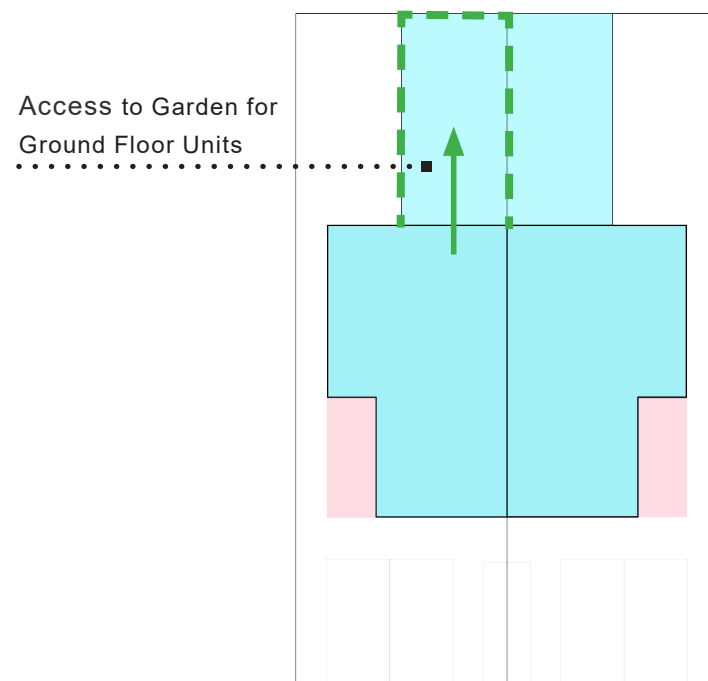
03 PROPOSED DESIGN MAISONNETTES



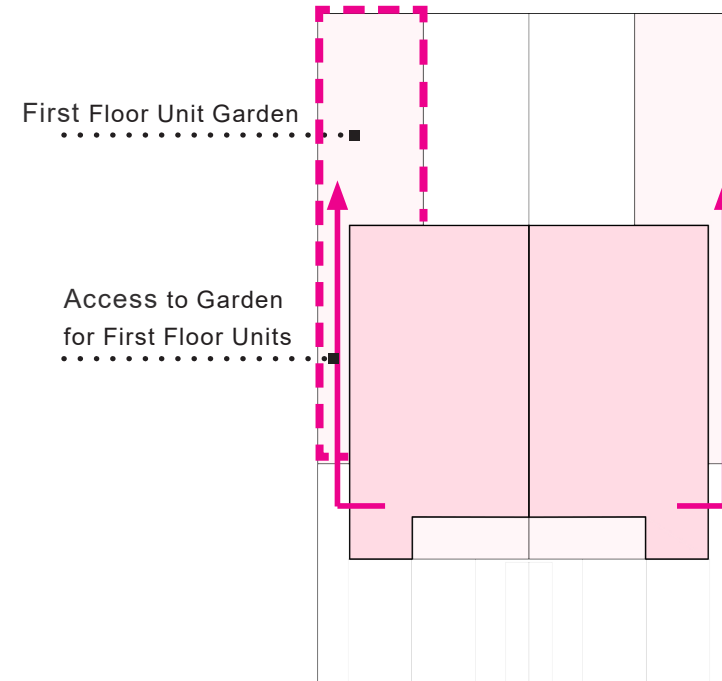
Ground Floor Plan



First Floor Plan



Garden Access - Ground Floor Unit



Garden Access - First Floor Unit

The design of the maisonettes has been improved to provide appropriate amenity spaces for both ground floor and first-floor units.

The Ground floor units have direct access to the rear garden from their living space and the first-floor units have a balcony to the front and access to their private garden through the side passage next to their ground floor entrance.

Refer to Maisonettes drawings submitted as part of this planning application for details.