

APPENDIX A - NORTH FACING & DUAL ASPECT UNITS

SCHEDULE

LRD SCHEME

o'mahony pike

	Total	Dual Aspect	%	North Facing	%
Block A1	81	39	48%	20	25%
Block A2	139	38	27%	10	7%
Block B	74	28	38%	0	0%
Block C	151	122	81%	0	0%
Block D	30	20	67%	2	7%
Block F	81	34	42%	12	15%
TABOR HOUSE	0	0	0%	0	0%
	556	281	51%	44	7.9%

Block E _ Courtyard House	6	6	100%		
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Block A1 Residential	Total	Dual Aspect	%	North Facing	%
TOTAL	81	39	48%	20	25%

Block A2 Residential	Total	Dual Aspect	%	North Facing	%
TOTAL	139	38	27%	10	7%

Block B Residential	Total	Dual Aspect	%	North Facing	%
TOTAL	74	28	38%	0	0%

Block C Residential	Total	Dual Aspect	%	North Facing	%
TOTAL	151	122	81%	0	0%

Block D Residential	Total	Dual Aspect	%	North Facing	%
TOTAL	30	20	67%	2	7%

Block E Courtyard House	Total	Dual Aspect	%	North Facing	%
TOTAL	6	6	100%	0	0%

Block F Residential	Total	Dual Aspect	%	North Facing	%
TOTAL	81	34	42%	12	15%

TABOR HOUSE	Total	Dual Aspect	%	North Facing	%
TOTAL					

The Chapel	Total	Dual Aspect	%	North Facing	%
TOTAL					

APARTMENTS SUBTOTAL	556	281		44	7.9%
HOUSES SUBTOTAL	6	6		0	
TOTAL	562	287	51%	44	7.8%

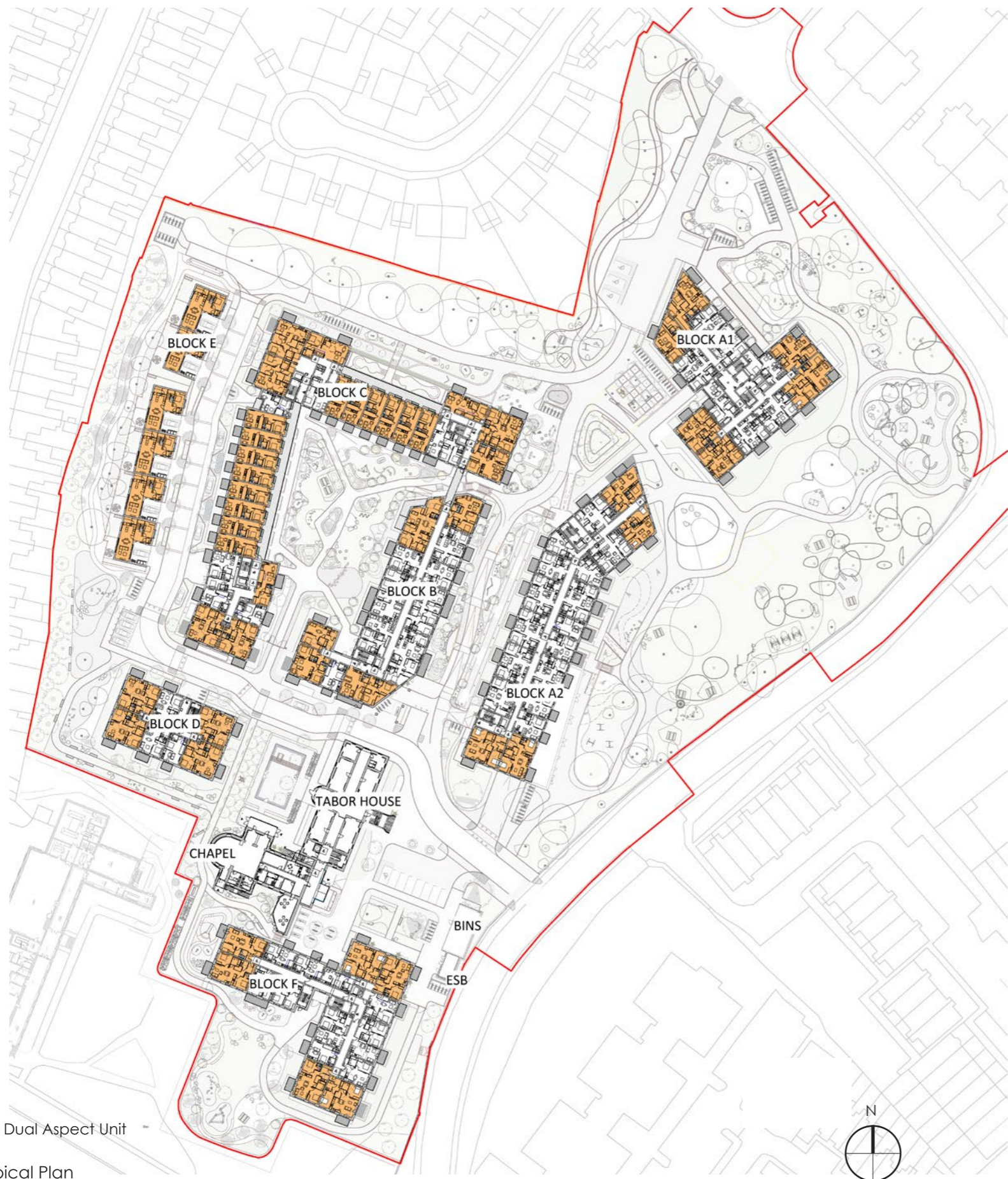
DUAL ASPECT UNITS



Introduction

Dual Aspect Strategy

Although it has been determined that the site requires 25% dual aspect to be provided, we have provided 51% dual aspect units which exceeds the minimum requirement.



■ Dual Aspect Unit

Typical Plan

Introduction

Dual Aspect Strategy

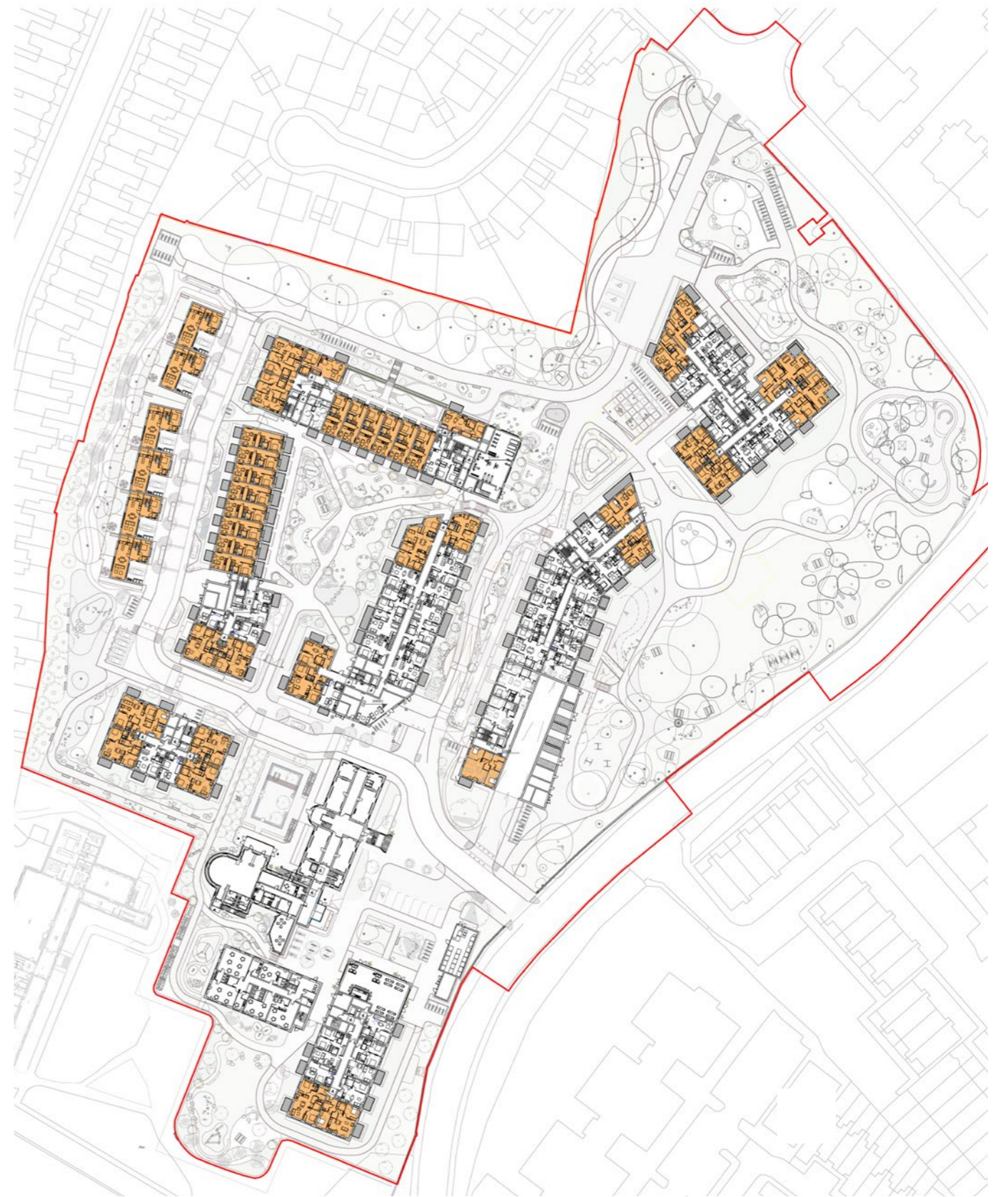
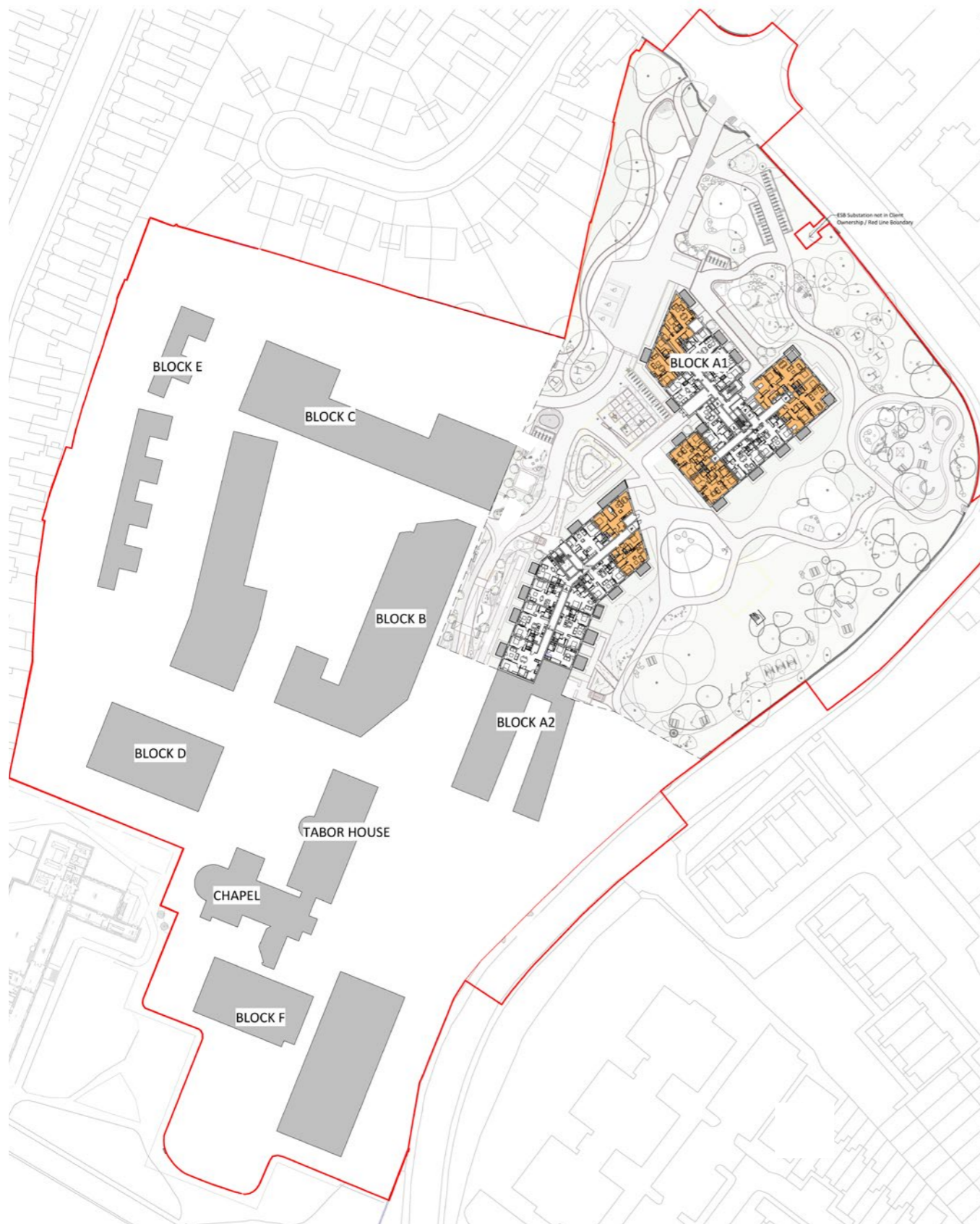
Breakdown by Block

Block A1	39 Units
Block A2	38 Units
Block B	28 Units
Block C	122 Units
Block D	20 Units
Block F	34 Units

Apartment Total 281 Units

Block E 6 Units

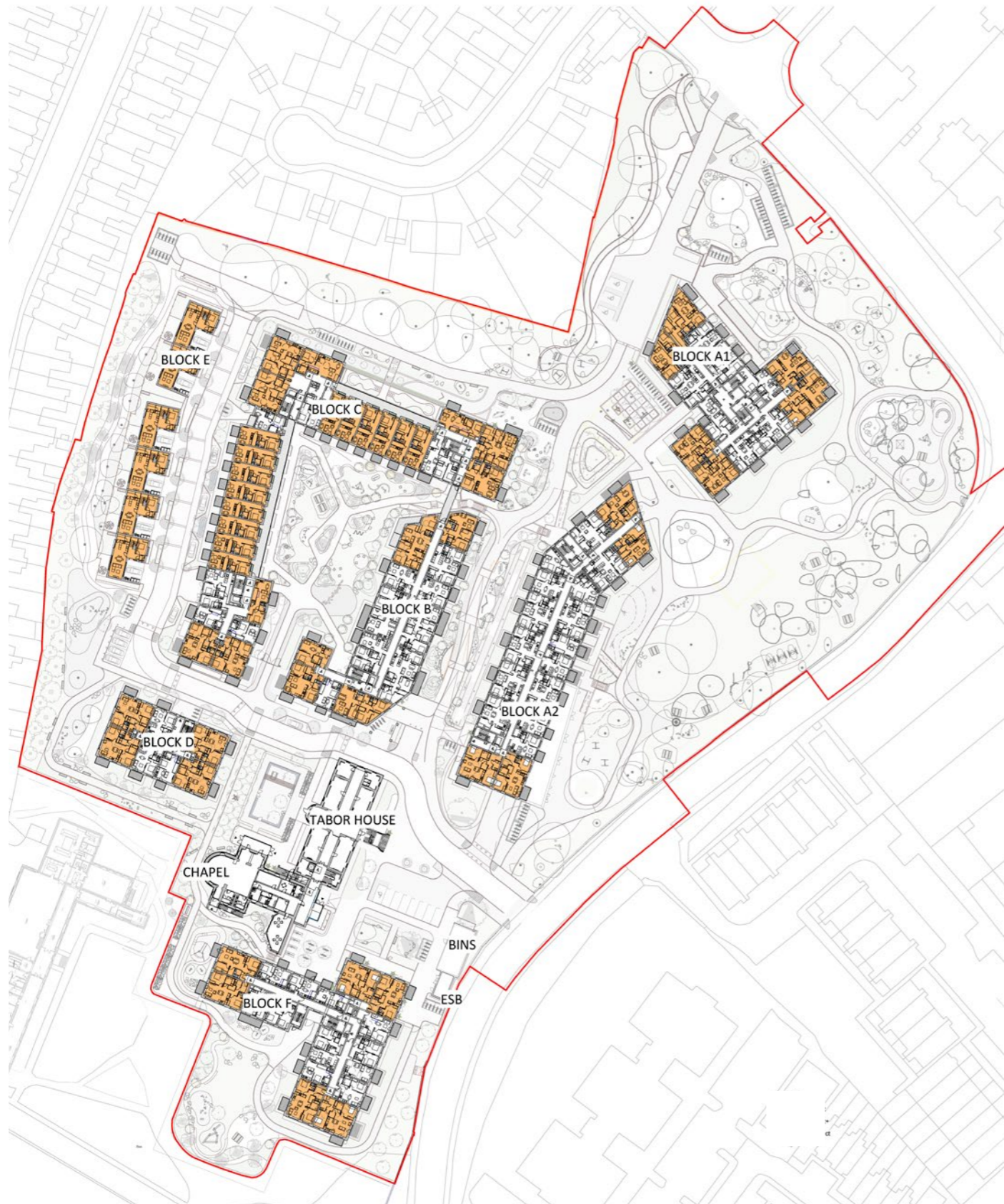
Development Total 287 Units



■ Dual Aspect Unit

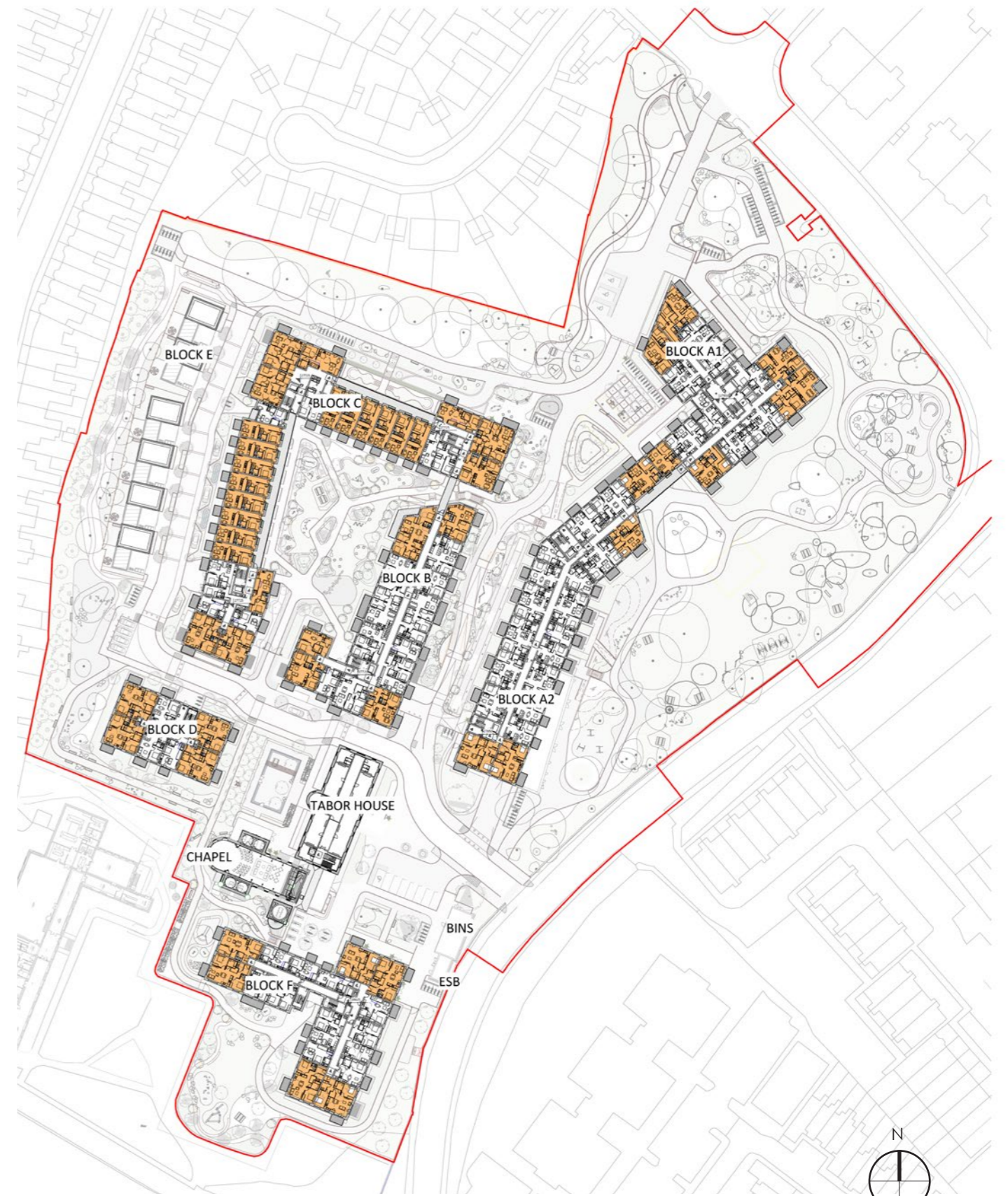
Level B1 & 00 Plans

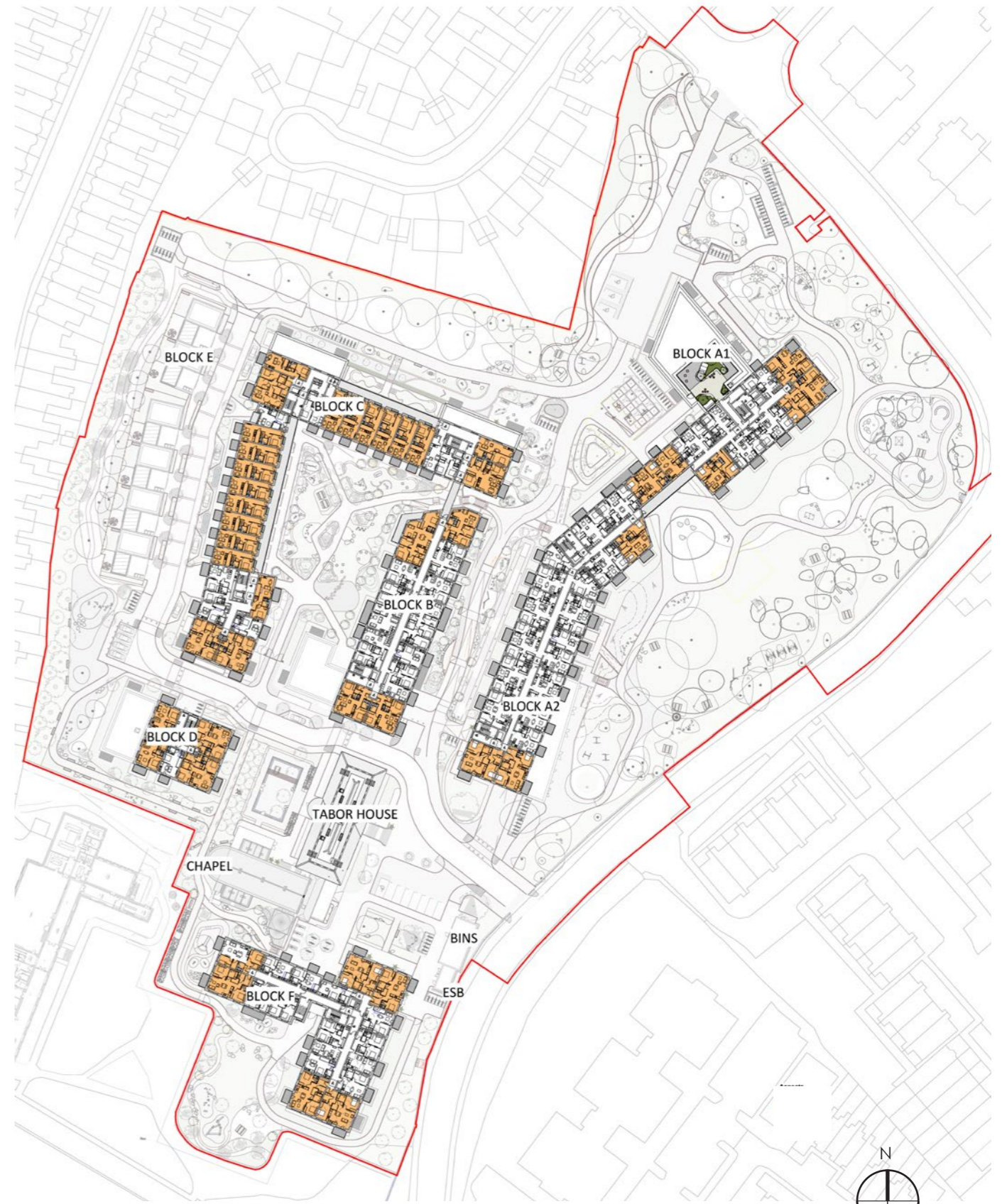
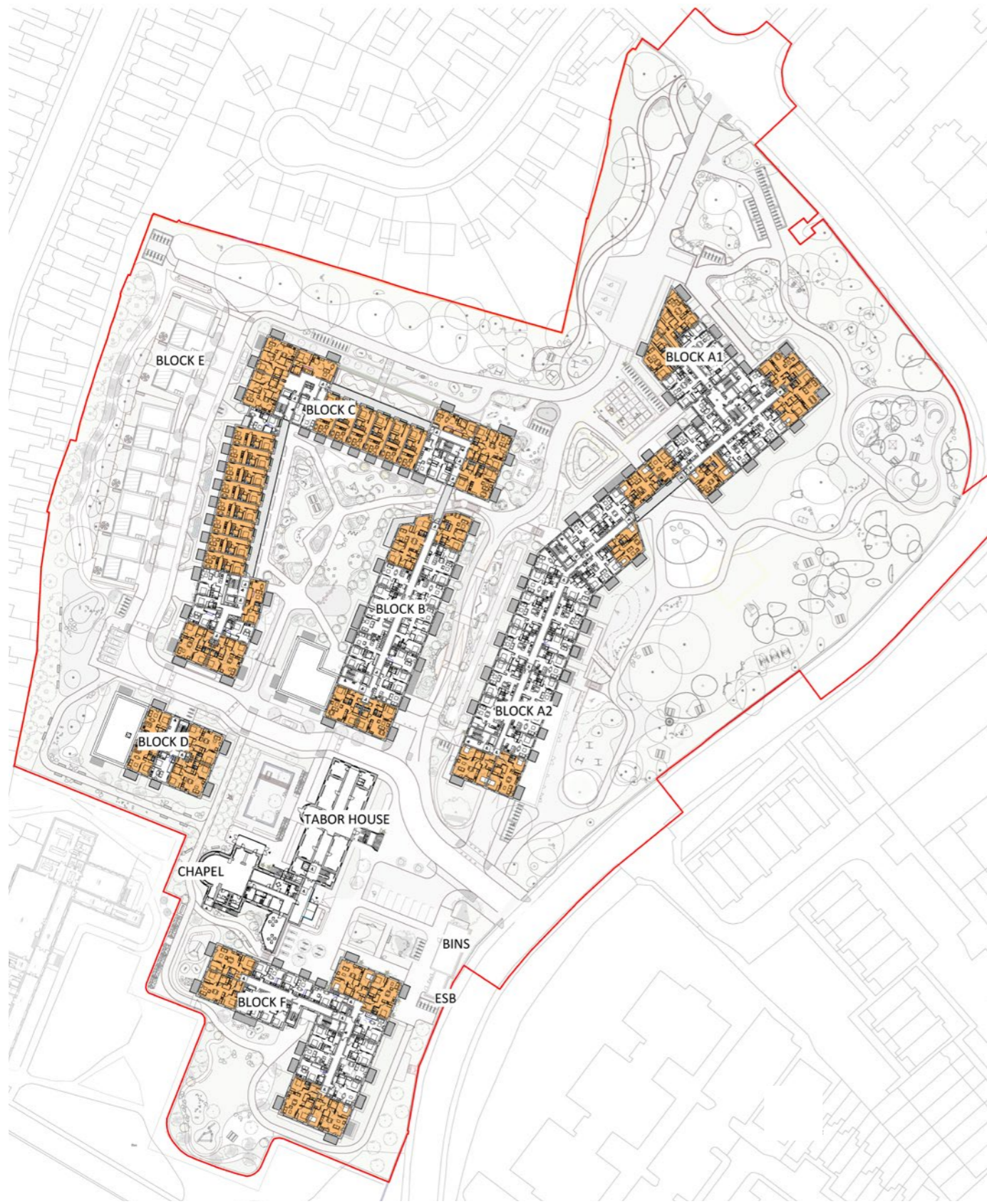




■ Dual Aspect Unit

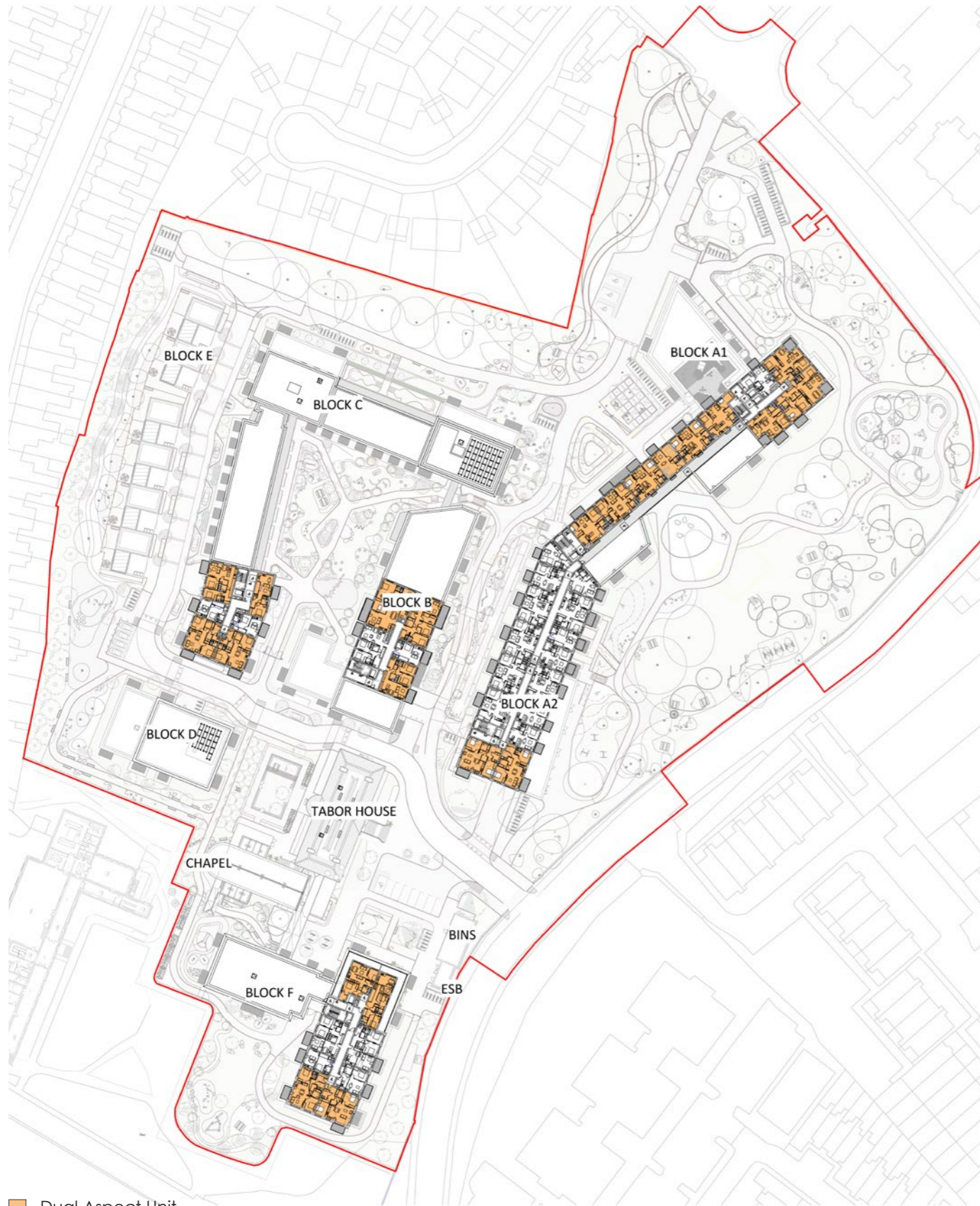
Level 01 & 02 Plans





■ Dual Aspect Unit

Level 03 & 04 Plans



■ Dual Aspect Unit

Level 05 & 06 Plans



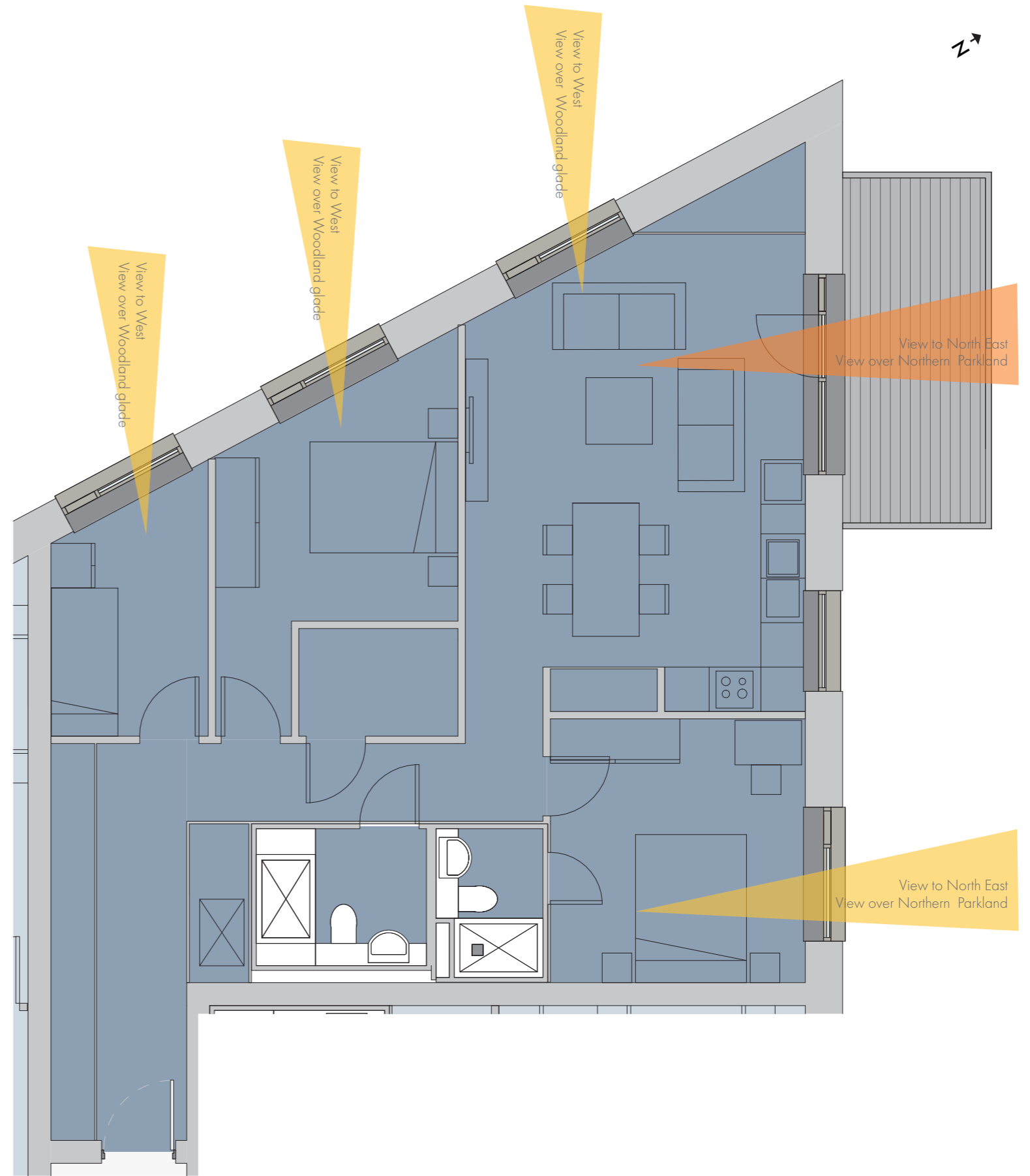


■ Dual Aspect Unit

Level 07 Plan

Towards Woodland Glade & Northern Parkland

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) North East (S) West	Good unobstructed orientation
View	Unobstructed open view over Woodland glade & Northern Public Parkland	View West takes in the shared surface & woodland glade from Sandford Road
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



Apartment Type A3C

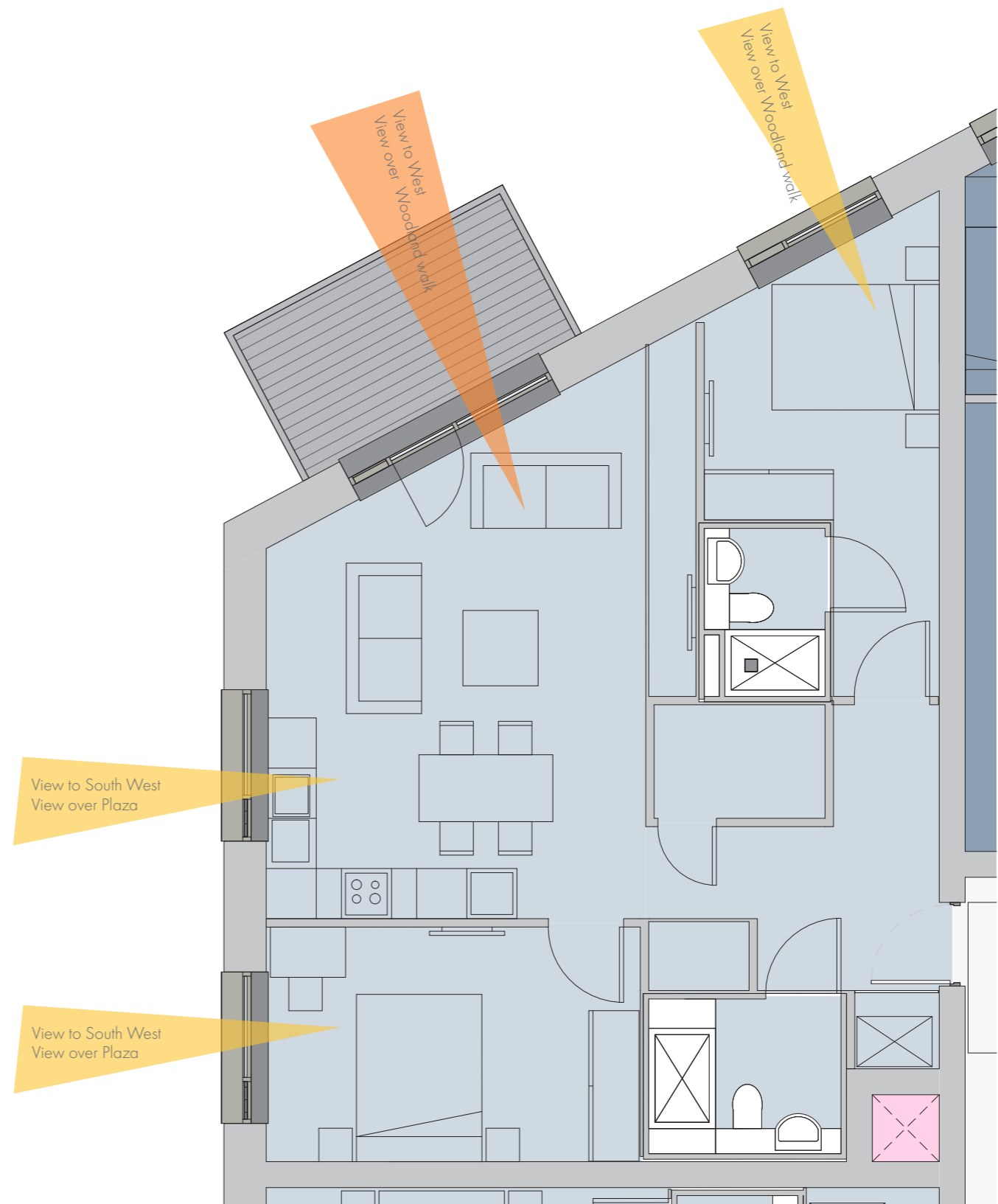
- (P) Primary View
- (S) Secondary View



Towards Woodland Glade & Plaza

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) West (S) South West	Good unobstructed orientation
View	Unobstructed open view over Shared surface & Plaza	View West takes in the Woodland glade & Plaza to the South West
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	

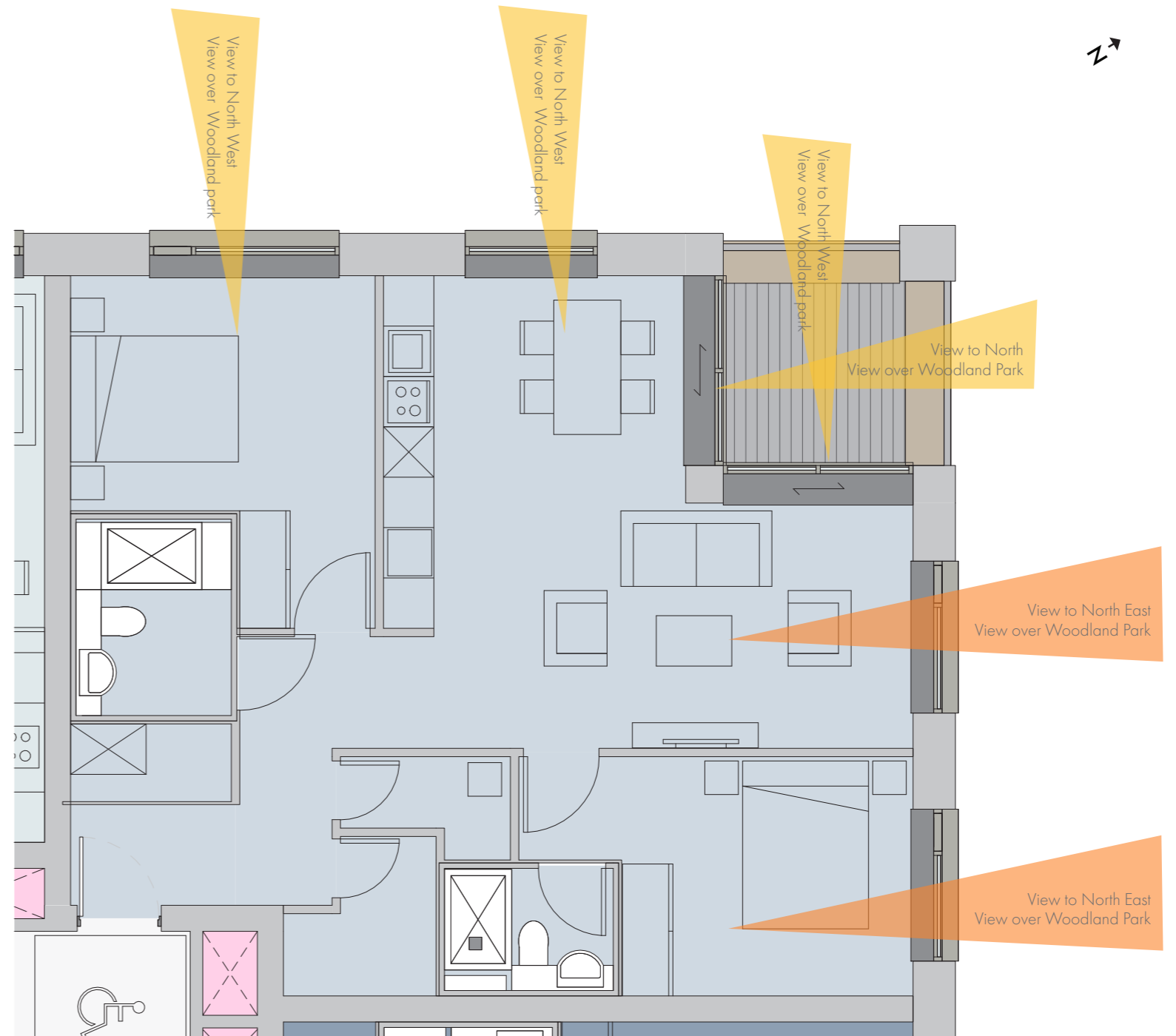
- (P) Primary View
- (S) Secondary View



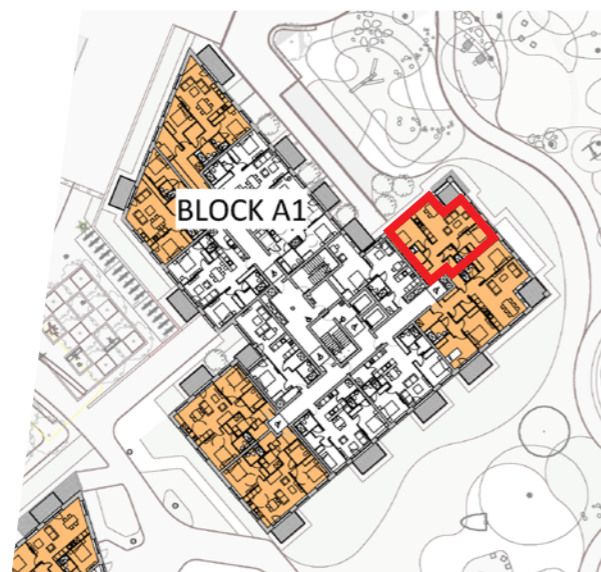
Apartment Type A2R

Towards Northern Parkland

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) North East (S) North West	Good unobstructed orientation
View	Unobstructed open view over Parkland to North & North West	Views take in the Northern Parkland on both directions
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



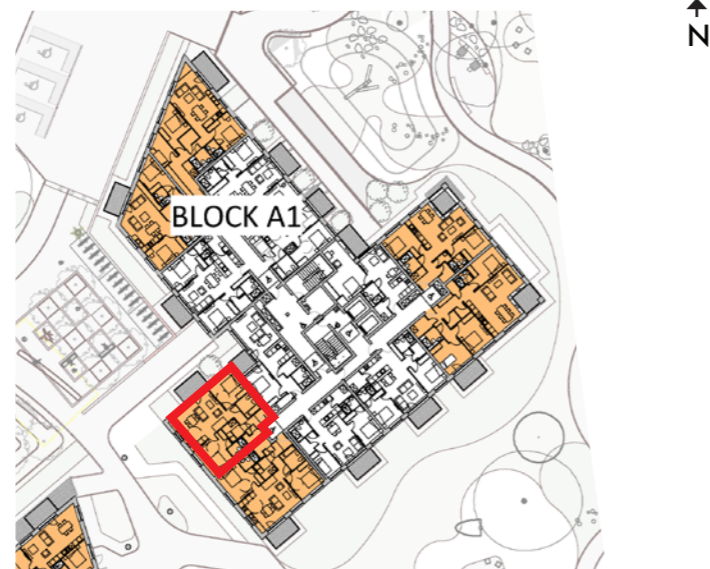
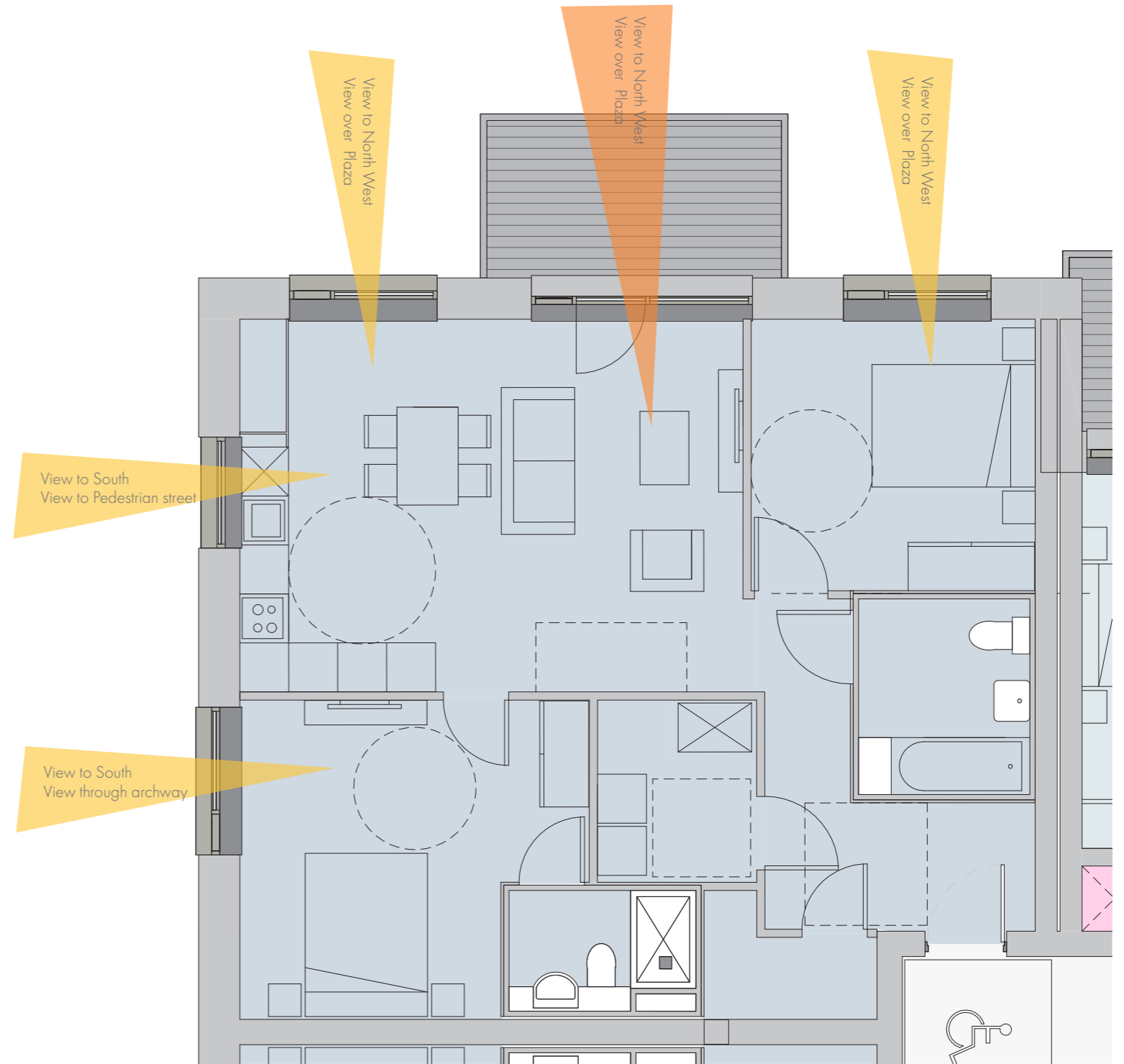
- (P) Primary View
- (S) Secondary View



Apartment Type A2Q1

Towards Plaza & Green Boulevard

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) North West (S) South West	Good unobstructed orientation
View	Unobstructed open view over Plaza to North West	Views take in the Plaza, Green Boulevard & to the Parkland through the archway
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	

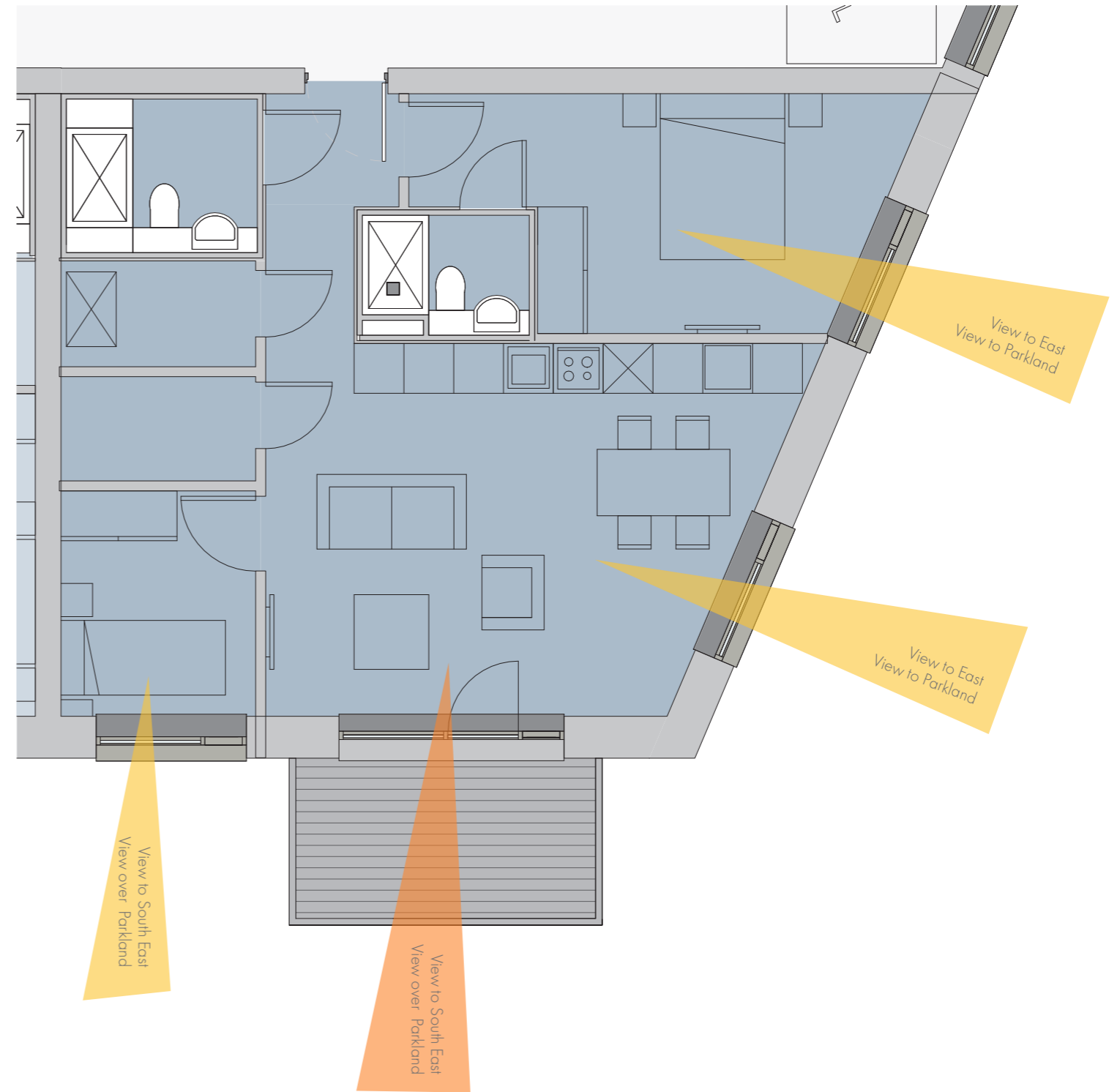


- (P) Primary View
- (S) Secondary View

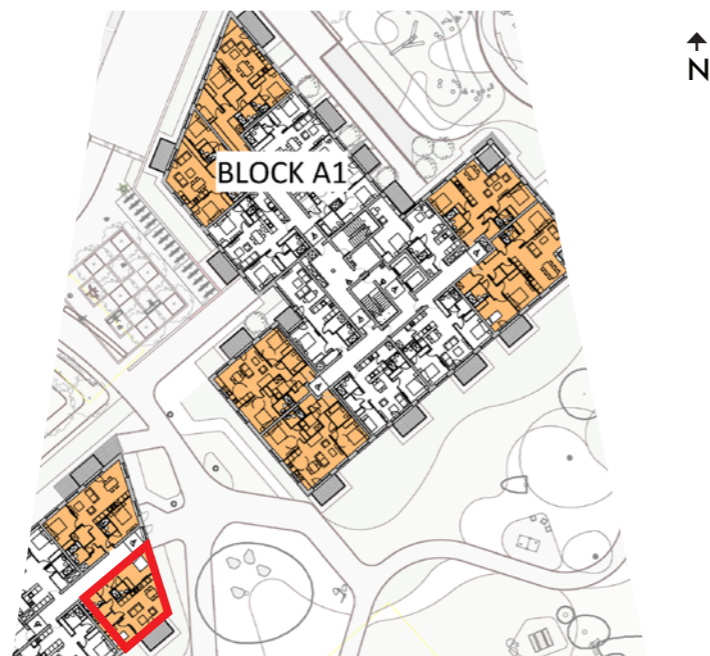
Apartment Type A2B11

Towards Woodland Park

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) South East (S) East	Good unobstructed orientation
View	Unobstructed open view over Parkland to East	Views take in the Parkland
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



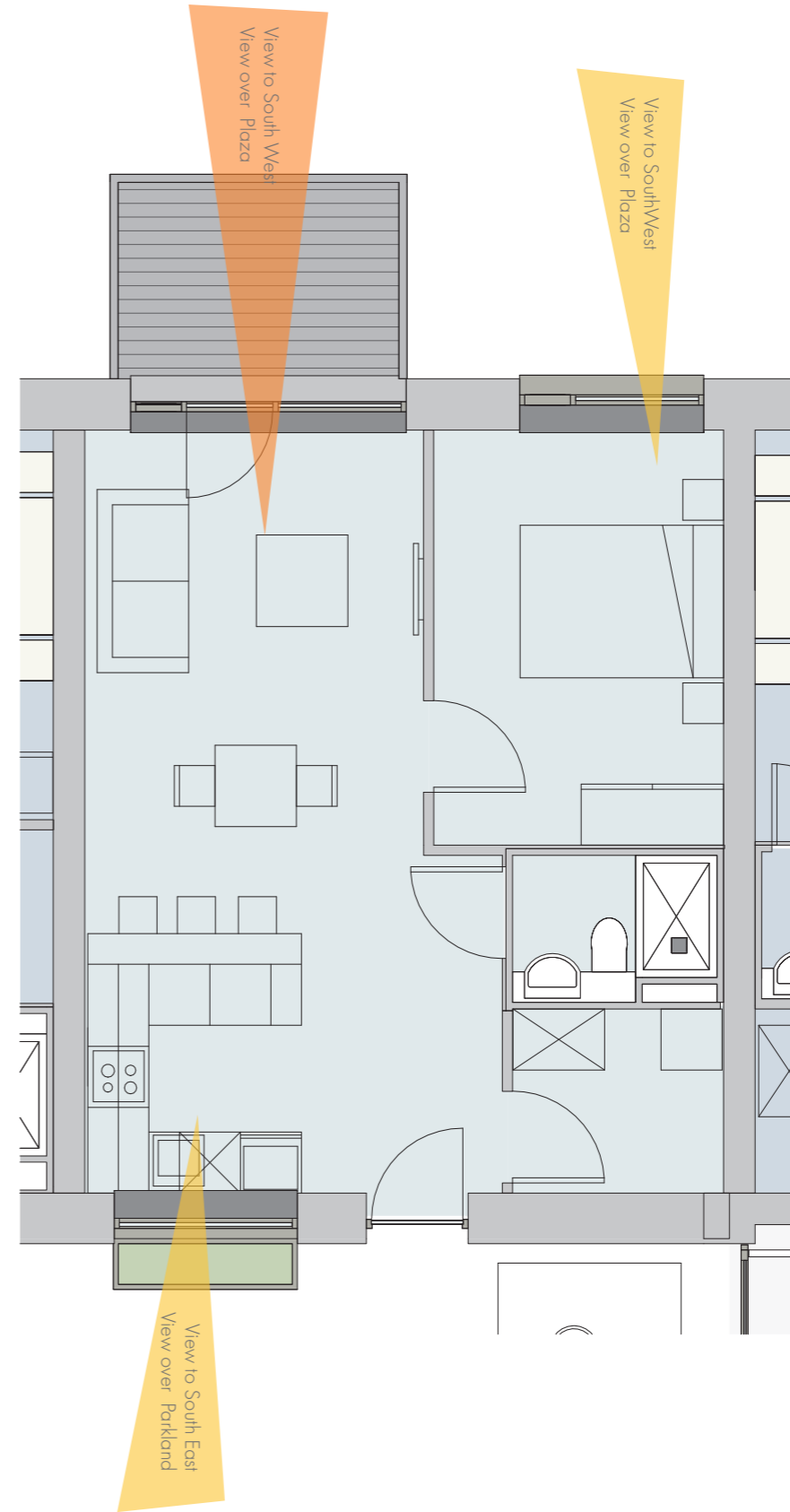
Apartment Type A2LL



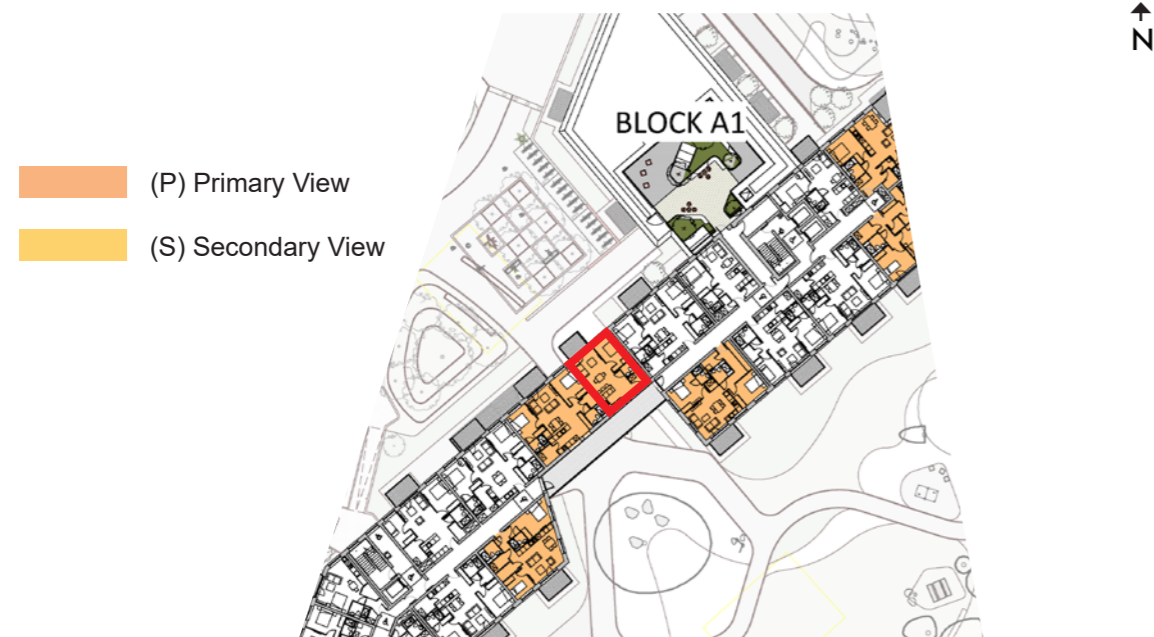


Towards Plaza & Woodland Park

Design Principle	Parameters Achieved	Commentary
Aspect	Through Unit	
Orientation (P) Primary (S) Secondary	(P) North West (S) South East	Good unobstructed orientation
View	Unobstructed open view over Plaza	Views take in the Parkland
Return Depth	N/A (through unit)	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



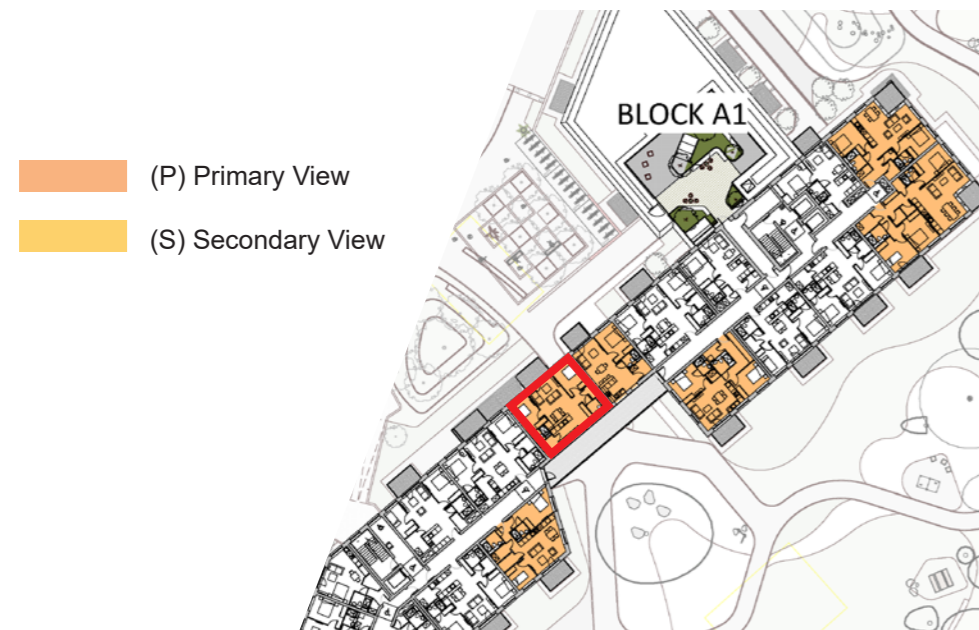
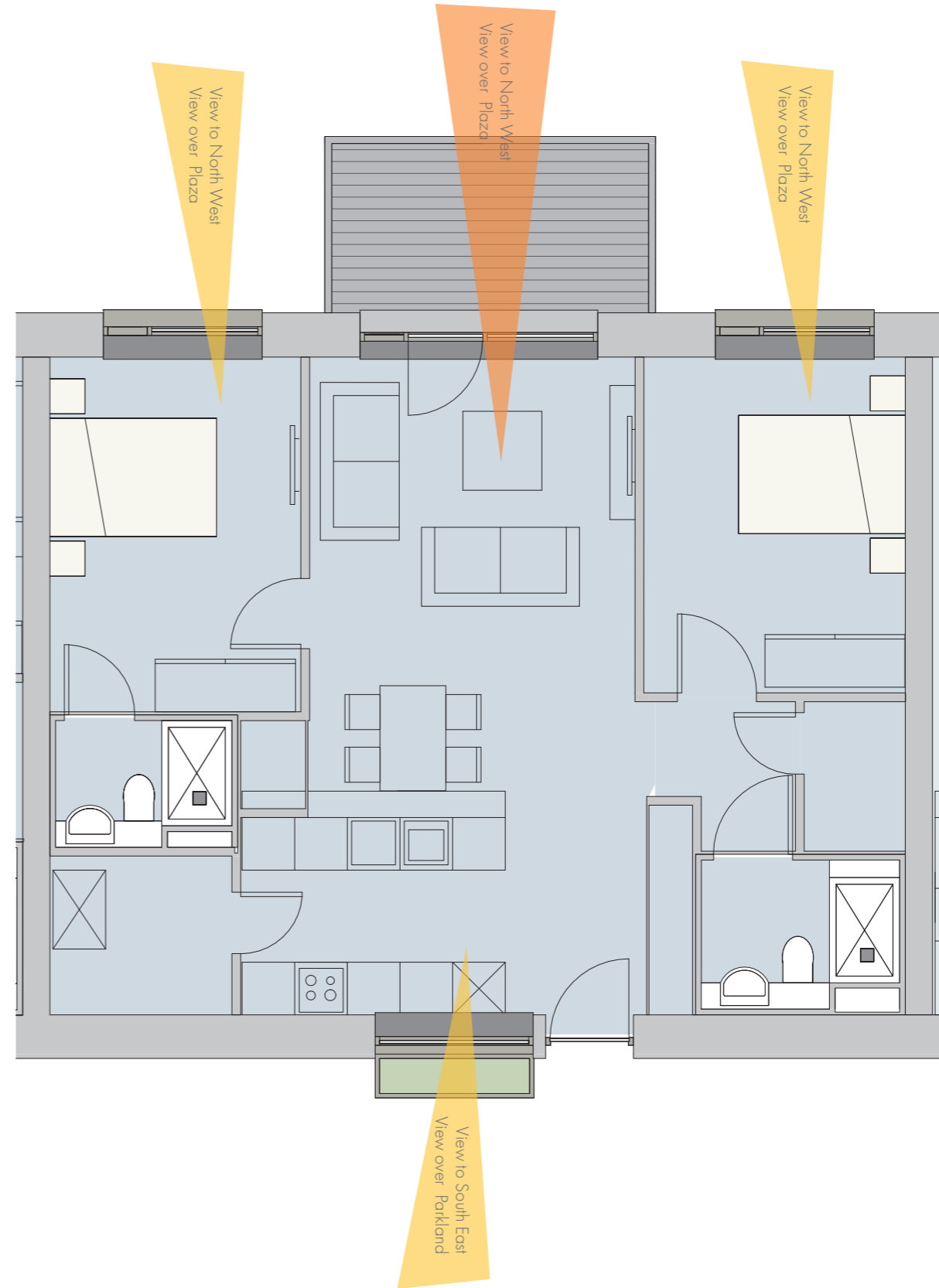
Apartment Type A1A





Towards Plaza & Parkland

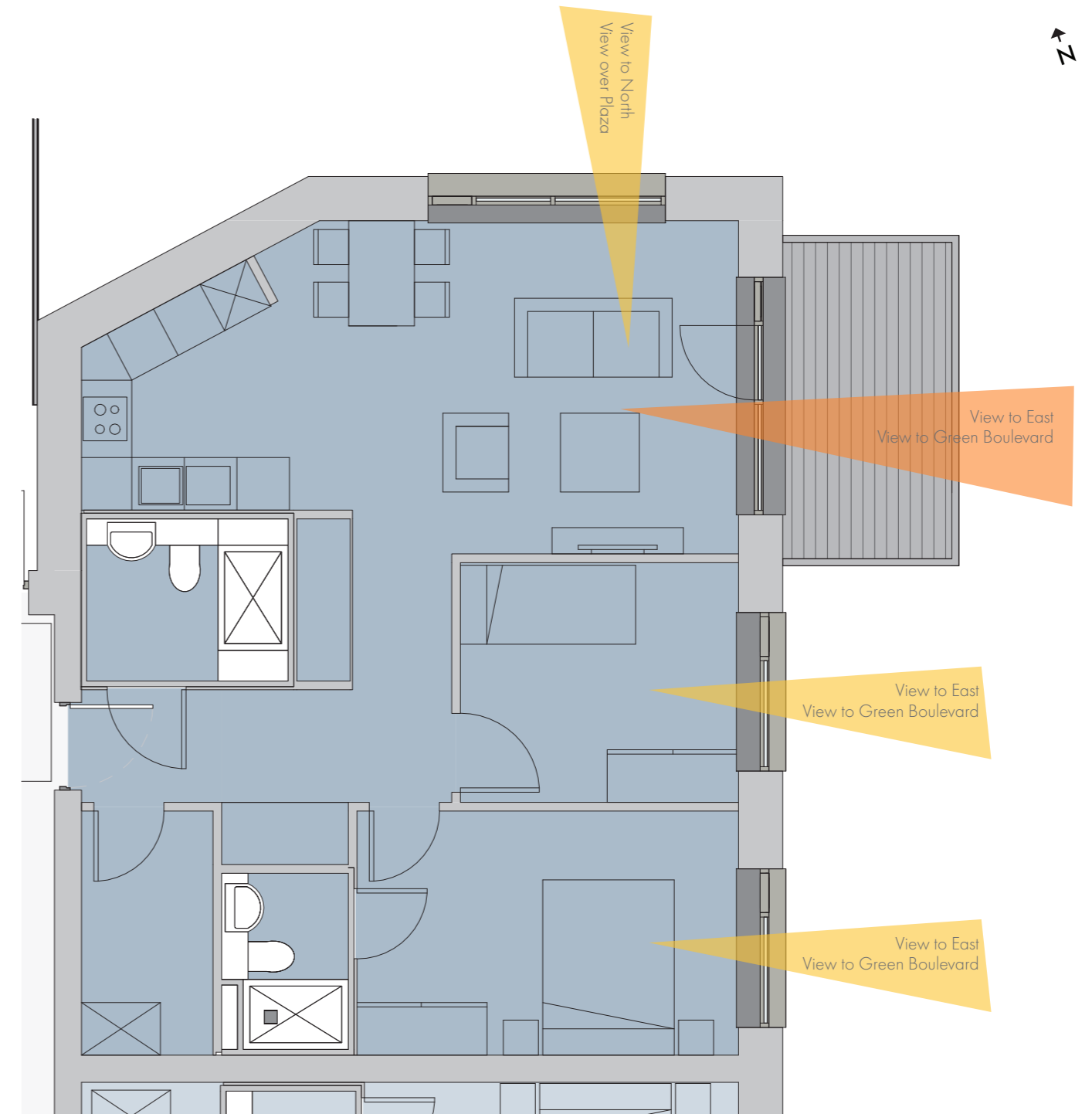
Design Principle	Parameters Achieved	Commentary
Aspect	Through Unit	
Orientation (P) Primary (S) Secondary	(P) North West (S) South East	Good unobstructed orientation
View	Unobstructed open view over Plaza	Views take in the Parkland
Return Depth	N/A (through unit)	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



Apartment Type A2A3

Towards Green Boulevard

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) East (S) North	Good unobstructed orientation
View	Unobstructed open view over Green Boulevard	Views take in Plaza
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	

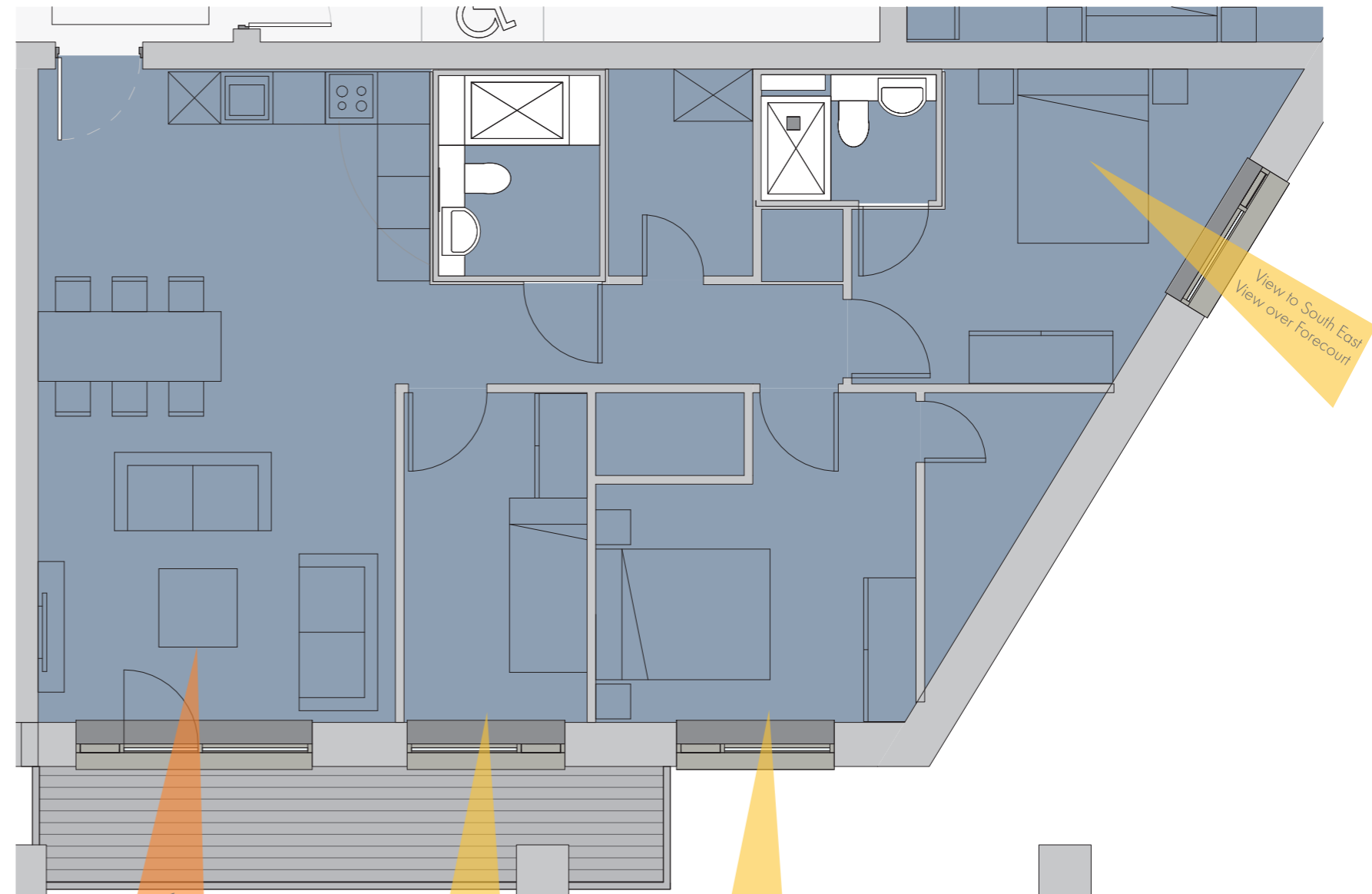


Apartment Type A2M



Towards Forecourt

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) South East (S) South	Good unobstructed orientation
View	Unobstructed open view over Forecourt	Views take in Tabor House
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



- (P) Primary View
- (S) Secondary View

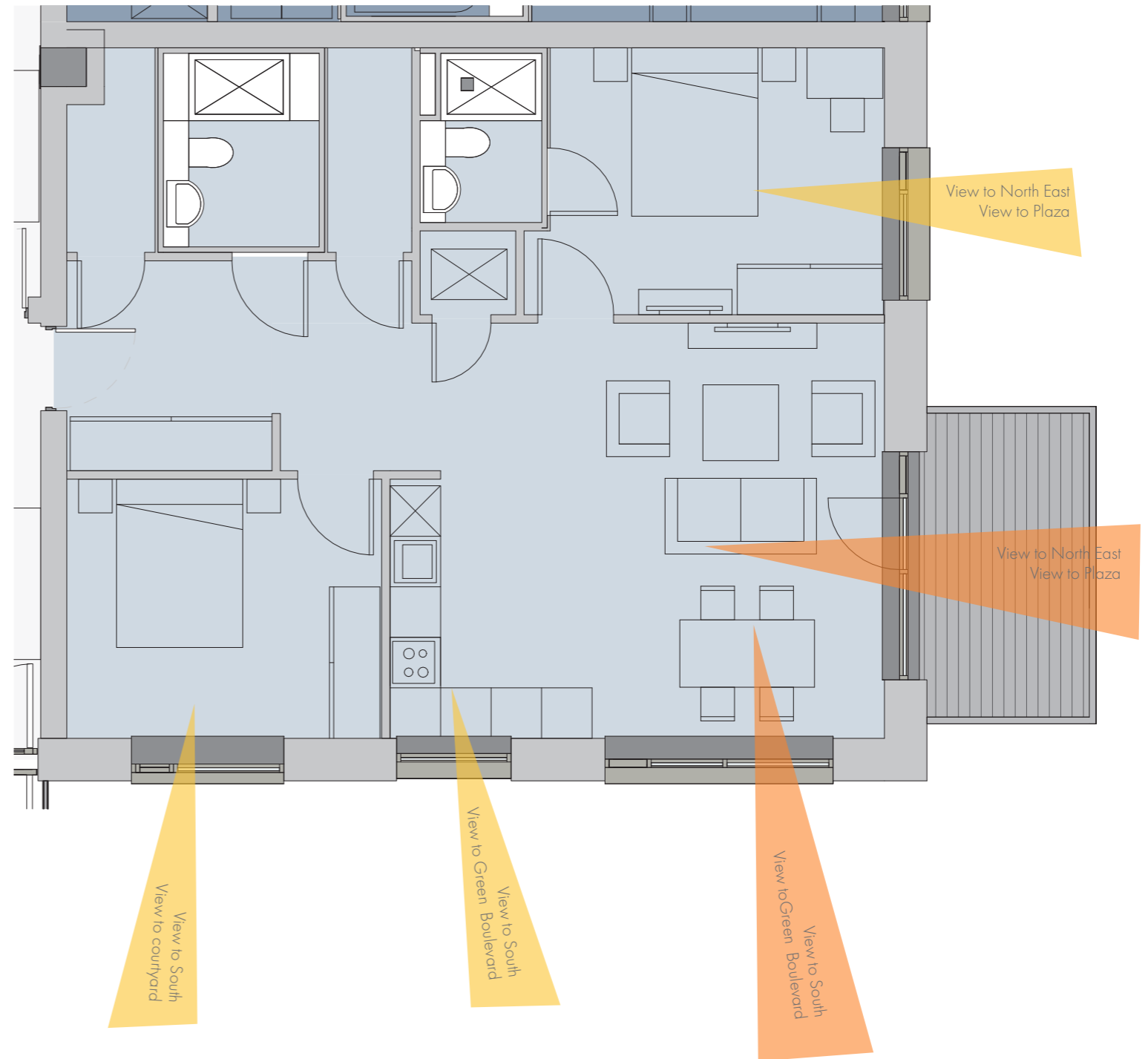


Apartment Type A3J



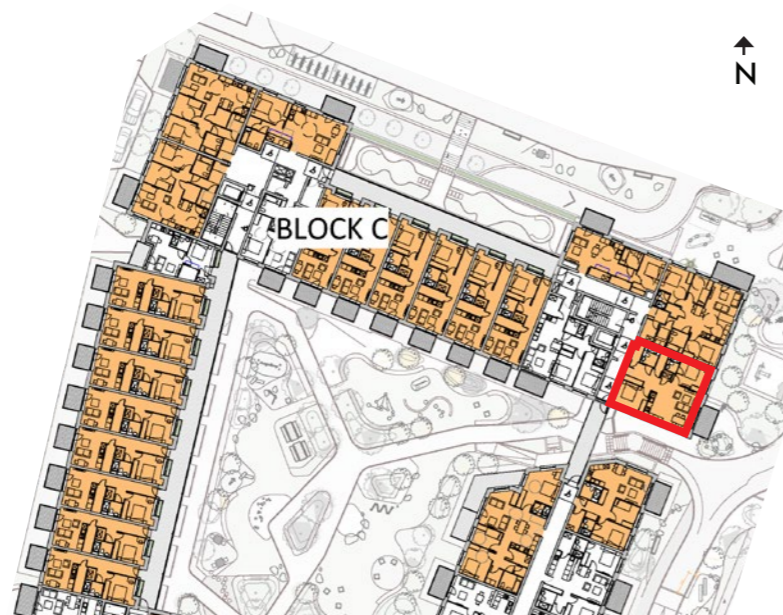
Towards Plaza

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) East (S) South	Good unobstructed orientation
View	Unobstructed open view over Plaza	Views take in Green Boulevard Plaza
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



Apartment Type A2V

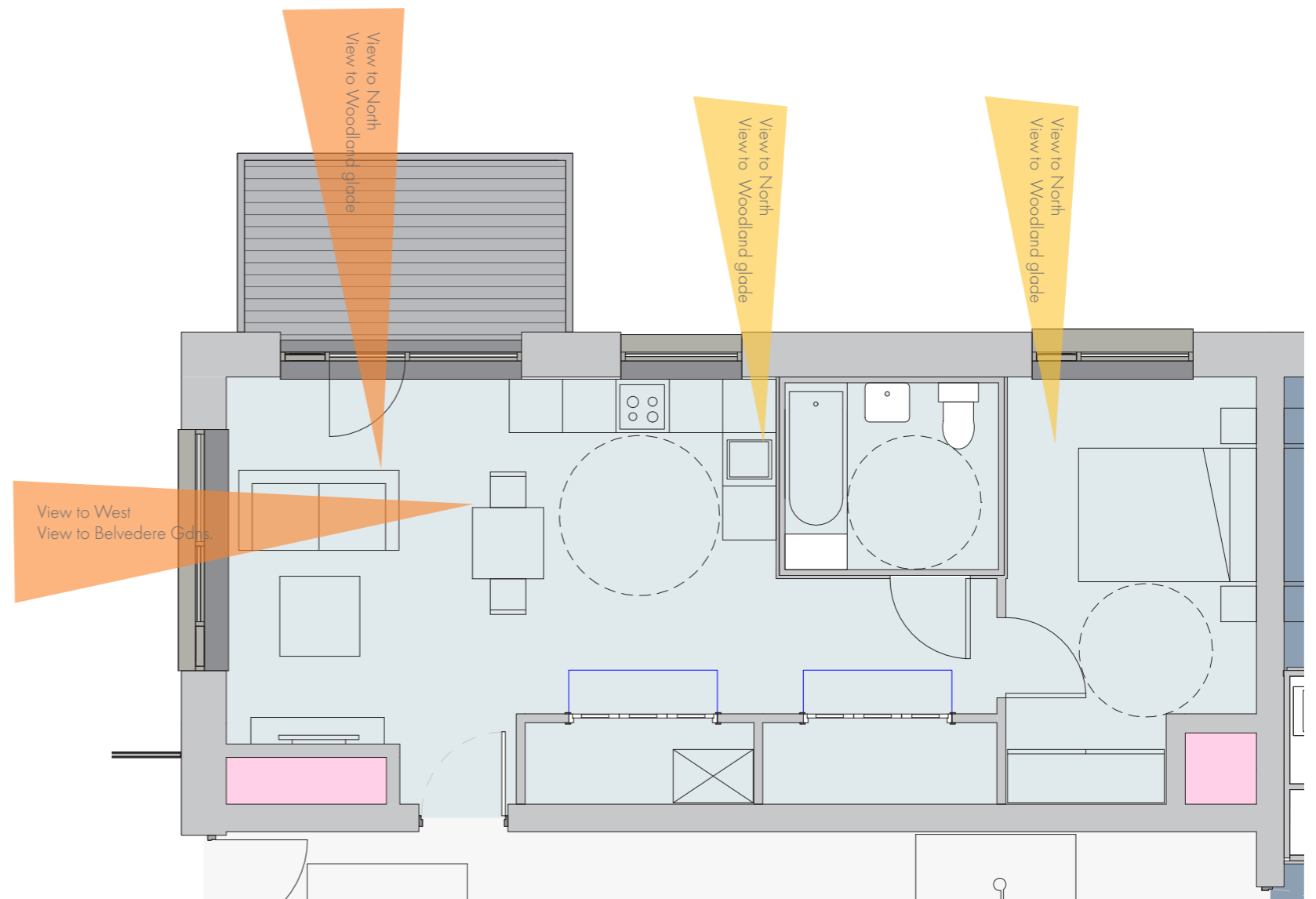
- (P) Primary View
- (S) Secondary View



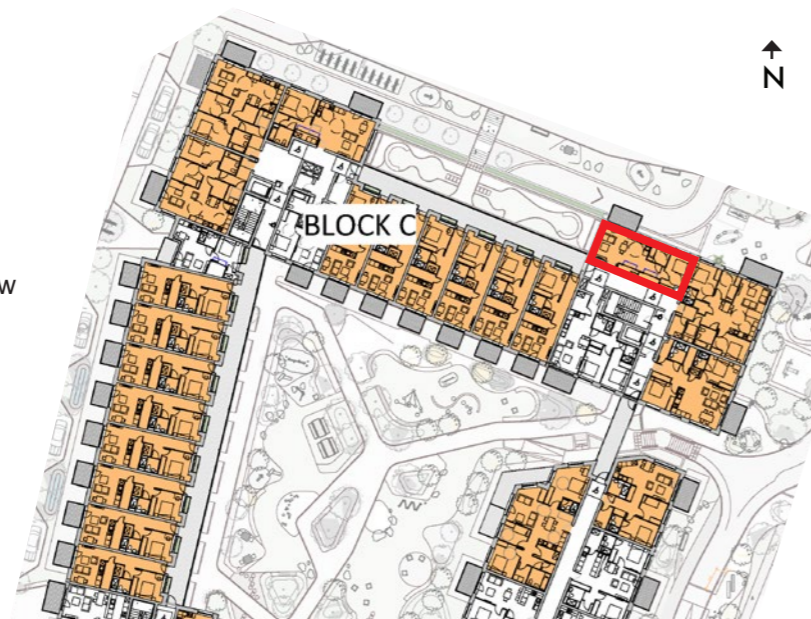


Towards Woodland & Communal Gardens

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) North (S) West	Good unobstructed orientation
View	Unobstructed open view over Woodland glade	Views take in Belvedere gardens
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



- (P) Primary View
- (S) Secondary View

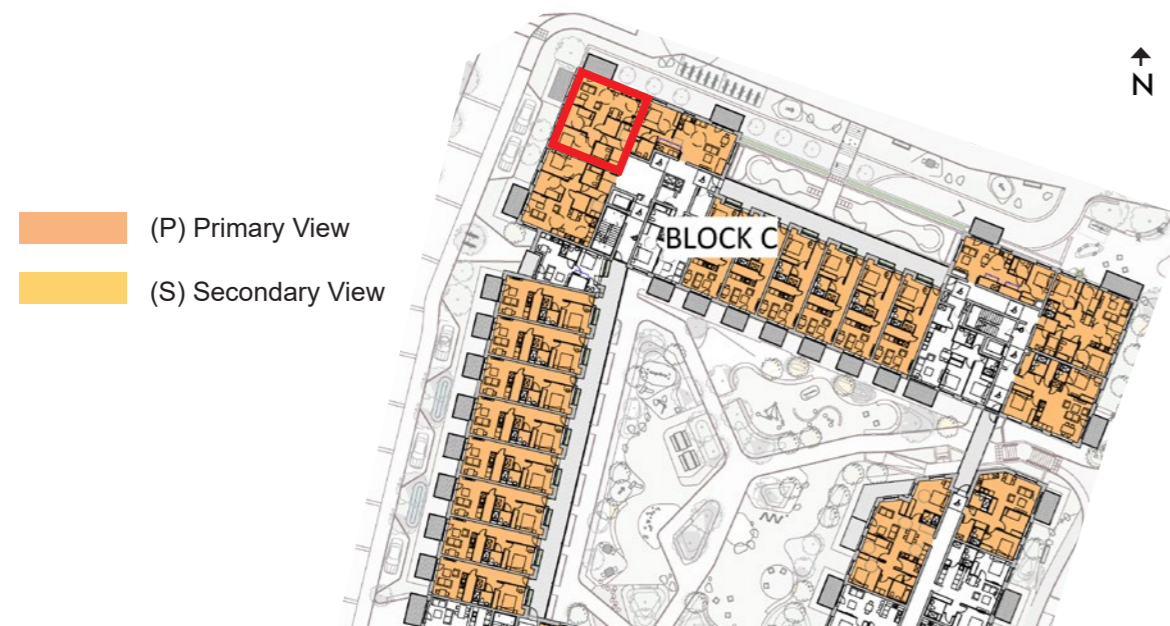
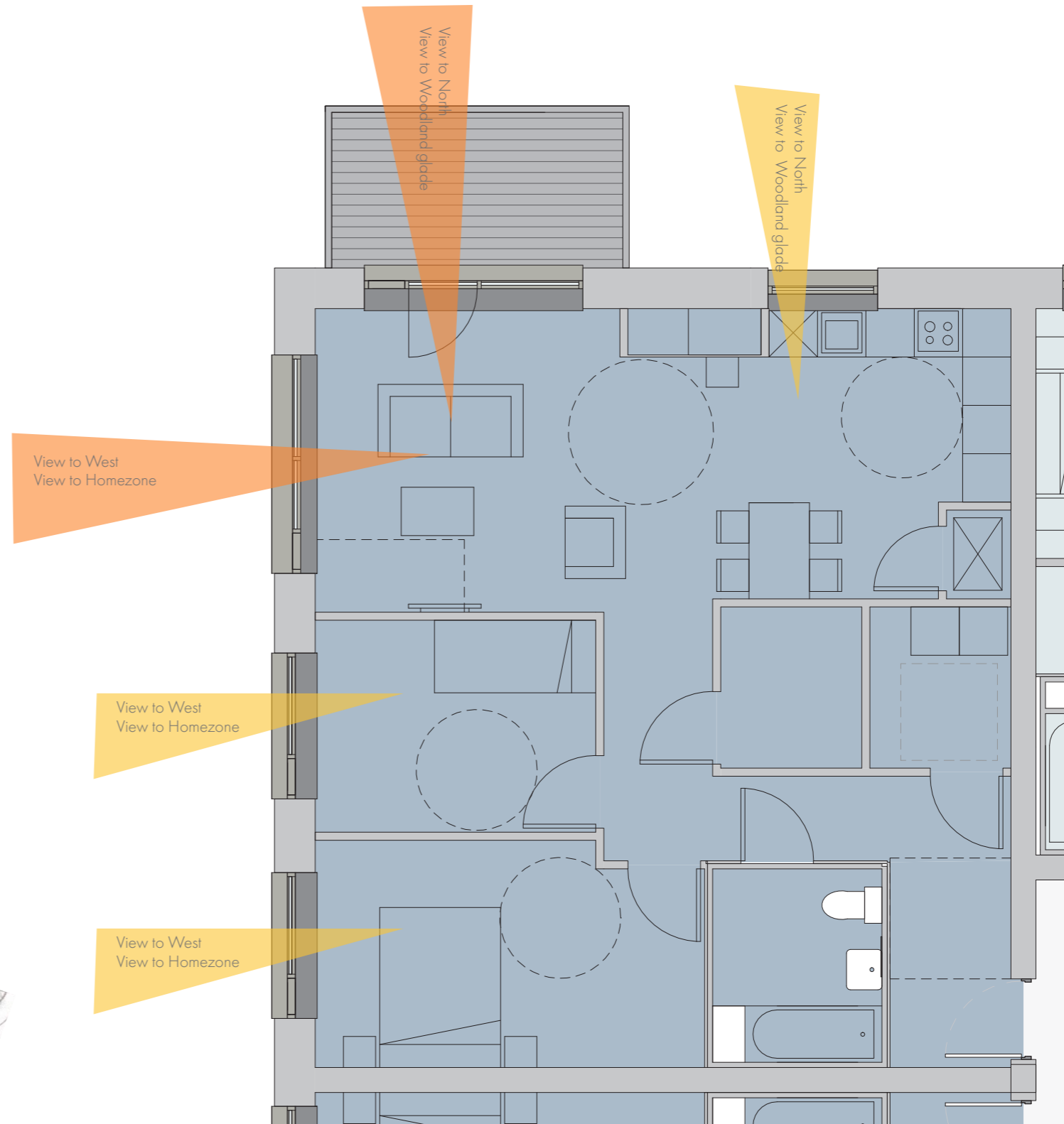


Apartment Type A1J3



Towards Woodland glade & Homezone

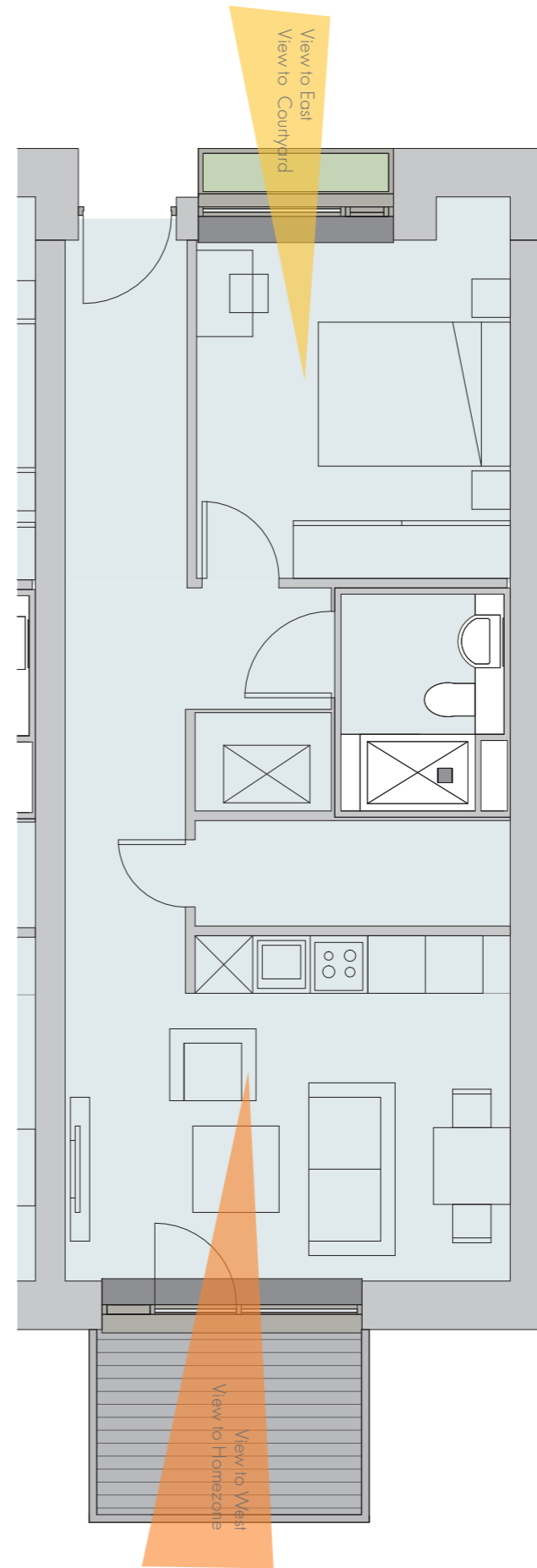
Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) North (S) West	Good unobstructed orientation
View	Unobstructed open view over Woodland glade	Views take in homezone
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



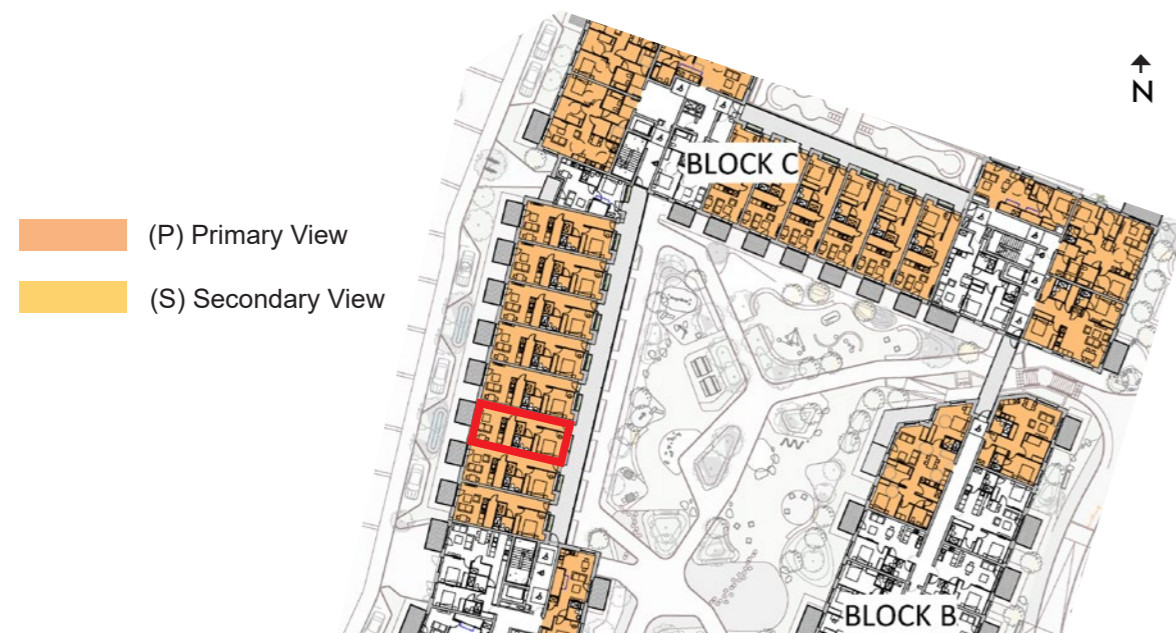
Apartment Type A2J2

Towards Courtyard & Homezone

Design Principle	Parameters Achieved	Commentary
Aspect	Through Unit	
Orientation (P) Primary (S) Secondary	(P) West (S) East	Good unobstructed orientation
View	Unobstructed open view over Courtyard	Views take in homezone
Return Depth	N/A (Through Units)	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 2.0m x 2.4m (4.8msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



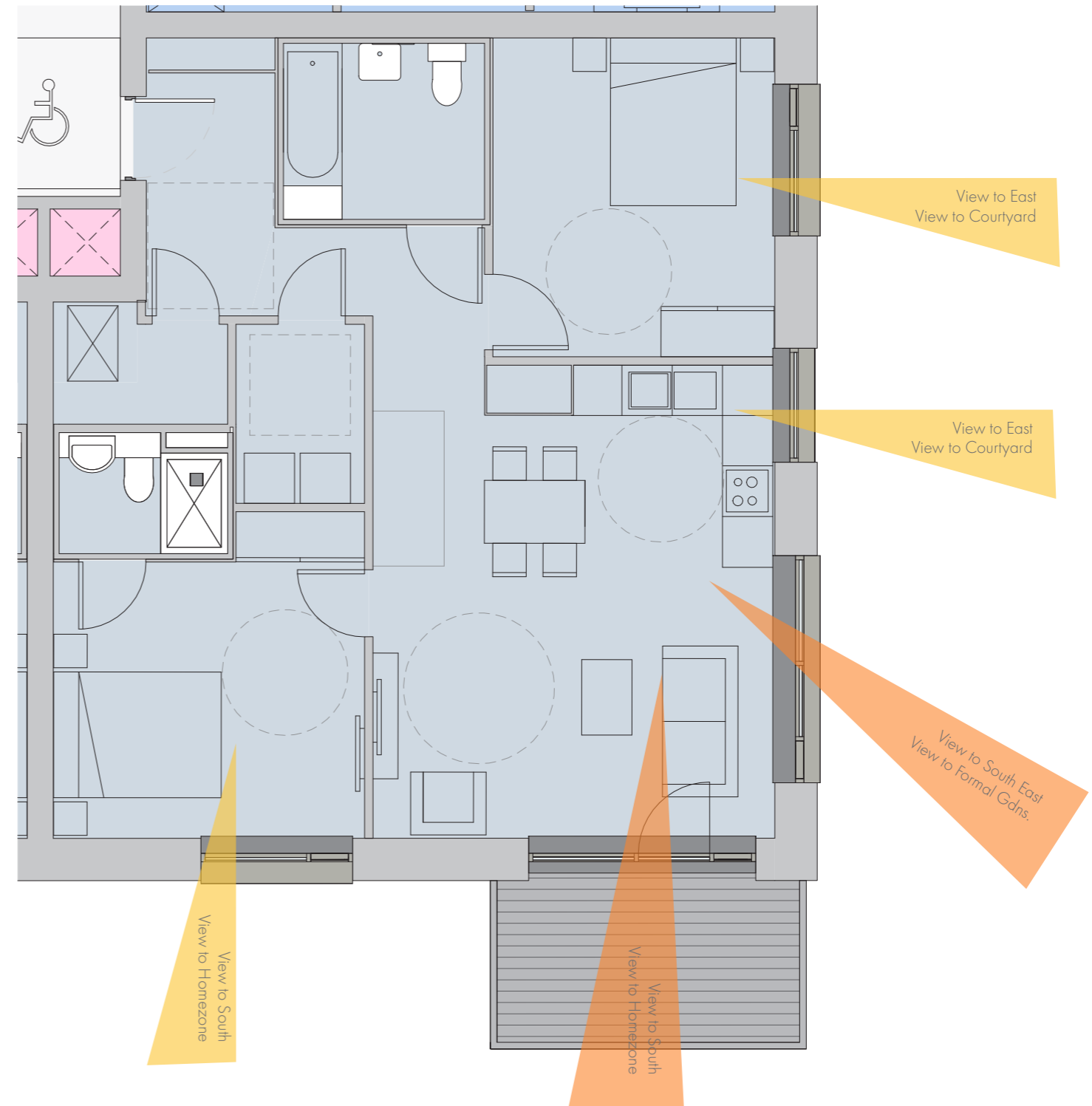
Apartment Type A1E



↑ Z

Towards Homezone & Formal Gardens

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) South (S) East	Good unobstructed orientation
View	Unobstructed open view over Homezone	Views take in formal gardens
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



↑
N

- (P) Primary View
- (S) Secondary View

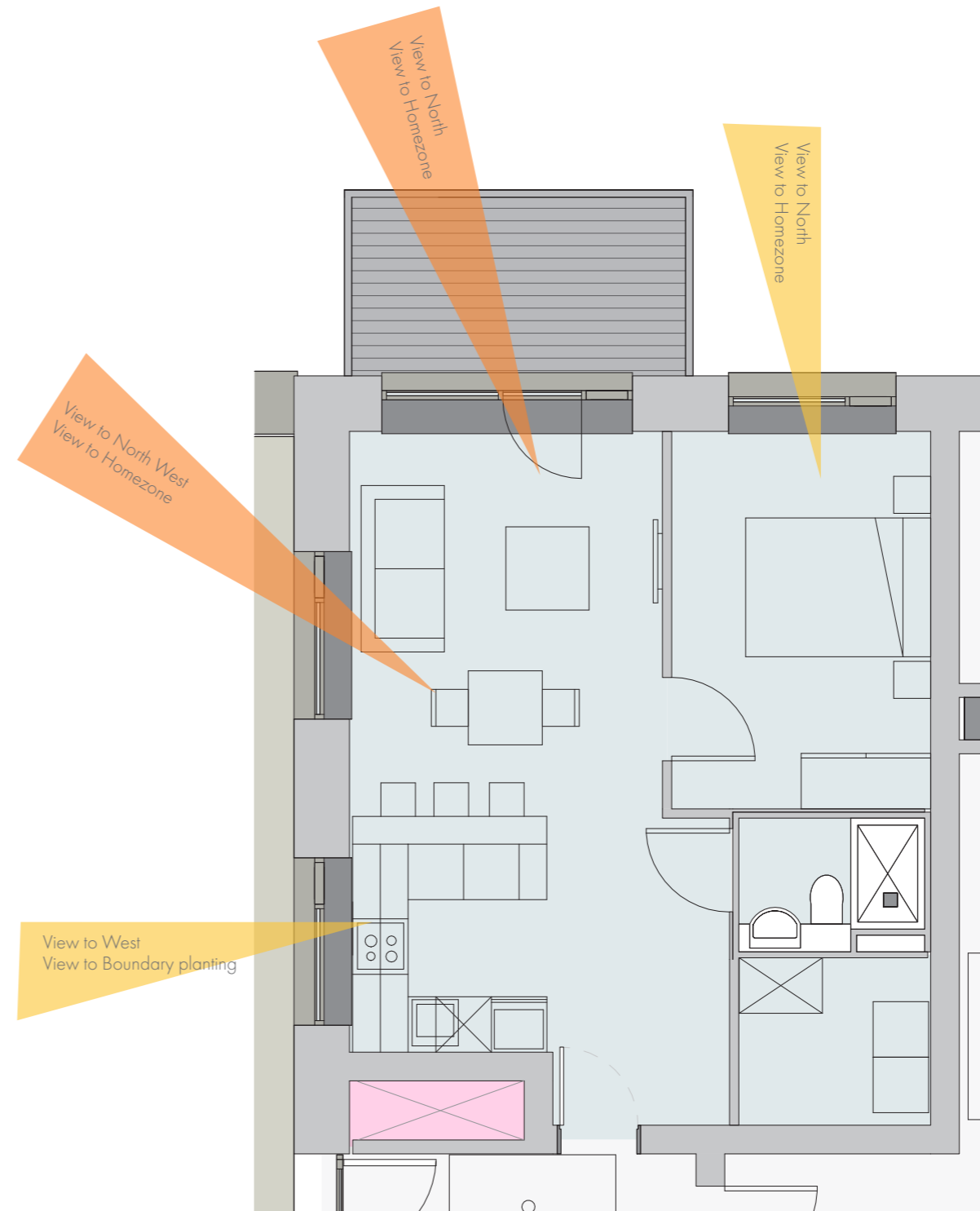


Apartment Type A2B4

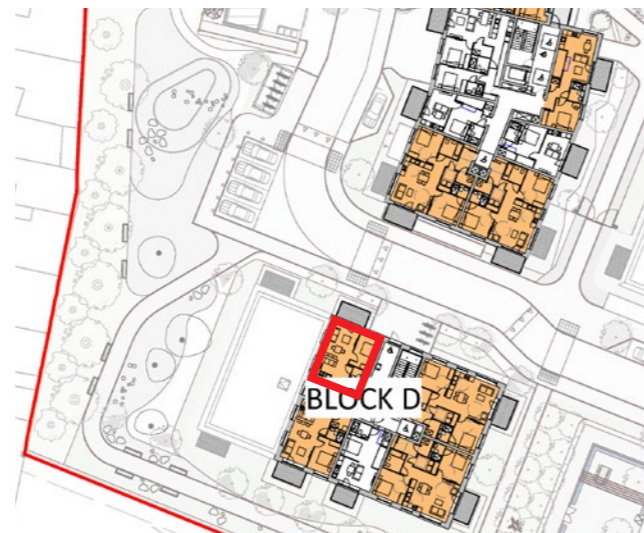


Towards Homezone

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) North (S) West	Good unobstructed orientation
View	Unobstructed open view over Homezone	Views take in homezone
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



- (P) Primary View
- (S) Secondary View

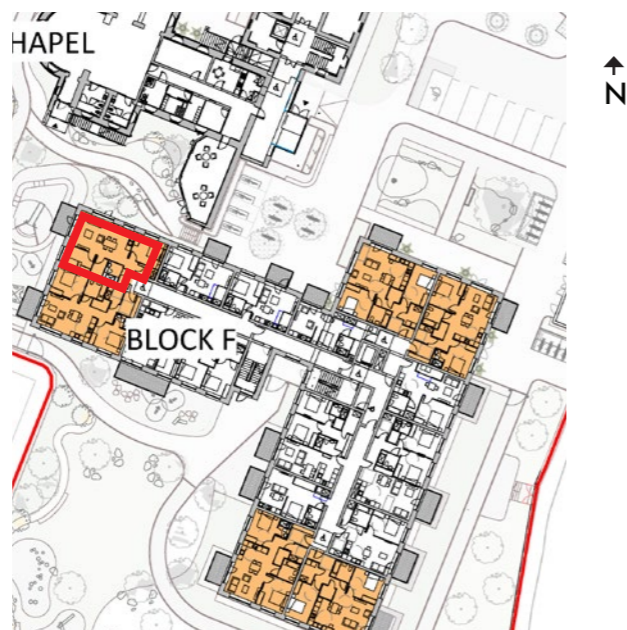
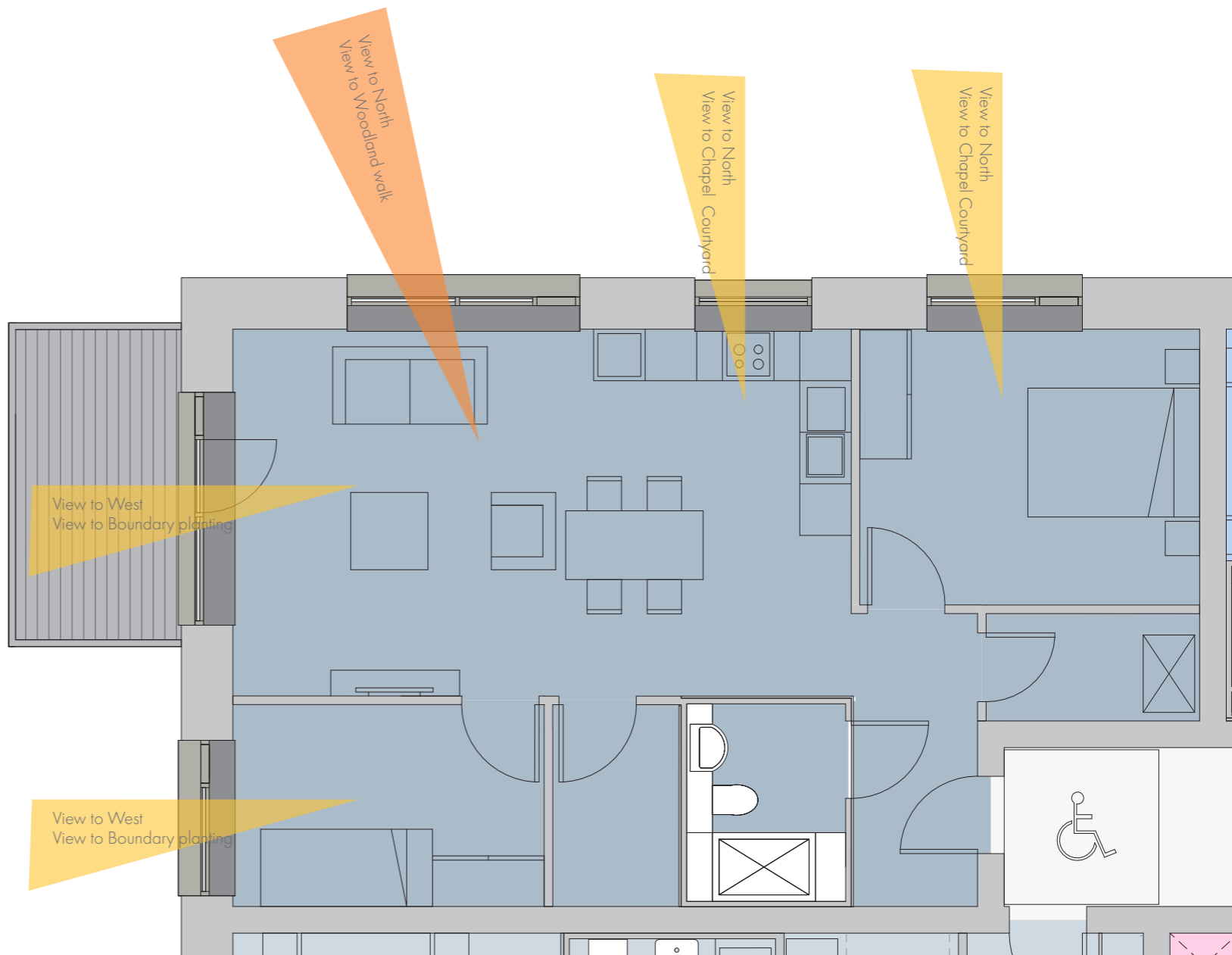


Apartment Type A1A1



Towards Chapel Courtyard

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) North (S) West	Good unobstructed orientation
View	Unobstructed open view over Chapel courtyard	Views take in the Chapel
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



- (P) Primary View
- (S) Secondary View

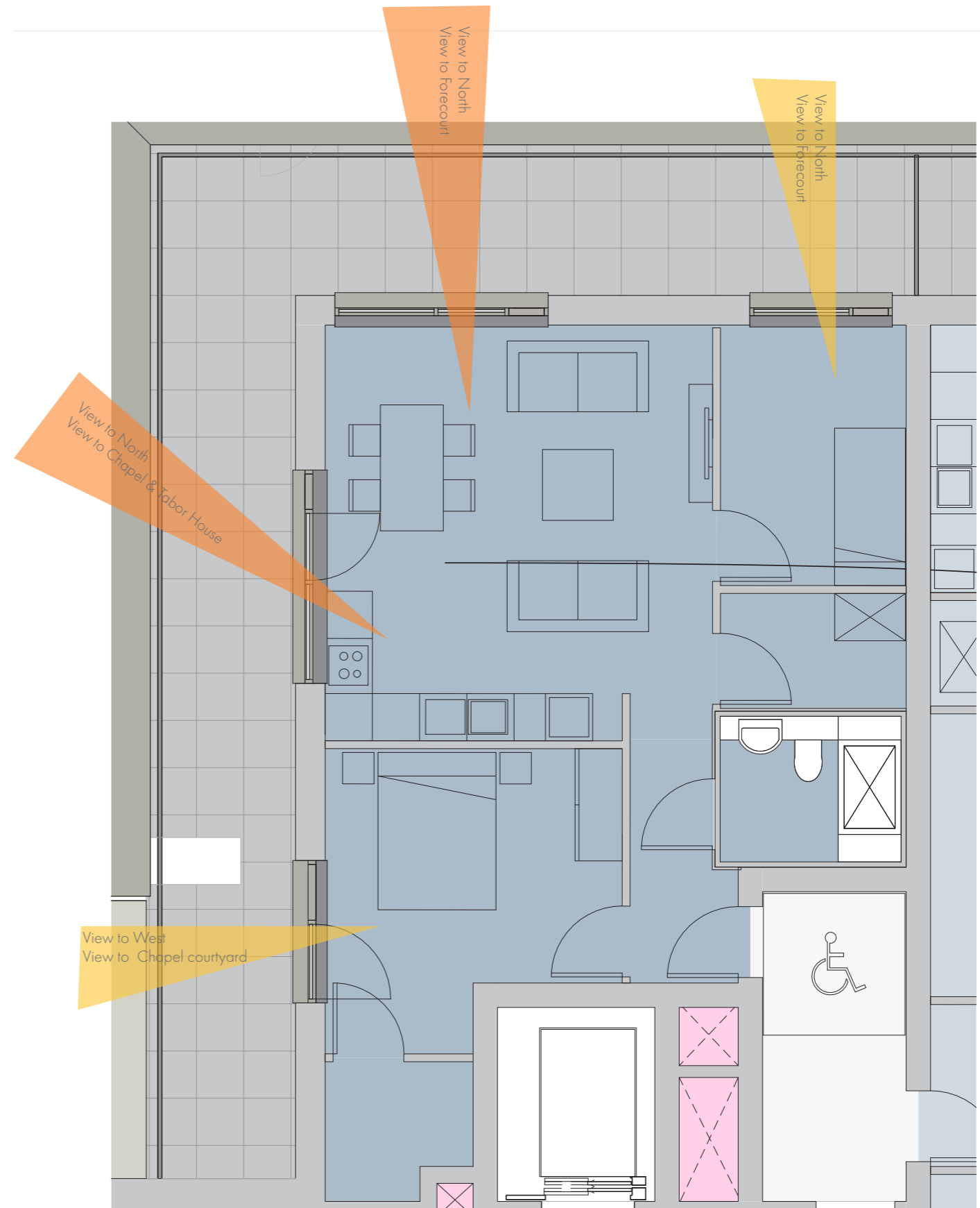
Apartment Type A2A22

Towards Forecourt & Chapel

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) North (S) West	Good unobstructed orientation
View	Unobstructed open view over Forecourt, Chapel & Tabor House	Views take in Green Boulevard to the North
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	



- (P) Primary View
- (S) Secondary View



Apartment Type A2C2

NORTH FACING UNITS



Introduction

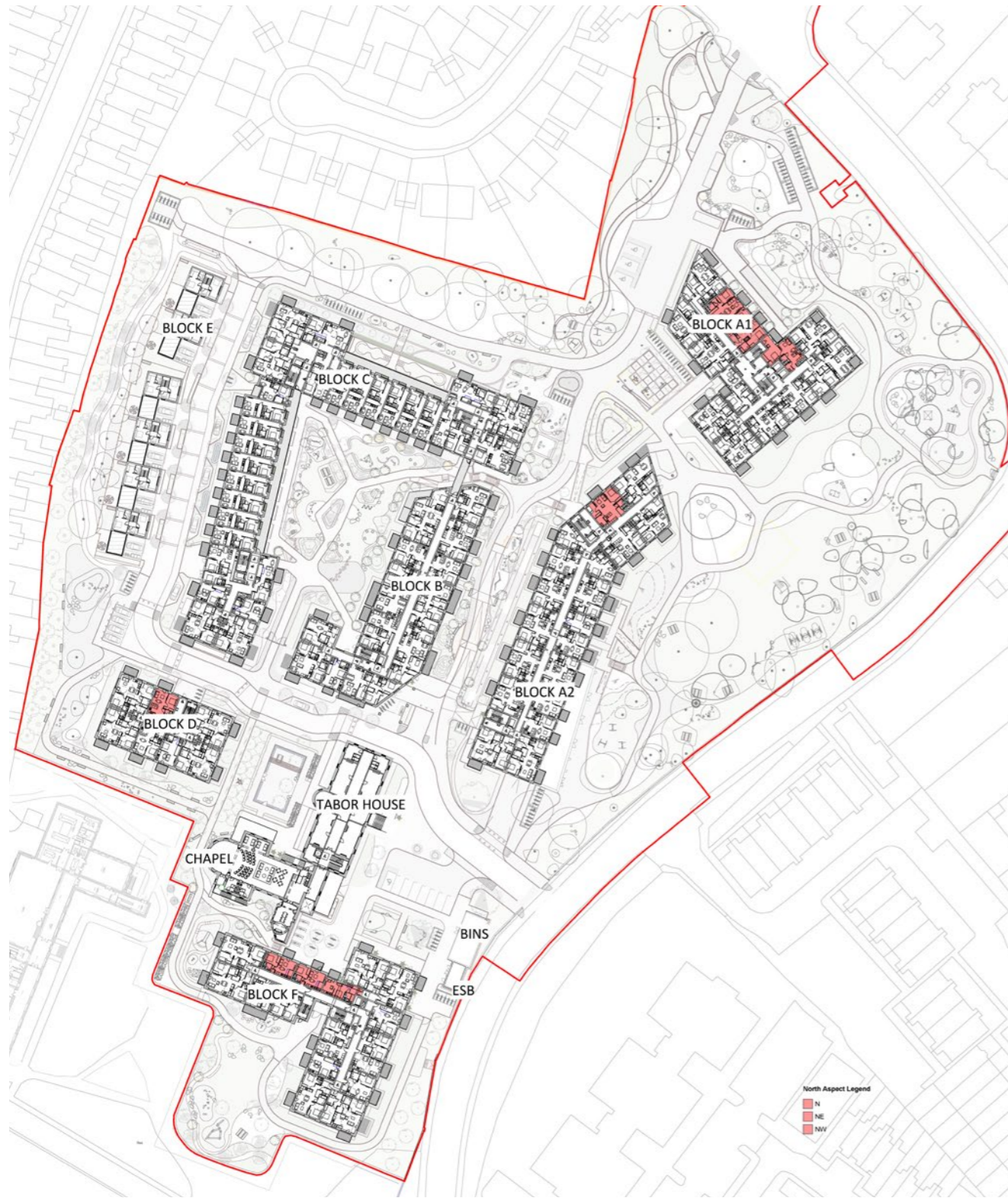
Single Aspect North Facing Units

Due to site planning and wider masterplanning design principles, a limited number of units are single aspect North facing in order to achieve continuity of building form and provide enclosure and sense of containment of external spaces within the overall urban design strategy.

Where it has not been possible to avoid the single aspect North facing units, we have provided design enhancements to these units in order to improve overall quality as follows:

- Providing an unobstructed view over the Public open space of the Plaza and the Parkland within Block A1.
- Providing an unobstructed view over the Homezone within Block D.
- Elongating the facade of such units to allow for additional glazing and better daylight within Block F.





■ Single Aspect North Facing Unit

Typical Level 01 Plan

Introduction

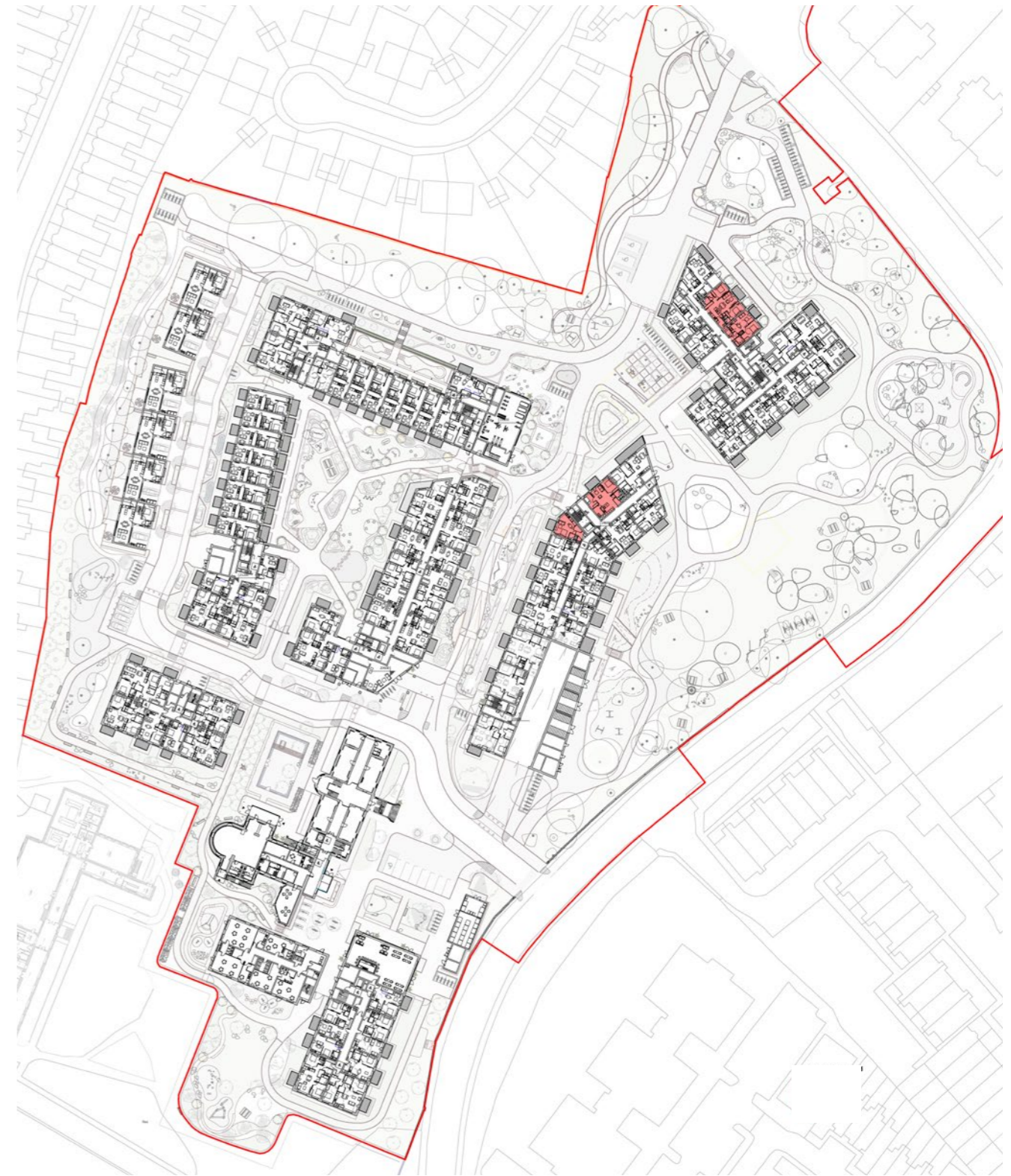
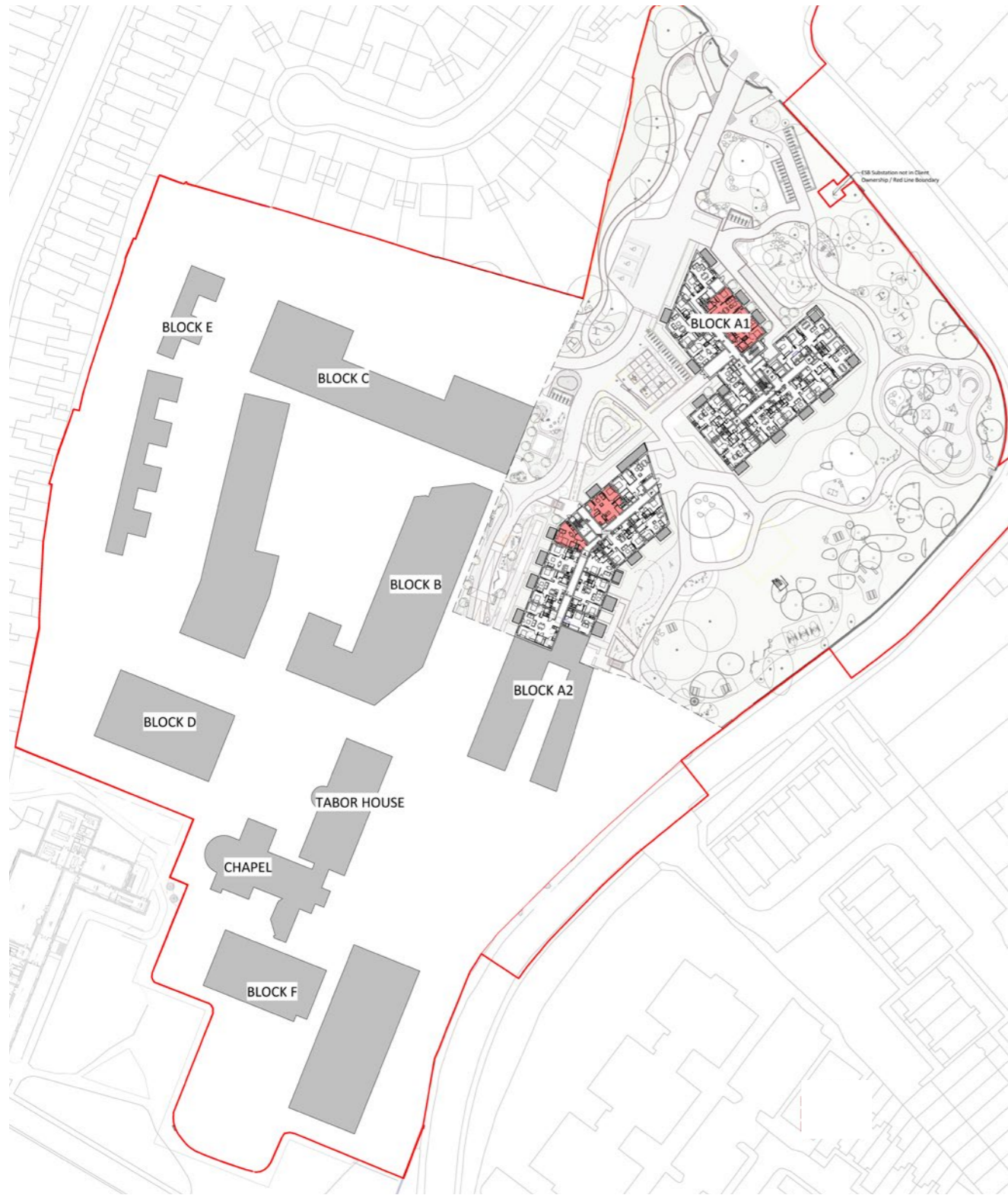
Single Aspect North Facing Units

Breakdown by Block

Block A	30
Block B	0
Block C	0
Block D	2
Block F	12
Total North Facing Units	44
Overall Development Ratio	7.9%

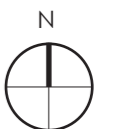
Enhancement to design

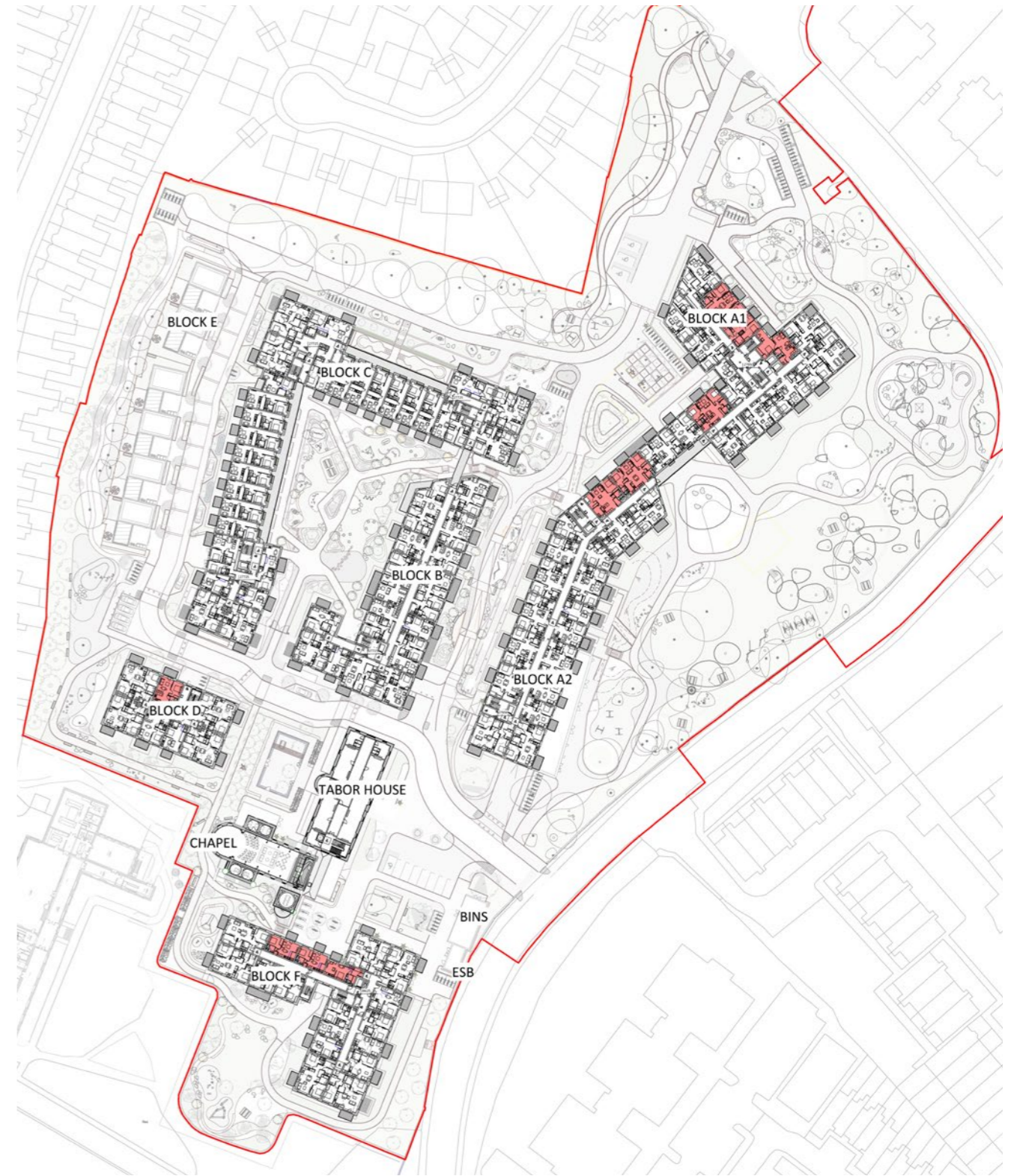
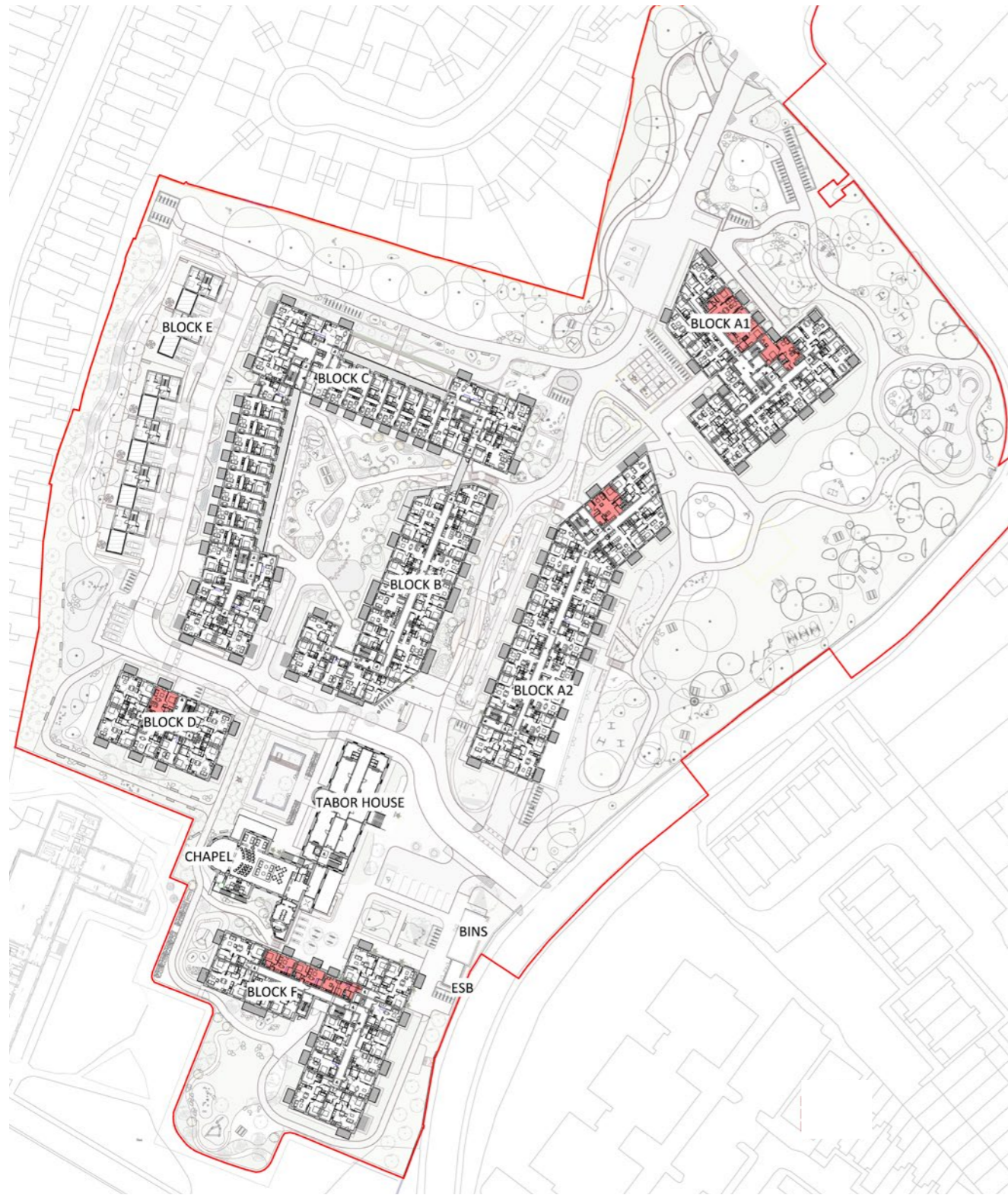
- View over Public Open Space
- View to Homezone + Larger unit size
- Elongated Facades + ADF



■ Single Aspect North Facing Unit

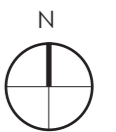
Level B1 & 00 Plans

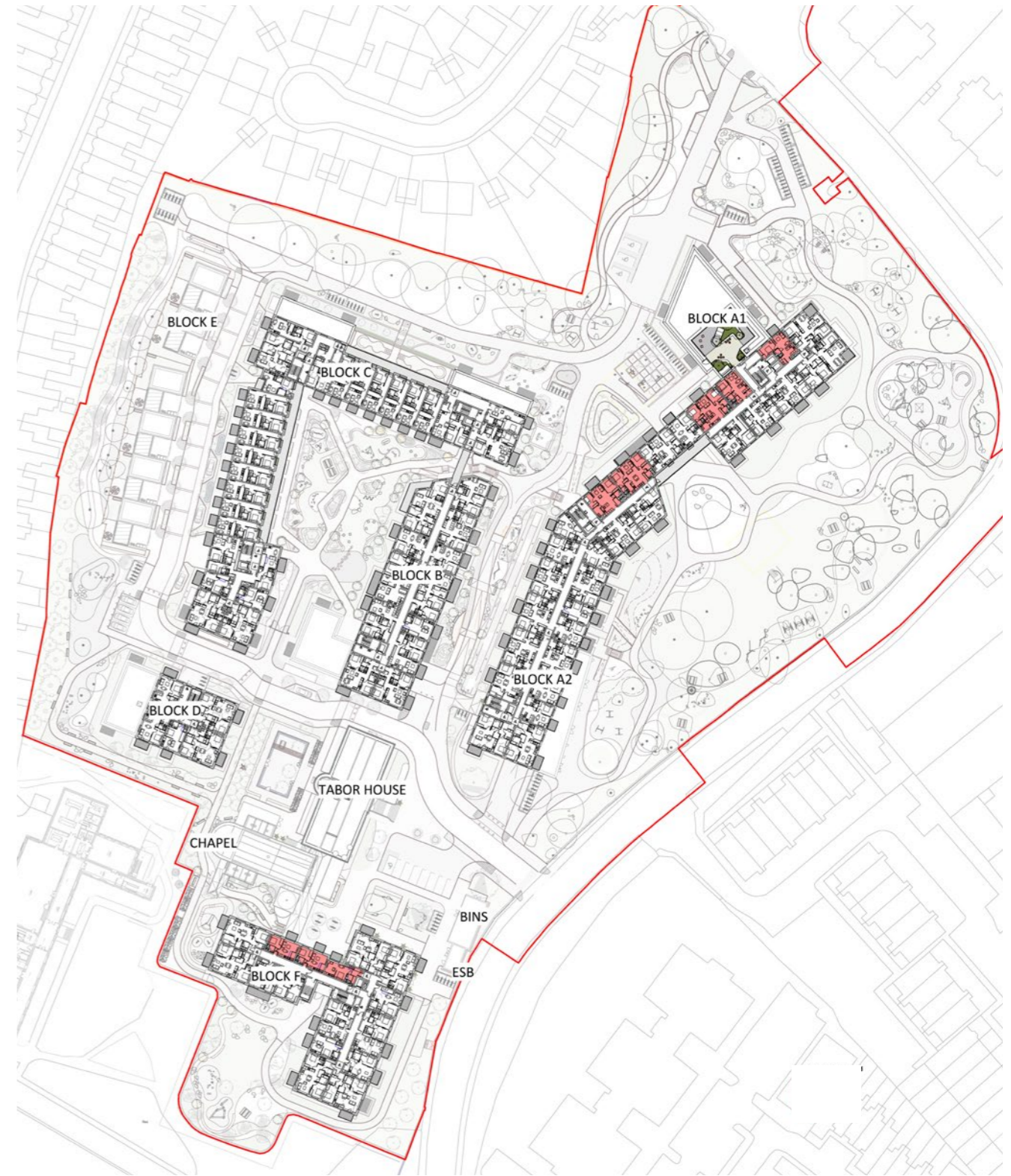
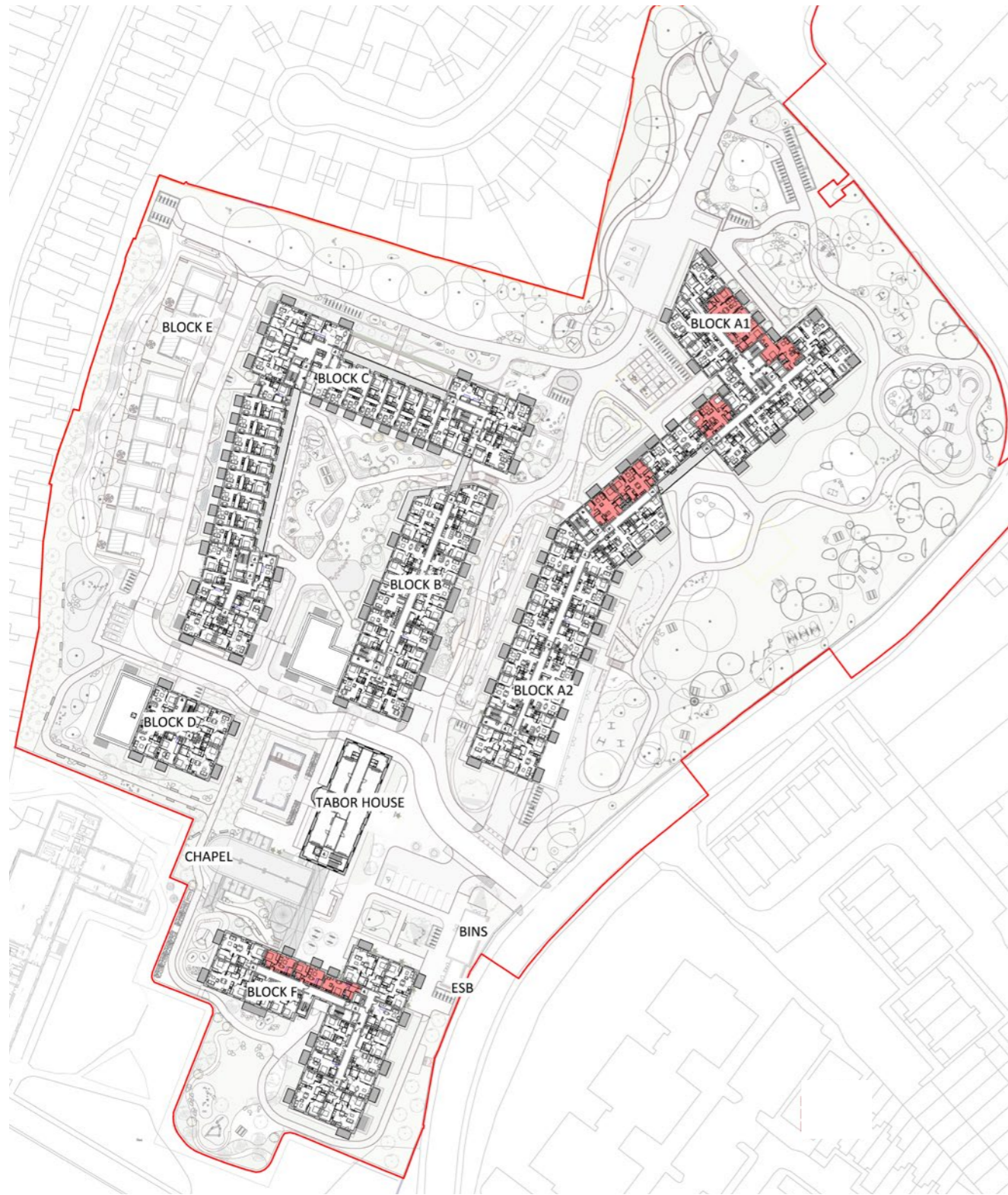




■ Single Aspect North Facing Unit

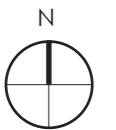
Level 01 & 02 Plans

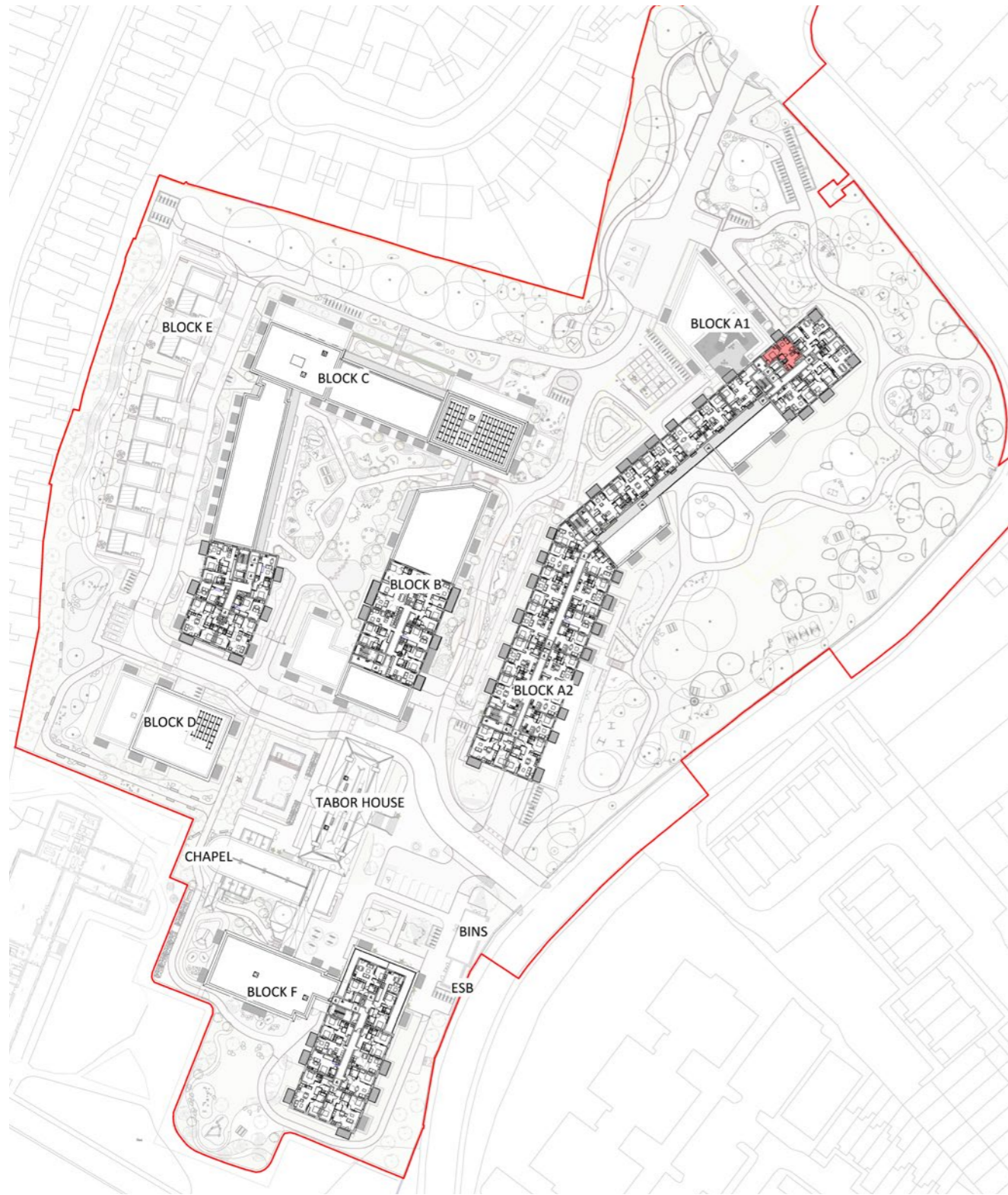




■ Single Aspect North Facing Unit

Level 03 & 04 Plans





■ Single Aspect North Facing Unit

Level 05 & 06 Plans





■ Single Aspect North Facing Unit

Level 07 Plan



North Facing & Dual Aspect Units

1.1 North Facing Units - Block A

Summary

Apartment Type	Units (No)	Total Units (No)
Block A	30	
Block B	0	
Block C	0	
Block D	2	
Block E	0	
Block F	12	
Total North Facing Units	44	
	Ratio	7.9%



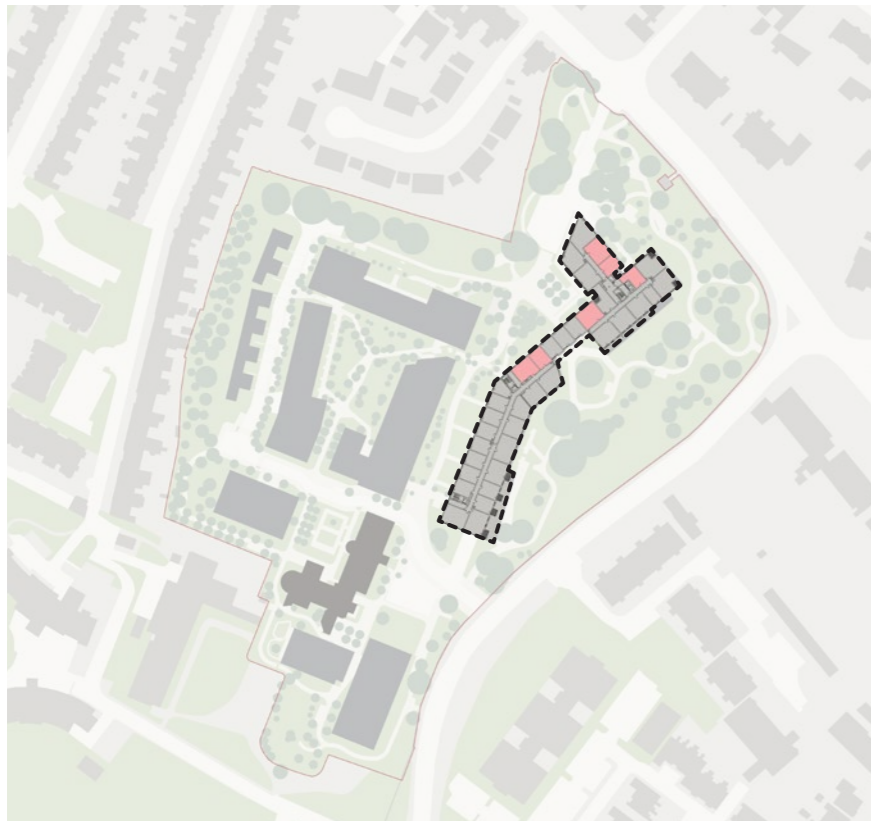
Level 01 Plan



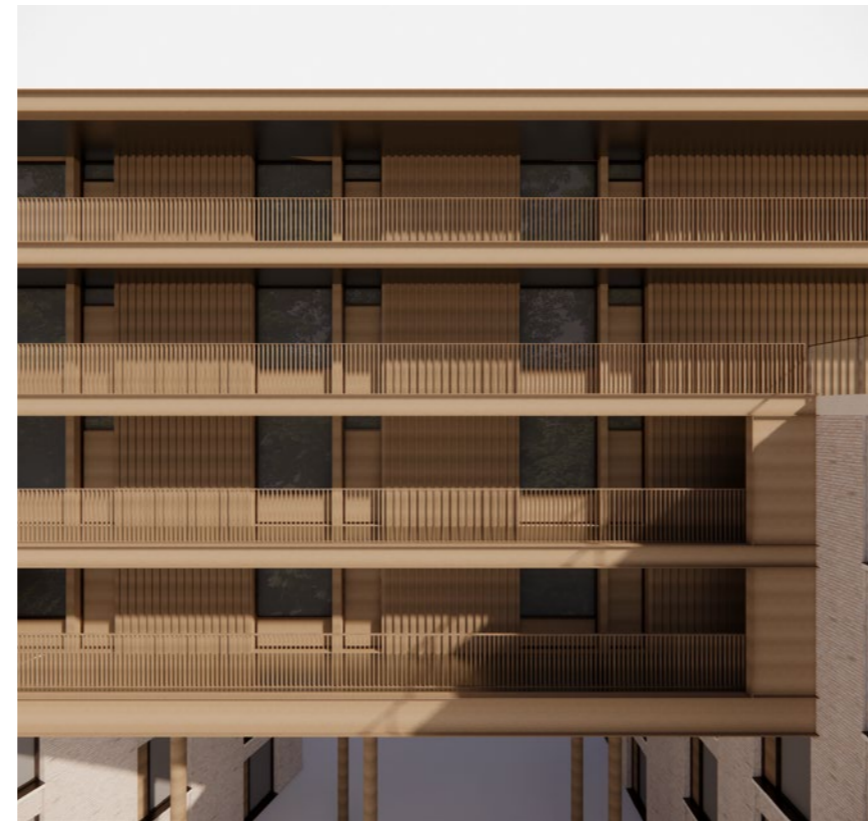
A1 & the Plaza

L1 - Any north facing single aspect units in Block A1 and A2 will all have views towards elements of the significant public open spaces provided in the scheme such as towards the new public park or the public plaza. All units that are single aspect north facing in Block A1/A2 will be provided with balconies that overlook the public open space which will enhance the amenity of the units.

L4 - The number of north facing units was reduced on upper levels by introduction of through units with gantry access and the bridge element steps back.



Level 04 Plan



Block A2 Gantry Access

North Facing & Dual Aspect Units

1.1 North Facing Units - Block D

Summary

Apartment Type	Units (No)	Total Units (No)
Block A	30	
Block B	0	
Block C	0	
Block D	2	
Block E	0	
Block F	12	
Total North Facing Units	44	
	Ratio	7.9%

L1+L02 - A total of 2 of north facing units on this block benefit from clear views down the home zone street. The core has been shifted to give units priority to these open views along the home zone street, previous core location shown in plan below.

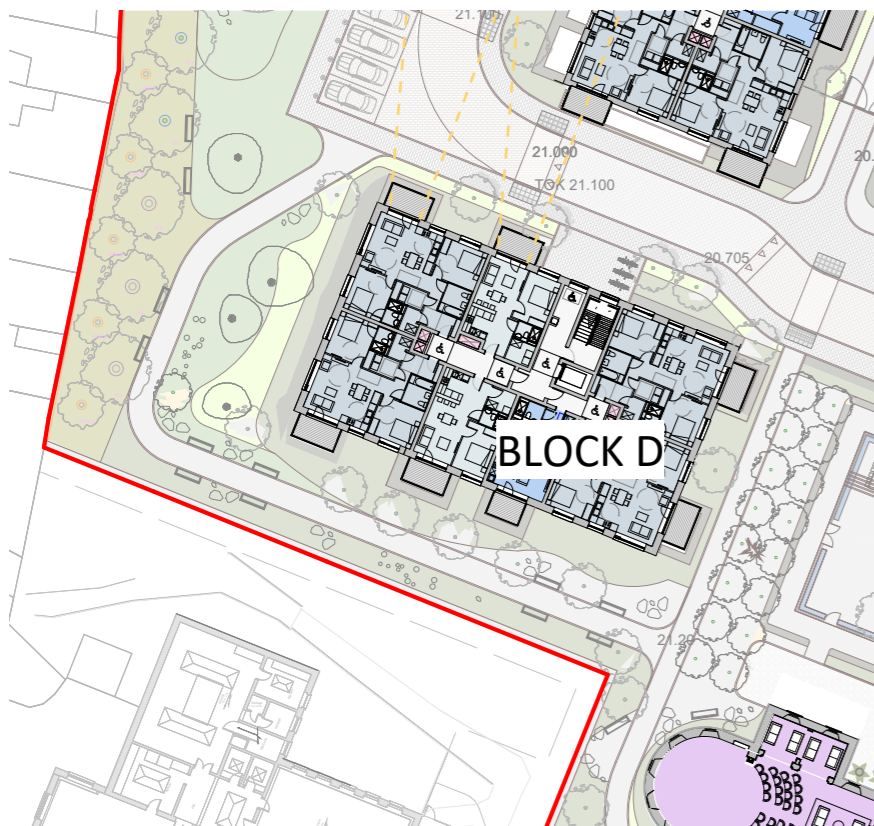
L4 - At upper levels (03 & above) we have eliminated all North facing units by shifting the core and allowing maximum dual aspect units.



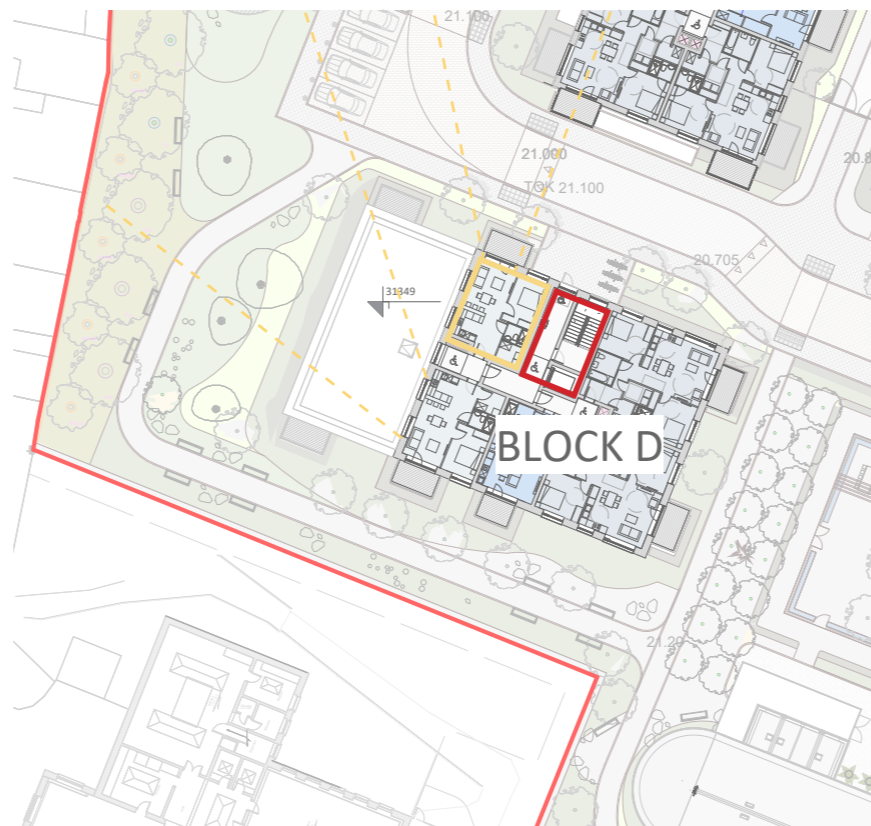
Level 01 Plan



Level 04 Plan

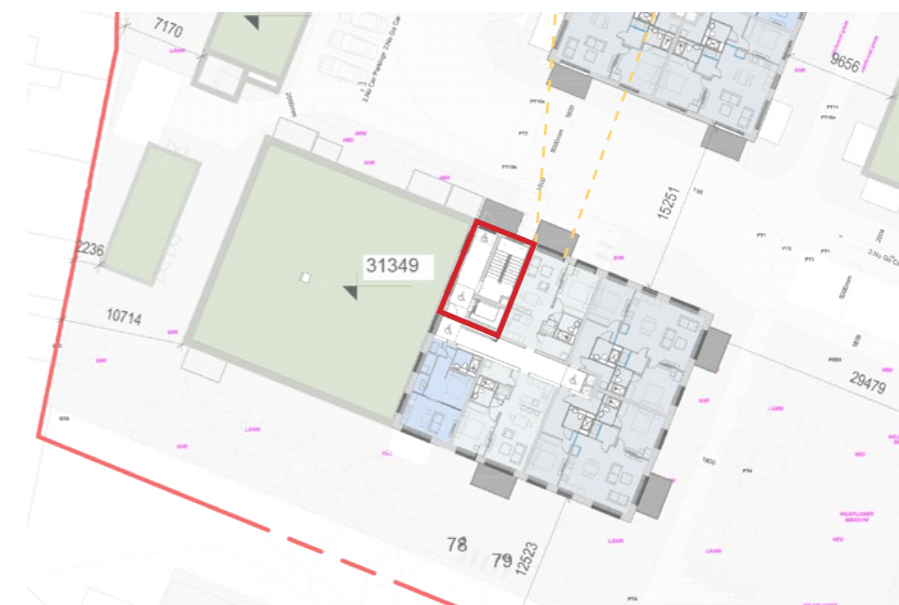


Level 01 - Living room views open to Homezone



Level 04 - Core moved to allow additional Dual aspect unit to upper levels

Dual Aspect on upper levels
 Views to homezone



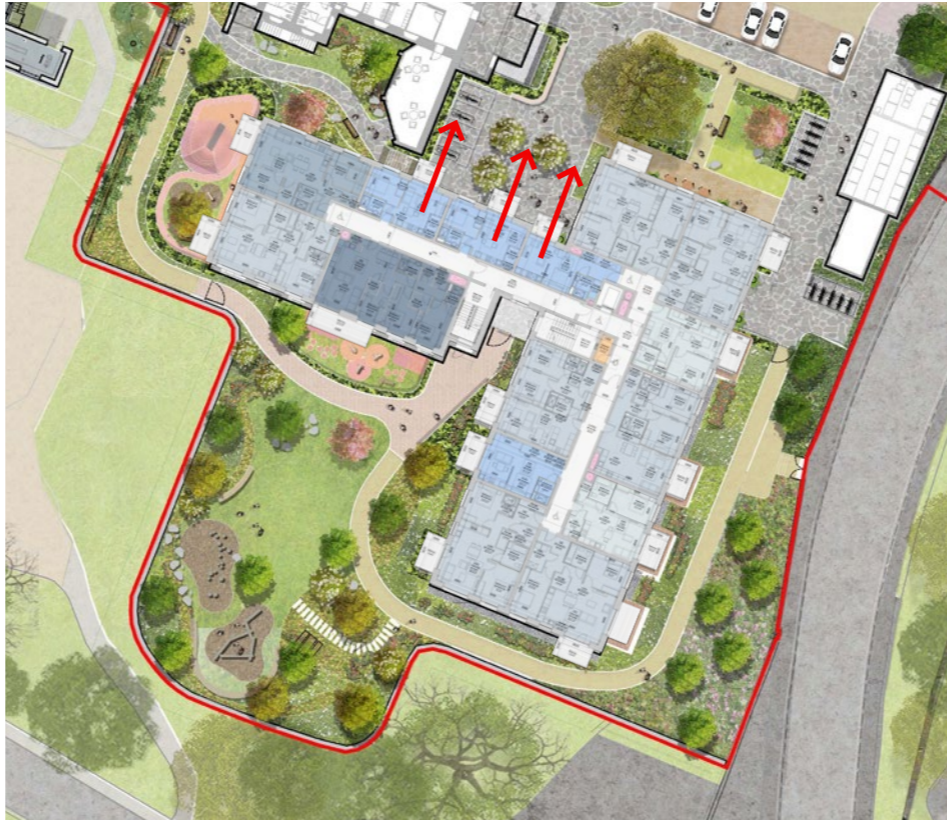
Level 04 - Previous Core location.

North Facing & Dual Aspect Units

1.1 North Facing Units - Block F



Level 04 Floor Plan



Level 01 with landscape

Summary

Apartment Type	Units (No)	Total Units (No)
Block A	30	
Block B	0	
Block C	0	
Block D	2	
Block E	0	
Block F	12	
Total North Facing Units	44	
	Ratio	7.9%

L4 - The small number of north facing studio units on this block have all been enhanced by being rotated 90 degrees from the standard studio unit. This provided an elongated facade with an additional window to the bed space to provide better daylight within the units. All of these studio units also have a clear obscured view from their living rooms, improving their quality further.