

# MILLWOOD COURT

## APARTMENT FEASIBILITY STUDY

PREPARED BY  
CANTRELL & CROWLEY ARCHITECTS

JANUARY 2021



CANTRELL & CROWLEY  
ARCHITECTS & INTERIOR DESIGNERS



CONNECTING  
THE  
COMMUNITY



**Principal Points raised at the Public Consultation @  
Grange-Woodbine Community Centre on the 5th\6th  
November 2019.**

**Query 1** - Concern with the 5 storey element noted in the presentation.

**Reply** - CCA have produced a new scheme of 52 apartments with no 5 storey element included.

**Query 2**- Overlooking to garden amenity of Millwood Villas.

**Reply** - CCA note over-looking from a walkway or balcony will be minimised and well considered in the new scheme.

**Query 3** - Height of scheme\gable adjacent to Millwood Villas boundary

**Reply** - CCA note the scheme\gable will be a 2 storey structure adjacent to Millwood Villas boundary - not 4.

**Query 4** - Landscaping to the west boundary.

**Reply** - CCA note the scheme is looking at keeping a number of the existing trees on the site and will soften with additional planting the boundary wall with Millwood Villas also.

**Query 5** - Minimise structures such a bin-store\utilities buildings touching the boundaries of the residents on Millwood Villas.

**Reply** - CCA note the supporting structures for the proposal will not touch any residents boundaries.

**Query 6** - Who will be living at the scheme.

**Reply** - CCA note - Senior Citizens only.

**Query 7** - Will the final scheme be secure

**Reply** - CCA note - Yes - it will be gated for both pedestrians and car access - with fob\card entry facility.

**Query 8** - Will there be a community room

**Reply** - CCA note there will be a community room placed in the courtyard for the enjoyment of the residents.

**Query 9** - Points of access to site

**Reply** - CCA note - pedestrians and car access will be off Woodbine Road \ new pedestrians access to be provided off Tonlegee Road

**Query 10** - How many apartments

**Reply** - CCA note 63 no. in original presentation and this has been revised to 52 no. with this present proposal.  
- All single bedrooms. All dual aspect.

03  
THE BUILDING

06  
THE CONCEPT

09  
THE PLAN

18  
EXTERNAL COURTYARD

21  
APARTMENT DESIGN

NOTE: THE DESIGN IS SUBJECT TO AMMENDMENTS  
WITH STATUTORY REQUIREMENTS





SITE LOCATION PLAN



VIEW A



VIEW B



VIEW C



VIEW D

LEGEND:

— - PROPOSED SITE





MILLWOOD COURT SITE PHOTOS



MILLWOOD VILLAS STREET VIEW



TONLEGEE ROAD STREET VIEW





## THE BUILDING

Millwood Court, Raheny, Dublin 5 is situated on Tonlegee Road with the existing pedestrian and vehicular access provided from Woodbine Road.

The site has an area of circa 3465sqm.





## ADDRESSING THE BRIEF

This proposal is for a residential scheme only to provide

52 no. 1 bedroom dual aspect apartments.

The design approach is informed by the current circa adjacent terrace house plot width where the plot width is applied to the apartment width in plan. A terracing of the adjoining plot widths as it were. In the proposed scheme the

apartment plans are stepped to create interest in the elevations, and drama where the shade and shadow change on the elevations as the sun moves around the site, particularly to the private balconies/terraces and feature circulation walkways.

The present design proposes 5 blocks of varying heights, stepped down at the gable ends toward Millwood Villas to respect their garden amenity. The blocks are set apart to provide the required privacy distances for the residents, (not only within the scheme but also residents on Millwood Villas & Woodbine Road), creating a bright and sunny internal landscape garden\courtyard for the enjoyment of the residents and their guests.

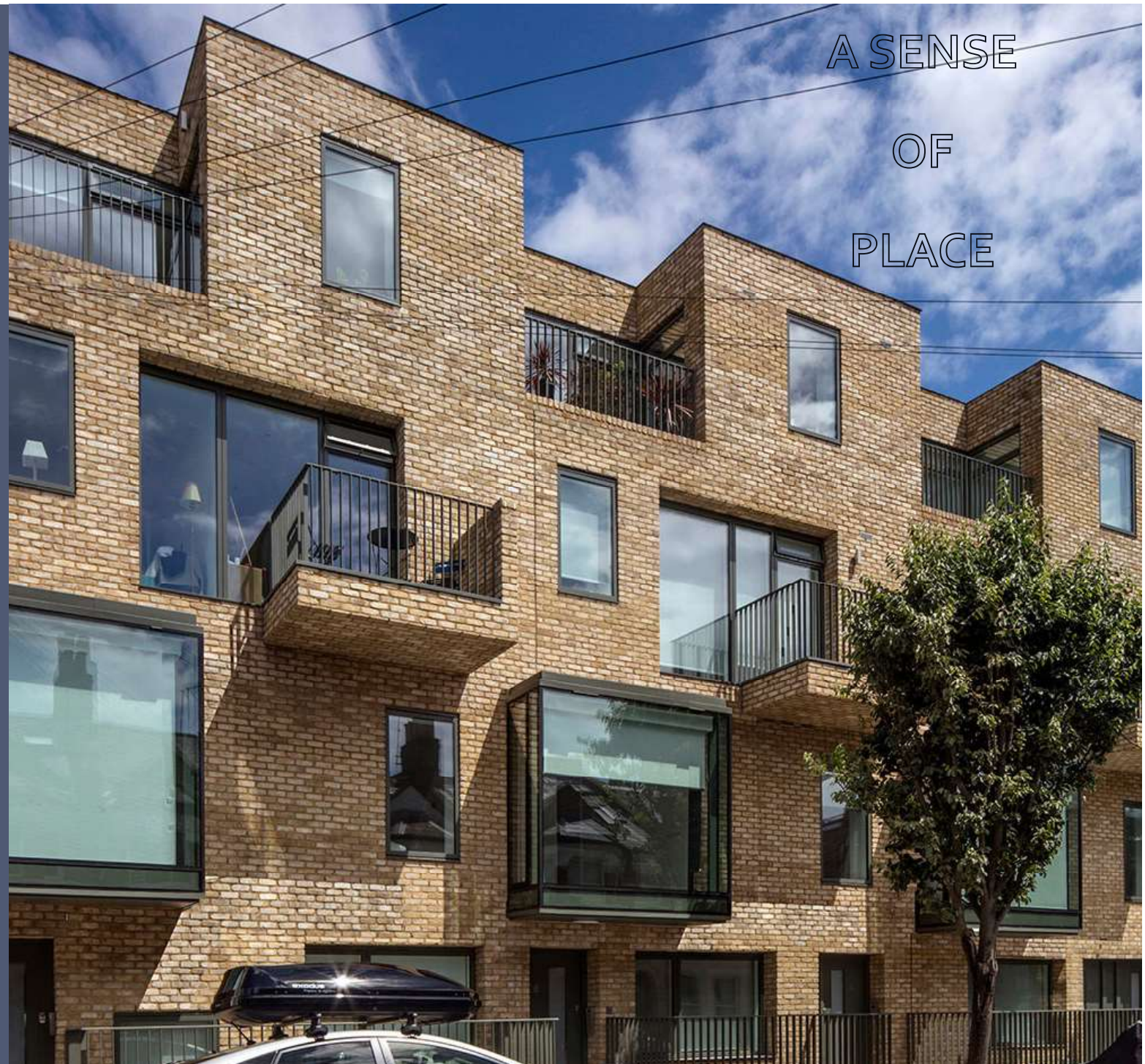


## CONCEPTUAL DESIGN APPROACH

In the publication "Building for Everyone: A Universal Design Approach" it recommends that a universal design approach provides comprehensive best practice guidance on how to design, build and manage buildings and spaces so that they can be readily accessed and used by everyone, regardless of age, size, ability or disability.

In the publication "Housing Options for Our Ageing Population" it sets out but is not limited to 6 principals that are intended to inform strategic thinking and practical planning in developing housing options for older people -

1. Ageing in Place
2. Supporting Urban Renewal
3. Promoting Sustainable Lifetime Housing
4. Using Assisted Technology
5. Staying Socially Connected
6. Working Together.



A SENSE  
OF  
PLACE



## CONCEPTUAL DESIGN APPROACH

The buildings elevations are proposed to be finished with long-life\low maintenance materials such as brick and self-coloured render, aluminum windows and feature railings/glass private and circulation balconies. The balconies will provide maximum light ingress into the apartments as well as allowing good passive security.

All apartments are to dual aspect for maximum apartment amenity enjoyment with level access entrances throughout to include level access shower\wet room, level access private balcony, excellent storage facilities, easy way-finding, excellent acoustics and energy efficient design to meet the current building regulations.

The feature courtyard and car-parking\entrance area will be landscaped to a very high standard for the comfort and enjoyment of the residents and their guests. The balconies will also be landscaped to soften any impact to Millwood Villas & Woodbine Road garden areas

## NEW ACCOMMODATION SCHEDULE

### BLOCK A

FLOOR	NO. OF APTS	AVERAGE SIZE OF APTS
GROUND FLOOR	3	55sqm
FIRST FLOOR	4	55sqm
SECOND FLOOR	3	55sqm
<b>TOTAL</b>	<b>10</b>	

### BLOCK B

FLOOR	NO. OF APTS	AVERAGE SIZE OF APTS
GROUND FLOOR	2	55sqm
FIRST FLOOR	2	55sqm
SECOND FLOOR	2	55sqm
THIRD FLOOR	2	55sqm
<b>TOTAL</b>	<b>8</b>	

### BLOCK C

FLOOR	NO. OF APTS	AVERAGE SIZE OF APTS
GROUND FLOOR	4	55sqm
FIRST FLOOR	4	55sqm
SECOND FLOOR	4	55sqm
THIRD FLOOR	4	55sqm
<b>TOTAL</b>	<b>16</b>	

### BLOCK D

FLOOR	NO. OF APTS	AVERAGE SIZE OF APTS
GROUND FLOOR	2	55sqm
FIRST FLOOR	2	55sqm
SECOND FLOOR	2	55sqm
THIRD FLOOR	2	55sqm
<b>TOTAL</b>	<b>8</b>	

### BLOCK E

FLOOR	NO. OF APTS	AVERAGE SIZE OF APTS
GROUND FLOOR	3	55sqm
FIRST FLOOR	4	55sqm
SECOND FLOOR	3	55sqm
<b>TOTAL</b>	<b>10</b>	

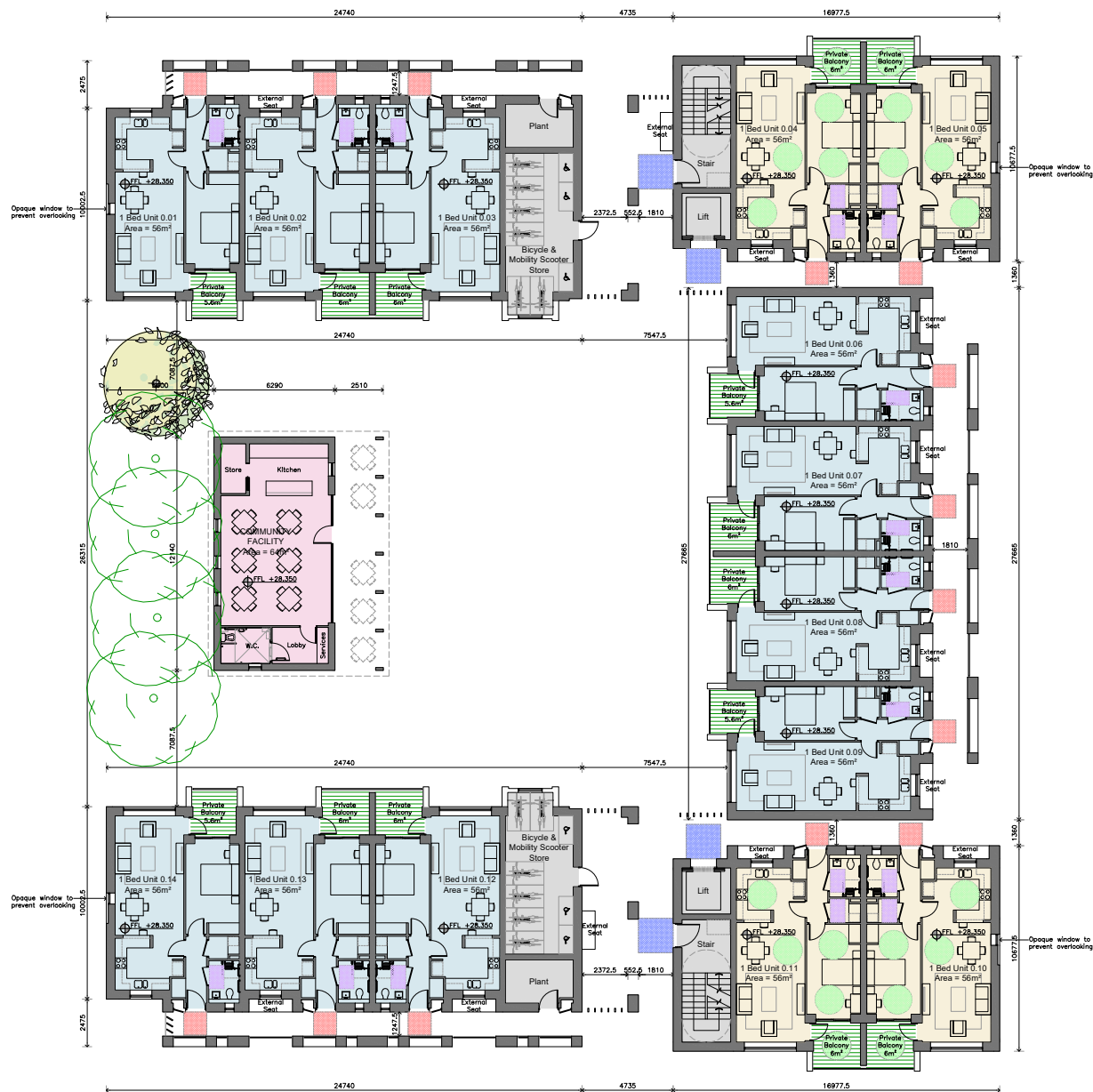
### OVERALL SCHEME

<b>OVERALL SCHEME TOTAL</b>	<b>52 APTS</b>
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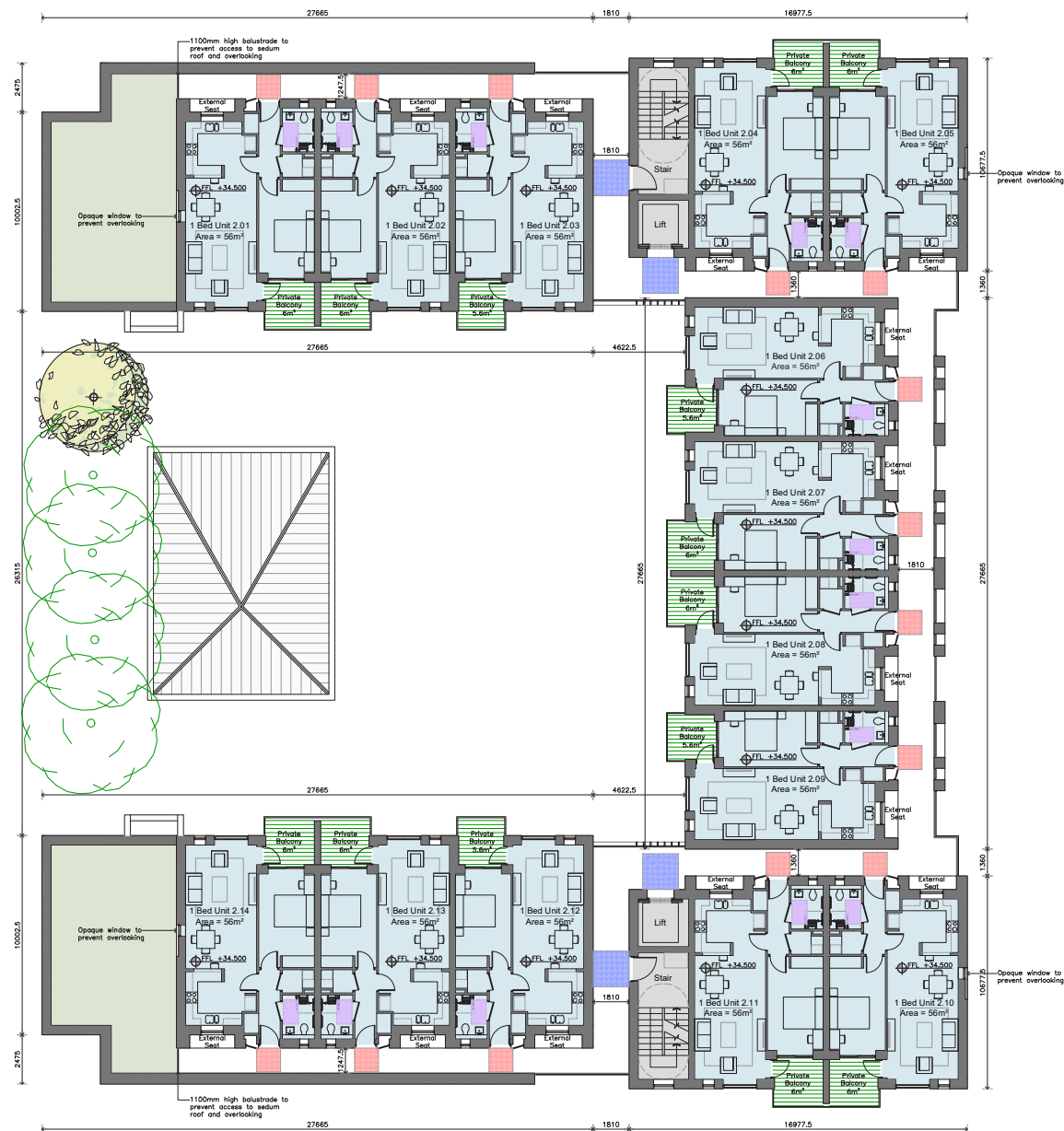






PRESENT GROUND PLAN  
JANUARY 2021

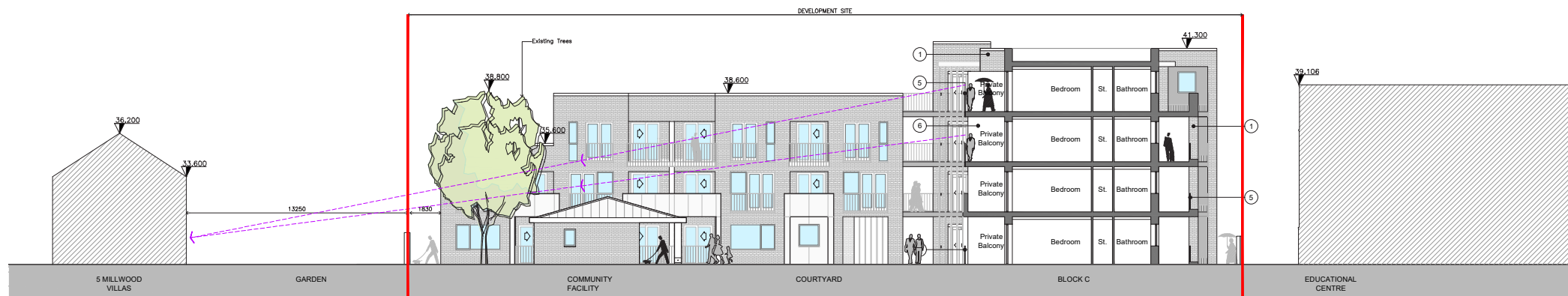




PRESENT TYPICAL UPPER FLOOR PLAN  
JANUARY 2021



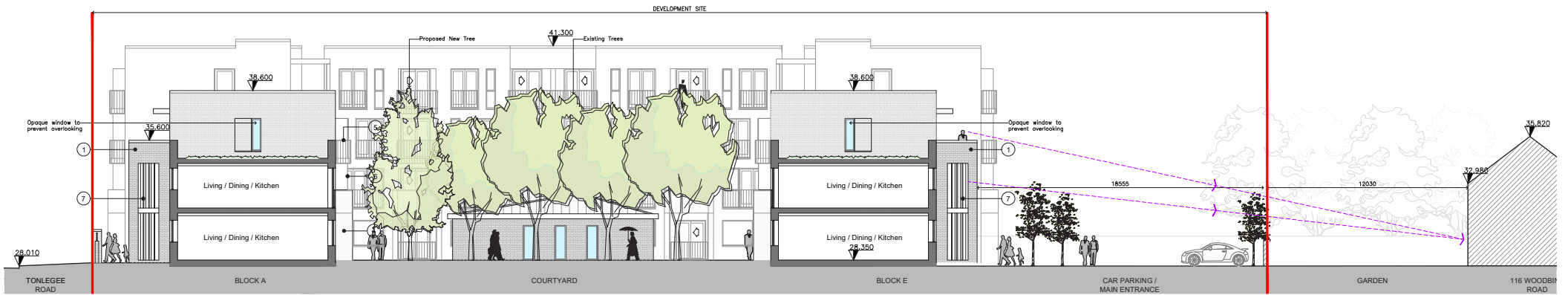
VIEW FROM TONGALEE ROAD  
JANUARY 2021



PROPOSED SITE SECTION AA  
JANUARY 2021



VIEW FROM WOODBINE ROAD ENTRANCE (MILLWOOD COURT)  
JANUARY 2021



PROPOSED SITE SECTION BB  
JANUARY 2021





AERIAL VIEW ALONG TONGALEE ROAD  
JANUARY 2021





AERIAL VIEW ALONG WOODBINE ROAD/MILLWOOD VILLAS  
JANUARY 2021



MARCH 21st - 09:00 Hrs



MARCH 21st - 12:00 Hrs





MARCH 21st - 15:00 Hrs



MARCH 21st - 18:00 Hrs





STAYING  
SOCIALLY  
CONNECTED

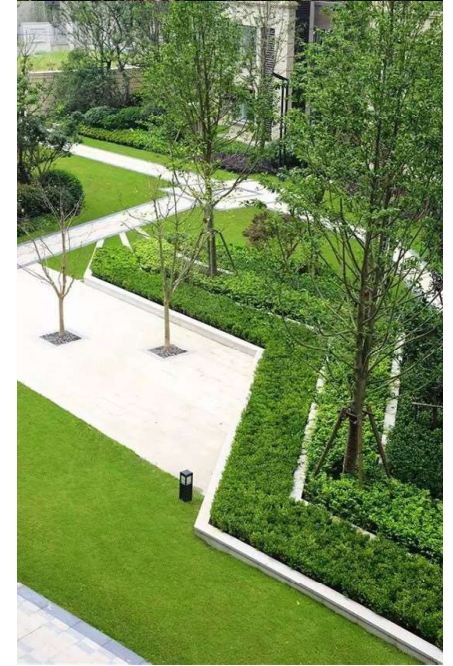






## EXTERNAL COURTYARD

The blocks are set apart to provide the required privacy distances for the residents, creating a bright and sunny internal landscape garden \ courtyard for the enjoyment of the residents and their guests.



SUPPORT CONCEPTUAL IMAGERY FOR PROPOSED COURTYARD

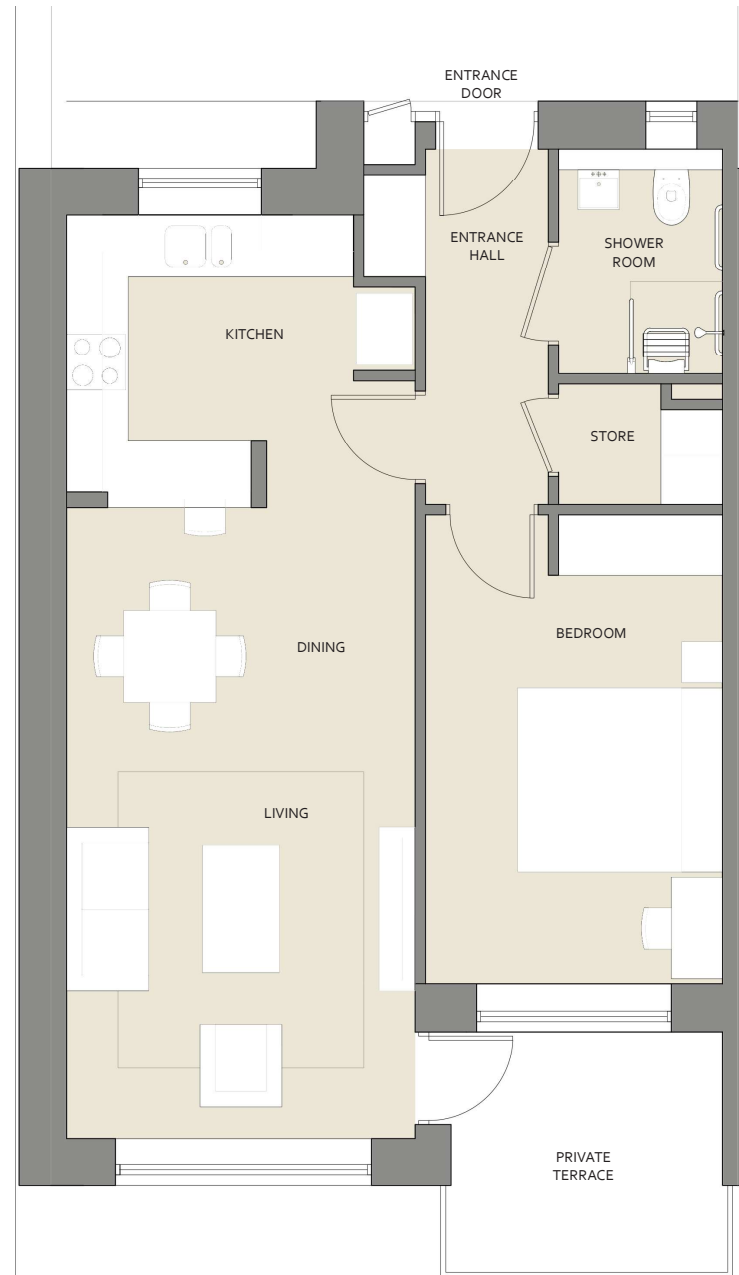


## TYPICAL APARTMENT DESIGN

55m<sup>2</sup>

All apartments are to dual aspect for maximum apartment amenity enjoyment with level access entrances throughout to include level access shower/wet room, level access private balcony, excellent storage facilities, easy way-finding, excellent acoustics and energy efficient design to meet the current building regulations.

The feature courtyard and car-parking/entrance area will be landscaped to a very high standard for the comfort and enjoyment of the residents and their guests.



TYPICAL APARTMENT LAYOUT  
SCALE: 1:50 @ A3  
SIZE: 55m<sup>2</sup>

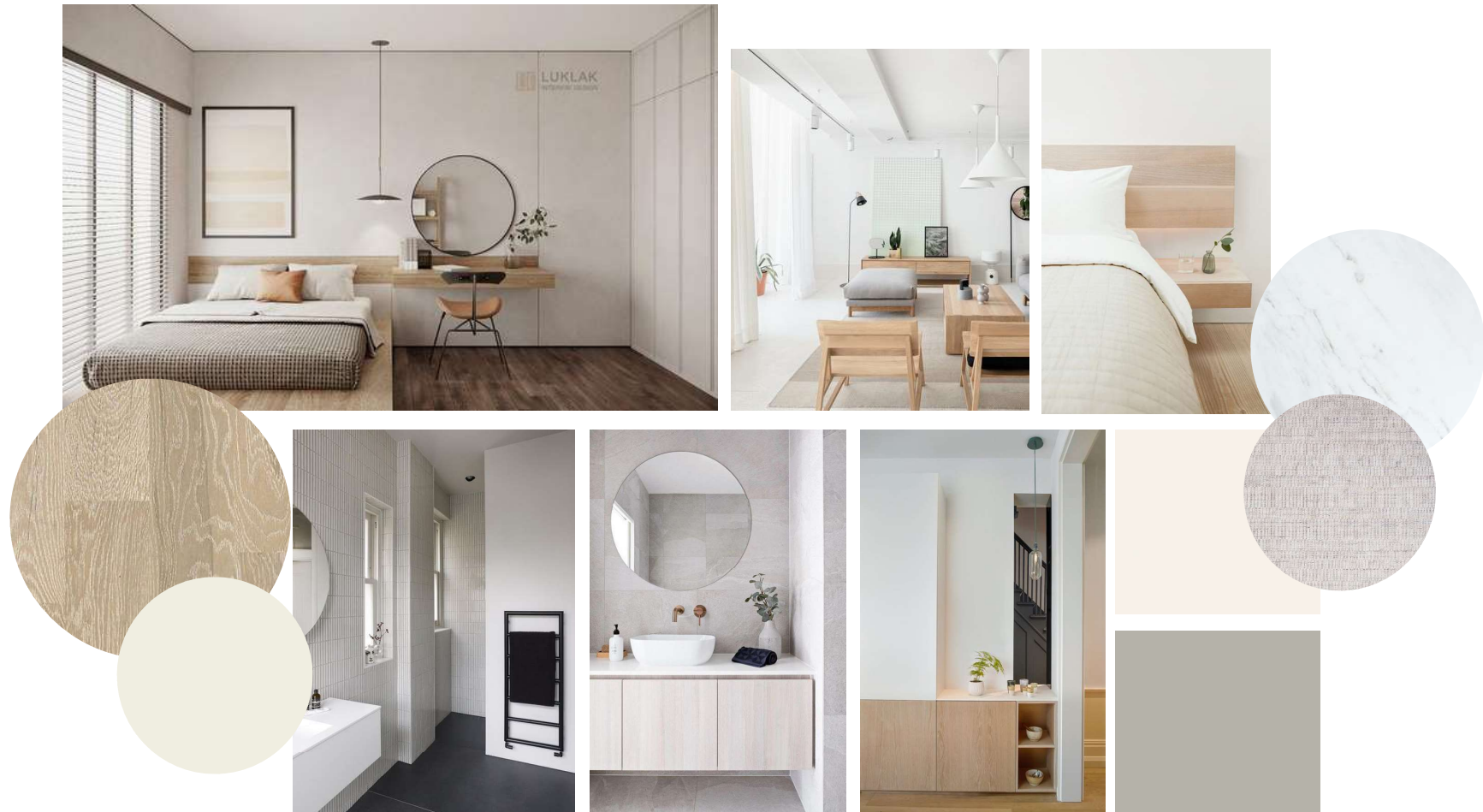


TYPICAL APARTMENT LAYOUT JOINED UP  
 SCALE: 1:50 @ A3  
 SIZE: 55m2





SUPPORT CONCEPTUAL IMAGERY - LIVING, KITCHEN & DINING



SUPPORT CONCEPTUAL IMAGERY - BEDROOM & BATHROOM



