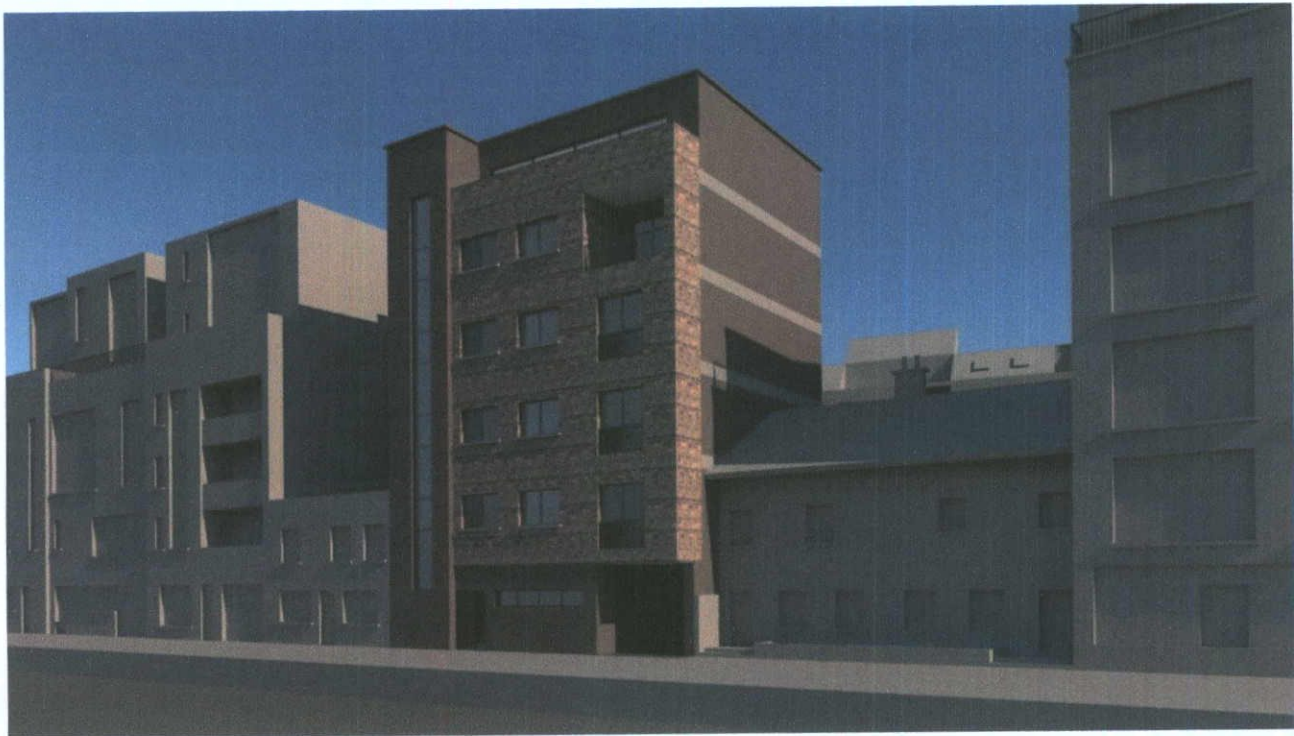


Urban Design Statement

DDC PLAN NO 5400/22
RECEIVED: 08/12/2022



Planning Application for a
Proposed Residential Development
on site at
No.29 Bow Lane West, Dublin 8 D08V44T

1. Introduction

This Architectural Design Statement accompanies a planning application by Ickster Property DAC for planning permission for a residential development at a site at No.29 Bow Lane West, Dublin 8 D08V44T for the redevelopment of the site which contains a single two-story dwelling house which we consider is an underdevelopment of the site.

The subject site has had no previous planning applications for redevelopment, however a number of recent planning applications, on adjacent sites to the proposal for redevelopment of existing buildings proposing replacement of six story residential buildings. One of these have been completed and set the context for the development proposal.

Purpose of Statement

This Report is what is set out to support in the planning application for the redevelopment of the site. The development is below the threshold of an applications for 30+ residential units as set out in the draft development plan, its inclusion.

The Statement covers the relevant request headings to provide an informative, illustrative document that clearly describes the development proposal, the context in which the development is set and the design rationale for the scheme. It analyses the site context, planning context, opportunities and constraints of the site and the conceptual and detailed design of the development including the building massing, material and finishes and building articulation.

2. Site Location and Description

The subject site is located on Bow Lane, which is a mixed-use street with the boundary of Saint Patrick's Hospital (formally Swifts Hospital) forming the north side of the street. Historically Bow Lane had a number of commercial/factory buildings on it, some of which remain. These are interspersed with residential terraces dwellings and different examples of residential redevelopment in apartment and duplex form. This site is currently occupied by a two-storey residential building which may historically been a public house.

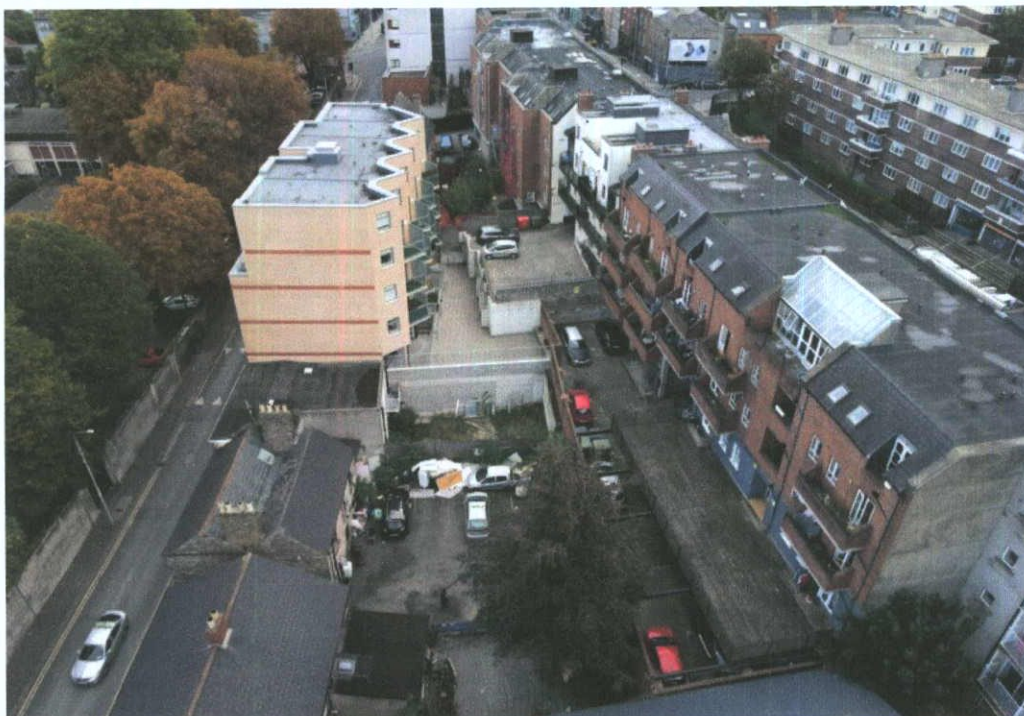


Figure 1. Site viewed from the west

3. Context and Setting

The subject site on a somewhat secluded/ forgettable but busy arterial street which is less than 2 km from city centre and 13 km from Dublin Airport. The nearest red line LUAS stop is located 250m away and a large number of bus routes serve aside on James Street and that's nearby Heuston Station.

The surrounding area is largely characterised by an urban mix form of development with residential and former commercial/warehouse uses. There is no predominant residential style but a variety of types ranging from terraces to apartments.

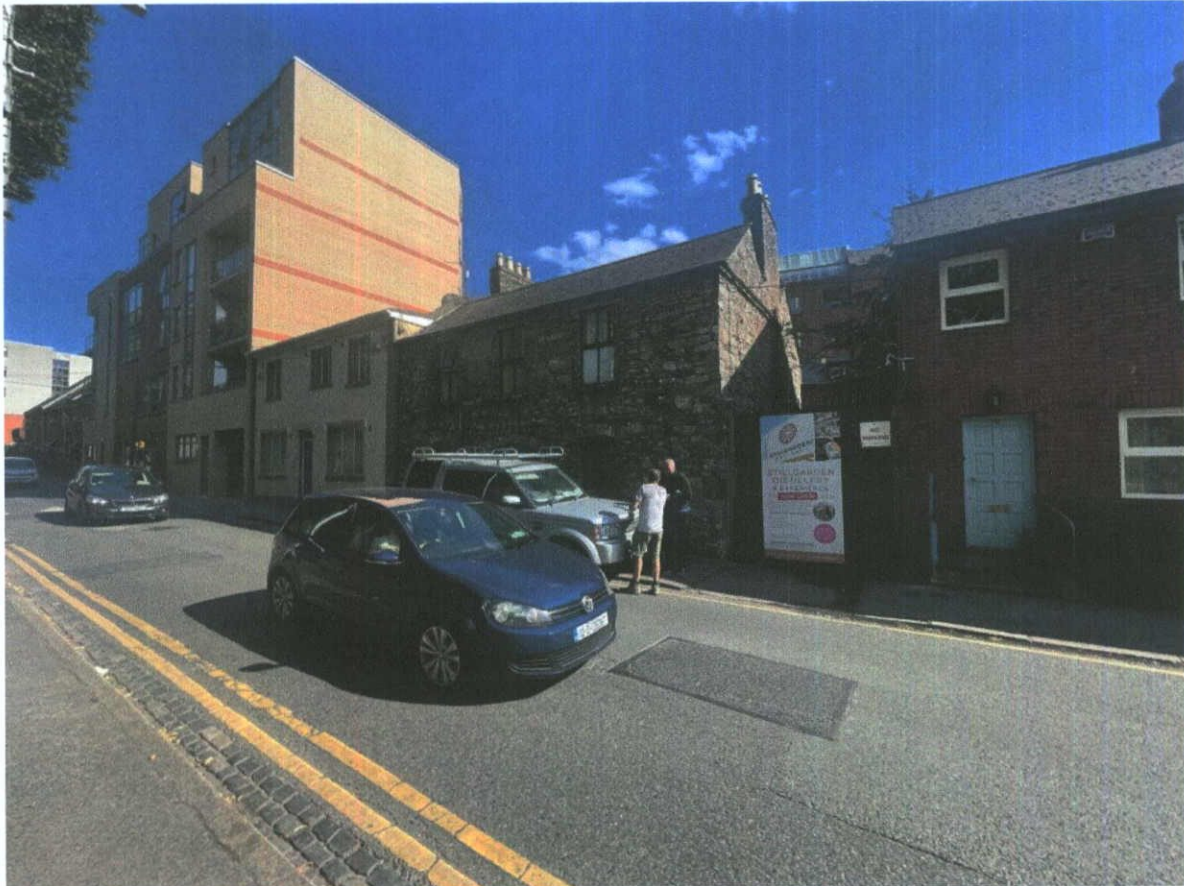


Figure 2. View of existing building on streetscape.

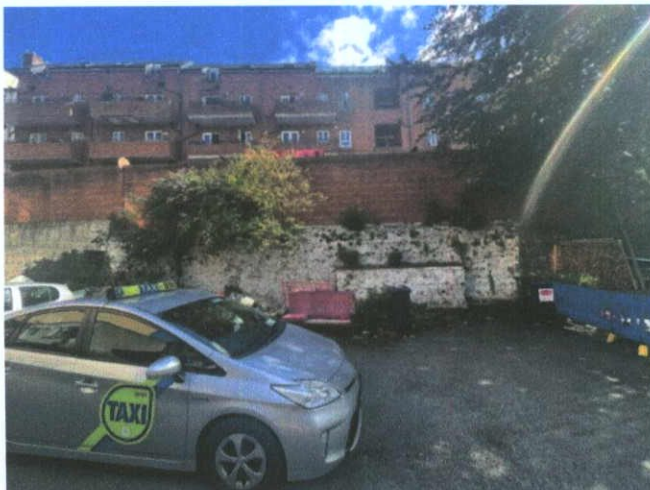


Figure 3. Rear of site, facing south.

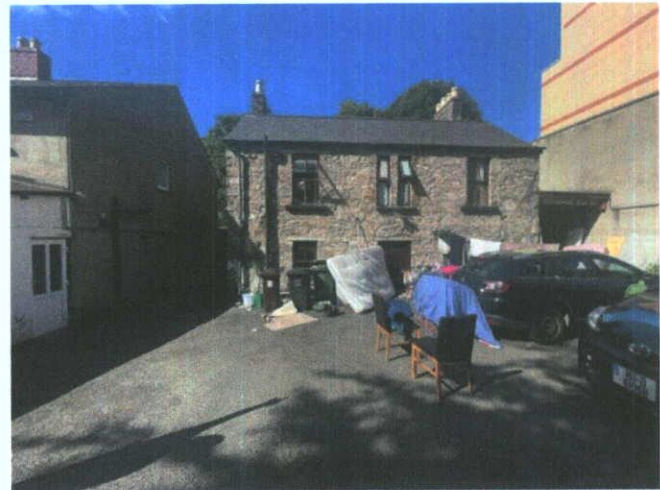


Figure 4. Rear of existing house

4. Urban Design Rationale

As part of a dense inner sub-urban district the site has excellent transportation links to the city centre, this is in an established residential area with excellent links to local amenities services and area of employment making in a viable residential development, with a high-quality external finish. In recent years a number of adjacent sites along Bow Lane have been put forward for intense redevelopment at a scale of five to six floors in height setting a precedence for the scale and density of development herein proposed. It is conceivable that the remaining properties on the south side of the road (including the immediate adjoining properties) will also be redeveloped consistent with the proposal

5. Design Evolution / Alternatives Considered

The applicant in engaging in Ceardean Architects as his professional design team had requested that we provide a number of design options for the redevelopment of the existing site. In this process we proposed a number of potential design solutions on the side which included for the following:

- A guest house / B'nB style form of accommodation
- A bill to rent option for the redevelopment of the site
- An apartment schemes.

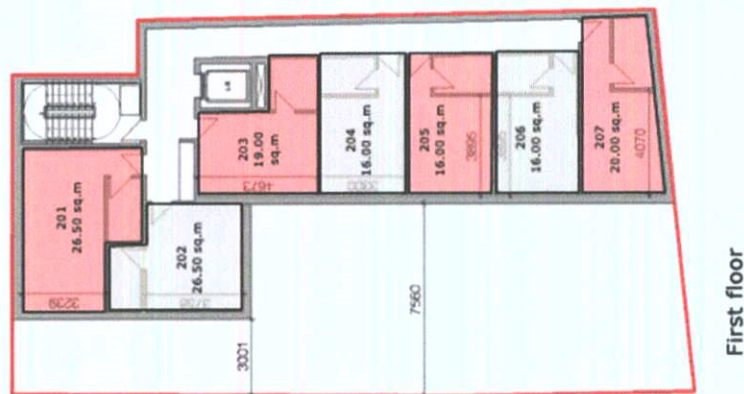


Figure 5. proposed alternative of B'n'B proposal.

It is considered that the most viable option for the redevelopment of the site would be with a conventional apartment development which maximises the potential of this inner-city site.

6. Block Layout and Design

The development is influenced by the unique constraints of the site, informing the orientation, massing, form and density of the proposed development. Due to the compact size of the site the number of units viable is limited and the economic viability of redeveloping the site is based on a certain quantity of apartments in the project been approved.

The proposal is laid out in a manner to allow for efficient circulation and convenient access, and provision of accessible residential facilities.

7. Site Connectivity and Permeability

The site as an enclosed self-contained site has little viability or necessity for connectivity or permeability. The proposal incorporates a legal lean on the property where a wayleave exist to the rear of the adjoining property which is retained and accommodated.

DDC PLAN NO 5400/22
RECEIVED: 08/12/2022

8. Height, Scale and Massing

The proposed development by way of its height scale and massing cognisant and/ or complementary to the existing and regeneration proposals scale, building height and massing of the surrounding context. The development is cognisant that existing street is under transition with the property at 31-34, Bow Lane West hand in the redevelopment of the site at 25-27, Bow Lane West, approved setting a precedence.

8.1. Height

The height of the proposed development is determined by the precedence set by approvals of aforementioned adjacent sites at 25-27, Bow Lane West & 31-34, Bow Lane West. These building have been approved within the height cap' set out cap in the outgoing Development Plan.

The proposal is considered due to its location to be a candidate where increased height beyond the existing buildings can be accommodated and based on the decisions of Dublin City Council Planning Department its considered that the scheme on the adjoining site would be appropriate in this location at a height exceeding the limits allowed for in the planning guidelines at a maximum of 16metres.



Figure 6. Proposed Contiguous Bow Lane Street Elevation (including approved development at 25-27

8.2. Scale

The proposed scale of the development is consistent with that approved on the adjoining sites at 25-27 Bow Lane West. The proposal by way of its massing and scale utilises the site fully to rear by way of a five-story return on the development the full length of the existing site.

It is submitted that this proposed development is not to the same scale as this development due to a slightly smaller and constrained site

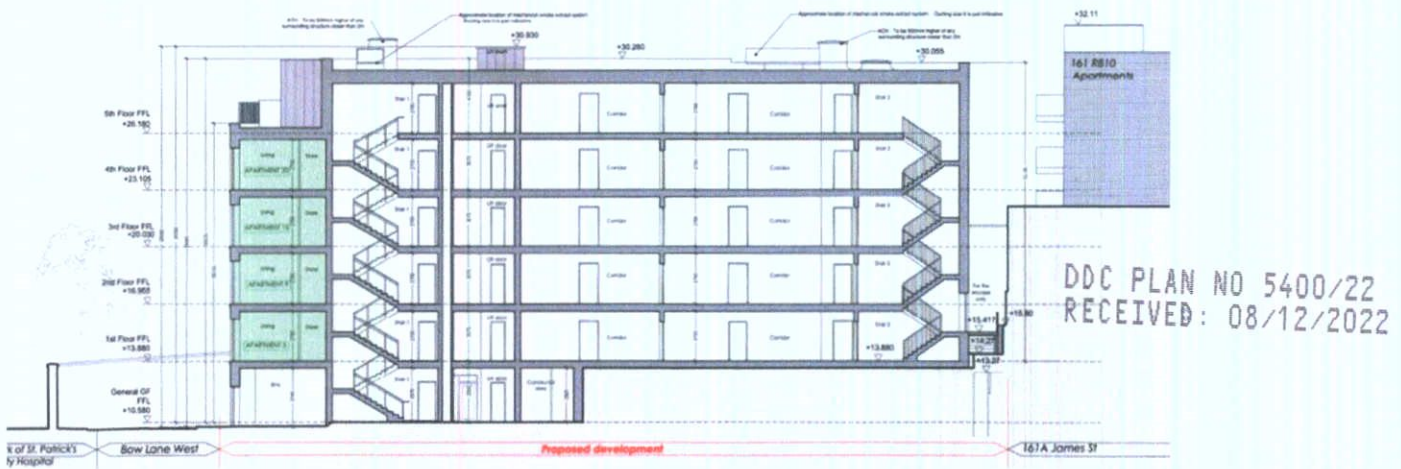


Figure 7. Approved Development Planning Ref No 3127/21: at 25-27 Bow Lane West, site section

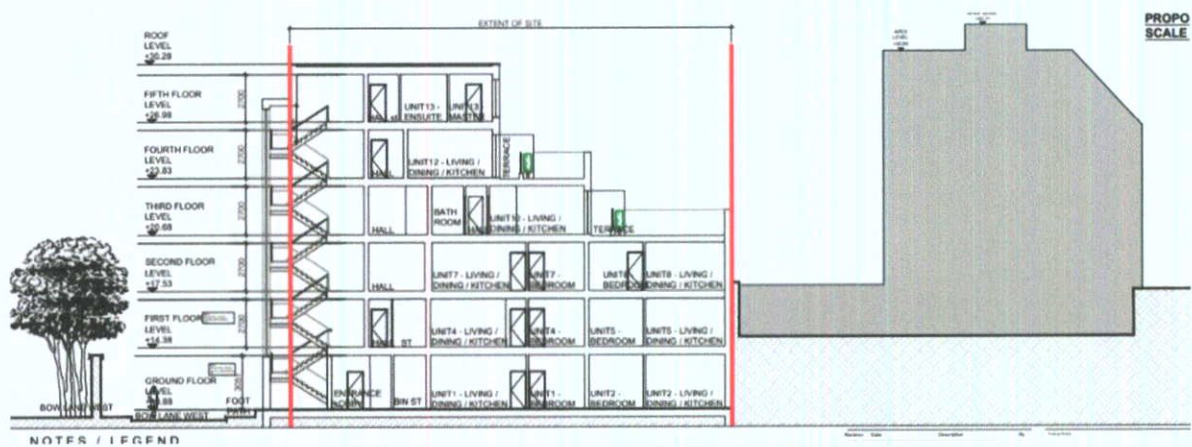


Figure 8. section through proposed development in context of adjoining sites

8.3. Massing

To achieve a viable commercial proposition for the redevelopment of the site, the amount of quality apartment accommodation proposed on the site is in region of 350 units per hectare, which on a small compact site is considered an appropriate use of valuable city centre lands and sustainable development considering the availability of local services and amenities.

To achieve this the massing of the building is predominantly on the north side of the site, and a leg of the building cascading down from the maximum height of six floors to 3 floors on the south boundary. This design is proposed to minimise impact on adjoining properties

9. Materials and Finishes

Dublin is a city of brick. The choice of architectural style and finish reflects the applicants desire to create a development, which is contemporary and timeless. The design respects the newly established grain of brick facades and the residential scale on Bow Lane. We have established a brick parapet to height to respond to the existing parapet heights of the surrounding buildings.

A pallet of materials submitted will be consistent with surrounding developments and will adhere with the development plan requirements for use of high-quality materials and finishes. The predominant external material of the building will be a selected red brick.

It is proposed to use aluminium finished windows and stainless steel/powder coated metal work with glass balconies as set out in the submitted architectural plans and elevations.



Figure 9. Front Elevation Study of proposed materials & detailing / Reference: Red brick sample

10. Open Space Provisions

10.1. Private open space

Private open space in accordance with the design standards for new apartment has been provided to each of the proposed apartments. Due to the orientation and plan layout is proposed, all but one of the apartment private open space balconies or terraces are orientated south or west to achieve the best possible sun and daylight. Orientated south or west to achieve the best possible sun and daylight. One apartment on the fourth floor has a north facing aspect, however this apartment is overlooking a park and has excellent aspect across the city towards Phoenix Park.



Figure 10. Internal courtyard with west & south facing balconies

10.2. Communal open space

The scheme is designed to provide communal open space in three small pocket locations on ground floor, third floor and first floor. Each of these will be landscaped to allow for a communal use and each have the benefit of passive surveillance from adjoining apartments while still being segregated from these.



10.3. Public

In accordance with Appendix 15.8.6/7 of the draft development plan, whereby 10% of the site area shall be reserved as public open space, it is submitted that this site is too small and due to site constraints is not feasible and inappropriate (because of site shape or general layout) to fulfil useful purpose in this regard, then a financial contribution towards provision of a new park in the area, improvements to an existing park and/or enhancement of amenities shall be required (having regard to the City's Parks Strategy).

11. Public Realm Contribution

The existing streetscape on Bow Lane is compromised by a number of factors.

- The north side of the street is lined with the defensive wall forming the boundary of the hospital site which is a protected structure and will remain intact.
- The Street/Road is narrow in width and is heavily trafficked in both directions with parking controls on either side negating any viable commercial activity without off-street parking, prohibiting particular redevelopment opportunities.

12. Compliance with Internal Design Standards

The development is designed in accordance with the guidance provided for apartment buildings to ensure that high quality attractive and liveable apartment units are being proposed.

The principal guidance is The Sustainable Urban Housing: Design Standards for New Apartments (December 2020) as well the updated Chapter 15 of the draft development plan.

DDC PLAN NO 5400/22
RECEIVED: 08/12/2022

12.1. Table of Summary of Quantitative Apartment Standards

The following table provides a summary of relevant apartment standards in compliance with the guidance and a detail schedule of internal areas accompanies the documentation in Appendix and notated on floor plan drawings.

	Criteria as set out by Draft Dublin City Development Plan 2022 - 2028. or Planning Guidelines for Design Standards for New Apartments 2020	Proposal in compliance with Criteria
Apartment Floor Area	1 Bed - 45 sq.m minimum 2 Bed - 63 sq.m minimum (3 person) RESTRICTED 2 Bed - 73 sq.m minimum 3 Bed - 90 sq.m minimum	13 No. units in range of 53-113m ²
Higher Standards	The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1-, 2- or 3-bedroom unit types, by a minimum of 10%	9 (1-bed) * 45 + 4.5 = 446 3 (2-bed) * 73 + 7.3 = 241 1 (3-bed) * 90 + 9.0 = 99 Total Area Required = 785m Area Provided = 803m ²
Housing Mix	SPPR2 sets out: For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha: Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix,	9/13 or 69% of units are one bed units
Dual Aspect	At least 33% of the units as dual aspect, on sites near to city	5/13 or 38% of units have dual aspect as per criteria set out in Section 16.10.1 of DCDP 2016-22
Floor to Ceiling Height	Good building practice is generally 2.4m consider the potential for increasing the minimum apartment floor-to-ceiling height to 2.7 metres where height restrictions would not otherwise necessitate a reduction in the number of floors.	All floors have a design floor to ceiling height of 2.7metres, based on 3.050 metre floor to floor module
Lift and Stair Cores	a maximum 12 apartments per floor per individual stair/lift core under these guidelines	Max 3 units per floor
Internal Storage	Suggested minimum storage areas within the apartment shall be: One bed 3 sq.m, Two bed 6 sq.m, Three bed or equivalent 9 sq.m	See included schedule with indicated area of storage in all units is compliant with criteria. Up to half of the minimum storage requirement can allocated at ground level
Private Amenity Space	Minimum floor areas for private amenity space One bedroom (2 person) 5 sq m Two bedrooms (4 person) 7 sq m	See included schedule with private amenity space in all units is compliant with criteria

	Three bedrooms 9 sq m	
Communal amenity Space	Minimum floor areas for communal amenity space One bedroom (2 pers) 5 m ² * 9 units = 30m ² Two bedrooms (4 pers) 7 m ² * 3 units = 21 m ² Three bedrooms 9 m ² * 1 units = 9 m ²	See included schedule with indicated area of combined communal amenity space which is sufficed at 122m ² in 3 areas.

The following table provides a summary of general residential development standards that are applicable to all residential developments.

DDC PLAN NO 5400/22
RECEIVED: 08/12/2022

13. Daylight and Sunlight

As part of the planning application documentation of sunlight and daylight analysis of the Proposed building is prepared in a report which addresses the requirements set out in Appendix 16 of the draft development plan. The examines the performance of the proposed development on the site at 30 bullying west and addresses the internal delighting in the apartments in and confirms that General all apartments are adequately lit noting that a number of the apartment on the ground level will be slightly compromised due to their location and noting that adjoining proposed development will have an impact.

The Sunlight & Daylight Access Impact Analysis was carried out by Ceardean Architects for this proposed development.

This analysis has been carried out in accordance with the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BRE 2011) and BS 8206 Lighting for Buildings and Part 2: Code of Practice for Daylighting.

All references quoted in this report are from the BRE document "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice Second Edition 2011 (BR 209) by Paul Littlefair® and formatted thus. Other references quoted are identified separately.

13.1. Design Model

A 3D model of the proposed development and the surrounding neighbouring properties was provided by the design team. These had been modelled from survey information and drawings provided in plan, elevation, and section formats. The model was geo-referenced to its correct location and an accurate solar daylight system was introduced.

13.2. Shadow Analysis

The statistics of Met Eireann, the Irish Meteorological Service, show the sunniest months in Ireland are May and June.

The following can also be shown:

During December, Dublin receives a mean daily duration of 1.7 hours of sunlight out of a potential 7.4 hours sunlight each day, i.e. only 22% of potential sunlight hours.

During June, Dublin receives a mean daily duration of 6.4 hours of sunlight out of a potential 16.7 hours sunlight each day, i.e. only 38% of potential sunlight hours.

Therefore, impact caused by overshadowing are generally most noticeable during the summer months and least noticeable during the winter months.

This section will consider the shadows cast for the Proposed development for the following dates:

- December 21st (Winter Solstice)
- March 21st / September 21st (Equinox)
- June 21st (Summer Solstice)

These images will show shadows cast for clear conditions with no clouds, assuming the sun is visible for every hour shown.

DDC PLAN NO 5400/22
RECEIVED: 08/12/2022

13.3. Sunlight to Proposed Amenity Spaces of Adjoining Properties

The impact of the development proposal on the sunlight availability in the amenity areas will be considered to determine how the amenities perform when assessed against the BRE's 2011 guidance document Site Layout Planning for Daylight and Sunlight which states in Section 3.3.17. the following: It is recommended that for it to appear adequately sunlit throughout the year, at least half of garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.

14. Residential Amenity of Adjoining Properties

The Development Plan outlines that consideration should be given to the protection of the existing residential development. The design proposal has been assessed under the following headings in order to determine the potential impacts on the residential amenity of existing residents and future occupants of the scheme:

14.1. Overlooking

Careful design considerations have been applied to the design of the proposal to ensure that there is no undue overlooking of neighbouring properties. The properties to the east of the subject site have been identified as those particularly vulnerable to overlooking. In response to this, there is no fenestration proposed to the east of the site. It is thus considered that the development has been appropriately orientated to negate both the actual and perceived issue of overlooking and, as such, this is considered sufficient to dispel concerns regarding overlooking.

14.2. Overbearing

'Overbearing' is a term used to describe a dominating impact of development on its surroundings or on a nearby property. Whether a proposed development is considered to be overbearing will differ on a case-by-case basis, and the assessment is dependent on a number of factors. Overbearing impacts can be caused by:

- the physical 'presence' of a building - its scale and mass
- an oppressive feeling as a result of the development

- an intrusive feeling as a result of the development.

The proposed development is for the intensification of use of the site and the development is designed to have minimal impact on the adjoining properties by way of overbearing. It is acknowledged that the development will have some impact on the adjoining site to the east, and due to the setback from the mutual boundary and ground level access being provided should not impact the site to the west.

It is submitted that this adjoining site to the east has the potential to be redeveloped in a more intensive manner and at a future stage, and the applicant has no interest in the adjoining property this application is designed in a manner which could allow for the redevelopment of this adjoining site using the lift and stair core of this application.

DDC PLAN NO 5400/22
RECEIVED: 08/12/2022

14.3. Overshadowing

A Daylight and Overshadowing Analysis has been prepared by Ceardean Architects and is submitted with this application. The results of the analysis show that the proposed development will have no serious negative impacts in the daylight access of surrounding sites. Due to the highly urbanised nature of the area, there are few rear amenity spaces within surrounding sites, as a result of this, it is considered that the proposed development will have a minimal impact with regard to overshadowing of adjoining sites. Results of the analysis show a positive outcome with regarding to daylight access and overshadowing with the following supportive commentary included with the daylight analysis:

15. Car and Cycle Parking

The proposed development is within (Zone 1 - Map J):

Section 4 of Appendix 5 of the draft Development Plan note that car parking standards are as follows:

- 1 carparking space per residential dwelling, in Zone 1.
- 1 No. bicycle space per bedroom in all zones.

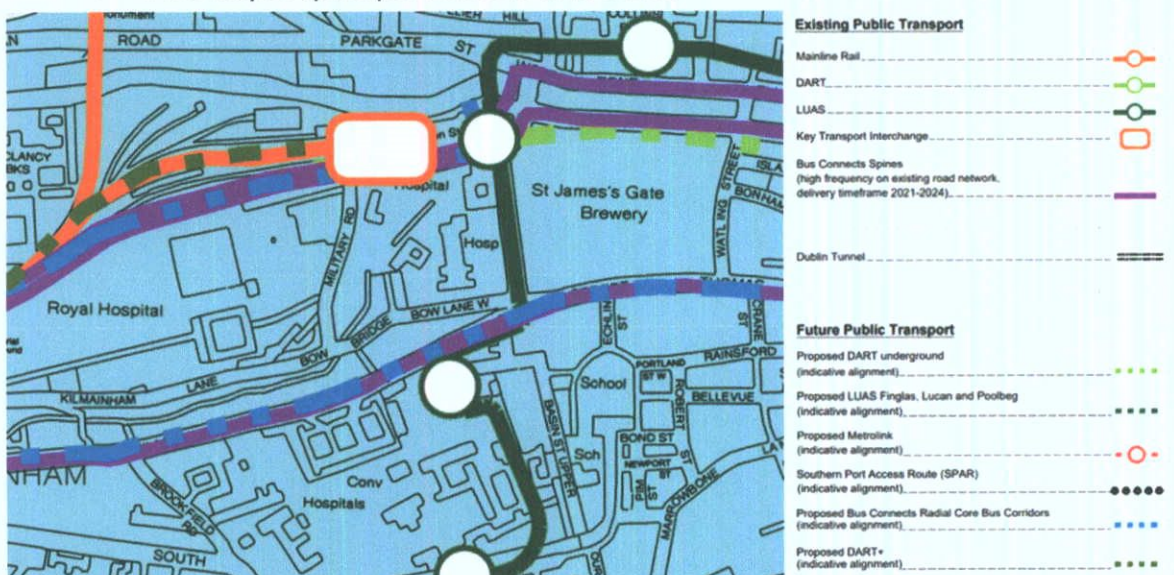


Figure 11. Section of Map J noting carparking Zoning & local transporting services.

The car parking standards included in the DCDP is maximum standards. Whilst parking provision in excess of these standards will not be permitted it is noted that DCC may consider a level of provision

below these standards in certain circumstances, subject to such provision not impacting negatively on the amenities of surrounding properties or areas; there being no potential negative impact on traffic safety; or where the surrounding road network is not sufficient to cater for the volume of traffic likely to be generated by the proposed development.

It is submitted that the proposal consistent with adjoining development and based on the location of the development close to joining public transport options can be sustainable without any car parking allocation.

Bicycle storage for 24 space is provided at ground floor which consist of 18 spaces, one for each bedroom provided and an additional six visitor spaces.

DDC PLAN NO 5400/22
RECEIVED: 08/12/2022

16. Management/Lifecycle Report

Section 6.13 of the Apartment Guidelines 2018 requires that applications for apartment developments shall include:

"a building lifecycle report in which in turn includes an assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents".

Over the following paragraphs, address the requirements of Section 6.13 of the Apartment Guidelines as they relate to this planning application.

16.1. Assessment of Long-Term Running and Maintenance Costs

If approved and developed, units in this proposed project will be designed and constructed using quality materials and the skills of highly competent trade's people. The Applicant and Design Team have many years of experience to rely upon and the design has been informed from development from similar projects, and published guidance including the Sustainable Urban Housing: Design Standards for New Apartments (Guidelines for Planning Authorities).

Careful consideration of long-term running and maintenance costs for the end-user have been accounted for from the outset of this project, and this conscious thought process is essential in providing an end product which will require minimal maintenance into the future.

Certainty around long-term running and maintenance costs for the development be further strengthened via robust legal and financial arrangements supported by effective and appropriately resourced maintenance and operational regimes, i.e., Property Management Company & Service Charge Budget.

16.1.1. Property / Owner Management Company and Common Areas

If the development is procured for the private housing or rental market, a Property Management Company will be engaged at an early stage of the development to ensure that all property management functions are dealt with for the development and that the maintenance and running costs of the development's common areas are kept within the agreed annual service charge budget.

16.1.2. Service Charge Budget

In accordance with the Multi Unit Developments Act 2011 ("MUD" Act), the service charge budget typically covers items such as cleaning, landscaping, refuse management, utility bills, insurance, maintenance of mechanical/electrical lifts/ life safety systems, security, property management fee, etc, to the development common areas.

This service charge budget also includes an allowance for a Sinking Fund and this allowance is determined following the review of the Building Investment Fund (BIF) report prepared by for the Owners Management Company.

DDC PLAN NO 5400/22
RECEIVED: 08/12/2022

16.2. Measures to Manage and Reduce Costs

16.2.1. Treatment, Materials and Finishes

The selection of building construction materials will follow the following principles:

- The Building Envelope will use of brickwork, pigmented render systems and standing seam/metal cladding, Requires little or no maintenance aside from regular housekeeping.
- Materials selected and chosen with due consideration to their durability, design life and maintenance requirements. Consideration given to Buildings Regulations, with particular reference to BS 7543:2015 'Guide to Durability of Buildings and Building Elements, Products and Components'. Consideration given where possible to use of recycled materials and those awarded an Environmental Products Declaration.

16.2.2. Construction Methodology

A detailed construction methodology plan can be submitted as part of a condition package on approval of the development if required by the local authority.

16.2.3. Material Specification

A sample of the proposed materials to be used on the exterior of the building have been included in the attached appendix of this report/design statement.

16.2.4. Landscaping

There are a small number of external areas which require landscaping I was on the proposals. These include at ground level the access lane way, and a small pocket park to the rear of the site. Communal external open space is available on third and fourth floors. The uppermost roof of the building at six floor level will be covered with a blue roof.

Detailed landscape design included as part of this application. Planting proposals intended to complement the local setting as well as being fit for purpose in respect of private and public realm uses. Design takes account of spatial constraints imposed by the terrace sizes and the limited possibilities of these areas

Paving & Decking Materials used on these areas are to be sustainable, robust materials, with high slip resistance to be used. Designed to incorporate principals of green roofs / SUDs to aid on attenuation.

16.2.5. Waste Management

Waste management in the building cycle encompasses the following items:

Construction and Operational Waste Management Plan

It is submitted that on approval of the proposal that the local authority condition the decision that a Construction and Demolition Waste Management Plan, and Operational Waste management details be submitted to the local authority prior to commencement of the works

Storage of Non-Recyclable Waste and Recyclable Household Waste

Domestic waste management strategy will include:

- Centralised bin storage at ground floor and collection area via the side entrance
- Separate black, brown and green bin.
- Organic waste bins will be available to promote reuse of organic waste material and reduction of potential waste charges.
- Regular competitive tender for waste management collection.

16.2.6. Human Health and Well-being

Proposed apartments will be to the standards set out in the guidance documentation Sustainable Urban Housing: Design Standards for New Apartments (Guidelines for Planning Authorities), and as set out elsewhere in this report each of the apartments are designed to be adequately lit and receive the required daylight standard.

16.2.7. Residential Management

An Operating Management Company will be formed. A Residents' Pack (prepared by the OMC) will be provided to each resident. This will typically provide a range of detail including information on contact details for the managing agent, emergency contact information, transport links in the area and a clear set of rules and regulations.

Residents are as informed as possible so that any issues can be addressed in a timely and efficient manner.

16.2.8. Energy and Carbon Emissions

The proposed development will be constructed in accordance with the appropriate regulations and legislation at the time of construction

BER Certificates

A Building Energy Rating (BER) Certificate will be provided for each dwelling in the proposed development. This document details the energy performance of each dwelling. A BER is calculated through energy use for space and hot water heating, ventilation, lighting and occupancy.

It is proposed that all units will achieve an A2 rating, equating to energy usage of 25 to 30kwh/m2 with CO2 emissions circa 10kgCO2/m2/ year.

16.2.9. Transport and Accessibility

The development is served with an abundance of public transport options in the immediate vicinity of the building, including LUAS, Rail service at Heuston station and a regular bus service on James Street connecting to Dublin city centre. Go car depots are within 300m of the site.

17. Compliance with DMURS

It is submitted that the proposed development will not have on-site car parking and therefore mentioned requirements for access to the adjoining site by reserving a wayleave. The detailing of this private entrance and setbacks of entrance gates and reserve the areas for gate opening will be in accordance with DMURS regulations.

18. Safety and Security

The proposed development is designed in a manner to allow for passive surveillance of the building, its entrances and its communal open spaces which will provide a sense of personal safety and security and ensure that these spaces, can be fully and properly utilized.

Of note from a security perspective is the requirement of the proposed development to have vehicle access to the rear of the adjoining property. It is proposed that the current gateway will be replaced with a modernized electronically activated gate and an associated pedestrian gate to allow this access to be controlled

19. Universal Access

The proposed development is designed to meet the needs of all potential occupants and users of the building. This will include for both elderly and persons with disabilities.

The building is set out with level access at the entrance of Bow Lane West and easy access ability to the lift serving all apartments, floors and communal open spaces. Ancillary services for the building are at ground floor with level access.

The building is designed with reference to the requirements of her disability access certificate application should this planning application to be approved.

20. VISUAL ANALYSIS

Ceardean have prepared a visual impact study of the development on the street scape. The development is only visible from Bow Lane. The study provides a description of the potential specific, direct and indirect impacts that the proposed development is likely to have on the visual environment. The extent of potential visual impact of the proposed development on the built environment from locations around the proposed development.

20.1. Contextual Views of the site



Figure 12. Existing View to towards site from the east on Bow Lane



Figure 13. Proposed View to towards site from the east on Bow Lane, (inclusive of development at No.25-27)

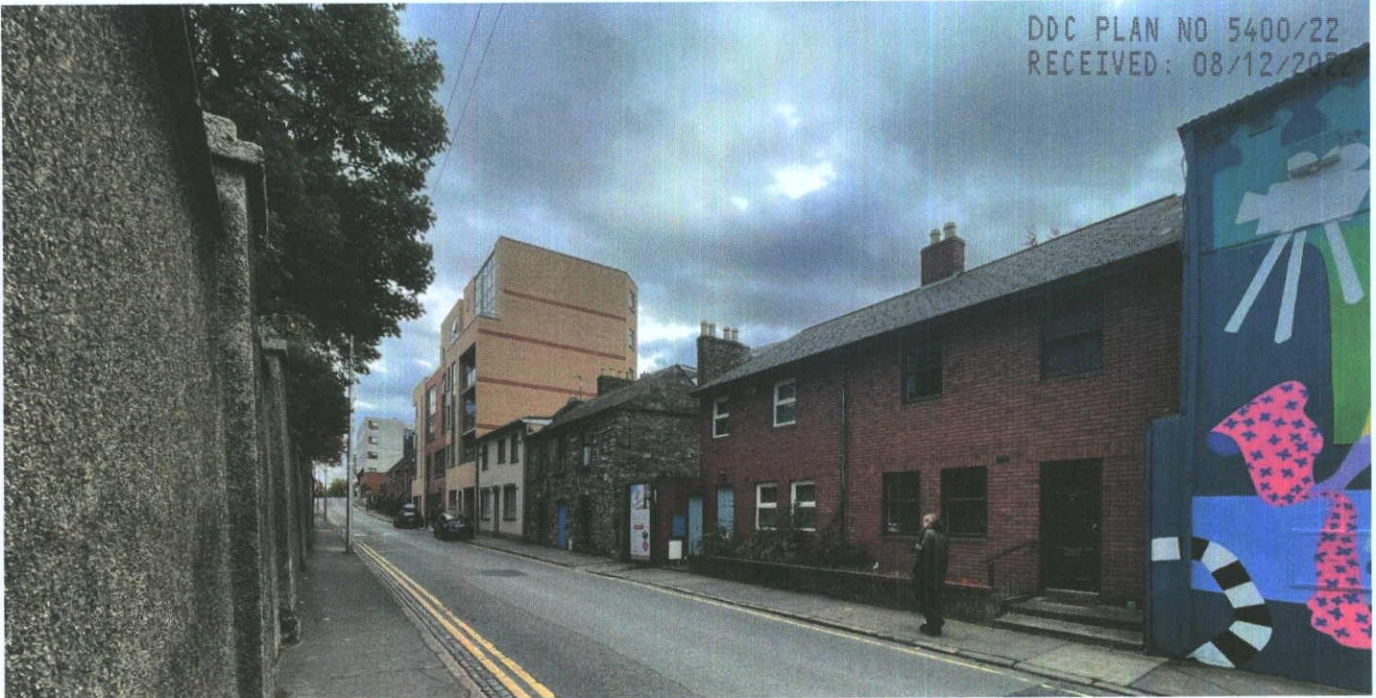


Figure 14. Existing View to towards site from the west on Bow Lane



Figure 15. Proposed view to towards site from the west on Bow Lane

21.SUMMARY AND CONCLUSION

The proposed scheme aims to maximise the potential of this site as well as respecting the evolving surrounding context. The use of the site will be a positive contribution to the streetscape which is developing with the redeveloping of each site.

The proposed development offers the opportunity for a successful outcome whereby a previous use would be replaced by modern residential accommodation that would contribute to the densifying of this area of the suburbs, supporting a significant uplift in the utilisation of the site, together with the delivery of a variety of housing units in a highly sustainable mixed-use manner.

In summary, the proposed scheme will deliver the following benefits:

- i. Facilitate the redevelopment of an under-utilised, suburban site for residential use that will contribute to the ongoing regeneration of the site and the area.
- ii. Provide additional high quality sustainable mix of residential accommodation that makes the best use of a centrally located under-utilised site in accordance with prevailing best practice planning, policy and guidance.
- iii. Deliver a sustainable form of development that utilises environmentally sensitive design solutions and considered approach towards issues such as ecology, transport, CO2 and energy reduction, employment and housing creation.
- iv. As detailed above, the design of the proposed scheme has responded to the constraints of the site and the residential context in which it sits, to ensure the scale and massing of the proposal is responsive to its surrounding streetscape context and to ensure that no adverse impacts such as overshadowing and loss of daylight to nearby residential properties will occur.
- v. Adequate separation distances have been allowed for between all opposing buildings to ensure that the privacy of adjoining properties is respected and that no adverse loss of amenity through overlooking would result.

In conclusion, it is considered that the application proposal represents an exciting opportunity to deliver a sustainable residential scheme of high-quality design that will deliver obvious economic and regeneration benefits to the local area. Accordingly, it is respectfully requested that the proposed development be recommended for approval.