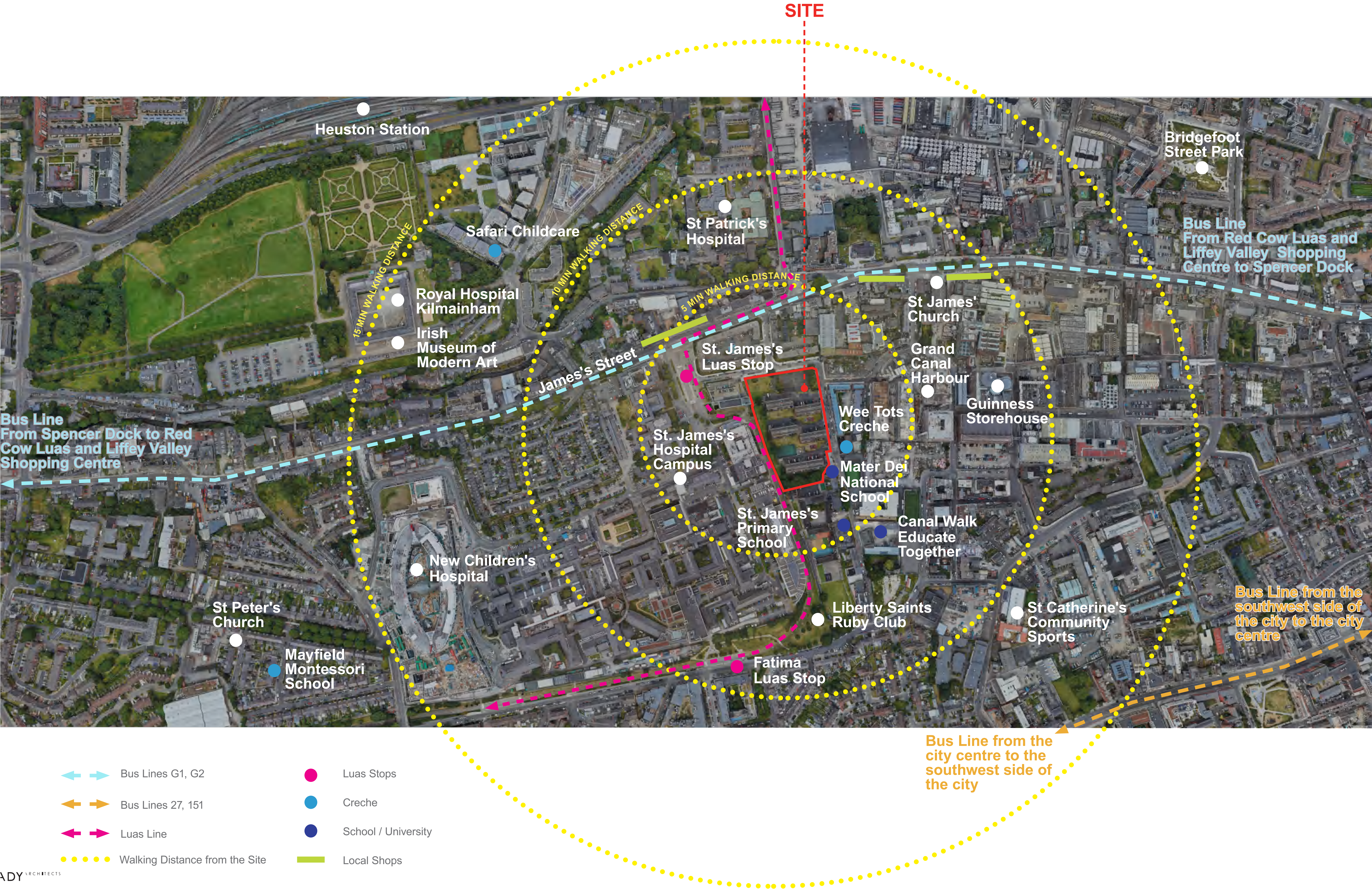


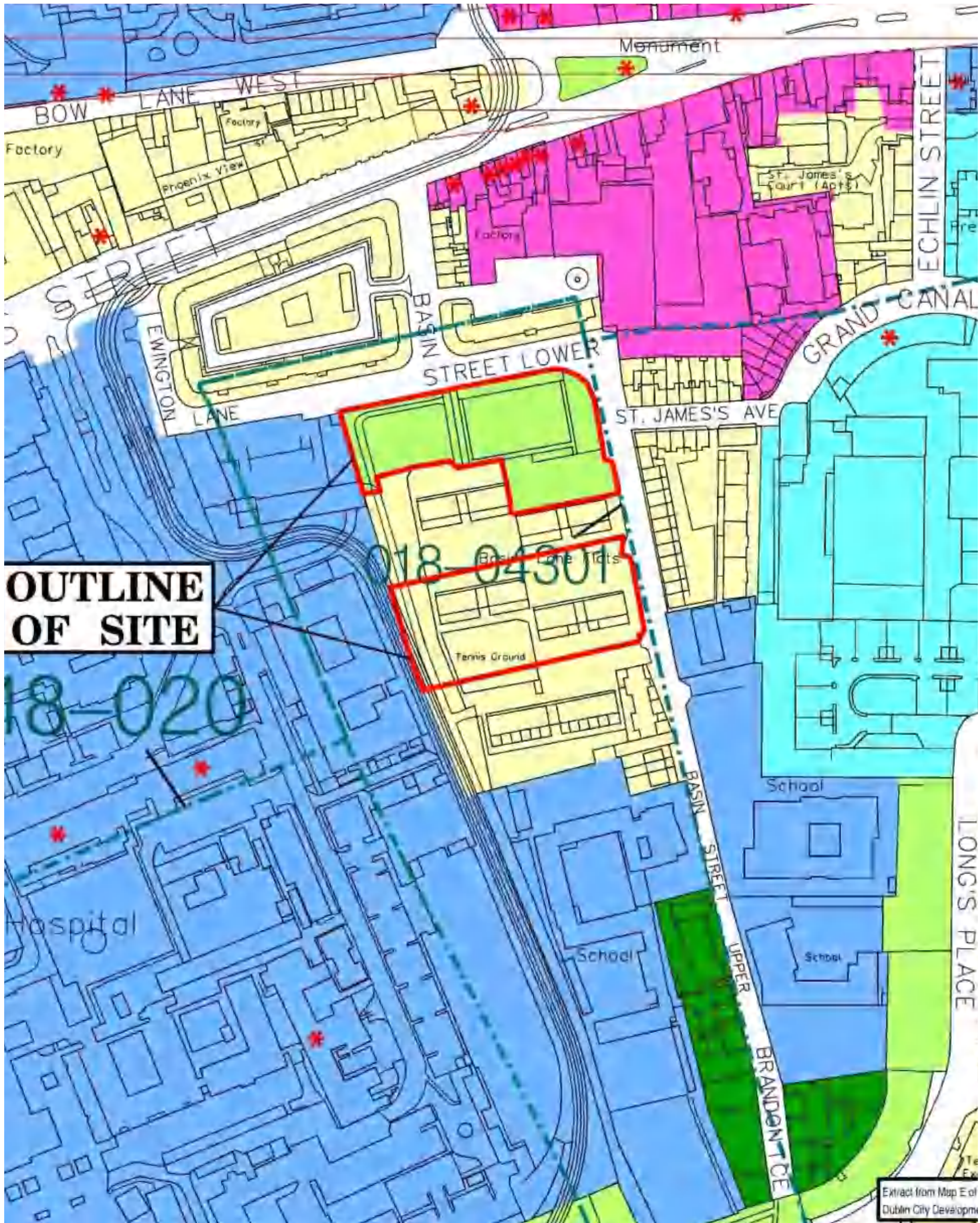
BASIN STREET

Site Context



BASIN STREET

Site Analysis and Planning Context



View from St. James Ave. towards Basin View



View From Luas Line at St. James's Hospital



View from Ewington Lane towards Basin Street



View From Basin Street facing south



View from Brandon Terrace towards Basin View



Oisín Kelly Park, situated to north of the site



Planning Context

- Site Zoning – Z1 Sustainable Residential Neighbourhoods & Z9 Amenity/ Open Space Lands/ Green Network Neighbourhoods.
- Relocation of the Z9 to the centre of the site.
- Density – outer suburbs 60-120 uph
- Public Open Space (POS) – 10% of the overall site
- Car Parking – maximum 0.6 per dwelling (50-60 spaces)



Boundary Walls & railings to east of site

Existing Unit Numbers & Mix

Units	Bedsit	1 Bed	2Bed	3Bed	4 Bed	Total
Building 1						
Unit No.	4	2	12	3	1	22
Building 2						
Unit No.	0	0	16	3	1	20
Building 3						
Unit No.	4	2	12	3	1	22
Building 4						
Unit No.	0	4	12	3	1	20
Building 5						
Unit No.	7	1	21	3	1	33
Existing Total (Buildings 1-5)						
Unit No.	15	9	73	15	5	117
Percentage	13%	8%	62%	13%	13%	100%

3 BASIN STREET

Proposed Site Plan – Block Arrangement & Design

- Blocks A&B are situated to the north of the site providing a new street front along Basin Street Lower.
- A new vehicular and pedestrian street serving the proposed development is situated between Blocks A+B, providing resident car parking and access.
- Public Open Space is provided to the centre of the site.
- Communal Amenity is provided within the courtyards of Block A+B and to the south of Block C.
- Block C is retained and refurbished as senior citizen accommodation.
- Creche & Community/ Cultural Building situated to the north at the ground floors of Blocks A&B.

Proposed Unit Numbers & Mix

Blocks A+B	Bedsit	1 Bed	2Bed	3Bed	4 Bed	Total
Unit No.	0	58	65	16	0	139
Percentage	0%	42%	47%	11%	0%	100%

Blocks C	Bedsit	1 Bed	2Bed	3Bed	4 Bed	Total
Unit No.	0	37	5	0	0	42
Percentage	0%	88%	12%	0%	0%	100%

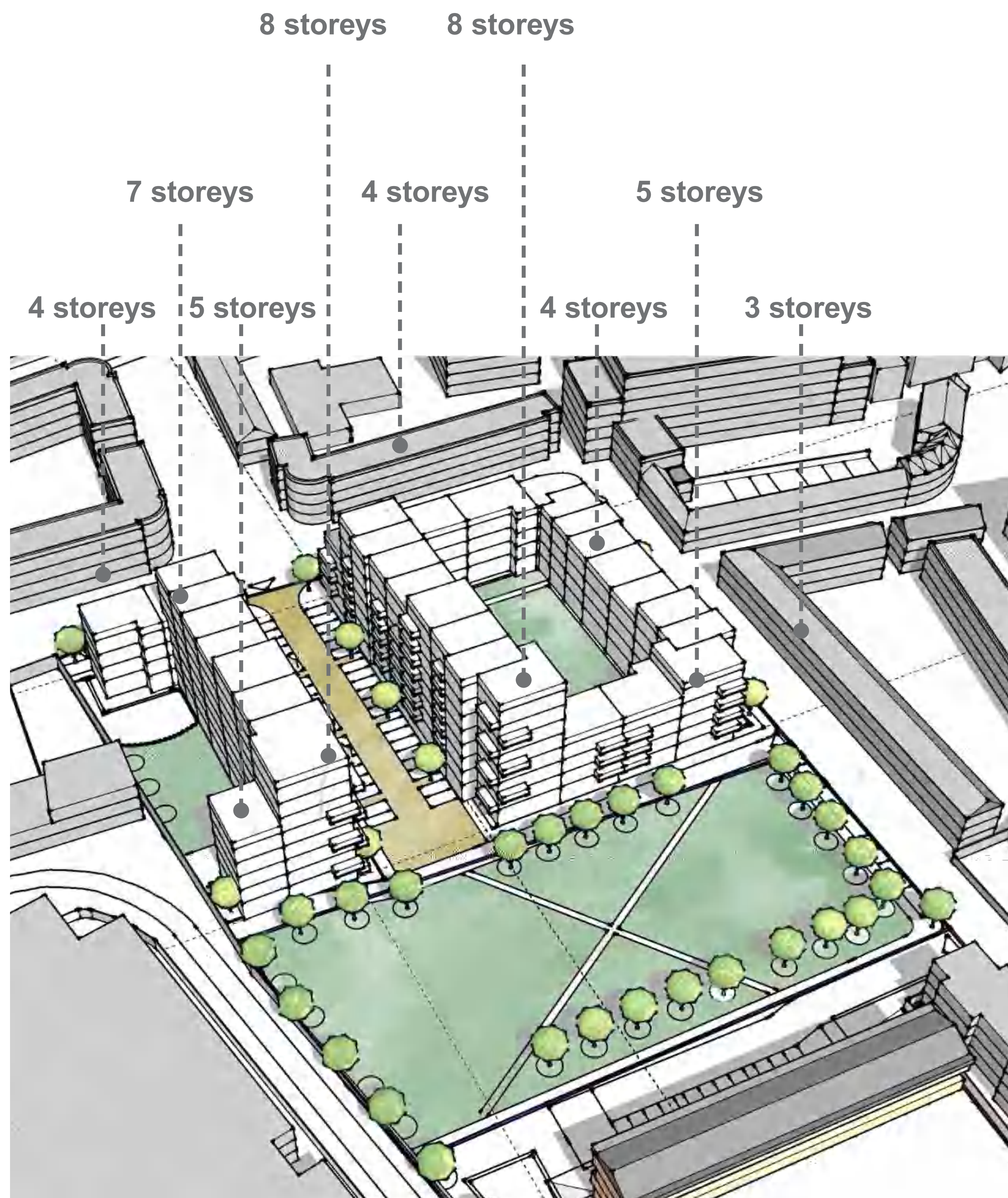
Proposed Total (Blocks A+B+C)

Blocks A+B+C	Bedsit	1 Bed	2Bed	3Bed	4 Bed	Total
Unit No.	0	95	70	16	0	181
Percentage	0%	52%	39%	9%	0%	100%



BASIN STREET

Proposed Massing & Form



View from Brandon Terrace towards Basin View



View from Brandon Terrace towards Basin View - Existing



View from Brandon Terrace towards Basin View - Proposed



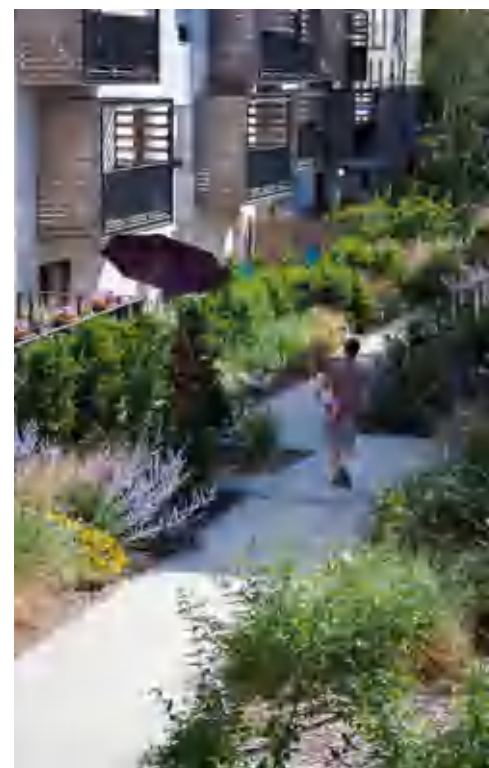
View from St. James Street towards Basin View - Existing



View from St. James Street towards Basin View - Proposed

BASIN STREET

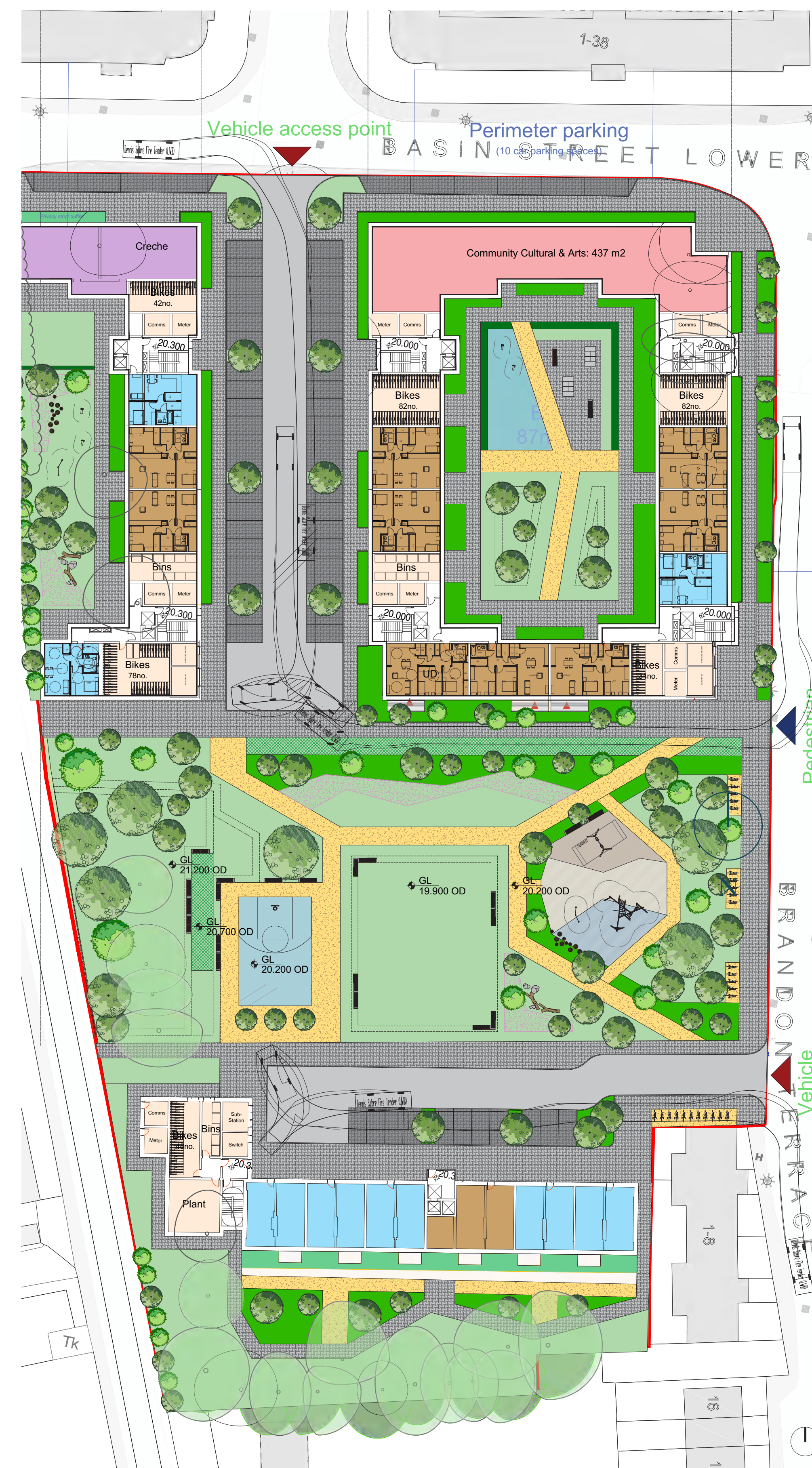
Proposed Landscape Design



- Secure & enclosed communal open space is provided centrally within courtyards of Blocks A+B and to the south of Block C. Combination of children's play areas, exercise areas, communal seating for relaxation and planting zones.
- Private amenity spaces are provided as balconies at upper levels/ private terraces at ground floor level.
- Public open space is provided centrally, to the south of Blocks A+B and to the north of Block C. The open space is well overlooked to provide a safe and secure public amenity for the community with a playground, active play area & quieter recreational zones.



Caption



Landscape Site Plan

6 BASIN STREET Apartments – Design & Specification

- All apartments will be provided with open plan kitchen/ living/dining areas, single bathroom, storage areas and private amenity areas in the form of balconies/ terraces.
- Each upper floor apartment to be served by shared, internal stair core and lift.
- All apartments will have access to secure, internal, communal bin stores and bikes storage areas.
- All ground floor units to have own door access, to provide active street frontage and to promote a sense of ownership. Entrances to be carefully considered through high quality landscape design.

Average Apartment Sizes – Existing & Proposed			
Apartment Type	Existing Areas	Proposed Areas	% Increase
1 Bed	25 sq.m (Studio)	45-50 sq.m	80 -100%
2 Bed	56 sq.m	73-78.5 sq.m	30 -40%
3 Bed	65 sq.m	90-95 sq.m	38 -46%



Caption



Caption



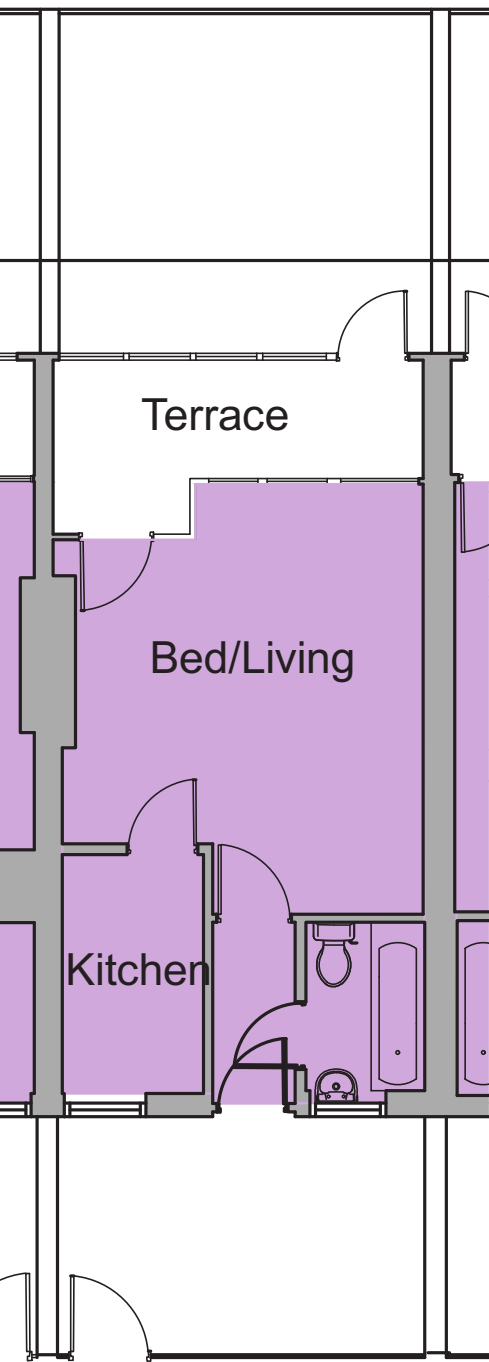
Caption



Caption



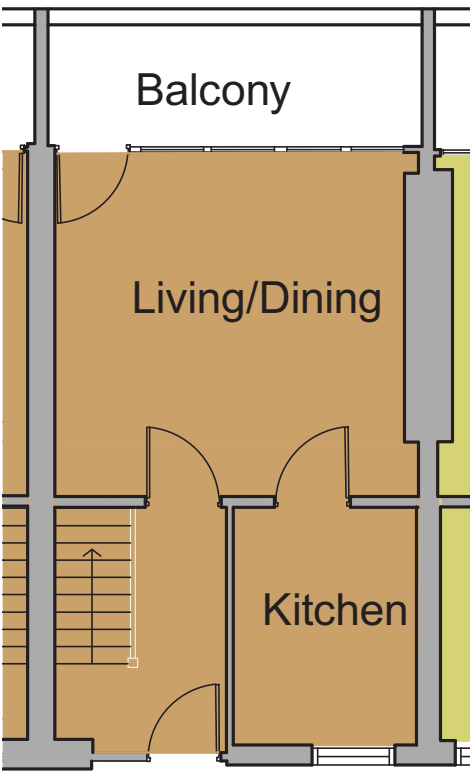
Caption



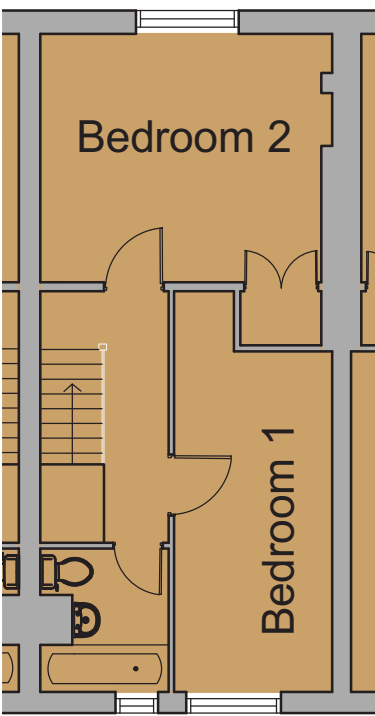
Existing 1 Bed (Bedsit)



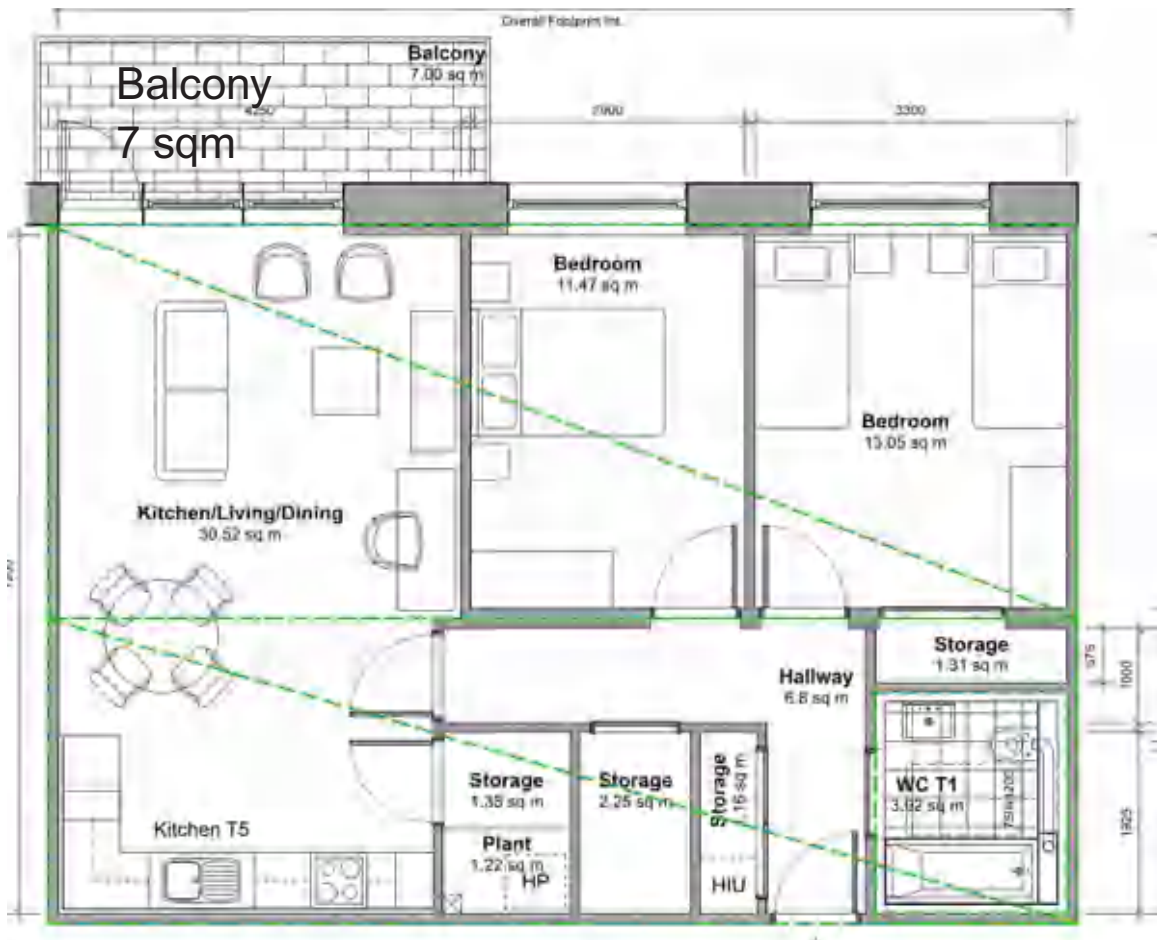
Proposed 1 Bed Typical Layout



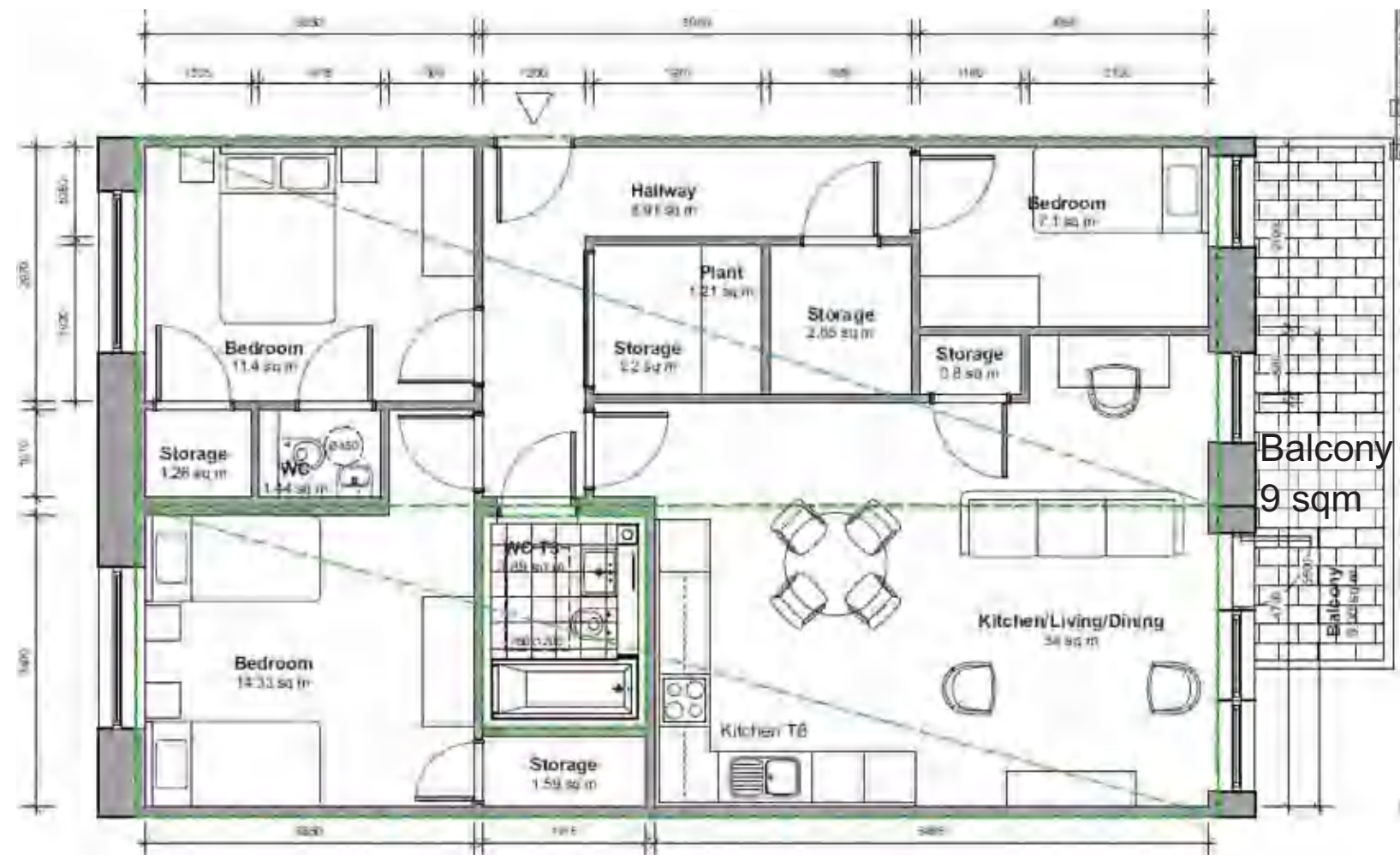
Existing 2 Bed Entry Level



Existing 2 Bed Upper Level



Proposed 2 Bed - Typical Layout





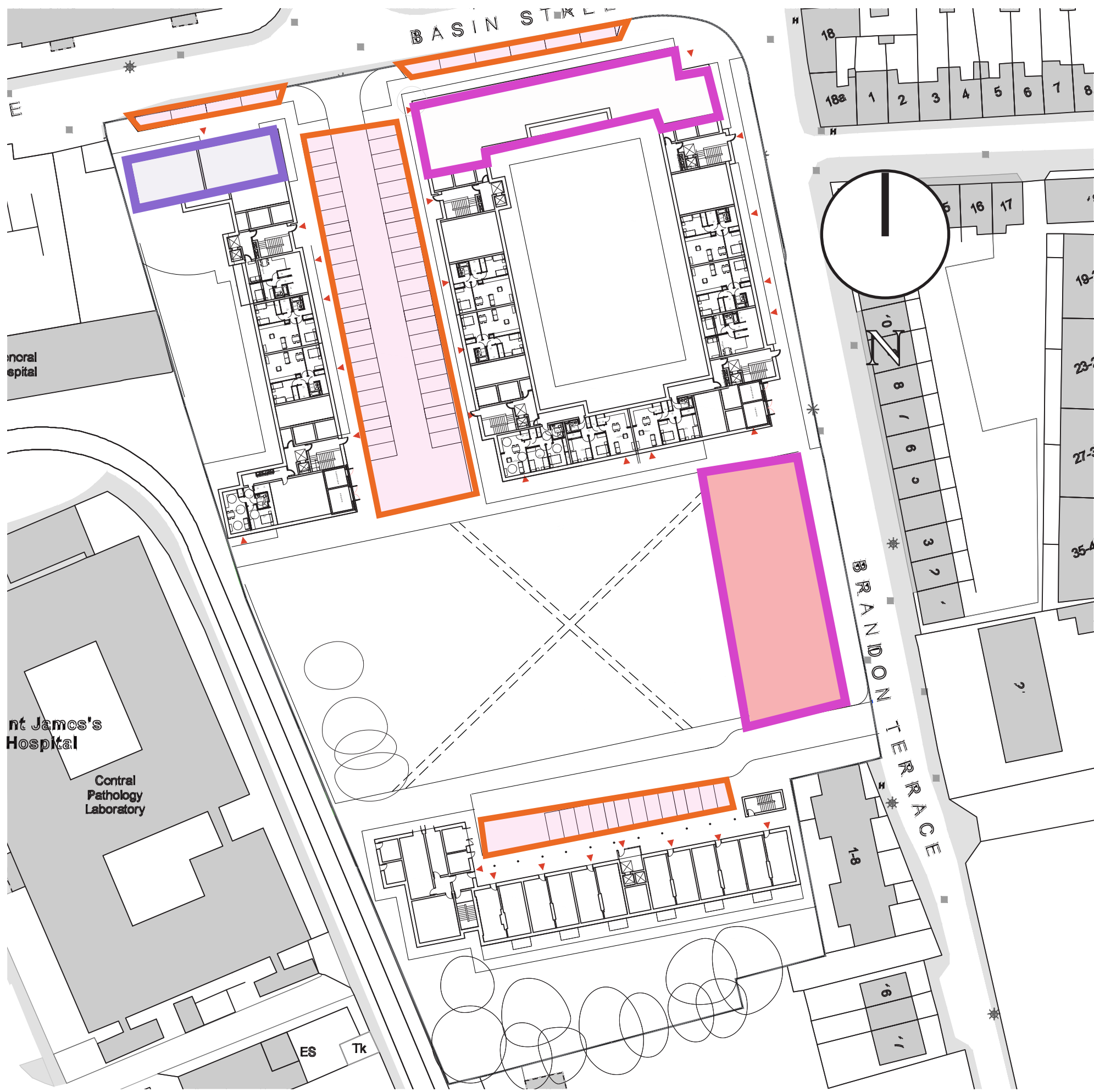
Proposed 3 Bed - Typical Layout

BASIN STREET

Parking, Creche & Communal Facilities

- All proposed parking will be PPP Co. managed..
- Unallocated parking spaces to the north of the site will operate on a permit-based system.
- Proposed creche situated at the ground floor of Block A, to the north of the site. Secure outdoor creche play space located within the courtyard of Block A.
- Community & Cultural Facility provided at the ground floor of Block B, to the north of the site (437 sq.m) and within the central public open space (685 sq.m)

-  Parking Provision
-  Creche
-  Community & Cultural



Site Plan - Parking, Creche & Communal Facilities



Residential on street parking with landscape treatment

Proposed Parking Provision			
	No. of Apartments	No. of Parking Spaces	Ratio
Blocks A&B	139	40	0.29
Block C	42	11	0.26
Total Residential	181	51	0.28
Creche & Communal	0	10	n/a

Existing Parking Provision			
	No. of Apartments	No. of Parking Spaces	Ratio
All Blocks (1-5)	117	47	0.40



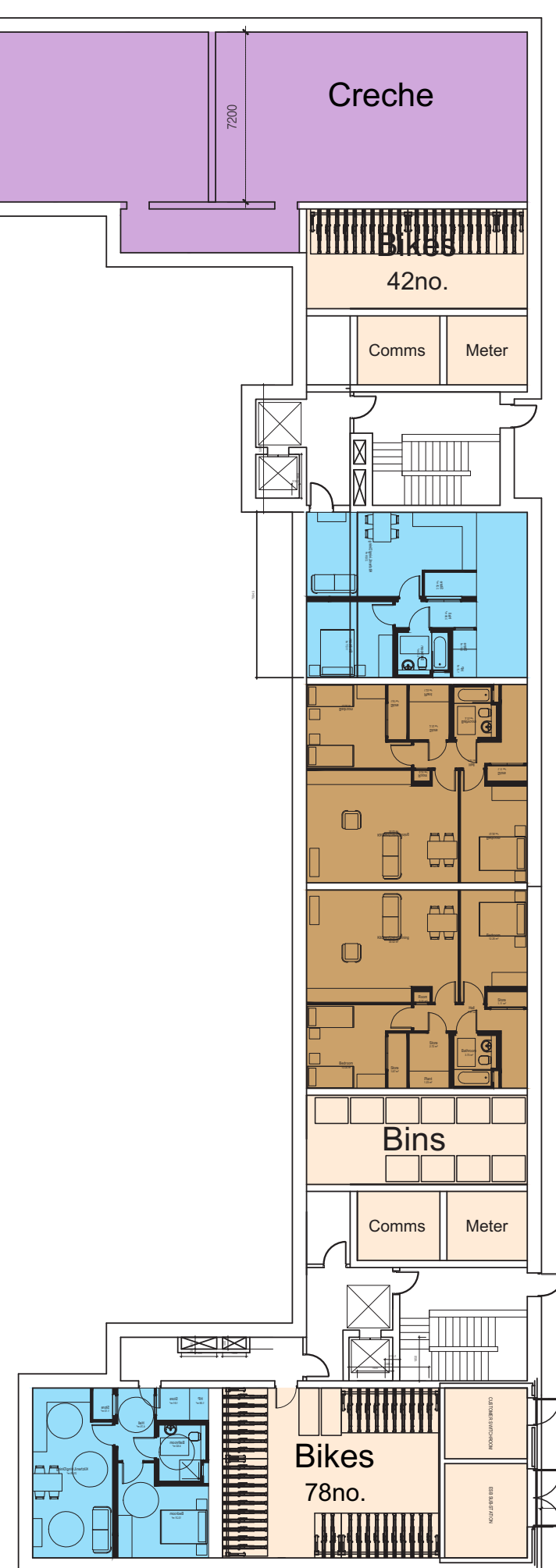
Community & Cultural



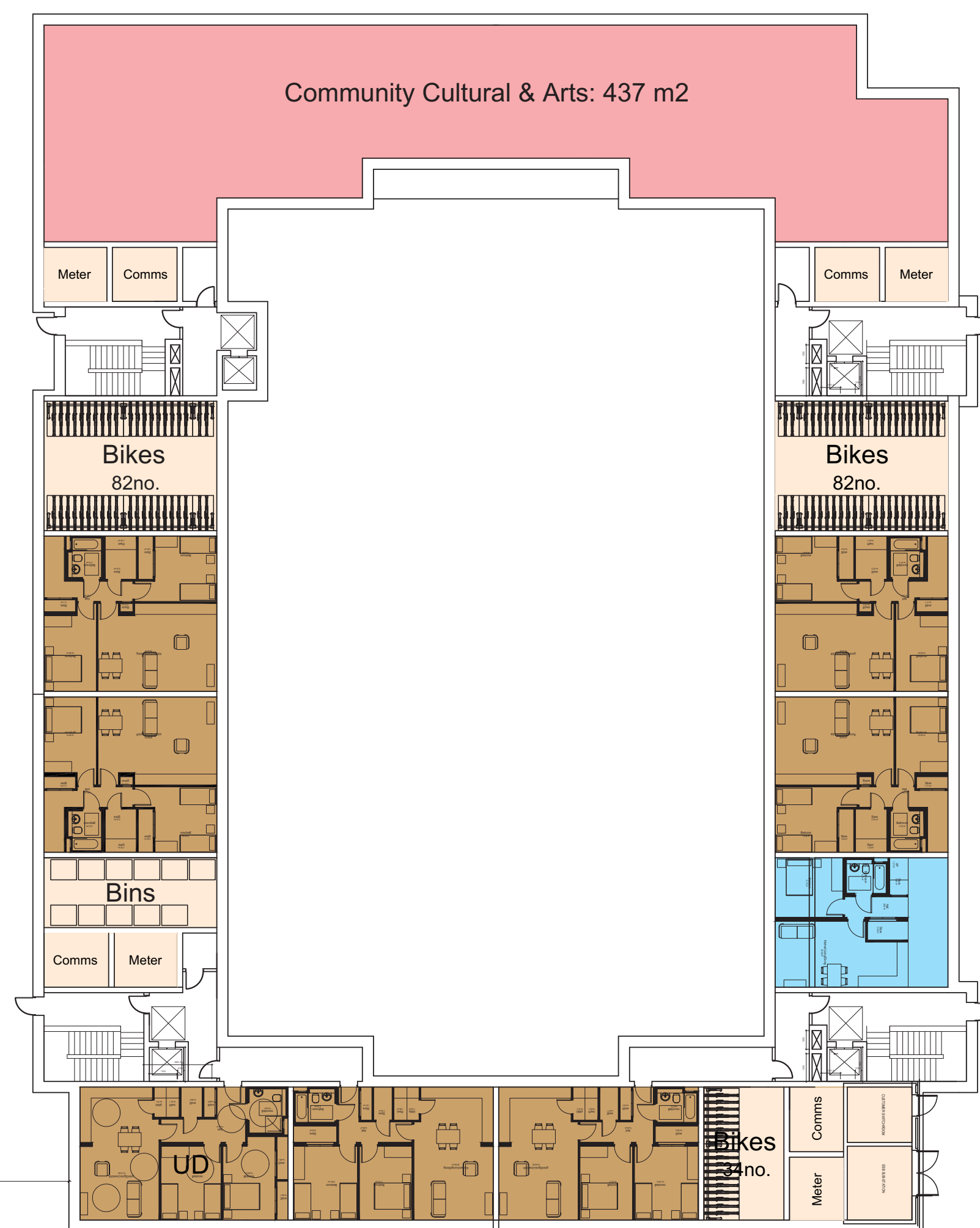
Creche Facility

BASIN STREET

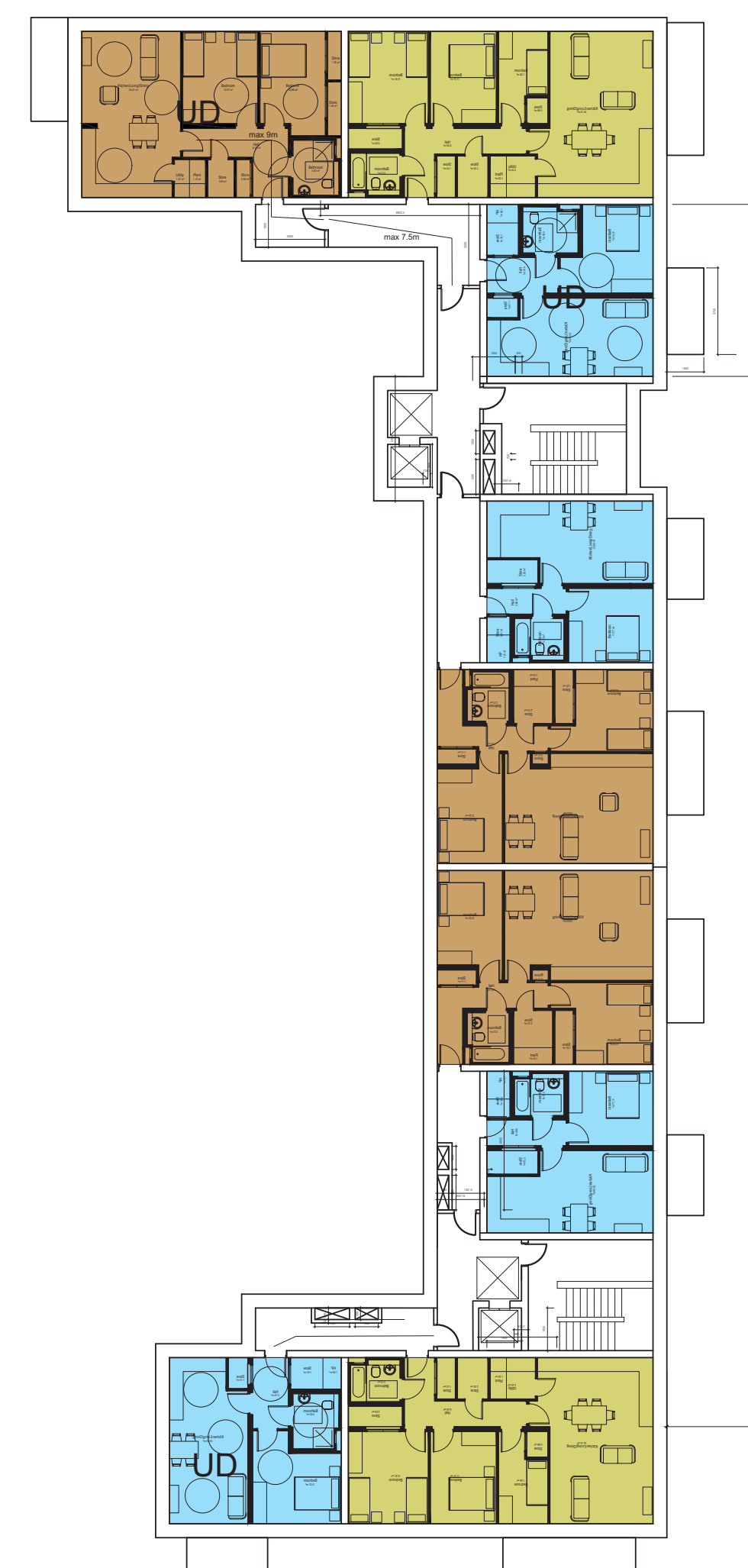
Proposed Block A and B



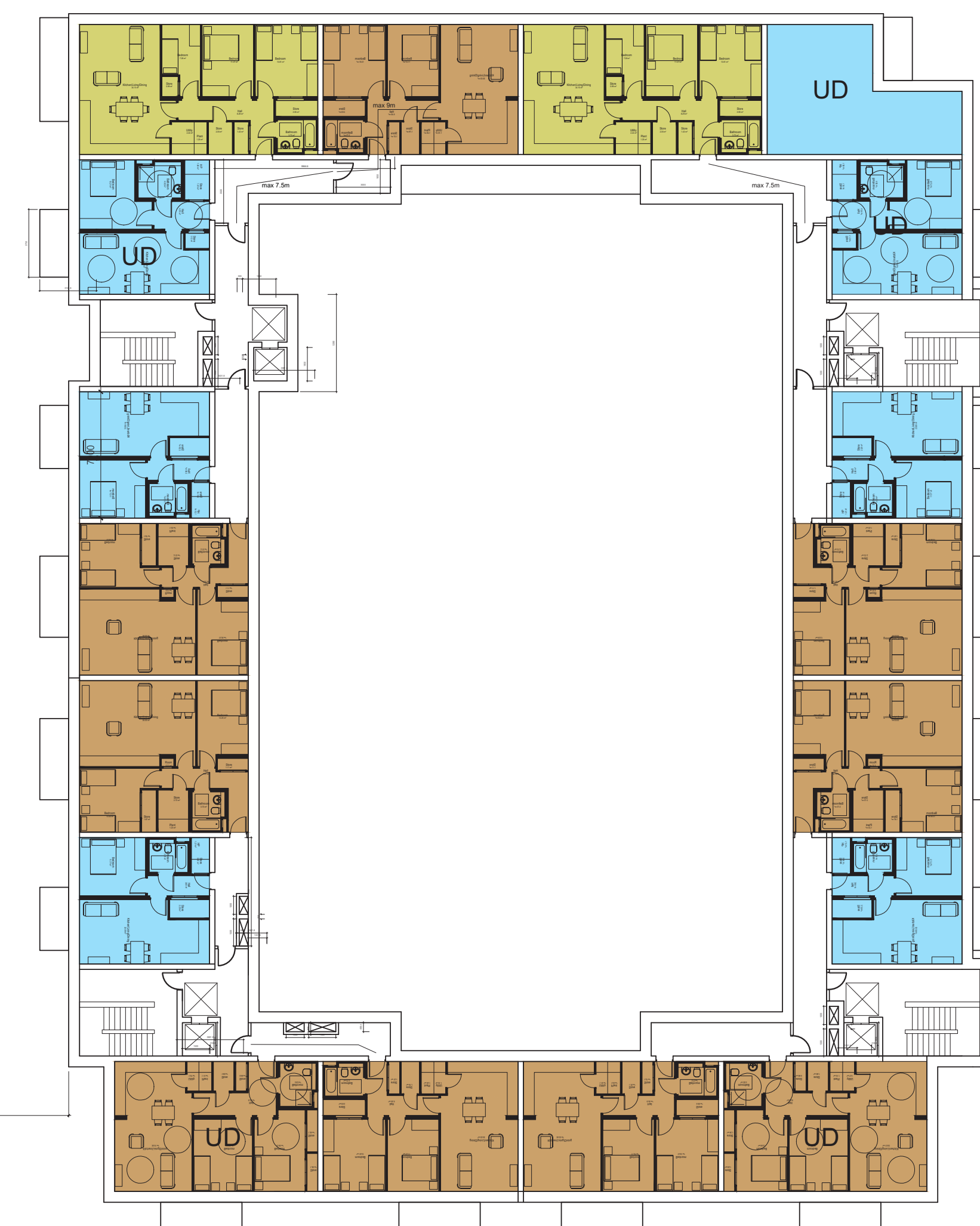
Block A Ground Floor Plan
Scale: 1/250



Block B Ground Floor Plan
Scale: 1/250



Block A Typical Floor Plan
Scale: 1/250



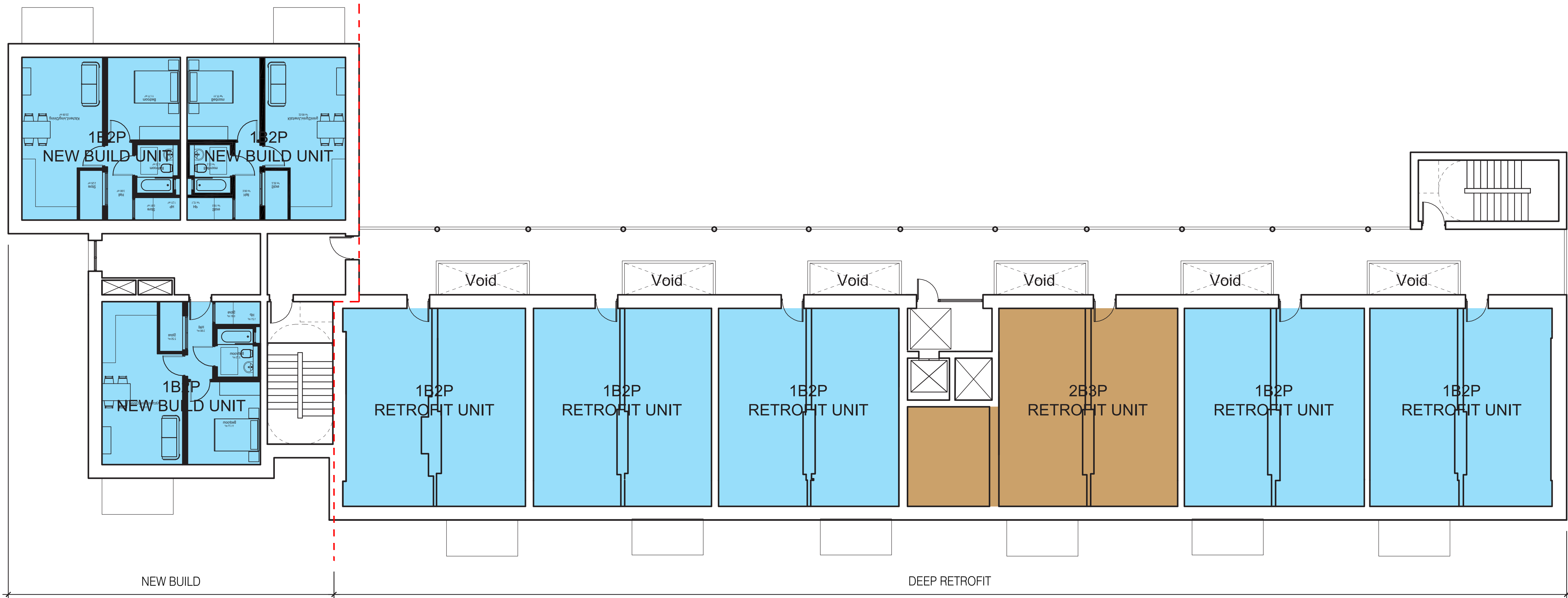
Block B Typical Floor Plan
Scale: 1/250

Legend

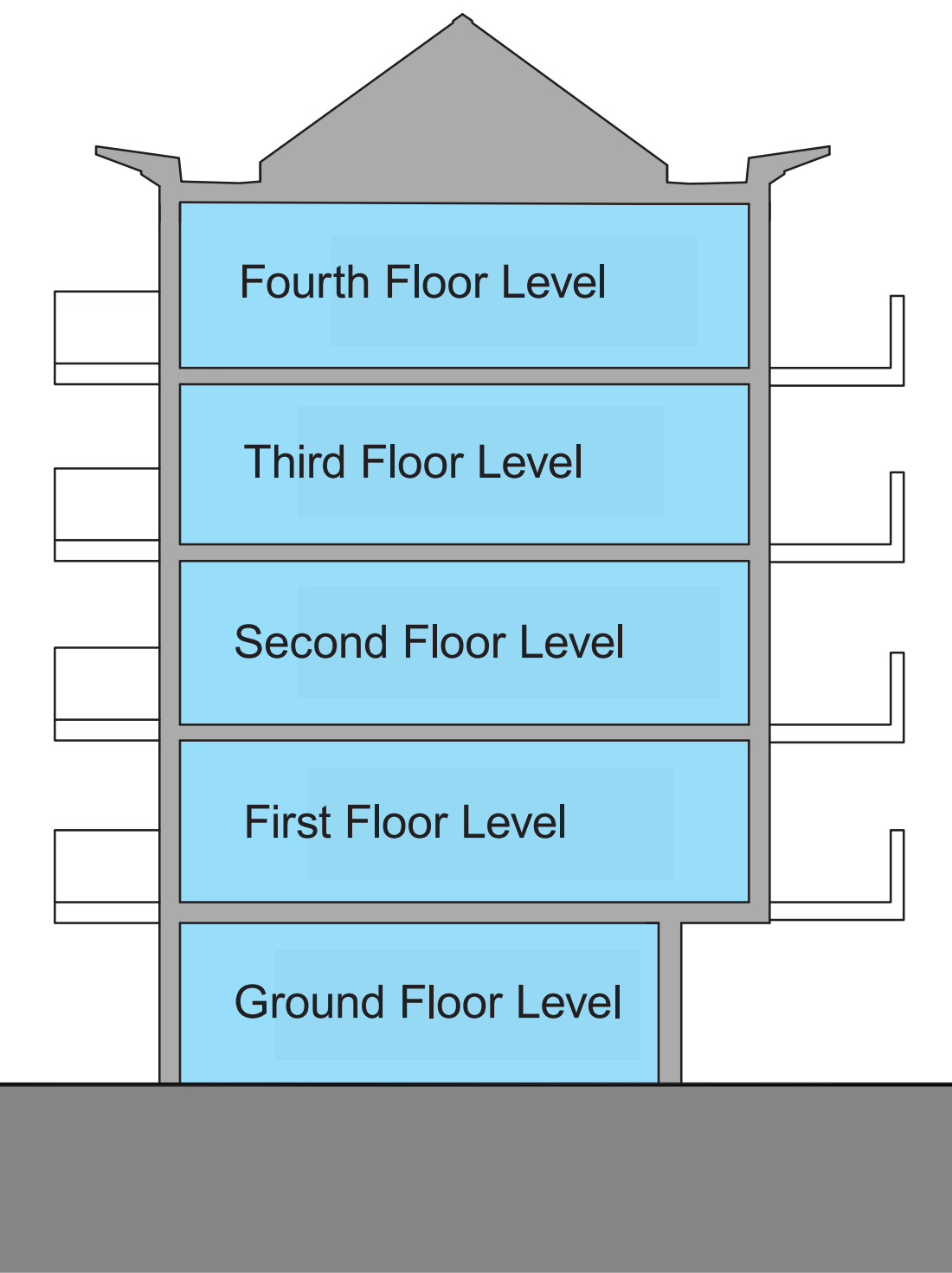
- 1 Bed / 2 People
- 2 Bed / 4 People
- Community Cultural & Art
- Creche
- Plant/Ancillary

BASIN STREET

Block C - Deep Retrofit & Extension - Senior Citizens Accommodation



Block C Typical Floor Plan
Scale: 1/100



Block C Section
Scale: 1/100

Block C – Proposed Unit Numbers & Mix

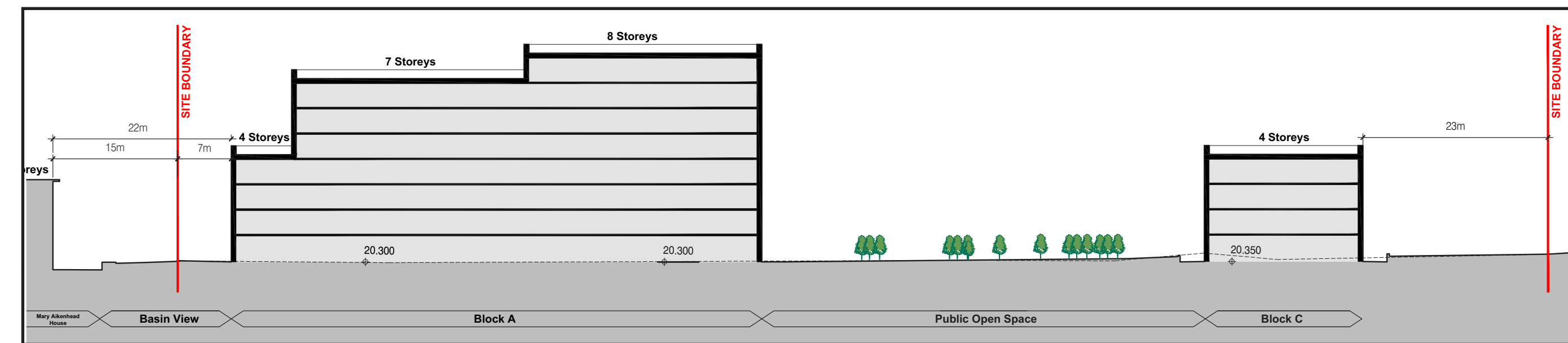
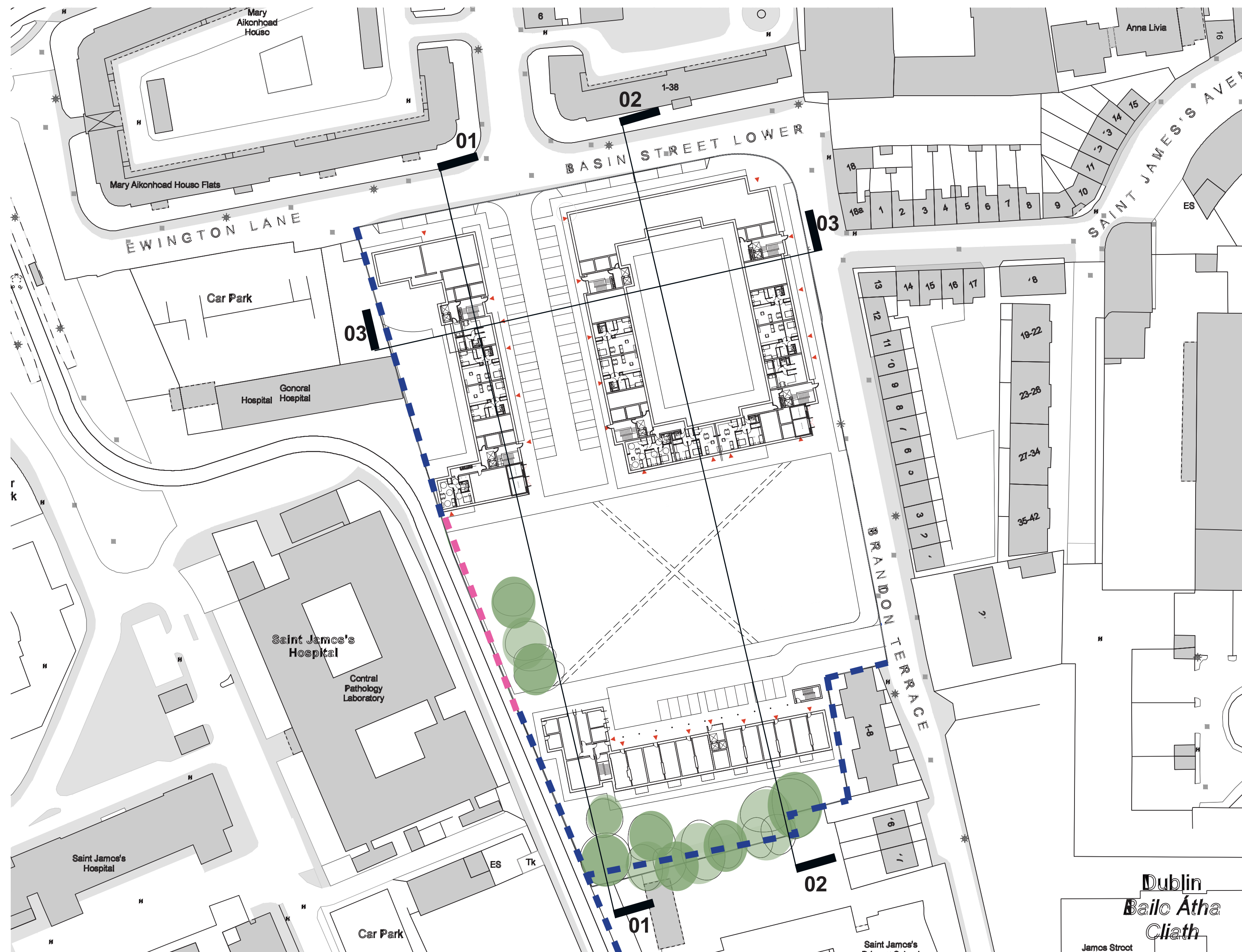
	Studio	1 Bed	2Bed	3Bed	4 Bed	Total
Unit No.	0	37	5	0	0	42
Percentage	0%	88%	12%	0%	0%	100%

Legend

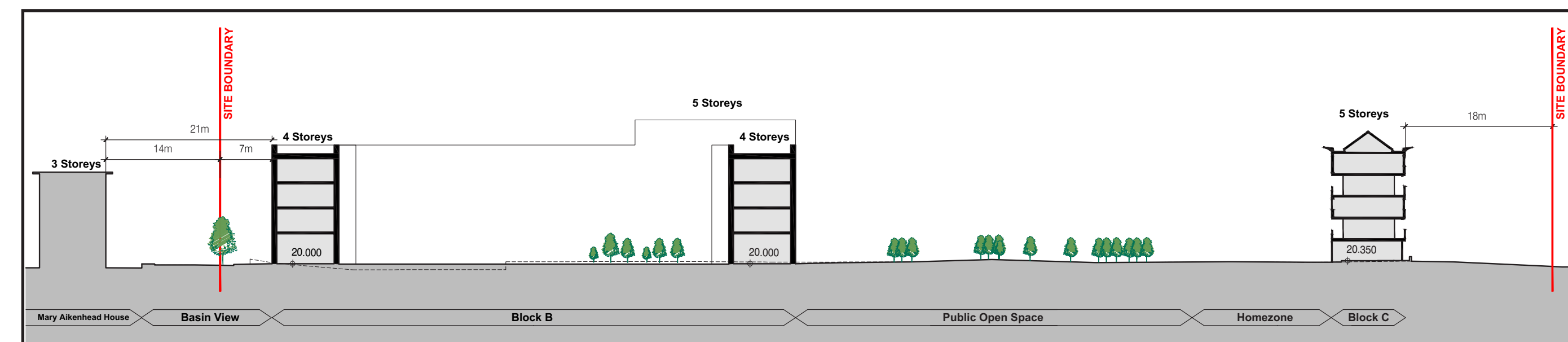
- 1 Bed / 2 People
- 2 Bed / 3 People

10 BASIN STREET

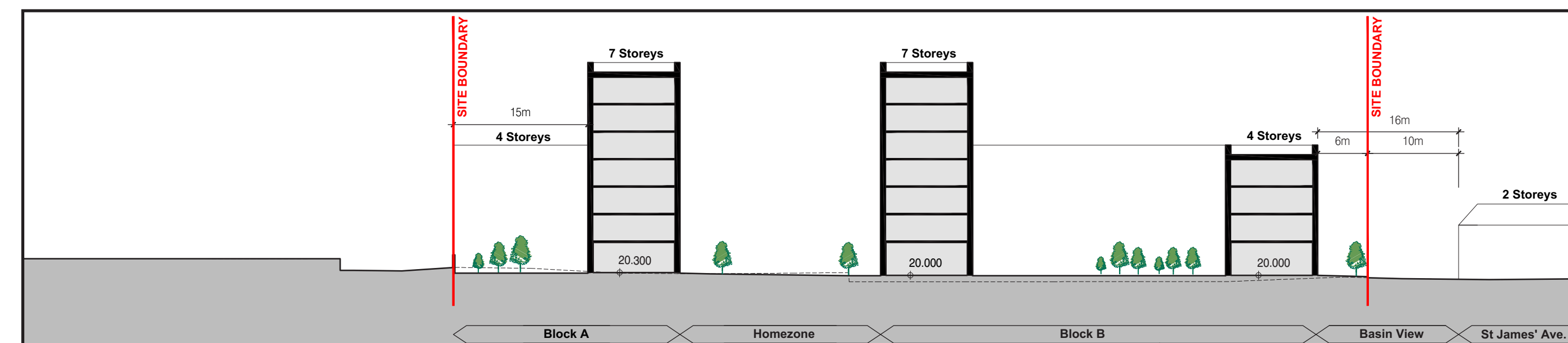
Tree Survey and Boundary Treatment



Section 01 Contextual site section Scale: 1/500



Section 02 Contextual site section Scale: 1/500



Section 03 Contextual site section Scale: 1/500



EXISTING TREES



BOUNDARY TYPE 1

EXISTING MASONRY WALL



BOUNDARY TYPE 2

PROPOSED WALL & RAILING ON TOP

1 BASIN STREET

Phasing Strategy & Construction & Demolition Management

Construction Programme

- Planning: Start Q2 2024 - End Q3 2024
- Tender: Start Q3 2024 - End Q4 2024
- Construction, Phase 1: Start Q3 2025 - End Q1 2027
- Occupation, Blocks A&B: Q2 2027
- Construction, Phase 2: Start Q3 2027 - End Q1 2029
- Occupation, Block C: Q1 2029

Phase 1 Duration:

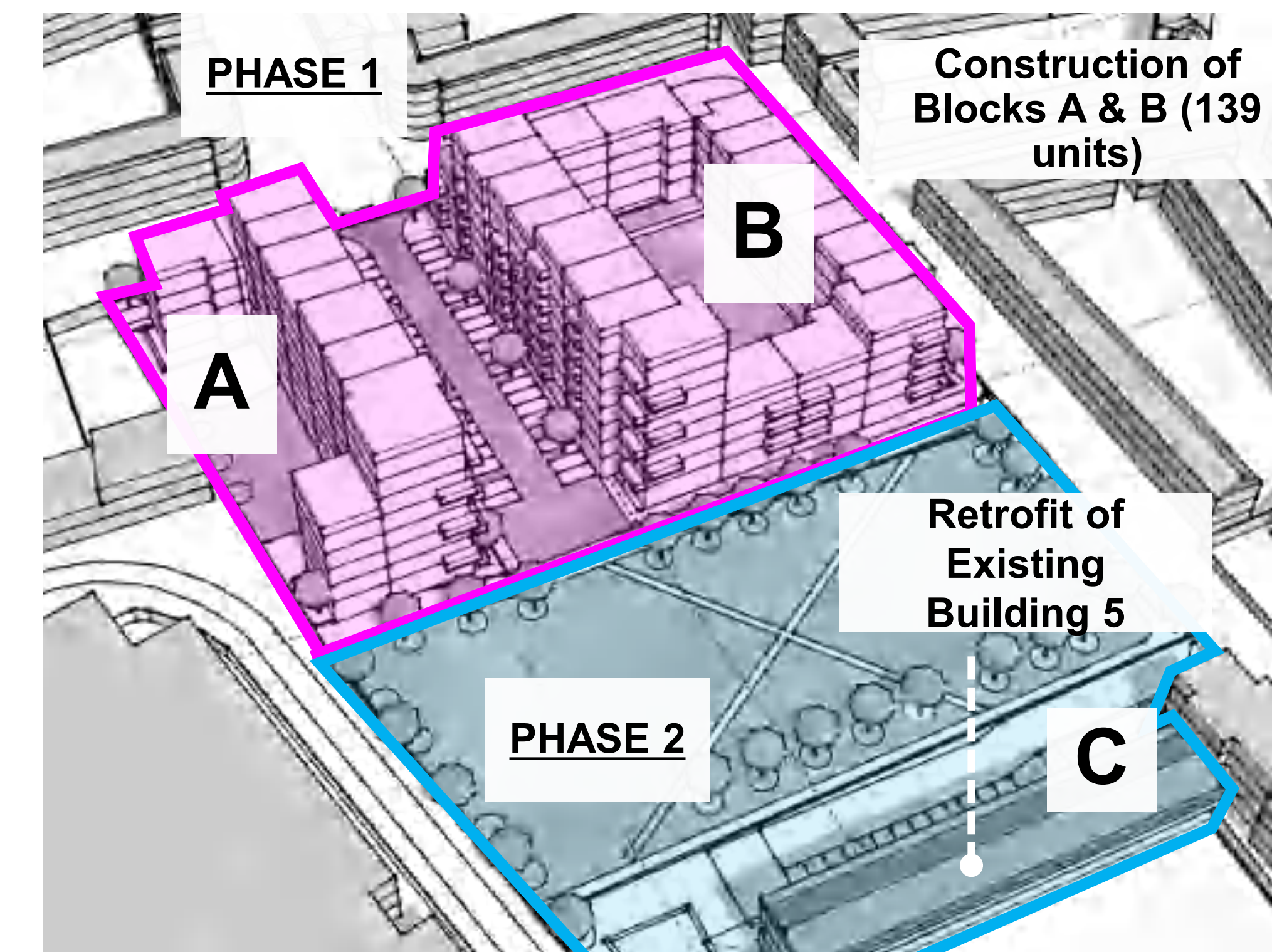
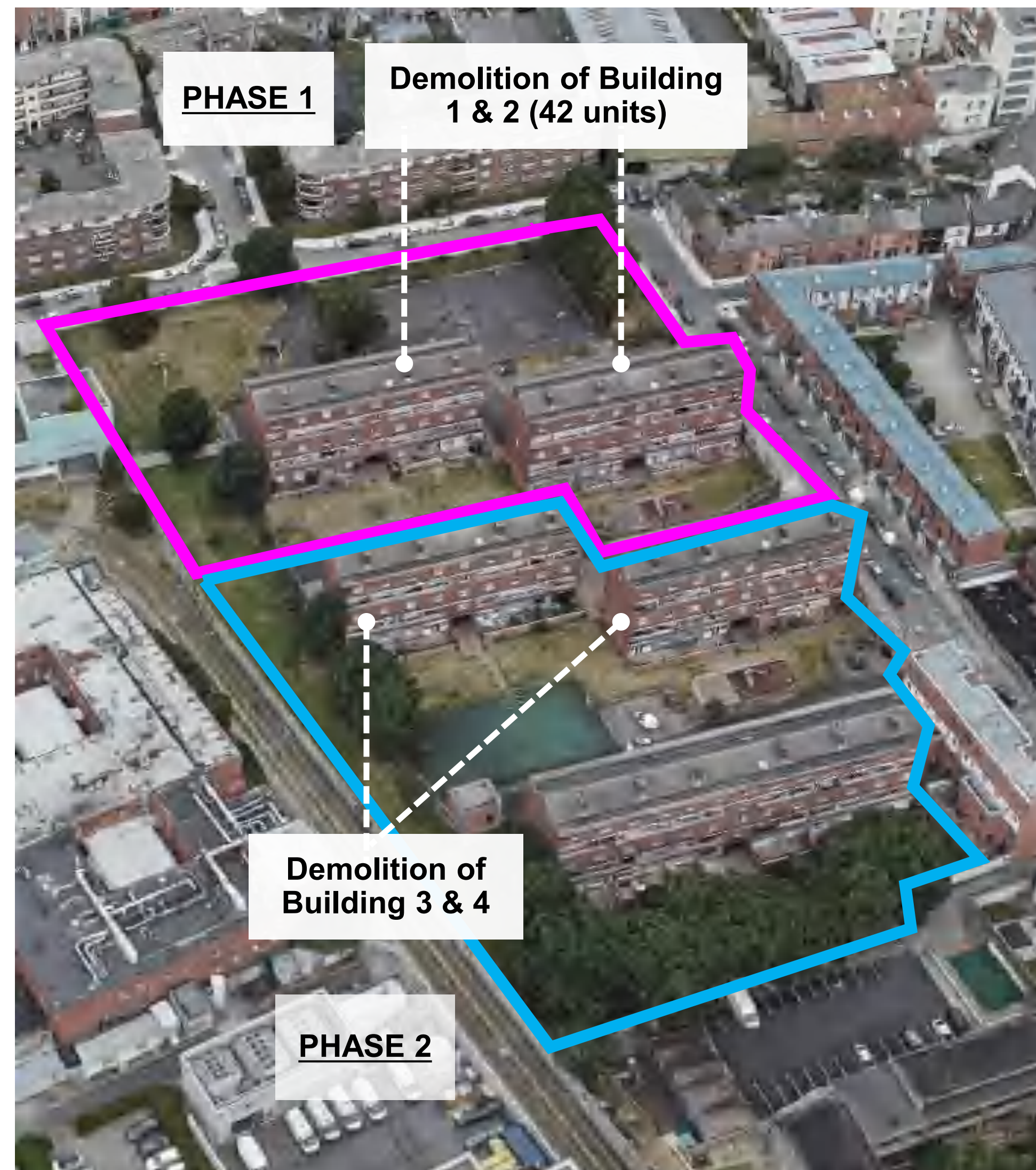
- Buildings 1 & 2 Vacated & Demolished (42 units)
- Construction of Blocks A & B (139 units)
- Construction of new road
- Completion & Handover of Blocks A & B

Phase 2 Duration:

- Demolition of Blocks 3 & 4 (42 units)
- Construction of Public Open Space
- Retrofit of existing Block 5 (Block C) (42 units)

Construction & Demolition Management

- Community Engagement and communication
- Dust, vibration and noise control measures
- Parking & Traffic Management
- Environmental Protection and Waste Management
- Working Hours



12 BASIN STREET Daylight Study



Shadow Study March 21st - 09.00am



Shadow Study March 21st - 12.00pm



Shadow Study March 21st - 15.00pm



Shadow Study March 21st - 17.00pm