

## Design Statement + HQA

Ardee Street,  
Dublin 8

**Residential Development  
ARDEE STREET**

Project Ref: P19-149D

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# 1.0 Executive Summary

## Executive Summary

This document is intended to assist Dublin City Council and in its understanding of the key design principles + considerations applied to the proposed scheme. The issues addressed have been provided in collaboration with Declan Brassil & Co. Planning Consultants and an expert multi-disciplinary team, to ensure a sustainable and integrated development that has due regard to best practice Urban Design, Architecture, Cultural Heritage, Landscape Architecture and Engineering solutions for this site within the given strategic national and local planning policy context.

On the 13 September 2022, An Bord Pleanála granted planning permission for a Strategic Housing Development on the subject site (ABP Ref. ABP-312268-21).

Following on from this permission, consented drawings were sent to DCC demonstrating compliance with the condition 02. And a further application was initiated under the LRD process (LRD ref : 6028/23-S3).

A further application was approved on 19th sept 2023, LRD6032/23-S3 for a further 13 apartments. 12 were approved with 1 apartment omitted on the 9th floor.

The purpose of this further application is the following :

- The enlargement of levels 07 and 08 to accommodate 2 extra apartments. - 1 x 2 bed and 1 x studio.
- Amendments to the bicycle store arising from the Limekiln, Fire Cert and DAC Cert and including other M+E issues on site.
- Internal amendments arising from the enlargement of the bicycle store.
- All ancillary internal re-configurations as a result of the extra residential apartments.

This proposal, if approved would result in 134 apartments in total.

## Key Features

The development is designed to be compliant with :

1. Sustainable Residential Development and Compact Settlements.
2. Urban Design Manual: A best practice guide
3. Urban Development and Building Height Guidelines for Planning Authorities (Dec 2018)
4. Dublin City Council Development Plan

The Development also takes guidance from the following documentation

- Best practice guidelines Quality Housing for Sustainable Communities (2007);
- Design Manual for Urban Roads and Streets or 'DMURS' (2013);
- Smarter Travel - A New Transport Policy for Ireland (2009-2020);

This development proposes to accommodate a 'best in class' residential development designed to exceed the apartment guidelines and provide much needed accommodation in the city centre.



Aerial View of proposed regeneration of Newmarket Street



## 2.0 Site Context

### Site Location and Description

#### Overall

The site is located between Newmarket Street to the north Ardee Street to the west and Mill Street to the south, Dublin 8. The site is bound to the east by a mixed use office development that is completed, known as the Eight Building. The subject site, together with the Eight Building forms an urban block bound by Newmarket to the north, Ardee Street to the west, Mill Street to the south and Mill Lane to the east.

The southern boundary faces another under construction site consisting of a 7 storeys mixed use student accommodation and BTR scheme. The diagram opposite shows the site boundary in red and shows the tracking of the sun at summer, winter and during the equinox.

#### Land uses

The existing land use on the site is primarily industrial / warehousing. The adjoining uses consist of a mixture of residential, commercial and office buildings.

#### Urban Grain

The surrounding urban grain is a mixture of smaller plots to the west with larger urban forms to the east marking the transition to the inner city.



SITE ANALYSIS - ACCESS / ORIENTATION -

Physical Context



SITE ANALYSIS - SITE PHOTOGRAPHS  
AERIAL VIEW



View 01



View 02



View 03



View 04



## 3.0 Proposal and Amendments to Consented scheme - LRD6032-23-S3

### Concept Development - Design Principles

The design concept for the subject site is the provision of a building that encloses the adjoining streets and public spaces, ensuring the provision of a legible and coherent urban edge and development form that integrates with the redevelopment context of the area.

The permitted height of the development rises from 6-7 storeys on the eastern boundary to 9 storeys over ground to define the corner of Newmarket and Ardee Street to the north-west, as a key marker to the main entrance to Newmarket Square.

It is noted that Newmarket Square is to be developed by Dublin City Council into a high quality, multi-functional public space.

This proposal seeks to retain the positive elements of the consented scheme and add much needed additional apartments to the scheme whilst retaining the strong architectural response to this city centre brownfield site.

The additional apartments will be contained on a set back level on the 6th floor to Newmarket Square and an 7th floor to Mill St / Internal Courtyard.

- Both apartments have private amenity.
- Both apartments exceed the minimum requirements as set out in the Apartment Design Guidelines.



View From Newmarket Square looking west



View From Newmarket Square looking east



# Amendments to the Consented Scheme

## Permitted and Proposed North Elevation

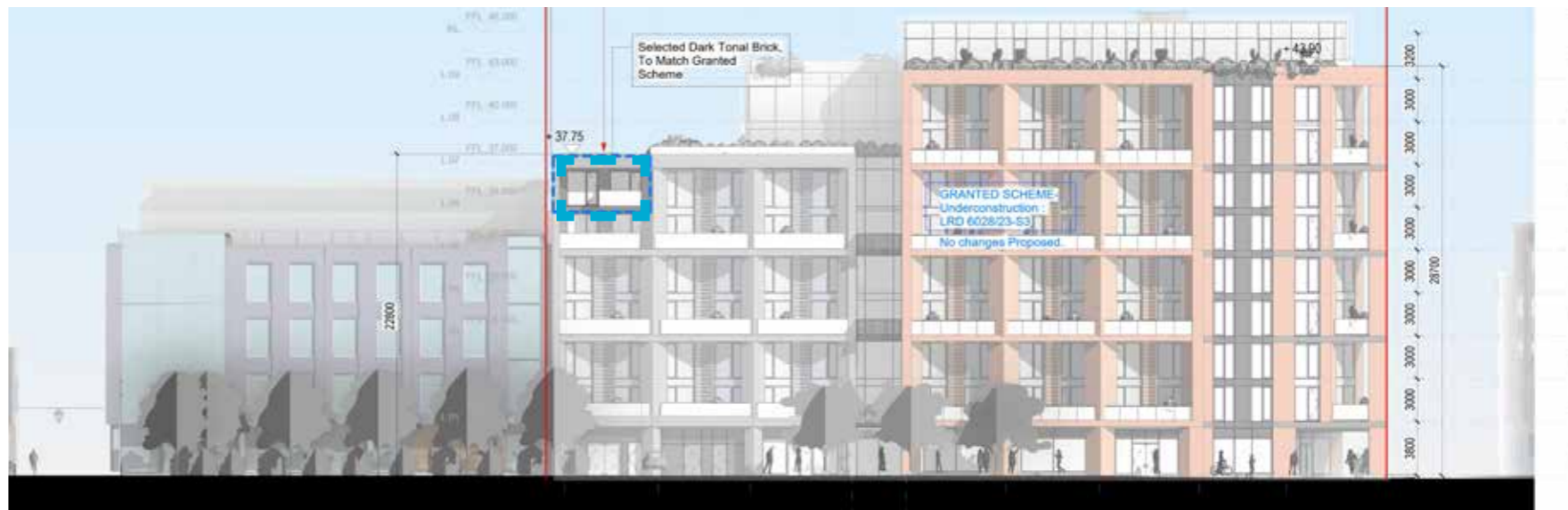
To the north a studio apartment (40sqm) is proposed overlooking Newmarket Square. This sheet shows the extent of facade this affects on the bottom right (outlined in blue)

For more detail please refer to drawing number :

- P19-149D - 3-1\_200-P3-Permitted + Proposed North Elevation.



North Elevation - Newmarket Street - Permitted *LRD ref : 6028/23-S3*



North Elevation - Newmarket Street - PROPOSED



Permitted :



Proposed :



# Amendments to consented scheme :

## North Elevation / Newmarket Square:



Permitted:



Proposed :

Proposed accommodation at level 06.



Permitted:



Proposed :



## Amendments to the Consented Scheme

### Permitted and Proposed West Elevation

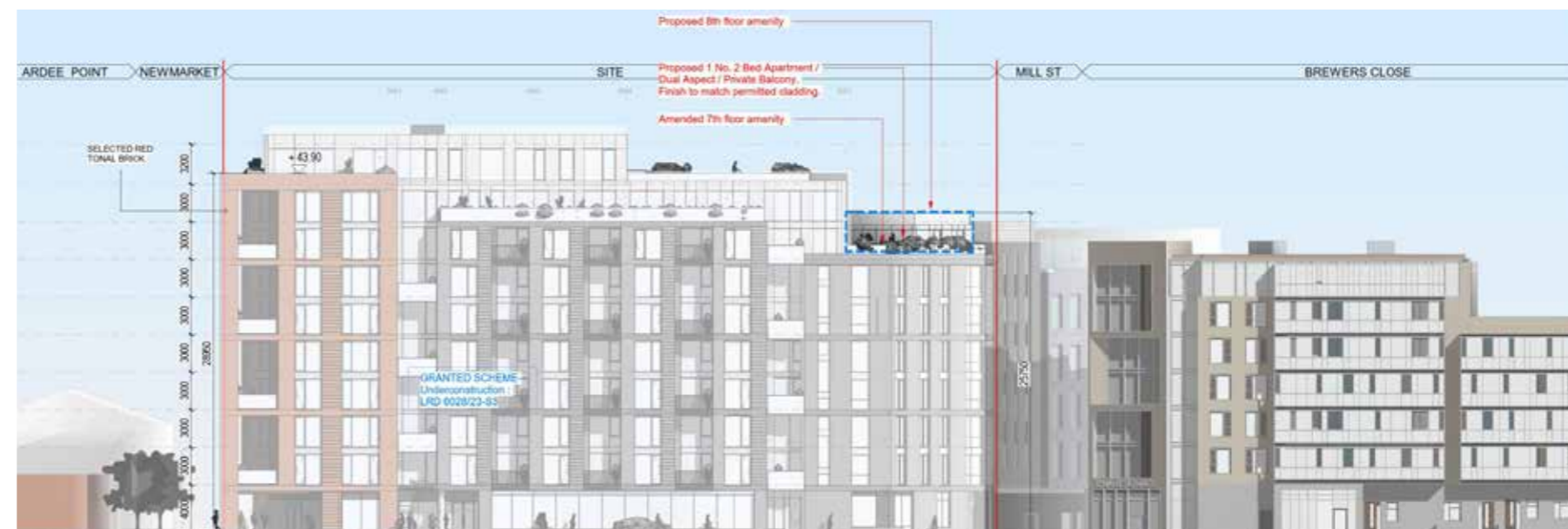
To the West and South a 2 bed apartment is proposed overlooking the internal courtyard.  
This sheet shows the extent of facade this affects on the bottom right (outlined in blue)

For more detail please refer to drawing number :

- P19-149D - 3-1\_201-P3-Permitted + Proposed South Elevation.
- P19-149D - 3-1\_201-P3-Permitted + Proposed West Elevation.



West Elevation - Newmarket Street - *Permitted*



West Elevation - Newmarket Street - PROPOSED



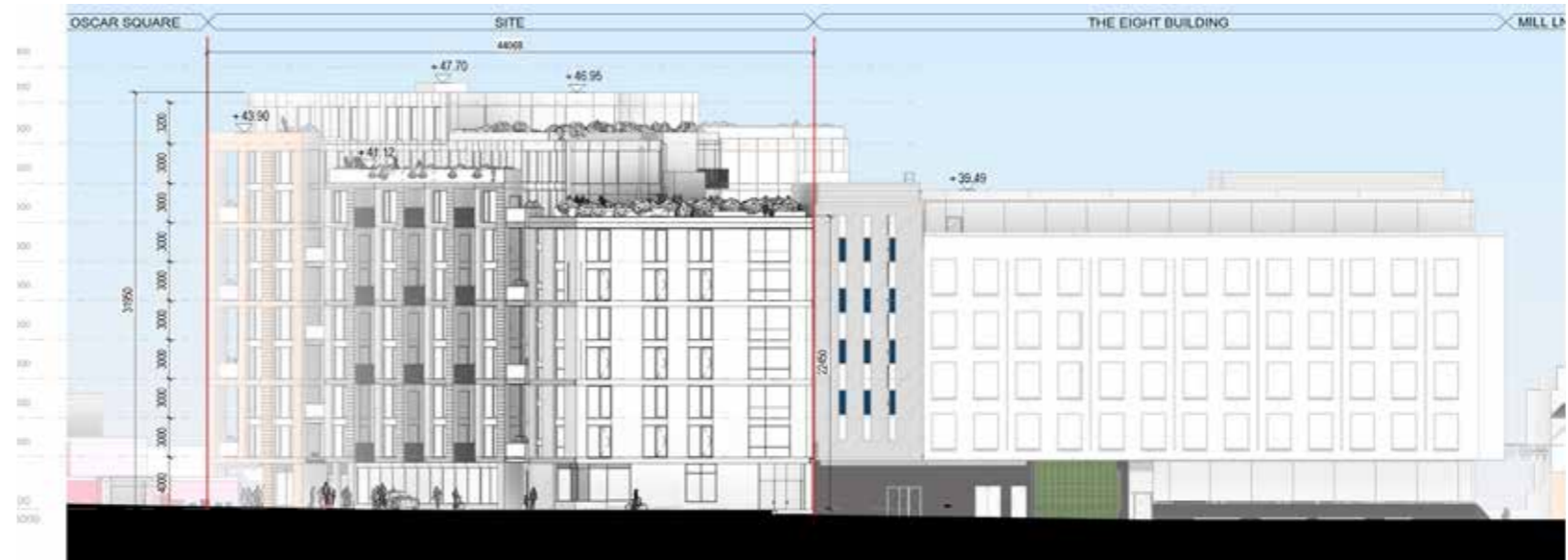
## Amendments to the Consented Scheme

### Permitted and Proposed South Elevation

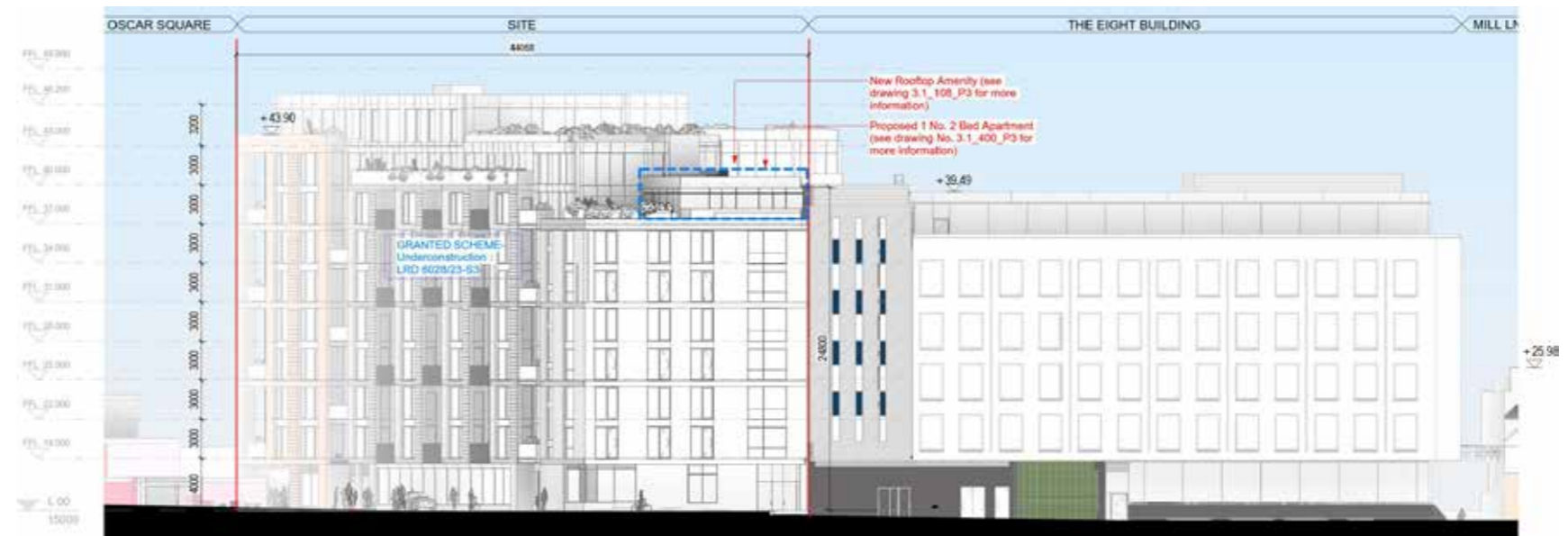
To the South a 2 bed apartment is proposed overlooking the internal courtyard.  
This sheet shows the extent of facade this affects on the bottom right (outlined in blue)

For more detail please refer to drawing number :

- P19-149D - 3-1\_201-P3-Permitted + Proposed South Elevation.



South Elevation - Newmarket Street - PERMITTED



South Elevation - Newmarket Street - PROPOSED



South and West Elevations (Ardee St / Mill St)



West Elevation - Permitted



West Elevation - Proposed



Permitted:



Proposed :



Permitted :



Proposed :

Extra Accommodation at Level 07



## 4.0 Urban Design Rationale

### Rationale

The rationale of this proposal is to create 2 new proposed apartments to an existing permitted scheme that is currently under construction. Both apartments will be high quality and will offer much needed apartments in the centre of Dublin.



### Materials and Finishes

The material selection for the extra apartments will match the cladding on the permitted penthouse level. This will be metal in the solid parts and glazing in other areas.

### Height Scale and Massing

The consented scheme (LRD6032-23-S3) consists of 8 floors (9 storeys) and steps down to 6 stories to the east and 7 stories to the south.

This proposal intends to add a further set back floor at the 6th and 7th floor levels.

This proposal will balance and accord with the heights established in the immediate area with Newmarket Yards rising to 13 storeys to the East of the Square. Please refer to the photomontage report for more information.

### Daylight and Sunlight

Please refer to the Daylight and Sunlight and overshadowing study accompanying this application and prepared by IES

The conclusion of the report states that there is not adverse effects to the sunlight / daylight and overshadowing as a result of the additional 2 apartments.

For sunlight provision, the 2 proposed apartments are performing well and in accordance with the guidelines of BRE Guide, 3rd edition. Furthermore the results show that the proposed additional floor has no impact on the sunlight levels of the permitted apartments. Please see appendix B of the study for the results.

### Overlooking Overbearing and over shadowing

The Proposed building follows the established historic street pattern of Newmarket / Ardee St and Mill St. Both of the proposed apartments step back from the boundary creating a larger distance to the neighbouring properties.

The addition of the proposed apartments does not adversely affect the surrounding properties, for more information on this please refer to the following accompanying this application.

- Daylight / Sunlight and overshadowing study report by IES
- Photo Montage report prepared by Modelworks - in this report each view is shown - permitted / proposed, clearly depicting the effect these proposed apartments would have.



## Management / Life Cycle Report

### Management

The building will be professionally managed and maintained with staff on site and maintenance provided for residents to deal with any issues.

The management will include on site security, a cleaning regime, refuse regime and overall maintenance regime.

### Life Cycle Report

Please refer to Life Cycle Report accompanying this application

## Compliance with DMURS

### Design Manual for Urban Roads and Streets

No change to permitted scheme.



## Sustainable and Efficient Movement

### Pedestrianisation.

The site is 19 Minutes walk from the South Inner-City centre, and just a ten minute walk from cultural centres such as Vicar Street, St. Patrick's Cathedral, and its surrounding parks.

### Buses

The proposed is located on a multitude of bus lines, including the 27,56,74,77A,150, 151. This enables public transit options to the City Centre, Clarehall, The Docklands, Eden Quay, Ringsend, Dundrum, Jobstown, The Square, Foxborough, and Citywest.

## Mix and Distribution of Uses

This scheme proposes 2no. apartments to an existing permitted scheme, which includes a permitted Retail space at Ground level. This proposal reduces the Retail element slightly.

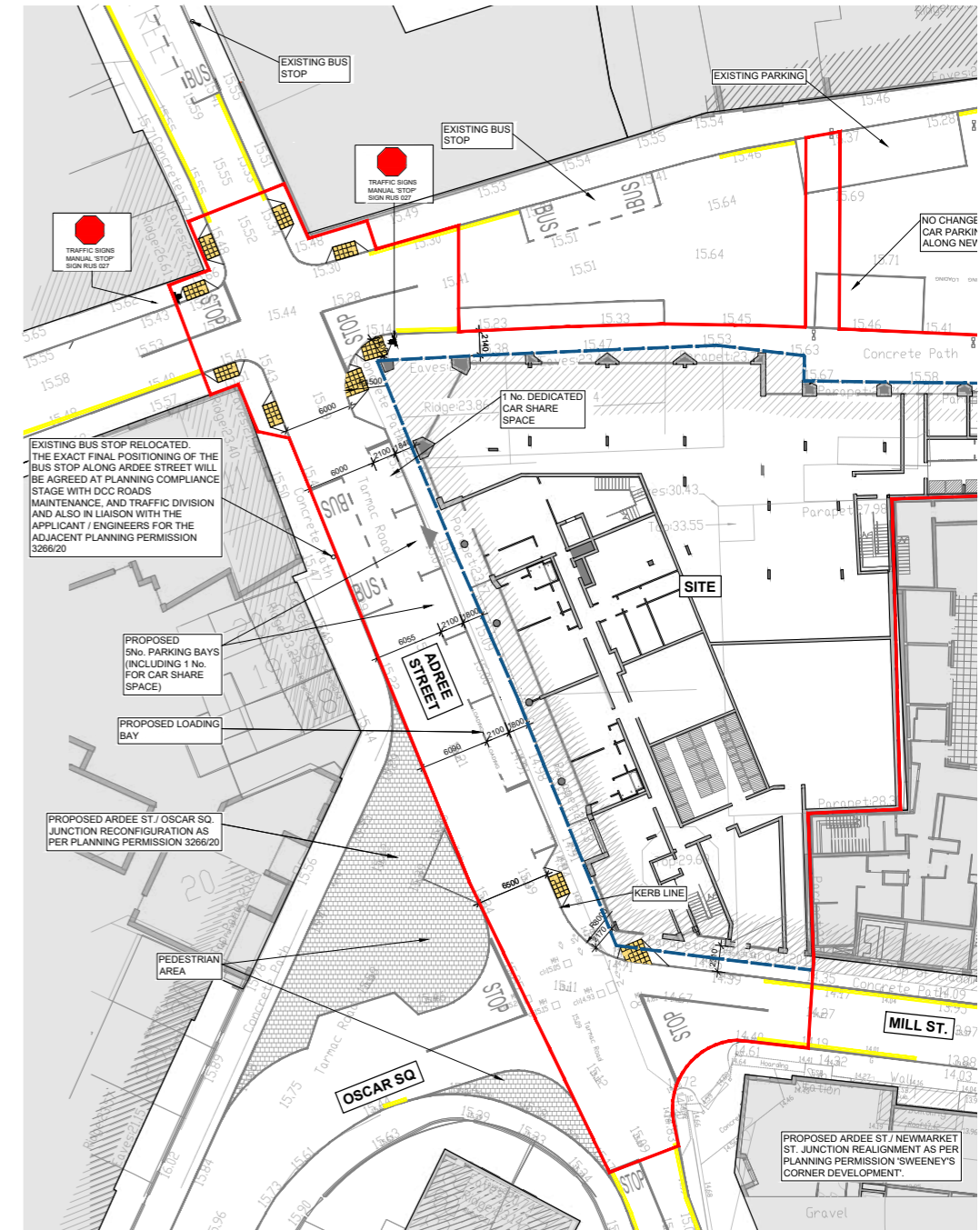
## Green and Blue Roof

This scheme includes Green and Blue Roofs throughout, the podium and top level is a blue roof and all other roofs are green with amenity spaces on several levels - please refer to landscaping report accompanying the application.

## Responsive Built Form

The proposal responds to the context by presenting a gradual increase in height / form towards the city, stepping down to the south and west towards the finer grain of Oscar Square.

The 2 no proposed apartments will assist with the reading of this overall scheme. As the apartment presents to the square this is done by completing the language next to the 8 building. at the south towards Mill St, the proposed apartment will present as a minor change to the west / south . This is a very slight change to this side of the building - Please refer to photomontage report accompanying this application.





## 5.0 Housing Quality Assessment

### Compliance with Internal Design Standards.

Dublin City Council Policy QHSNO11 seeks to 'ensure that 50% of apartments in any development that are required to be in excess of minimum sizes should be designed to be suitable for older people/mobility impaired people, people living with dementia and people with disabilities in accordance with the guidelines set out in the Universal Design Guidelines for Homes in Ireland 2015, the DHLG&H's Design Manual for Quality Housing 2022 and the DHP&LG & DH's Housing Options for Our Ageing Population Policy Statement 2019.

The proposed apartments meet and exceed the Design Standards set out in the Design Standards for New Apartments

In this Proposal both apartments are over the minimum standards.

We also confirm compliance with Dublin City Council's objective QHSNO11, which refers to compliance with 'Universal Design Guidelines for Homes in Ireland, 2015.

And the 2 oversized apartments will comply with the universal design guidelines. including :

- Section 1 - location and approach
- Section 2- Entering and moving around the home
- Section 3- Spaces for Living
- Section 4 - Elements and Systems

For the breakdown of the proposed Apartments please refer to the following :

- P19-149D - 3-1\_403\_P\_Proposed Apartment Types

### Apartment Size

2 Apartments are proposed as follows :

- 1 x studio - 41sqm
- 1 x 2 Bed - 76sqm

### Internal Layouts

Both apartments comply with the requirements in terms of bedroom / kitchen sizes and widths and both comply with the storage requirements as set out in the standards. Please refer to HQA spread sheet on the following page and also drawing number 3.1\_400\_P3

### Dual Aspect

1 of the proposed Apartments would be dual aspect. This takes the total number of dual aspect apartments to 48 which equates to 36 % overall. This exceeds the minimum standard for a city centre site. This apartment is triple aspect\*\*

### Private Open Space

Both Apartments will be provided with private open space as follows :

- Studio apartment - 5sqm balcony
- 2 bed Apartment - 7sqm patio

### Communal Amenity

Communal Open Space will be provided at the following levels :

- Podium Level
- Level 07
- Level 08
- Level 09

Each Space will be landscaped and provided with seating and planting. (refer to Schedule of areas in the following pages and Landscape Architects report for further information.

### Internal Amenity Space

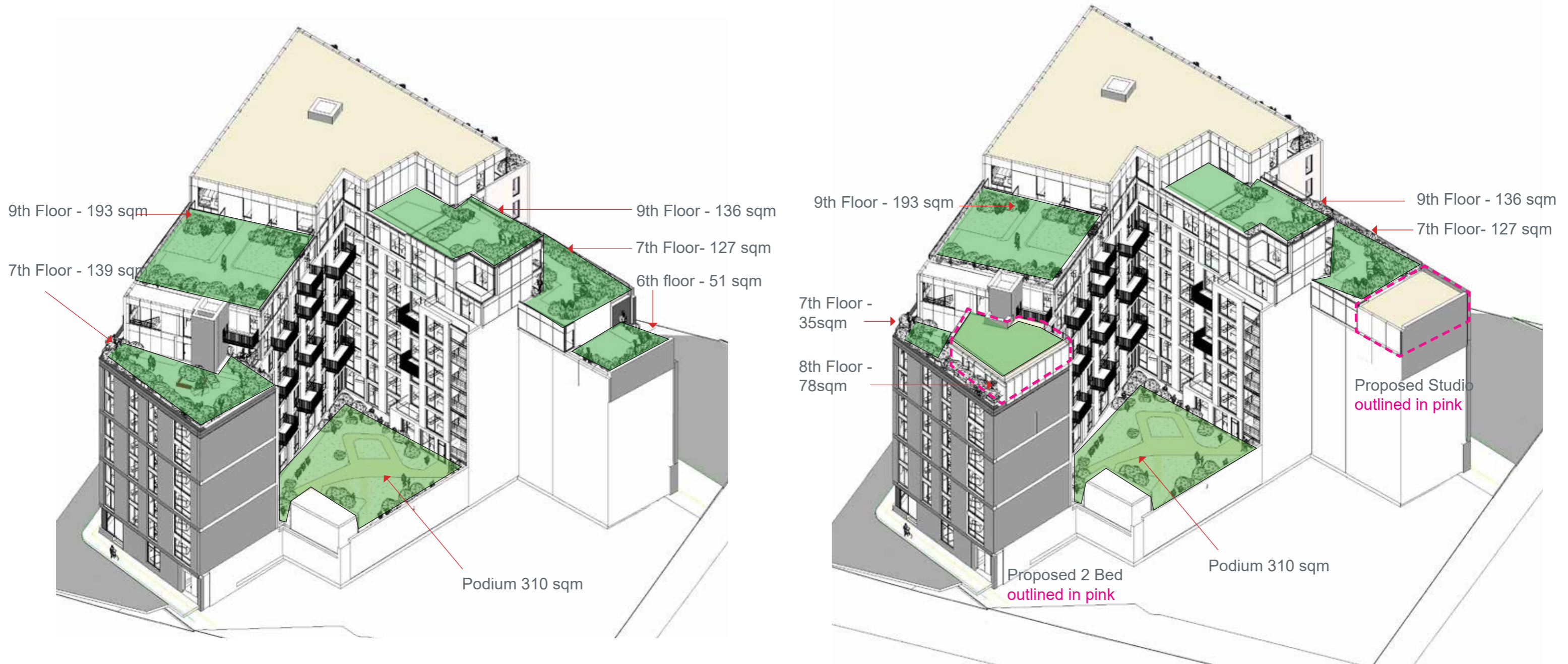
In addition to the communal open space, internal amenity space will be provided at ground level. Co-working / lounge / TV and games rooms will be provided. This equates to 247sqm and is unchanged from the permitted scheme.





## Communal Amenity

The diagram on this page shows the communal amenity as permitted on the left and proposed on the right.





## Schedule of Accommodation and HQA Schedule

This page shows the schedule of accommodation overall and also the housing quality assessment of the two proposed apartments.

Residential																	
Level	Units						Sqm										
	Studio	1-Bed	2-Bed (3p)	2-Bed (4p)	3-Bed (5p)	Total	Commercial /Retail	Plant	Refuse	Foyer	Bikes	Int. Amenity	Communal Amenity	Balconies	Dual Asp.	NIFA	GIFA
<b>Typical Unit Size</b>		45sqm	63sqm	73sqm	90sqm												
L00							437	143.1	70	35	309	247.2				1316	1614
L01	1	9	1	5	1	17							310	61	5	1052	1285
L02		10	1	5	1	17								10	5	1056	1275
L03		10	1	5	1	17								78	5	1056	1275
L04		10	1	5	1	17								10	5	1056	1275
L05		10	1	5	1	17								81	5	1054	1273
L06	1	10		4	2	17								15	6	1085	1304
L07		11		4		15							162	81	7	837	1001
L08		7		5		12							78	43	5	799	960
L09		2		3		5							329	40	5	373	484
RL																	
<b>Total</b>	2	79	5	41	7	134						247.2	879	419	48	9684	11746
	1.5%	59.0%	3.7%	30.6%	5%										36%	82%	

COMBINE	2	790	60	574									1426	
COMBINED AMENITY PROVIDED													1545.2	
BICYCLE PARKING (1	194		Visitor BICYCLE PARKING (1 per 2 apartments)					67				Total Required	261	
PLOT RATIO	6.335											Total Provided	298	
SITE COVER	87%													

## HQA Schedule

RED LINE S	1854	NET SITE AREA (OWNERSHIP)	1854
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Floor	Apartment No.	Description	No. of beds			Unit Type	Floor Area m <sup>2</sup>	Part V	Aspect	Living/Dining Kitchen Area m <sup>2</sup>	Bedroom 01 Area m <sup>2</sup>	Bedroom 02 Area m <sup>2</sup>	Bedroom 03 Area m <sup>2</sup>	Agg Bedroom Area m <sup>2</sup>	Storage in Unit m <sup>2</sup>	Storage Required	Other Storage m <sup>2</sup> *	Total Storage m <sup>2</sup>	Private Amenity Space m <sup>2</sup> **
			1	2	3														
L01	1PS_01_01	Studio	*			S1.0	43		35	35	NA		35	0	3	NA	0		
L05	2B4P_06_04	1 Bed		*		1.3	74		32.5	13	11.4		24.4	0	0	NA	0		
L06	2B4P_06_01	1 Bed		*		1.1	62		34	14.9	11.9		40	0	0	NA	0		
L06	2B4P_06_02	1 Bed		*		1.2	62		34	13.7	12.6		38.4	0	0	NA	0		
L06	1PS_06_01	Studio	*			S1	40		32	10	NA	NA	14	3	3	NA	6	5	
L07	1B2P_07_01	1 Bed		*		1.1	45.5		24.7	11.9	NA		3	3	NA	3	5		
L07	1B2P_07_02	1 Bed		*		1.7	46		25.8	11.9	NA		3	3	NA	3	5		
L07	1B2P_07_03	1 Bed		*		1.1	45.5		24.7	11.9	NA		3	3	NA	3	5		
L07	1B2P_07_04	1 Bed		*		1.7	46		25.8	11.9	NA		3	3	NA	3	5		
L07	1B2P_07_05	1 Bed		*		1.1	45.5		24.7	11.9	NA		3	3	NA	3	5		
L07	1B2P_07_06	1 Bed		*		1.1	45.5		24.7	11.9	NA		3	3	NA	3	5		
L07	1B2P_07_07	1 Bed		*		1.2	45		24.8	11.4	NA		3	3	NA	3	5		
L07	1B2P_07_08	1 Bed		*		1.3	47		25.4	15.8	NA		3	3	NA	3	5		
L07	1B2P_07_09	1 Bed		*		1.3	47		25.4	15.8	NA		3	3	NA	3	5		
L07	1B2P_07_10	1 Bed		*		1.4	47		23.4	15.8	NA		3	3	NA	3	5		
L07	1B2P_07_11	1 Bed		*		1.8	48		25.8	18.1	NA		3	3	NA	3	5		
L07	2B4P_07_01	1 Bed		*		1.3	74		32.7	13.7	11.4		25.1	0	0	NA	0	7	
L07	2B4P_07_02	1 Bed		*		2.2	78		30.6	11.6	11.6		23.4	0	0	NA	0	7	
L07	2B4P_07_03	1 Bed		*		2.8	89		34	17	14		31	0	0	NA	0	11	
L07	2B4P_07_04	2 Bed		*		2.12	76.24		36	12	13		25	6	6	NA	6	8	
L08	1B2P_08_01	1 Bed		*		1.1	45.5		24	13	NA		3	3	NA	3	5		
L08	1B2P_08_02	1 Bed		*		1.1	46		20	13	NA		3	3	NA	3	5		
L08	1B2P_08_03	1 Bed		*		1.2	45		24.8	11.4	NA		3	3	NA	3	5		



# 6.0 S.P.P.R'S

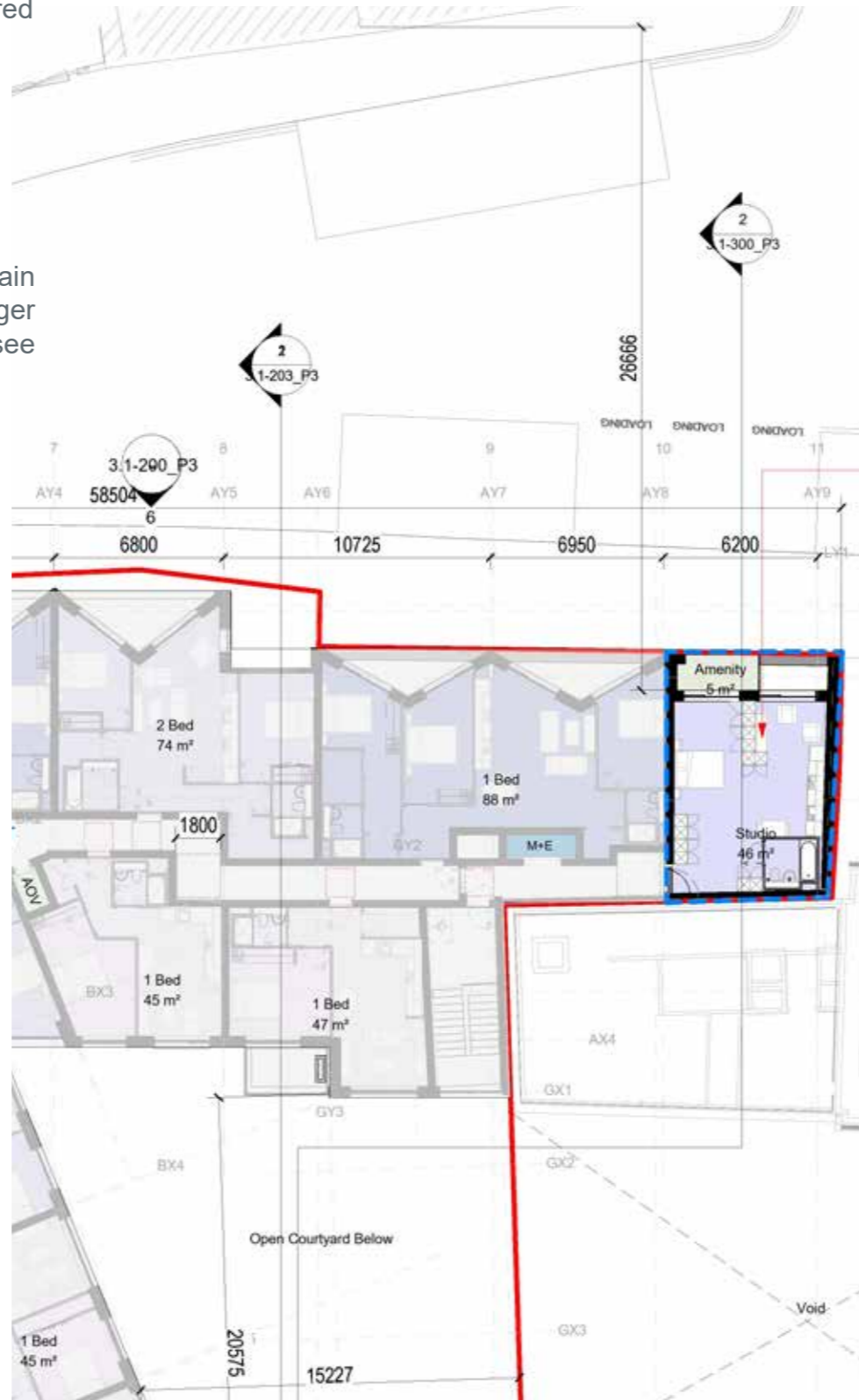
## Minimum Private Open Space Standards

Both proposed apartments achieve the minimum required private open space. Each Apartment has a balcony accessible from the Living / Kitchen / Dining Room.

## Separation Distances

Separation distances from surrounding buildings remain the same as the permitted scheme, the distances are larger than the minimum requirements for an inner city site. - see diagram opposite.

Level 06



Level 07





## Car and Cycle Parking

### Parking

The building is situated in the city centre, near major transport arteries, in light of this, the design has focused on providing substantive bicycle parking provision in support of sustainable transport modes.

### Cycle Parking

Cycle Parking will be provided to comply with D.C.C Development Plan 2022-2028.

As per consented scheme Bicycle parking will be located in central area at ground level, accessed from Mill St to the south and Newmarket Square to the North. The arrangement of the bicycle store has been amended as a result of various factors as follows:

- Location of limekilns. After the demolition and clearance of the site the location and level of the limekilns was uncovered which is in the centre of the permitted store. This has resulted in a loss of space due to the levels in the store changing to retain the limekilns in situ.
- Fire Officer: as part of the FSC cert, the fire officer conditioned that the bicycle store be sub divided into separate compartments.
- DAC: one of the compartments will need to be accessible – this is the compartment that is accessed via Mill St and communicates directly with the internal Residents Amenity and 2 Cores.

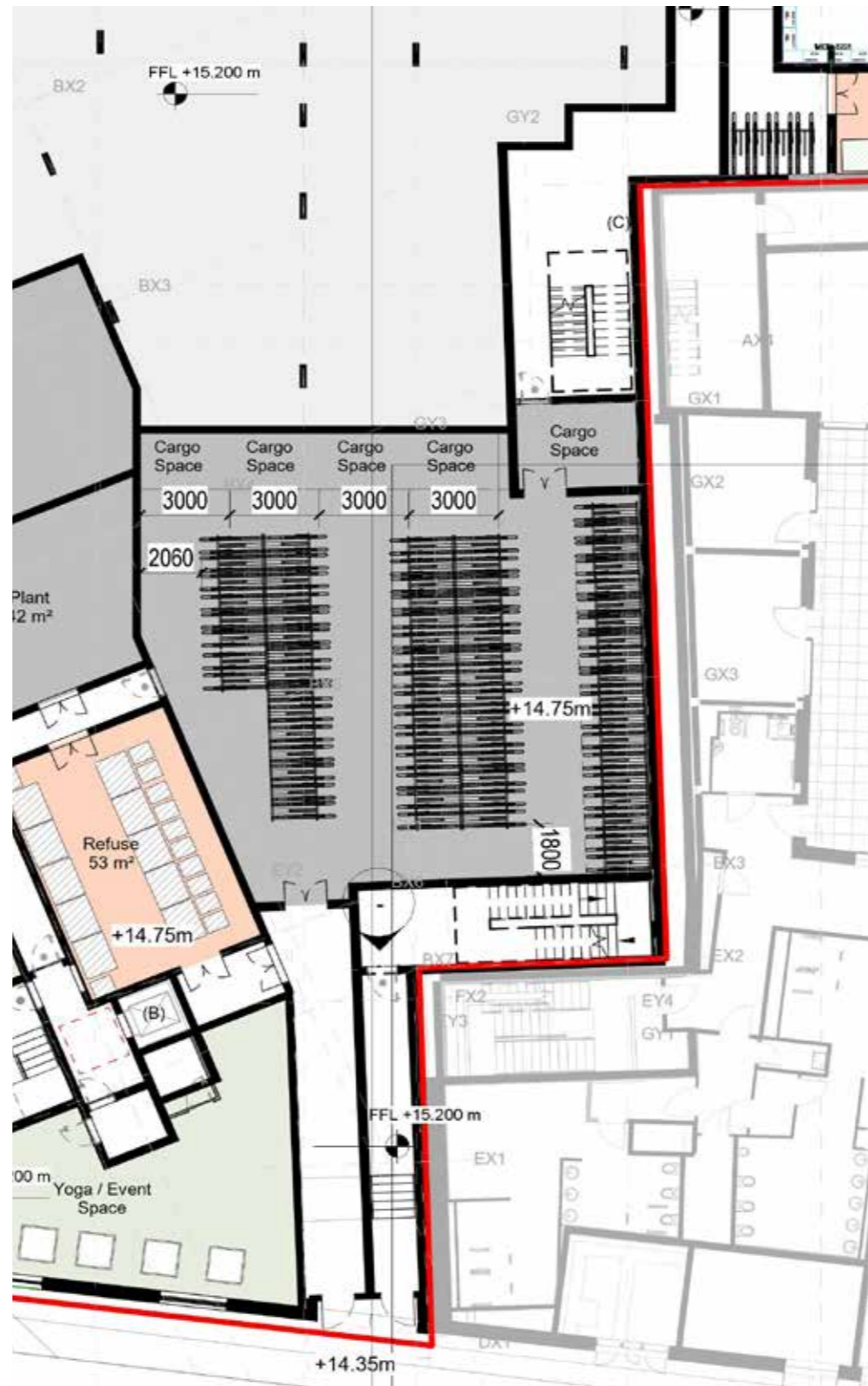
Taking into consideration the above and based on the Dublin City Development Guidelines the numbers are as follows:

- Long Term Secure (255 Space) – over 1 per bedspace including new apartments.
- Short Term (67) - .5 per apartment.
- Cargo : (6)

= 298 Total

The permitted commercial spaces remain the same, 8 spaces and the extra surface Sheffield stands at Newmarket Square also remain the same. (3 sheffield stands = 6 spaces)

Cycle Parking - Permitted



Cycle Parking - Proposed

