



Dundrum Central

Dundrum Central SHD
Proposed SHD on Lands at the Central Mental Hospital,
Dundrum Road, Dundrum, Dublin 14
Issued for SHD Planning Application

reddy architecture
+urbanism

Housing Quality Assessment Report

March 2022

Issue P03.08

Document Information

Dundrum Central Development

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1.1 | Project Description

Project Description

The development will consist of the demolition of existing structures associated with the existing use (3,736 sq m), including:

- Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);
- Two storey redbrick building (305 sq m);
- Single storey ancillary and temporary structures including portacabins (677 sq m);
- Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;
- Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);
- Removal of walls adjacent to Main Hospital Building;
- Alterations and removal of section of wall to Walled Garden.

The development will also consist of alterations and partial demolition of the perimeter wall, including:

- Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);
- Formation of a new opening in perimeter wall at Annaville Grove to provide a pedestrian and cyclist access;
- Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, provision of a new vehicular, cyclist and pedestrian access;
- Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.

The development with a total gross floor area of c. 106,770 sq m (c. 106,692 sq m excluding retained existing buildings), will consist of 977 no. residential units comprising:

- 940 no. apartments (consisting of 53 no. studio units; 423 no. one bedroom units; 37 no. two bedroom (3 person) units; 317 no. two bedroom (4 person) units; and 110 no. 3 bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 6 storeys in height (with a lower ground floor to Block 03 and Block 10, resulting in part 7 storey), together with private (balconies and private terraces) and communal amenity open space provision (including courtyards and roof gardens) and ancillary residential facilities;
- 17 no. duplex apartments (consisting of 3 no. 2 bedroom units and 14 no. 3 bedrooms units located at Blocks 02, 08 and 09), together with private balconies and terraces.
- 20 no. two and three storey houses (consisting of 7 no. three bedroom units and 13 no. 4 bedrooms units) and private rear gardens



Figure 1 - Sketch of proposed public realm in front of Main Hospital Building

located at Blocks 02, 08 and 09).

The development will also consist of 3,889 sq m of non-residential uses, comprising:

- Change of use and renovation of existing single storey Gate Lodge building (reception/staff area) to provide a café unit (78 sq m);
- 1 no restaurant unit (307 sq m) located at ground floor level at Block 03;
- 6 no. retail units (1,112 sq m) located at ground floor level at Blocks 03, 06 and 07;
- 1 no. medical unit (245 sq m) located at ground floor level at Block 02;
- A new childcare facility (463 sq m) and associated outdoor play area located at ground floor level at Block 10; and
- A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,684 sq m) located at ground and first floor level at Block 06.

Vehicular access to the site will be from the existing access off Dundrum Road, as revised, and from a new access also off Dundrum Road to the south of the existing access.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, wetland feature, part-basement, car parking (547 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for district heating and pumping station); waste management provision; SuDS measures (including green roofs); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.

1.2 | Executive Summary

This Housing Quality Assessment forms part of a Strategic Housing Development application for a residential development at the site of the Central Mental Hospital, Dundrum. The proposed residential design is supported by high quality amenity spaces for residents, non-residential uses and significant publicly accessible open space.

The site is bounded by existing residential developments at Mulvey Park, Friarsland Road, Larchfield Road, Rosemount Estate and Annaville with Dundrum Road located at the westernmost boundary.

The purpose of this document is to assess the residential element of the proposed development, including the amenity spaces and support facilities provided, against the provisions of the Sustainable Urban Housing Standards for New Apartments. It is intended to be read as a supplementary document to the Design Appraisal prepared by Reddy Architecture + Urbanism.



Figure 2 - Diagram showing proposed block layout.

1.3 | Site Overview

The proposed development is comprised of separate apartment blocks ranging from 2-6 storeys and a number of two / three storey duplex apartments and houses arranged around the site. The development has been organised to maintain and enhance the existing green spaces, maximising the publicly accessible open space, while providing communal amenity spaces at each block.

The surrounding area is predominantly comprised of 2-3 storey housing. Higher densities of living, along with an increased mixture of uses, will be essential in facilitating the development to grow as a 'distinctive urban centre' and to create a sense of place within Dundrum.

Block	No. Dwellings
Block 02	134
Block 03	161
Block 04	104
Block 05	118
Block 06	043
Block 07	211
Block 08	025
Block 09	023
Block 10	158
Total	977 Dwellings



Figure 3 - Proposed Site Plan

1.4 | Policy Overview

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020' against the proposed apartment elements of the development.

The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' specify planning policy requirements for:

- Mix of Units
- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations
- Communal Facilities

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanála are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRS) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.

Accordingly, where SPPRS are stated in the guideline document, they take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes. Where such conflicts arise, such plans should be amended by the relevant planning authority to reflect the content of these guidelines and properly inform the public of the relevant SPPR requirements.



An Roinn Tithiochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Sustainable Urban Housing: Design Standards for New Apartments

Guidelines for Planning Authorities issued under
Section 28 of the Planning and Development Act,
2000 (as amended)

December 2020

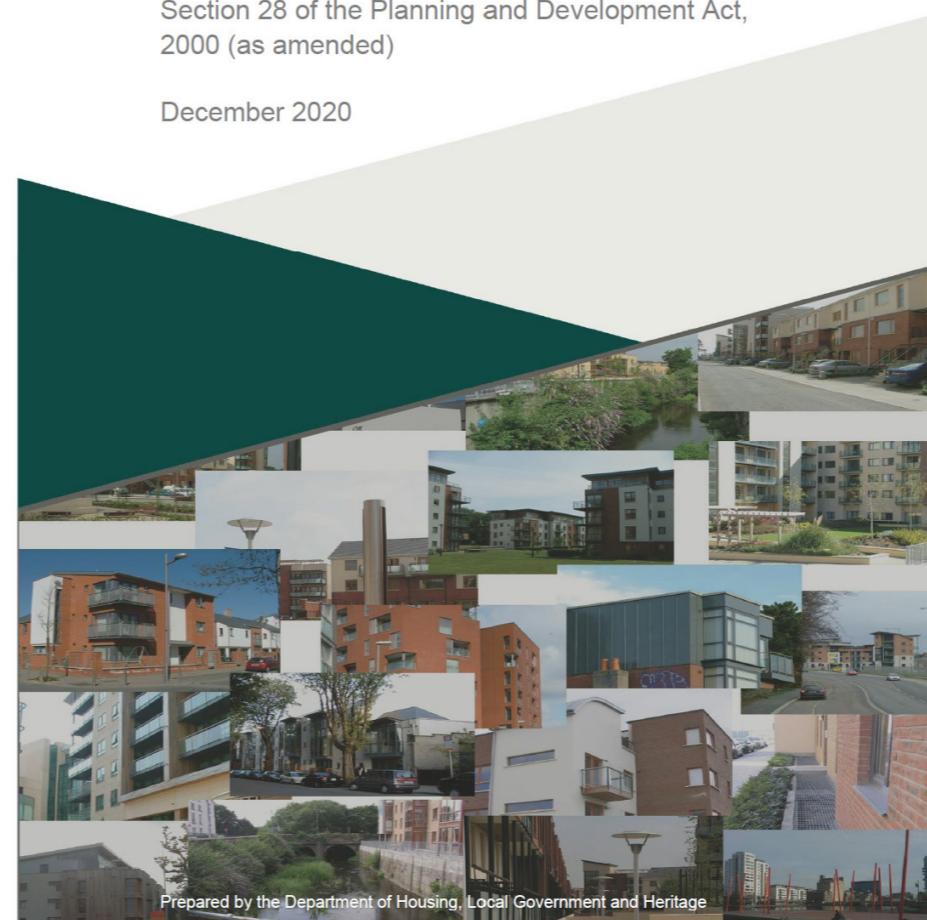


Figure 4 - Sustainable Urban Housing: Design Standards for New Apartments

1.5 | Compliance with Sustainable Urban Housing Design Standards

Apartment Mix

The mix of residential units within the entire scheme is outlined in the adjacent tables.

As demonstrated in the lower table, out of 957 apartments less than 50% are studio/1-bed dwellings.

Block	Apartments						Duplex Apartments		Houses		Total
	Studio	1-Bed	2-Bed (3P)	2-Bed	3-Bed	2-Bed (D)	3-Bed (D)	House (3-Bed)	House (4-Bed)		
Block 02	4	68	8	44		3		7		134	
Block 03	18	58	20	55	10					161	
Block 04	10	42	8	32	12					104	
Block 05	5	67		40	6					118	
Block 06	7	21		5	10					43	
Block 07		82	1	101	27					211	
Block 08		9		1			8		7	25	
Block 09		6		2	3		6		6	23	
Block 10	9	70		37	42					158	
Total	53	423	37	317	110	3	14	7	13	977	
%	5%	43%	4%	32%	11%	0%	1%	1%	1%		

Figure 5 - Schedule of Accommodation

Block	Apartments						Duplex Apartments		Total
	Studio	1-Bed	2-Bed (3P)	2-Bed	3-Bed	2-Bed (D)	3-Bed (D)		
Block 02	4	68	8	44		3			127
Block 03	18	58	20	55	10				161
Block 04	10	42	8	32	12				104
Block 05	5	67		40	6				118
Block 06	7	21		5	10				43
Block 07		82	1	101	27				211
Block 08		9		1			8		18
Block 09		6		2	3		6		17
Block 10	9	70		37	42				158
Total	53	423	37	317	110	3	14		957
%	6%	44%	4%	33%	11%	0%	1%		

Studio & 1-Bed	Other	Total
476	481	957
49.7%	50.3%	

Figure 6 - Schedule of Apartments

02 | Apartment Compliance with SPPRs

2.0 | Specific Planning Policy Requirements

Specific Planning Policy Requirement 1

Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidencebased Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).

SPPR1 - Response

The proposed dwelling mix for apartments is as follows:

Unit	Count	%
Studio	53 no.	5%
1-Bed	423 no.	44%
2-Bed (3P)	37 no.	4%
2-Bed (4P)	320 no.	34%
3-Bed (5P)	124 no.	12%

Studio + 1-Bed = 476 no.
(49% of Apartments)

2-Bed+ = 481 no.
(51% of Apartments)

Block	Apartments						Duplex Apartments		Total	Application
	Studio	1-Bed	2-Bed (3P)	2-Bed	3-Bed	2-Bed (D)	3-Bed (D)			
Block 02	4	68	8	44		3		127	SHD	
Block 03	18	58	20	55	10			161	SHD	
Block 04	10	42	8	32	12			104	SHD	
Block 05	5	67		40	6			118	SHD	
Block 06	7	21		5	10			43	SHD	
Block 07		82	1	101	27			211	SHD	
Block 08		9		1			8	18	SHD	
Block 09		6		2	3		6	17	SHD	
Block 10	9	70		37	42			158	SHD	
Total	53	423	37	317	110	3	14	957		
%	6%	44%	4%	33%	11%	0%	1%			

2.0 | Specific Planning Policy Requirements

Specific Planning Policy Requirement 2

For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:

- Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;
- Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th;
- For schemes of 50 or more units, SPPR 1 shall apply to the entire development.

Specific Planning Policy Requirement 3

Minimum Apartment Floor Areas:

Studio apartment (1B1P)	37 sq.m
1-bedroom apartment (1B2P)	45 sq.m
2-bedroom apartment (2B4P)	73 sq.m
3-bedroom apartment (3B5P)	90 sq.m



SPPR2 - Response

"50 or more units" - SPPR 1 applies to the scheme.

SPPR3 - Response

All apartments exceed the minimum floor areas outlined in SPPR 3. In addition, more than 50% of the apartments are more than 10% greater than the minimum floor space. This is demonstrated in the plans and schedules in **Appendix D**.

2.0 | Specific Planning Policy Requirements

Specific Planning Policy Requirement 4

In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

- A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.
- In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.
- For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

SPPR4 - Response

52% of the apartments achieve dual aspect. This is demonstrated in the dual aspect sitewide plans and schedules reproduced at **Appendix C**.



2.0 | Specific Planning Policy Requirements

Specific Planning Policy Requirement 5

Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.

Specific Planning Policy Requirement 6

A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , subject to overall design quality and compliance with building regulations.

SPPR5 - Response

All ground level apartments achieve at least 2.7m floor to ceiling height. The floor to ceiling height is generally greater than this at ground floor across the scheme, particularly where adjacent to non-residential uses.

SPPR6 - Response

The floor plans have been designed to have no more than 12 units per core. Cores are generally placed in the corners of the courtyard blocks with limited travel distances to each of the residential units. There is one location at Block 05 where it is possible to access 13 no. units from a shared corridor, however there are two no. stair cores and two no. lifts provided at this location. Please refer to Block 05, Second Floor, GA Plan Dwg. No. DCD-RAU-02-B05_02-DR-A-1502 for further information.



2.0 | Specific Planning Policy Requirements

Specific Planning Policy Requirement 7

BTR development must be:

- Described in the public notices associated with a planning application specifically as a 'Build-To-Rent' housing development that unambiguously categorises the project (or part of thereof) as a long-term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;
- Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development.

These facilities to be categorised as:

- Resident Support Facilities - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.
- Resident Services and Amenities – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.

SPPR7 - Response

SPPR7 is not applicable as there are no BTR Units proposed.

Specific Planning Policy Requirement 8

For proposals that qualify as specific BTR development in accordance with SPPR 7:

- No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;
- Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;
- There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures.
- The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes;
- The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations

SPPR8 - Response

SPPR8 is not applicable as there are no BTR Units proposed.

Specific Planning Policy Requirement 9

There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is either:-

- required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process; or,
- on the date of publication of these updated Guidelines, a valid planning application to a planning authority, appeal to An Bord Pleanála, or strategic housing development (SHD) planning application to An Bord Pleanála, in which case the application or appeal may be determined on its merits.

SPPR9 - Response

SPPR8 is not applicable as there are no Co-Living Units Proposed.



03 | Design Standards for New Apartments

3.0 | Compliance with Sustainable Urban Housing Design Standards

Apartment Design

Apartment and multi-residential unit development design is constantly evolving and through learning from best practice around the globe, new forms of homes are being established that consider the emerging demographic household types and tenures.

The design and layout of unit types are also developing into open plan apartment layouts. The proposed layouts are being developed through consultation with fire consultant Jensen Hughes and are based on proven layouts.

Apartment Floor Area

The proposed design offers a unique response to the contextual restrictions of this key site which results in a variety of differing unit types across the development. We confirm that all units will comply with the requirements of the Sustainable Urban Housing: Design Standards for New Apartments 2018, and a full schedule of all apartment areas is contained in Appendix A of this document with a plan layout of the typical apartment types included in Appendix C. All individual habitable rooms, floor areas and room widths will comply with or exceed the design guideline requirements.



Figure 7 - Schedule of units which are at least 10% oversized

Figure 8 - Typical Plan

2.0 | Compliance with Sustainable Urban Housing Design Standards

Private Amenity Space

It is a policy requirement of the Design Standards for New Apartments 2018 and DLRCC Development Plan 2016-2022 that private open space is provided in the form of balconies, winter gardens or patio areas.

'Where the apartment types do require balconies then the balconies should adjoin and have a functional relationship with the main living areas of the apartments. In certain circumstances, glass-screened 'winter gardens' may be provided. A minimum depth of 1.5m is required for balconies, in one usable length to meet the minimum floor area requirement'

Appendix 1 of the Sustainable Urban Housing Design Standards for New Apartments sets out the following minimum floor areas for private amenity space:

- Studio: 4sqm
- One Bed Apartment: 5sqm
- Two Bed (3 person) Apartment: 6sqm
- Two Bed (4 person) Apartment: 7sqm
- Three Bed Apartment: 9sqm

All of the proposed apartments within the scheme have their own private amenity space in the form of balconies. The design and placement of balconies across the scheme has taken account of sunlight, daylight and any potential impact to the visual amenity of neighbours.

Please refer to dwelling typology drawings submitted as part of the planning application which demonstrate the provision of private amenity spaces for each dwelling type.



Figure 9 - Typical plan highlighting balcony locations.

2.0 | Compliance with Sustainable Urban Housing Design Standards

Communal Facilities

This section of the report assesses the communal amenity elements of the development against the requirements of the Sustainable Urban Housing Standards for New Apartments listed below:

- Access and Services
- Communal Facilities
- Refuse Storage
- Communal Amenity Space
- Children's Play
- Bicycle Parking and Storage
- Car Parking

Access and Services

There is a variety of access points to each building. There are three types of building access:

- Own door access
- Shared entrance / core
- Deck / podium access

The primary access route for all residents is usable by everyone, including children, people with disabilities and other people. Where shared cores are provided, all levels are served by lifts and stairs suitable for ambulatory disabled users. Corridors are wide to allow two people pass as a minimum, with short lengths and widening at key locations for ease of use by those with wheelchairs or children's buggies.

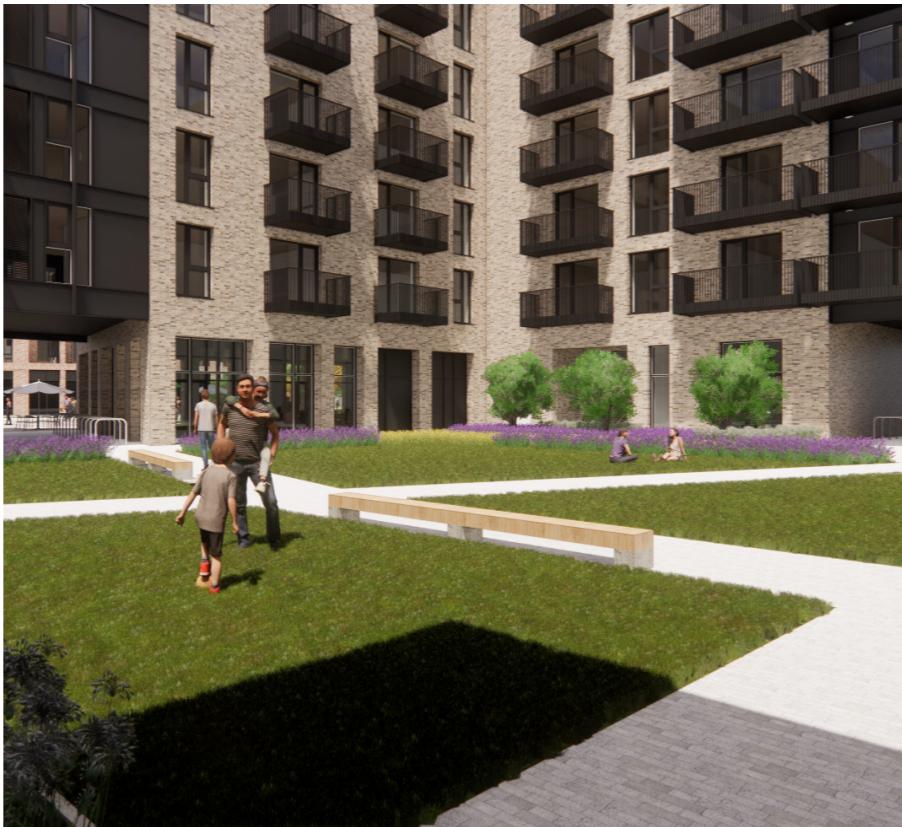


Figure 10 - Ground Floor Plan showing access to blocks (yellow) and own-door units (blue)

2.0 | Compliance with Sustainable Urban Housing Design Standards



Block 02 Podium



Block 03 Courtyard



Block 04 Podium

Figure 11 - 3D Views of Communal Amenity Areas

2.0 | Compliance with Sustainable Urban Housing Design Standards



Block 05 Podium



Block 07 Podium



Block 10 Podium

Figure 12 - 3D Views of Communal Amenity Areas

2.0 | Compliance with Sustainable Urban Housing Design Standards



Figure 13 - View of proposed public park adjacent to Rosemount Green.

2.0 | Compliance with Sustainable Urban Housing Design Standards

Resident Support Facilities

Each apartment building will provide its own entrance and secure postal storage facilities. Other support facilities include separate bin storage areas for each building and covered bike stores. Residents also have access to covered car parking spaces with car-sharing and electric vehicle charging points proposed in the scheme.

Resident Services & Communal Amenities

An appropriately scaled range of resident services and amenities are provided to enhance the quality of living for occupants and to also assist in establishing a sense of community for the residents.

At each apartment building, communal amenity space is provided as landscaped courtyards and roof gardens at each block with the areas exceeding the minimum areas in the Design Standards for New Apartments 2018. Additional roof amenity has been provided to supplement areas of courtyard amenity which fall below the recommended sunlight levels.



Figure 14 - View of communal external amenity on podium at Block 10

2.0 | Compliance with Sustainable Urban Housing Design Standards

Refuse Storage

Refuse storage shall be provided with the standards as set out by AWN. Each residential unit shall have adequate storage provision to facilitate the recycling policy of DLRCC. Each building will have access to their own respective bin store.

The waste areas are easily accessed by residents and refuse collectors. The Waste storage facility will be adequately ventilated to minimise odours and potential nuisance from vermin/flies and ensuring the avoidance of nuisance for habitable rooms above.

Waste storage issues have been considered at the initial apartment design stage to ensure access for all, including people with disabilities. Sufficient access and egress is provided to enable receptacles to be moved easily from the storage area to an appropriate collection point within the site.



Figure 15 - Ground floor plan with waste room locations shown in magenta and waste staging areas circled.

2.0 | Compliance with Sustainable Urban Housing Design Standards

Communal Amenity

Communal amenity is provided in landscaped courtyards / podiums and roof gardens across the development. The proposed amenity areas provide more than enough communal amenity space as required by the Apartment Design Guidelines document on a block-by-block basis. Further to the small courtyards / shared gardens provided for residents of Blocks 08 and 09, it is envisaged that residents of Block 08 will enjoy access to the podium of Block 07, and that residents of Block 09 will enjoy access to the podium of Block 10 as these podiums provide excess space beyond the requirements of their respective residents.

Block	Area
Block 02 Courtyard / Podium	791 sqm (Req. 733 sqm)
Block 03 Internal Amenity Courtyard / Podium	98 sqm (Req. 957 sqm) 878 sqm
Block 04 Courtyard / Podium Roof Garden	508 sqm (Req. 630 sqm) 173 sqm
Block 05 Courtyard / Podium	700 sqm (Req. 689 sqm)
Block 06 Roof Garden	371 sqm (Req. 258 sqm)
Block 07 Courtyard / Podium	1,612 sqm (Req. 1,366)
Block 08 Courtyard / Shared Garden	121 sqm (Req. 52 sqm)
Block 09 Courtyard / Shared Garden	180 sqm (Req. 71 sqm)
Block 10 Courtyard / Podium	1,095 sqm (Req 1023)



Figure 16 - Site Plan with Internal Amenity (orange), Courtyards/podiums (green) and Roof Gardens (blue) highlighted

2.0 | Compliance with Sustainable Urban Housing Design Standards



Public Park



Central Parkland



Walled Garden

Figure 17 - 3D Views of Public Open Spaces

2.0 | Compliance with Sustainable Urban Housing Design Standards

Security Considerations

Apartment design should provide occupants and their visitors with a sense of safety and security. Where appropriate, 'Secured by Design' principles have been incorporated into the development to ensure more durable and robust design. Passive supervision is key to ensuring security on site and the designs have been enhanced to remove blind corners, ensure windows in gables have aspect in different directions and ensure entrances are well lit.

Particular attention has been given to providing ground floor activation and animation to the greatest proportion of facades as possible in order to provide passive surveillance and supervision through activity and movement of people in public and semi-public spaces. Residential apartments at upper levels also provide passive surveillance of all external spaces.



Figure 18 - View of defensible space at podium level dwellings at Block 02. The

2.0 | Compliance with Sustainable Urban Housing Design Standards

Children's Play Space

Dedicated play spaces have been provided throughout the development for users of all ages and abilities. The play areas are designed around "natural play" with play equipment made of natural materials including wood. These natural play areas are designed in harmony with the existing mature landscape and will have a high visual amenity value.



Figure 20 - CGI of proposed play area at Public Park south of Block 07



Figure 19 - Natural materials such as wood are preferred in lieu of metal and plastic so as to increase the visual amenity of the proposed play areas.



Figure 21 - Natural play spaces are set alongside the site's existing mature trees and verdant landscape

2.0 | Compliance with Sustainable Urban Housing Design Standards

Car and Bicycle Parking

The adjacency of the development to the Windy Arbour LUAS stop, bus stop at Dundrum Road and other measures set out in the transport reports prepared by ILTP allow the development to propose reduced car parking.

Bicycle parking spaces are secured within a dedicated areas within the apartment blocks with visitor bicycle parking spaces located throughout the landscape. Secure bicycle parking in the apartment buildings will consist of two-tier "stacked" bicycle racks to maximise spatial efficiency. Visitor spaces in the landscape will consist of "Sheffield" cycle stands.

Bicycle parking provision has been calculated as follows:

Residential

(1 no. bicycle per bedroom, 1 no. visitor space per two apartments)

- 1,635 no. long stay spaces
- 491 no. short stay spaces

Non-Residential

- 77 no. long stay spaces
- 110 no. short stay spaces

Total Bicycle Parking: 2,313 Spaces

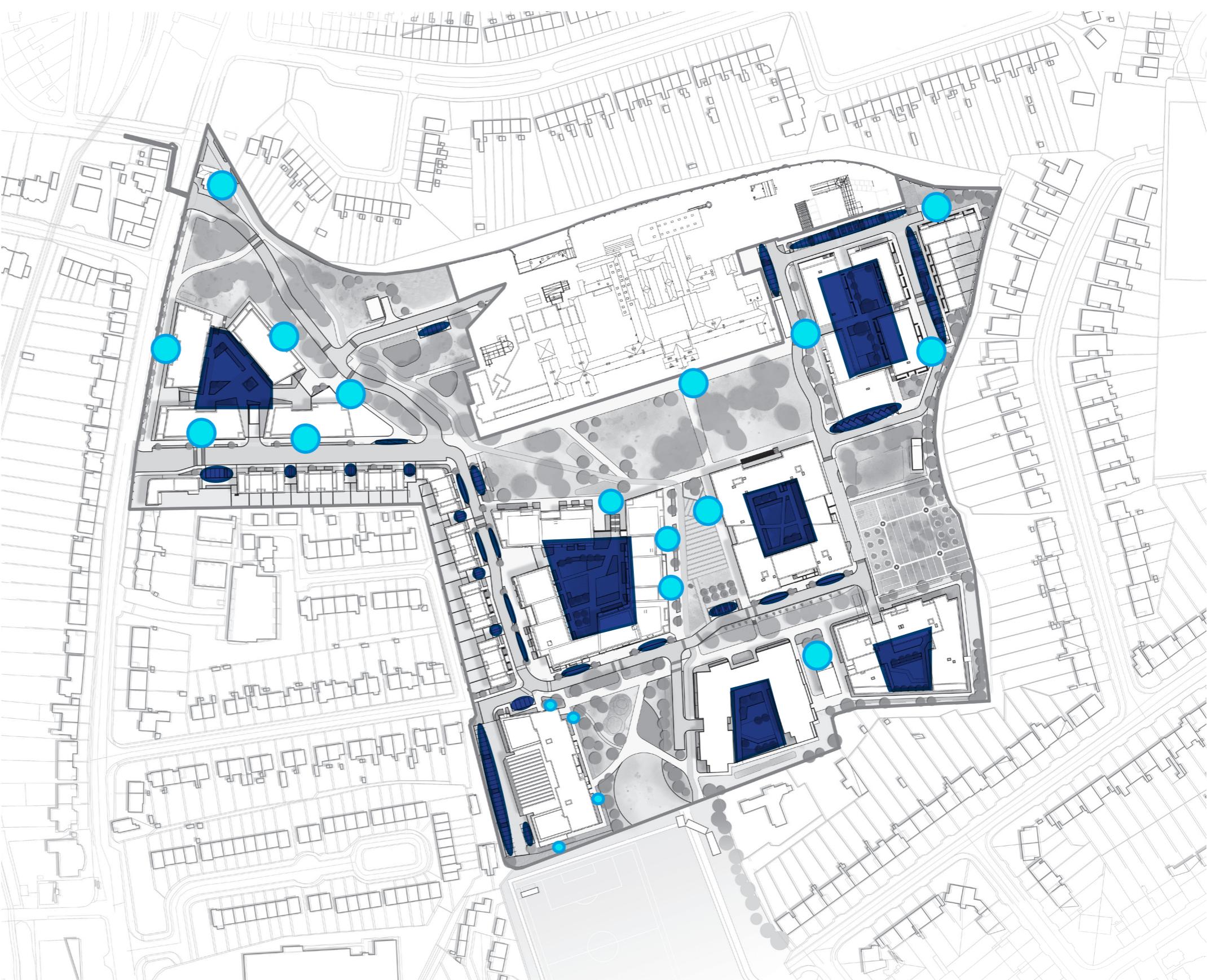


Figure 22 - Site plan highlighting vehicle (dark blue) and on-site bicycle (light blue) parking. Each apartment block has both vehicle and bicycle parking facilities.

04 | Housing Design Standards

3.0 | Compliance with Sustainable Urban Housing Design Standards

Housing Design

Housing has been designed to comply with the standards set out in DLRCC Development Plan (2016-2022) and DoHLGH Quality Housing for Sustainable Communities (2007).

Housing has been proposed at the following locations in the development:

Block	No.
Block 02	7 Houses
Block 08	7 Houses
Block 09	6 Houses
Total	20 Houses



Figure 23 - View of street between Block 08 and Block 07



3.0 | Compliance with Quality Housing for Sustainable Communities: Housing Design Standards

Design Approach

The design of attractive and durable homes is intrinsic to the development of Dundrum Central. In addition to complying to the requirements of the Building Regulations, the dwellings are specified to a high-quality finish using selected materials and finishes. The buildings are designed to last and endure weathering. The health and wellbeing of the occupants is considered in the design to the same extent as the quality and substance of the structures.

Flexibility and Adaptability

The proposed homes are designed to be accessible for people of all ages and ability, so that they may be inhabited by anyone and can change hands when necessary without the need for remodelling of the dwellings. The homes will meet the needs of their inhabitants and will accommodate their changing needs over the life of the dwellings. Each dwelling has been designed in compliance with TGD M (2010) to ensure the safety and adequate accessibility of occupants.



Figure 24 - View of houses and duplex apartments at Block 08



Figure 25 - Elevation of Block 08 indicating locations of houses, duplexes and apartments

3.0 | Compliance with Quality Housing for Sustainable Communities: Housing Design Standards

Internal Layout and Space Provision

Bedrooms, kitchen and living areas are designed to facilitate the activities which will take place in these rooms and in accordance with the spatial requirements as outlined in Table 5.1 of the Quality Housing Guidelines.

Each space has been designed with due consideration to daylight, sunlight, noise, privacy and amenity of the inhabitants. In tandem with the overall design of the site layout, the buildings and internal layouts have been considered with regard to overlooking while ensuring adequate enjoyment of views, daylight and amenity.

Sustainability and Energy Efficiency

The buildings on site are designed and oriented so as to ensure efficient use of energy to meet present needs and protect the ability of future generations to achieve the same.

All buildings in the development are designed to achieve nearly Zero Energy Building (nZEB) standard as required by the European Energy Performance of Buildings Directive Recast 2010 for all buildings occupied after 31st December 2020.

The Dundum Central site benefits from being located close to public transport links including the Luas stop at Windy Arbor and several Dublin Bus/ Go-Ahead routes.



Figure 26 - Living-dining areas are designed with due consideration to views, daylight and spatial comfort.

3.0 | Compliance with Quality Housing for Sustainable Communities: Housing Design Standards

Access and Circulation

Dwellings provided in the development are designed in compliance with Part M of the Building Regulations.

Circulation within dwellings provides safe and convenient routes from the main access point of the dwelling. Safe and comfortable movement through homes is ensured across the entire development.

The needs of occupants will be met over their lifetimes.

Safety and Security in the Home

The safety and security of occupants is central to the design of the site layout and the homes in Dundrum Central. Safety and security are ensured by the following measures:

- Passive surveillance over all public areas
- Provision of adequately fixed external doors and windows and assurance that windows from bedrooms are easily openable from inside, in compliance with Part B of the Building Regulations
- Use of terraced house typology to give more security
- Prevention of easy access to upper floor windows

The dwellings are also designed to be constructed in compliance with Part B of the Building Regulations so that escape can be ensured in case of fire.

In addition, the dwellings will be constructed in compliance with Part M of the Building Regulations to ensure the safety and security of all occupants regardless of ability and age.



Figure 27 - Defensible spaces are provided to the fronts of houses and own-door units so as to ensure the security of inhabitants and enjoyment of privacy

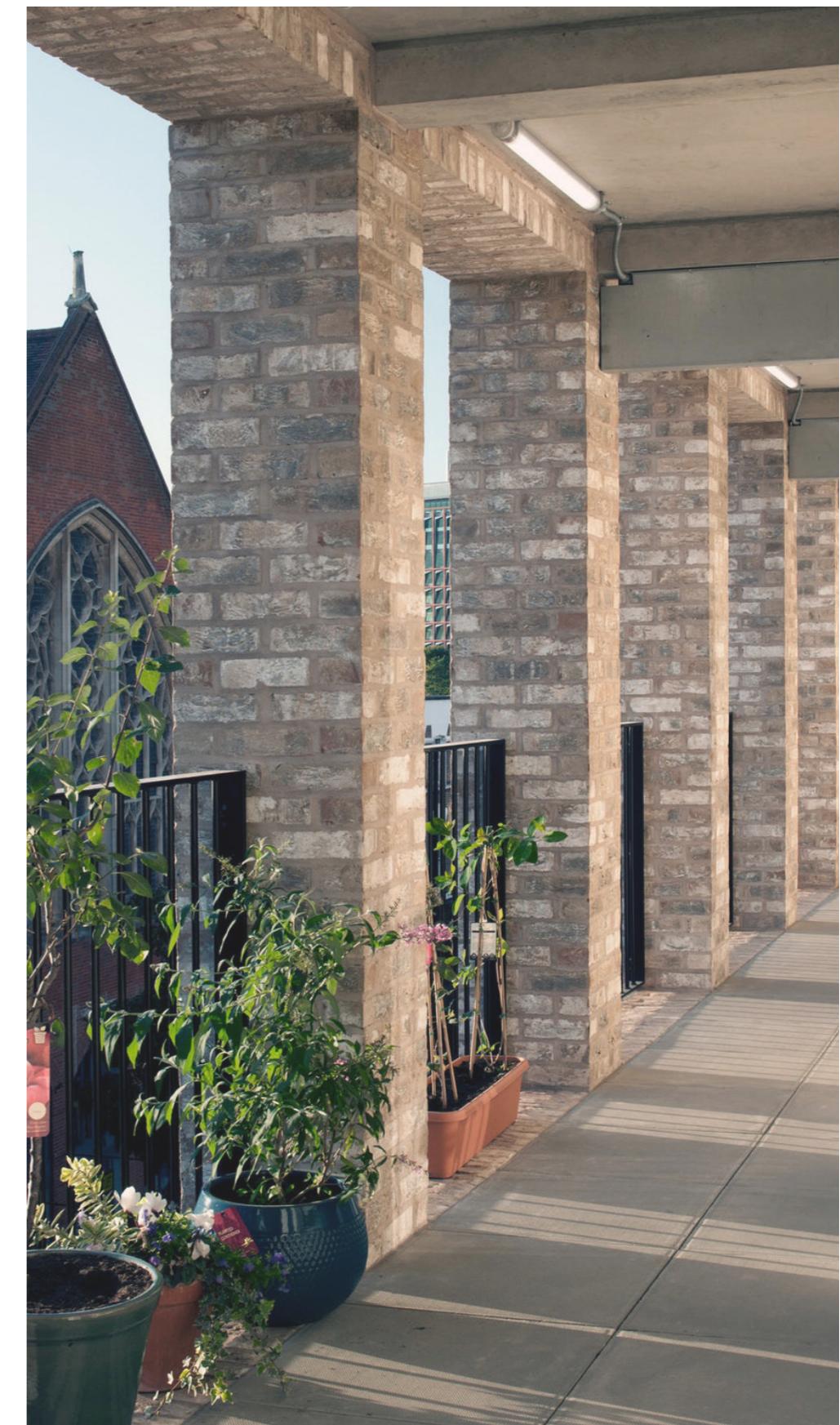


Figure 28 - Railings and guardrails ensure security and accessibility. They are designed in accordance with Parts K and M of the building regulations

3.0 | Compliance with Quality Housing for Sustainable Communities: Housing Design Standards

Kitchen Facilities and Layout

All kitchens in dwellings throughout the scheme are designed with adequate storage, countertop space and space for appliances while ensuring suitable allowance for movement of occupants using the kitchen.

Worktop areas are a minimum of 600mm deep and wide enough as required for each dwelling type:

- 1200mm - 1/2 person household
- 1500mm - 3/4 person household
- 1800mm - 5+ person household

Adequate ventilation for the expulsion of steam and odours is provided in each kitchen in the form of natural and extract ventilation. The requirements for ventilation as set out in Part F of the Building Regulations are met in each kitchen.

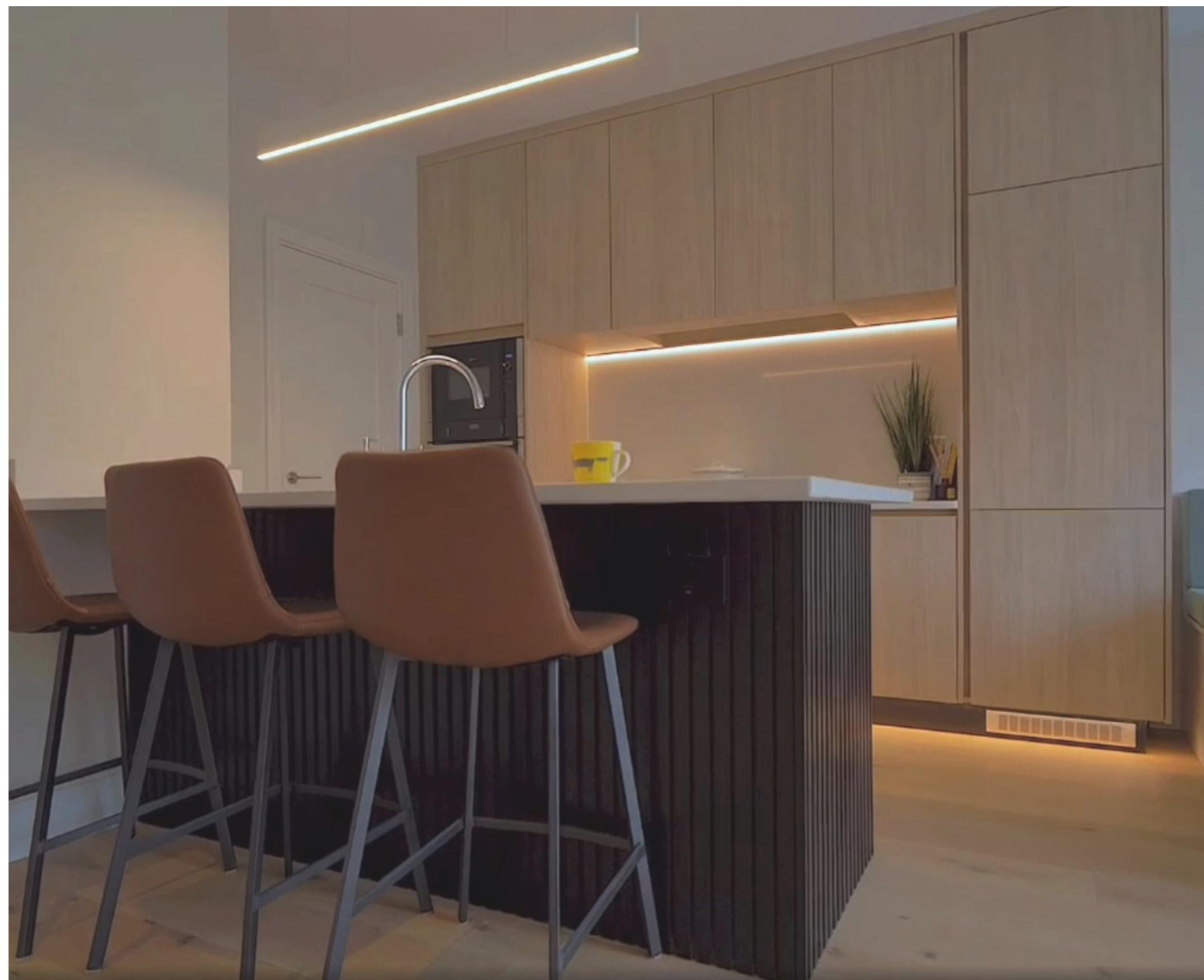


Figure 29 - Typical kitchen

3.0 | Compliance with Quality Housing for Sustainable Communities: Housing Design Standards

Sanitary Facilities and Bathroom Provision

Bathrooms and WCs provided in the development are designed in accordance with Part G of the Building Regulations.

Each dwelling is provided with a bathroom containing a fixed bath or shower and a washbasin, and a kitchen with a sink and draining board.

Bathrooms which are not en-suite to bedrooms are accessed from circulation routes, not from living spaces.

In addition, each dwelling contains a WC cubicle accessible to visitors at the level containing the main living room, in accordance with Section 3.4 of Part M of the building regulations. This cubicle contains a clear space of 750mm x 1200mm to ensure adequate WC access for people using wheelchairs.

Storage Facilities

Dedicated built-in storage areas are provided in the homes in accordance with the housing guidelines. The storage areas are accessed from bedrooms, living areas and circulation areas as appropriate. Houses are provided with dedicated wheeled bin storage zones outside.



Figure 30 - Typical bathroom

3.0 | Compliance with Home Performance Index: Sustainable and Healthy Homes

HPI Technical Manual Compliance

The dwellings proposed as part of the Dundrum Central development are designed in compliance with the Home Performance Index Technical Manual 2.0 (2019) as issued by The Irish Green Building Council (IGBC).

By achieving the HPI Certification, the proposed development will ensure the provision of robust and comfortable homes which use resources efficiently, minimise waste and reduce harm to the environment, in the context of the ongoing climate crisis.

Homes which achieve HPI Certification benefit from the following:

- Less expenditure every month on top of discounted mortgage payments
- Less health issues and medical costs
- Lower utility bills
- Less repairs due to more durable homes
- Brighter and quieter homes

The HPI is measured across several indicators which fall under five metrics:

- Environment
- Health & Wellbeing
- Economic
- Quality Assurance
- Sustainable Location

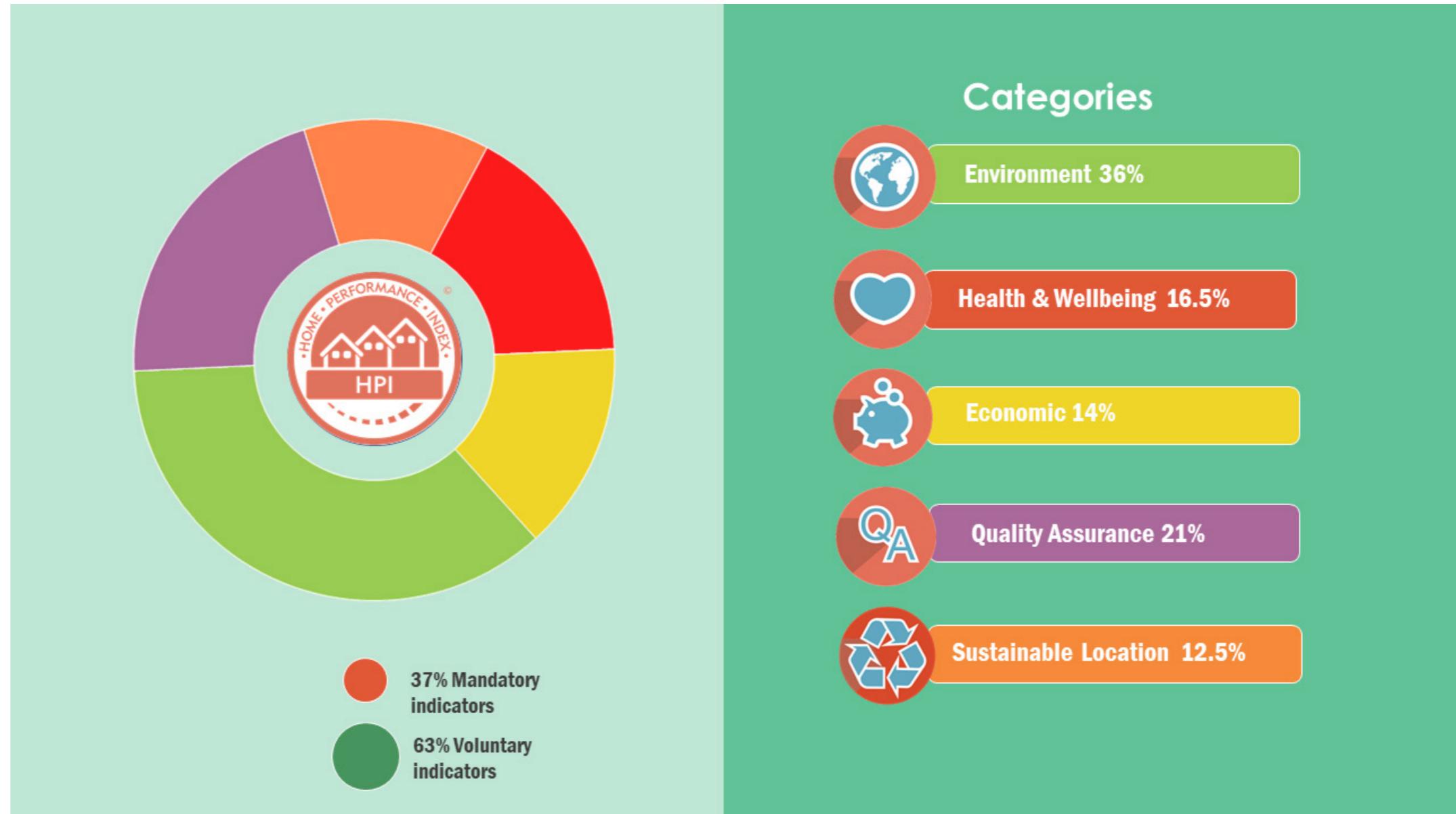


Figure 31 - HPI metric categories (Source: HPI website, IGBC)

Appendix A | HQA Schedule - Apartments

Block	Unit Number	Unit Type	Unit Required Area	Unit Area Achieved	Living, Kitchen & Dining Agg. Area Required	Living, Kitchen & Dining Agg. Area Achieved	Agg. Bed Area Required	Agg. Bed Area Achieved	Bedroom 01 Area	Bedroom 02 Area	Bedroom 03 Area	No. of Bedrooms	No. of Bedspaces	Private Amenity Space Required	Private Amenity Space Achieved	Communal Amenity Space Required	Communal Amenity Area Achieved	No. of Cycle Spaces	No. of Visitor Cycle Spaces	Min. Storage Area	Storage Area Achieved	Dual Aspect	10% Oversized Apartment
Block 02	B2-D1	2B4P (D)	73	90.2	30	31.5	24.4	24.7	13.1	11.6	0	2	4	7	7	7	7	2	0.5	6	9.8	Yes	Yes
Block 02	B2-D2	2B4P (D)	73	90.2	30	31.5	24.4	24.7	13.1	11.6	0	2	4	7	7	7	7	2	0.5	6	9.8	Yes	Yes
Block 02	B2-D3	2B4P (D)	73	90.2	30	31.5	24.4	24.7	13.1	11.6	0	2	4	7	7	7	7	2	0.5	6	9.8	Yes	Yes
Block 08	B8-D1	3B5P (D)	90	122.2	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 08	B8-D2	3B5P (D)	90	122.2	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 08	B8-D3	3B5P (D)	90	122.2	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 08	B8-D4	3B5P (D)	90	122.2	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 08	B8-D5	3B5P (D)	90	122.5	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 08	B8-D6	3B5P (D)	90	122.5	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 08	B8-D7	3B5P (D)	90	119.8	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 08	B8-D8	3B5P (D)	90	119.8	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 09	B9-D1	3B5P (D)	90	120.6	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 09	B9-D2	3B5P (D)	90	120.6	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 09	B9-D3	3B5P (D)	90	120.6	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 09	B9-D4	3B5P (D)	90	120.6	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 09	B9-D5	3B5P (D)	90	120.6	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes
Block 09	B9-D6	3B5P (D)	90	120.6	34	36.9	31.5	32.2	13.7	11.4	7.1	3	5	9	9.2	9	9	3	0.5	9	9	Yes	Yes

Appendix B | HQA Schedule - Houses

Appendix C | Dual Aspect Apartments















Appendix D | 10% Oversized Apartments



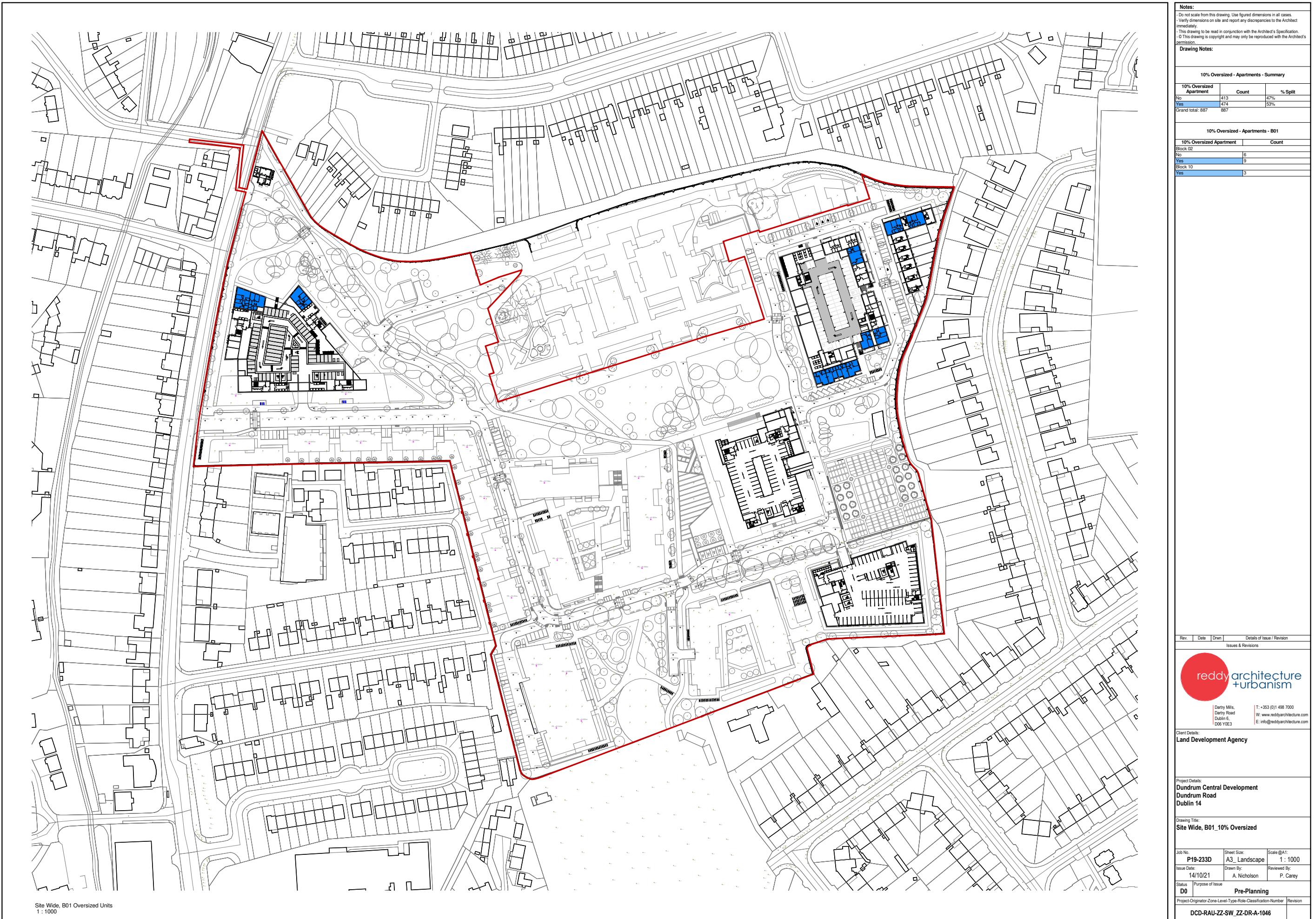








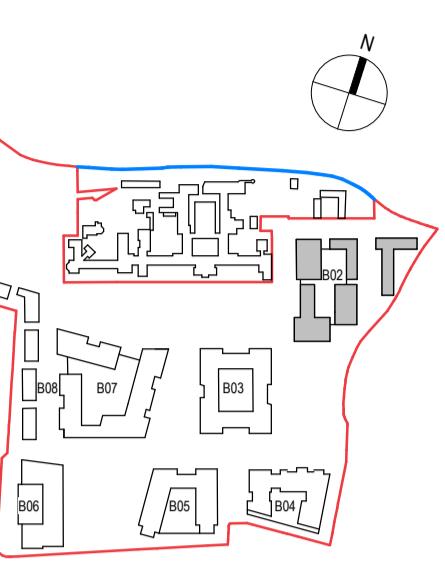




Appendix E | Unit Typologies

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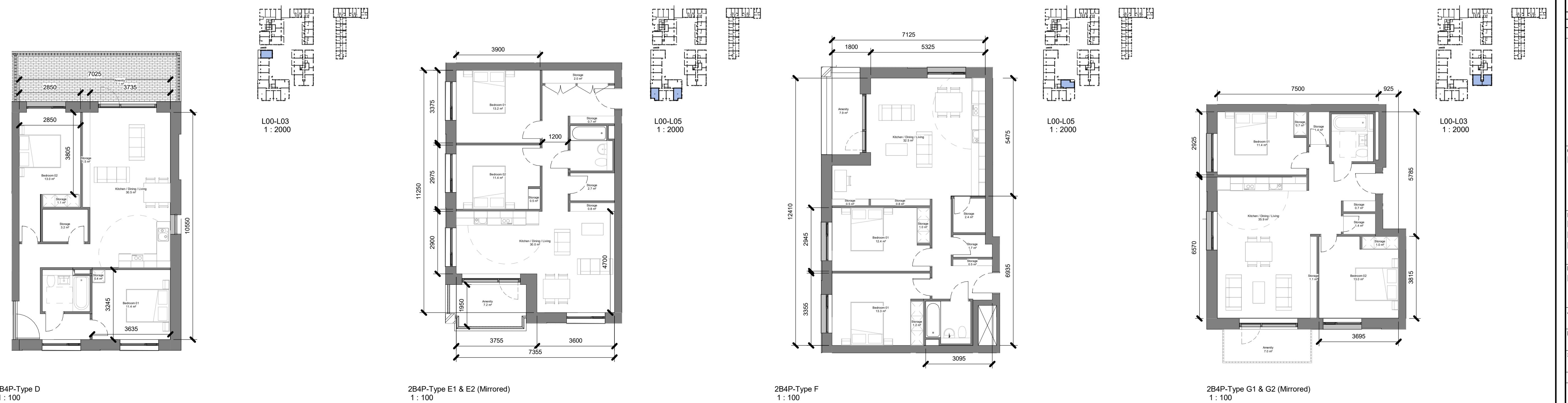
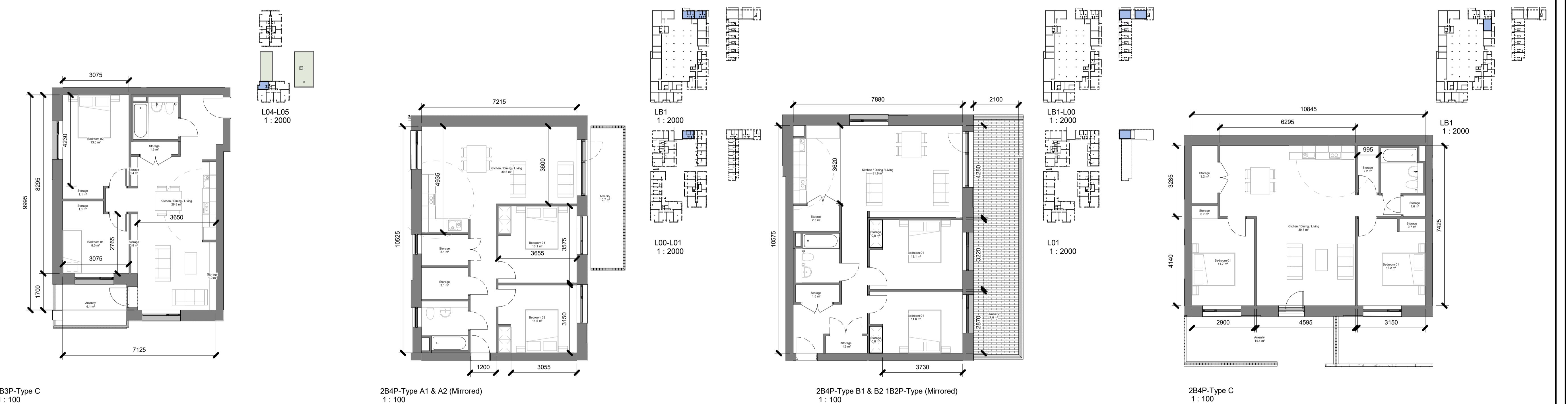
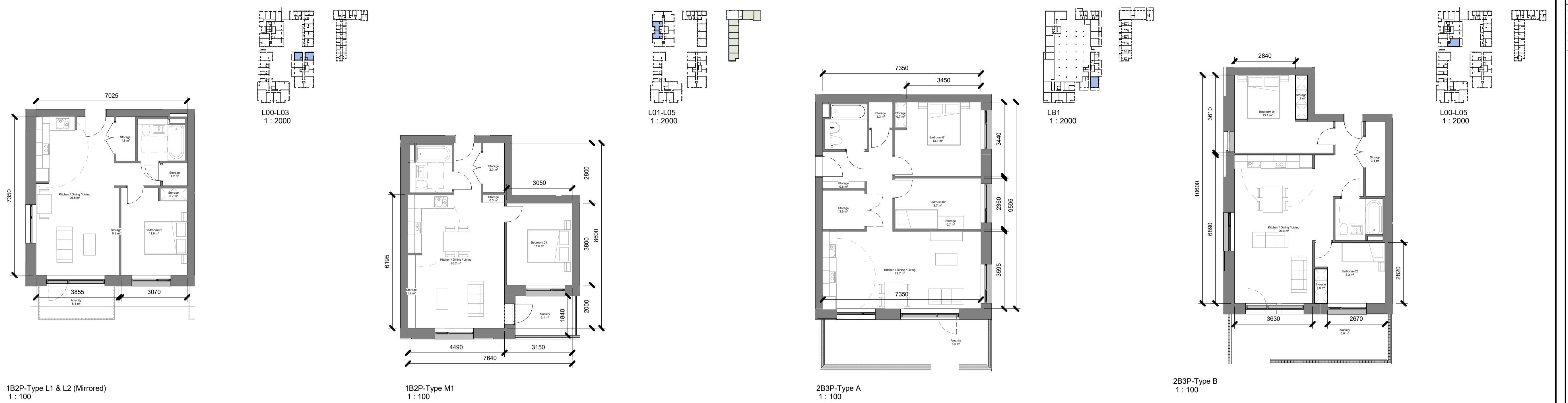
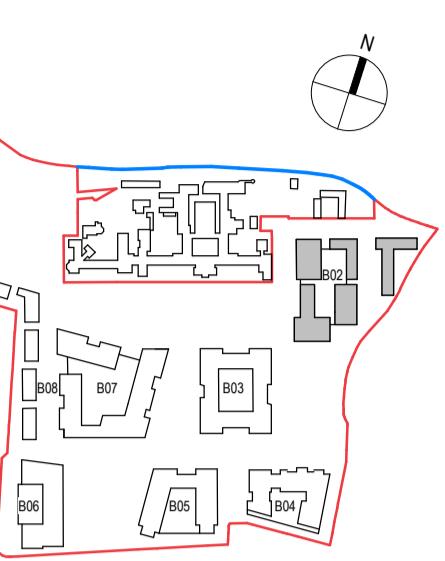
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Client Details: Land Development Agency			
Project Details: Dundrum Central Development Dundrum Road Dublin 14			
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23/03/22	C. McNamara	P. Carey	
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Drawing Title:

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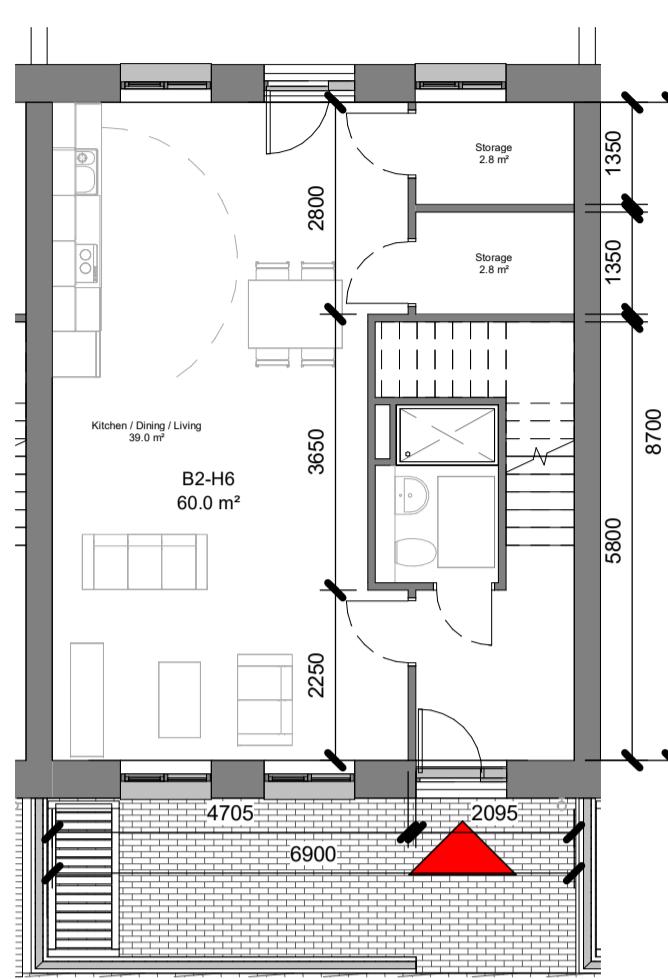
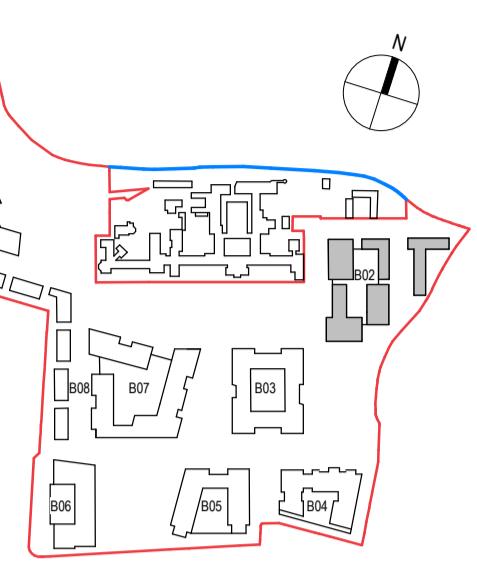
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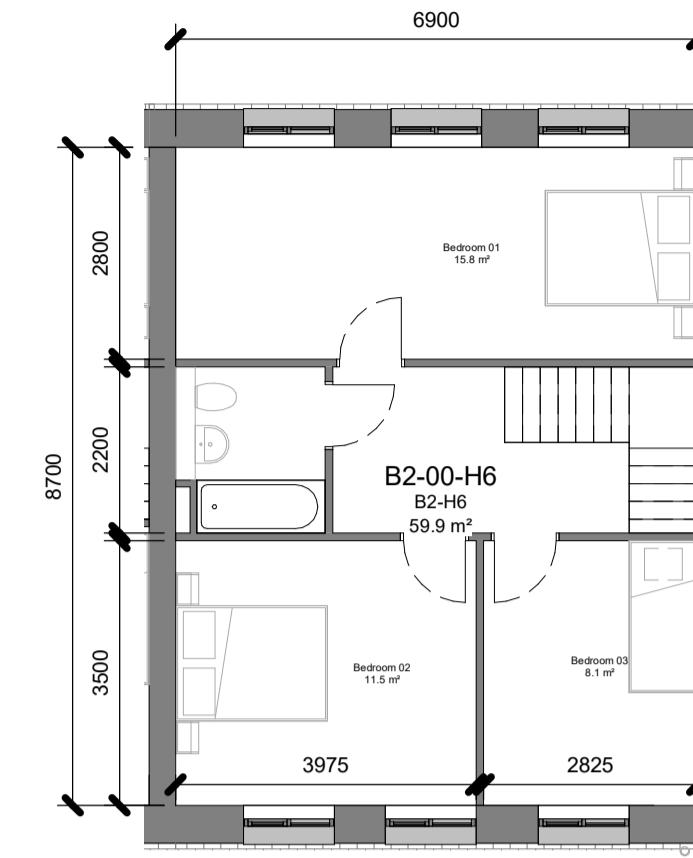


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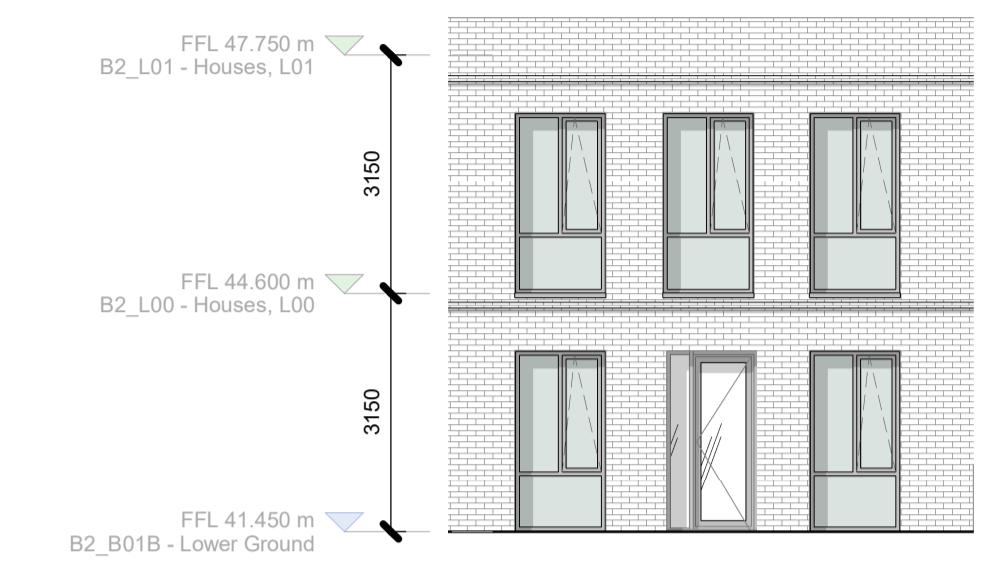
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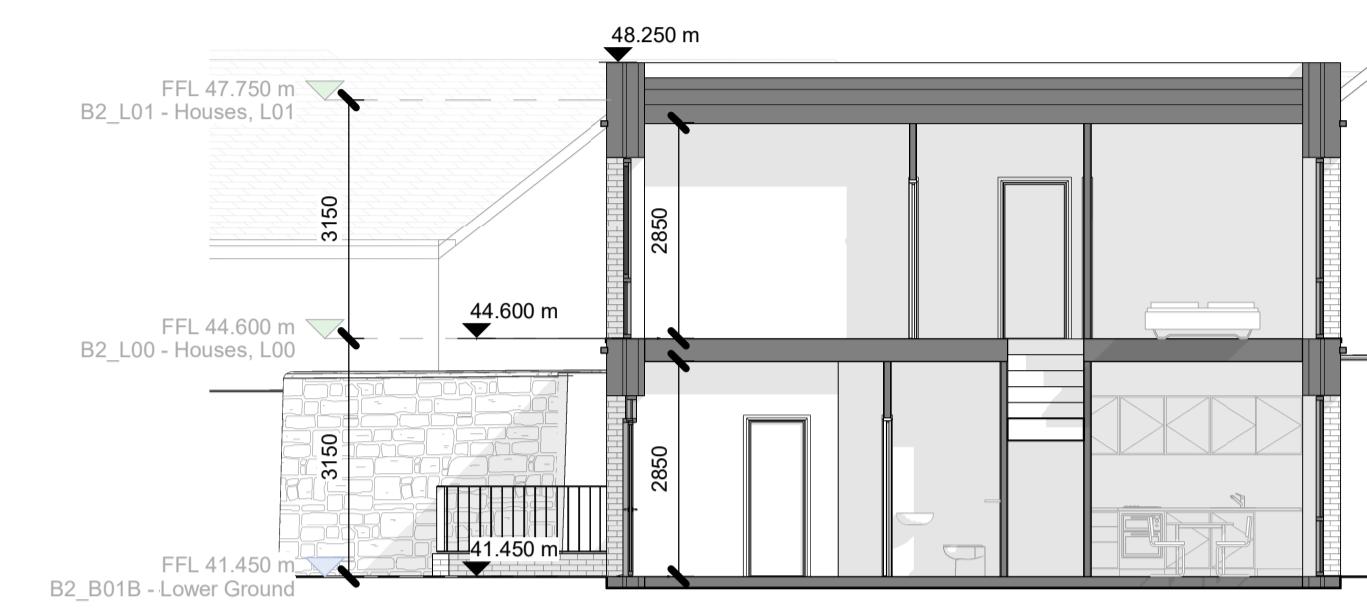
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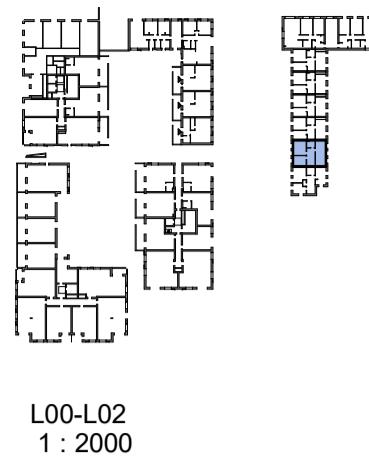
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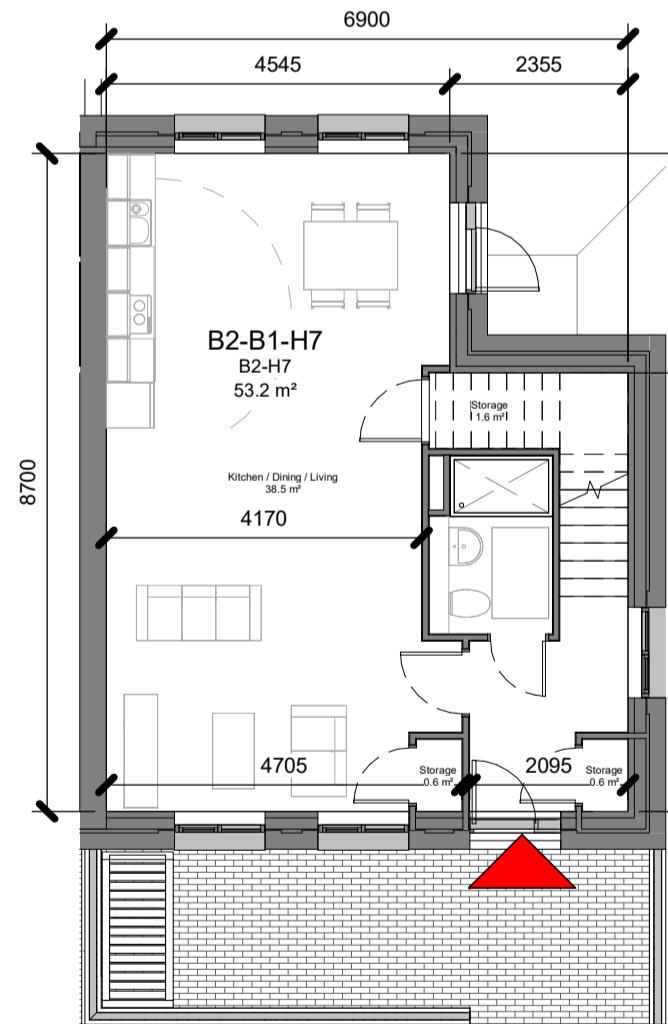
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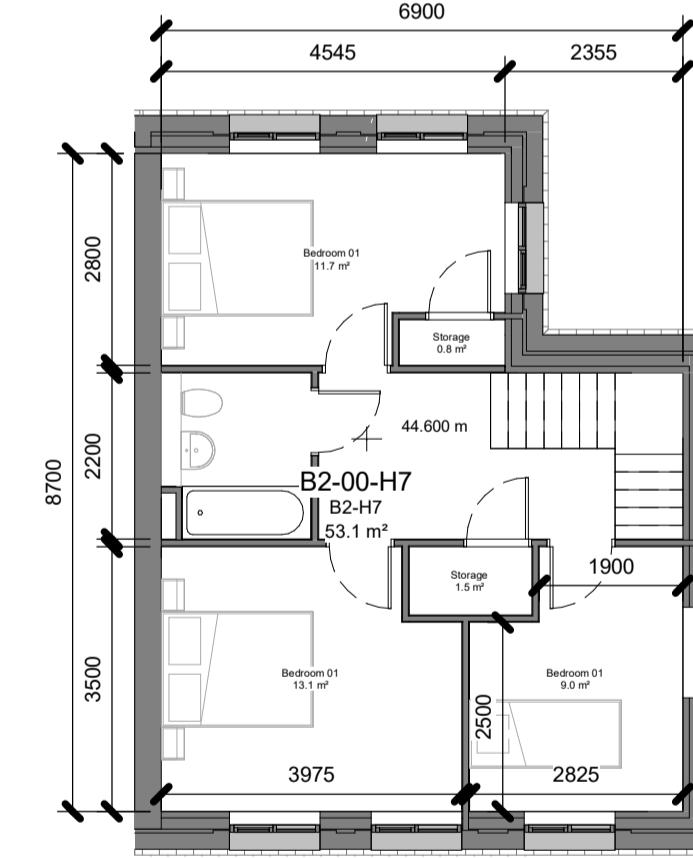
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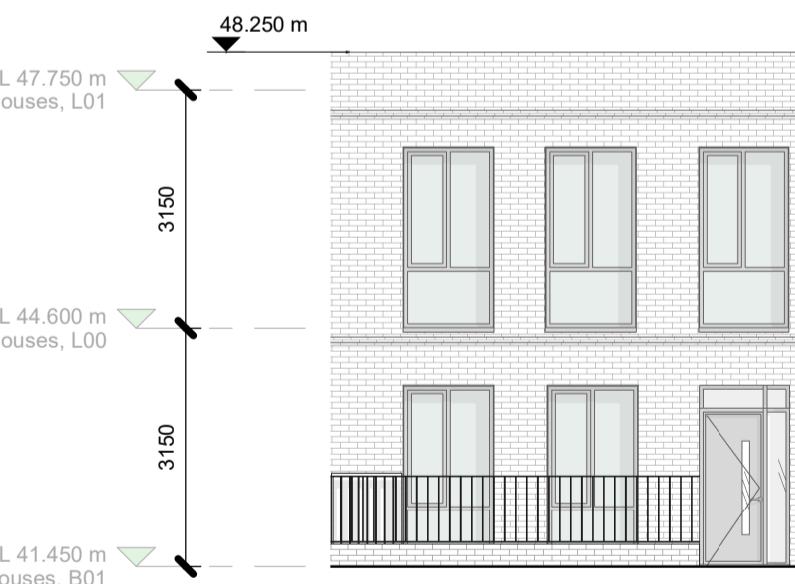
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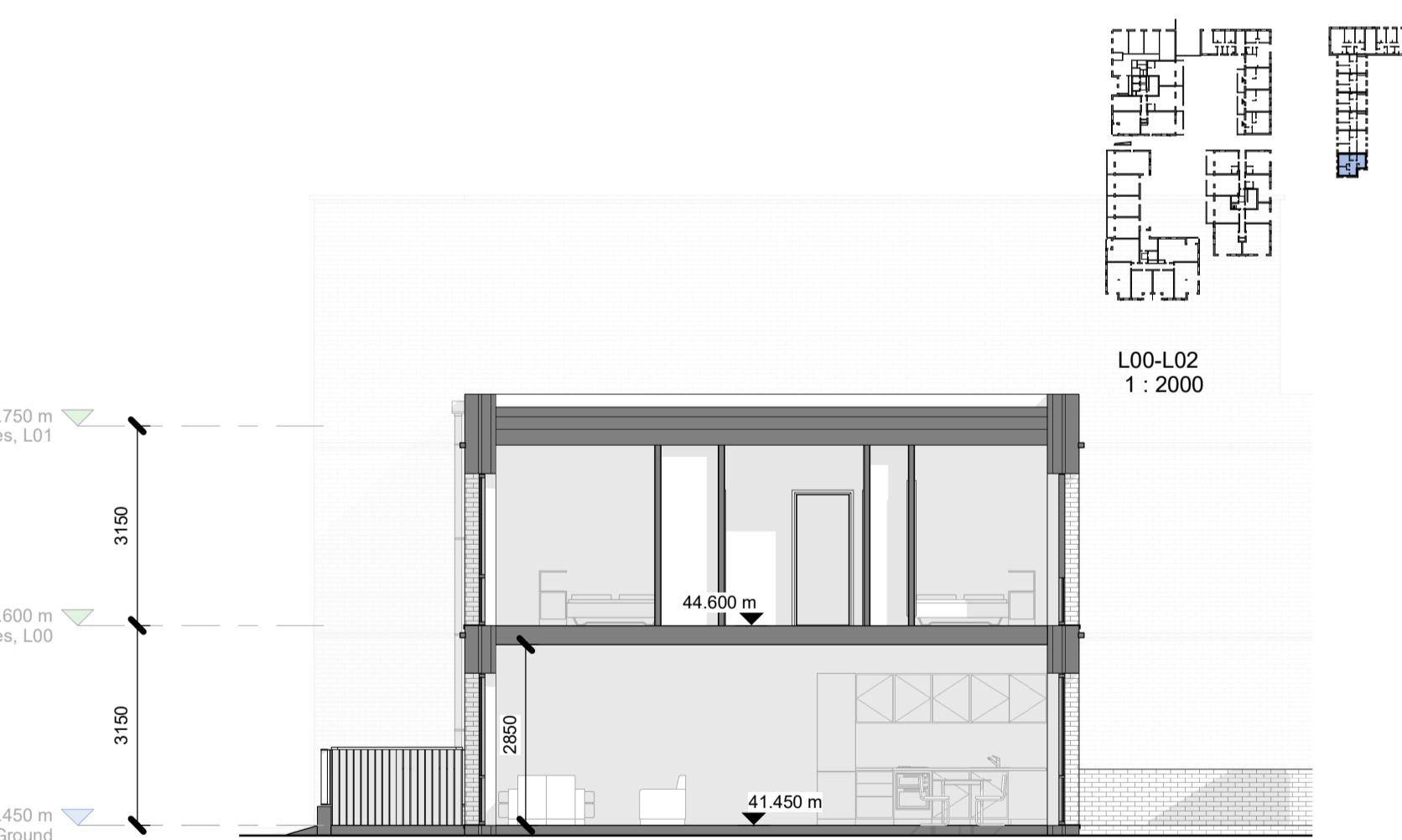
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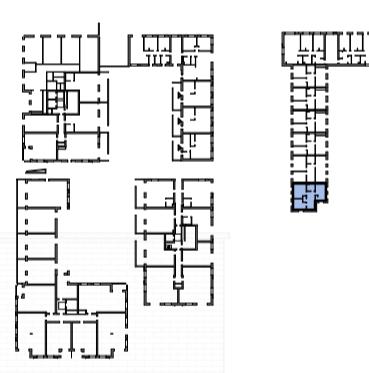
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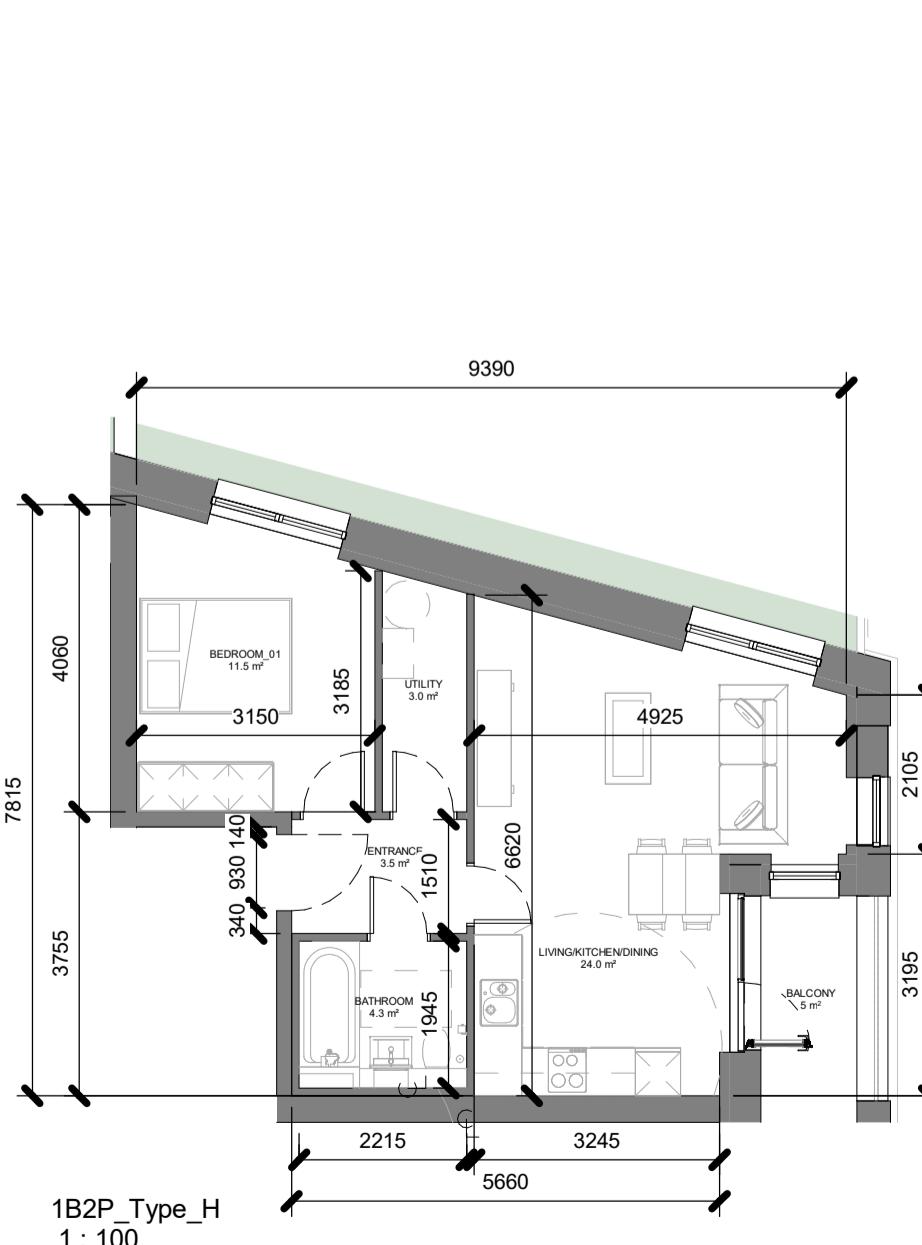
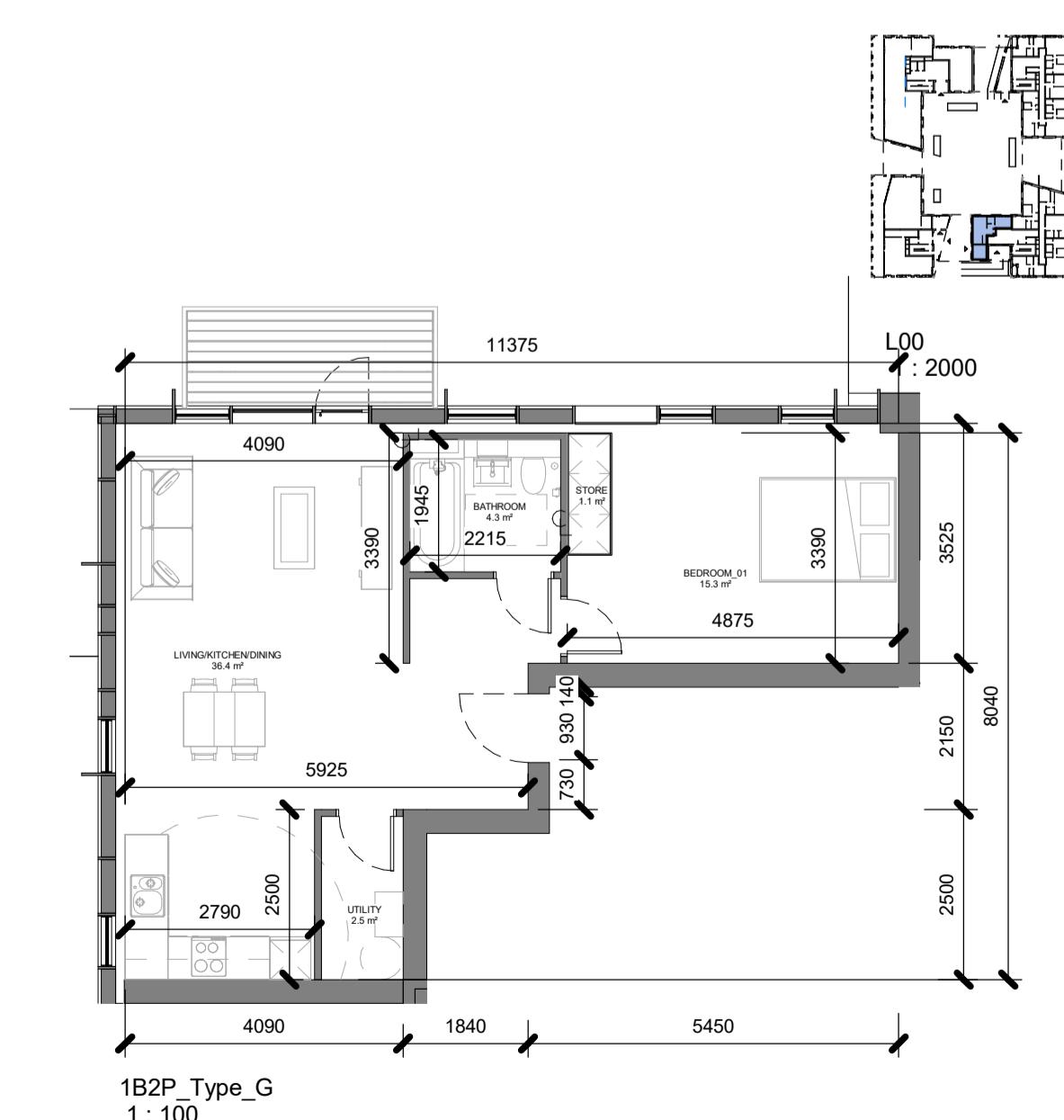
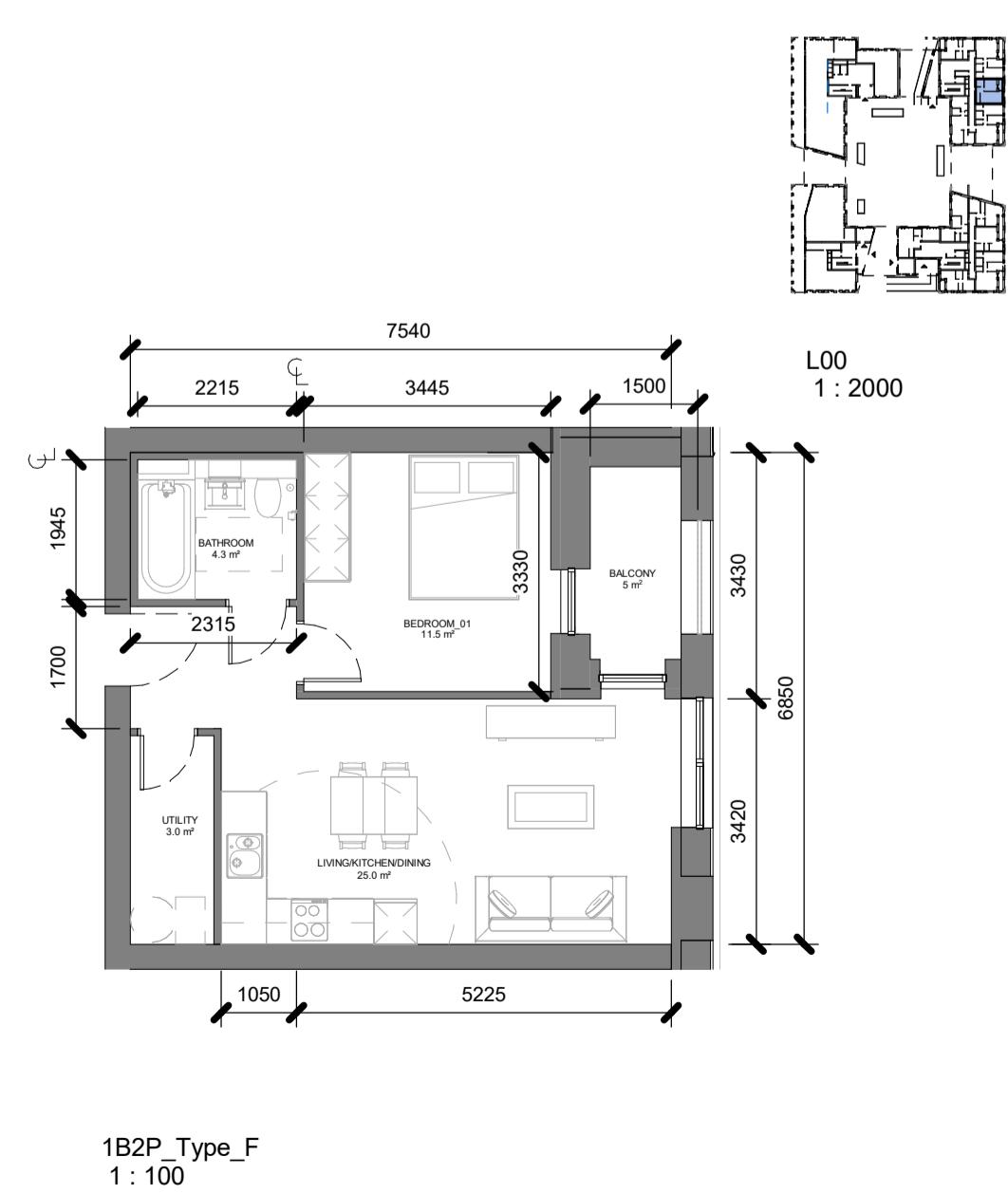
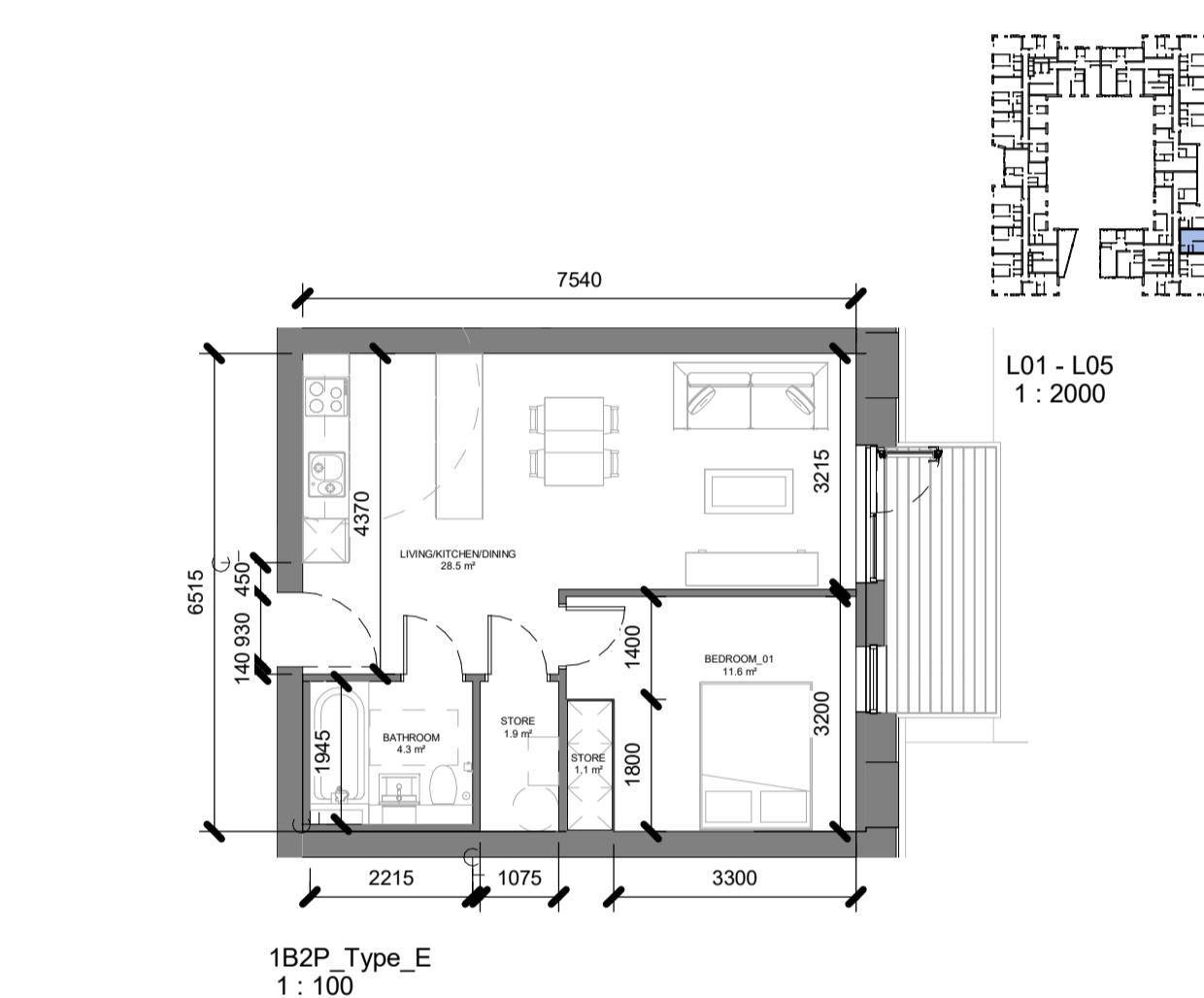
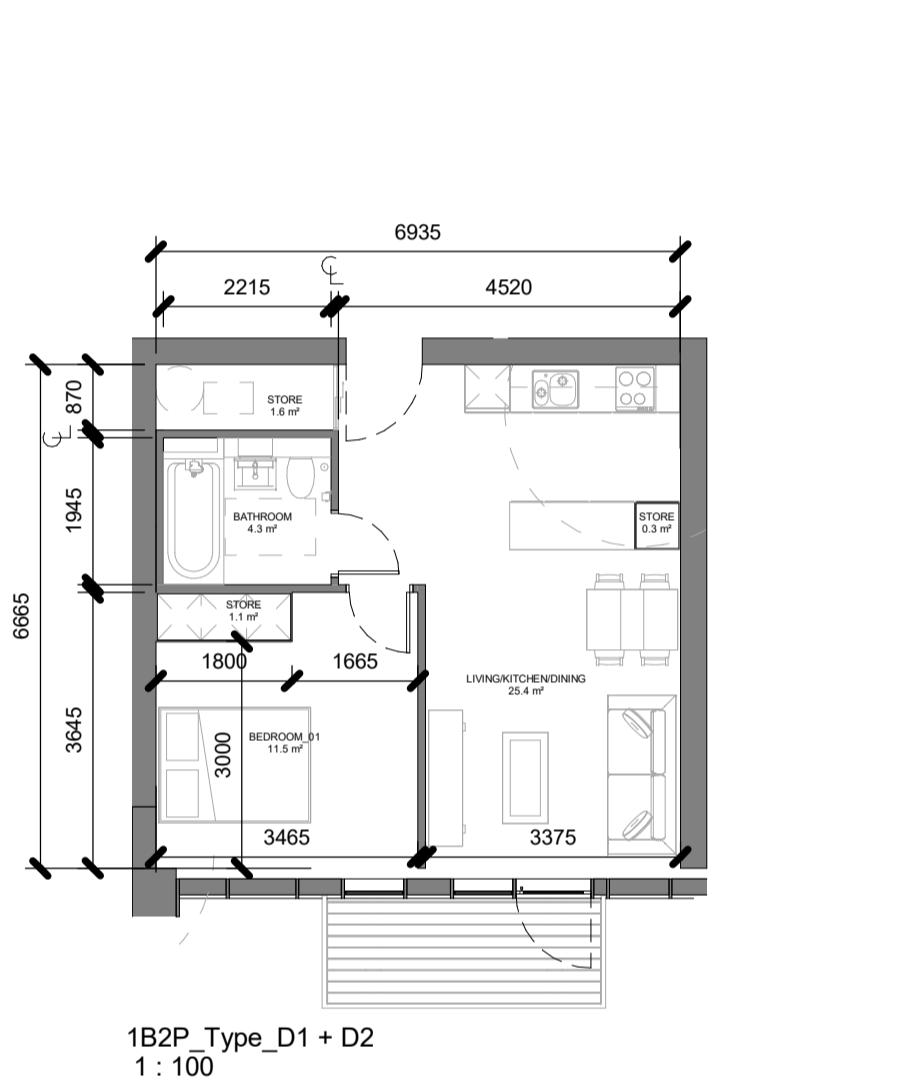
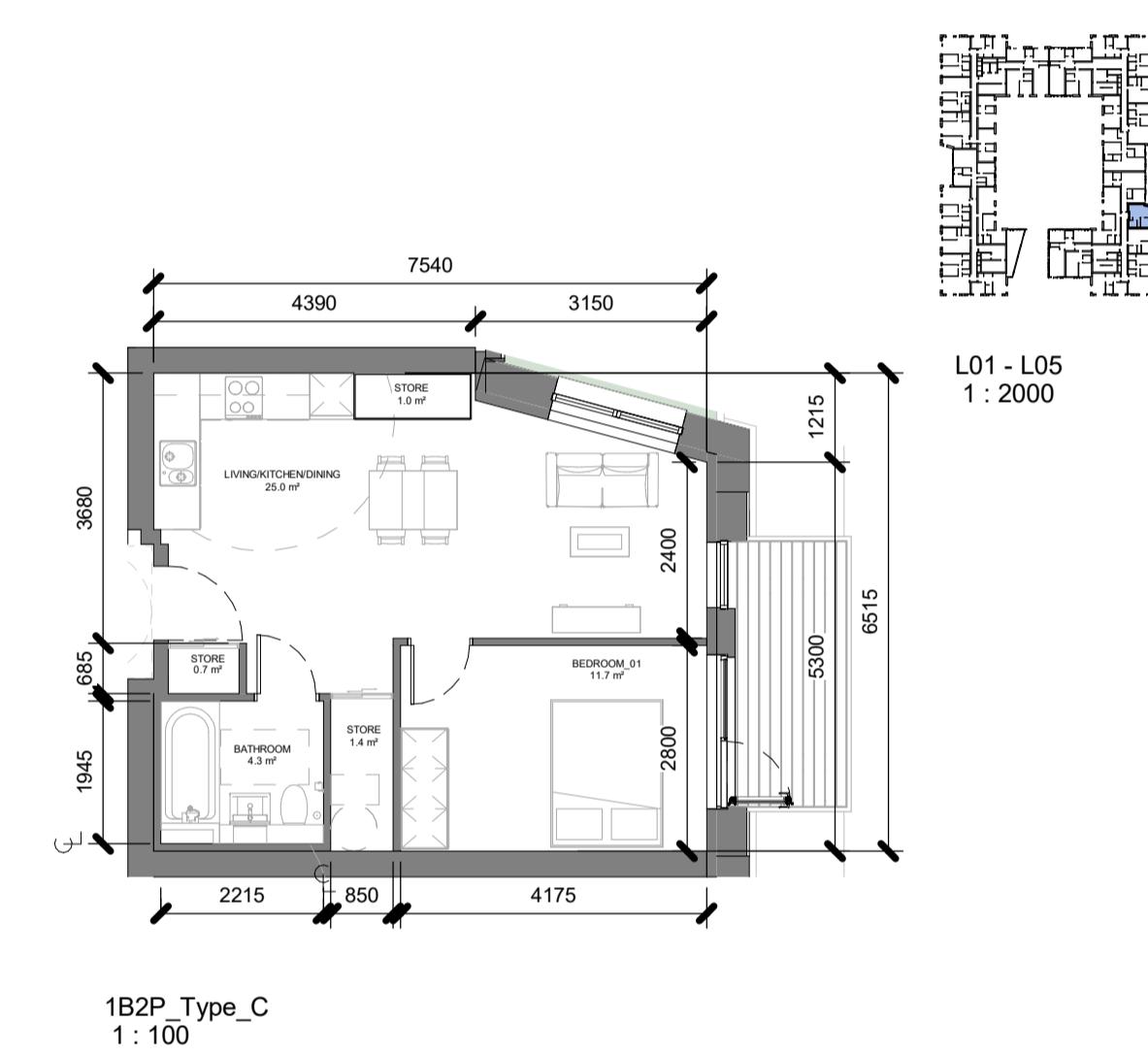
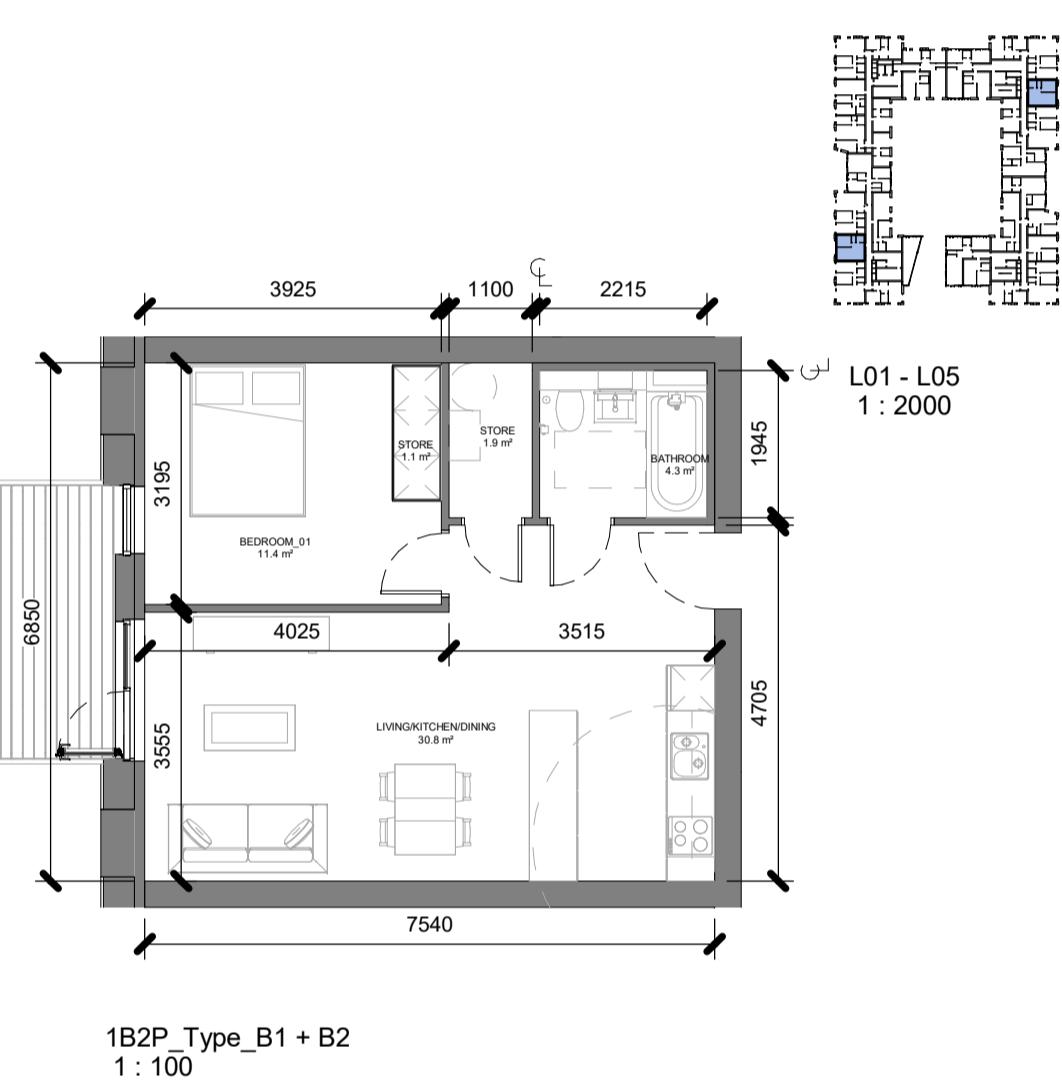
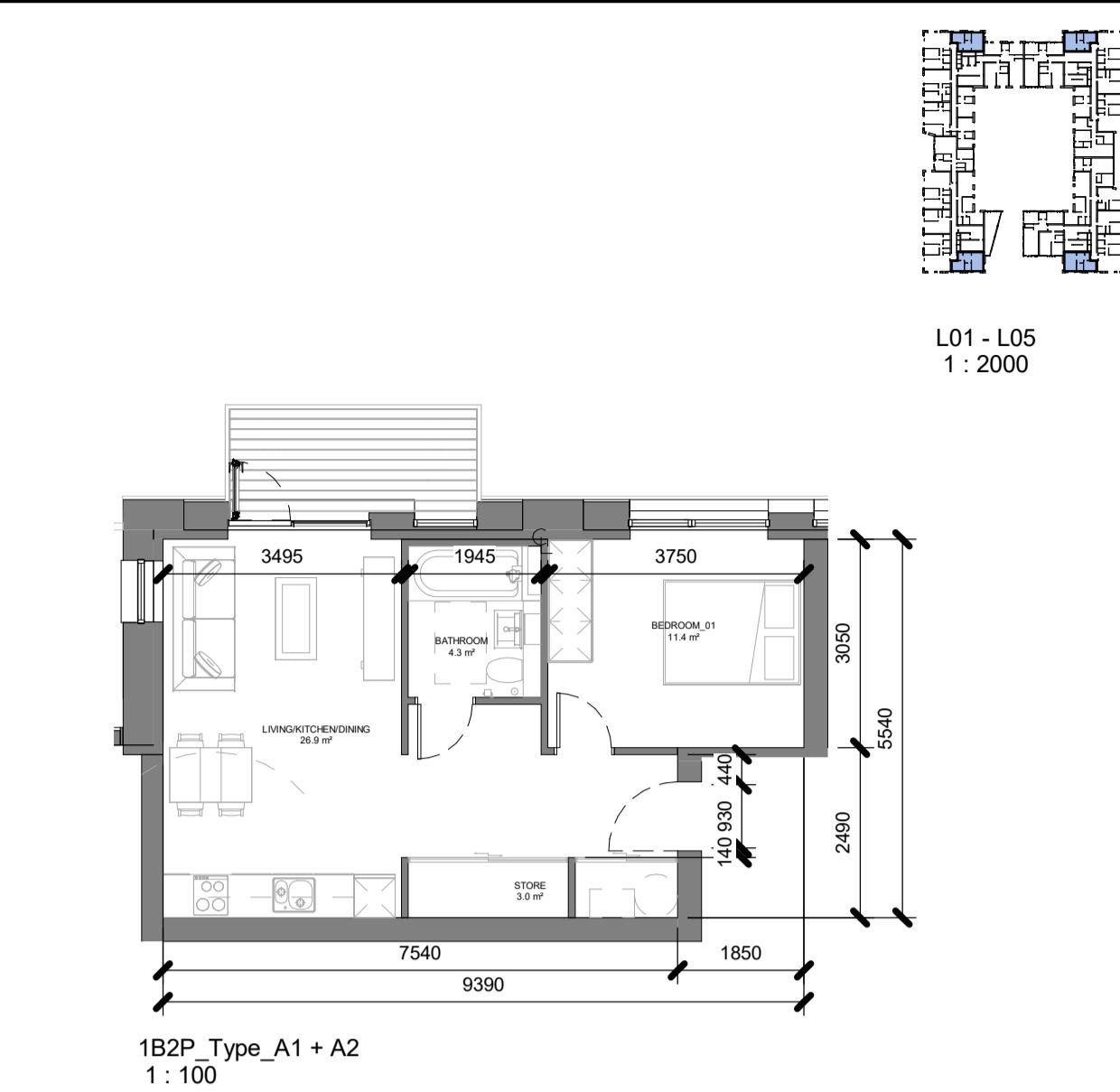
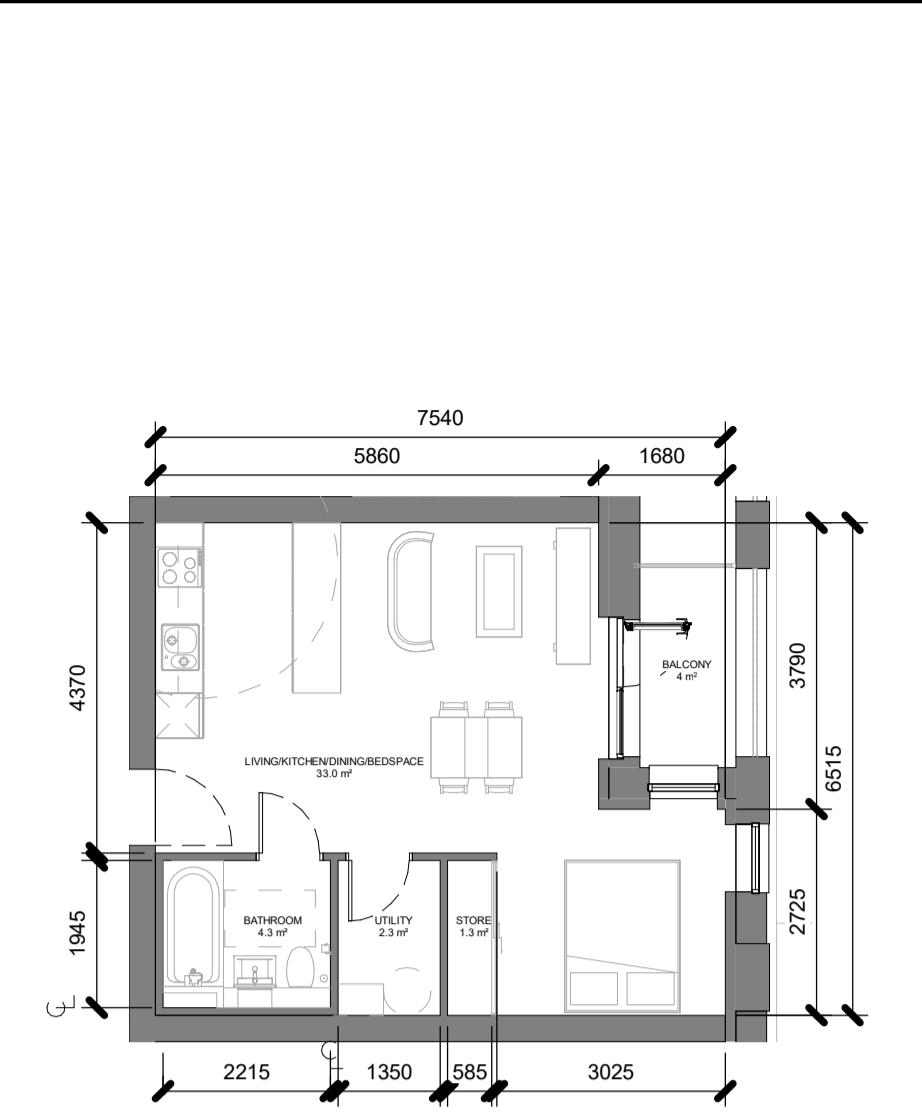
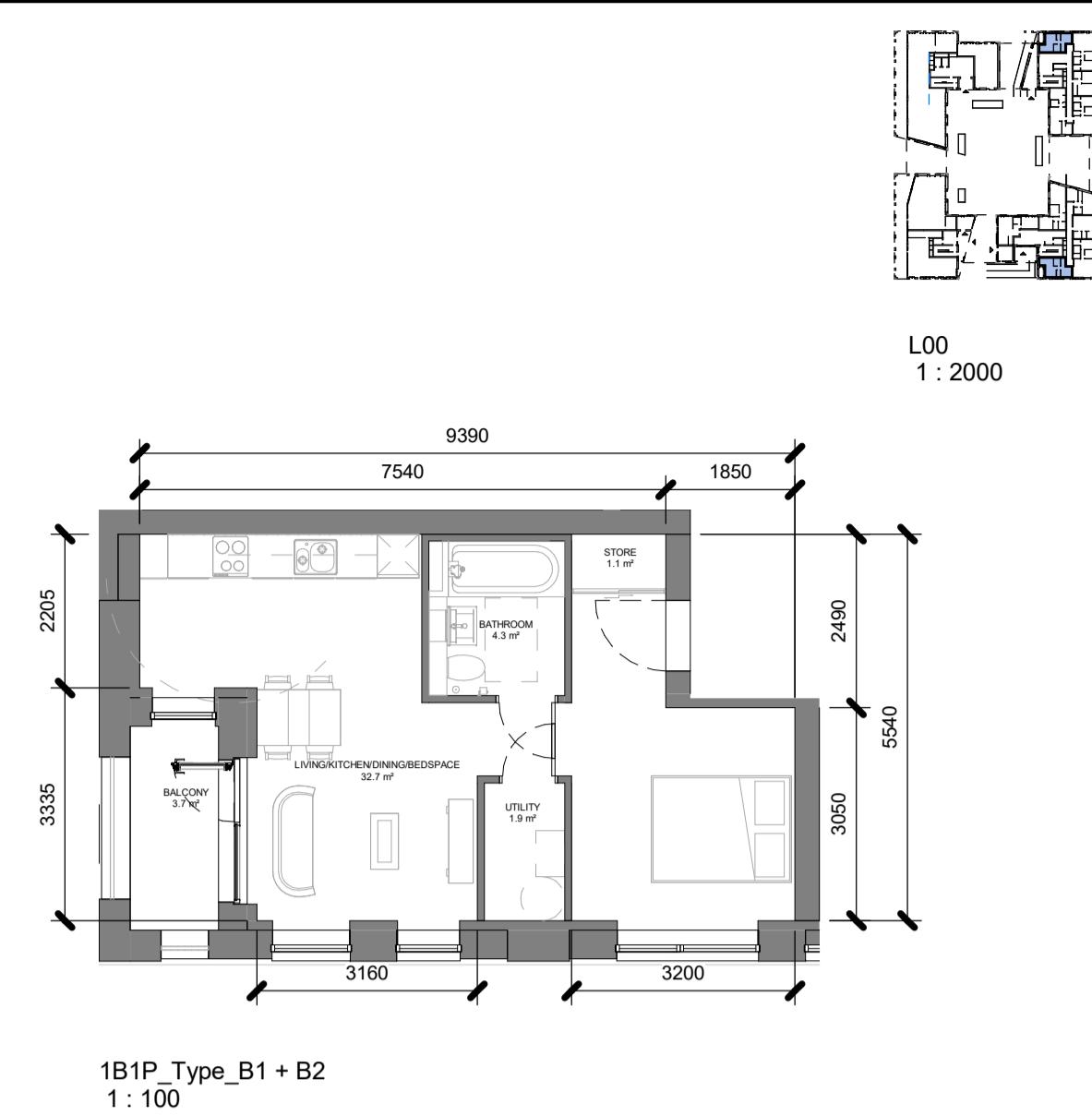
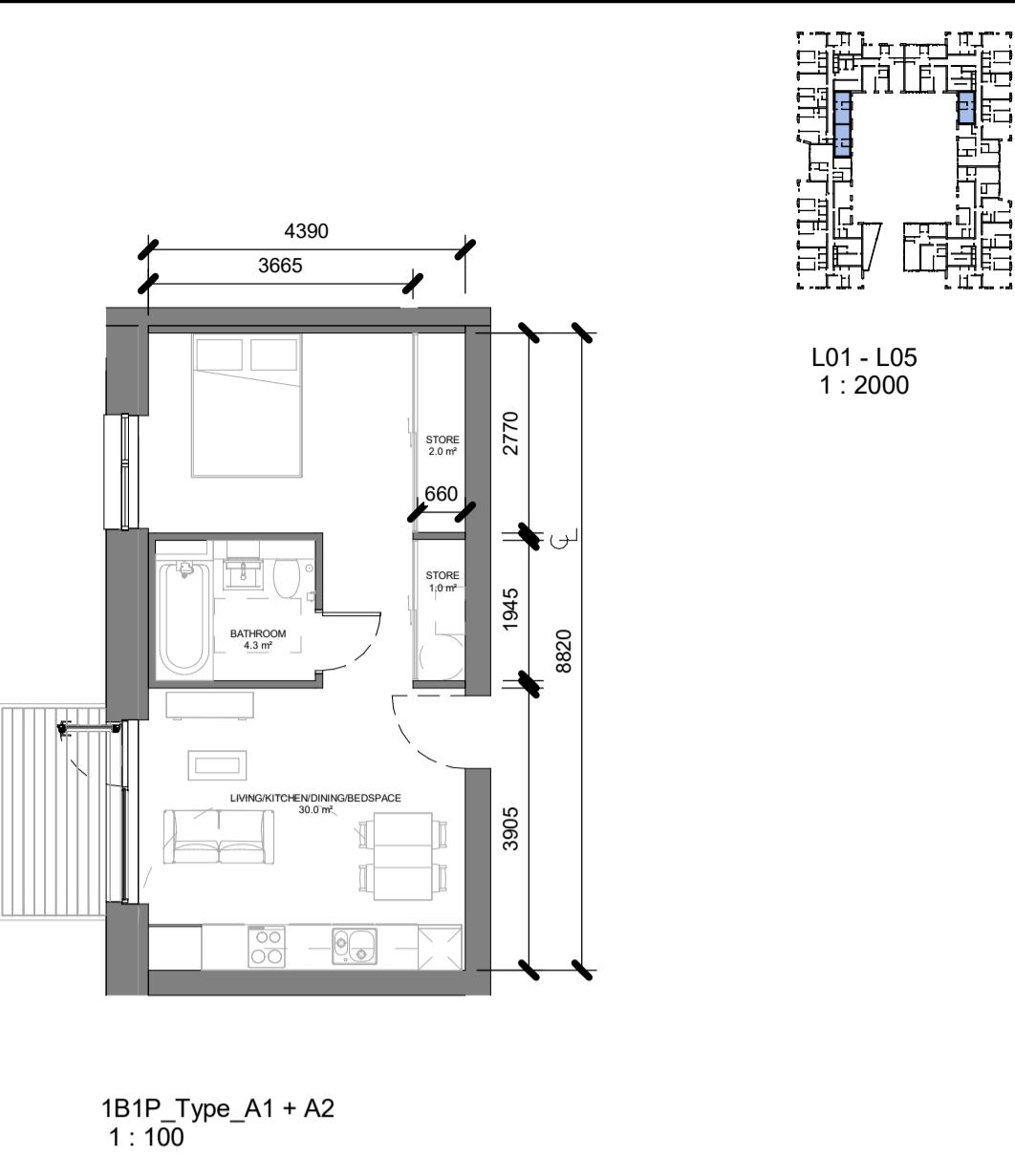
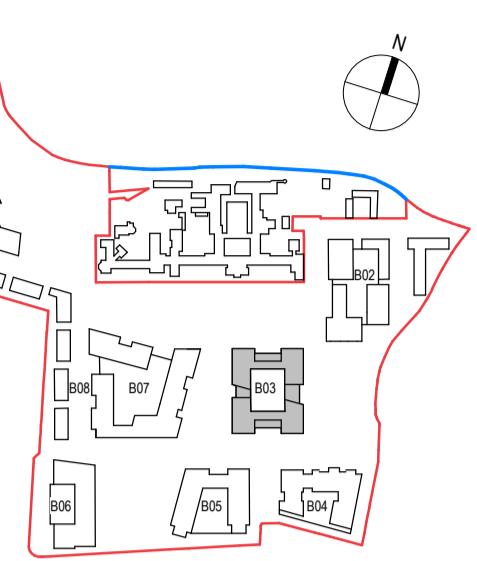
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Dundrum Road
Dublin 14

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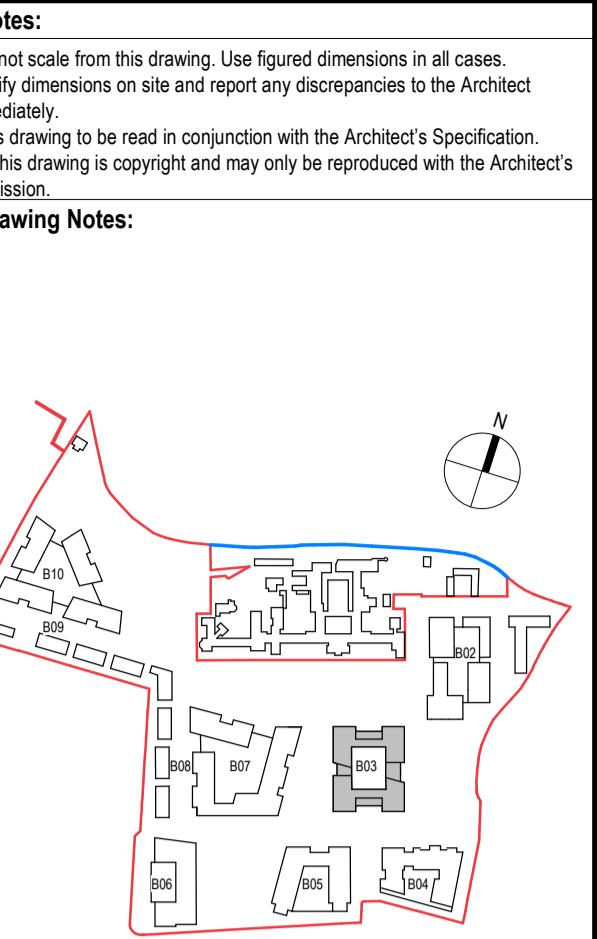
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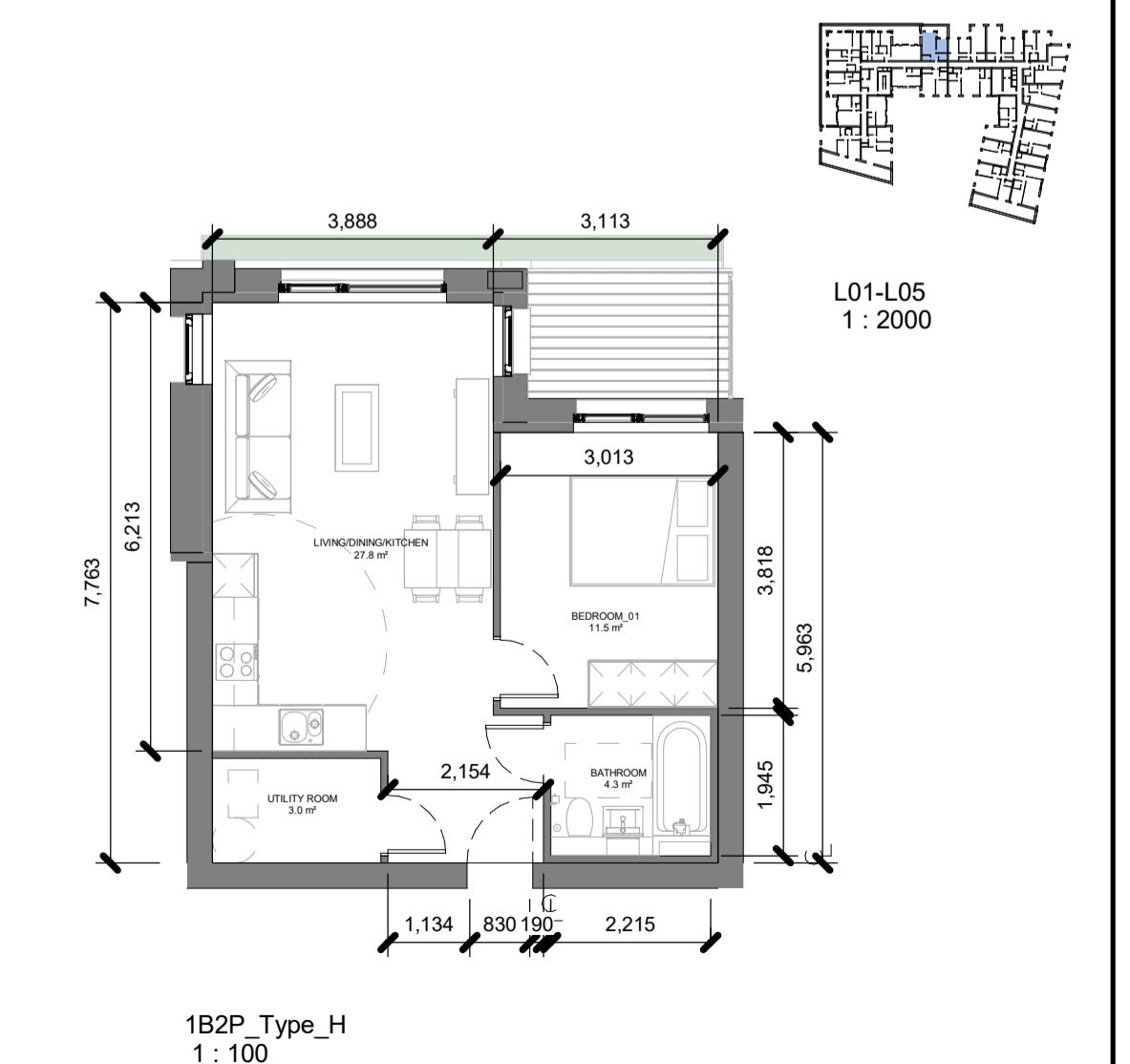
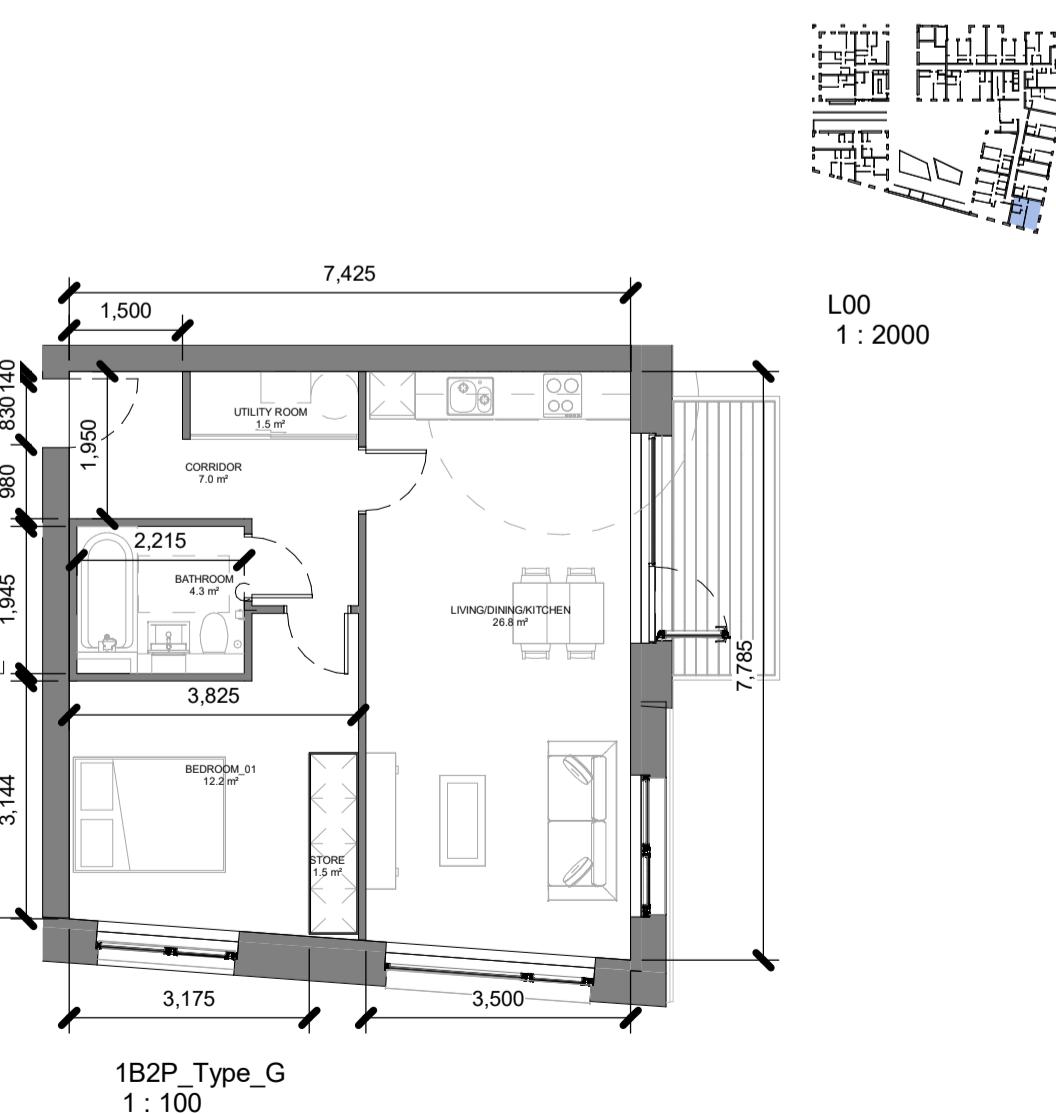
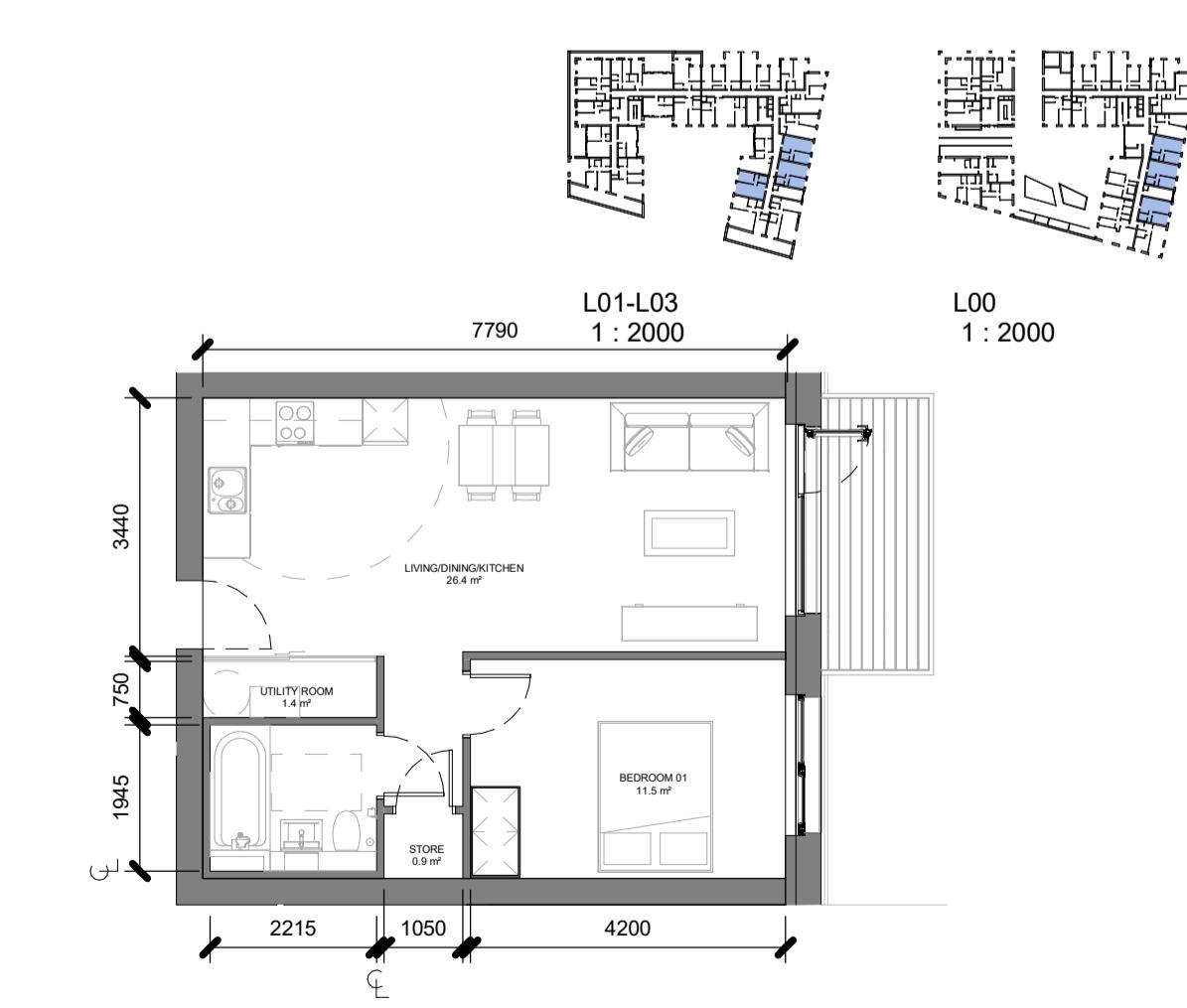
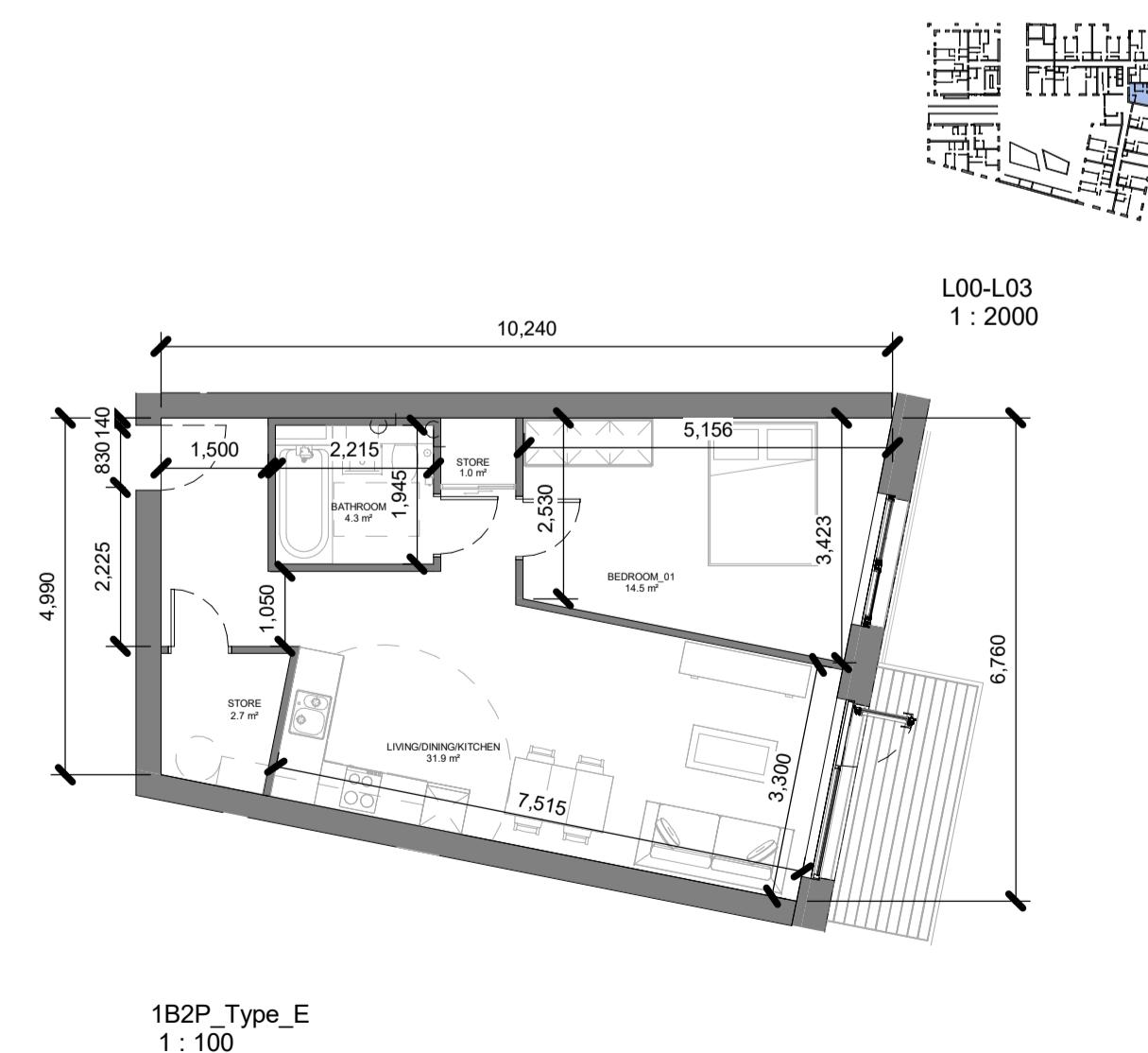
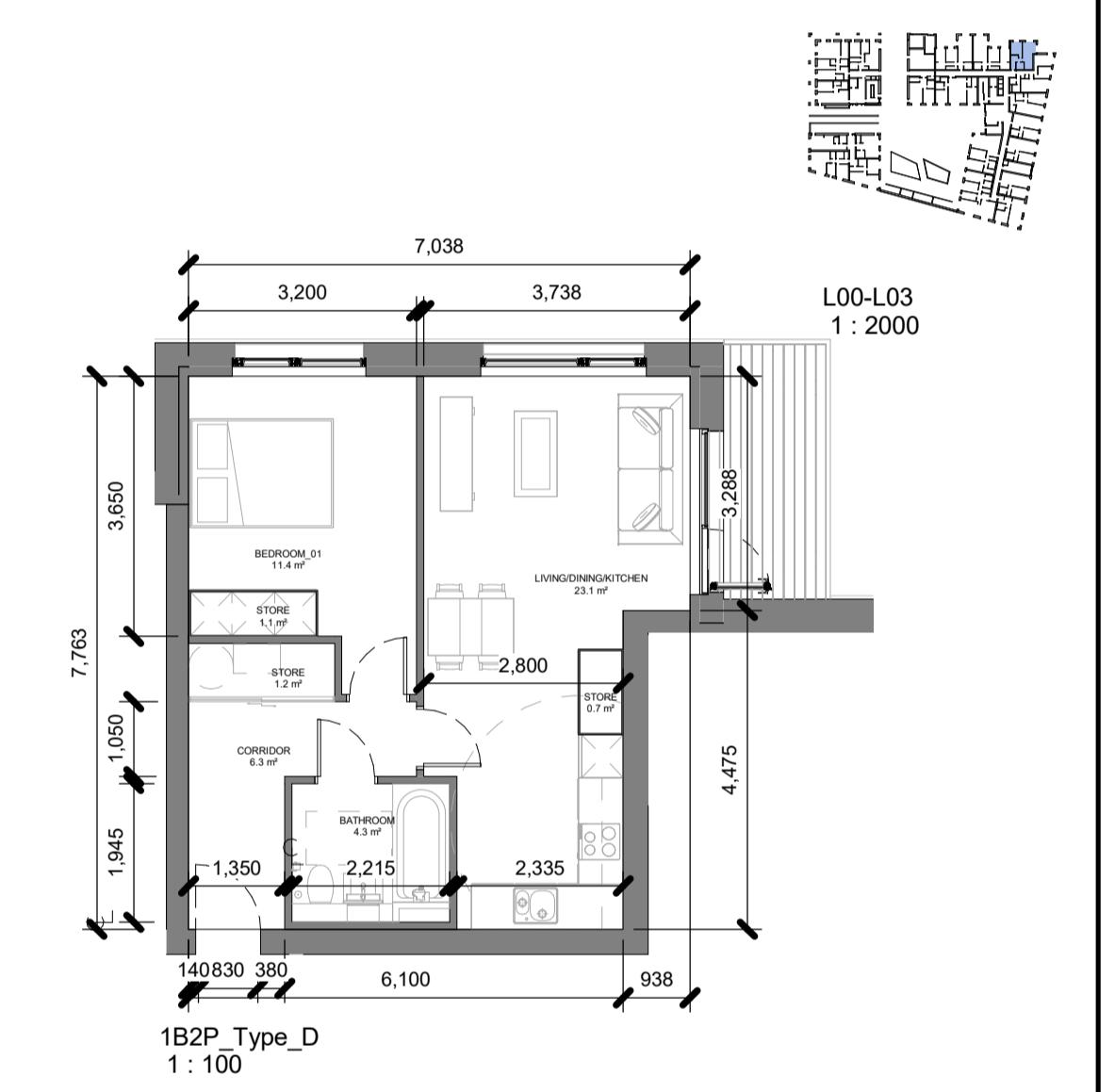
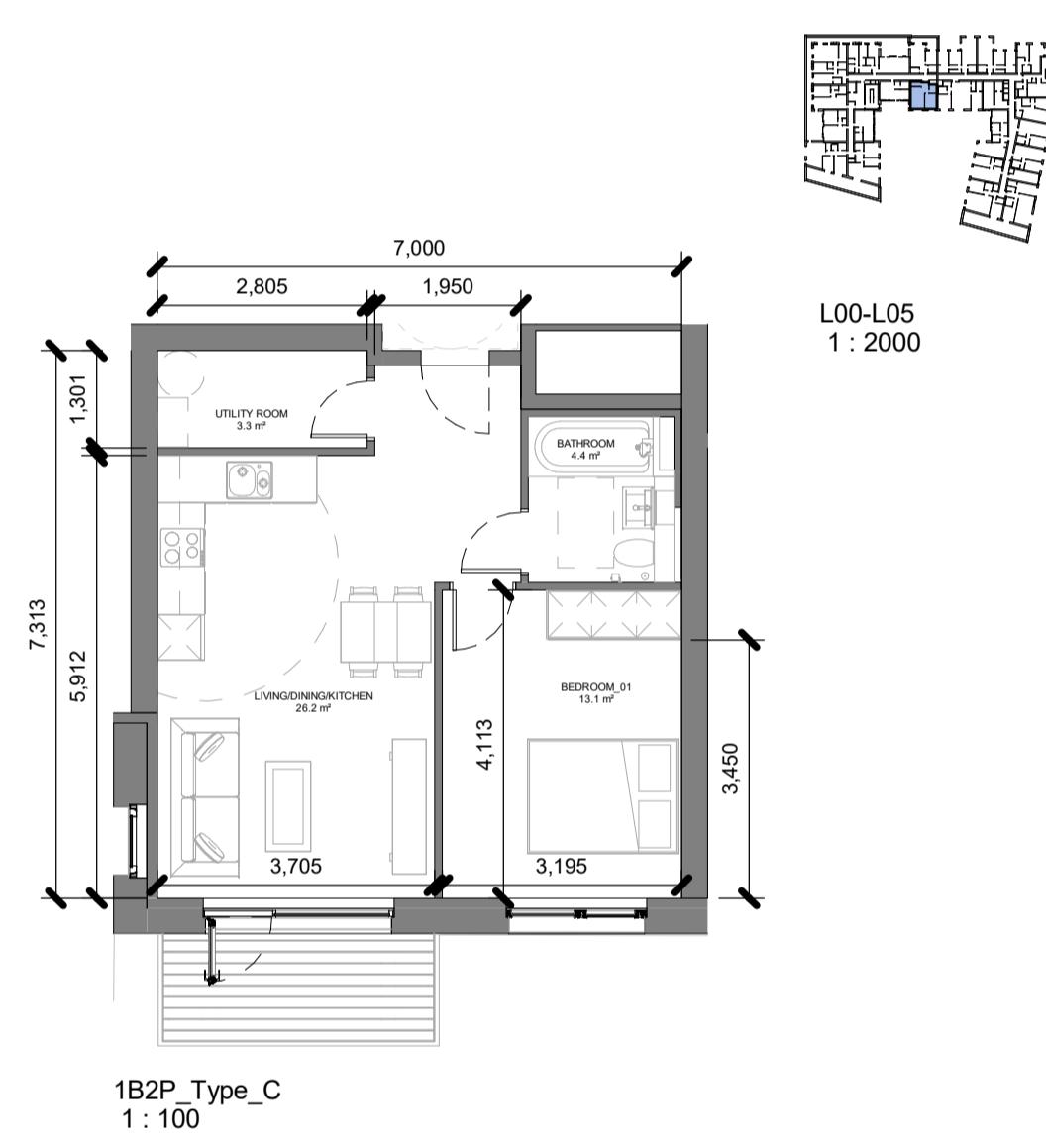
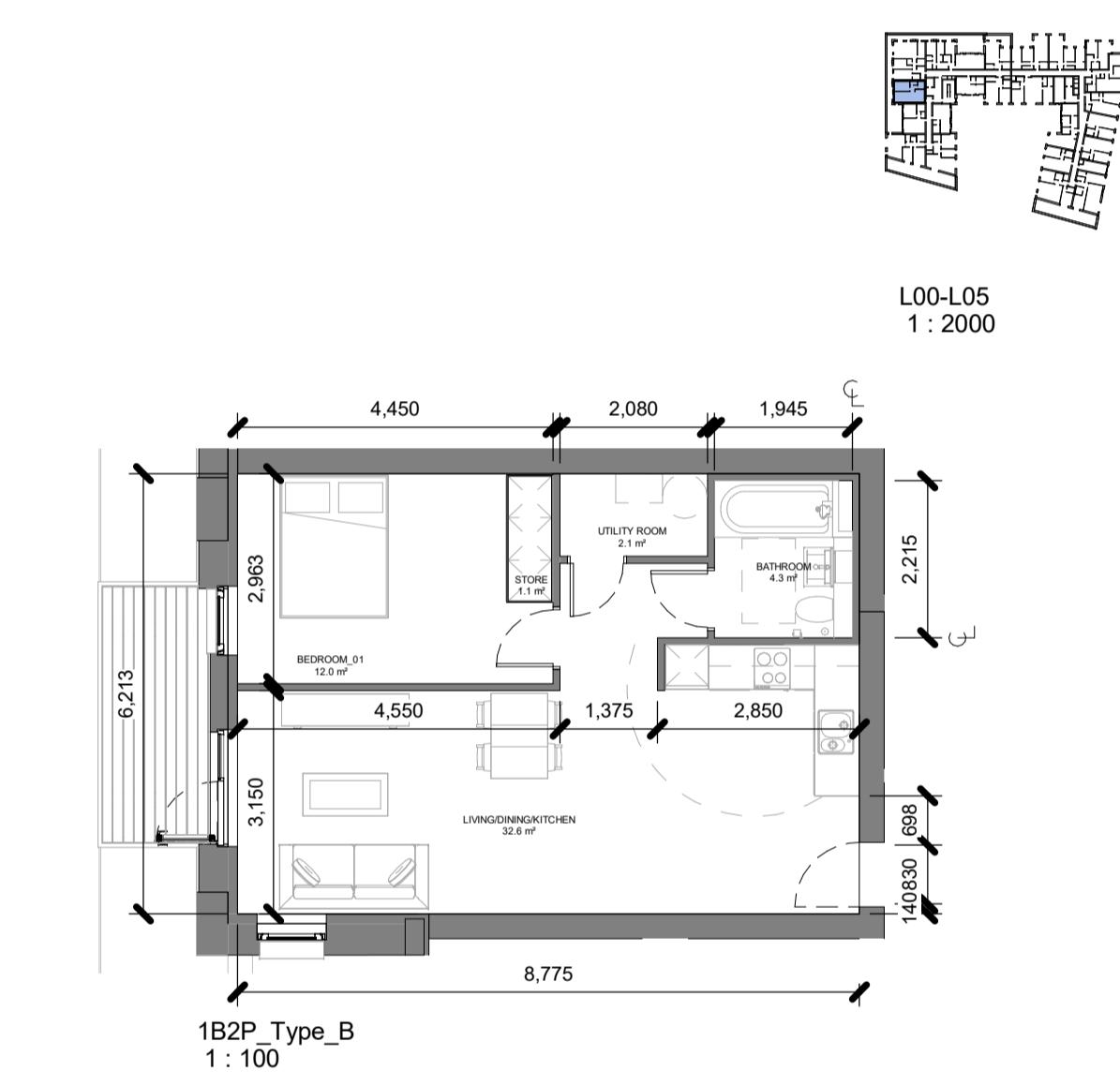
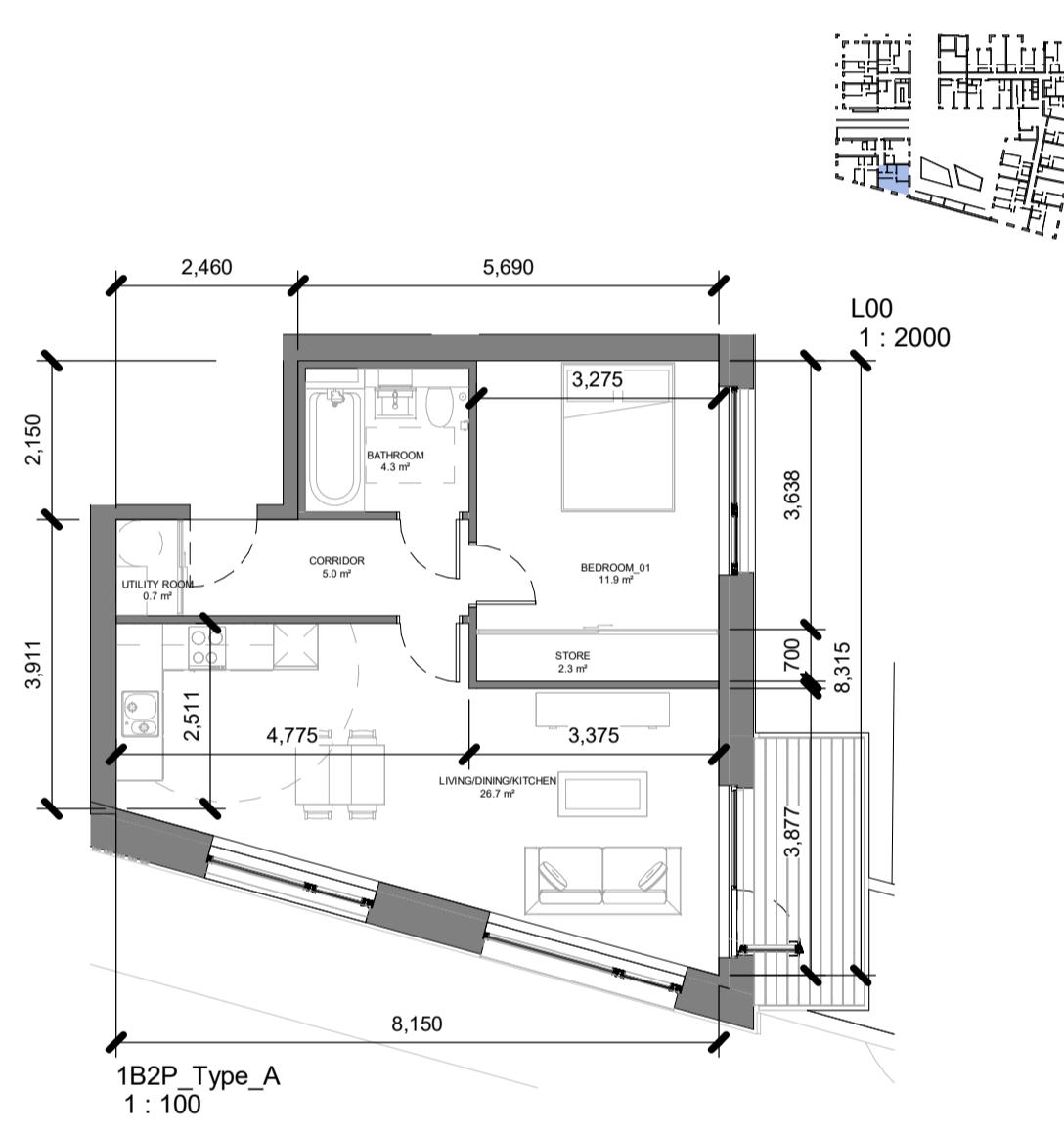
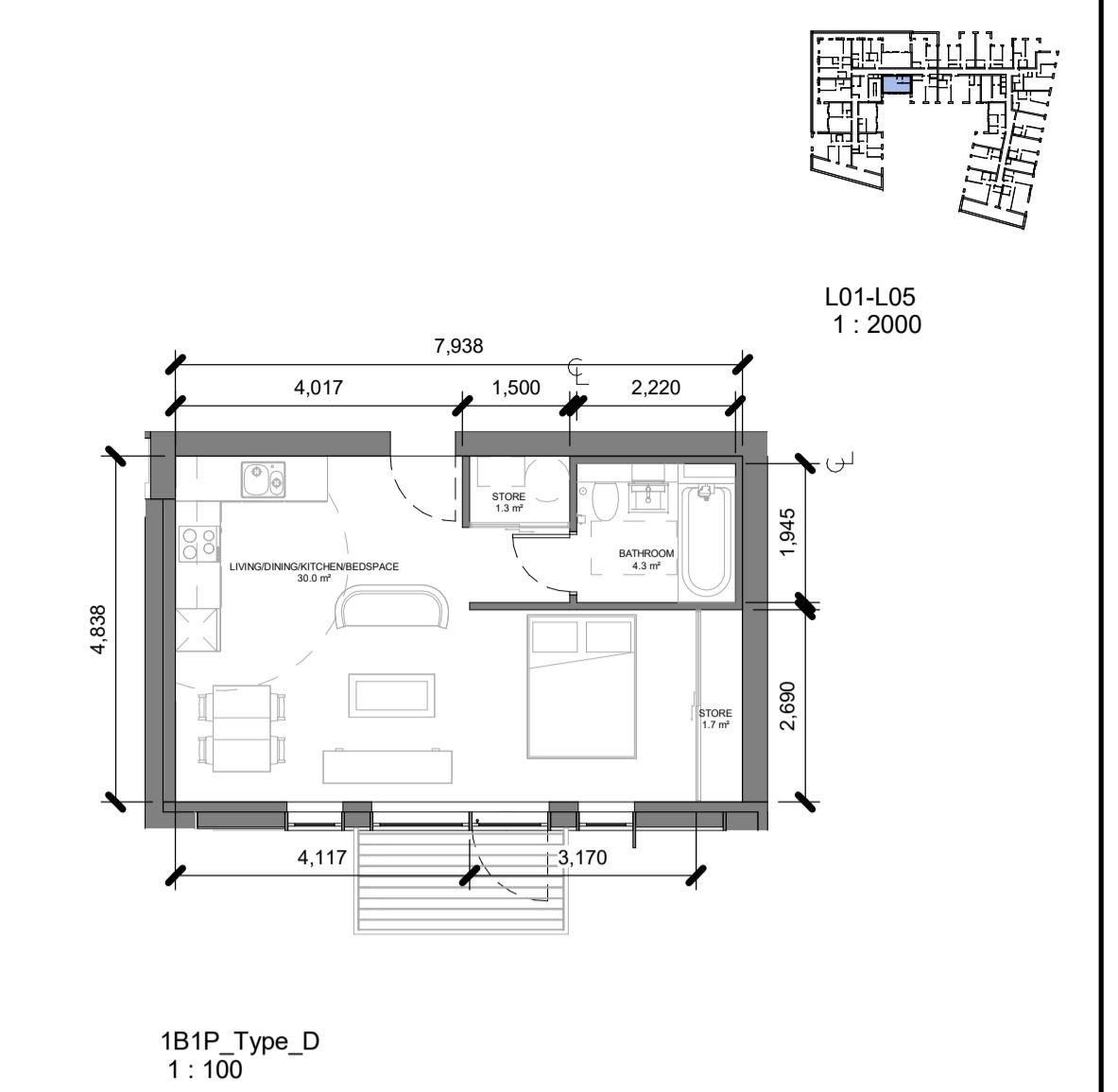
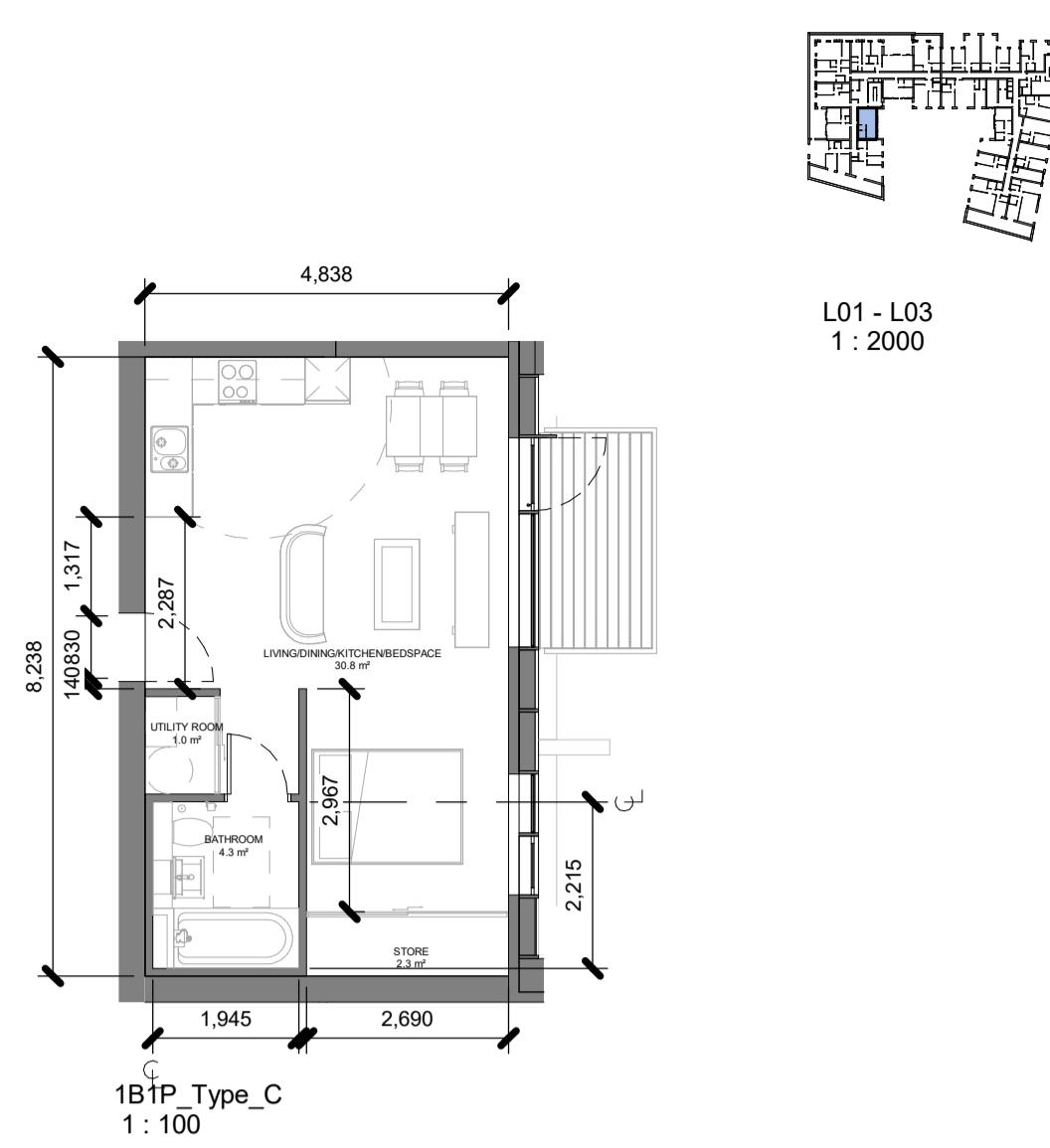
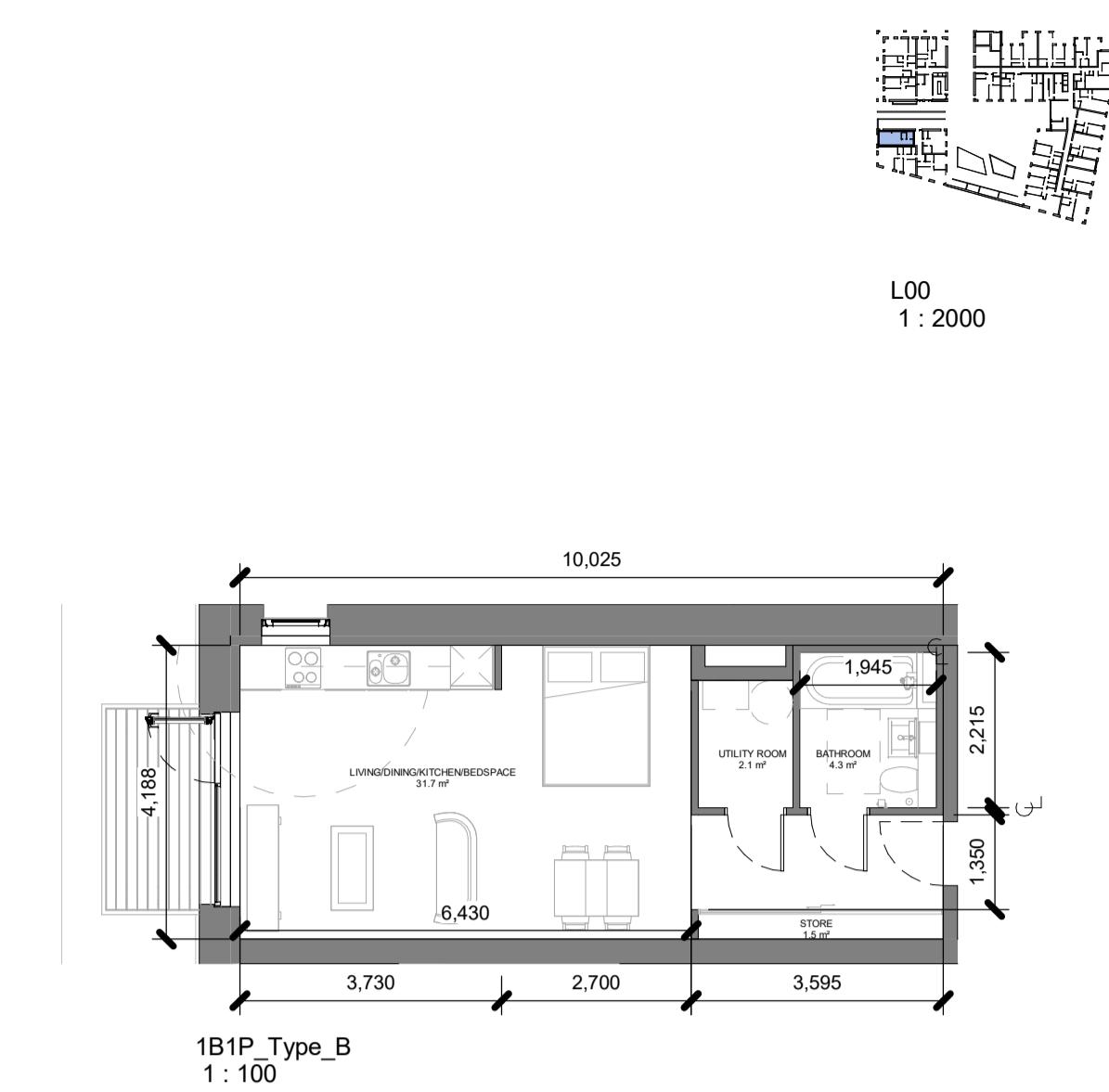
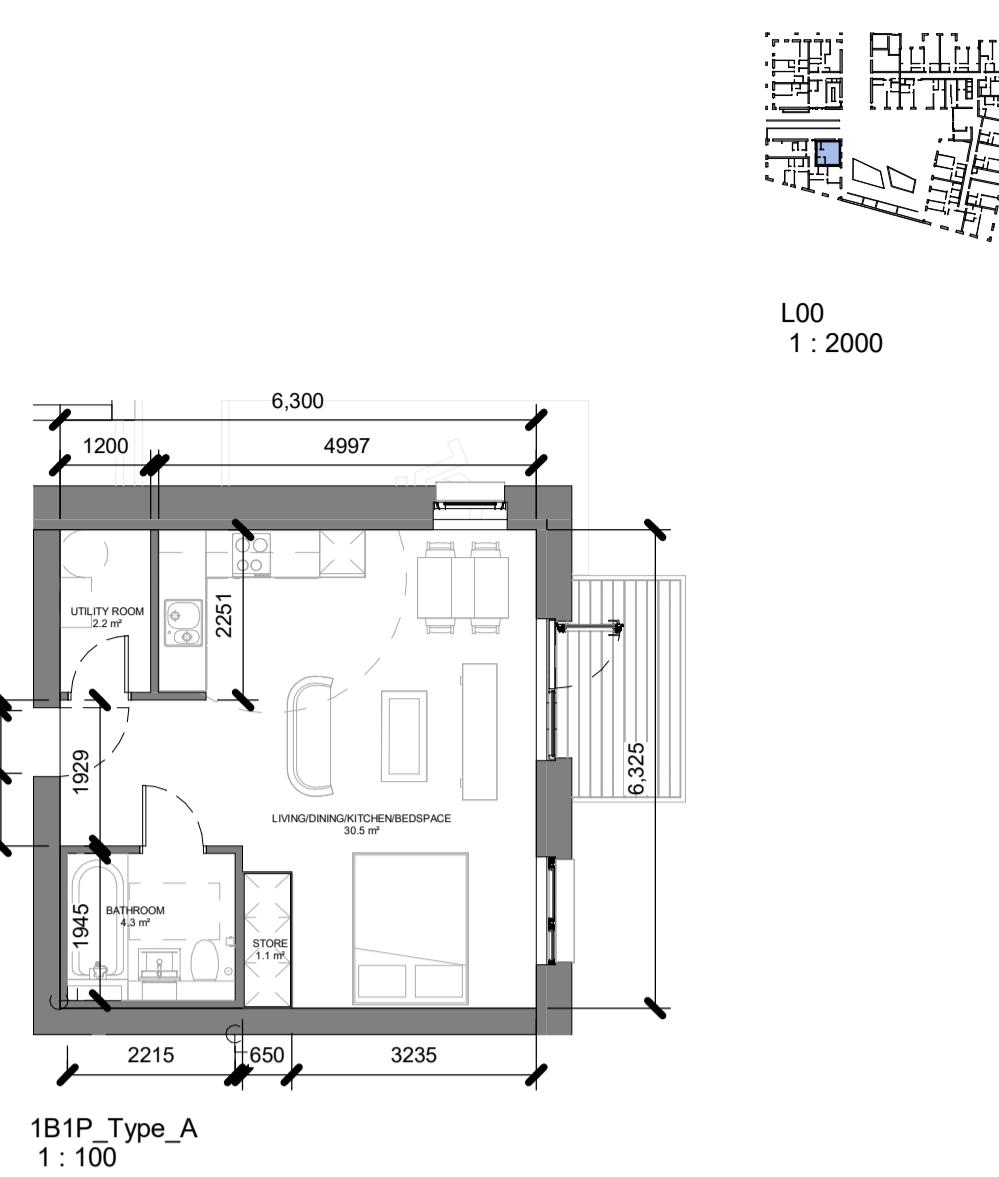
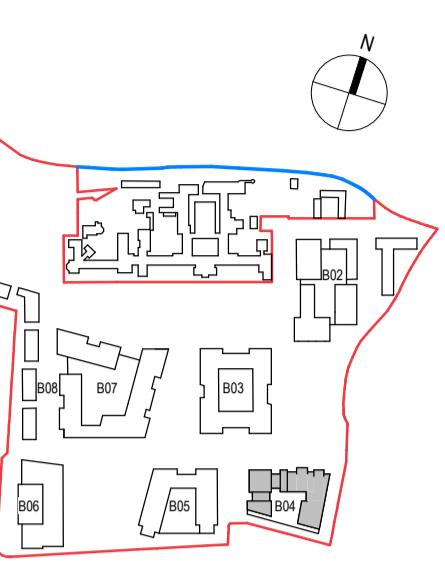
P03.08	23/03/22	VF	SHD Planning Application
Rev.	Date	Drawn	Details of Issue / Revision
Issues & Revisions			
 reddy architecture + urbanism Dartry Mills, Dartry Road, Dublin 6, D06 Y0E3 T: +353 (0)1 498 7000 W: www.reddyarchitecture.com E: info@reddyarchitecture.com			
Client Details: Land Development Agency			
Project Details: Dundrum Central Development Dundrum Road Dublin 14			
Drawing Title: Block 03, Typologies 01			
Job No.	Sheet Size:	Scale @A1:	
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Issue Date:	Drawn By:	Reviewed By:	
23/03/22	V. Fuster	K. Kapetangiamis	
Status	Purpose of Issue		
S3	SHD Planning Application		
Project-Originator-Zone-Level-Type-Role-Classification-Number		Revision	
DDC-RAU-02-B03_ZZ-DR-A-1320		P03.08	



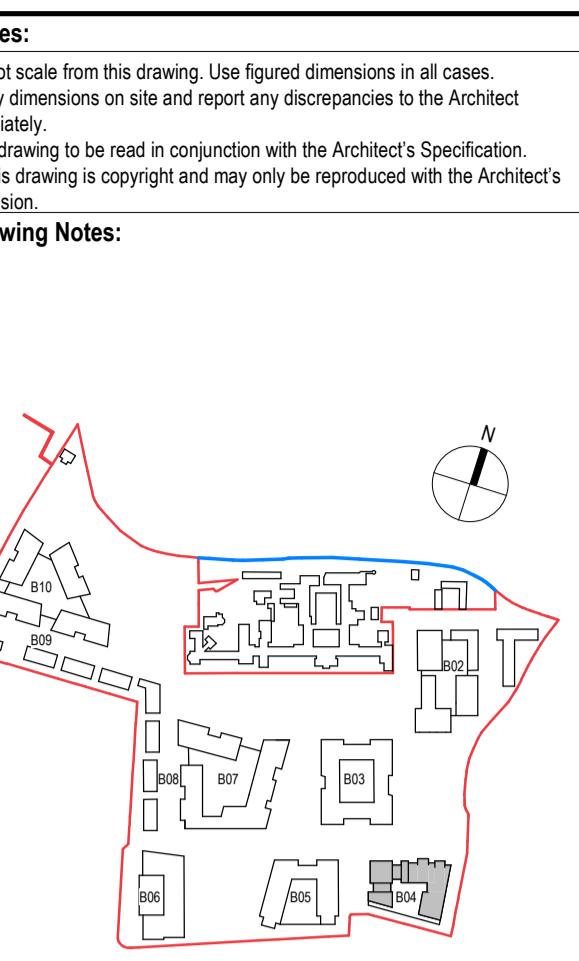
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Issues & Revisions			
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Client Details: Land Development Agency			
Project Details: Dundrum Central Development Dundrum Road Dublin 14			
Drawing Title: Block 03, Typologies 02			
Job No.	Sheet Size:	Scale @A1:	
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Issue Date:	Drawn By:	Reviewed By:	
23/03/22	V. Fuster	K. Kapetaniamis	
Status	Purpose of Issue		
S3	SHD Planning Application		
Project-Originator-Zone-Level-Type-Role-Classification-Number			
DCC-RAU-02-B03_ZZ-DR-A-1321			
P03.08			

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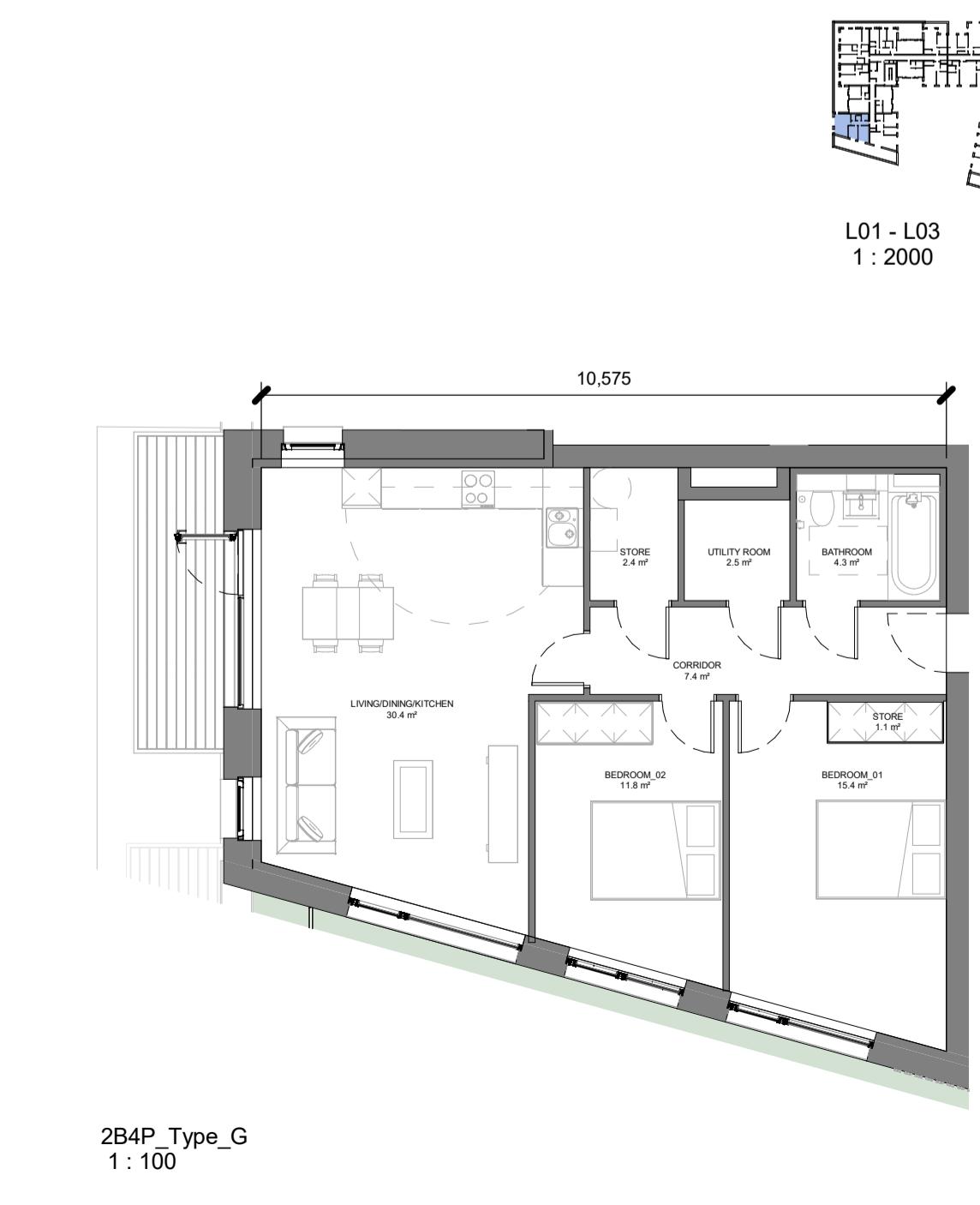
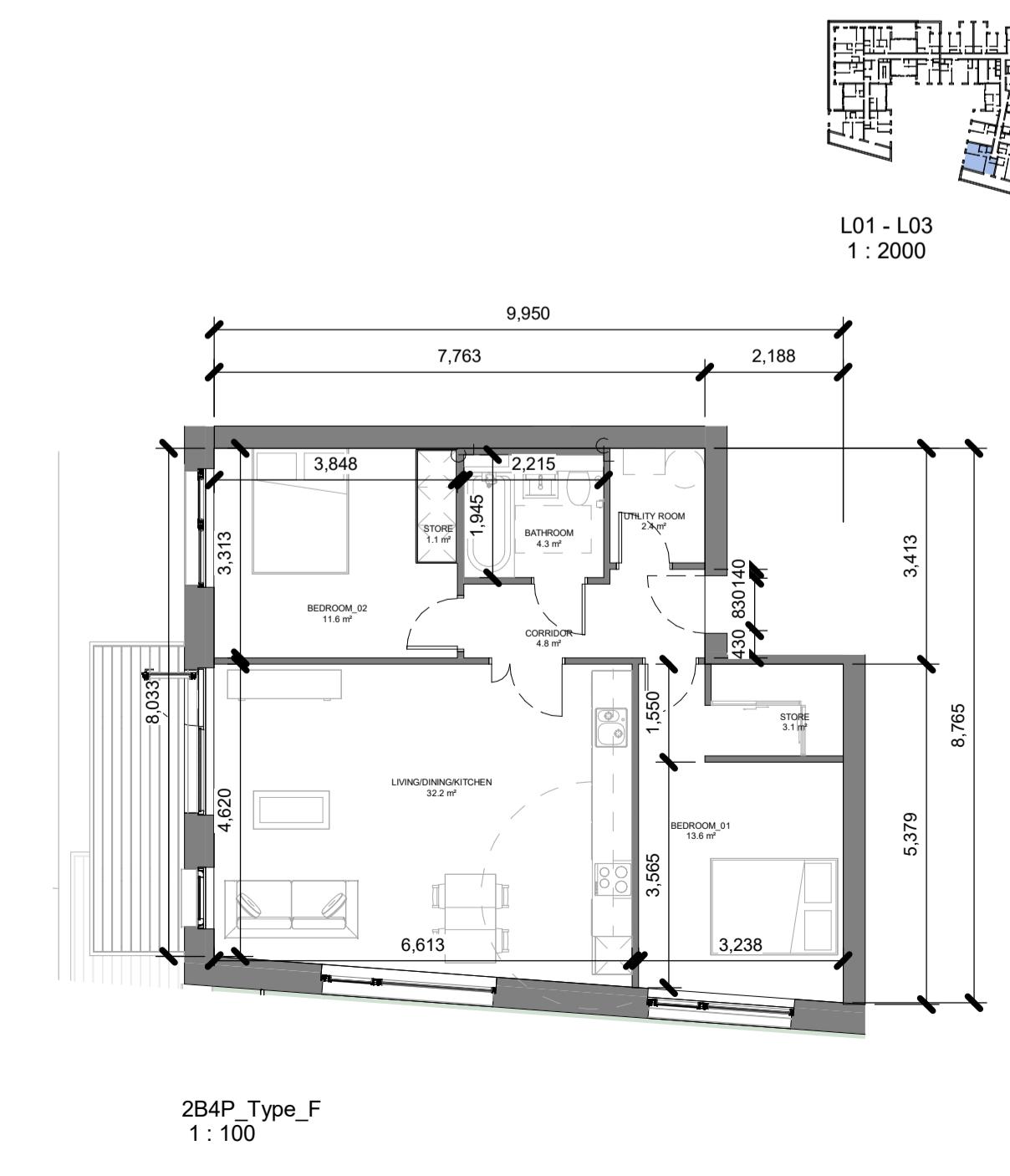
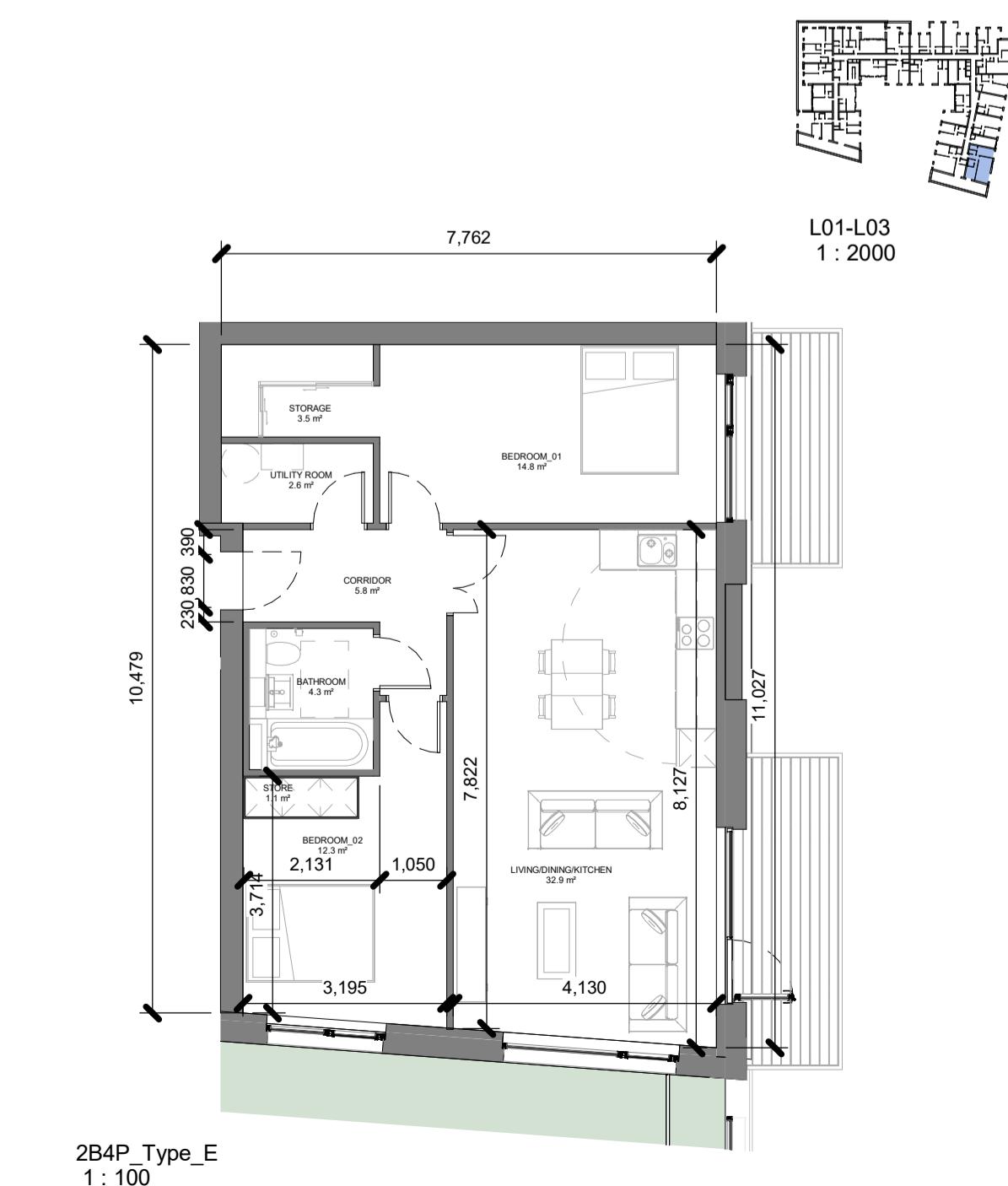
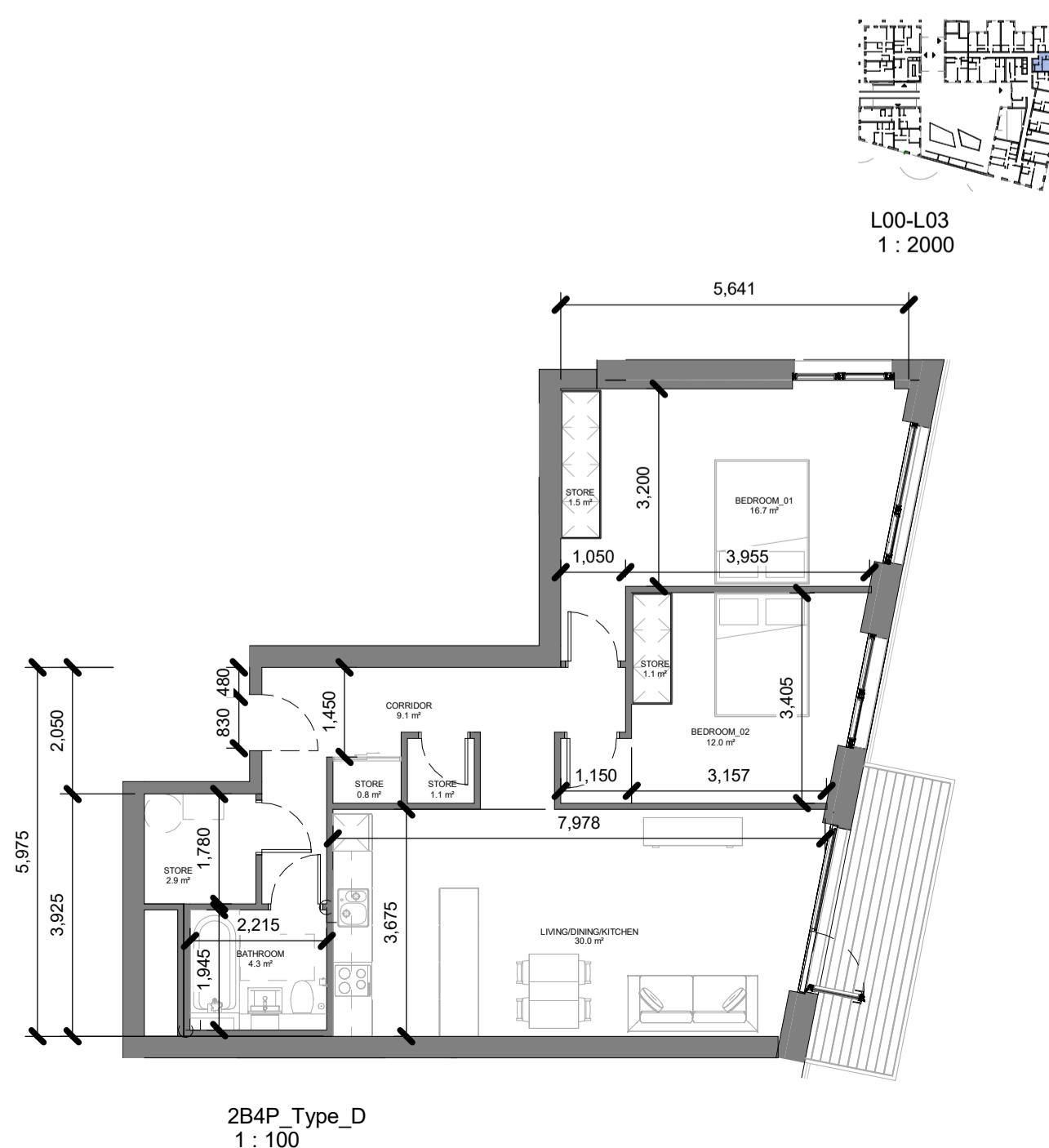
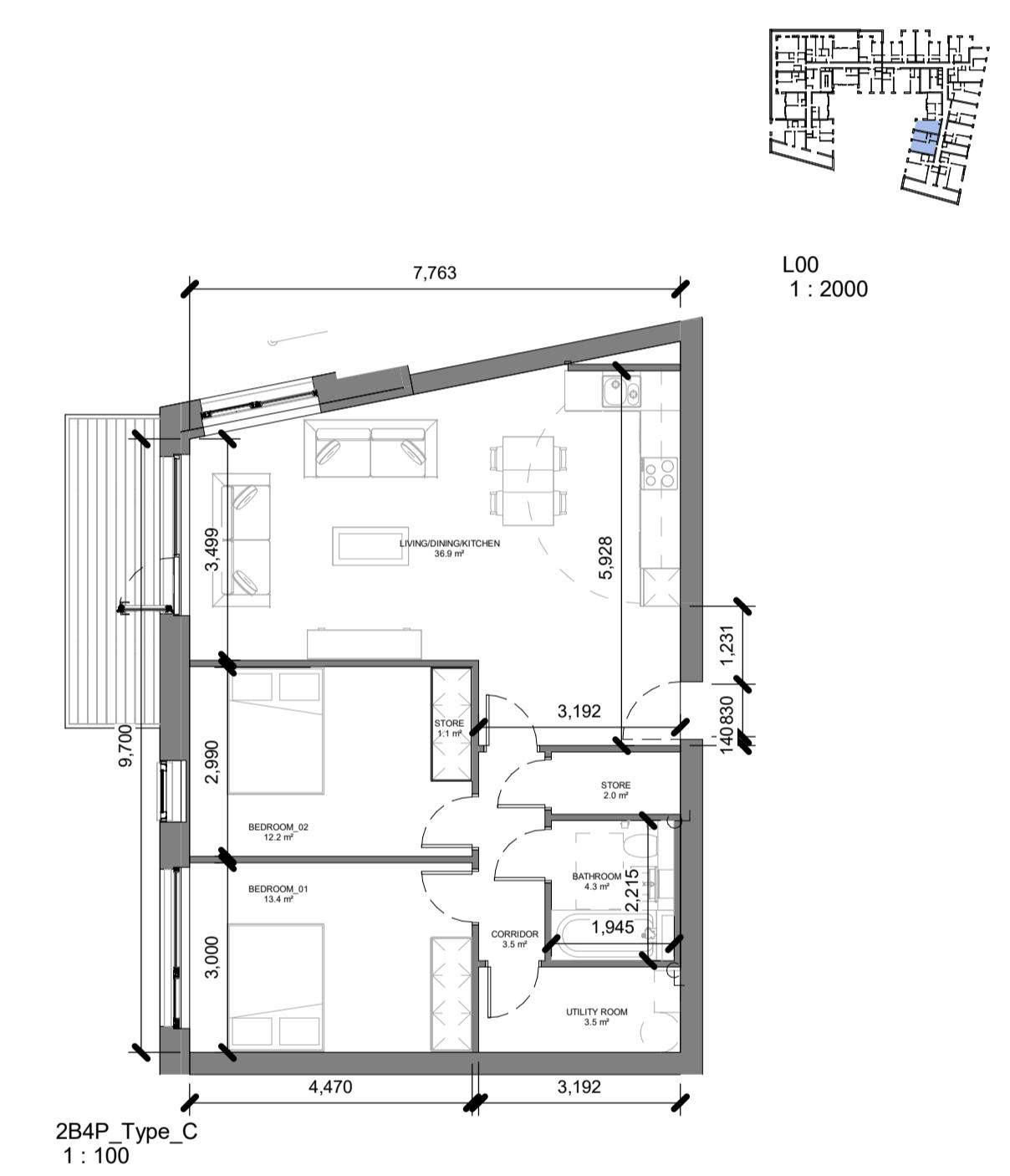
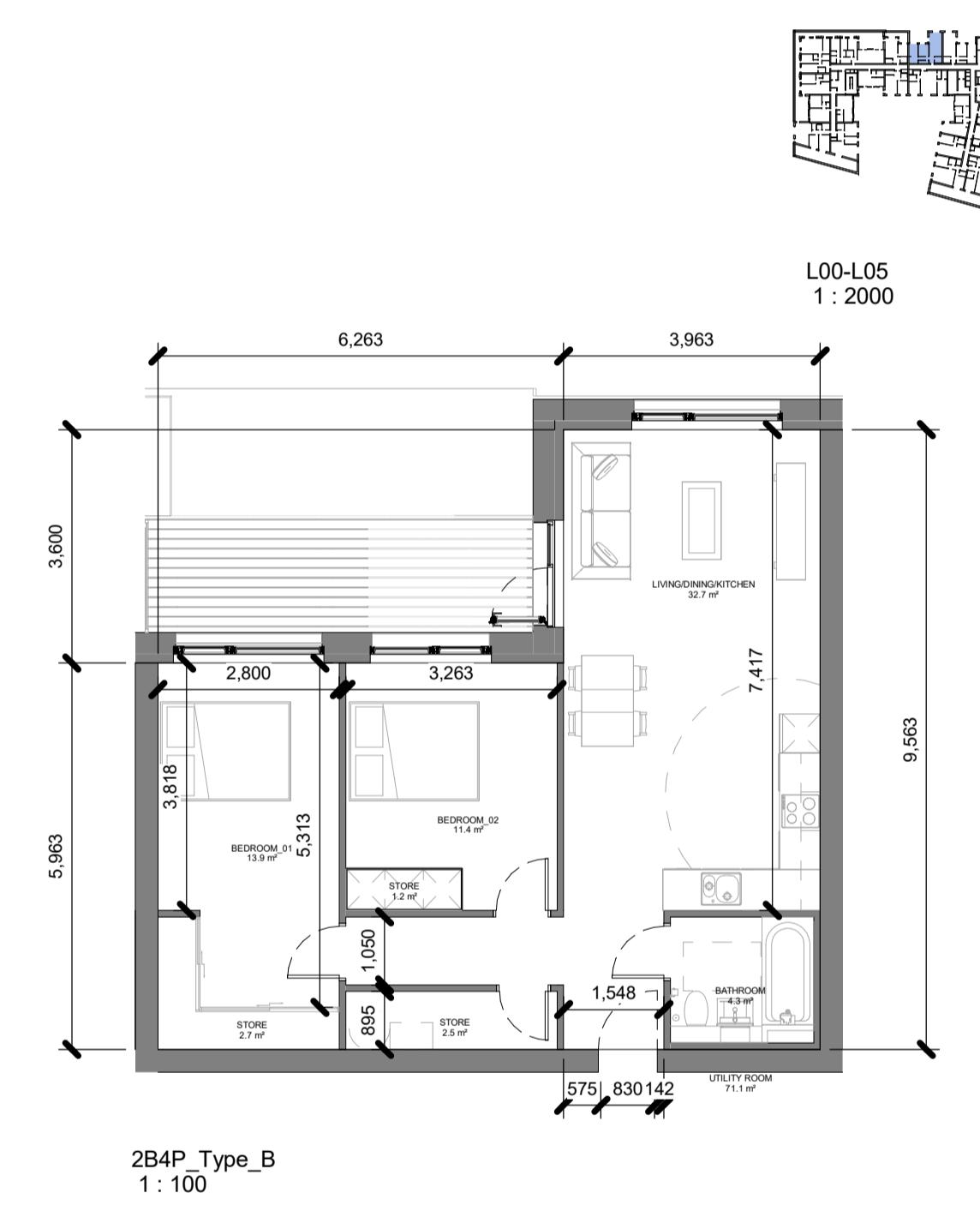
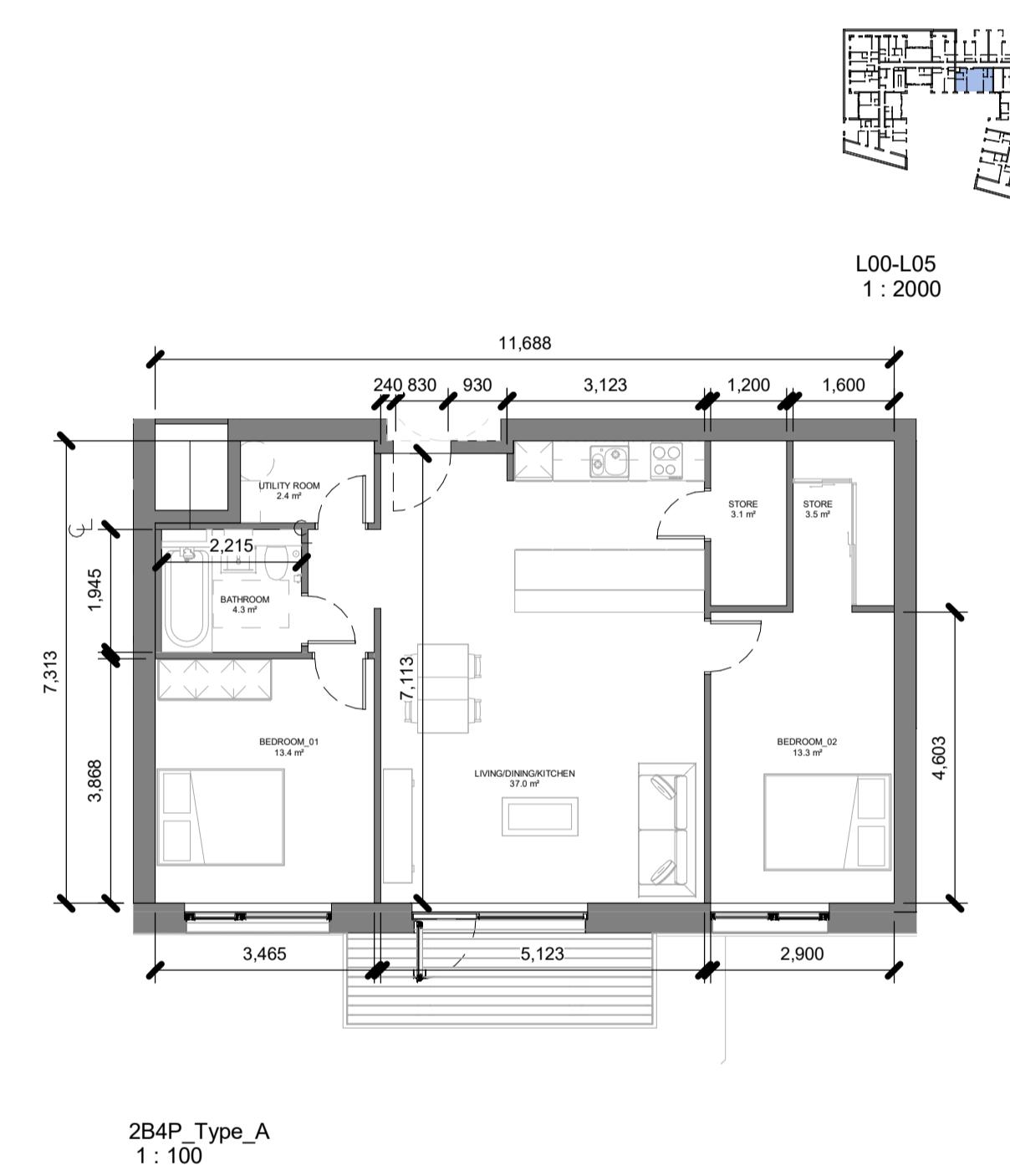
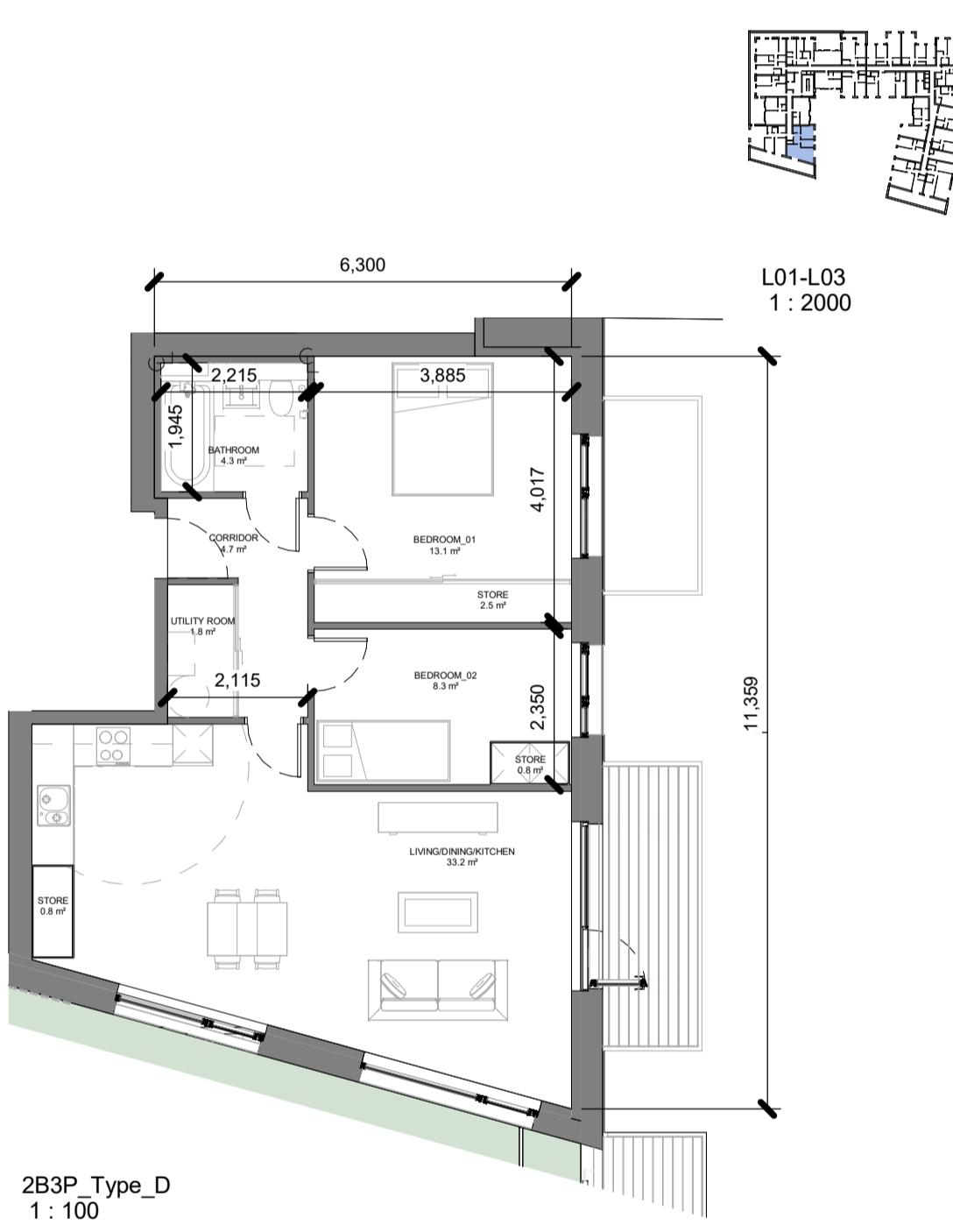
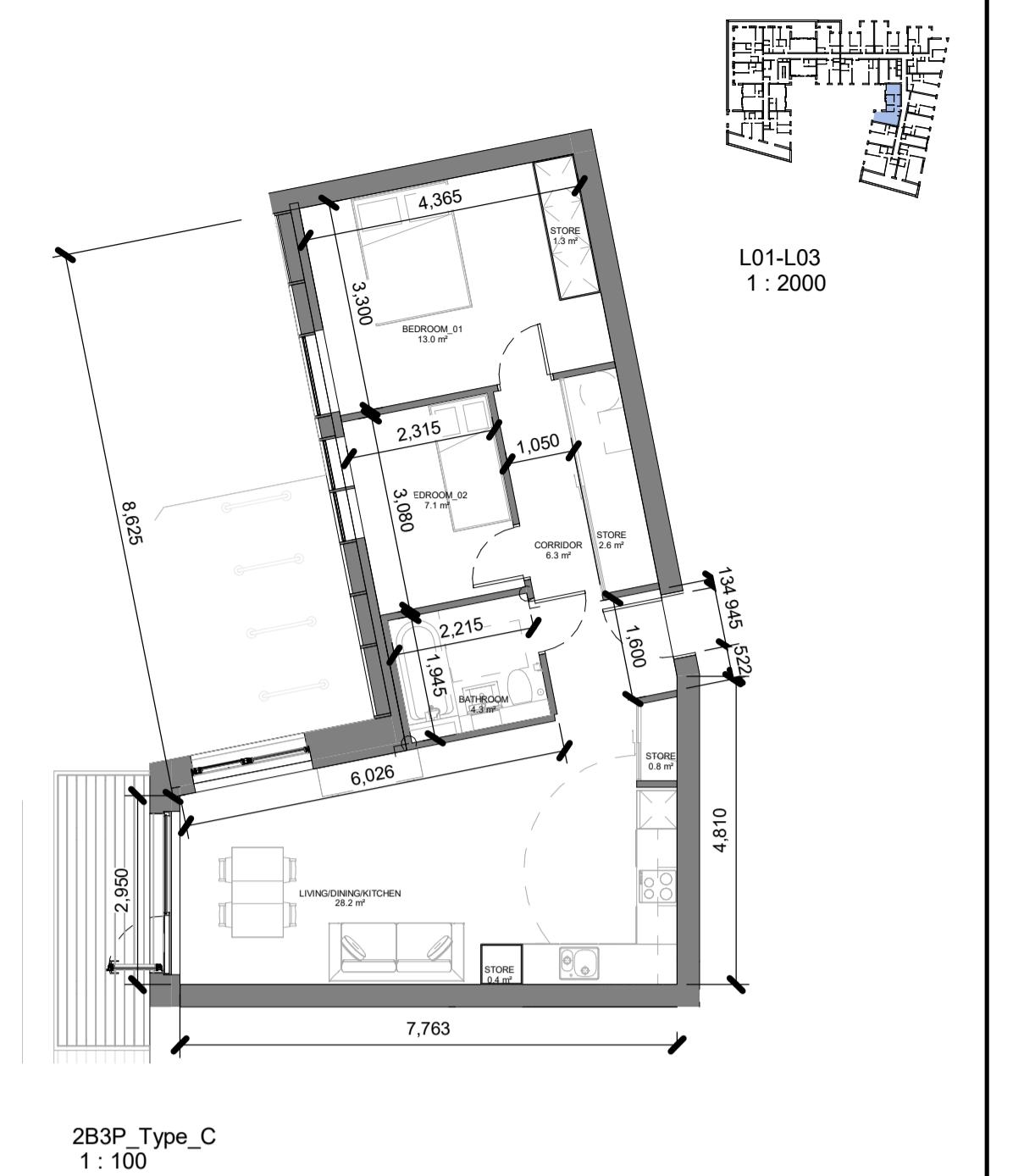
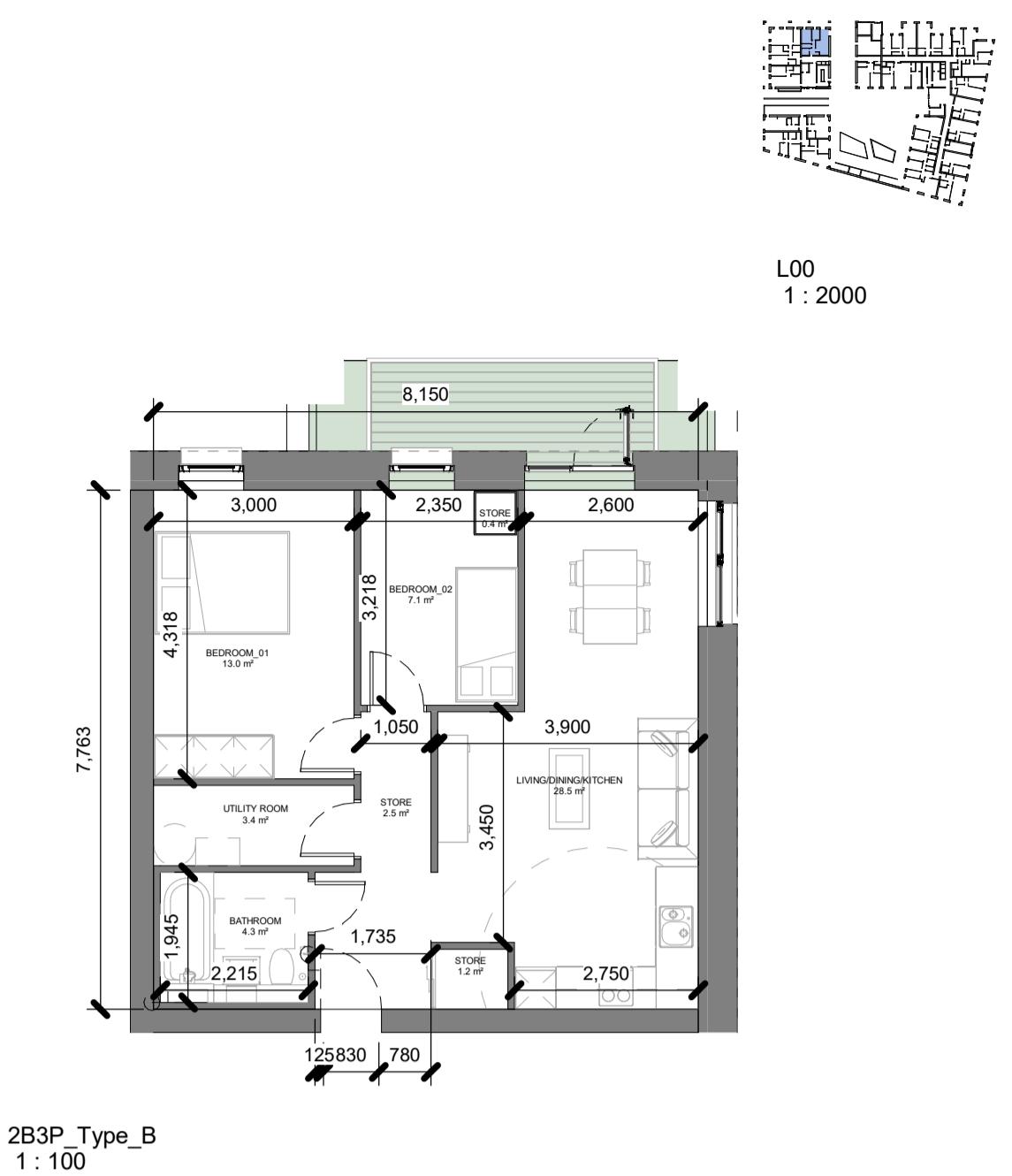
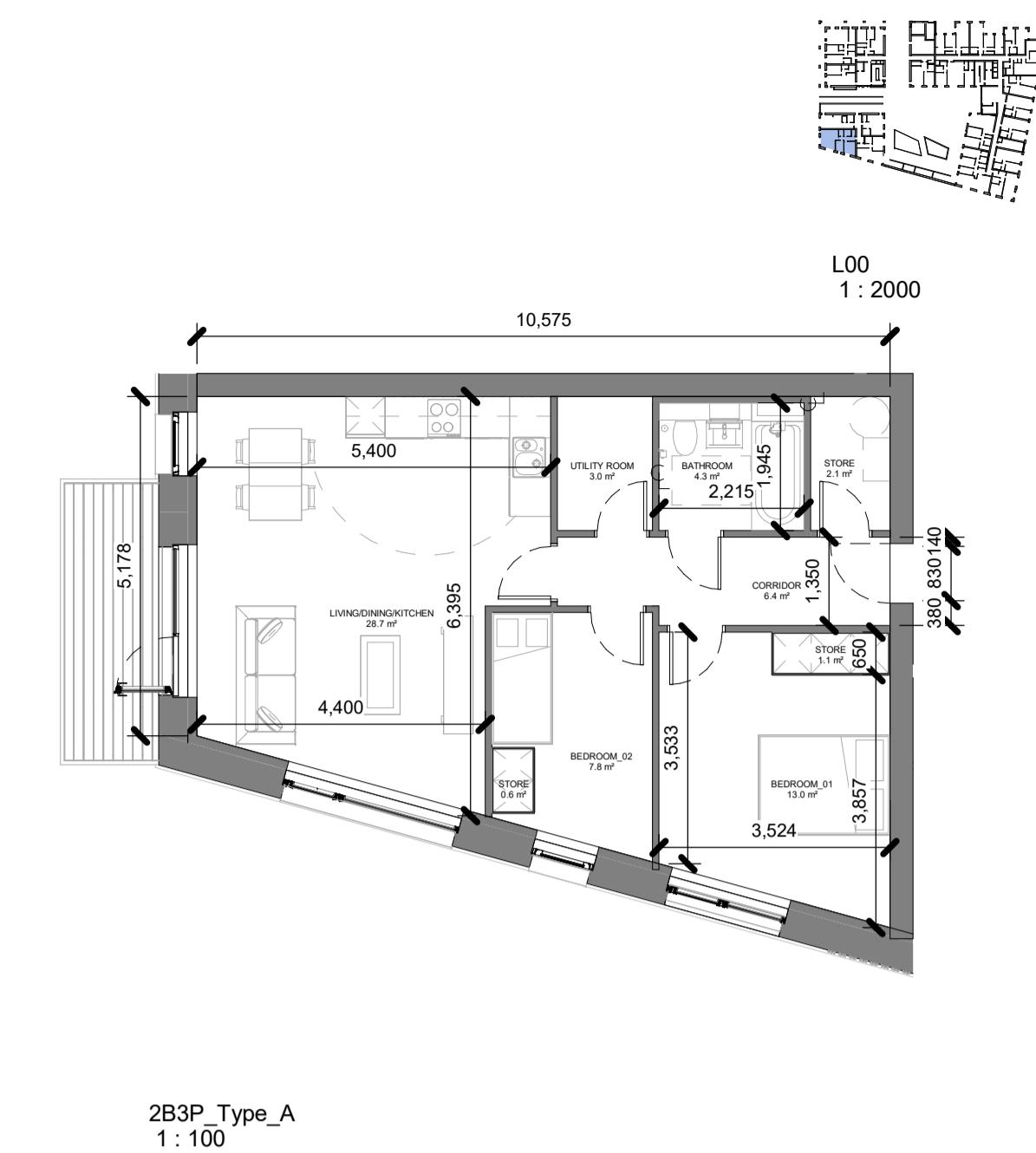
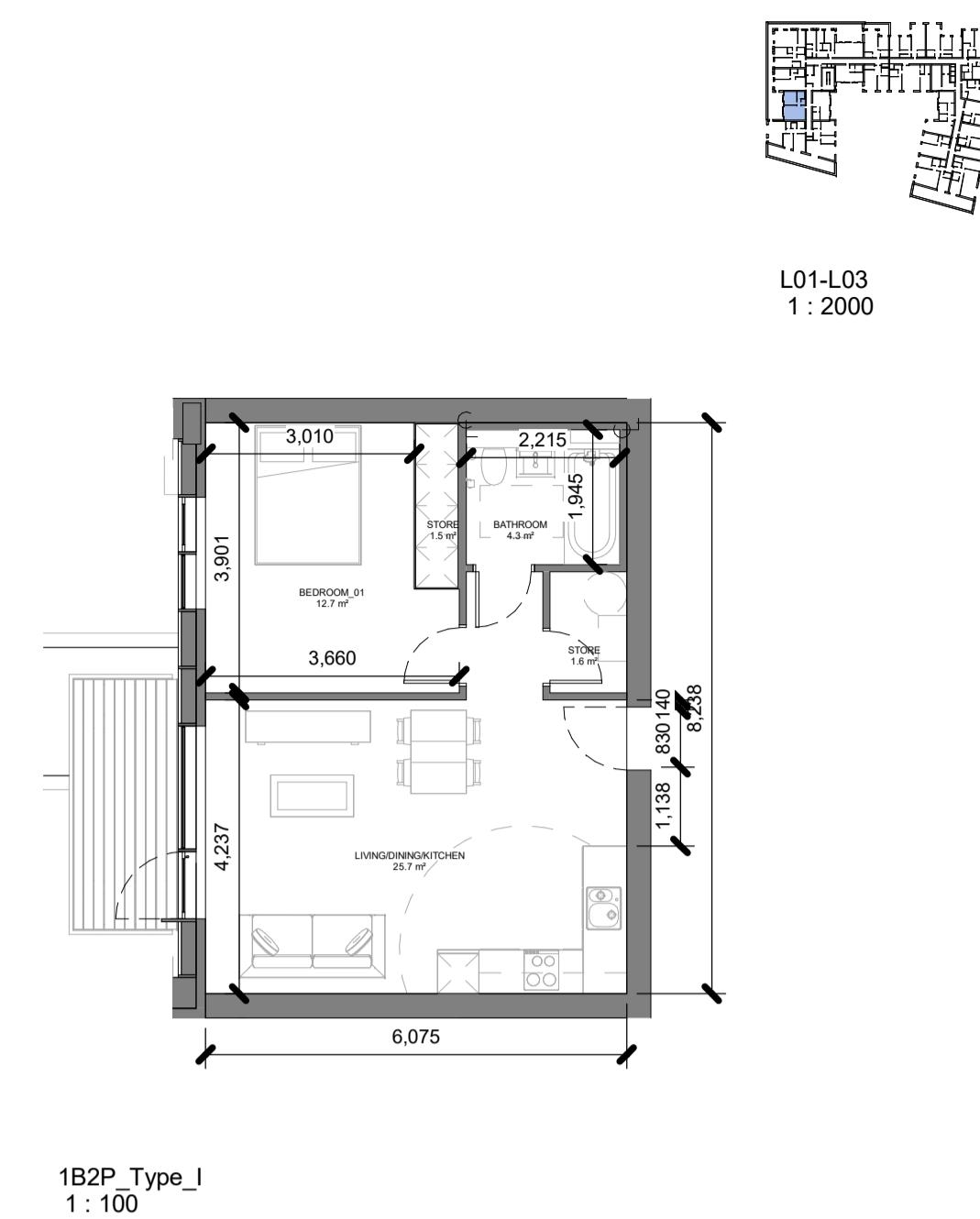
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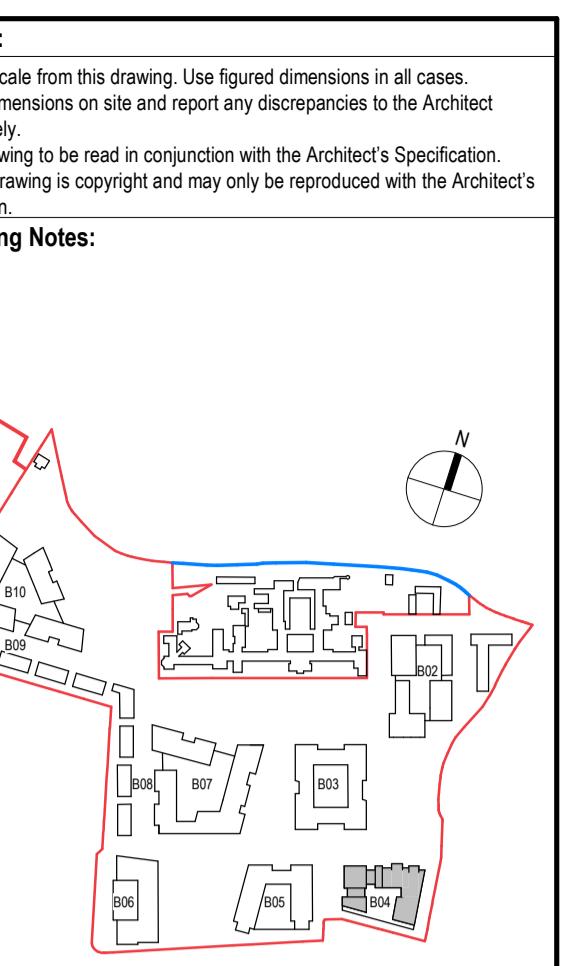
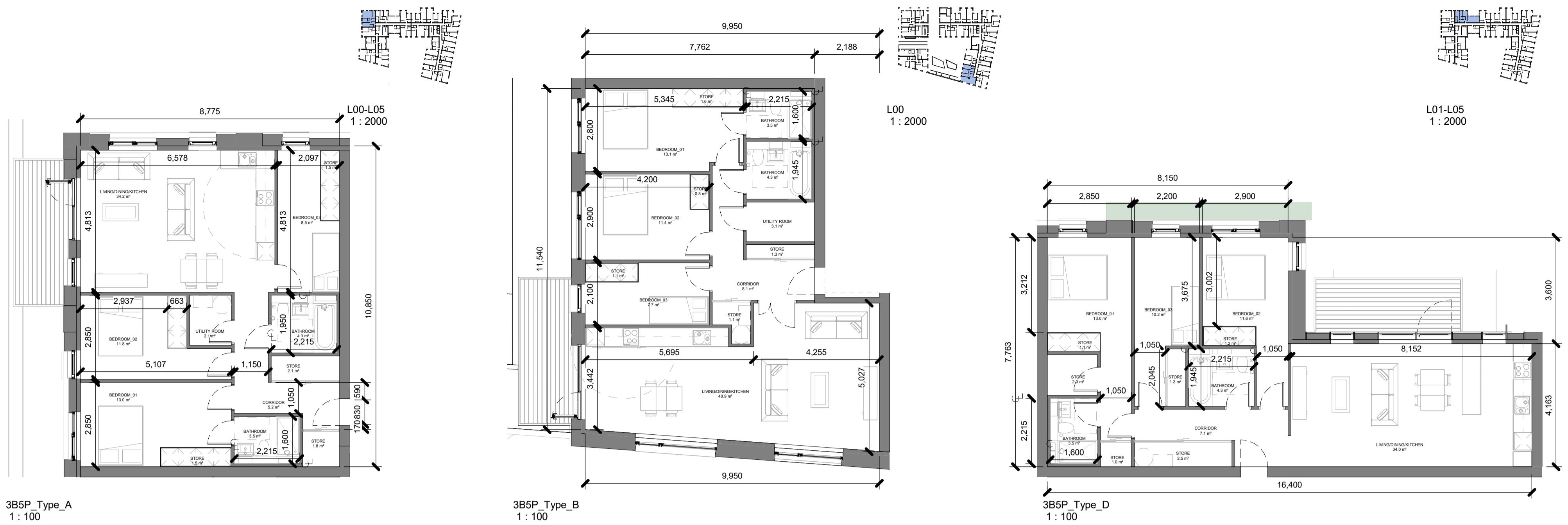


P03.08	23/03/22	VF	SHD Planning Application
Rev.	Date	Drawn	Details of Issue / Revision
Issues & Revisions			
Darry Mills, Darry Road, Dublin 6, D06 Y0E3 T: +353 (0)1 498 7000 W: www.reddyarchitecture.com E: info@reddyarchitecture.com			
Client Details: Land Development Agency			
Project Details: Dundrum Central Development Dundrum Road Dublin 14			
Drawing Title: Block 04, Typologies 01			
Job No.	Sheet Size:	Scale @A1:	
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Issue Date:	Drawn By:	Reviewed By:	
23/03/22	V. Fuster	K. Kapetangiamis	
Status	Purpose of Issue		
S3	SHD Planning Application		
Project-Originator-Zone-Level-Type-Role-Classification-Number			
DDC-RAU-02-B04_ZZ-DR-A-1420			
P03.08			



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Client Details: Land Development Agency			
Project Details: Dundrum Central Development Dundrum Road Dublin 14			
Drawing Title: Block 04, Typologies 02			
Job No.	Sheet Size:	Scale @A1:	
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Issue Date:	Drawn By:	Reviewed By:	
23/03/22	V. Fuster	K. Kapetaniamis	
Status	Purpose of Issue		
S3	SHD Planning Application		
Project-Originator-Zone-Level-Type-Role-Classification-Number			
DCD-RAU-02-B04_ZZ-DR-A-1421			
P03.08			





P03.08 | 23/03/22 | VF | SHD Planning Application
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Client Details:
Land Development Agency

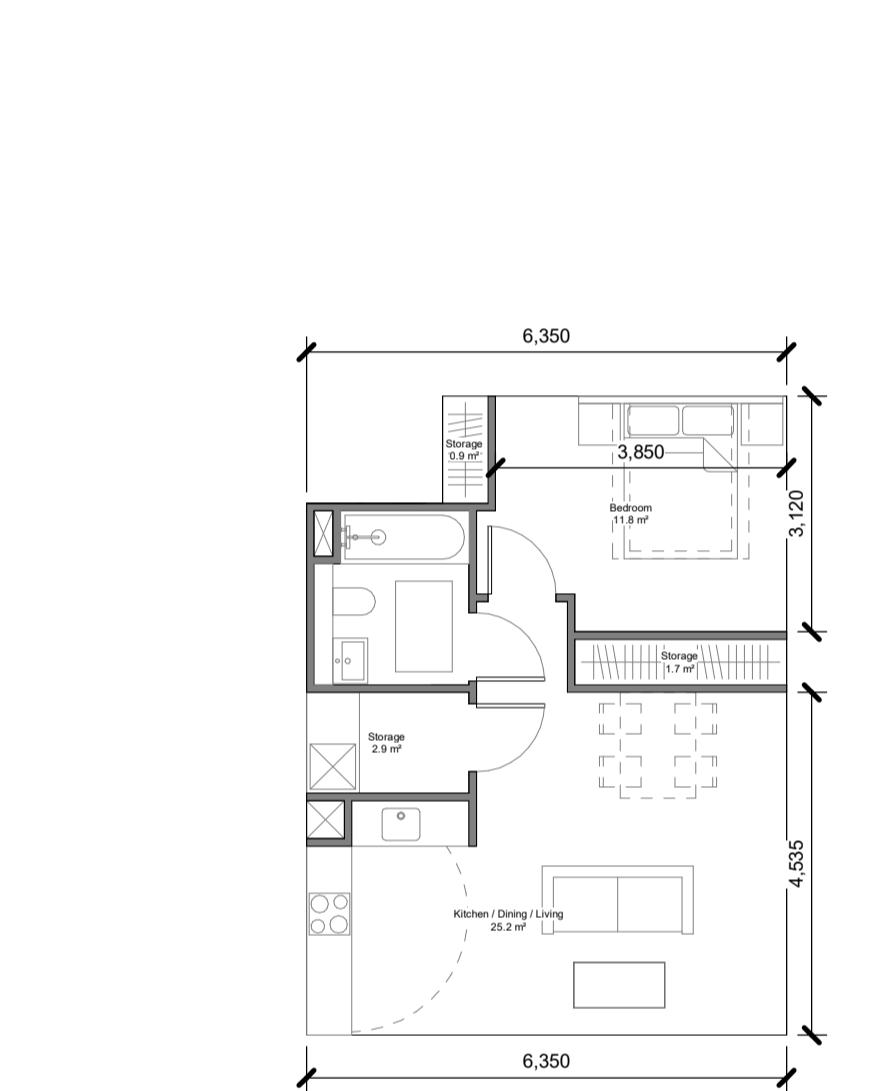
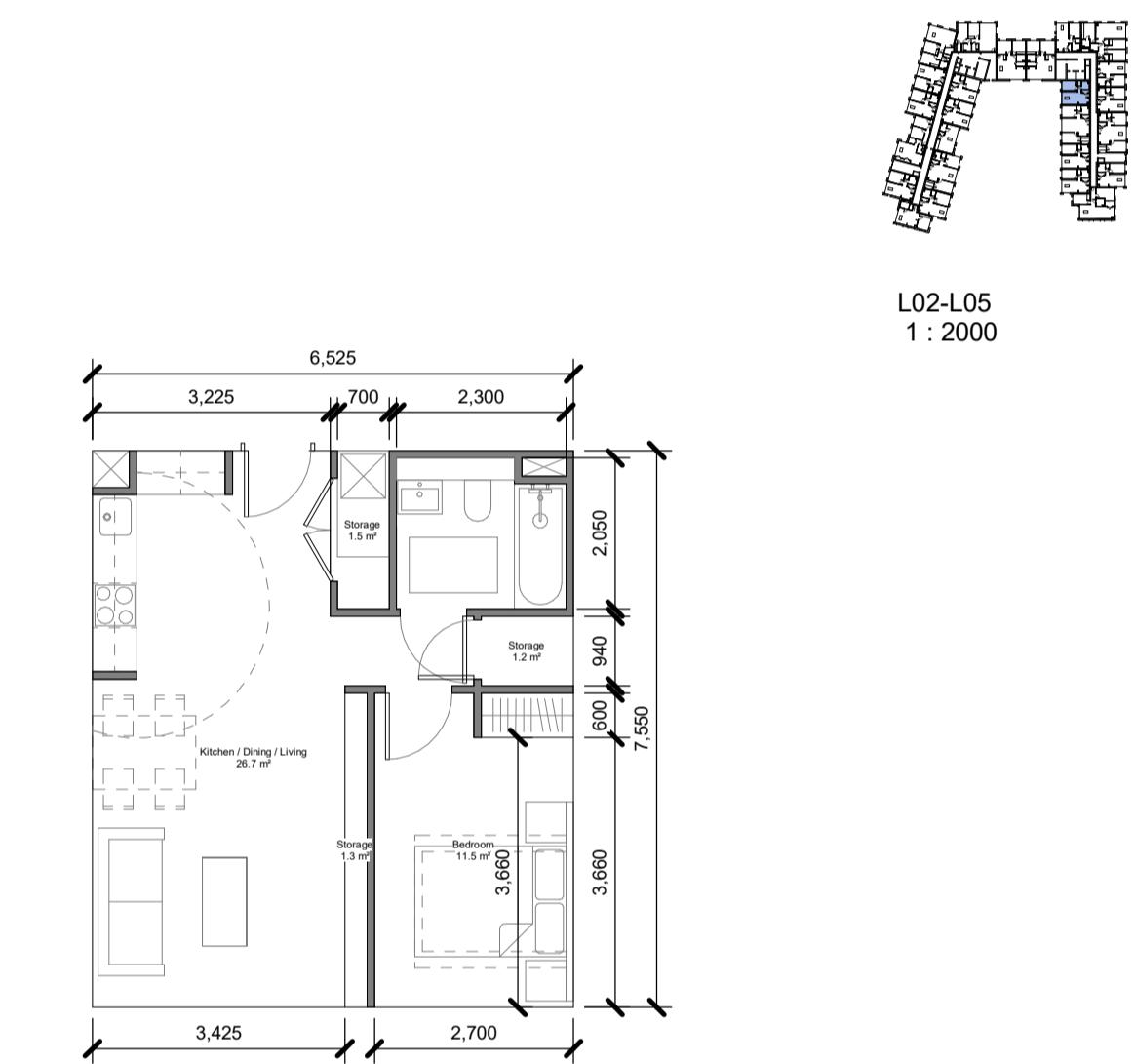
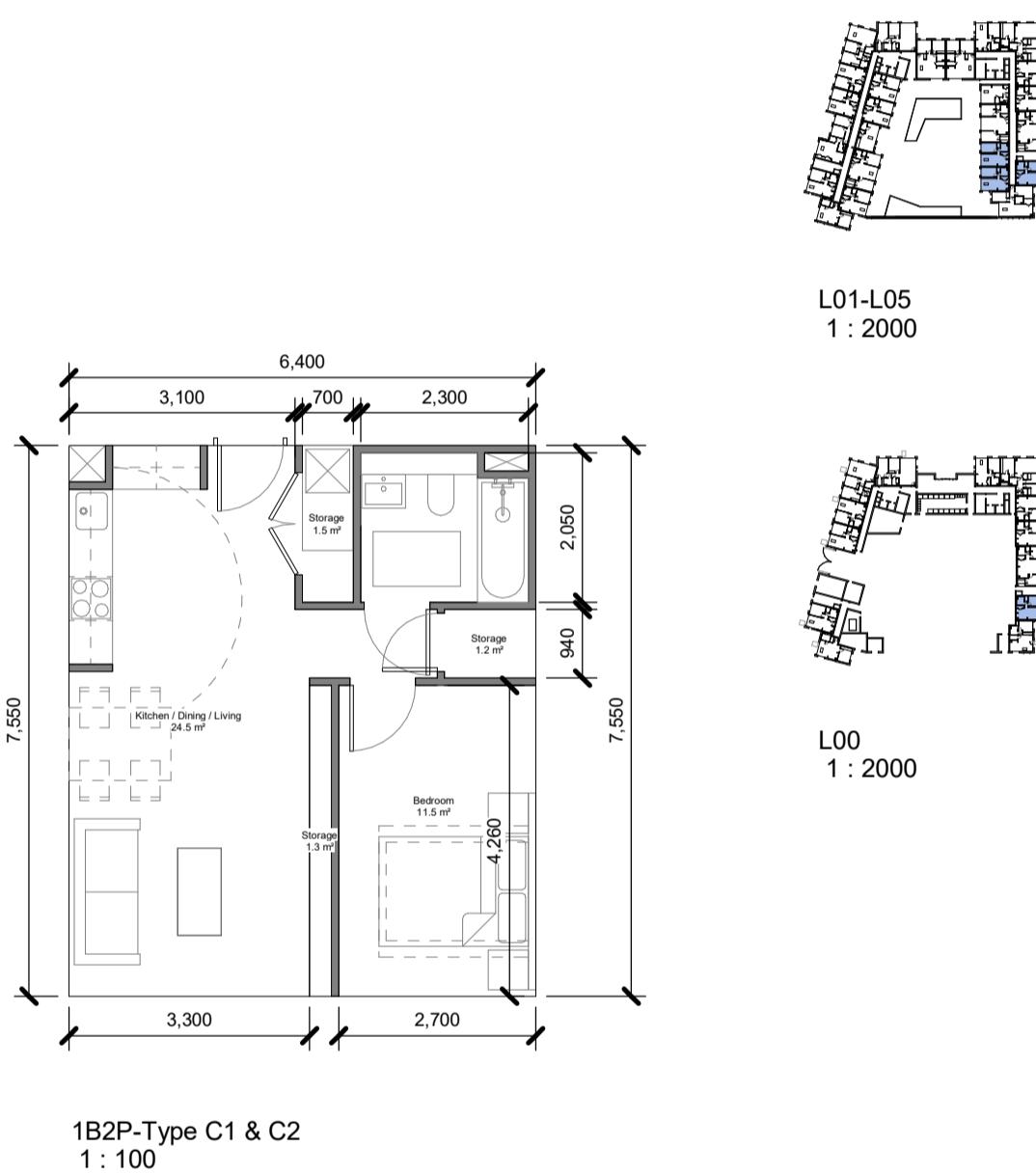
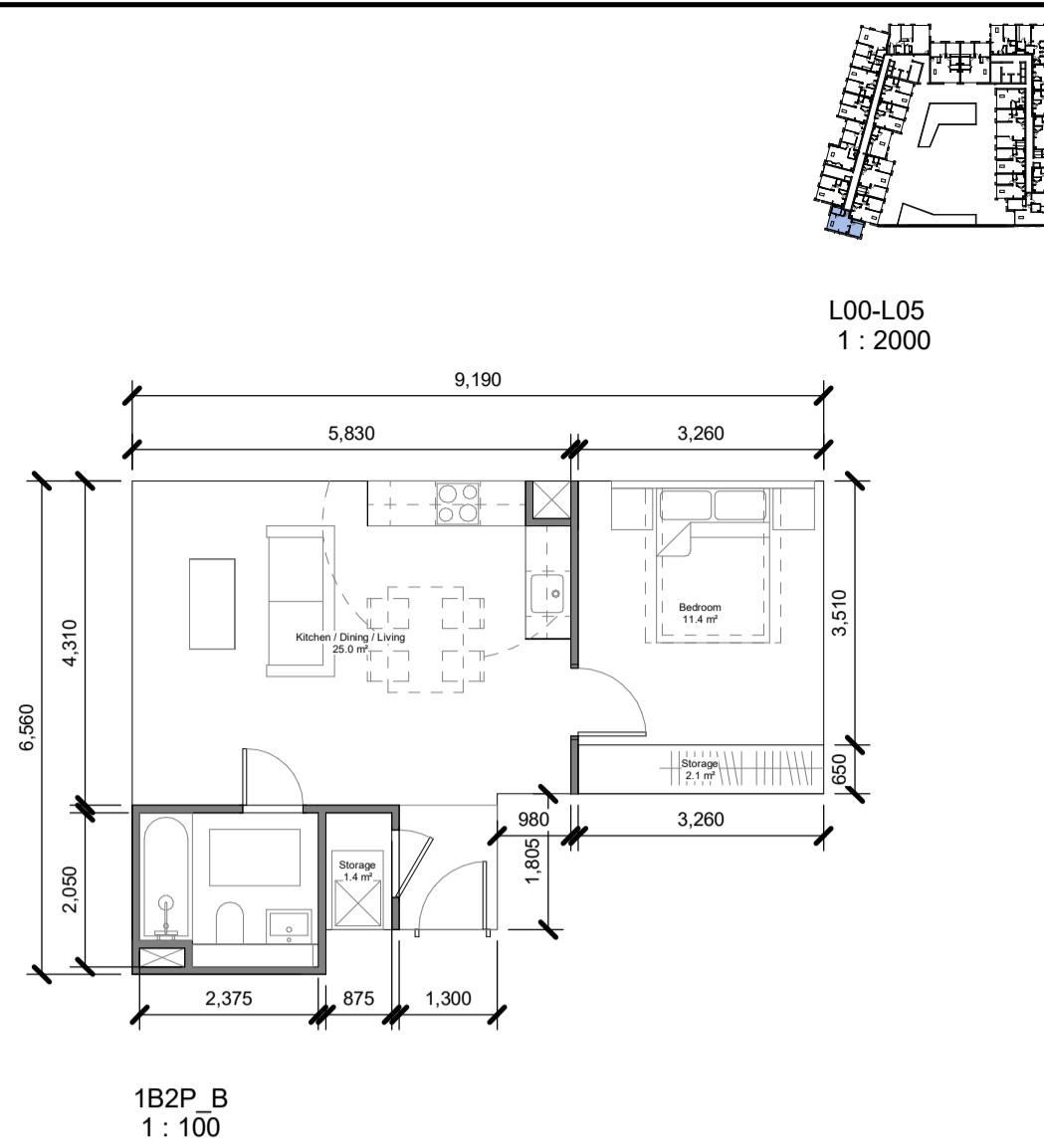
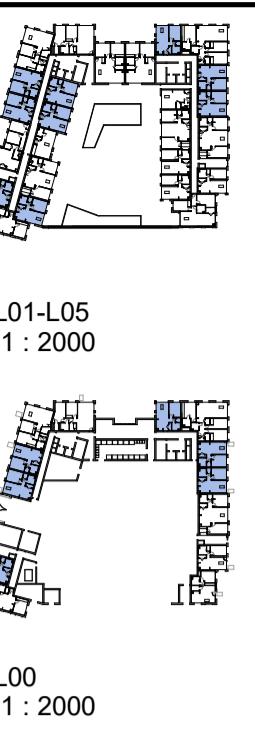
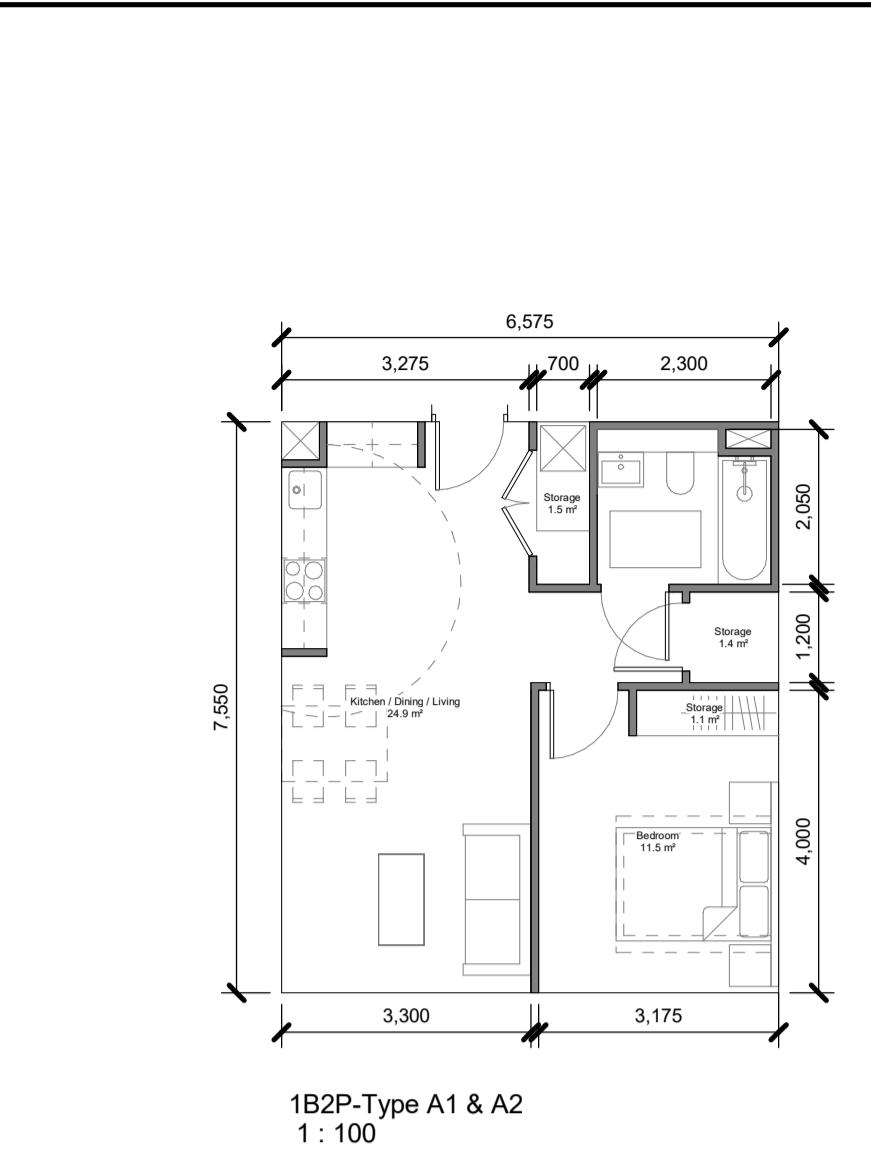
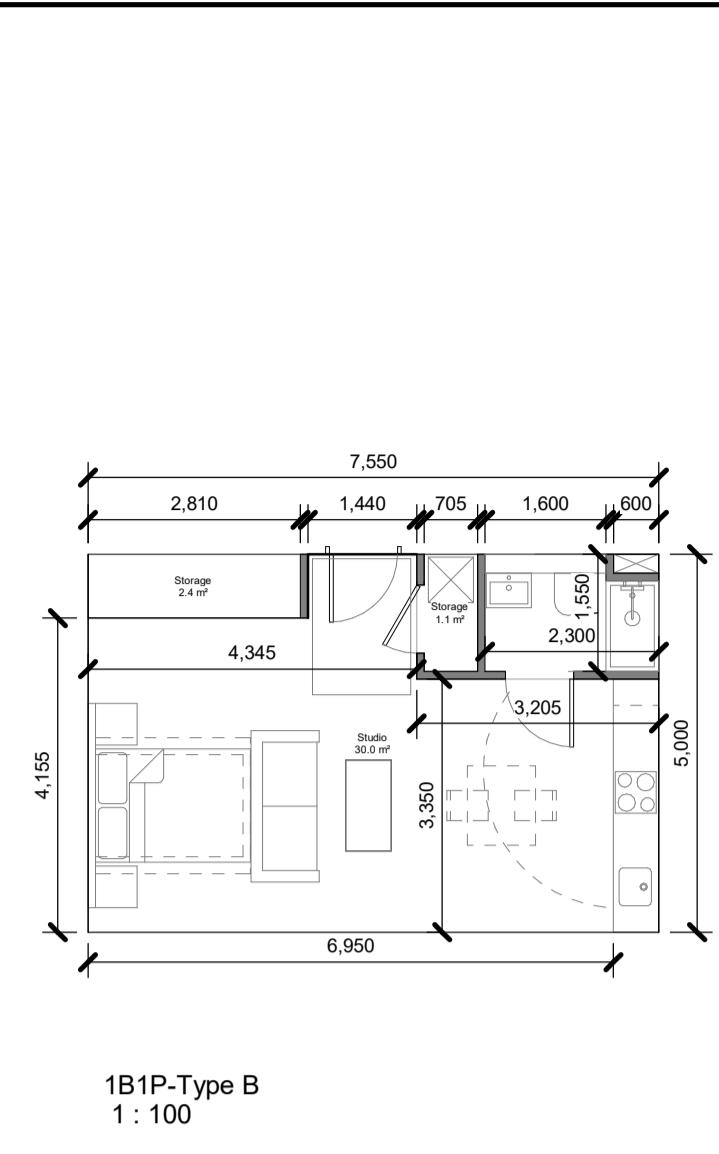
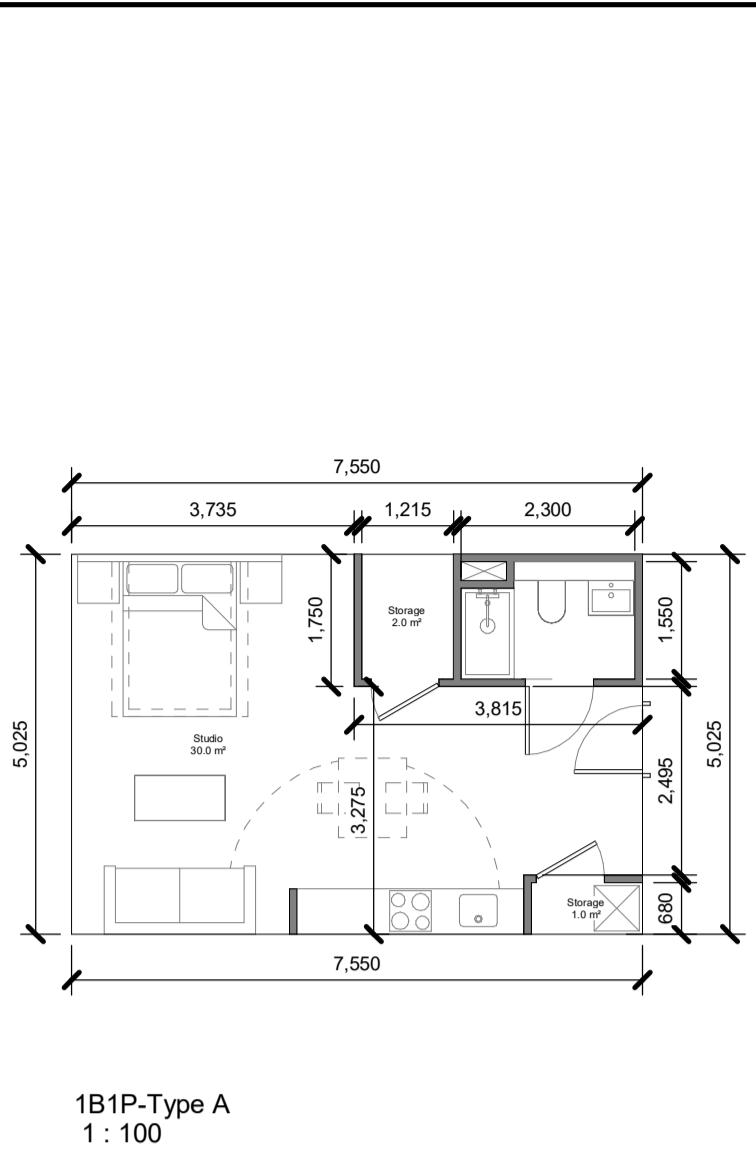
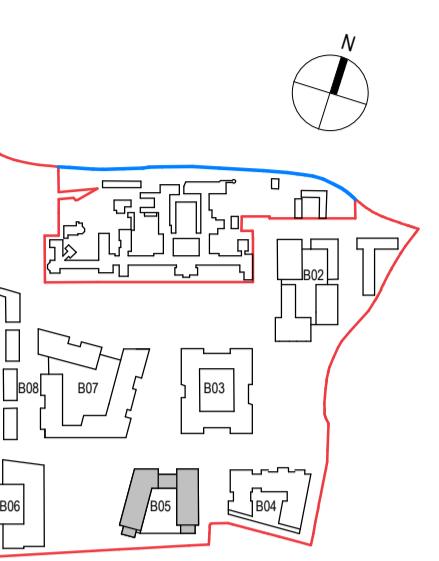
Project Details:
Dundrum Central Development
Dundrum Road
Dublin 14

Drawing Title:
Block 04, Typologies 03

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Status	Purpose of Issue:	Project-Originator-Zone-Level-Type-Role-Classification-Number
S3	SHD Planning Application	Revision
		CD-RAU-02-B04_ZZ-DR-A-1422
		P03.08

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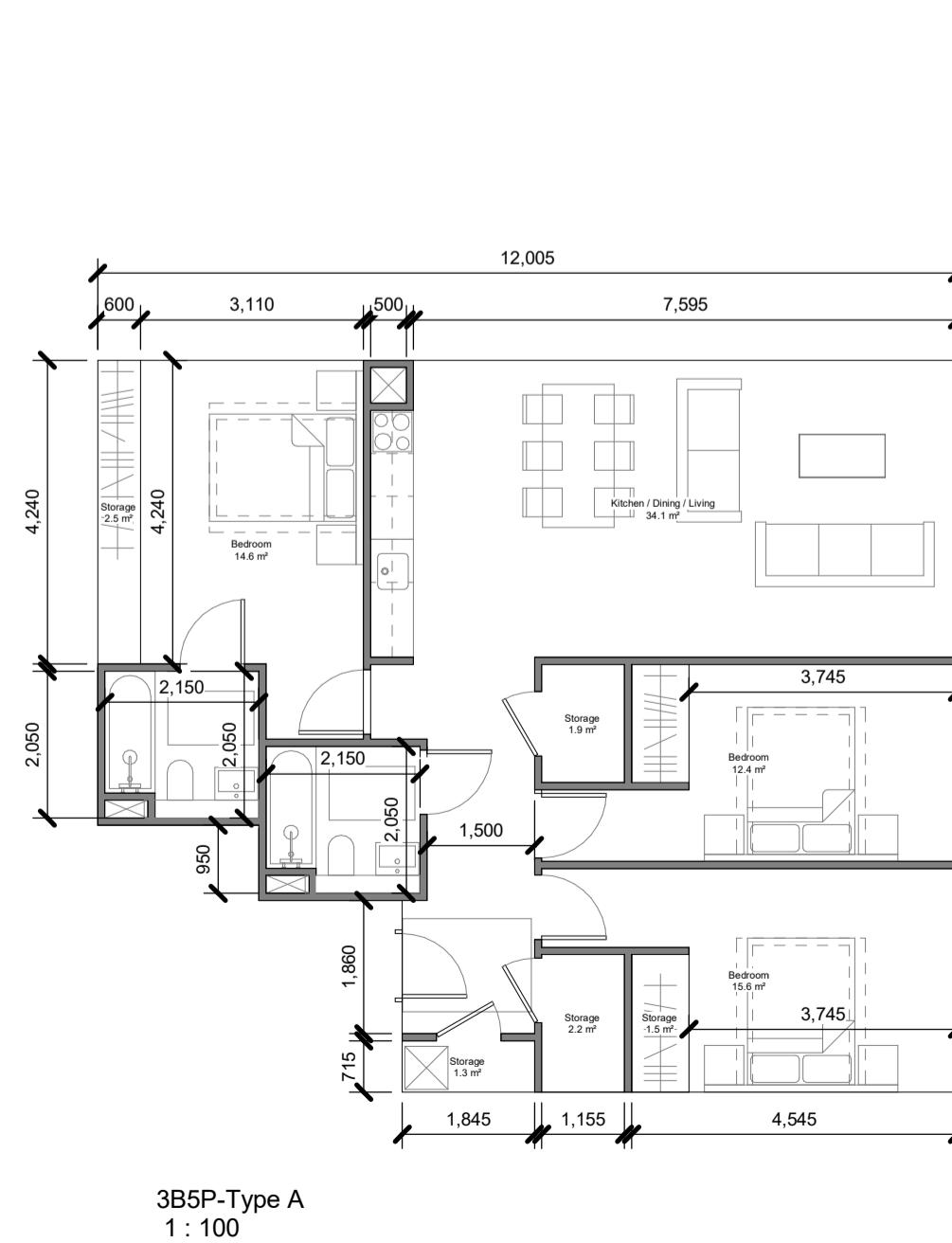
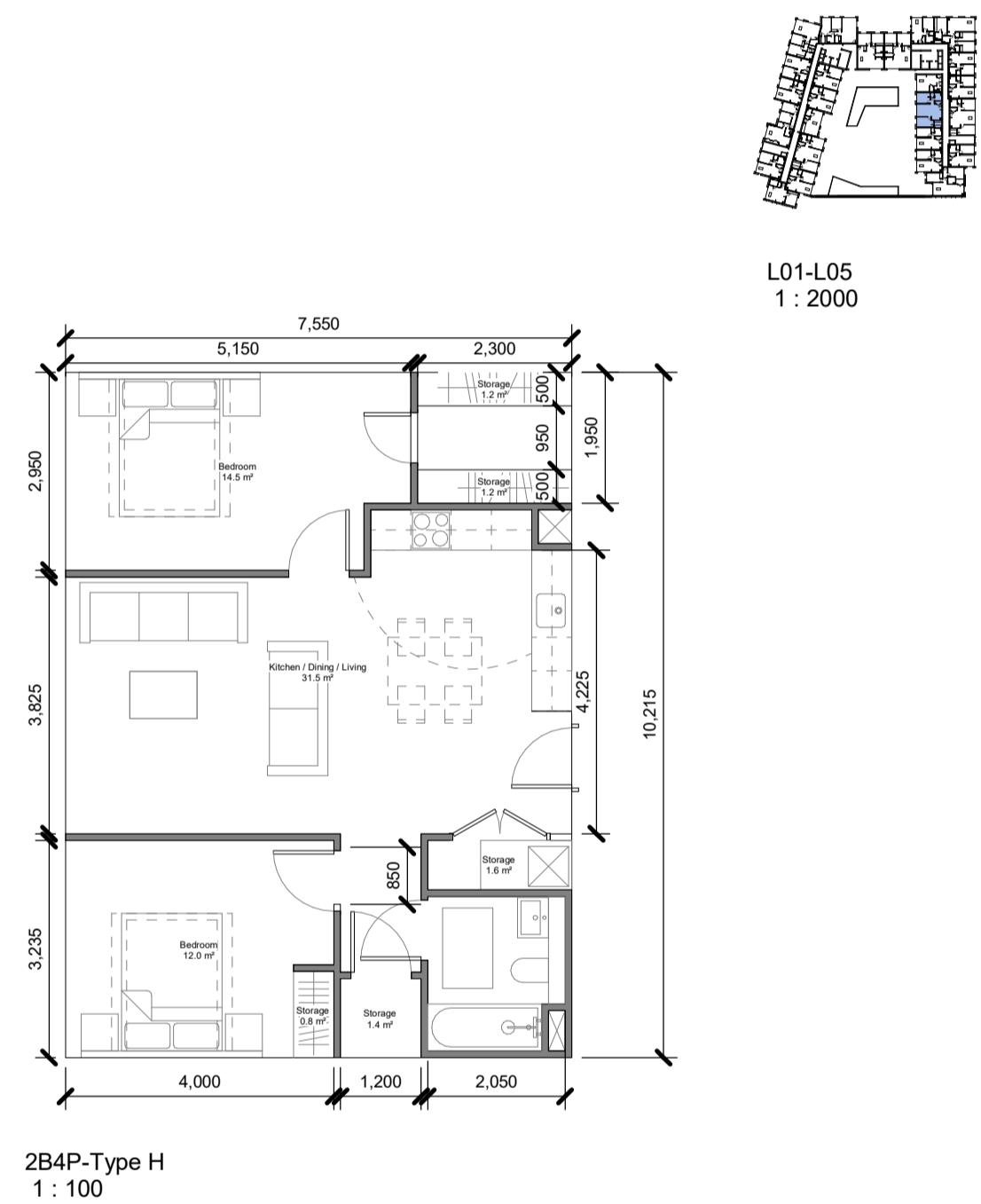
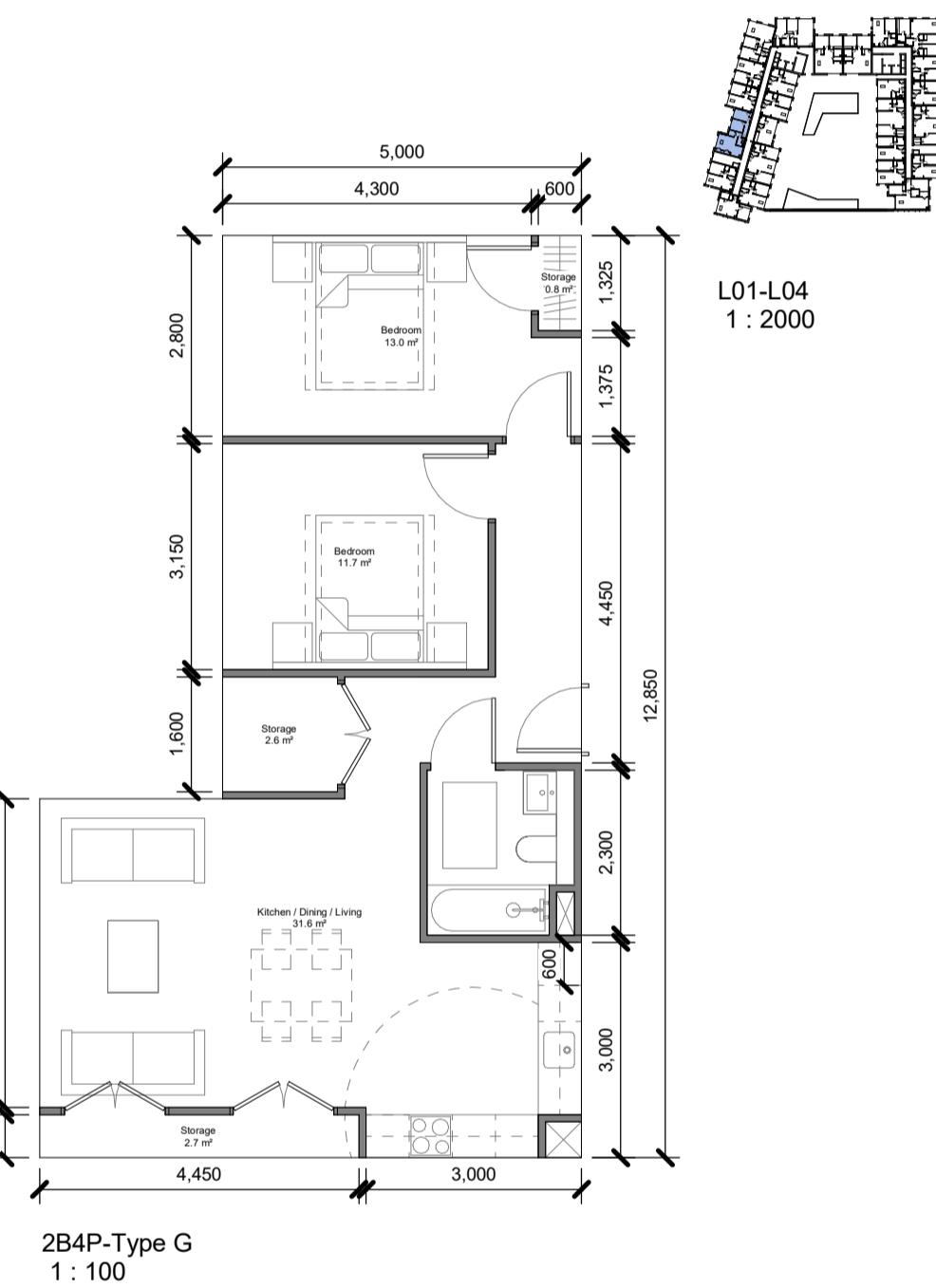
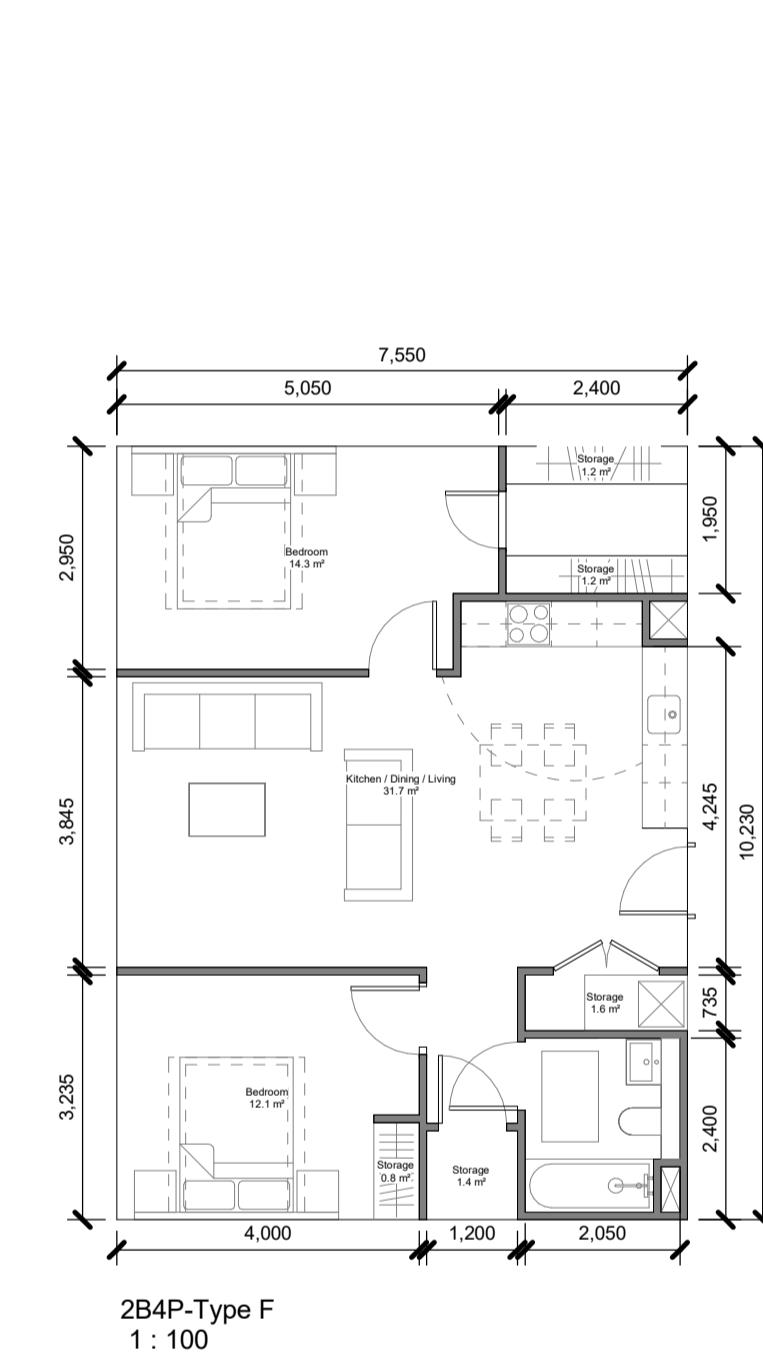
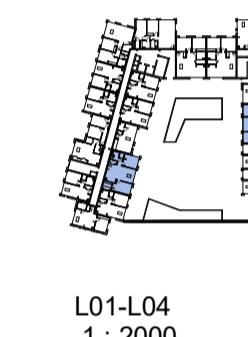
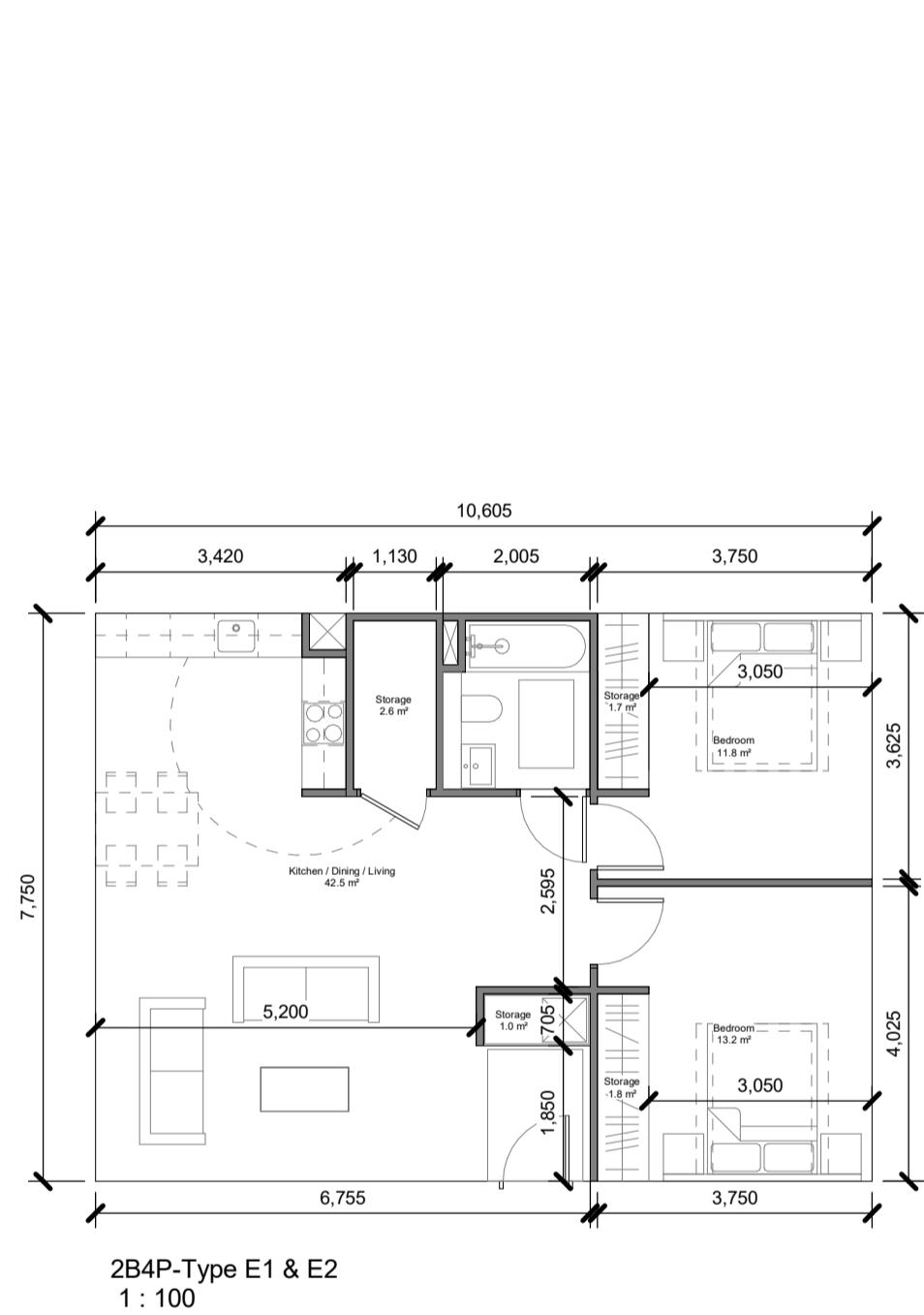
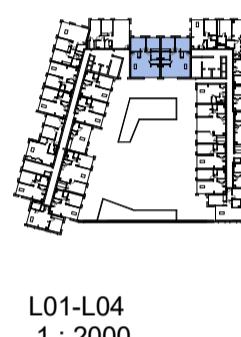
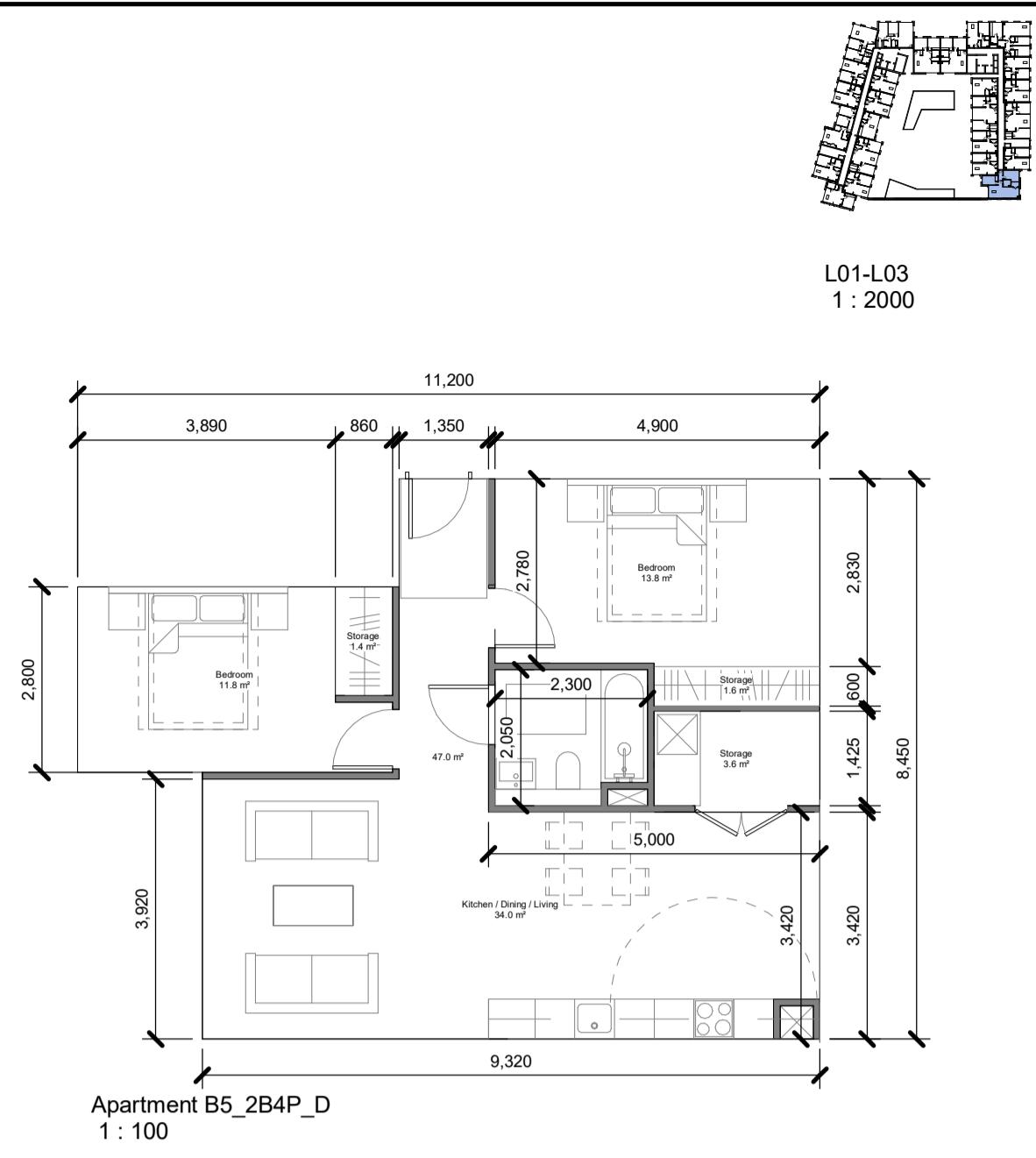
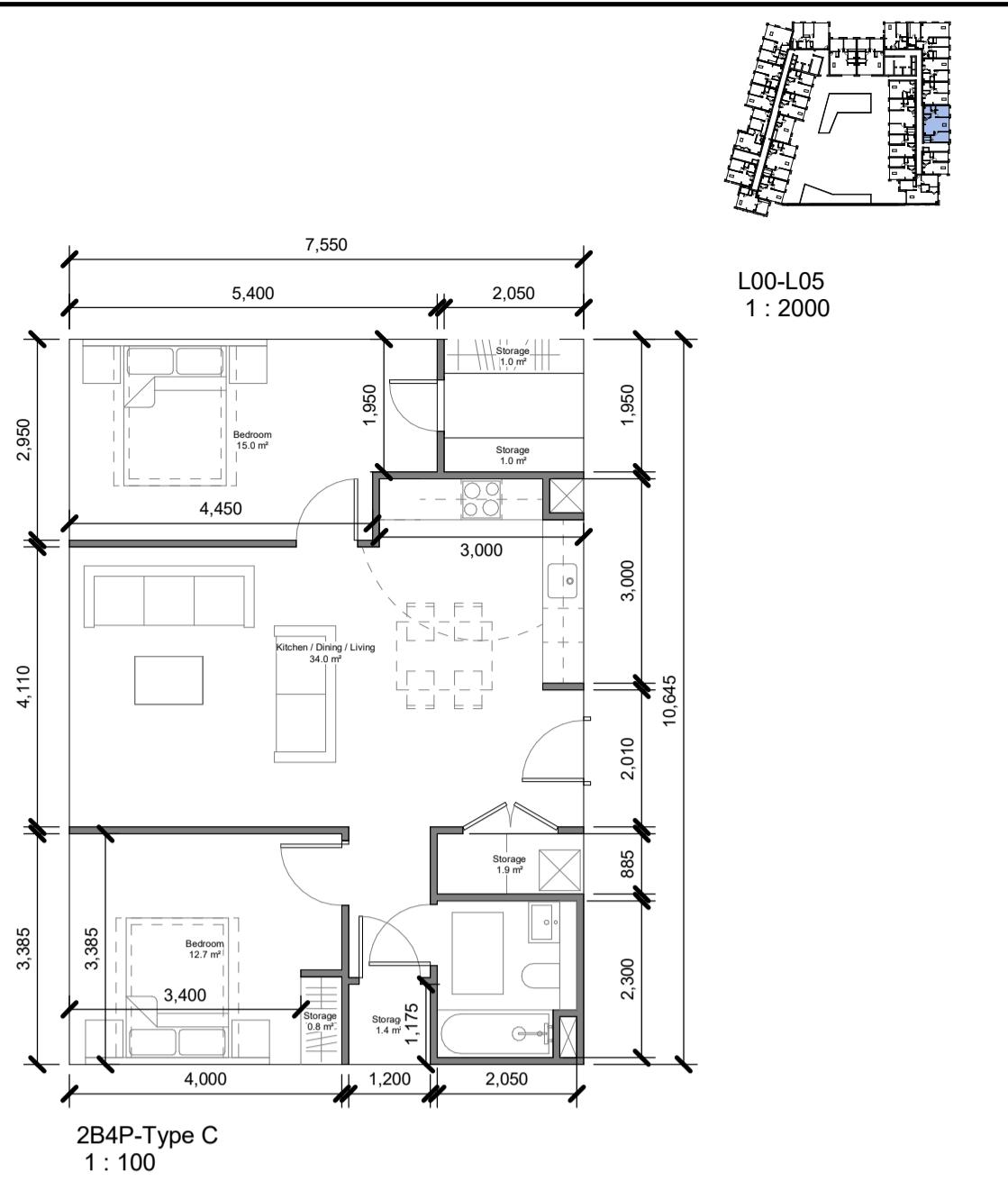
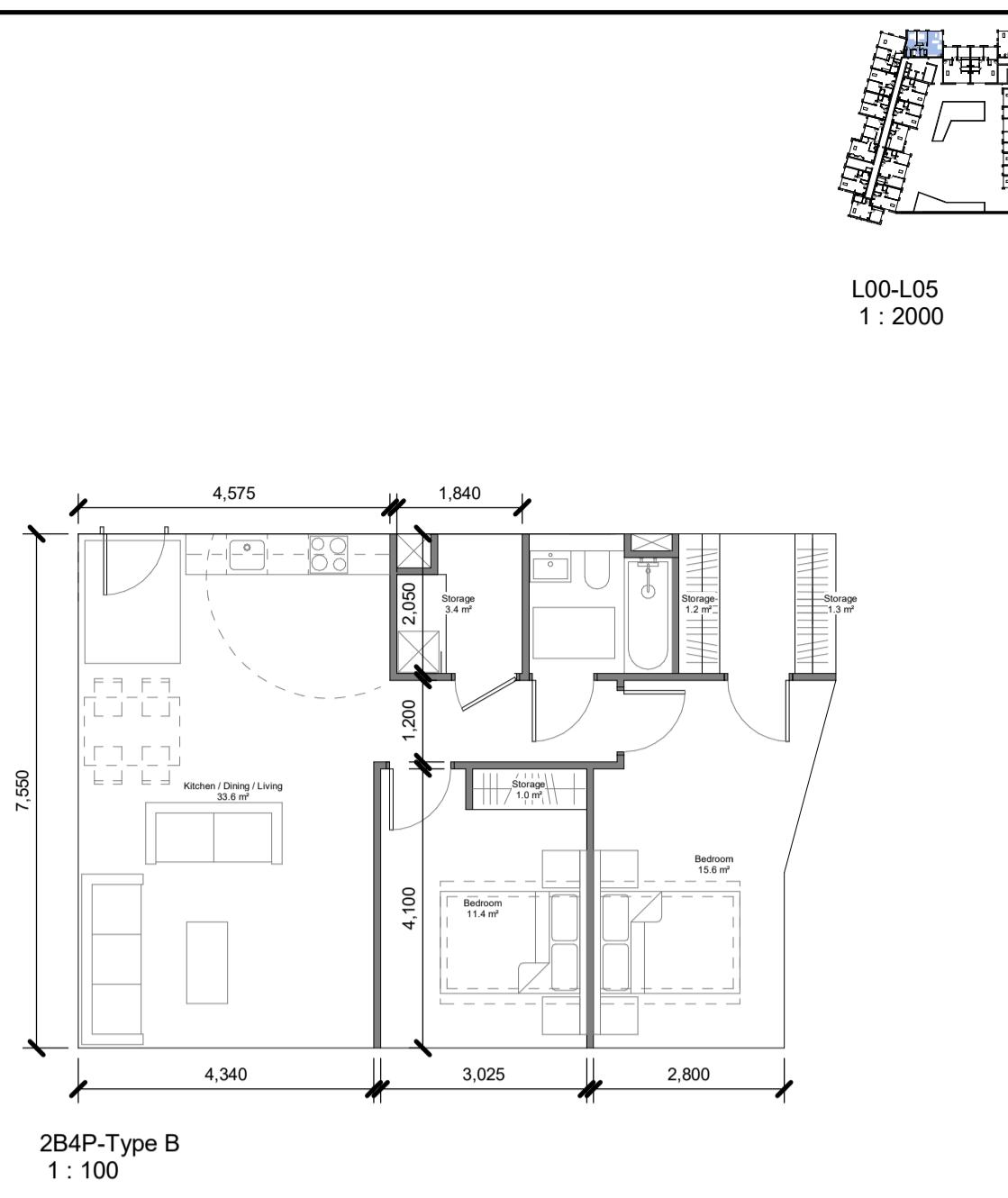
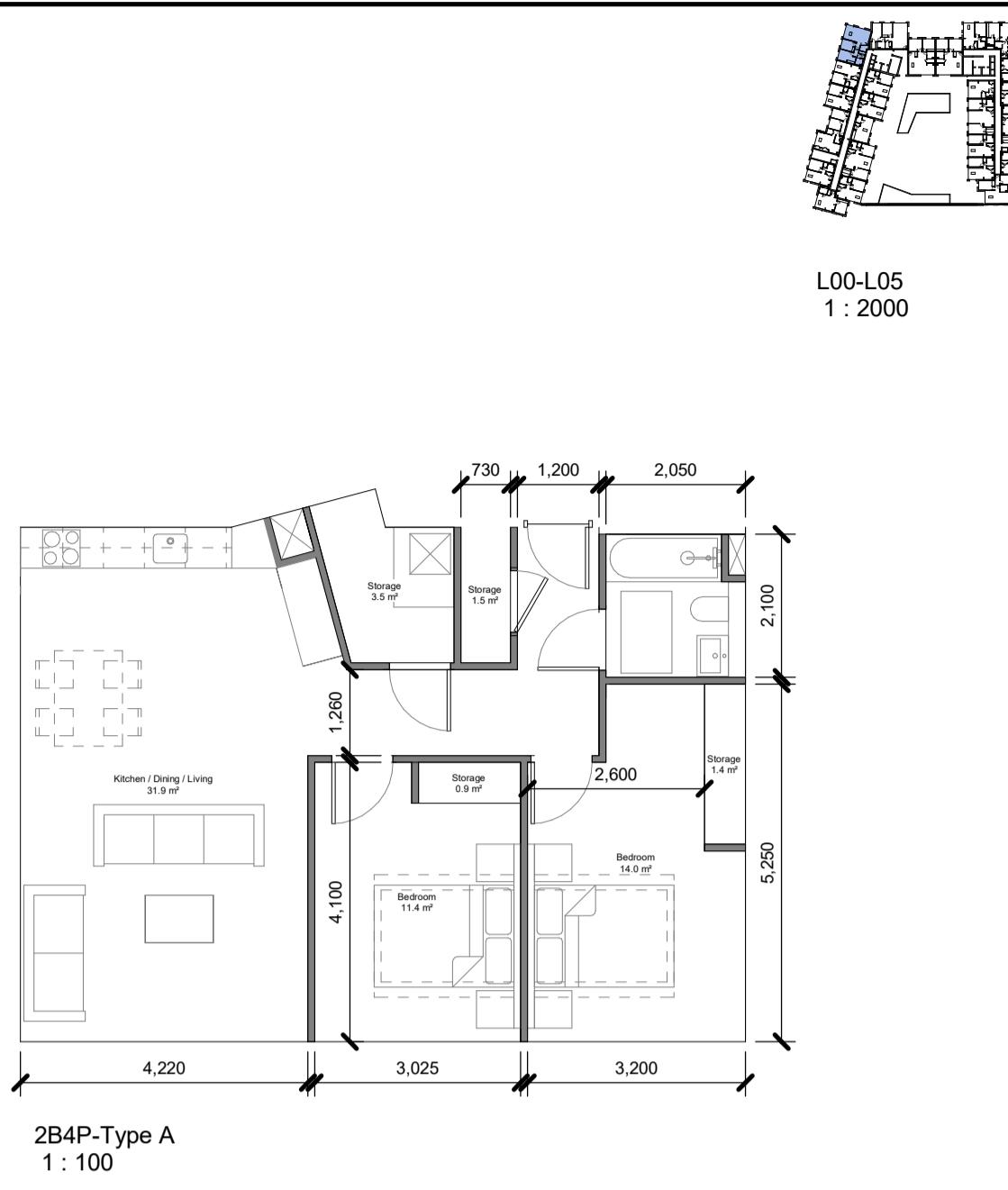
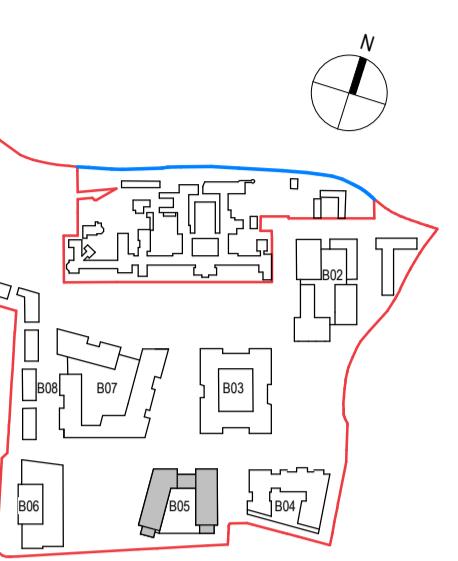
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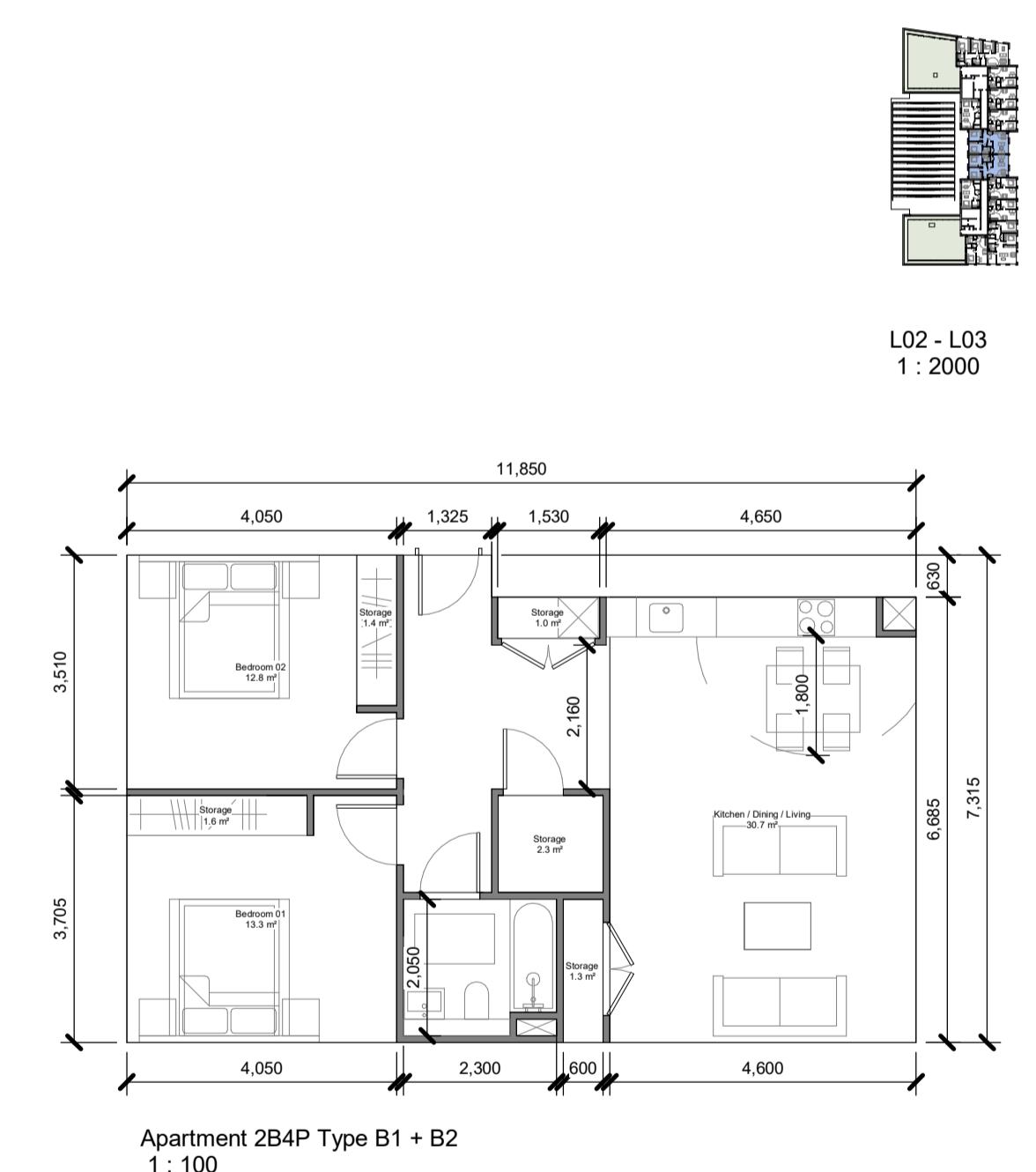
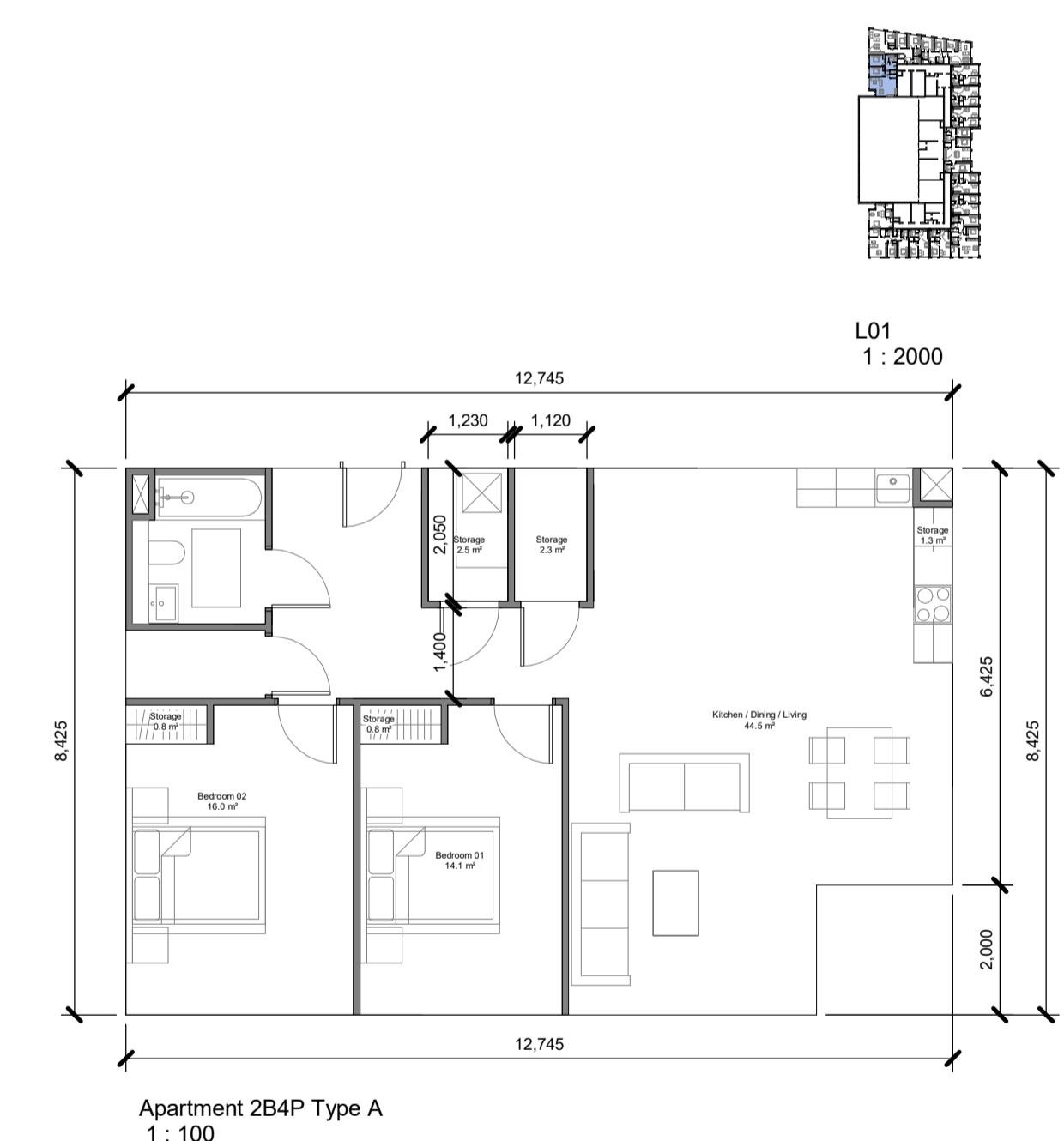
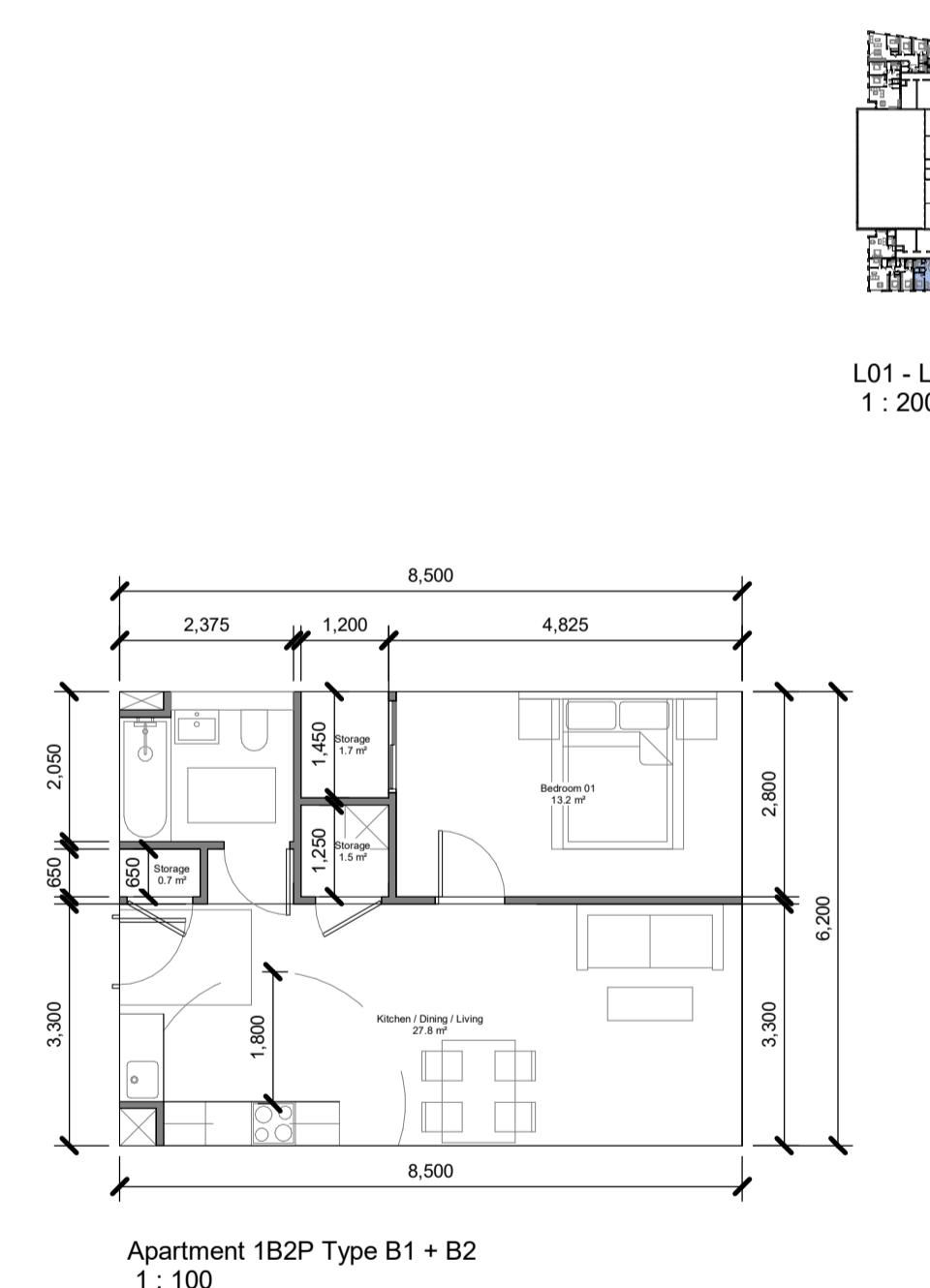
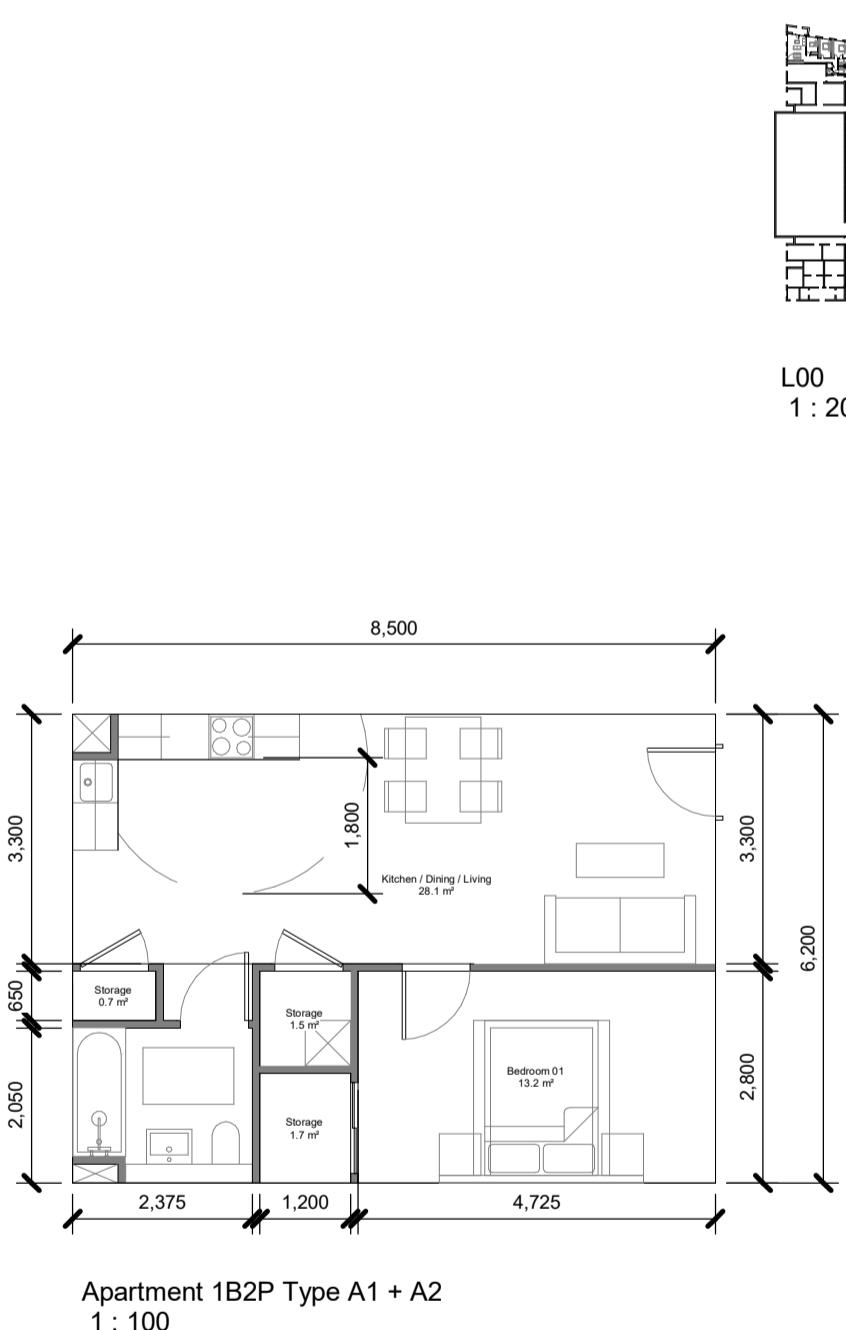
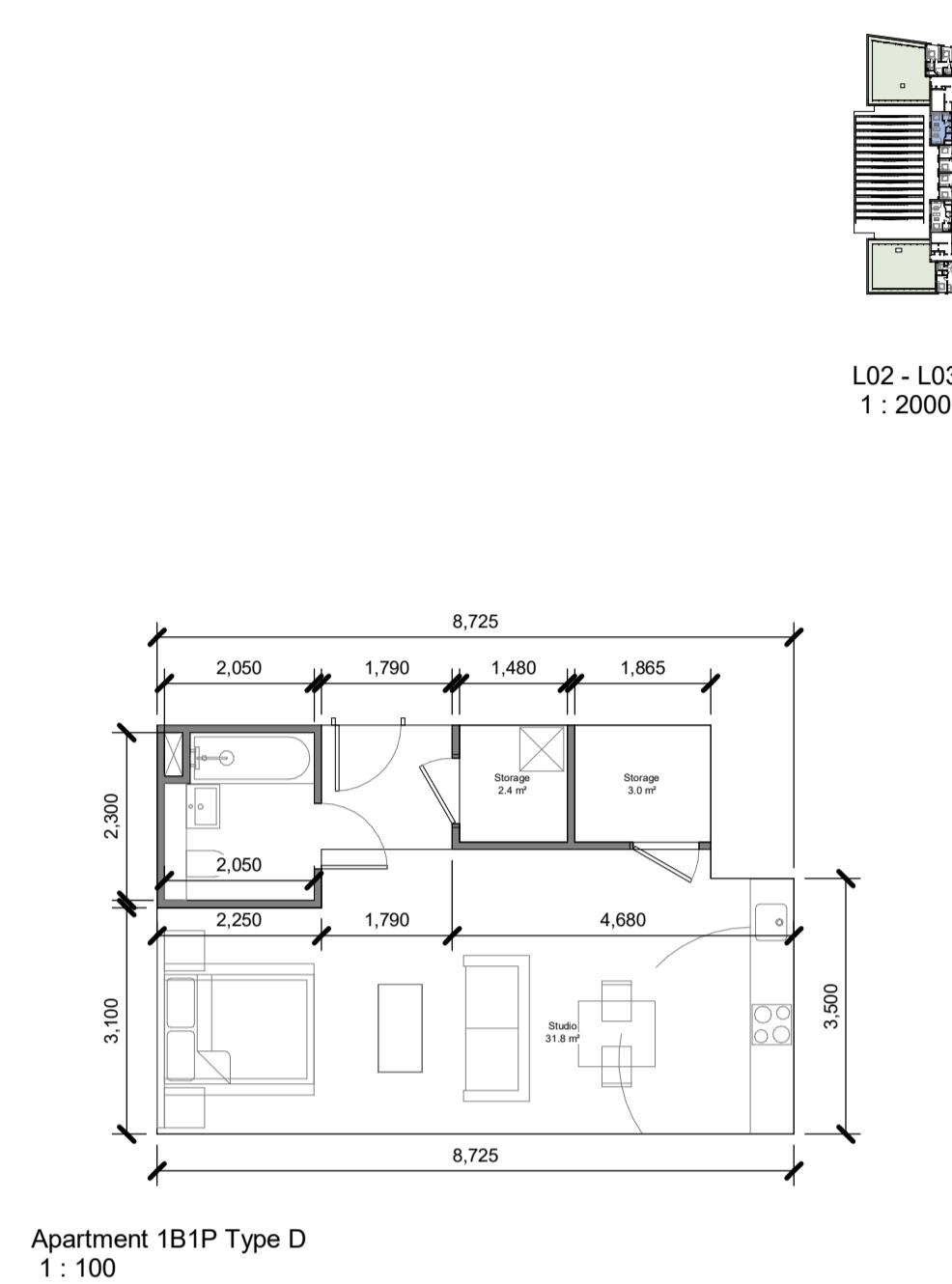
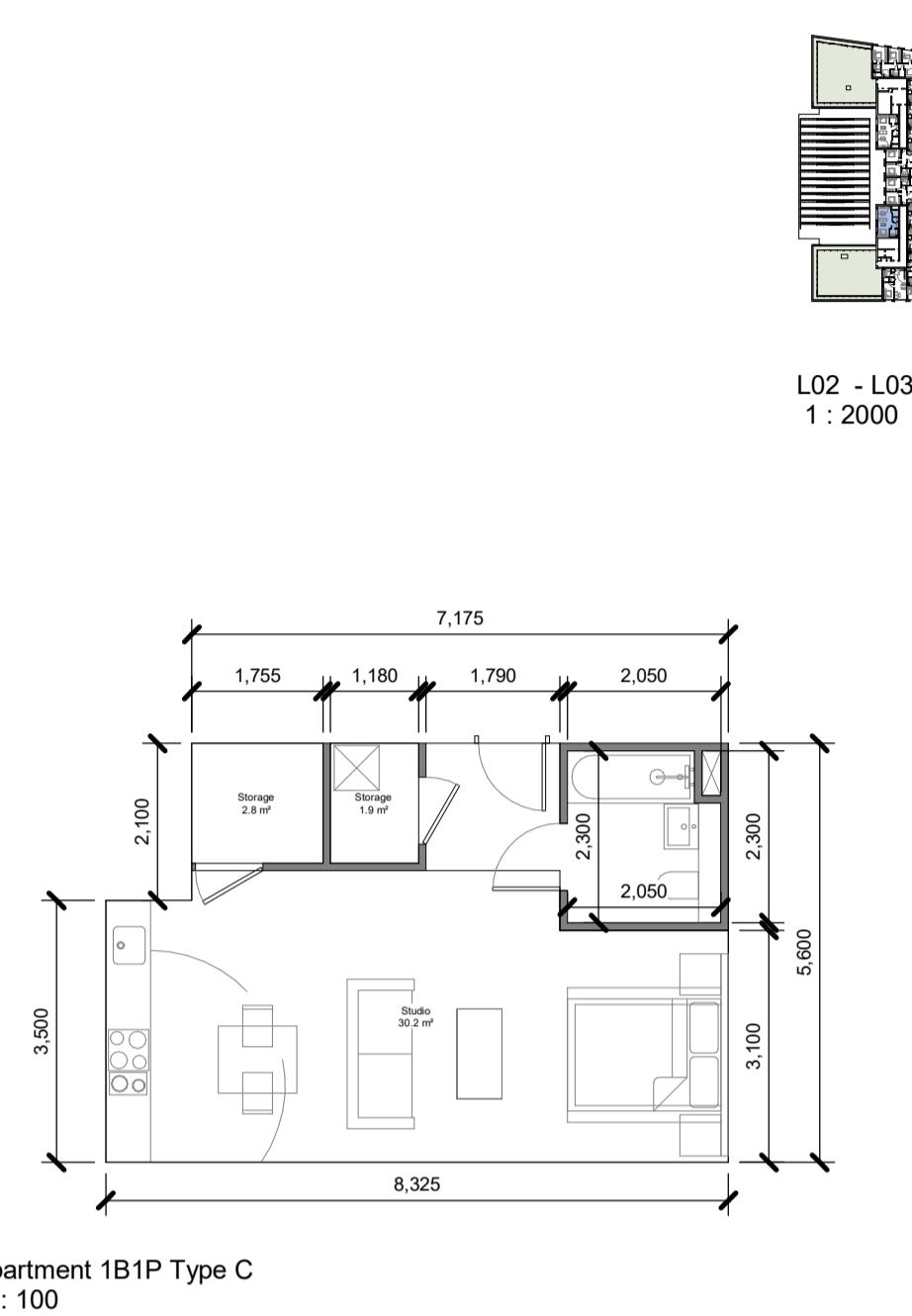
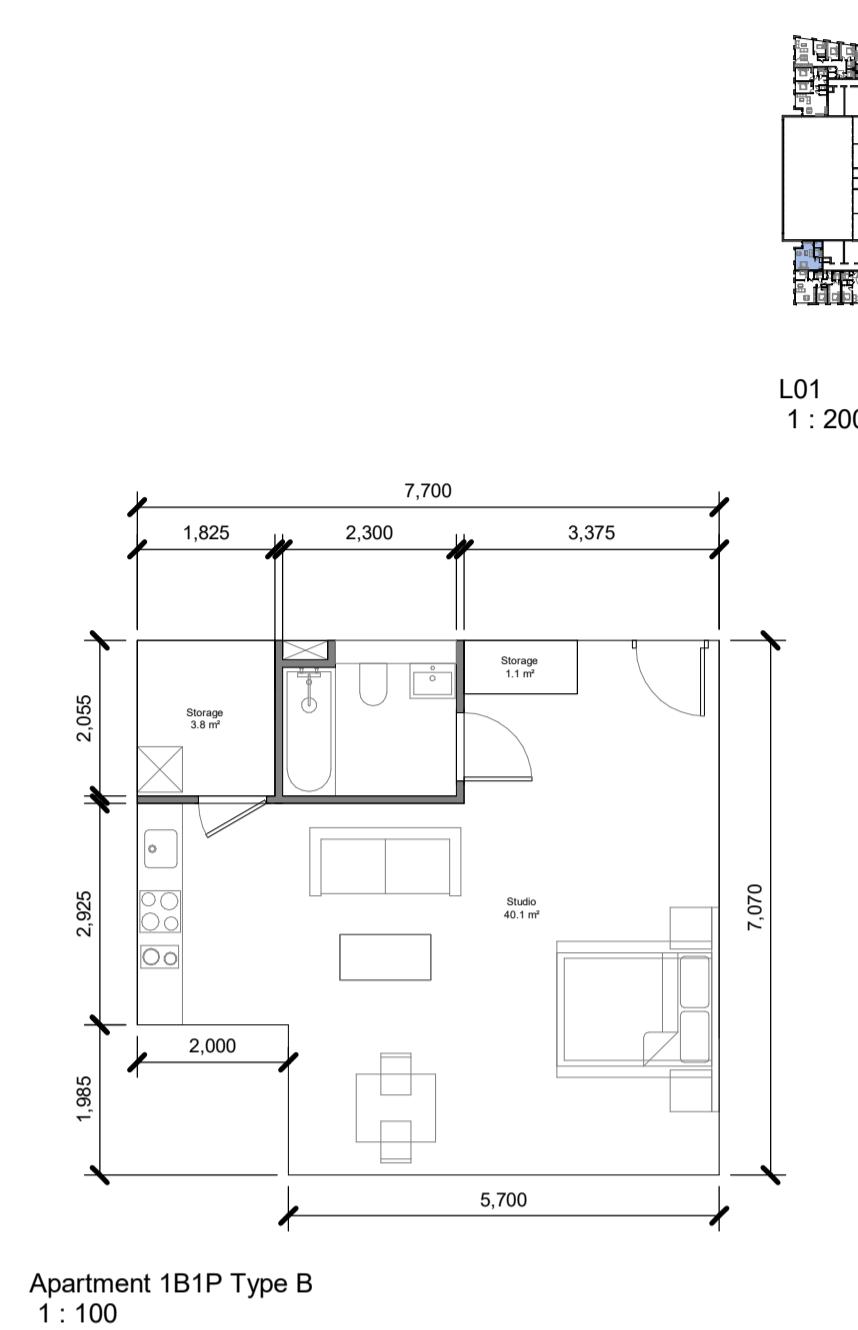
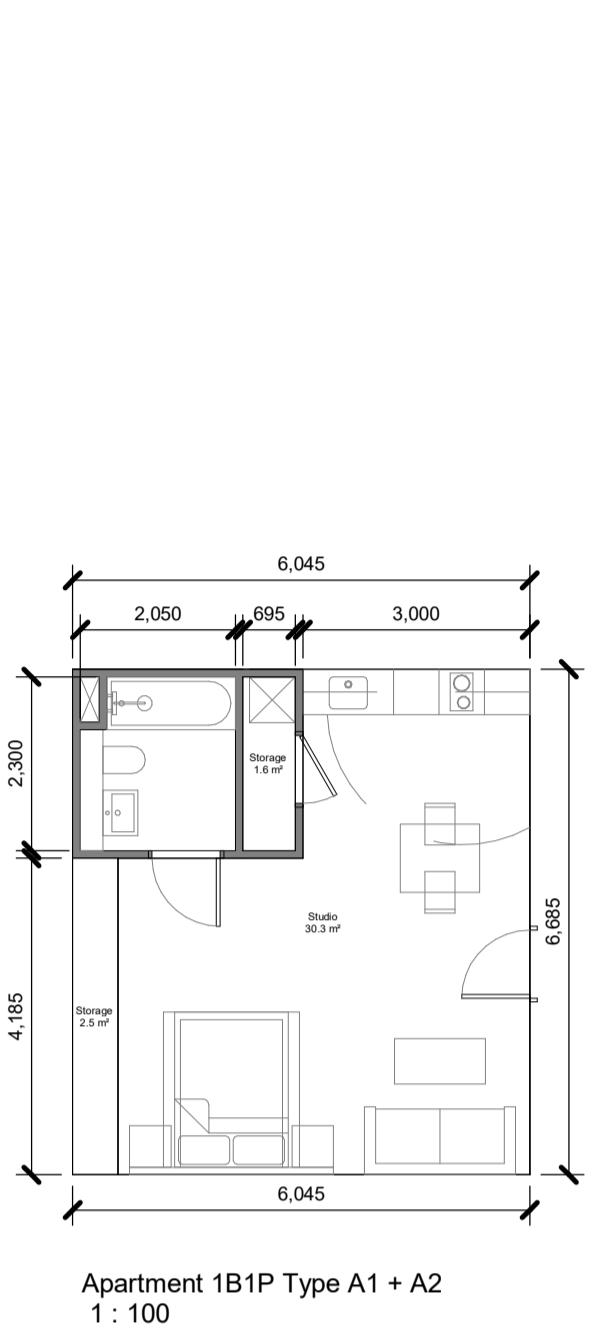
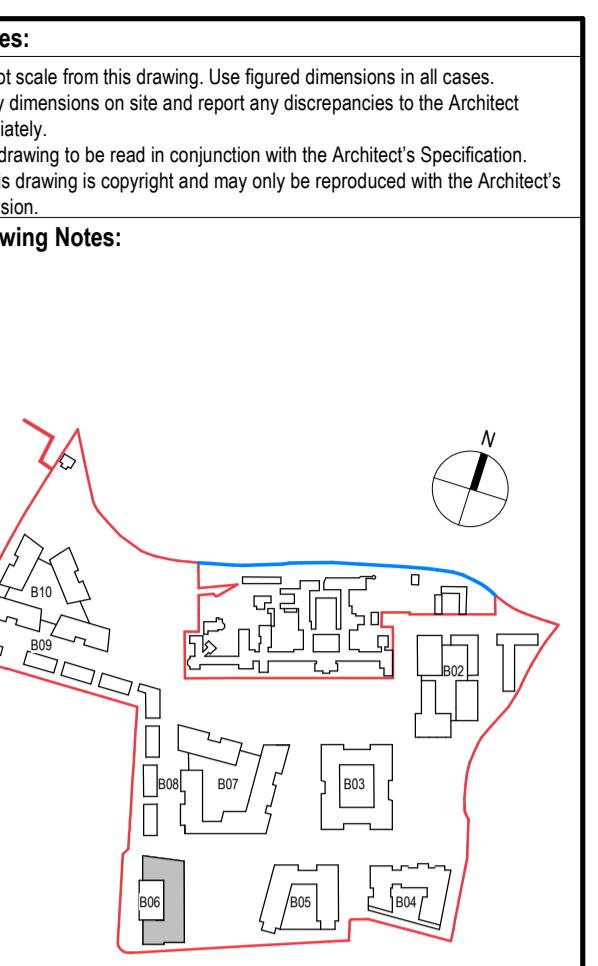
P03.08	23/03/22	NM	SHD Planning Application
Rev.	Date	Drawn	Details of Issue / Revision
Issues & Revisions			
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<small>Client Details: Land Development Agency</small>			
<small>Project Details: Dundrum Central Development Dundrum Road Dublin 14</small>			
<small>Drawing Title: Block 05, Typologies 01</small>			
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Issue Date:	Drawn By:	Reviewed By:	
23/03/22	T. Bergin	D. McDowell	
Status	Purpose of Issue		
S3	SHD Planning Application		
<small>Project-Originator-Zone-Level-Type-Role-Classification-Number</small>			
<small>Revision</small>			
<small>DDC-RAU-02-B05_ZZ-DR-A-1520</small>			
<small>P03.08</small>			

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<small>Client Details: Land Development Agency</small>			
<small>Project Details: Dundrum Central Development Dundrum Road Dublin 14</small>			
<small>Drawing Title: Block 05, Typologies 02</small>			
Job No.	Sheet Size:	Scale @A1:	
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Issue Date:	Drawn By:	Reviewed By:	
23/03/22	T. Bergin	D. McDowell	
Status	Purpose of Issue		
S3	SHD Planning Application		
Project-Originator-Zone-Level-Type-Role-Classification-Number			
CDR-RAU-02-B05_ZZ-DR-A-1521			
P03.08			



P03.08 23/03/22 NM SHD Planning Application
Rev. Date Drawn Details of Issue / Revision
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Client Details:
Land Development Agency

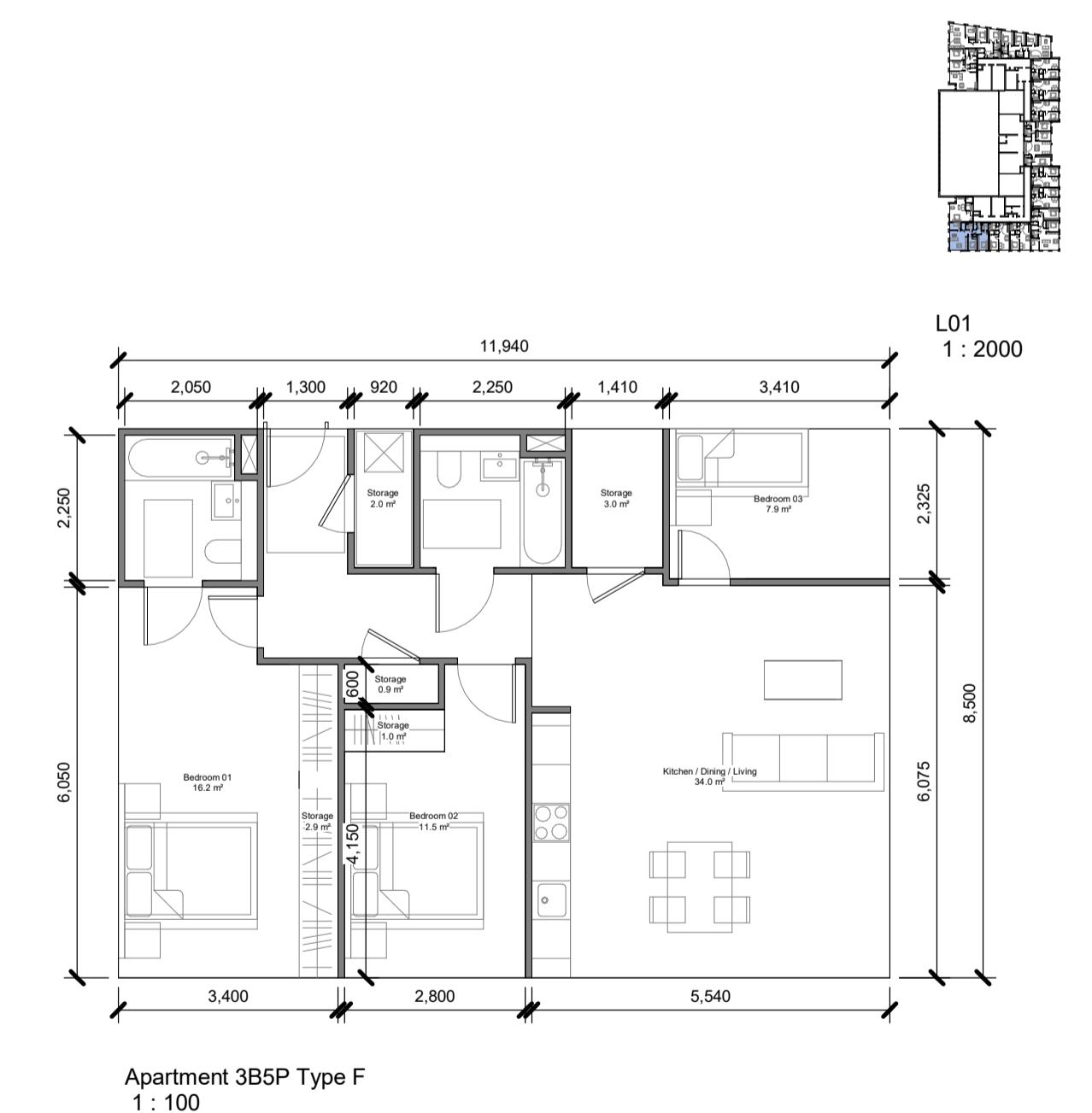
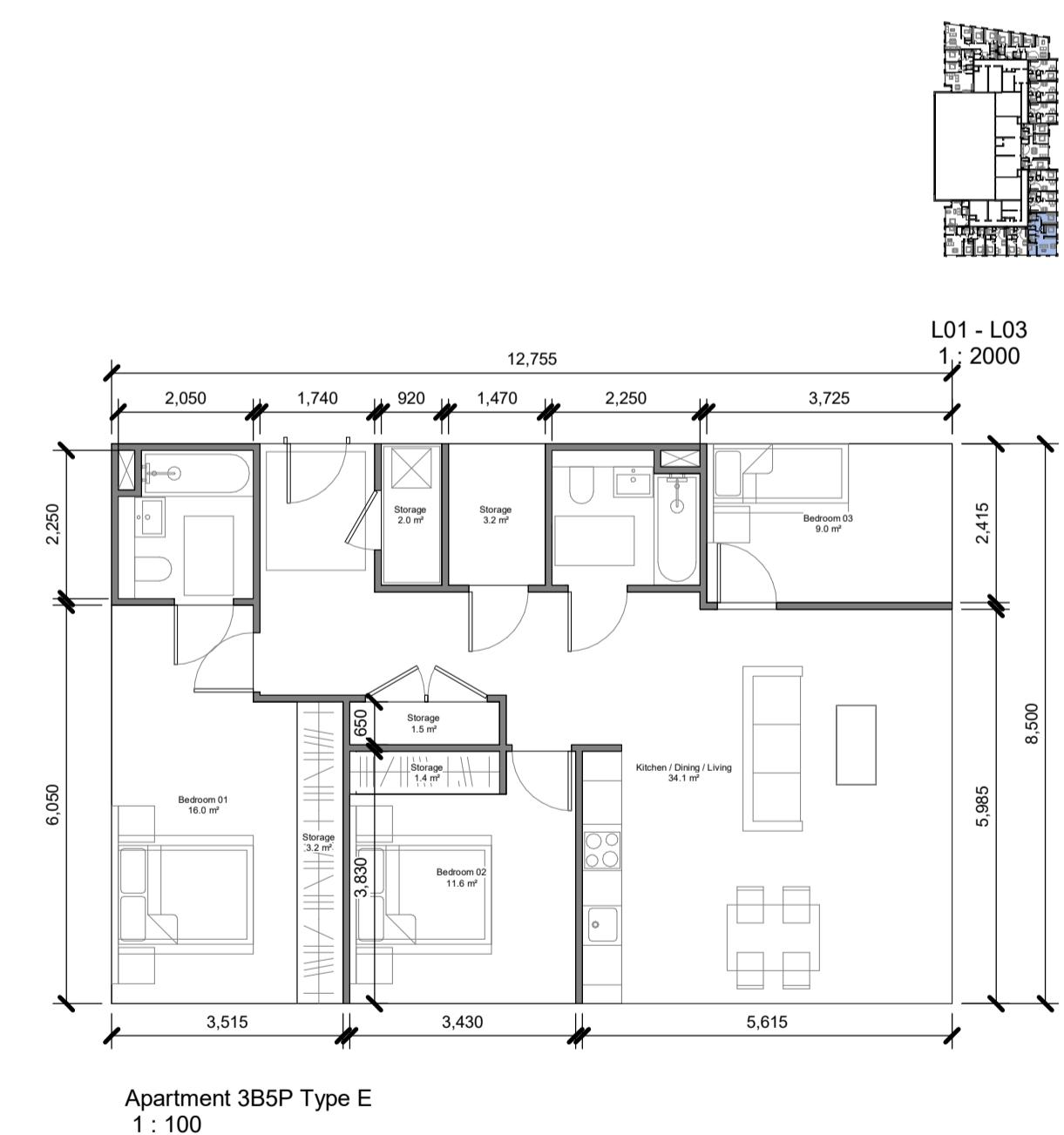
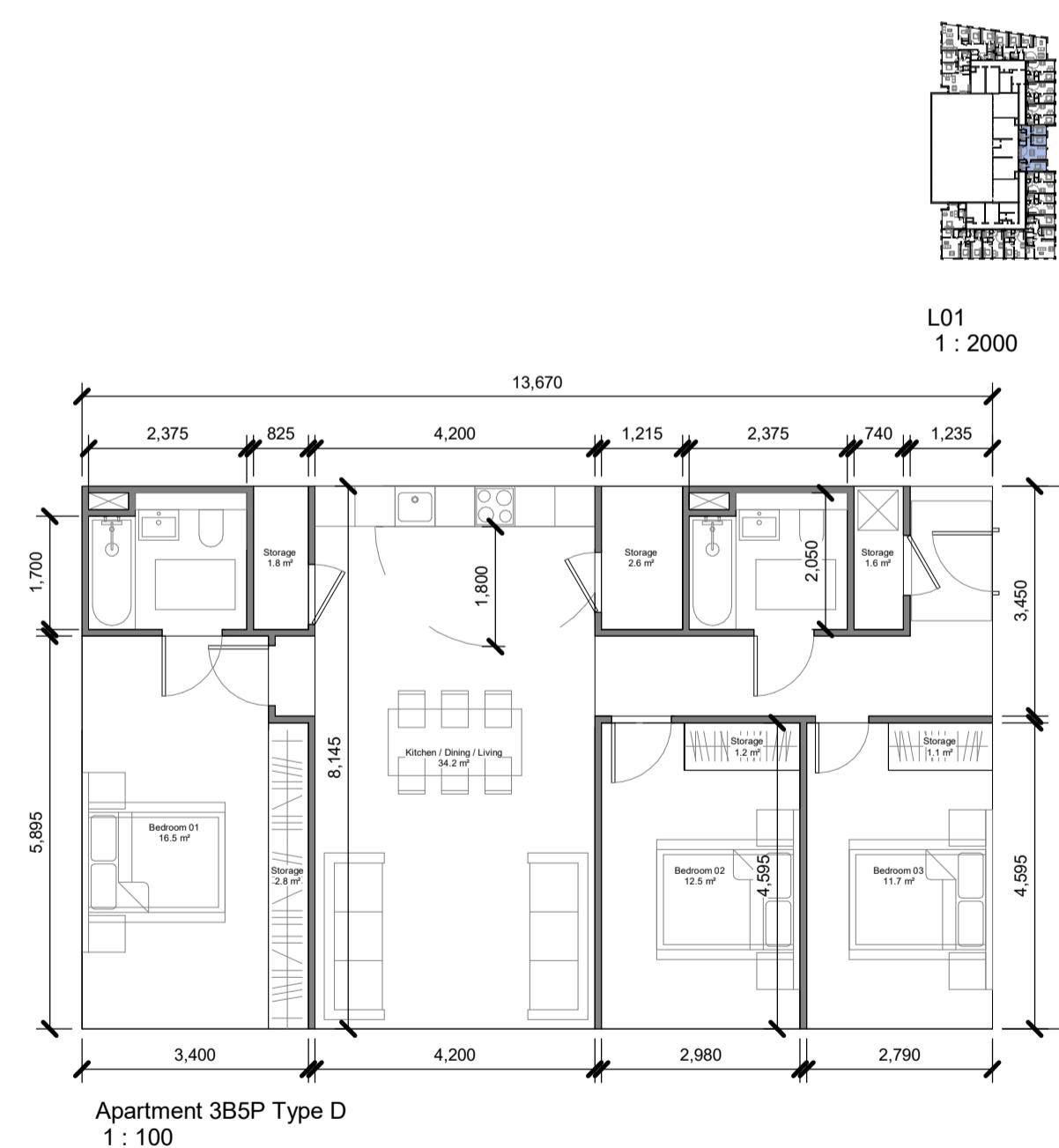
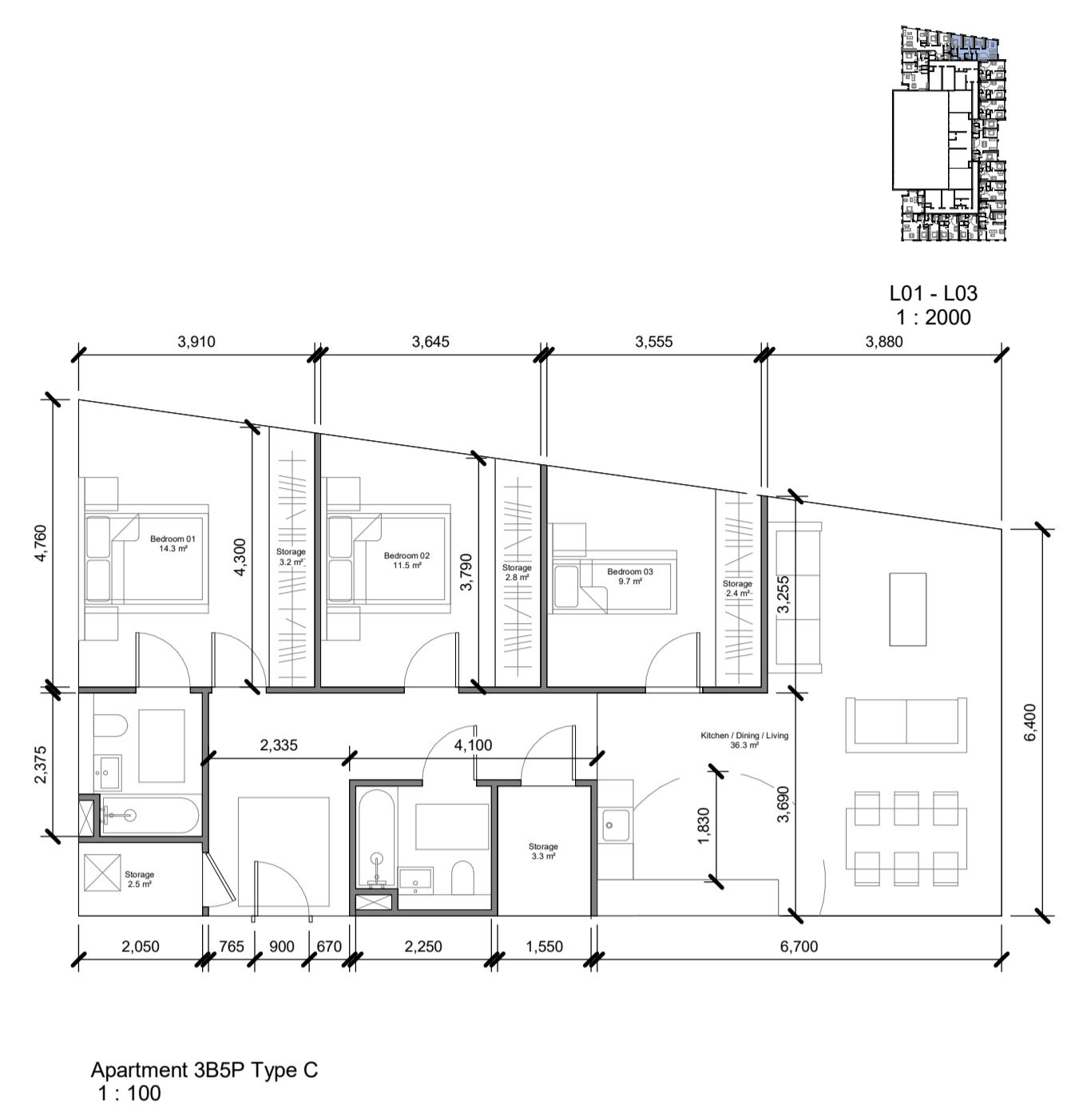
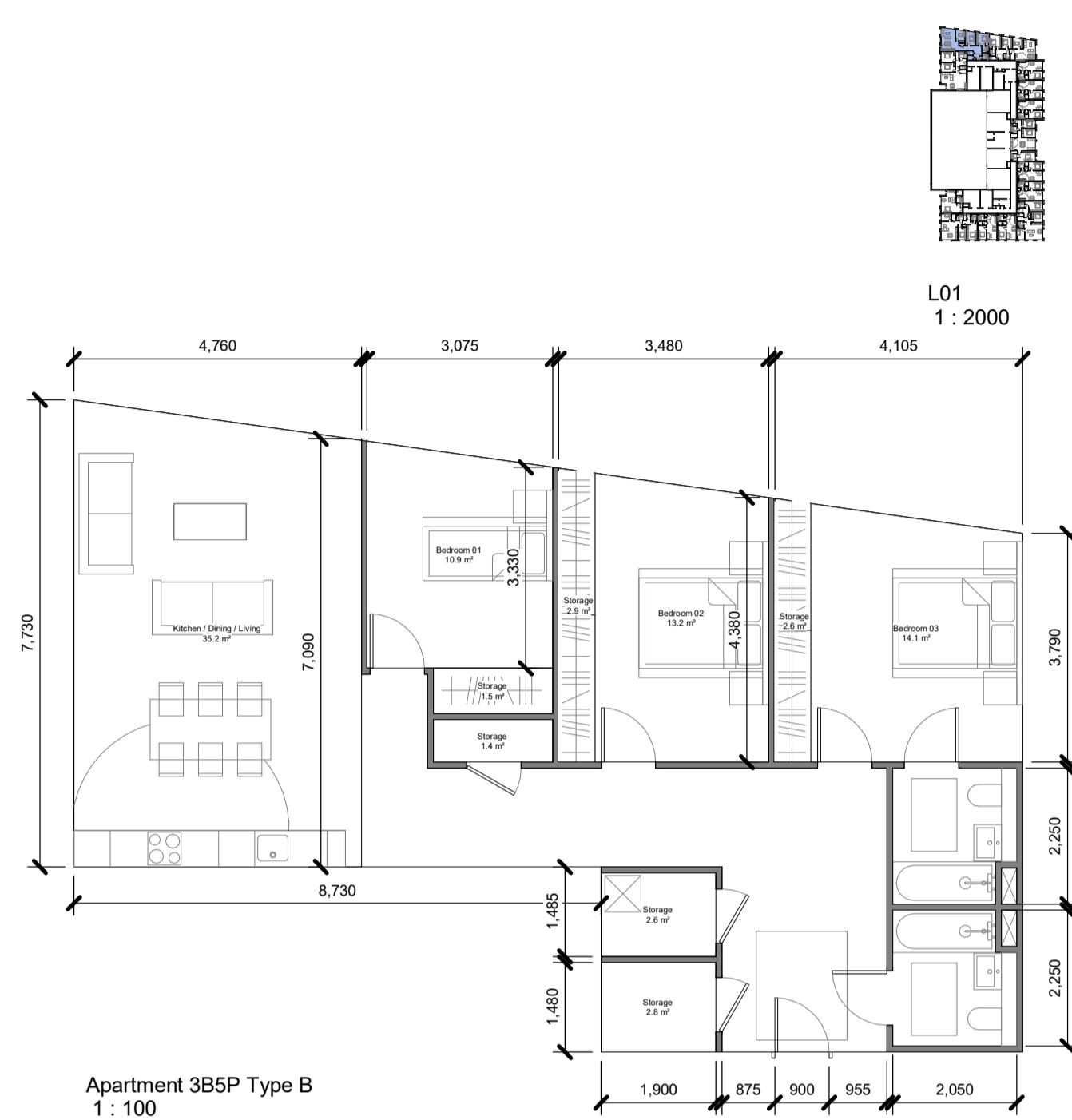
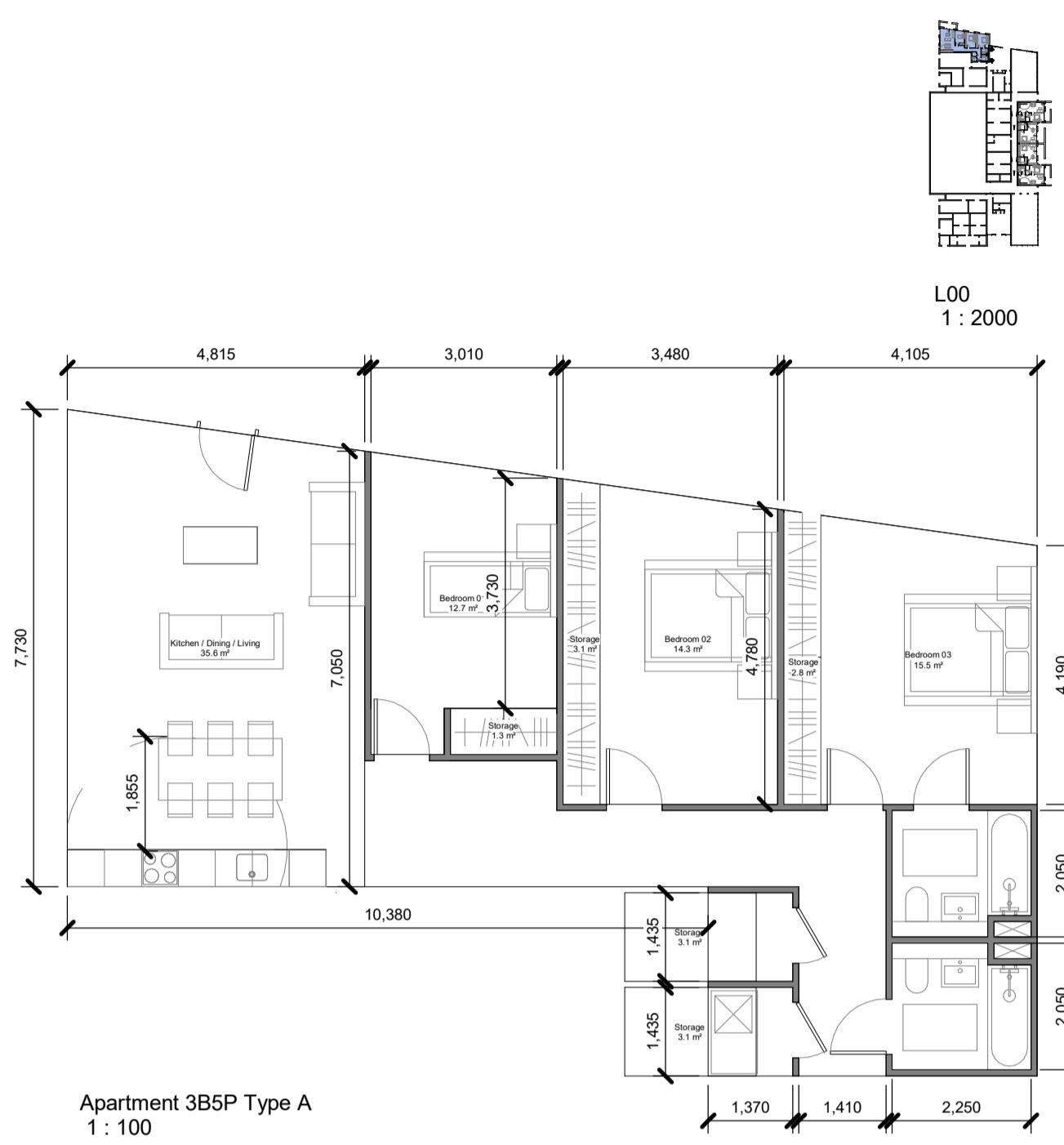
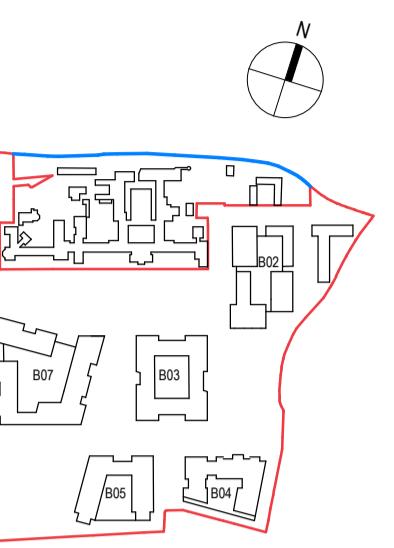
Project Details:
Dundrum Central Development
Dundrum Road
Dublin 14

Drawing Title:
Block 06, Typologies 01

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23/03/22	T. Bergin	D. McDowell
Status	Purpose of Issue	SHD Planning Application
S3		
Project-Originator-Zone-Level-Type-Role-Classification-Number		Revision
DDC-RAU-02-B06_ZZ-DR-A-1620		P03.08

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Client Details:
Land Development Agency

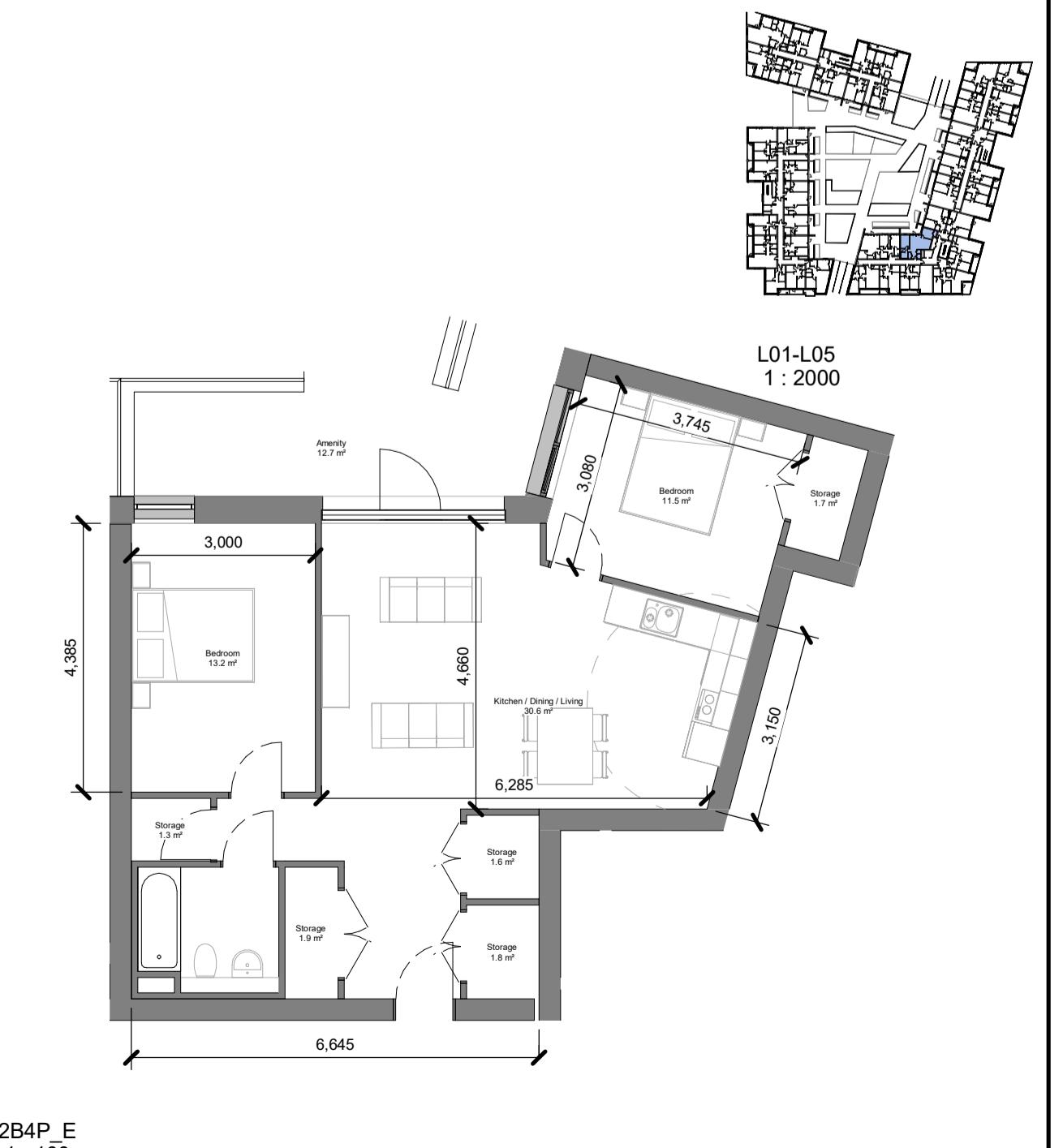
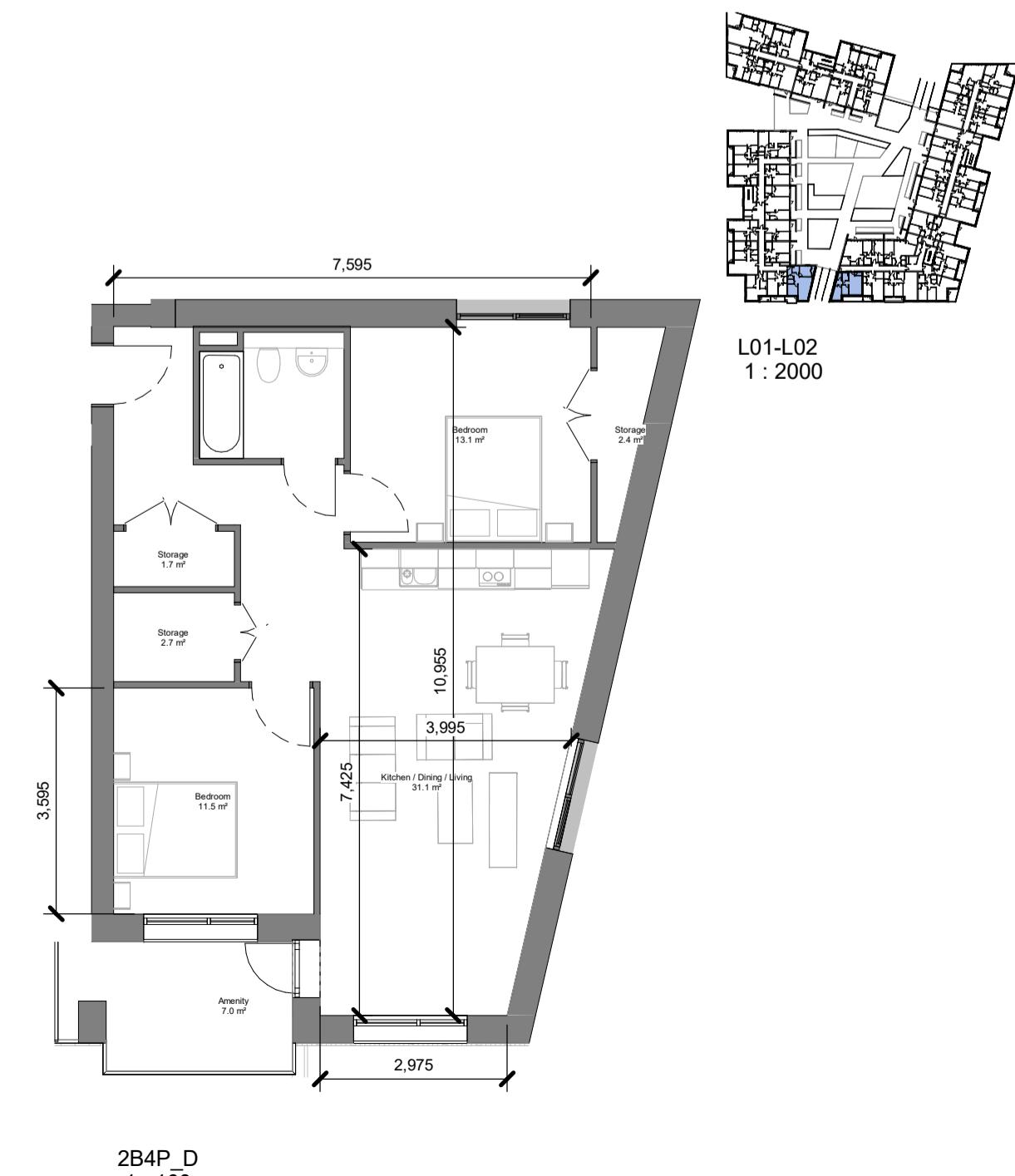
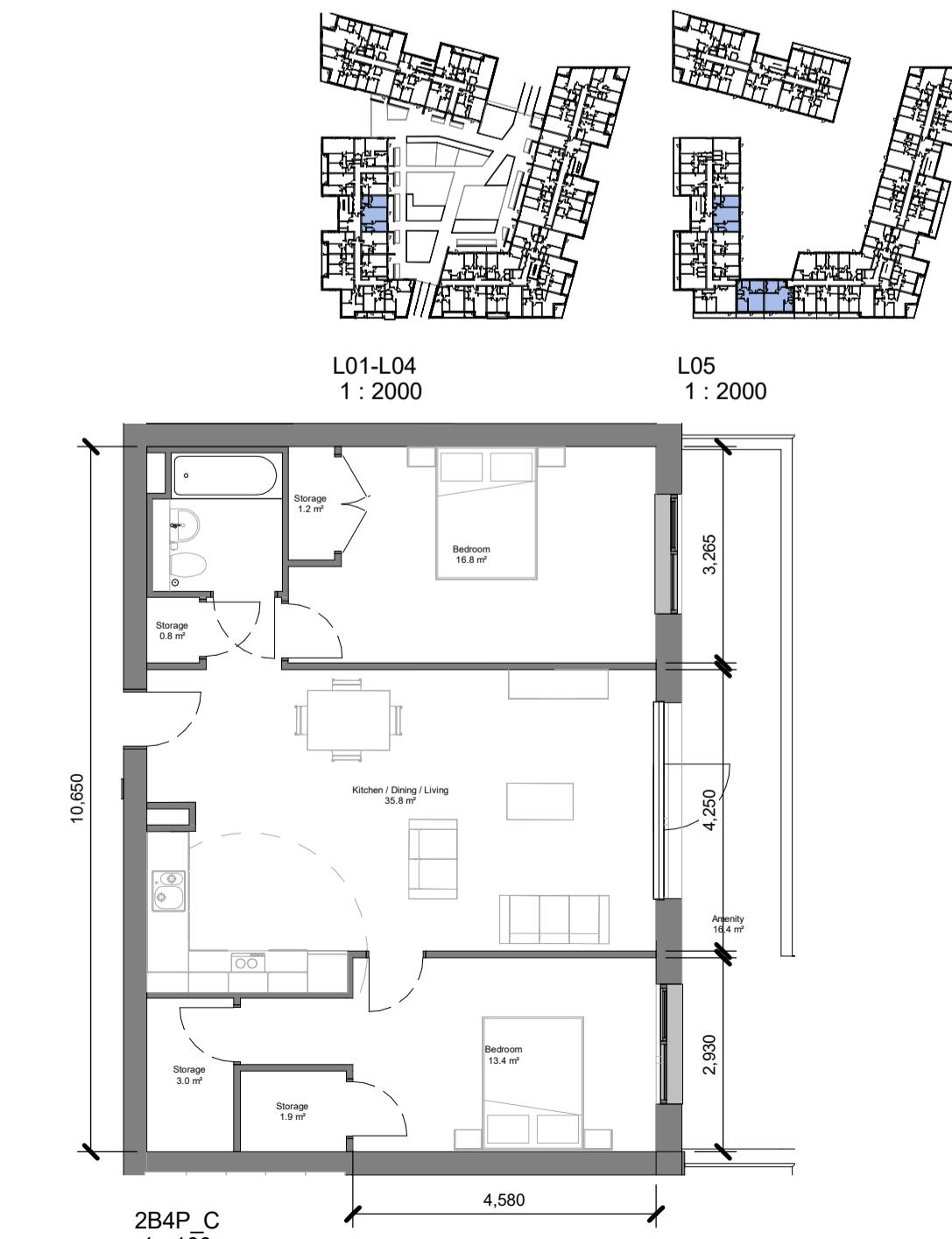
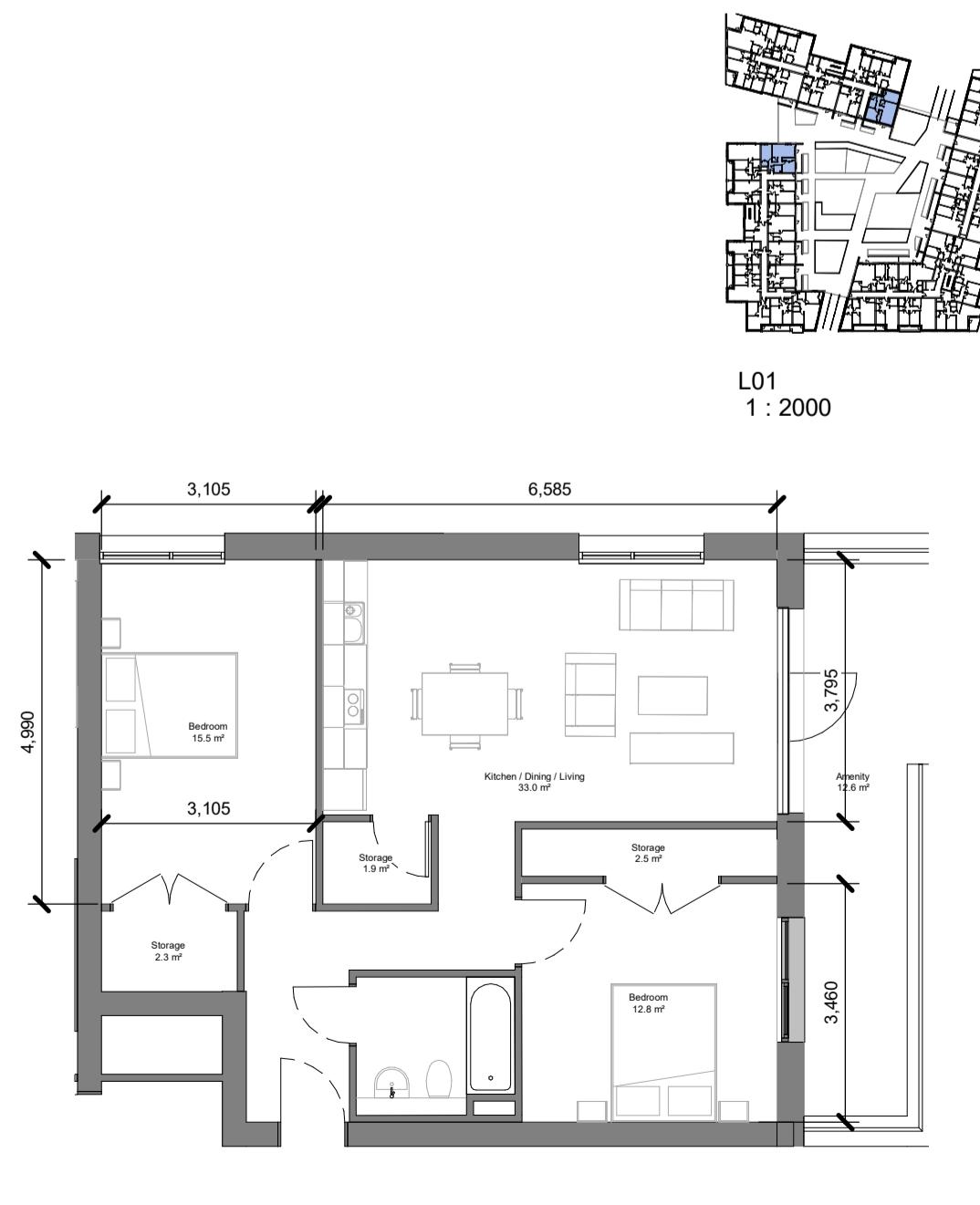
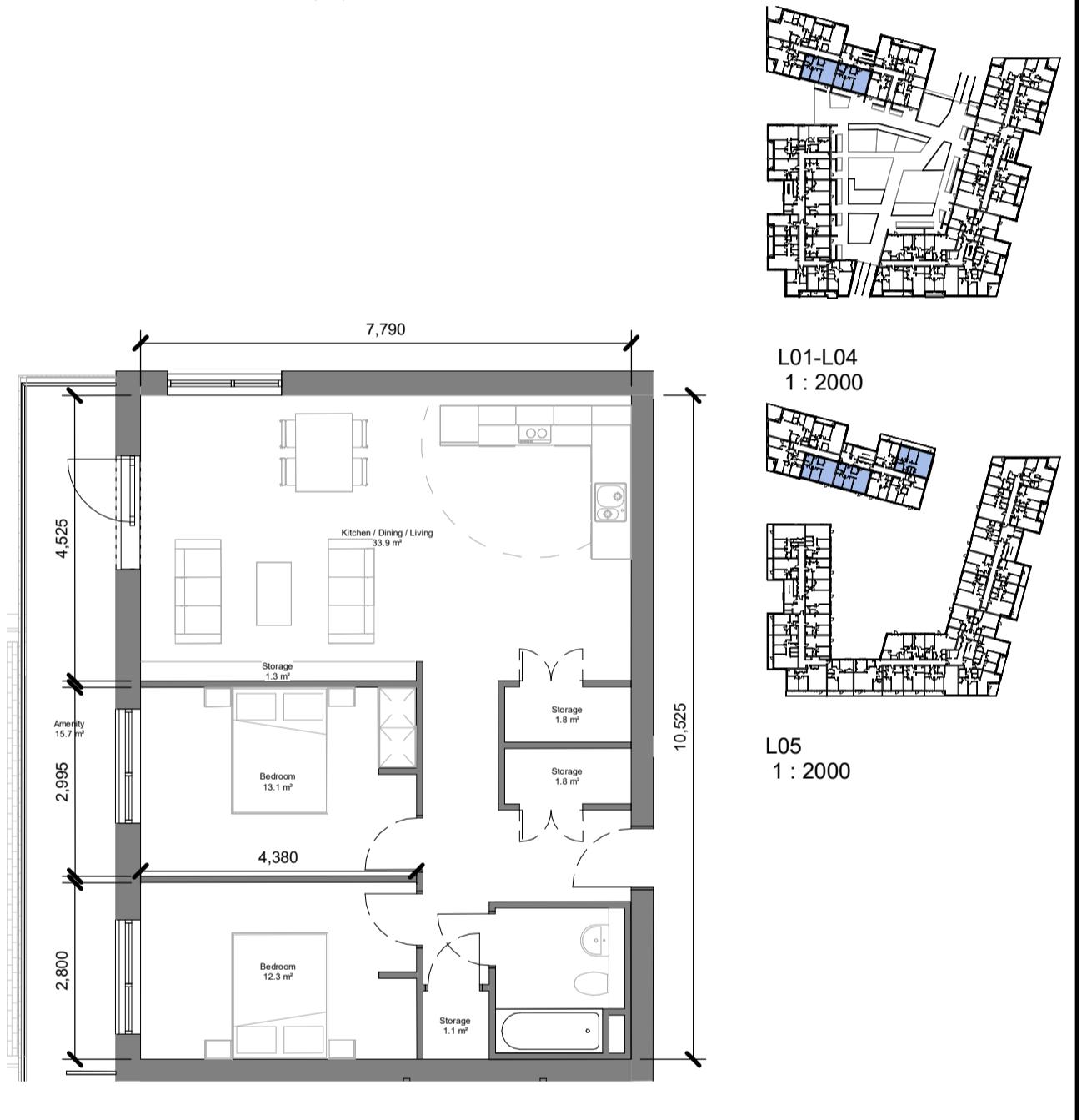
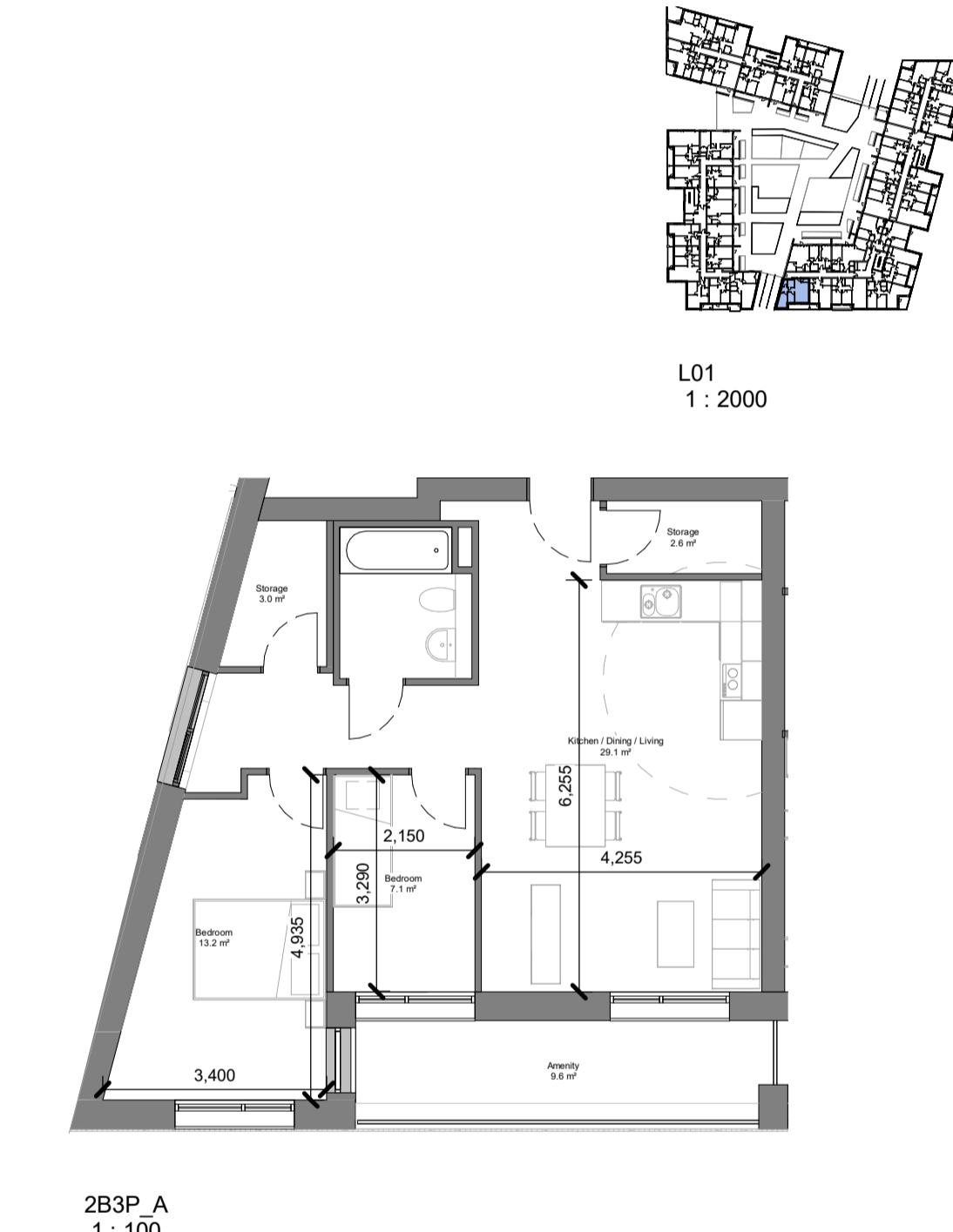
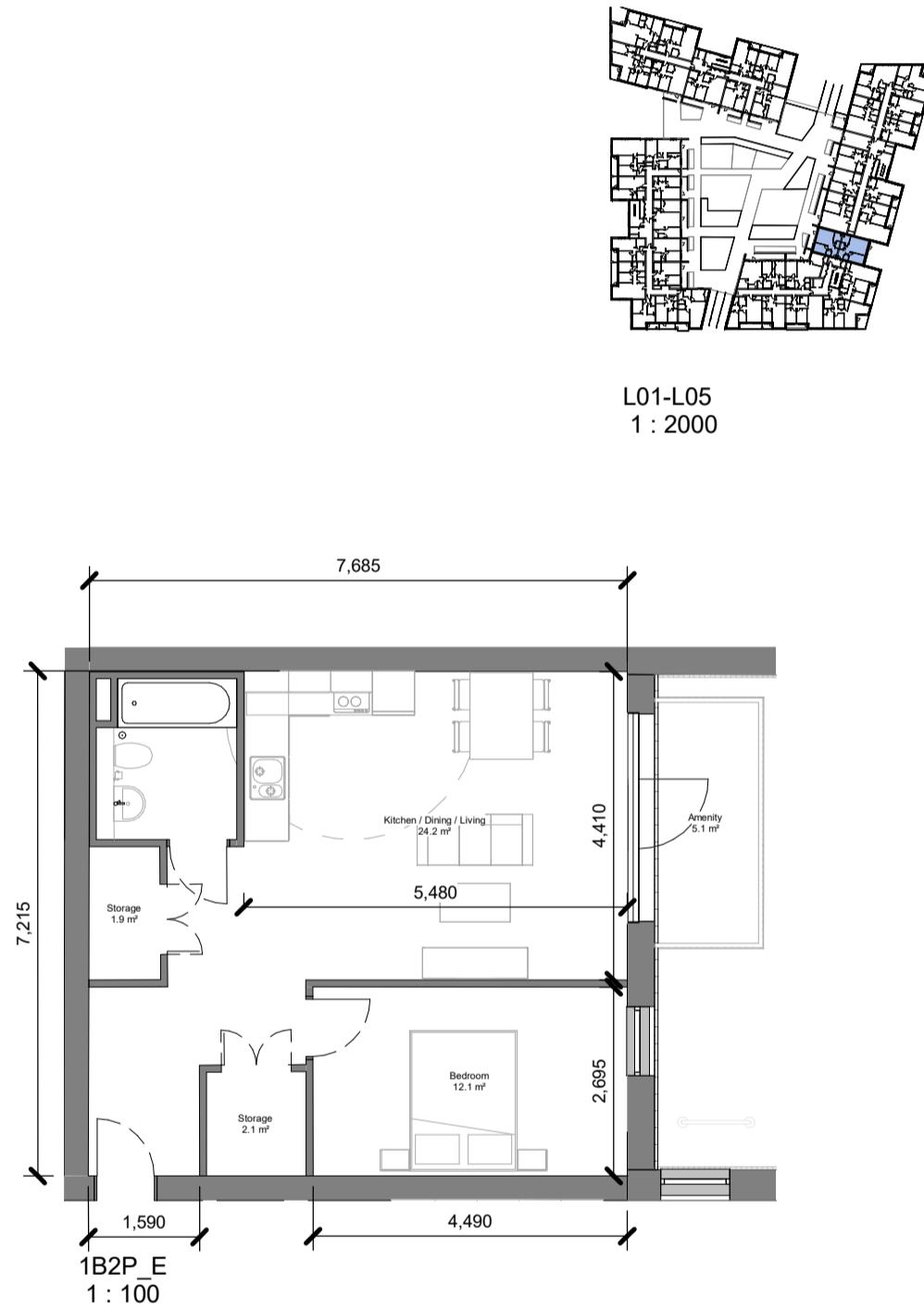
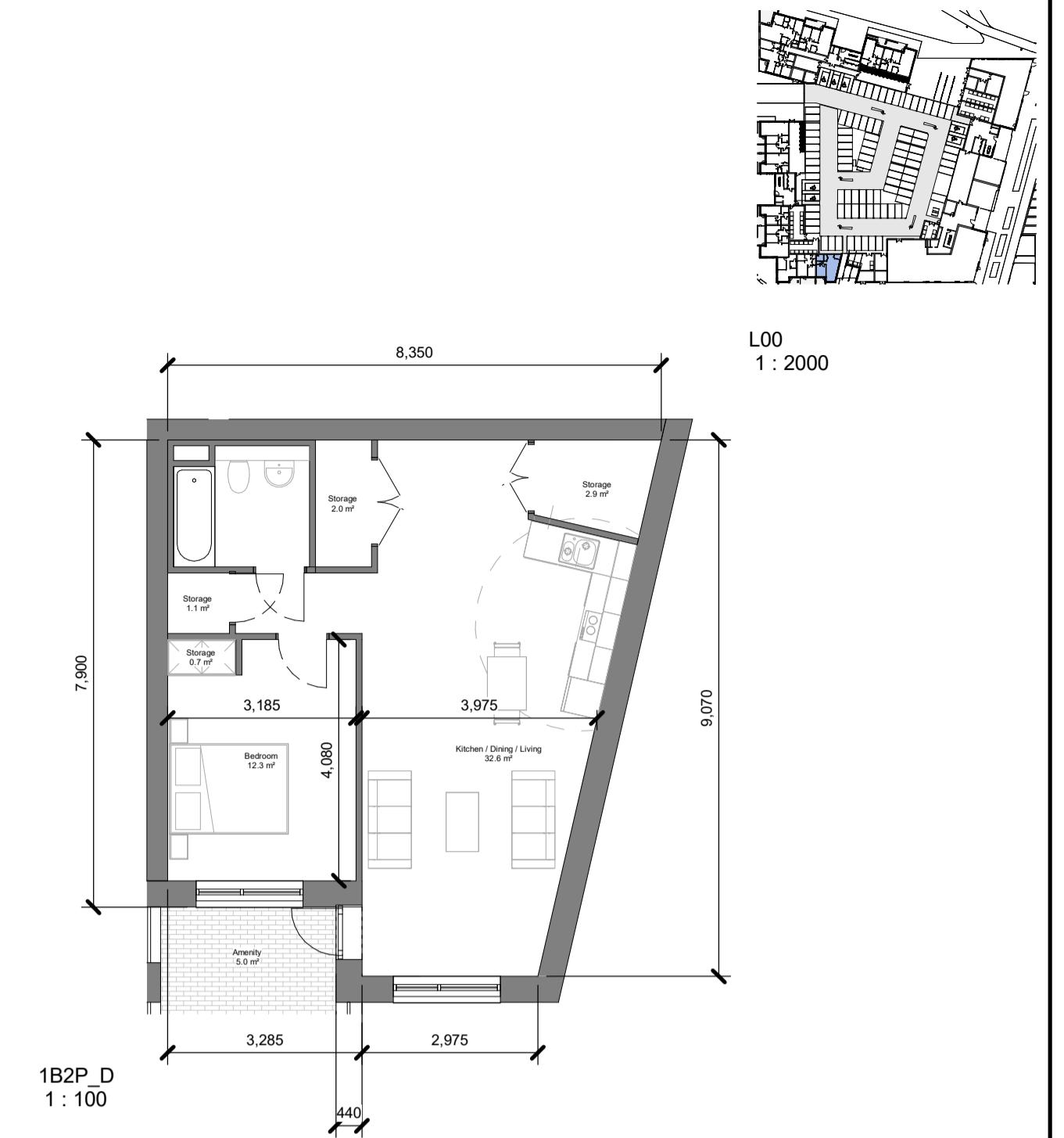
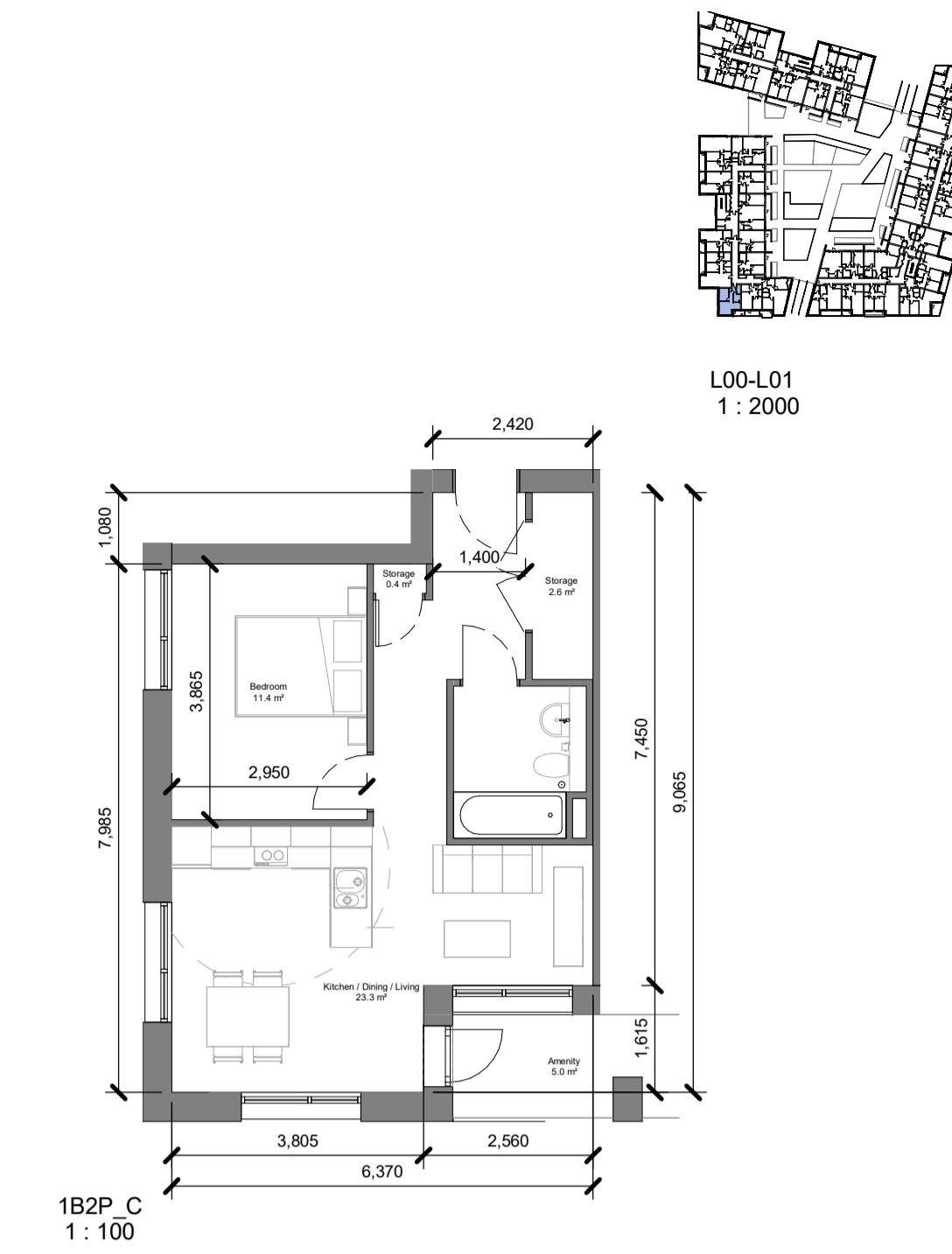
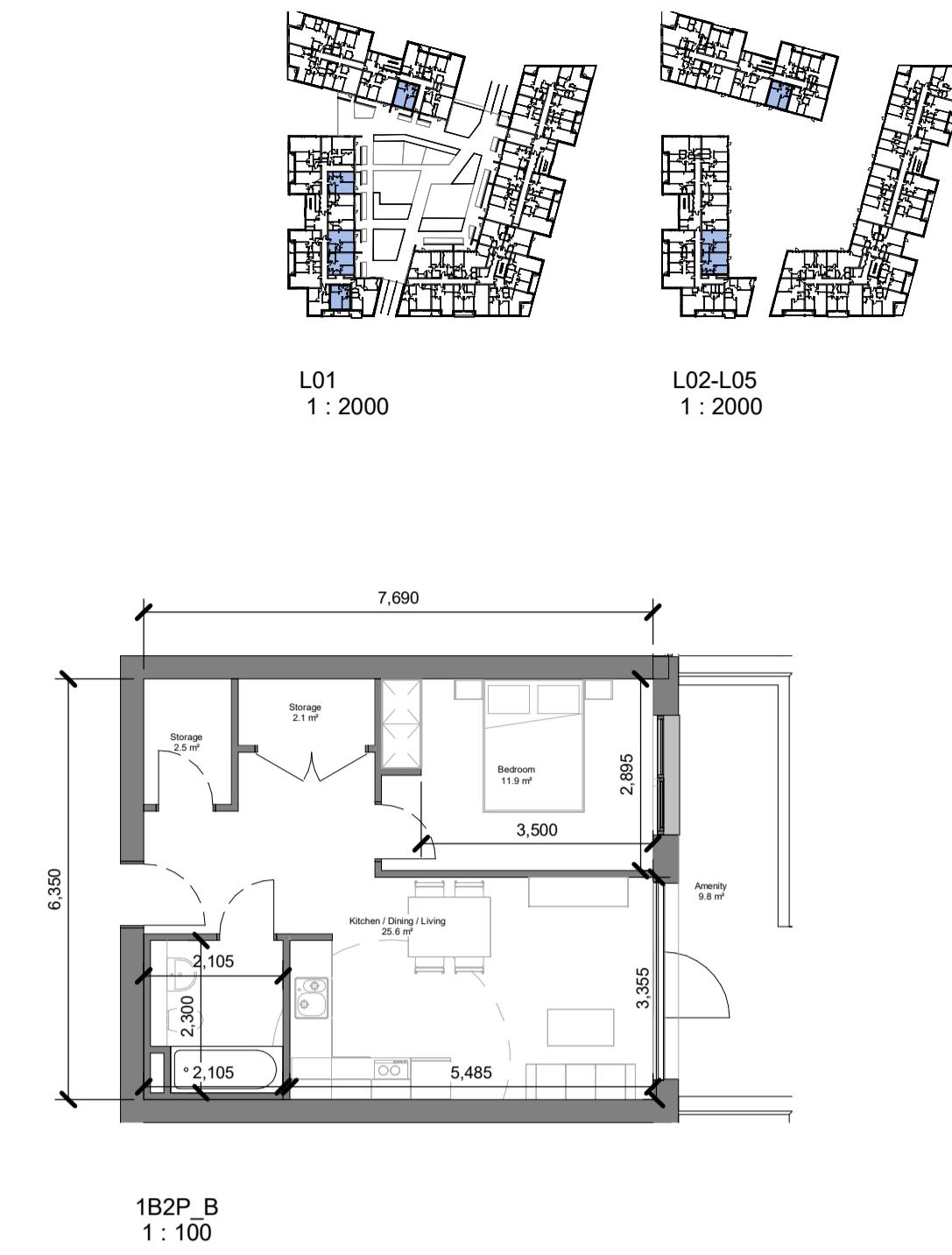
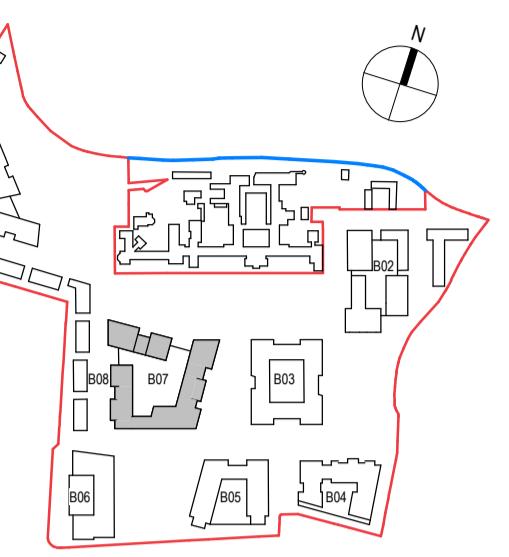
Project Details:
Dundrum Central Development
Dundrum Road
Dublin 14

Drawing Title:
Block 06, Typologies 02

Job No.	Sheet Size:	Scale @A1:
P19-233D	A1_Landscape	As indicated
Issue Date:	Drawn By:	Reviewed By:
23/03/22	T. Bergin	D. McDowell
Status	Purpose of Issue	SHD Planning Application
S3		
Project-Originator-Zone-Level-Type-Role-Classification-Number		Revision
DDC-RAU-02-B06_ZZ-DR-A-1621		P03.08

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Drawing Notes:



P03.08 23/03/22 MMG SHD Planning Application
Rev. Date Dwn Details of Issue / Revision
Issues & Revisions

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Client Details:
Land Development Agency

Project Details:
**Dundrum Central Development
Dundrum Road
Dublin 14**

Drawing Title:
Block 07, Typologies 01

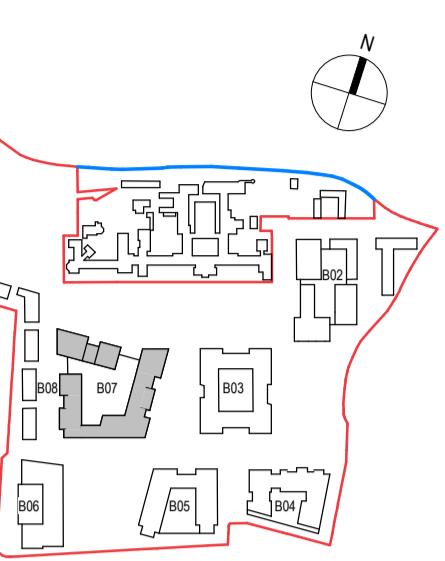
Job No.: P19-233D Sheet Size: A1_Landscape Scale @A1: As indicated
Issue Date: 19/11/21 Drawn By: M. McGuire Reviewed By: L. Wynne
Status S3 Purpose of Issue SHD Planning Application
Project-Originator-Zone-Level-Type-Role-Classification-Number Revision
DDC-RAU-02-B07_ZZ-DR-A-1720 P03.08



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P03.08	23/03/22	MMG	SHD Planning Application
Rev.	Date	Drawn	Details of Issue / Revision
Issues & Revisions			

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Client Details:

Land Development Agency

Project Details:
Dundrum Central Development
Dundrum Road
Dublin 14

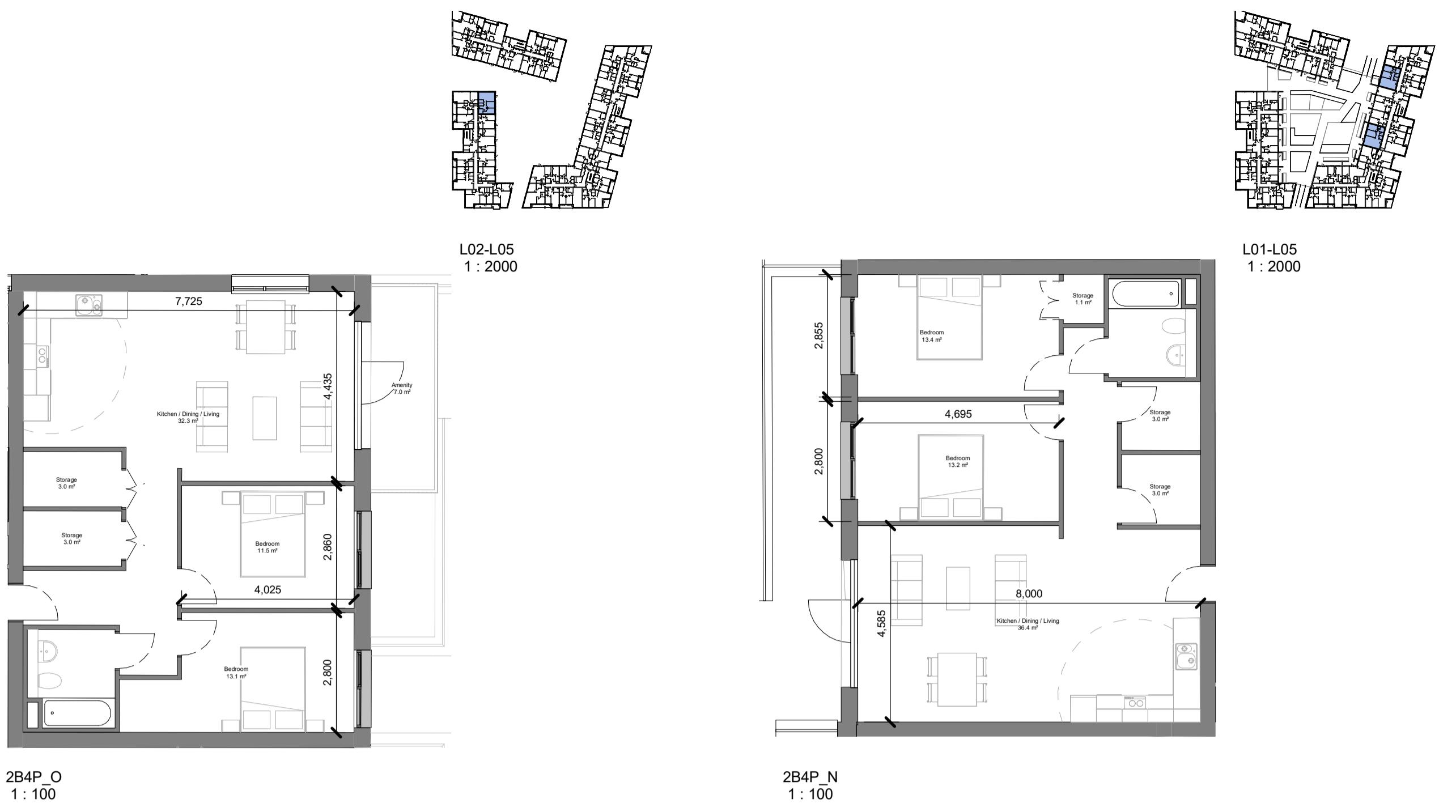
Drawing Title:

Block 07, Typologies 02

Job No.	Sheet Size:	Scale @ A1:
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Issue Date:	Drawn By:	Reviewed By:
01/05/22	M. McGuire	L. Wynne

Status Purpose of Issue
S3 SHD Planning Application

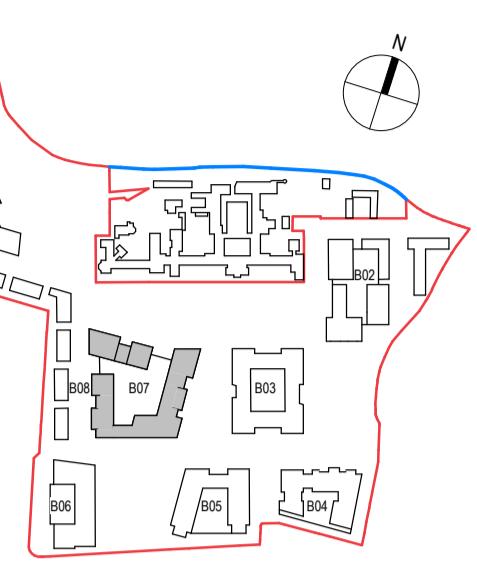
Project-Originator-Zone-Level-Type-Role-Classification-Number Revision
CCD-RAU-02-B07_ZZ-DR-A-1721 P03.08



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P03.08	23/03/22	MMG	SHD Planning Application
Rev.	Date	Drawn	Details of Issue / Revision

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Client Details:
Land Development Agency

Project Details:
Dundrum Central Development
Dundrum Road
Dublin 14

Drawing Title:
Block 07, Typologies 03

Job No.	Sheet Size:	Scale @A1:
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Issue Date:	Drawn By:	Reviewed By:

14/03/22
M. McGuire
L. Wynne

Status Purpose of Issue

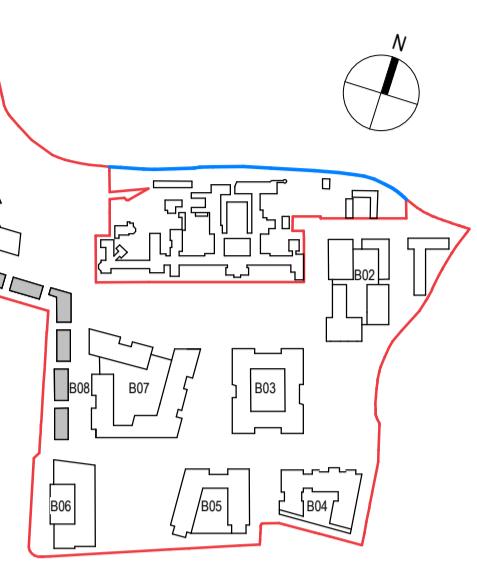
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Project-Originator-Zone-Level-Type-Role-Classification-Number Revision

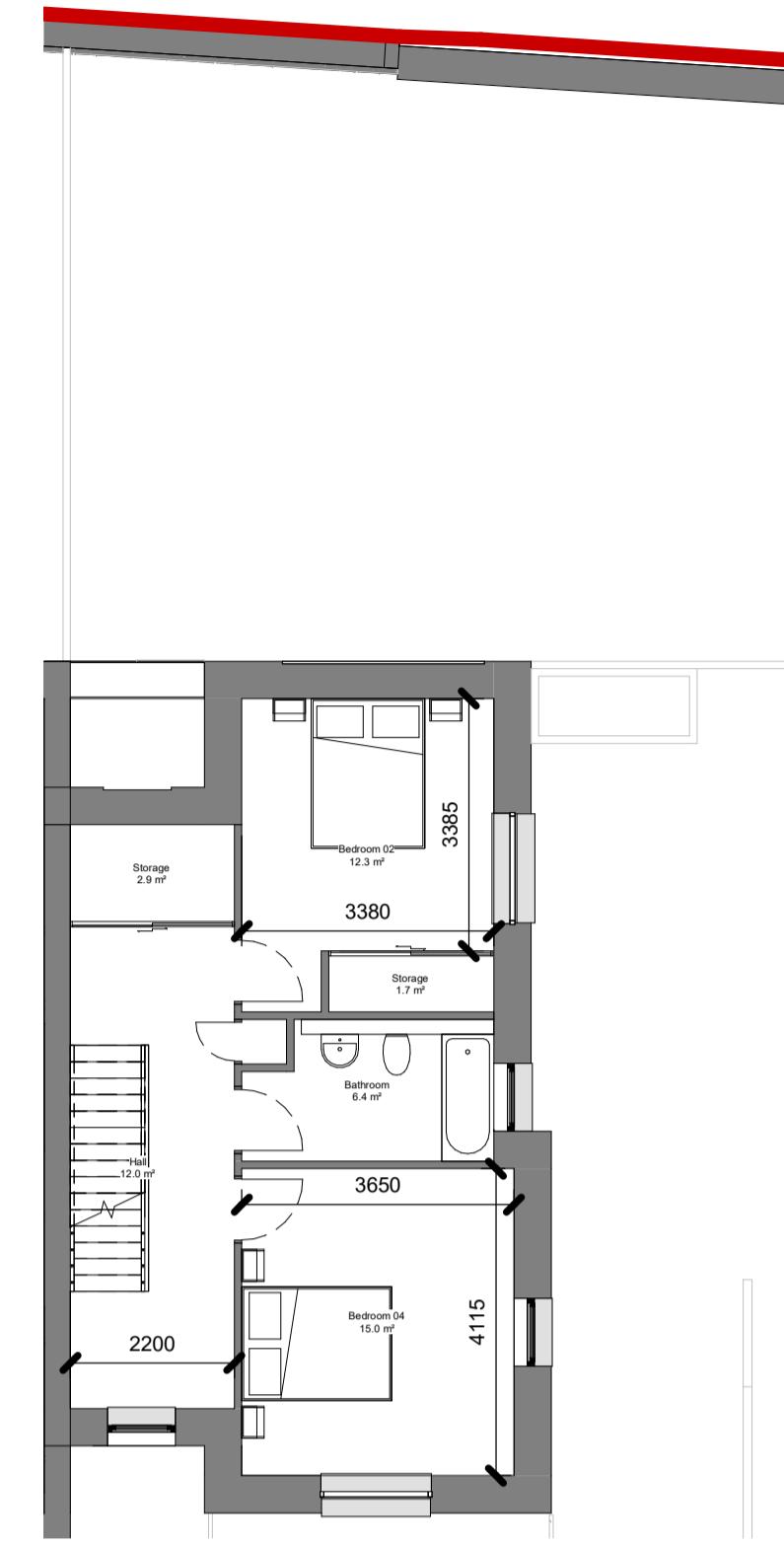
DCD-RAU-02-B07_ZZ-DR-A-1722 P03.08

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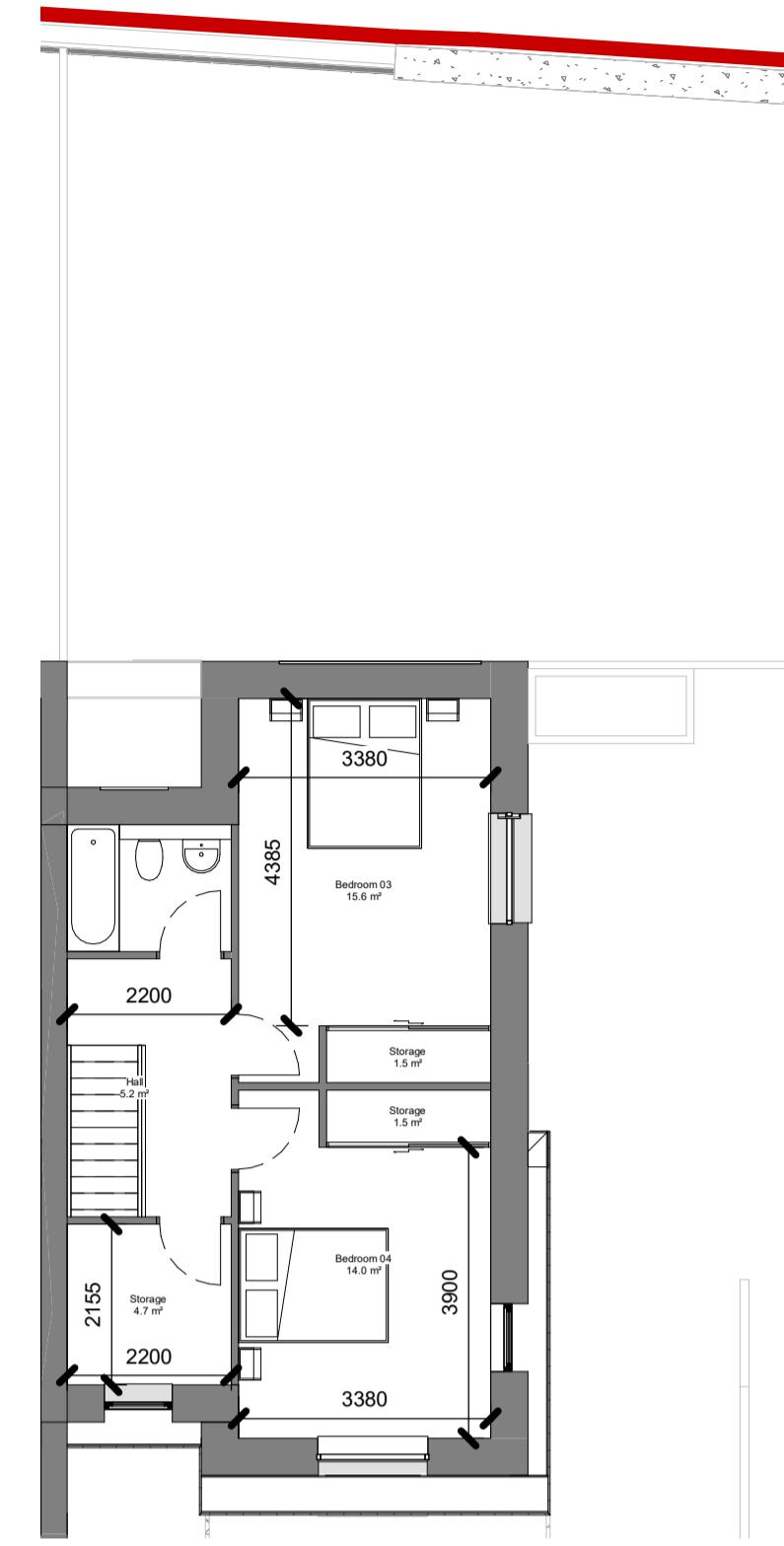
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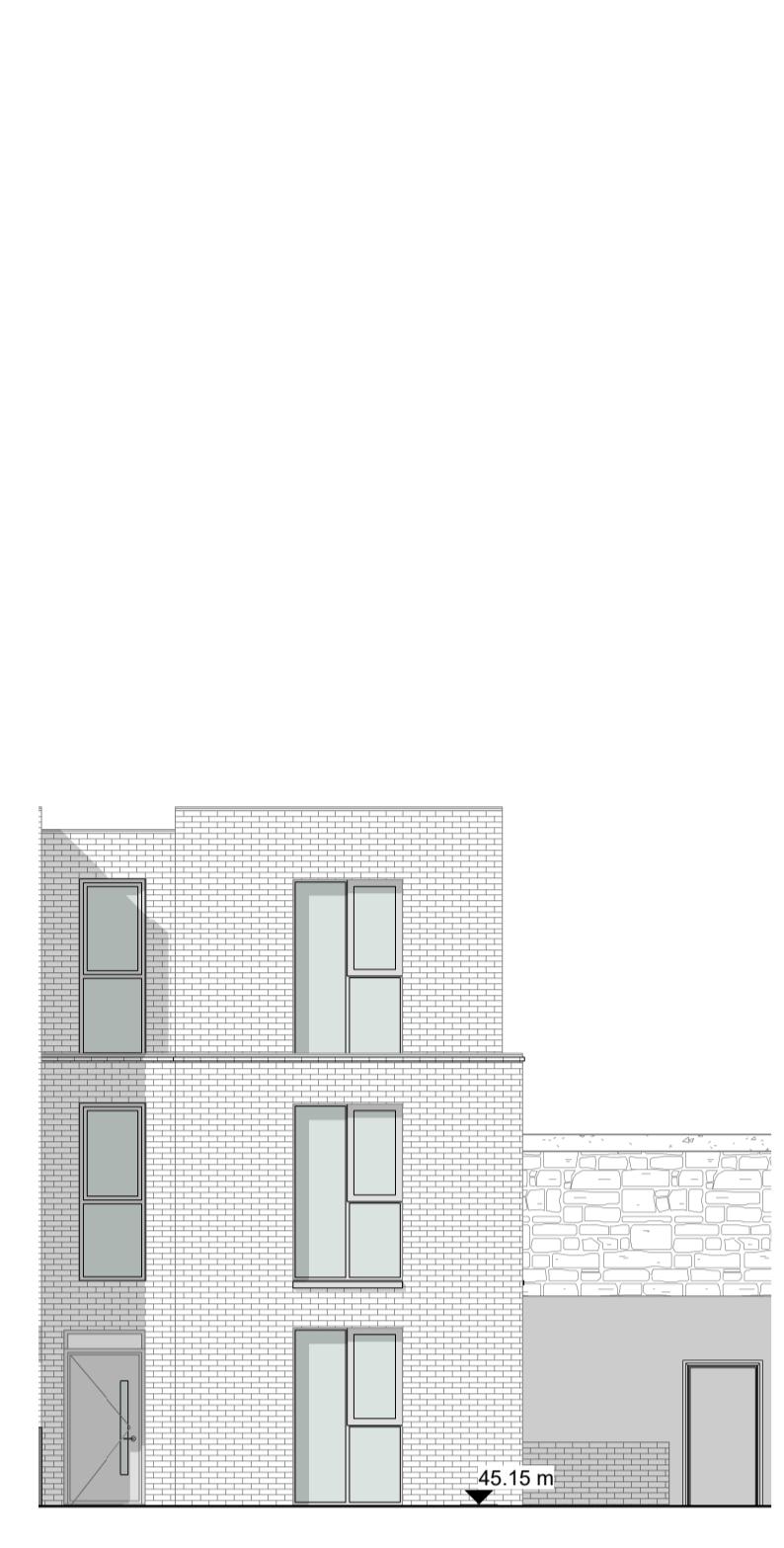
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1 : 100



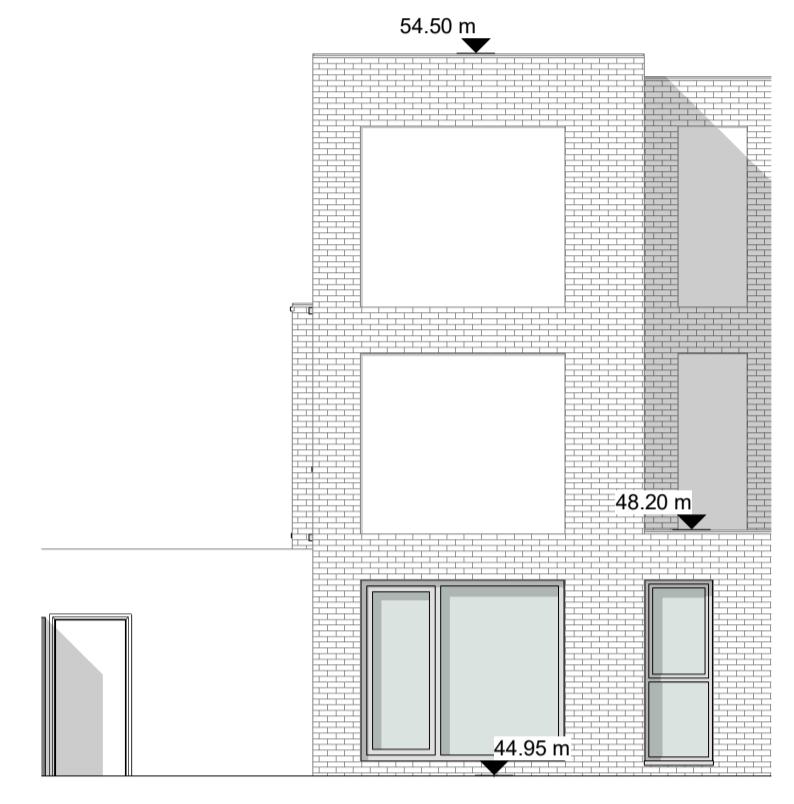
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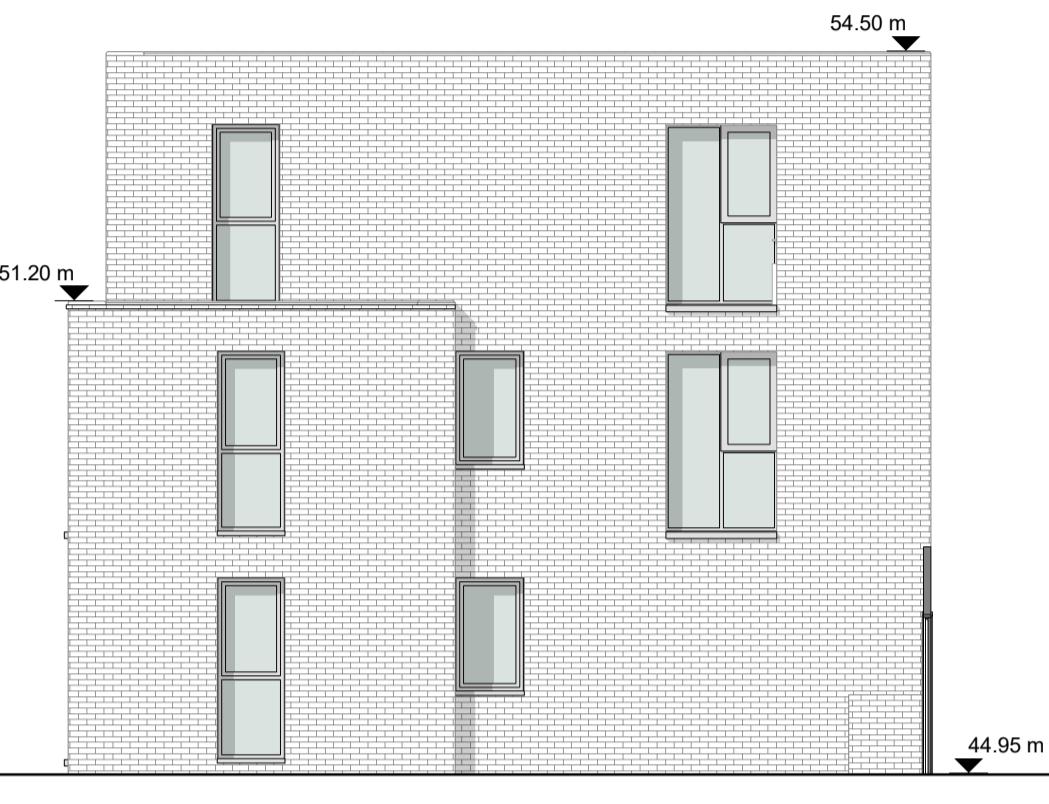
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1 : 100



Block 08/09 4B7P (House) Front Elevation
1 : 100



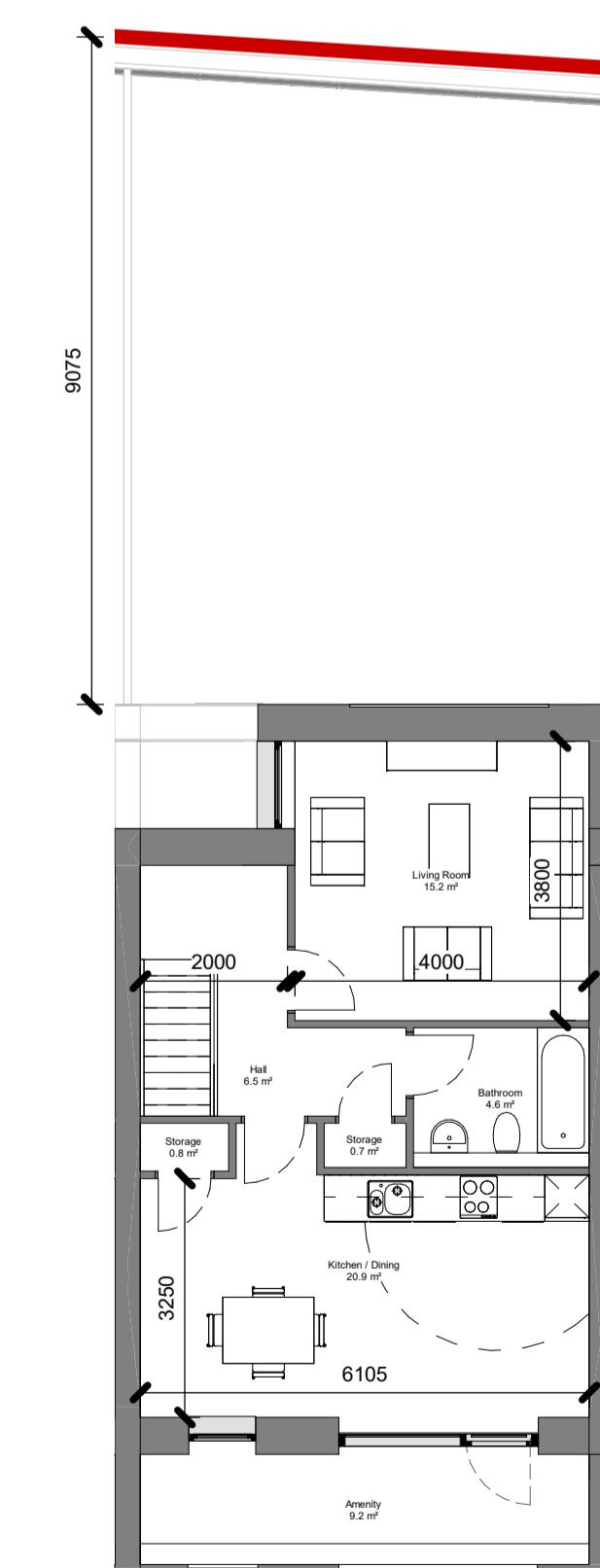
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1 : 100



Block 08/09 4B7P (House) Side Elevation
1 : 100



Block 08/09 1B2P Type A
1 : 100

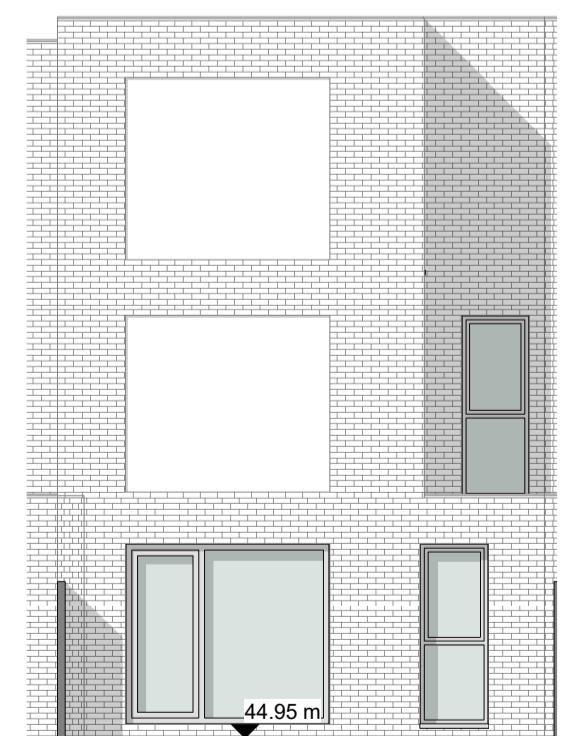


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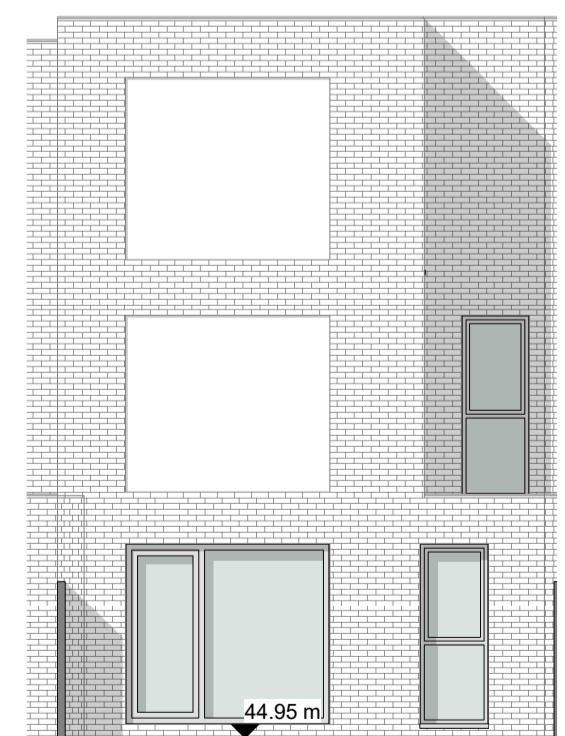
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1 : 100



Block 08/09 3B5P (Duplex) L02
1 : 100

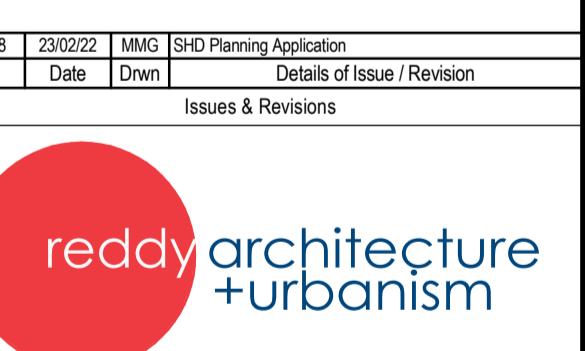
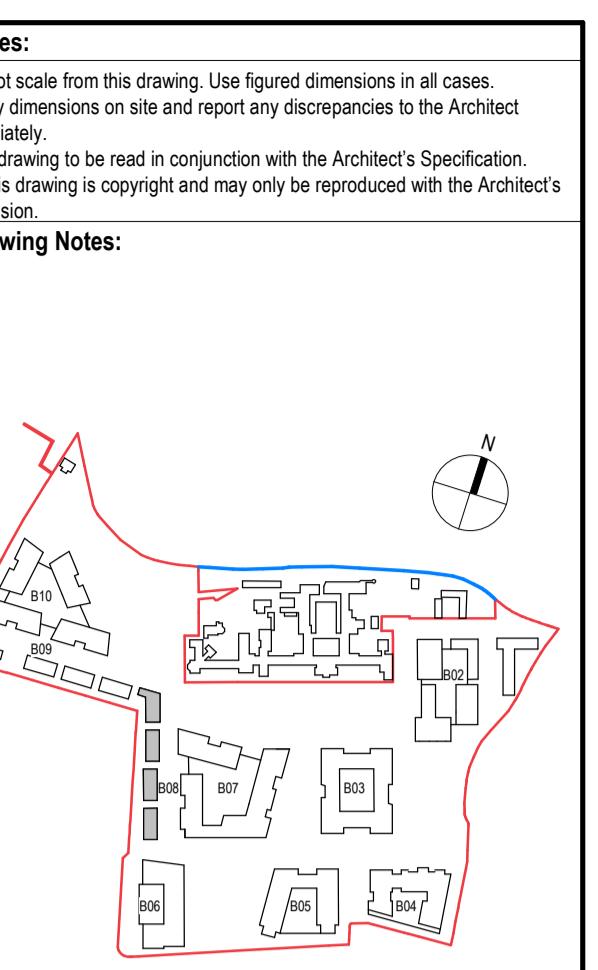


Block 08/09 3B5P (Duplex) Front Elevation
1 : 100



Block 08/09 3B5P (Duplex) Rear Elevation
1 : 100

P03.08	23/02/22	MMG	SHD Planning Application
Rev.	Date	Drawn	Details of Issue / Revision
Issues & Revisions			
 reddy architecture +urbanism Dartry Mills, Dartry Road, Dublin 6, D06 Y0E3 T: +353 (0)1 498 7000 W: www.reddyarchitecture.com E: info@reddyarchitecture.com			
Client Details: Land Development Agency			
Project Details: Dundrum Central Central Mental Hospital Dundrum Road Dublin 14			
Drawing Title: Block 8 & Block 9 Typologies 01			
Job No.	Sheet Size:	Scale @A1:	
P19-233D	A1_Landscape	1 : 100	
Issue Date:	Drawn By:	Reviewed By:	
23/03/22	M. McGuire	L. Wynne	
Status	Purpose of Issue		
S3	SHD Planning Application		
Project-Originator-Zone-Level-Type-Role-Classification-Number			
DCC-RAU-02-B08_ZZ-DR-A-1820			
P03.08			



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Client Details:
Land Development Agency

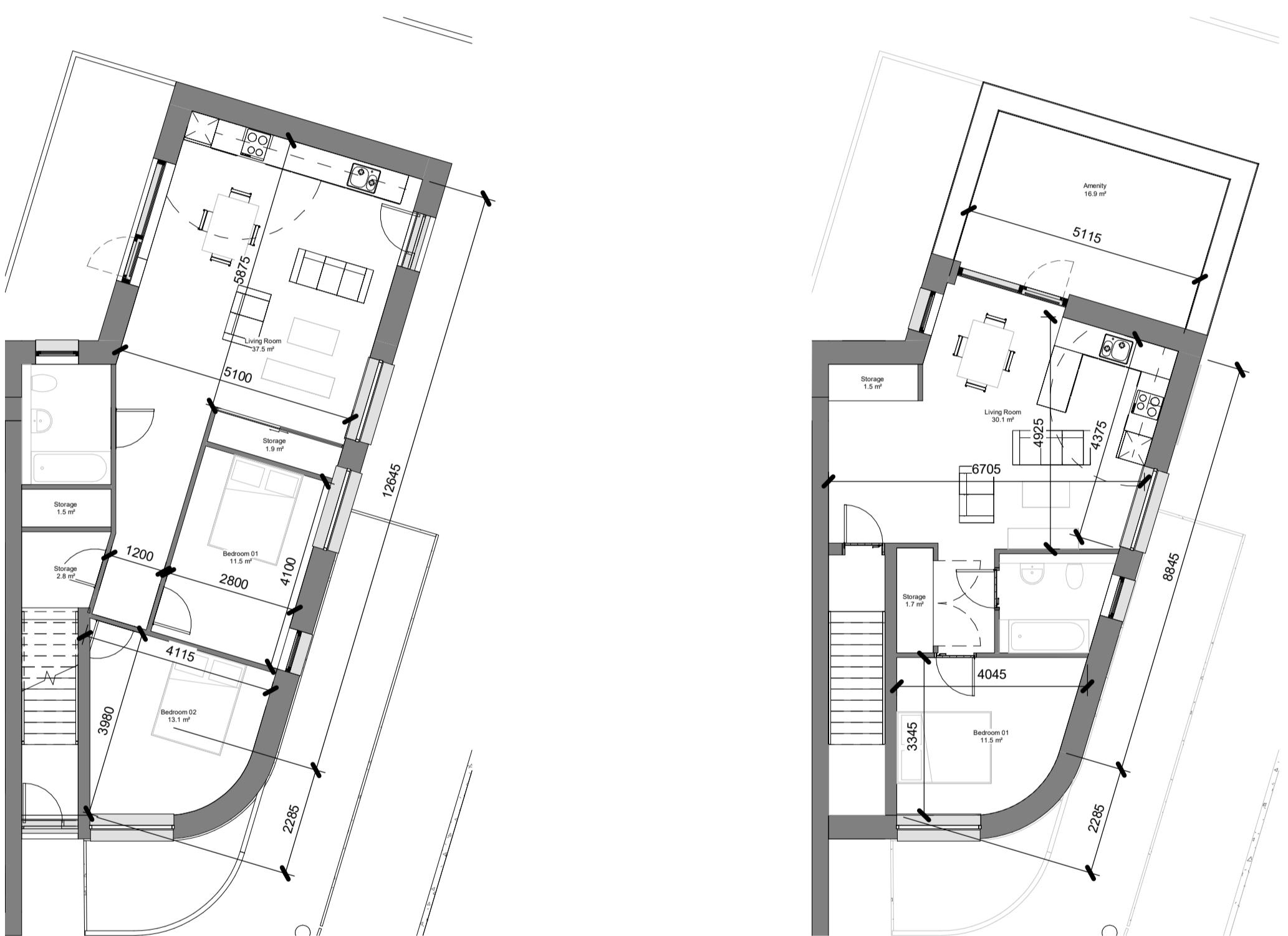
Project Details:
Dundrum Central
Central Mental Hospital
Dundrum Road
Dublin 14

Drawing Title:
Block 8 Typologies 02

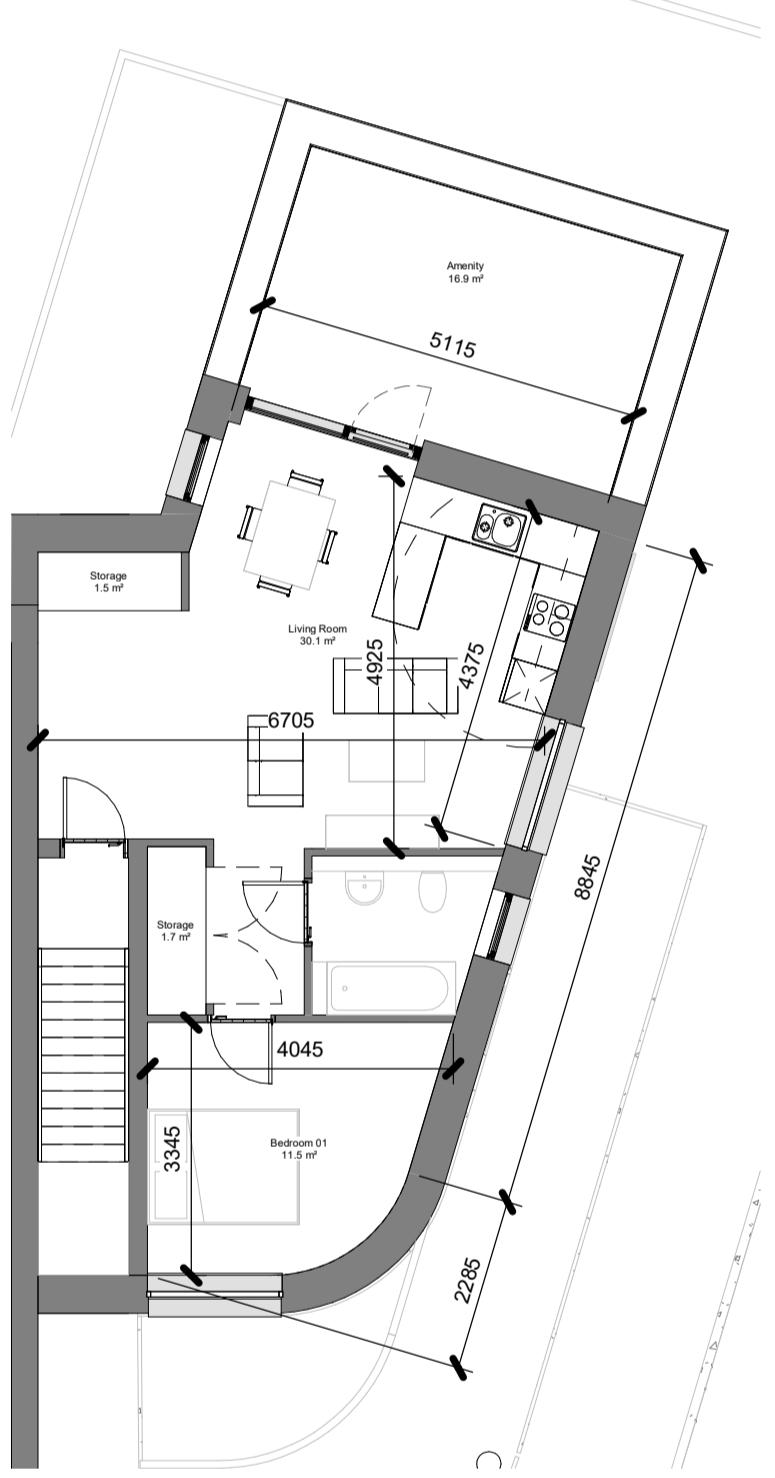
Job No.	Sheet Size:	Scale @A1:	
P19-233D	A1_Landscape	1 : 100	
Status	Purpose of Issue	Project-Originator-Zone-Level-Type-Role-Classification-Number	Revision
S3	SHD Planning Application	DCD-RAU-02-B08_ZZ-DR-A-1821	P03.08

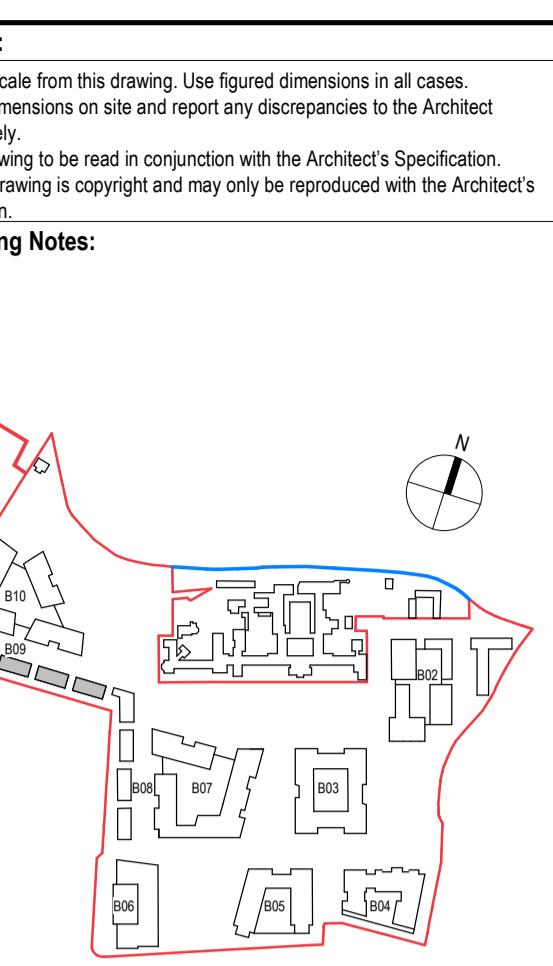
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Drawing Notes:



Block 08 1B2P Type B
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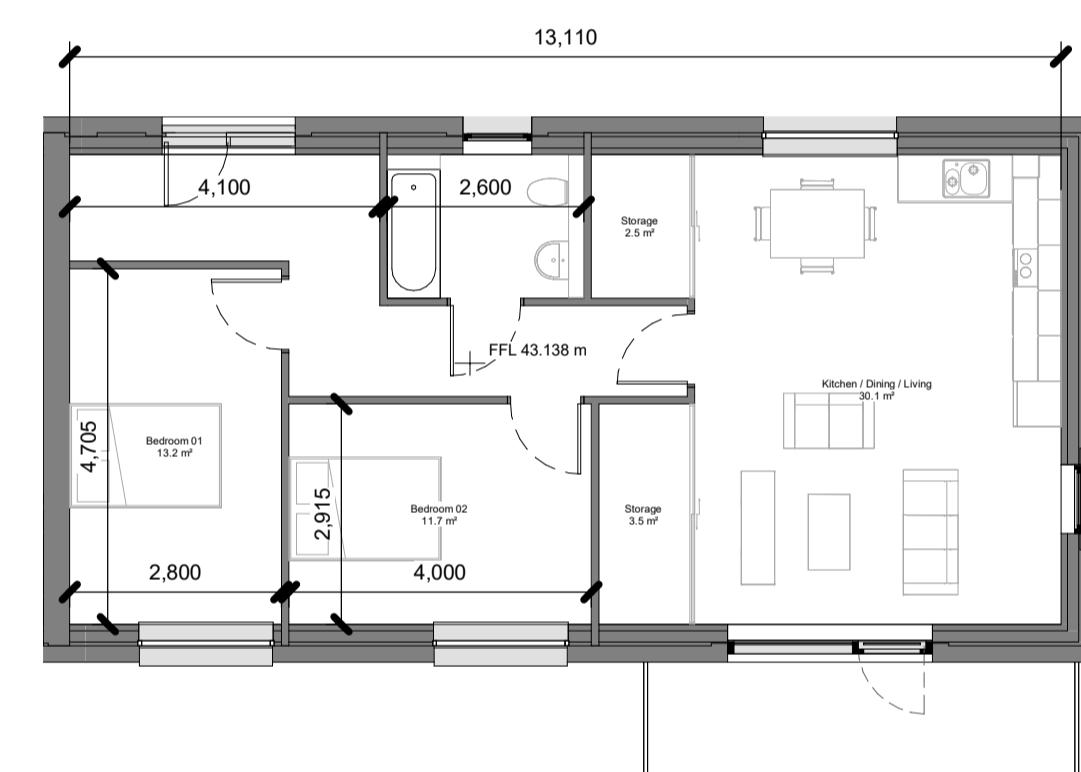




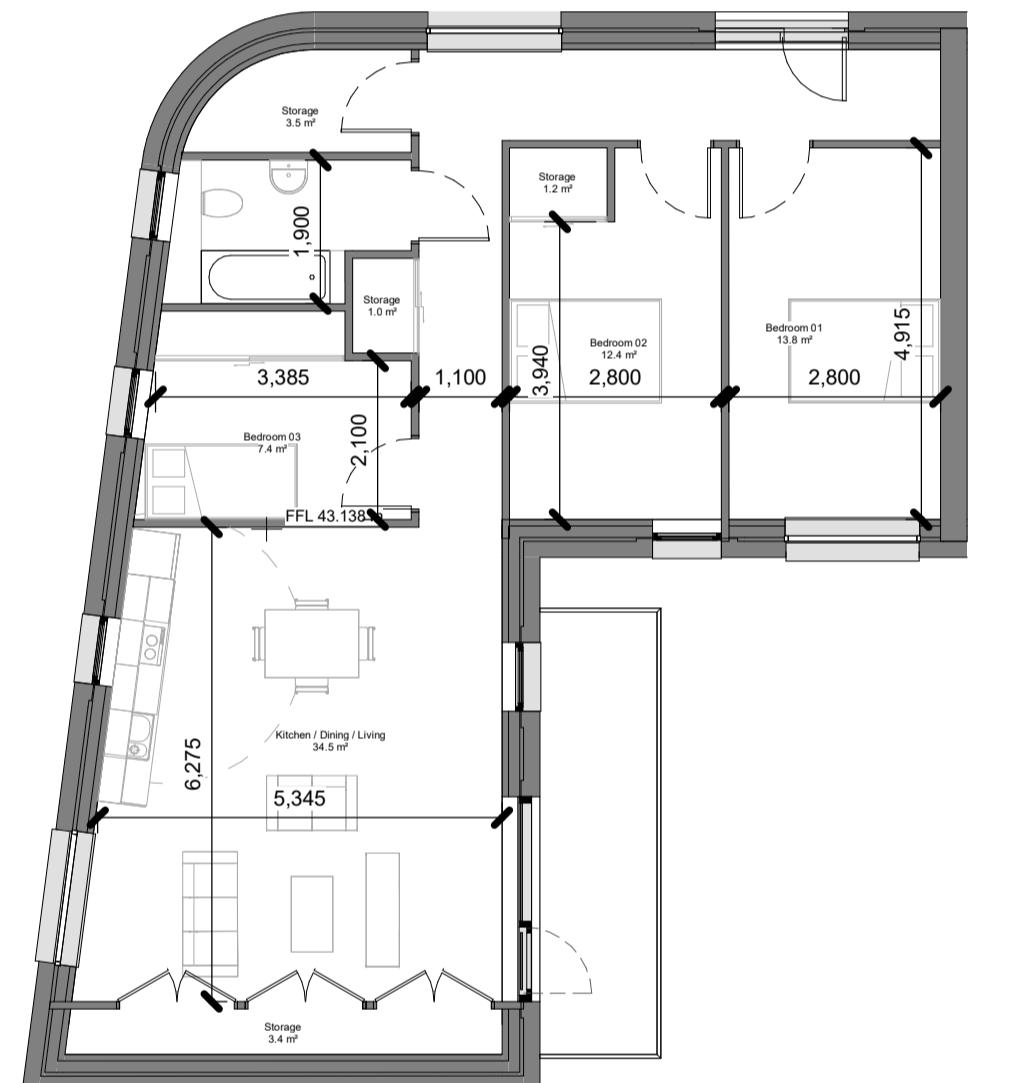
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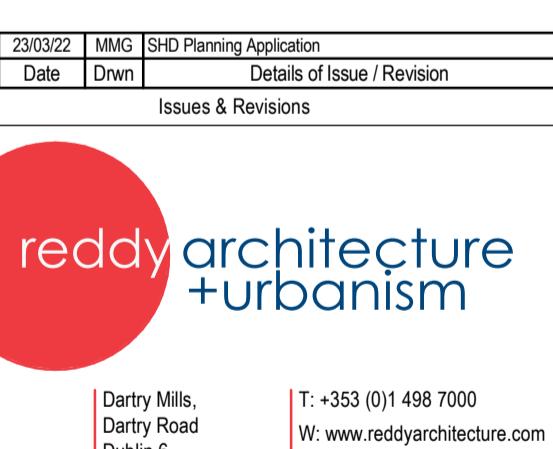
Drawing Notes:



Block 09 1B2P Type B
1 : 100



Block 09 3B5P Type A
1 : 100



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Client Details:
Land Development Agency

Project Details:
Dundrum Central
Central Mental Hospital
Dundrum Rd
Dublin 14

Drawing Title:
Block 09, Typologies 02

Job No.	Sheet Size:	Scale @A1:
P19-233D	A1_Landscape	1 : 100

Issue Date:
23/03/22

Status:
S3

Purpose of Issue:
SHD Planning Application

Project-Originator-Zone-Level-Type-Role-Classification-Number:

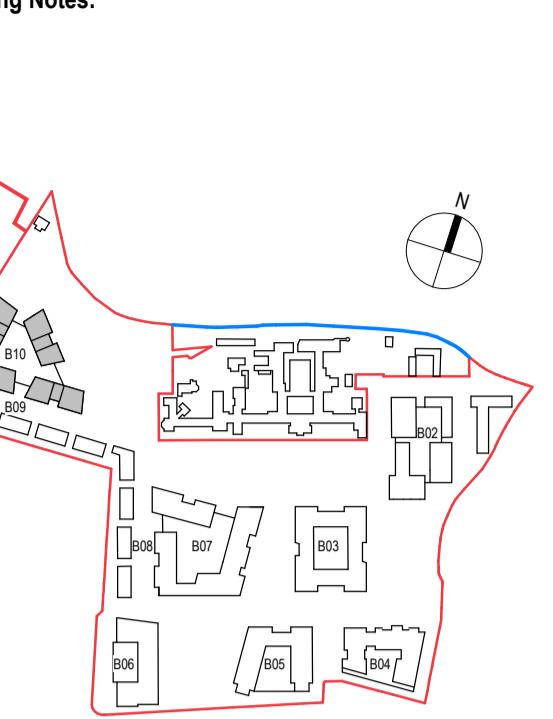
Revision:

DCD-RAU-02-B09_ZZ-DR-A-1920

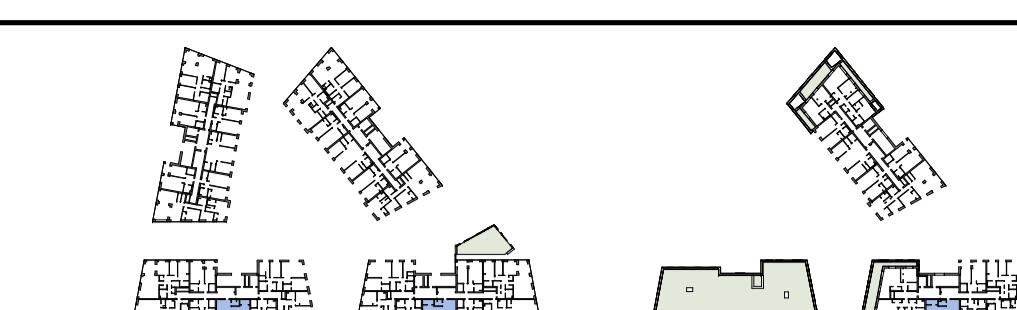
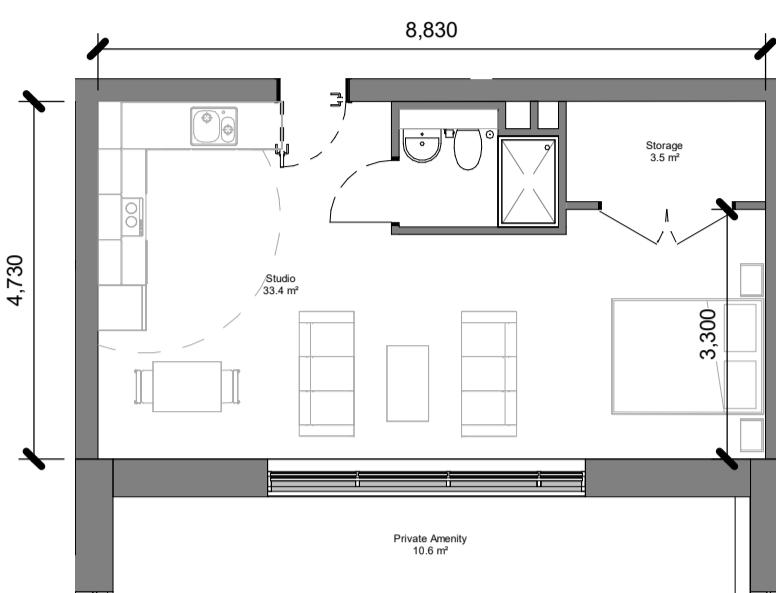
P03.08

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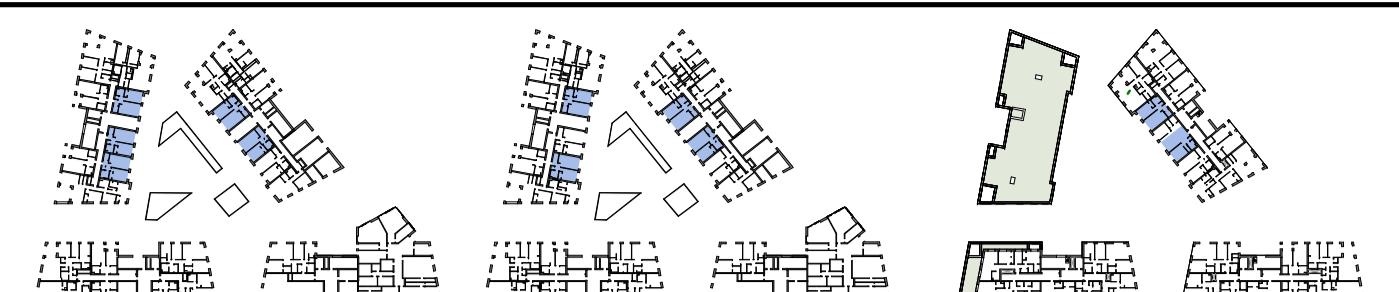
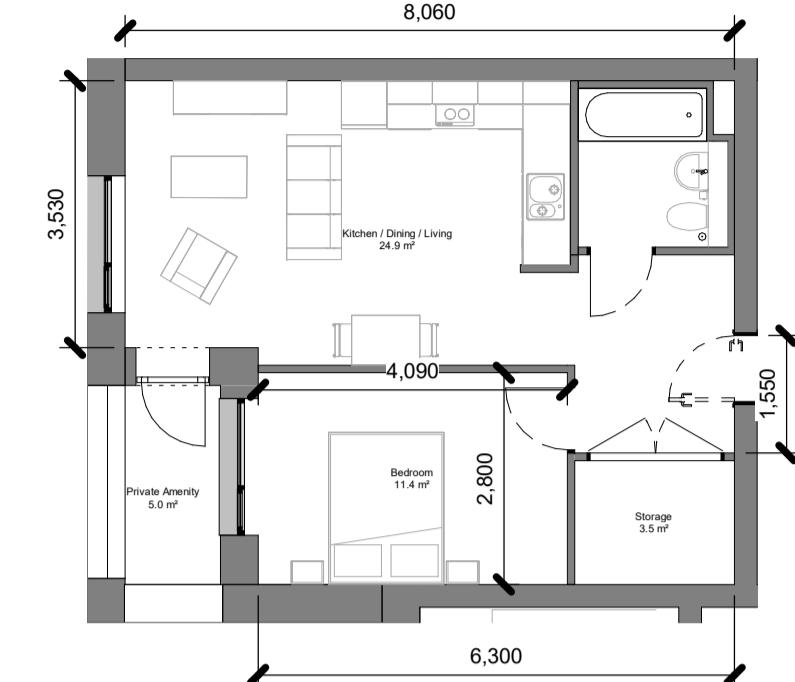
Drawing Notes:



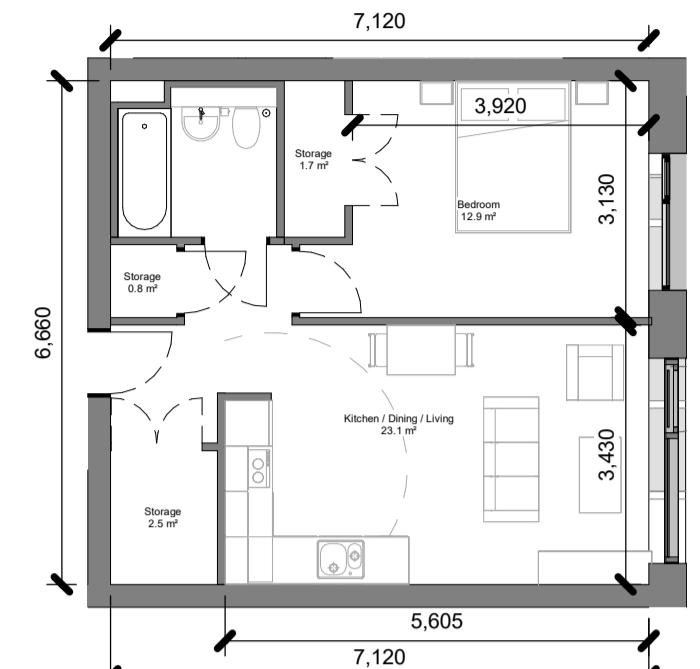
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L04
1 : 2000
L05
1 : 2000



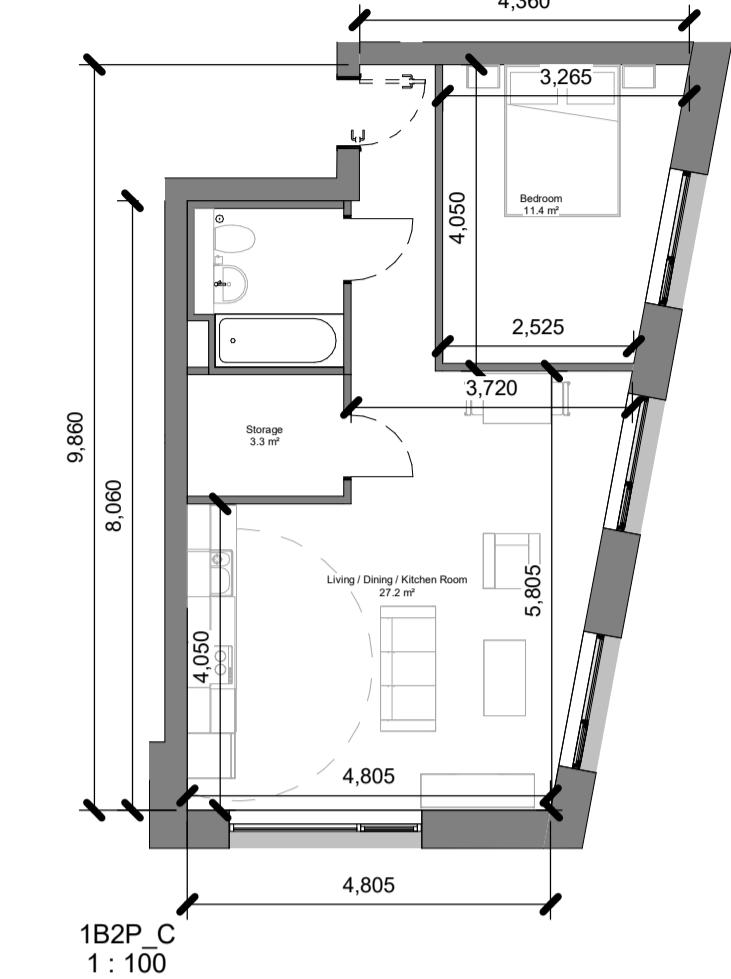
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L00
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L01-L03
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L04-L05
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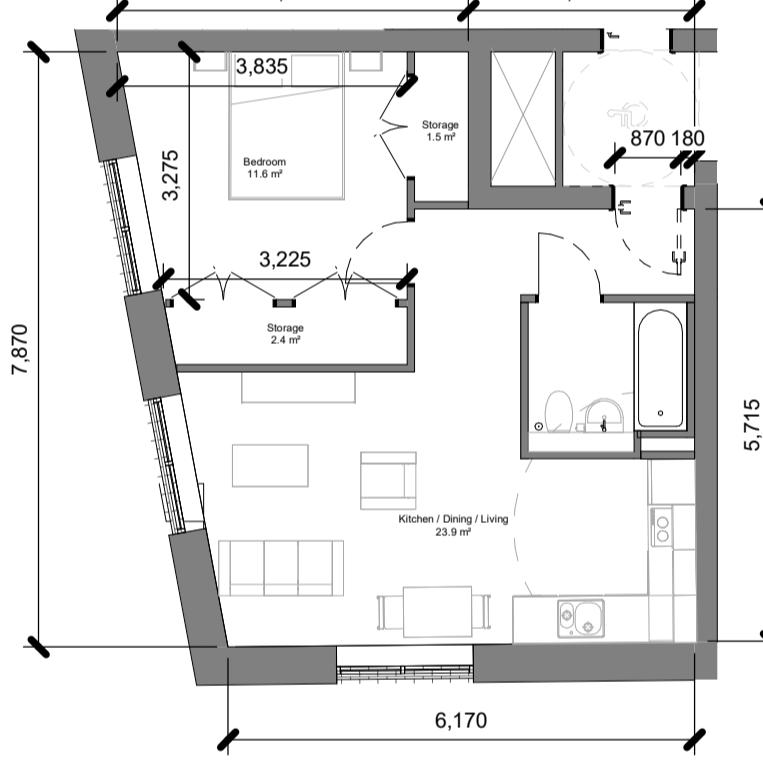
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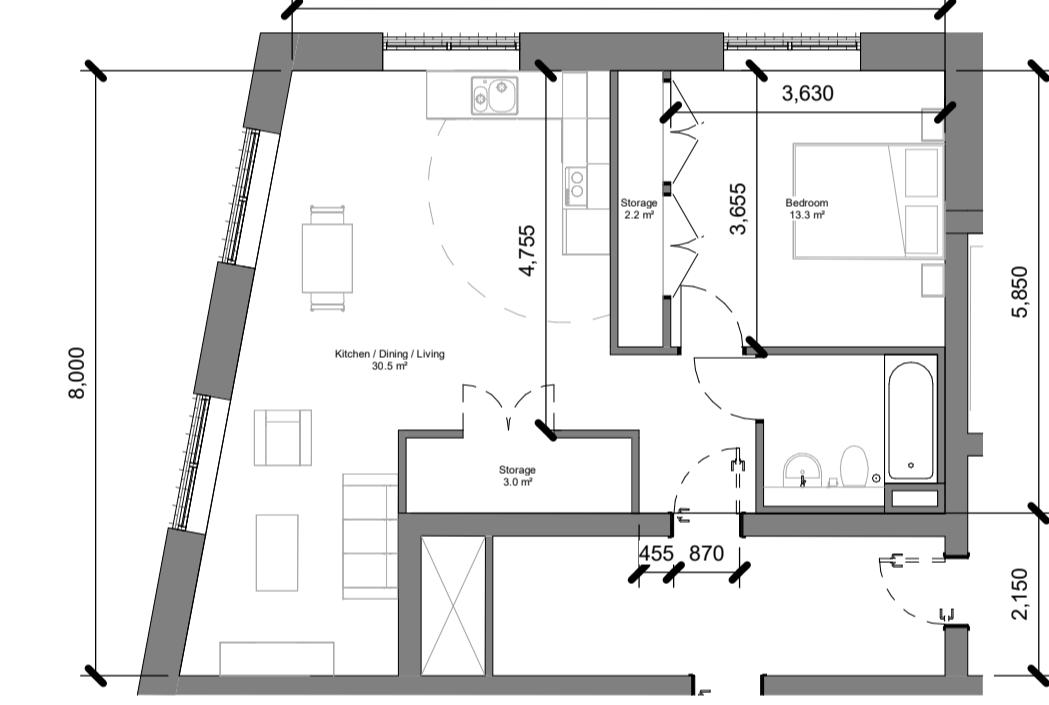
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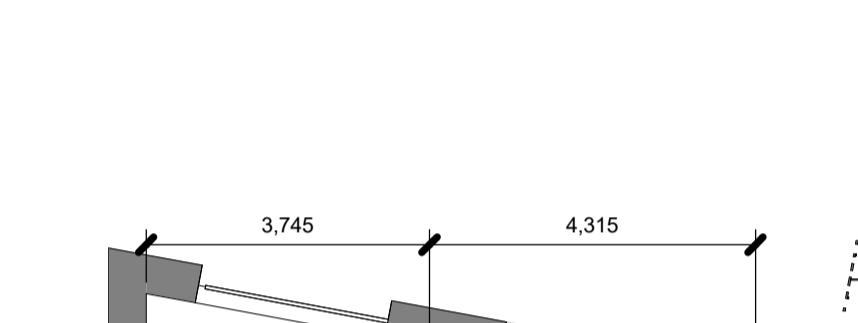
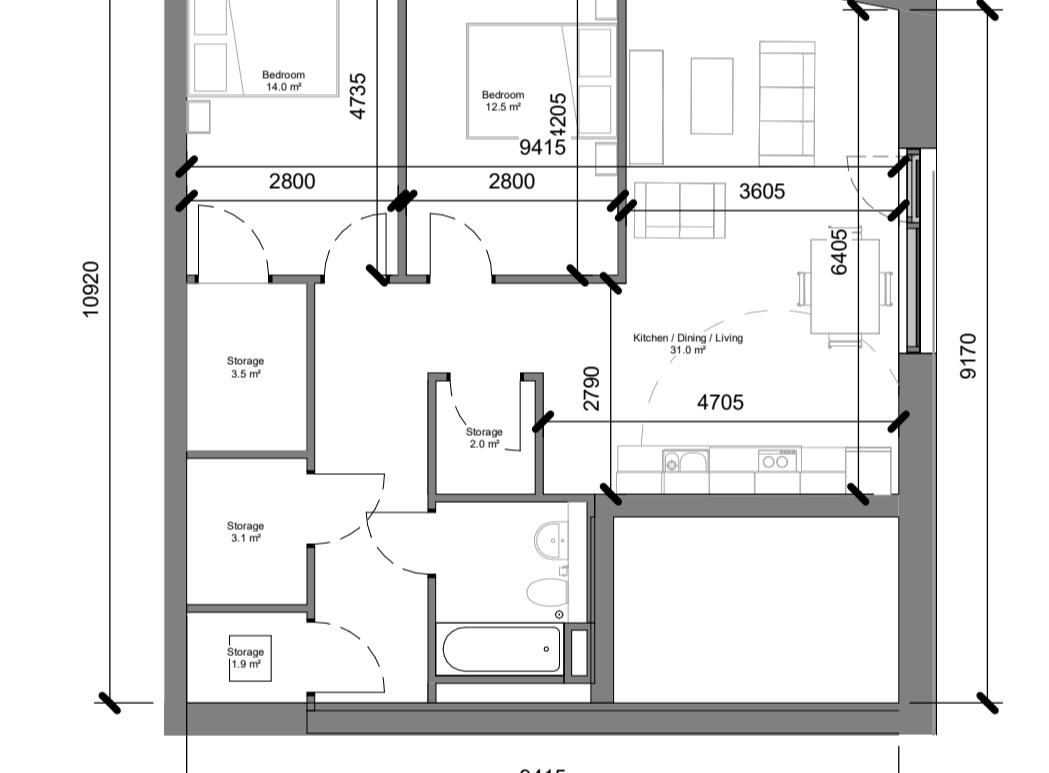
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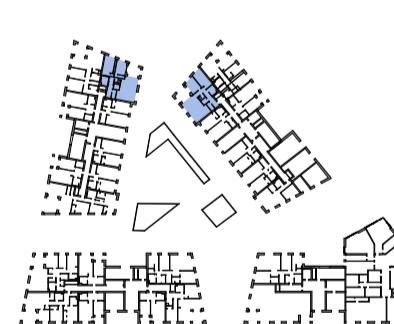
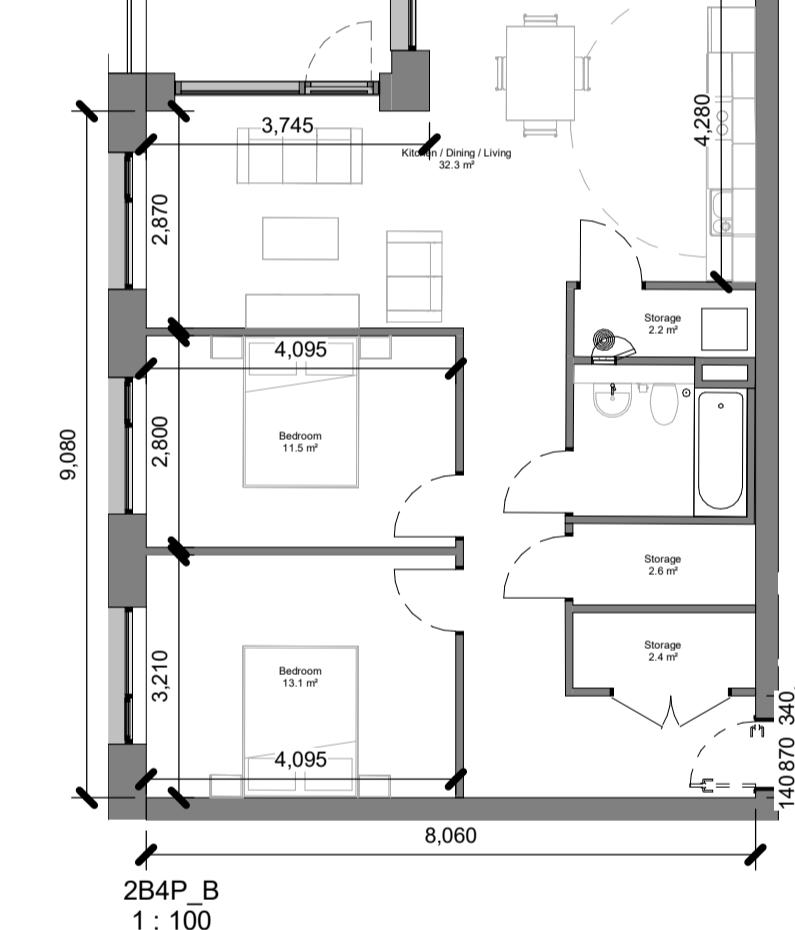
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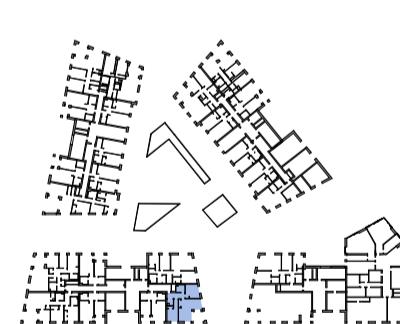
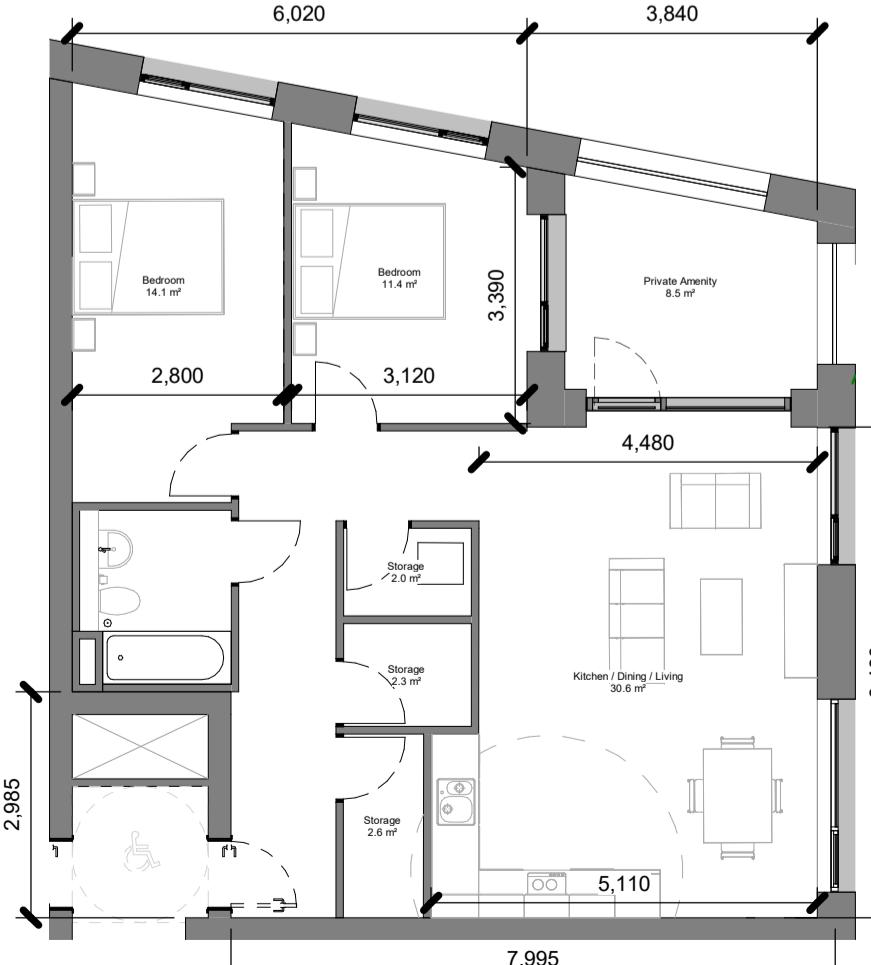
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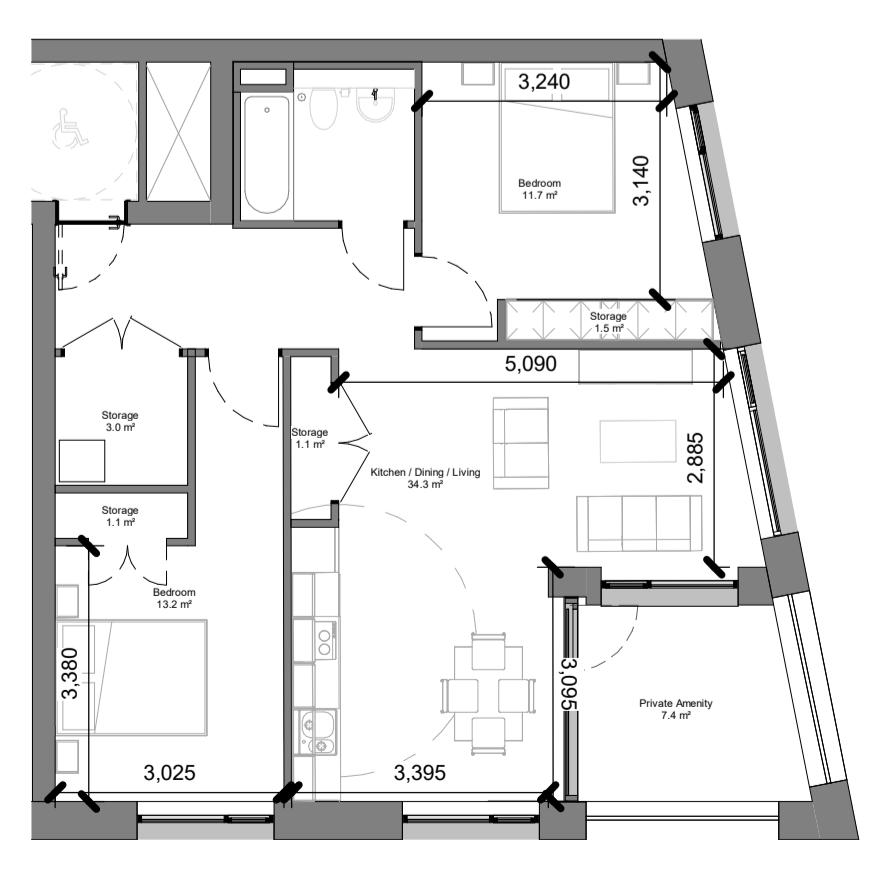
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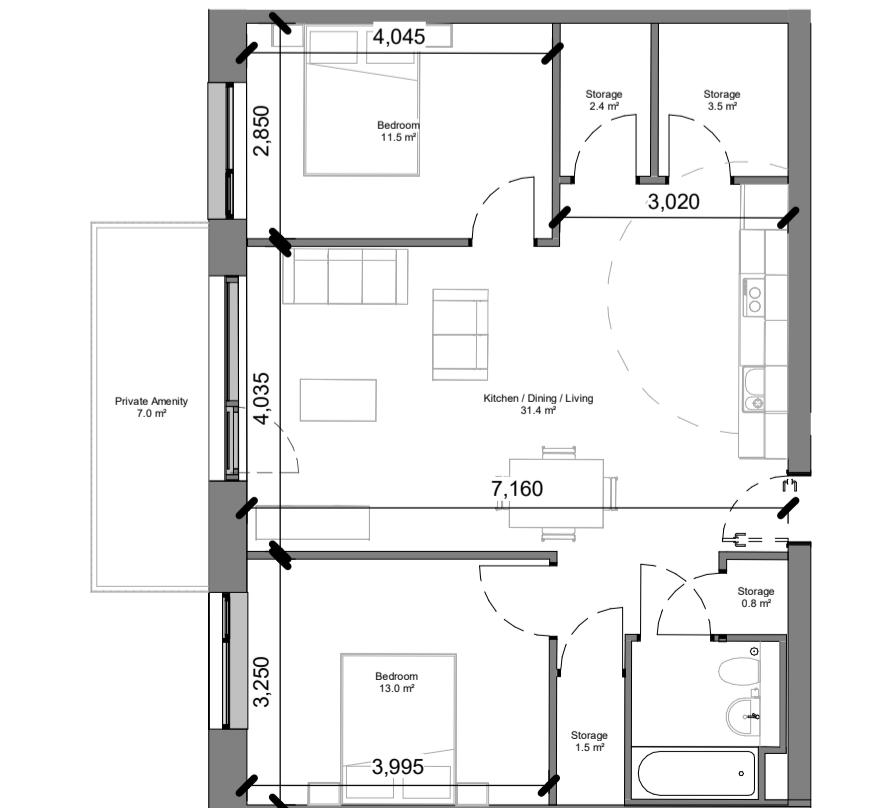
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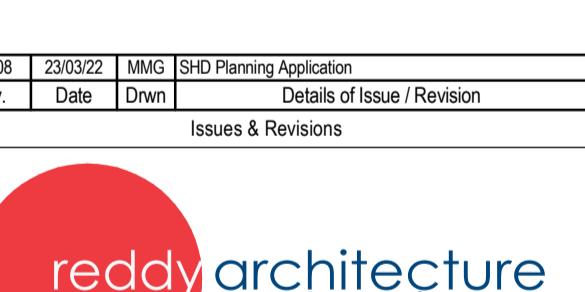
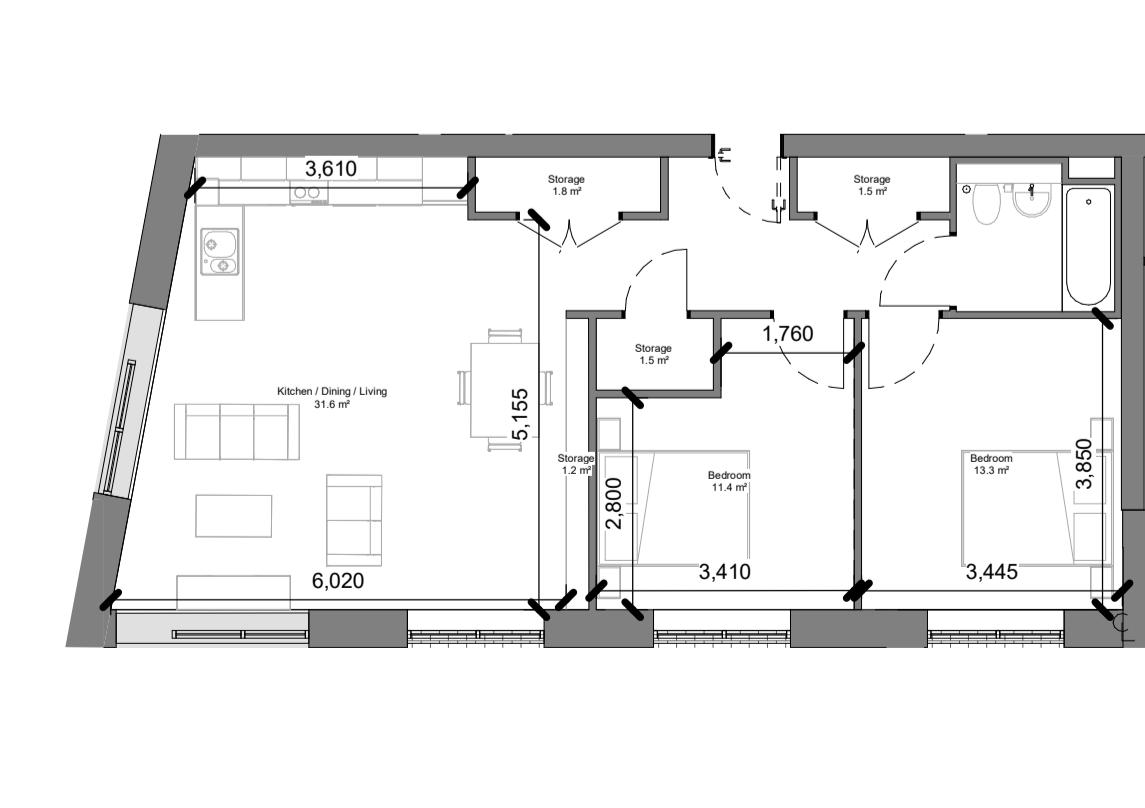
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L00-L03
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L04-L05
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L05
1 : 2000



L00
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L04-L05
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1 : 2000



Project Details:

Dundrum Central Development
Dundrum Road
Dublin 14

Drawing Title:

Block 10, Typologies 01

Job No.: P19-233D Sheet Size: A1_Landscape Scale @A1: As indicated

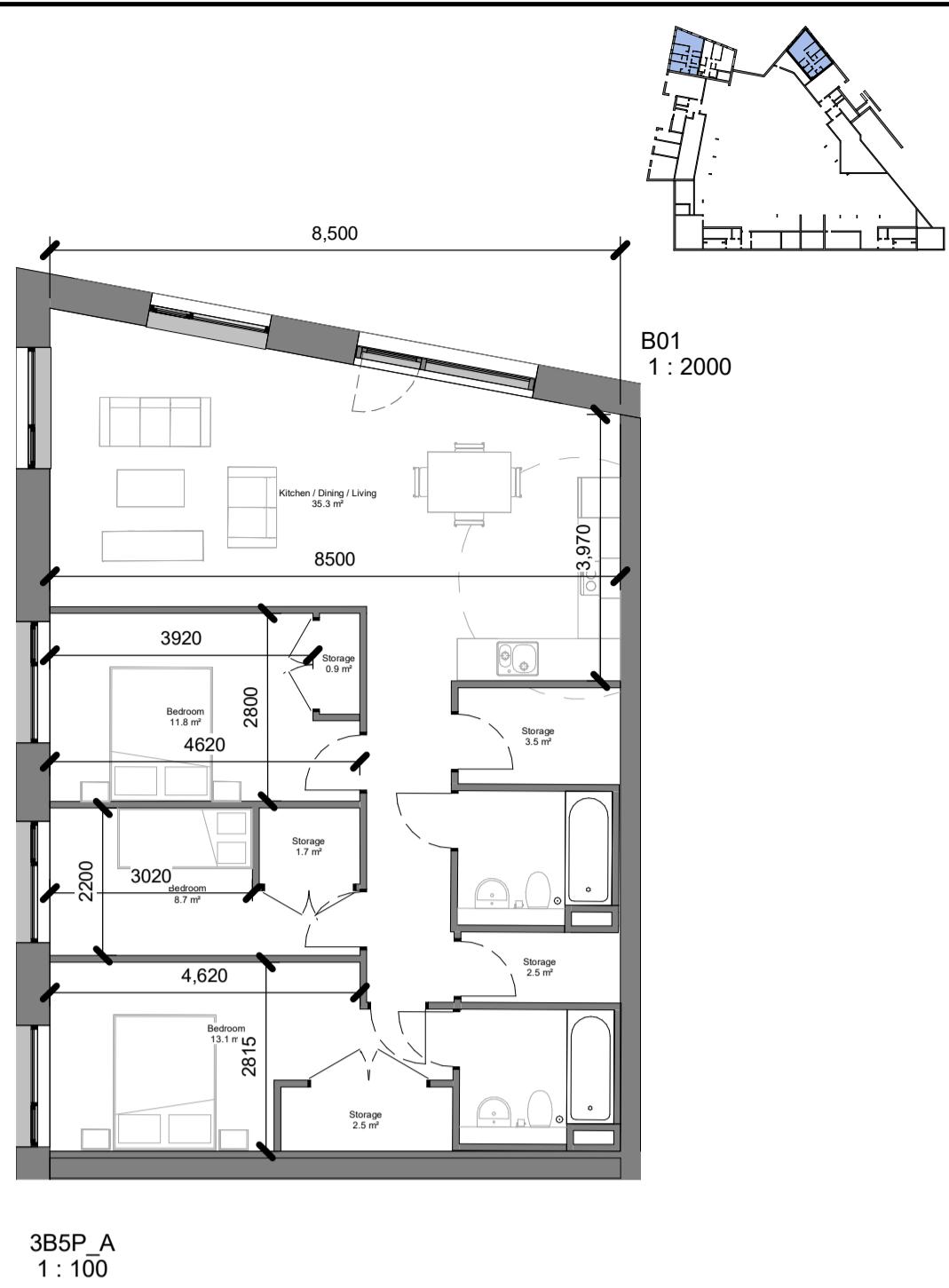
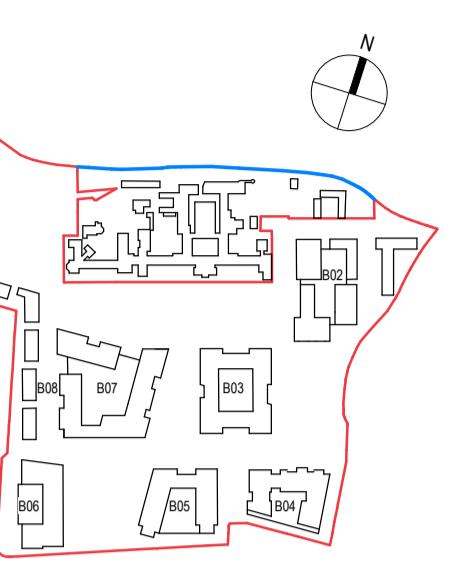
Issue Date: 23/03/22 Drawn By: M. McGuire Reviewed By: L. Wynne

Status S3 Purpose of Issue SHD Planning Application

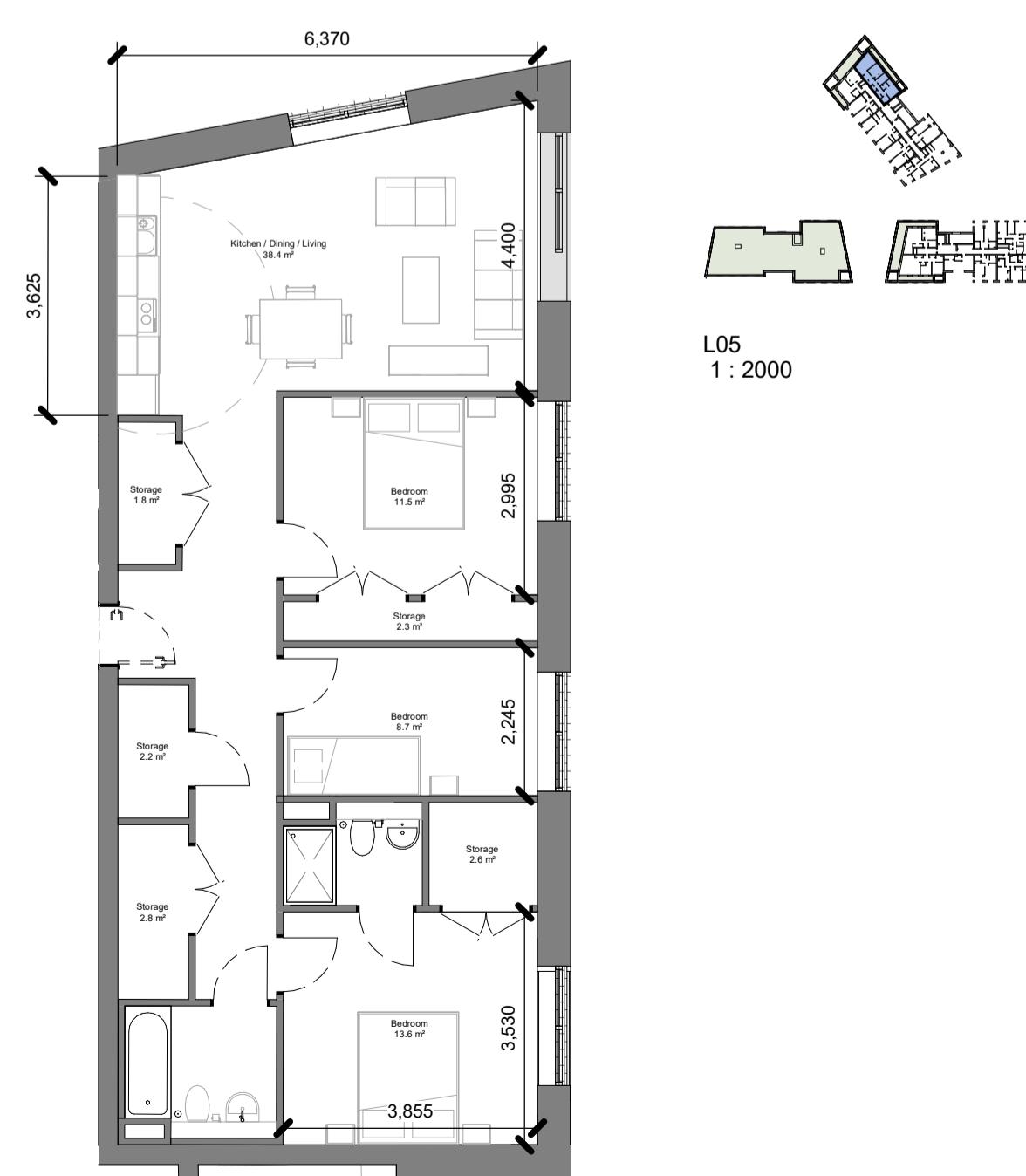
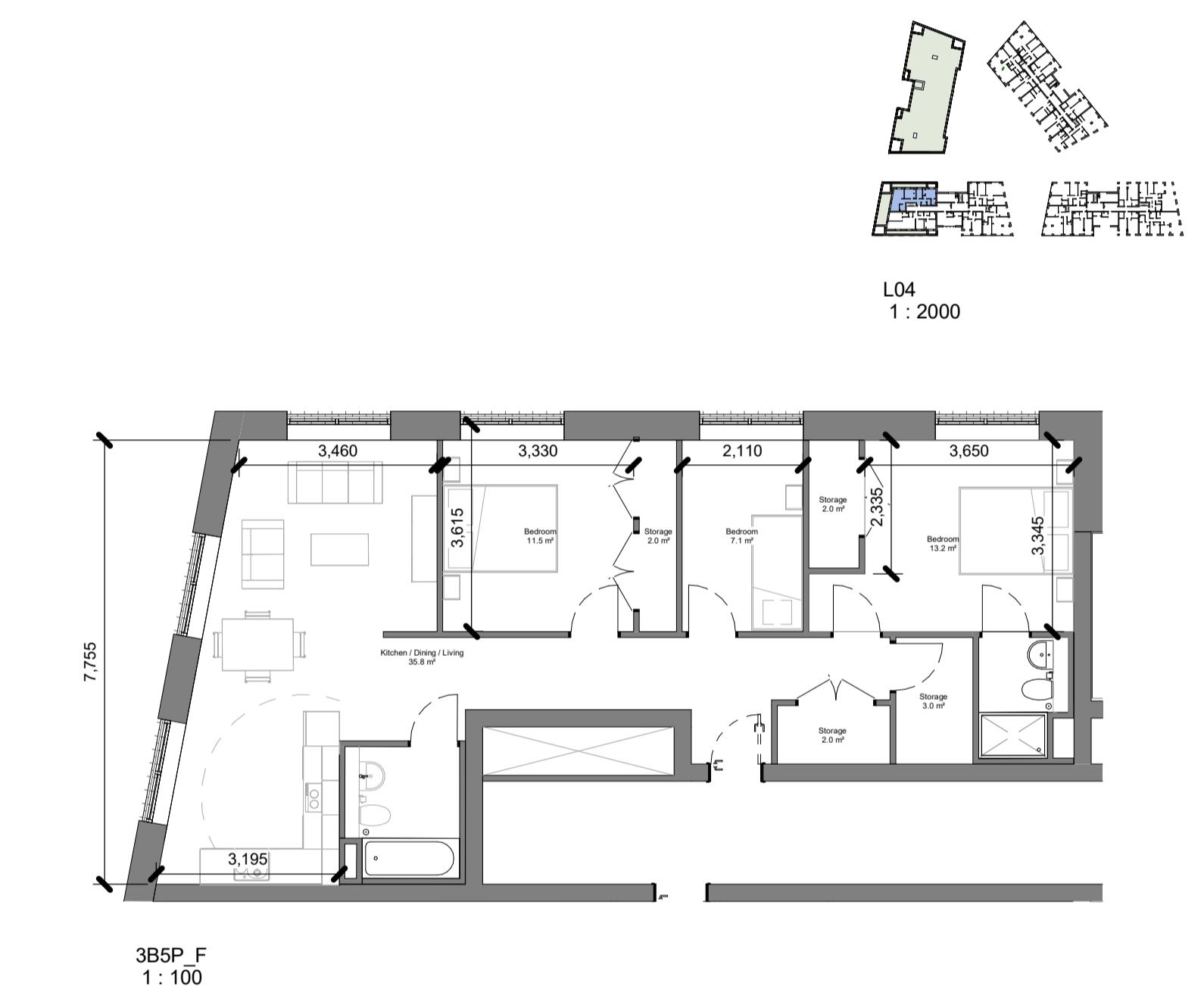
Project-Originator-Zone-Level-Type-Role-Classification-Number DCD-RAU-02-B10_ZZ-DR-A-1970 Revision P03.08

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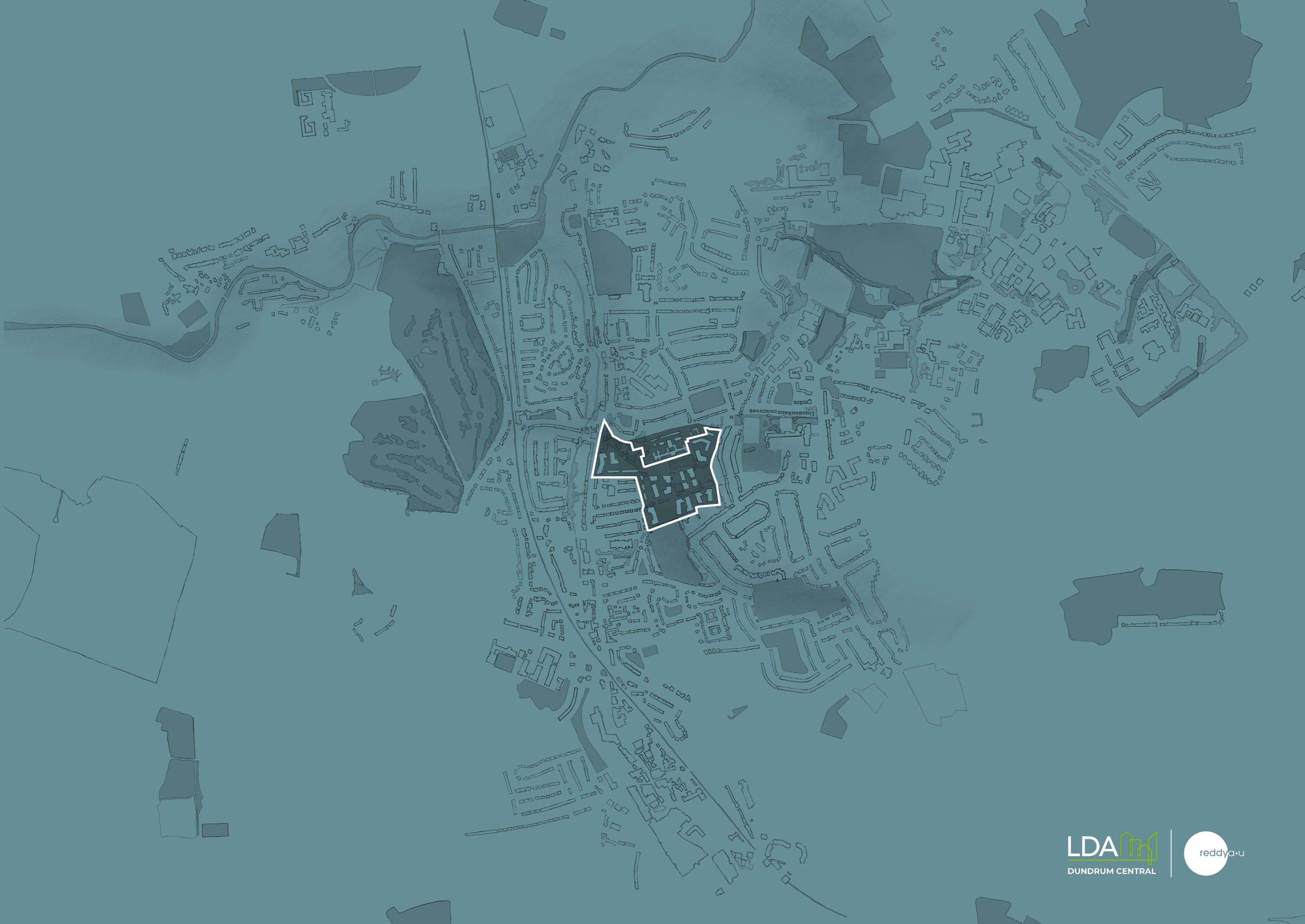
Drawing Notes:



B01
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P03.08	23/03/22	MMG	SHD Planning Application
Rev.	Date	Drawn	Details of Issue / Revision
Issues & Revisions			
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<small>T: +353 (0)1 498 7000 W: www.reddyarchitecture.com E: info@reddyarchitecture.com</small>			
Client Details: Land Development Agency			
Project Details: Dundrum Central Development Dundrum Road Dublin 14			
Drawing Title: Block 10, Typologies 02			
Job No.	Sheet Size:	Scale @A1:	
P19-233D	A1_Landscape	As indicated	
Issue Date:	Drawn By:	Reviewed By:	
23/03/22	M. McGuire	L. Wynne	
Status	Purpose of Issue		
S3	SHD Planning Application		
Project-Originator-Zone-Level-Type-Classification-Number			
Revision			
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