

Henry J Lyons



BEAUMONT ROAD

Housing Quality Assessment

September 2026



PROFESSIONAL TEAM

Client	Architects	Planning Consultant	Architectural Heritage Impact Assessment Consultant	Landscape Consultant	Daylight & Sunlight Assessment
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1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Housing Quality Assessment has been prepared by Henry J Lyons Architects under the appointment of the applicant, Urban Life Limited. This document forms part of a planning application to Dublin County Council for the proposed residential development at Beaumont Road, Dublin 9.

This report should be read in conjunction with the drawings and documents submitted by Henry J Lyons Architects and the other members of the design team as part of the planning application (Refer to drawing issue sheet). The information contained herein has been produced for illustrative purposes only. All design information is property of Henry J Lyons Architects and subject to all relevant statutory permissions.

The report assesses the residential element of the proposed development against the provisions of the Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025.



1.2 SUMMARY OF PROPOSED DEVELOPMENT

Urban Life (BMD) Limited seeks planning permission at a site of 0.58 ha located on the corner of Beaumont Road and Beaumont Grove, Dublin 11. The site is flanked by 3 story apartments to the West and 2 story terraced houses to the North.

The application relates to a proposed development within the Z1 Sustainable Residential Neighbourhood in the new Dublin City Council Development Plan 2022-2028.

The development will consist of the following:

- Construction of a residential development ranging in height from 3 no. storeys to 6 no. storeys from street level across 4 blocks. The overall development comprises 100 residential units,
- Provision of 100 no. apartments units is split in 4 blocks with 76. no units in the apartment block and 24 no. units in townhouses. The total comprises of 17 studios, 45 no. 1 bedroom units, 27 no. 2 bedroom units, and 11 no. 3 bedroom (6 person) all with associated balconies and terraces.
- The development provides 101 sq.m. amenity space with ancillary spaces, internal bike stores and building services such as bin stores for use of the residents, with an overall total 287 sq.m.
- Provision of communal and private open space including courtyard areas, terraces and balconies along with public open space including public plaza areas, footpaths, parking, loading bays, landscaping works and boundary treatments;
- Provision of Vehicular/pedestrian/cyclist access from Grace Park Court and pedestrian/cyclist and emergency access via Ellenfield Road.
- Parking at street level for 42 no. car parking spaces, 2 no. motorcycle spaces and 200 no. cycle spaces (150 for residential occupants and 50 for residential visitors) to service the development.
- All associated site development works including import, export and reuse of material to achieve appropriate site levels, infrastructure and enabling works including water services provision and upgrades, public utilities, open spaces (including play areas), surface car parking, set down areas, cycle parking areas/buildings, landscaping and boundary treatment works, plant areas (at ground and roof level), green roofs, roof mounted photovoltaic (PV) panels, ESB substation, and waste storage.



2.0 POLICY OVERVIEW

2.1 POLICY OVERVIEW

This Housing Quality Assessment provides a framework which quantifies the criteria required under the the Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025) under Section 28 of the Planning and Development Act 2000 (as amended). The unit types plans are included in the final section for visual reference. Qualitative aspects such as the Residential Conceptual Design approach are covered under the Architectural Design Statement.

Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025

The Guidelines set out guidance, standards and policy requirements in relation to the design of apartment developments to take account of current Government policy and economic, social and environmental considerations.

These Guidelines set out, for consistent application by all planning authorities and An Coimisiún Pleanála, the particular design parameters that apply to apartment development, where the principle of the development of apartments at any particular site has already been established in accordance with the statutory plan and consideration of the policies, objectives and requirements of the SRDCSGs. Any individual project where apartments are proposed for development may also require to be assessed under the Environmental Impact Assessment Directive (Directive 2011/92/EU as amended). Policies contained in these Guidelines include matters relating to:

- Apartment mix;
- Internal space standards for different types of apartments;
- Dual aspect ratios;
- Floor to ceiling heights;
- Apartments to stair/lift core ratios;
- Storage spaces; and
- Amenity spaces including balconies/patios.

For further information on the policy requirements, please refer to the Planning Report.



Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025

3.0 APARTMENT DESIGN STANDARDS

3.1 APARTMENT FLOOR AREAS

3.2 SAFEGUARDING HIGHER STANDARDS

3.3 UNIT MIX

A typical floor plan for proposed scheme indicates the distribution of studio, 1 bed, 2 bed and 3 bed apartments. The full apartment area schedule and unit type plans are included in Section 5.0 and 6.0



Ground Floor Plan



First Floor Plan

3.0 APARTMENT DESIGN STANDARDS

3.4 BLOCK FORM & ASPECT RATIOS

A variety of measures have been employed to maximise the number of dual aspect units wherever possible:

- The main block is formed in a backwards L shape to create 3 end conditions for the provision of dual-aspect units.
- Townhouse terrace blocks form 22% of the units on site. With own door access and internal private circulation throughout these blocks, every unit avails of dual aspect conditions facing North-East and South-West or North-West and South-East.

■ Single Aspect (62 units @ 62%)
■ Dual Aspect (38 units @ 38%)



First Floor Plan

3.0 APARTMENT DESIGN STANDARDS

3.5 FLOOR TO CEILING HEIGHT

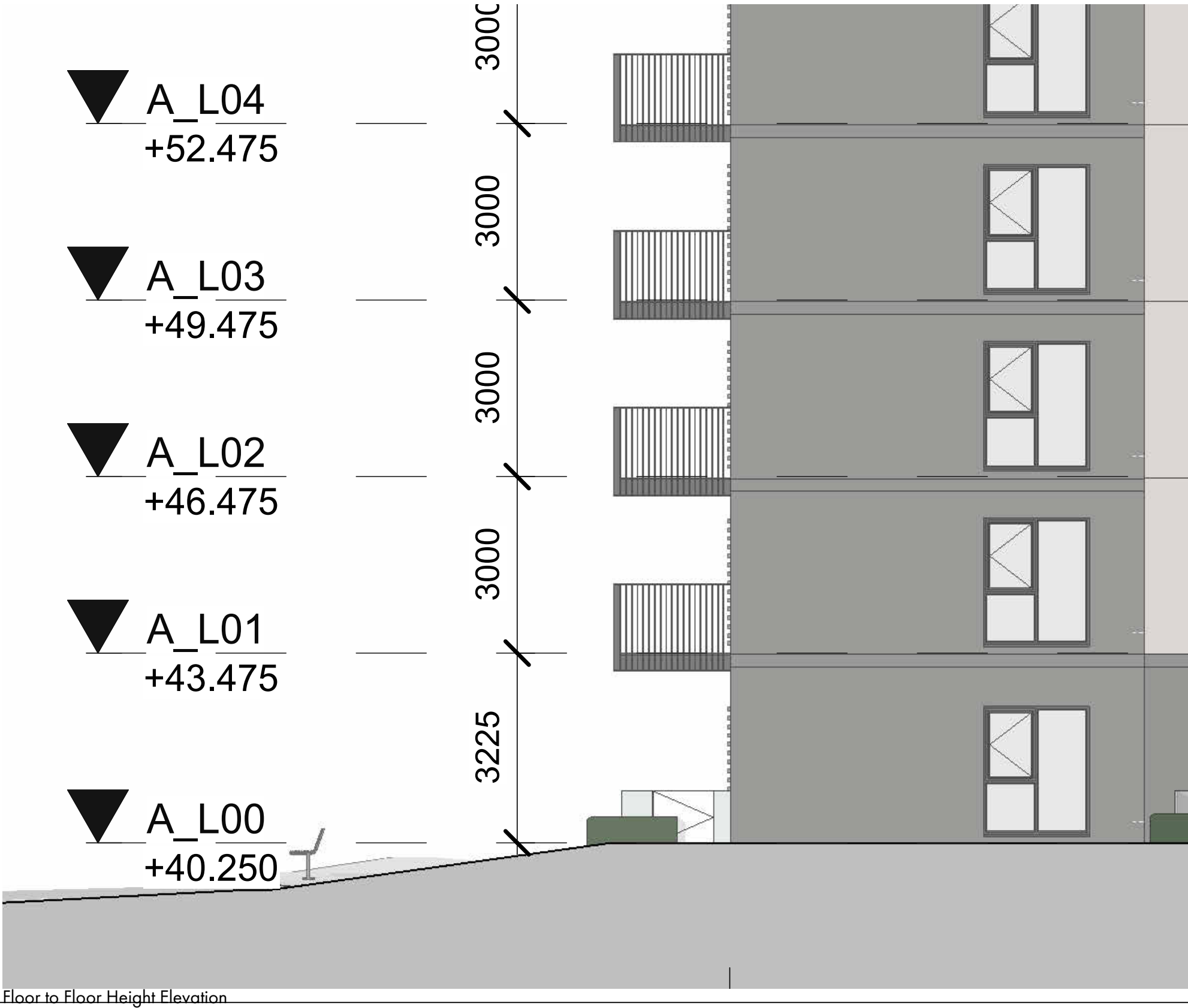
Floor to ceiling heights are in accordance with the Building Regulations. 2.475m floor to ceiling height is provided in throughout, delivering bright comfortable spaces.

3.6 PRIVATE AMENITY SPACE

Private Amenity Space is provided to every unit in accordance with the minimum area requirements with the exception of the townhouse units (Type 4-5) at ground and first floors where additional private amenity spaces is provided in the scheme. Typically, the balconies are at least 1.5m deep and adjoin the main living space. For more information refer to the schedule of drawings.

3.7 SECURITY CONSIDERATIONS

Ground floor private residential courtyards are secured by tall shrubs, hedge rows, walls and low railings, which provide a sense of safety and security for residents and the bounding public routes which are overlooked by the residents providing a layer of passive surveillance. Ground floor has landscaped communal spaces with 2 playground zones also provided. Refer to the Landscape Report by Park Hood for further details.



Floor to Floor Height Elevation

3.0 APARTMENT DESIGN STANDARDS

3.8 ACCESS AND SERVICES

The proposals are designed in accordance with Part M of the Building Regulations, including Universal Access requirements for the apartment block and ground floor townhouse units.

3.9 LIFT AND STAIR CORES

The stair and lift core position in the apartment block facilitates the two wings of the L-shaped block. A typical Floor caters to 14 no. units and the ground floor has 8 units, all serviced by this lift and core. The townhouses all have own-door access at ground floor and the duplex units above have ground floor access to the first of their 2 no. set of stairs.

- Units Rooms
- Circulation
- Stairs (And lift the the apartment Block)



First Floor Plan

3.0 APARTMENT DESIGN STANDARDS

3.10 PART V ALLOCATION

The proposal is designed in accordance with the Part V requirements of the Planning Act and with a 20% allocation (20 no. units) of the total number of units provided. These units are located on first and second floor as seen in the diagrams across. Refer to the schedule overleaf for further detail.

■ Part V Units



First Floor Plan



Second Floor Plan

