



**URBAN -  
AGENCY**

# QUALITY APARTMENTS AND URBAN HOUSING

HOUSING AGENCY / URBAN AGENCY | APRIL 2018





QUALITY

APARTMENTS &

URBAN HOUSING

HOUSING AGENCY / URBAN AGENCY

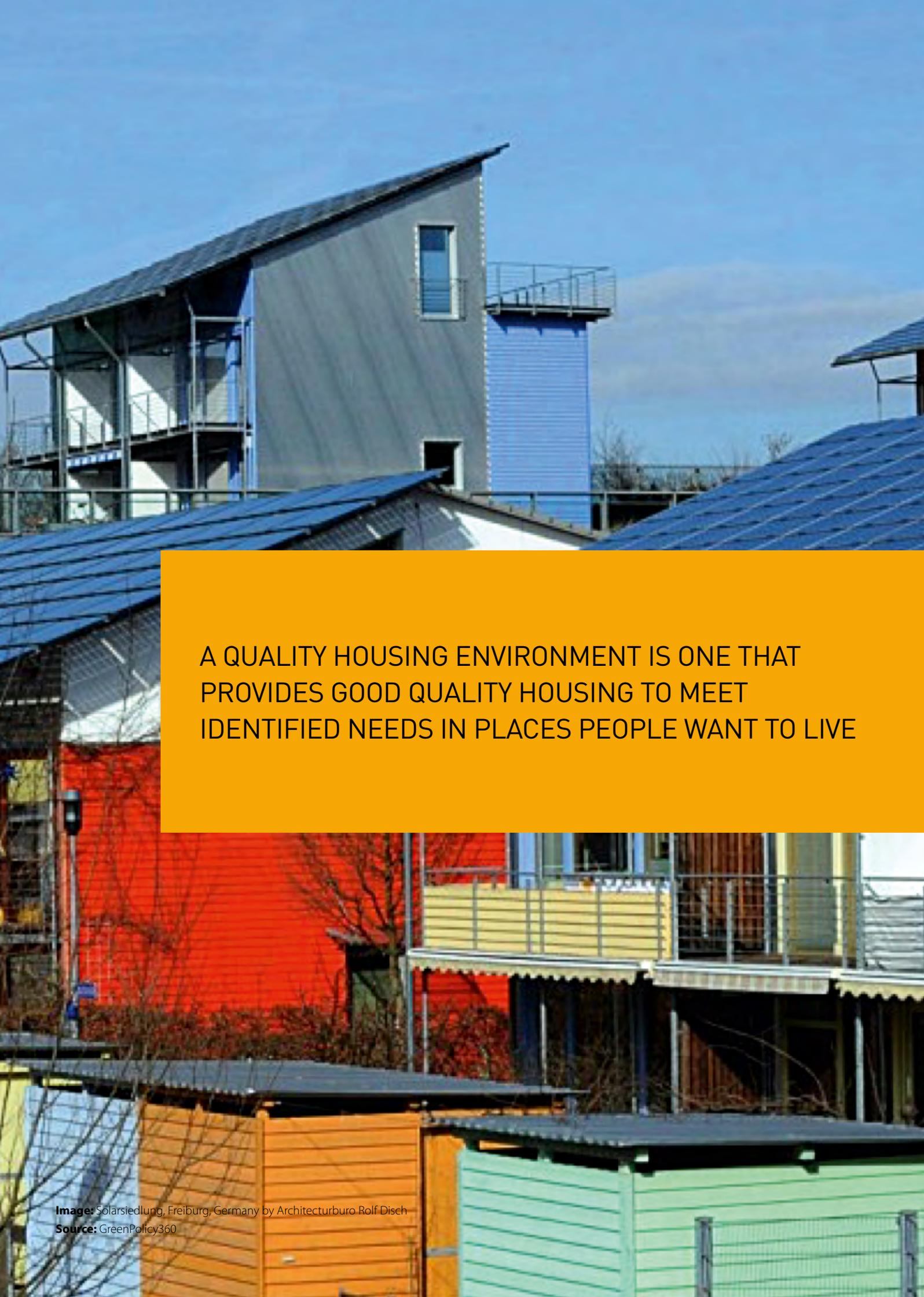
01 BLOCK DESIGN P 9

02 TYPOLOGIES P73

03 AMENITY SPACES P99

04 SHARED SPACES P113

05 PLACE MAKING  
& STREETSCAPES P129



A QUALITY HOUSING ENVIRONMENT IS ONE THAT PROVIDES GOOD QUALITY HOUSING TO MEET IDENTIFIED NEEDS IN PLACES PEOPLE WANT TO LIVE

THIS HANDBOOK PROVIDES ARCHITECTS, PLANNERS, DEVELOPERS AND OTHER HOUSING PROFESSIONALS IN THE PRIVATE AND PUBLIC SECTOR WITH AN INTRODUCTION TO THE ELEMENTS THAT CONTRIBUTE TO THE DESIGN OF GOOD QUALITY APARTMENTS AND URBAN HOUSING



## INTRODUCTION

The purpose of this design guide is to provide architects, planners, developers and other housing professionals in the private and public sector with an overview of the elements that contribute to the design of good quality apartments and urban housing. By considering a range of layouts and typologies and by drawing on examples from around Europe the guide aims to demonstrate the potential of good design to make apartments the dwellings of choice.

Whereas, in Ireland, apartment living has traditionally been seen as a temporary solution to housing need, in many parts of Europe long term apartment living is the norm, and it is likely that this will increasingly be the case in this country. An ever-expanding suburbia is neither sustainable nor, given our changing demographics, necessarily desirable, for many. This guide looks at the ways in which the amenities that people might traditionally expect from sub-urban housing can be provided within apartment developments.

High quality, carefully considered design is essential if apartments are to provide people with the same quality of life that they would expect to obtain from traditional housing and the guide includes numerous examples of best practice design from Ireland and abroad.

### Acknowledgement

The Housing Agency and Urban Agency would like to thank the Department on Housing Community and Local Government and the many architects who provided advice and material - without their generous contributions it would not have been possible to produce this document. Thanks also to One House Communications for their very valuable work in designing and producing the final document.

Whereas the guidelines generally seek to demonstrate what is achievable within the context of the DHPLG Design Standards for New Apartments (March 2018), not all of the examples included in this document comply with current Irish regulatory standards.

These guidelines do not purport to provide guidance on compliance with statutory planning requirements or construction standards (such as Building Regulations and including fire safety and access requirements and other requirements).

Designers are advised that the context within which a specific development takes place may give rise to specific planning, regulatory (including fire) and other safety requirements during construction and when the building is substantially complete.

All design solutions need to consider the user groups for which the building is intended. Some of the proposals included in this guide may give rise to maintenance and other issues that make them unsuitable in certain situations.

All drawings copyright of Urban Agency, unless otherwise specified.

No liability whatsoever is accepted to any person or body arising out of any reliance on the contents of this document.

## STRUCTURE AND CONTENT

This guide is divided into five sections:

**01** BLOCK DESIGN

**02** TYPOLOGIES

**03** AMENITY SPACES

**04** SHARED SPACES

**05** PLACE MAKING AND STREETS CAPES

Chapter 1, block design, considers a non-exhaustive, range of block configurations that have been used around Europe and that could be used in this country. Illustrated examples with key data such as density, site coverage and numbers of units are provided for each block type. Block layouts, core design, access to dwellings and the design of entrance areas are also considered.

Chapter 2 of the guide provides examples of apartment and duplexes that comply with the DHPLG Design Standards for New Apartments (March 2018). Examples of both standard and of alternative design solutions, that allow for the omission of internal fire protected lobbies, are included.

Well-designed private amenity spaces can significantly enhance the experience of apartment living. Chapter 3 lists the elements that should be considered when designing balconies and winter gardens.

Auxiliary and community spaces, such as concierges, common rooms and shared areas help to create a sense of belonging and foster community. Chapter 4 provides examples of entrances, parking areas and open spaces that include successful shared amenity spaces.

A good quality public realm with attractive well designed spaces that can be enjoyed by all is an essential component of all good housing. Chapter 5 provides examples of successful place making that incorporates well designed hard and soft landscaping.

Every building design is unique and the examples provided will be applied in different ways by individual designers working to individual project briefs tailored to particular circumstances. It is hoped that this handbook will encourage all those who have an input into the design of apartments to ensure that the apartments of the future become great places to live.





# 01 BLOCK DESIGN

QUALITY  
APARTMENTS &  
URBAN HOUSING

This chapter deals with the different typologies of urban blocks. It considers different types of urban blocks in a catalogue that we see present around Europe and that could be used in Ireland.



## 1.1 DENSITY

### LOW DENSITY

A | TERRACED HOUSES



B | TERRACED COURTYARD HOUSES



C | INFILL DEVELOPMENT



D | BLOCK TURNING A CORNER



### MEDIUM DENSITY

E | STACKED HOUSE



F | BIG HOUSE



HIGH DENSITY

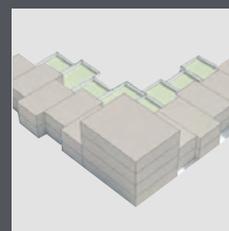
G | SMALL BLOCK



H | RESIDENTIAL BLOCK



I | RESIDENTIAL RING



J | MIXED USE



K | RESIDENTIAL TOWER

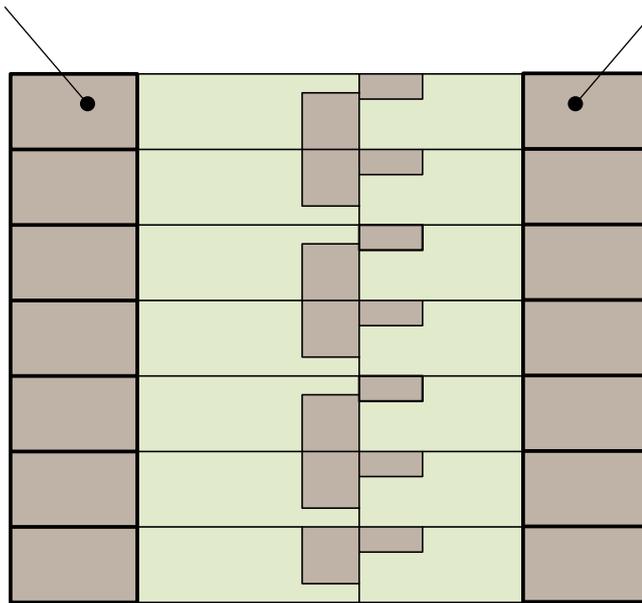


## 1.1 DENSITY | LOW DENSITY

### A | TERRACED HOUSES

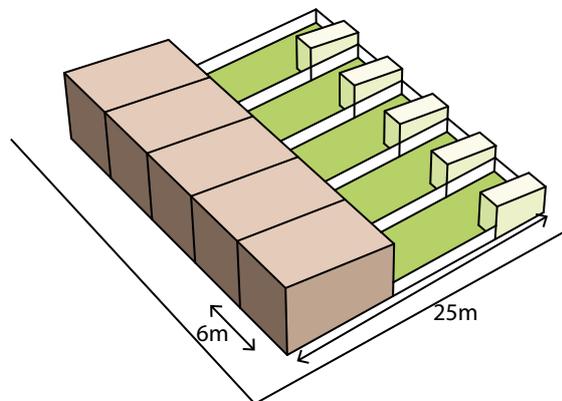
Front door access terraced housing  
– can be 2 - 4 storey

On street parking for mews to rear



This type of low density housing, modelled on the type of housing found in the inner suburbs of Dublin and other cities, uses deep on street plots.

- + **Density:** 25 dwellings per hectare
- + **Covered area:** 44%
- + **Plot ratio:** 0,72 (2-3 storeys)
- + **Gross area per unit:** 115-160m<sup>2</sup>



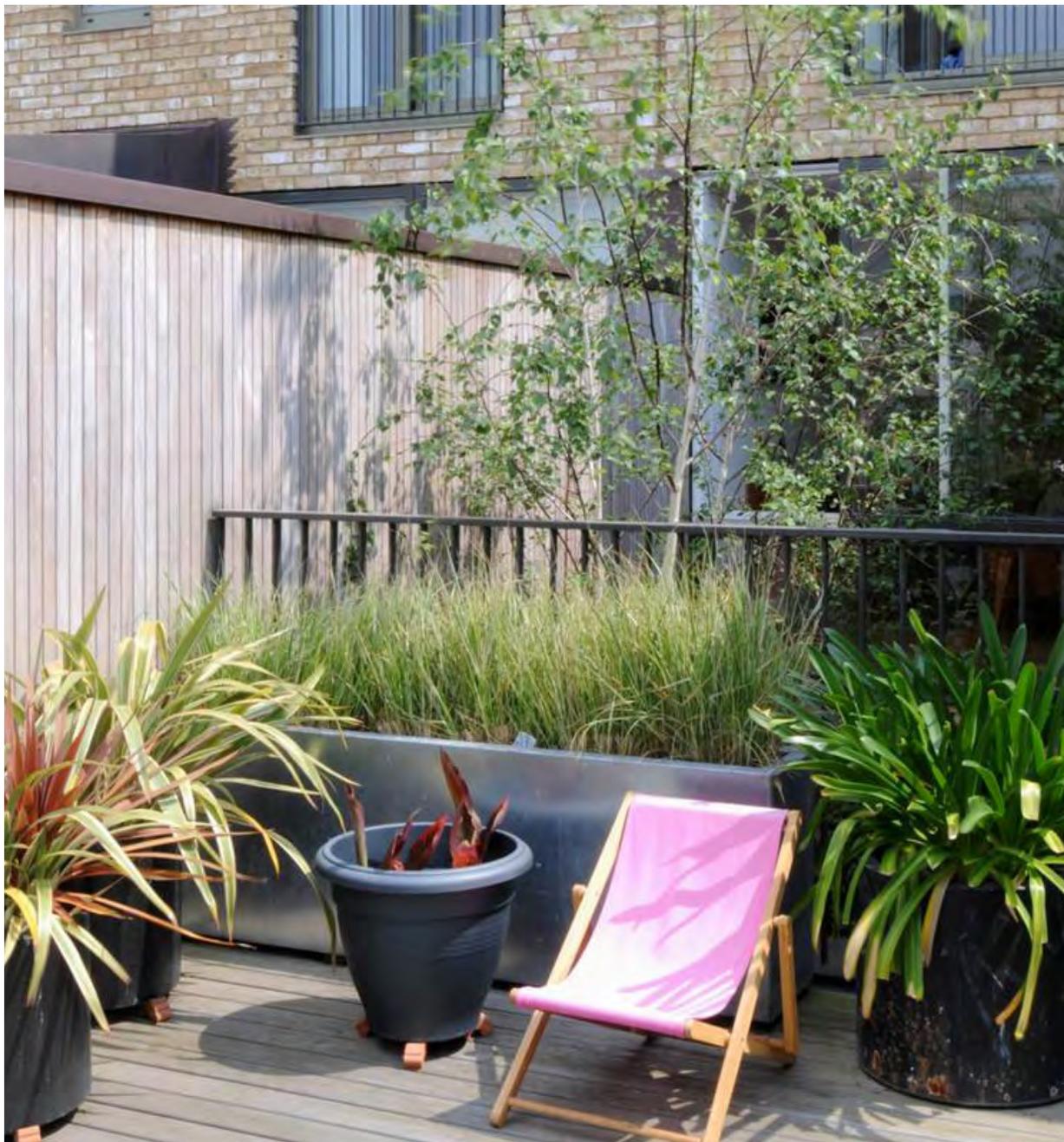


**Image:** Adamstown. **Source:** OMP Architects

**Breaking up the scale of row housing and making it more aesthetically interesting with different facade materials expressing the residences behind.**

## 1.1 DENSITY | LOW DENSITY

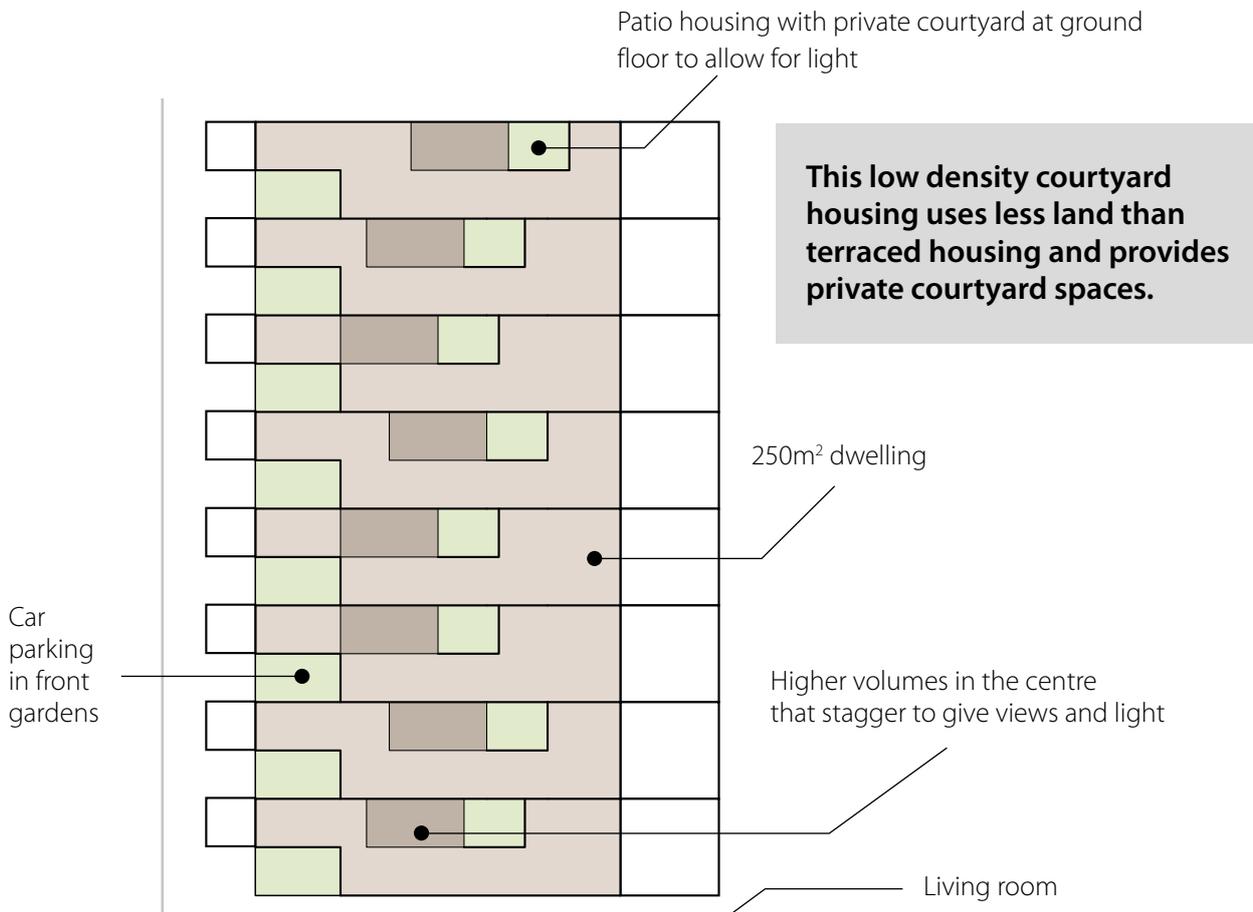
### A | TERRACED HOUSES



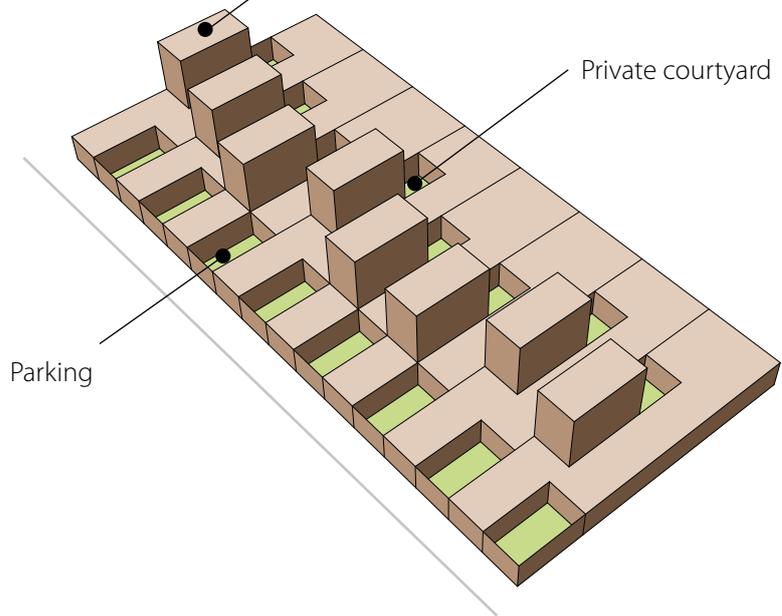
**Image:** Accordia by Maccreanor Lavington Architects in Cambridge, UK. **Source:** [maccreanorlavington.com](http://maccreanorlavington.com)

**Row housing in Accordia, Cambridge, the terrace is at first floor level and the tree in the background is located in the lower level external space.**

**B | TERRACED COURTYARD HOUSES**



- + **Density:** 35 dwellings per hectare
- + **Covered area:** 80%
- + **Plot ratio:** 0,73
- + **Gross area per unit:** 250m<sup>2</sup>



## 1.1 DENSITY | LOW DENSITY

### B | TERRACED COURTYARD HOUSES



8 Villas, Amsterdam, Netherlands by Bosh Architects.

Terraced housing in patio formats with higher living room areas looking over a green roof above.

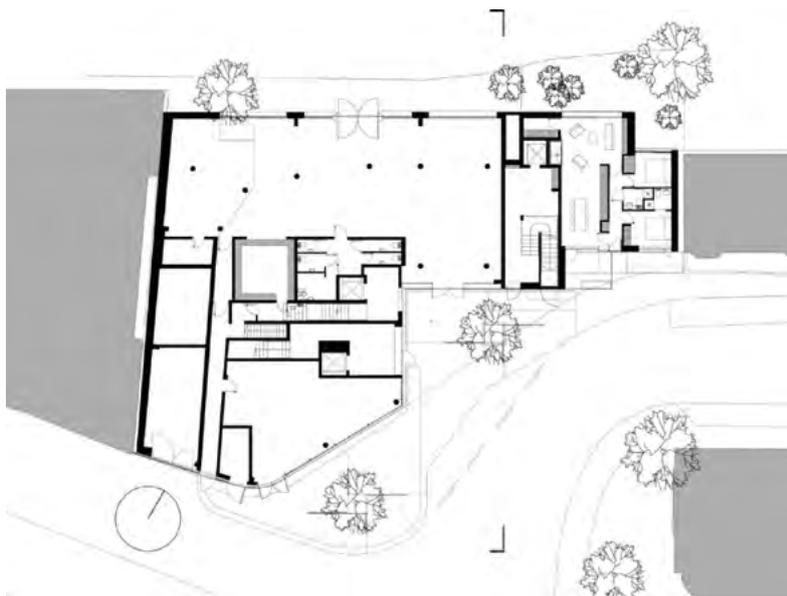
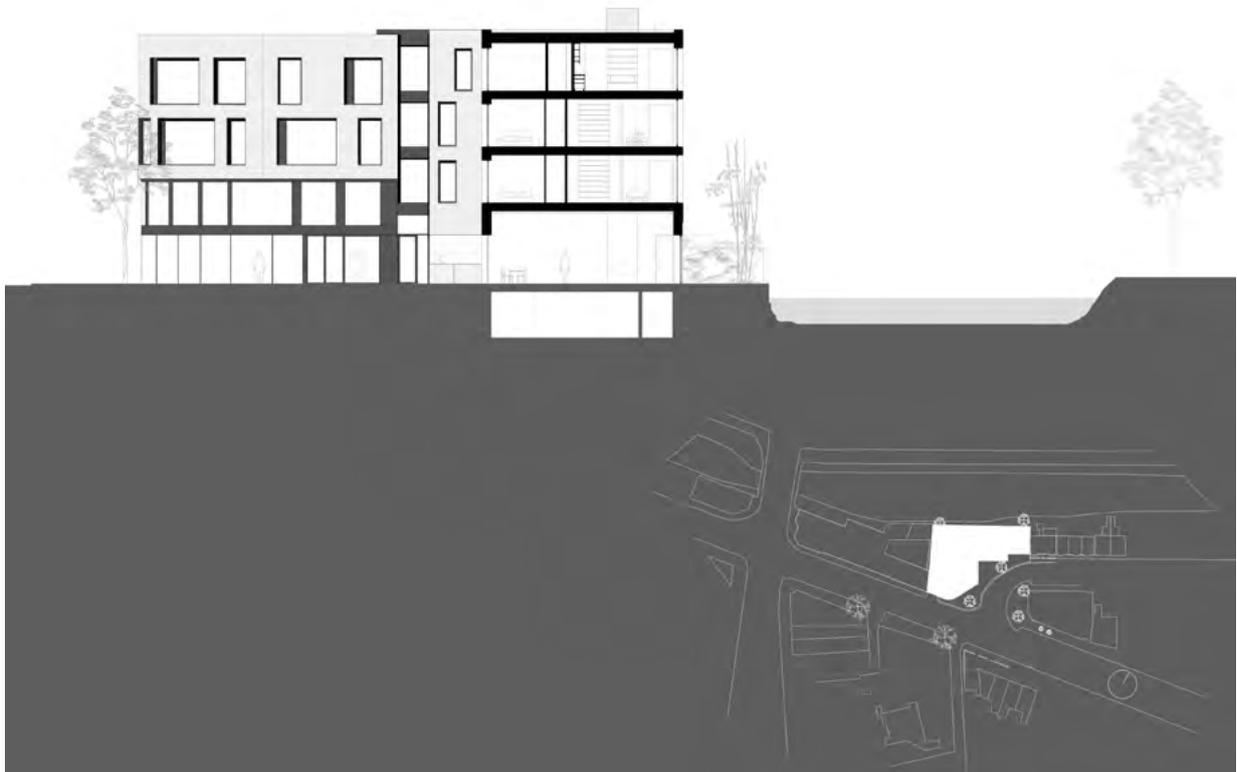
**Source:** [archello.com](http://archello.com)



Image: The european Headquarter of google in Dublin. Image by Anyaivanova. Source: Shutterstock.com

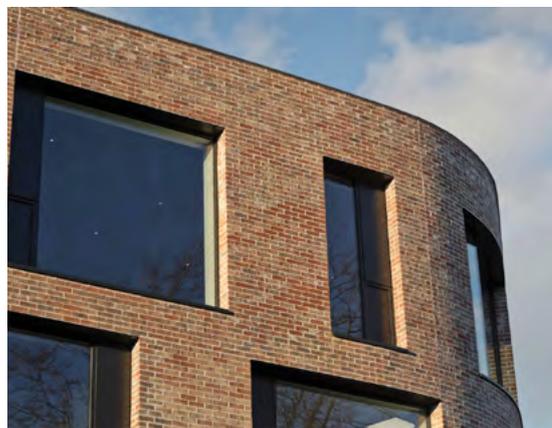
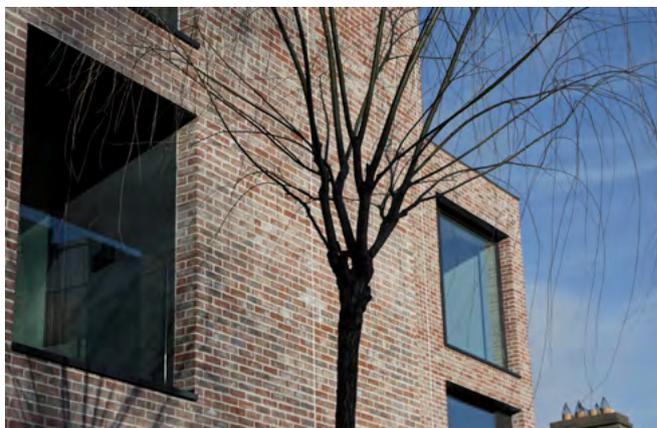
## 1.1 DENSITY | LOW DENSITY

### C | INFILL DEVELOPMENT



**Images:** Percy Place, Dublin Ireland, ODOS Architects

**Source:** ODOS Architects



**Images:** Percy Place, Dublin Ireland, ODOS Architects  
**Source:** ODOS Architects

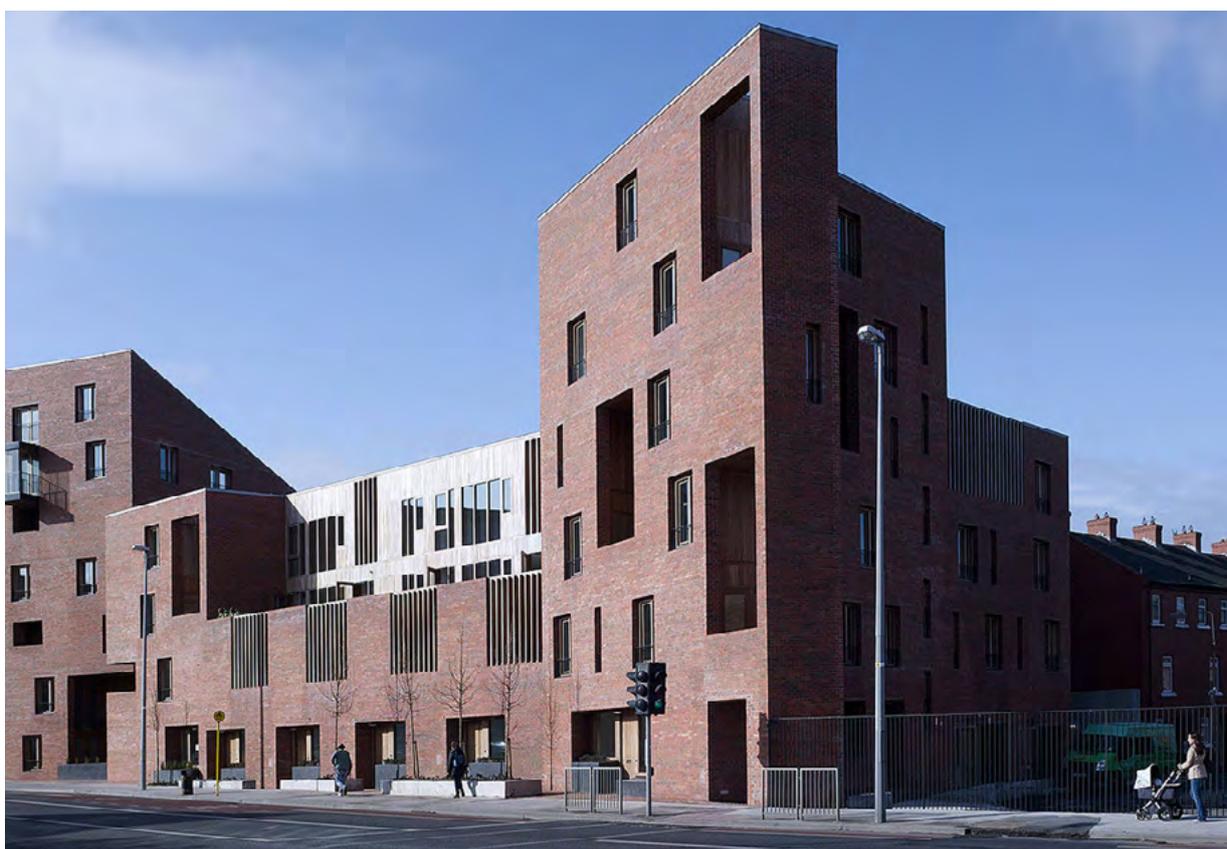
## 1.1 DENSITY | LOW DENSITY

### D | BLOCK TURNING A CORNER



**Images:** Timberyard, Dublin Ireland, ODT Architects

**Source:** O'Donnell and Tuomey Architects

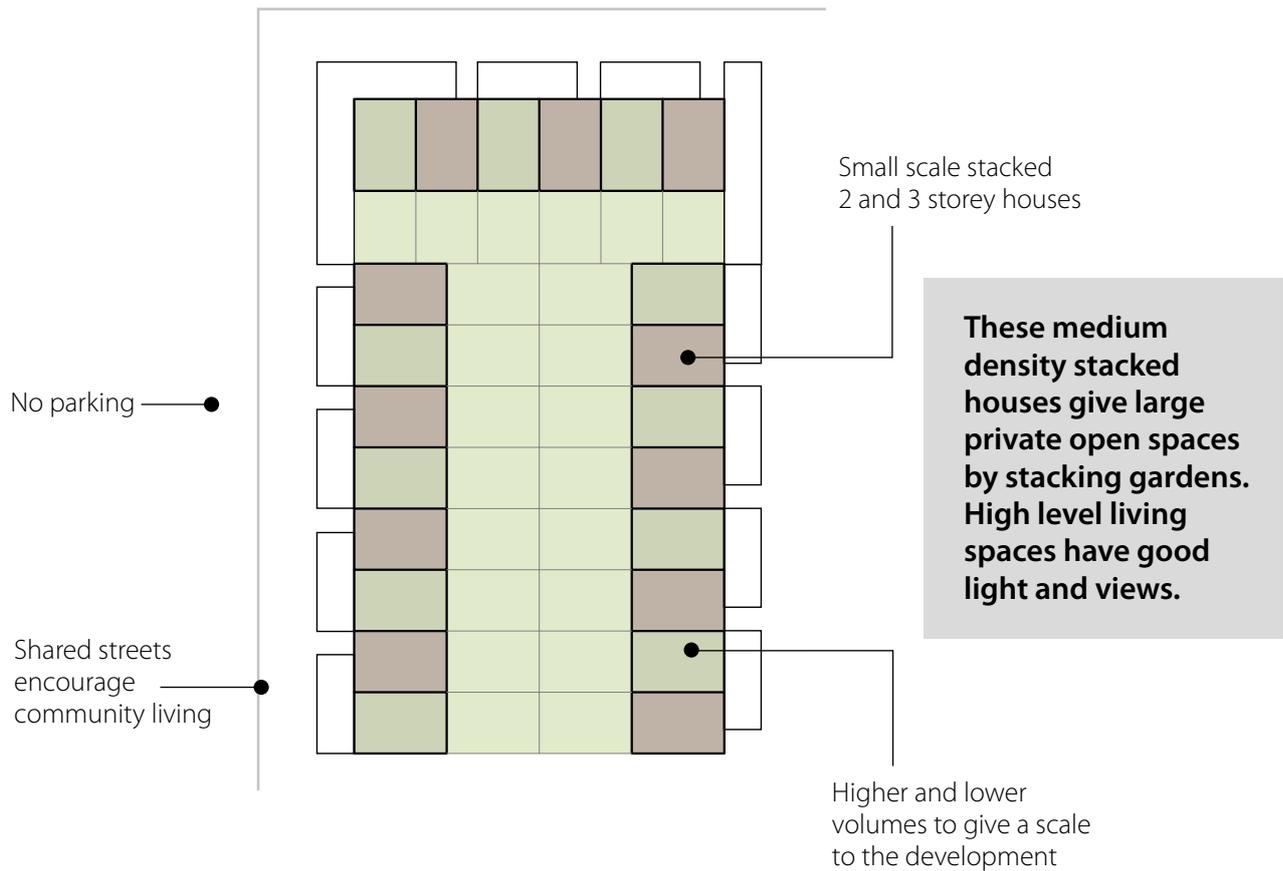


**Images:** Timberyard, Dublin Ireland, O Donnell and Tuomey Architects

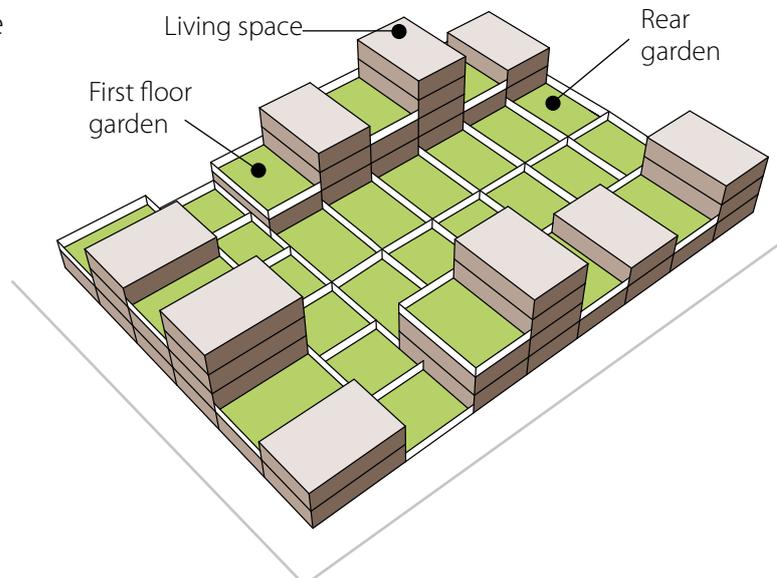
**Source:** O Donnell and Tuomey Architects

## 1.1 DENSITY | MEDIUM DENSITY

### E | STACKED HOUSES



- + **Density:** 45 dwellings per hectare
- + **Covered area:** 50%
- + **Plot ratio:** 1,4 (2-4 storeys)
- + **Gross area per unit:** 60-140m<sup>2</sup>



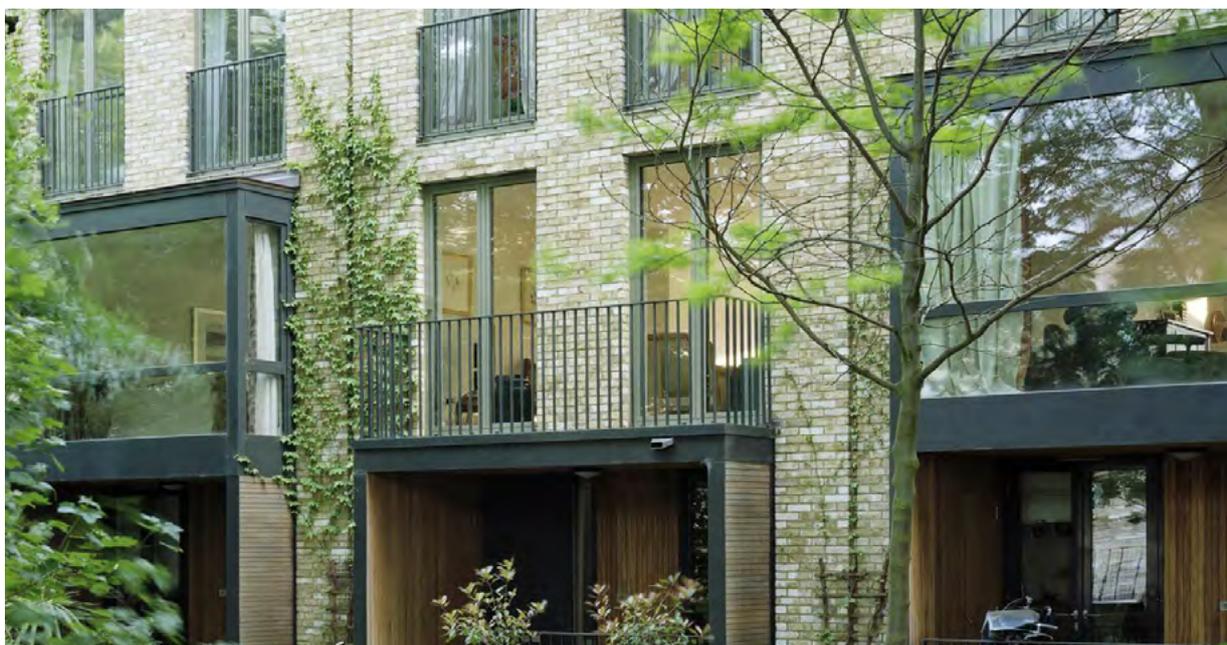


Source: paulderuiter.nl

**Garden Village, Amsterdam, Netherlands, by Paul de Ruiter Architects. Good quality public shared pedestrian space as the main entrances to the houses. These spaces become spaces to interact and for children and adults to meet, play, and talk.**

## 1.1 DENSITY | MEDIUM DENSITY

### E | STACKED HOUSES

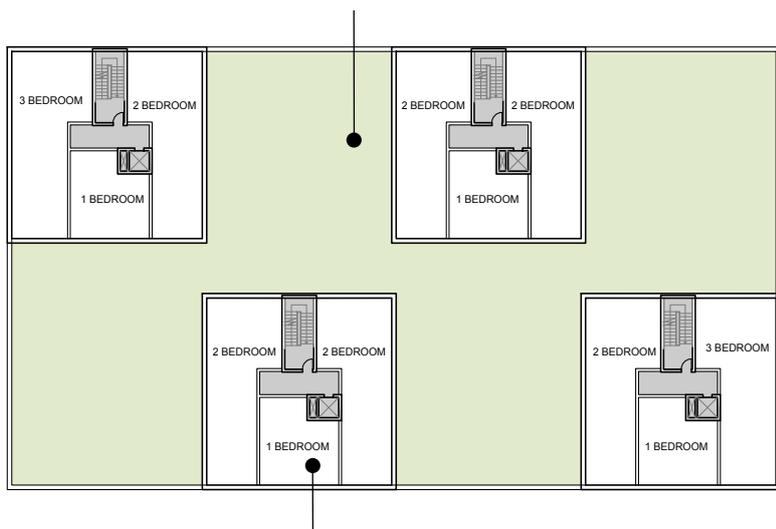


Source: [maccreeanorlavington.com](http://maccreeanorlavington.com)

**Accordia, Cambridge UK, by Maccreanor Lavington Architects. With good pedestrian friendly buffer gardens to the front and private gardens and patios to the rear.**

F | BIG HOUSE

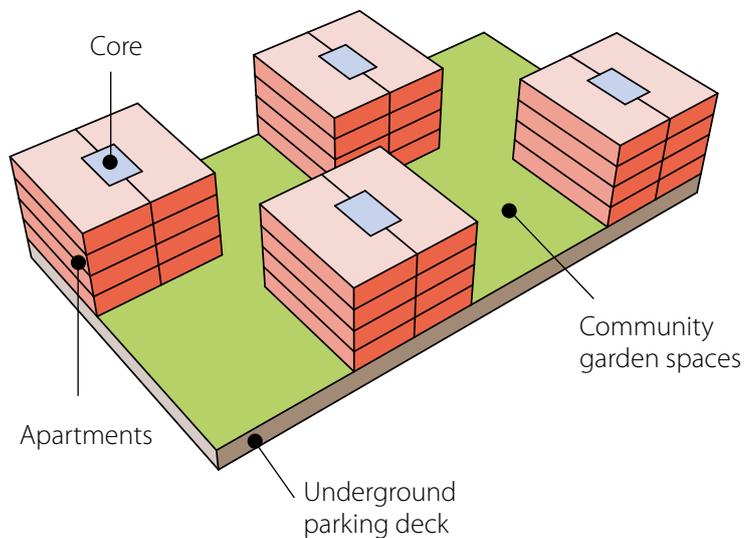
retail/commercial/patio housing base



mini towers which get views all around and create an interesting urban language

The big house laid out in checkerboard floors allows every apartment to have direct views to garden or neighbourhood space.

- + **Density:** 85 dwellings per hectare
- + **Covered area:** 100%
- + **Plot ratio:** 2.1 (5 storeys)
- + **1 Core per mini tower**
- + **3 Apartments per floor**
- + **Gross area ground floor:** 2650m<sup>2</sup>
- + **Garden Area P.F.:** 280m<sup>2</sup> x 4



## 1.1 DENSITY | MEDIUM DENSITY

### F | BIG HOUSE

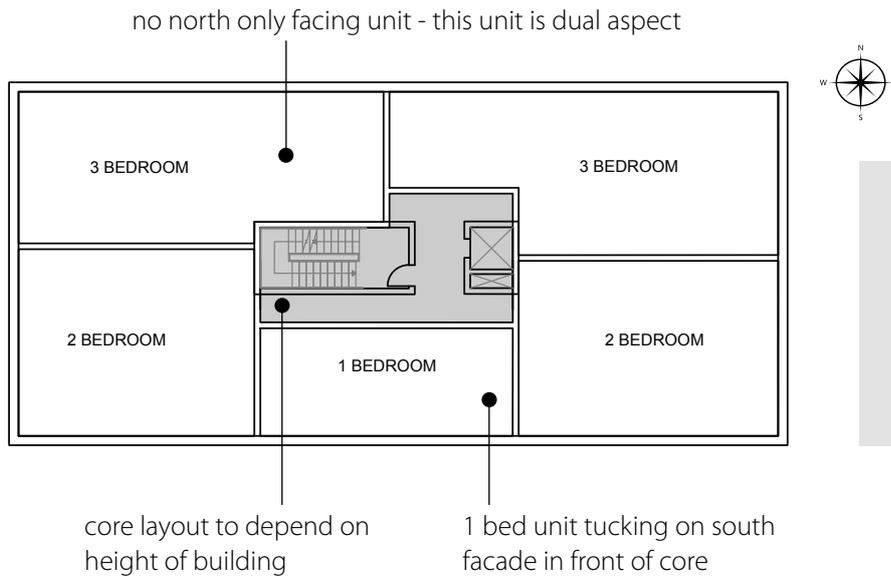


**Images:** Dunluce Apartments by DTA Architects, Anglesea Road, Dublin 4, Ireland

**Source:** DTA Architects

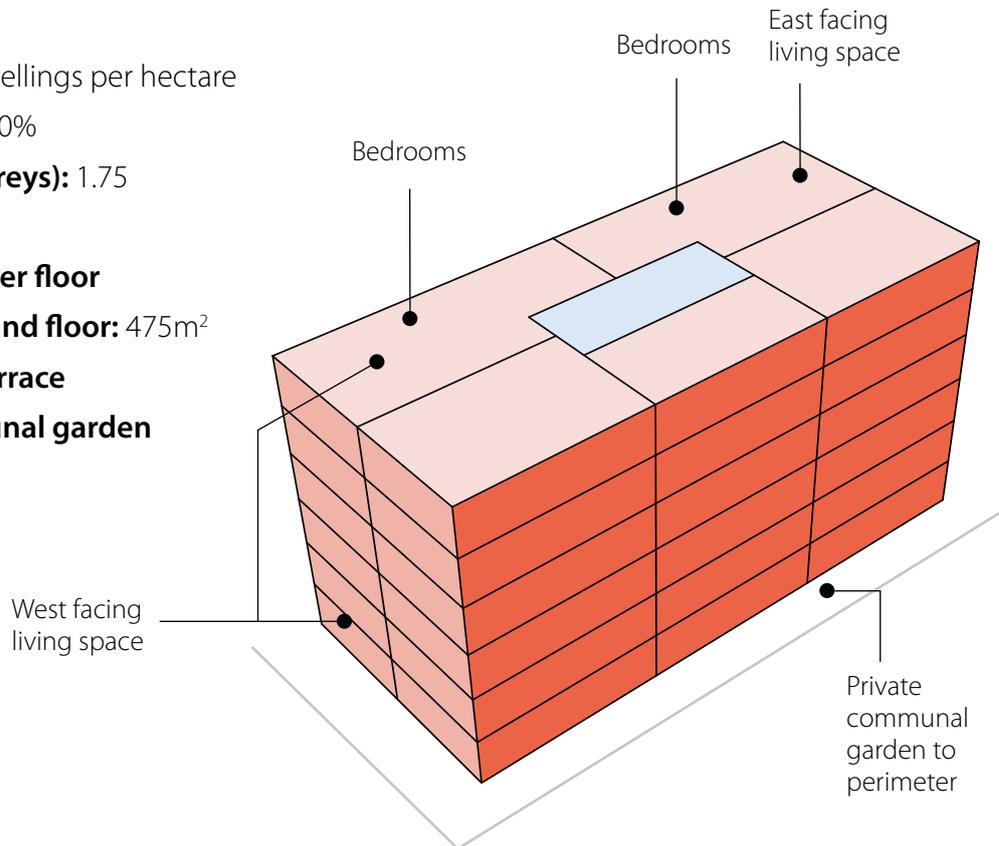
# 1.1 DENSITY | HIGH DENSITY

## G | SMALL BLOCK



This high density block with 5 units off a core has no north facing units with all living areas facing east, west or south.

- + **Density:** 170 dwellings per hectare
- + **Covered area:** 30%
- + **Plot ratio (6 storeys):** 1.75
- + **1 Core**
- + **5 Apartments per floor**
- + **Gross area ground floor:** 475m<sup>2</sup>
- + **12m<sup>2</sup> private terrace**
- + **1200m<sup>2</sup> communal garden**



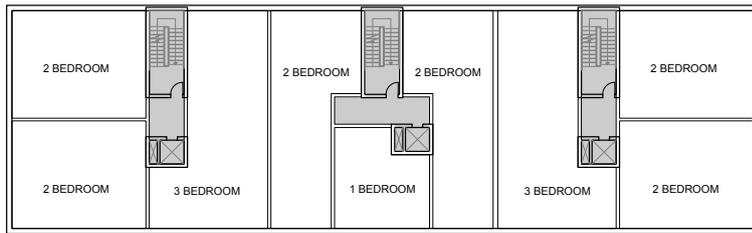
## 1.1 DENSITY | HIGH DENSITY

### G | SMALL BLOCK



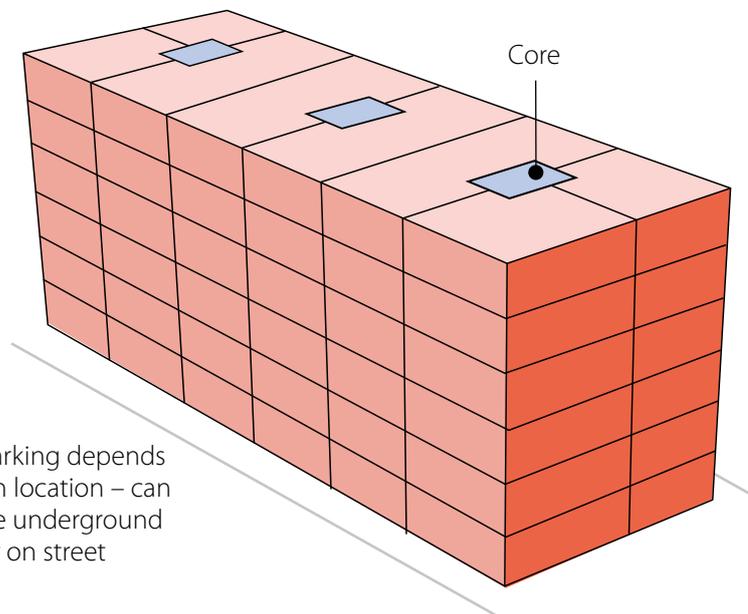
**Images:** Residential Building Achslengut by Baumschlager Eberle in St. Gallen - CH. **Source:** baumschlager-eberle.com

H | RESIDENTIAL BLOCK



Typical inner city block with strong street elevation. Ground floor can be commercial or residential but the success relies on well designed buffer gardens.

- + **Density:** 260 dwellings per hectare
- + **Covered area:** 46%
- + **Plot ratio (6 storeys):** 2.1
- + **3 Core**
- + **9 Apartments per floor**
- + **Gross area per floor:** 900m<sup>2</sup>
- + **12m<sup>2</sup> private terrace**
- + **1650m<sup>2</sup> communal garden**

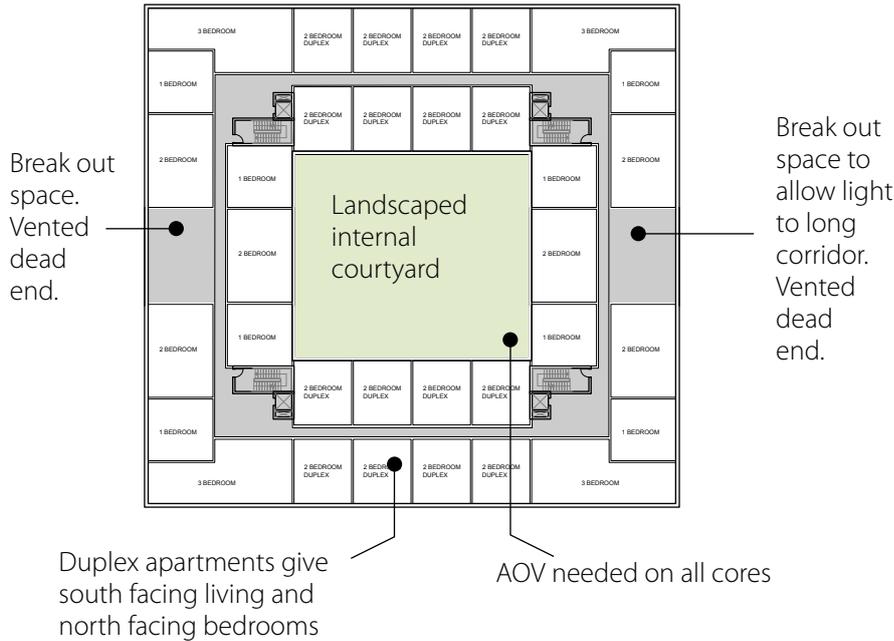


Parking depends on location – can be underground or on street

Private front garden acts as a buffer space to path

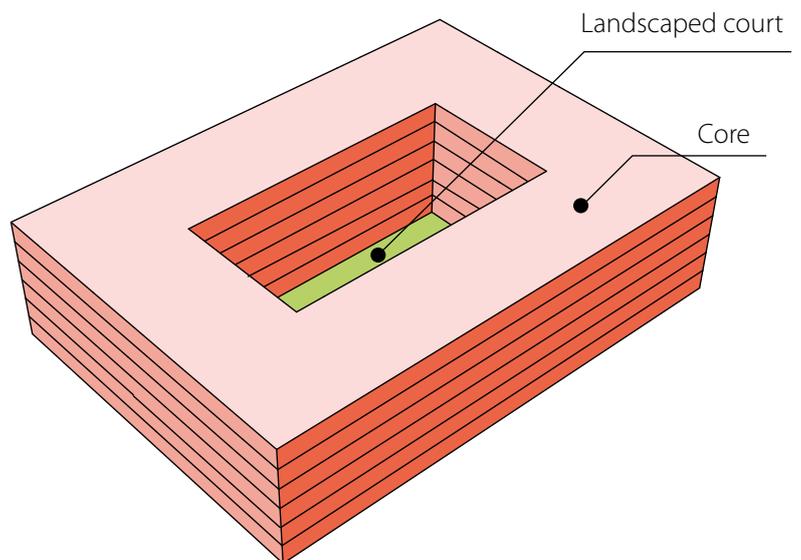
# 1.1 DENSITY | HIGH DENSITY

## I | RESIDENTIAL RING



**In this high density courtyard block north/south apartments are a split duplex apartment with south facing living spaces (see Type 2.5).**

- + **Density:** 250 dwellings per hectare
- + **Covered area:** 70%
- + **Plot ratio (6 storeys):** 3.9
- + **4 Cores**
- + **50 Apartments/Duplexes per two floors.**
- + **Gross area per floor:** 2635m<sup>2</sup>
- + **12m<sup>2</sup> private terrace**
- + **585m<sup>2</sup> communal garden**



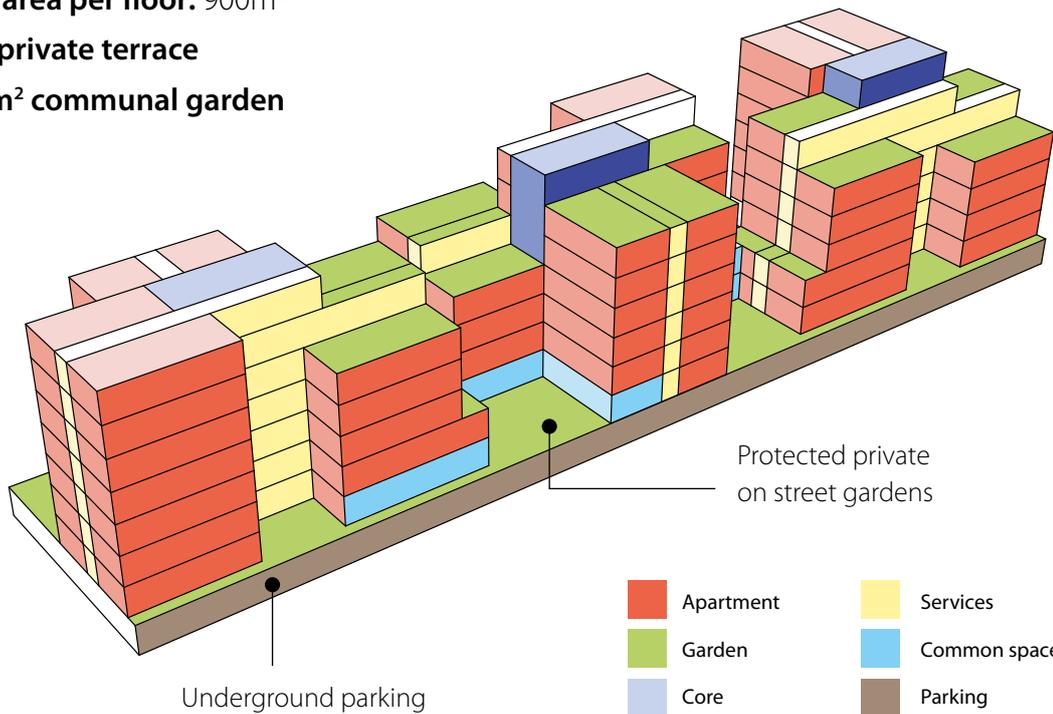
J | MIXED USE BLOCKS

Efficient planning with 5/8 units off a core



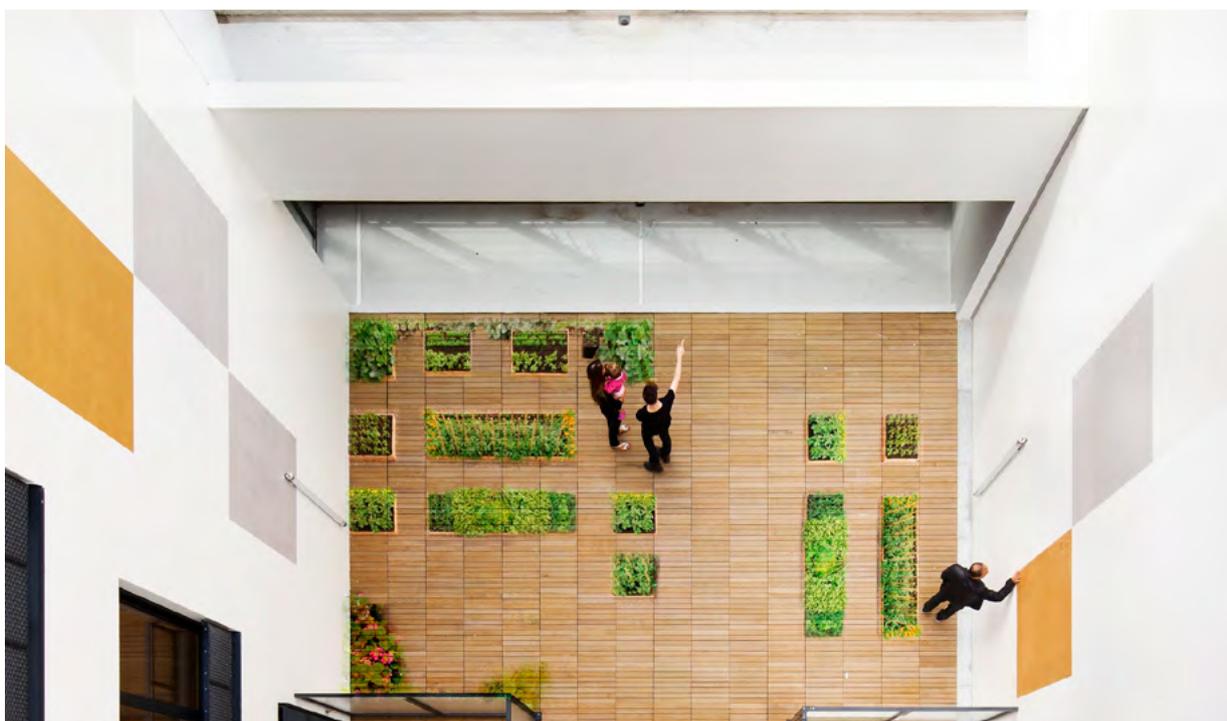
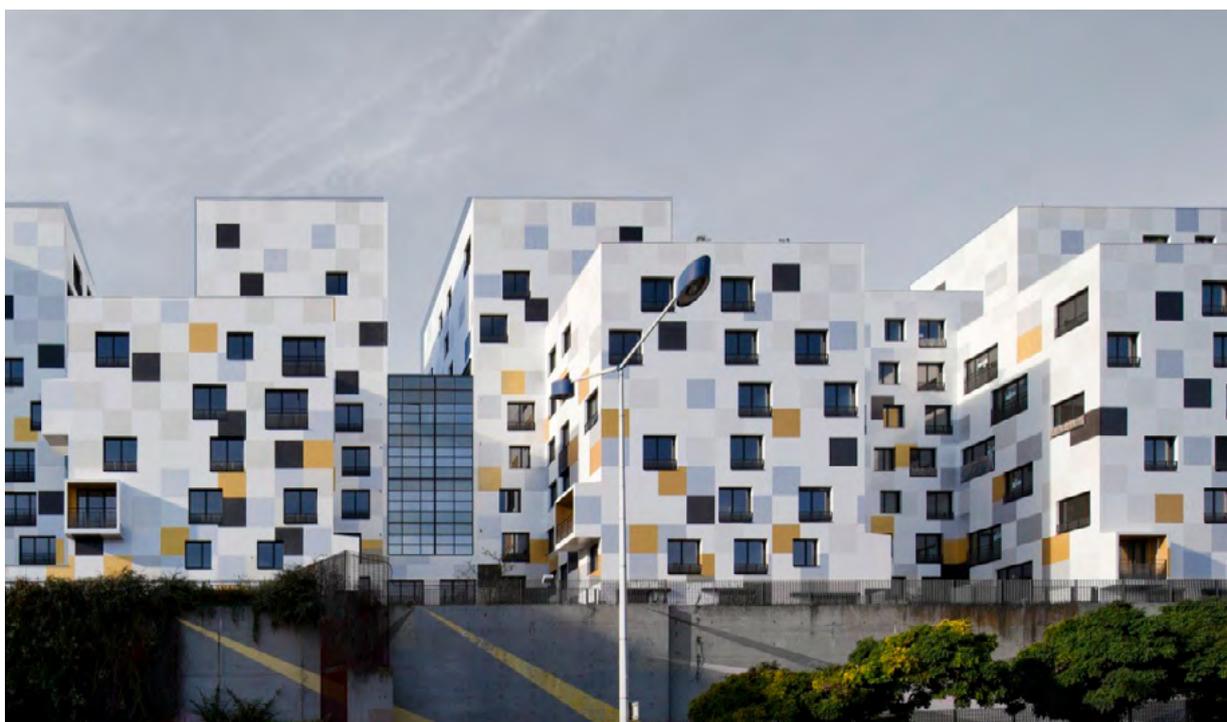
**Ability to provide variety in the urban streetscape and create intimate on street gardens leading to a successful public realm.**

- + **Density:** 260 dwellings per hectare
- + **Covered area:** 46%
- + **Plot ratio (6 storeys):** 2.1
- + **3 Core**
- + **15 Apartments per floor**
- + **Gross area per floor:** 900m<sup>2</sup>
- + **12m<sup>2</sup> private terrace**
- + **1650m<sup>2</sup> communal garden**

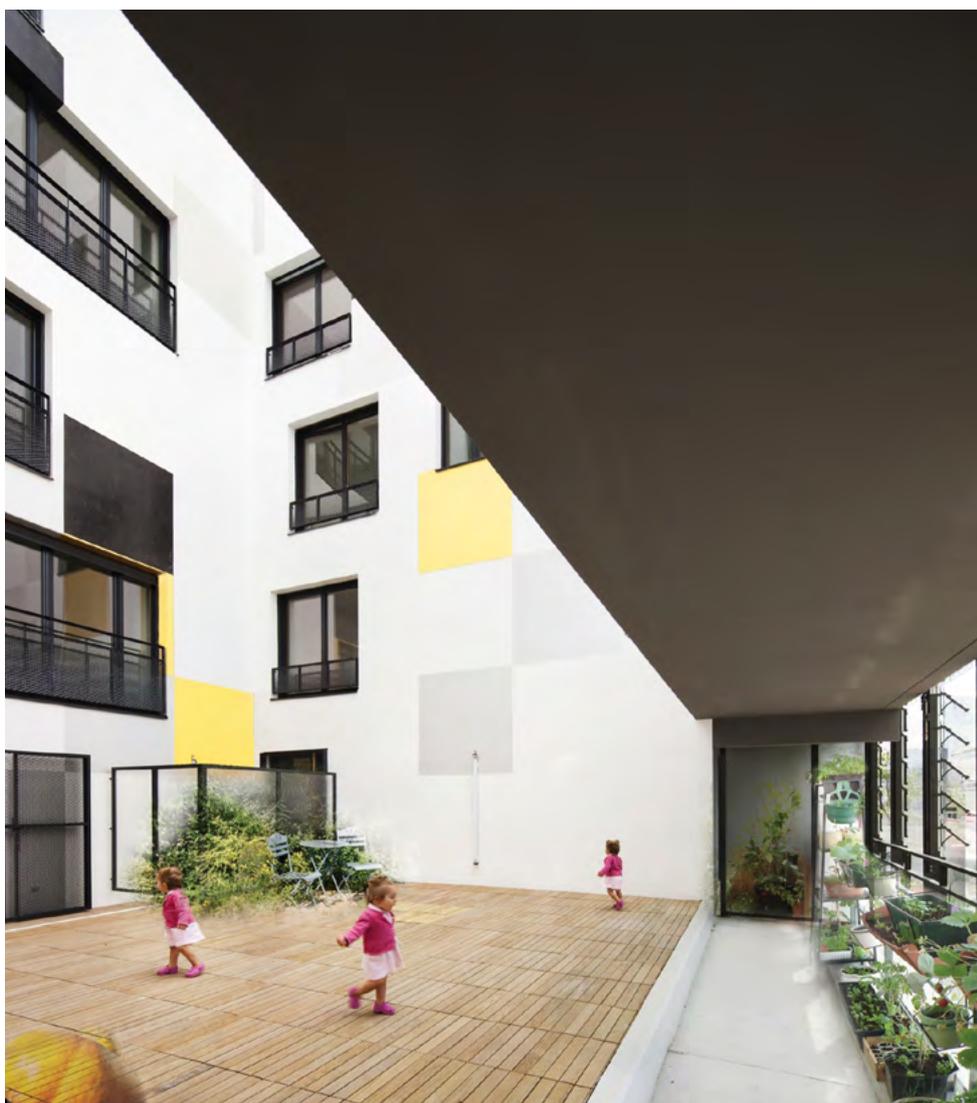


## 1.1 DENSITY | HIGH DENSITY

### J | MIXED USE BLOCKS



**Images:** Apartment Block by X-TU in Nanterre, France. Photographs: Luc Boegly **Source:** archdaily.com

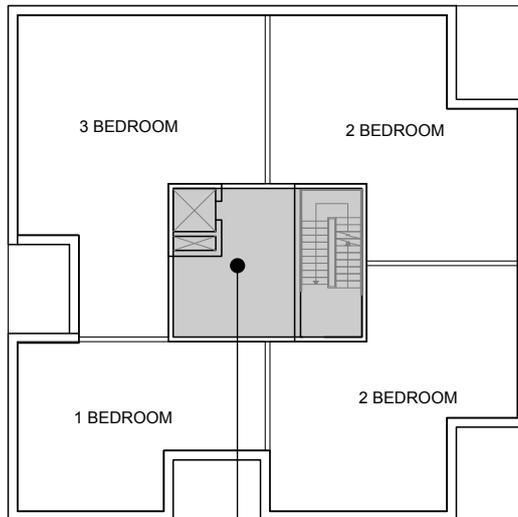


**Image:** Apartment Block by X-TU in Nanterre, France. Photographs: Luc Boegly **Source:** archdaily.com

**This scheme uses a checkerboard layout to create internal atrium gardens - this is suitable for inner city sites and creates usable friendly areas for children to play safely particularly in winter.**

## 1.1 DENSITY | HIGH DENSITY

### K | RESIDENTIAL TOWER

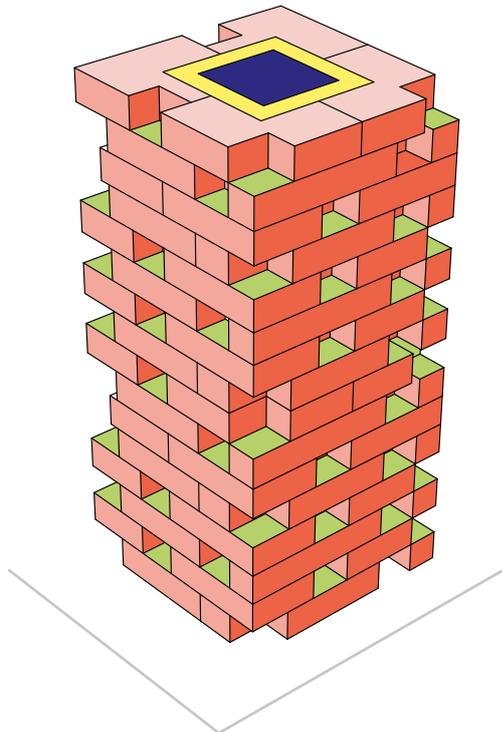


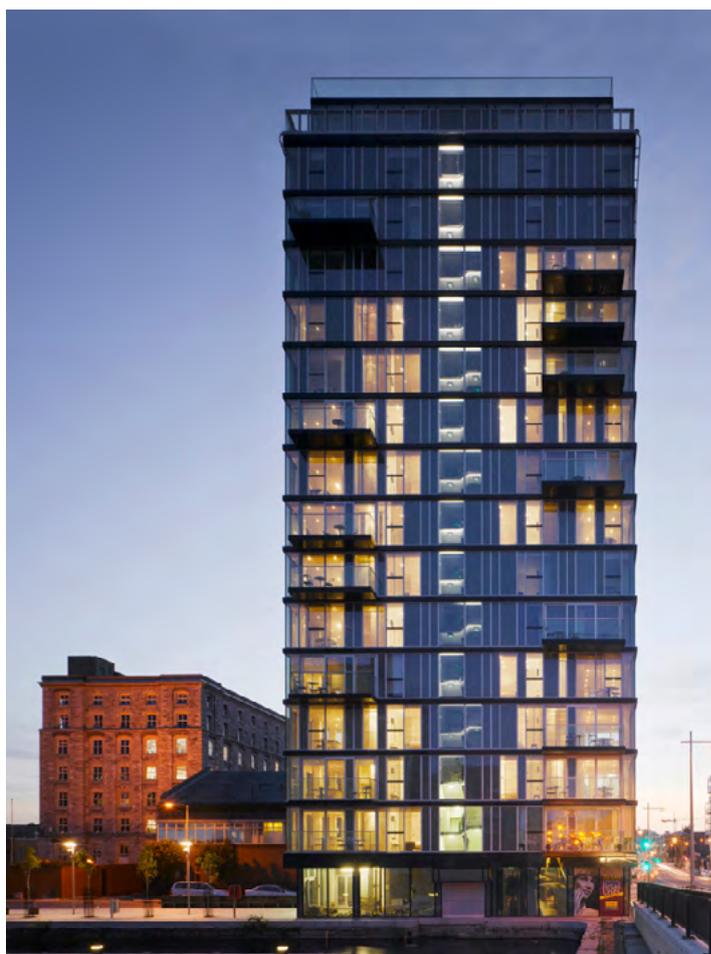
Topmost floor greater or equal to 20m then core must be treated as a fire fighting shaft

This is for dense city centre locations and creates all apartments which are dual aspect.

Height in a city can act as a point of reference in the urban landscape.

- + **Density:** 330 dwellings per hectare
- + **Covered area:** 25%
- + **Plot ratio (5-9 storeys):** 3.3
- + **1 Core**
- + **4 apartments per floor**
- + **Gross area per floor:** 400m<sup>2</sup>
- + **10m<sup>2</sup> private terrace**
- + **970m<sup>2</sup> communal garden**





**Image:** Alto Vetro Tower by Shay Cleary Architects in Dublin, Ireland. Developed by Treasury Holdings.  
**Source:** rial.ie



**Image:** Alto Vetro Tower by Shay Cleary Architects in Dublin, Ireland. Developed by Treasury Holdings.  
**Source:** burlealestate.com

## 1.1 DENSITY | HIGH DENSITY

### K | RESIDENTIAL TOWER



**Images:** Nuovo Portello in Milan, Italy, by Cino Zucchi Architetti.

**Source:** [divisare.com](http://divisare.com)





## 1.2 APPROACH AND CORE DESIGN

### OWN DOOR ACCESS

A | DIRECT FROM STREET



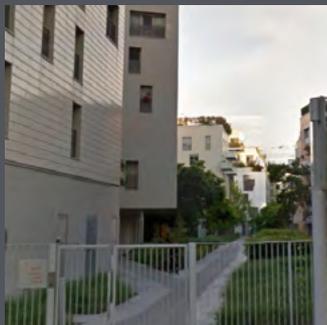
B | HALF LEVEL



C | MULTIPLE LEVELS



D | DIRECT FROM COURTYARD

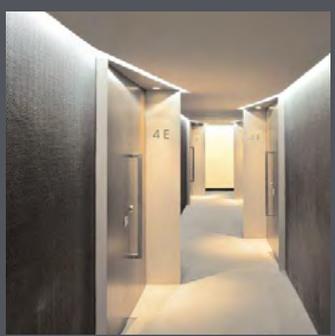


E | DIRECT FROM WINTERGARDEN



COMMON ACCESS + INTERNAL DISTRIBUTION

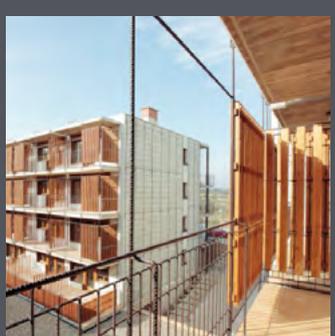
F | STANDARD CORE



G | EXTERNAL STAIRCASE



H | GALLERY ACCESS

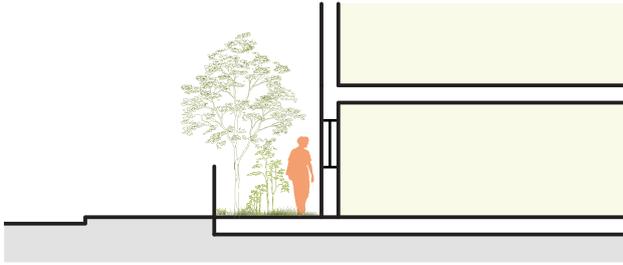


I | ATRIUM ACCESS



## 1.2 APPROACH DESIGN AND CORE DESIGN

### A | DIRECT FROM STREET



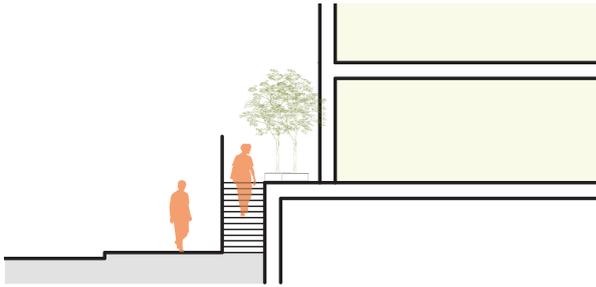
Own door access apartments are highly sought after if designed correctly particularly for families and the elderly. Passive high quality buffer gardens to shield living spaces from overlooking is critical in the design.



**Image:** Accordia by Maccreanor Lavington Architects in Cambridge, UK. **Source:** maccreanorlavington.com

**Accordia, Cambridge, UK by Maccreanor Lavington Architects. Passive buffer gardens and balconies are combined with high quality planting to make a friendly edge and block passersby from viewing in. Landscaping has matured since this photo taken at handover.**

B | HALF LEVEL



Half level apartments can form a dual function, it allows one to give more privacy to the ground floor units but if done cleverly can act as a fresh air strategy for carparks or basement areas screened with planting. However, access for people with disabilities should be considered.



Source: [www.rkvisual.ca](http://www.rkvisual.ca)

## 1.2 APPROACH DESIGN AND CORE DESIGN

### C | MULTIPLE LEVELS



The 8 house by BIG Architects below is a very unique design in Copenhagen, Denmark where there is a ramped access to units in a promenade as high as the 12th floor. It shows the possibility to have own door access over multiple levels in an innovative way using a mix of typologies.

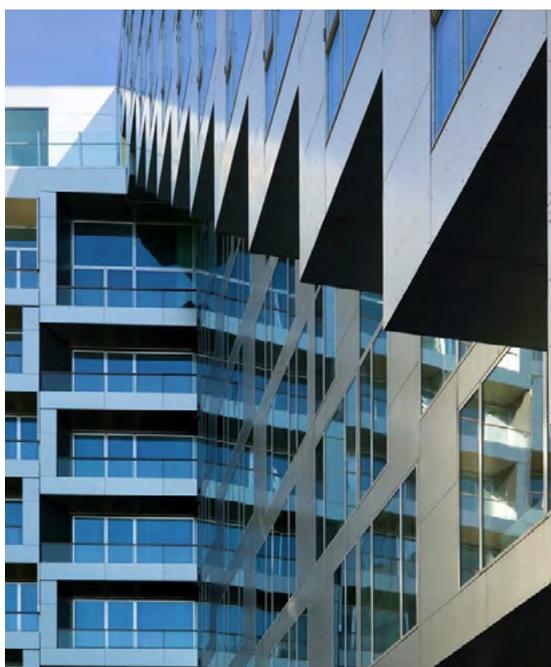


8 House by BIG Architects in Copenhagen, Denmark

Source: flickr.com



**Image:** 8 House by BIG Architects in Copenhagen, Denmark  
**Source:** zblog.com



**Image:** 8 House by BIG Architects in Copenhagen, Denmark  
**Source:** designboom.com



## 1.2 APPROACH DESIGN AND CORE DESIGN

### D | DIRECT FROM COURTYARD

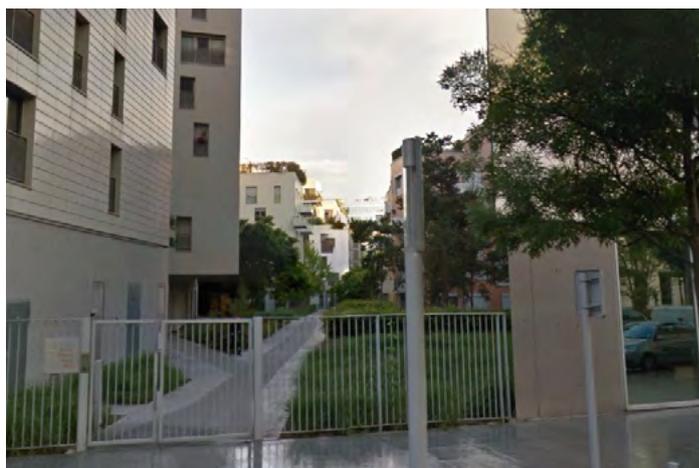


Courtyard access in inner city developments or off busy trafficked roads, tends to lower the noise and make a nicer atmosphere for the development. The below project by Renzo Piano Architects in Paris uses Birch trees to create a dappled light and stop overlooking from apartment to apartment. All units are entered from the courtyard off dedicated cores and ground floor apartments are protected by buffer planting. As the image below demonstrates, use of dense planting in urban locations can be very effective.



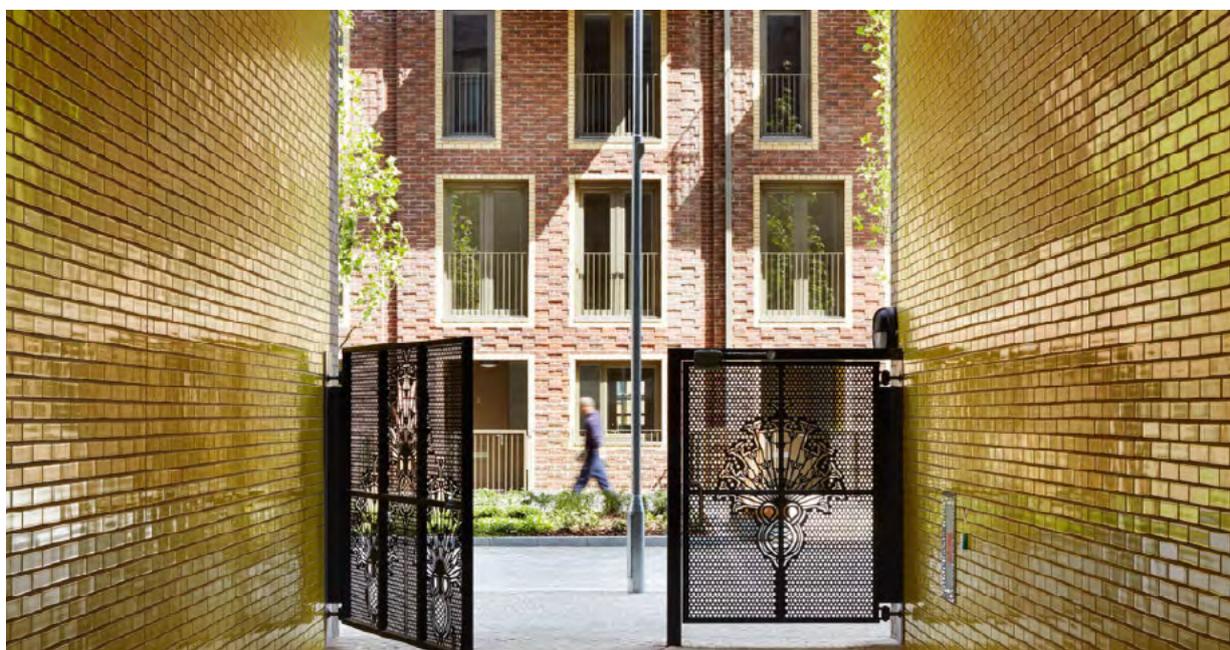
Rue de Meaux by Renzo Piano in Paris, France

Source: [greatbuildings.com](http://greatbuildings.com)



Gated Courtyard in Billancourt, Paris, France

**Source:** google street view



Peabody, St. John's Hill by Hawkins Brown in London, UK

**Source:** hawkinsbrown.com

## 1.2 APPROACH DESIGN AND CORE DESIGN

### E | DIRECT FROM WINTERGARDEN



This configuration shown in the diagram above departs from standard code performance and requires a customised fire safety design.



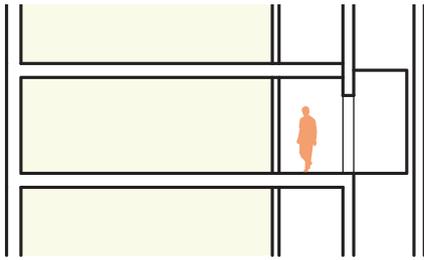
Howth Road by OMP Architects which is a built example of wintergarden design in Ireland

**Source:** OMP Architects



## 1.2 APPROACH DESIGN AND CORE DESIGN

### F | STANDARD CORE



Most schemes in large developments are corridor access. Wherever possible natural light will make the experience more interesting. The design of the corridor using high quality lighting and picking out entrances in an interesting way as show below is important.



Apartments in Barcelona, Spain by Carlos Ferrater.

Source: [abduzeedo.com](http://abduzeedo.com)

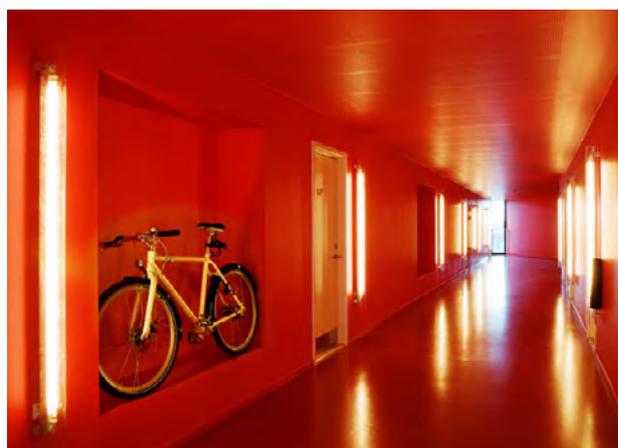
This project by Plot Architects in Copenhagen uses natural light and colour to make the corridors an interesting experience.



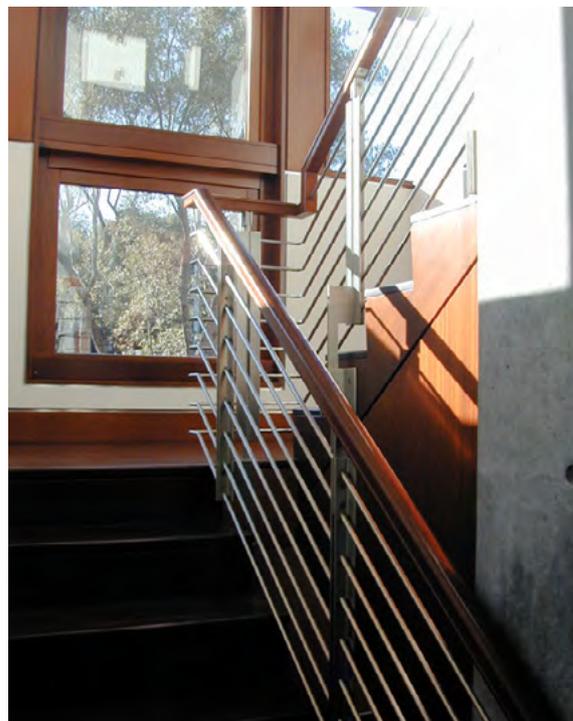
VM House in Copenhagen, Denmark, by PLOT (JDS + BIG)

Source: Pinterest

Interior cores on the facade can bring a great quality to the experience of the user.



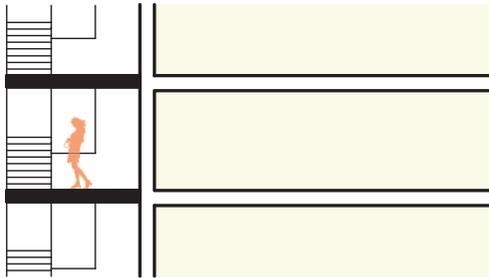
Internal Cores can be designed well if the corridors are designed properly and natural light where possible is integrated.



Source: houzz.com

## 1.2 APPROACH DESIGN AND CORE DESIGN

### G | EXTERNAL STAIRCASE



This scheme in Paris uses an external staircase which is covered and makes the space into a larger space for children. This is an innovative use of space and works well in tough inner city sites like this one in Paris.



Logements de la Poste by Philippe Gazeau in Paris, France – External staircase acts as a shared space

Source: [cgsociety.com](http://cgsociety.com) / [tankonyvtar.com](http://tankonyvtar.com)



**Image:** Logements de la Poste by Philippe Gazeau in Paris, France  
**Source:** [housinginparis-philippegazeau.blogspot.com](http://housinginparis-philippegazeau.blogspot.com)

**View of terraced gardens off staircase.**

**Fire Safety consideration in Ireland may impose limitation on building height.**

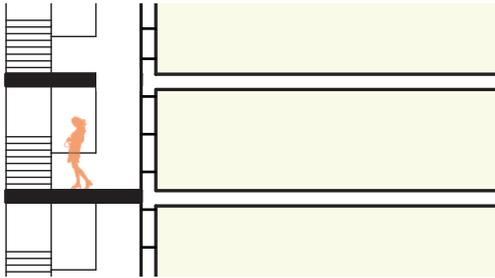
**External cores can be a very good design feature.**



**Image:** Cigar Box by Denis Byrne Architects in Dublin, Ireland.  
**Source:** [builtireland.com](http://builtireland.com)

## 1.2 APPROACH DESIGN AND CORE DESIGN

### H | GALLERY ACCESS



Gallery Access is a very cost efficient way to design apartments. If designed properly it can be a very attractive form of development and can encourage community activity.



80 Dwellings by Toni Girones in Salou, Spain. Photograph: José Hevia

Source: [archdaily.com](http://archdaily.com)



The key is to have offset gallery access from the units as shown in the project with mini bridges reaching over to the doorways of each unit. Typically kitchens and bedrooms are located on the gallery facade.

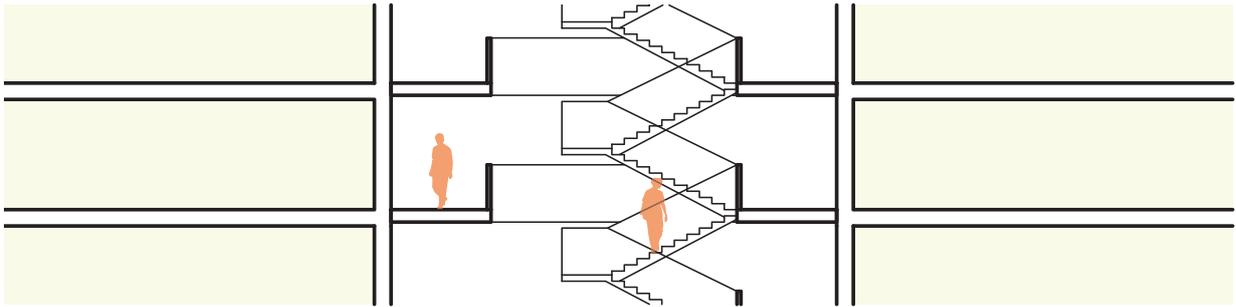
Shielding and screening of fire escape routes needs consideration.

80 Dwellings by Toni Girones in Salou, Spain. Photograph: José Hevia

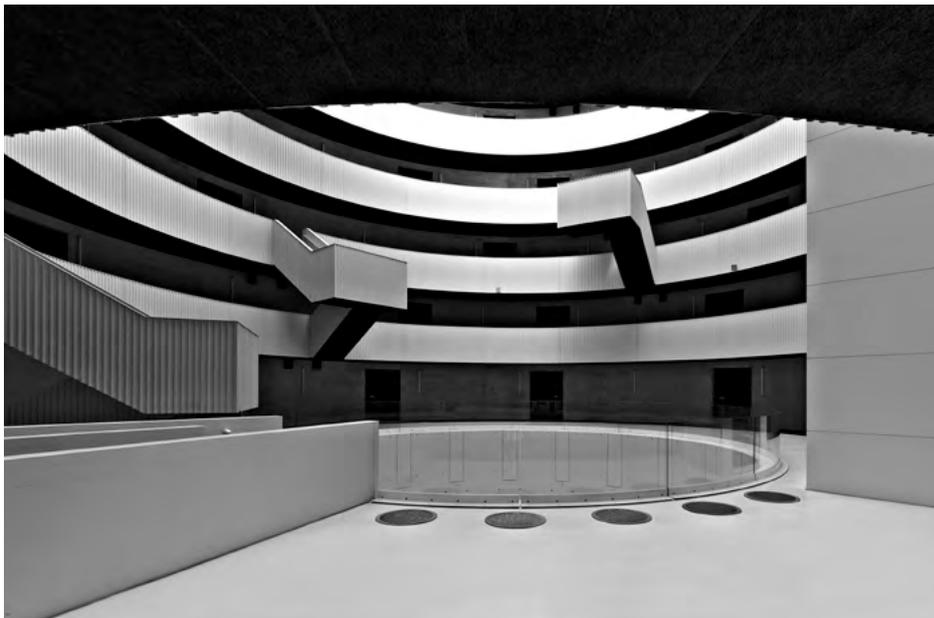
Source: [archdaily.com](http://archdaily.com)

## 1.2 APPROACH DESIGN AND CORE DESIGN

### I | ATRIUM ACCESS



Atrium Access housing can be a very clever way of creating all weather internal social spaces as well as forming a space for people to meet which is exciting spatially. The development below in Copenhagen is the renovation of a former Silo building by MVRDV Architects with an internal atrium as the main circulation and only one lift core.



Atrium access with top lit natural light can make an innovative mixing space.

FRØSILO in Copenhagen, Denmark by MVRDV

Source: mrvd.nl



The development is for an apartment building in Sweden by Tham Videgard Architects with five units and one stairs and one lift. This acts as the fire stairs for the building over 6 storeys.

Västra Kajen Housing by Tham & Videgård Arkitekter in Jönköping, Sweden

Source: [archdaily.com](http://archdaily.com)

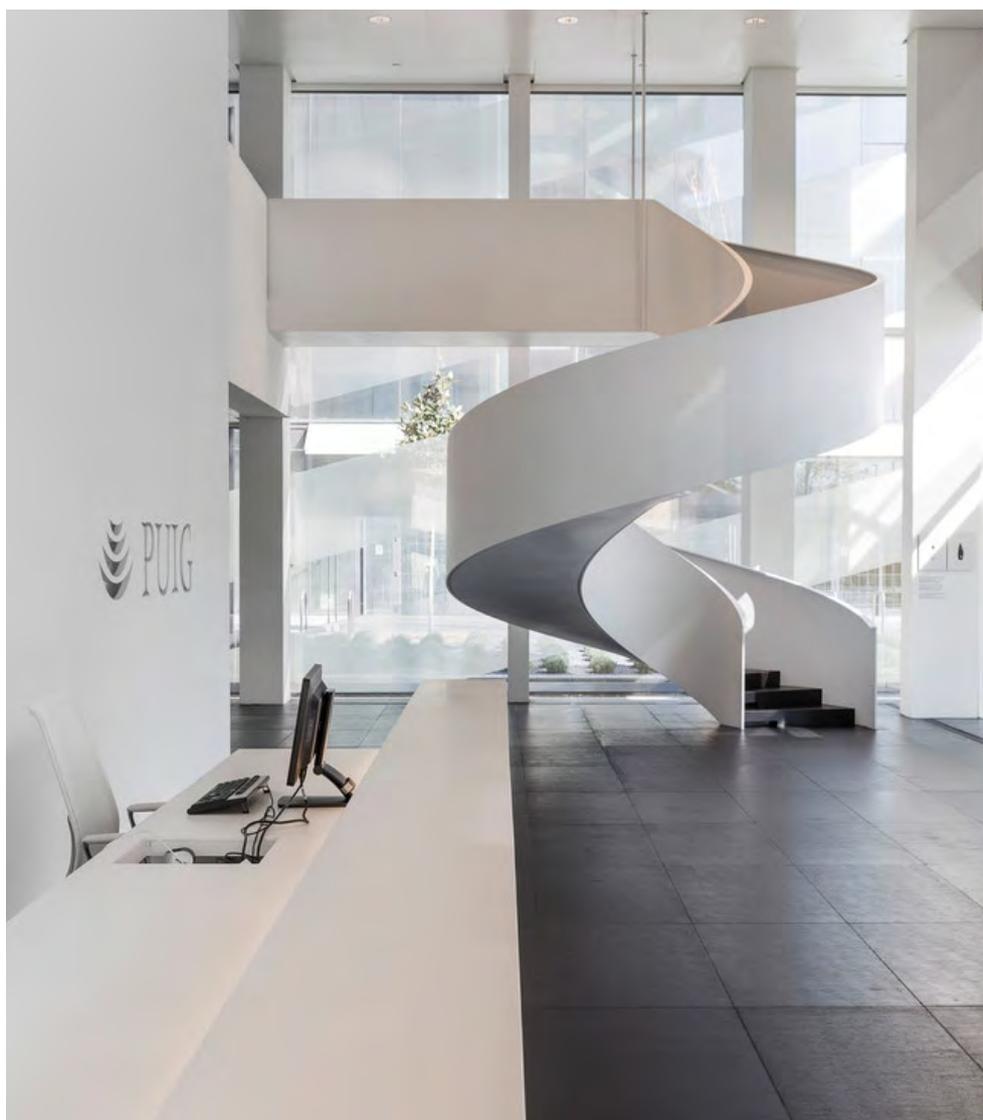
## 1.2 APPROACH DESIGN AND CORE DESIGN

### LOBBY DESIGN



**Image:** VM Housing by PLOT (JDS + BIG) Architects in Copenhagen, Denmark  
**Source:** archinet.com

**Good lobby design is critical in any scheme. The approach to this apartment block above in Copenhagen is well designed which uses good quality lighting and a bright art piece to create a safe and protected entrance.**



**Image:** Puig Tower by Rafael Moneo + Antonio Puig, Josep Riu GCA Architects + Lucho Marcial in Barcelona, Spain.  
Photograph: Rafael Vargas  
**Source:** [archdaily.com](http://archdaily.com)

**Concierge and lobby spaces are becoming more and more important in apartment buildings. The concierge can act as building manager and providing passive security and as well as helping tenants with day to day issues like post and deliveries and creates a social space for people to meet.**

## 1.2 APPROACH DESIGN AND CORE DESIGN

### POST BOX PLACEMENT



**Image:** Rue de Suisses by Herzog & de Meuron in Paris, France. Photograph: Bruno Oliveira  
**Source:** swissmade-architecture.com

**This block of apartments in Rue De Suisse in Paris by Herzog and De Meuron uses a covered space which is exterior to create a welcome zone and post box area. The projects to the right show how innovative lobby and post box design can bring a value to a development.**



**Image:** Day-Care and Young Workers Hostel by Avenier Cornejo Architectes, Chartier Dalix Architectes in Paris, France.  
**Photograph:** Samuel Lehuède  
**Source:** archdaily.com



**Image:** Apartments Renovation in Porto, Portugal, by ODDA  
**Source:** dezeen.com



**Entrance areas.**

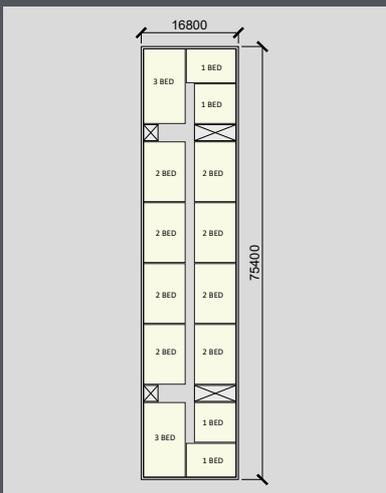
**Image:** Interior of Switch building, New York, USA by nArchitects  
**Source:** archdaily.com

THIS IS A NON-EXCLUSIVE RANGE OF BLOCK LAYOUTS THAT CAN BE APPLIED TO LARGE SITES DEPENDING ON THE SITE SIZE AND LAYOUT.

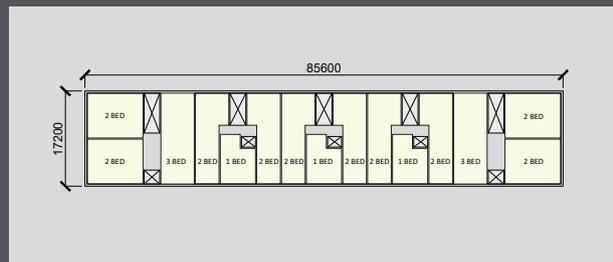
## 1.3 BLOCK LAYOUT | INDEX

### LINEAR BLOCK

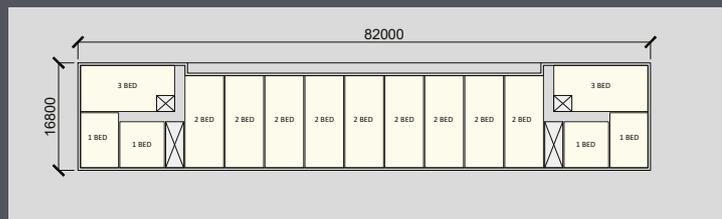
A | CORRIDOR ACCESS EAST-WEST



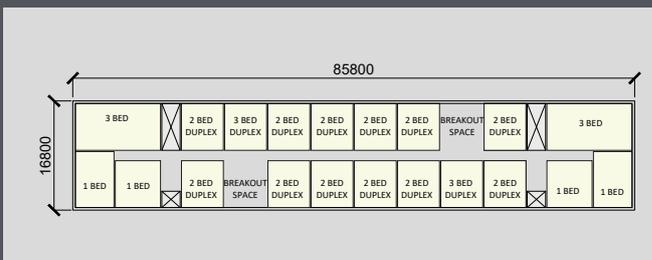
C | CORE ACCESS



D | GALLERY ACCESS

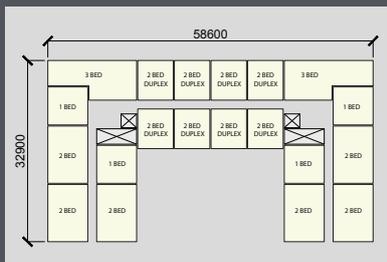


B | DUPLEXES

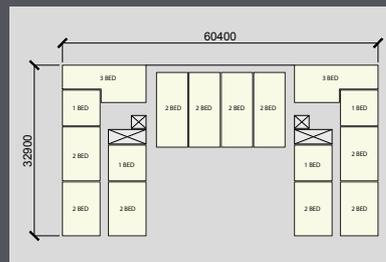


U BLOCK

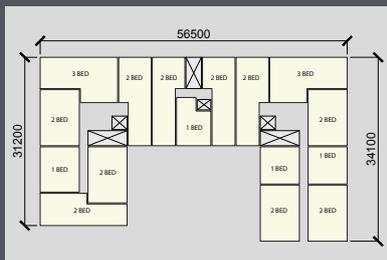
E | CORRIDOR + DUPLEXES



G | CORRIDOR + GALLERY ACCESS

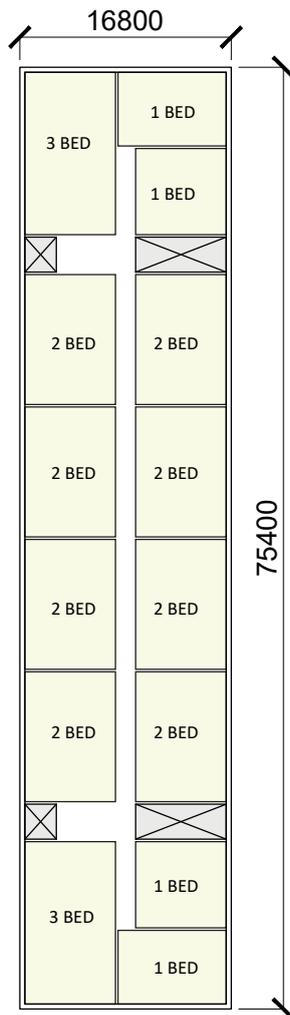


F | CORRIDOR + CORE ACCESS



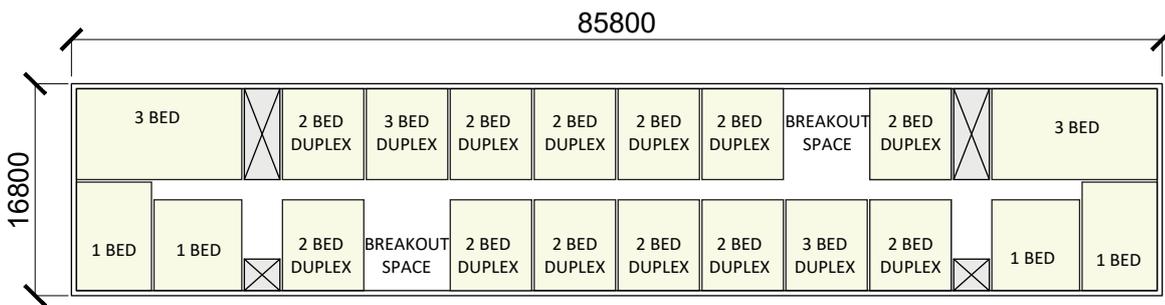
## 1.3 BLOCK LAYOUT

### A | CORRIDOR ACCESS EAST / WEST



- + 7 units per core per floor
- + 28.5% dual aspect to be combined with other blocks in bigger developments to achieve dual aspect minimum
- + 47.9% wall to floor ratio
- + 86.9% efficiency
- + east west orientated blocks only

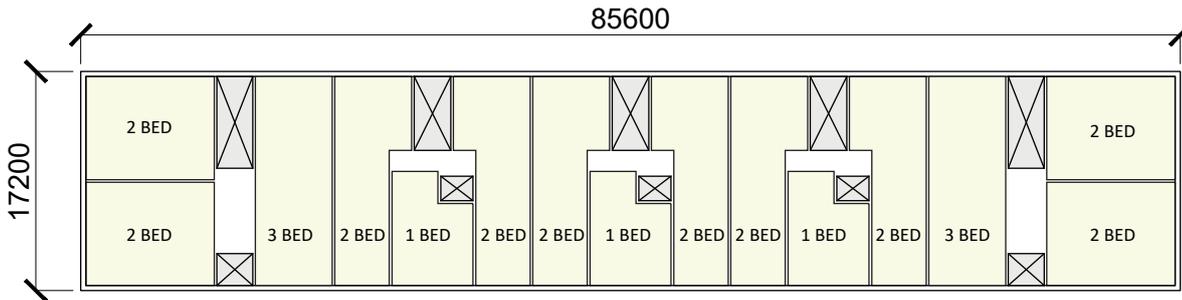
B | DUPLEXES NORTH / SOUTH



- + 6.5 units per core per floor
- + 84.6 dual aspect
- + 46.8% wall to floor ratio
- + 86.6% efficiency

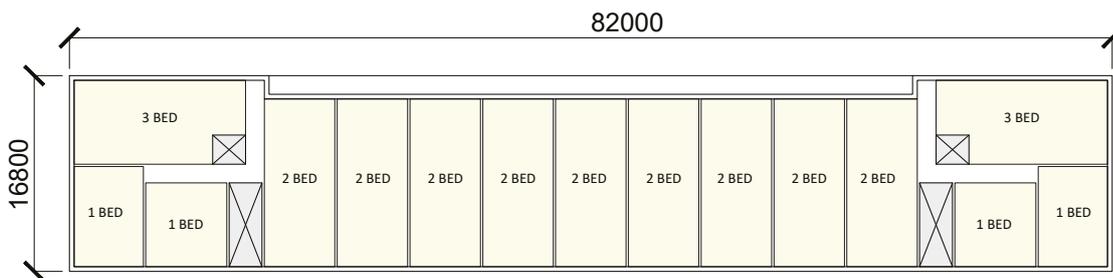
## 1.3 BLOCK LAYOUT

### C | CORE ACCESS NORTH /SOUTH OR EAST/ WEST



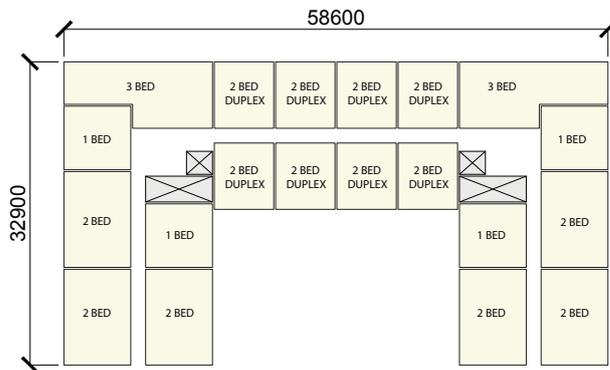
- + 3 units per core per floor
- + 80% dual aspect
- + 46% wall to floor ratio
- + 88% efficiency

### D | GALLERY ACCESS NORTH /SOUTH



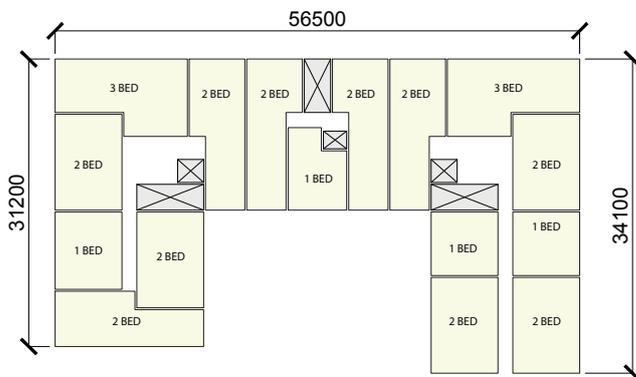
- + 7.5 units per core
- + 86.6 dual aspect
- + 49.9% wall to floor ratio
- + 93% efficiency

**E | CORRIDOR AND DUPLEXES**



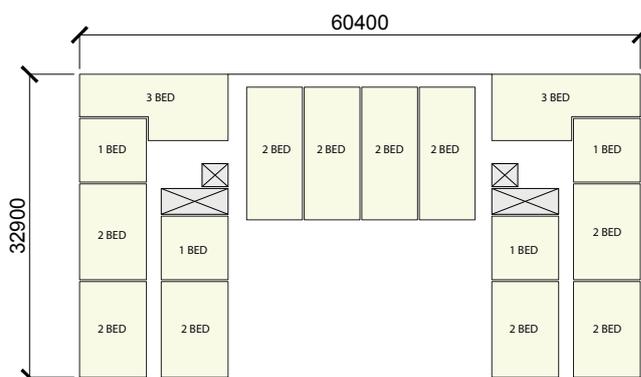
- + 8 units per core per floor
- + 62.5% dual aspect
- + 46.1% wall to floor ratio
- + 88.3% efficiency

**F | CORRIDOR AND CORE ACCESS**



- + 5.33 units per core per floor
- + 56.2% dual aspect
- + 45.8% wall to floor ratio
- + 86.4% efficiency

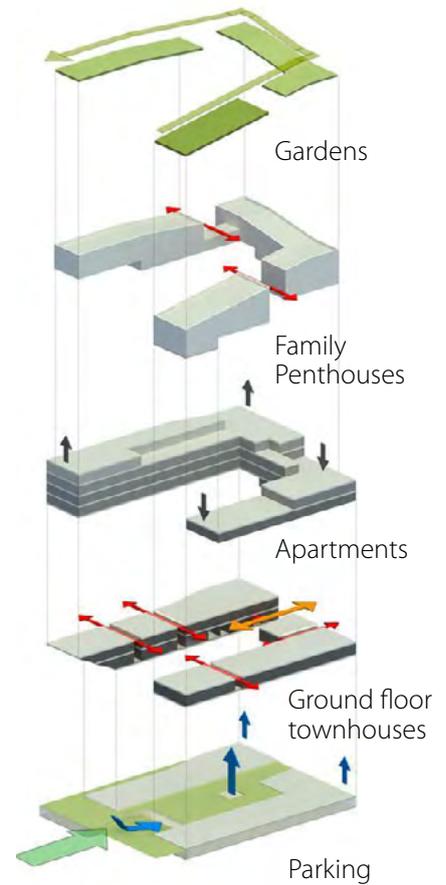
**G | CORRIDOR AND GALLERY ACCESS**



- + 8 units per core per floor
- + 62.5% dual aspect
- + 48.1% wall to floor ratio
- + 85% efficiency

## 1.3 BLOCK LAYOUT

### HYBRID ACCESS

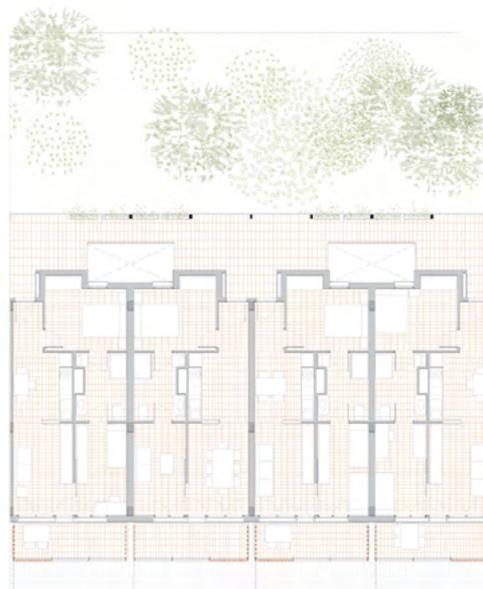
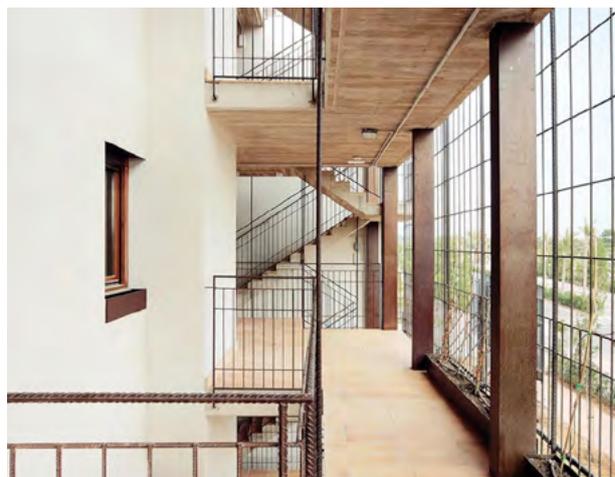


**Image:** Gennevilliers by MFR Architects in Paris France

**Source:** fz.pinterest.com

**This project in Gennevilliers in France by MFR Architects which is under construction has a very interesting plan where the Architects use both gallery and corridor access design. This is a cost effective model that provides residents with a variety of different views and experiences. The block above is 105 units with a commercial ground floor use.**

GALLERY ACCESS



Source: [archdaily.com](http://archdaily.com)

**This development of 80 dwellings in Salou, Spain by Toni Girones Architects uses gallery access in a very cleverly designed way. The entrance space is partially exterior, partially interior. There have also been clever examples of this in London and Vienna which have similar climates to Ireland.**

## 1.3 BLOCK LAYOUT

### CORRIDOR ACCESS



ZAC Boucicaut by Michel Guthmann in Paris, France Photographs: Michel Denancé

Source: [archdaily.com](http://archdaily.com)



**Image:** Morris Architects in London, UK

**Source:** ahmm.co.uk

**This project by AHMM in Adelaide Wharf in London by Alford Hall Monaghan Morris Architects, uses a very efficient plan, meaning that money is available to spend on the facade and public spaces. It is a social housing scheme. Long corridors are used with only 2 main cores. Glazing at the end of each corridor provide natural light and views. In places the length of the corridors may be excessive however the principles can be translated to smaller sites.**

## 1.3 BLOCK LAYOUT

### INFILL BLOCK



Source: [levittbernstein.co.uk](http://levittbernstein.co.uk)

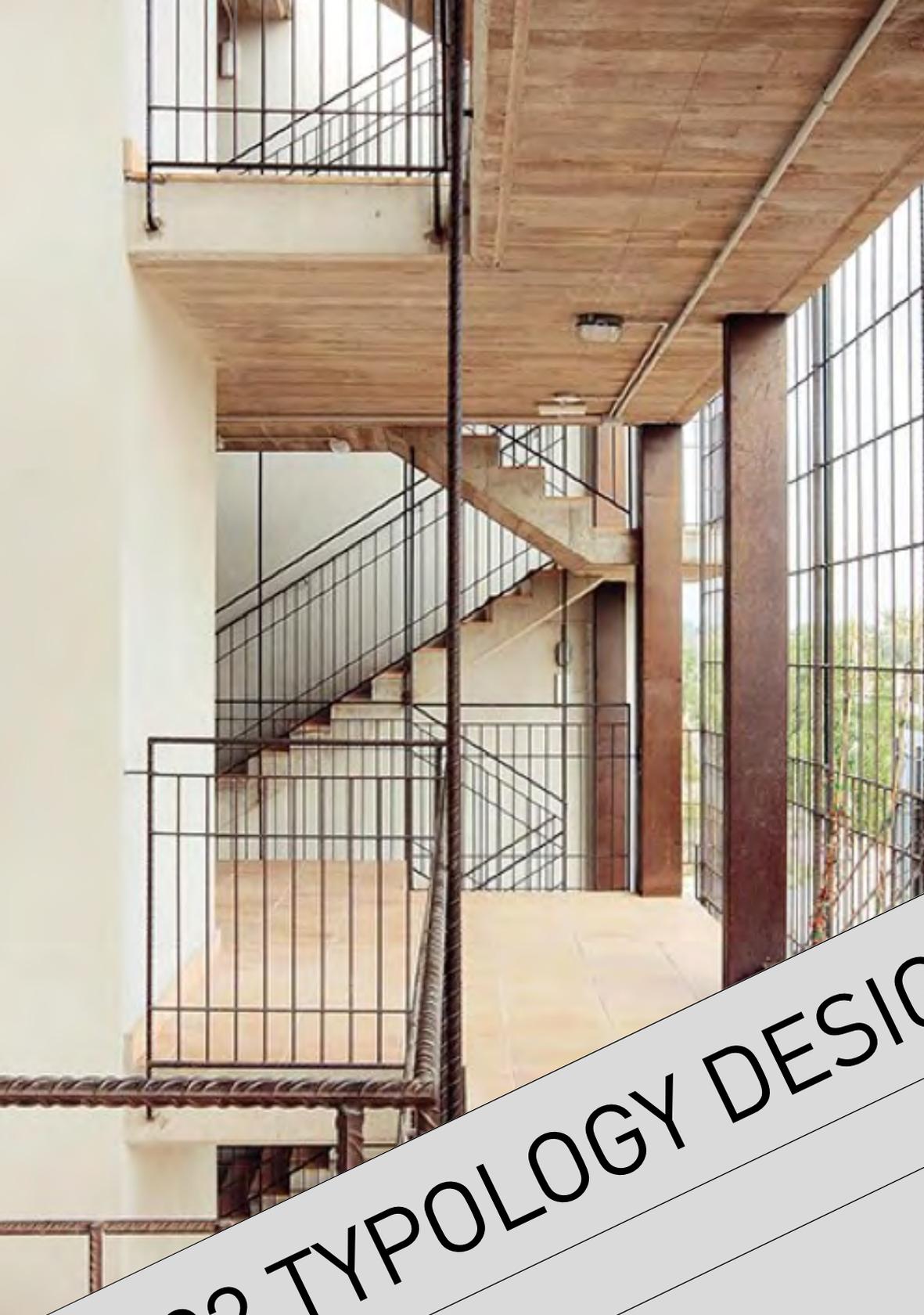
**13 dwellings in a mixture of duplex houses on the ground and first floors and two bedroom apartments above. Vaudeville Court in Islington, UK, by Levitt Bernstein.**



**Image:** Vaudeville Court by Levitt Bernstein in Islington, UK  
**Source:** levittbernstein.co.uk

**Vaudeville Court, Islington, UK, by Levitt Bernstein in London has an innovative hybrid mix of own door access and gallery rear access on an infill site.**





# 02 TYPOLOGY DESIGN

QUALITY

APARTMENTS &

URBAN HOUSING

This chapter considers a range of apartment typologies. Areas shown are generally in compliance with the DHPLG Design Standards for New Apartments (March 2018).



## APARTMENT TYPES

### TYPE A1

2.1 [PAGE 76](#)

STANDARD STUDIO WITH INTERNAL LOBBY

### TYPE B1

2.2 [PAGE 80](#)

1 BED WITHOUT INTERNAL LOBBY

### TYPE B2

2.2 [PAGE 80](#)

1 BED WITH INTERNAL LOBBY

### TYPE C1

2.3 [PAGE 82](#)

2 BED WITHOUT INTERNAL LOBBY

### TYPE C2

2.3 [PAGE 83](#)

2 BED WITH INTERNAL LOBBY

### TYPE D1

2.4 [PAGE 84](#)

2+/3 BED WITHOUT INTERNAL LOBBY

TYPE D2

2.4 PAGE 85

2+/3 BED WITH INTERNAL LOBBY

TYPE E1

2.5 PAGE 88

1 BED OFF CORE WITH INTERNAL LOBBY

TYPE E2

2.5 PAGE 89

2 BED + OR 3 BED OFF CORE WITH INTERNAL LOBBY

TYPE E3

2.5 PAGE 90

2+/3 BED OFF CORE WITH INTERNAL LOBBY

TYPE F1

2.6 PAGE 92

2 BED DUPLEX OPTION 1

TYPE F2

2.6 PAGE 93

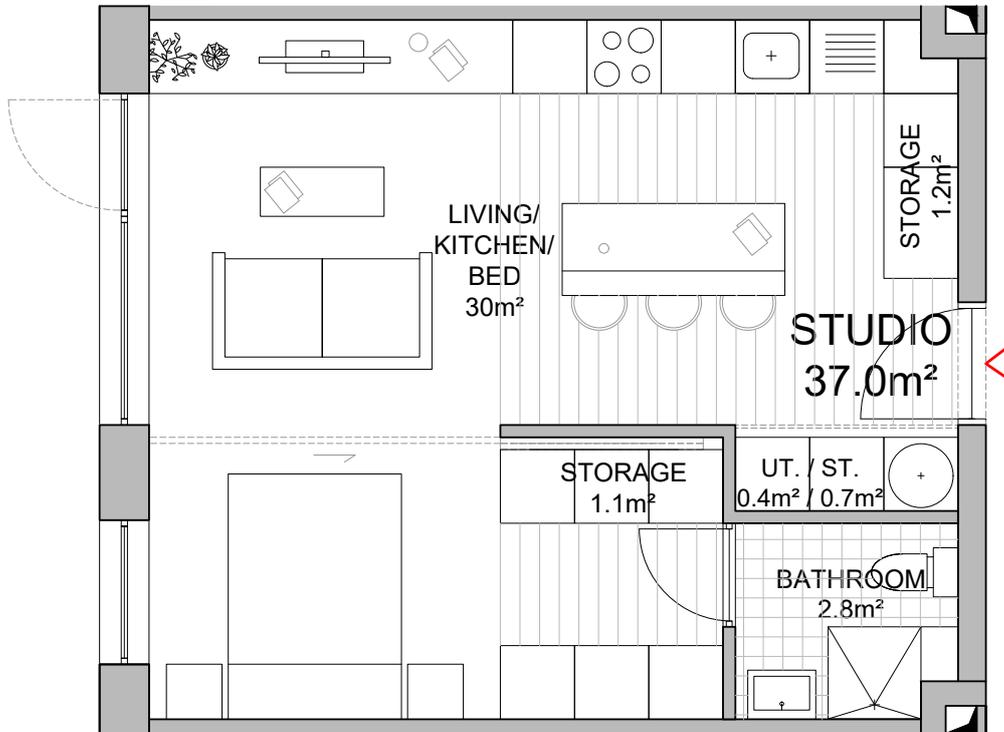
2 BED DUPLEX OPTION 2

TYPE G1

2.6 PAGE 96

2 BED PENTHOUSE

## 2.1 STANDARD STUDIO



### TYPE: A1 STUDIO WITHOUT INTERNAL LOBBY 37.0m<sup>2</sup>

1. Internal Area:	Prov.	Req.
Kitchen/Living/Dinning/Bed:	30.0m <sup>2</sup>	(30.0m <sup>2</sup> )
Bathroom:	2.8m <sup>2</sup>	
Storage:	3.0m <sup>2</sup>	(3.0m <sup>2</sup> )
<b>Total</b>	<b>37.0m<sup>2</sup></b>	<b>37.0m<sup>2</sup></b>

The above design is for a studio apartment without an internal lobby. The design would require a fire design solution other than standard Building Regulation compliance unless at ground or first floor. In addition, omitting lobbies may not be appropriate in all instances – maintenance and other issues require careful consideration.





**Image:** Apartment by Rosu Ciocodeica in Bucharest, Romania. Photograph: Andrei Mărgulescu  
**Source:** archdaily.com

**Image showing open plan apartment with glazed screen separating living area from the bedroom. The layout of the studio allows for screening between the bedroom and the living area, providing privacy and flexibility.**



**Source:** designboom.com

**Image showing another example of screening in a studio apartment.**



Image showing screen between bedroom and living areas in a studio apartment.

Source: houzz.com

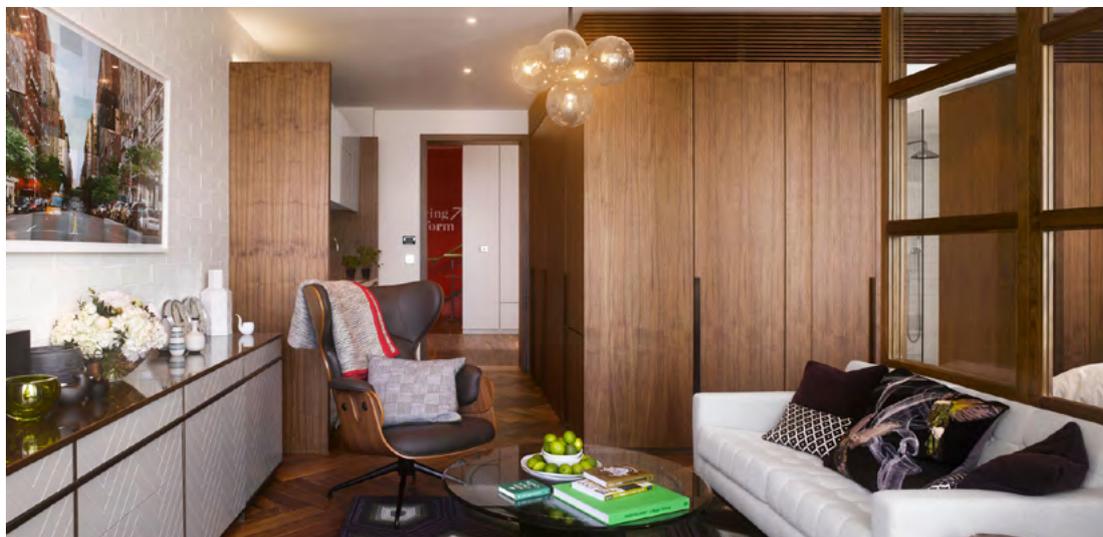
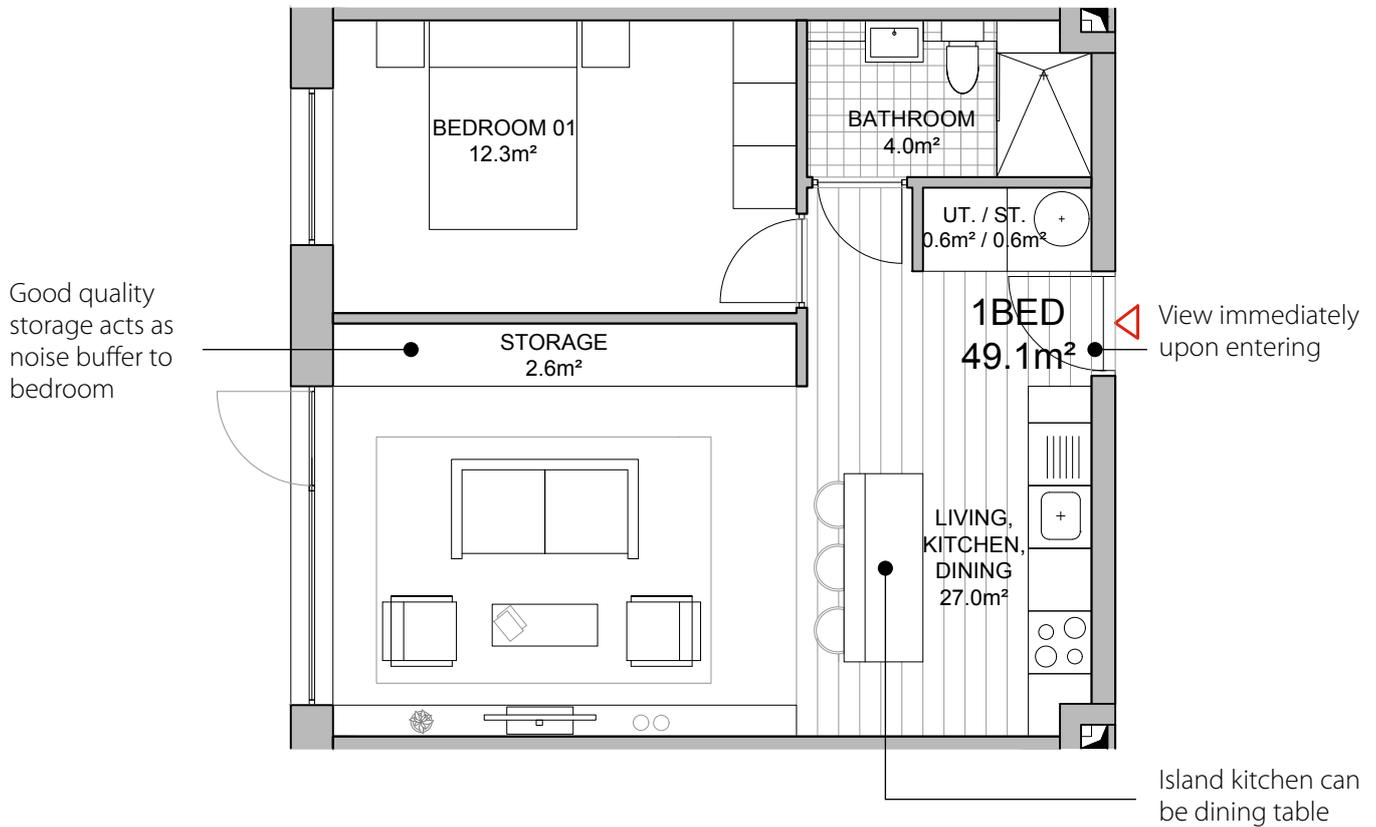


Image: Embassy Gardens, London

## 2.2 STANDARD 1 BED

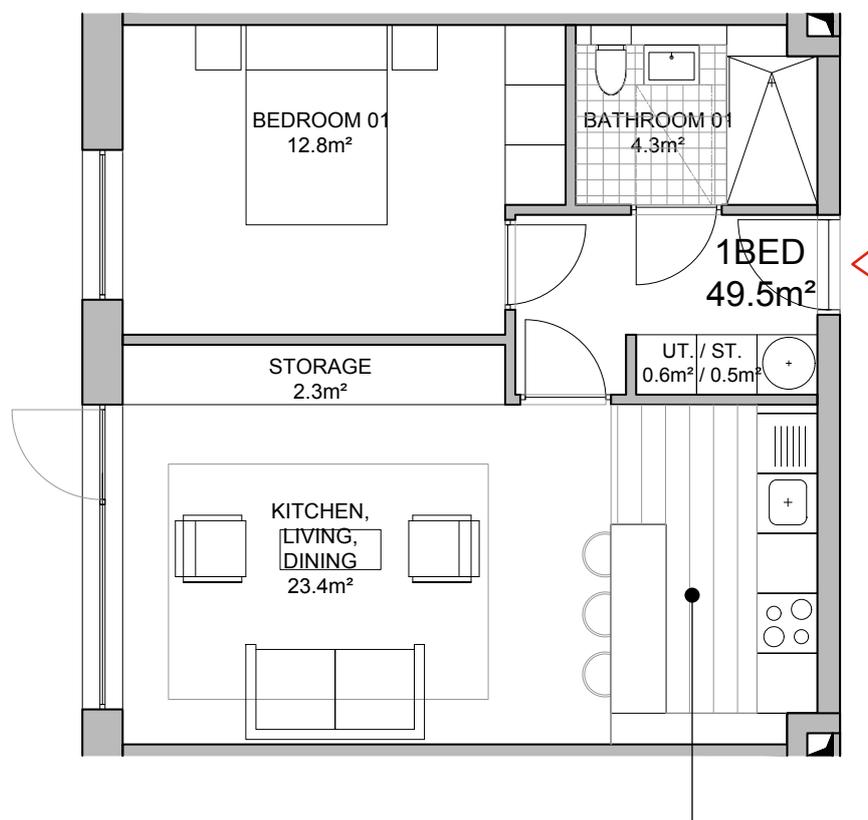


### TYPE: B1 1 BED WITHOUT INTERNAL LOBBY 49.1m<sup>2</sup>

1. Internal Area:	Prov.	Req.
Kitchen/Living/Dining:	27.0m <sup>2</sup>	(23.0m <sup>2</sup> )
Bedroom:	12.3m <sup>2</sup>	(11.4m <sup>2</sup> )
Bathroom:	4.0m <sup>2</sup>	
Storage:	3.2m <sup>2</sup>	(3.0m <sup>2</sup> )
<b>Total</b>	<b>49.1m<sup>2</sup>*</b>	<b>(45.0m<sup>2</sup>) Minimum</b>

The above design is for a two bed apartment without an internal lobby. The design would require a fire design solution other than standard Building Regulation compliance unless at ground or first floor. In addition, omitting lobbies may not be appropriate in all instances – maintenance and other issues require careful consideration.

\*Areas shown are generally in compliance with the Depth of Housing guidelines taking into account the fact that the majority of all apartments in a proposed scheme of 100 or more apartments must exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit type, by a minimum of 10%.



Open plan kitchen to make overall living space feel larger and more generous

**TYPE: B2**  
**1 BED WITH INTERNAL LOBBY 49.5m<sup>2</sup>**

1. Internal Area:	Prov.	Req.
Kitchen/Living/Dining:	23.4m <sup>2</sup>	(23.0m <sup>2</sup> )
Bedroom:	12.8m <sup>2</sup>	(11.4m <sup>2</sup> )
Bathroom:	4.3m <sup>2</sup>	
Storage:	3.0m <sup>2</sup>	(3.0m <sup>2</sup> )
<b>Total</b>	<b>49.5m<sup>2</sup>*</b>	<b>(45.0m<sup>2</sup>) Minimum</b>

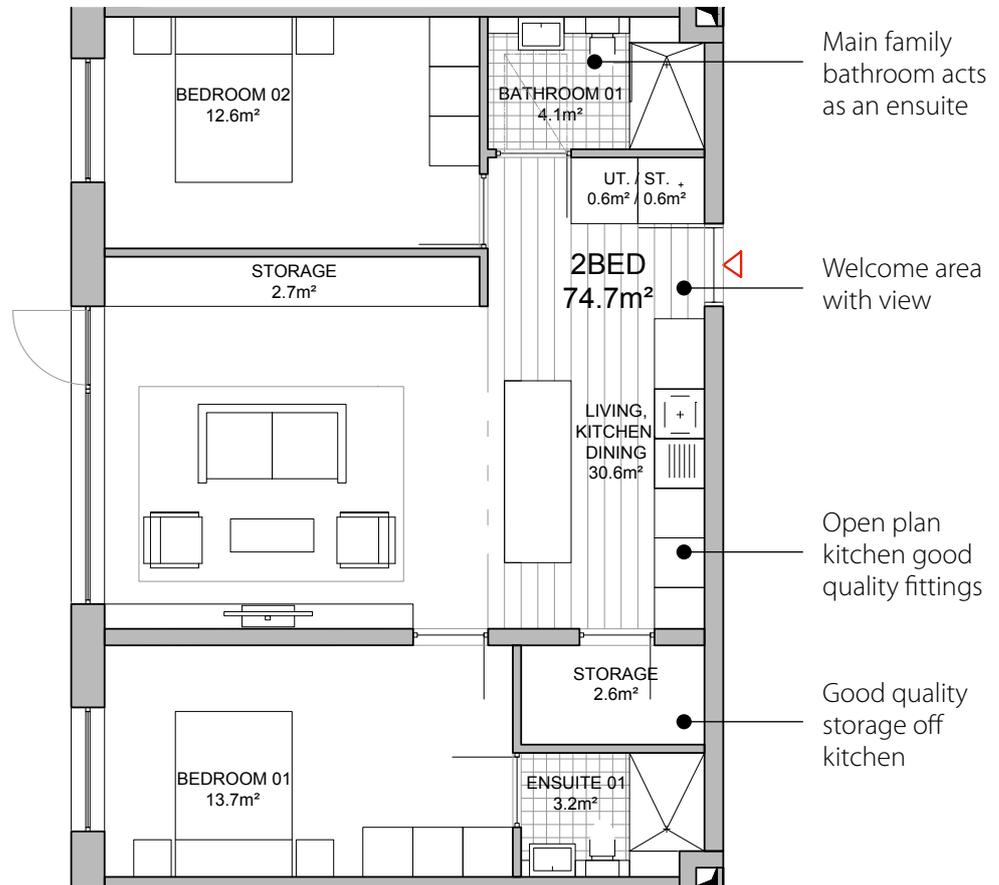
The above design is for a standard non fire engineered one bed apartment with internal lobby. The design would require a fire design solution other than standard Building Regulation compliance unless at ground or first floor. In addition, omitting lobbies may not be appropriate in all instances – maintenance and other issues require careful consideration.

\*Areas shown are generally in compliance with the Depth of Housing guidelines taking into account the fact that the majority of all apartments in a proposed scheme of 100 or more apartments must exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit type, by a minimum of 10%.

## 2.3 STANDARD 2 BED

Layout with bedrooms separated from each other by living space for noise to suit friends sharing.

The design is for a two bed apartment without an internal lobby.



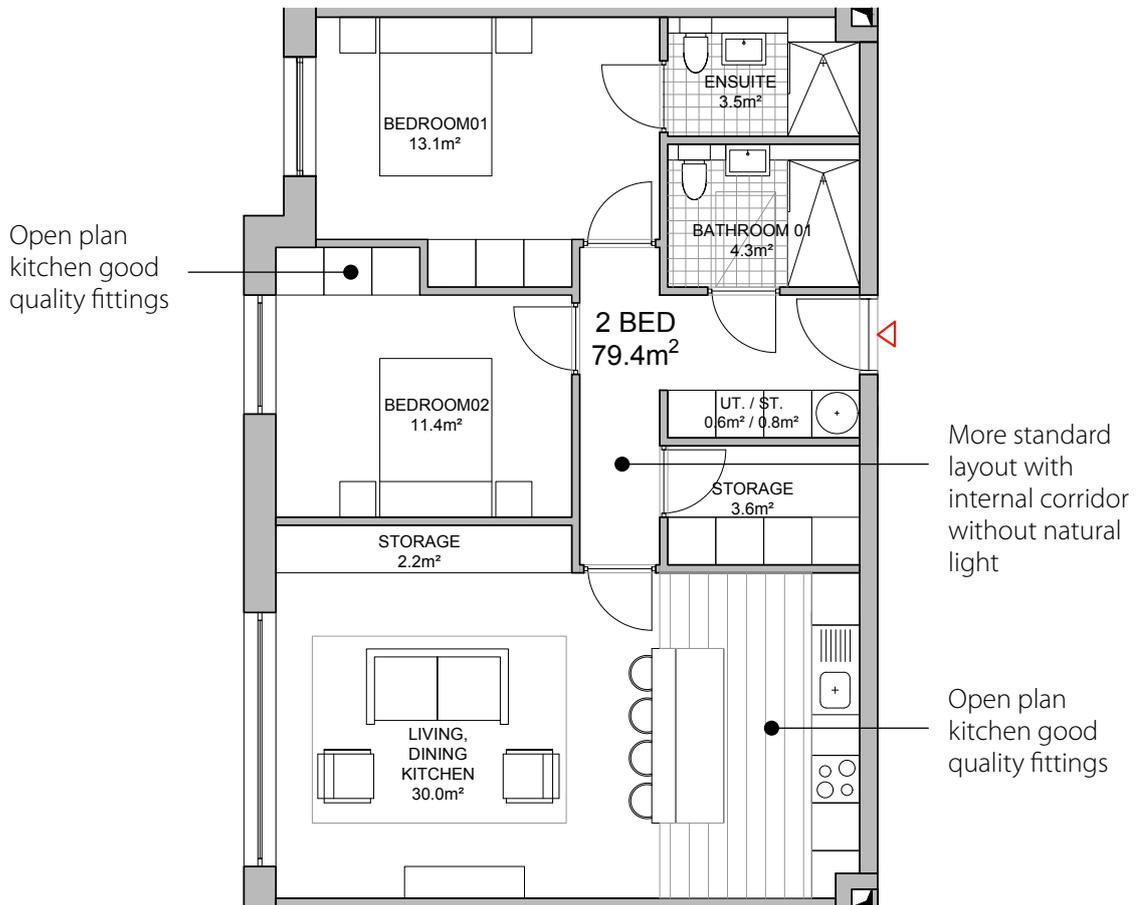
### TYPE: C1 2 BED WITHOUT INTERNAL LOBBY 74.7m<sup>2</sup>

1. Internal Area:	Prov.	Req.
Kitchen/Living/Dining:	30.6m <sup>2</sup>	(30.0m <sup>2</sup> )
Bedroom 01:	13.7m <sup>2</sup>	(13.0m <sup>2</sup> )
Bedroom 02:	12.6m <sup>2</sup>	(11.4m <sup>2</sup> )
Bathroom 01:	4.1m <sup>2</sup>	(4.0m <sup>2</sup> )
Ensuite 01:	3.3m <sup>2</sup>	
Storage:	6.0m <sup>2</sup>	(6.0m <sup>2</sup> )
<b>Total</b>	<b>74.7m<sup>2*</sup></b>	<b>(73.0m<sup>2</sup>)</b>

The design would require a fire design solution other than standard Building Regulation compliance unless at ground or first floor level.

In addition, omitting lobbies may not be appropriate in all instances - maintenance and other issues require careful consideration.

\*Areas shown are generally in compliance with the DHPLG Design Standards for New Apartments (March 2018), taking into account the fact that: "The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)."



**TYPE: C2**  
**2 BED WITH INTERNAL LOBBY 79.4m<sup>2</sup>**

1. Internal Area:	Prov.	Req.
Kitchen/Living/Dining:	30.0m <sup>2</sup>	(30.0m <sup>2</sup> )
Bedroom 01:	13.1m <sup>2</sup>	(13.0m <sup>2</sup> )
Bedroom 02:	11.4m	(11.4m <sup>2</sup> )
Bathroom 01:	4.3m <sup>2</sup>	(4.0m <sup>2</sup> )
Ensuite 01:	3.5m <sup>2</sup>	
Storage:	6.4m <sup>2</sup>	(6.0m <sup>2</sup> )
<b>Total</b>	<b>79.4m<sup>2*</sup></b>	<b>(73.0m<sup>2</sup>)</b>

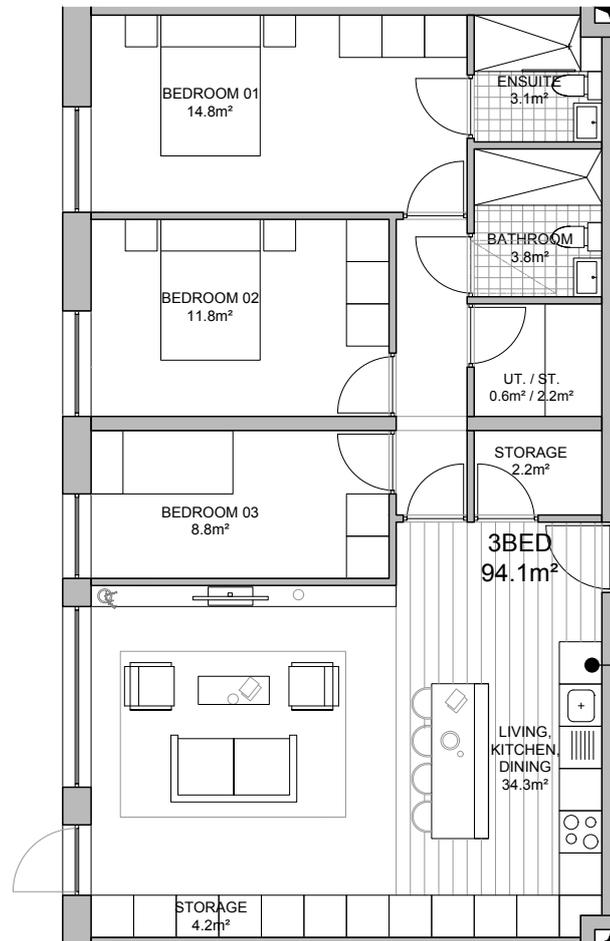
**The above design is for a standard non fire engineered two bed apartment with internal lobby.**

\*Areas shown are generally in compliance with the DHPLG Design Standards for New Apartments (March 2018), taking into account the fact that: "The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)."

## 2.3 STANDARD 2 + OR 3 BED

Typically this is rented by the couples where the 3rd bedroom often becomes an office or second living space eg. gym or tv room.

The design is for a three bed apartment without an internal lobby.



Kitchen may be required to be enclosed

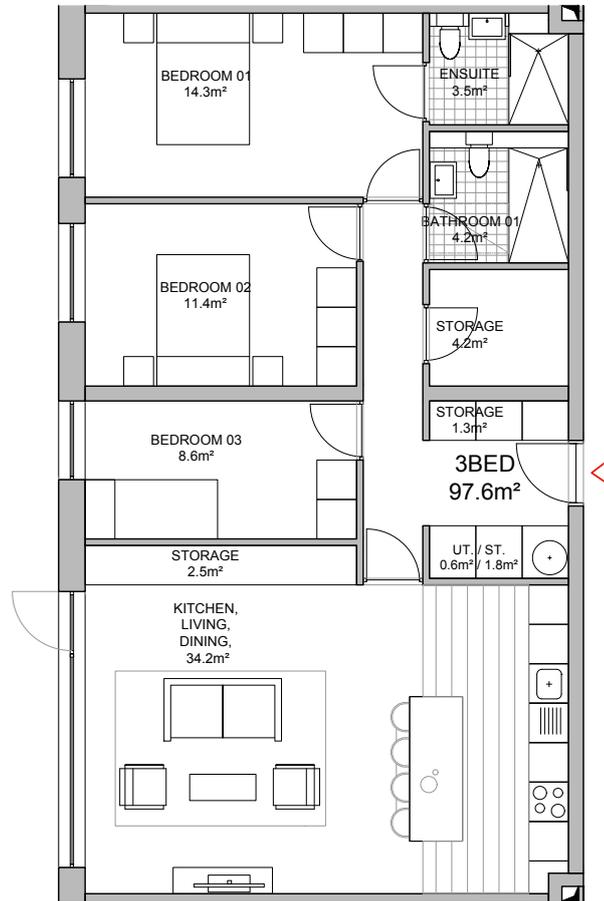
### TYPE: D1 2 or 3 BED WITHOUT INTERNAL LOBBY 94.1m<sup>2</sup>

1. Internal Area:	Prov.	Req.
Kitchen/Living/Dining:	34.3m <sup>2</sup>	(34.0m <sup>2</sup> )
Bedroom 01:	14.8m <sup>2</sup>	(13.0m <sup>2</sup> )
Bedroom 02:	11.8m <sup>2</sup>	(11.4m <sup>2</sup> )
Bedroom 03:	8.8m <sup>2</sup>	(7.1m <sup>2</sup> )
Bathroom 01:	3.8m <sup>2</sup>	(4.0m <sup>2</sup> )
Ensuite 01:	3.2m <sup>2</sup>	
Storage:	9.0m <sup>2</sup>	(9.0m <sup>2</sup> )
<b>Total</b>	<b>94.1m<sup>2</sup>*</b>	<b>(90.0m<sup>2</sup>) Minimum</b>

The design would require a fire design solution other than standard Building Regulation compliance unless at ground or first floor level.

In addition, omitting lobbies may not be appropriate in all instances – maintenance and other issues require careful consideration.

\* Areas shown are generally in compliance with the DHPLG Design Standards for New Apartments (March 2018), taking into account the fact that: "The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)."



**TYPE: D2**  
**2or 3 BED WITH INTERNAL LOBBY 97.6m<sup>2</sup>**

1. Internal Area:	Prov.	Req.
Kitchen/Living/Dining:	34.2m <sup>2</sup>	(34.0m <sup>2</sup> )
Bedroom 01:	14.3m <sup>2</sup>	(13.0m <sup>2</sup> )
Bedroom 02:	11.4m <sup>2</sup>	(11.4m <sup>2</sup> )
Bedroom 03:	8.6m <sup>2</sup>	(7.1m <sup>2</sup> )
Bathroom 01:	4.2m <sup>2</sup>	(4.0m <sup>2</sup> )
Ensuite 01:	3.5m <sup>2</sup>	
Storage:	9.8m <sup>2</sup>	(9.0m <sup>2</sup> )
<b>Total</b>	<b>97.6m<sup>2</sup>*</b>	<b>(90.0m<sup>2</sup>) Minimum</b>

**The above design is for a standard non fire engineered two+ or 3 bed apartment with internal lobby.**

\*Areas shown are generally in compliance with the Depth of Housing guidelines taking into account the fact that the majority of all apartments in a proposed scheme of 100 or more apartments must exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit type, by a minimum of 10%.

## 2 TYPOLOGIES

### OPEN PLAN LAYOUT



**Image:** Forte Apartment by Merooficina in Vila do Conde, Portugal. Photograph: José Campos

**Source:** archdaily.com

**Image showing open plan kitchen.**



**Image:** Forte Apartment by Merooficina in Vila do Conde, Portugal. Photograph: José Campos

**Source:** archdaily.com

**Image showing sequence of spaces in open plan living room. Combined kitchen-living-dining spaces creates a more spacious feeling in apartments.**



**Image:** Apartment by Rosu Ciocodeica in Bucharest, Romania. Photograph: Andrei Mărgulescu  
**Source:** archdaily.com

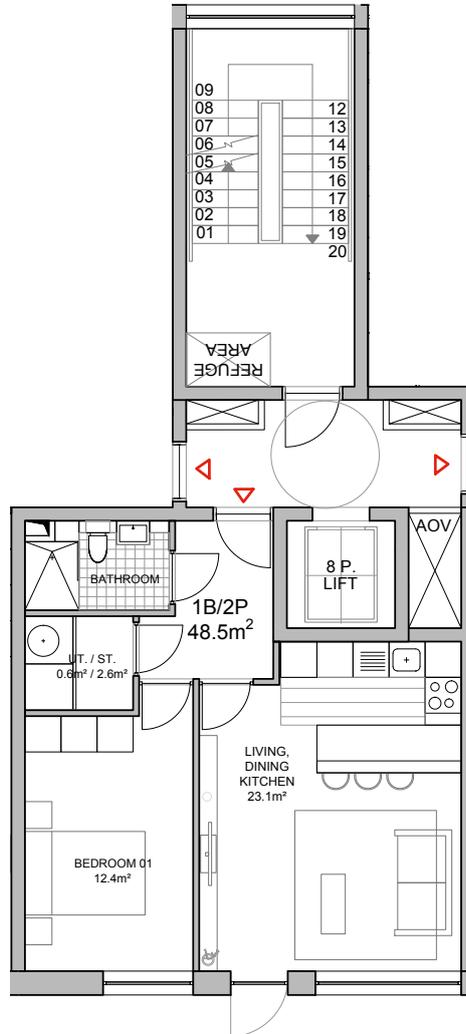
**Image showing another example of an open plan living room.**



**Image:** Thin Flats in Philadelphia, US, by Onion Flats. Photograph: Mariko Reed  
**Source:** archdaily.com

**Image showing floor to ceiling windows in a living room. They provide better lighting conditions and allows for deeper spaces.**

2.5 N-S UNITS OFF CORE | 1 BED

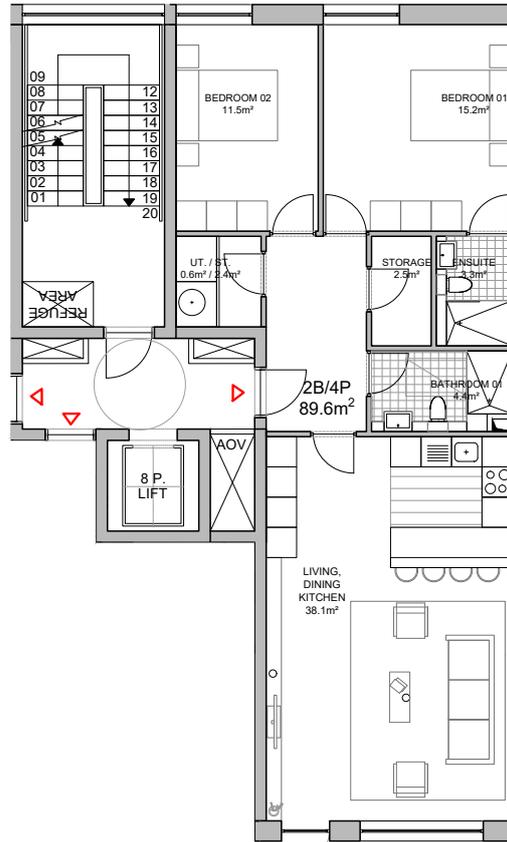


**TYPE: E1**  
**1 BED OFF CORE WITH INTERNAL LOBBY 48.5m<sup>2</sup>**

1. Internal Area:	Prov.	Req.
Kitchen/Living/Dining:	23.1m <sup>2</sup>	(23.0m <sup>2</sup> )
Bedroom 01:	12.4m <sup>2</sup>	(11.4m <sup>2</sup> )
Storage:	3.2m <sup>2</sup>	(3.0m <sup>2</sup> )
<b>Total</b>	<b>48.5m<sup>2</sup>*</b>	<b>(45.0m<sup>2</sup>) Minimum</b>

\*Areas shown are generally in compliance with the Depth of Housing guidelines taking into account the fact that the majority of all apartments in a proposed scheme of 100 or more apartments must exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit type, by a minimum of 10%.

2.5 N-S UNITS OFF CORE | 2 BED

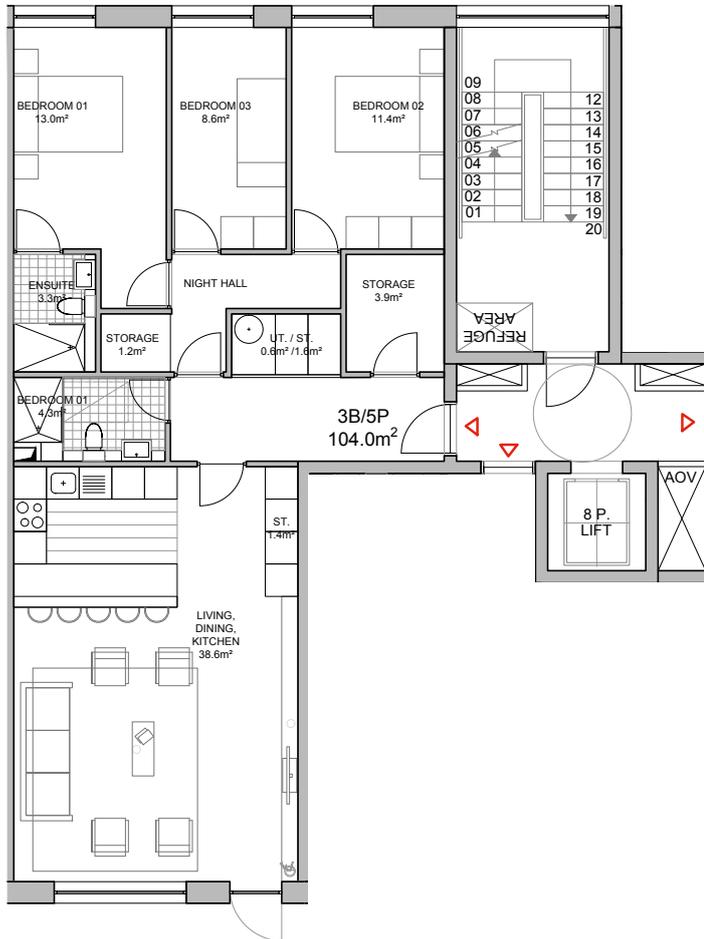


**TYPE: E2**  
**2 BED OFF CORE WITH INTERNAL LOBBY 89.6m<sup>2</sup>**

1. Internal Area:	Prov.	Req.
Kitchen/Living/Dining:	38.1m <sup>2</sup>	(30.0m <sup>2</sup> )
Bedroom 01:	15.2m <sup>2</sup>	(13.0m <sup>2</sup> )
Bedroom 02:	11.5m <sup>2</sup>	(11.4m <sup>2</sup> )
Bathroom 01:	4.4m <sup>2</sup>	(4.0m <sup>2</sup> )
Ensuite 01:	3.3m <sup>2</sup>	
Storage:	6.0m <sup>2</sup>	(6.0m <sup>2</sup> )
<b>Total</b>	<b>89.6m<sup>2</sup>*</b>	<b>(73.0m<sup>2</sup>)</b>

\* Areas shown are generally in compliance with the DHPLG Design Standards for New Apartments (March 2018), taking into account the fact that: "The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)."

## 2.5 N-S UNITS OFF CORE | 3 BED



### TYPE: E3 2+3 BED OFF CORE WITH INTERNAL LOBBY 104.0m<sup>2</sup>

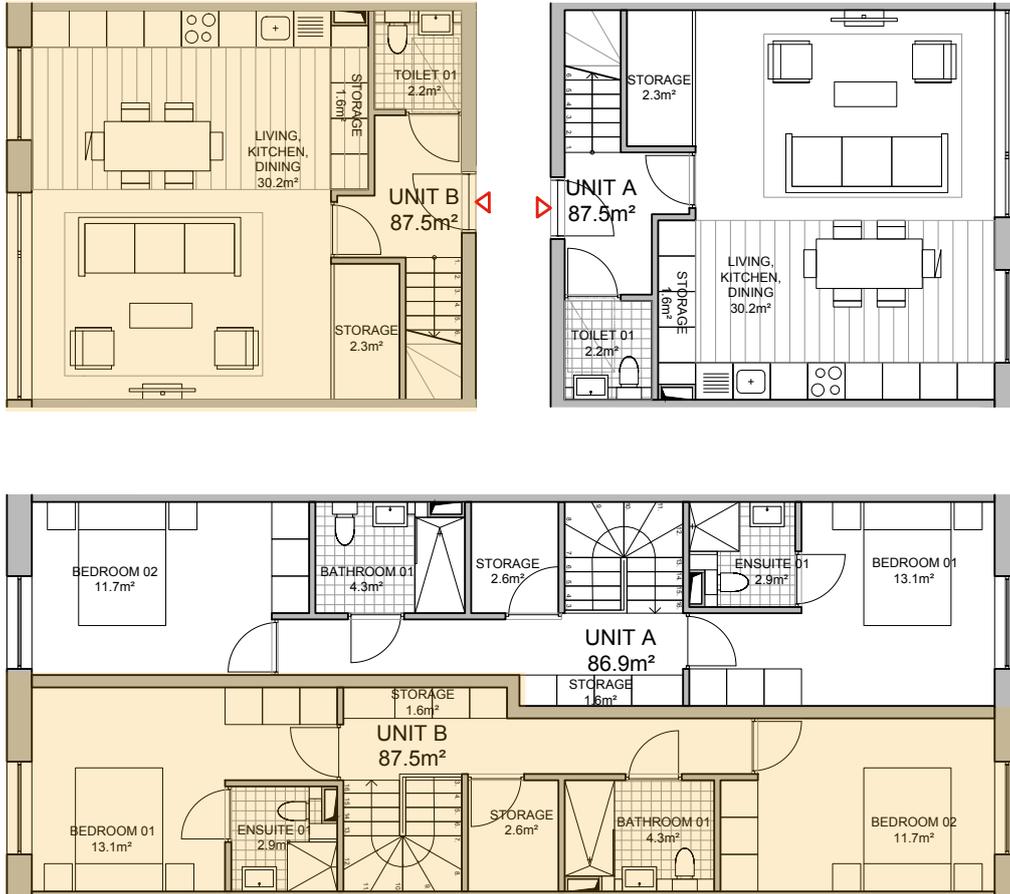
1. Internal Area:	Prov.	Req.
Kitchen/Living/Dining:	38.6m <sup>2</sup>	(36.0m <sup>2</sup> )
Bedroom 01:	13.0m <sup>2</sup>	(13.0m <sup>2</sup> )
Bedroom 02:	11.4m <sup>2</sup>	(11.4m <sup>2</sup> )
Bedroom 03:	8.6m <sup>2</sup>	(7.1m <sup>2</sup> )
Bathroom 01:	4.3m <sup>2</sup>	(4.0m <sup>2</sup> )
Ensuite:	3.3m <sup>2</sup>	
Storage:	9.0m <sup>2</sup>	(9.0m <sup>2</sup> )
<b>Total</b>	<b>104.0m<sup>2</sup>*</b>	<b>(90.0m<sup>2</sup>)</b>

\* Areas shown are generally in compliance with the DHPLG Design Standards for New Apartments (March 2018), taking into account the fact that: "The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)."



Source: odos architects

## 2.6 2 BED DUPLEX | EAST-WEST

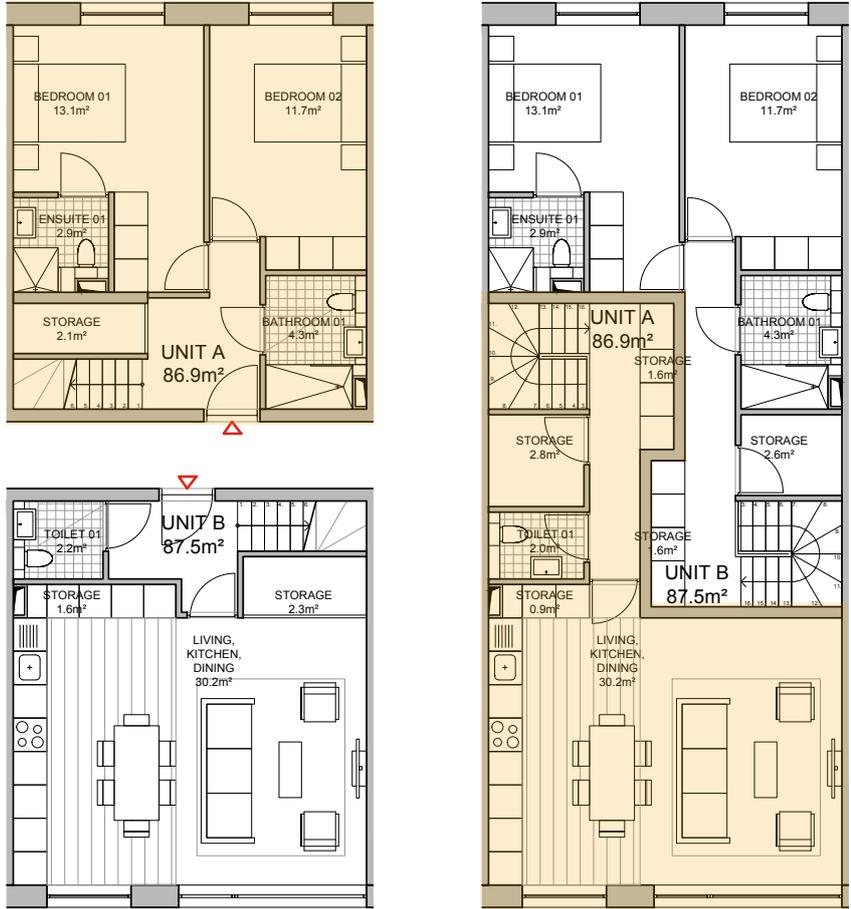


### TYPE: F1 – 2 BED DUPLEX - OPTION 1 2 BED 86.9m<sup>2</sup>

1. Internal Area:	Prov.	Req.
Kitchen/Living/Dining:	30.2m <sup>2</sup>	(30.0m <sup>2</sup> )
Bedroom 01:	13.1m <sup>2</sup>	(13.0m <sup>2</sup> )
Bedroom 02:	11.7m <sup>2</sup>	(11.4m <sup>2</sup> )
Bathroom 01:	4.3m <sup>2</sup>	(4.0m <sup>2</sup> )
Ensuite 01:	2.9m <sup>2</sup>	
Storage:	6.0m <sup>2</sup>	(6.0m <sup>2</sup> )
<b>Total</b>	<b>86.9m<sup>2</sup>*</b>	<b>(73.0m<sup>2</sup>)</b>

\* Areas shown are generally in compliance with the DHPG Design Standards for New Apartments (March 2018), taking into account the fact that: "The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)."

2.6 2 BED DUPLEX | NORTH-SOUTH



**TYPE: F2 – 2 BED DUPLEX - OPTION 2**  
**2 BED 87.5m<sup>2</sup>**

1. Internal Area:	Prov.	Req.
Kitchen/Living/Dining:	30.2m <sup>2</sup>	(30.0m <sup>2</sup> )
Bedroom 01:	13.1m <sup>2</sup>	(13.0m <sup>2</sup> )
Bedroom 02:	11.7m <sup>2</sup>	(11.4m <sup>2</sup> )
Bathroom 01:	4.3m <sup>2</sup>	(4.0m <sup>2</sup> )
Ensuite:	2.9m <sup>2</sup>	
Storage:	6.0m <sup>2</sup>	(6.0m <sup>2</sup> )
<b>Total</b>	<b>87.5m<sup>2</sup>*</b>	<b>(73.0m<sup>2</sup>)</b>

\* Areas shown are generally in compliance with the DHPLG Design Standards for New Apartments (March 2018), taking into account the fact that: "The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)."

## 2.6 DUPLEX



**Image showing  
open staircase in  
duplex typology.**

**Image:** Thin Flats by Onion Flats in Philadelphia, US.

Photograph: Mariko Reed

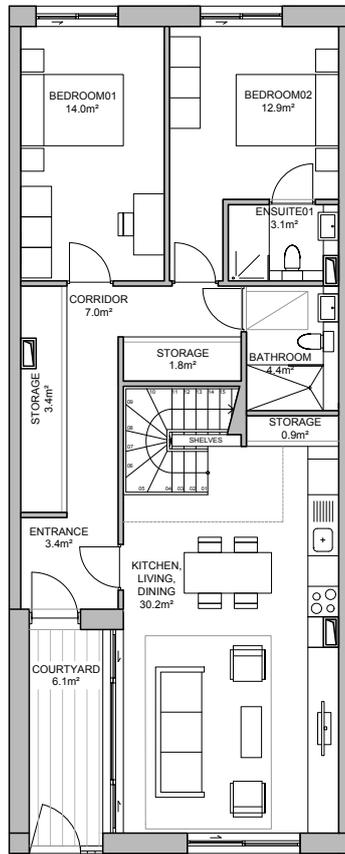
**Source:** [archdaily.com](http://archdaily.com)



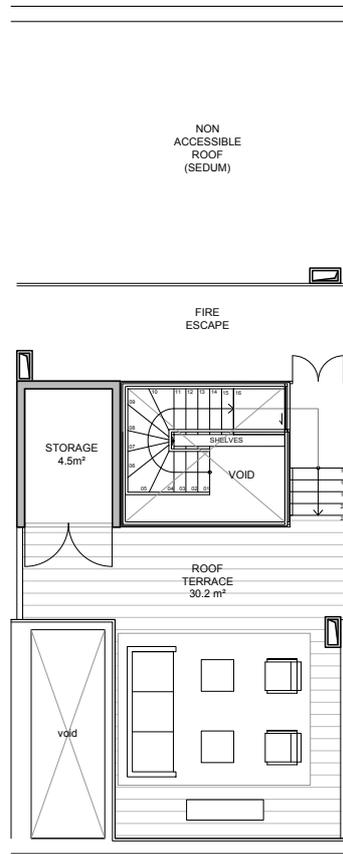
**Image showing staircase in duplex. Careful design of staircases can be used to improve lighting conditions and avoid dark internal spaces.**

**Image:** Thin Flats by Onion Flats in Philadelphia, US.  
**Photograph:** Tim McDonald  
**Source:** [archdaily.com](http://archdaily.com)

## 2.7 2 BED PENTHOUSE



Entrance level

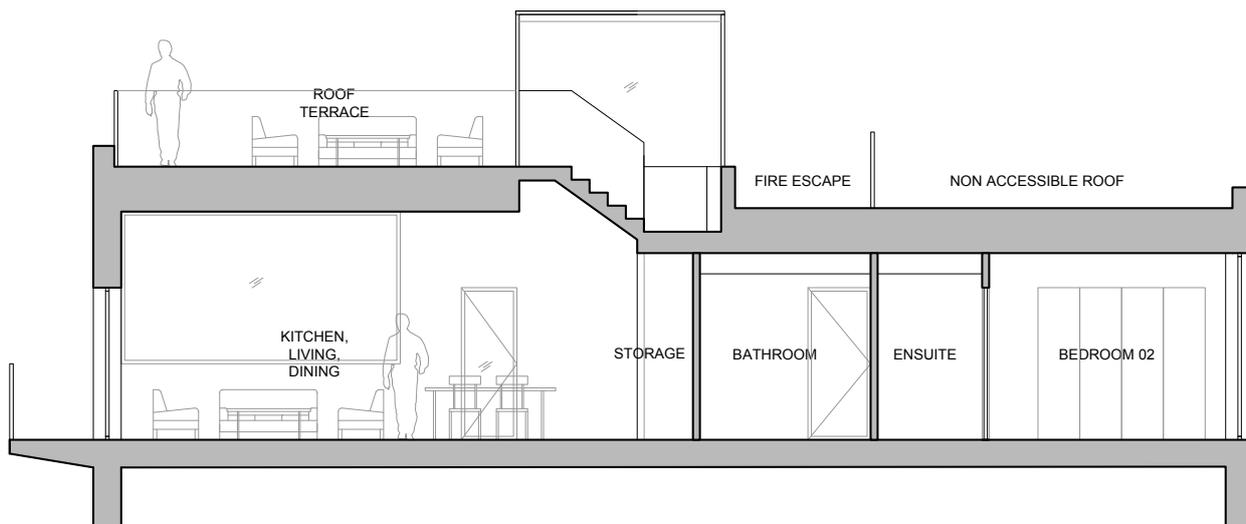


Roof top level

### TYOLOGY G1 2 BED PENTHOUSE 88.9m<sup>2</sup>

1. Internal Area:	Prov.	Req.
Kitchen/Living/Dining:	30.2m <sup>2</sup>	(30.0m <sup>2</sup> )
Bedroom 01:	14.0m <sup>2</sup>	(13.0m <sup>2</sup> )
Bedroom 02:	12.9m <sup>2</sup>	(11.4m <sup>2</sup> )
Bathroom 01:	4.4m <sup>2</sup>	(4.0m <sup>2</sup> )
Ensuite 01:	3.1m <sup>2</sup>	
Storage:	6.1m <sup>2</sup>	(6.0m <sup>2</sup> )
<b>Total</b>	<b>88.9m<sup>2</sup></b>	<b>(73.0m<sup>2</sup>)</b>

\* Areas shown are generally in compliance with the DHPLG Design Standards for New Apartments (March 2018), taking into account the fact that: "The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)."



Section showing roof garden.



Images: Kings Gate by Patrick Lynch in London, UK. Source: divisare.com





# 03 AMENITY SPACES

QUALITY

APARTMENTS &

URBAN HOUSING

This chapter considers the design of private amenity spaces and shows how, if designed correctly, they add value to a scheme in terms of usability and quality of experience.

## 03 AMENITY SPACES

### 3.1 BALCONIES



**Image showing wrap around balcony and screening.**

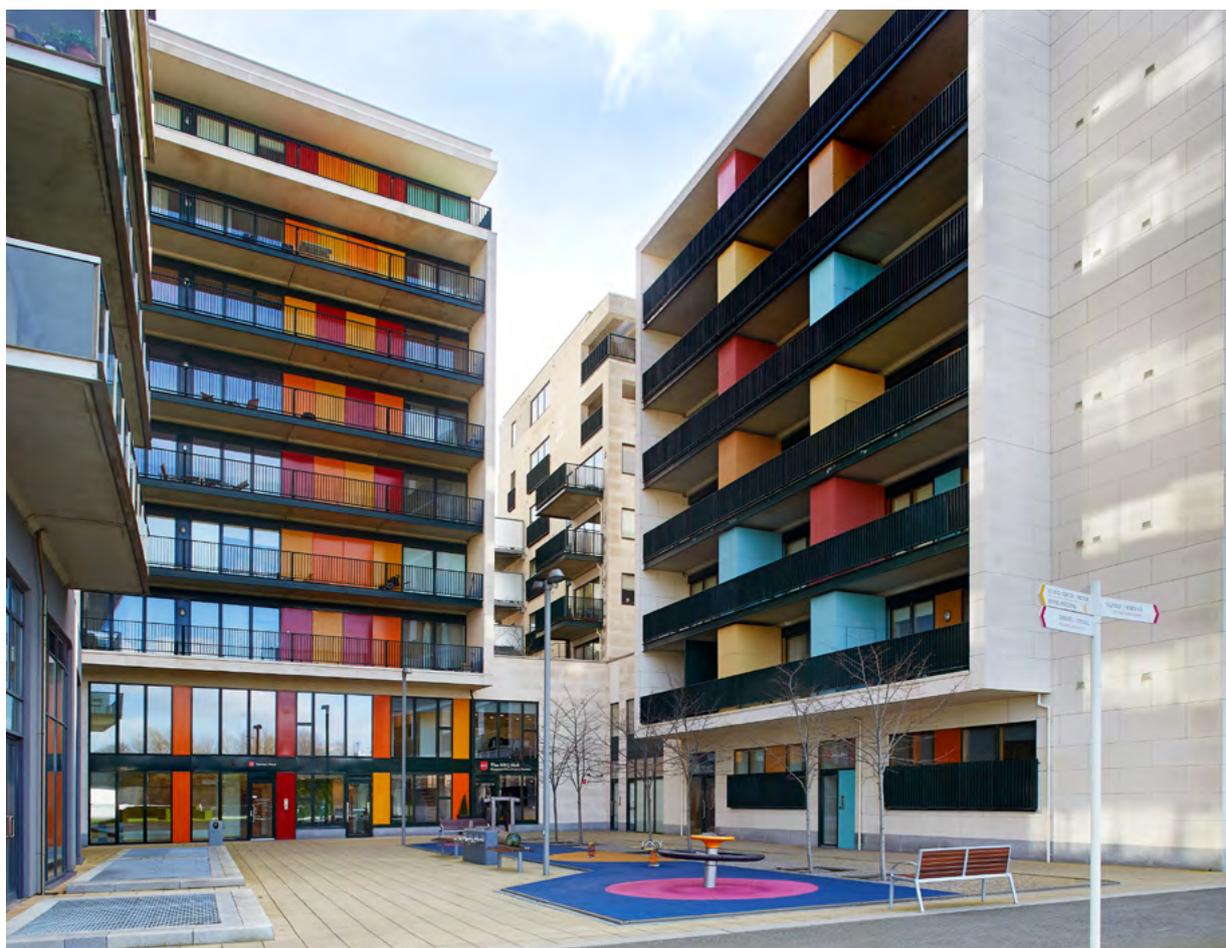
**Image:** Spencer Dock by Urban Agency in Dublin, Ireland, by Hines

**Source:** Urban-Agency

**Image showing wrap around corner balcony.**

**Image:** Spencer Dock by Urban Agency in Dublin, Ireland, by Hines  
**Source:** Urban-Agency



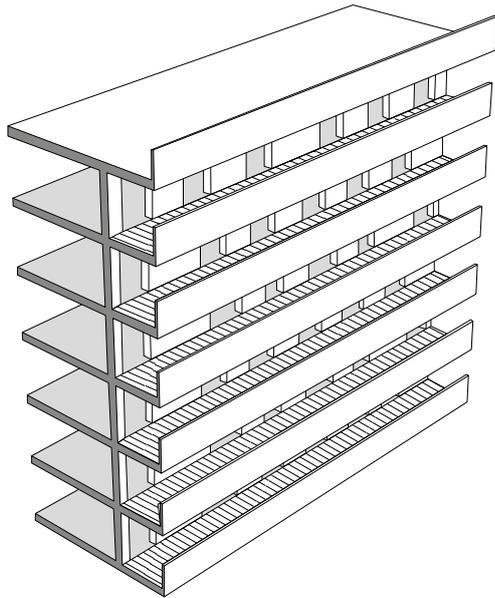


**Image:** HSQ Housing by MV Cullinan Architects in Dublin, Ireland. **Source:** mimoa.com

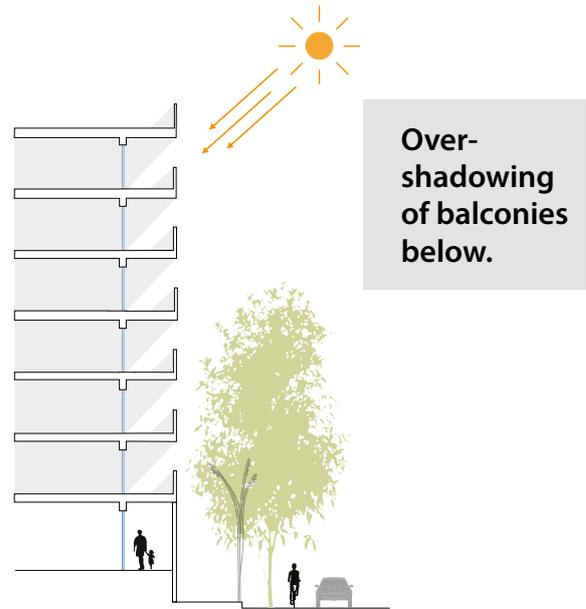
**Colourful boxes on balconies act as storage spaces.**

**Good quality balcony areas can be like a second living room in apartments. Balconies screened or enclosed as storage spaces for buggies, prams and other items that don't need protected storage, can be provided.**

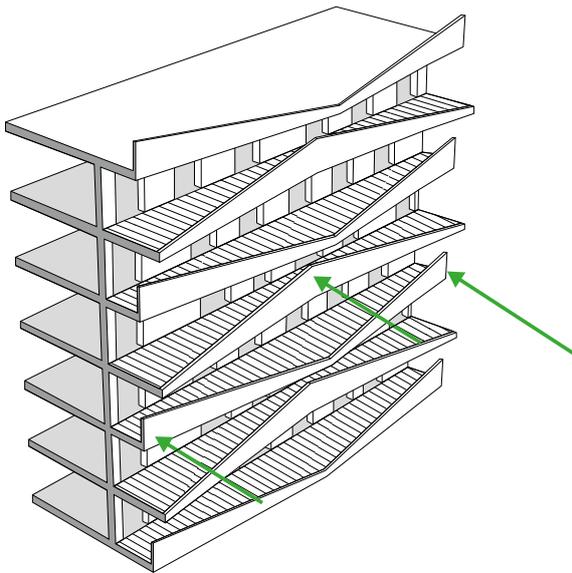
### 03 AMENITY SPACES



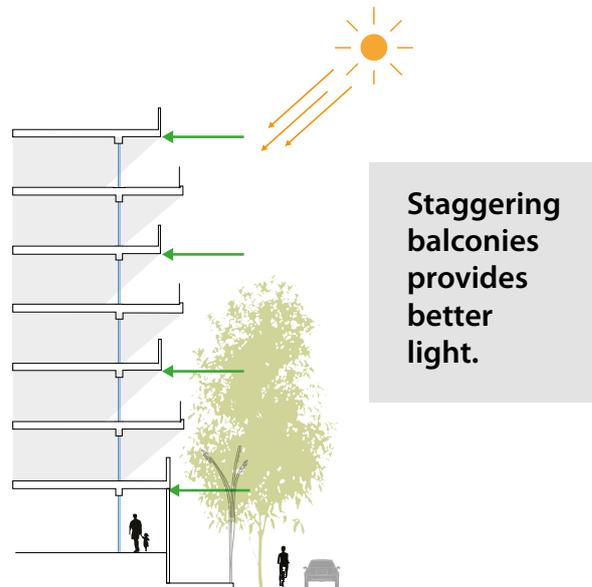
Stacked balconies



Stacked balconies



Staggered balconies



Staggered balconies

Diagram showing possible solutions to improve lighting conditions in wraparound balconies.

Source: Urban-Agency

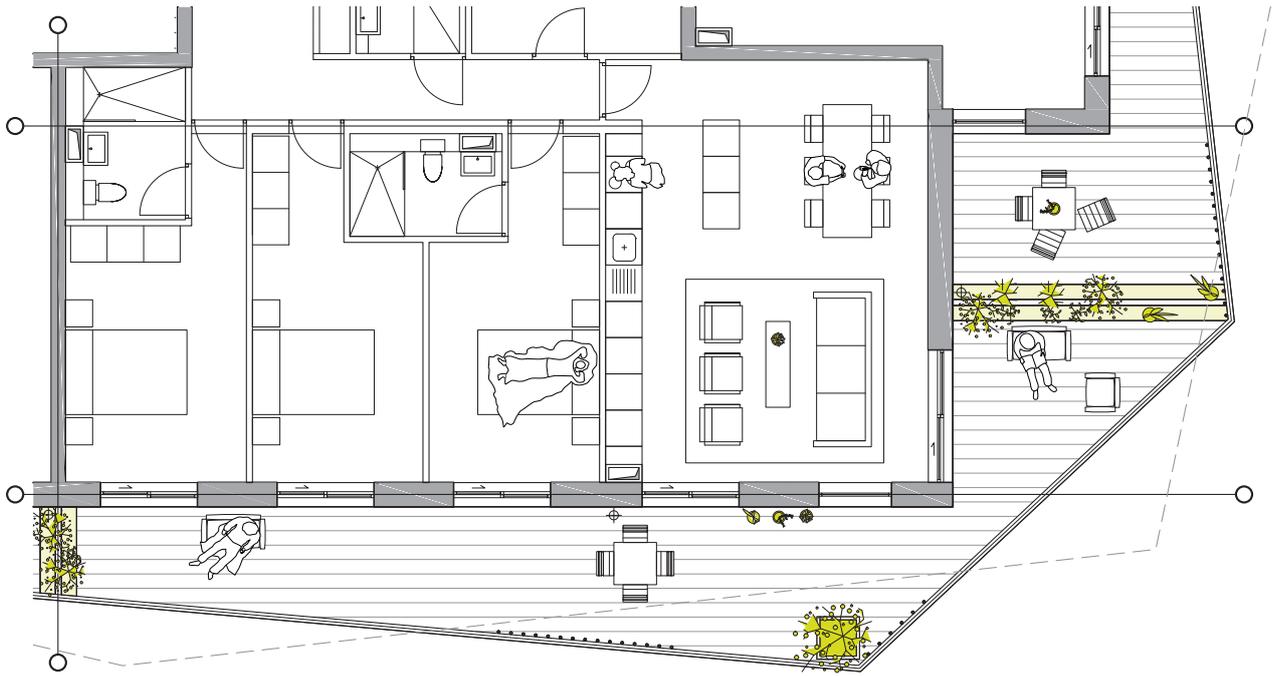


Diagram showing wrap around corner balcony.

**Source:** Urban-Agency

3.1 BALCONIES

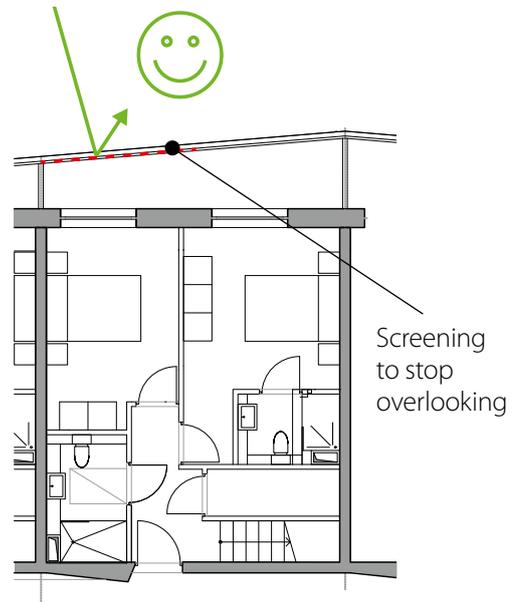
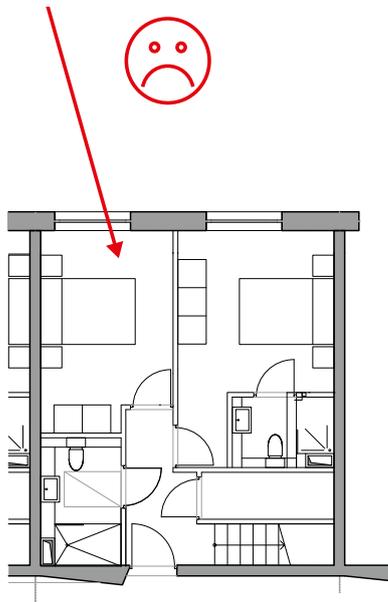
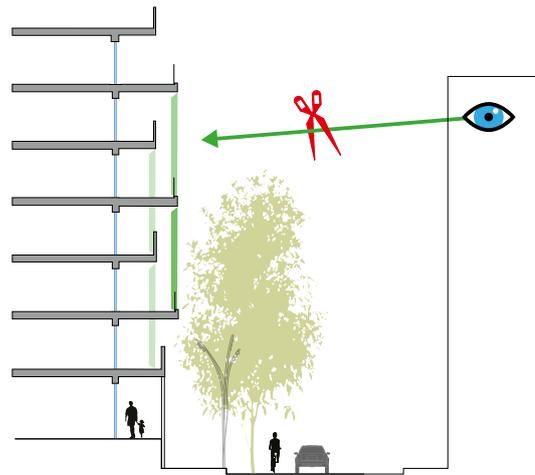
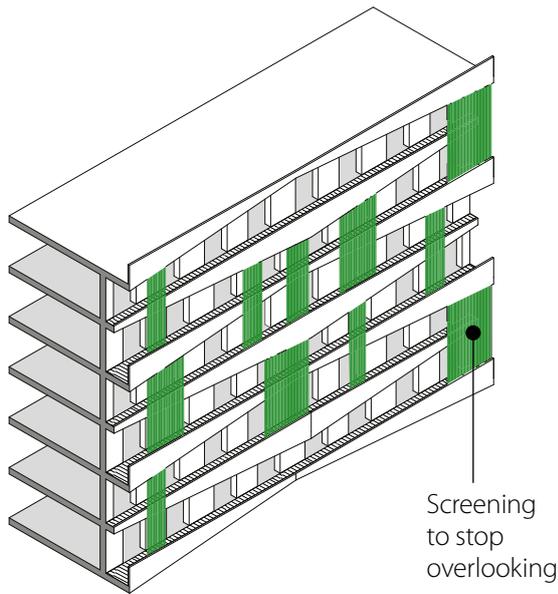


Diagram showing possible solutions to improve privacy in balconies.

Source: Urban-Agency

3.1 BALCONIES



**Image:** th62 by Smart Homing in Berlin, Germany  
**Source:** smarthoming.de

**Image showing a good example of private semi in board balconies with planter pods to improve privacy and overlooking issues.**



### 3.2 WINTERGARDEN



**Image showing glazed floor to ceiling panels in balconies.**

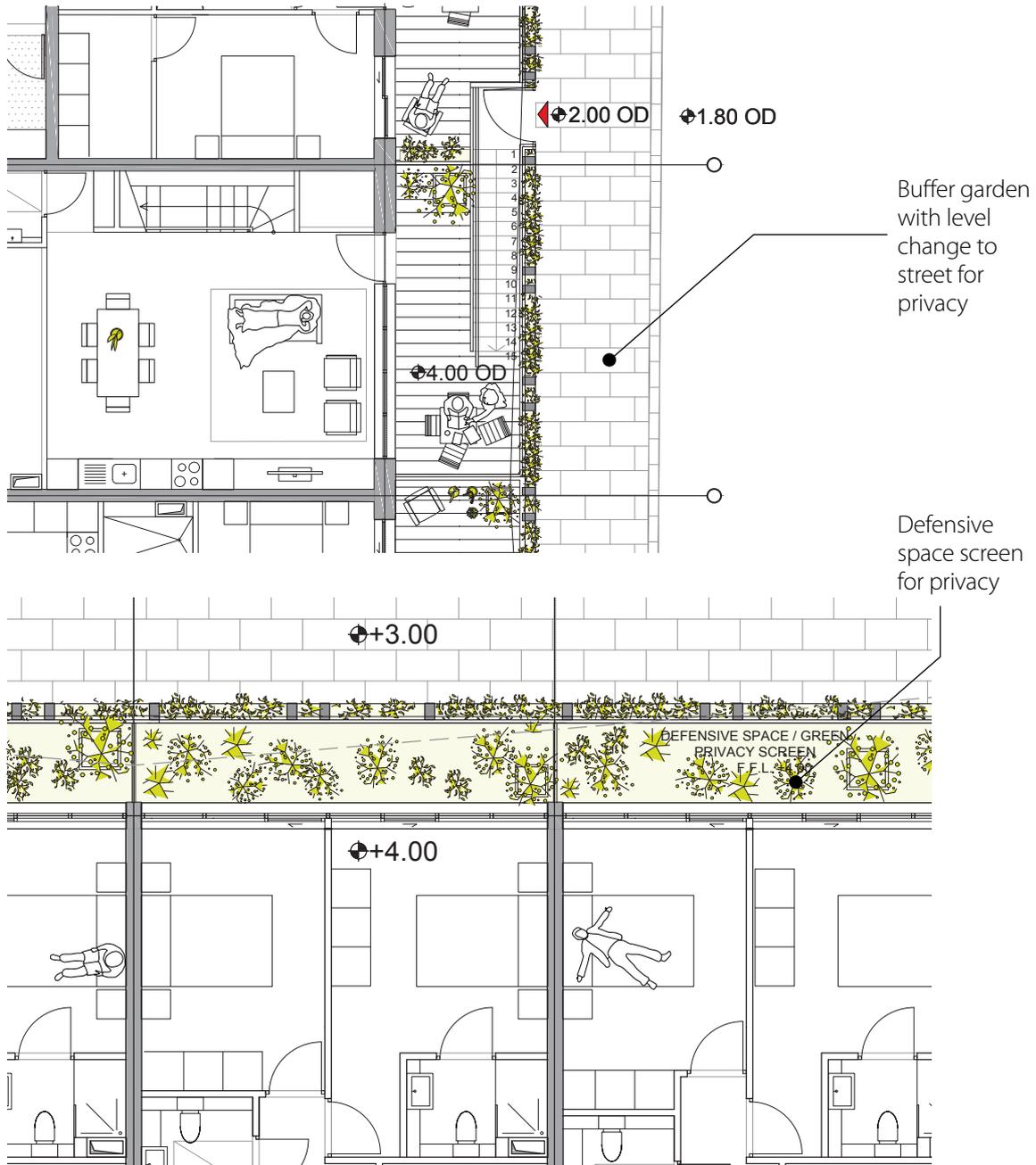
**Image:** Student Accommodation by Brenac + Gonzalez in Issy-Les-Moulineaux, France  
**Source:** brenac-gonzalez.fr



**Student accommodation in Issy-Les-Moulineaux, France with glazed floor to ceiling panels in balconies.**

**Image:** Student Accommodation by Brenac + Gonzalez in Issy-Les-Moulineaux, France  
**Source:** smarthoming.de

3.3 PRIVATE GARDEN



Source: Urban-Agency

Drawing showing buffer gardens in ground floor units.

3.3 PRIVATE GARDEN



**Image showing green screen in ground floor units.**

**Photograph:** Urban-Agency



**Image showing green screen in ground floor units.**

## 03 AMENITY SPACES

### 3.3 PRIVATE GARDEN



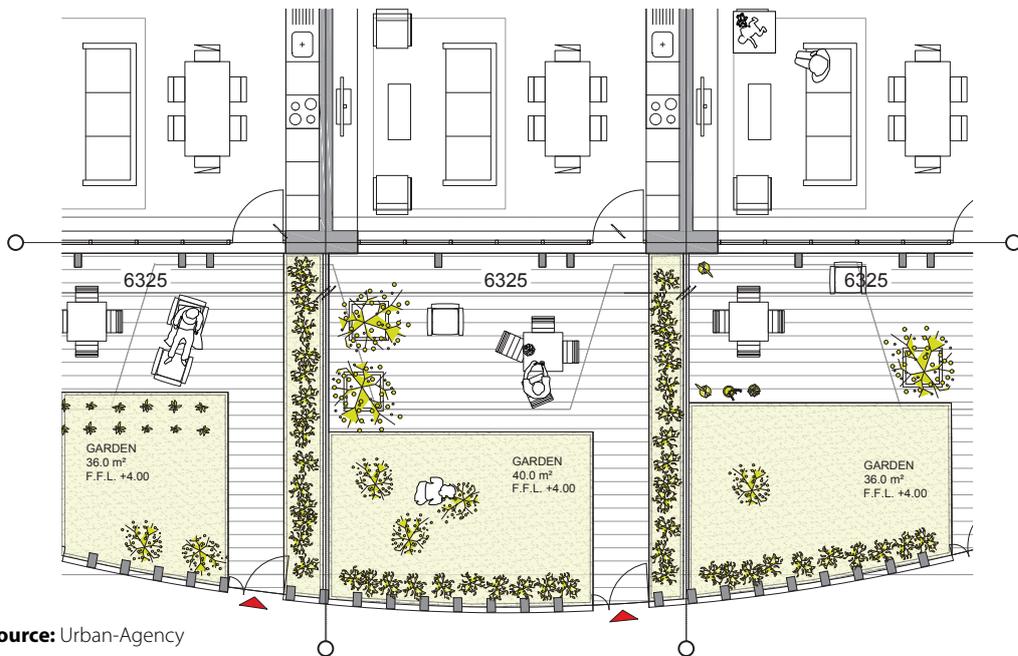
Source: Urban-Agency

Diagram showing street level condition for ground floor units and balconies.

### 3.3 PRIVATE GARDEN



Image showing green screen for private gardens and balconies.



Source: Urban-Agency

Drawing showing private garden design for ground floor units.





# 04 SHARED SPACES

QUALITY

APARTMENTS &  
URBAN HOUSING

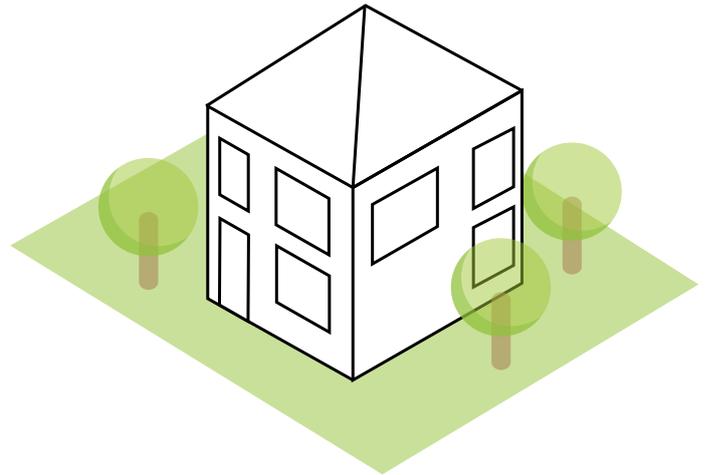
This chapter deals with the design of auxiliary spaces and common amenity spaces such as concierges, common rooms and tenant public areas. This is very common in build to rent but is becoming more common in apartments for sale.

## 04 SHARED SPACES

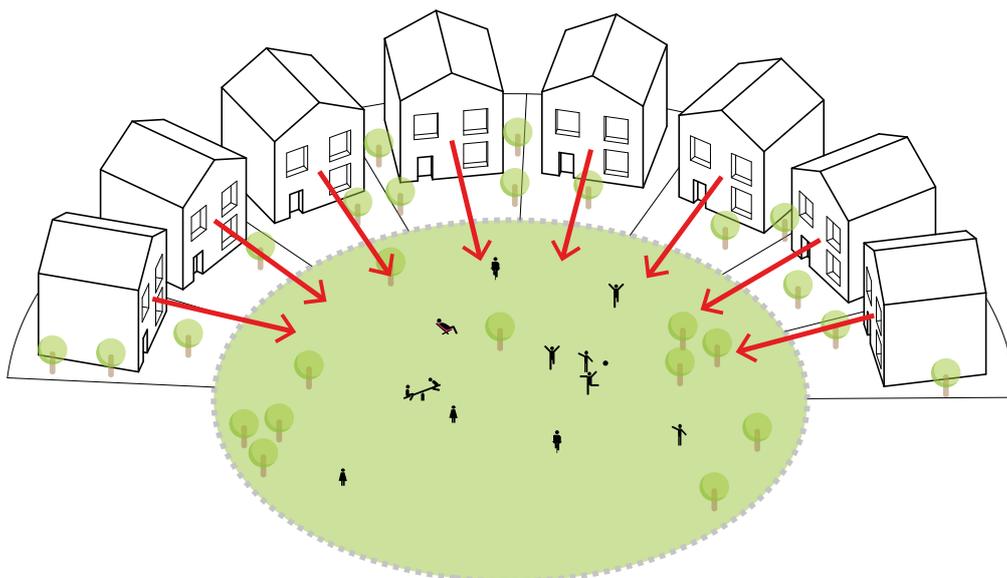
### HOW DO WE CREATE PLACES WHERE PEOPLE WANT TO LIVE?

A good place to live has a:

- Sense of community
- Sense of neighbourhood
- Is safe
- Generous private open spaces

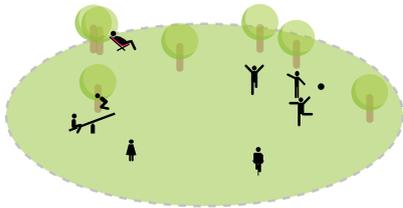


### SAFETY

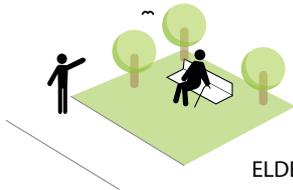


Shared well supervised open spaces

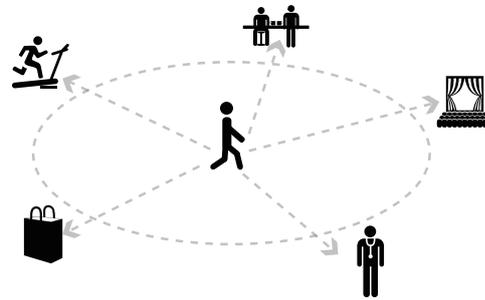
SENSE OF COMMUNITY



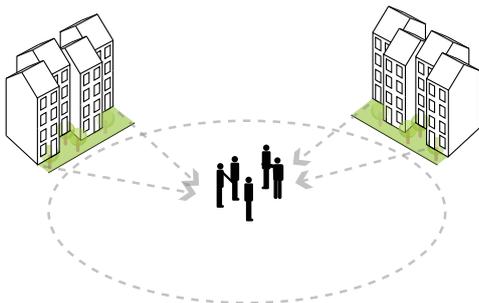
CHILDREN FRIENDLY



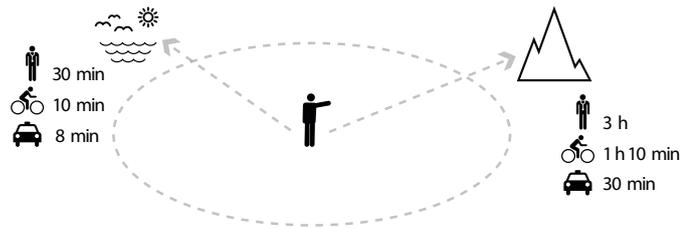
ELDERLY FRIENDLY



WALKING DISTANCE 5 min



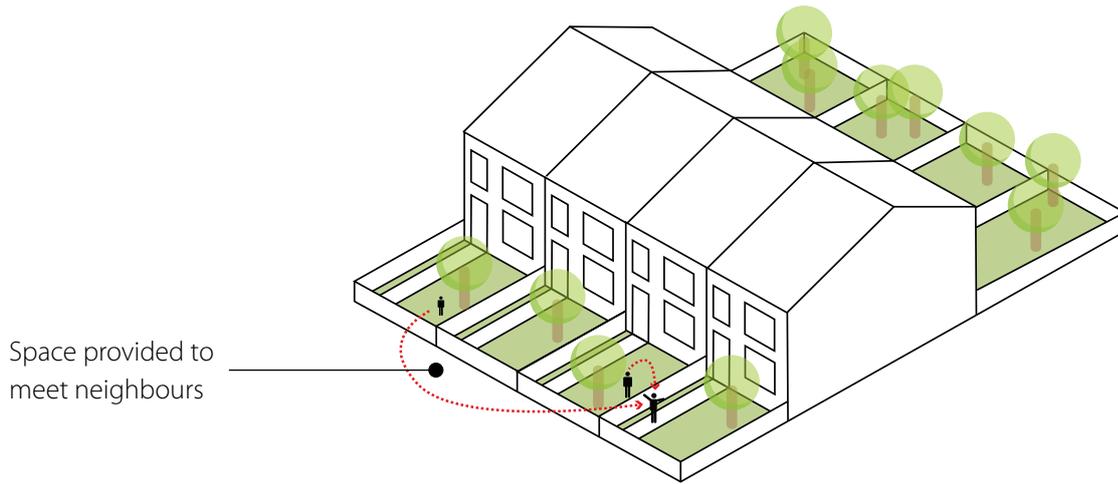
NEIGHBOURHOOD



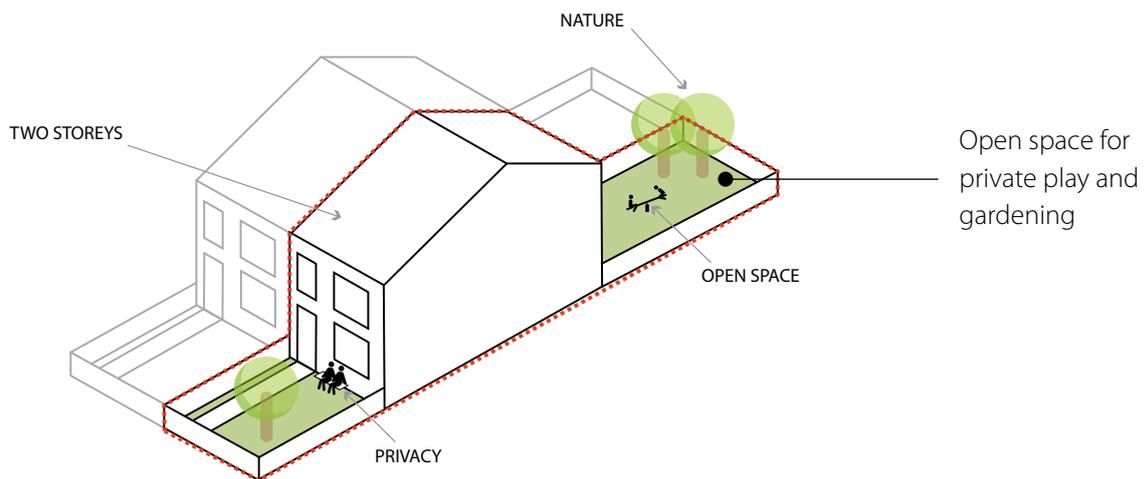
CLOSE TO LARGER LANDSCAPE

## 04 SHARED SPACES

### NEIGHBOURHOOD



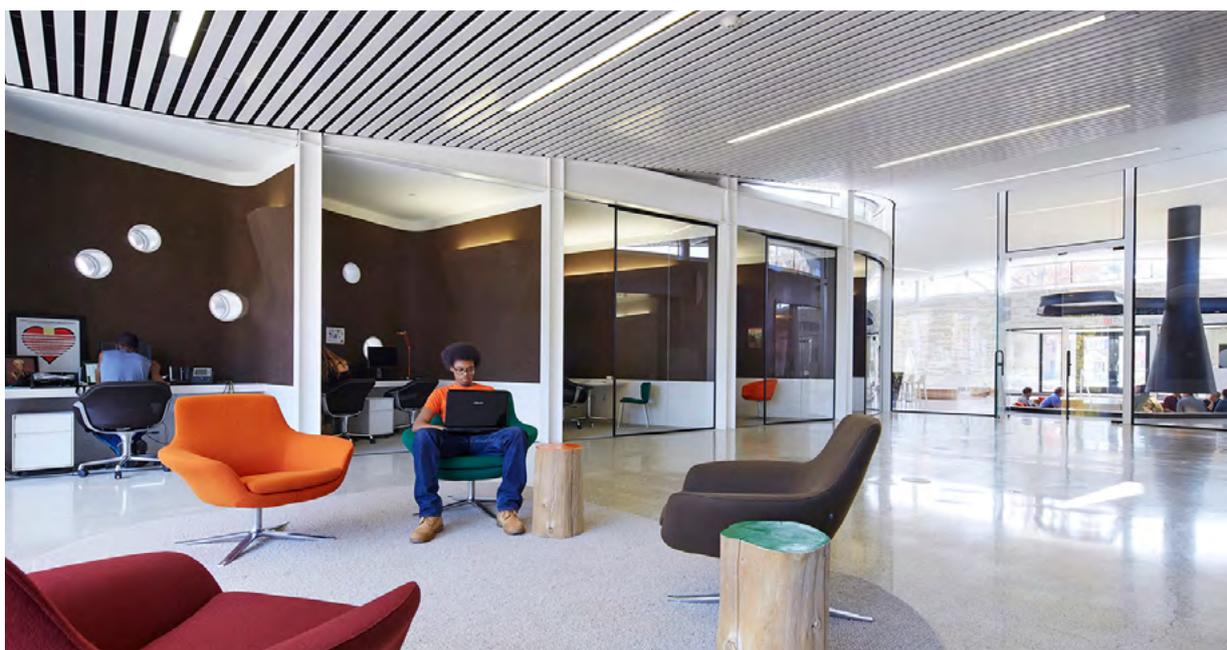
### GENEROUS PRIVATE OPEN SPACE



#### 4.1 CONCIERGE AND ENTRANCE AREAS



**Image:** Arcus Center by Studio Gang in Michigan, US. Photograph: Iwan Baan. **Source:** designboom.com



**Image:** Arcus Center by Studio Gang in Michigan, US. Photograph: Iwan Baan. **Source:** designboom.com

## 04 SHARED SPACES

### 4.1 CONCIERGE AND ENTRANCE AREAS



**Image:** Arcus Center by Studio Gang in Michigan, US. Photograph: Steve hall © Hedrich blessing. **Source:** designboom.com

Good quality shared spaces such as living rooms, relaxation areas, reading zones and skype and laptop zones are important for any development.

## 4.2 COMMUNAL OPEN SPACE / PLAYGROUNDS



**Image:** Spencer Dock by Urban-Agency in Dublin, Ireland. **Source:** Urban-Agency



**Image:** The Pulse Park by CEBRA in Ry, Denmark.  
Photograph: Mikkel Frost.  
**Source:** designboom.com



**Image:** Sculptural Playground by ANNABAU in Schulberg, Germany.  
**Source:** Landezine.com

## 4.2 COMMUNAL OPEN SPACE / PLAYGROUNDS



**Image:** Station Center Family Housing by Fletcher Studio in Union City, CA, US. Photograph: Bruce Damonte. **Source:** dbarchitect.com

**A colorful playground consisting of environmentally friendly products grace the courtyard at Station Center Family Housing.**

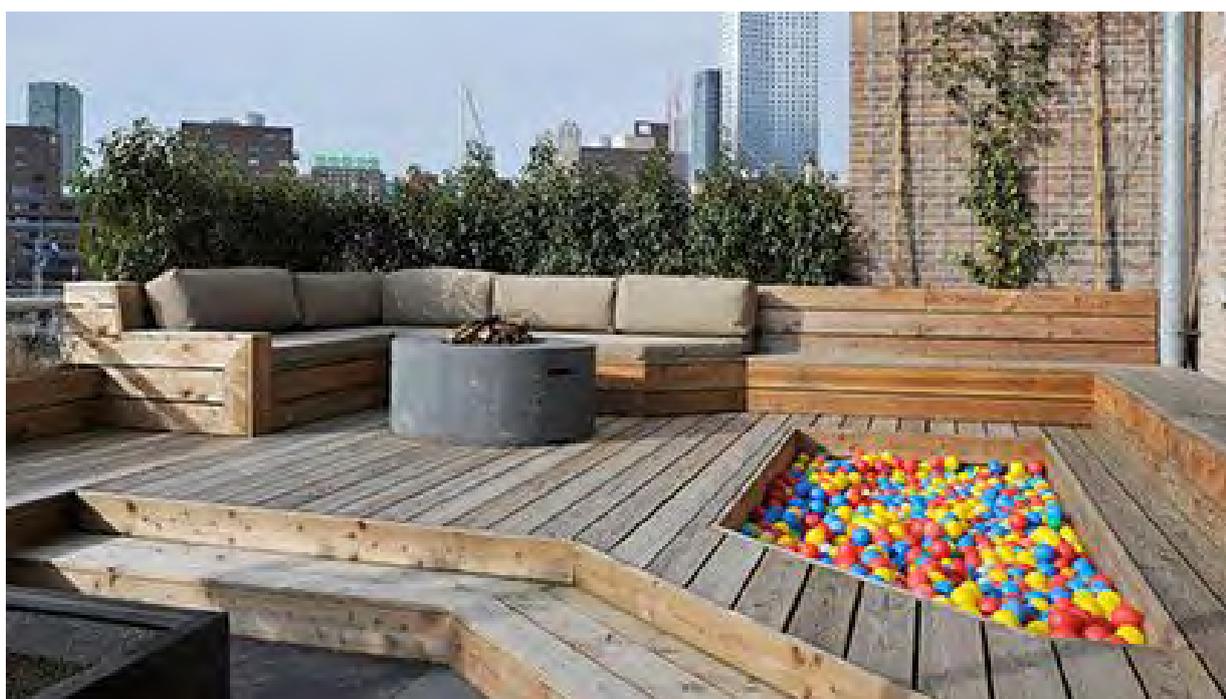


**Image:** Tsun Yip Street Playground by WCWP in Kwun Tong, Hong Kong. **Source:** wcwp.hk

### 4.3 ROOF TERRACE AND AMENITY AREAS

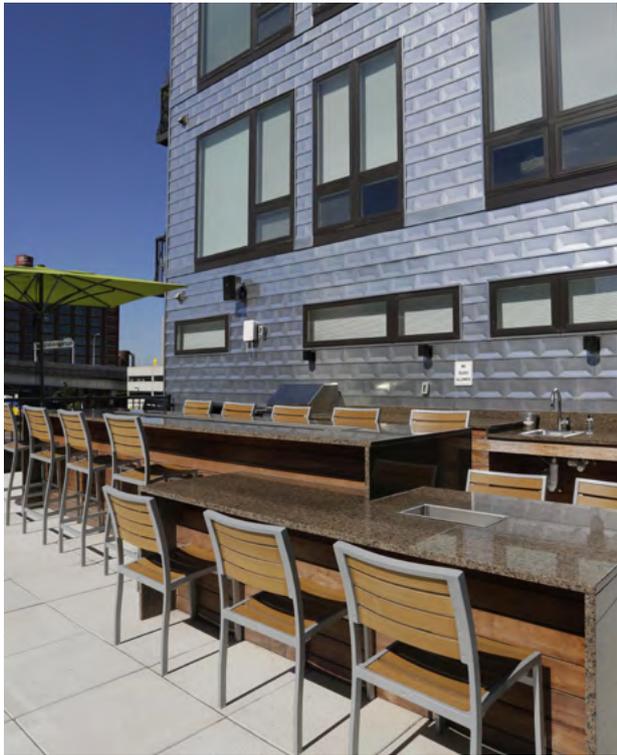


**Image:** Kings Gate by Patrick Lynch in London, UK. **Source:** divisare.com



**Image:** Roof terrace by Joris van Oosten in Rotterdam, Netherlands. **Source:** inrichting-huis.com

4.3 ROOF TERRACE AND AMENITY AREAS



**Image:** Roof terrace in Minneapolis, US.  
**Source:** v-suites.com



**Image:** Dock Street Flats in Minneapolis, US.  
**Source:** mplsrent.com

#### 4.4 BIKE PARKING AND CAR PARK ENTRANCE DESIGN



Image: Spencer Dock in Dublin, Ireland. Source: Urban-Agency



Image: FixStation by Urban Velo. Source: wired.com

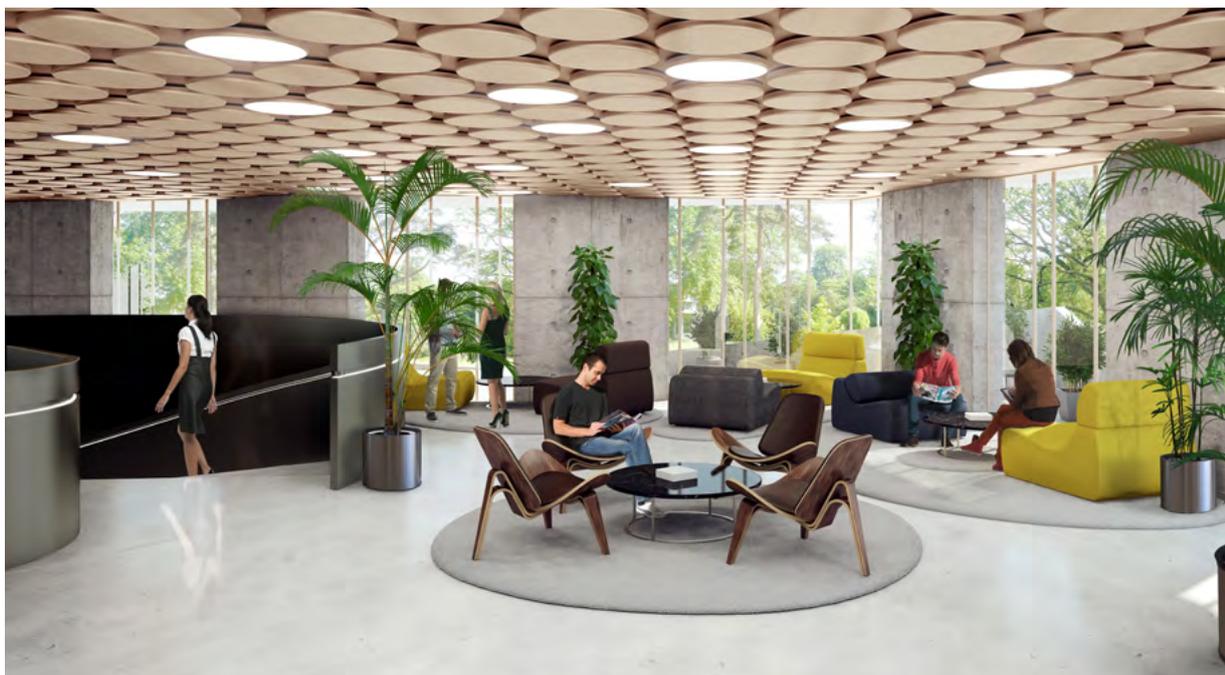
#### 4.4 BIKE PARKING AND CAR PARK ENTRANCE DESIGN



**Image:** Flatiron Apartments in Broomfield, US. **Source:** [walkscore.com](https://www.walkscore.com)

**Good quality parking spaces for bicycles are essential, particularly where there is lower car ownership. More and more apartment buildings are adding bike facilities to replace cars including bike rooms to fix your bike with free tools and vending machines for spare parts and nutrition bars for exercise.**

## 4.5 BREAKOUT SPACE AND AMENITY DESIGN



**Image:** Spencer Dock in Dublin, Ireland. **Source:** Urban-Agency



**Image:** Spencer Dock in Dublin, Ireland. **Source:** Urban-Agency

4.4 BIKE PARKING AND CAR PARK ENTRANCE DESIGN

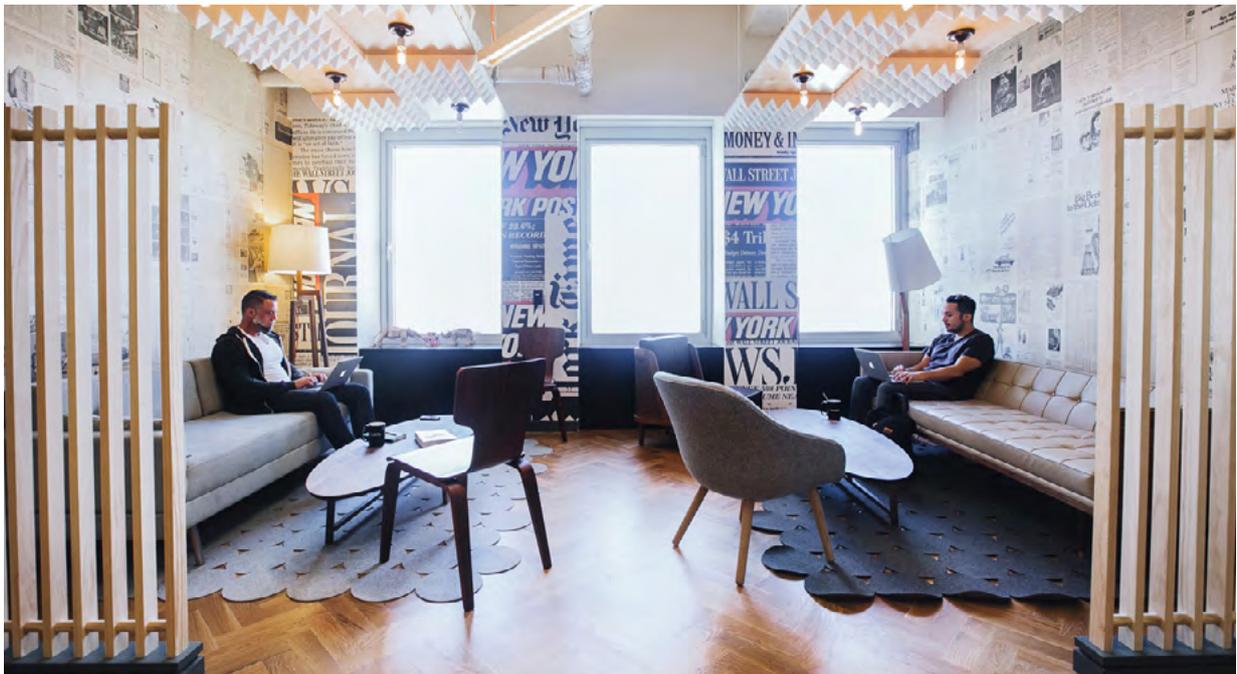


Image: We Work Fulton Center in New York, US. Source: wework.com



Image: Wunderman/Bienalto's by The Bold Collective in Sydney, Australia. Source: wunderman.com







**05 PLACE MAKING  
AND STREETSCAPES**

**QUALITY**

**APARTMENTS &**

**URBAN HOUSING**

### THE MAILINGS NEWCASTLE

This project, by Ash Sakula Architects connects to the history of the city by re-inventing the "Tyne-side flat", a Newcastle mid-nineteenth century typology. The scheme makes a cohesive community which takes cues from the traditional life of terraced streets. Every home has its own front door which opens directly onto a proper street. Buildings run up the slope from the riverside creating a series of splayed spaces widening to the river with different degrees of private and public spaces. The architects used the section to create different environments, sometimes providing slightly raised garden areas which are more private and sloping streets which allow the public or the residents access to the canal. Overall this gives the scheme great diversity. Low divisions of the front gardens encourage neighborly relations and make the alleys a place of exchange.



**Image:** Ash Sakula architects.

**Source:** ashsak.com

ACCORDIA, CAMBRIDGE

The master plan by Feilden Clegg Bradley Studios is about the relationship between private and public spaces. It offers a new model of outside-inside living. Instead of traditional gardens, the architects' designed terraces, courtyards, interior rooftops and balconies create a different type of privacy. These spaces are completed with large communal gardens encouraging neighbours and children's activities in a safe place. Ground surfaces enhance pedestrians and cycles routes to create a healthier and quieter place to live in.



Photographer: ©Tim Crocker  
Copyright: ©Tim Crocker



ADAMSTOWN

Adamstown, by OMP Architects, is a key development on land located 16 km west of Dublin. Objectives are to develop a higher density district around a train station and reduce utilization of cars by promoting cycling and walking. A good variety of parks and places gives a strong identity to each neighborhood as well as gathering spaces for residents.



Source: OMP Architects

BOULOGNE BILLANCOURT



**Boulogne-Billancourt is a mix-used district in Paris based on a network of generous planted public spaces. Paris is traditionally made of closed lots and provide very few public parks due to its density. Boulogne-Billancourt opens out the internal landscaped spaces, letting nature spread around the district. The project is a network of planted public spaces connecting three large green areas: the Billancourt's park, the Ile Seguin's garden and the river quays. Clever ground treatments offer multipurpose public surfaces.**

**Inside lots are public or semi-public, generously planted, creating car-free and safe paths in the city. It contributes to the high environmental quality of the district by reducing pollution.**

**Image:** Herve Abbadie **Source:** <http://www.ileseguin-rivesdeseine.fr>

**Image:** Herve Abbadie **Source:** <http://www.landezine.com>

**Image:** Sergio Grazia **Source:** <https://www.archdaily.com>







**URBAN -  
AGENCY**

