

Marmalade Lane
Wyckham Avenue, Dundrum, Dublin 16
Multi Family Residential Development

Architectural Design Statement

October 2025



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Project Description

This amendment application is submitted following the approval of the original SHD scheme for a ‘Build to Rent’ (BTR) apartment development consisting of 5 no. blocks ranging in height up to 10 storeys (over basement /undercroft) with 531 no. apartments are proposed comprising studios, 1 -beds, 2-beds & 3-beds.

As part of this application, we propose to replace the previously permitted Block E — which contained 68 apartments — with 8 no. semi-detached houses. This revised proposal offers a more diverse housing mix within the overall scheme and responds to updated design and planning considerations.

Document

Project Code	System	Spatial Zone	Level	File Type	Originator	Role Type	Number	Revision
MLD-1	02	XXX	XXX	RP	RAU	AR	0001	P02

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Figure 1 - Aerial view of the proposed Block E within the sitewide context

Introduction

"A good neighbourhood is one where people can easily satisfy daily needs whilst feeling safe as they do so. The most successful neighbourhoods are well connected – to employment centres or places people spend their leisure time. They are places where people can live at any stage of their lives – regardless of physical ability or social status. Successful neighbourhoods also tend to have a wide variety of things to do within them and have a strong connection to the area in which they sit – be it historical, cultural or visual space."
DEHLG - Urban Design Manual

This design report outlines the architectural and urban design principles for an amendment to the permitted SHD application at the Marmalade Lane site on Wyckham Avenue, Dundrum, Dublin 16. The amendment proposes replacing the previously approved Block E apartment building with 8 semi-detached houses.

The part of the site containing the proposed semi detached houses is 0.3-hectares in area and forming part of the overall site measuring 3.9 hectares. Formerly agricultural lands, with a previously granted scheme now under construction, it forms part of the larger Gort Muire lands centered around the Carmelite Centre. The site lies south and east of the Centre, with a single vehicular access from Wyckham Avenue. The surrounding context includes schools, residential developments, parks, and Dundrum Town Centre.

The original BTR scheme includes 531 apartments across five blocks ranging from 3 to 10 storeys. The site benefits from excellent public transport, proximity to services and employment zones, and aligns with local and national planning policy. Zoned 'Objective A', the site permits residential use and supports the integration of public open space and landscaped areas in line with its institutional context.

The car-lite development encourages a strong public realm and pedestrian/cyclist connectivity with nearby neighbourhoods, schools, and parks.



Figure 2 - Aerial view of the site under construction

Introduction - Response to DL RCC Stage 2 opinion

Page 11 - Architectural approach and visual impact

"Justification in relation to the development strategy for the site, in particular the architectural approach and the quality of the design. The evidence shall have regard to inter alia, national policy including the National Planning Framework, Sustainable Residential Development and Compact Settlements and Sustainable Urban Housing: Design Standards for New Apartments 2025 and local planning policy, the sites context and locational attributes. The evidence should refer to any approved baseline heights under the foregoing approved SHD outlined by An Bord Pleanála ABP-312170-21.

The Stage 3 application should continue to demonstrate a sensitive architectural response to the site's context, particularly in relation to scale, massing, and visual impact.

Detailed boundary treatment plans should be provided to ensure clarity around privacy, integration, and landscaping.

Visual impact assessments, including photo-montages from key public viewpoints, would help reinforce the appropriateness of the design and its relationship with surrounding development.

The design rationale should also clearly explain how the layout contributes to placemaking, connectivity, and the overall character of the scheme.

As national guidance evolves—particularly with the anticipated Design Manual accompanying the 2024 Guidelines—future proposals should reflect best practice in urban design, accessibility, and sustainability.

Additionally, incorporating energy efficiency and climate resilience measures would further strengthen alignment with contemporary planning policy and enhance the long-term quality of the development."

The proposed revisions to Block E represent a considered and sensitive architectural response to the site's context and surrounding residential character. The previously approved Block E comprised a larger apartment building of 68 units, with a height ranging from approximately 10m to 18m. Given its scale and proximity, approximately 25m to 30m from neighbouring dwellings, the previous design had the potential to result in a degree of overlooking into adjacent properties.

The revised proposal replaces this larger apartment block with a smaller cluster of eight semi-detached houses. This reduced scale integrates more comfortably into the existing suburban fabric immediately to the south, and aligns more closely with the scale and massing of neighbouring residential development. The proposed houses are three storeys in height and are located within an area of the site approximately 2 meters below the adjacent properties, thereby mitigating any potential for overlooking. Additionally, the revised layout increases the separation, providing between 25m and 55m to the nearest houses to the south, further ensuring privacy and visual comfort.

Boundary treatments are detailed within the accompanying landscape drawings and remain consistent with the established approach within the wider masterplan, maintaining coherence and a unified design language throughout the site.

A visual impact assessment, including verified view from key viewpoints, has been provided to demonstrate how the revised scheme minimises the impact in its surroundings.

The architectural design of the proposed houses has been developed with particular attention to material quality and detail. Through the careful use of brickwork, featuring varied bonds, brick detailing such as corbelling, and recessed corner panels, along with the selective incorporation of rainscreen cladding, the design draws from the established architectural language of the apartment buildings on site. These elements have been thoughtfully adapted to suit the smaller scale of the houses, ensuring visual harmony and material consistency across the development while contributing to a strong and cohesive sense of place.

The proposal also places emphasis on sustainability, energy efficiency, and climate resilience. The houses have been designed to meet high performance standards through the use of energy-efficient construction methods and enhanced insulation. The orientation and layout maximise natural light and ventilation, supporting long-term environmental performance and reducing the carbon footprint of the development. These measures are consistent with current national policy objectives on sustainable urban housing and future-proof the scheme against evolving energy standards.

The introduction of this new 4-bedroom house typology enhances the overall housing mix, offering a more family-oriented option that complements the existing range of unit types, which include studios, one-, two-, and three-bedroom apartments. This diversification supports sustainable community development and aligns with the principles of the National Planning Framework, Sustainable Residential Development in Urban Areas, and Sustainable Urban Housing: Design Standards for New Apartments 2025.

Overall, the revised Block E proposal demonstrates an improved contextual fit, enhanced residential amenity, and a balanced architectural response that supports placemaking, variety, sustainability, and long-term design quality within the masterplan.

Introduction - Response to DLRCC Stage 2 opinion

Page 13 - The Applicant is advised that the following specific information, as provided by Article 16A(7) of the Planning and Development Regulations, 2001-2022, should also be submitted with any LRD application for permission for the proposed development:

A. A report should be submitted that specifically addresses the proposed materials and finishes for the amended scheme, with particular reference to the houses now proposed. This should include detailed information on finishes, landscaped areas, pathways, entrances, and boundary treatments.

Given that the application relates to a minor amendment to an extant permission currently under construction, the report should demonstrate how the revised elements will integrate with the permitted development.

Emphasis should be placed on ensuring high-quality and sustainable finishes that contribute to a distinctive character for the overall scheme.

The documentation should also address the long-term management and maintenance of the proposed development.

B. A complete set of floor plans, elevations, including contiguous elevations, and long sections, in addition with verified views, that would assist in understanding the relationship between the proposed development and its context.

C. A Building Lifecycle Report.

Note: Section D to K have been addressed by the other Consultants in their documentation.

As noted in the previous response:

The architectural design of the proposed houses has been developed with particular attention to material quality and detail. Through the careful use of brickwork, featuring varied bonds, brick detailing such as corbelling, and recessed corner panels, along with the selective incorporation of rainscreen cladding, the design draws from the established architectural language of the apartment buildings on site. These elements have been thoughtfully adapted to suit the smaller scale of the houses, ensuring visual harmony and material consistency across the development while contributing to a strong and cohesive sense of place.

Boundary treatments are detailed within the accompanying landscape drawings and remain consistent with the established approach within the wider masterplan, maintaining coherence and a unified design language throughout the site.

The revised proposal replaces this larger apartment block with a smaller cluster of eight semi-detached houses. This reduced scale integrates more comfortably into the existing suburban fabric immediately to the south, and aligns more closely with the scale and massing of neighbouring residential development. The proposed houses are three storeys in height and are located within an area of the site approximately 2 meters below the adjacent properties, thereby mitigating any potential for overlooking. Additionally, the revised layout increases the separation, providing between 25m and 55m to the nearest houses to the south, further ensuring privacy and visual comfort.

Please refer to the architectural drawings submitted as part of this application for more information. Verified views and CGIs have also been provided by Digital Dimensions.

A building Lifecycle report has been prepared separately.

01 Context - How does the development respond to its surroundings?

"Any new development should improve on the existing situation, and at the same time be sensitive to its context." DEHLG - Urban Design Manual

Context - Positive Indicators noted by DEHLG:

- A development should seem to have evolved naturally as part of its surroundings
- Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users
- Form, architecture and landscaping have been informed by the development's place and time
- The development positively contributes to the character and identity of the neighbourhood
- Appropriate responses are made to the nature of specific boundary conditions

In the mid-19th century, the site formed part of a rural townland with large country houses set in landscaped grounds. Historical maps show field boundaries and a walled garden—including an Orangery—to the northwest. Development increased with the railway link between Dundrum, Dublin, and Bray. Gortmore House, designed in 1860, appears on later OSI maps with a water tower and established landscaping.

The Carmelites acquired the estate in the 1940s, constructing educational and religious buildings now known as the Carmelite Centre at Gort Muire. Since the 1950s, surrounding lands developed into low-density suburban neighbourhoods, though elements of the historic landscape, such as Ballawley Park, remain as valued public amenities.

The wider area has since intensified, particularly with the construction of Wyckham Way and Dundrum Town Centre. The site itself has remained undeveloped, maintaining its agricultural character and mature boundary trees.

A Strategic Housing Development (SHD) was previously approved for the site, comprising five apartment blocks with 531 units. This planning amendment seeks to revise that permission by replacing one of the blocks—Block E—with 8 semi-detached houses. This change reflects a

revised approach to housing mix and better integration with the surrounding suburban context.

The Gort Muire buildings, located along the western site boundary, are protected structures (RPS No. 1453). The design integrates key heritage features—such as the 19th-century water tower—into the arrival courtyard. Large areas of public open space are proposed to the south and east of the site, preserving mature trees and enhancing local amenity.

The layout also improves green connectivity by linking to Ballawley Park and surrounding neighbourhoods through new pedestrian and cyclist routes. This amendment aims to balance heritage sensitivity, community benefit, and sustainable development in a well-connected suburban setting.



Figure 4 - Existing site and context (Approximate application boundary outlined in red).

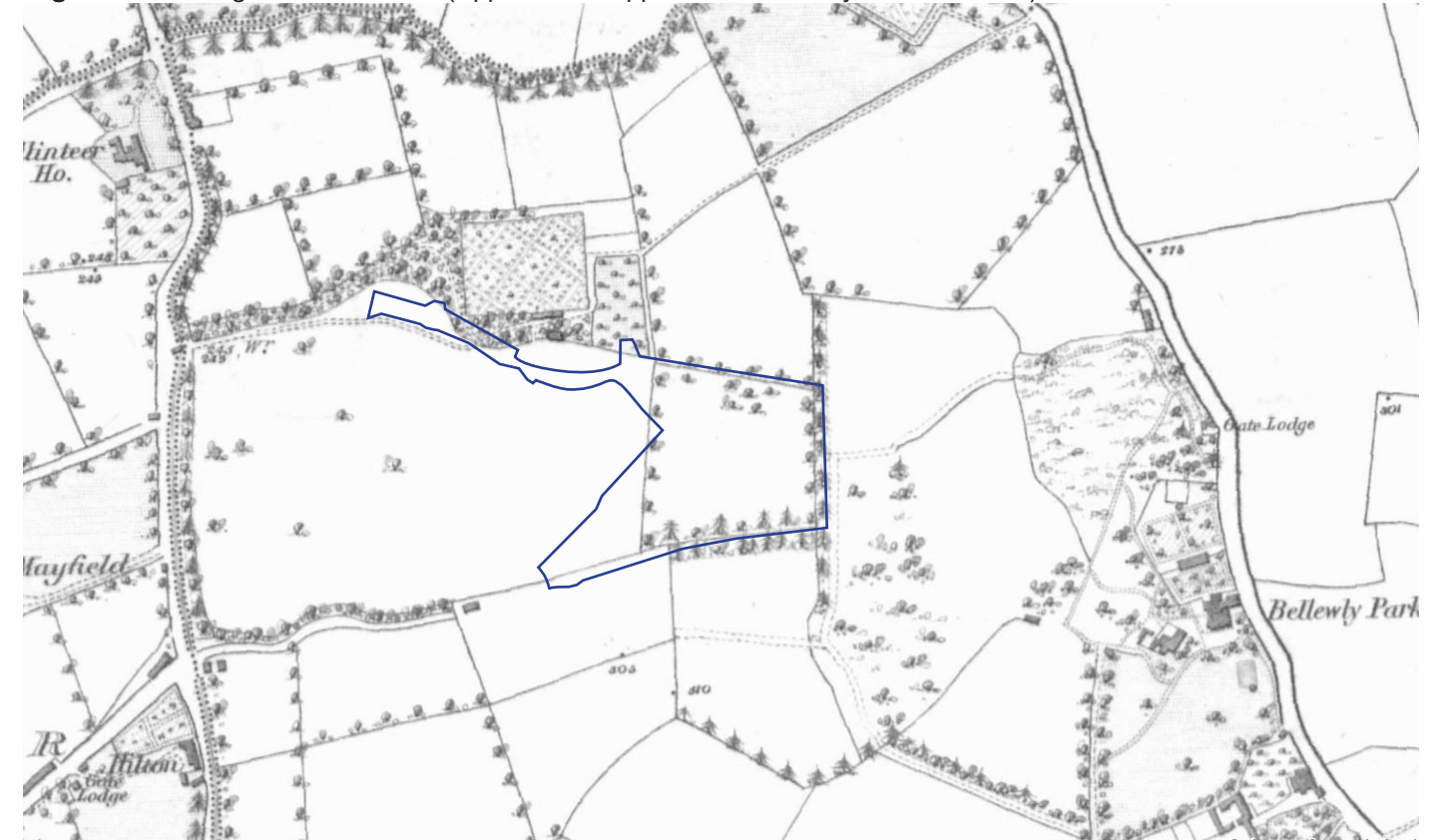


Figure 3 - Approximate application boundary overlaid on an outline of site in OS Map 1837-1842

02 Connections - How well connected is the new development?

"Successful neighbourhoods tend to be well connected to places, facilities and amenities that help to support a good quality of life. Such places include high quality open space and landscapes, leisure opportunities, shops – both for convenience and comparison goods, schools, places of worship, health centres and places of employment.

When choosing which area to live in, most people will choose a neighbourhood that permits easy or close access to the places that they need or like to visit on a regular basis. So the quality and sustainability of a neighbourhood can be measured by both how well it is connected to important amenities, and how pleasant, convenient and safe those links are to use."

DEHLG - Urban Design Manual

Connections - Positive Indicators:

- There are attractive routes in and out for pedestrians and cyclists
- The development is located in or close to a mixed-use centre
- The development's layout makes it easy for a bus to serve the scheme
- The layout links to existing movement routes and the places people will want to get to
- Appropriate density, dependent on location, helps support efficient public transport

The site is highly accessible by public transport, with Balally and Kilmacud Luas stations within a 14-minute walk, providing frequent Green Line connections to Dublin City Centre and Cherrywood. Several Dublin Bus routes (14, 14C, 75, 44, 44B, and 116) serve the area within a 5-minute walk, linking to key destinations such as Sandyford, UCD, and DCU.

Dundrum Town Centre and Ballinteer Shopping Centre are both within walking distance, offering a wide range of retail and services. Major employment hubs like the Sandyford Business District and Beacon Hospital are located just over 1km to the east.

The site is adjacent to St. Tiernan's Community School and near several other schools, with new pedestrian and cycle links proposed to enhance accessibility. The development also improves connections to

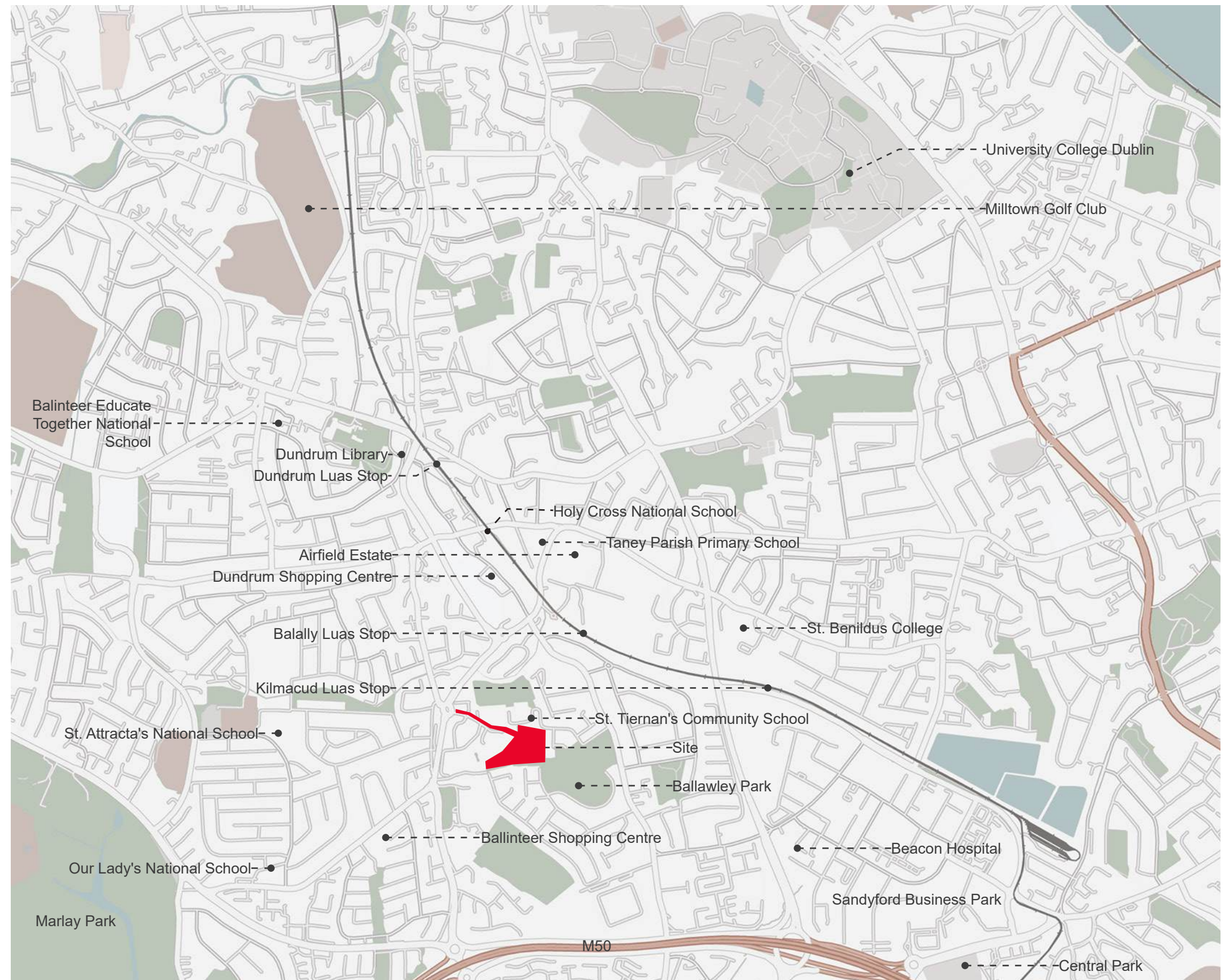


Figure 5 - Site location and the location of local schools, mixed use centres and employment centres.

02 Connections - How well connected is the new development?

Ballawley Park and surrounding neighbourhoods, integrating with the wider Gort Muire lands and adjacent schemes such as Wyckham Point.

We would note that this amendment, which replaces the permitted Block E (68 apartments), with 8 no. 4bedroom semi-detached houses, will reduce residential density and will not generate any additional transport or access impacts beyond those already assessed under the permitted SHD application.

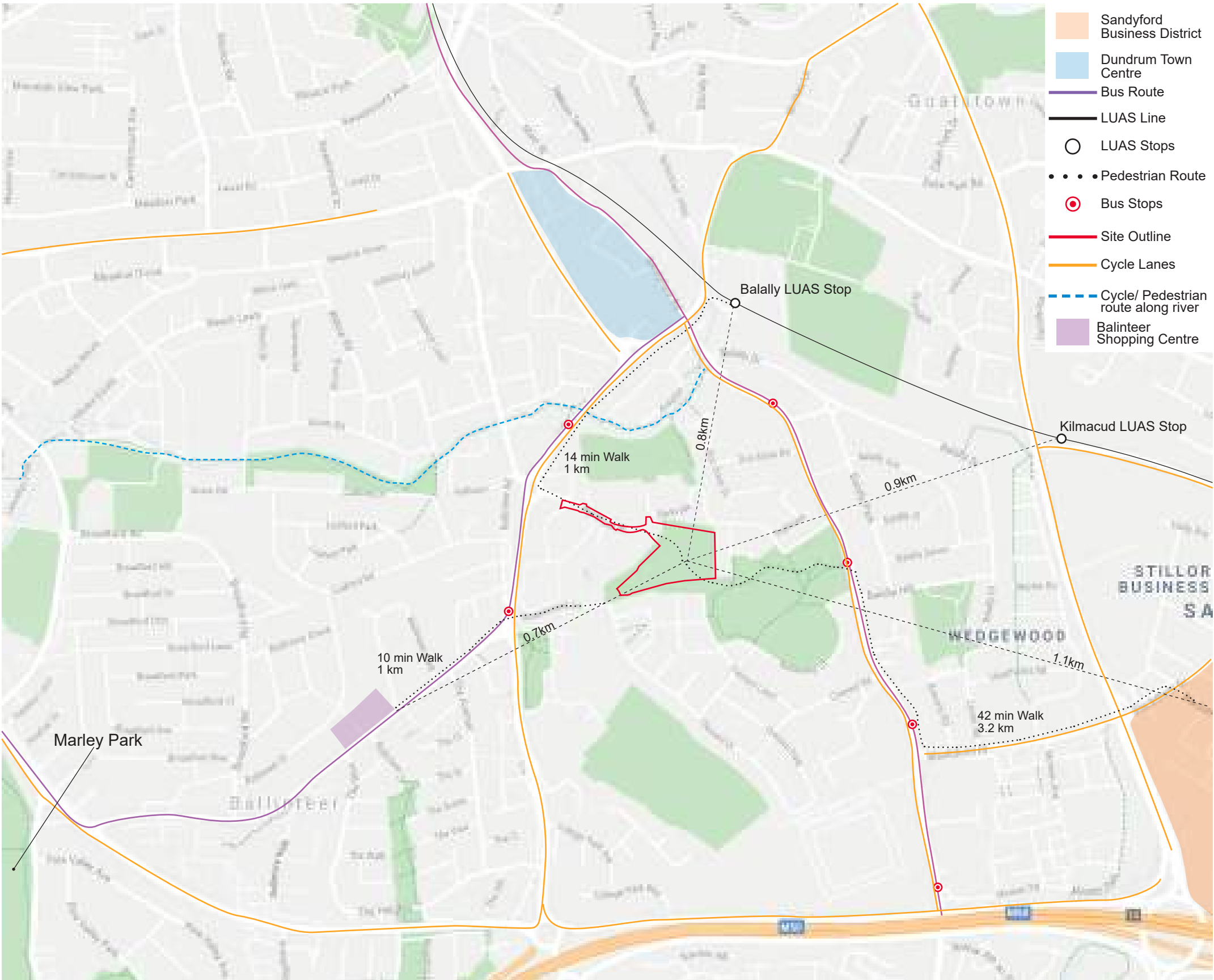


Figure 6 - Public Transport Connectivity

04 Variety - How does the development promote a good mix of activities?

"The most successful - and sustainable - communities are the ones that contain a good variety of things to do, see and enjoy. For larger scale developments, this means providing a good mix of uses, housing, facilities and amenities that help to engender a successful community. For smaller infill developments, it means ensuring that the proposed uses and housing types complement those that already exist so that a balance is struck."

DEHLG - Urban Design Manual

Variety - Positive Indicators:

- Activities generated by the development contribute to the quality of life in its locality
- Uses that attract the most people are in the most accessible places
- Neighbouring uses and activities are compatible with each other
- Housing types and tenure add to the choice available in the area
- Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood

The Marmalade Lane development opens up previously private institutional lands, enhancing local connectivity and delivering significant public open space. The new park will offer a distinct but complementary character to Ballawley Park, with both active and passive recreational areas encouraging community use and interaction.

The landscape design supports smooth transitions between public, semi-private, and private spaces, fostering daily interaction and a strong sense of community while maintaining privacy for the Carmelite Order.

The original Build to Rent (BTR) scheme introduces a mix of residents through a variety of apartment types supported by high-quality on-site amenities, including co-working spaces, a gym, cinema/function room, resident lounges, meeting rooms, and a café and crèche accessible to the wider public. These uses animate the arrival courtyard and serve as a community hub.

This planning amendment adds a new housing typology — 8no. 4bedroom semi-detached houses — replacing one of the permitted apartment blocks. This change broadens the residential mix on site, complementing the BTR model and enhancing overall housing choice within the neighbourhood.

The development sits comfortably within its suburban context and strengthens the area's green infrastructure while supporting nearby local centres such as Dundrum Town Centre and Ballinteer Shopping Centre.

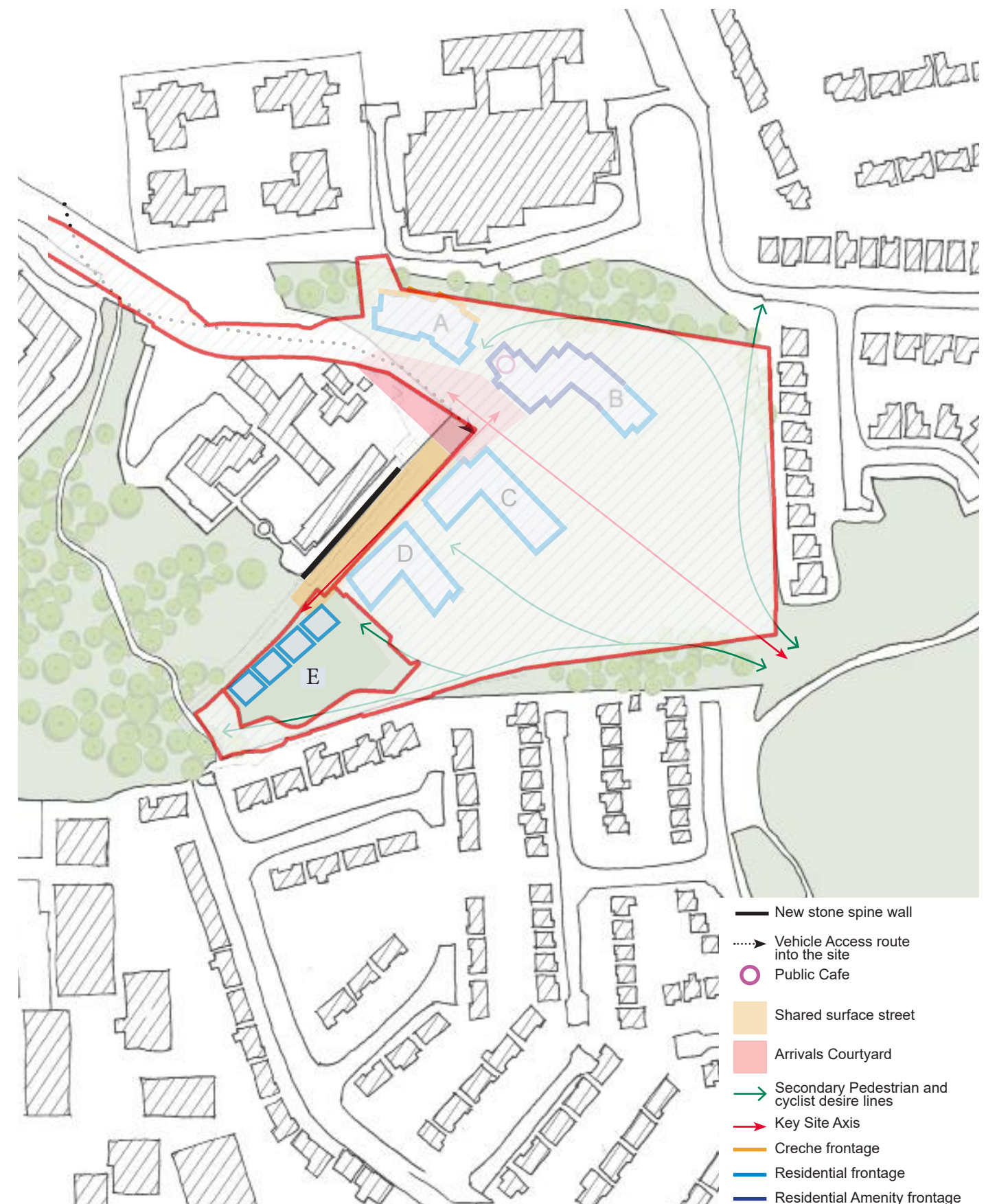


Figure 7 - Key spaces and desire lines

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

"High-level Government policy in the shape of the NSS and the Climate Change Strategy establishes the importance of reducing the energy requirements and greenhouse gas emissions associated with residential development.

There are two main strands to designing places for climate change – mitigation and adaptation. This Criterion seeks to cover mitigation, which addresses how places can be designed to reduce the impact of development on climate change." DEHLG - Urban Design Manual

Efficiency - Positive Indicators noted by DEHLG:

- The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design
- Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems
- Buildings, gardens and public spaces are laid out to exploit the best solar orientation
- The scheme brings a redundant building or derelict site back into productive use
- Appropriate recycling facilities are provided

The permitted development is currently under construction. The proposed units will benefit from use of the permitted roads and open space and services. However, the provision of 8 no. houses in place of apartments, along with the provision of additional open space, will enable further SuDS measures to be incorporated within the development, while also complimenting the existing houses to the south of the site.

Active and passive open spaces create welcoming environments for all ages, including accessible play areas to encourage community interaction. The landscape strategy promotes biodiversity with native planting, wildflower meadows, and enhanced tree coverage for carbon sequestration.

Sustainable drainage systems (SuDS) including green roofs, swales, permeable paving, and bioretention tree pits will manage surface water effectively, supporting environmental sustainability.



Figure 8 - Open courtyard concept of Gort Muire and the proposed new building figure grounds



Figure 9 - Proposed section between new Block E houses and southern neighbours

07 Layout - How does the proposal create people friendly streets and spaces?

"How the site is laid out is one of the key determinants of successful places. The layout of a neighbourhood can help to determine an area's character and sense of place – the same buildings arranged differently will have a very different feel to each other – its safety and security and how well it works. Many of the mistakes that are attributed to bad planning are often errors of layout – for instance, a dead end that does not connect with the route to the school, or a lonely footpath that is a haven for crime and anti-social behaviour."

DEHLG - Urban Design Manual

Layout - Positive Indicators:

- Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.
- The layout focuses activity on the streets by creating active frontages with front doors directly serving the street
- The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers
- Traffic speeds are controlled by design and layout rather than by speed humps
- Block layout places some public spaces in front of building lines as squares or greens, and some semi private space to the back as communal courts

The Gort Muire complex has no formal relationship with the adjacent open space, which has historically existed as retired agricultural land.

The principles as agreed will remain as permitted for the access, open space and blocks A-D. Access to the area the subject of this application will remain unchanged however, in place of the apartment block E, 4 pairs of semi detached houses will be provided. The rear of these units will follow the siting of block E however, in place of the L-shaped development there will be a linear block of houses, creating a new vehicular access and additional open space.

Traffic calming will be achieved through design, with narrow carriageways, shared surfacing, and

landscape elements guiding vehicle speeds and reinforcing the pedestrian-focused environment. The road network, including the spine street and the Arrivals Courtyard, remains an integral part of the masterplan, continuing to connect residents and visitors to courtyards, green spaces, and amenities throughout the site.

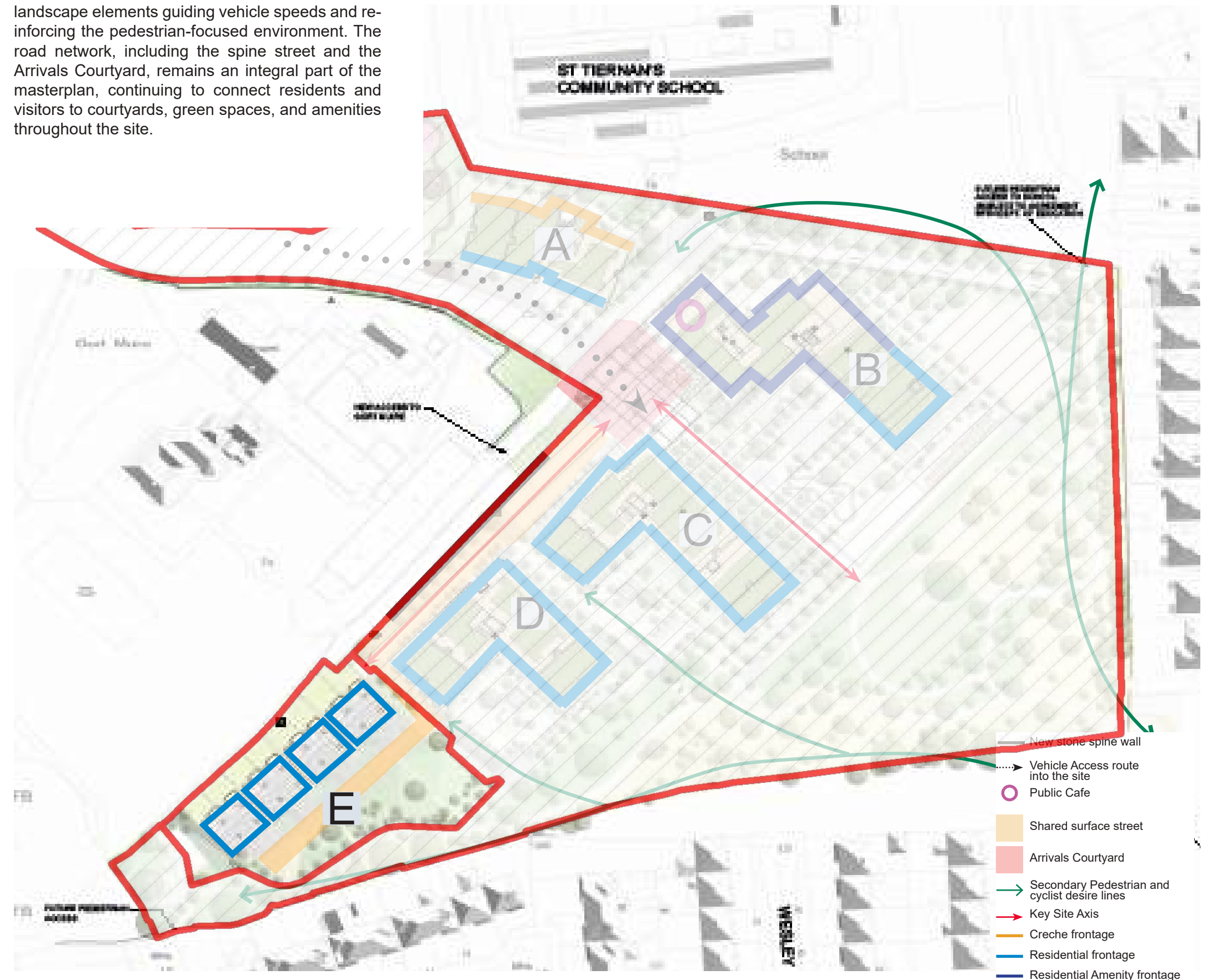


Figure 10 - Key spaces and desire lines

08 Public Realm - How safe, secure and enjoyable are the public areas?

"The most successful neighbourhoods contain streets, squares, parks and public gardens that are as good quality – if not better, than the private buildings and spaces within the neighbourhood. A neighbourhood with poor quality public spaces will rarely be improved by even the highest quality architecture – whilst a neighbourhood of ordinary buildings can be transformed through improvements to the public realm."

DEHLG - Urban Design Manual

Public Realm - Positive Indicators:

- All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use
- The public realm is considered as a usable integrated element in the design of the development
- Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighborhood
- There is a clear definition between public, semi-private, and private space
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

The scheme embraces Institutional Zoning by placing a new public park at its core, expanding local green infrastructure through a strong connection to Ballawley Park. Buildings are arranged around open courtyards that extend into the landscape, enhancing passive surveillance and fostering community ownership of shared spaces—particularly important where the site adjoins existing suburban homes.

The majority of the permitted public open space and public realm would remain unchanged as a result of this development. However, additional public open space will be provided to the front of the 8 no. houses which will adjoin the permitted public open space to the south. This will enhance the overall open nature of the development. It will also be overlooked by the proposed houses.



Figure 11 - Landscape Plan provided by NMP landscape architects.

09 Adaptability - How will the buildings cope with change?

"The success and sustainability of a housing development can be measured by its longevity. Much of the most successful housing of the past is still in use because it has been able to adapt to changing circumstances – for example by adapting to changing family sizes, different forms of space heating and increased car ownership."

DEHLG - Urban Design Manual

Adaptability - Positive Indicators

- Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation
- The homes are energy-efficient and equipped for challenges anticipated from a changing climate
- Homes can be extended without ruining the character of the types, layout and outdoor space
- The structure of the home and its loose-fit design allows for adaptation and subdivision, such as the creation of an annex or small office
- Space in the roof or garage can be easily converted into living accommodation

The proposed 8 semi-detached houses offer physical adaptability. These homes can be easily modified over time to suit changing needs, through extensions, or internal reconfigurations, making them more flexible long-term living solutions.

The design prioritises energy efficiency and sustainability, aligning with best practices for climate resilience. Each house will achieve high energy performance standards, minimising energy demand and carbon emissions through:

- High levels of thermal insulation and airtightness
- Heat pumps for space and water heating
- Mechanical Ventilation with Heat Recovery (MVHR) systems for efficient, low-energy fresh air circulation

- LED lighting throughout

- Design integration for future renewable energy technologies

The houses will comply with the Dwelling Energy Assessment Procedure (DEAP) and include user information to ensure efficient operation. An energy management system will monitor consumption and ensure the performance targets are continuously met and improved upon.

This amendment replaces one permitted apartment block with 8 houses, offering a more adaptable and family-oriented housing typology while maintaining high sustainability and energy efficiency standards.

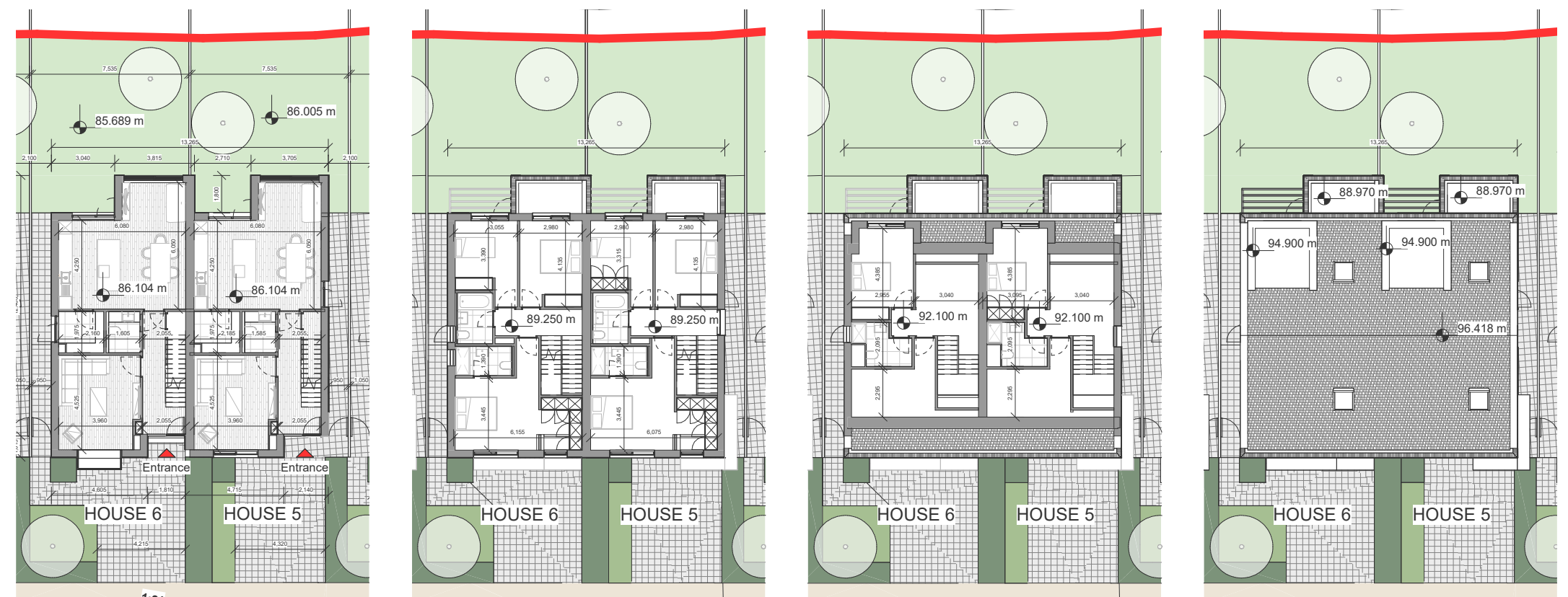


Figure 12 - Typical House - Floor plans

10 Privacy & Amenity - How do the buildings provide a decent standard of amenity?

"Privacy and amenity are extremely basic human needs. Such matters are particularly important in higher density schemes where good space standards, sound insulation and access to private open space can make the difference between acceptable urban living and a poor living environment."

DEHLG - Urban Design Manual

Privacy & Amenity - Positive Indicators:

- Each home has access to an area of usable private outdoor space
- The design maximises the number of homes enjoying dual aspect
- Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout
- Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.
- The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.

Each of the 8 proposed houses has been designed to provide high-quality private and semi-private outdoor spaces.

At the front, small landscaped gardens open directly onto the public open space, encouraging passive surveillance and neighbourly interaction while contributing to a vibrant public realm.

To the rear, all homes benefit from gated private back gardens, offering secure, enclosed areas suitable for family use and play.

This arrangement ensures that while the homes contribute to an active streetscape, they also provide residents with clearly defined, functional, and private outdoor spaces in line with best practice residential design standards.

Gort Muire

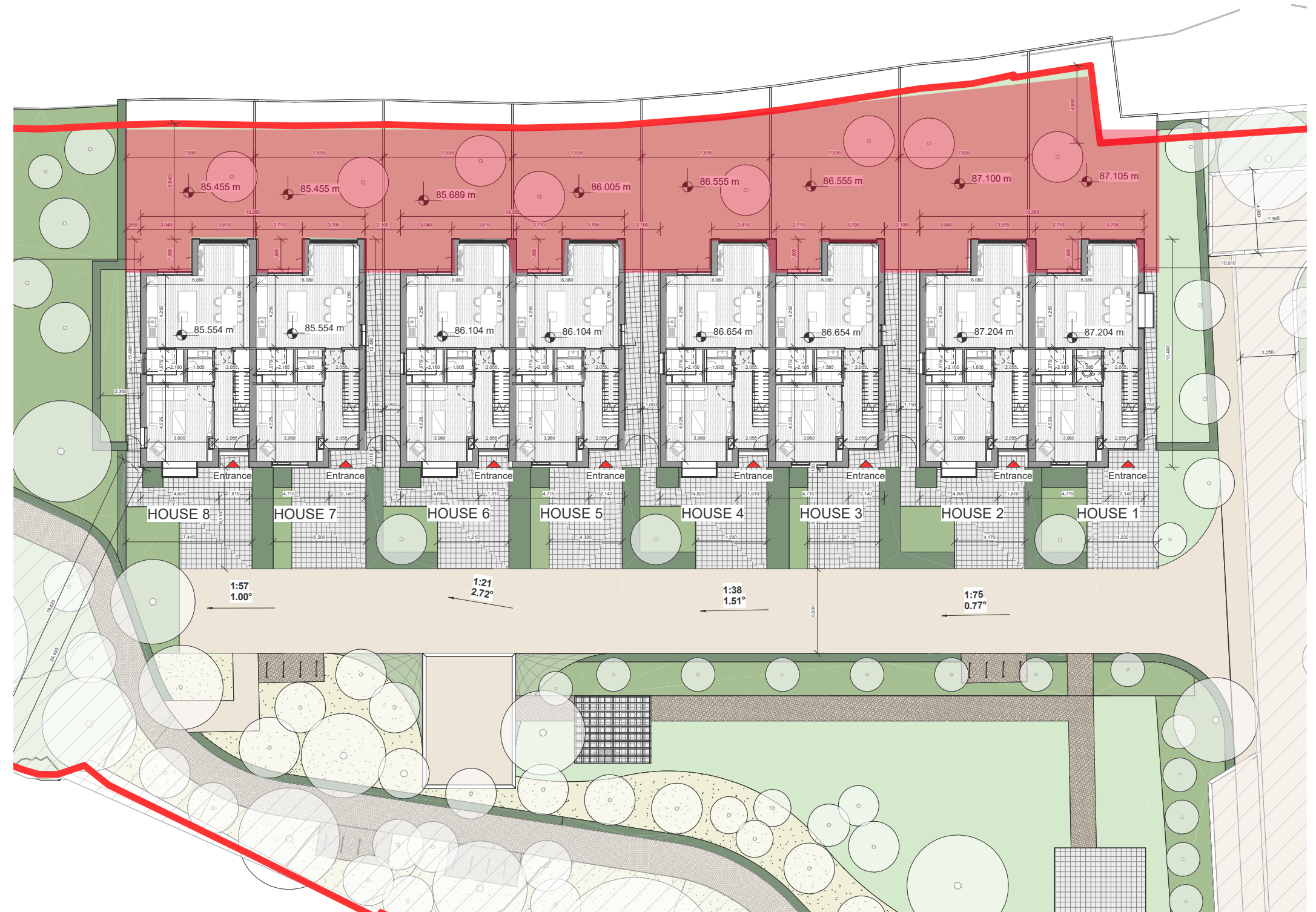


Figure 13 - Proposed semi-detached houses - Ground floor plan

10 Privacy & Amenity - How do the buildings provide a decent standard of amenity?

Apartment Aspect

All proposed houses are dual aspect by design, benefitting from openings to the northwest and southeast, ensuring high levels of natural light throughout the day. The site layout provides generous separation distances between the new houses and surrounding buildings, with ample space far exceeding the 16m guideline, particularly in relation to existing suburban housing.

The orientation and massing of the houses have been carefully arranged to protect privacy to the neighbours while enhancing daylight, cross-ventilation, and passive surveillance onto the shared surface street and communal areas.



Figure 14 - Dual aspect houses

10 Privacy & Amenity - How do the buildings provide a decent standard of amenity?

Residents' Communal Amenity Space:

The previously approved scheme provided the following required communal amenity space for residents:

Total required = 3,291m²

The total communal amenity space originally provided was:

- Building A = 979m² (Ground Level)
- Building B = 3529m² (Ground level)
- Building B = 323m² (Roof Level)
- Building C = 1079m² (Ground level)
- Building D = 558m² (Ground level)
- Building E = 507m² (Ground level)

Total provided = 6977m²

The total communal amenity space proposed now:

- Building A = 979m² (Ground Level)
- Building B = 3529m² (Ground level)
- Building B = 323m² (Roof Level)
- Building C = 1079m² (Ground level)
- Building D = 558m² (Ground level)
- Building E = 0m² (Ground level)

Total provided now = 6470m²

With the proposed amendment, Block E is to be replaced by 8 semi-detached houses. As each block is standalone in terms of amenity area, the removal of Block E will have no negative impact on the communal amenity provision for residents of the other apartment blocks.

The replacement of the larger apartment block with 8 smaller homes and associated gardens will result in a small increase in external open space. While these houses will not contribute to the shared amenity total, the revised layout will offer more open landscaped areas overall due to the smaller collective footprint of the houses.



Figure 15 - Residents' Communal Amenity space location at all levels and public open at ground level.

11 Parking - How will parking be secure and attractive?

"How parking is dealt with on a development site can significantly affect the success of a development. The most successful developments tend to provide sufficient parking to cope with demand in a way that does not overwhelm the appearance and amenities of the public realm."

DEHLG - Urban Design Manual

Parking - Positive Indicators:

- Appropriate car parking is on-street or within easy reach of the home's front door.
- Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation.
- Parking to be provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces
- Materials used for parking areas are of similar quality to the rest of the development
- Adequate secure facilities are provided for bicycle storage

The design ambition for Marmalade Lane prioritises pedestrians and cyclists over vehicles, aiming to create a calm, shared-surface environment. In keeping with this, each of the 8 proposed houses will be provided with one on-plot car parking space, located directly in front of the home for convenience, while maintaining a streetscape that encourages social interaction and walkability.

Vehicular movement in this area is limited and managed through design. The shared surface is pedestrian-priority, with integrated landscaping and traffic-calming features ensuring low-speed vehicle access and enhancing safety. The presence of individual front doors opening onto this space adds natural surveillance and street-level activity.

In addition, secure cycle parking will be provided on-plot within each house's private rear garden, giving residents a safe and easily accessible location for storing bicycles. This supports the scheme's wider sustainable transport objectives and encourages active travel for daily trips.



Figure 16 - Ground floor plan parking

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

"While strategic considerations such as location, connections, and sustainability will determine much of the success of a scheme, the finished quality can have a significant effect on a development's character, sense of place and legibility."
DEHLG - Urban Design Manual

Detailed Design - Positive Indicators:

- The materials and external design make a positive contribution to the locality
- The landscape design facilitates the use of the public spaces from the outset
- Design of the buildings and public space will facilitate easy and regular maintenance
- Open car parking areas are considered as an integral element within the public realm design and are treated accordingly
- Care has been taken over the siting of flues, vents and bin stores

The proposed amendment to replace one apartment block with 8 semi-detached houses introduces a new residential typology within the overall masterplan, enriching the diversity of accommodation and enhancing the human scale at this part of the site. The landscape design for this area has been carefully reconfigured to suit the character and needs of family housing, prioritising a safe, pedestrian-friendly environment.

Shared surfaces with clearly defined pedestrian zones replace through-streets, reducing vehicle dominance and encouraging neighbourly interaction. The houses are accessed directly from the street via private front doors, increasing passive surveillance and adding vibrancy to the public realm. The design of the street prioritises people over cars, with traffic calming achieved through layout and material choices rather than signage or barriers.

Soft landscaping, private front gardens, and defensible space between homes and the shared surface contribute to a more domestic and controlled environment. Tree planting and low-level vegetation define spaces, guide movement, and enhance privacy, while still maintaining permeability and connectivity with the wider parkland setting.

The integration of this new housing cluster respects the original place-making objectives of Marmalade Lane—offering a high-quality, well-landscaped, and socially active environment—while delivering a distinct, lower-density area that complements the larger Build-to-Rent scheme.

Landscape Surface Finishes

The hard materials palettes have been selected to represent and respond to use and character of specific spaces. They will be durable and of high quality with patterning developed in the latter stages to indicate moments and celebrate thresholds.

Landscape Walls & Fences

The boundaries between the site both external and internal will be of high quality and provide a degree of visual transparency.

Landscape Furniture

Bins, bollards and seating have been selected as appropriate to the design language and surroundings within which they fit. These for the most part, will be off the shelf products and specified accordingly.

Natural Stone	Asphalt	High Friction Surface	Grasscrete	Self Binding Gravel
To all primary routes	To vehicular routes	To raised tables	To utility service areas	To forest walk and Running Track
Soft Pour Gravel	Porous Paving	Porous Paving		
To play + fitness zone	To fire tender route	To parking		
Railings	Fence	Retaining Walls	Trelis	Green Roof
To boundaries + GF terraces	To secure boundaries (behind planting)	To raised planters	To screen carpark and bike park	To bike parking
Picnic Table	Bins	Bollards	Bike Stand	Benches
To woodland	To pedestrian areas	To road edges	To bike parking	To pedestrian areas
Play	Exercise	Tree Grille		
Bespoke Imaginative	To fitness areas	To trees in paving		

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

Building Design

"While strategic considerations such as location, connections, and sustainability will determine much of the success of a scheme, the finished quality can have a significant effect on a development's character, sense of place and legibility"
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- The materials and external design make a positive contribution to the locality.
- The landscape design facilitates the use of the public spaces from the outset.
- Design of the buildings and public space will facilitate easy and regular maintenance.
- Open car parking areas are considered as an integral element within the public realm design and are treated accordingly.
- Care has been taken over the siting of flues, vents and bin stores.

The 8 proposed houses adopt a high-quality, robust, and low-maintenance material palette, aligned with the architectural language established across the wider Marmalade Lane development. The primary façade material is brickwork, incorporating corbelled brick details at ground floor level, recessed brick panels, and soldier coursing similar to that used in the apartment blocks, creating visual continuity across the scheme.

Windows are specified as aluclad with a dark grey external finish, complementing the warm tones of the brick while offering long-term performance and minimal maintenance. Dark grey aluminium rainscreen dormers are used to articulate the roofs, providing a strong visual connection to the top floor treatments of the apartment blocks, where similar rainscreen materials and colours are applied.

Dark grey roof tiles complete the contemporary residential character of the houses while referencing the muted tones and finishes seen elsewhere on site.

The design of the houses carefully balances solid and open elements, with well-proportioned window openings to ensure high levels of daylight and

natural ventilation. While distinct in form and scale from the apartment blocks, the houses remain architecturally integrated through their materials, detailing, and overall design approach. Ventilation and servicing elements are sensitively incorporated to avoid visual clutter and preserve the integrity of the façades.



Figure 17 - CGI of northern elevation within wider context