



21-22-PA-1000

## ARCHITECTURAL DESIGN STATEMENT

in respect of:

### **RESIDENTIAL DEVELOPMENT** **(DESIGNED TO UNIVERSAL DESIGN GUIDELINES** **FOR HOMES IN IRELAND STANDARDS)**

SITE AT THE PARK SHOPPING CENTRE, CABINTEELY,  
DUBLIN 18

prepared by:

**TOT** ARCHITECTS

July 2021

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## INTRODUCTION

This report has been prepared on behalf of Ballyboden Farms Limited (a Park Developments Group company) in relation to proposed residential development (designed to Universal Design Guidelines for homes in Ireland Standards) on a site at the Park Shopping Centre, Cabinteely, Dublin 18.

The site is bound by Park Drive to the west, and the Park Shopping Centre to the north and east, and St. Brigid's Girls National School to the south.

The proposed development consists of 25 no. residential units (designed to Universal Design Guidelines for homes in Ireland Standards) consisting of 8 no. 1 beds and 17 no. 2 beds in 2 no. blocks with heights of 2 to 3 no. storeys, over a lower ground floor level. The lower ground floor level contains car parking and cycle spaces, bin storage and plant rooms. At surface level the proposal includes cycle parking, setdown spaces, landscaping, vehicular and pedestrian accesses, an ESB substation and all associated development.



Aerial View of Cabinteely, The site location highlighted red



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## SITE & CONTEXT

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## 1.1 THE SITE

The subject site is located at the Park Shopping Centre, Cabinteely, Dublin 18, and comprises of an overall site area of 3,645.3 m<sup>2</sup> (c. 0.36 ha). The site is currently vacant and consists of a sloped grassed area.

The site is located to the southwest of the Park Shopping Centre and to the immediate north of St. Brigid's National School. To the north of the subject site is a car park related to the shopping area, which is accessed off Park Drive to the western boundary of the site. Further to the southeast adjacent to the National School is Cabinteely Park. The N11 is located approximately 500 metres to the northeast of the subject site, along with the Cornelscourt Shopping Centre.

The site benefits from good accessibility with 7 no. bus services operating north south along Cornelscourt Hill, and Southeast-Northwest along the Old Bray Road and the N11 Bray Road corridors. These bus services are available within 400–625m walking distance of the site and offer a high frequency of services, including to the City Centre, Ballymun, Kilternan, Blackrock, and Bray. The subject site will also benefit from the NTA's BusConnects proposals, which includes a redesign of the network, and proposed Core Bus Corridor (E1) and two local routes (L27) are within walking distance of the site. In addition, the proposed development is located only 1.3km from the Carrickmines LUAS Greenline interchange. Please refer to the DBFL Technical Note for further details.



Site Location Plan



1.2 SITE PHOTOS





1.3 PLANNING POLICY CONTEXT

Dun Laoghaire Rathdown Development Plan 2016-2022

The application site is subject to the provisions of the Dun Laoghaire Rathdown Development Plan 2016-2022. The JSA planning cover letter provides a detailed review of the proposals in the context of the planning policy framework, however the key provisions are summarised below.

Land Use Zoning

The subject site is zoned Objective ‘NC- Neighbourhood Centre’, the objective for which is “To protect, provide for and-or improve mixed-use neighbourhood centre facilities”. Assisted Living Accommodation and Residential are permitted in principle on lands zoned Objective NC.

The provision of residential units (designed to Universal Design Guidelines for homes in Ireland Standards) also accords with CDP Policy RET6 which encourages a mix of uses in Neighbourhood Centres, stating that ‘It is Council policy to encourage the provision of an appropriate mix, range and type of uses - including retail and retail services - in areas zoned objective ‘NC’ subject to the protection of the residential amenities of the surrounding area.’

Furthermore, section 3.2.26 of the Development Plan acknowledges the introduction of residential activity ‘could ‘sit’ quite comfortably in many neighbourhood centre locations without the detriment to local amenity’, with the zoning objective facilitating ‘a more diverse range of uses than has been in the case heretofore in previous Development Plans.’

Policy RES9 of the Development Plan relates to the provision of housing for all members of society and states “It is Council policy to support the concept of independent and/or assisted living for older people and people with disabilities/ mental health issues. In this regard the Council will support the provision of specific purpose-built accommodation, or adaptation of existing properties, and will promote opportunities for elderly householders to avail of the option of ‘downsizing’ within their community”

The development of specific purpose built accommodation on the subject site for older and disabled people would provide 25 no. residential units (designed to Universal Design Guidelines for homes in Ireland Standards), which is well located immediately adjacent to facilities including shops and a medical centre, on a site in an accessible location.

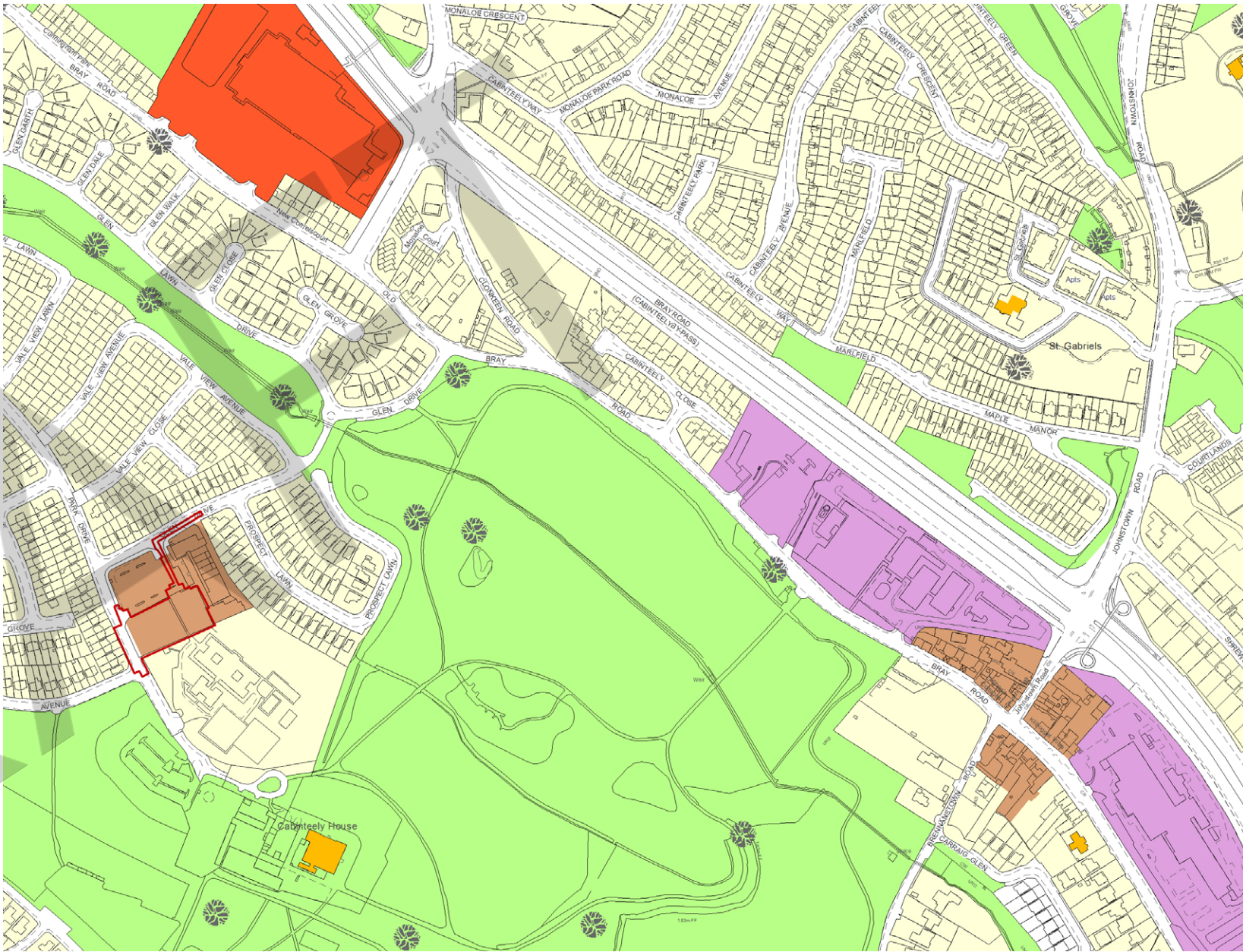


Figure 1: Extract from Land Use Zoning Map 7 of the Dun Laoghaire Rathdown Development Plan 2016 - 2022

USE ZONING OBJECTIVES					
Objective A	To protect and-or improve residential amenity.		Objective LIW	To improve and provide for low density warehousing/light industrial warehousing uses	
Objective A1	To provide for new residential communities in accordance with approved local area plans.		Objective MH	To improve, encourage and facilitate the provision and expansion of medical/hospital uses and services.	
Objective A2	To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity.		Objective MIC	To consolidate and complete the development of the mixed use inner core to enhance and reinforce sustainable development.	
Objective B	To protect and improve rural amenity and to provide for the development of agriculture.		Objective MOC	To provide for a mix of uses which complements the inner core, but with less retail and residential and more emphasis on employment and services.	
Objective DC	To protect, provide for and-or improve mixed-use district centre facilities.		Objective MTC	To protect, provide for and-or improve major town centre facilities.	
Objective E	To provide for economic development and employment.		Objective NC	To protect, provide for and-or improve mixed-use neighbourhood centre facilities.	
Objective F	To preserve and provide for open space with ancillary active recreational amenities.		Objective OE	To provide for office and enterprise development.	
Objective G	To protect and improve high amenity areas.		Objective TLI	To facilitate, support and enhance the development of third level education institutions.	
Objective GB	To protect and enhance the open nature of lands between urban areas.				





### Development Management Standards

The design of the development will ensure compliance with all the relevant development management standards set out within the Development Plan.

The proposed development will accord with the provision of section 8.2.3.4 (xiii) of the CDP in relation to Assisted Living Accommodation. In summary:

- The proposed development is well located in an established neighbourhood centre / residential area. Future residents will have excellent accessibility to the range of local services available in the neighbourhood centre, which includes local shops and a medical centre.
- The proposed design will ensure no undue impact on residential amenities of adjoining properties
- The proposed development will make adequate provision of open space and parking facilities
- The proposed scheme ensures a high quality design and proposed materials, as set out in further detail within this brochure.
- The size and scale is considered appropriate to the area
- The location of the site is in close proximity to public transport, and is well served by good footpath links

### DLR Supporting Strategy Documents

The provision of residential units (designed to Universal Design Guidelines for homes in Ireland Standards) for the ageing population and disabled persons is also supported by the following DLR documents:

- Interim Housing Strategy (Appendix 2 of the Development Plan)
- Age Friendly Strategy 2016-202
- Strategic Plan for Housing Persons with Disabilities

### National and Regional Policy

#### National Planning Framework

The National Planning Framework (NPF) supports the delivery of new homes at locations that can support sustainable development, and increasing residential density in settlements, including through infill development schemes. In relation to the ageing population, the NPF supports the creation of high quality urban places, and support older people to live in their own homes and communities for as long as possible. The NPF also notes the issues for disabled people are similar to those that affect older people, with the need to facilitate independent living, access and mobility in relation to buildings and the environment and full integration with society.

### Regional Spatial and Economic Strategy for the Eastern and Midland Regional Authority

The RSES supports the provision of flexible housing typologies for disabled persons and age friendly communities, and includes objective RPO9.1 for local authorities to ensure the provision of flexible housing typologies, buildings and public spaces that are design so that everyone (including older and disabled people) can move around with ease, avoiding separation or segregation.

In addition, Dun Laoghaire Rathdown in particular is identified as the oldest county in the Region and the state, with an average age of 39 years. The RSES states that 'By 2031 there will be a significant increase in the regional population aged over 65 and we need to plan for adequate healthcare, accommodation and services to enable independent living for as long as possible, encourage active lifestyles and address isolation for our older residents.'

**In particular the following regional policy objectives are of relevance:**

#### Housing Options for our Ageing Population Policy Statement

This policy statement was prepared jointly by the Department of Housing Planning and Local Government and the Department of Health. This was prepared in recognition that the older population will represent one of the most significant demographics in Ireland, with the number of people over the age of 65 expected to reach 1.4 million by 2040, or 23% of the total population. The Policy Statement recognises the varying levels of support, based on need, that will be required by individuals to continue living in their own homes. It is considered the proposals accord with the principles of the policy statement which include 'Ageing in Place' and 'Promoting Sustainable Lifetime Housing'.

#### Apartment Guidelines 2020

The Apartment Guidelines 2020 supports (Paragraph 2.8) the need to provide for increasingly more diverse household types in the context of a growing and ageing population. In addition paragraph 2.11 also encourages assisted living settings for older people, with demographic and societal changes mean that in addition to families with children, the existing categories of household that may wish to be accommodated in apartments include 'Older people, in both independent and assisted living settings.'

In relation to housing mix, and SPPR1, para 2.21 states that the mix parameters do not apply to certain social housing schemes, such as sheltered housing.

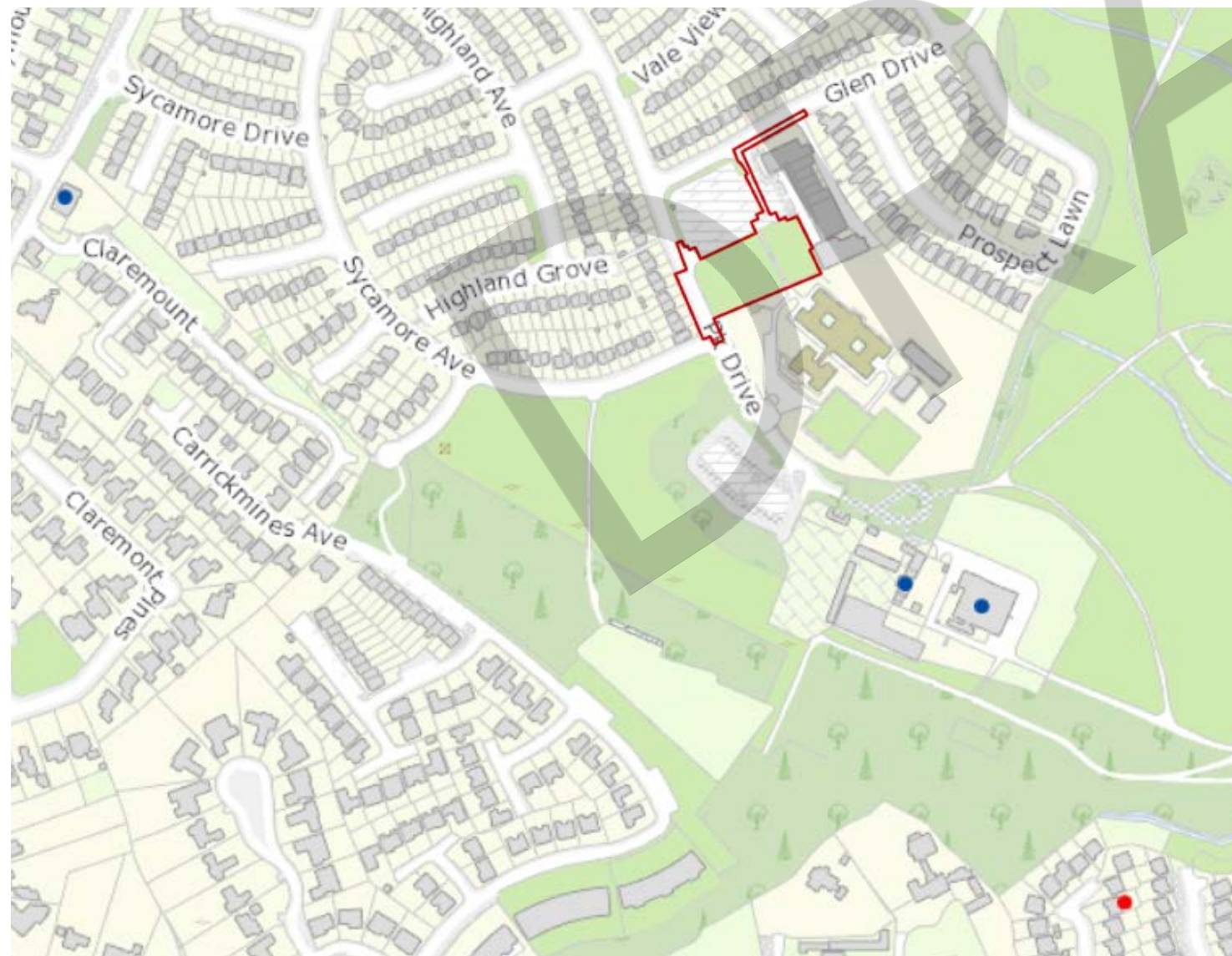
Similarly, section 3.6 sets out that two-bedroom apartments to accommodate 3 persons may be particularly suited to certain social housing schemes, such as sheltered housing.



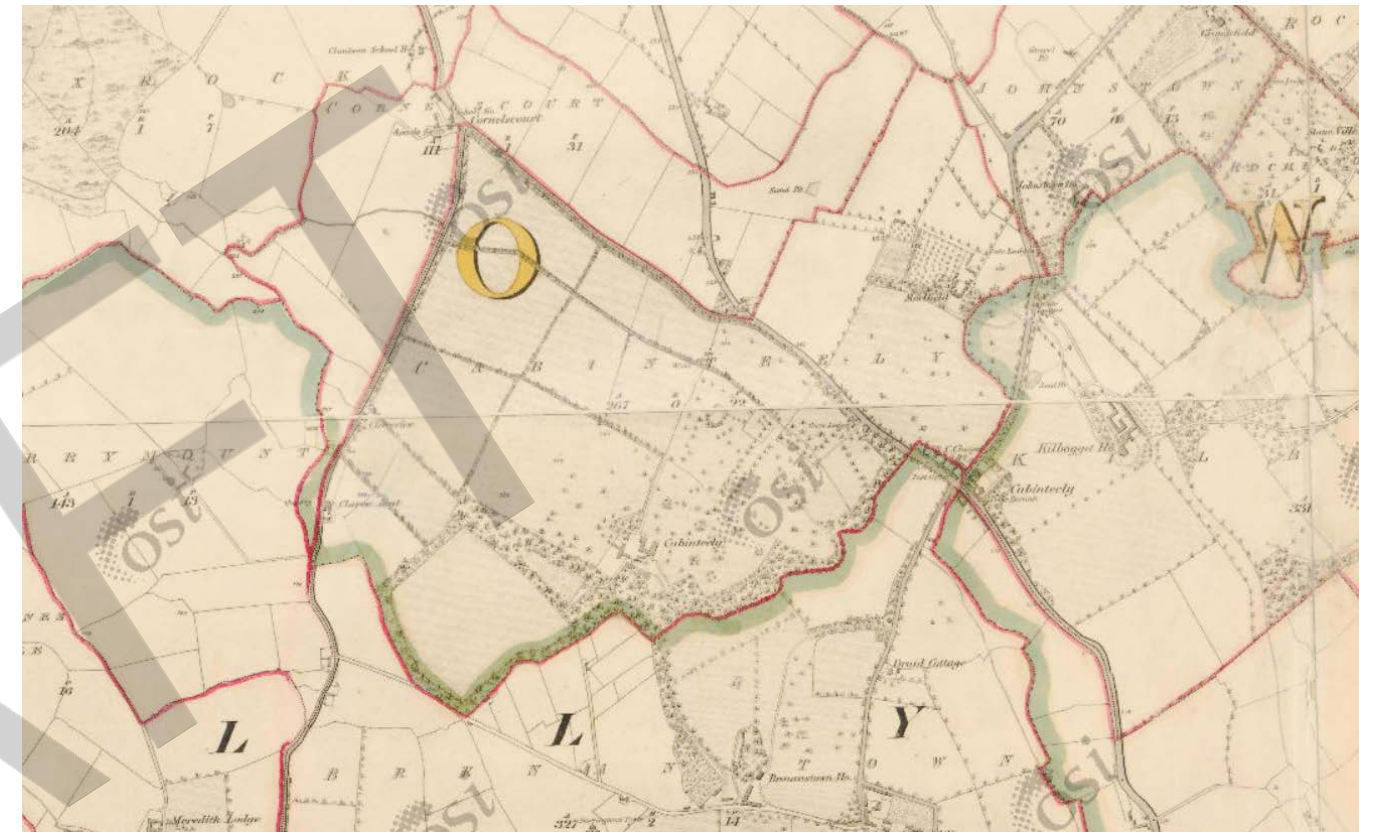
## 1.4 HISTORICAL CONTEXT

While there are no protected structures on the site, and it does not fall within an Architectural Conservation Area, this site is located in a part of Cabinteely that is rich in heritage. The most significant nearby area of architectural interest nearby is the Cabinteely House with its lodges and stables and the Cabinteely Park.

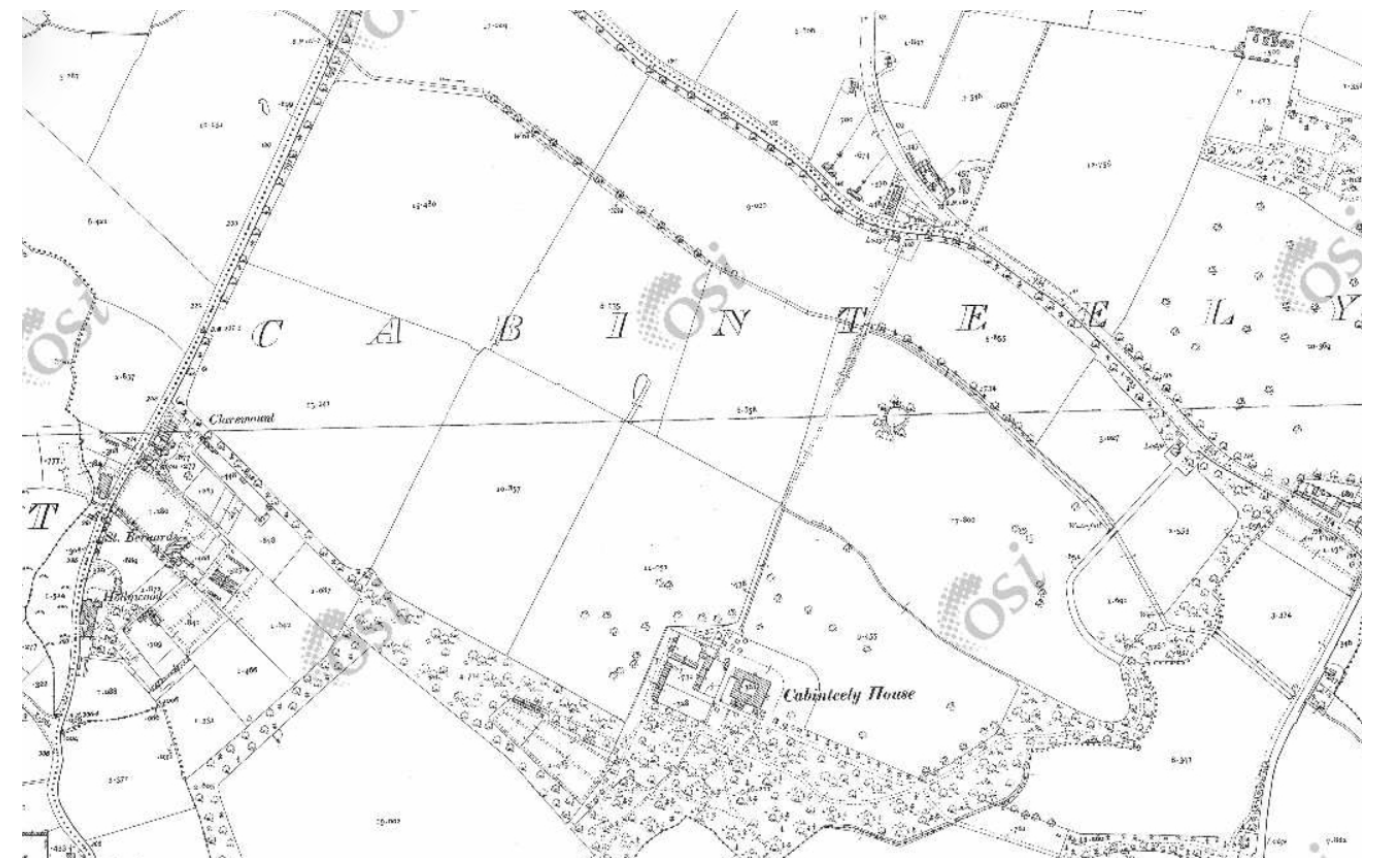
There are no archaeological sites listed in the Record of Monuments and Places or protected structures within the proposed development or in the immediate vicinity. The topographical files of the National Museum of Ireland record two Bronze Age axes that were found within 5m of the proposed development site at the bio-diversity garden of the neighbouring St Brigid's National School. Subsequent archaeological testing at the find location identified three possible slot trenches, two possible shallow post holes and a pit with burnt clay that may be associated with Bronze Age settlement activity.



National Monument Service – Historic Environment Viewer



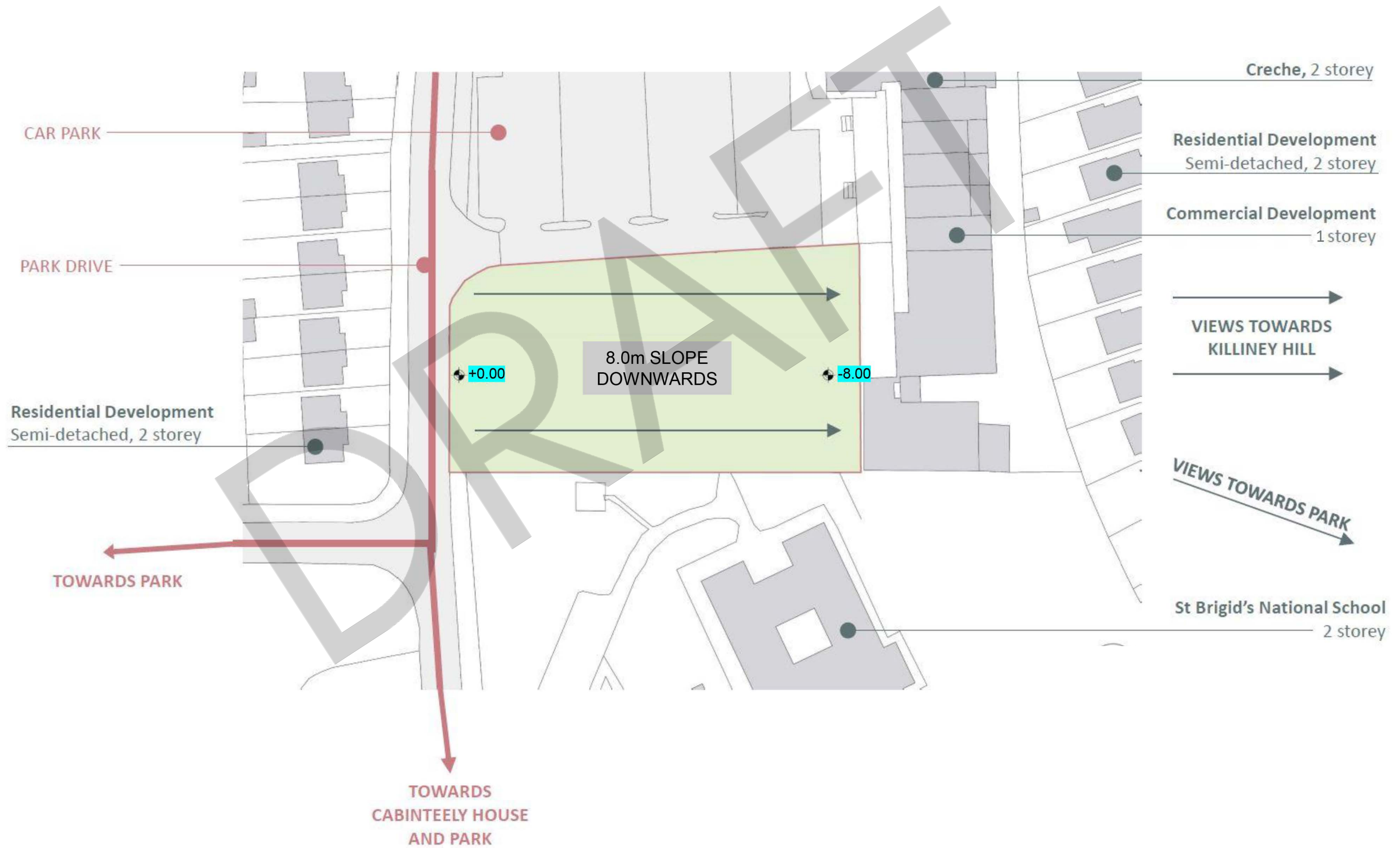
OSI Historic Map 6 inch - 1837-1842



OSI Historic Map 25 inch - 1888-1913



## 1.5 CONTEXT ANALYSIS





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## **DESIGN PROPOSAL**

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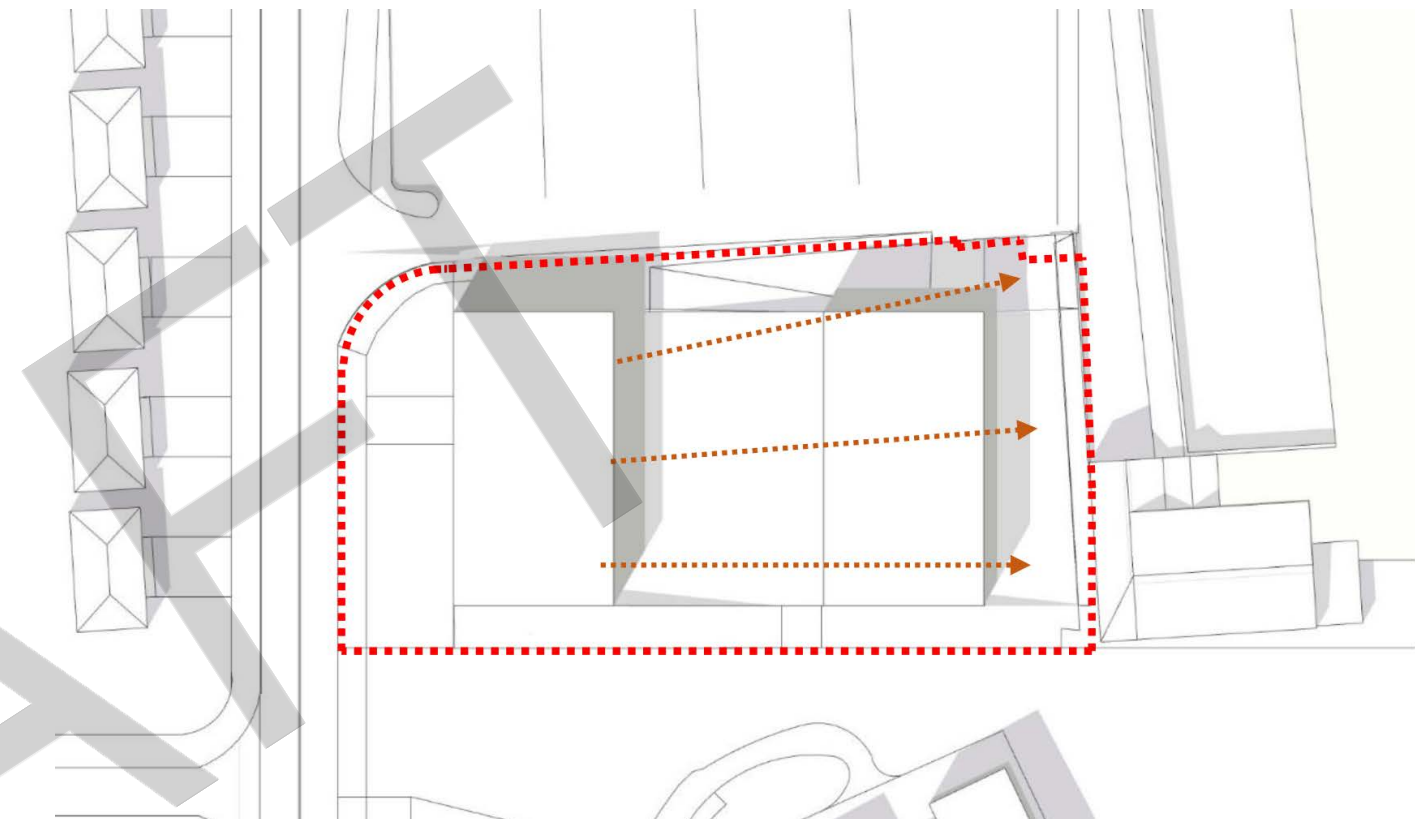


## 2.1 SITE STRATEGY

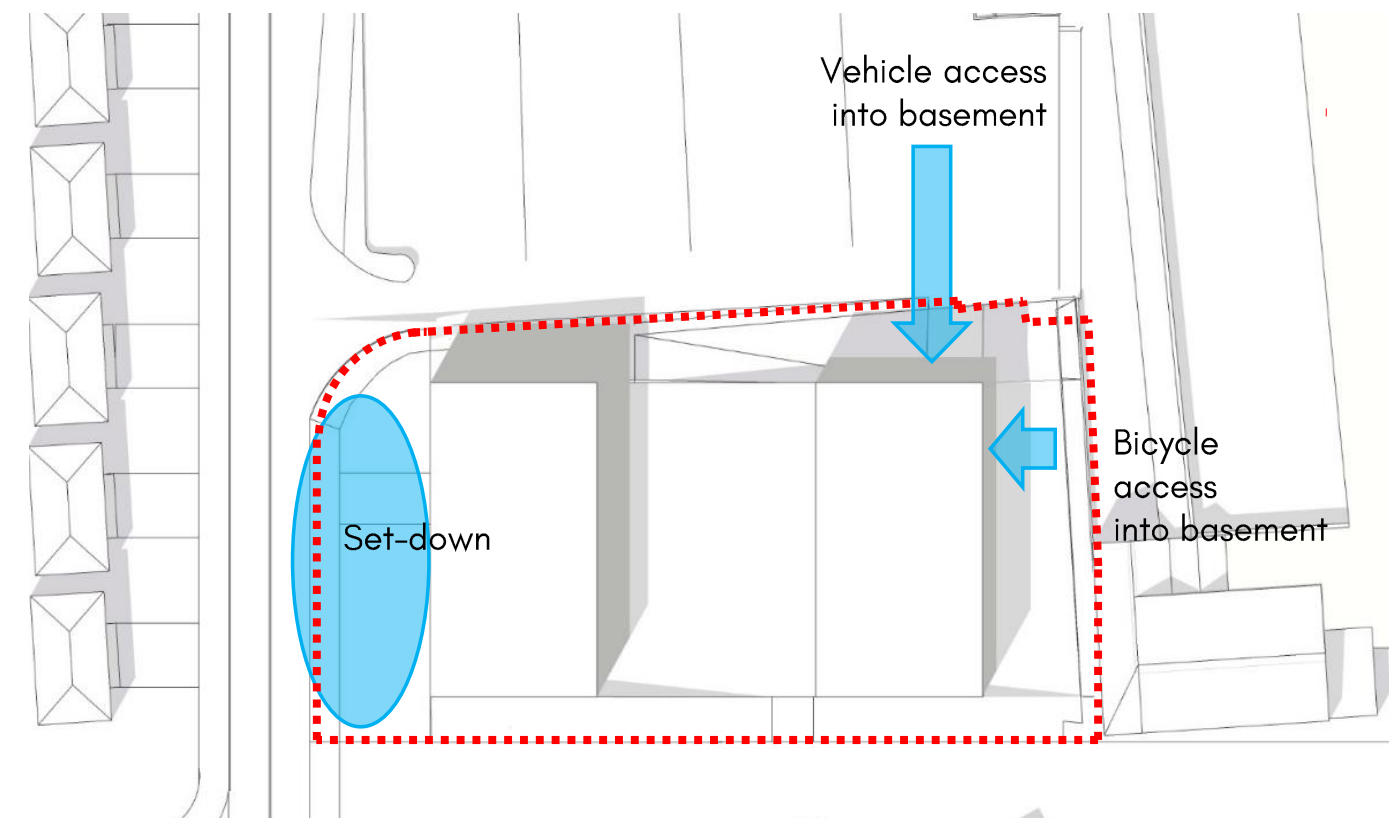
The proposed residential development aims to create a high-quality residential complex that merges with the surrounding areas by creating a new semi public realm for the local community. One of the primary intentions informing the site strategy is to create sustainable spaces, with the provision of residential units (designed to Universal Design Guidelines for homes in Ireland Standards) to meet the needs of older persons and disabled persons, and architecture, that the local residents will enjoy, promoting Cabinteely as a high-quality place to live.

The connectivity within the site consists of pedestrian paths leading to the central private courtyard, maintained access to school by provision of the a path/ entrance in the South West corner of the site and also a new pedestrian footpath to the North of the site along the shopping centre access road.

The space between the residential buildings is a secure courtyard with high quality soft and hard landscaping. The intention is to use local native plant species to create a visual link with the wild nature visible towards the Cabinteely Park. This variety of spaces and activities will meet the needs of the residents.



View strategy



Vehicle and Bicycle access

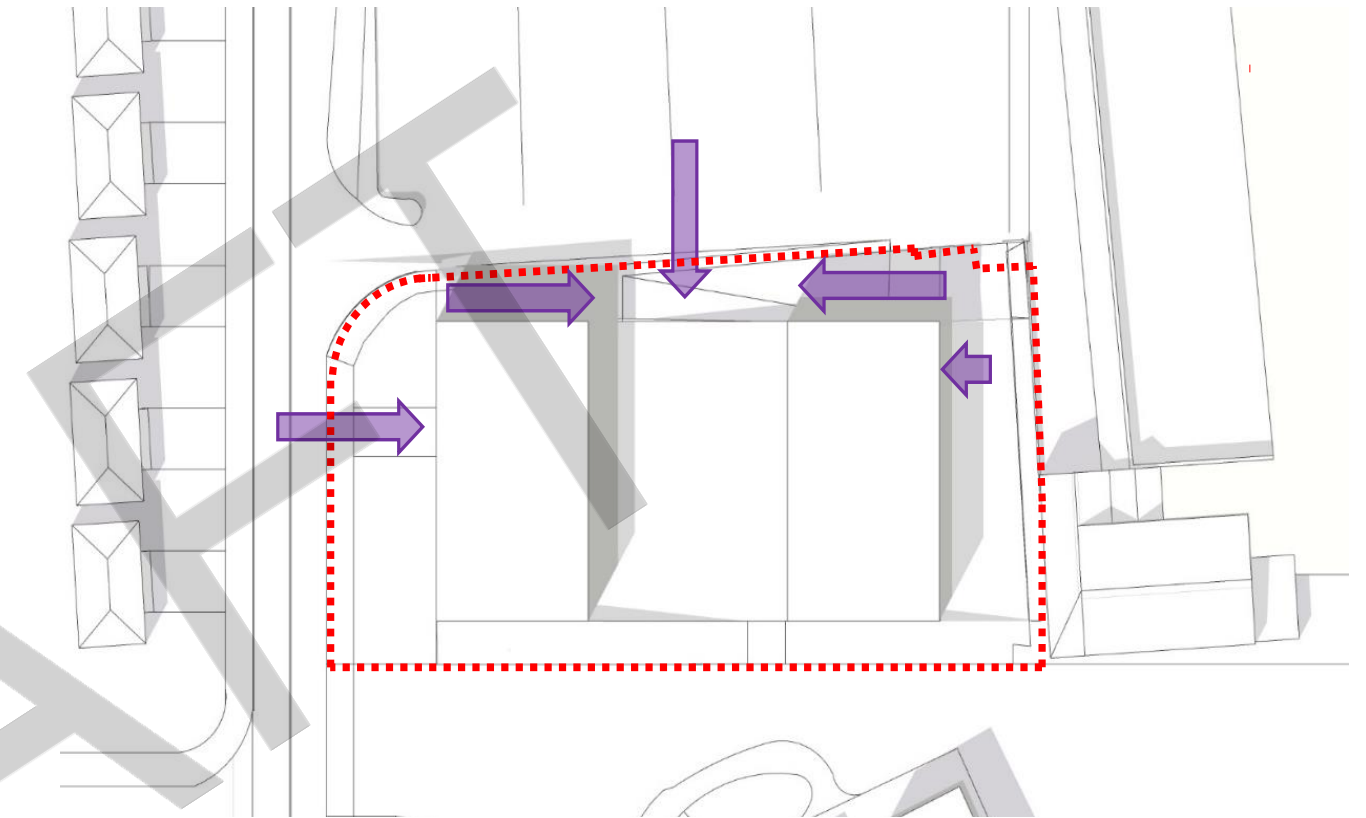


**Access + Circulation**

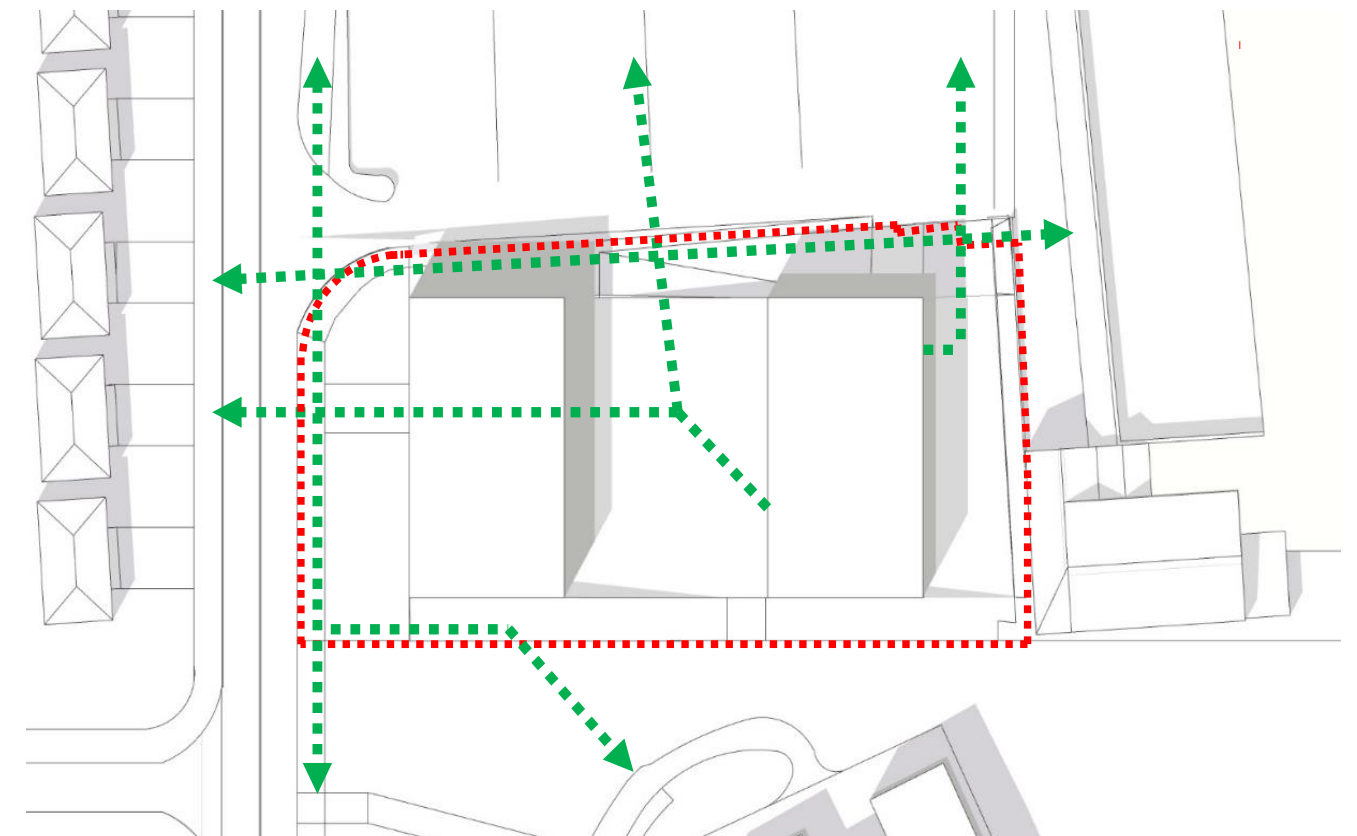
The proposed vehicle access to the site will be via Glen Drive and Park Drive. Provision for set-down parking is located along Park Drive with basement access off the existing retail carpark. There will be a designated pedestrian and cyclist access also located adjacent to the vehicle access to basement to ensure safe movement. A new pedestrian access will be provided for St. Brigid's School and located along the south west boundary of the subject site. It was important to utilise the existing topography of the site and allow it to inform the positioning of the buildings, landscape design and parking strategy. The quality of the open space in the main landscaped courtyard area and the orientation of this space will provide a positive, accessible and usable space for residents and visitors.

**Orientation**

The development has been orientated in such a way to maximise views and light. The elevated nature of the site and the stepped approach to the proposal give stunning views of the tree canopies over towards Killiney Hill in the distance. The east-west orientation of the two blocks ensure quality light to all the residential units.



Pedestrian accessibility



Proposed pedestrian routes

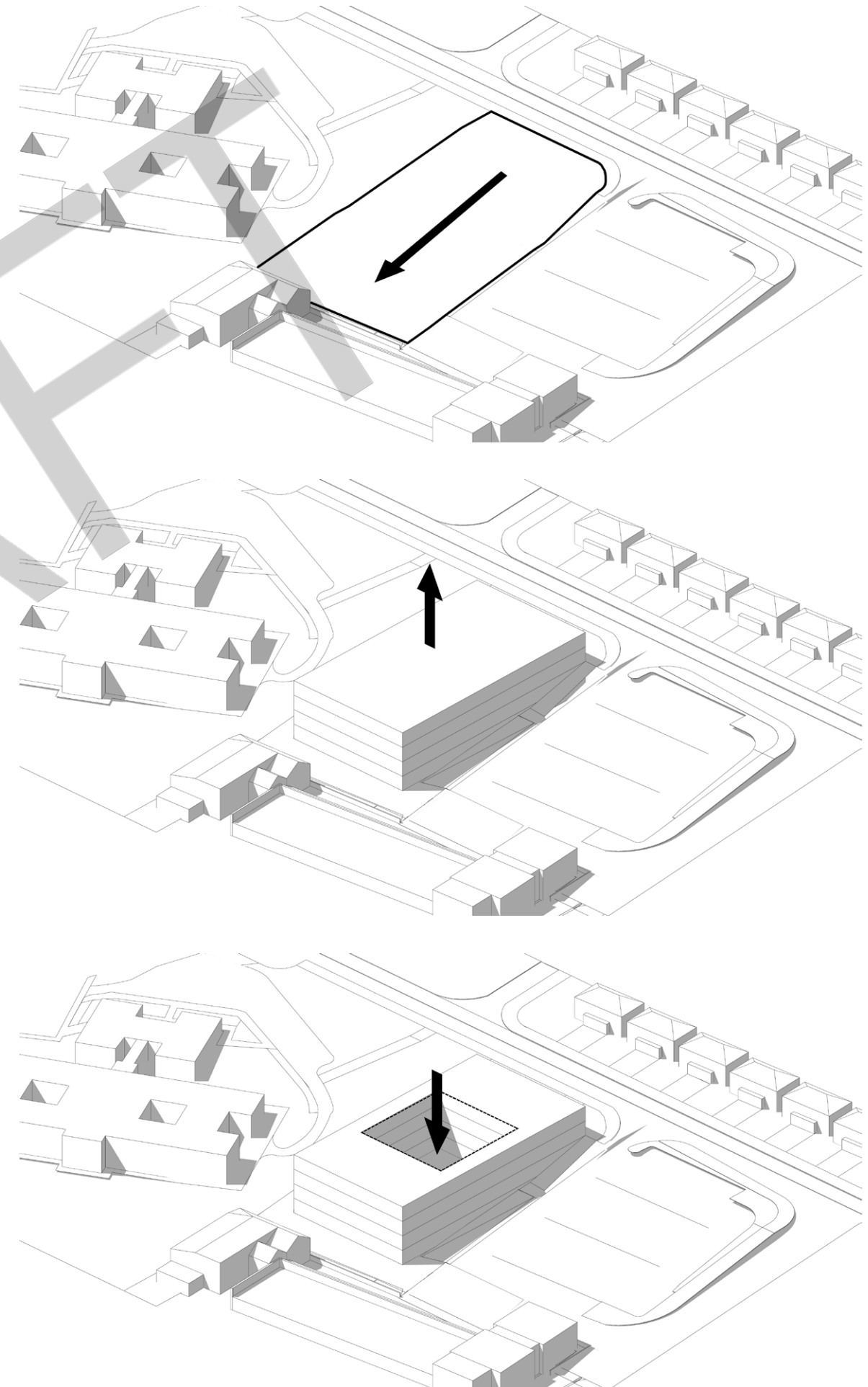


## 2.2 MASSING STRATEGY

The design intends to avoid a monolithic form and reduce the perceived scale by breaking the mass down into two blocks. The development's composition follows the sloping nature of the site with two linear blocks, with East-West orientation, creating a semi-public courtyard located centrally within the site. This layout allows for views towards the Cabinteely Park and Killiney Hill.

The development height is also an important factor. For this reason, the residential blocks are stepping down following the site levels and responding appropriately to the existing context. The maximum height of three storeys for each block allows for appropriate transition between the residential context on the South West, the low rise retail/commercial units North East, the school on the South East, and the proposed design.

Through this design proposal, a strong emphasis will be placed on sensitivity to the existing community and placemaking.

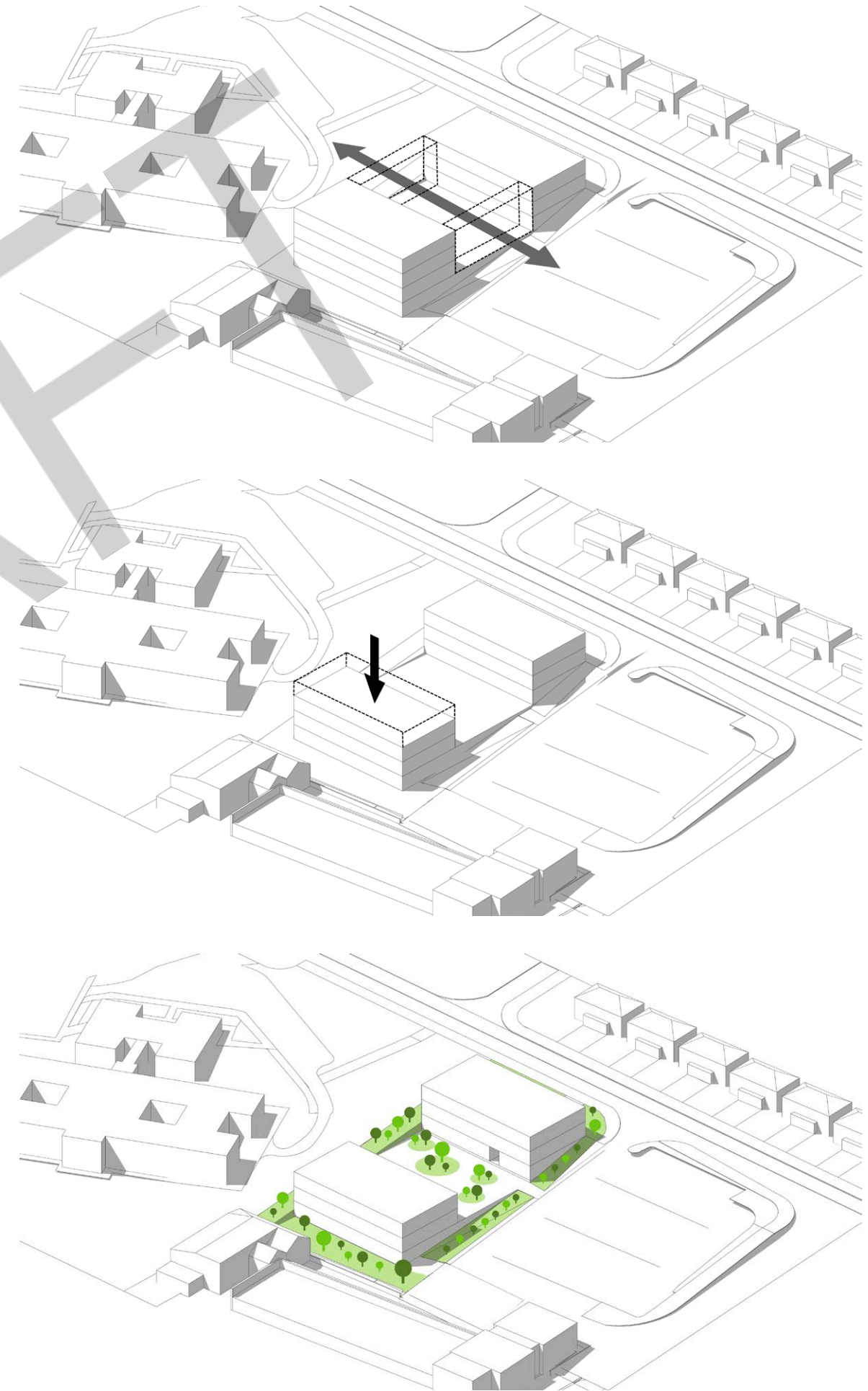




The massing strategy for the site was to respond to the existing context and be sensitive to the established residential communities and also utilises the site slope to set views towards the surrounding amenities. The landscaped courtyard needed a balanced context and this is achieved by stepping of the building volumes. The natural topography of the site allows easy access to basement and facilitates a generous green space at the lower ground level.

The buildings have been located along the western and eastern edges of the site with the intention of maximising views and to create visual permeability through the site.

Both blocks respond to the immediate and wider context, with the intention of being respectful to the existing and well established residential community but also maximising the stunning location.





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## **DETAILS OF THE PROPOSED DEVELOPMENT**



### 3.1 ARCHITECTURAL APPROACH

The architectural approach focuses on creating a recognisable building that interact with the context and, at the same time, ready to provide high-quality space and aesthetic for both direct and indirect users. The architecture of the new residential development reflects different characteristics such as suitable scale and density, well-balanced forms and proportions and high standard elevational treatments. As mentioned before, the site has a prominent location in Cabinteely area, given the proximity to the Cabinteely House and Park and the direct view towards Killiney Hill. The architectural concept is the result of a design process where the primary intention was to establish an attractive and active space, promoting the enhancement of the local community.

The massing and scale of the proposed development are carefully considered to achieve a balance between its aesthetics and internal function. Due to the site slope of almost 8 meters, our proposal contains two new blocks connected by a central landscaped courtyard and a basement car park connecting the residential blocks. The proposed height of the building will address the existing context of the site. The proposed heights are the following: Block 1 is +7.00m to the main parapet onto Park drive and +10.675m to the main parapet onto the central courtyard. Block 2 is +7.00m to the main parapet onto the central courtyard and +10.825m to the main parapet onto the Commercial Centre.

Simplicity, accessibility, and attention to details were central key design drivers. These elements combined will create a strong sense of place and coherent urban structure in an evolving suburban environment. These design drivers further informed the orientation, proportion, and materiality of the project.

Careful consideration has been given to the positioning of the windows in the south facade of the proposed development to ensure there are no issues in relation to overlooking onto St. Brigid's School classrooms or play areas. The following were the key design considerations for the positioning of windows to address site constraints and articulate the facade:

- Separation between existing and proposed buildings
- Existing landscape feature (mature + semi-mature trees) and boundary walls
- Existing topography

Additional  
3D view

Additional  
3D view



### 3.2 FACADE DESIGN

Careful consideration has been given to ensure a high-quality façade design is proposed. The idea is to provide to each building its own identity, and at the same time to maintain a visual connection between them.

The facade treatment coordinates the windows, the balconies, and the finishes' materiality to achieve an exciting appearance of the blocks. The balconies are generous in size and participate in the mass of the building through the structural grid and the same materiality.

The windows respond to a regular pattern dictated by the internal layout of the apartments; however, it is intentional to make this not so evident, finding a balance in the staggering movement of the windows.



### 3.3 FACADE MATERIALITY

The materiality of the project, consisting of light coloured brick (horizontally oriented on the walls and vertically oriented in correspondence of the slab/ceiling line), and light-coloured render seeks to be complementary to the character of the area, providing a contemporary response to the suburban surroundings.



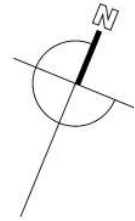
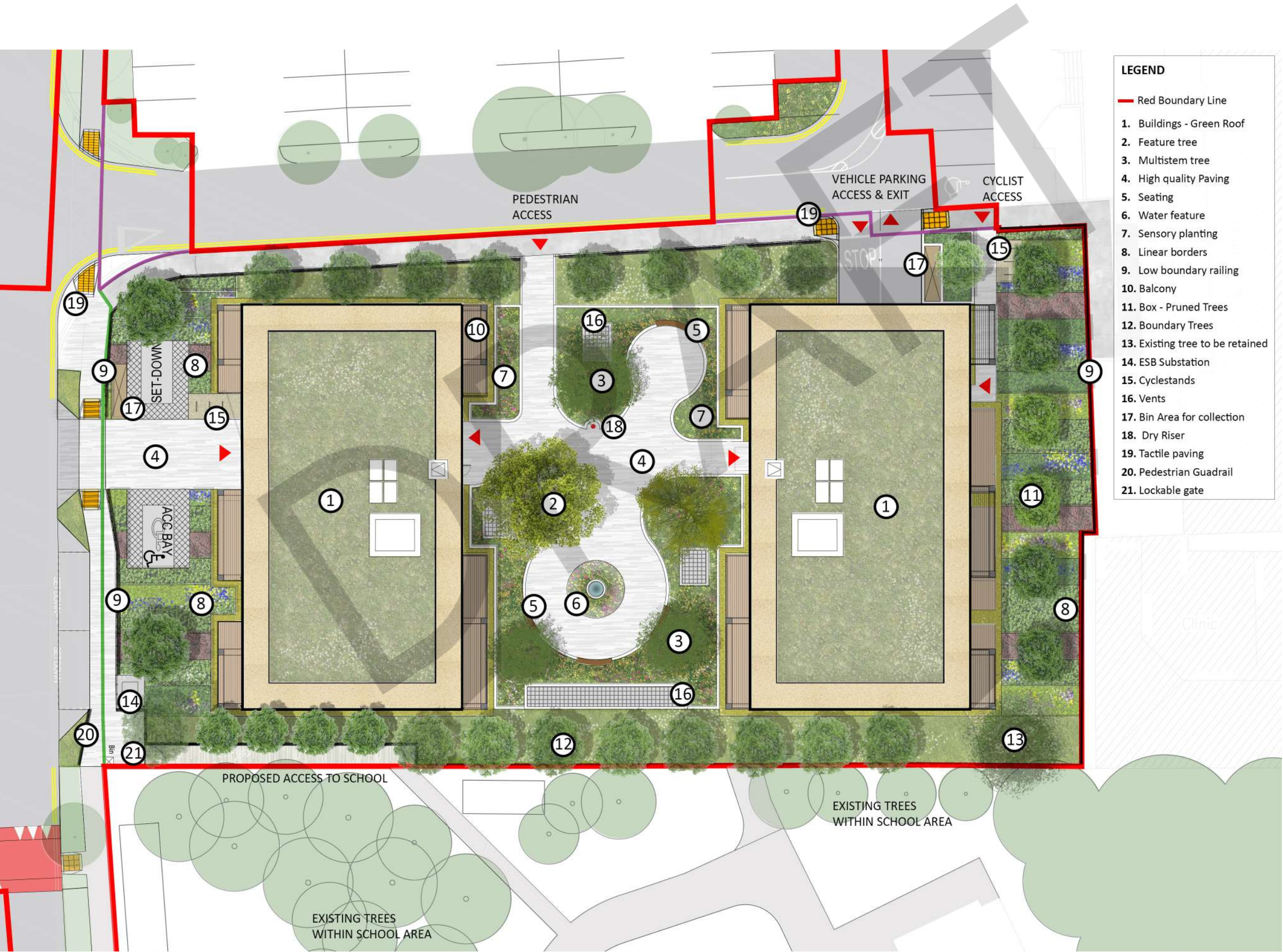
Brick



Render



3.4 LANDSCAPING





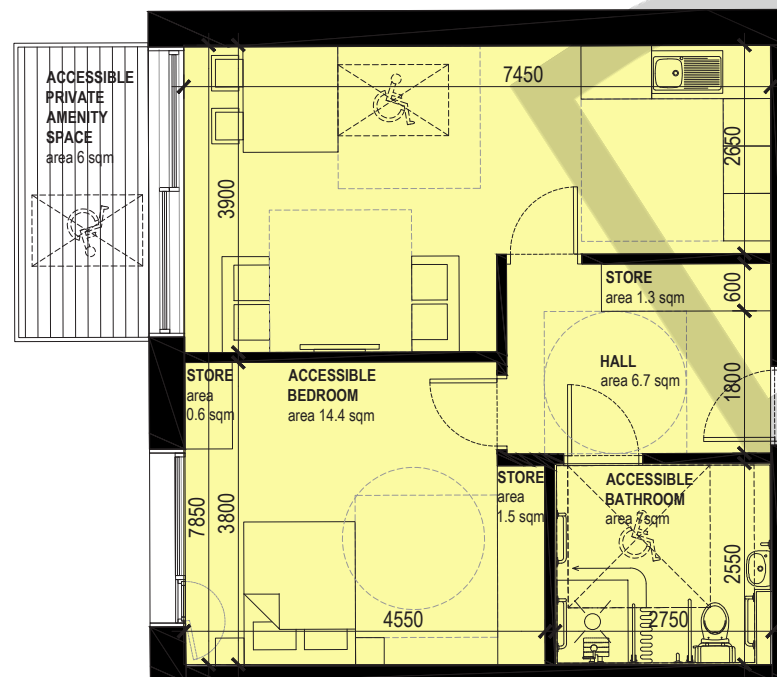
### 3.5 UNIVERSAL DESIGN

As part of the overall design strategy of this building, and to meet the requirements of Part M of the Second Schedule of the Building Regulations, a Universal Design approach has been taken (where practicable). The design and layout of the apartment blocks, will meet the requirements of the following guidance:

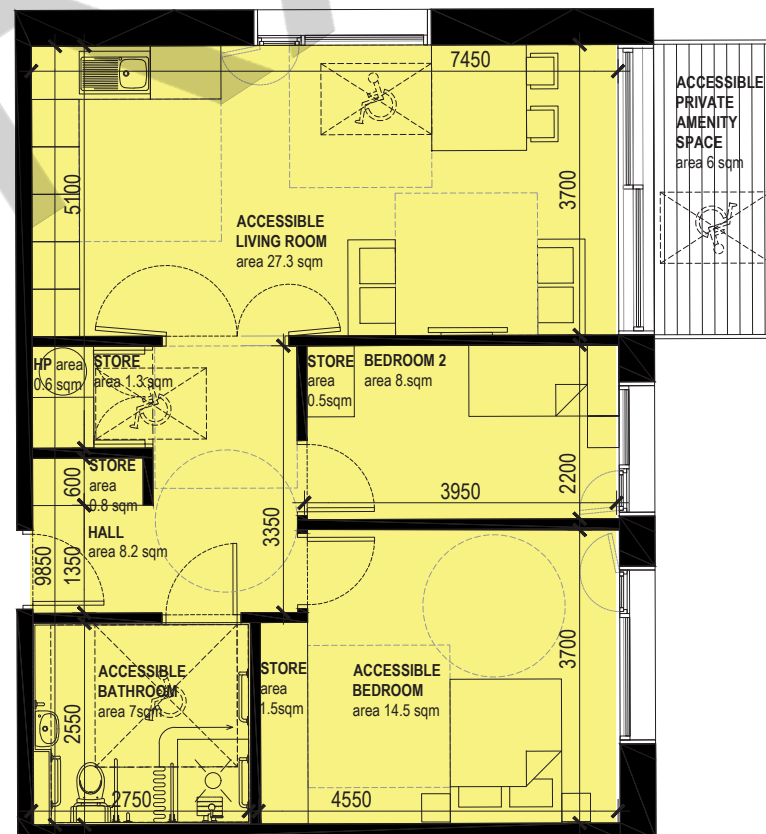
- Technical Guidance Document M 2010;
- Universal Design Guidelines for Homes in Ireland 2015.

O'Herlihy Access Consultancy have been liaising with the design team during the planning stages of this project and are satisfied that the proposed works will meet the requirements of Part M of the Second Schedule of the Building Regulations and the Universal Design Guidelines for Homes in Ireland 2015 (where practicable).

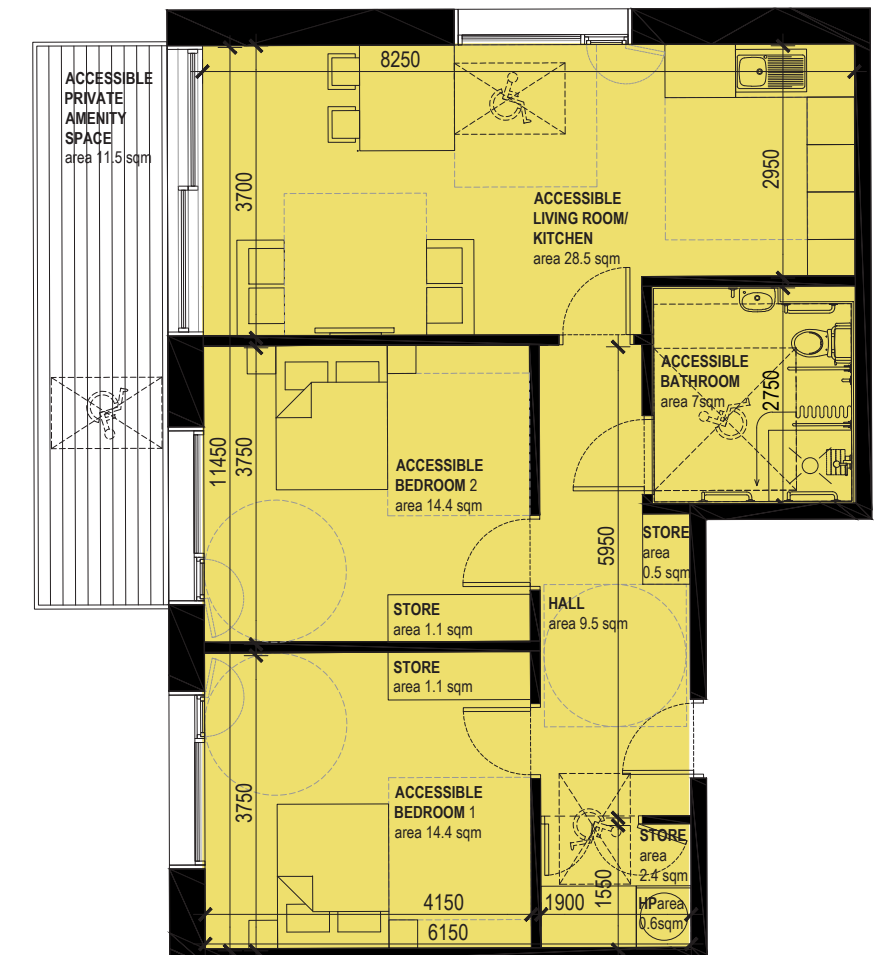
1 BED / 2 person  
ACCESSIBLE APARTMENT - area 58 sqm



2 BED / 3 person  
ACCESSIBLE APARTMENT - area 73 sqm



2 BED / 4 person  
ACCESSIBLE APARTMENT - area 82.5 sqm





### 3.6 WASTE MANAGEMENT

The operational waste storage, movement and collection strategy for the development has been designed with due consideration of the proposed site layout as well as best practice standards, local and national waste management requirements including those of Dún Laoghaire Rathdown County Council (DLRCC). In particular, consideration has been given to the following documents:

- BS 5906:2005 Waste Management in Buildings – Code of Practice;
- DLRCC Guidance Notes for Waste Management in Large Residential and Commercial Developments (2020);
- DLRCC, Segregation, Storage and Presentation of Household and Commercial Waste) By-laws (2019);
- Eastern Midlands Region Waste Management Plan 2015 – 2021; and
- Department of Housing, Local Government & Heritage, Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (Section 4.8–4.9) (2020)

Further information can be found in the Operational Waste Management Strategy submitted with the planning application.

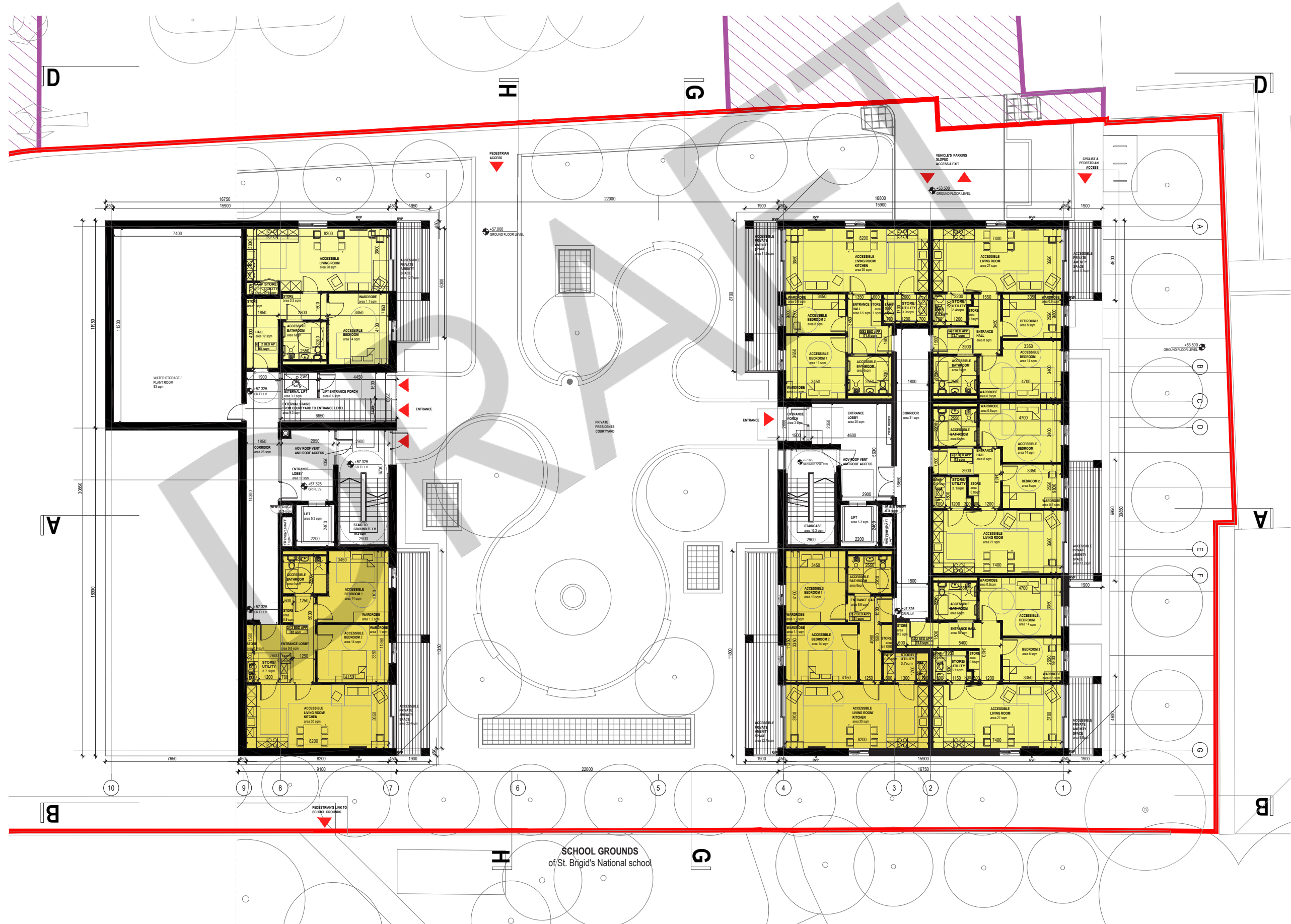
### 3.7 WATER SERVICES

The surface water networks have been designed to comply with current regulations including building regulations; GDSDS; Greater Dublin Code of Practice and DLRCC requirements. To this end the network has been developed to ensure surface water run-off is restricted to greenfield runoff rates and passes through SUDS measures before discharging to the public network. This will reduce the quantity and improve the quality of the surface water runoff from the development. Green roofs are proposed in accordance with DLRCC requirements.

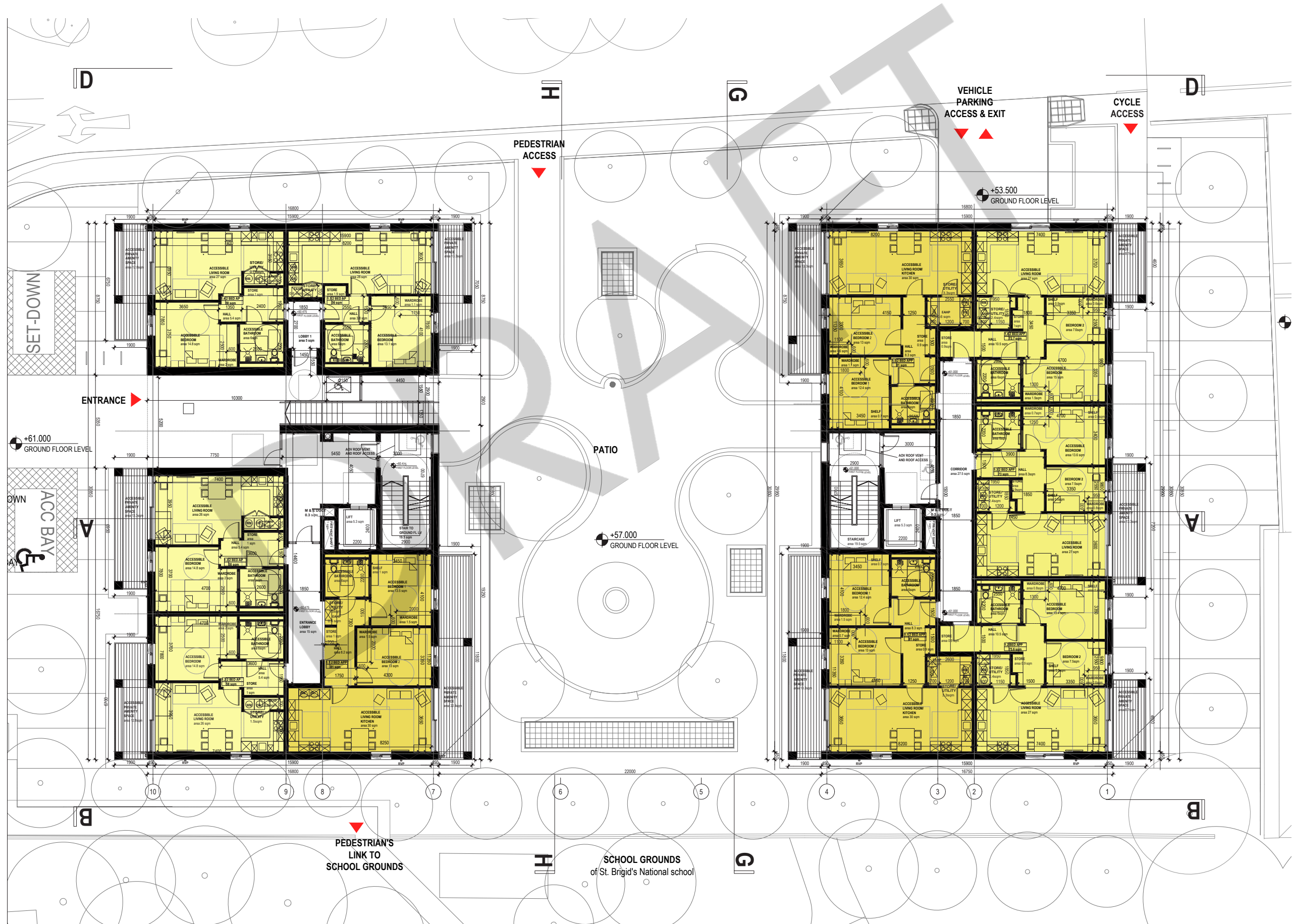
The foul and watermain layouts have been designed to comply with the Irish Water Code of Practice. These layouts will be vetted by Irish Water through the CDS process and a connection agreement will also be signed with Irish Water.

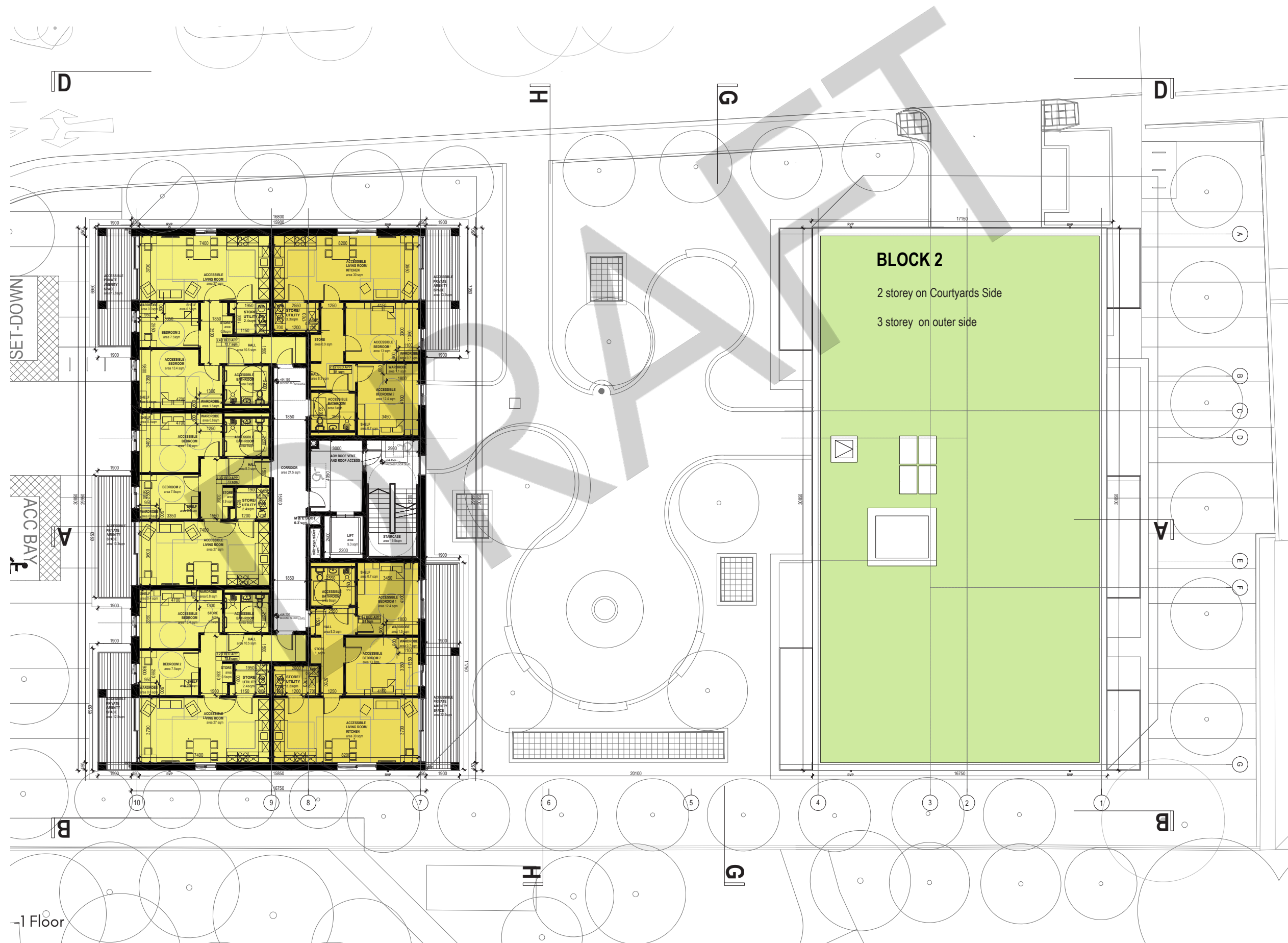


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3.9 AREA SCHEDULE

TOTAL SITE AREA - APPLICATION RED LINE	4,373.70	sqm		
SITE AREA IN APPLICANT OWNERSHIP	3,158.11	sqm	* this area is used for Density, Plot Raio, Site Coverage calculations	
DENSITY	79.2	unit/ Ha		
TOTAL GROSS AREA	3,620	2,259	sqm	
Block 1	1,092	1,092	sqm	
Block 2	1,168	1,168	sqm	
Basment Parking Area	1,275	not icnl	sqm	
Plant Room (Water Storage)	86	not icnl	sqm	
TOTAL SITE COVERAGE	952	sqm		
Block 1	475.8	sqm		
Block 2	475.8	sqm		
TOTAL COMMUNAL OPEN SPACE	1,489	sqm		
Courtyard Gardens ( Resident's secure courtyard )	604	sqm		
West Gardens (Park Drive)	178	sqm		
East Gardens (Shopping/Medical Centre Side),	325			
Landscape buffer area 1 ( To South ,School side )	219	sqm		
Landscape buffer area 12( To North , Parking side )	163	sqm		
CAR PARKING	BASEMENT	SURFACE set down spaces	TOTAL	
Standard Carpark Spaces	2	2	4	
Accessible Carpark Spaces	21	2	23	
Enlarged Carpark Spaces	2		2	
TOTAL NO OF PARKING SPACES	25	4	29	
* compliant no of 10% EV spaces, 5% Accessible,				
RESIDENTAIL MIX	1 BED APARTMENT Area 43-55-65 sqm 2 people	2 BED APARTMENT Area 73 sqm 3 people	2 BED APARTMENT Area 83 sqm 4 people	
BLOCK	No.	No.	No.	TOTAL NO
BLOCK 1				12
Lower Ground Floor ( Parking Level )				0
Ground Floor (Resident's Courtyard level)	1		1	2
Upper Ground Floor ( ( Entracne Level from Park Drive )	4		1	5
First Floor		3	2	5
BLOCK 2				13
Lower Ground Floor ( Parking Level )	3			3
Ground Floor (Resident's Courtyard level)		4	1	5
First Floor		3	2	5
TOTAL	8 32%	10 40%	7 28%	25 100%
DEVLEOPMENT GROSS AREA	RESIDENTIAL	LOWER GROUND FLOOR Parking, Stair cores, Refuse Area and Plant Area	GROUND FLOOR Plant room (Water storage)	TOTAL GROSS AREA
	GROSS AREA	GROSS AREA	GROSS AREA	
	1091.8			
				0
	222		85.6	307.6
	394			394
	475.8			475.8
	1167.6			
				1491
	216 475.8	1275		475.8
	475.8			475.8
	2259.4	1275	85.6	3620
	62%	1489%	2%	

**4**

**CGIs**

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Street View from North-East towards Block 2





Street View from South-West towards Block 2





Street View from West towards Block 1 main entrance

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