08 Detailed Design
8.5 - Parking Provision

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Schedule of Parking Spaces		
Parking Type	Parking Ratio	Quantity
Dwelling - On Curtilage	2 Parking Spaces Per Unit	47
Dwelling - Off Curtilage	1.1 Parking Spaces Per Unit	86
Apartment Units - Communal	0.7 Parking Spaces Per Unit	108
Visitor		12
Accessible		14
Creche		10

Total Residental Parking - 0.93 Parking Space/Unit	241

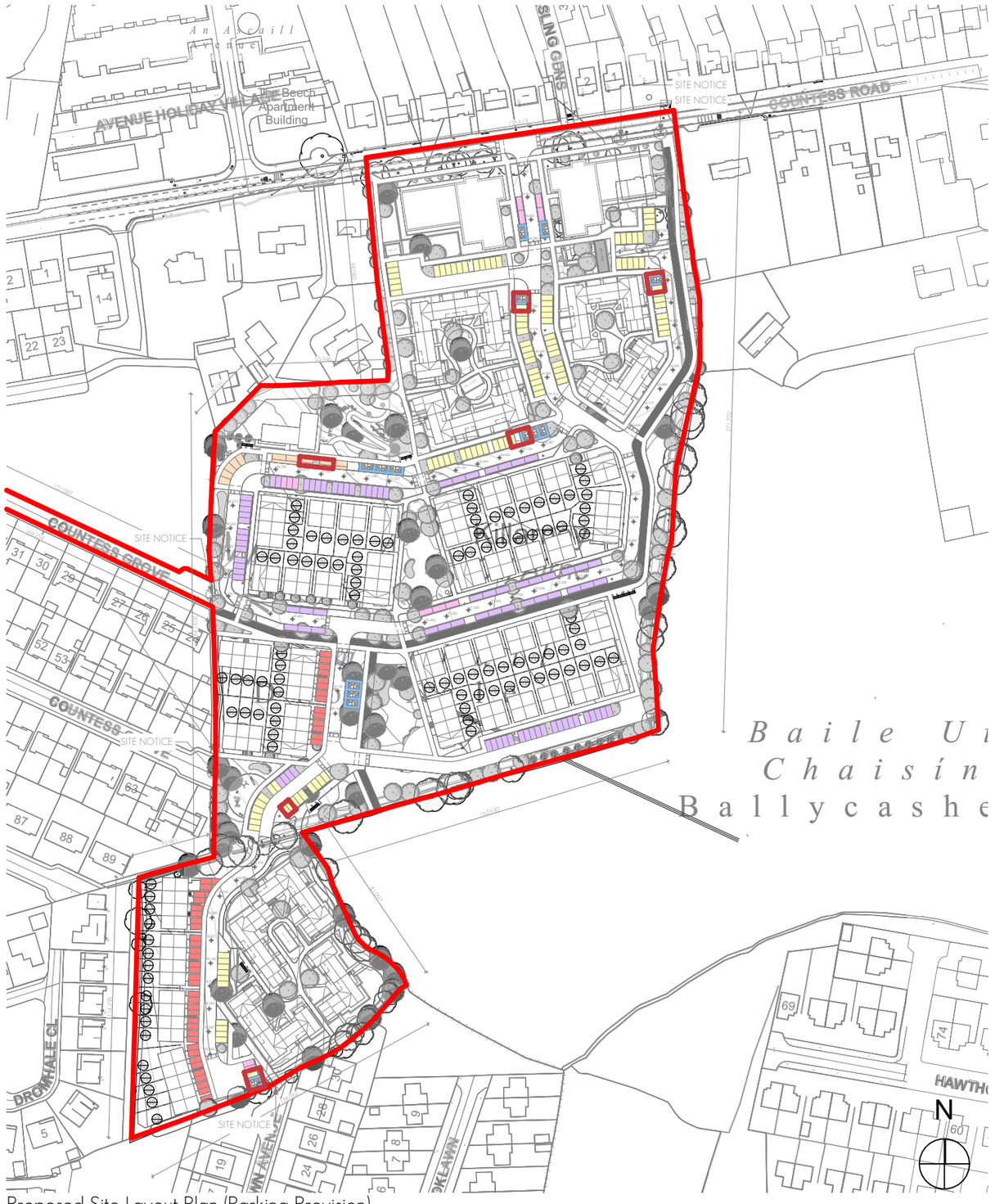
Total Parking	277

EV Parking

	EV Parking Spaces (Off Curtilage)	12
	EV Parking Spaces (On Curtilage)	47
	Total	59 (Ratio - 1:5)



Typical off curtilage example



Proposed Site Layout Plan (Parking Provision)

08 Detailed Design
8.6 - Bin and Bike Storage

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Legend

- Communal Bin & Bicycle Store
- Terraced Dwelling Refuse Storage
- Bicycle Parking

Bicycle Parking Provisions

Requirement: 1 space per bedroom As per *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities*

Terraced and semi-detached dwelling will store bike in rear gardens.

Secure, dedicated communal bicycle storage is provided for all apartment units.

Total courtyard apartment/ apartment spaces required : 236
Total courtyard apartment/ apartment spaces provided : 236

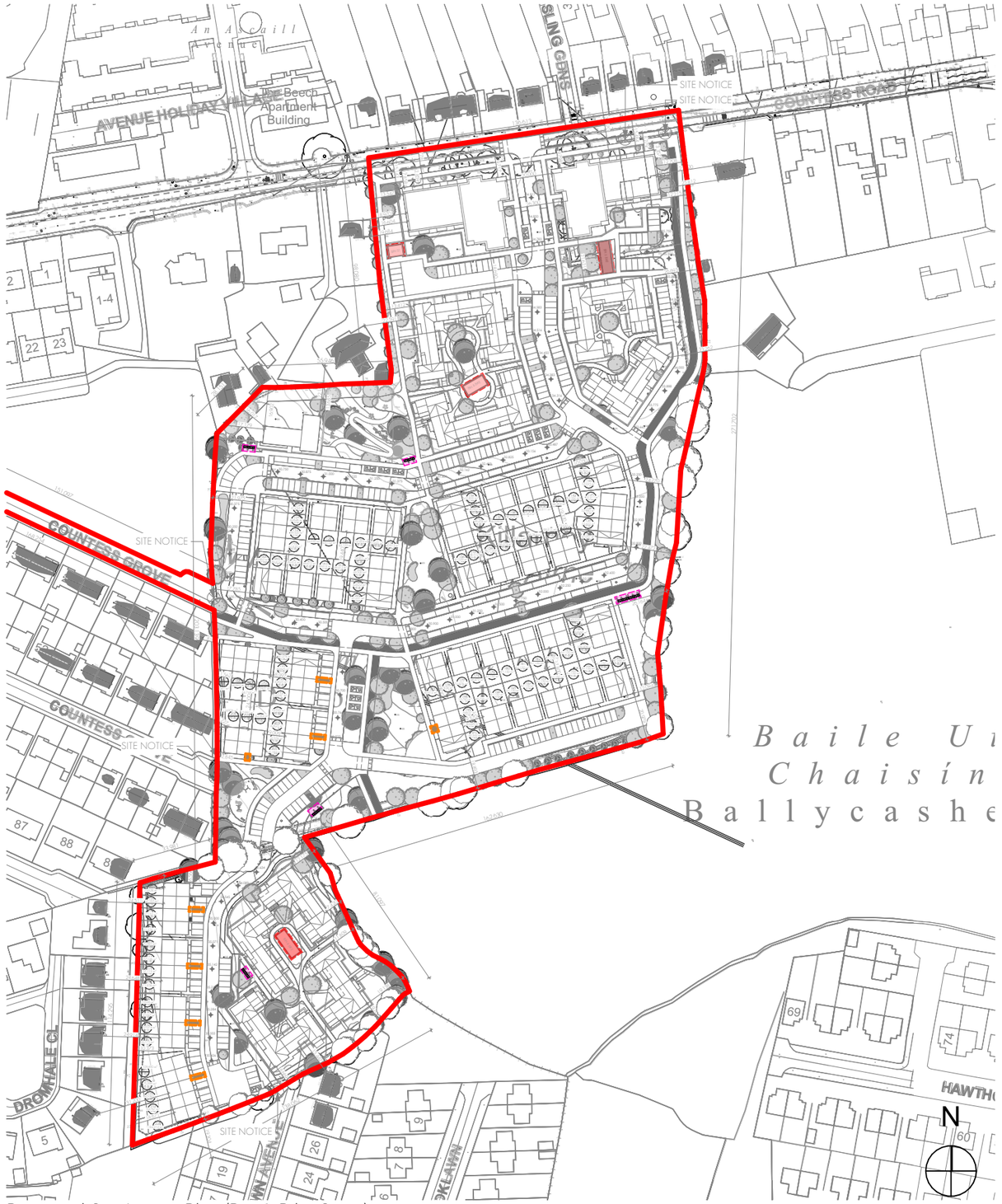
Total Visitor Spaces Provided : 70
Total Creche Spaces Provided: 14

Total Spaces Provided : 320

Bin Store Provisions

Apartments and courtyard apartment are served by secure, shared bin stores. Most houses will store bins within their rear gardens, accessed via private gates. Where direct rear access is not possible, individual bin stores are provided to the front of the dwellings.

Drawings of the bin and bike stores are provided as part of the architectural package.



Proposed Site Layout Plan (Bin & Bike Store)

08 Detailed Design
8.7 - Private Open Space

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Private Open Space

High-quality private open space is provided for all houses and apartment units throughout the scheme. The minimum required provision is met and, in many instances, exceeded. All houses benefit from private rear gardens, while apartments are provided with either ground-floor terraces or upper-floor balconies.

The provision of private open space has been informed by the principles set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), which emphasise the importance of functional, well-designed private amenity space as part of higher-density residential development.

The private open space associated with the houses has been carefully designed to ensure a high level of usability and residential amenity. Rear gardens are of regular proportions, allowing for practical use including outdoor seating, recreation, and planting, in line with the guidance set out in the Compact Growth Guidelines relating to private open space provision. Direct access is provided from principal living areas, supporting a strong indoor-outdoor relationship.

Where possible, gardens are orientated to maximise sunlight and daylight access, enhancing their functionality and comfort for residents. Boundary treatments and separation distances have been designed to ensure a high degree of privacy, minimising overlooking between adjoining properties, consistent with the qualitative design principles of the Guidelines.

The proposed arrangement therefore provides functional, well-proportioned, and private outdoor spaces that contribute positively to the overall quality of the residential environment and align with the relevant provisions of the Compact Growth Guidelines.



House rear garden example

Private Open Space Provision		
Location	Required	Provided
3 Bed Dwellings	40 sq.m	40.5 - 184 sq.m
1 Bed Apartment Unit	5 sq.m	5 - 7 sq.m
2 Bed Apartment Unit	7 sq.m	7 - 8 sq.m

*As per Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025.
and Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024.



Proposed Site Layout Plan (Private Open Space)

08 Detailed Design
8.8 - Private Open Space

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Private Open Space

All apartment and courtyard apartment units are provided with high-quality private open space in the form of balconies or ground-floor terraces. This provision has been designed in accordance with the requirements of the Planning Design Standards for Apartments: Guidelines for Planning Authorities (2025).

In line with Section 3.8 Private Amenity Space, all balconies and terraces meet the minimum width requirement of 1.5m and are directly accessible from the principal living areas, ensuring a strong functional relationship between internal and external spaces.

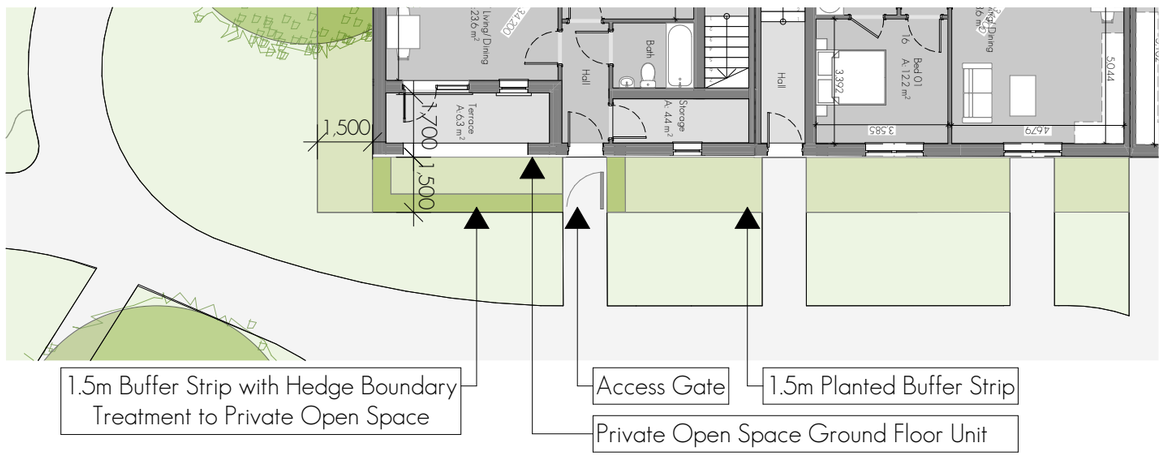
Ground-floor terraces are defined by appropriate boundary treatments, including hedge planting, which provides a clear delineation of private space while maintaining a soft and visually permeable edge to the surrounding environment.

For the courtyard apartment units, the interface between private and communal open space has been carefully considered. In accordance with Section 4.3 Communal Open Space, a minimum 1.5m planted buffer is provided between ground-floor units and the communal areas.

Private terraces are defined by hedge boundary treatments, which are set back a further 1.5m from the edge of the private open space, ensuring an appropriate level of privacy and defensible space for residents.

Overall, the proposed design provides high-quality, functional, and well-integrated private amenity spaces that support residential amenity and align with the relevant provisions of the Apartment Guidelines.





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Character Area

Character Area 'A'
This section includes the southern entrance from Countess Road and the main internal route through the southern part of the scheme. Two apartment blocks of three to four storeys define the gateway, providing a strong urban frontage. Finished in high-quality brick with inset balconies, they establish an elegant and durable architectural presence.

Behind these, two clusters of courtyard apartments provide a transition to the lower-density housing in Character Area B. Their design features brickwork to first-floor sill height with render above, consistent with the wider material palette.

Character Area 'B'
Forming the central neighbourhood, this area contains three-bedroom semi-detached and terraced homes positioned along key pedestrian and cycle routes. Bin and bike storage are located in rear gardens to maintain a tidy, green streetscape.

Buff brick detailing around entrances adds visual interest and cohesion, while parking is mainly off-plot, with parallel spaces used to reduce the prominence of cars.

Character Area 'C'
Set within a more sheltered part of the site, this area includes a mix of one-, two-, and three-bedroom houses and courtyard apartments. Accessed through a natural break in mature trees, it has a more intimate character.

Homes feature on-plot parking, while courtyard apartments use nearby off-plot spaces. Brick detailing and first-floor brickwork reinforce consistency across the development.



Character Area

N

08 Detailed Design
8.10 - Site Sections A-B

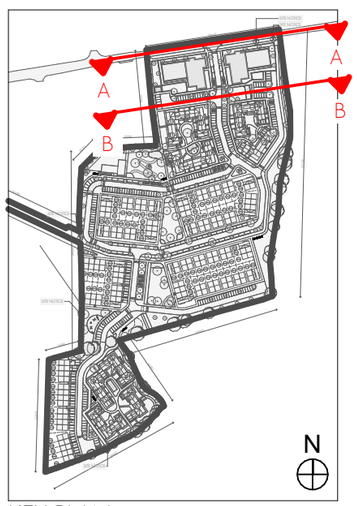
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Proposed Site Section A-A (NTS)



Proposed Site Section B-B (NTS)



KEY PLAN

Legend	
	Existing Ground Line
	Site Boundary

Refer to the accompanying drawing pack for scaled versions of the site sections.

08 Detailed Design
8.11 - Site Sections C-D

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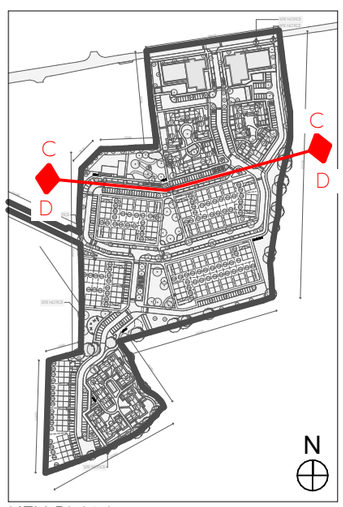


Proposed Site Section C-C (NTS)



Proposed Site Section D-D NTS)

Legend	
	Existing Ground Line
	Site Boundary

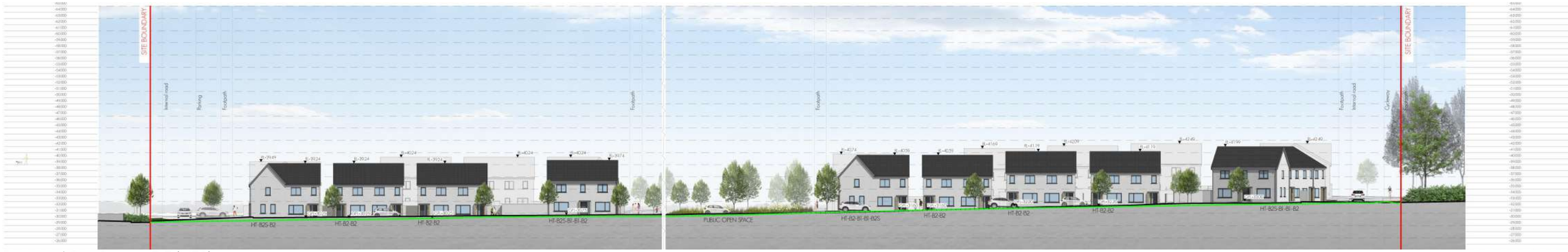


KEY PLAN

Refer to the accompanying drawing pack for scaled versions of the site sections.

08 Detailed Design
8.12 - Site Sections E-F

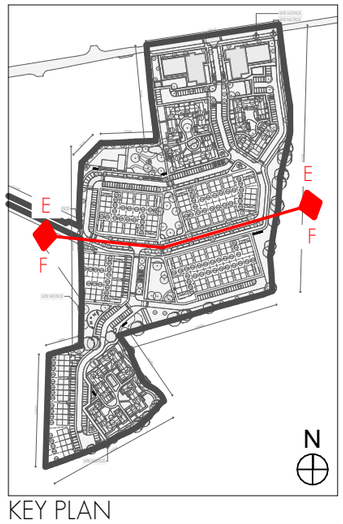
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Proposed Site Section E-E (NTS)



Proposed Site Section F-F (NTS)



KEY PLAN

Legend	
	Existing Ground Line
	Site Boundary

Refer to the accompanying drawing pack for scaled versions of the site sections.

08 Detailed Design
8.13 - Site Sections G-H

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Proposed Site Section G-G (NTS)



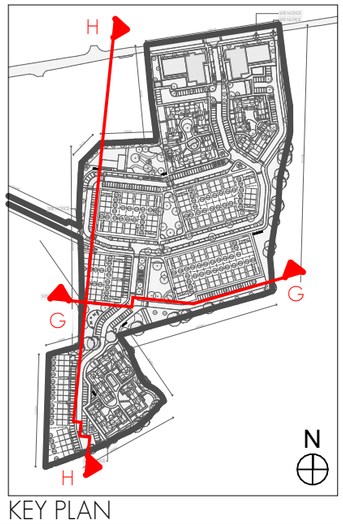
Proposed Site Section H-H (NTS)



Proposed Site Section H-H (NTS) - Cont.

Refer to the accompanying drawing pack for scaled versions of the site sections.

Legend	
	Existing Ground Line
	Site Boundary



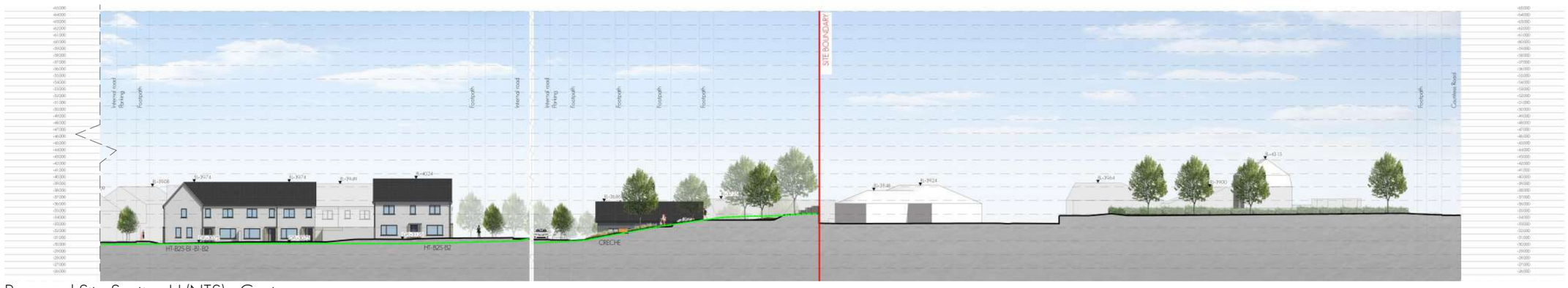
KEY PLAN

08 Detailed Design
8.14 - Site Sections I

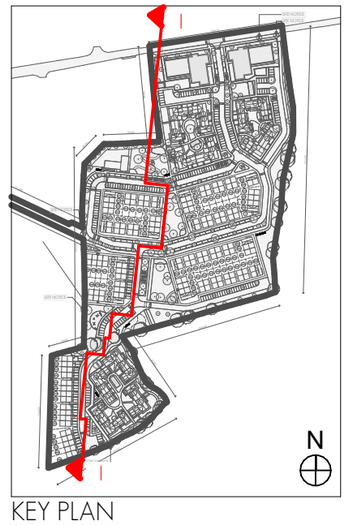
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Proposed Site Section I-I (NTS)



Proposed Site Section I-I (NTS) - Cont.



KEY PLAN

Legend	
	Existing Ground Line
	Site Boundary

Refer to the accompanying drawing pack for scaled versions of the site sections.

08 Detailed Design
8.15 - Site Sections J



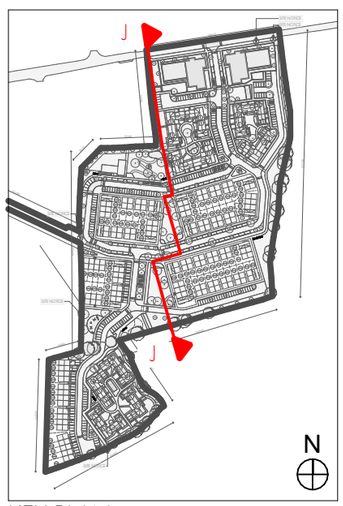
Proposed Site Section J-J (NTS)



Proposed Site Section J-J (NTS) - Cont.

Refer to the accompanying drawing pack for scaled versions of the site sections.

Legend	
	Existing Ground Line
	Site Boundary

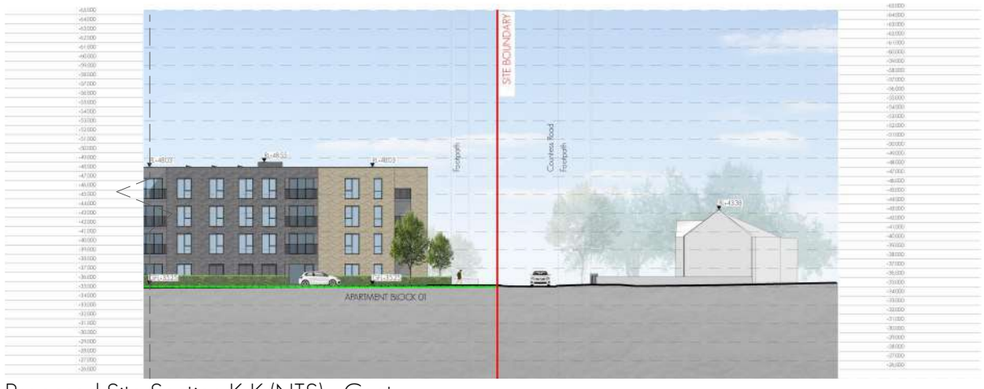


KEY PLAN

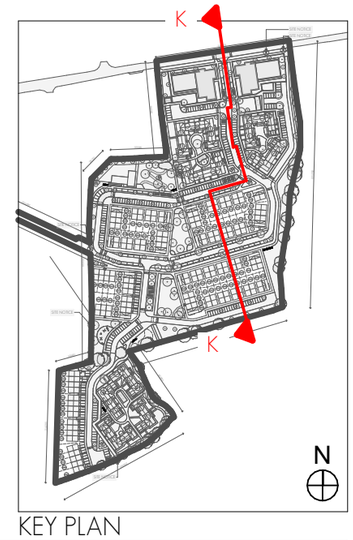
08 Detailed Design
8.16 - Site Sections K



Proposed Site Section K-K (NTS)



Proposed Site Section K-K (NTS) - Cont.



KEY PLAN

Legend	
	Existing Ground Line
	Site Boundary

Refer to the accompanying drawing pack for scaled versions of the site sections.

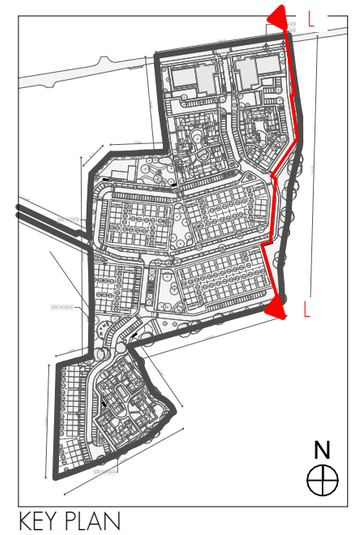
08 Detailed Design
8.17 - Site Sections L



Proposed Site Section L-L (NTS)



Proposed Site Section L-L (NTS)



KEY PLAN

Legend	
	Existing Ground Line
	Site Boundary

Refer to the accompanying drawing pack for scaled versions of the site sections.