ARCHITECTURAL DESIGN RESPONSE TO PLANNING RFI: QUARRY PBSA SEPARATION DISTANCES

Cleeves Riverside Quarter | June 2026

CRQMP-BMEA-XX-XX-RP-AA-0015
P01 - 04/06/2026

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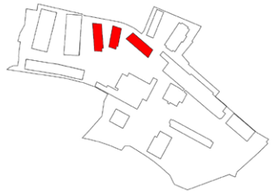
1.0 QUARRY PBSA DESIGN APPROACH TO SEPARATION DISTANCES

1.1 Overview of Site Layout & Massing Strategy



Key Plan, Plot Location

Extract from The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities SPPR 1:
"*...Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and* ***where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces***."

The configuration of the PBSA layout on the Quarry site has been carefully considered to provide a balanced response to the constraints of the site and brief, opportunities for quality amenity spaces for neighbours and students, whilst optimising access to daylight and sunlight for all.

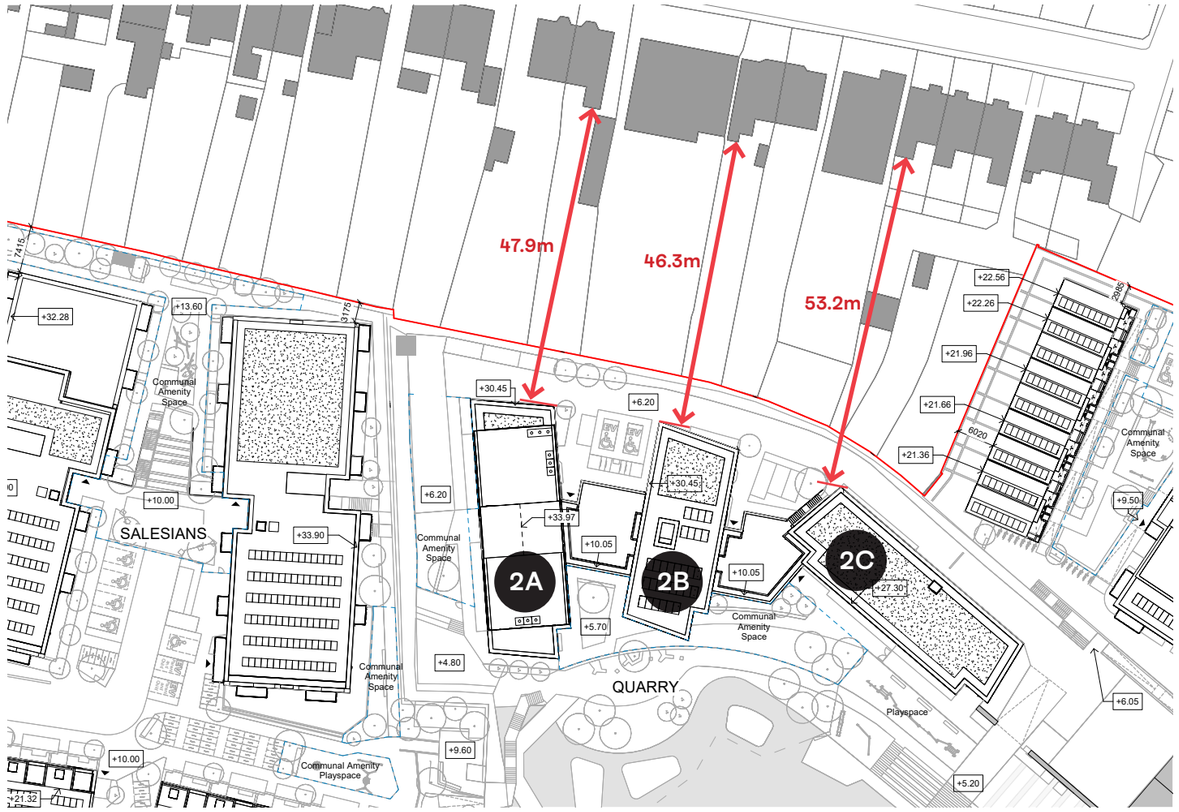
Site Constraints included:
- Heritage context / Protected Structures
- Neighbouring residences to North on Clanmaurice Avenue
- Quarry cliff face up to 8-9m, with consequent impacts on Daylight & Sunlight
- Limited area available between cliff face and reservoir edge
- New residences to West at Salesians site; Stonetown Terrace to Northwest

Client Brief included:
- 300 student bed spaces required
- Noted 270 bed spaces minimum required for viability of PBSA delivery
- Minimum of 5sqm amenity space per bedspace (internal and external)

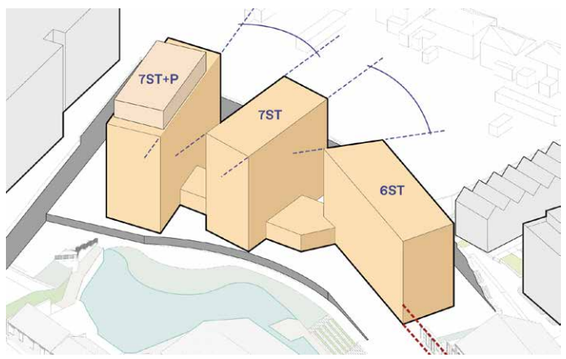
The arrangement of the building wings within the massing strategy of the Student Accommodation, has been designed to incorporate a rotation from the easterly wing where alignment with the Flaxmill is prioritised, to the westerly wing set on the north-south axis where minimising overlooking impacts on the neighbours at Clanmaurice Avenue is prioritised. The massing strategy emerged in response to echoing the scale of the heritage Flax Mill (Protected Structure) at the East, with building wings stepping up from East to West towards the Salesians residential blocks at the upper site level.

The alignment of the wings facilitates optimisation of daylight & sunlight access to the neighbouring residential amenity spaces to the North. Separation distances between the Student Accommodation building and existing neighboring properties to the north at Clanmaurice Avenue exceeds 16metres, protecting the amenity of adjoining residences.

This building configuration optimises the available external space at the Quarry site, enabling a balanced provision of high quality South facing garden-centred communal amenity space for students overlooking the reservoir, whilst enabling permeability of the public realm in a public route alongside the reservoir.

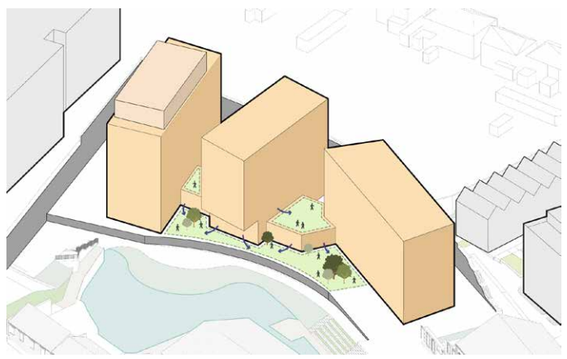


Site Plan Diagram showing separation distances to neighboring developments / houses on Clanmaurice Avenue



Massing & Orientation

The proposed massing steps up from east to west in response to the scale of the adjacent Flaxmill buildings to the east, and the higher new apartment buildings on the upper Salesians site to the west. Wings of the building are arranged in a fan-like manner, the eastern most block aligning with the Flaxmill, whilst the other wings are arranged close to the North-South axis to optimize daylight access to student rooms.



External Student Amenity

Communal external amenity gardens and activity spaces are located to the south and west, benefitting from views over the reservoir and access to sunlight. Arranged to be accessed from the centralised entrance and internal amenity spaces, facilitating spill out from these spaces into the garden. A first floor terrace with similar orientation and views offers further setting for interaction and engagement.

Axonometric diagrams (extract from Architectural Design Report)

1.0 QUARRY PBSA DESIGN APPROACH TO SEPARATION DISTANCES

1.2 Mitigation measures at reduced separation distances

Separation distance between the Student Accommodation building and the proposed residential development at Salesians exceeds 16 metres, protecting the amenity of adjoining residences. Reduced separation distance between the Student Accommodation and the proposed townhouses at Stonetown Terrace is mitigated by the omission of windows on their south facing gable wall.

The configuration of the building wings enables the optimisation of daylight & sunlight access to the student communal amenity spaces (external and internal), the student bedrooms and shared living rooms (LKDs), the latter on east-west orientation. The staircore of Block 2B is located on the west side of that wing to minimise the number of bedrooms on that façade.

The westerly wing of the Student Accommodation (2A) is rotated away from the Salesians block to allow daylight and sunlight into both the student external amenity/ fitness area at the base of quarry and into the public amenity space/ rock climbing area in the corner where the cliff face turns. This rotation also facilitates greater distance between the Salesians residences and the rooftop of this wing where acoustically screened plant is located at the highest point of the stepped massing strategy.

Where reduced separation distances exist between the wings of the student accommodation, mitigation measures to restrict views have been proposed including:

(i) Angled facades

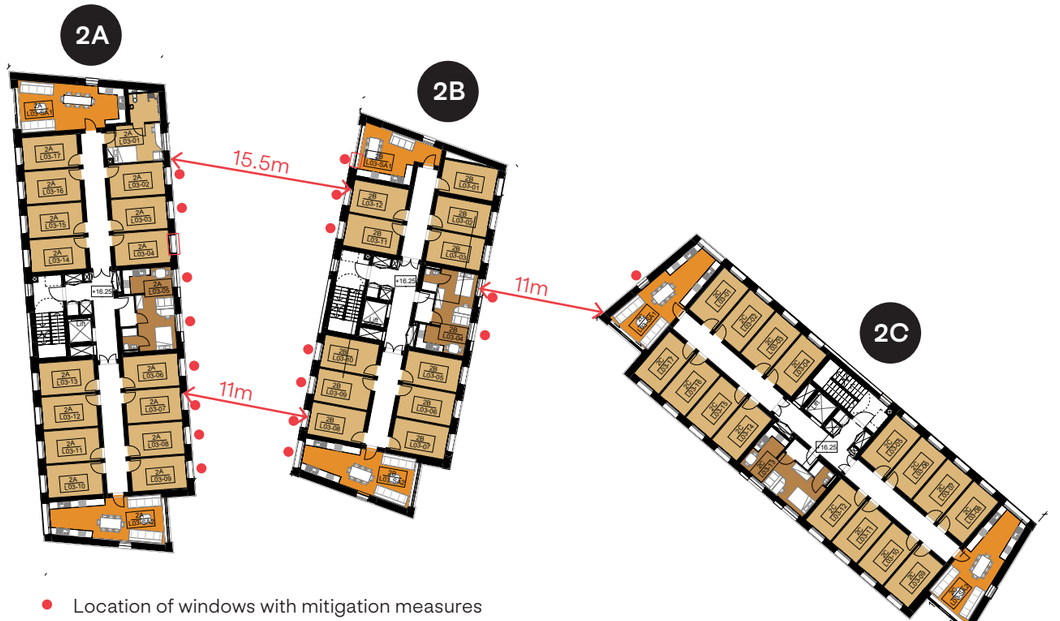
(ii) Window locations

(iii) Window Design

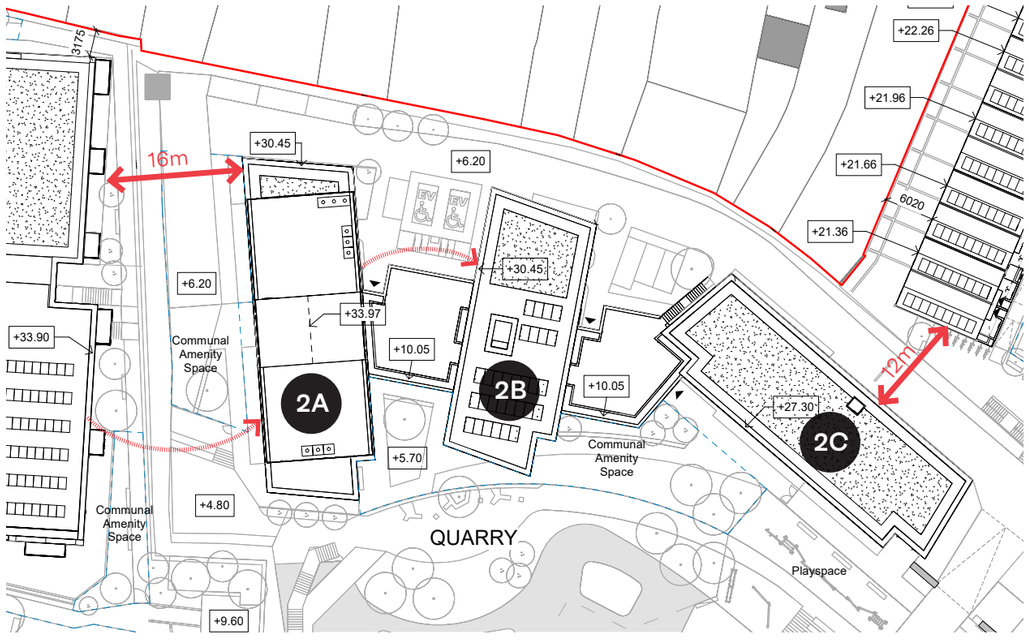
(iv) Material treatment to obscure views

Note: These measures apply to windows located within reduced separation distances, not opposite blank walls / secondary obscured windows. Further mitigation measures are now proposed (as per Section 1.4 / page 5).

Location of windows proposed to receive mitigation measures are located primarily on wings 2A & 2B (see diagram).



Upper Plan Diagram showing student room windows impacted by reduced separation distances



Site Plan Diagram illustrating angling of facades & separation distances to adjacent residential

1.0 QUARRY PBSA DESIGN APPROACH TO SEPARATION DISTANCES

1.3 Mitigation measures at reduced separation distances

(i) Angled facades

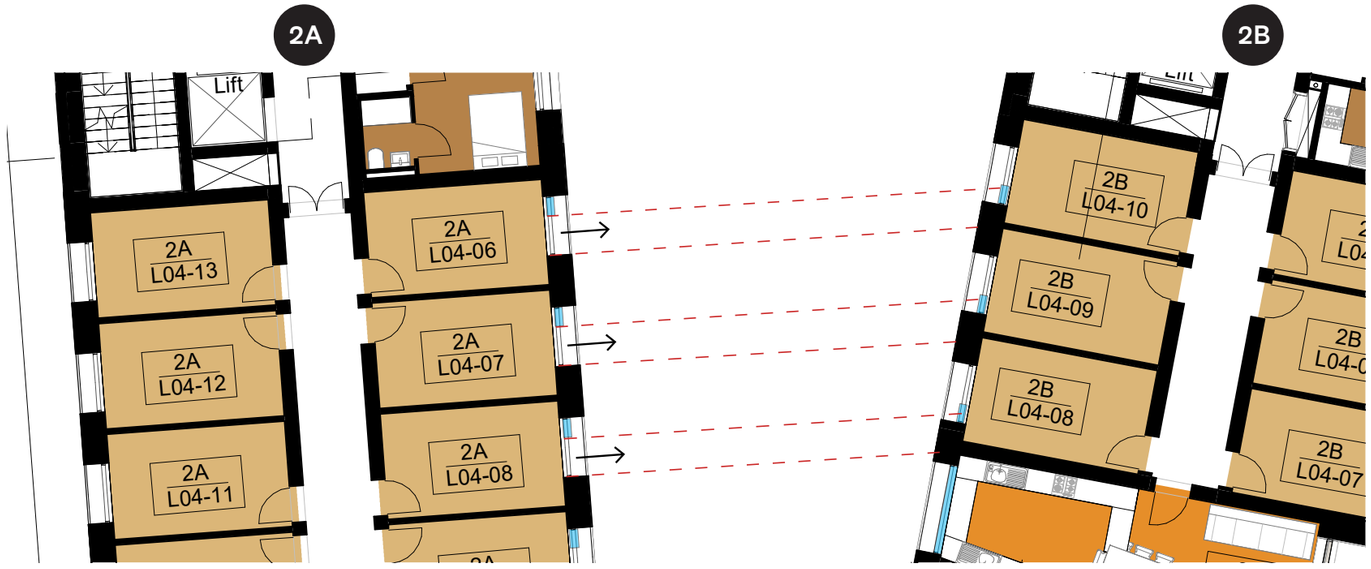
The east facing facade of the westerly wing (2A) and the west facing façade of the central wing (2B) are set at an angle relative to each other, to avoid directly opposing windows to habitable rooms. The cone shape draws daylight in from the north.

(ii) Window location

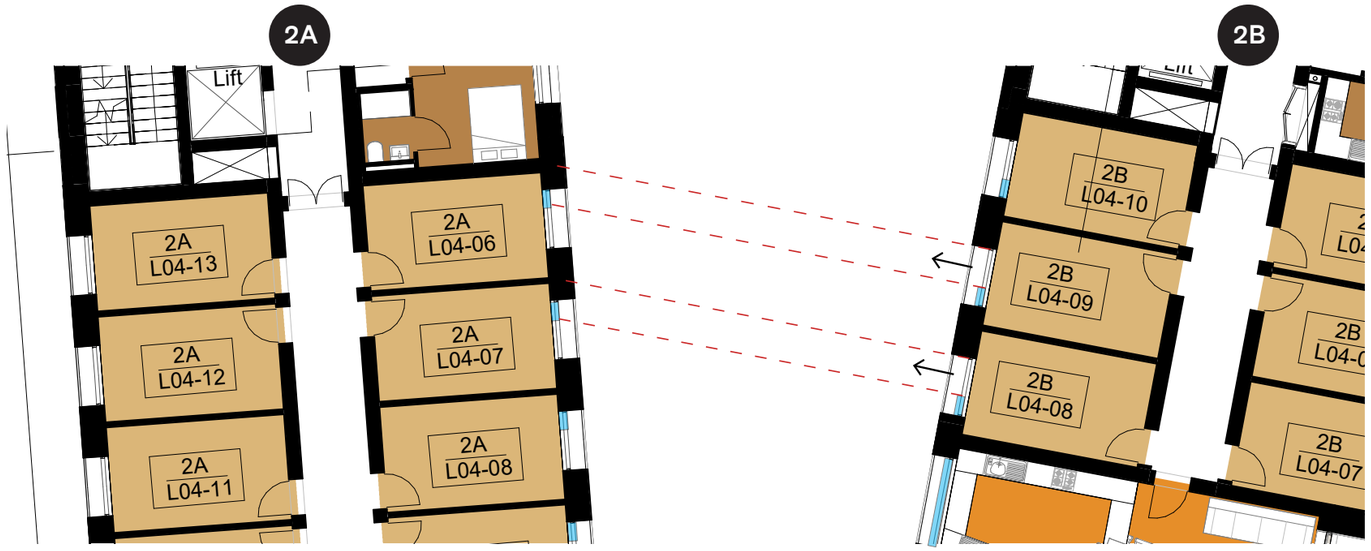
The placement of windows on these façades was carefully considered so that an offset relationship is created, to minimise direct lines of sight between respective windows, as illustrated in diagrams opposite.

(iii) Window Design

The configuration and design of the windows were considered, with the introduction of an integrated side panel at the opening section, located so the main window sections of the respective windows do not face another. This also offers a location for privacy mitigation measures to further minimise direct lines of sight eg. permanently obscured translucent glazing.



Partial plan diagram with intended privacy mitigation strategy, from wing 2A



Partial plan diagram with intended privacy mitigation strategy, from wing 2B

Permanently Obscured Translucent Glazing

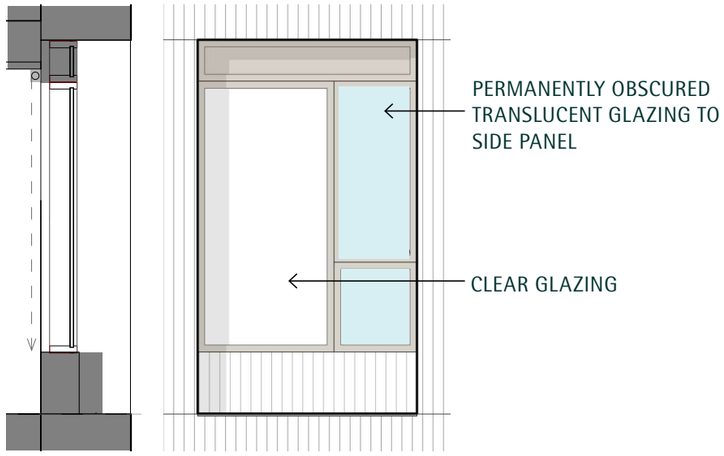
PARTIAL PLAN DIAGRAMS WITH PRIVACY MITIGATION INCLUDING PERMANENTLY OBSCURED SIDE PANELS

1.0 QUARRY PBSA DESIGN APPROACH TO SEPARATION DISTANCES

1.4 Mitigation measures at reduced separation distances

(iv) Material treatment to obscure views, as proposed original submission

- Proposed integration of permanently obscured translucent glazing at side panel/ opening window section of bedroom windows to restrict views.
- Proposed integration of permanently obscured glazing at secondary window of communal living spaces (LKDs).



Original Mitigation Measure: Permanently obscured glazing to side panel

Further mitigation measures have been considered with respect to window design and are now proposed in response to the ACP Planning RFI:

(v) Integration of fixed louvred screen at side panel of student room windows.

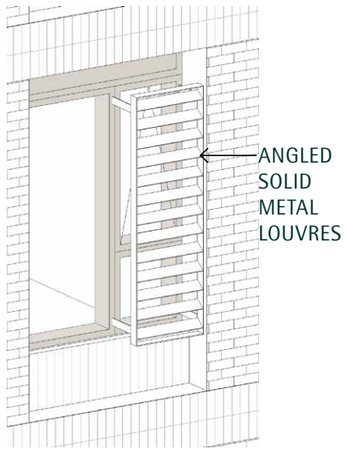
(vi) Permanently obscured glazing to 1.8m above FFL at student room windows

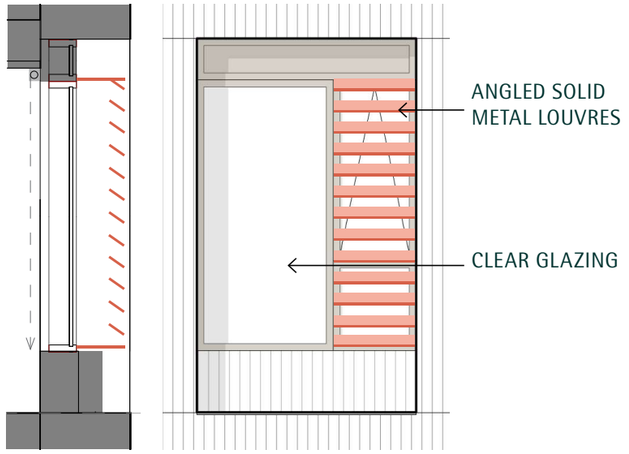
Fixed angle louvred screen at side panel / Type A:

- Integration of fixed metal louvred screen at side panel / opening window
- Metal louvres with angled blades to restrict views to downward direction (type A)

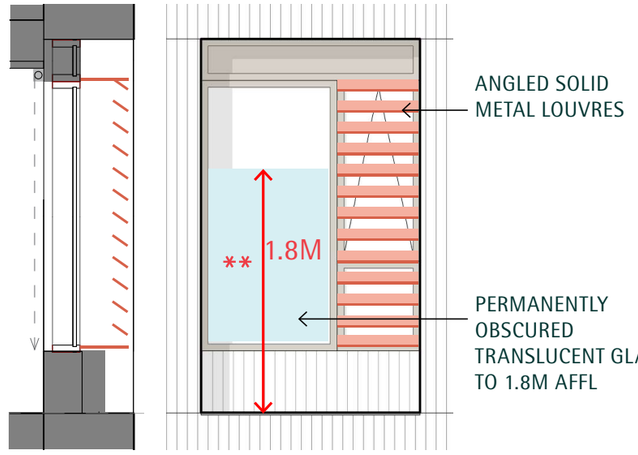
Permanently obscured translucent glazing / Type A1:

- Addition of obscured glazing to 1.8m above FFL restricting views at eye level whilst offering high level outlook (type A1)





Type A:
Fixed angled louvred screen at side panel



Type A1:
Fixed angle louvred screen at side panel with permanently obscured glazing to fixed pane to 1.8m above FFL

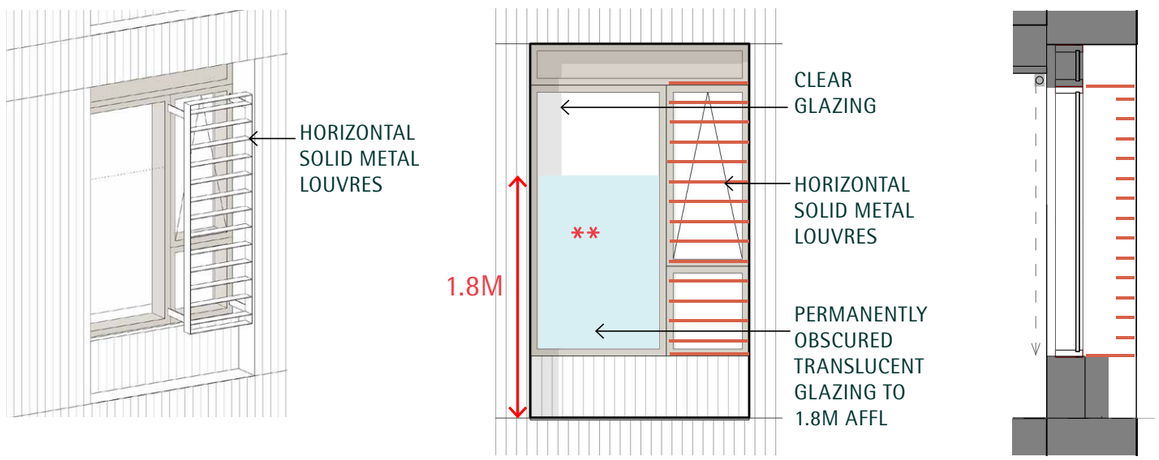
Additional Proposed Mitigation Measure Type A / A1: Fixed angled louvres at side panel

1.0 QUARRY PBSA DESIGN APPROACH TO SEPARATION DISTANCES

1.5 Mitigation measures at reduced separation distances

Fixed horizontal louvred screen at side panel / Type B:

- Integration of fixed metal louvred screen at side panel in front of opening window
- Horizontal blades to maximize daylight whilst restricting views from above
- Addition of permanently obscured translucent glazing to 1.8m AFFL



Additional Mitigation Measure Type B: Side panel with Horizontal Louvres, Fixed Panel with permanently obscured glazing to 1.8m

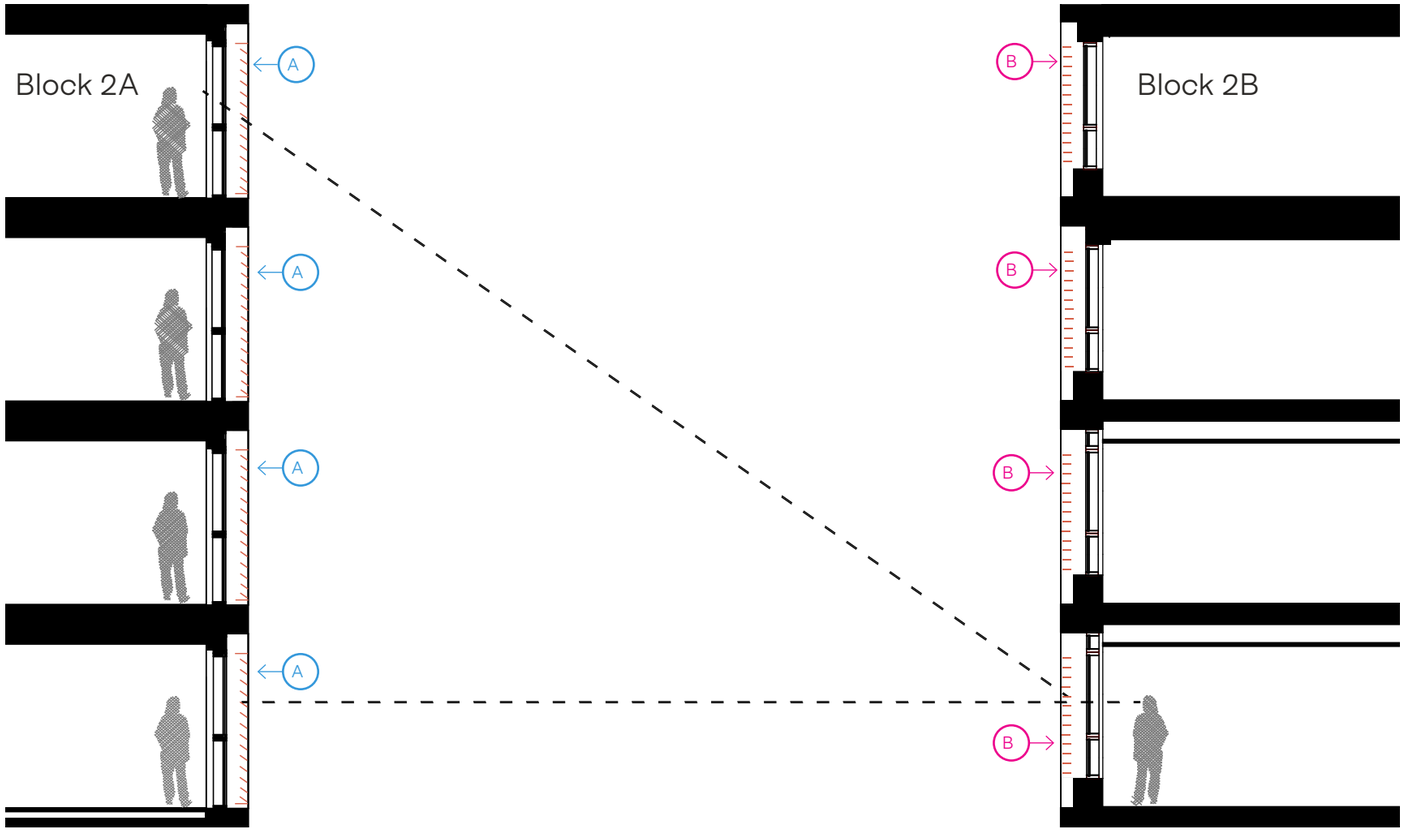
Combined measures to restrict views whilst optimising Daylight

It is proposed to use differing mitigation measures / window treatment types on the façades identified, which in combination will serve to restrict views, whilst offering optimal daylight to student rooms.

The section illustrates how the two different louvred measures in combination offer a considered mitigation measure.

Space is provided above window heads offering a location for internal blinds, as are normally provided in managed student accommodation facilities.

The student apartment clusters in these locations are designed so that the corresponding communal living rooms (LKDs) have very good daylight and sunlight, and access to views.



Section Diagram illustrating combination of horizontal and angled louvres on facing facades to restrict views.

1.0 QUARRY PBSA DESIGN APPROACH TO SEPARATION DISTANCES

1.6 Mitigation measures at reduced separation distances

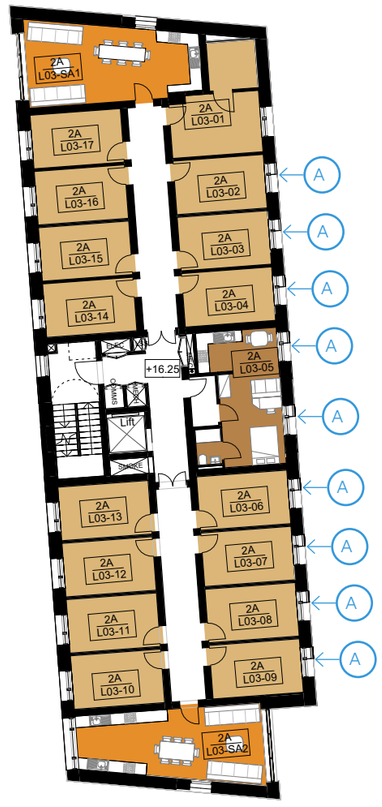
Combination of mitigation measures

Location of proposed mitigation measures are on westerly (2A) and central wing (2B) as illustrated in adjacent diagram.

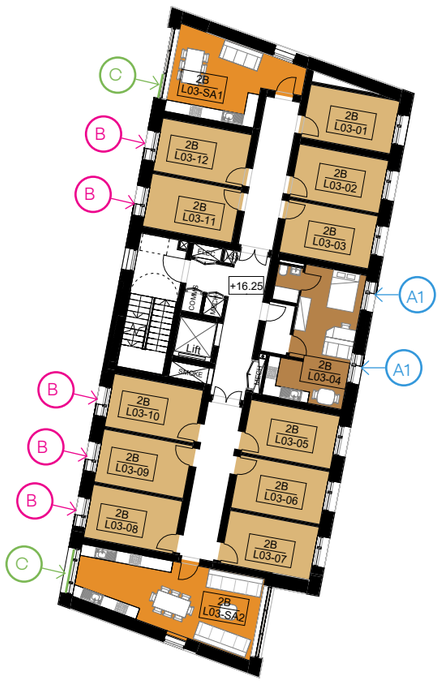
Careful consideration has been given to mitigation measures, with various alternatives explored, in order to arrive at the proposed combination.

Impacts on Daylight and Sunlight of various alternatives considered were analysed, in order to arrive at a satisfactory balance of daylight provision and restricting of views. Please refer to IES report for details.

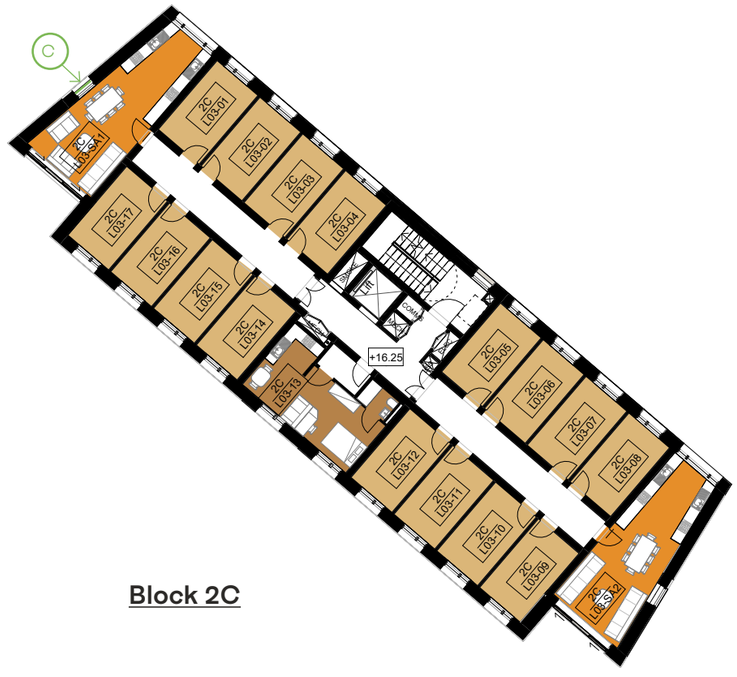
These measures will not detract from the benefits of the significant provision of high-quality amenity spaces, including external amenity spaces, offered by the building configuration on the site for both the student community, the public and neighbouring community. Dedicated internal amenity spaces provided for the student community include: reception area, social interaction zones, touchdown spaces, individual and shared study spaces and multi-purpose seminar space. Arranged as a central focal point with easy interface between internal and external amenity, the ensemble responds to the particular qualities of the site, its landscape features and overall context, to create a rich high quality environment for student living, that is also integrated into its larger context and the landscape strategy of the masterplan.



Block 2A



Block 2B



Block 2C

A Fixed angled louvred screen at side panel

A1 Fixed angled louvred screen at side panel, with permanently obscured translucent glass to fixed panel to 1.8m high

B Fixed horizontal louvred screen at side panel, with permanently obscured translucent glass to fixed panel to 1.8m high

C Permanently Obscured Translucent treatment to glass

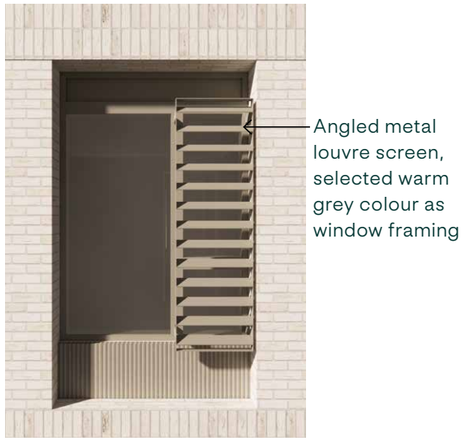
1.0 QUARRY PBSA DESIGN APPROACH TO SEPARATION DISTANCES

1.7 Facade Design

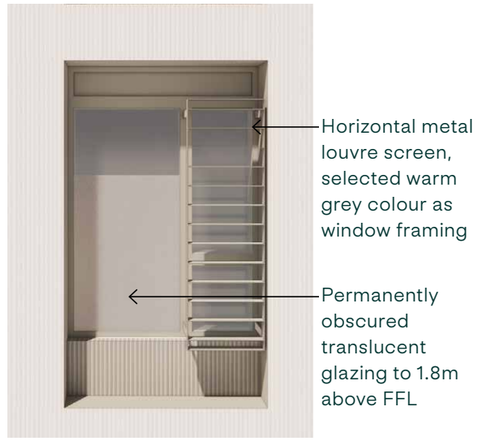
The introduction of metal louvres to the Student Accommodation facades is in keeping with the established material palette for the Cleeves Riverside Quarter, that references the industrial heritage history of the site.

The metal louvred screens integrated in vertical frames of elegant proportions, will echo the repetition of the student rooms, serving to reinforce the design approach of a regular façade pattern that reflects the strict rhythm of the historic Flaxmill façade.

Metal louvres are proposed in a matching colour to the window framing, with the differing horizontal and angled configuration of louvres bringing variation, depth and definition to the overall façade design.



A Type A: Fixed angled louvred screen at side panel



B Type B: Fixed horizontal louvred screen at side panel, with Permanently obscured translucent glass to fixed panel to 1.8m above FFL

A1 Type A1: Fixed angled louvred screen at side panel, with translucent glass to fixed panel to 1.8m above FFL

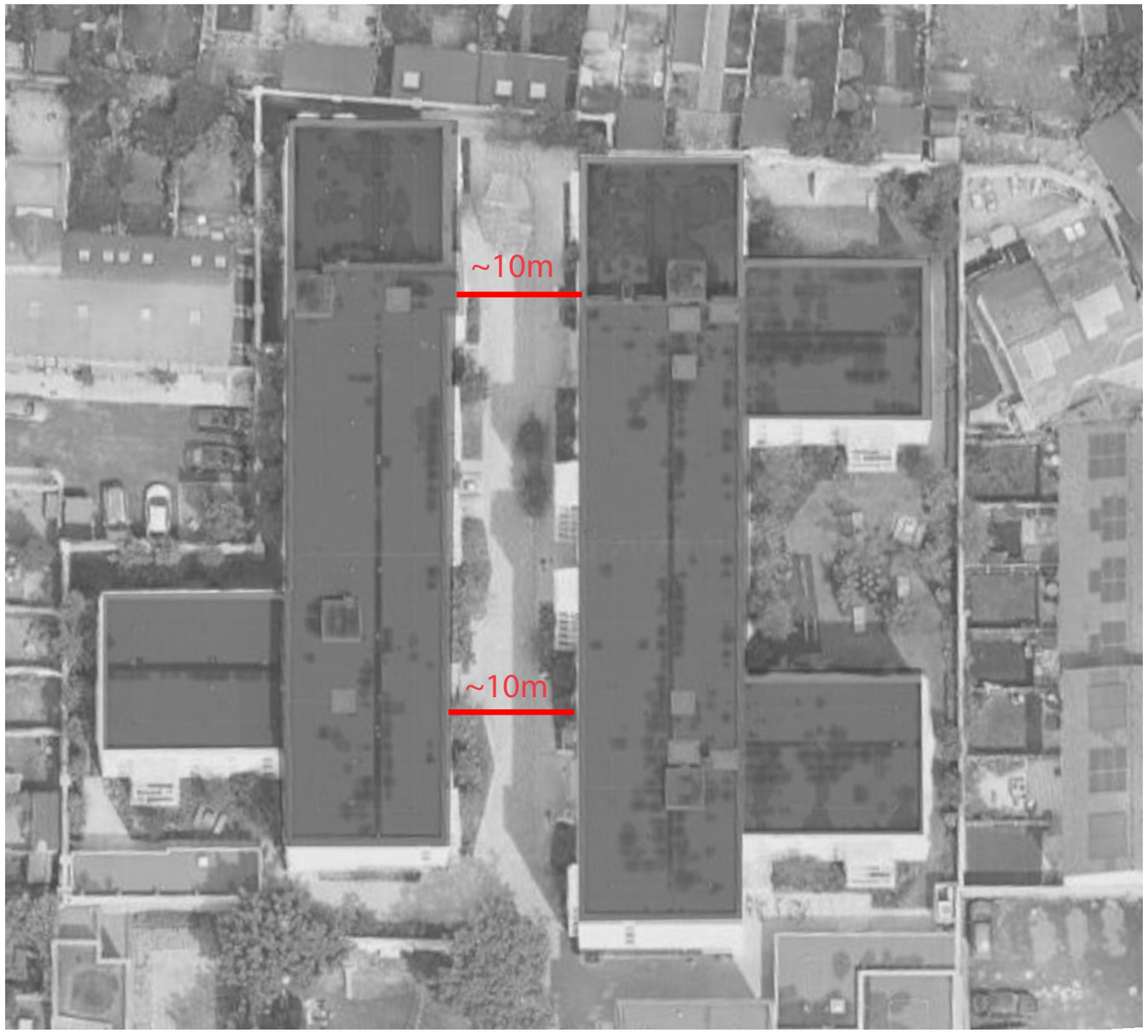
Sketch perspective view of PBSA from southeast, with additional mitigation measures shown

2.0 PRECEDENT RESEARCH / PBSA

Included below are a number of Student Accommodation precedent projects, incorporating reduced separation distances between habitable rooms, that have been used for reference.

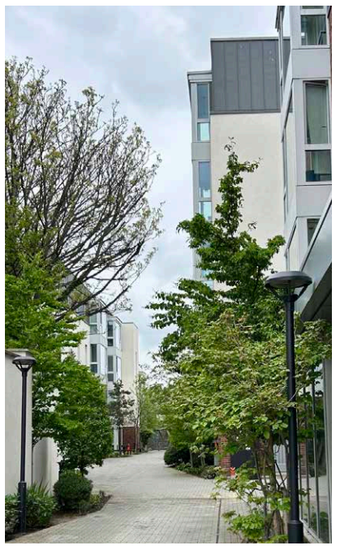
2.1 Montpelier Hill Student Accommodation, Dublin 7

ABP ref. 301629-18 (DCC ref. 3772/16)

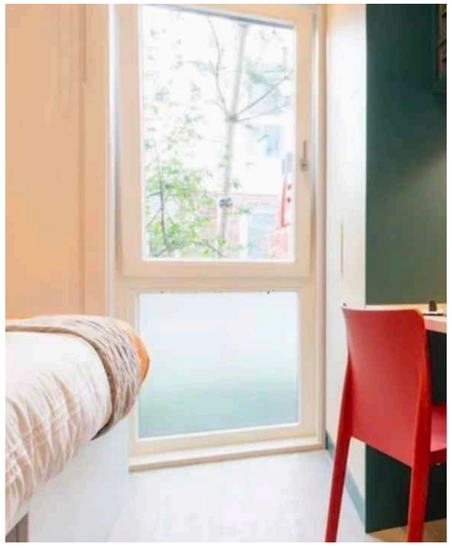


Site plan aerial view with separation distance of 10m (from Google Maps)

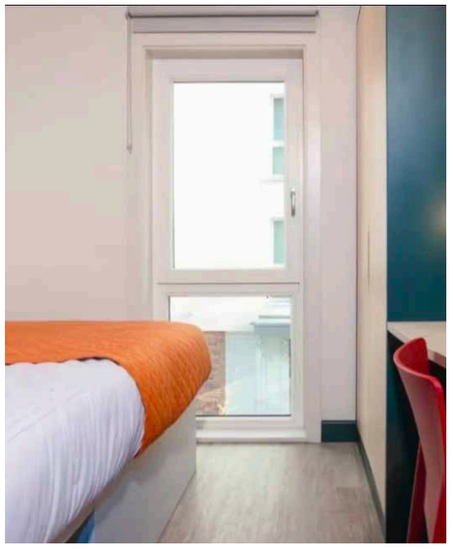
Directly opposing facades with student bedrooms



Opposing facades with 10m separation



Ground Floor low level window with obscured glazing

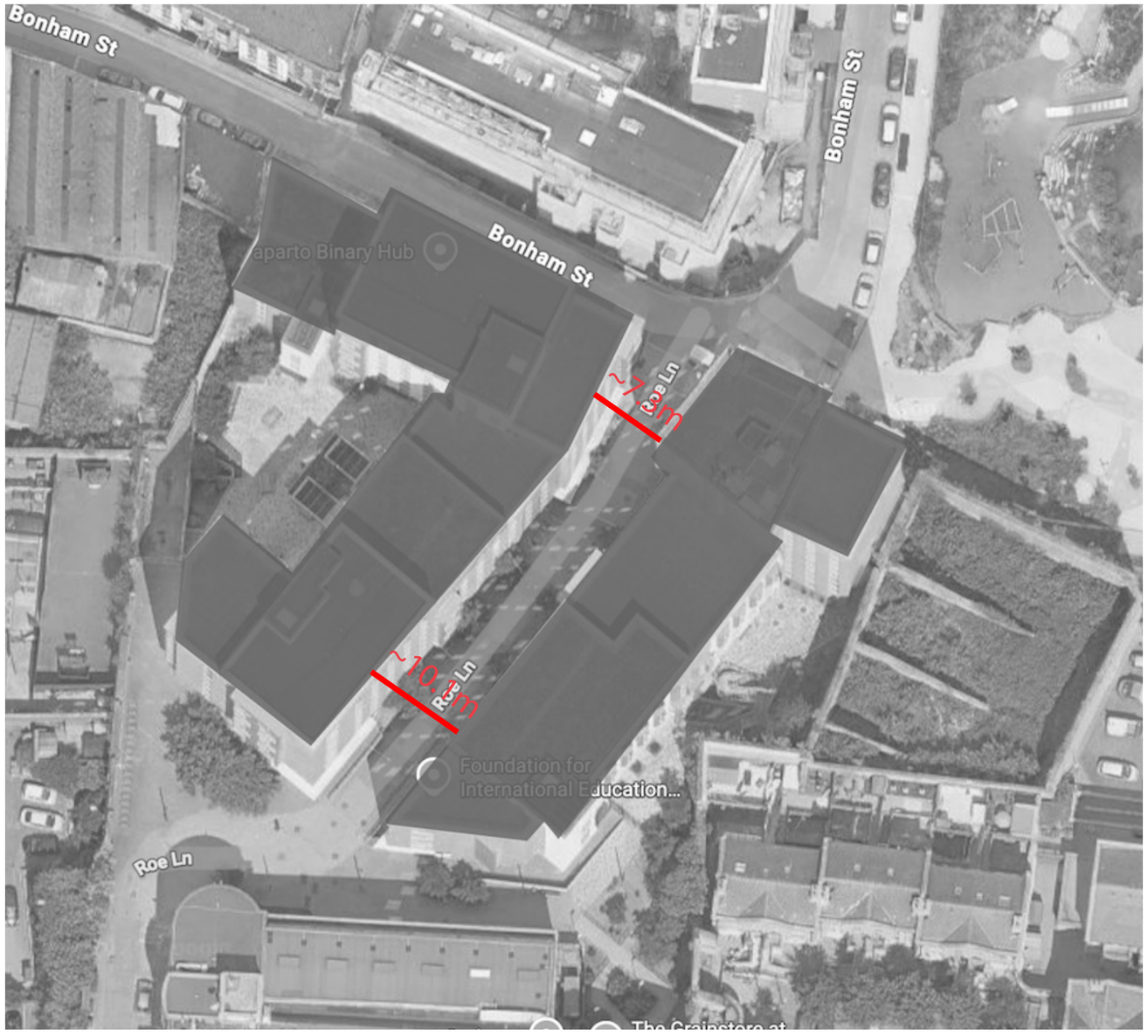


Typical opposing window (internal blind)

2.0 PRECEDENT RESEARCH / PBSA

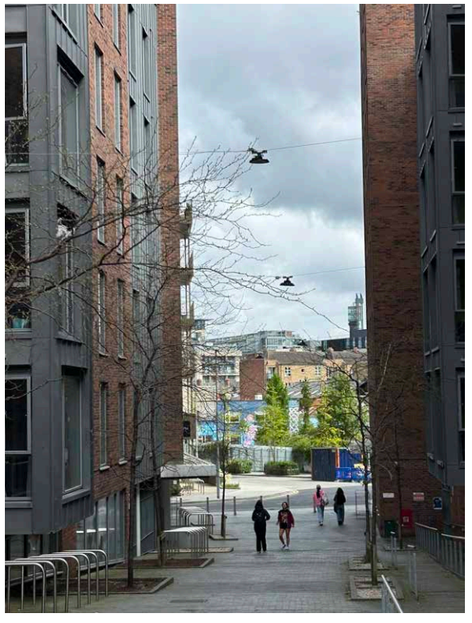
2.2 Binary Hub, Roes's Lane Student Accommodation, Dublin 8

ABP ref. PL 29S.233466 (DCC ref. 3191/13)



Site plan aerial view with separation distance of 7.3 -10.1 metres (from Google Maps)

Directly opposing student bedrooms



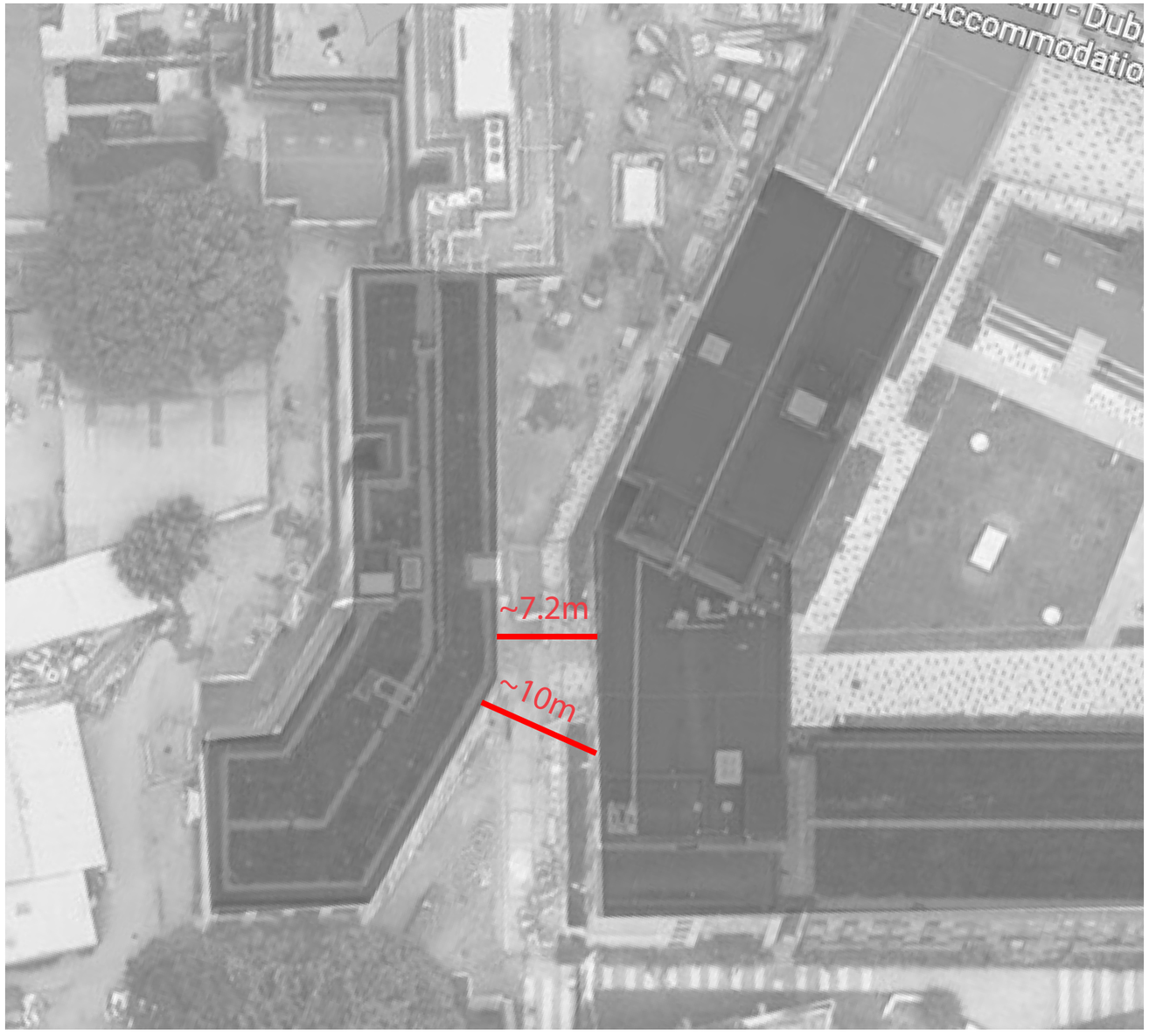
opposing and angled facades

Typical opposing bedroom window

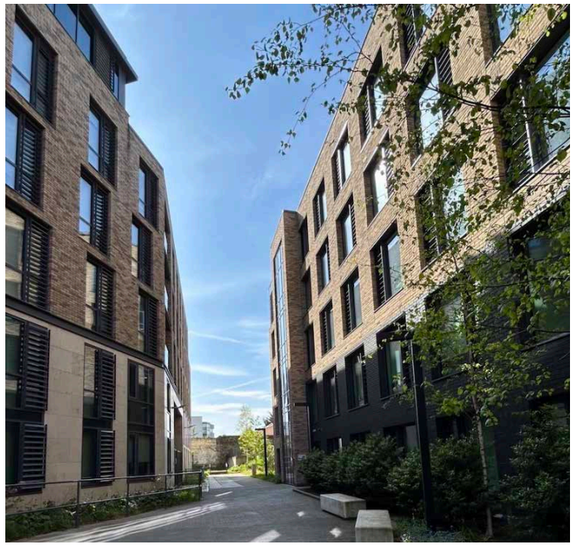
2.0 PRECEDENT RESEARCH / PBSA

2.3 Brewers Close / New Mill Street Student Accommodation, Dublin 8

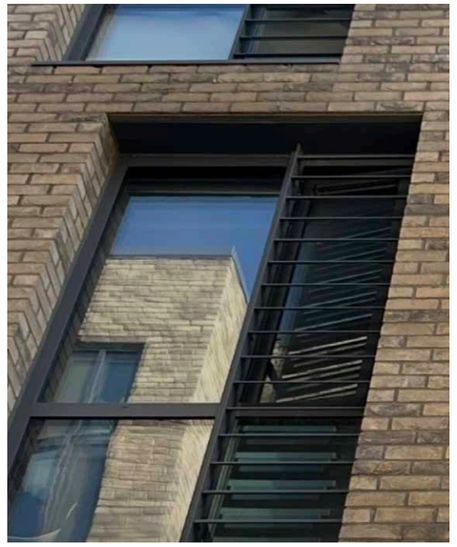
ABP ref. 303436-19 (DCC ref. 3475/14)



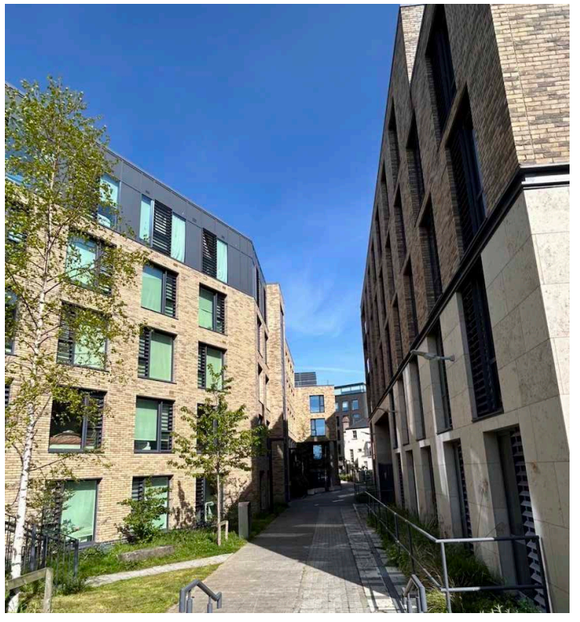
Site plan aerial view with separation distance approx. 7.2 -10.0m (from Google Maps)



Angled facades reducing to directly opposing



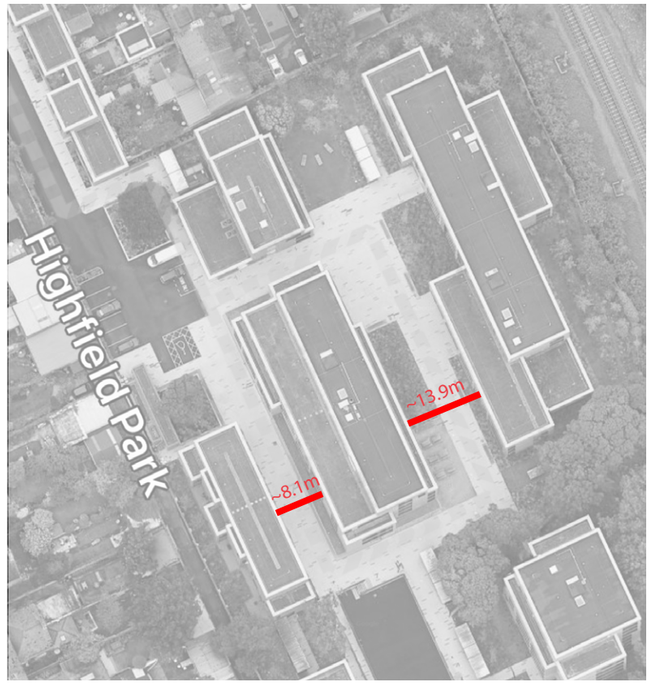
Typical directly opposing bedroom window



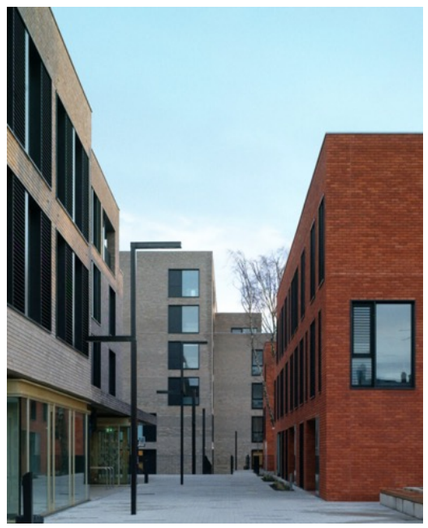
Opposing and angled facades

2.0 PRECEDENT RESEARCH / PBSA

2.4 Highfield Park Street Student Accommodation Dublin 7 ABP ref. PL 29N.248726 (DCC ref. 4262/16)

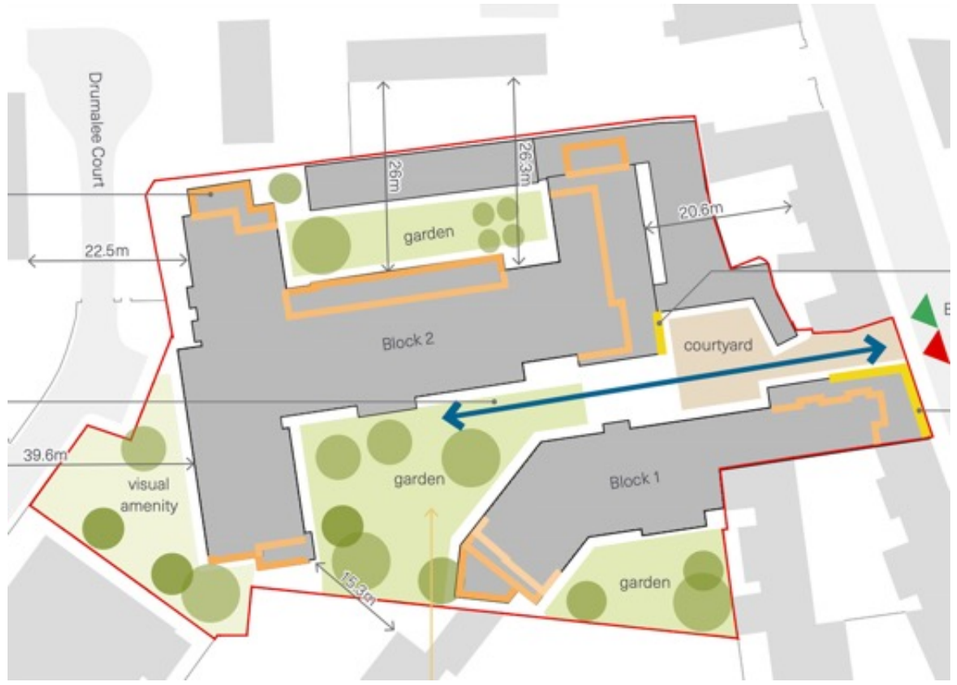


Site plan aerial view with separation distance 8.1m, 13.9m (from Google Maps)



Opposing bedroom facades at 8.1m separation distance (DTA)

2.5 Prussia Street Street Student Accommodation Dublin 7 ABP ref. 319847-24 (DCC ref. LRD6050/24-S3)



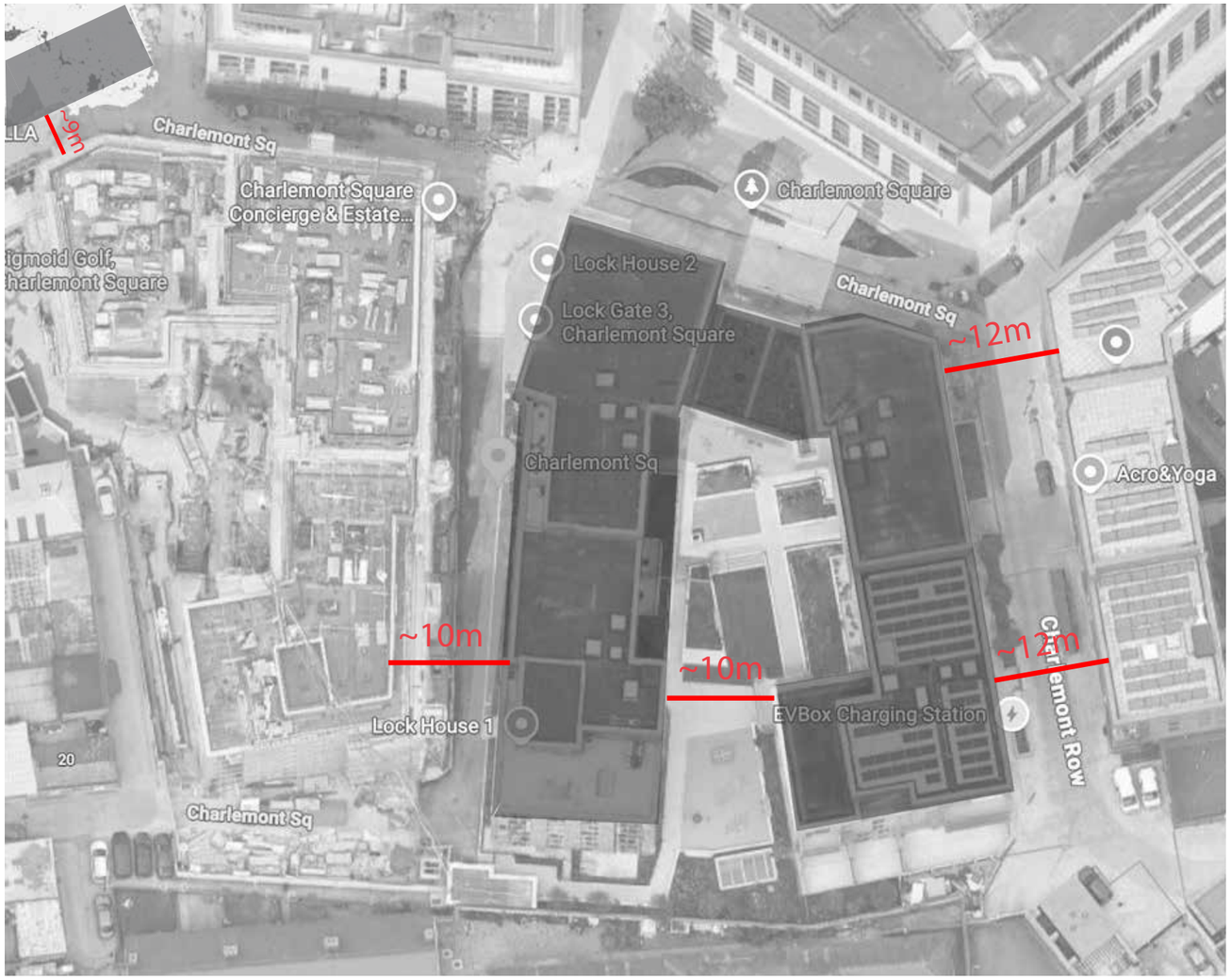
Excerpt from Architectural Design Statement, planning application (OMP)

Excerpt from Architectural Design Statement (OMP), separation distances 9.5-11.1m

2.0 PRECEDENT RESEARCH / RESIDENTIAL

2.6 Charlemont Square Residential, Dublin 2

ABP ref. PL 29S.238212 (DCC ref. 4443/16)



Site plan aerial view with separation distance 9.0m, 10.0m (from Google Maps)

opposing & angled facades

Opposing facades with habitable rooms at 10.0m separation

Typical opposing windows at 9.0m separation

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