

Clongriffin - Lakeside Blocks 25 , 26 & 27



Architect's Design Statement
Strategic Housing Development Application
An Bord Pleanála
July 2019
1825 - 701



WILSON ARCHITECTURE



Gerard
Gannon[®]
PROPERTIES

1.0 Site Context + Site Description

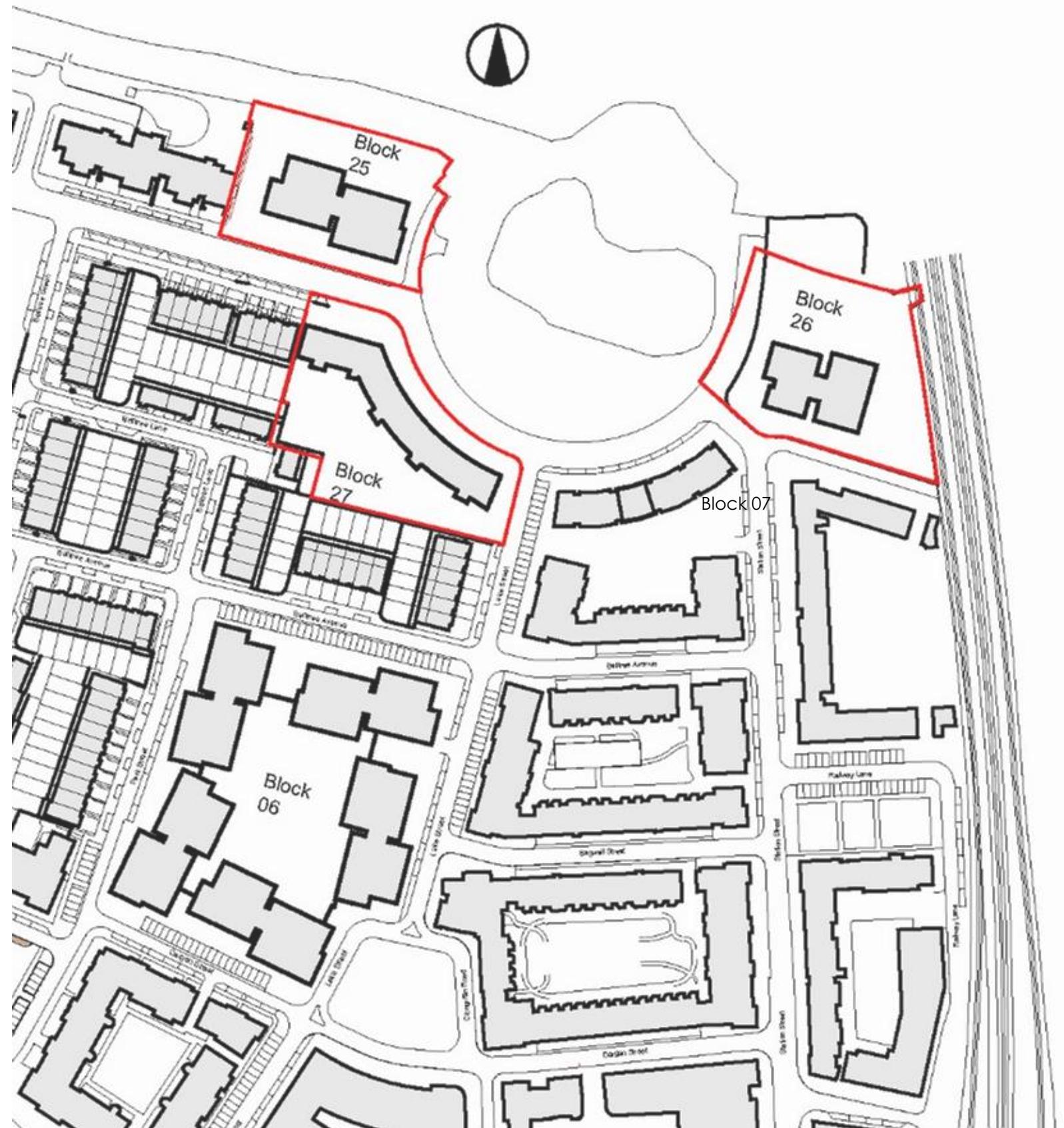
Block 25, 26 and 27 will form part of the proposed 'Lakeside' neighbourhood, which will develop its own distinct character.

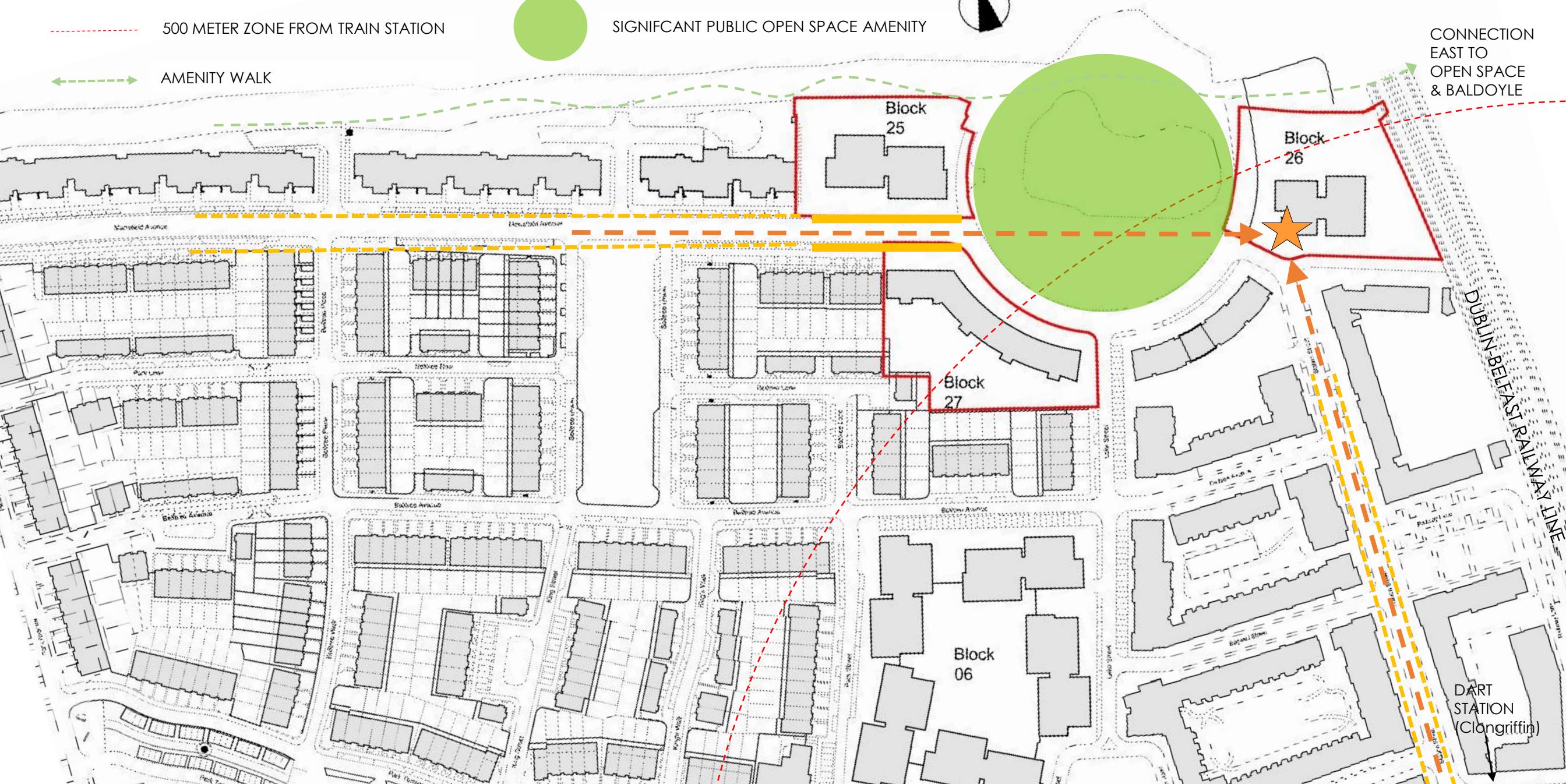
They are located on the north-eastern corner of the Clongriffin development. It is wrapped around the existing amenity area containing the lake/attenuation area. It is bounded to the north by the River Mayne and to the north by Marrisfield Crescent and by the railway line to the east. Marrisfield Avenue lies to the south, with recently built development of 3 storey townhouse on the other side of the road. There is an existing 5/6 storey development of Apartments running along the northern side on Marrisfield Avenue, with some nearly completed housing to the west and south of block 27.

Blocks 26 and 27 are less than 500m from the railway station. Block 25 is 550m from Clongriffin Station.



View eastward of existing apartments on north side of Marrisfield Avenue





CONNECTION EAST TO OPEN SPACE & BALDOYLE

DUBLIN-BELFAST RAILWAY LINE

DART STATION (Clongriffin)

A number of design considerations exist naturally on the 3 sites in question due to their relationship with the overall site plan and indeed their overall surroundings in the Dublin area. Mansfield Avenue and Mansfield Crescent East visually intersect at the corner of Block 26. This becomes the feature termination and natural focal point for a high rise portion of development. This corner site is directly adjacent to the Dublin-Belfast railway line on the Dublin City Council north-eastern boundary. It presents an opportunity for the tower to be a landmark entry / exit point to the city of Dublin.

2.0 Block 25

Brief description

- Block 25 is a 0.33 hectare site located at the north of Clongriffin.
- The proposed development comprises 63 Apartments over seven floors.

Site Approach

- Book end approach to end of Marrisfield Avenue boulevard.
- Block defined by building line & wayleave.
- Maximised dual aspect apartments based around a single core.
- Surface parking to rear.
- Strong edge to large open space to east.
- Scale & massing respecting neighbours to west & defining of eastern end of Marrisfield Ave.



2.1 Design Development

In 2017 under application ref no. 2648/17, permission was granted for 40 apartments over 6 floors based around 2 cores.

In order to increase efficiencies and ensuring that service charges and maintenance costs faced by residents into the future are kept at reasonable levels, the revised proposals were based on 11 apartments around a single core.

However, the revised proposal brought it's own difficulties with regard to the number of dual aspect units and the inclusion of a number of single aspect north facing units.

This layout limited to 4 the number of dual aspect apartments per floor.

North facing single aspect apartments may be considered, where overlooking a significant amenity such as the Mayne River, but would be considered far from Ideal.



2017 – Permitted Development
2 Cores – 8 Apartments (Average 4 per Core)
2 x 1 Bed
6 x 2 d



Stage 01 Proposal
Single Core – 11 Apartments (11 per Core)
7 x 1 Bed
4 x 2 Bed

2.2 Block 25: Design Concept – Plan Form

To address the difficulties with dual aspect it was decided to break the units into halves and to slide the halves therefore increasing the number of dual aspect units to six per floor.

The floors are therefore divided into separate halves with a shorter corridor serving fewer units.

Single aspect one bed units are positioned on the south side, while a reduced number of two bed units have a dual aspect as well as enjoying views over the Mayne River.



Proposed Solution – Typical Floor

Single Core – 10 Apartments per Core

-  60% Dual Aspect Units
-  4 x One Bed Units
-  6 x Two Bed Units

2.1.3 Block 25 Massing & Height

The break-down of the units in plan form is taken a step further expressing this break-down with a variety of materials and a variety of heights.

This also allows for opportunities for penthouse units and shared garden terraces at roof level.

The building raises to 7 storeys overlooking the Lake Side Park therefore providing a counter point to the proposal for a Tall Building at Block 26. It reduces to 6 storeys at the South West end adjacent to the Existing Apartments on Marrsfield Avenue.

The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape

The proposal avoids long, uninterrupted walls of building in the form of perimeter blocks or slab blocks and materials / building fabric are well considered.

The proposal enhances the urban design context along Marrsfield Avenue, the Lakeside Park and the River Mayne. Surface parking is located to the rear adjacent to the riverside walkway.

The proposal makes a positive contribution to the improvement of legibility of Clongriffin and integrates with the existing and proposed development in a cohesive manner.



View from the South West along Marrsfield Avenue

3.0 Block 26

Brief description

- Block 26 is a 0.44 hectare site located at the north-east corner of the Clongriffin development.
- The proposed development comprises 78 Apartments over 15 Floors.

Site Approach

- Location of site – NE corner of Dublin City Council + 'North Fringe'
- Potential landmark building.
- Axes of Station Road & Marrsfield Ave – Tower.
- Adjacent amenity space.
- No neighbours to north or east.
- Height at axial termination points to Marrsfield avenue and Station Street.
- Proposed height within 500m radius of train station.
- Surface parking to rear adjacent to the existing train line.
- Maximised dual aspect /south facing apartment design around a single cores.



3.1 Design Development

In 2017 under application ref no. 2648/17, permission was granted for 32 apartments over 6 floors based around 2 Cores.

The application was for 71 Units over 14 Floors, which was reduced in light of the height restrictions within the LAP.

In order to increase efficiencies and ensuring that service charges and maintenance costs faced by residents into the future are kept at reasonable levels, the revised proposals were based on 11 apartments around a single core.

However, the revised proposal brought it's own difficulties with regard to the number of dual aspect units and the inclusion of a number of single aspect north facing units.

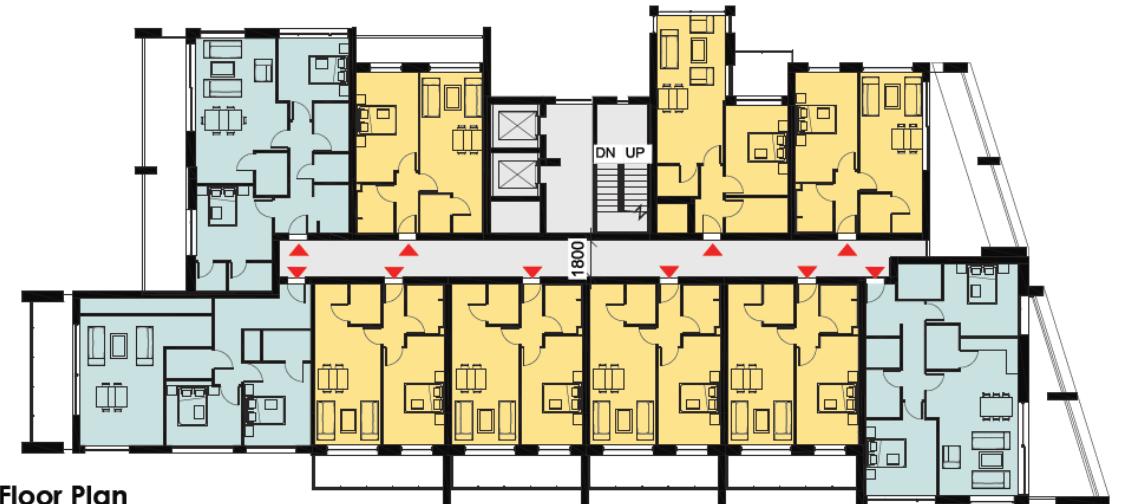
This layout limited to 4 the number of dual aspect apartments per floor

North facing single aspect apartments may be considered, where overlooking a significant amenity such as the Mayne River, but would be considered far from Ideal.



2017 – Permitted Development

- 2 Cores – 7 Apartments (Average 3.5 per Core)
- 2 x 1 Bed
- 4 x 2 Bed
- 1 x 3 3 Bed



Third Floor Plan
Scale: 1:250
FFL: 16.25m

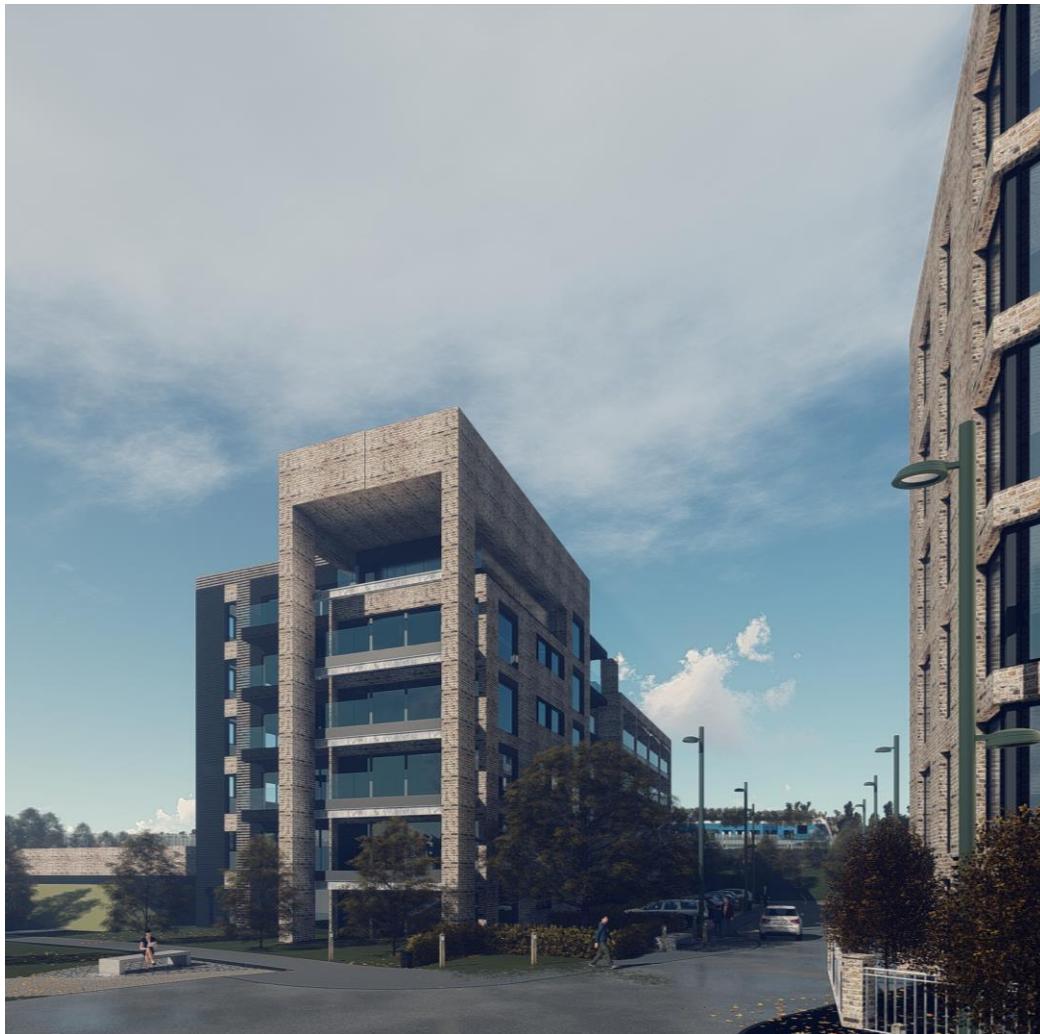
Stage 01 Proposal

- Single Core – 11 Apartments (10 per Core)
- 7 x 1 Bed
- 3 x 2 Bed

3.1 Design Development

In 2017 under application ref no. 2648/17, permission was granted for 32 apartments over 6 floors based around 2 Cores.

The application was for 71 Units over 14 Floors, which was reduced under condition.



2017 Application – As Permitted – 6 Storeys



2017 Application – As Proposed - 14 Storeys

3.1 Design Development

Following the Stage 01 discussions, an additional 2 floors, combined with the break up of the building in plan form and additional materials has greatly increased the slenderness ratio of the proposed building.



Stage 01 – As Proposed



Stage 03 – As Proposed

3.1.2 Block 26: Design Concept – Plan Form

To address the difficulties with dual aspect it was decided to break the units into halves and to slide the halves therefore increasing the number of dual aspect units to 5 per floor.

The floors are therefore divided into separate halves with a shorter corridor serving fewer units.

This also maximises the potential views of the Sea to all but the 2 apartments facing the Lake/Attenuation pond.

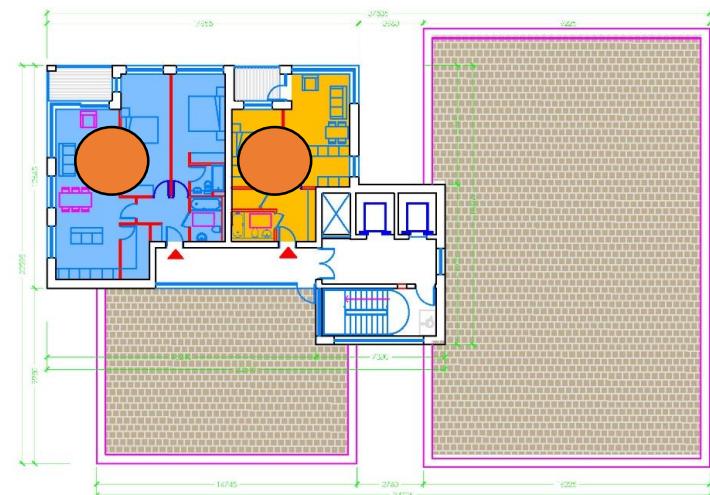
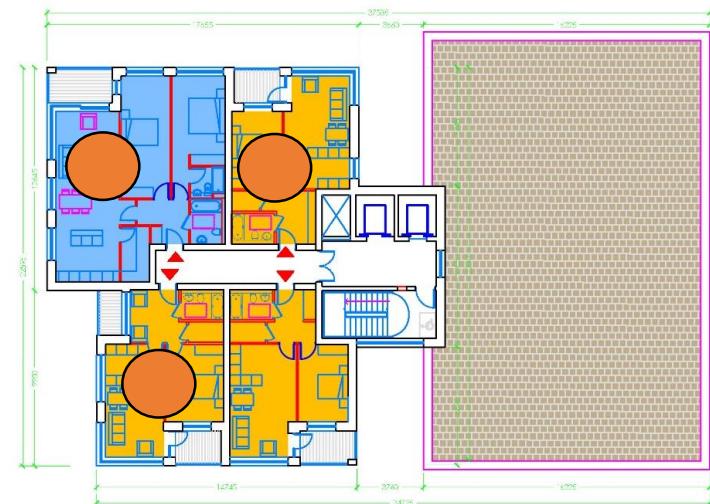
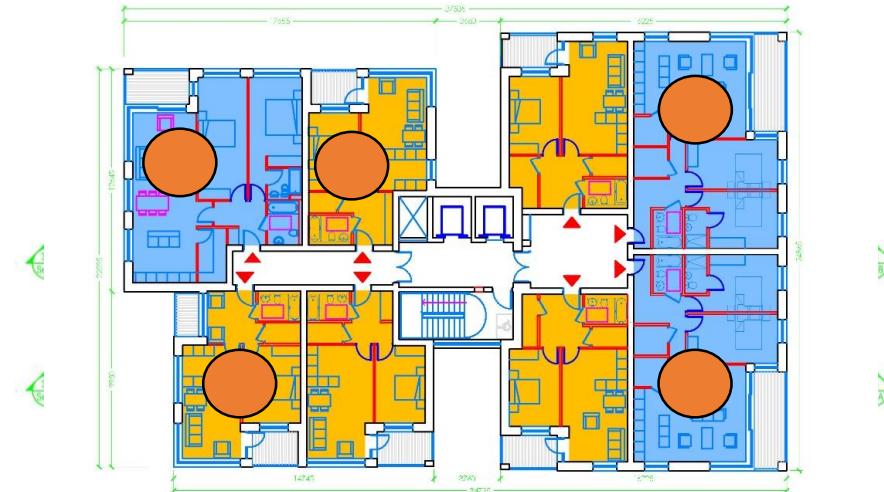
Single aspect one bed units are positioned on the south side, while a reduced number of 2 bed units have a dual aspect as well as enjoying views over the Mayne River.

To the east of the core, the proposal is limited to 8 storeys.

The west side of the core continues up to 15 Storeys, reducing to 2 apartments for the top 2 floors.

Proposed Solution – Typical Floor Single Core – 8 / 8 Apartments per Core

-  68% Dual Aspect Units
-  5 x One Bed Units
-  3 x Two Bed Units



2.1.3 Block 26 Massing & Height

The break-down of the units in plan form is taken a step further expressing this break-down with a variety of materials and a variety of heights.

This also allows for opportunities for penthouse units and shared garden terraces at roof level.

The building raises to 15 storeys overlooking the Lake Side Park. It reduces to 8 storeys at the East West end adjacent to the train line.

The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape

The proposal avoids long, uninterrupted walls of building in the form of perimeter blocks or slab blocks and materials / building fabric are well considered.

The proposal enhances the urban design context along Marrsfield Avenue, the Lakeside Park and the River Mayne.

Surface parking is adjacent to the railway lines.

The proposal makes a positive contribution to the improvement of legibility of Clongriffin and integrates with the existing and proposed development in a cohesive manner.

The break up of the building in plan form and additional materials has greatly increased the slenderness ratio of the proposed building.



View from the West

4.0 Block 27

Brief description

- Block 27 is a 0.45 hectare Site located on the South West Side of Marrisfield Crescent.
- The proposed development comprises 57 Apartments over 6 Floors.
- 5 one beds, 47 two beds and 5 three beds with a dual aspect Ratio of 53%.
- Surface parking only:
27 spaces

Site Approach

- Block definition by building line and Crescent Central Area.
- Scale & massing respecting neighbours to west & to south, and potential neighbours to the east.



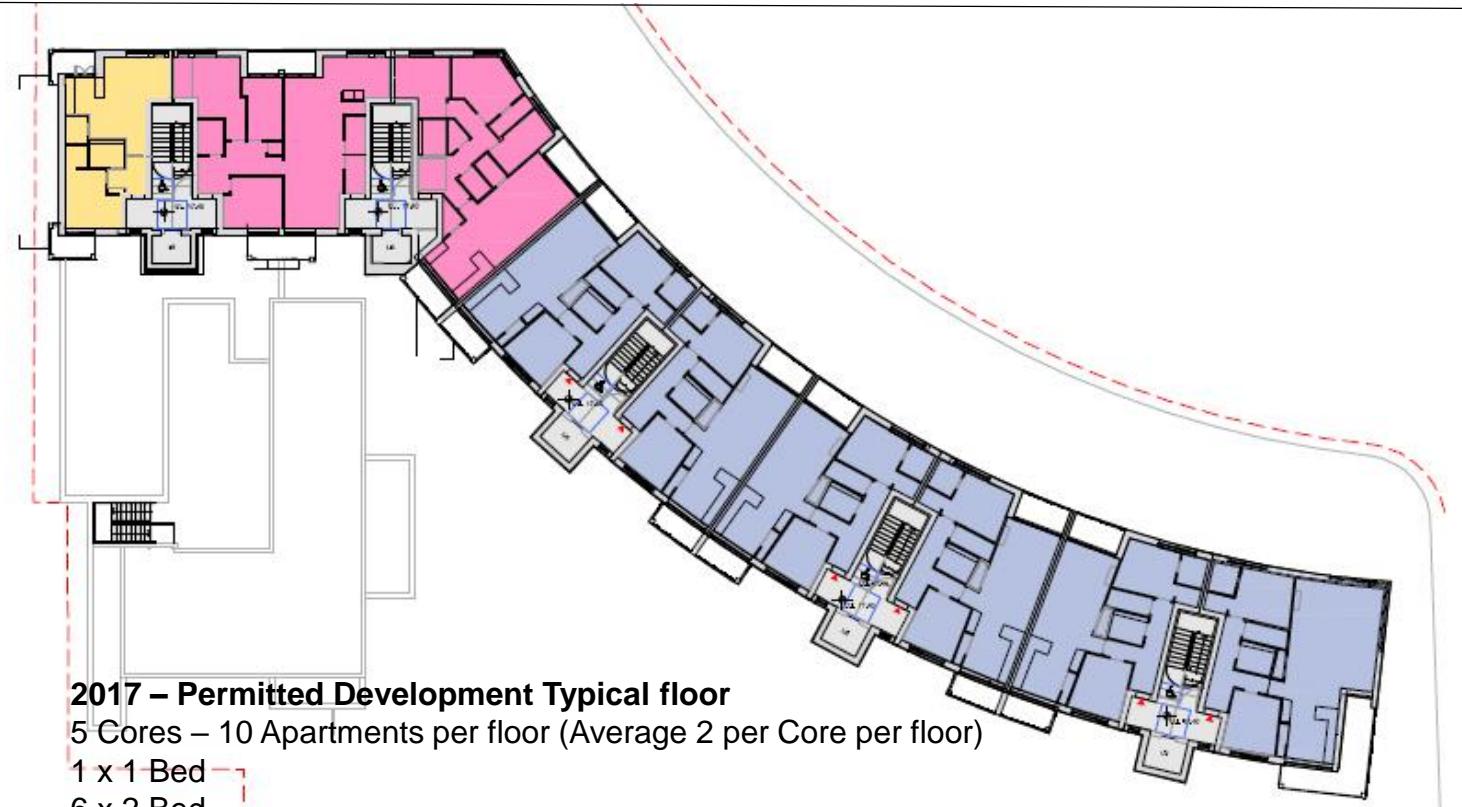
3.1 Design Development

The size and shape of the site means that it is not possible to double stack apartments either side of a central corridor.

In order to increase efficiencies and ensuring that service charges and maintenance costs faced by residents into the future are kept at reasonable levels, the revised proposal is based on 11 apartments around three cores.

All single apartments are south facing over the private courtyard. Dual aspect units have both a southerly aspect and views over the amenity space and pond.

North facing single aspect apartments have been eliminated from this proposal,



2017 – Permitted Development Typical floor

5 Cores – 10 Apartments per floor (Average 2 per Core per floor)

1 x 1 Bed
6 x 2 Bed
2 x 3 3 Bed



2019 – Proposed Development Typical floor

3 Cores – 11 Apartments per floor (Average 3.5 per Core)

1 x 1 Bed
9 x 2 Bed
1 x 3 3 Bed

3.1.2 Block 25: Design Concept – Plan Form

All single apartments are South facing over the private courtyard. Dual aspect units have both a southerly aspect and views over the amenity Space and pond.

North facing single aspect apartments may be considered, where overlooking a significant amenity such as the Mayne River, but would be considered far from Ideal and have been eliminated.



Proposed Solution – Typical Floor 3 Cores – 3.5 Apartments per Core

-  53% Dual Aspect Units
-  5 x One Bed Units
-  48 x Two Bed Units
-  5 x Three Bed Units

4.3 Massing and Height

In 2017 under application ref no. 2648/17, permission was granted for 48 apartments over 6 floors based around 5 Cores.

The proposed application is for 57 Units over 6 Floors.

The set backs and step down have been removed in order to increase density and improve efficiencies.

The 6 storey block helps define the Crescent and amenity area containing the attenuation pond.

The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape.

The building in the form of perimeter block is considered suitable in this location with it's curved form responding to the Crescent/park which will enhance the urban design context along Marrsfield Crescent, the Lakeside Park and the River Mayne.

The proposal makes a positive contribution to the improvement of legibility of Clongriffin and integrates with the existing and proposed development in a cohesive manner.



2017 Application – As Permitted – 6 Storeys with set backs



2019 Application – As Proposed - 6 Storeys

Urban Design Strategy

An overarching objective of this proposal is to create a well designed sustainable neighbourhood that will stand the test of time

This Design Statement seeks to demonstrate how the proposed development addresses or responds to the design criteria set out in the 'Urban Design Manual - A Best Practice Guide' (DoEHLG, 2009).

A comprehensive consideration of the criteria set out under the categories of Neighbourhood, Site and Home established a set of principles or 'drivers' under which the design has developed. These are explained as follows:



Neighbourhood

- 01. Context
- 02. Connections
- 03. Inclusivity
- 04. Variety

Site

- 05. Efficiency
- 06. Distinctiveness
- 07. Layout
- 08. Public Realm

Home

- 09. Adaptability
- 10. Privacy & Amenity
- 11. Parking
- 12. Detailed Design

5.0 Neighbourhood

5.1 Context

How does the development respond to its surroundings?

The proposed development conforms with the general urban design principle of the original integrated neighbourhood of Clongriffin. It contributes positively to the character of the Clongriffin district. Building form is appropriate to time as well as place. Specific conditions require defined street edges to reinforce urban character and this has been proposed.

Building massing and form promote strong street edges to Marrsfield Avenue and Marrsfield Crescent, reinforcing the local context where the masterplan design proposed strong perimeter blocks.

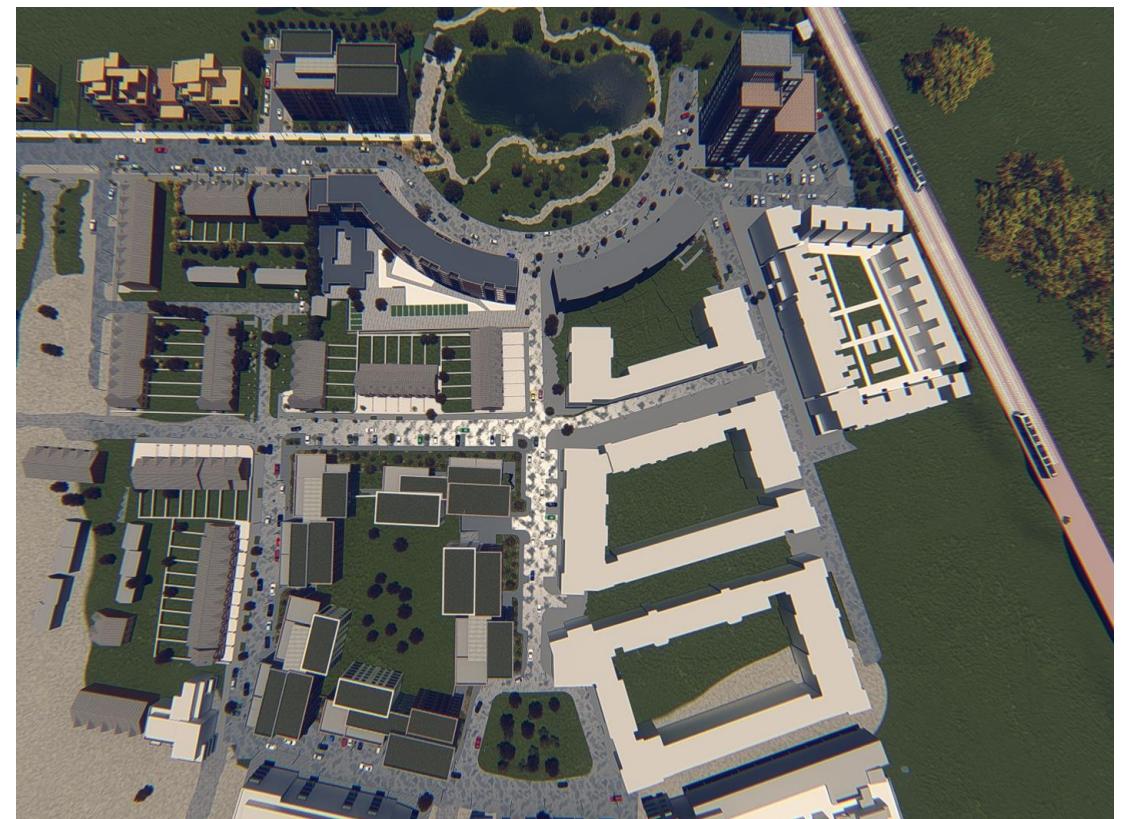


5.2 Connections

How well connected is the new neighbourhood?

The development is well situated close to Clongriffin town centre. Bus and rail transport are located within a 12 minute walk of the 3 Blocks. The streetscape is designed to facilitate ease of access for pedestrians and cyclists and allow permeability through to surrounding areas.

Bicycle parking is provided at ground floor level in segregated secure storage areas.



5.3 Inclusivity

How easily can people use and access the development?

The proposal has inclusivity at its core and provides facilities for the community at all ages in life. With a mix of 1, 2 and 3 bed apartments, the scheme provides a mix of different units to cater for a variety of users - singles, couples and small families, across the full age spectrum, and with a landscape designed to integrate with and support the principle of diversity, the new homes are designed to meet the aspirations of a range of people and households.

The layout has been designed to enable easy access by all and fully comply with Part M of the Building Regulations. Building for Everyone: A Universal Design Approach has been used as a guideline for both external and internal environment design. All main entrances to buildings will be fully accessible including their approach.

Universal access is enabled through a 24 hour- accessible lift, providing independent universal access for residents, and members of the public alike. Public spaces are to be used by residents and visitors, with different emphasis where character is denoted by use. The uses associated with the residential development balance public access with privacy, and passive supervision

5.4 Variety

How does the development promote a good mix of activities?

The Buildings form part of a larger scheme which aims to provide a variety of uses which will contribute to the quality of life of the existing community. The proposed uses also bring together a wide range of people from differing social and income groups. The development is close to the mixed-use centre of Clongriffin which provides commercial uses and activities including shops and services to serve the locality. The use proposed in this application is residential and so is compatible with neighbouring uses which are also residential.

The majority of community Facilities for Blocks 25,26 and 27 are located on the Ground floor of each block and additional facilities such as a creche in 27 and a gym at 26.



6.0 Site

6.05 Efficiency

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

The proposed layout makes the most efficient use of the Land. This planning application proposes an increase in the density to an appropriate level to sustain transport network and support neighbourhood services. The proposed scheme exceeds the minimum density requirements for the site taking advantage of proximity to public transport routes.

The buildings are laid out to maximise the best solar orientation. Efficient heating systems including the use of photovoltaic panels are proposed for the buildings and adequate locations for recycling facilities are provided. SUDS are employed in the permeable paving at on street parking stalls. The Buildings have been designed around the minimum number of Stair and Lift Cores in order to increase efficiencies and ensuring that service charges and maintenance costs faced by residents into the future are kept at reasonable levels.

6.06 Distinctiveness

How do the proposals create a sense of place?

The buildings form and fenestration make them part of a distinct and recognisable scheme. This proposal establishes a high quality architecture and design by maintaining quality material palette throughout the three blocks in the Lakeside Neighbourhood, ranged around Marrsfield Crescent, to create an integral approach. The brick palette will utilise a standard brick laid in a variety of bonds and styles to break up the elevations..

The apartment designs are focused on maximising the light from the south and providing as much dual aspect as possible to give a quality space.

The scheme will be a very positive addition to the identity of the locality and enhance the sense of place through the high quality architecture, landscaping and urban design. By creating a landmark these new buildings will be an orientation point within the wider Clongriffin neighbourhood.



6.07 Layout

How does the proposal create people friendly streets and spaces?

The layout of the site evolved from a considered response to site and brief. The main pedestrian entrance to the apartments is centrally located on Marrsfield Avenue.

The built fabric conveys a clear distinction between public and private space making it secure and ideal for fostering community adhesion.

Variety will be introduced to the form through variation in plan, form and roof profile. Balconies and fenestration patterns will bring pattern and rhythm to the development. Corners will be emphasised by the changing rhythms of the balconies and window sizes as they turn the corner.



6.08 Public Realm

How safe, secure and enjoyable are the public areas?

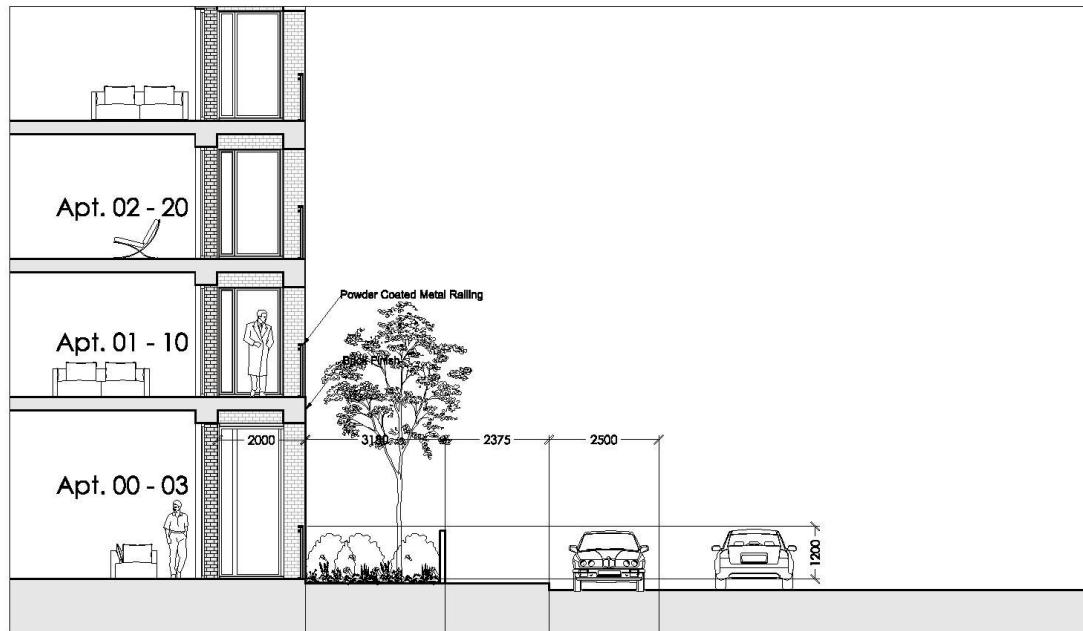
All public spaces throughout the proposal are overlooked by homes. All apartments have balconies which provide a direct physical connection between home and public space at the lower levels. It is proposed to provide every home at street level with its own front door, which provides a significantly improved ambience of security, safety and community.

Efforts have been made to protect the privacy and amenity of the homes on the ground floor through the provision of private, planted buffer zones between the public and private zones on ground floor as seen in the drawings on the following page.

All proposed buildings provide a continuity of street frontage with minimal set-back distance providing definition and enclosure to the public realm and entrances from the street. The elevations to the street demonstrate a classical, rigorous, formal rhythm with human scale elements at street level.

The quality of the public space adjacent to this planning application and the relationship of the proposed blocks are shown in this report. Architectural Visualisations contained in this report illustrate the relationship of the proposals with selected street views and overviews.

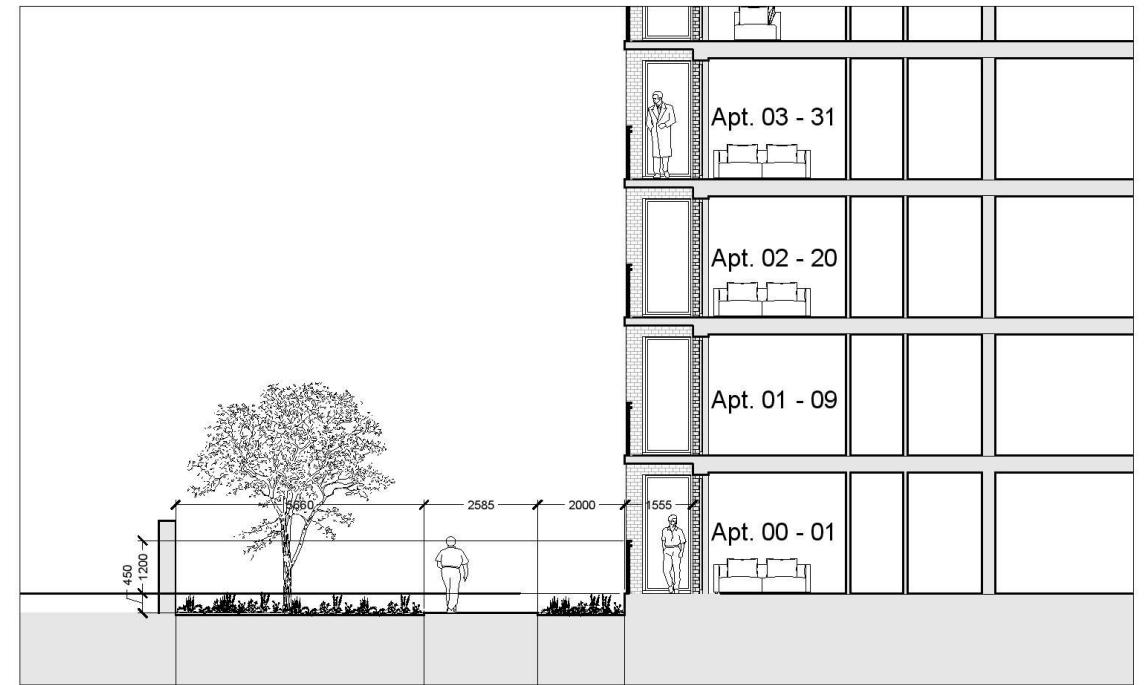




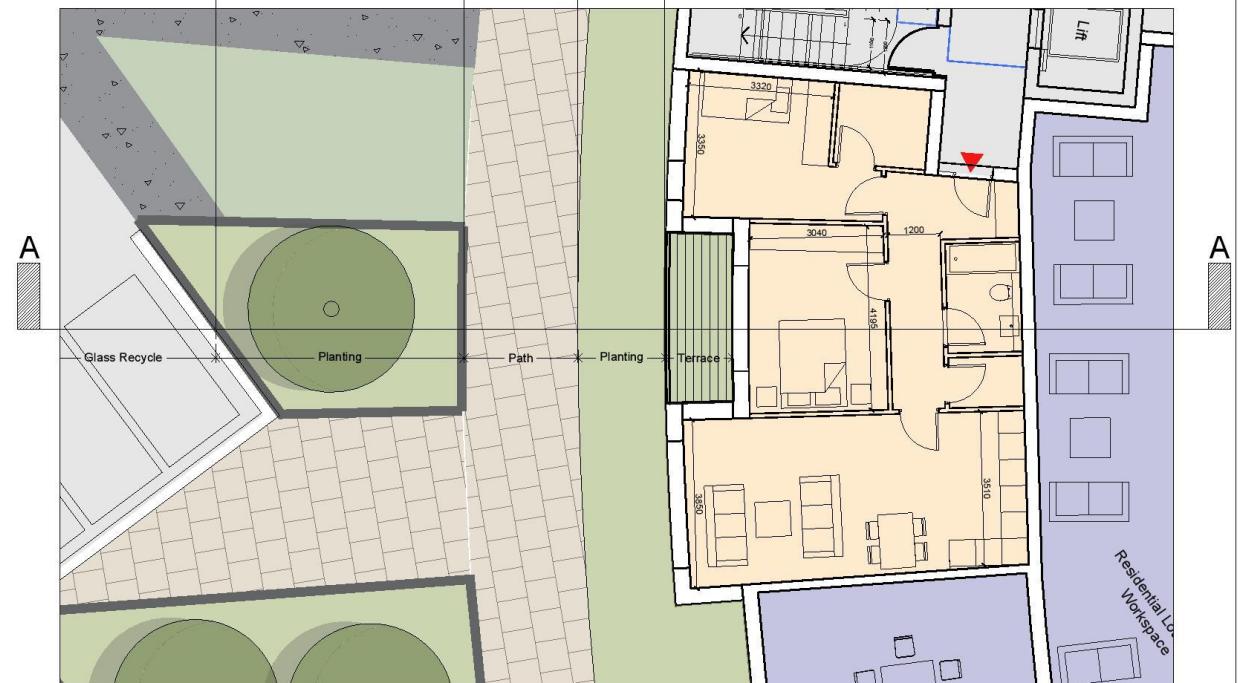
Section AA through Apt. 00-03



Part Plan Apt. 00-03 Ground Floor Level



Section AA through Apt. 00-01



Part Plan Apt. 00-01 Ground Floor Level

7.0 Home

7.09 Adaptability

How will the buildings cope with change?

The design of the building with adequate ceiling heights, concrete frame with lightweight interior partitions and adequate circulation cores enables adaptability for future uses. Ground floor units have a ceiling height of 2.85m, allowing for possible conversion to Commercial/community or Office Uses in the Future.

The scheme provides for a mix of 1 and 2 bedroom units in a traditional corridor type plan configuration. Party walls between units and this corridor will be fixed structural elements, whereas internal partitions are envisaged as non-structural and therefore flexible, allowing for future reconfiguration. Wet service zones and service risers are stacked vertically adjacent to the central corridors and will not be required to move.

Therefore the apartment blocks adopt a 'loose fit' structural strategy which generally designates the party wall as the vertical structural element, and allows for the maximum extent of non-load bearing internal wall elements within the apartment shell.

7.10 Privacy & Amenity

How does the scheme provide a decent standard of amenity?

The BTR Apartments have access to a range of indoor and outdoor recreational areas at ground floor level and at penthouse level. Communal recreational, such as function rooms and communal workspaces are provided in each block with block 27 housing an additional creche and block 26 having an additional gym and cinema room. Privacy strips of planting are provided adjacent to the Apartments which are located at street level as seen on previous public realm and privacy study drawings. Homes are designed to prevent sound transmission between units by using the appropriate acoustic insulation. The appropriate acoustic treatment is also used on the external Elevations as required by proximity to the train Line.



7.11 Parking

How will the parking be secure and attractive?

Bicycle and car parking will be managed in a secure environment. Each block will have a combination of gated off street parking and some on street parking. The on street parking is positioned in front of these blocks and therefore guarantees a level of passive supervision sufficient to provide secure parking.

In all blocks, bicycle spaces are located within the footprint of each block. These bicycle spaces are within secure areas which are both safe and convenient for residents to



7.12 Detailed Design

How well thought through is the building and landscape design?

The integration of Landscape and Buildings is central to the scheme concept. The design seeks to capture the intimacy, security and community spirit of tightly knit housing schemes of previous generations through the provision of exclusively own door units at ground floor level

All areas of soft landscaped open space are easily accessible by personnel and machines to facilitate efficient and practical maintenance.



7.12.1 Residential Density

This Planning Application proposes an increase in the density to an appropriate level to sustain transport network and support neighbourhood services. The proposed scheme exceeds the minimum density requirements for the site taking advantage of proximity to public transport routes.

The proposed density is 197 Units to the Hectare.

7.12.2 Dwelling Mix

The Dwelling mix for block 25, 26 and 27 is Set out in Table 01.

The Apartments proposed are a mix of 40% One bed Units, 57% 2 Bed and 2% 3 bed Units.

7.12.3 Minimum Floor Areas and Standards

The proposal is designed to meet or exceed the requirements of Sustainable Urban Housing – Design Standards for New Apartments (March 2018) which sets out minimum standards in respect of room areas, private open space and storage for each home. A thorough check of the apartment aspect, compliance with these standards is provided in WA's Housing Quality Assessment schedules submitted with this application.

7.12.4 Refuse Storage and Collection

A waste management strategy which includes the segregation, storage, and collection of waste in secure storage zones will be implemented. A dedicated area for waste storage has been provided on the ground floor of each building . This is located off the central core allowing ease of access for the Residents and ease of collection via the gates on to Marrsfield Crescent.

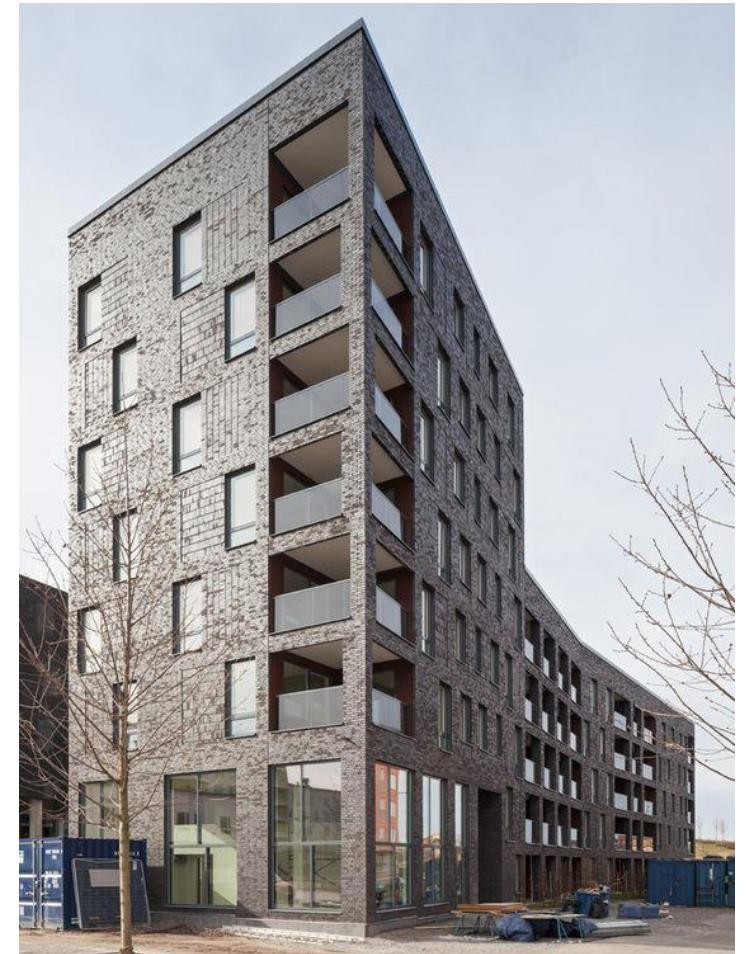
The storage area can accommodate an appropriate number of waste receptacles for general waste, dry recyclables and organic kitchen waste. The area will be accessible for all, well lit and well ventilated.

BLOCK 25	NO. OF UNITS	HECTARES	ACRES	UNITS / ha	
7 Storey	63	0.3375	0.83	190	Dual Aspect
LEVEL	1 BED (52 sq/m)	2 BED (82 sq/m)	3 BED (110 sq/m)		
Ground	2	3	0		3
1	4	6	0		6
2	4	6	0		6
3	4	6	0		6
4	4	6	0		6
6	4	6	0		6
7	3	5	0		6
TOTAL UNITS	25	38	0		39
UNIT MIX**	40%	60%	0%		62%
BLOCK 26	NO. OF UNITS	HECTARES	ACRES	UNITS / ha	
14 Storey	78	0.4389	1.08	216	Dual Aspect
LEVEL	1 BED (52 sq/m)	2 BED (84 sq/m)	3 BED (110 sq/m)		
Ground	0	0	0		0
1	3	3	0		6
2	5	3	0		6
3	5	3	0		6
4	5	3	0		6
5	5	3	0		6
6	5	3	0		6
7	5	3	0		6
8	3	1	0		4
9	3	1	0		4
10	3	1	0		4
11	3	1	0		4
12	3	1	0		2
13	1	1	0		2
14	1	1	0		0
TOTAL UNITS	50	28	0		53
UNIT MIX**	64%	36%	0%		68%
BLOCK 27	NO. OF UNITS	HECTARES	ACRES	UNITS / ha	
	57	0.4581	1.13	126	
LEVEL	1 BED (56 sq/m)	2 BED (80 sq/m)	3 BED (110 sq/m)		
Ground	0	3	0		1
1	1	9	1		6
2	1	9	1		6
3	1	9	1		6
4	1	9	1		6
5	1	8	1		5
TOTAL UNITS	5	47	5		30
UNIT MIX**	9%	82%	9%		53%

Table 01

7.1.2.5 MATERIALS

- Durability
 - Quality
 - Economy
 - Low maintenance
-
- Brick
 - Extensive Range of Types
 - Variety of treatment,
 - Colour, texture and range of styles.



Family of styles & elevational treatment are used throughout Blocks 25, 26 & 27 as seen in the individual breakdown sheets in the following pages

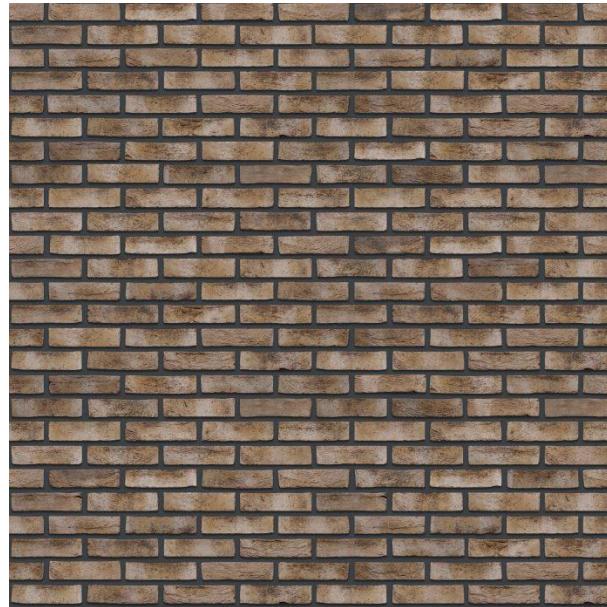


7.12.5 Materials Palette

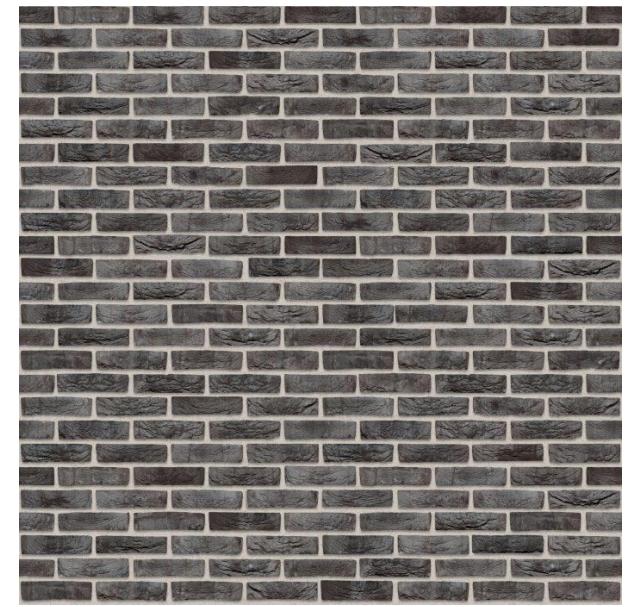
Maintaining common materials throughout the three blocks currently making up the Lakeside Neighbourhood is integral to harmonizing the three blocks architecturally and contributing to the creation of a quality amenity space in the crescent. The majority of the façade will consist of a palette of bricks used in a variety of bonds and styles laid break up the elevation into a clean, stylish and modern architectural rhythm.



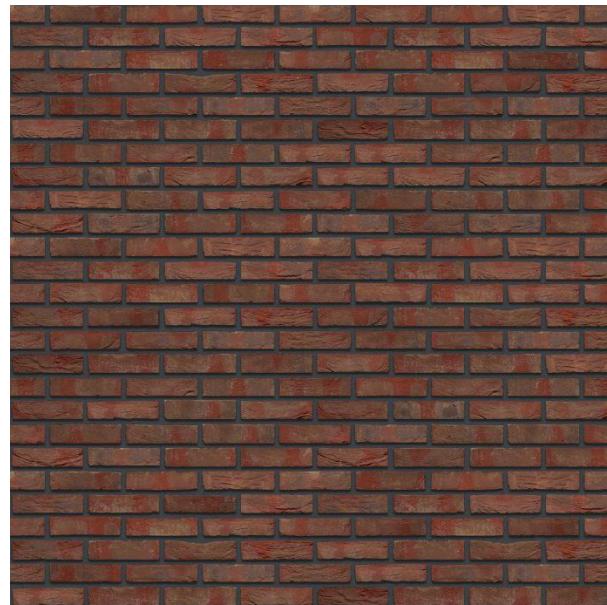
View from the South West along Marrsfield Avenue



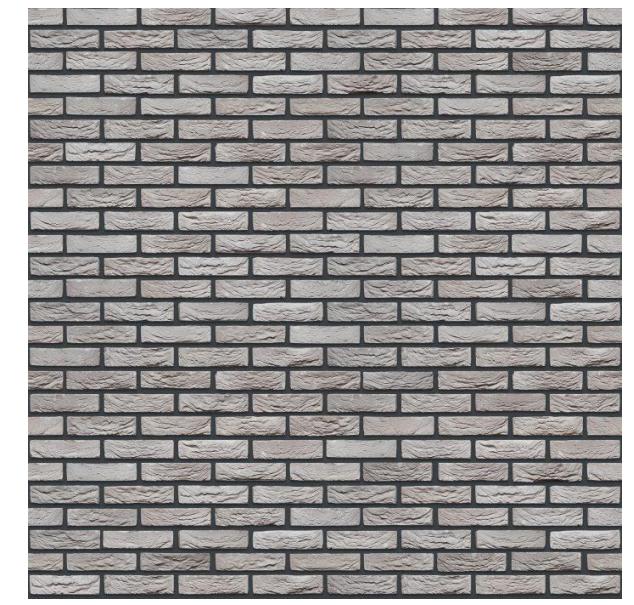
Ashpark



Manhattan



Rustic Red Multi



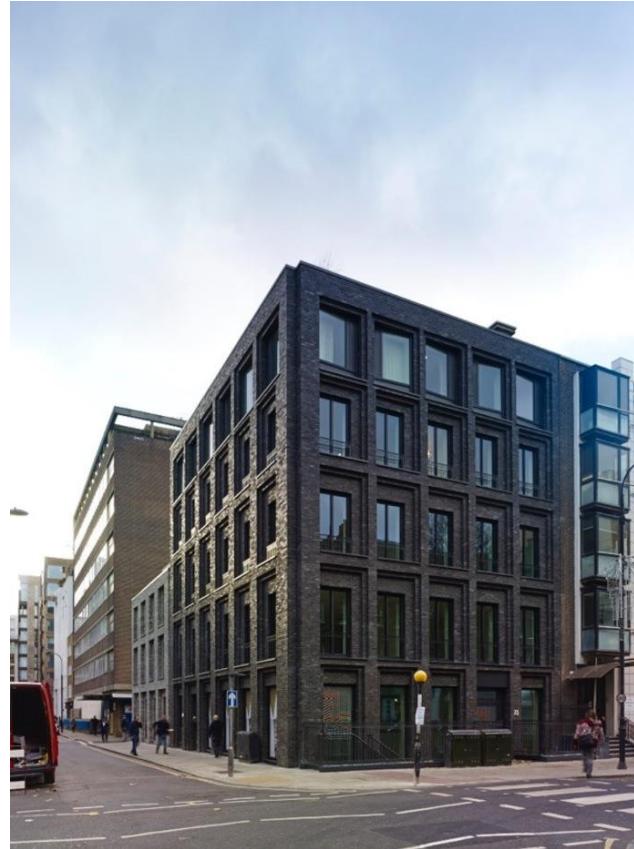
Vintage Smoked

BLOCK 25 – Material Palette and Description

Description of Proposal

Maintaining common materials throughout Block 25 is integral to harmonizing this block architecturally with the other blocks which comprise the Lakeside Neighbourhood: Block 26 & 27. The majority of the façade will consist of a palette of bricks used in a variety of bonds and styles laid to break up the elevation into a clean, stylish and modern architectural rhythm.

The overall form of the building is simple yet elegant. It maintains a consistent architectural language throughout its design and utilizes a minimal material palette. It is set back from the street at the uppermost level to break down the form and lessen the visual impact of this block, this set back is then to be clad in zinc to articulate it further, from the rest of the block.



Precedents images of material palette for Block 25

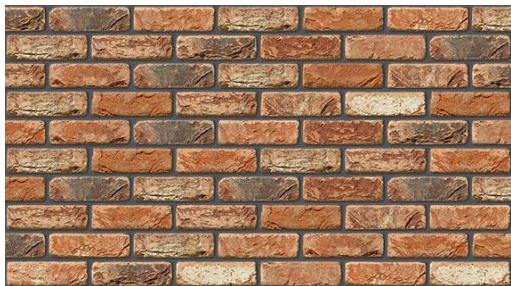


BLOCK 26 – Material Palette and Description

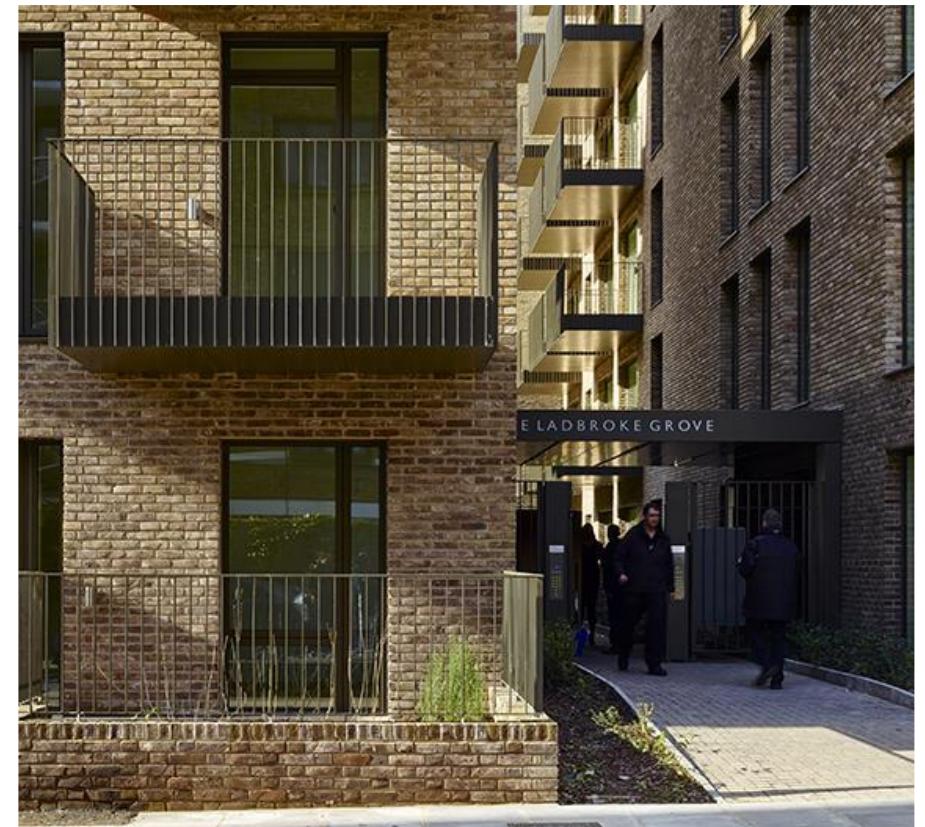
Description of Proposal

Block 26 is a vital component of the Lakeside Neighbourhood of this development and as such its chosen materials promote continuity with the neighbouring blocks 25 & 27. The form of block 26 acts as gateway building and landmark in the new Clongriffin development and therefore will be finished to a high standard using contemporary detailing and materials. The change in materials between the different heights of the block helps articulate its verticality.

The majority of the balconies in this block are recessed into the foot print of the building. This helps to encourage privacy and also helps to breakdown the massing of the tower. These balconies will utilize sleek powder coated metal railing to remain consistent with the rest of the development.



Block 26 – West Elevation



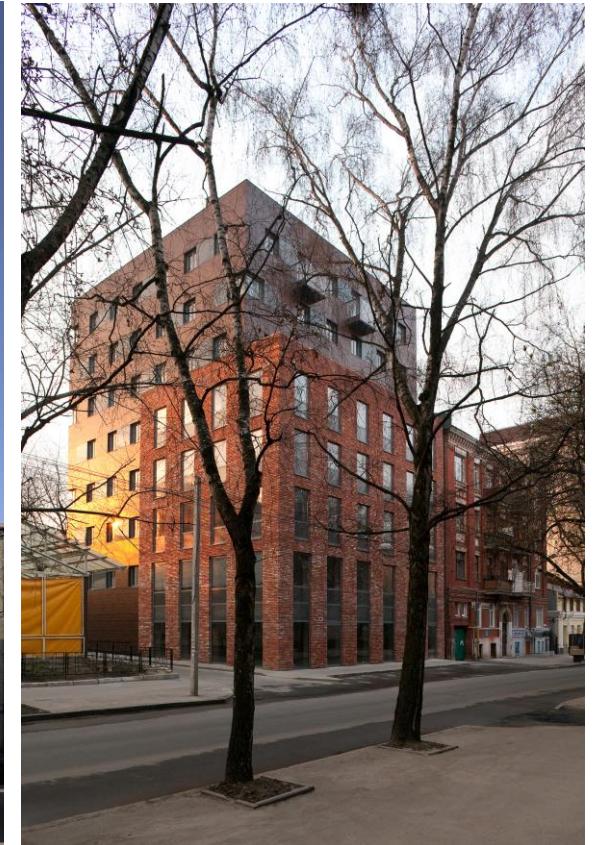
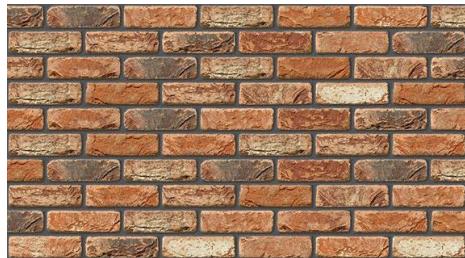
Precedents images of material palette for Block 26

BLOCK 27 – Material Palette and Description

Description of Proposal

Block 27 is a vital component of the Lakeside Neighbourhood of this development and as such its chosen materials promote continuity with the neighbouring blocks 25 & 26. The form of the block is informed by the arc created by referencing the centre of the adjacent Lake. The consistent use of brick along this curving elevation helps to emphasise the natural beauty of the neighbouring public realm.

The majority of the balconies in this block are recessed into the foot print of the building. This helps to encourage privacy and also help to maintain the consistent edge of the arc which is repeated in the landscape surrounding the block. The colour of the brick is changed within these recesses to further break down the elevations.



Precedents images of material palette for Block 27



Block 27 – North Elevation

7.12.6 Universal Design

The layout has been designed to enable easy access by all and fully comply with Part M of the Building Regulations. Building for Everyone: A universal design Approach has been used as a guideline for both external and internal environment design.

1. External Environment.

- Provision made for Universal Access parking.
- Universal Access compliant footpaths and ramps.
- Tactile paving surfaces.

2. Entrances and Horizontal Circulation.

- Entrance lobbies sized to allow for a wheelchair turning circle.
- Corridors wide enough to accommodate wheelchair users.
- Doors and ironmongery are compliant with access requirements.

3. Vertical circulation.

- Lift provision.
- Handrails on both sides of circulation stairs.
- Refuge space in all stair cores.

4. Internal Environment.

- All public spaces well lit.
- Proposed visual colour contrast in public areas.
- Proper signage in public spaces.

5. Sanitary Facilities.

- Bathroom spaces meets Universal Access requirements.
- Proper lighting in sanitary facilities

6. Facilities.

- Sanitary facilities are located in the zone for wheelchair users.
- Heights of window sills meets the requirements of the wheelchair user.

7. Building Types

- Entrances by design are clearly identified due to the choice of material finish.
- Approach is compliant to regulations with regard to Universal Access.

8. Building Management.

- Concierge office on site.
- Concierge office as a point of reference for information.
- Evacuation plans set by the management of the building.

