



THORNTON O'CONNOR  
TOWN PLANNING

# Shared Living Report

## Planning Application

In respect of a Shared Living Residential  
Development at

Brady's Public House  
Old Navan Road  
Dublin 15  
D15 W3FW

Submitted on Behalf of  
Bartra Property (Castleknock) Limited

August 2020



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## 1.0 INTRODUCTION

The purpose of this supporting document is to provide clarity in relation to the functionality of the different spaces within the Shared Living development and compliance of the Shared Living development with the *Sustainable Urban Housing Design Standards for New Apartments, 2018* as proposed at the Brady's Public House site, Old Navan Road, Blanchardstown, Dublin 15.

The proposed development comprises the demolition of all buildings on site and the construction of a part 1 to part 5 No. storey over basement Build-to-Rent Shared Living Residential Development comprising 210 No. bedspaces with ancillary amenities and facilities.

The *Sustainable Urban Housing Design Standards for New Apartments, 2018* describe the emerging new format of residential accommodation as:

*'professionally managed rental accommodation, where individual rooms are rented within an overall development that includes access to shared or communal facilities and amenities.'*

Bartra Property (Castleknock) Limited (Bartra) have undertaken in depth research of the Shared Living typology internationally and have analysed the requirements of users of this format of accommodation. Bartra subsequently developed the proposed Shared Living model – branded as 'Niche Living', and independently tested it with the appropriate cohort. A Niche Living Operational Plan has been submitted with this Strategic Housing Application.

### 1.1 Description of Development

Bartra Property (Castleknock) Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this 0.3,170 ha site at Brady's Public House, Old Navan Road, Dublin 15, D15 W3FW.

The development will principally consist of: the demolition of the existing part 1 to part 2 No. storey over partial basement public house and restaurant building (1,243 sq m) and the construction of a part 1 to part 5 No. storey over basement Build-to-Rent Shared Living Residential Development (6,549 sq m) comprising 210 No. bedspaces (182 No. single occupancy rooms, 4 No. accessible rooms and 12 No. double occupancy rooms).

The development also consists of the provision of communal living/kitchen/dining rooms at each floor level to serve the residents of each floor; communal resident amenity spaces for all residents including tv/cinema room at basement level, gymnasium and lounge/reception area at ground floor level, a library/study at third floor level and a private dining room at fourth floor level; external roof terrace at third floor level (78 sq m) facing north-east, north-west and south-west; external communal amenity courtyards at basement (170 sq m) and ground floor level (336 sq m); external amenity space at basement level accessed from the communal living/kitchen/dining room (30 sq m); balconies at third floor level facing north-east/north-west (14.35 sq m); resident facilities including launderette, linen store, accessible WC and bin store; 2 No. accesses to the public park along the north-eastern boundary; 2 No. car-share parking spaces; a lay-by and delivery bay; emergency gate access to the courtyard (north-west boundary); bicycle parking; boundary treatments; hard and soft landscaping;

plant; PV panels; substation; switch room; generator; lighting; and all other associated site works above and below ground.

## 1.2 Grant of Permission for Shared Living Scheme in Dún Laoghaire

A decision by An Bord Pleanála to grant permission on 26<sup>th</sup> July 2019 for a Shared Living Scheme at the Old School House, Eblana Avenue, Dún Laoghaire, Co. Dublin [ABP Ref. ABP-304249-19] has informed the layout of the proposed Shared Living scheme at the subject site.

In summary, the Applicant applied for a Shared Living scheme comprising 208 No. bedspaces. An Bord Pleanála granted permission for 204 No. shared living bedspaces (reduced from 208 No. bedspaces by condition) as a result of the following condition:

*2(a): The living room/library area on the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors shall be enlarged to also incorporate the immediately adjacent 'shared living suite'.*

As noted above, the proposed scheme at Bradys Public House has been guided by the recent grant of permission at Eblana Avenue, particularly in relation to communal living/kitchen/dining spaces provided at each floor level which will be discussed throughout this report and other documents enclosed. The Eblana Avenue scheme is the first grant of permission for a Shared Living Development in Ireland which will therefore act as a precedent going forward for further Shared Living proposals.

## 2.0 OVERVIEW OF SHARED LIVING

### 2.1 *Sustainable Urban Housing Design Standards for New Apartments, 2018*

The concept of Shared Living represents a new format of accommodation not previously seen in Ireland. The *Apartment Guidelines, 2018* stipulate that:

*'Shared Accommodation' has characteristics similar to student accommodation, including the appeal to a specific renter cohort with specific needs or requirements from their housing provision. In particular, the usefulness of such an accommodation type to the dynamics in the urban employment market is important – for example their use by new employees arriving in urban areas and seeking short term accommodation during an establishment or local acclimatisation period that may be longer than a few weeks.'*

The Guidelines further outline that:

*'One format of Shared Accommodation which is proposed by these guidelines is a residential unit comprising of 2-6 bedrooms, of single and/or double occupancy with a common shared area within the residential unit for living and kitchen facilities.'* [Our Emphasis]

We highlight that the adopted policy clearly states that the Guidelines provide an example of one format of Shared Living accommodation. Following extensive research and analysis, Bartra have concluded that the optimum format of Shared Living Accommodation is that detailed within this document, which is not based on a cluster model. We note that the Eblana Avenue scheme granted by An Bord Pleanála (discussed in Section 1.2 proposed a non-cluster format which was accepted by An Bord Pleanála).

Furthermore, the Guidelines state that:

*'Each of the provided bedrooms is required to be ensuite and to be of floorspace size per Table 5a below. The minimum floorspace extent of the common shared area for living and kitchen facilities will be calculated on a per bedroom basis.'*

The particulars of Table 5a and 5b are discussed in depth at Section 4.1 of this document.

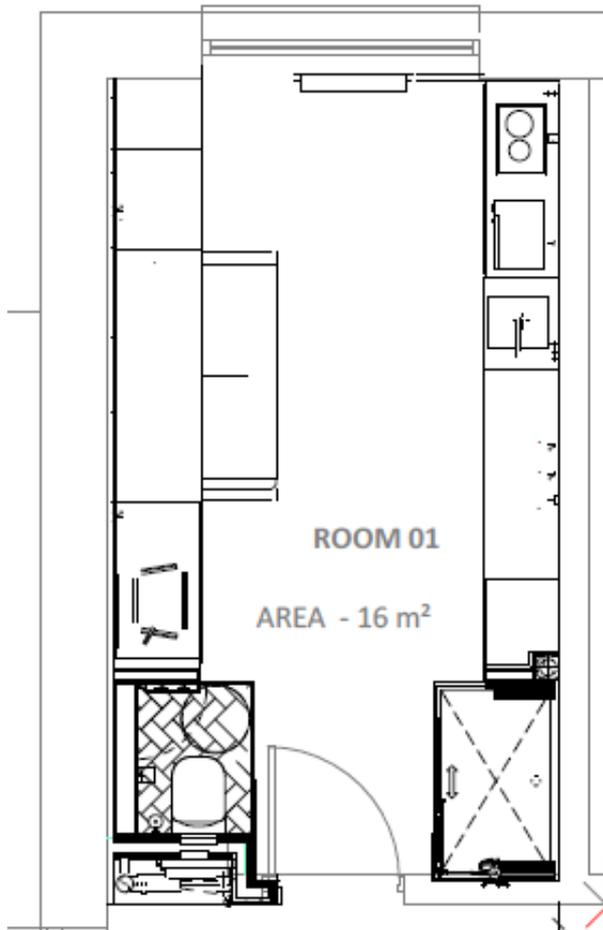
Shared accommodation may be considered as a sub-component of Build-to-Rent proposals or as standalone developments under these Guidelines.

The proposed development subject to this report comprises solely of 210 No. Shared Living bedspaces and as such will be subject to a 15 No. year covenant (enclosed as a separate document with this planning application).

### 2.2 Typical Shared Living Unit

The typical Shared Living unit is 16 sq m which is 33% larger than the 12 sq m minimum unit size set out in the Guidelines. The primary use of the unit is an ensuite bedroom but which incorporates additional facilities providing a higher quality unit and greater comfort for the occupant. The main elements of the unit comprise:

- Entrance Area
- Storage
- Vanity Unit
- Lounge/ Sleeping
- Full Length Mirror
- Desk Area
- Closet
- Kitchen Area
- Large Shower
- Separate W/C



**Figure 2.1: Room Layout**  
**Source: Niche Living, 2020**

This Strategic Housing Development application is supported by 'Niche Living' documentation prepared by Bartra detailing how the individual elements of the unit will function. The images provided below illustrate the typical Shared Living unit proposed within the development. The units are subject to a high standard finish and have been carefully considered in order to deliver a high functioning, modular and generous space as demonstrated in the following images.





**Figures 2.2 – 2.4: Internal Images**

**Source: Niche Living, 2020**

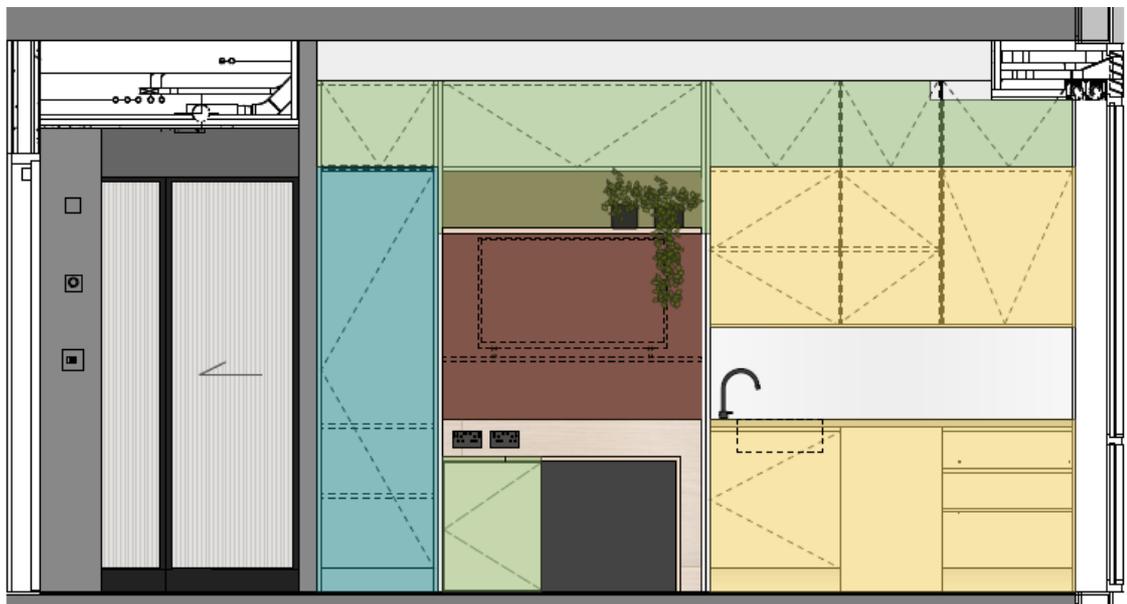
The size of the units and provision of storage is discussed in detail in Section 2.2.1 below.

**2.2.1 Provision of Storage**

We note that the design of the unit has undergone extensive research and as such the storage provision adequately meets the requirements of the single occupancy Shared Living units. The provision of storage provided within the typical 16 sq m unit is detailed below:

<b>STORAGE KEY</b>		
	<b>KITCHEN STORAGE</b> CROCKERY & FOOD	1.6M <sup>3</sup>
	<b>CLOTHES</b> HANGING & FOLDING	1.7M <sup>3</sup>
	<b>TOILETRIES</b>	0.87M <sup>3</sup>
	<b>LARGE STORAGE</b>	0.8M <sup>3</sup>
	<b>OTHER</b>	1.55M <sup>3</sup>
<b>TOTAL</b>		<b>6.52M<sup>3</sup></b>

Each Shared Living unit has 3 No. main storage areas as illustrated below facilitating the storage of typical personal items. We note that the larger double occupancy rooms will be provided with additional storage space within the individual unit.



**Figure 2.5: Provision of Storage**

**Source: Niche Living, 2020**

### 2.2.2 Room Functionality

The Apartment Guidelines set the minimum standard for single occupancy rooms as 12 sq m and for double occupancy rooms as 18 sq m. The proposed Niche Living unit standard single occupancy unit is 16 sq m and the standard double occupancy room is 18 sq m which provide for traditional ensuite bedroom functions in addition to basic eating functionality. We note the 4 No. accessible units provided measure 23.5 sq m.

We also note that the typical 16 sq m bedroom suites are 33% larger than the standards set out in the *Apartment Guidelines, 2018* therefore providing additional in-room amenity for the residents to utilise.

The larger single occupancy rooms i.e additional 4 sq m bigger than set out in the guidelines facilitate 'in-room' sharing. It is considered that at least 2 sq m of this additional room space provided will further facilitate residential amenity needs beyond the wider communal spaces provided. In this regard, Bartra's research and engagement with potential occupiers has identified the attractiveness of 'amenity' being delivered in a variety of formats:

- In room - facilitating person to person engagement;
- On-floor – for limited social engagement; and
- Community wide – for social engagement for the entire community, with these spaces provided at basement and ground floor levels.

It is considered that the combined provision of residential amenity as described above will provide greater choice, flexibility and functionality within the overall scheme and will cater for a greater quality of living than what would be provided by smaller 12 sq m single occupancy bedroom suites. The 12 No. double occupancy bedrooms are being provided at 18 sq m which is in line with minimum standards and will allow choice in tenure for future residents. We note that high quality communal amenity spaces are proposed which encourage social interaction between residents (detailed in Section 3.2).

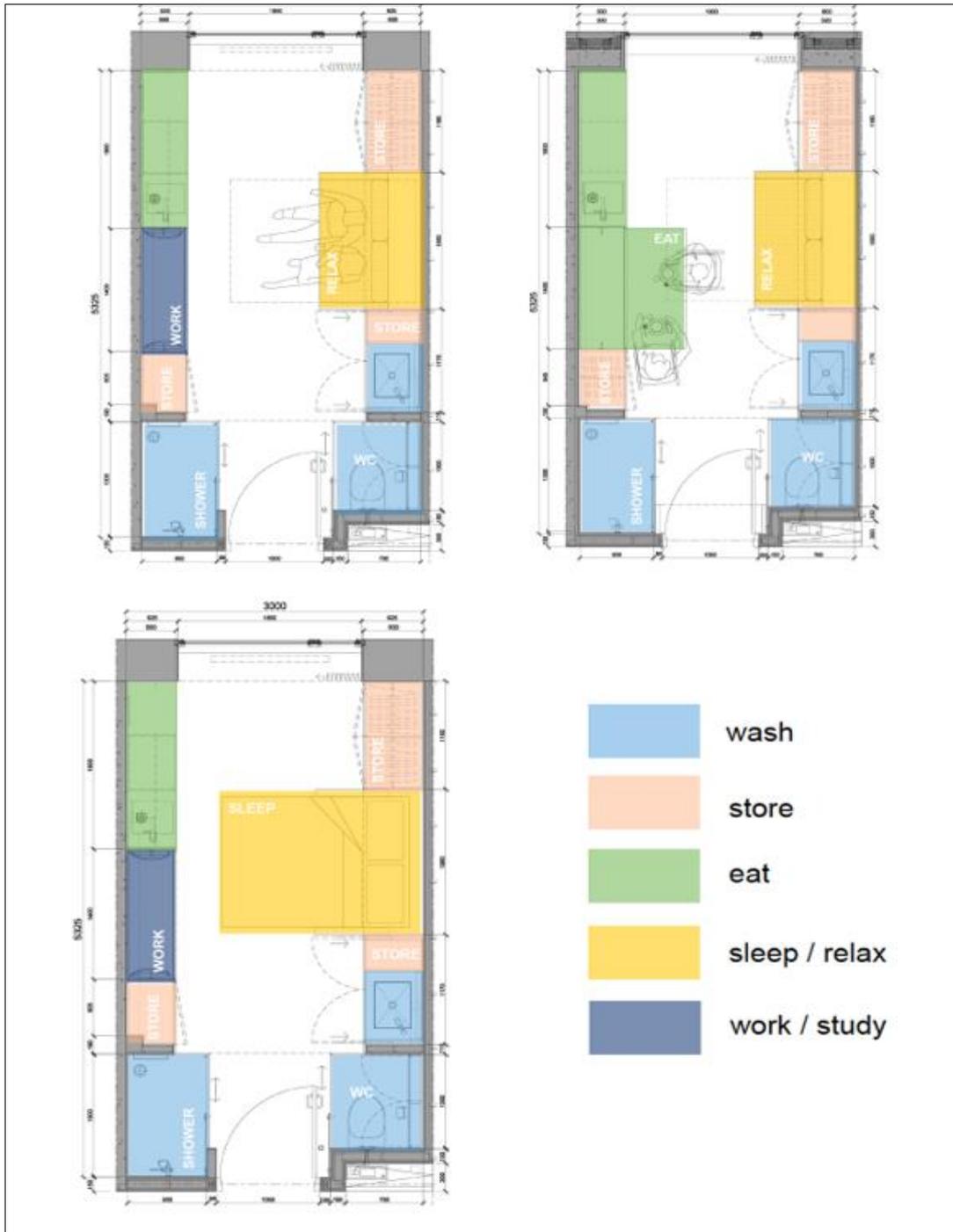


Figure 2.6: Diagrams illustrating the Functionality of the Typical Unit

Source: Niche Living, 2019

The bedrooms offer a sleek, modern and functional space for occupants of the Shared Living Scheme providing high quality accommodation as illustrated below.



Figure 2.7: Typical Shared Living Unit Showing the Living Arrangement

Source: Niche Living, 2020



Figure 2.8: Typical Shared Living Unit Showing the Eating/Study Area

Source: Niche Living, 2020

### 3.0 COMPLIANCE WITH APARTMENT GUIDELINES

The *Sustainable Urban Housing Design Standards for New Apartments, 2018* state that Shared Living Accommodation shall be subject to SPPR7 and SPPR9. SPPR 9 (ii) of the Guidelines is summarised below:

- No restriction on dwelling mix shall apply;
- Overall unit, floor area and bedroom floorspace requirements of Appendix 1 do not apply to Shared Living Accommodation and are replaced by Tables 5a and 5b;
- Flexibility shall be applied in relation to the provision of all storage and amenity space as set out in Appendix 1;
- Default policy of minimal car parking; and
- Requirement for management regime.

#### 3.1 Compliance with Tables 5a and 5b

##### 3.1.1 Table 5a

The Guidelines state that each of the bedrooms are required to be ensuite and provide minimum bedroom size standards, referred to in Table 5a which is set out below:

<b>Table 5a: Shared Accommodation – minimum bedroom size (including ensuite)</b>	
<b>Single</b>	<b>12 sq m</b>
<b>Double</b>	<b>18 sq m</b>

The scheme subject to this application comprises 210 No. bedspaces (182 No. single occupancy rooms [16 sq m], 4 No. accessible rooms [23.5 sq m] and 12 No. double occupancy rooms [18 sq m] therefore the scheme fully complies with Table 5a of the Apartment Guidelines as set out above.

As the typical Niche Living bedrooms are 16 sq m, they are 4 sq m above the standard set out in Table 5a for single occupants, i.e. 12 sq m and therefore exceed the Guidelines by 33%. We note that there are 12 No. double occupancy bedrooms provided measuring 18 sq m which meet the standard set out in the Guidelines. We note that 4 No. single occupancy accessible bedrooms are provided within the scheme.

The rationale behind the predominately larger room sizes beyond that prescribed in the Apartment Guidelines is the multifunctional capability of the room space which enhances the provision of in-room sharing for small scale socialising on a more intimate scale such as playing computer games and sharing a coffee or a meal etc.

We note that the typical room size of 16 sq m has been accepted in the granted scheme at Eblana Avenue (which provided slightly larger typical units of 16.25 sq m).

##### 3.1.2 Table 5b

Table 5b of the Apartment Guidelines set outs that minimum common living and kitchen facilities floor area should be provided as follows:

Table 5b: Shared Accommodation minimum common living and kitchen facilities floor area	
Bedroom 1-3	8 sq m per person
Bedroom 4-6	Additional 4 sq m per person

The minimum floorspace extent of the common shared area for common living and kitchen facilities has been calculated on a per bedspace basis in line with the An Bord Pleanála decision to grant permission for a Shared Living scheme at Old School House, Eblana Avenue, Dún Laoghaire, Co. Dublin [ABP Ref. ABP-304249-19].

The granted scheme reduced the number of bedspaces from 208 No. to 204 No. by including the following condition:

*2(a): The living room/library area on the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors shall be enlarged to also incorporate the immediately adjacent 'shared living suite'.*

We note that the size of the rooms containing a common kitchen facility were considered acceptable by An Bord Pleanála as no condition was attached regarding the increase of these room sizes. The increase only related to the other specific living/library areas on the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors. Having regard to this decision, the following living/kitchen/dining room sizes were granted at Eblana Avenue at each individual floor level (which includes the increased size of the living/library rooms required by condition):

Eblana Avenue Scheme	No. of bedspaces granted	Sq m of Common Living/Kitchen/Dining Space Granted on Each Level	Sq m Per Person
Floor Level			
Lower Ground	10	34.5	3.45
Ground	26	60.75 + 24.1 [84.85]	3.26
First	39	60.75 + 41.1 [101.85]	2.61
Second	41	60.75 + 40.9 [101.65]	2.48
Third	39	60.75 + 39.7 [100.45]	2.58
Fourth	37	60.75 + 39.7 [100.45]	2.7
Fifth	12	48.25	4.02
<b>Total</b>	<b>204</b>	<b>572</b>	<b>2.8</b>

The following table sets out the quantum of communal kitchen/dining/living space provided as part of the proposed development:

Proposed Development	No. of bedspaces proposed	Sq m of Common Living/Kitchen/Dining Space Granted	Sq m Per Person
Floor Level			
Basement	14	63.6	4.54
Ground	46	58.7 + 52.3 [111]	2.4
First	59	60 + 54.5 + 70.1 [184.6]	3.12
Second	48	60 + 54.5 + 70.1 [184.6]	3.84
Third	25	130	5.2
Fourth	18	110	6.1
<b>Total</b>	<b>210</b>	<b>783.8</b>	<b>3.73</b>

As shown in the tables above, the average communal living/kitchen/dining space provided in the proposed development is 3.73 sq m per person whereas the granted scheme at Eblana Avenue provides an average of 2.8 sq m per bedspace. Therefore, this demonstrates that the average quantum of common living/kitchen/dining room area per bedspace provided in the subject scheme is higher than granted in the Eblana Avenue development. We also note that the proposed development provides 3 No. living/kitchen/dining rooms at first and second floor levels which will provide additional choice of space for residents on those individual floors. Each of these rooms will contain various cooking stations including traditional and high speed stations providing ample cooking options for the residents on each floor level to utilise. Please see the Presentation Plan ('Shared Living – a design-led approach to modern city living') prepared by Bartra and enclosed as a separate document for further information.

In summary, the quantum and quality of the communal living/kitchen/dining rooms proposed within the subject scheme will ensure a comfortable living environment for the future residents.



**Figure 3.1: Indicative Internal Design of Communal Area**

**Source: Bartra/ Niche Living, 2019**

### 3.1.3 Compliance with SPPR7 and Section 5.17

In addition, the scheme provides additional communal amenity spaces at ground and basement level to encourage social integration between residents in line with Section 5.17 of the Guidelines:

*'A key feature of successful Shared Accommodation schemes internationally is the provision of wider recreation and leisure amenities as part of the overall development. Residents enjoy access to sports and recreation facilities that are dedicated for use by the residents only and have the opportunity to experience a shared community environment among residents of the scheme.'*

SPPR7 defines resident amenities as:

*'comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work /study spaces, function rooms for use as private dining and kitchen facilities, etc.'*

In essence, resident amenity spaces can be classed as any space that residents can carry out any recreational activity which includes external roof garden spaces or outdoor terraces.

These communal spaces define the unique characteristics of Shared Living and distinguish it from other more traditional residential accommodation formats. In addition, these communal resident amenity areas support this format of accommodation as being preferential to the more traditional cluster format of standardised kitchen and sitting/living rooms. The Niche Living format will provide an enhanced overall standard of amenity for residents, which is clearly demonstrated in the Niche Living documentation submitted with this application. The Table below sets out how the Niche Living format complies with Section 5.17/SPPR7 of the Apartment Guidelines:

Amenities	Total sq m	Sq m per person
<b>Basement</b>		
Cinema Room	85	
<b>Ground Floor</b>		
Lounge/Reception	101	
Gymnasium/Fitness Space	99.1	
<b>Third Floor</b>		
Communal Library/Study Space	30	
<b>Fourth Floor</b>		
Communal Private Dining Space	23.5	
<b>External Amenity Space</b>		
Roof Terrace (Third Floor)	78	
Ground Level	336	
Basement Level	170	
<b>Total Amenity</b>	<b>922.6</b>	<b>4.4</b>

As demonstrated in the table above, the proposed development will provide **922.6 sq m of high quality amenity space which equates to 4.4 sq m per person (internal and external amenities)** in addition to the living/kitchen/dining rooms provided at each level.

Based on the provision of 210 No. bedspaces, this equates to the provision of 4.4 sq m of amenity space per Shared Living bedspace. It is considered that the provision of 4.4 sq m of amenity space per resident in addition to the communal living/kitchen/dining spaces outlined in Section 3.1 will provide a high quality living environment for the Shared Living residents.

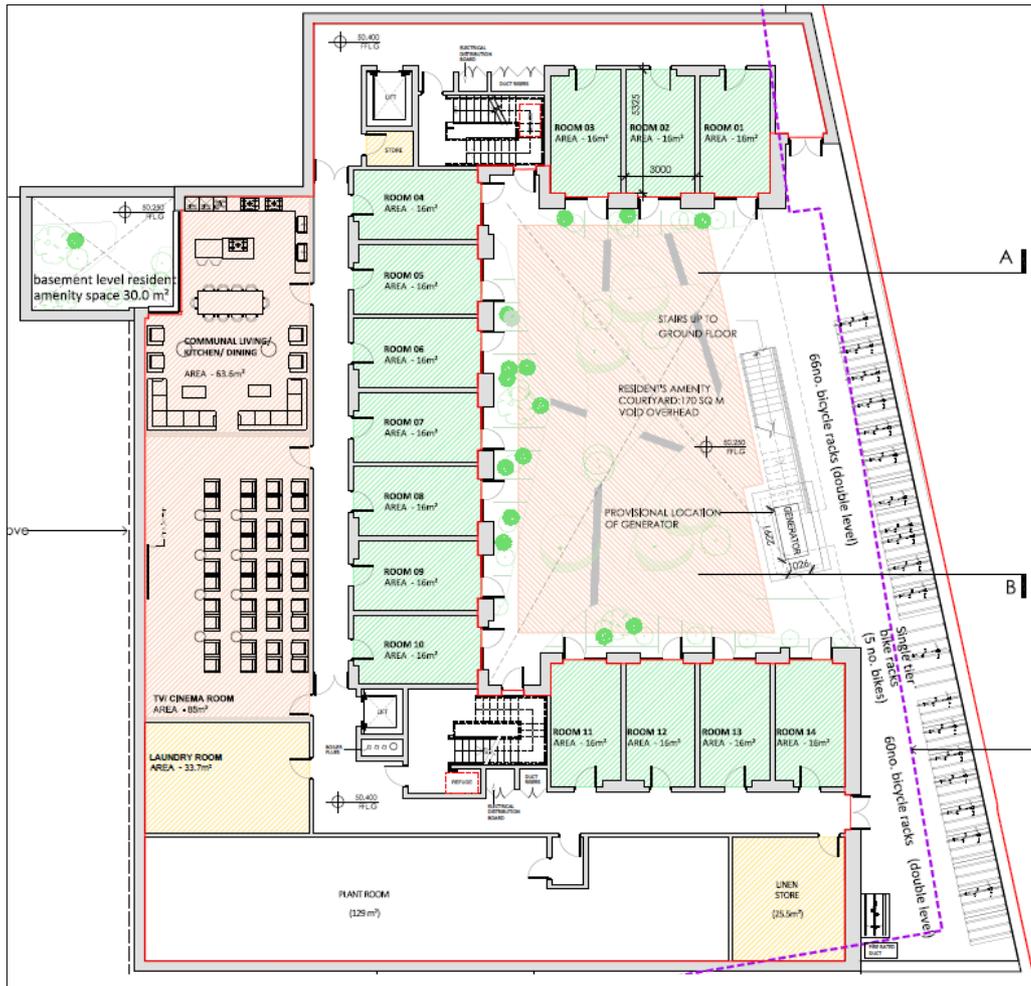
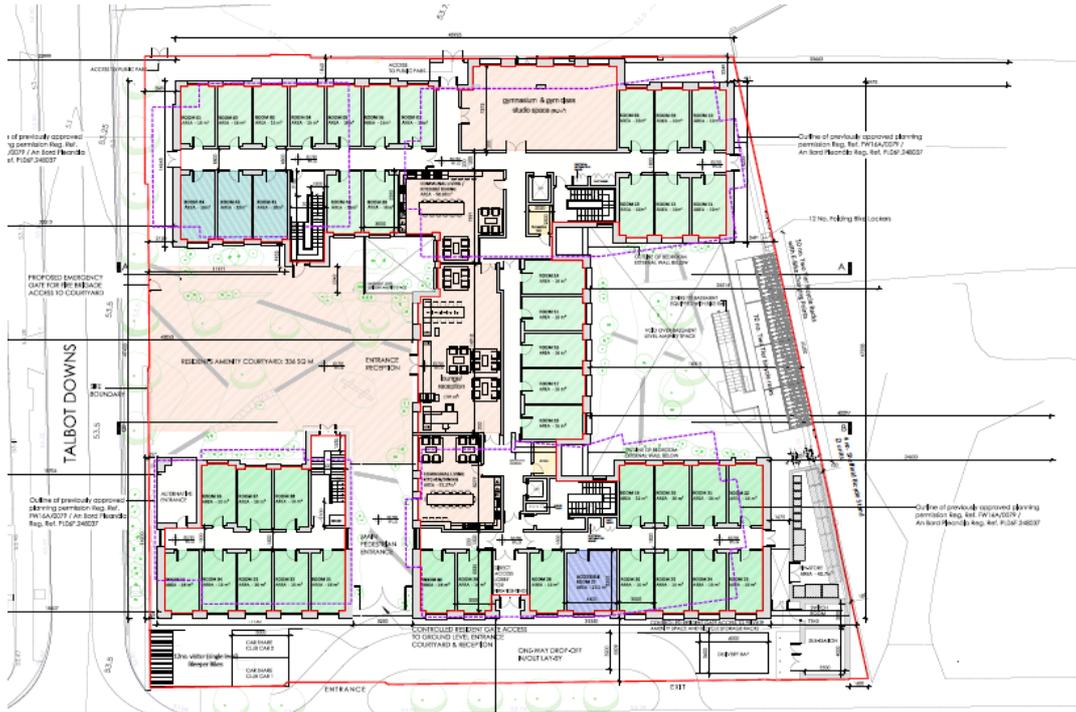


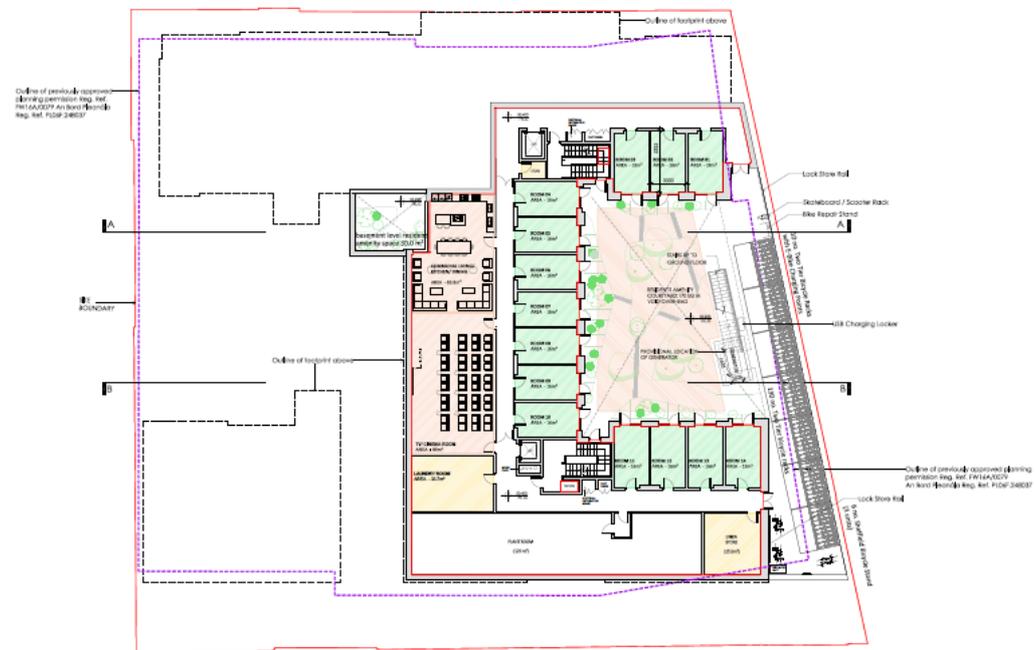
Figure 3.2: Basement Plan Illustrating Communal Living/Kitchen/Dining Room and Other Amenities in Orange Shading

Source: Todd Architects



**Figure 3.3:** Ground Floor Layout Illustrating Communal Living/Kitchen/Dining Rooms and Other Amenities in Orange Shading

**Source:** Todd Architects



**Figure 3.4:** Third Floor Layout Illustrating the Communal Living/Kitchen/Dining Room and Other Amenity Space in Orange Shading

**Source:** Todd Architects

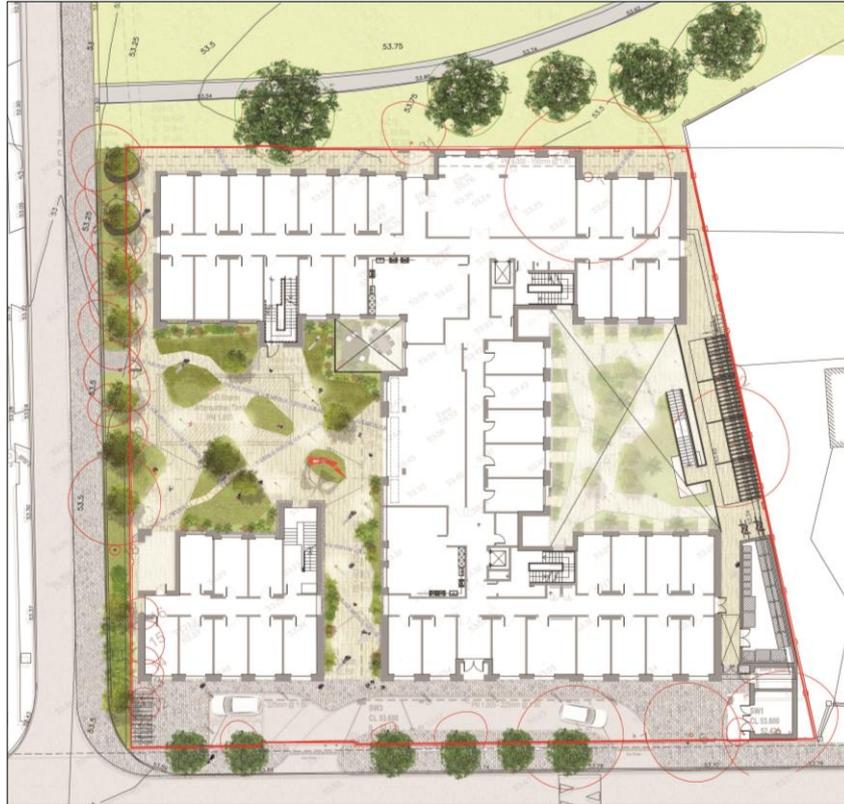
We note the layout of the Shared Living spaces are indicative only and will be subject to a detailed design and fit out process, post planning.



Figure 3.5 and 3.6: Indicative Internal Design of Communal Areas

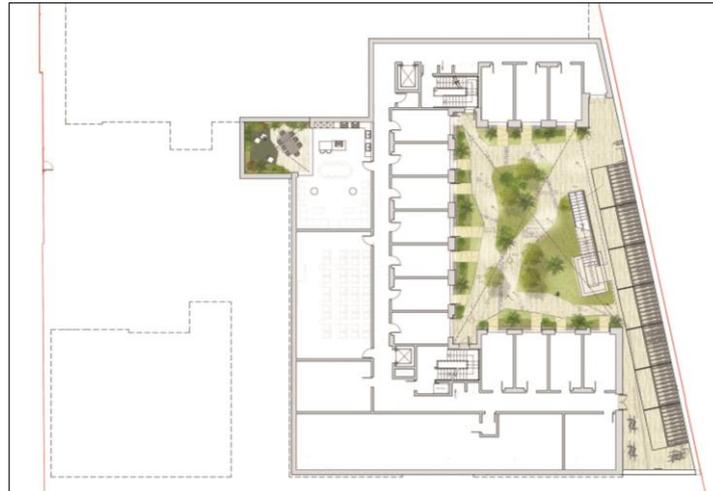
Source: Bartra/Niche Living, 2020

The proposed scheme provides communal open space in the form of 2 No. courtyards within the scheme at ground floor level (336 sq m) and at basement level (170 sq m) as illustrated at Figures 3.7 and 3.8 below in addition to a roof terrace at third floor level (78 sq m) shown in Figure 3.9 below. The detailed design of the communal and public open spaces are provided within the accompanying masterplan and landscape report prepared by The Big Space Landscape Architects. Additionally, residents will be able to directly access the parkland to the north of the subject site.



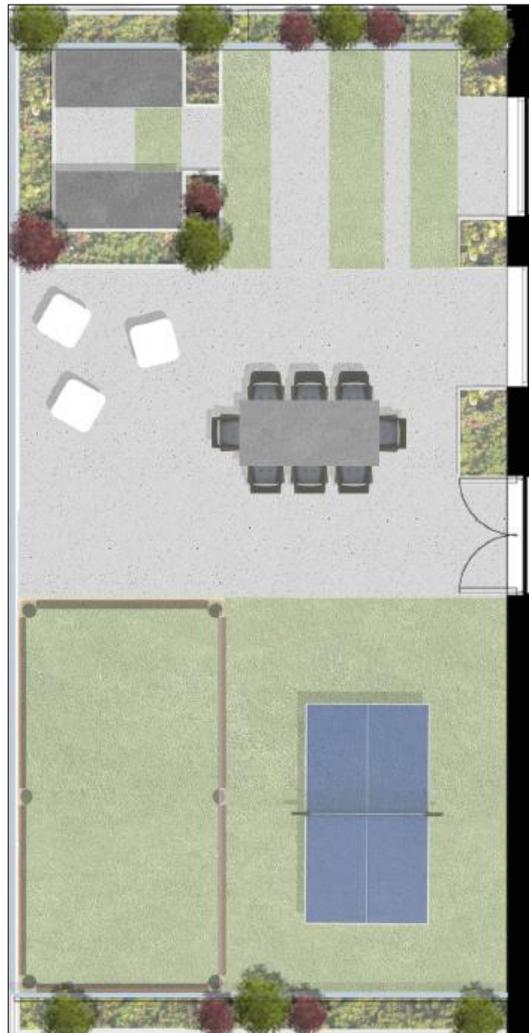
**Figure 3.7: Open Space at Ground Floor Level**

**Source: The Big Space Landscape Architects**



**Figure 3.8: Open Space at Basement Level**

**Source: The Big Space Landscape Architects**



**Figure 3.9: Roof Terrace at Third Floor Level**

**Source: The Big Space Landscape Architects**

### 3.2 Facilities

In addition to communal living/kitchen/dining spaces and internal and external amenity spaces proposed, the scheme provides resident facilities listed below:

<ul style="list-style-type: none"> <li>• Launderette (33.7 sq m)</li> <li>• Linen Room (25.5 sq m)</li> <li>• Bin Store (40.7 sq m)</li> </ul>	<ul style="list-style-type: none"> <li>• Bicycle Storage (254 No.)</li> <li>• Common WC/Stores (13.8 sq m)</li> </ul>
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Furthermore, intangible resident facilities in the form of Spike Global software will be provided to occupants of the development that will support everything from access control, logging and tracking facilities issues, to clubs, events and building a cohesive community through engagement and social interaction.

It is noted that regular cleaning and maintenance of the private suites and wider communal area is provided as detailed in the Niche Living Operational Plan prepared by Bartra and is submitted in support of this SHD application.

Bartra invite the Board to attach a condition, confirming that the Covenant now enclosed, as it relates to the Shared Living Block, is applicable in this instance.

#### 4.0 CONCLUSION

The proposed Shared Living scheme subject to this application fully complies with the guidance set out within the *Sustainable Urban Housing Design Standards for New Apartments, 2018* as detailed throughout this document. As noted previously, Bartra have undertaken extensive international research and analysis of Shared Living Schemes in developing the Niche Living model. The layout of the scheme has been informed by An Bord Pleanála's recent decision to grant permission for a Shared Living development at Eblana Avenue, Dún Laoghaire [ABP Ref. ABP-304249-19].

The detailed design of the scheme is comprehensively addressed within the Planning Report prepared by Thornton O'Connor Town Planning and Architectural Drawings and Design Statement prepared by Todd Architects, in addition to a Niche Living Operational Plan prepared by Bartra.

