

Clongriffin - Block 06



Architect's Design Statement
Strategic Housing Development Application
An Bord Pleanála
July 2019
1825 – 700



Contents

1.0. Site context & site description

2.0 Block 06

2.1 Design Development

2.2 Design Concept

2.3 Massing & height

3.0 Neighbourhood

3.1 Context

3.2 Connections

3.3 Inclusivity

3.4 Variety

4.0 Site

4.5 Efficiency

4.6 Distinctiveness

4.7 Layout

4.8 Public Realm

5.0 Home

5.9 Adaptability

5.10 Privacy & Amenity

5.11 Parking

5.12 Detailed Design

5.12.1 Residential Density

5.12.2 Dwelling Mix

5.12.3 Minimum Floor Area and Standards

5.12.4 Refuse Storage and Collection

5.12.5 Material palette & precedents

5.12.5 Universal Design



1.0 Site Context + Site Description

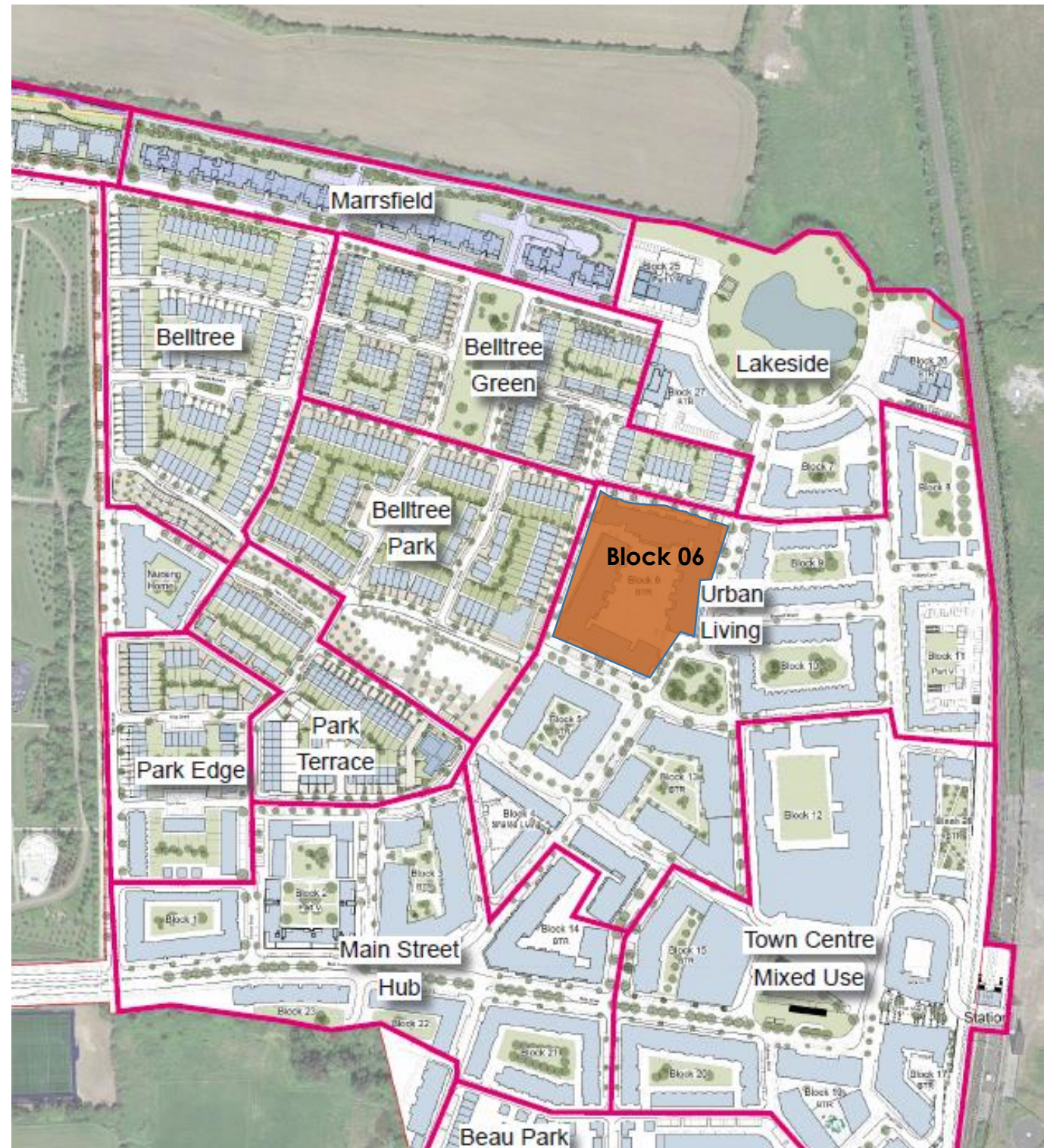
Block 06 will form part of the proposed 'Urban Living' neighbourhood, in the centre of the Clongriffin development.

It is bounded to the north and west by the existing Belltree housing development.

Block 05 is proposed under Clongriffin SHD2 as a 6 – 7 storey block and is situated to the south.

There is a pocket park adjacent to the south east corner of the block, it is 0.1432 ha in size.

Block 6 is less than 350m from the Clongriffin Railway and Dart station.



Neighbourhood Zones

2.0 Brief Description

- Block 06 is a 1 hectare Site located at the centre of Clongriffin.
- The proposed development comprises 270 apartments over a range of 4 to 7 floors.
- Density of 270 units to the hectare
- 5 structures to provide block 6 all of which surround a central courtyard.
- Layout has maximised the number of dual aspect apartments based around a single core in each building.
- Under croft parking with raised recreation podium deck above.
- Strong and varied edge to the variety of neighbours on the surrounding streets



2.1 Design Development – Stage 01 Proposal

The original concept for Block 06 was for 2 large 'L' shaped Blocks wrapped around a central courtyard space.

North facing single aspect apartments were reduced by increasing the number of cores, with 3 apartments off a core in places. However, There was a max of 35% Dual Aspect units.

The long legs of the blocks along Lake Street and Park Street contained one core per 12 apartments.

Areas of concern/for consideration which have been raised at the Stage 01 meetings with Dublin City Council are:

- Concern at potential lack of privacy for ground floor units from general circulation, communal courtyard space and entrance zones
- Concern at privacy provided for first floor projecting balconies
- Ground floor units may need screening buffer for car headlights.
- Ground floor, raise FFL above street
- Concern at level of sunlighting for communal spaces
- Individual private open spaces should be capable of capturing some sunlight
- Amenity value of single aspect ground floor units fronting onto public streets



Stage 01 Proposal
2 Large L shapes blocks – 35% Dual Aspect
 8 Cores – 56 approx Apartments per floor (7 per Core)

2.1 Design Development – Stage 3 proposal

The revised concept for Block 06 is for 5 individual blocks wrapped around a central courtyard space.

The gaps between the separate buildings greatly increases the number of dual aspect units and reduces the risk of long monotonous elevations facing on to the street.

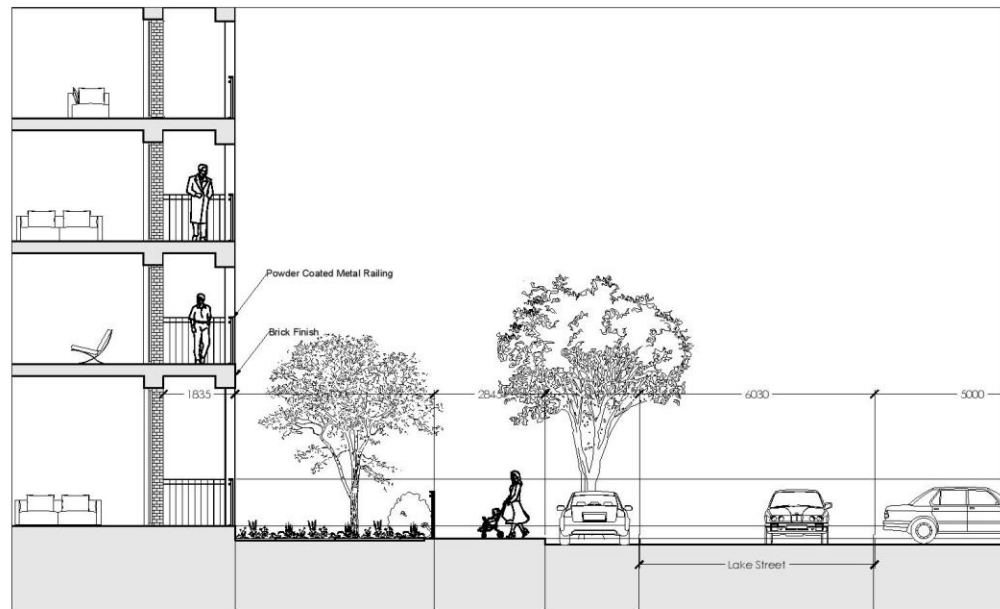
North facing single aspect apartments have been eliminated by positioning all single aspect units facing south and west.

Response to areas of concern/for consideration that had been raised at the stage 02 meetings:

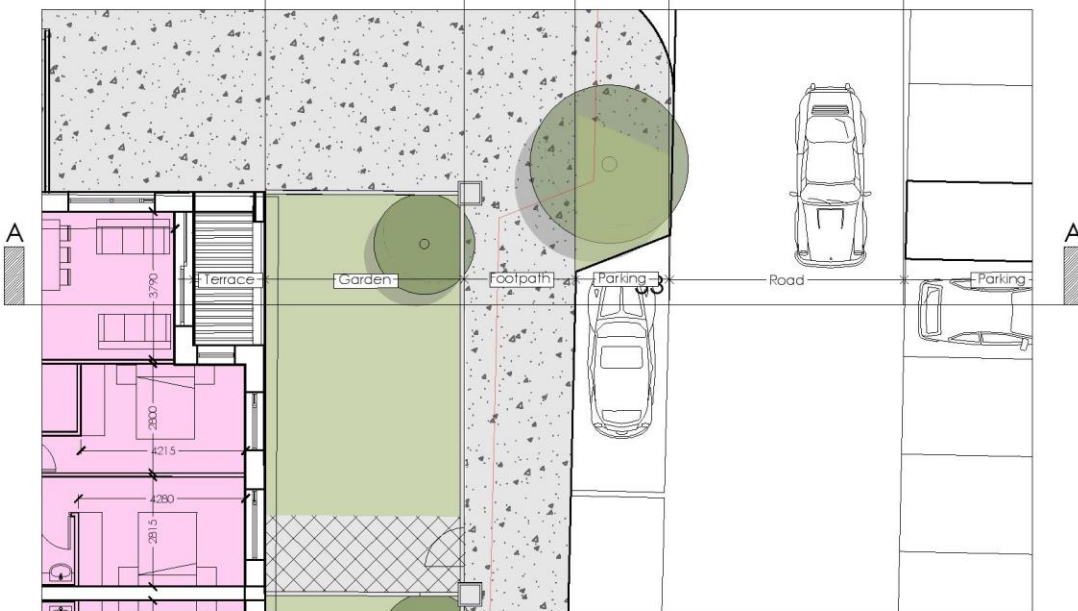
- Privacy for ground floor units increased by separating them where possible from general circulation, communal courtyard space, planted verges, privates and entrance zones. These measures are visible in the drawings on the following page
- Entrance doors set back from windows and doors on ground floor units facing on to street. This allows for a ramped access in order to raise ground floor level above the street where possible.
- Greater privacy provided for first floor balconies by setting them back from the street in line with the façade rather than projecting.
- Ground floor units provided with screening buffer for car headlights.
- Gaps between blocks provides for an increase in the level of sunlighting for communal spaces
- Individual private open spaces are capable of capturing increased amount of sunlight
- Amenity value of single aspect ground floor units fronting onto public streets increase by setting them back behind private garden areas were possible.
- Ground floor units to have direct access to street as well as access from communal corridor.



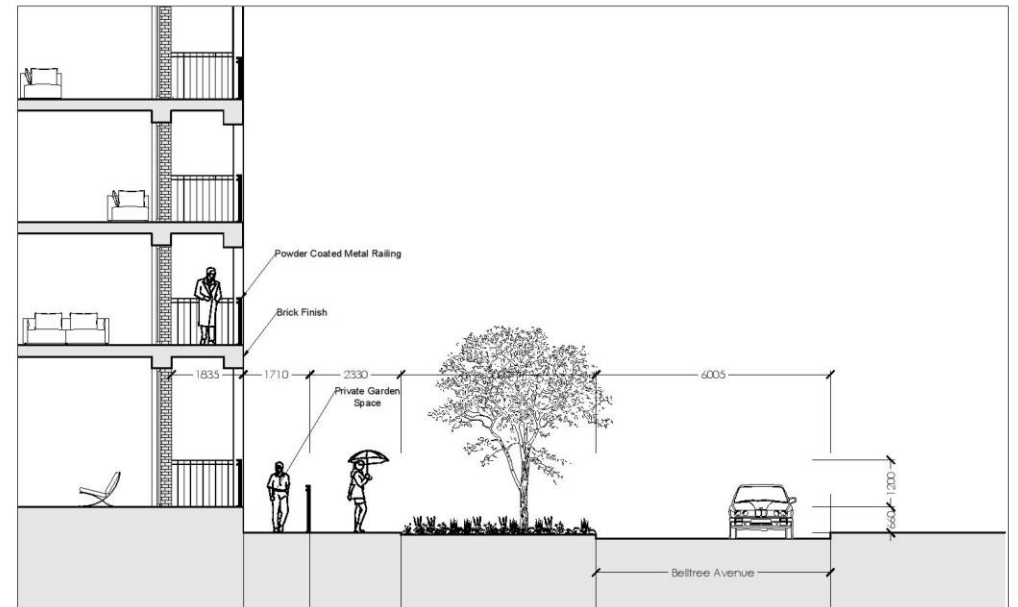
Stage 03 Proposal
5 Separate blocks – 66% Dual Aspect
 5 Cores – 50 Apartments per floor (10 per Core)



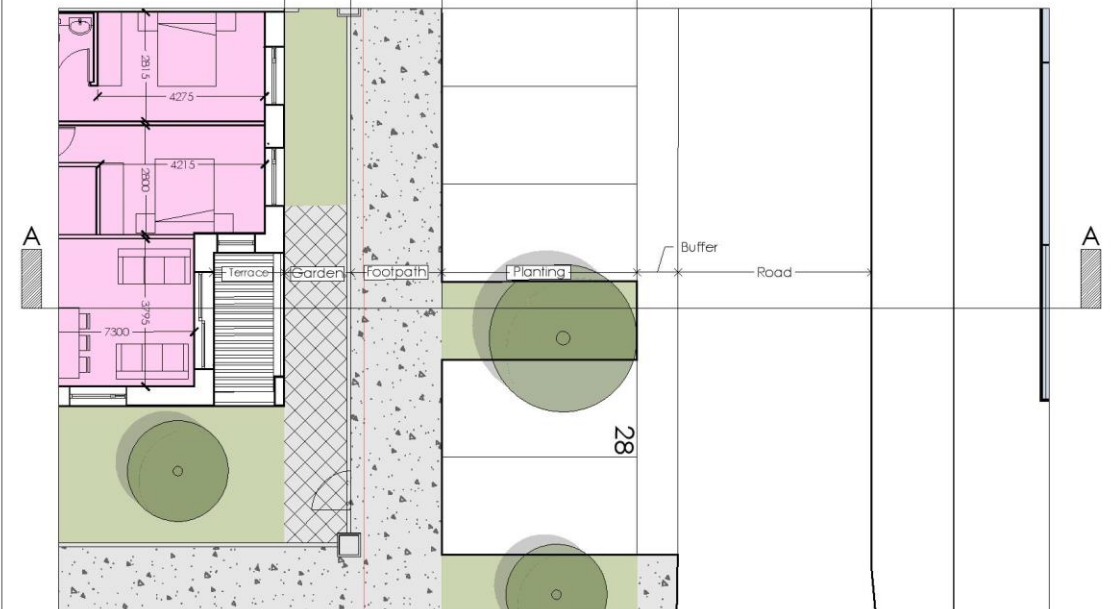
Section AA through Apt. 6C 00-01



Part Plan Apt. 6C 00-01 Ground Floor Level



Section AA through Apt. 00-04



Part Plan Apt. 00-04 Ground Floor Level

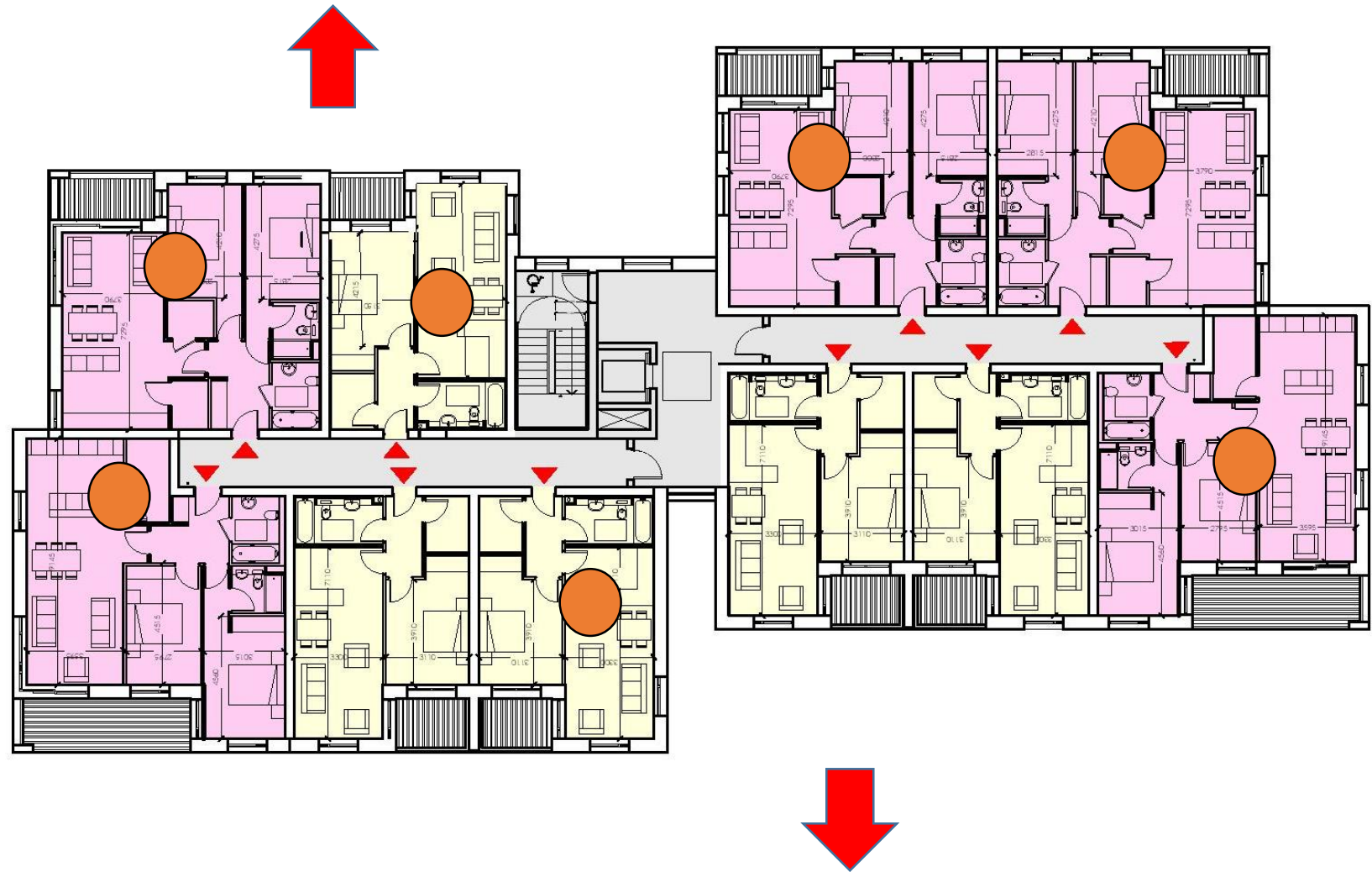
2.2 Design Concept : Plan Form – Typical Block

To address the difficulties with dual aspect it was decided to break the units into halves and to slide the halves therefore increasing the number of dual aspect units to 6 per floor of standard block.

The floors are therefore divided into separate halves with a shorter corridor serving fewer units.




Single aspect one bed units are positioned on the south and west sides.

Two bed units nearly all have a dual aspect.



Proposed Solution – Typical Floor

Single Core – 10 Apartments per Core

-  66% Dual Aspect Units
-  4 x One Bed Units
-  6 x Two Bed Units

2.1.3 Massing & Height

The break-down of the units in plan form is taken a step further expressing this break-down with a variety of materials and a variety of heights.

This also allows for opportunities for penthouse units and shared garden terraces at roof level.

The building raises to 7 storey's overlooking the Lake Side. It reduces to 4 storeys at the north west corner of Belltree Avenue and Park Street adjacent to the existing housing.

The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape. This is also accomplished through the inclusion of set backs on the top floor to reduce the visual impact of the block on the streetscape. Drawings showing the genesis of our response to the street are shown on the following page.

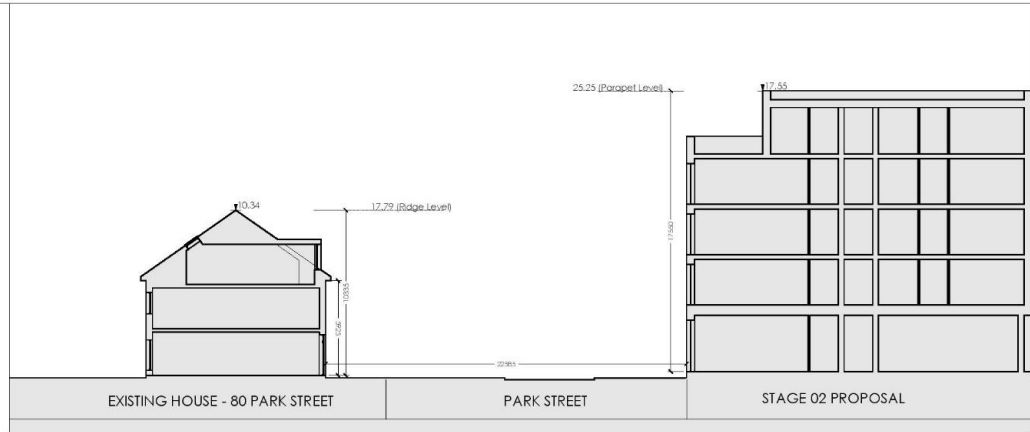
The proposal avoids long, uninterrupted walls of building in the form of perimeter blocks or slab blocks and materials / building fabric are well considered.

The proposal enhances the urban design context along Marrsfield Avenue, the Lakeside Park and the River Mayne. Parking is covered by a first floor roof garden deck which provides additional amenity for residents.

The proposal makes a positive contribution to the improvement of legibility of Clongriffin and integrates with the existing and proposed development in a cohesive manner.

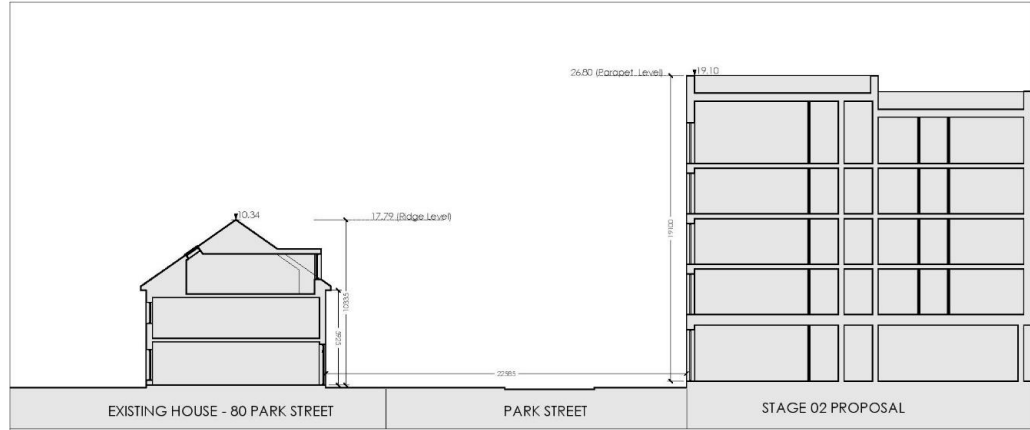


View from the North East along Lake Street and Belltree Avenue



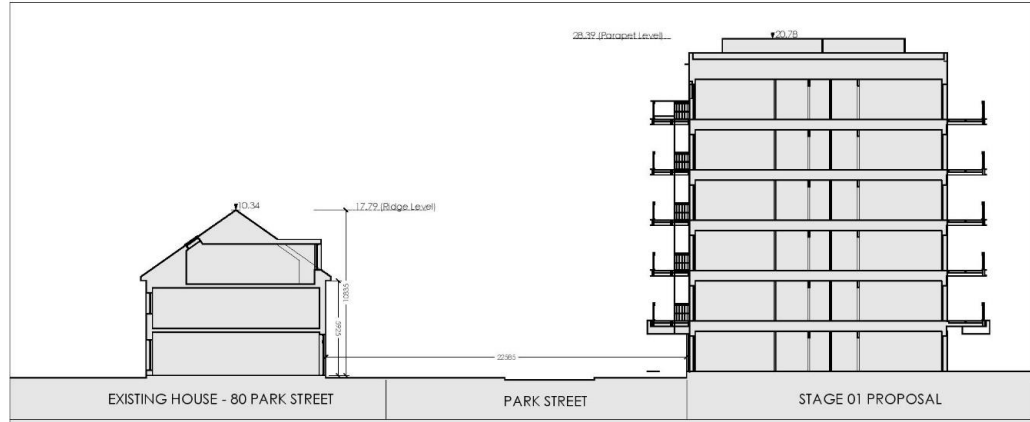
SECTION A - STAGE 03 PROPOSAL

Scale 1:200



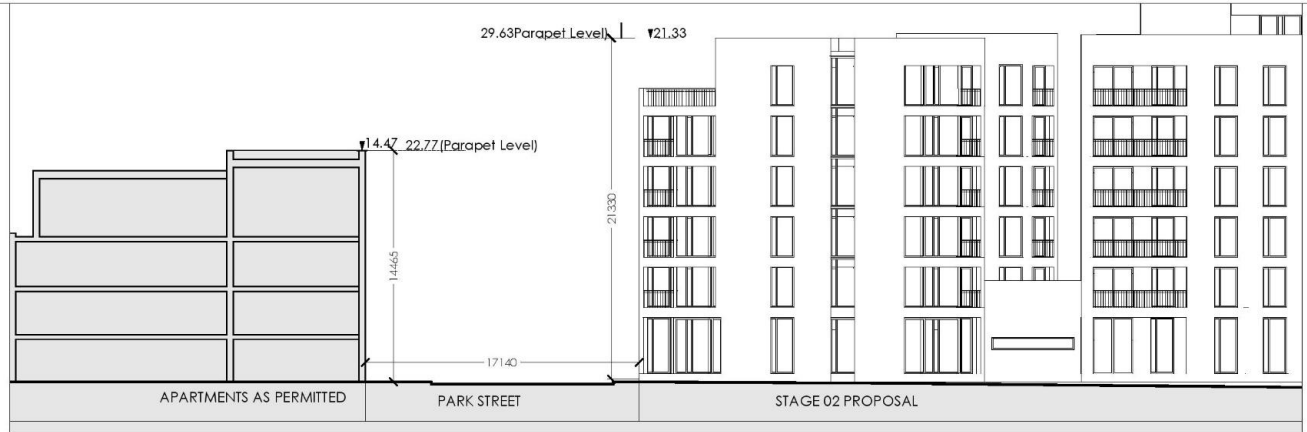
SECTION A - STAGE 02 PROPOSAL

Scale 1:200



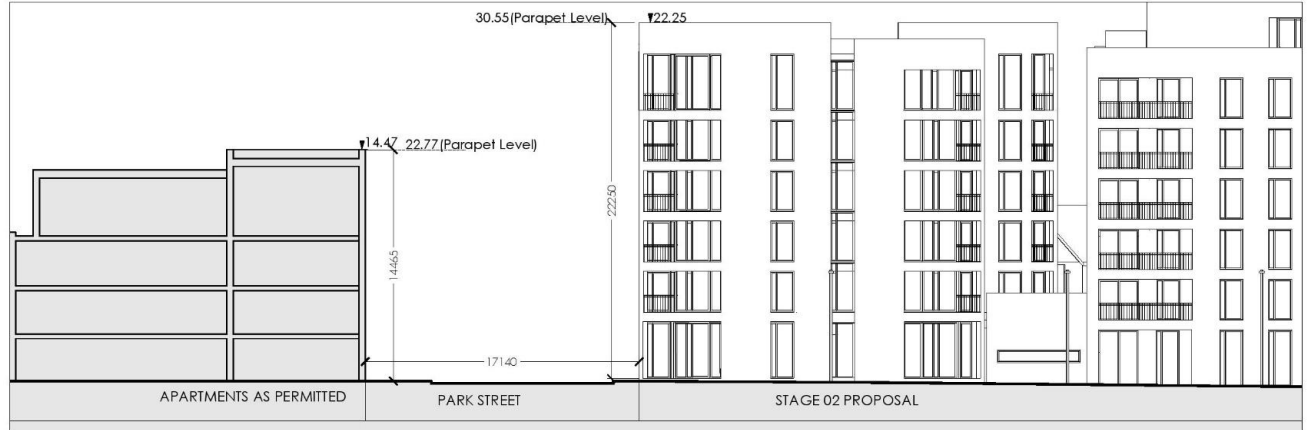
SECTION A - STAGE 01 PROPOSAL

Scale 1:200



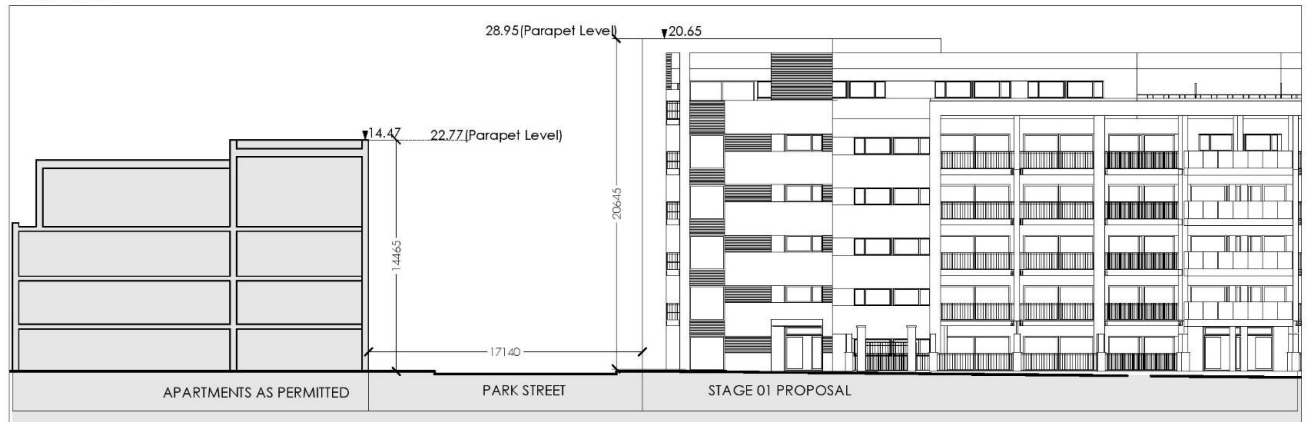
SECTION B - STAGE 03 PROPOSAL

Scale 1:200



SECTION B - STAGE 02 PROPOSAL

Scale 1:200



SECTION B - STAGE 01 PROPOSAL

Scale 1:200

NOTE:

- DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS THE CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.

REV.	DATE	DESCRIPTION	DRWN.	CHECKED	APPROV.
A	20/11/2017	CLIENTS FIRST SHEET	PH	PH	PH
B	17/02/18	ISSUED FOR PERMITS	PH	PH	PH

KEY PLAN

Scale 1:1250



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BLOCK 6
 CLONGRIFFIN
 DUBLIN 13

CONTEXT SECTIONS
 P 1825 - B06 - 301

DATE: 1:200@A1
 DATE: APRIL 18
 DRAWN: PH
 CHECKED: PH
 REVISION: P

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Urban Design Strategy

An overarching objective of this proposal is to create a well designed sustainable neighbourhood that will stand the test of time.

This Design Statement seeks to demonstrate how the proposed development addresses or responds to the design criteria set out in the 'Urban Design Manual - A Best Practice Guide' (DoEHLG, 2009).

A comprehensive consideration of the criteria set out under the categories of neighbourhood, site and home established a set of principles or 'drivers' under which the design has developed. These are explained as follows:

Neighbourhood

- 3.1 Context
- 3.2 Connections
- 3.3 Inclusivity
- 3.4 Variety

Site

- 4.5 Efficiency
- 4.6 Distinctiveness
- 4.7 Layout
- 4.8 Public Realm

Home

- 5.9 Adaptability
- 5.10 Privacy & Amenity
- 5.11 Parking
- 5.12 Detailed Design



3.0 Neighbourhood

3.1 Context

How does the development respond to its surroundings?

The proposed development conforms with the general urban design principle of the original integrated neighbourhood of Clongriffin. It contributes positively to the character of the Clongriffin district. Building form is appropriate to time as well as place. Specific conditions require defined street edges to reinforce urban character and this has been proposed.

Building massing and form promote strong but varied street edges to the surrounding streets, reinforcing the local context where the masterplan design proposed strong perimeter blocks.

3.2 Connections

How well connected is the new neighbourhood?

The development is well situated close to Clongriffin town centre. Bus and rail transport are located within a 10 minute walk of Block 06. The streetscape is designed to facilitate ease of access for pedestrians and cyclists and allow permeability through to surrounding areas.

Bicycle parking is provided at ground floor level in a segregated secure storage area.



3.3 Inclusivity

How easily can people use and access the development?

The proposal has inclusivity at its core and provides facilities for the community at all ages in life. With a mix of 1 and 2 bed apartments, the scheme provides a mix of different units to cater for a variety of users - singles, couples and small families, across the full age spectrum, and with a landscape designed to integrate with and support the principle of diversity, the new homes are designed to meet the aspirations of a range of people and households.

The layout has been designed to enable easy access by all and fully comply with Part M of the Building Regulations. Building for Everyone: A Universal Design Approach has been used as a guideline for both external and internal environment design. All main entrances to buildings will be fully accessible including their approach.

Universal access is enabled through a 24 hour- accessible lift , providing independent universal access for residents, and members of the public alike. Public spaces are to be used by residents and visitors, with different emphasis where character is denoted by use. The uses associated with the residential development balance public access with privacy, and passive supervision

3.4 Variety

How does the development promote a good mix of activities?

The Building forms part of a larger scheme aims to provide a variety of uses which will contribute to the quality of life of the existing community. The proposed uses also bring together a wide range of people from differing social and income groups. The development is close to the mixed-use centre of Clongriffin which provides commercial uses and activities including shops and services to serve the locality. The use proposed in this block is residential and so is compatible with neighbouring uses which are also residential.

The community facilities for Block 06 are located on the ground floor and there is a creche located at the North East Corner of the development.



4.0 Site

4.05 Efficiency

How does the development make the appropriate use of resources, including land?

The proposed layout makes the most efficient use of the land. This planning application proposes an increase in the density to an appropriate level to sustain transport network and support neighbourhood services. The proposed scheme exceeds the minimum density requirements for the site taking advantage of proximity to public transport routes.

The building is laid out to maximise the best solar orientation. Efficient heating systems including the use of photovoltaic panels are proposed for the buildings and adequate locations for recycling facilities are provided. SUDS are employed in the permeable paving on street parking stalls. Each building has been designed around a single stair and lift core in order to increase efficiencies and ensuring that service charges and maintenance costs faced by residents into the future are kept at reasonable levels.

4.06 Distinctiveness

How do the proposals create a sense of place?

The building's form and fenestration makes it part of a distinct and recognisable scheme. This proposal establishes a high quality architecture and design by maintaining quality material palette, to create an integral approach. The brick palette will utilise a range of standard bricks laid in a variety of bonds and styles to break up the elevations.

The apartment design focused on maximising the light from the south and providing as much dual aspect as possible to give a quality space.

The scheme will be a very positive addition to the identity of the locality and enhance the sense of place through the high quality architecture, landscaping and urban design.



4.07 Layout

How does the proposal create people friendly streets and spaces?

The layout of the site evolved from a considered response to the site and brief.

The main pedestrian entrance to the apartments is centrally located on Marrsfield Avenue.

The built fabric conveys a clear distinction between public and private space making it secure and ideal for fostering community adhesion.

Variety will be introduced to the form through variation in plan form and roof profile. Balconies and fenestration patterns will bring pattern and rhythm to the development. Corners will be emphasised by the changing rhythms of the balconies and window sizes as they turn the corner.



4.08 Public Realm

How safe, secure and enjoyable are the public areas?

All public spaces throughout the proposal are overlooked by homes. All apartments have balconies which provide a direct physical connection between home and public space at the lower levels. It is proposed to provide every home at street level with its own front door, which provides a significantly improved ambience of security, safety and community.

Efforts have been made to protect the privacy and amenity of the homes on the ground floor through the provision of private, planted buffer zones between the public and private zones on ground floor.

All proposed buildings provide a continuity of street frontage with minimal set-back distance providing definition and enclosure to the public realm and entrances from the street. The elevations to the street demonstrate a classical, rigorous, formal rhythm with human scale elements at street level.

The quality of the public space adjacent this planning application and the relationship of the proposed blocks are shown in this report.

Architectural Visualisations contained in this report illustrate the relationship of the proposals with selected street views and overviews.



5.0 Home

5.09 Adaptability

How will the buildings cope with change?

The design of the building with adequate ceiling heights, concrete frame with lightweight interior partitions and adequate circulation cores enables adaptability for future uses. Ground floor units have a ceiling height of 2.85m, allowing for possible conversion to commercial/community or office uses in the future.

The scheme provides for a mix of one and two bedroom units in a traditional corridor type plan configuration. Party walls between units and this corridor will be fixed structural elements, whereas internal partitions are envisaged as non-structural and therefore flexible, allowing for future reconfiguration. Wet service zones and service risers are stacked vertically adjacent to the central corridors and will not be required to move.

Therefore the apartment blocks adopt a 'loose fit' structural strategy which generally designates the party wall as the vertical structural element, and allows for the maximum extent of non-load bearing internal wall elements within the apartment shell.

5.10 Privacy & Amenity

How does the scheme provide a decent standard of amenity?

The BTR Apartments have access to a range of indoor and outdoor recreational areas at ground floor level and at penthouse level. Communal recreational, laundry and recycling facilities are provided for the benefit of the residents.

Privacy strips of planting are provided adjacent to the apartments which are located at street level. Homes are designed to prevent sound transmission between units by using the appropriate acoustic insulation. The appropriate acoustic treatment is also used on the external elevations as required by proximity to the train line.



5.11 Parking

How will the parking be secure and attractive?

Bicycle and car parking will be managed in a secure environment.

65 on street and 119 Off Street parking spaces are provided which includes 9 accessible stalls in close proximity to buildings rear entrances. Secure bicycle stalls for 572 bikes are provided within a secure ground level space. Where space requirements dictate two-tier bike rack, from Bike Dock Solutions, is utilised.



5.12 Detailed Design

How well thought through is the building and landscape design?

The integration of landscape and buildings is central to the scheme concept. The design seeks to capture the intimacy, security and community spirit of tightly knit housing schemes of previous generations through the provision of exclusively own door units at ground floor level

All areas of soft landscaped open space are easily accessible by personnel and machines to facilitate efficient and practical maintenance.



5.12.1 Residential Density

This Planning Application proposes an increase in the density to an appropriate level to sustain transport network and support neighbourhood services. The proposed scheme exceeds the minimum density requirements for the site taking advantage of proximity to public transport routes.

The proposed density is 270 Units to the Hectare.

5.12.2 Dwelling Mix

The Dwelling mix for block 06 is Set out in Table 01.

The Apartments proposed are a mix of 46% One bed Units and 54% 2 Bed Units.

5.12.3 Minimum Floor Areas and Standards

The proposal is designed to meet or exceed the requirements of Sustainable Urban Housing – Design Standards for New Apartments (March 2018) which sets out minimum standards in respect of room areas, private open space and storage for each home. A thorough check of the apartment aspect, compliance with these standards is provided in WA's Housing Quality Assessment schedules submitted with this application.

5.12.4 Refuse Storage and Collection

A waste management strategy which includes the segregation, storage, and collection of waste in secure storage zones will be implemented. A dedicated area for waste storage has been provided on the ground floor of the building . This is located off the central core allowing ease of access for the Residents and ease of collection via the gates on to Lake Street.

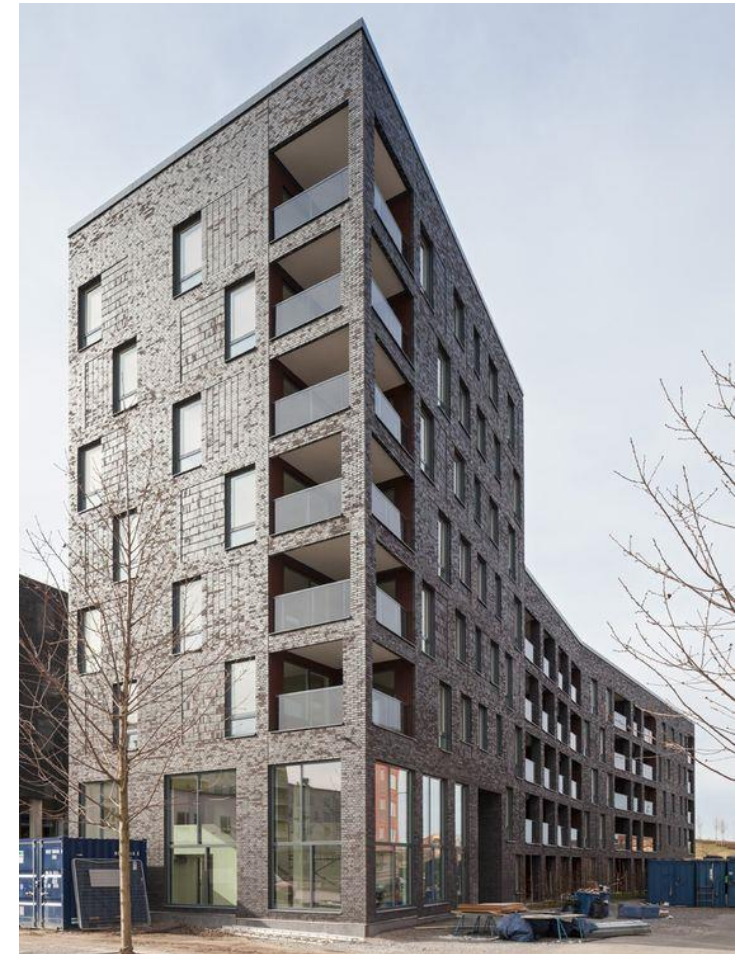
The storage area can accommodate an appropriate number of waste receptacles for general waste, dry recyclables and organic kitchen waste. The area will be accessible for all, well lit and well ventilated.

BLOCK 6	NO. OF UNITS	HECTARES	ACRES	UNITS / ha	
Storeys: 4 to 7	270	1	2.47	270	Dual Aspect
LEVEL	1 BED (52.6 sq/m)	2 BED (86.7 sq/m)	3 BED (110 sq/m)	4 BED	
Ground	9	12	0	0	
1	22	38	0	0	
2	22	38	0	0	
3	22	38	0	0	
4	21	25	0	0	
5	19	17	0	0	
6	7	9	0	0	
TOTAL UNITS	123	147	0	0	
UNIT MIX**	46%	54%	0%	0%	66%

Table 01

5.1.2.5 MATERIALS

- Durability
 - Quality
 - Economy
 - Low maintenance
-
- Brick
 - Extensive Range of Types
 - Variety of treatment,
 - Colour, texture and range of styles.



Family of styles & elevational treatment are used throughout Block 06.



5.1.2.5 MATERIALS

Painted Metal Balustrades



Elder + Cannon Architects
Botany – Phase 01



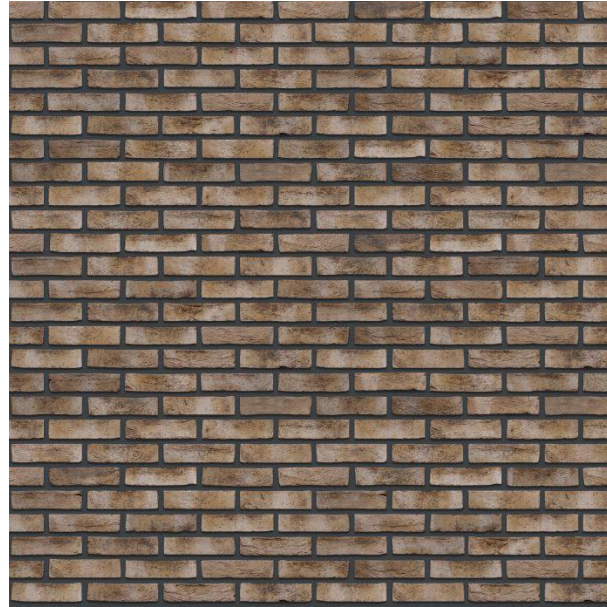
Elder + Cannon Architects
Lauriestown – Phase 01



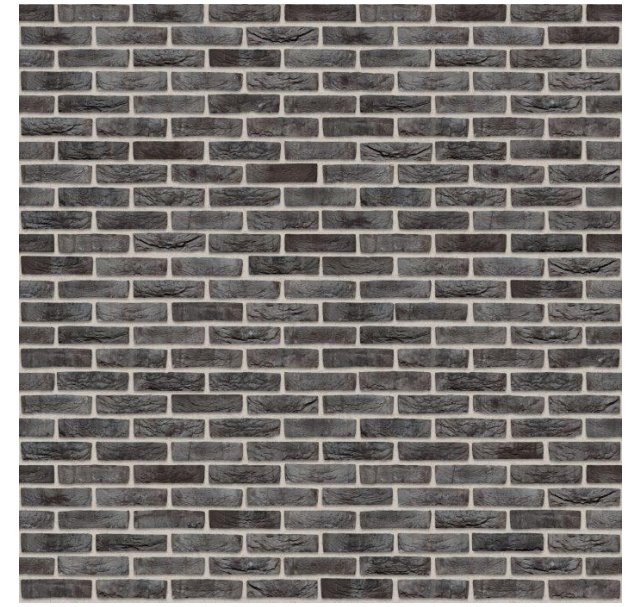
Allford, Hall, Monaghan, Morris
Grand Union Studios, Ladbroke Grove

5.12.5 Materials Palate

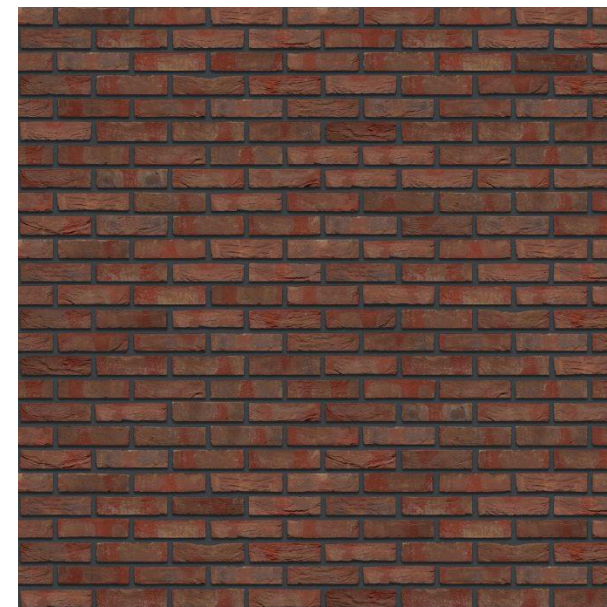
Maintaining common materials throughout Block 06 is integral to harmonizing this block architecturally and contributing to the creation of a quality amenity space on the site. The majority of the façade will consist of a palette of bricks used in a variety of bonds and styles laid to break up the elevation into a clean, stylish and modern architectural rhythm.



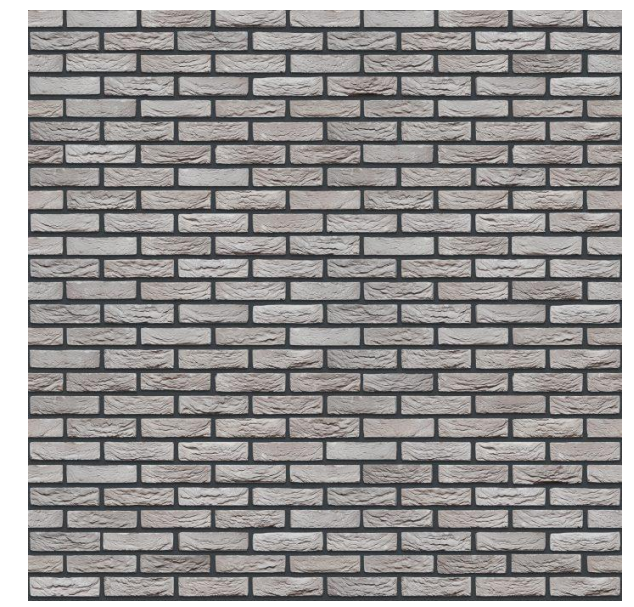
Ashpark



Manhattan



Rustic Red Multi



Vintage Smoked



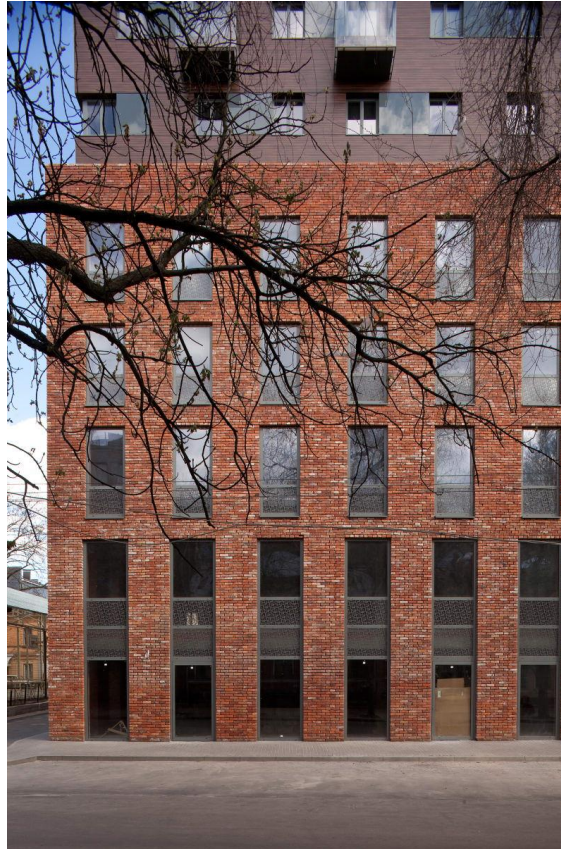
View from the South West along Marrsfield Avenue

BLOCK 06 – Material Palette and Description

Description of Proposal

The overall form of the building is comprised of 5 blocks above podium level. These blocks are then further broken down by varying heights, set backs and material selection. This selection of materials will enhance the buildings contribution to the urban fabric and allow Block 06 to weather elegantly overtime.

In many places the uppermost floors are set back to minimize the visual impact of the building on the surrounding context. In certain areas zinc cladding will be used to further articulate and break down the massing of this block. The terraces and balconies of this block are recessed into the footprint of the building further minimizing its visual impact and increasing privacy for its occupants.



Precedents images of material palette for Block 06



Block 06 – West Elevation

5.12.6 Universal Design

The layout has been designed to enable easy access by all and fully comply with Part M of the Building Regulations. Building for Everyone: A Universal Design Approach has been used as a guideline for both external and internal environment design.

1. External Environment.

- Provision made for Universal Access parking.
- Universal Access compliant footpaths and ramps.
- Tactile paving surfaces.

2. Entrances and Horizontal Circulation.

- Entrance lobbies sized to allow for a wheelchair turning circle.
- Corridors wide enough to accommodate wheelchair users.
- Doors and ironmongery are compliant with access requirements.

3. Vertical circulation.

- Lift provision.
- Handrails on both sides of circulation stairs.
- Refuge space in all stair cores.

4. Internal Environment.

- All public spaces well lit.
- Proposed visual colour contrast in public areas.
- Proper signage in public spaces.

5. Sanitary Facilities.

- Bathroom spaces meets Universal Access requirements.
- Proper lighting in sanitary facilities

6. Facilities.

- Sanitary facilities are located in the zone for wheelchair users.
- Heights of window sills meets the requirements of the wheelchair user.

7. Building Types

- Entrances by design are clearly identified due to the choice of material finish.
- Approach is compliant to regulations with regard to Universal Access.

8. Building Management.

- Concierge office on site.
- Concierge office as a point of reference for information.
- Evacuation plans set by the management of the building

