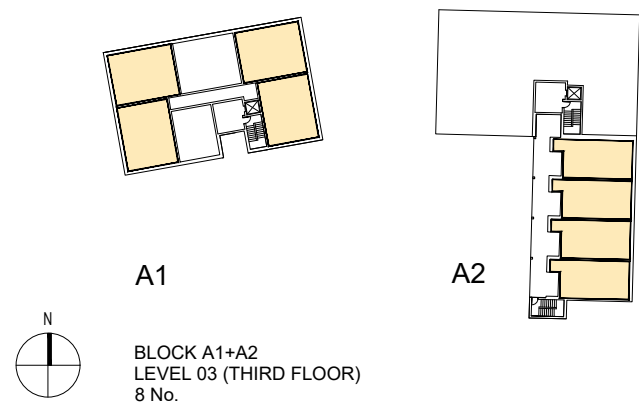


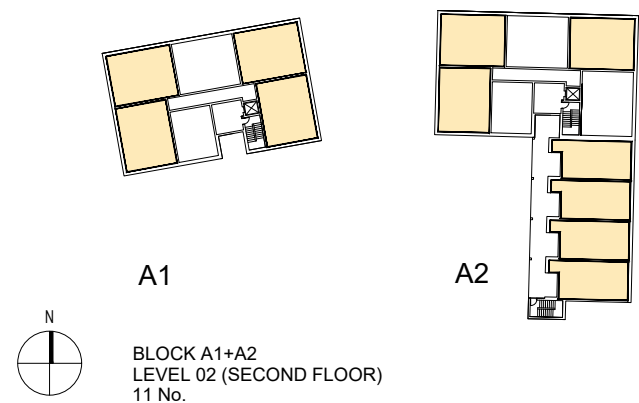
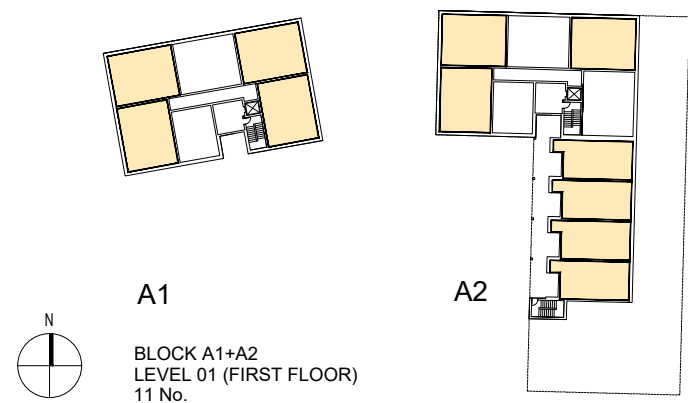
APPENDIX C

DUAL ASPECT UNITS

DUAL ASPECT UNITS



SUMMARY	
BLOCK A1+A2	30 Units
BLOCK B1+B2	42 Units
BLOCK B3+B4	37 Units
BLOCK C1,2,3	72 Units
TOTAL DUAL ASPECT UNITS = 181 No. Units (50% Ratio)	



BLOCK A1+A2

BLACKGLEN ROAD
Lambs Cross
Co. Dublin

Legend

Dual Aspect Unit

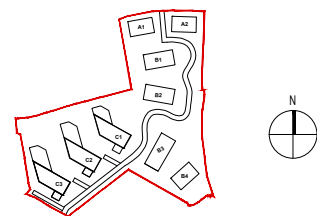
Triple Aspect Unit

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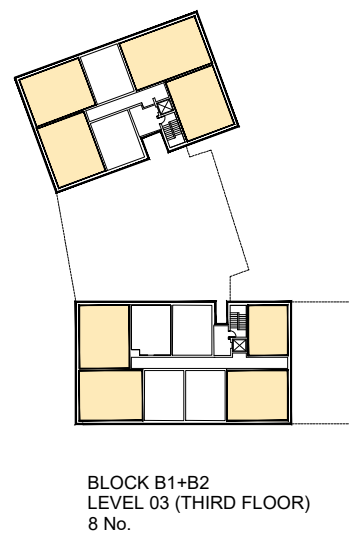
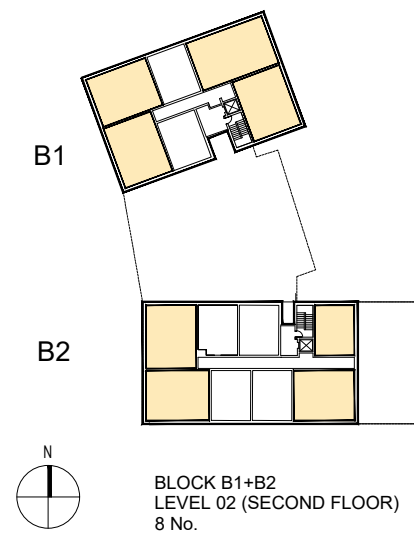
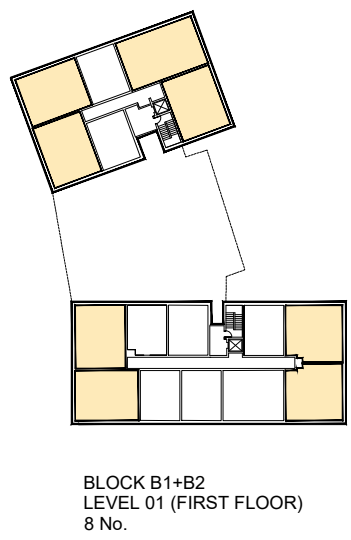
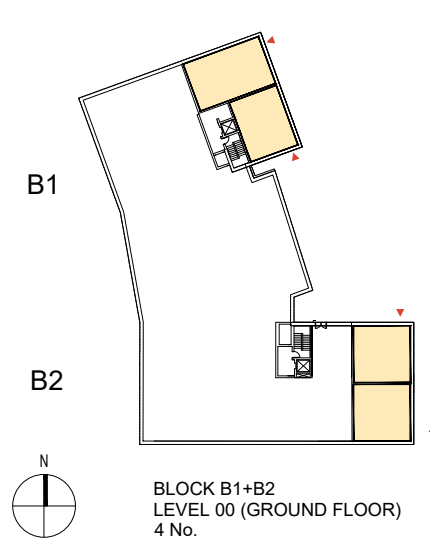
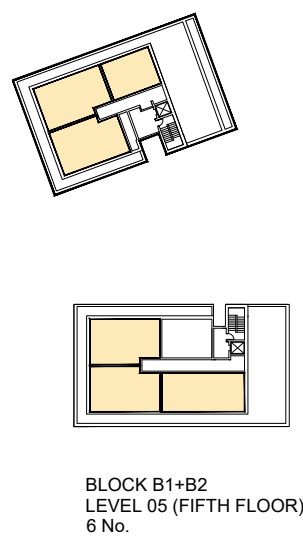
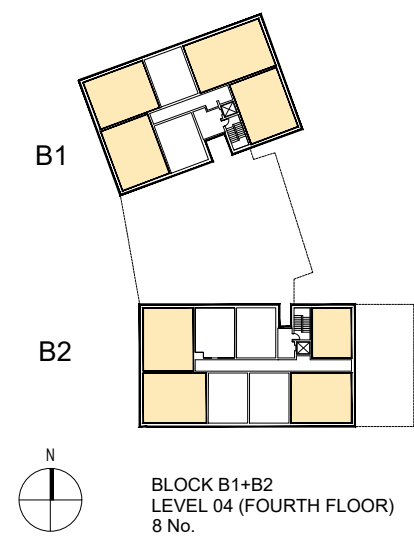
Blackglen Road | Dual Aspect Units

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BLOCK A1+A2
DUAL ASPECT UNITS = 30 No.



DUAL ASPECT UNITS



BLOCK B1+B2

BLACKGLEN ROAD
Lambs Cross
Co. Dublin

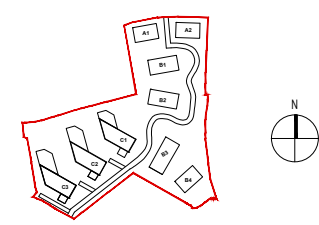
© 2022 O' Mahony Pike Architects

Legend

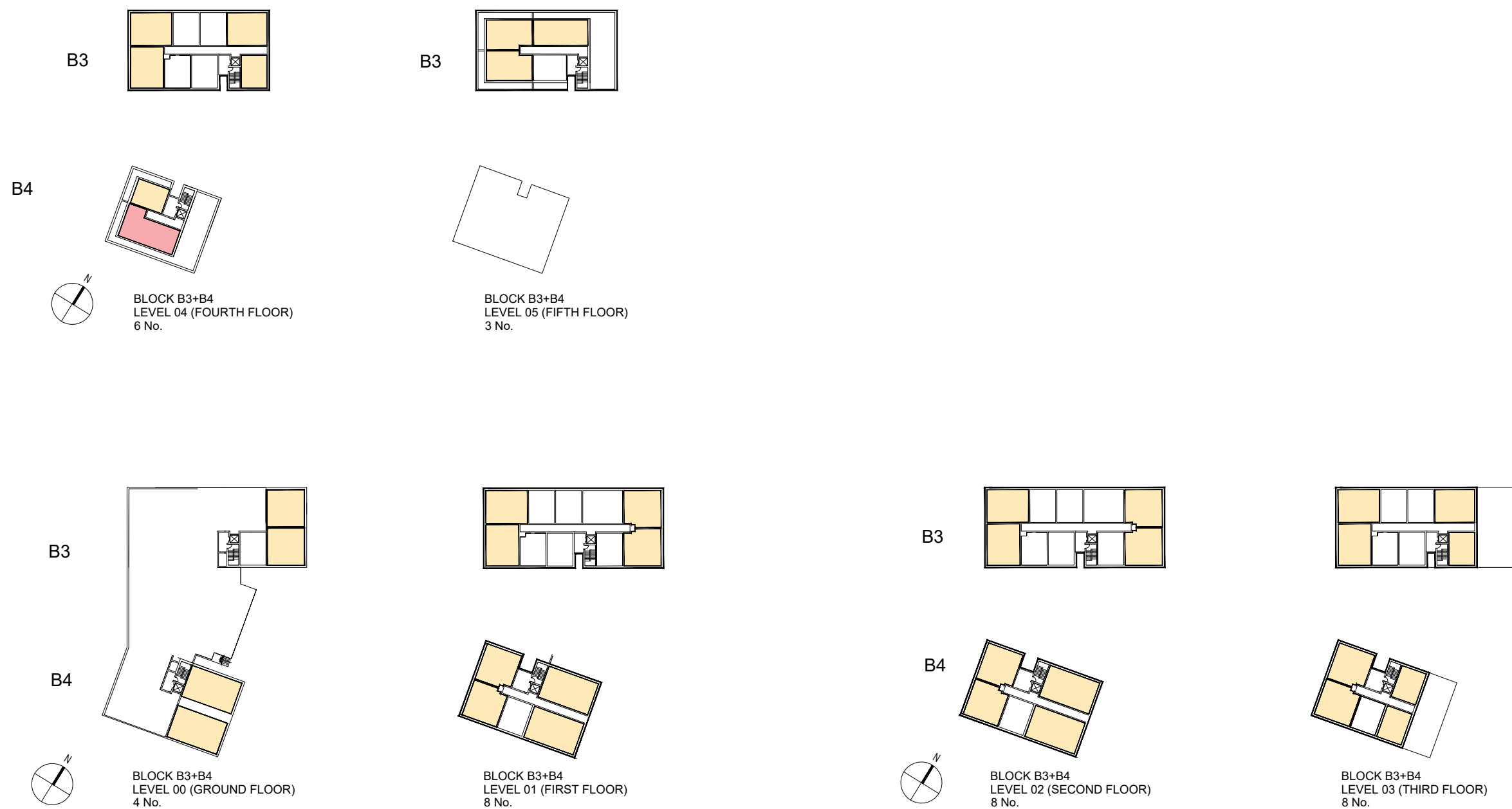
Dual Aspect Unit

Triple Aspect Unit

BLOCK B1+B2
DUAL ASPECT UNITS = 42 No.



DUAL ASPECT UNITS



BLOCK B3+B4

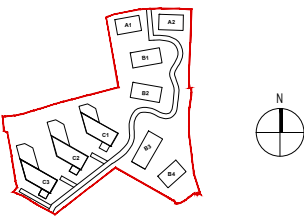
BLACKGLEN ROAD
Lambs Cross
Co. Dublin

Legend

- Dual Aspect Unit
- Triple Aspect Unit

BLOCK B3+B4

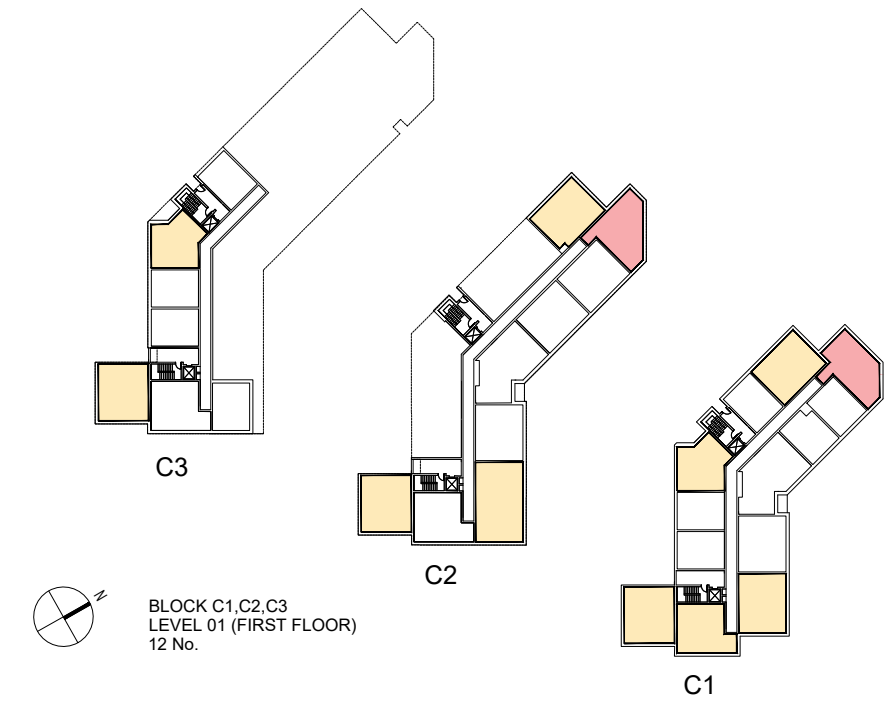
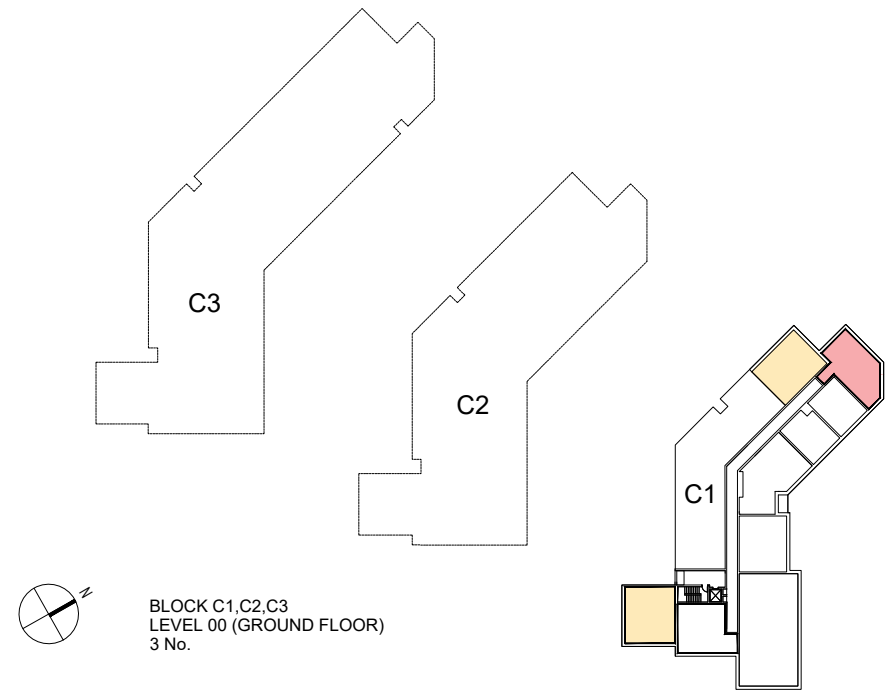
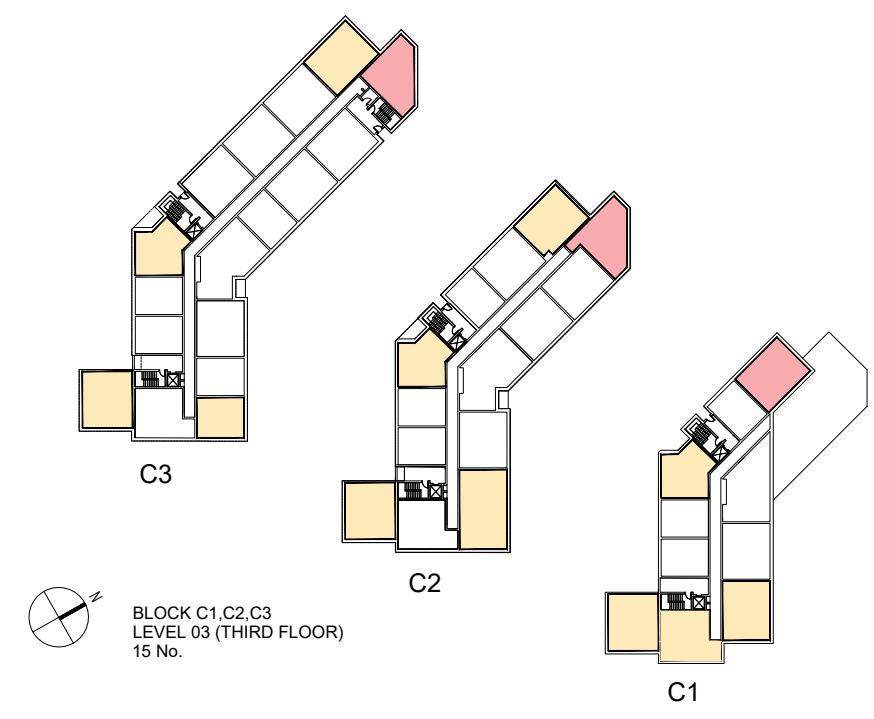
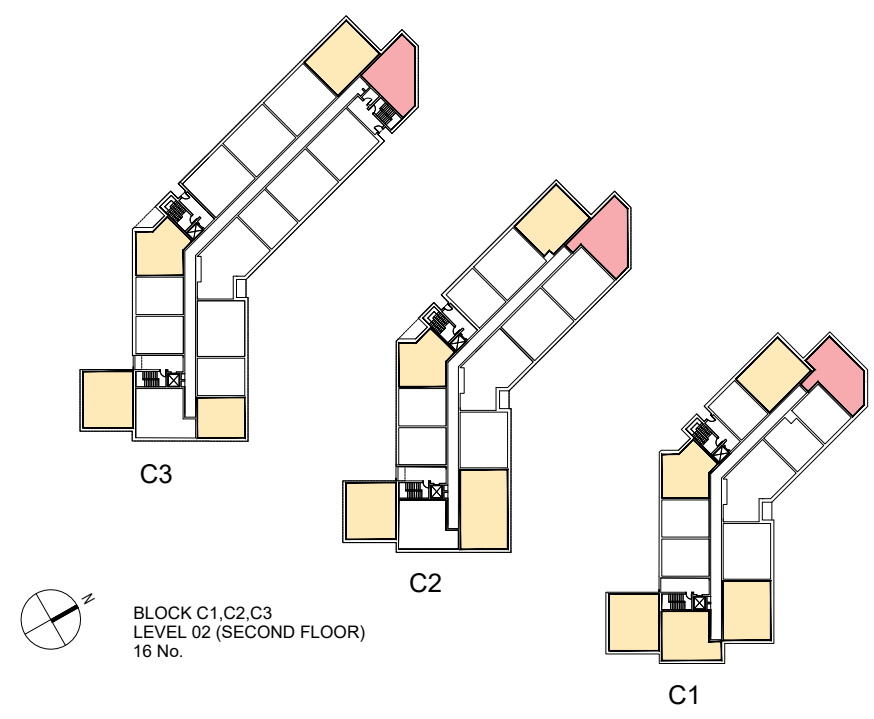
DUAL ASPECT UNITS = 37 No.



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Blackglen Road | Dual Aspect Units

DUAL ASPECT UNITS



BLOCK C1, C2, C3

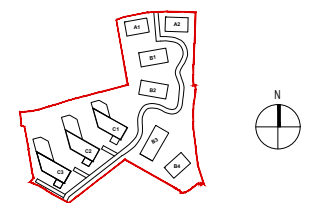
BLACKGLEN ROAD
Lambs Cross
Co. Dublin

Legend

- Dual Aspect Unit
- Triple Aspect Unit

BLOCK C1,C2,C3

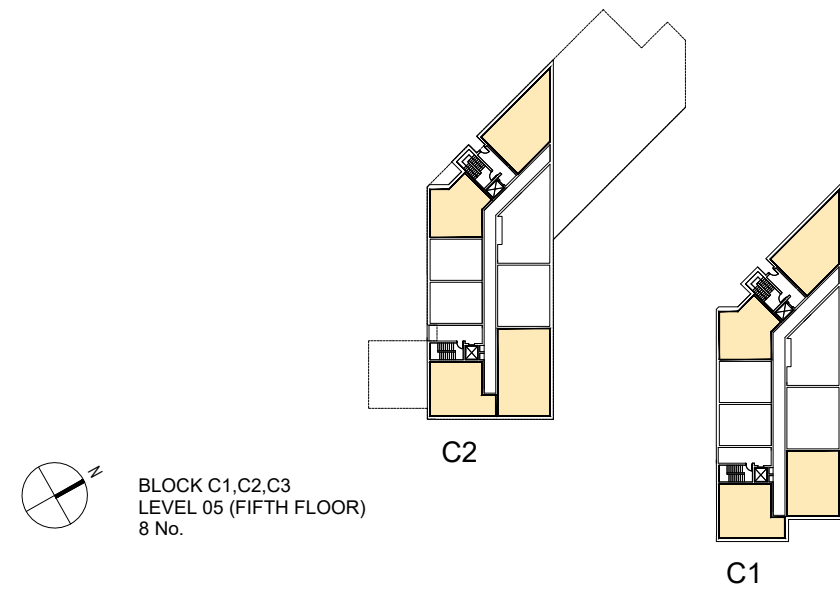
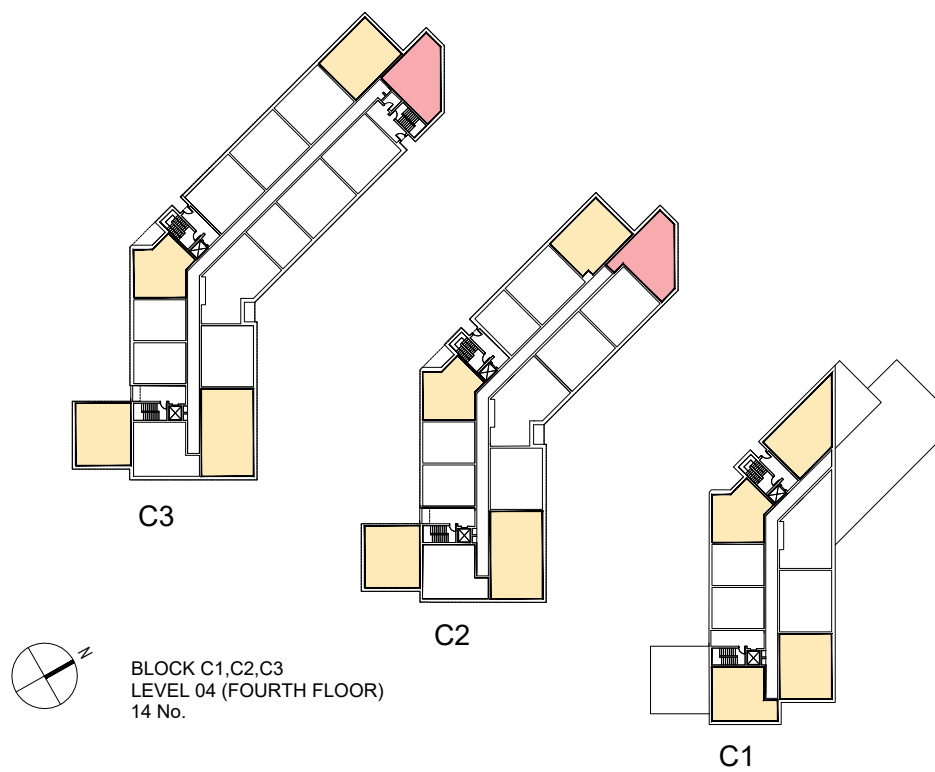
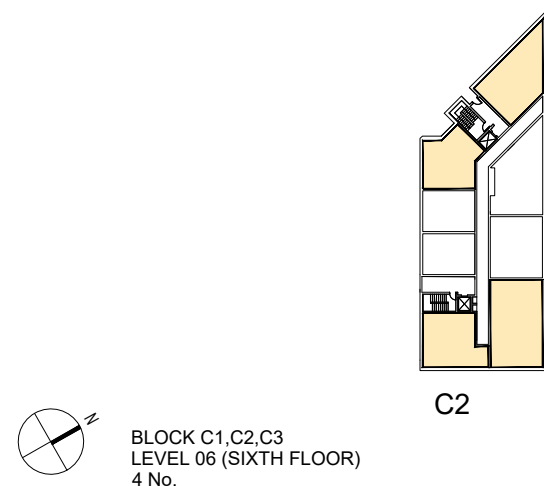
DUAL ASPECT UNITS =72 No.



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Blackglen Road | Dual Aspect Units

DUAL ASPECT UNITS



BLOCK C1, C2, C3

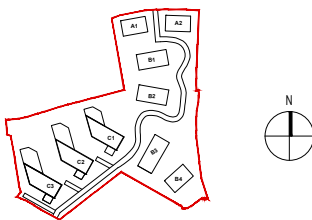
BLACKGLEN ROAD
Lambs Cross
Co. Dublin

Legend

- Dual Aspect Unit
- Triple Aspect Unit

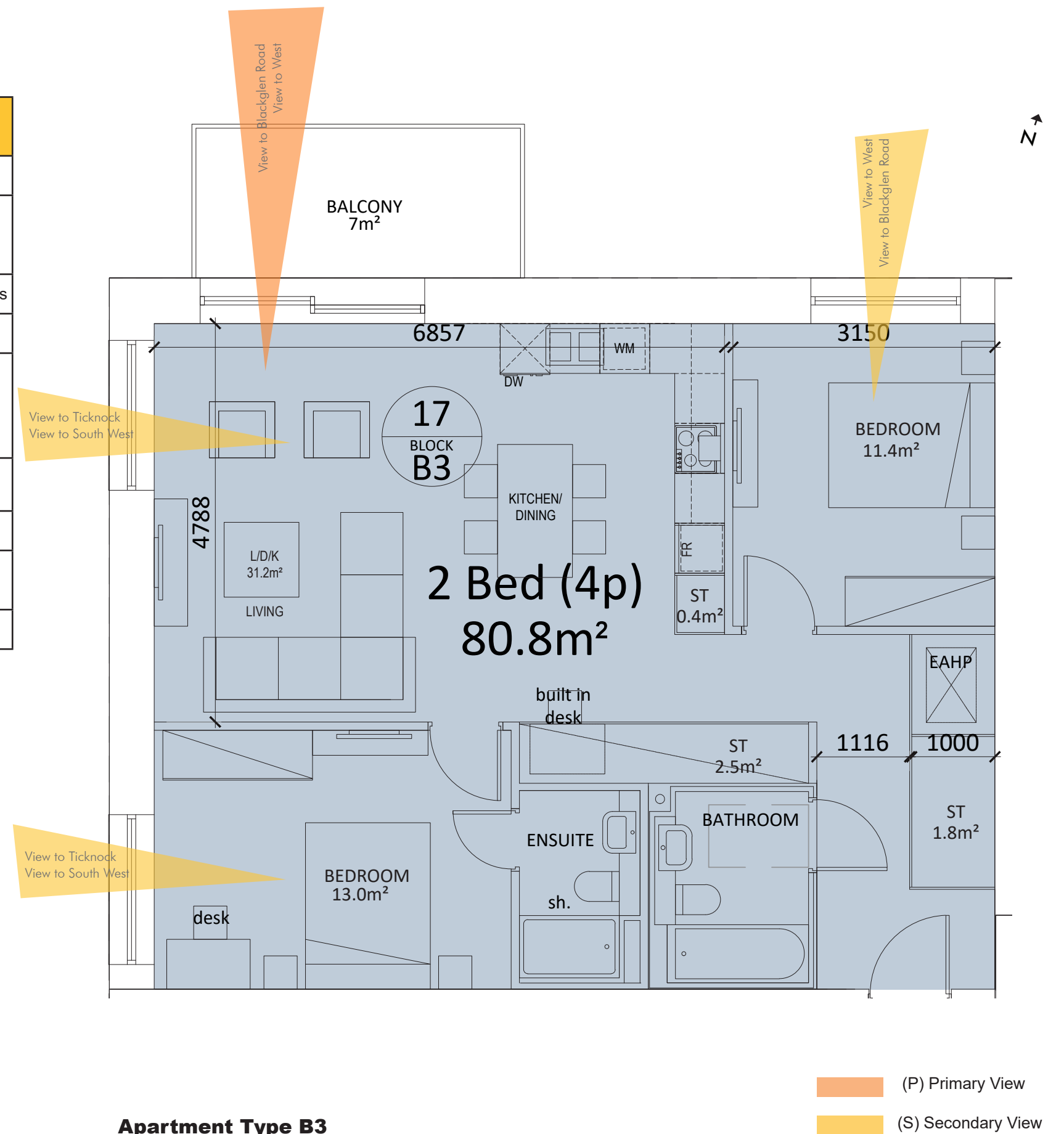
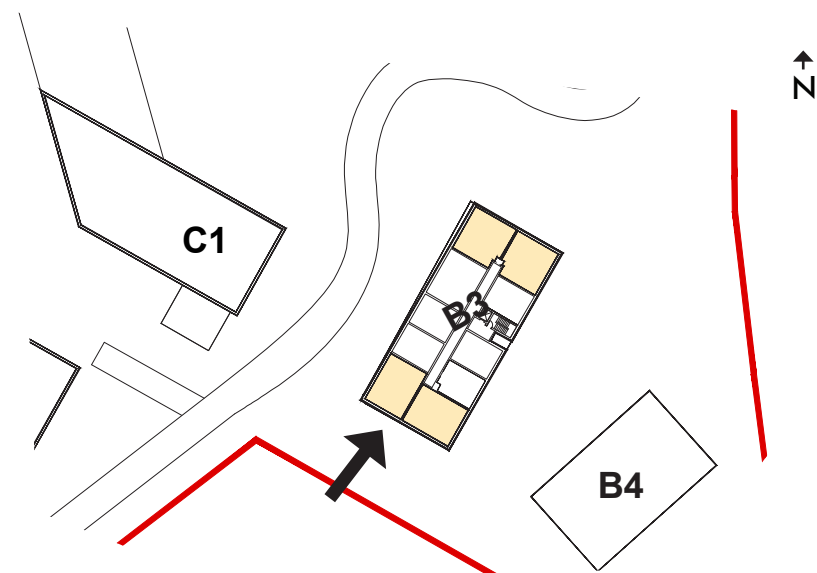
BLOCK C1,C2,C3

DUAL ASPECT UNITS = 72 No.



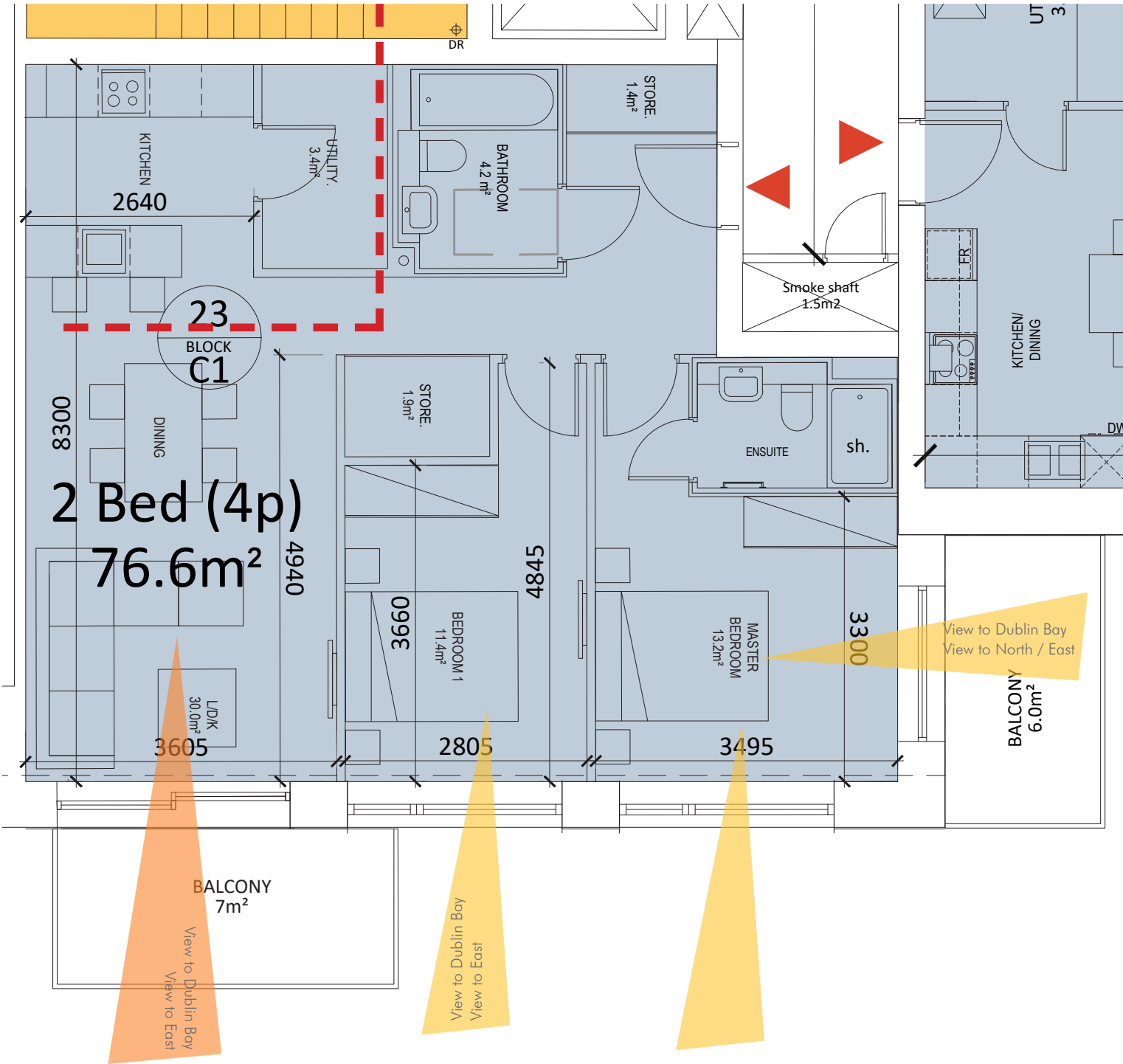
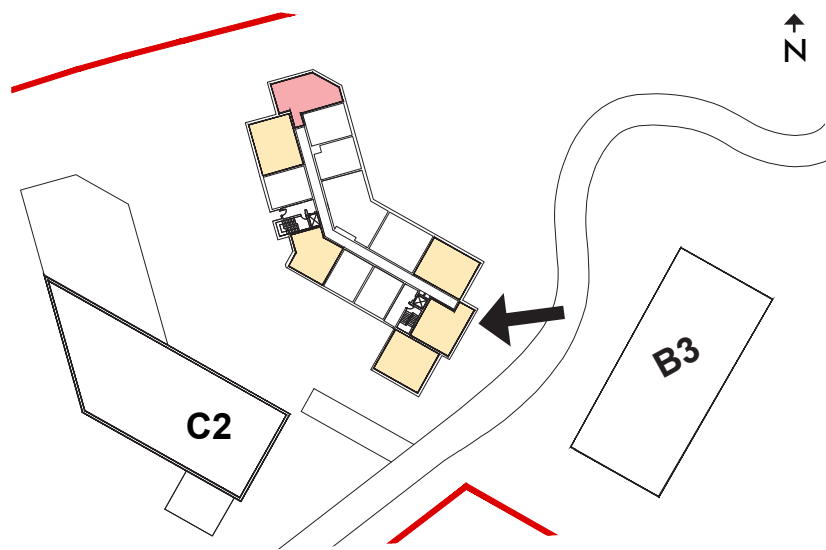
Towards Ticknock

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) West (S) South / West	Good unobstructed orientation
View	Obstructed View of Ticknock	Views take in Dublin Mountains
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.7m x 2.4m (6.5msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



Towards Dublin Bay

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) East (S) North / East	Obstructed orientation
View	Obstructed View	Views take in Dublin Bay
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.8m x 2.4m (6.7msq.) (S) 2.5m x 2.4m (6msq.)	
Cross Ventilation	(N)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	

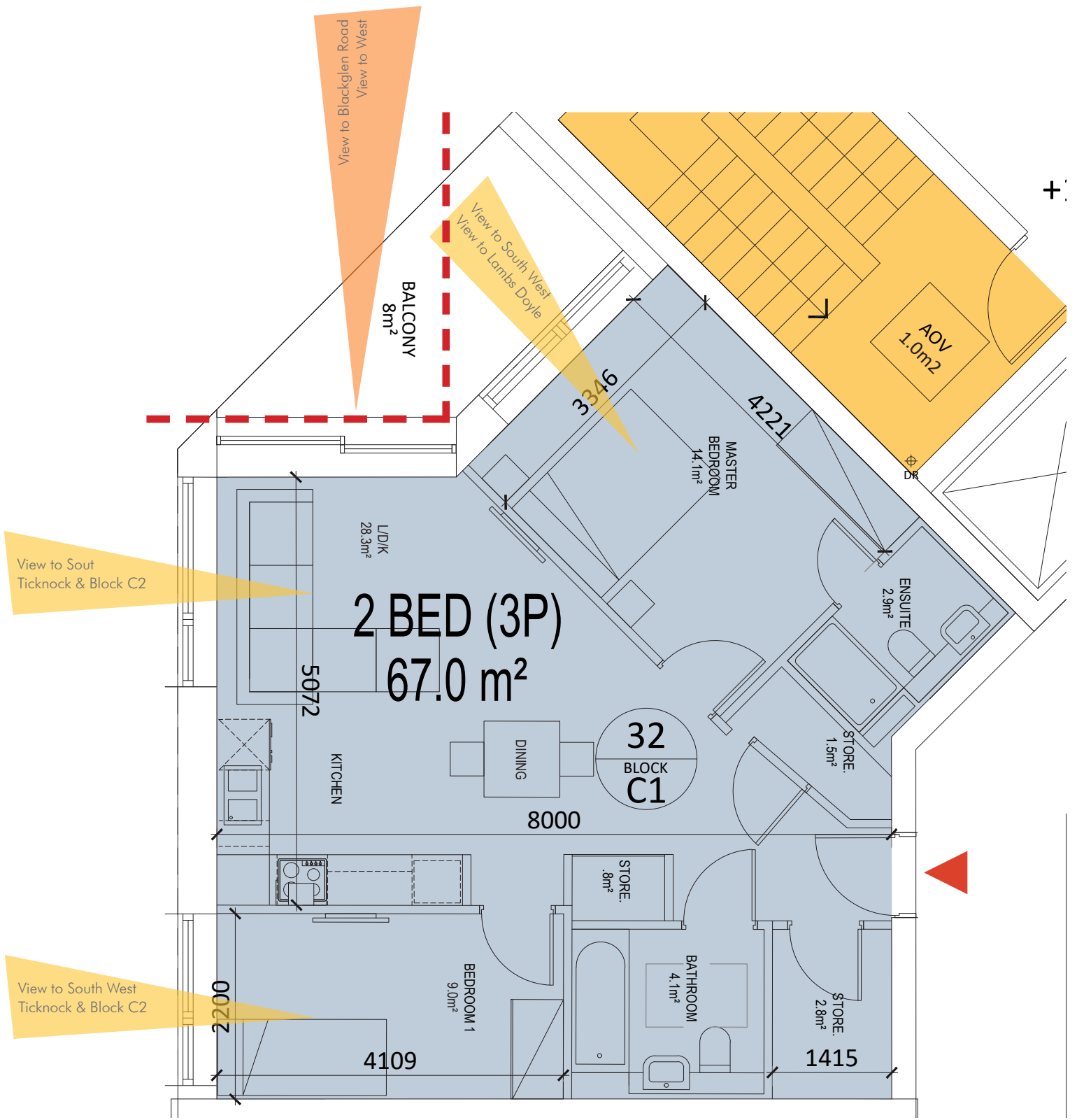
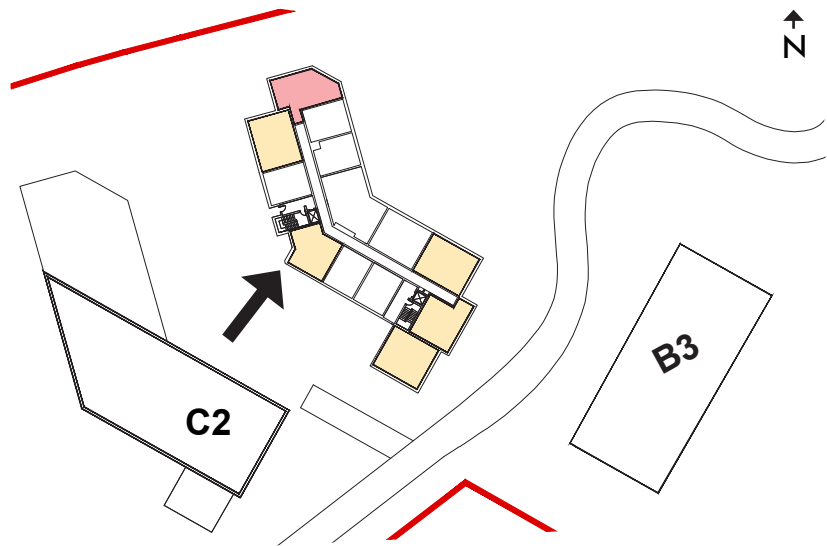


Apartment Type C1

- (P) Primary View
- (S) Secondary View

Towards Ticknock

Design Principle	Parameters Achieved	Commentary
Aspect	Corner Unit	
Orientation (P) Primary (S) Secondary	(P) West (S) South / West	Obstructed orientation
View	Obstructed View	Views take in Blackglen Road & Ticknock
Return Depth	> 3m	
Window Size + Area (P) Primary (S) Secondary	(P) 2.8m x 2.4m (6.7msq.) (S) 1.8m x 2.4m (4.3msq.)	
Cross Ventilation	(Y)	
Angle of windows	Secondary window at right angle to primary plane	
Opposing windows	No Opposing Windows	



Apartment Type C3

(P) Primary View
(S) Secondary View

NORTH FACING UNITS

Blackglen Road | Dual Aspect Units

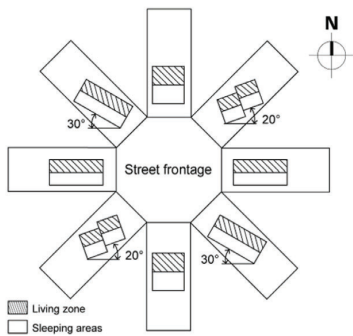
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Introduction

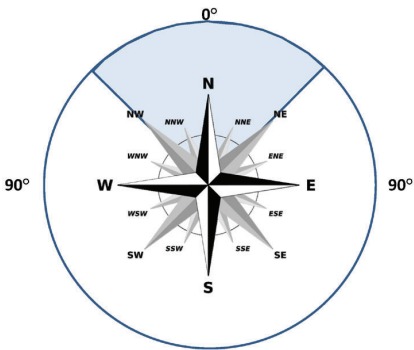
Single Aspect North Facing Units

Building Orientation

For the purposes of the guidelines north facing units are units that face predominantly* north, north-west or north-east and fall within a 45 degree angle of 0° (i.e. due north) as illustrated by the shaded area.



* Over 50 per cent of the facade.



Following the above guidance from the Apartment guidelines there are a number of units which marginally fall within the single aspect north facing category.

This due to the overall master planning design principles, in order to achieve continuity of building form and provide enclosure and sense of containment of external spaces within the overall urban design strategy. Further detail of this is provided by Block in the following page.



Introduction

Single Aspect North Facing Units

Summary

Block A1	3
Block A2	2
Block B1	4
Block B2	10
Block B3	0
Block B4	0
Block C1	9
Block C2	14
Block C3	5

Total **45** **13%**

Where it has not been possible to avoid the single aspect North facing units we have provided design enhancements to some of these units where possible in order to improve overall quality of these units as follows:

- Providing an unobstructed view over the Central Public open space
- Providing an unobstructed view over Dublin Bay within the A Blocks and some units in the B Blocks
- Providing increased sized units (+10%)
- Elongating the facade of such units to allow for additional glazing and better daylight.
- Placing Amenity spaces in front of the North facing units within B & C Blocks

Roof Level Plan

Blackglenn Road | Dual Aspect Units

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LEVEL 00

BLACKGLEN ROAD
Lambs Cross
Co. Dublin

Legend

■ North Facing Unit

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Blackglen Road | Dual Aspect Units

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LEVEL 01

BLACKGLEN ROAD
Lambs Cross
Co. Dublin

Legend

North Facing Unit

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Blackglen Road | Dual Aspect Units

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LEVEL 02

BLACKGLEN ROAD
Lambs Cross
Co. Dublin

Legend

North Facing Unit

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Blackglen Road | Dual Aspect Units

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LEVEL 03

BLACKGLEN ROAD
Lambs Cross
Co. Dublin

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Blackglen Road | Dual Aspect Units

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Legend

■ North Facing Unit

LEVEL 04

BLACKGLEN ROAD
Lambs Cross
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Blackglen Road | Dual Aspect Units

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Legend

■ North Facing Unit



LEVEL 05

BLACKGLEN ROAD
Lambs Cross
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Blackglen Road | Dual Aspect Units

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Legend

North Facing Unit



LEVEL 06

BLACKGLEN ROAD
Lambs Cross
Co. Dublin

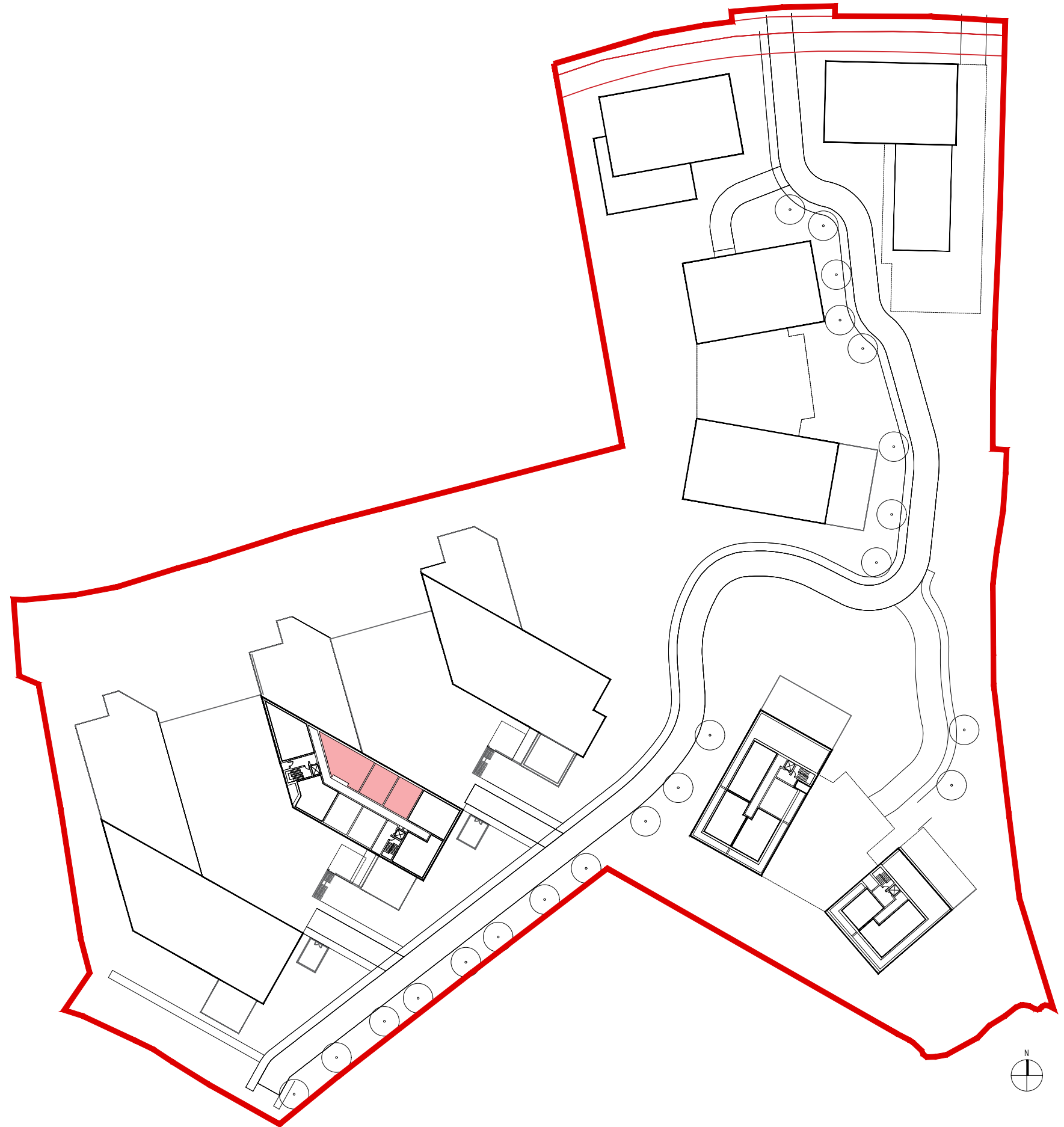
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Blackglen Road | Dual Aspect Units

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Legend

■ North Facing Unit





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