

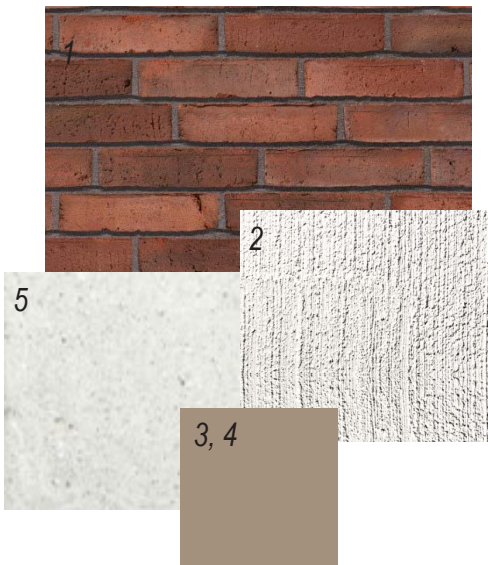
12 Detailed Design - How well thought through is the building and landscape design?

Primary Facade

The Primary Facade fronts onto The Long Mile Road. The use of Brick, Render and small elements of Reconstituted Stone pick up on the spirit of the detailing found on the Mercedes Benz Building.

Recessed balconies are provided on the North facing facade to create a strong urban mass along this street frontage.

The small areas of render are in deep reveals with overhangs to provide weather protection from staining by water run off from other materials.



- 1. Brick
- 2. White Render
- 3. Aluclad Windows
- 4. Aluminium flashing, railing & cap-pings
- 5. Reconstituted stone band

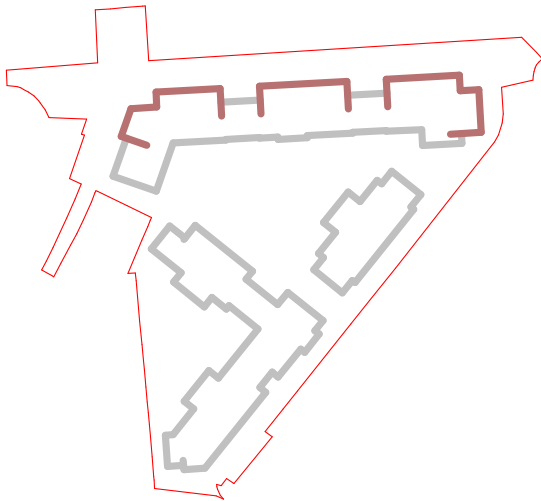


Figure 111 - Primary Facade location (purple)



Figure 112 - CGI View from The Long Mile Road looking West

12 Detailed Design - How well thought through is the building and landscape design?



The combination of the heavier red brick contrasting with the lighter coloured materials along The Long Mile Road helps to emphasize the facade hierarchy and break down the scale of the facade with the corners remaining the prominent landmark features.



Figure 113 - CGI along The Long Mile Road looking East

12 Detailed Design - How well thought through is the building and landscape design?



Figure 114 - Primary facade along the Long Mile Road



Figure 115 - De Loodsen, Amsterdam (precedent)



Figure 116 - Newmarket Yards, Dublin (precedent)



Figure 117 - Toynbee Hall, London (precedent)

- | | | | | | |
|---|-----------------------------------|---|------------------------------|---|------------------------|
|  | 1. Clay Brick: |  | 4. Concrete Brick: |  | 7. Curtain Walling: |
|  | 2. Alucad Windows: |  | 5. Reconstituted stone band: |  | 8. Aluminium Cladding: |
|  | 3. Aluminium, railings, cappings, |  | 6. White Render |  | 9. Clay Brick: |

12 Detailed Design - How well thought through is the building and landscape design?

Secondary Facade

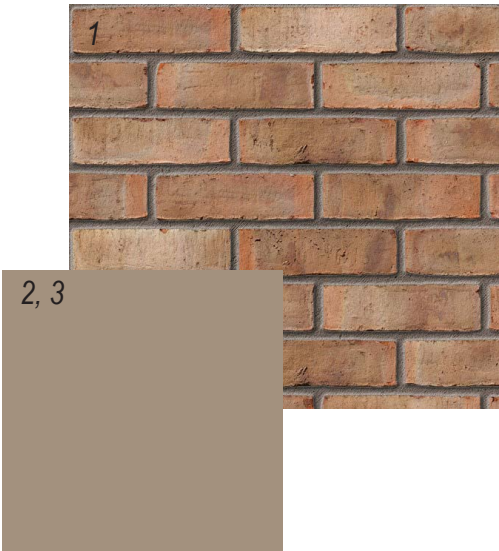
The Secondary facades are placed along the edges of the Public routes along the Parkmore Road and the East/West link from Parkmore Road to Robin Hood Road.

The facade design at this location needs to provide a solution that is more appropriate for a local street that is more residential in nature.

There is an attention to the more human scale within this facade. The elevation has been broken up to provide a regularized rhythm and an aesthetic that is reminiscent of terraced housing.

The massing and scale are appropriate for this local street. The use of brick recesses and external rainwater downpipes divide the facade into terraces. The clip-on balcony framing and infill rain-screen panels further emphasize the facade rhythm.

The use of brick will provide a high-quality, long-lasting finish along the street that will be low maintenance and age well through time.



- 1. Brick
- 2. Aluclad Windows
- 3. Aluminum Flashings, Capping, & Balconies

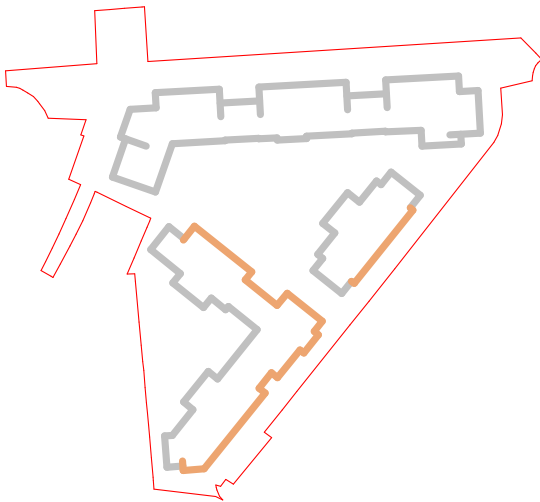


Figure 119 - Secondary Facade locations (orange)



Figure 118 - Axonometric of the Secondary Facade

12 Detailed Design - How well thought through is the building and landscape design?



Figure 120 - View looking from the Riverzone towards Parkmore Road indicating how the future pedestrian and cyclist link to WalkinstownPark could be envisaged

- 1. Clay Brick:
- 2. Alucal Windows:
- 3. Aluminium, railings, cappings,
- 4. Concrete Brick:
- 5. Reconstituted stone band:
- 6. White Render
- 7. Curtain Walling:
- 8. Aluminium Cladding:
- 9. Clay Brick:

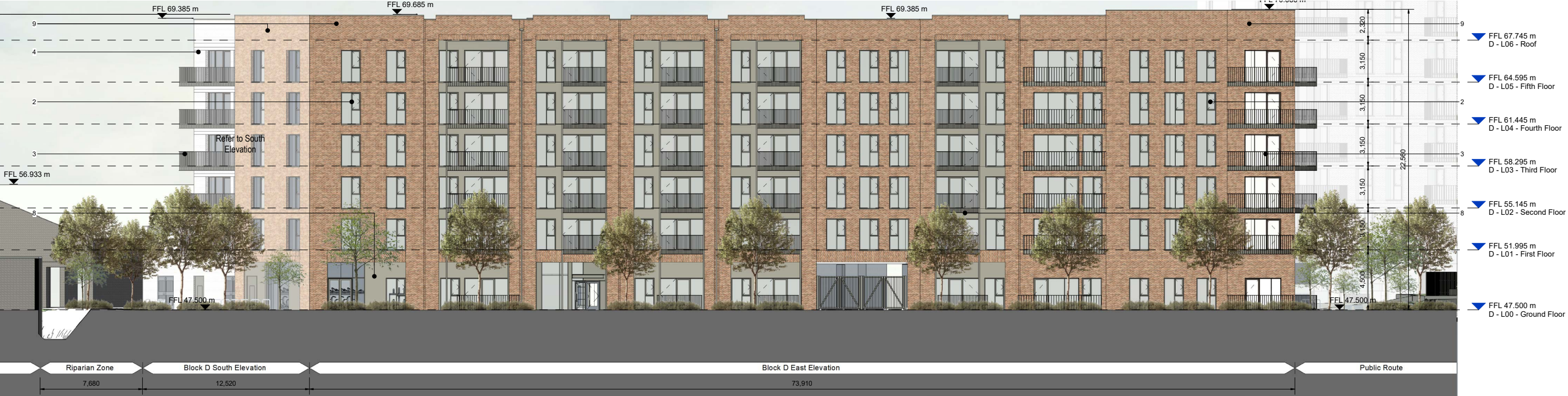


Figure 121 - Secondary facade along the Parkmore Estate Road

12 Detailed Design - How well thought through is the building and landscape design?

Tertiary Facade

This facade addresses the communal open spaces within each urban block. A more muted elevational treatment is considered appropriate at these locations.



- 1. Brick
- 2. Aluclad Windows
- 3. Aluminum Flashings, Capping, & Balconies

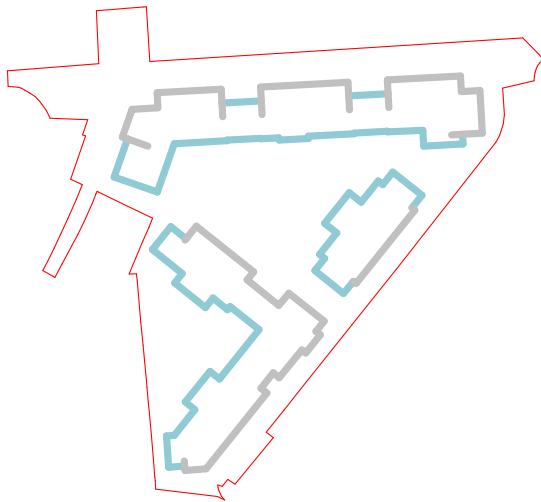


Figure 122 - Tertiary Facade locations (blue)



Figure 123 - Axonometric of a Tertiary facade



Figure 124 - Light coloured Brick Precedent: Lewisham, London

12 Detailed Design - How well thought through is the building and landscape design?



Figure 125 - CGI of the Northern Courtyard



Figure 126 - Courtyard Elevation, Block D

05 Appendix A - Overall Development and Unit Schedule

Blocks A/B/C/D

Level		Block A (m2)							Block B (m2)							Block C (m2)						Block D (m2)										
		GIA	Resi NIA	1B1P	1B2P	2B4P	3B5P	Library	Commercial	GIA	Resi NIA	1B1P	1B2P	2B4P	3B5P	Amentiy	Commercial	Resi GIA	Resi NIA	1B2P	2B4P	3B5P	Creche	Resi GIA	Resi NIA	1B1P	1B2P	2B4P	3B5P	Amenity		
	Level 09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Level 08	659.3	532.6	-	1	5	1	-	-	1,262.0	979.0	-	8	2	4	-	-	675.1	503.4	-	4	4	-	-	-	-	-	-	-	-	-	
	Level 07	932.2	783.7	-	1	7	2	-	-	1,572.8	1,277.3	-	8	2	7	-	-	755.5	586.9	-	4	5	-	-	-	-	-	-	-	-	-	
	Level 06	932.2	783.7	-	1	7	2	-	-	1,572.8	1,277.3	-	8	2	7	-	-	837.1	670.5	-	4	6	-	-	-	-	-	-	-	-	-	
	Level 05	932.2	783.7	-	1	7	2	-	-	1,572.8	1,277.3	-	8	2	7	-	-	837.1	670.5	-	4	6	-	-	-	2,126.4	1,705.6	-	13	7	5	-
	Level 04	932.2	783.7	-	1	7	2	-	-	1,572.8	1,277.3	-	8	2	7	-	-	837.1	670.5	-	4	6	-	-	-	2,126.4	1,705.6	-	13	7	5	-
	Level 03	932.2	783.7	-	1	7	2	-	-	1,572.8	1,277.3	-	8	2	7	-	-	837.1	670.5	-	4	6	-	-	-	2,126.4	1,705.6	-	13	7	5	-
	Level 02	932.2	783.7	-	1	7	2	-	-	1,572.8	1,277.3	-	8	2	7	-	-	837.1	670.5	-	4	6	-	-	-	2,126.4	1,705.6	-	13	7	5	-
	Level 01	932.2	783.7	-	1	7	2	-	-	1,572.8	1,277.3	-	8	2	7	-	-	837.1	670.5	-	4	6	-	-	-	2,101.6	1,601.3	2	11	6	5	55.6
Ground	Level 00	658.6	253.8	-	2	2	-	76.7	-	946.2	226.8	-	3	1	-	163	116.7	533.4	411.8	-	2	4	-	-	-	4,117.7	630.0	-	5	1	3	157.2
Lower Ground	Level 00	533.0	-	-	-	-	-	275.4	240.7	858.1	-	-	-	-	-	-	869.2	869.0	126.6	-	1	1	-	359.1	-	-	-	-	-	-	-	-
Sub-Total				0	10	56	15					0	67	17	53				0		35	50	0			2		68	35	28		
Block Total				81								137							85						133							
Scheme Total		436																														
Total NIA / Use		6,272.3						352.1	240.7	10,146.9						162.5	985.9	5,651.7						359.1	9,053.7						212.8	
Total NIA / Block		6,865.1								11,295.30								6,010.8						9,266.5								
Overall NIA		33437.7																														
Total GIA / Block		8,376.3							14,075.9							7,855.6							14,724.9									
Total GIA (excl basement)		45,032.70																														
Basement	Level -01	4,242.3 (Total Basement GIA Block A,B&C)																														
Total GIA (incl basement)		49,275.00																														

	1B1P	1B2P	2B4P	3B5P
Unit Mix	2	180	158	96
Mix by Block (%)	0.5%	41.3%	36.2%	22.0%
Part V				
Totals	87	19.95%		
Apt. Type	1B1P	1B2P	2B4P	3B5P
Totals	0	36	32	19
Mix	0.0%	41.4%	36.8%	21.8%
Total Mix	41.4%	58.6%		

Cycle Parking		
Long-Term	Residential	788
	Creche Staff	2
	Commercial Staff/Employee	26
	Library Staff	6
Total		822
Short-Term	Visitor & Customer	218
Overall Total		1040
Car Parking		
Residents	Standard	118
	EV (20%)	32
	DAC (5%)	8
	Total	158
Non Resident	Commercial/Library/Visitor	12
	Creche Staff	3
Total		15
Overall Total		173

Total NIA by Use (m2)	
Residential	31,124.6
Resident Amenity	375.3
Creche	359.1
Commercial	1,226.6
Community / Library	352.1
Total	33,437.70

Commerical Uses			
Unit	Location	Use	Sq.m
Commercial Unit 1	Block A	Offices/Co-Working	240.7
Commercial Unit 2	Block B	Offices/Co-Working	195.1
Commercial Unit 3	Block B	Medical Centre	674.1

05 Appendix A - Overall Development and Unit Schedule

Level	Block A (m2)				Block B (m2)				Block C (m2)				Block D (m2)			
	1B1P	1B2P	2B4P	3B5P	1B1P	1B2P	2B4P	3B5P	1B1P	1B2P	2B4P	3B5P	1B1P	1B2P	2B4P	3B5P
Level 09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Level 08	-	1	5	1	-	8	2	4	-	4	4	-	-	-	-	-
Level 07	-	1	7	2	-	8	2	7	-	4	5	-	-	-	-	-
Level 06	-	1	7	2	-	8	2	7	-	4	6	-	-	-	-	-
Level 05	-	1	7	2	-	8	2	7	-	4	6	-	-	13	7	5
Level 04	-	1	7	2	-	8	2	7	-	4	6	-	-	13	7	5
Level 03	-	1	7	2	-	8	2	7	-	4	6	-	-	13	7	5
Level 02	-	1	7	2	-	8	2	7	-	4	6	-	-	13	7	5
Level 01	-	1	7	2	-	8	2	7	-	4	6	-	2	11	6	5
Ground Level 00	-	2	2	-	-	3	1	-	-	2	4	-	-	5	1	3
Lower Ground Level 00	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-
Sub-Total	0	10	56	15	0	67	17	53	0	35	50	0	2	68	35	28
Block Total	81				137				85				133			
Scheme Total	436															
Mix by Block (%)	0.0%	12.3%	69.1%	18.5%	0.0%	48.9%	12.4%	38.7%	0.0%	41.2%	58.8%	0.0%	1.5%	51.1%	26.3%	21.1%
Cycle store requirement	167				260				135				224			
Visitor cycle requirement	41				69				43				67			