

Glebe / Coruba Residential Development, St Agnes Road, Crumlin, Dublin 12

Design Report

Stage 3 Application to An Bord Pleanala
April 2022

reddy a+u

Design Team Introduction



PREPARED BY

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Development Description

Seabren Developments Ltd and Circle VHA CLG intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site located at Glebe House (Protected Structure, RPS Ref. 7560), including the vacant Glebe light industrial lands, and the vacant site of the former Coruba House, Saint Agnes Road, Crumlin, Dublin 12 all on a site of 0.88 Hectares. The site bounds Somerville Drive and Somerville Green to the southeast and southwest, respectively, and includes the grass margin between the Coruba site boundary and Somerville Drive. The Glebe House lies within the Crumlin Architectural Conservation Area.

A residential development of 150 no. apartments consisting of 74 one beds, 72 two beds and 4 three bed residential units, a creche and café. The proposed scheme has an overall Gross Floor Area of 15,767 sq.m.

Two apartment buildings are proposed ranging in height from 4 – 6 storeys and linked by a carpark at ground floor and a podium at first floor level comprising the following:

- Block A is 5-6 storeys and consists of 79 apartments and includes 35 no. one beds and 44 no. two beds units, ESB substation/switch room/metering room of 85sqm, 42 no. secure bicycle storage and bin storage of 44sqm
- Block B is 4-5 storeys and consists of 66 apartments and includes 38 no. one beds, 25no. two beds and 3 no. three beds, a Creche of 147 sqm at ground floor level with associated outdoor area, ground floor plant rooms of 74sqm, ESB substations/switch room/metering room/telecoms of 89sqm, 188 no. secure bicycle storage spaces in two locations, 6 no. motorbike spaces and bin storage of 75sqm.

Two no.three storey pavilion buildings either side of Glebe House to accommodate:

- One number two storey duplex 2 bed apartment above one number 1 bed apartment at ground floor in the north west pavilion and,
- One number two storey duplex 2 bed apartment above a 55 sqm ground floor café, in the south east pavilion.

The repair of fire damaged elements (following a fire 21st April 2022) and the refurbishment of Glebe House, a protected structure, into two apartments, one number 2 bed unit at lower ground floor and one number 3 bed unit at upper ground and first floor;

- Repair of fire damaged elements including the replacement of all roof coverings and structure, replacement of all first floor timber stud walls, replacement of first floor rear return joists, replacement/repair of floor joists at first floor level, replacement of internal render to kitchen/ dining area in rear return building and replacement/repair of stair from upper ground to first floor level,
- the refurbishment of Glebe House including the removal of extensions to the rear and sides of the building, restoration of the façade, replacement of pvc windows with sliding sash windows and associated works to the interior and to the curtilage of Glebe House.
- Lowering the front boundary wall and return boundary wall to the front of Glebe House.

Demolition of all workshops, offices and sheds to the rear and sides of Glebe House Demolition of boundary walls around the Coruba land on Somerville Drive, the front entrance and between Coruba and the Glebe lands. Demolition of non-original brick column's at St Agnes Road entrance to Glebe House (1,636 sqm).

75 car parking spaces are proposed:

- 66 no. car parking spaces (includes 2 Go Car spaces) in ground floor car park below podium and partly in Block A and 4 No. visitor car parking spaces in front of Glebe House all with vehicular access from St Agnes's Road
- 5 No. assigned car parking spaces on the eastern side of Block B with vehicular access from Somerville Drive.

The development provides 905 sqm of Public Open Space to the front and side of Glebe House, and within the southeast public plaza. with a pedestrian route to the side of the Café at Pavilion B and 1,632 sqm of Communal Open Space located at podium level and to the rear of Block A.

76 no. visitor bicycle parking spaces are provided in the public accessible areas of the site.

The application also includes the provision of a new footpath along the south-eastern boundary at Somerville Drive, a new controlled gate between Somerville Drive and St Agnes Road allowing public access through the site within daylight hours and a new pedestrian access from the public open space onto St. Agnes Road, boundary treatment, landscaping, Solar Panels on the roof of Blocks A and B, provision of 4 no. Microwave link dishes to be mounted on 2 No. steel support posts affixed to the lift shaft overrun on Block A, lighting, services and connections, waste management and other ancillary site development works to facilitate the proposed development.



Artists visualization of proposed entrance


Aerial view of existing site

Development Summary

Site Summary:

0.88 Ha — Site Area

150 — Units
- **74** One Beds
- **72** Two Beds
- **04** Three Beds

49% — Site Coverage

1.79 — Plot Ratio

171/Ha — Density

306 — Bicycles
- **230** Secure Bike Spaces
- **76** Visitor Bike Spaces

75 — Car Spaces
8 of which are Echarge
- **66** Undercroft Spaces
  - **3** Disabled
  - **2** GoCar
  - **61** Standard Spaces
- **4** Visitor Spaces
- **5** Assigned Spaces
- **6** Motorbike Spaces

Residential Summary:

59% — Dual Aspect

69% — Units + 10% larger

5 — Own door Units

905m² — Public Open Space

1,632m² — Communal Open Space

15,767 m² — Gross Floor Area

Site Context

Site Location

The site is located immediately north west of Crumlin Village, situated close to the junction of Saint Agnes Road and Windmill Road and lies 4km south west of Dublin City Centre benefiting from a number of bus routes serving the city centre. A short walking distance from the site, Crumlin Village has a supermarket, pharmacy, restaurants and bars. A number of primary and secondary schools within the locality include; Rosary College, St. Agnes National School, Loreto College and Drimnagh Castle Primary School. The proposed development site is also within a short walking distance of local green spaces including William Pearse Park to the north east along Windmill Road which contains sports pitches, mature tree planting and a playground, and a local park off of Somerville Avenue situated to the west.

The subject site is approx. 0.88 hectares in size and contains a protected structure, Glebe House, a derelict three-storey detached period house and the lands of the Coruba House site. The site is located off of St. Agnes Road. Located behind Glebe House are a number of industrial workshop units in varying states of repair with an enclosed paddock to the rear which is used to store materials and graze horses. The Coruba site is currently separated from the Glebe House lands by a block work wall.The existing boundary with Somerville Drive, to the east comprises of remnants of old factory walls from the demolished industrial units that once existed there. To the south of the site is Moeran Hall, a community use building. To the west lies Somerville Green, a small green space surrounded by residential housing blocks. The site is relatively flat with frontage onto Saint Agnes Road defined by a limestone wall with a line of 4 mature Horse Chestnut trees.



Childcare provision in the locality



Bus provision in the locality



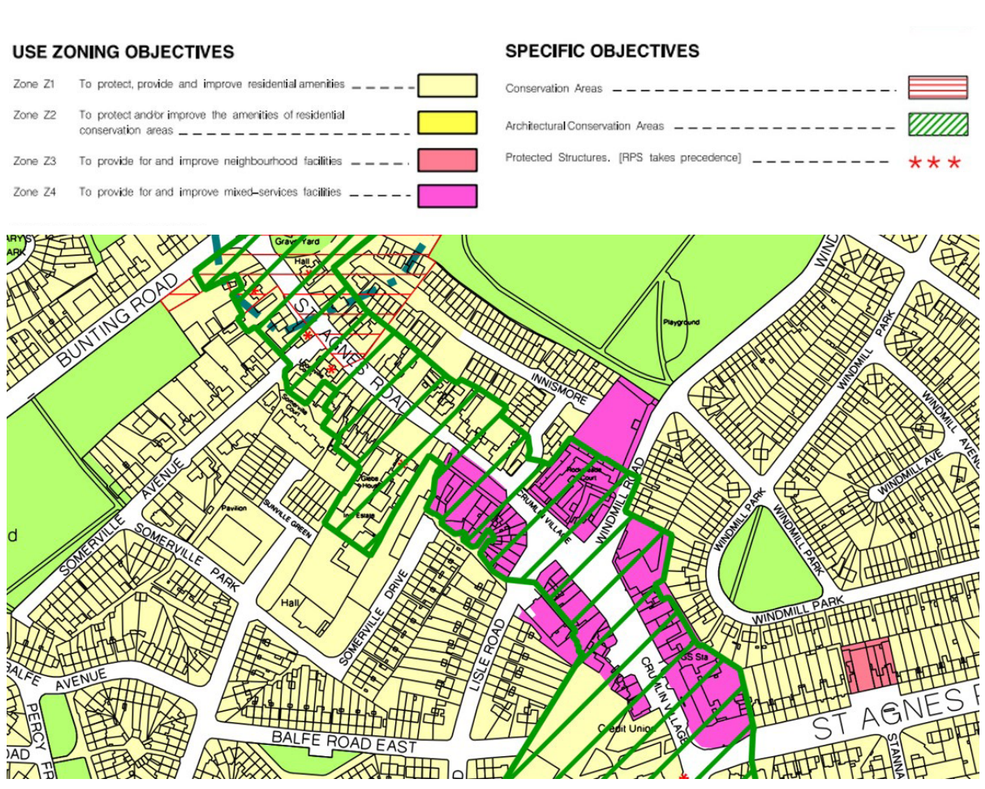
Glebe House viewed from Crumlin



Glebe House and its curtilage



St.Mary's Church



Zoning Map

Site Context



View from West



Somerville Garden



Community Hall



Somerville Drive





Glebe House



Windmill Lodge



View from East



Gate Post

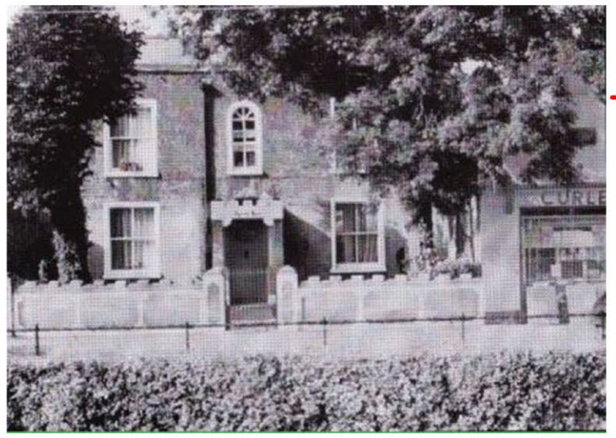


Crumlin Village

Site Historical Context



Post Office until 1926



Looceville House 1986



Glebe House 1920

For details on the Protected Structure, cartographic back ground and details on the works to the Protected Structure and its curtilage please refer to the

ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

by Mullarkey Pedersen Architects RIAI Grade 1 Conservation Architects





St Mary's Church



St Mary's Hall 1926



Post Office from 1926

Site Green Context

Context

The subject site is located close to a number of parks and green spaces providing excellent amenity opportunities.

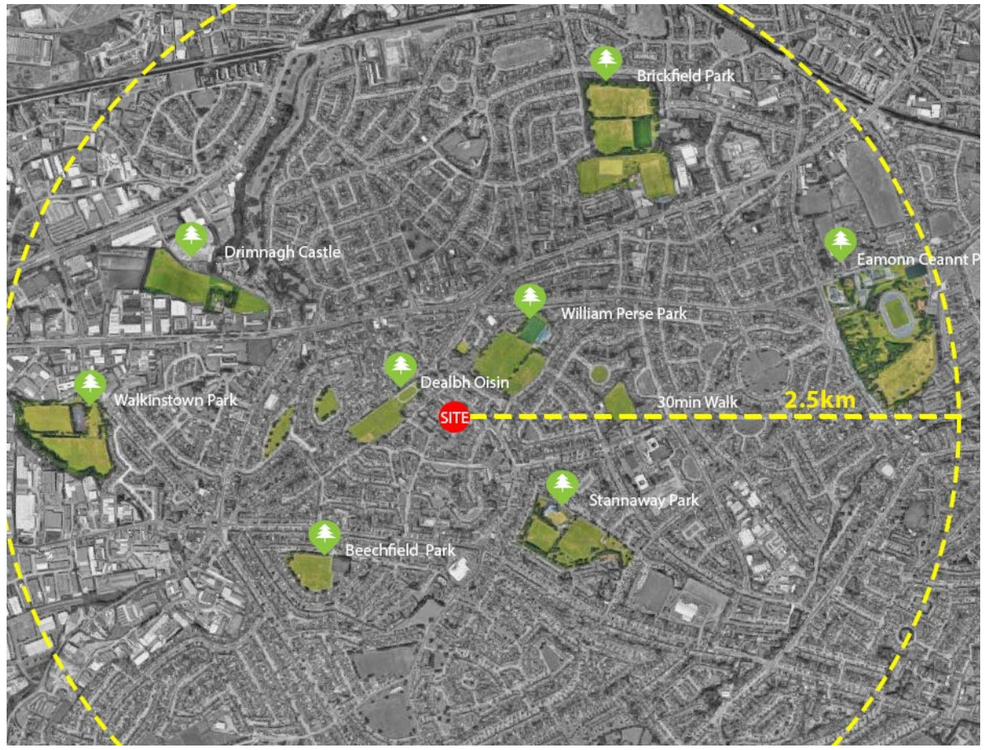
Somerville Drive and Somerville green directly abut the site. There are also larger parks close to the site such as

Dealbh Oisin & Bunting Park are located to the rear of the development are acombined 3.2Ha

Pearse Park with over 6.9Ha of open space is located to the north of the site.

Stannaway park 6.2Ha is also within walking distance from the site.

There are a number of cultural and recreational facilities in close proximity to Crumlin Village such as Drimnagh Castle and Crumlin swimming Pool, Crumlin United and Good Council GAA

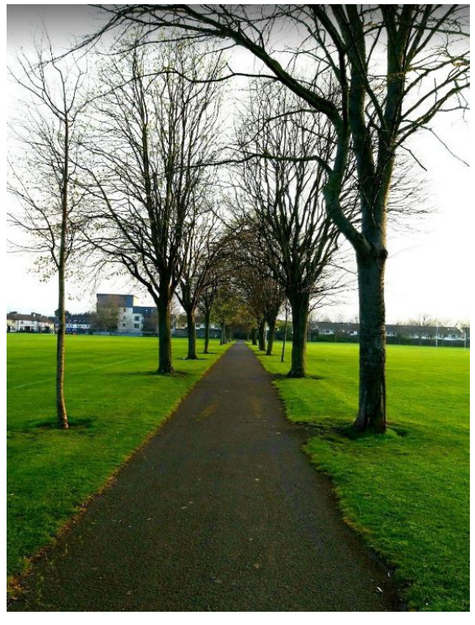


Site Public Landscape Context


Somerville Green


Stannaway Park


Dealbh Oisin Park / Bunting Park


William Pearse park


Drimnagh Castle


Public Green Space at front of Proposed Development

Proposed Design Development

Design Concept

The design is predicated on a response to the protected structure and its immediate context to create a high quality residential development in Crumlin Village designed to the Sustainable Urban Housing: Design Standards for New Apartments.

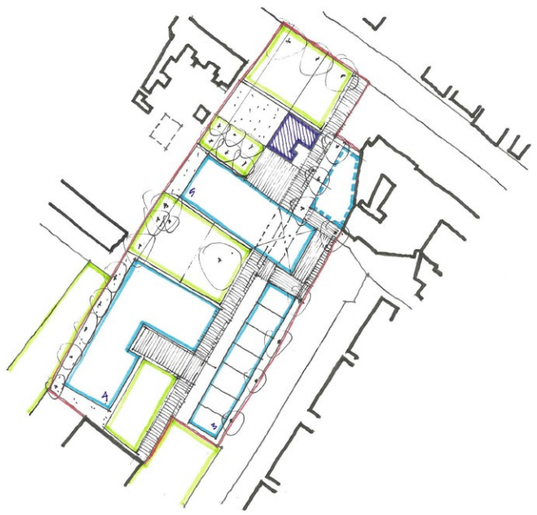
The scheme adopts an appropriate height strategy in relation to it's neighbourhood context. The site adjoins the community centre, Moeran Hall on the southern boundary on Somerville Drive with public open spaces on either side. This facilitates the introduction of a taller element of the apartment scheme at this location of six storeys at its highest, stepping down to four storeys, where this would have the least impact on sunlight / daylight and overlooking of adjoining residences.

The site can support a high density residential development given its proximity to the Crumlin village centre, good quality bus network, proximity to urban employment centres, schools and a number of public parks. The Buildings respond to the different site constraints and are located to avoid direct overshadowing of adjoining properties and responds to the sun path to create optimal orientation. The development is broken down into two 'L' shaped blocks modulated in height to respond to the orientation and surrounding streetscapes.

With the provision of a new public connection, this provides a key design feature which provides connectivity from Crumlin village to the South East towards Somerville Drive.



View from the North



Design Evolution

The restoration of Glebe House and its setting in the new public park and the adjoining pavilions either side of Glebe forms a gateway to the development. The buildings to the front of the site also have the benefit of largely screening the development to the rear of the site. The design solution creates a balance of scales and steps up from the rear of Glebe House of 3 storeys up to 4 storeys in the Block B immediately to the rear. This block steps up to 6 storeys adjoining Somerville Drive.

The scale and orientation of the blocks takes into account the sun path and avoidance of overlooking of the rear gardens of the houses on Somerville Green and St.Agnes Terrace. The blocks step down to the west accordingly to respect the local context.



View from the North with Glebe House in foreground

Proposed Design Development

Design Concept

The proposed residential development shall respect the cultural heritage of the existing site and maximises on the site's assets to provide quality residential accommodation in an area suitable for redevelopment to maximise the urban core. This will be an attractive well designed development which will complement Crumlin Village and be a significant planning gain for the area.

A new permeable pedestrian route available during daylight hours from Somerville through to Crumlin Village is a key positive of the scheme design, opening up and allowing a permeable connection to Somerville Drive which currently is a dead end.

The concept for the scheme is based on delivering a high-quality residential development that responds to the existing context, which seeks to create an integrated, permeable and green residential development. The formula for the successful community entails a connected layout, a range of high-quality buildings to fill it and a successful public space and an appropriate density for the whole community to enjoy. The quality of new housing can play a significant role in promoting happiness, improving health and wellbeing, as well as contributing to sustainable development by achieving appropriate residential density in a high-quality mixed-tenure development.

The relationship between the protected structure and the mature trees is key to maintaining a balance between providing quality high density residential accommodation and providing an appropriate setting for the buildings to enjoy. The setting of the Protected Structure of the ACA shall be restored and enhanced.



View from Crumlin Village approach of setting of Glebe House



Green space in front of Glebe House



View from St. Agnes Rd.

Proposed Design Development

Open Space



- INFORMAL SUPERVISION OF OPEN SPACE
- EXISTING OPEN SPACE ADJOINING SITE
- PUBLIC OPEN SPACE: PROPOSED
- COMMUNAL OPEN SPACE: PROPOSED

Communal open space is provided to the rear of the development and through a landscaped podium courtyard, which is accessible from both apartment buildings. A dedicated area on the podium is provided for play equipment within sight of the apartment buildings and ensure informal supervision by residents. The proposed development has 1,632 sqm of communal open space, 94% above the minimum (838sqm) required by the Sustainable Urban Housing: Design Standards for New Apartments (Dec 2020) & the Dublin City Development Plan 2016-2022.

These open space gardens are designed as soft and/or hard landscaped with appropriate plant species and landscaping materials as per the landscape architect's strategy.

Public open space as per theSustainable Urban Housing: Design Standards for New Apartments (Dec 2020), 10% (878sqm) of the site area shall be reserved. The proposed development has 3% (905sqm) over the minimum required by the Dublin City Development Plan 2016-2022. This excludes areas where visitor bike spaces are located. The public open space is well located in the development and easily accessed by the wider population. Various visual breaks between the pavilion buildings and Glebe House to the apartment block behind will ensure informal supervision of this space by residents. Good quality light will aid in the surveillance of this space at night. Existing features, such as mature trees to the front, shall be retained and enhanced by the formal open space provided to the front of the development. This will enhance the setting of Glebe House.

Proposed Design Development

Separation Distances

The two Apartment blocks are designed to ensure adequate separation distances are maintained to ensure sufficient daylight/ sunlight and to ensure privacy for the adjoining residential properties on both Somerville Drive and Somerville Green.

The internal courtyards have been designed to benefit from good orientation and be sufficiently wide to enjoy good privacy. The design concept is to allow views to the open green spaces on the South west and the South east boundaries, as well as the internal Landscaped courtyard.

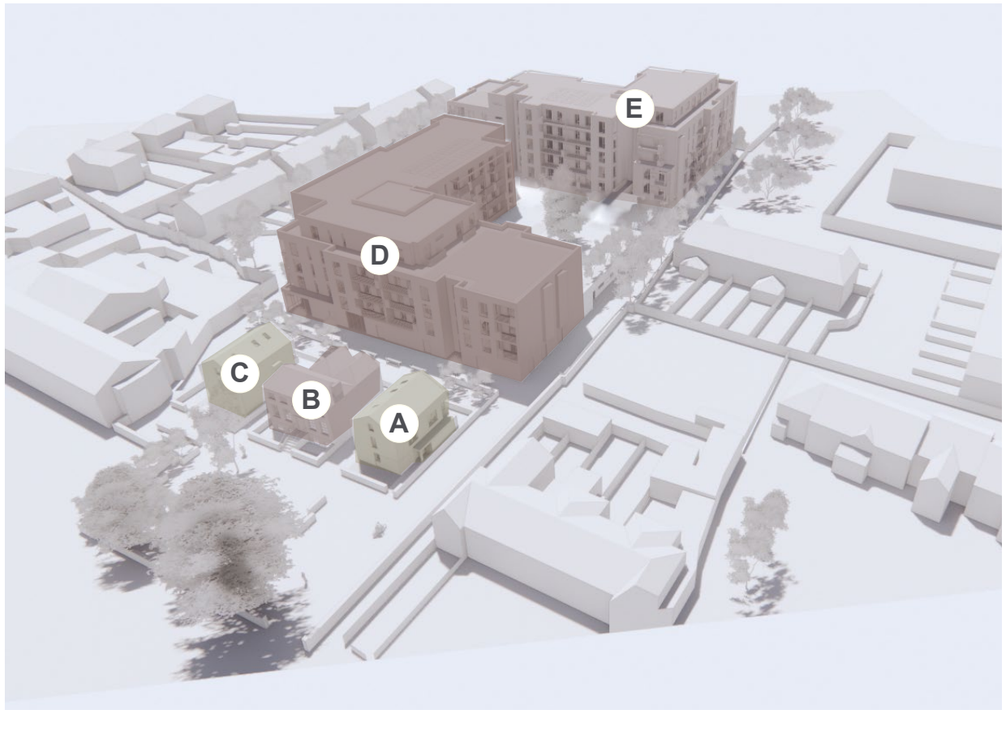
There is a 4m separation between Pavilion 1 & 2 and Glebe House which is a 3 storey building. These are symmetrical around Glebe house to bring balance to the front elevation. The area between the rear of the Glebe house and the front apartment building B was examined to access the visual impact and over-shadowing. The apartment building was subsequently reduced by one storey to 4 storeys overall with set back at roof level at along the east wing of the block and steps back up to 5 along Somerville drive elevation.

Block A varies from 5 storeys, set back at the south western and eastern boundaries and steps up to 6 storey in the middle of the block. The top floor facing Somerville Green is also set back over 4m from the parapet. Taller elements of the apartment scheme are located where they will have the least impact on sunlight / daylight and overlooking of adjoining residences. The scheme adopts an appropriate height strategy in relation to it's context.



Proposed Design Development

Unit Numbers



A PAVILION 1 = 2 UNITS

B GLEBE HOUSE = 2 UNITS

C PAVILION 2 = 1 UNITS

D BLOCK B = 66 UNITS

E BLOCK A = 79 UNITS

TOTAL = 150 UNITS

	Number of Units	Combined Floor Area of Units	Number of Units + 10%	Number of Bedrooms	Number of Bed Spaces	Number of Duel Aspect Units	Amount of Communal Space Required
Block A -	79	5418	50	123	246	47	483
Block B -	66	4326	49	95	187	36	385
Pavilion 1 -	2	152	2	3	6	2	12
Pavilion 2 -	1	97	1	2	4	1	7
Glebe House -	2	225	2	5	8	2	15
Totals:	150	10219 m²	104	228	451	88	902 m²
Percentages:			69%			59%	

Building Heights

1 STOREY - PODIUM

3 STOREY - GLEBE HOUSE

3 STOREY - PAVILIONS

4 STOREY

5 STOREY

6 STOREY

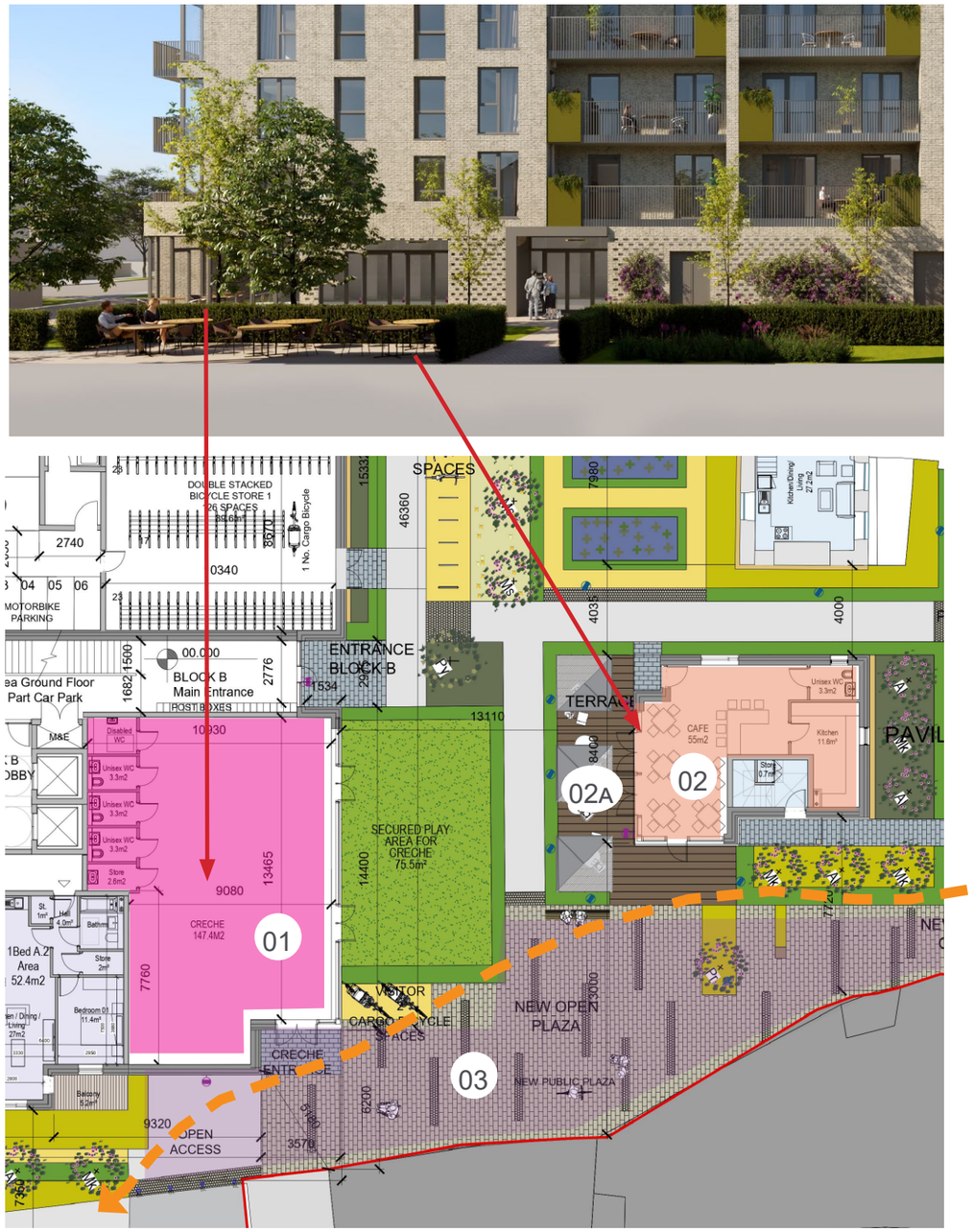
The heights of the blocks respond to the site context and taller parts of the development are located in appropriate locations and stepped back to reduce the visual impact where they directly adjoin other buildings. The site avails of good set-backs from the adjoining houses through the width of Somerville Drive and the garden space at Somerville Green.

We have sited the blocks to maximise the solar orientation, avail of site orientation and so as to not impact on adjoining residences by unduly over-shadowing their houses and back gardens. The 6 storey block is set back on all sides and has been adapted to take into account the houses on Somerville Green and Drive.

The block to the rear of Glebe House is 4 storeys stepping up to 5 storeys away from the protected structure. By carefully looking at the visual impact to the rear of Glebe House and from Somerville Green and Drive we believe we have modulated the heights accordingly and have come up with an appropriate design solution close to Crumlin Village but also adjoining two storey houses.

The podium car park is set back and screened from the adjoining rear gardens by trees and a landscape buffer on the podium. Windows on the boundary are scalloped to look indirectly and avoid a loss of amenity for these adjoining houses and their private open space.

Community Uses



01 **Creche**

The current Development Plan sets out guidelines for childcare development in new residential schemes and requires the inclusion of 1no. childcare facility in residential schemes of over 75 units unless there are significant reasons to the contrary. The Apartment Guidelines acknowledge that 1 bed units are not to be considered in the requirement for childcare facilities.

Excluding 1 bed units, the proposed development includes 76no. qualifying units and therefore meets the threshold for on site provision of childcare facilities. The creche is 147sqm and has a secure external play area to the front measuring 75.5sq.m. The design of the proposed creche can cater for up to 44 children including the the proposed population of the development and the local community.

02 **Neighbourhood Cafe**

A café is provided adjacent Glebe House in the proposed Pavilion 2. A new permeable pedestrian route available during daylight hours is provided to the east of the site linking the existing residential lands to Crumlin village . The café is located in the proximity of the proposed Creche and on route to the main entrance which makes it accessible to all residents and provides external terrace for outdoor seating on the South side.

02A **Neighbourhood Cafe**

External terrace for outdoor seating on South side

03 **Public Realm**

External paved public realm connecting St. Agnes Road through to Somerville Drive. This new connection will remain open during daylight hours ensuring pedestrian permeability which is overlooked by the neighbourhood café and the residential amenity space.







Proposed Design Development

Accessibility - Ground Floor



- Private Pedestrian Routes
- Service Vehicle access
- Carpark Access
- Public pedestrian Routes
- Residence Pedestrian Access

Block B is split into two cores. The main core is accessed from Crumlin village between Glebe House and Pavilion 2 via a dedicated double height entrance foyer. Pedestrians can enter at ground floor and come up to the podium level and distribute to either Block B or cross the podium to Block A. The secondary core is accessed via Glebe House and Pavilion 1.

Block A can be entered from Somerville Drive and has several entrances to facilitate residents. There are two cores and 2 stairs in this block to facilitate easy access to apartments.

The Blocks are linked at GF Level by a lobby where residents of the development can enter from Somerville drive through a secure gate.

New Public Pedestrian Link connection between St Agnes Road and Somerville Drive allows residents of the wider Crumlin area easy access to Crumlin Village. Access gates and passive surveillance by residents and the creche will deter and anti-social behaviour. (see page 16)

Level access provided at ground level in all areas.

All gradients not less than 1:20 & all footpaths suitable for wheelchair use.

Access, Circulation and Servicing

The masterplan proposes a hierarchy of vehicular, cycle and pedestrian routes that traverse the site providing access to parking and facilities throughout the development.

Proposed Design Development

Site permeability

The new pedestrian route established from Somerville through to Crumlin Village is a key positive of the scheme design opening up and allowing a permeable connection to Somerville Drive which currently is a cul de sac.

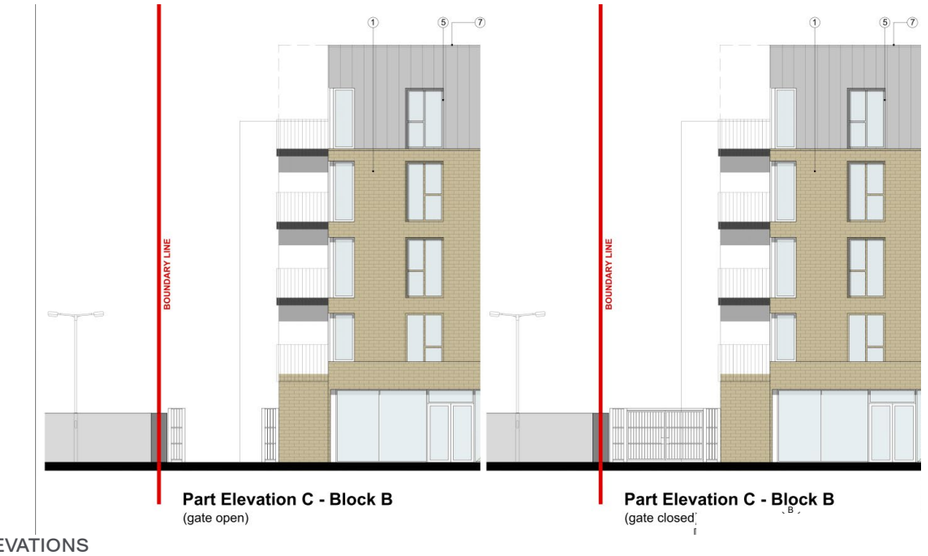
It is proposed to provide gates at the Somerville Drive pedestrian route, the pedestrian gates provided will allow permeable access during daylight hours to allow local residents access through the site which is in private ownership. The gates will be locked outside these hours, which is a similar approach to how many public parks are managed throughout the City. Resident desire lines are provided throughout daylight hours similar to public parks where desire lines are available during daylight hours but not at night time. Residents of the scheme will have fobs to access the gates outside daylight hours similar to other apartment schemes. The management company can also control this access route out of hours. The route would be overlooked by residences and the childcare facility during the day and by providing gates any concerns over anti-social activity at night time would be addressed.



VIEW FROM SOMMERVILLE DRIVE BACK TOWARDS CRUMLIN VILLAGE



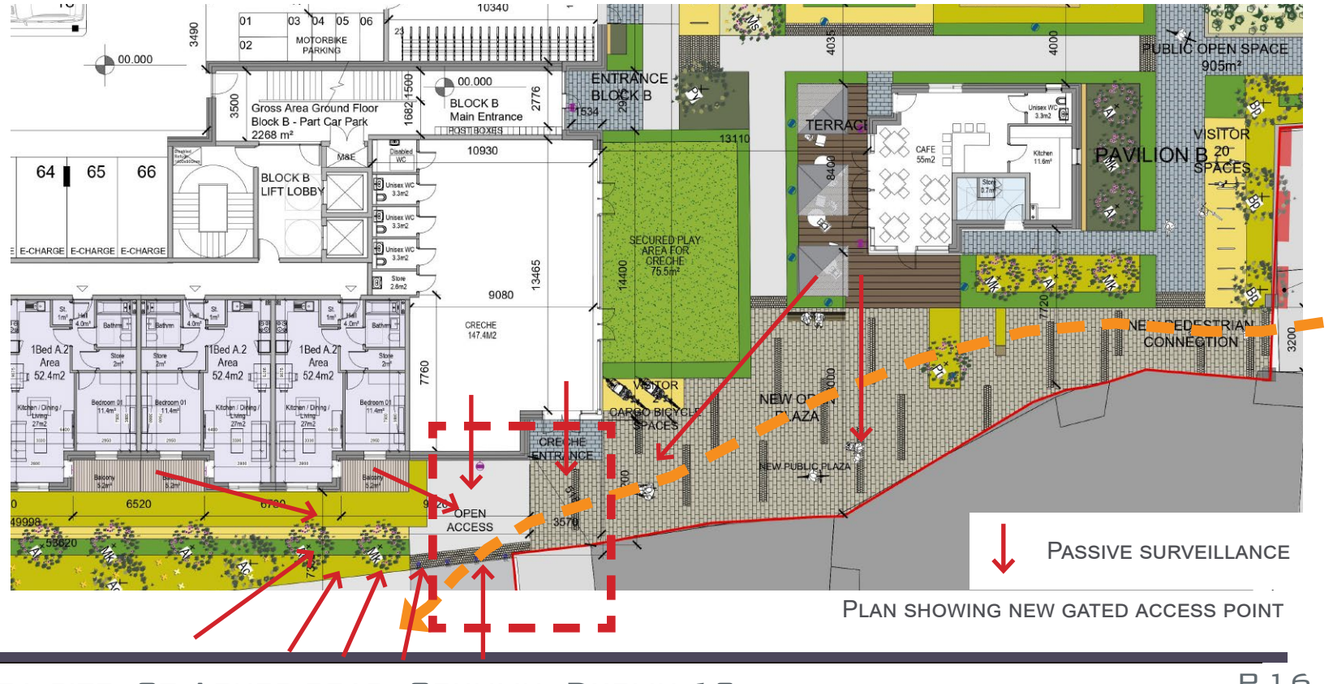
VIEW OF PEDESTRIAN LINK LOOKING BACK TOWARDS SOMMERVILLE DRIVE



Part Elevation C - Block B
(gate open)

Part Elevation C - Block B
(gate closed)

GATE ELEVATIONS



PLAN SHOWING NEW GATED ACCESS POINT

Proposed Design Development

Accessibility - First Floor



PRIVATE PEDESTRIAN ROUTES

Universal access between the public realm and the podium level is provided by means of lifts in both blocks. Materials used are suitable for wheelchair use.

The Landscaped Podium garden area is accessible from both lift cores of the two Residential Blocks, via a podium at first level.

The Landscaped podium is set-back from the site edge and screened from the housing to the North by means of mature planting at podium level. The accessible areas of the podium courtyard are set back from the boundary. There is also the existing high wall which is to remain in place at ground floor level.

Proposed Design Development

Circulation - Corridors and Lobbies



Corridor

Stairs/Cores

The proposed entrance lobbies for the apartment buildings are generous. The entrances provided are fully accessible entrances.

Each of the individual residential units will be accessed via the common lobbies/corridors as shown on the accompanying floor plans.

The proposed accessible entrance doors will be provided with a manual opening door which will ensure that the door is capable of being safely and independently used by all persons in all conditions.

Precast concrete stairs have excellent durability, sustainable and perfect for the focus on preserving resources and protecting the environment through sustainable building practices.

The floor plans typically have around 6-7 apartment per core which allows for multiple entry and exit points but is also relatively efficient for circulation.

Proposed Design Development

Dual Aspect

We have carefully reviewed the amount of sunlight reaching the development and have optimised how the orientation will affect the amenity of the occupants. The Dual aspect ratio of this development is 59% given the site shape and orientation. We have sought to maximise the aspect and orientation by siting the blocks in the most suitable location to maintain privacy for the surrounding residences.

Note Sustainable Urban Housing: Design Standards for New Apartments (Dec 2020) requires that apartment schemes deliver at least 50% of the units as dual aspect. Apartments that are not dual aspect are compensated by those apartments being larger and having more glazing. A number of single aspect apartments are generally afforded good daylight and views over the public realm and are compensated by good orientation.

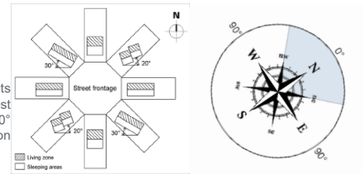
The apartments have windows opening to dual directions i.e. living rooms and bedroom windows.

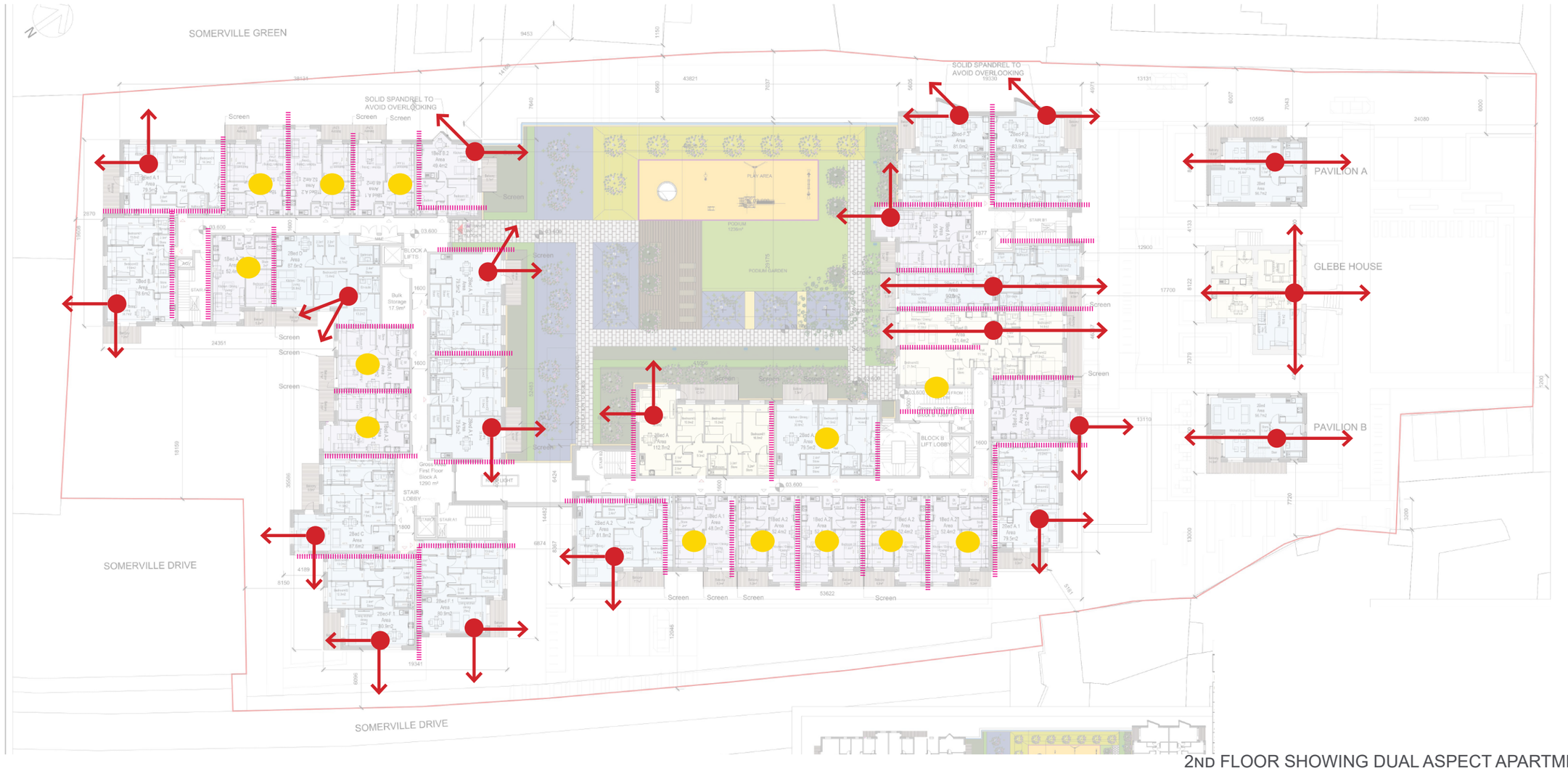
DUAL ASPECT

SINGLE ASPECT

Building Orientation

For the purposes of the guidelines north facing units are units that face predominantly north, north-west or north-east and fall within a 45 degree angle of 0° (i.e. due north) as illustrated by the shaded area on the compass.

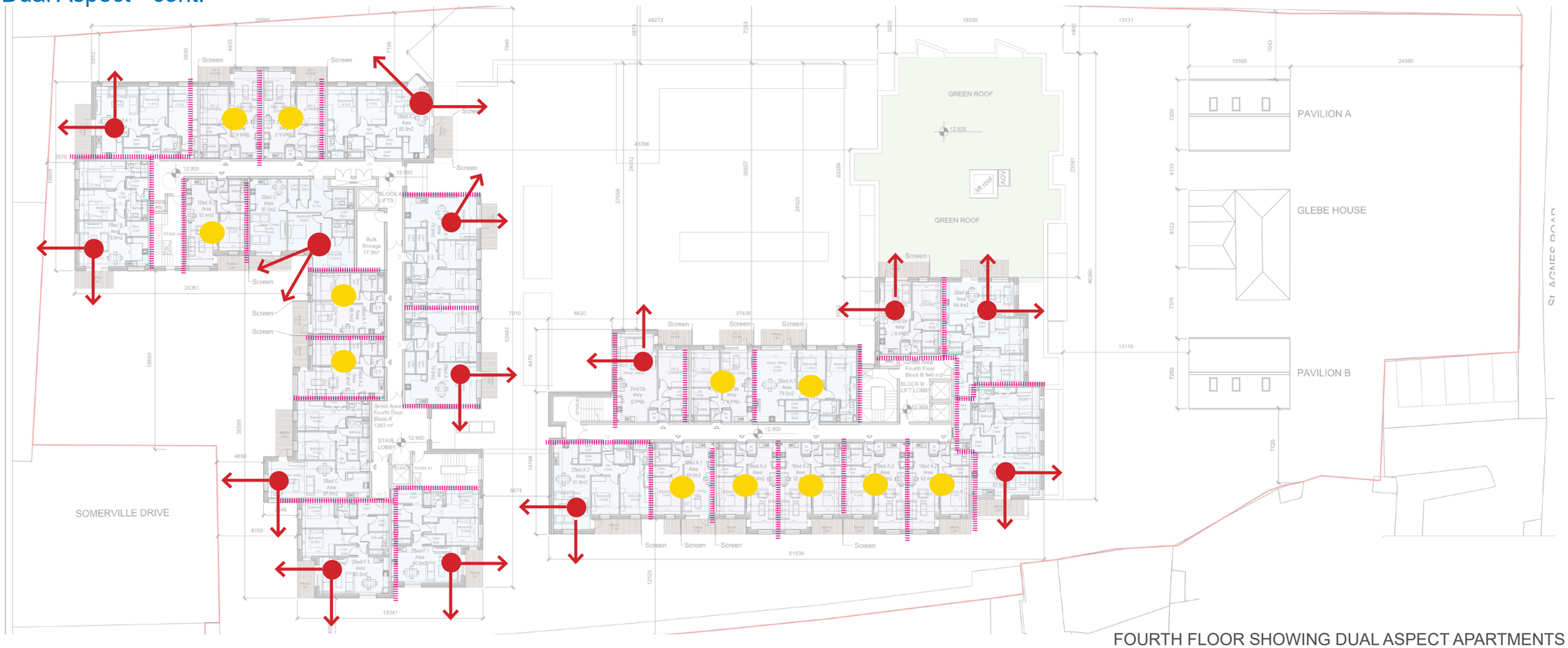




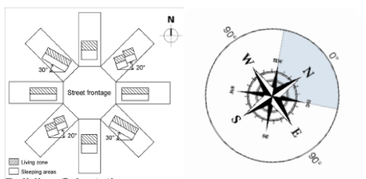
2ND FLOOR SHOWING DUAL ASPECT APARTMENTS

Proposed Design Development

Dual Aspect - cont.



FOURTH FLOOR SHOWING DUAL ASPECT APARTMENTS



Building Orientation

For the purposes of the guidelines north facing units are units that face predominantly north, north-west or north-east and fall within a 45 degree angle of 0° (i.e. due north) as illustrated by the shaded area on the compass.

- DUAL ASPECT
- SINGLE ASPECT

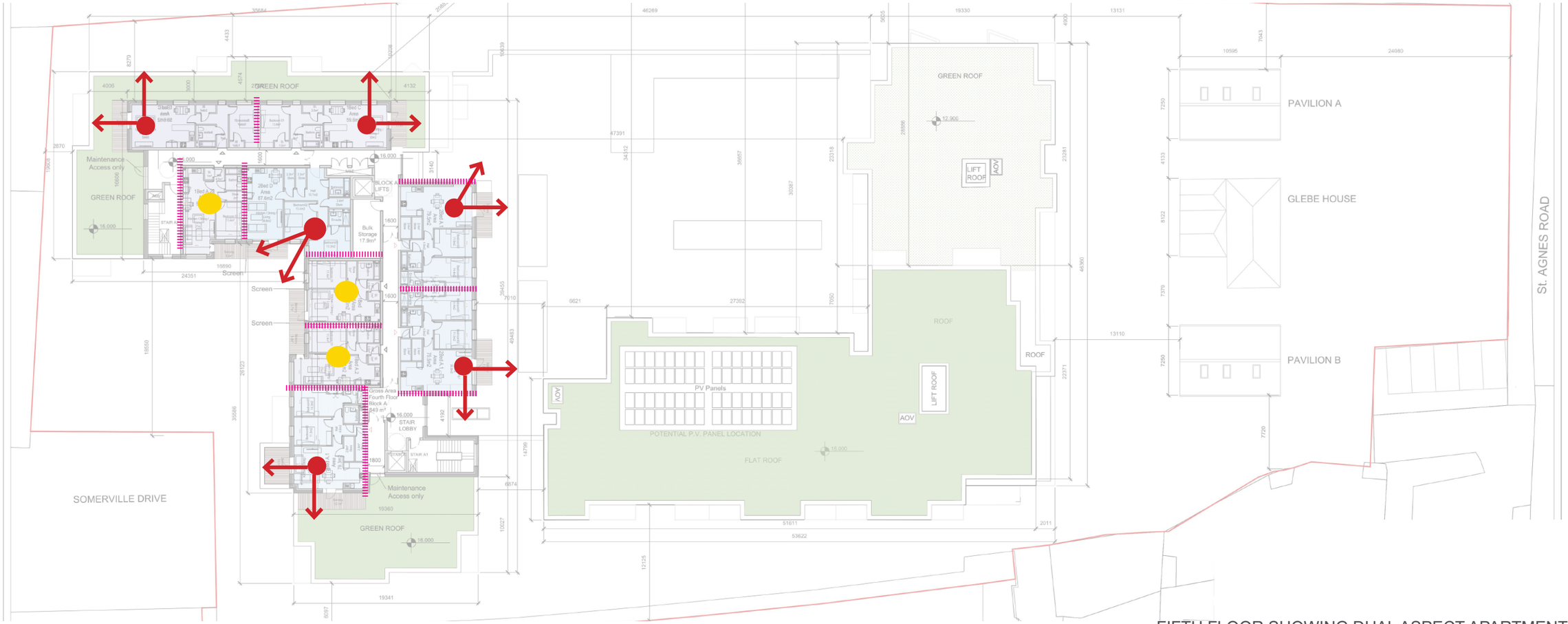
We have introduced some subtle design changes to improve the length of facades providing the alternate views and ventilation thus ensuring many of the apartments get aspect / sunshine from two different sides – mostly south and east or west. These bays do not impact of the amenity of adjoining apartments. The top floor has also been redesigned to attain better dual aspect provision but without impacting on the amenity of adjoining residences on both Somerville Drive and Somerville Green.

Block A provides dual aspect apartments through the provision of a corner typology. Block B provides for 2 dual aspect units with windows on either side (Through Dual Aspect) per floor. These units are located to the front of the development where some of the units have a Northern aspect. These units are also well over-sized compensating their aspect. This means that there are no single aspect North Facing apartments in the development.

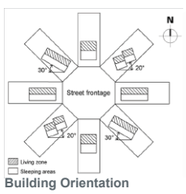
We are confident that the apartments presented deliver high quality dual aspect, the introduction of apartments with ‘through dual aspect’ in Block B will deliver better quality dual aspect units. 59% of apartments are fully dual aspect delivering really high quality units. We also note the findings of the daylight study in assessing all the units and the high level of compliance.

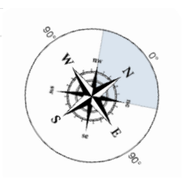
Proposed Design Development

Dual Aspect - cont.



FIFTH FLOOR SHOWING DUAL ASPECT APARTMENTS





Building Orientation

For the purposes of the guidelines north facing units are units that face predominantly north, north-west or north-east and fall within a 45 degree angle of 0° (i.e. due north) as illustrated by the shaded area on the compass.

DUAL ASPECT

SINGLE ASPECT

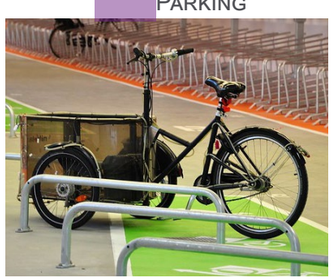
	Number of Units	Combined Floor Area of Units	Number of Units + 10%	Number of Bedrooms	Number of Bed Spaces	Number of Duel Aspect Units	Amount of Communal Space Required
Block A -	79	5418	50	123	246	47	483
Block B -	66	4326	49	95	187	36	385
Pavilion 1 -	2	152	2	3	6	2	12
Pavilion 2 -	1	97	1	2	4	1	7
Glebe House -	2	225	2	5	8	2	15
Totals:	150	10219 m²	104	228	451	88	902 m²
Percentages:			69%			59%	

Proposed Design Development

Bike Storage



Cargo Bike Parking



Visitor Bike Parking



Secure Bike Parking



Bicycle Parking

Bicycle parking will be provided on the basis of one cycle space per apartment bed space.

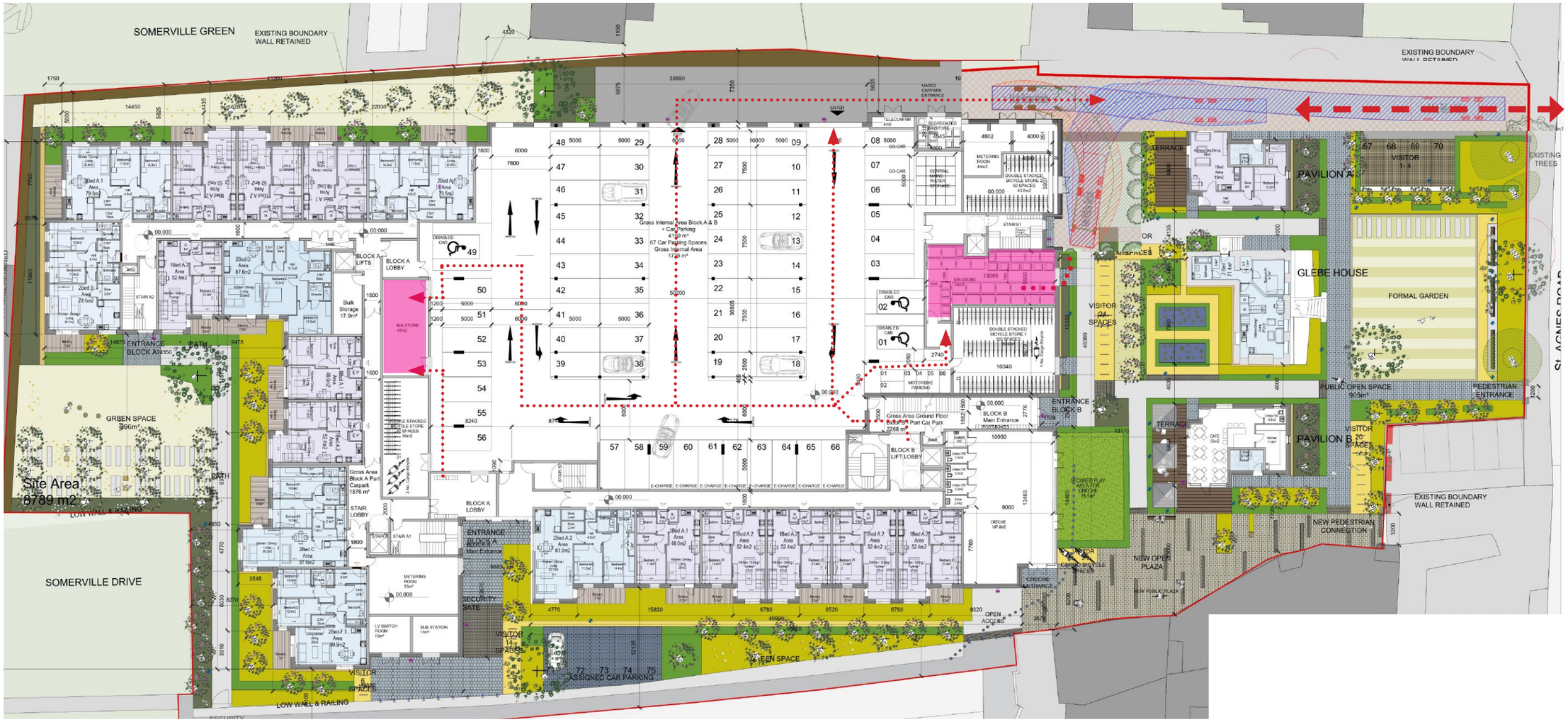
Three dedicated secure cycle parking rooms are located at ground level with secure access through the podium carpark. Visitor bicycle facilities are provided at various locations on site at grade per the drawing above.

As per the Sustainable Urban Housing: Design Standards for New Apartments. 1 no. cycle space per Bedroom (228 no. spaces) 1 visitor cycle space for ever 2 units (75 no. spaces) which equates to 303 no. cycle spaces. Provision for four cargo bikes will be located beneath the podium and two cargo bike spaces are proposed close to the Crèche entrance.

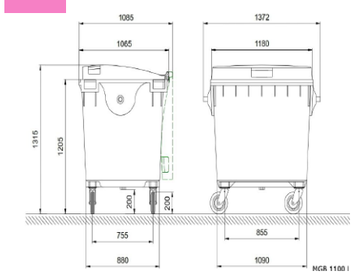
In the proposed development. 306 no. cycle spaces (230 no. interior residential spaces & 76 no. exterior visitor spaces) are proposed for ample bike storage.

Proposed Design Development

Bin Storage



REFUSE STORE



Refuse Storage

Refuse storage shall be via one dedicated refuse room provided in the carpark under the landscaped podium is accessed from the lift cores.

This facility is easily accessed for residents or the management company to service the refuse collection. The management company will bring the bins from the bin store to the designated area for the collectors. The Waste storage facility will be adequately ventilated so as to minimise odours and potential nuisance from vermin/flies and taking account the avoidance of nuisance for habitable accommodation.

Please refer to the Waste management Report by AWN appended to the application.

Refuse Storage

We have done a calculation on the amount of bin storage provided based on the apartment numbers, demographics and frequency of refuse collections for all sorts of waste. The room provided more than meets this requirement.

Refuse Storage Conclusion

In summary the proposed development addresses all legal requirements, waste policies and best practice guidelines and demonstrates the required storage areas have been incorporated into the design of the development.

Proposed Design Development

Car Parking



- Residence/Assigned Parking: 66 spaces
- Accessible Parking: 3 spaces
- Visitor Parking: 4 spaces
- GoCar Parking: 2 spaces
- Provision for Future Electric Charge Points: 8
  10% of all spaces provided (dual charging points)

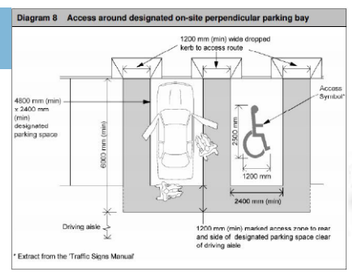
75 Car Spaces
8 of which are Echarge

66 Undercroft Spaces
- 3 Disabled
- 2 GoCar
- 61 Standard Spaces

4 Visitor Spaces

5 Assigned Spaces

6 Motorbike Spaces





Please refer to the Traffic Report by NRB Traffic Engineers appended to the application for further information.

Conclusion

Summary

The proposed design fully meets the requirements of the Sustainable Urban Housing: Design Standards for New Apartments

In conclusion we believe the proposed development represents a significant planning gain for the area for the following reasons:

- The proposed development provides a high standard of development that will provide a significant impetus to the development and upgrading of Crumlin Village and will provide a balance of accommodation that will add to the area.
- Permeability to the site has been significantly improved through the provision of the new pedestrian/cycle route from Somerville Drive to St.Agnes Road / Crumlin Village which is a real benefit to local residents and the café and new public green space in front of Glebe House will be an overall planning gain for the area.
- The development provides a new fully public pocket park of 905sqm in front to the side of the restored Glebe House and provides over 1,600sqm of communal open space for the development.
- The conservation and restoration of Glebe House along with the new public realm setting for this protected structure will be a significant gain in order to ensure this important historical house is preserved and enhanced. The new pavilions either side of the Glebe House provide a harmonious relationship which forms an appropriate design solution to grade the scale of the development up from Crumlin Village towards the rear of the site where there is better capacity to provide appropriate height and density without reducing significantly the level of amenity to adjoining residences.
- The detailing and specification for materials and finishes has taken into account the Micro-climate of sunlight, daylight, wind to ensure a design solution that is robust, fit-for-purpose and will be of the highest quality over its design life. The proposed building form and materiality will respond to the existing context and create a buildings of quality and texture that will stand the test of time while also creating a desirable environment for residents to live.
- The proposed development recognises the need to ensure higher densities and high quality apartment accommodation built to best-practice for sustainable development in an area where there is already a balance of three and four bedroom housing stock. This project will bring vitality to Crumlin Village and provide excellent homes for the community.



Proposed Visualisation



Glebe House Elevation

Urban Design Manual 12 Criteria Assessment

4.1 - Context

How does the development respond to its surroundings?

- *The development seems to have evolved naturally as part of its surroundings.*
- *Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users.*
- *Form, architecture and landscaping have been informed by the development's place and time.*
- *The development positively contributes to the character and identity of the neighbourhood.*
- *Appropriate responses are made to the nature of specific boundary conditions.*

Response: Any new development should improve on the existing situation while at the same time being sensitive to its context. Through working with our Clients we have developed an understanding of the site and its relationship with Crumlin and the ACA.

The design has undergone a thorough site analysis, context review and appropriateness study which has informed the particular design response. The site constraints and the assessment of its surroundings have guided how the design has been developed to form a coherent urban response.

The massing has been developed to take account of the adjoining buildings, site location and through consideration of how the amenities of others would be affected, especially views, privacy and rights of light. The massing takes account the existing buildings and respects the site context by forming an appropriate response to its urban streetscape and location adjoining Crumlin Village Centre.

The buildings design and materials used will reflect the locality and will positively contribute to the character and identity of the urban environment.

Key to the context is also the relationship with the Protected Structure and enhancing its setting for the benefit of the wider community.



Proposed Visualisation

4.2 - Connections

How well connected is the new neighbourhood?

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

Response: Glebe House residential site is adjacent to Crumlin Village and is well served by public transport, pedestrian and cycle routes. When deciding which area to live in, most people will choose a neighbourhood that permits convenient access to the places that they need/like to visit on a regular basis. Glebe House will adjoin places of work, shopping and leisure The site is in an ideal location for a residential apartment development and will enhance the community of Crumlin by providing a balance of accommodation typologies to the existing housing stock.

The site is well connected to its neighbourhood with cycle and pedestrian routes linking the site to a variety of amenity spaces which are located in close proximity to the site. The relatively high density is supported by the amenities available and the surrounding infrastructure in the area.

4.3 - Inclusivity

How easily can people use and access the development?

- *New homes meet the aspirations of a range of people and households.*
- *Design and layout enable easy access by all.*
- *Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all.*
- *New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers.*

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

For this brown field development the mix of housing will ensure that, taken in consideration with the existing homes in the Crumlin area, the overall mix in the neighbourhood is conducive to maintaining a healthy balanced community. The range of amenity spaces in the development cater for all users and will present a positive impact on the Crumlin community. The development: is designed to be inclusive for all users and will provide level access, will deliver a range of household sizes to cater for all users and ages and not present barriers for access. The courtyard spaces have all been designed for universal access.

4.4 - Variety

How does the development promote a good mix of activities?

- *Activities generated by the development contribute to the quality of life in its locality.*
- *Uses that attract the most people are in the most accessible places.*
- *Housing types and tenure add to the choice available in the area.*
- *Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood.*

Response: Most successful and sustainable communities are the ones that contain a good variety of things to do, see and enjoy. By providing quality apartments directly adjacent to the Crumlin Village and within easy walking distance to a range of leisure and transport facilities, this development will help to engender a successful community. The provision of new stock of quality apartment accommodation in the Crumlin area will complement the places of work and retail / leisure facilities and provide the required mix of activities.

The range of one, two and three bedroom apartments will complement the existing three and four bedroom housing stock in the area and provide an appropriate variety to give choice in the area. The cafe and childcare facility at ground floor will provide an excellent offering for residents of Glebe House.





PROPOSED VIEW



4.5 - Efficiency

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

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

Response: As well as providing homes that are low in energy consumption and sustainable, Glebe House Development will make good use of land by increasing densities. The development makes efficient use of land by developing a brown field site and providing new connections from Somerville through to Crumlin Village.

The building is laid out to exploit the optimal solar orientation so that the apartments can make best use of the site constraints. The development of this brown-field site is entirely appropriate in making the most of an urban infill site. The private open space is placed in locations to benefit from solar orientation and the amenity garden spaces at ground floor and at first floor podium level are located to the south-west to benefit from good sunlighting.

4.6 - Distinctiveness

How do the proposals create a sense of place?

- *The place has recognisable features so that people can describe where they live and form an emotional attachment to the place.*
- *The scheme is a positive addition to the identity of the locality.*
- *The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout.*
- *The proposal successfully exploits views into and out of the site.*
- *There is a discernible focal point to the scheme, or the proposals reinforce the role of an existing centre.*

Response: Alongside making physical connections between the site and its surroundings, the proposed building will create visual connections between the scheme and neighbouring environment. The scheme will provide a positive identity to the locality by providing a quality residential development adjoining a mixed-use centre which enhances Crumlin Village. The scheme provides a variety of dwelling types for Crumlin which will complement the stock of housing in the area.

The development will have views to the surrounding area within the ACA. The proposal will provide a positive addition to the area with a similar high quality expression for the façades. The layout makes the most of this existing brownfield site and will be a positive addition to the locality.



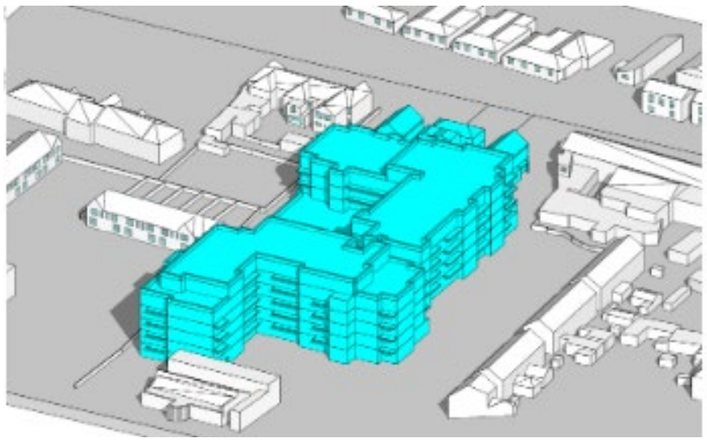
PROPOSED VIEW



VIEW FROM NORTH



VIEW ON SOMERVILLE DRIVE



OVER SHDOWING STUDY

4.7 - Layout

How does the proposal create people friendly streets and spaces?

- *Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.*
- *The layout focuses activity on the streets by creating active frontages with front doors directly serving the street.*
- *The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers.*
- *Traffic speeds are controlled by design and layout rather than by speed humps.*
- *Block layout places some public spaces in front of building lines as squares or greens and some semi private space to the back as communal courts.*

Response: The project is sited to the edge of Crumlin Village and will create a new connection from the residential estates to the south of Glebe House to Crumlin which will be a positive urban intervention.

The two new pavilions either side of Glebe House will form a balanced three storey presence to Crumlin Village with active uses at ground floor of a cafe and the creche along this new pedestrian route to Crumlin Village.

The landscape design shall create people friendly environments by providing sunny and sheltered spaces for both residents and the public to enjoy. The new garden space to the front of Glebe House shall provide a new fully accessible space for Crumlin Village for the community to enjoy. This will be a significant planning gain for the community. This will also restore Glebe House setting and provide an appropriate use for this building.

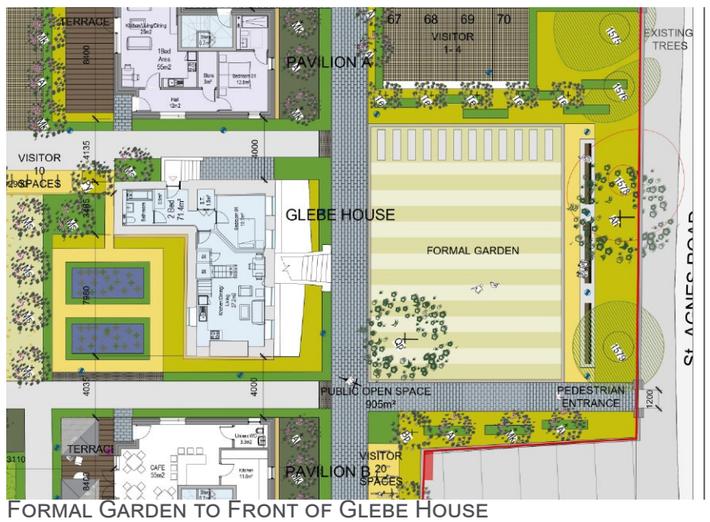
4.8 - Public Realm

How safe, secure and enjoyable are the public areas?

- *All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use*
- *The public realm is considered as a usable integrated element in the design of the development*
- *Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighbourhood*
- *There is a clear definition between public, semi private and private space*
- *Roads and parking areas are considered as an integral landscaped element in the design of the public realm.*

Response: Public and private amenity spaces are clearly defined in the scheme. The communal courtyard for residents at podium level will provide a focal point for the development. All apartments are provided with generous private outdoor balconies and terrace spaces.

The open space will enjoy a good level of natural surveillance from the apartments above so that users of the open space will feel comfortable and safe. By creating a strong relationship between the private and public space, residents will be encouraged to feel a strong sense of ownership over the public realm.



Formal Garden to Front of Glebe House

There is a clear definition between the private and semi-private space and the public realm through the definition of the landscaped courtyard. The quality of the private and public realm of this development is key to having a successful neighbourhood.

The open spaces will be inviting, located to optimise sunlight, sheltered from prevailing winds and they will be well appointed with high quality finishes. The sunlight and over-shadowing studies, appended to the application, demonstrate how the amenity spaces provided shall be sunny and enjoy a good level of sunlight throughout the day. These spaces are located to optimise the site orientation and maximise the sunlight available to both the private and public realm.

The scheme design is of the highest quality and will deliver an enhanced public realm. The residential development and landscape areas are designed for all ages. All materials will be designed to a high standard, will be robust and withstand a long-life. The new street realm will be landscaped with high quality materials and enhanced lighting to provide an high quality public realm.


Formal Garden to Front of Glebe House

4.9 - Adaptability

How will the buildings cope with change?

- *Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation.*
- *The homes are energy-efficient and equipped for challenges anticipated from a changing climate.*
- *Homes can be extended without ruining the character of the types, layout and outdoor space.*
- *The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office.*

Response: Some of the apartments are designed to be adaptable, with future-proofing in place to allow for potential modifications e.g. some apartments are designed to be potentially divisible into smaller units with minimal impact on the building fabric. The apartments are designed to be energy efficient and NZEB compliant, using heating systems which are both efficient and adaptable in the future.

All apartments are provided with an open plan kitchen, living and dining room. The internal walls in the apartments are designed to be predominantly non structural. The majority of apartments within the scheme are generous in area. This allows for easy future adaptations to layouts. The larger two bed apartments in the scheme are designed to be flexible with the option of subdivision into an office space, secondary walk in closet or enlarged living/dining area.

All dwellings are designed to maximise daylight admittance and the buildings fabric is highly insulated, meeting or exceeding the requirements of the current Part L of the Building Regulations. Apartment structure minimises air leakage paths, with the provision of mechanical ventilation heat recovery to maintain air quality. Lighting will be high efficiency LED type throughout. Apartments will achieve a minimum BER - A rating.

4.10 - Privacy and Amenity

How does the scheme provide a decent standard of amenity?

- *Each home has access to an area of usable private outdoor space.*
- *The design maximises the number of homes enjoying dual aspect.*
- *Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout.*
- *Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.*

Response: The proposed landscaped courtyards shall provide privacy for residents. Good quality lighting is provided throughout the development. Planting and screening shall be provided along Somerville Drive providing separation from the public street for these ground floor apartments. The private internal courtyard at podium level will have hedges and railings to separate the private apartment realm from the courtyard area. All apartments are provided with ample private outdoor space. The apartments are designed to a high standard with the aim of maximising natural daylight throughout living areas.



Relationship between Glebe House and Apartment Building



Parking to Front of Glebe House

4.11 - Parking

How will the parking be secure and attractive?

- *Appropriate car parking is on-street or within easy reach of the home's front door.*
- *Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation.*
- *Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces*
- *Materials used for parking areas are of similar quality to the rest of the development*
- *Adequate secure facilities are provided for bicycle storage*

Response: The parking provision shall be accommodated within a ground floor podium car park thus screening the cars from views. Disabled car parking spaces are provided within the car park near entrances to the development. Car Club, shared car spaces, are provided under the podium. Electrical power points are also provided in 8 of the parking spaces (10%) in the podium car park for residents to use for electric vehicle charging.

It is noted the site has the provision of 75 (.5 parking ratio) car parking spaces and 306 cycle parking spaces and 6 motor bicycle spaces within this development of 150 unit apartment development.

Cycle parking is provided in three separate well ventilated dedicated store rooms accessed directly from the main entrances and carpark. In order to further promote travel by means other than private car it is proposed to provide 306 cycle parking spaces within the development site of which 230 would be available for residenta and 76 spaces available for visitors.

4.12 - Detailed Design

How well thought through is the building and landscape design?

- *The materials and external design make a positive contribution to the locality*
- *The landscape design facilitates the use of the public spaces from the outset*
- *Design of the buildings and public space will facilitate easy and regular maintenance*

Response: The architecture and landscape design of the development will work together to make a high quality coherent scheme. Particular attention has been paid to the materials used in those parts of the public realm and building façades in order to complement the surrounding area, Crumlin Village and streets beyond.

The materials proposed for the external façade shall be easy to maintain and have excellent life-cycle qualities. The choice of external materials has been driven by our Client's requirement for a fully sustainable, green and robust design solution. The high-quality façade materials are designed to look as good over their design life with brick, metal cladding and high quality glazing all designed to ensure minimal staining. The choice of materials also will be harmonious with the surrounding buildings in the ACA of Crumlin Village.

The selection of robust materials and quality finishes are very important to ensure a positive contribution to the community. We have completed a number of studies on the Micro-climate such as sunlight, daylight and over-shadowing. The design has been adapted to take cognisance of these studies to optimise daylight available to residents, maximise the sunlight available to courtyard spaces for amenity and provide shelter from prevailing winds.

Please refer to the Life Cycle Report and Materials report



Parking on Somerville Drive