

Hines Clonliffe Development

Clarifications on Matters Arising from Recent Public Meetings

10 August 2021

Hines intend to deliver high quality apartments in line with or exceeding all quality and size standards. The proposed development at Clonliffe will set a new benchmark for apartment quality in Dublin. In terms of size, the apartments will be well in line with or exceed the current national space standards - which in turn are 11% higher than the average EU/UK space requirement for apartments. The development will also have exceptionally high standards in terms of open space provision, fire safety and daylight provision.

The development will also be a market-leading development in terms of sustainability. It should be acknowledged by all that the Government in implementing the Near Zero Energy Buildings (NZEB) published in 2019, has set high standards for energy performance of new buildings, reducing energy bills to alleviate energy poverty, and improved indoor air quality. Better performing buildings provide higher comfort levels and wellbeing for their occupants and improve overall health.

Over 50% of the total apartment units will have multiple windows on 2 separate facades thus benefitting the open plan living/dining/ kitchen spaces. This will offer these units enhanced views, daylight and natural ventilation. This level of delivery is at the uppermost end of requirements for new apartment developments being built in Ireland and signifies a high quality overall design and living environment.

1. **Build-To-Rent (B2R) Standards** - The overall quality of the build and B2R standards - are very high by EU standards. While Build to Rent has a lesser requirement in terms of physical space than Build to Sell, there is zero difference in terms of required building standards and building quality.

All newly constructed apartments within the scheme will fully meet the required standards for Build to Rent. There will however be a limited number of studio apartments (13) contained within the existing seminary buildings that will be marginally less than the Minimum Floor Areas set out in the required standards due to complications arising as a result of the fact they are located within a protected structure. However, this will be more than compensated for by the significant quality of the existing spaces which these apartments will enjoy - such as tall existing floor to ceiling heights and generous sized existing sash windows. *Such concessions are*

specifically accommodated within the planning process when dealing with refurbishment projects of old and protected structures, as is the case in Clonliffe.

Of the 1,614 Apartments attached to this scheme as lodged for Planning with ABP, 94% of all apartments exceed the minimum size requirements for Build to Rent standards, while 18% of the apartments actually exceed the required Build to Sell size standard.

Therefore, the scheme is not only meeting the minimum Build to Rent size standards, but they are also generally exceeded.

Hines have expended significant resource honing the units to ensure they are attractive to those seeking rented accommodation in Dublin. The inference that smaller units are of less quality is not correct. The building will comply with all building control regulations, the units will have a BER rating of A3 or higher; the buildings will avail of an air source heat pump in each unit as well as solar panels on the roof reducing dependency on fossil fuels; the finishes within the units will be market leading and create a very attractive home to rent. In addition to the high quality on offer within the unit, external to the unit, there will be communal amenity facilities offered which is likely to include a gym, lobby, a co-working area, outdoor courtyard and a larger communal area should a resident of a 1 bed wish to host larger groups.

Architects	Achieve BTS Standard (exceed 10%)	Exceed BTR Standards	Achieve BTR Standards	Total
HJL	73	649	68	790
OMP	125	444	0	569
ODT	36	95	20	151
McM	59	30	15	104
Totals	293	1218	103	1614
%	18.2%	75.5%	6.4%	

Hines Research – Compiled by Hines Europe – Country Teams

Min. Size of Apt. SQM	Dublin (Ireland)		Average UK & EU	% Difference Irish BTR Standards to Ave UK & EU	% Difference Irish BTS Standards to Ave UK & EU
	BTR	BTS*			
1b1p (studio)	37	40.7	31	116%	124%
1b2p (1BR)	45	49.5	42	106%	115%
2b4p (2BR)	73	80.3	65	111%	119%
3b5p (3BR)	90	99	80	112%	120%
Weblink to source	Link			111%	119%

There is no reduction in any standard, other than size, between a build-to-rent scheme and a build-to-sell scheme.

2. Sunlight and Daylight

Over 50% of the total apartment units will have multiple windows on 2 separate facades thus benefitting the open plan living/dining/ kitchen spaces. This will offer these units enhanced views, daylight and natural ventilation. This level of delivery is at the uppermost end of requirements for new apartment developments being built in Ireland and signifies a high quality overall design and living environment.

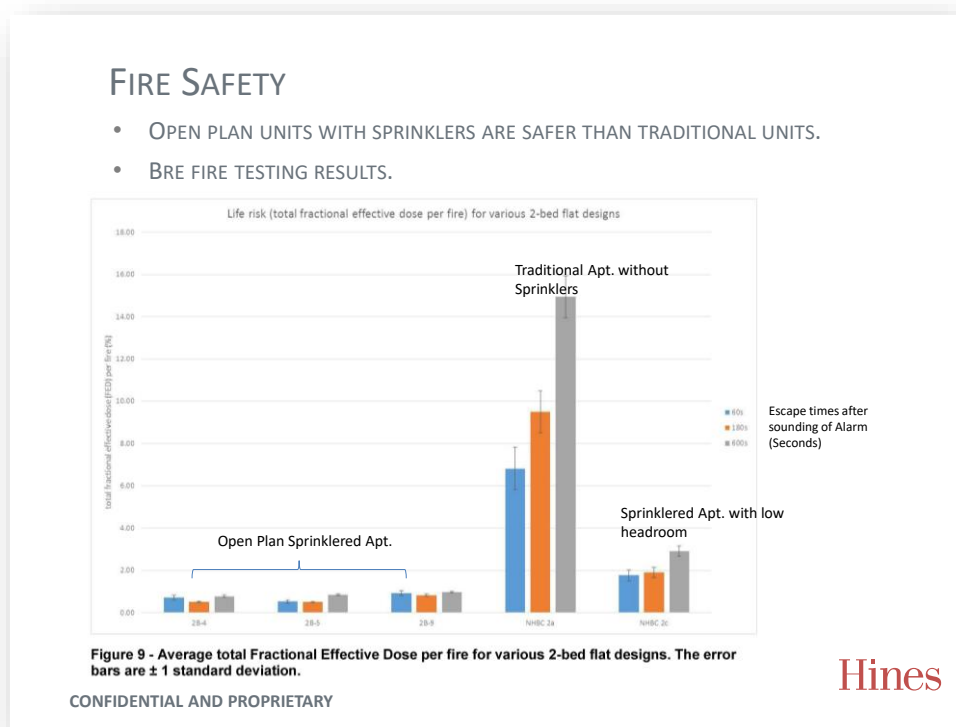
- Daylight and sunlight have been given due consideration throughout the design process. There is no apartment in the scheme which only has a single window – i.e. all apartments within the scheme have multiple windows.
- The requirement for daylight inside apartments themselves is measured with the Average Daylight Factor metric. 90% of the rooms tested within the scheme meet the benchmark targets. It is typical for a high density apartment development to have a small number of rooms which do not meet this benchmark and thus require an element of artificial lighting at certain times of the day. This would widely be considered a strong pass rate for a medium or high rise development. Hines have designed their units such that the living areas and bedrooms do not fall into this bracket.
- All amenity spaces fully meet the requirement for direct sunlight as required. This includes all internal courtyards.

- There are two separate targets for sunlight in apartments, being annual sunlight availability and availability of sunlight in winter. Both these measures have been assessed as part of this development and meet a standard which is widely considered as acceptable based on the Building Research Establishment guidelines for sunlight.
- The results achieved are better than would typically be expected within a new development of this density, in this type of location.

3. Fire Safety

This scheme will deliver a new level in fire safety in terms of fire prevention and mitigation, and of a significantly higher standard than previously provided within this country. Testing and analysis carried out by the globally respected Building Research Establishment (BRE) clearly demonstrates that the risk to life is reduced by a factor of about 10 through the adoption of an open plan fully sprinklered apartment, compared to a traditional layout without sprinklers and the old system of an entrance hall and fire resisting construction around bedrooms.

The BRE, a recognised independent research establishment, confirmed that apartments with sprinklers are as much as 10 times safer than the older system.



It should also be noted that where open plan apartments are provided, they shall comply in full with the recommendations of Technical Guidance Document B, a document prepared by the Department of Housing, Planning and Local Government on fire safety in buildings, which includes the following fire safety provisions;

- Maximum travel distance to an exit within the apartment to be limited to 20m.
- The apartment is to be provided with a sprinkler suppression system.
- Apartments must be provided with an LD1 fire detection and alarm system. This category is noted to be the most extensive coverage of fire detection within apartments.
- Cooking appliances are to be positioned such that occupants escaping within the apartment do not have to approach within 1.8m of the cooking appliance. This minimum space separation is to ensure that occupants can escape past a cooking appliance fire, unimpeded by heat/radiation from the fire itself.

Based on this, the fire safety provisions outlined for open plan apartment designs, such as the significant enhancement of sprinkler suppression, are considered to provide an equal or greater level of safety to that of a standard apartment layout with protected entrance hallway and are in full compliance with latest industry guidance and best practice vis a vis Technical Guidance Document B. Hines has fully adhered to these guidelines in designing the scheme at Clonliffe.

4. **Balcony Provision**

Hines has had regard to the *Sustainable Urban Housing: Design Standards for New Apartments* issued by the Department of Housing, Local Government and Heritage in adhering to the requirements for private amenity space in the development plan for Holy Cross College.

All units with the exception of 177 studio units in the A blocks will have a balcony. These 177 units do, however, have full height sliding doors with external protective railing. This allows for full opening to enhance air flow, views and maximise on natural daylight to the units. The bedspace component is set back from the facade, within the plan to improve privacy and is sub-divided by the living space by a glazed sliding screen. This ensures flexible use of the space but also guarantees daylight penetration into the bedspace area. Hines has compensated for the absence of a balcony in these units with a very high quality private communal area for residents.

All apartment units are also provided with purge ventilation opening sections with the facade/ window system to maintain rapid natural ventilation. Most units provide for a dedicated study desk area to facilitate working from home (WFH) arrangements.

Where balconies are omitted, the regulations allow for the buildings instead to have enhanced levels of internal private open space and also designated external areas for residents in the building such as roof terraces - and these have been included within the scheme to compensate for balconies omitted.

The allowance for an omission of studio balconies is on the basis that the scheme is well equipped and supplemented with a variety of communal facilities such as co-working hubs, and internal lounge areas.

5. Core Access and Corridor Length :

All corridor distances comply with the fire regulations. The longest corridor is c. 46 meters as denoted on the planning drawings. There is a core at either end of the corridor ensuring that the furthest distance any resident has to go to access a core is c. 20 metres. There are a series of sky gardens located along that particular corridor to ensure there is a generous amount of natural light in this area.

6. Studio Design

The standard studio size is c. 40 SQM. The units will be a spacious well laid out home for a single resident or a couple. The unit will have its own living area, kitchen and bedroom and considerable separate storage space. The only differences between a studio and a 1 bed apartment are that a studio is marginally smaller (typically c. 5 SQM) and the kitchen, living area and bedroom sit within a single open plan room.

The studios are not bedsits, i.e. there is not a shared bathroom with other residents. The studios are also not student accommodation. Student accommodation is typically c. 16 SQM and a kitchen is shared between residents.

Please see a typical studio layout below which is included in the planning application:



7. Traffic

The traffic report was not based on traffic counts during Covid. The traffic counts were undertaken pre-Covid, and so account for a period when traffic flows were higher. From a traffic analysis perspective, these are therefore considered conservative.

In terms of forecast background growth, Hines and Systra have used Transport Infrastructure Ireland's (formerly the NRA) document "Project Appraisal Guidelines: Units 5.5 Link-Based Traffic Growth Forecasting". This is standard practice. Again, this approach is considered conservative given the NTA's investment in public transport infrastructure (e.g. BusConnects etc.) and predicted changes in travel behaviours post Covid (E.g. increase home working).

8. Indoor Amenity Offering

In addition to a c. 627 SQM creche and c. 602 SQM of retail/café space on site, there will be c. 3,462 SQM of communal indoor private amenity space for residents spread across the development. Equivalent in size to over 13 tennis courts, this internal space will be devoted to various uses such as gyms, co-working spaces, lounges, lobbies etc. in each building. This space will be in addition to the outdoor amenity being provided.