



Belcamp – Residential Development

DCC Lands at Belcamp, Malahide Road, Dublin 17

Prepared for Gerard Gannon Properties

Reference Number



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The proposed development is for residential apartments at the Dublin City Council Lands at Belcamp, Malahide Road, Dublin 17. This document provides diagrams of overlooking and separation distances for the apartment blocks of Blocks 1, 2, 3, 4, 5, and 6.

Section 1.0 INTRODUCTION

The Development is situated on a 17.5 Hectare site, which slopes down approximately 4m from the south to the north boundaries.

The proposed number of units is 1230 apartments and duplexes over a range of 1 to 9 floors, with a proposed density of 70.3 units to the hectare. Additionally, 3084 cycle spaces and 531 car parking spaces are to be provided.

The 6 Main Blocks are orientated parallel to the existing hedgerows along a North-South axis which allows for predominantly East and West facing apartments. This layout also allows for views through the site from R139 to the landscaping beyond. Duplex units on Street Level and the Entrance Lobbies, are strategically located at ground floor level to promote active street fronts.

The Blocks are connected by Podiums at First Floor Level, creating courtyard style Outdoor Amenity spaces above, with car parking, bicycle parking, bin stores and service rooms located underneath.

The top Floors of the 6 Blocks are set back to reduce massing, and Sedum-based Green Roof systems are proposed for the roof level of all the Blocks.

This Report identifies the separation distances between the blocks as well as within the blocks themselves and the measures taken to prevent overlooking.

Section 2.0 SEPARATION DISTANCES & OVERLOOKING

The proposed development aims to maintain the privacy of its residents and to prevent overlooking.

The apartment blocks generally have generous separation distances. Any instances which have reduced separation distances have been resolved as follows.

In the dual aspect apartments, a primary aspect and a secondary aspect has been identified. The primary aspect provides a primary function, and the secondary aspect provides a secondary function. The kitchen/ living/ dining area which opens on to a balcony or a window of a bedroom is the primary function. The additional side windows are the secondary function. These secondary windows can be high level windows, obscure glass windows or smaller windows.

In the single aspect apartments, there is only a primary aspect.

In the diagram's below non-occupied spaces have also been identified. These include circulation and amenity spaces.

Where the separation distance is reduced care has been taken to ensure that the primary aspect of one apartment does not face the primary aspect of another apartment to ensure privacy for all units. Primary aspect faces secondary aspect or not occupied spaces which has either high level windows or obscure glass windows.

Please refer to the detailed daylight analysis which has been carried out by DKPartnership for further detail.



Section 3.0

APPENDIX – Block Diagrams

Below is a key plan detailing the separation distances in millimetres between Blocks 1, 2, 3, 4, 5 and 6 included in the SHD submission.

The diagrams below detail the separation distances and overlooking within the individual blocks.

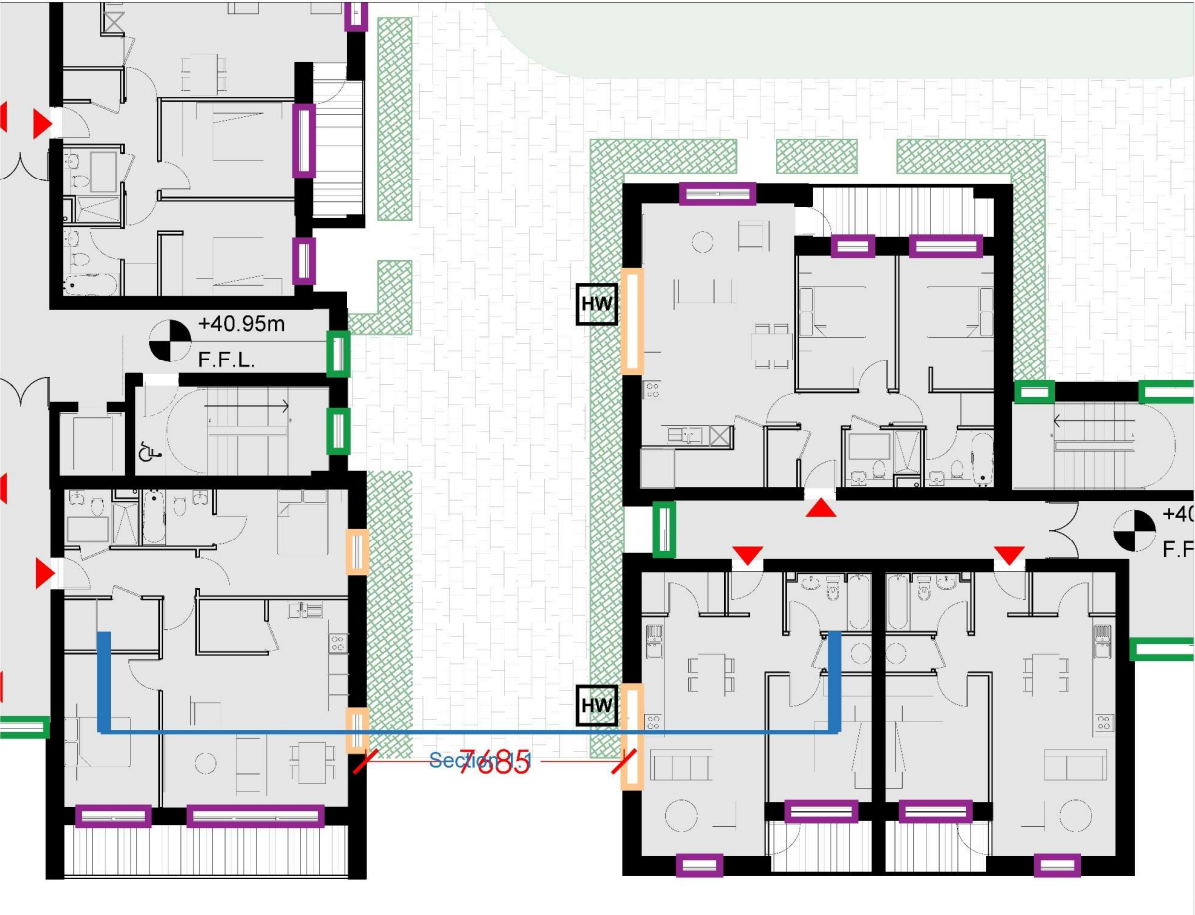
A sample floor plan of each Block has been provided to display which elevations are primary aspect, secondary aspect or not occupied.

The following larger scale plans and sections demonstrate further the separation distances and the measures taken to prevent overlooking.



Block 1 - Separation Distances & Overlooking

- Primary Aspect
- Secondary Aspect
- Not Occupied
- HW High Level Window
- OW Obscure Glass Window



Block 1 - Separation Distances & Overlooking

- Primary Aspect
- Secondary Aspect
- Not Occupied
- HW** High Level Window
- OW** Obscure Glass Window

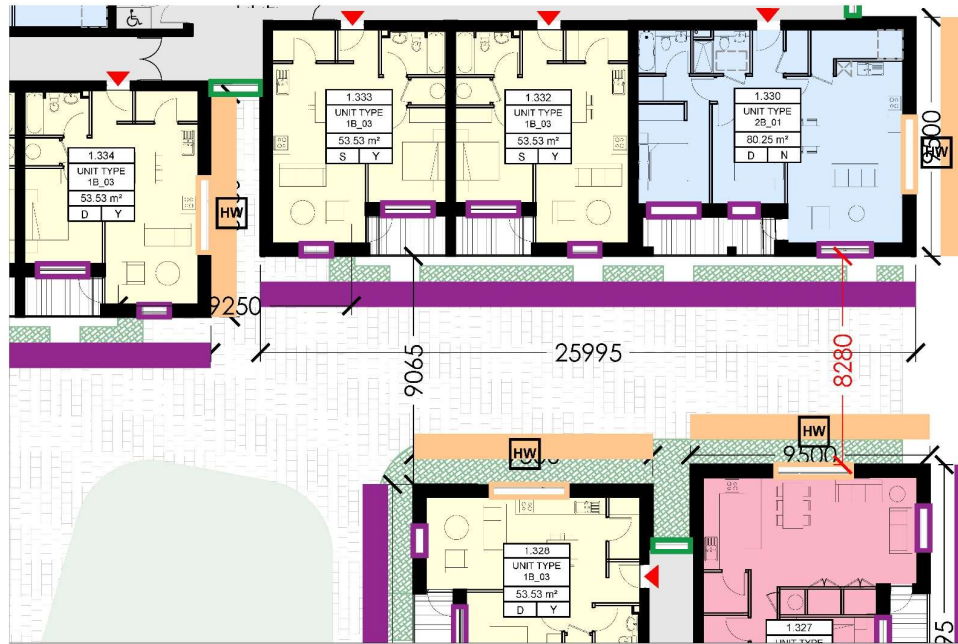


Diagram 1.2



Section 1.0

Block 2 - Separation Distances & Overlooking

- Primary Aspect
- Secondary Aspect
- Not Occupied
- HW High Level Window
- OW Obscure Glass Window

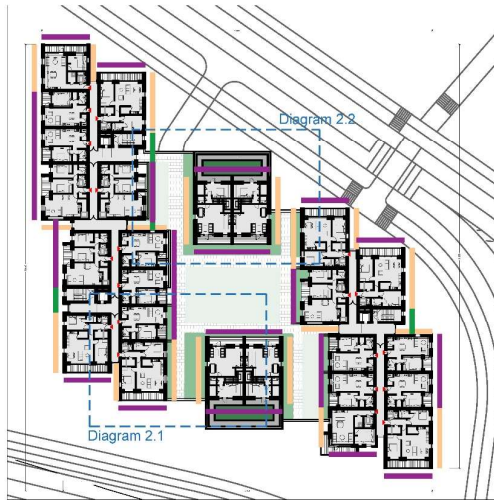


Diagram 2.0

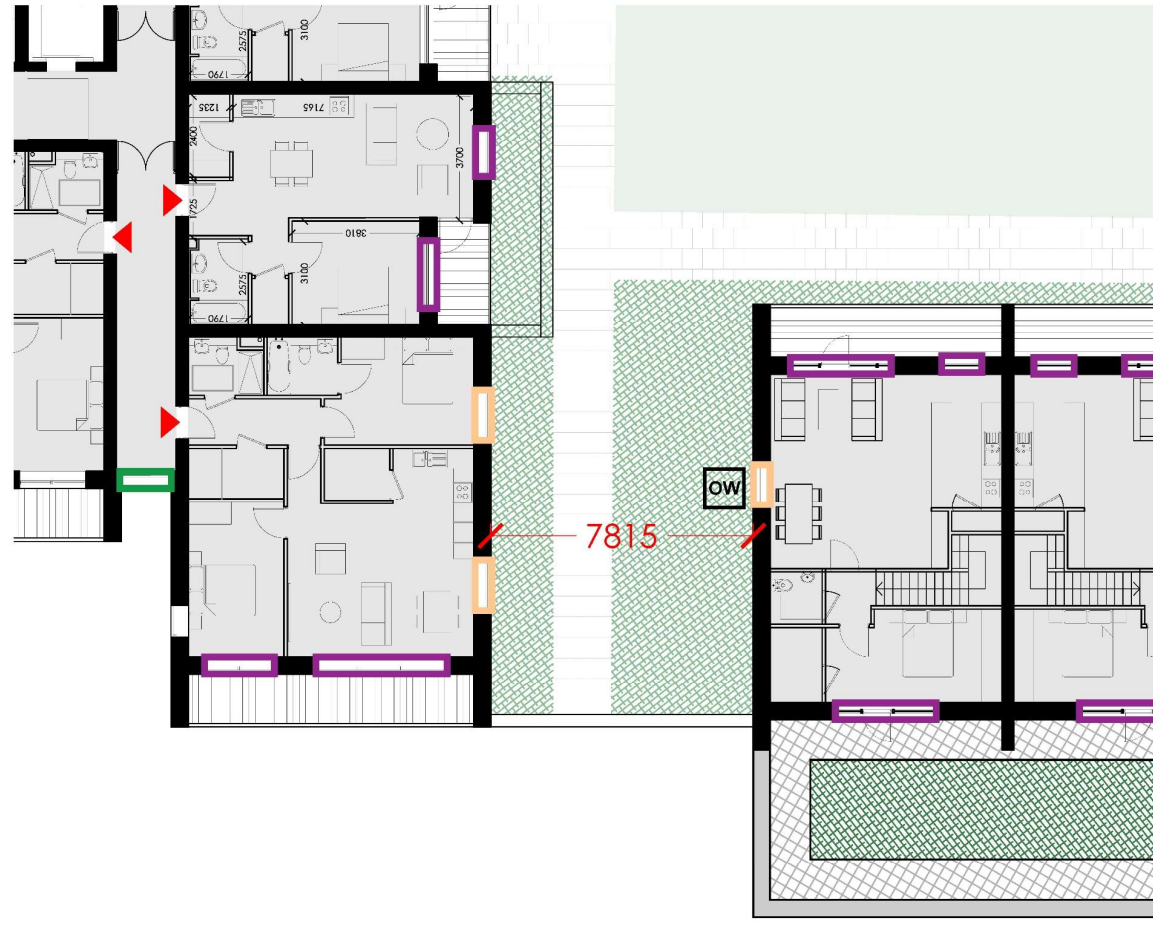


Diagram 2.1

Block 2 - Separation Distances & Overlooking

- Primary Aspect
- Secondary Aspect
- Not Occupied
- HW High Level Window
- OW Obscure Glass Window

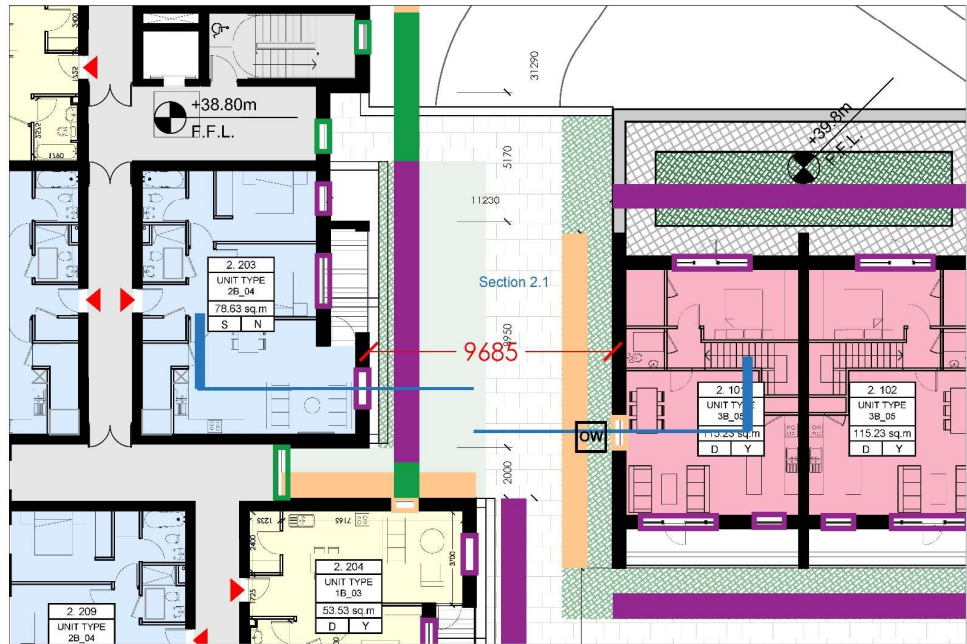
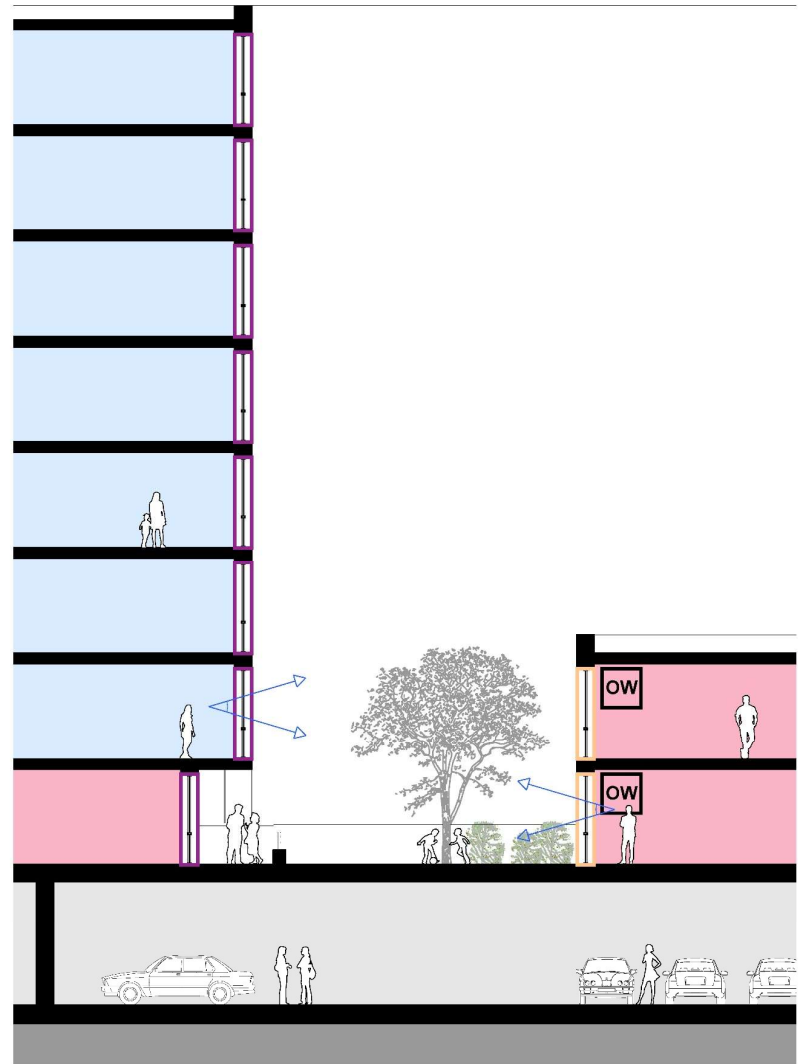


Diagram 2.2

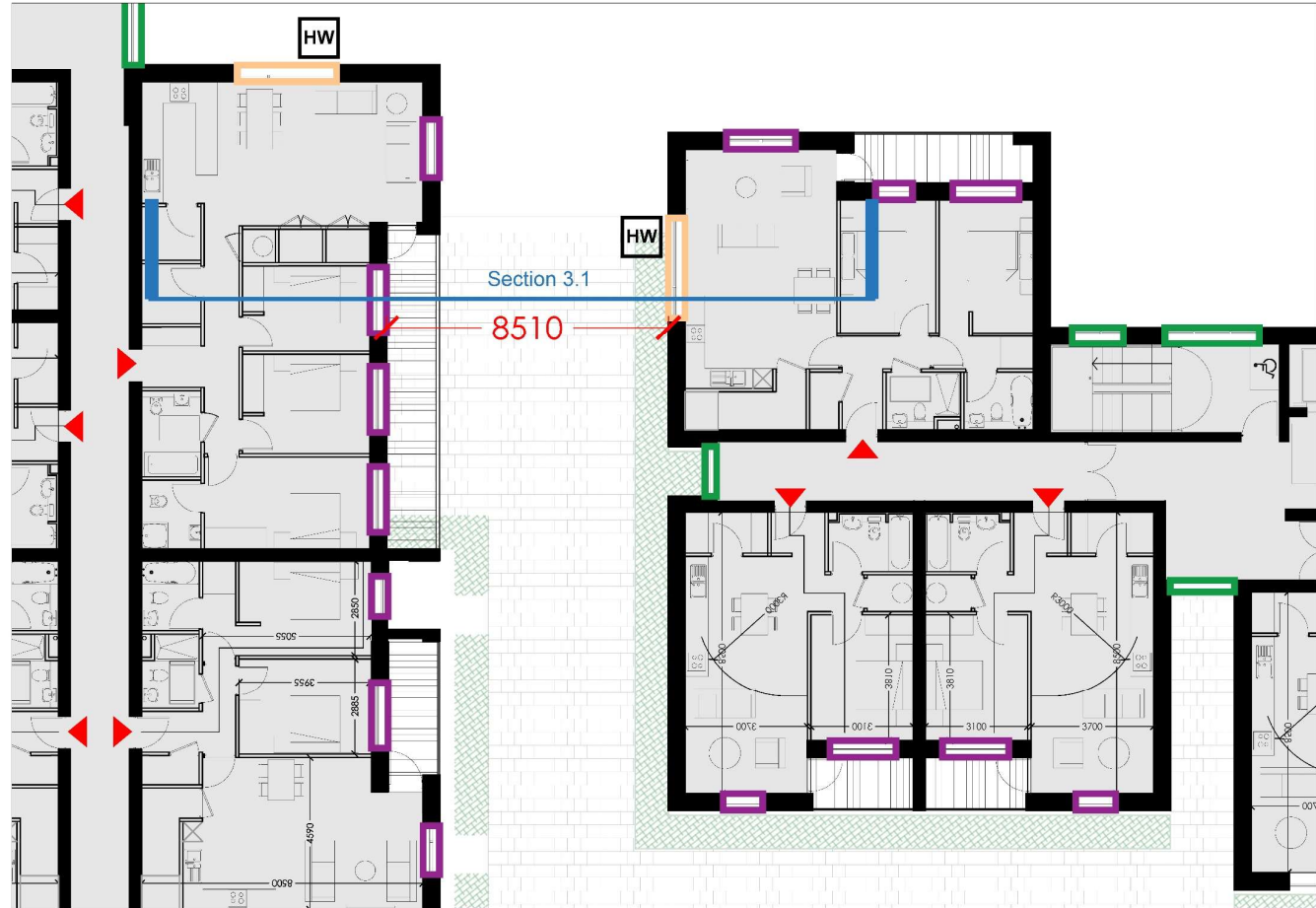
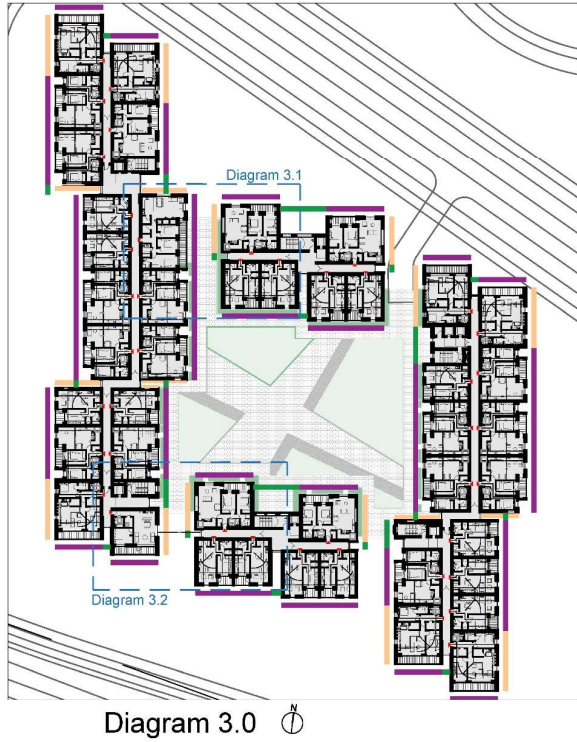


Section 2.0

Block 3 - Separation Distances & Overlooking

- Primary Aspect
- Secondary Aspect
- Not Occupied

- HW High Level Window
- OW Obscure Glass Window



Block 3 - Separation Distances & Overlooking

- Primary Aspect
- Secondary Aspect
- Not Occupied
- HW High Level Window
- ow Obscure Glass Window

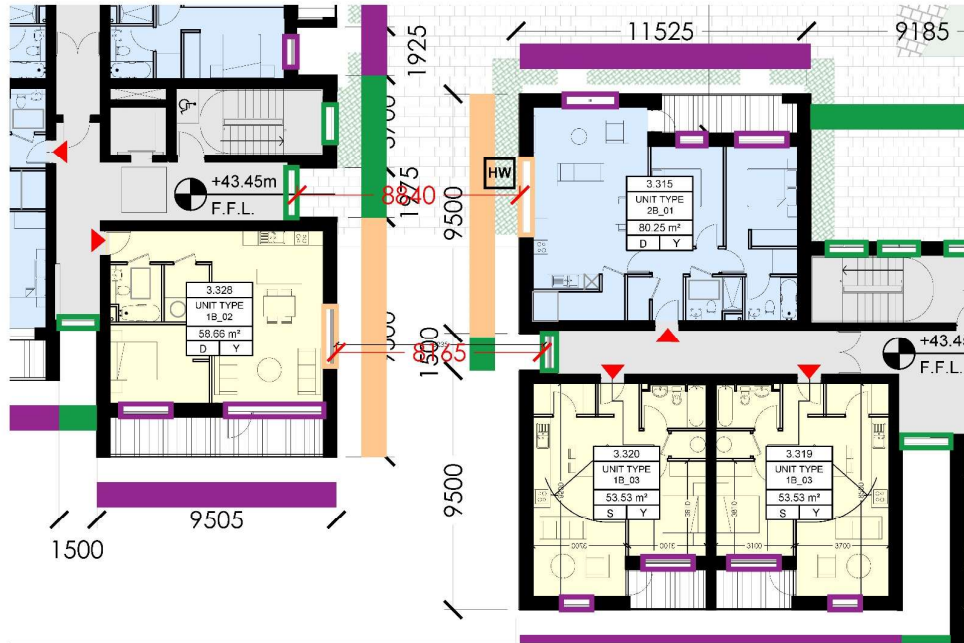
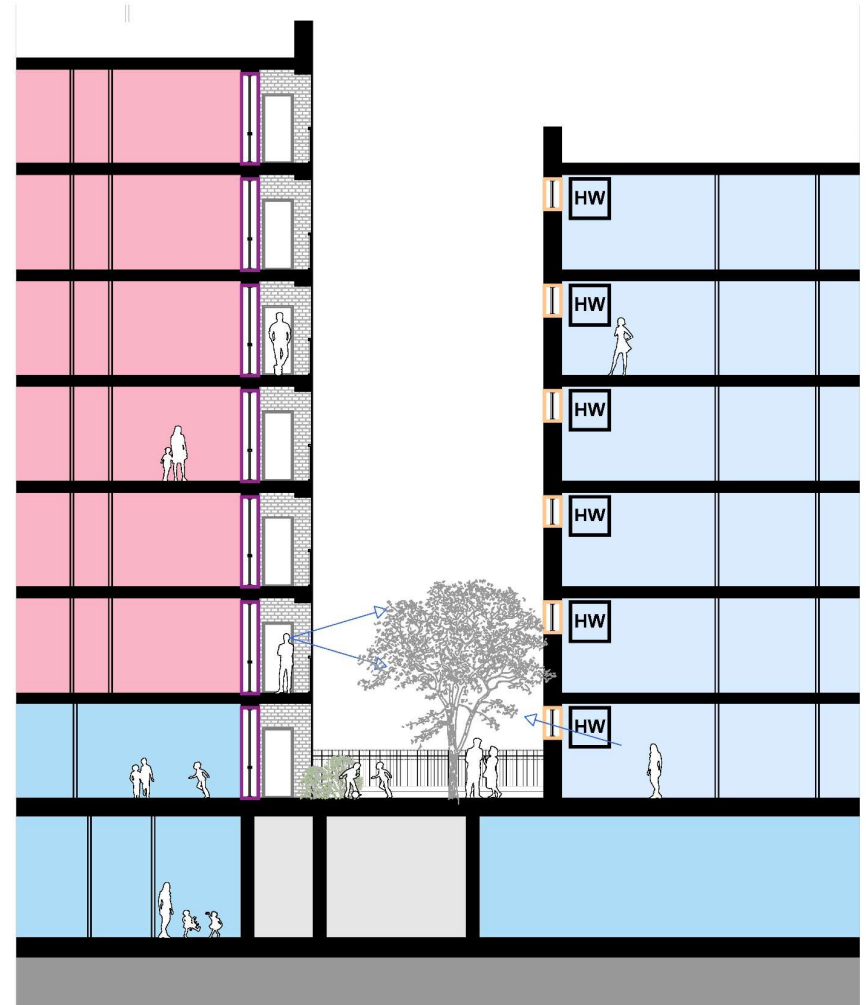


Diagram 3.2



Section 3.0

Block 4 - Separation Distances & Overlooking

- Primary Aspect
- Secondary Aspect
- Not Occupied
- HW High Level Window
- OW Obscure Glass Window

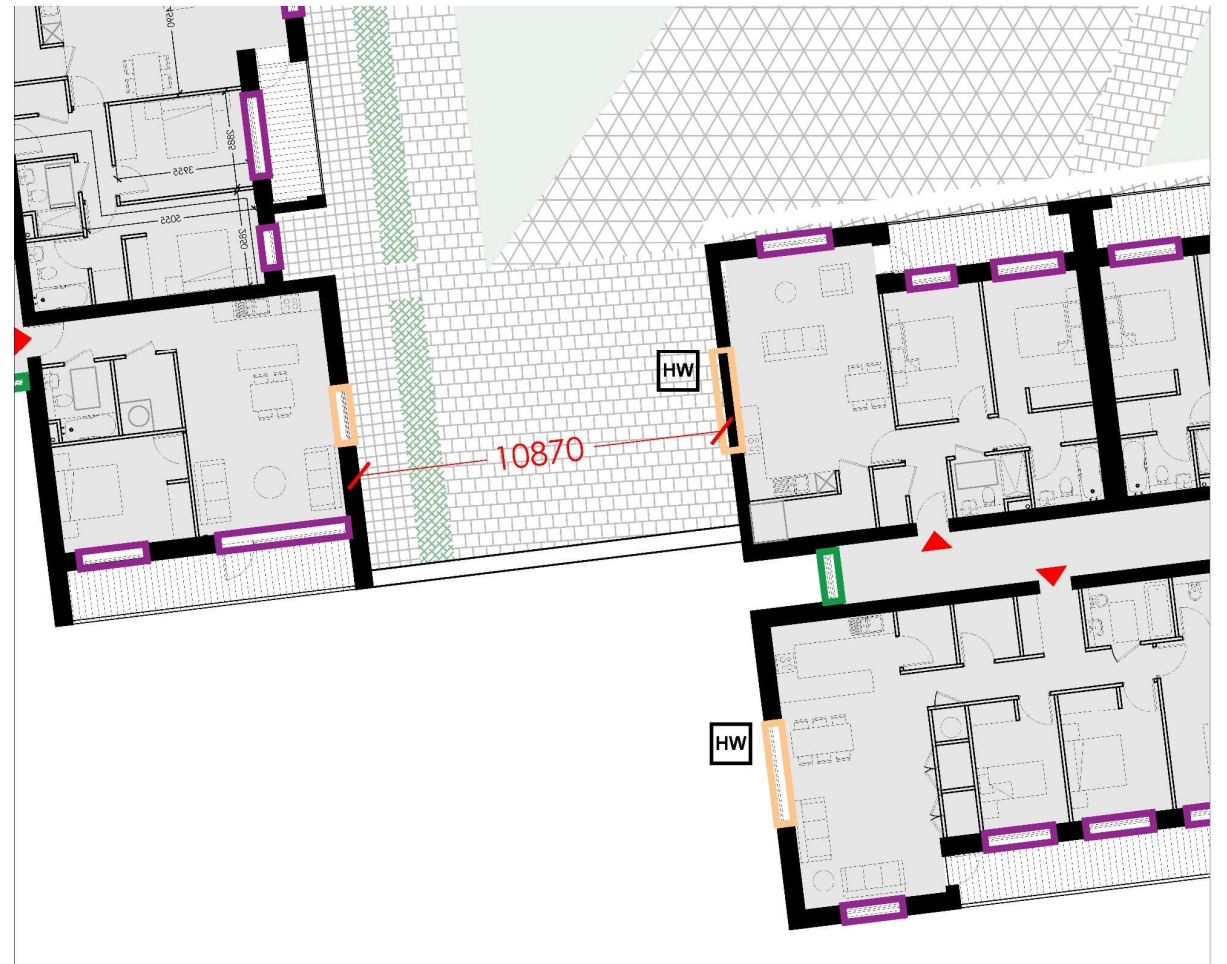
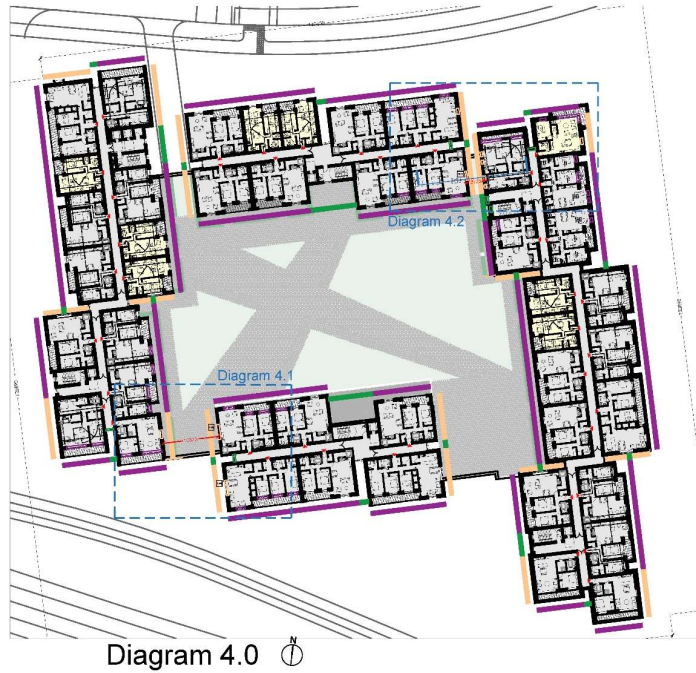


Diagram 4.1

Block 4 - Separation Distances & Overlooking

- Primary Aspect
- Secondary Aspect
- Not Occupied

- HW High Level Window
- OW Obscure Glass Window

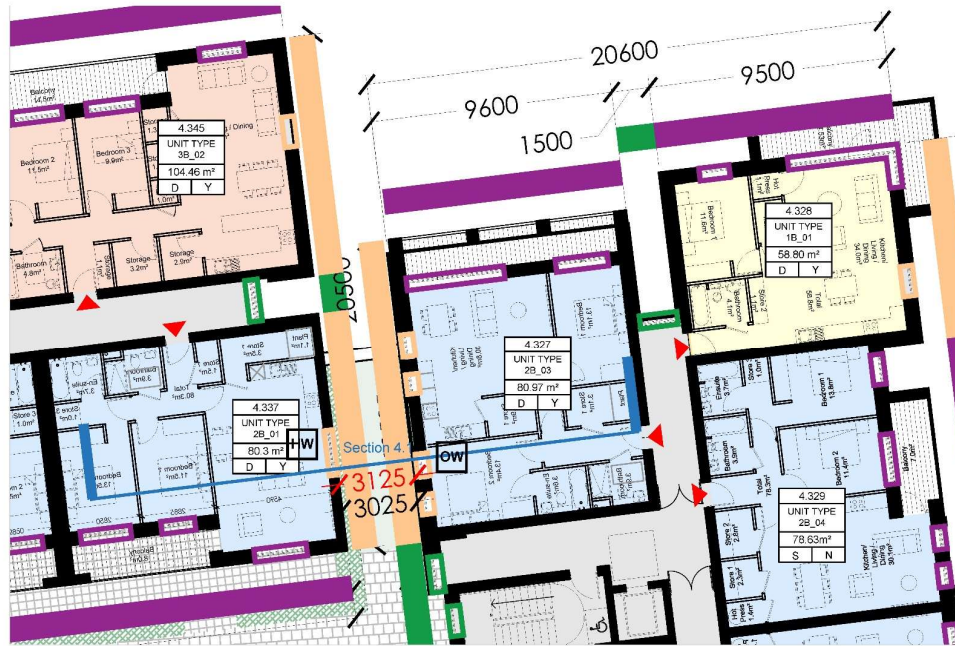
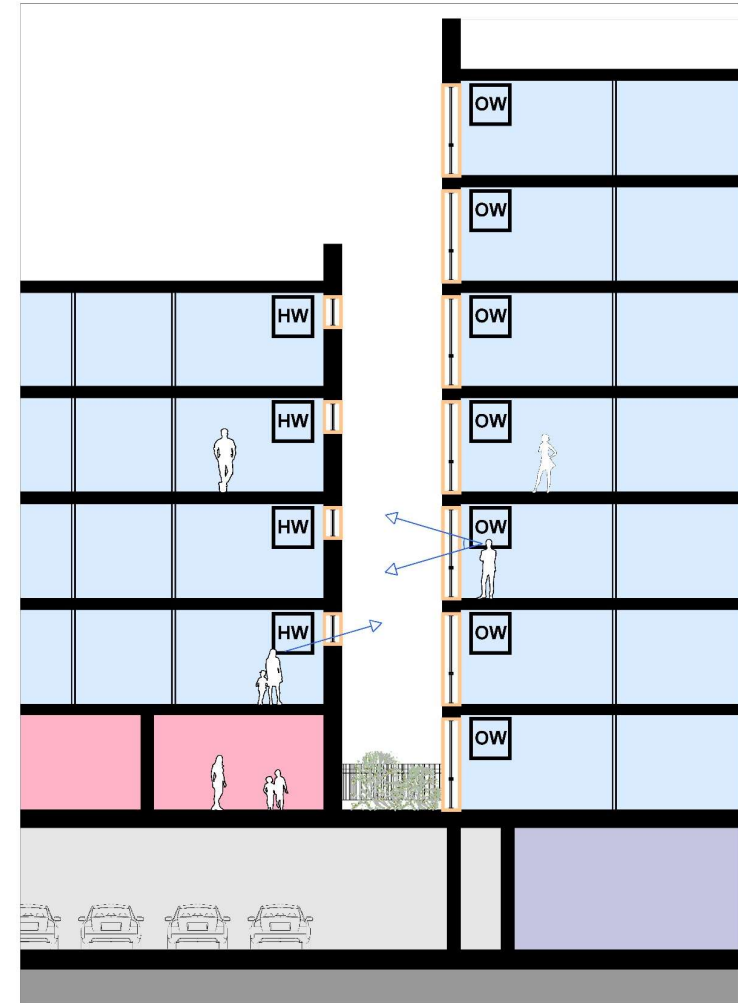


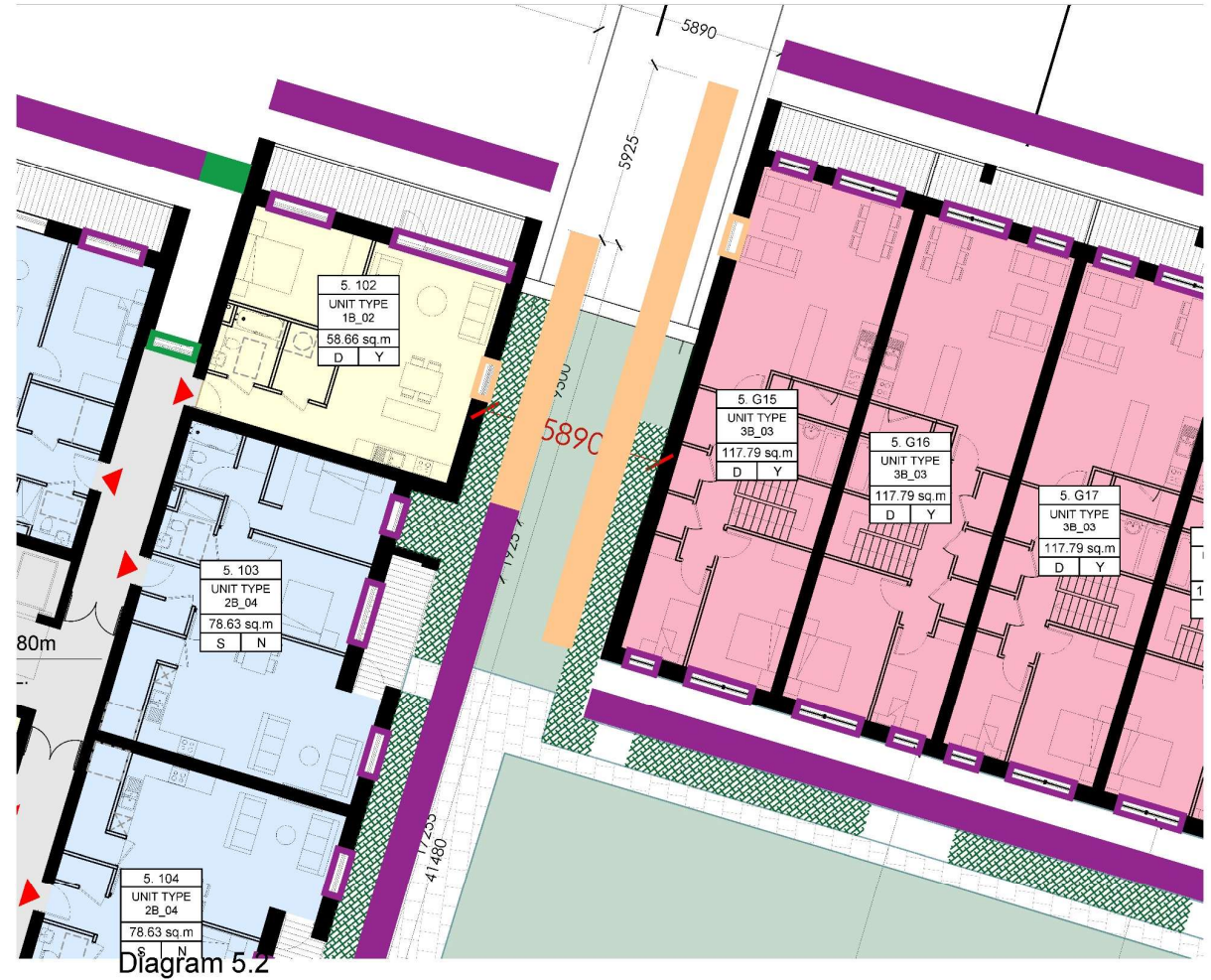
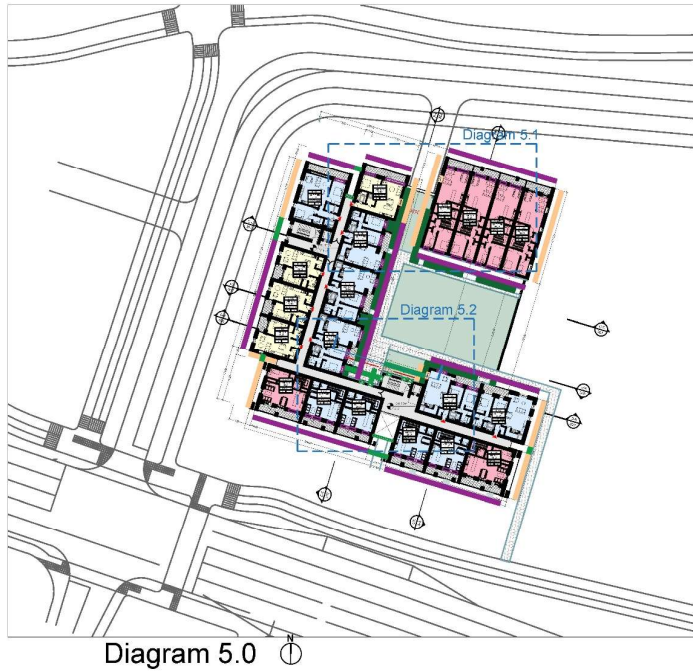
Diagram 4.2



Section 4.0

Block 5 - Separation Distances & Overlooking

- Primary Aspect
- Secondary Aspect
- Not Occupied
- HW High Level Window
- OW Obscure Glass Window



Block 5 - Separation Distances & Overlooking

— Primary Aspect
— Secondary Aspect
— Not Occupied

HW High Level Window
OW Obscure Glass Window

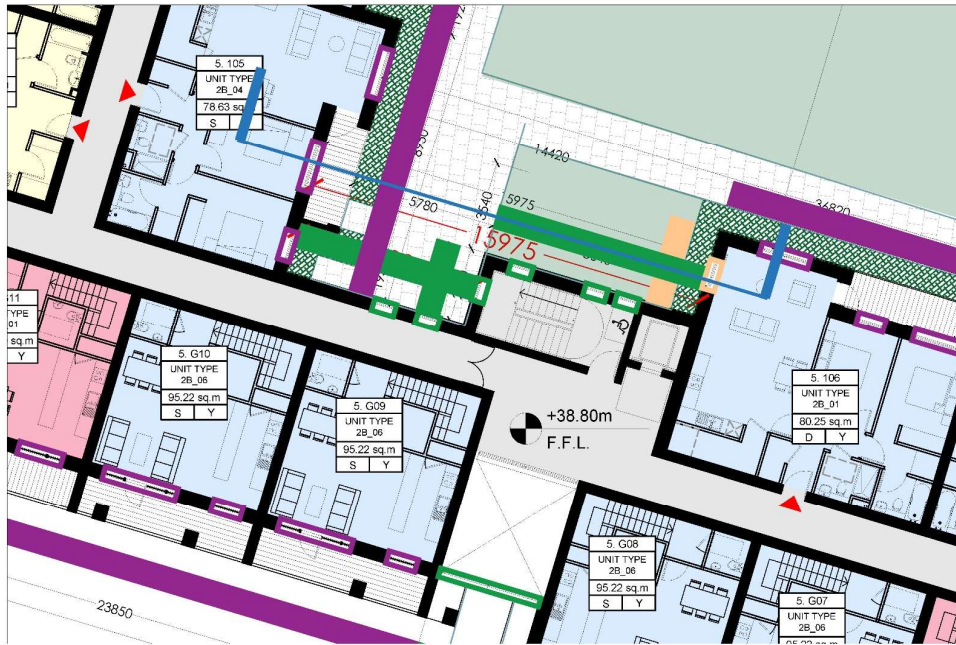
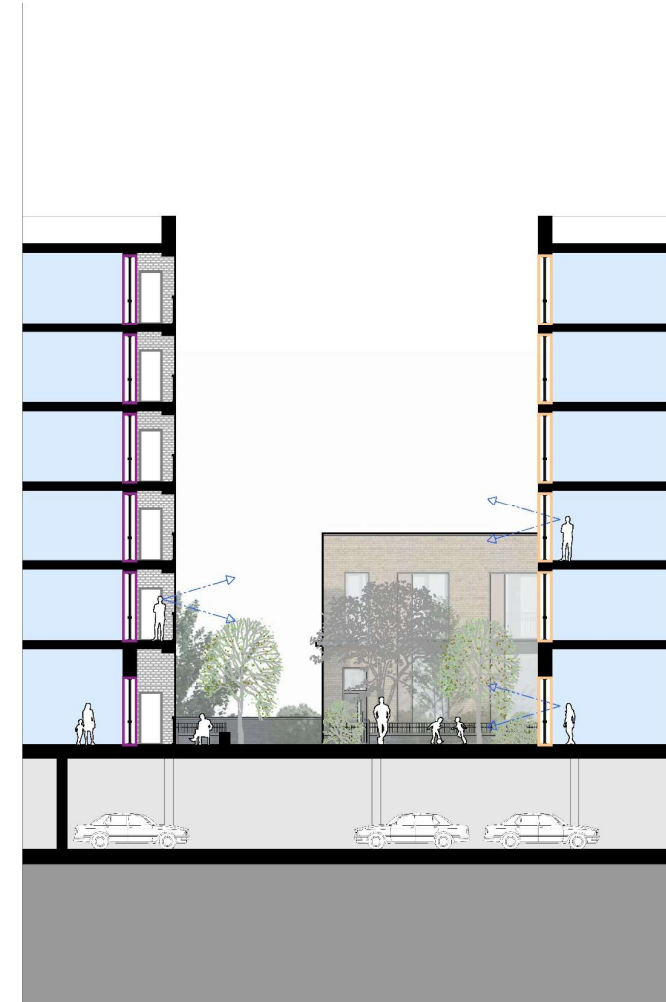
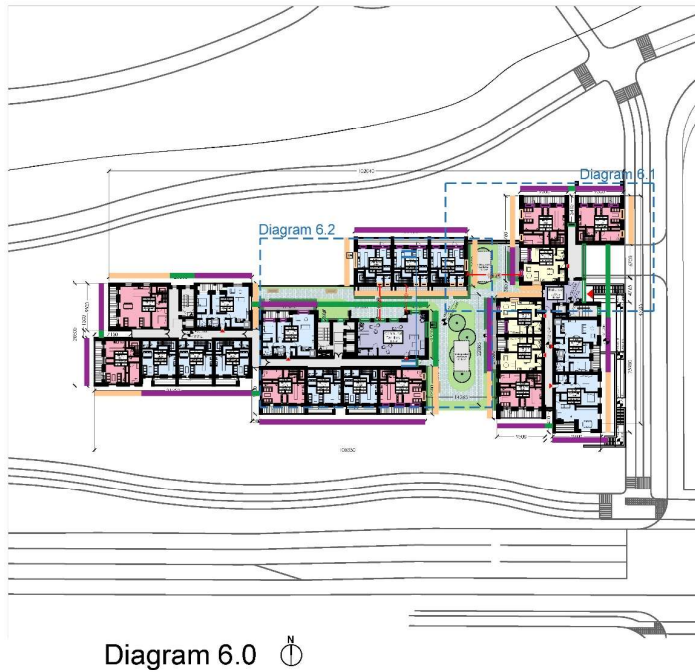


Diagram 5.2

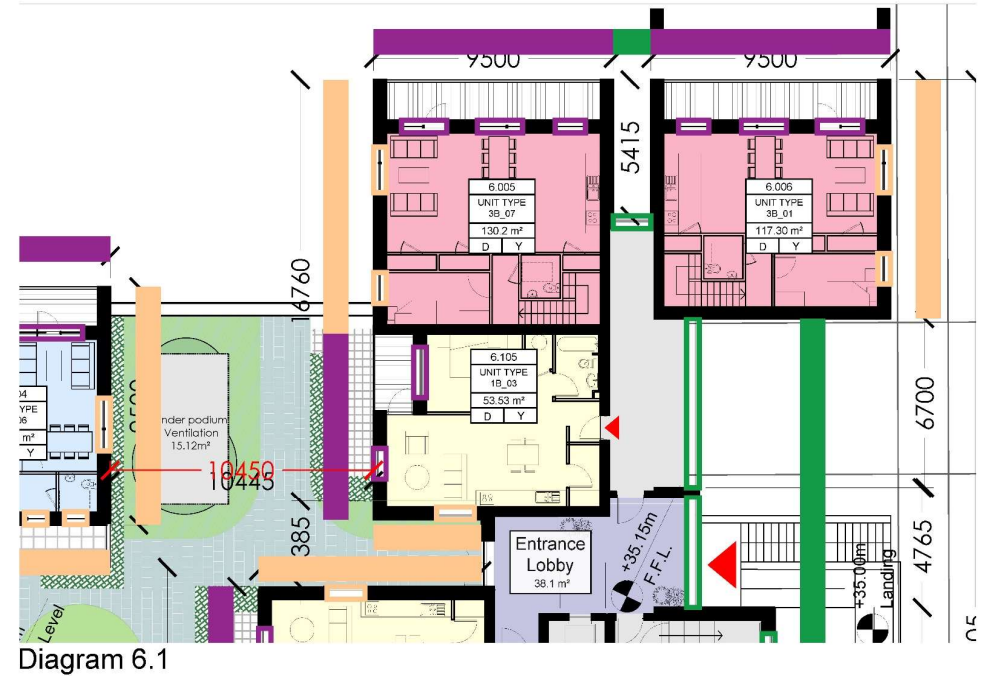


Section 5.0

Block 6 - Separation Distances & Overlooking



- Primary Aspect
- Secondary Aspect
- Not Occupied
- HW High Level Window
- OW Obscure Glass Window



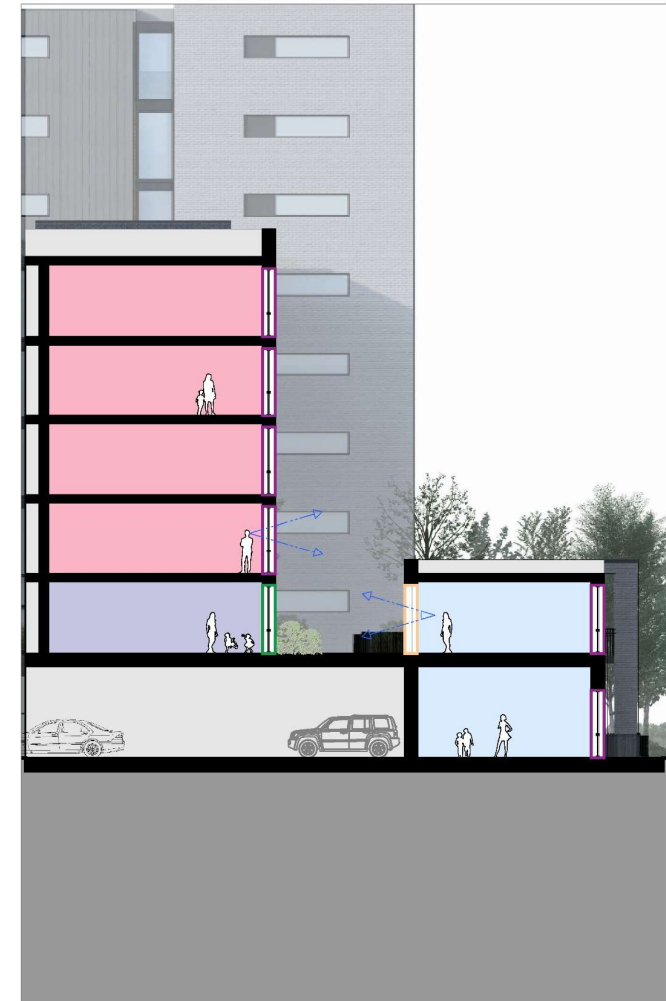
Block 6 - Separation Distances & Overlooking

- Primary Aspect
- Secondary Aspect
- Not Occupied

- HW High Level Window
- OW Obscure Glass Window



Diagram 6.2



Section 6.0