

Block 4 Clongriffin

Architect's Design Statement

Clongriffin Strategic Housing Development 2 - Stage 3

An Bórd Pleanála

August 2019



CONROY CROWE KELLY
Architects & Urban Designers

Site Summary: Build to Rent

Total Residential Units	74 nr. (277 bed spaces)
Total Commercial Area	799sqm (gross)
Site Area	0.513 ha (1.26 acres)
Plot Ratio	2.03
Site Coverage	95%
Net Density	144 units/ha (59 units/acre)
Building Height	5 storeys + penthouse (residential) 2 storeys (creche)
External Amenity Space (Podium)	1,002 sqm
Internal Amenity Space (BTR)	204.5 sqm
Parking	45 spaces off-street, under podium 5 spaces on-street
Cycle Parking	50 Total 132 spaces

Schedule of Accommodation

1 Bed Units	9	(avg. 56sqm each)
2 Bed Units	55	(avg. 88sqm each)
3 Bed Units	10	(avg. 105sqm each)
Total	74	
Cafe/ Restaurant	78 sqm (gross)	
Creche	304 sqm	
Community (incl. Mens' Shed)	417 sqm (gross)	
Total	799 sqm (gross)	

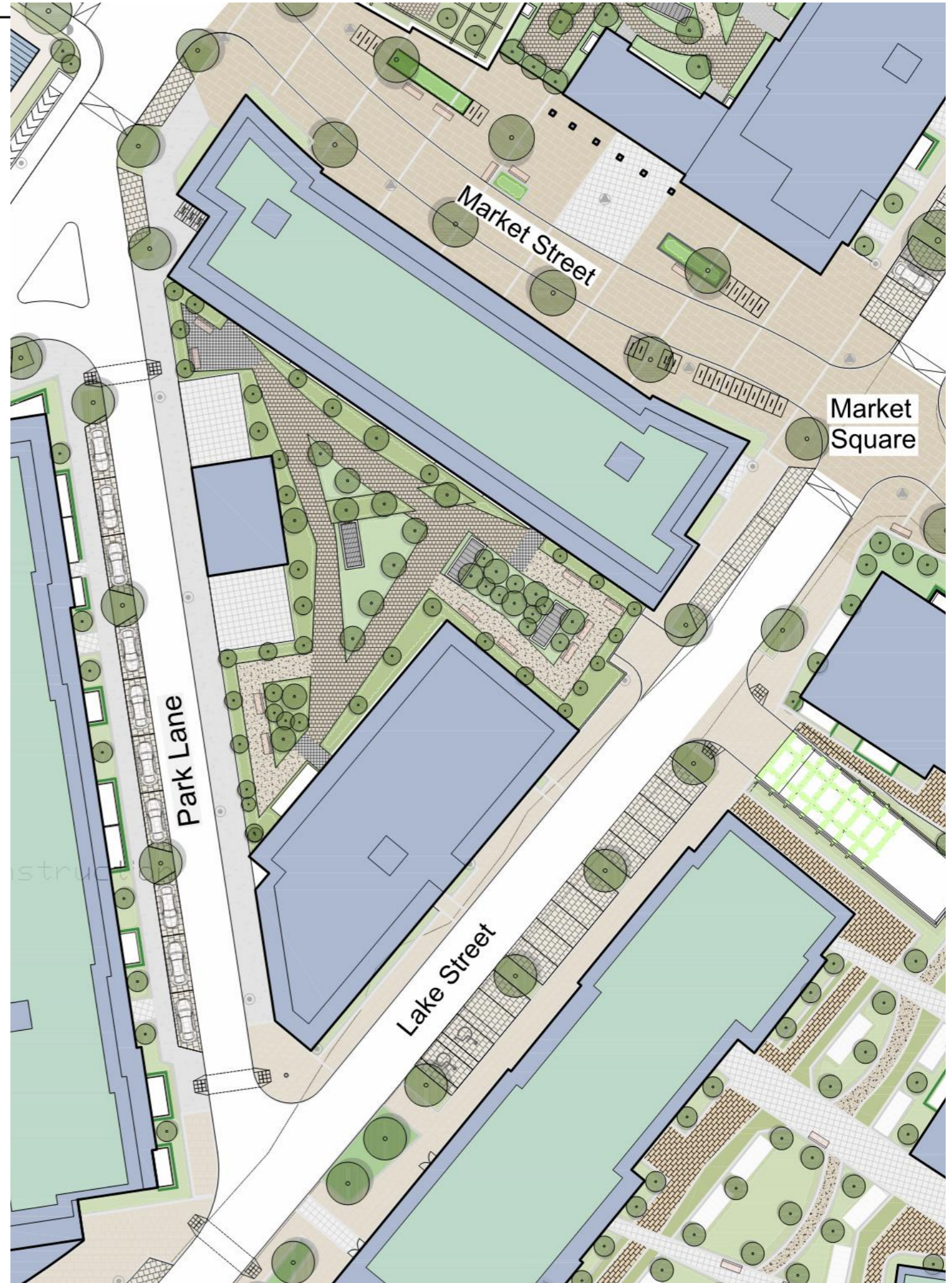




Please Note; All drawings within the report are for reference only. Please refer to full scale drawings for detail.

Block 4 - Contents

1.0	INTRODUCTION & GENERAL DESCRIPTION	
1.1	Introduction & General Description	4
1.2	Site Context & Site Description	6
1.3	Planning History	8
2.0	PROPOSED DESIGN	
2.1	Design Overview	10
2.2	Massing & Height	12
2.3	Material Palette & Precedents	14
2.4	Apartment Design	16
2.5	Build To Rent	18
2.6	Commercial Uses	20
2.7	Community Uses	21
3.0	URBAN DESIGN STRATEGY	
3.1	Streetscape & Urban Design	22
3.2	Context	23
3.3	Market Street	24
3.4	Street Sections	26
3.5	Entrances & Boundary Treatment	27
3.6	Residential Amenity, Overlooking, Privacy	28
3.7	Compliance with the 12 Urban Design Criterion	30
4.0	OPEN SPACE Strategy	
4.1	Public Open Space	32
4.2	Private Open Space	32
5.0	ACCOMMODATION & DWELLING MIX	
5.1	Density & Mix	34
6.0	DESIGN STANDARDS	
6.1	Car Parking	36
6.2	Bicycle Parking	36
6.3	Refuse Storage & Collection	37
6.4	Minimum Floor Areas	37
6.5	Aspect	37
6.6	Seperation Distances	37
6.7	Social & Affordable Housing	37



1.0 INTRODUCTION & GENERAL DESCRIPTION

1.1 Introduction & General Description

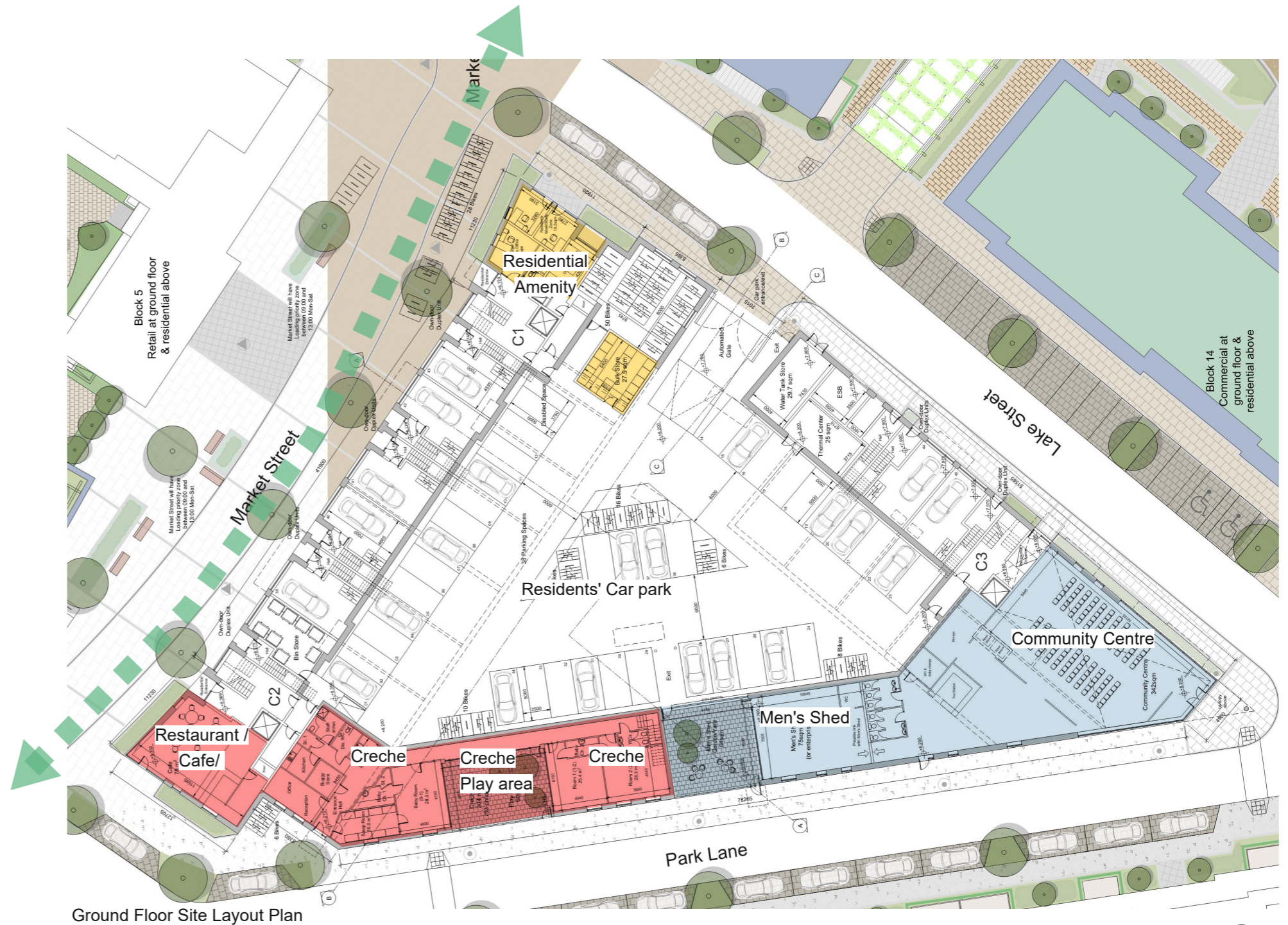
Block 4 is a 0.513 hectare site located at the heart of Clongriffin enclosed by Lake Street, Market Street and Park Lane. The unique mix of uses proposed within the block will make it a hub for the community. 74 Build to Rent units are proposed above a creche, café/restaurant unit, community centre and Mens' Shed at ground floor level.

At ground floor, residential amenity includes a concierge, study rooms and guest suite and at first floor a residents' amenity room. A prominent Community Centre entrance to the south, in addition to significant frontage along all three surrounding streets will activate the streetscape around Block 4. The restaurant/ café unit is located on corner of Market Street and Park Lane, Market Street is a pedestrian and cycle priority street linking Fr. Collins Park to Clongriffin Station Square.

The proposed residential mix is 9no. 1 bed units, 55no. 2 bed units and 10no. 3 bed units. This generates a mix of 12% 1 beds, 74% 2 beds and 14% 3 beds.

The proposed commercial offer includes a café/ restaurant unit, a creche for 53 children, a community centre and a Mens' Shed. This creates a non-residential floor area of 801m².

Internal residential amenity space is provided at both ground and first floor level and combines to 204.5m² in size.



Ground Floor Site Layout Plan



Marrsfield

Mayne River
Linear Park

Marrsfield
Attenuation
Pond

Station Square with
Park&Ride below

Clongriffin Dart
Station

Marrsfield Avenue

Block 25

Block 26

Block 8

Block 27

Barina Sites
Blocks 7, 9 & 10
(outside of client's
ownership)

Block 11

Block 6

Block 28

Station Street

Park Street

Block 5

Block 13

Block 17

Block 4

Block 15

Lake Street

Block 14

Main Street

Block 3

Fr. Collins Park

Bird's Eye View of Block 4 within local context

Beltree Park
(under construction)

Block 2
Reg Ref. 3776/15

1.2 Site Context & Site Description

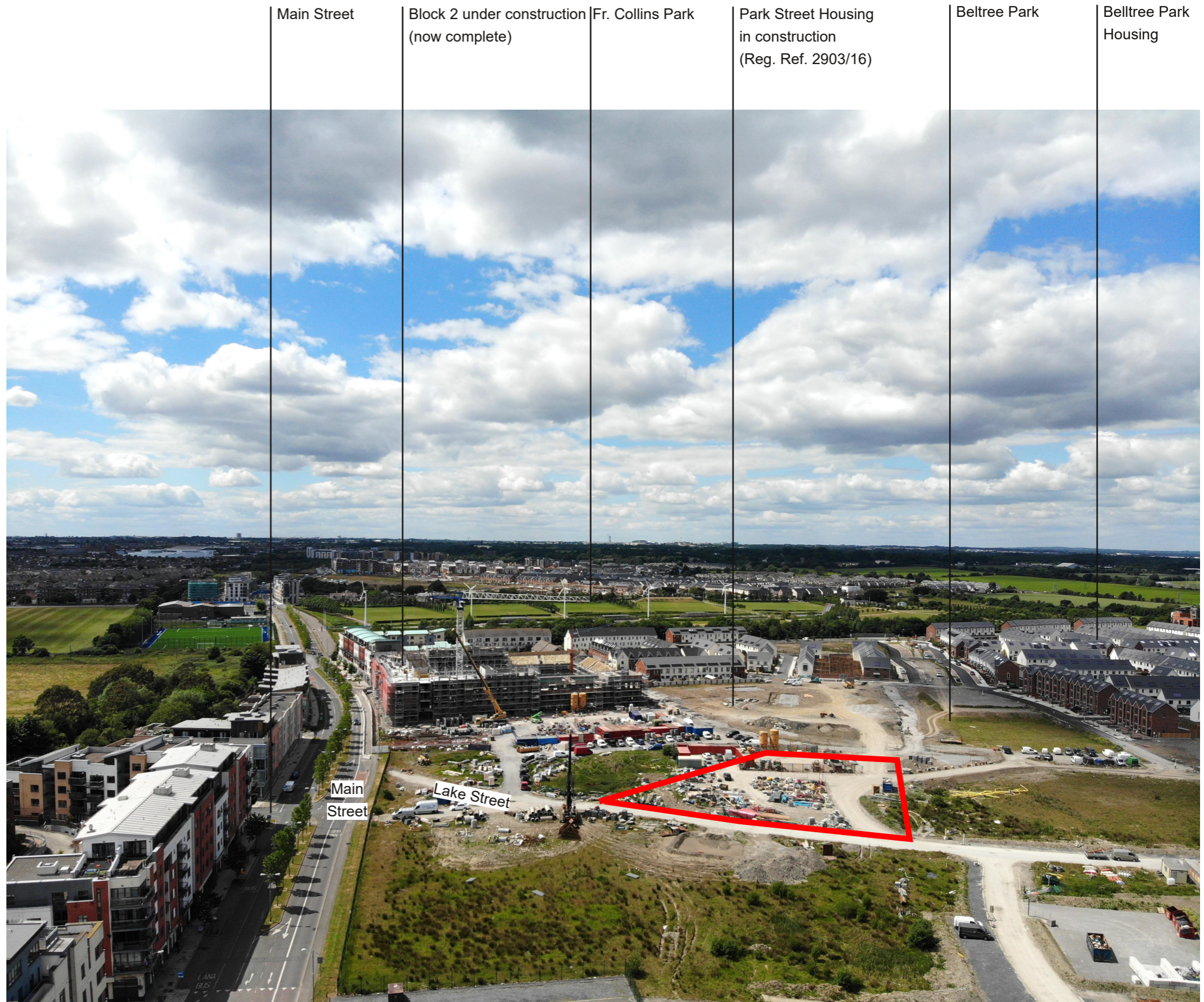
The subject site was named 'Block 4' in the original masterplan layout for Clongriffin. Block 4 is a triangular shaped site of 0.513 hectares between Fr. Collins Park and Clongriffin town centre. The site is located just off the north side of Main Street along Lake Street. It is a brownfield site which will be bounded by Lake Street to the east, Market Street pedestrian and cycle priority street to the north, and Park Lane to the southwest. The adjacent sites to the south (Block 3), east (Block 14) and northeast (Blocks 5 and 13) also have withered planning permissions from the original 2003 grant (Reg. Ref 0132/02). Blocks 5 and 14 are also part of this subject application, with the others making up the concurrent applications.

To the northwest, Park Street development has been granted planning permission (Reg. Ref. 2903/16) and construction has recently commenced. Block 2 is recently completed to the south west (just west of Block 3). This will provide social housing units which will be managed and operated by the Iveagh Trust. Beltree Park (formerly Panhandle Park) to the north west of Block 4 is also under construction and will provide an important amenity space for residents.

The site was cleared in 2002 and has remained a brownfield site since then. The topography of Clongriffin is quite flat. There are no natural features or constraints on the site.

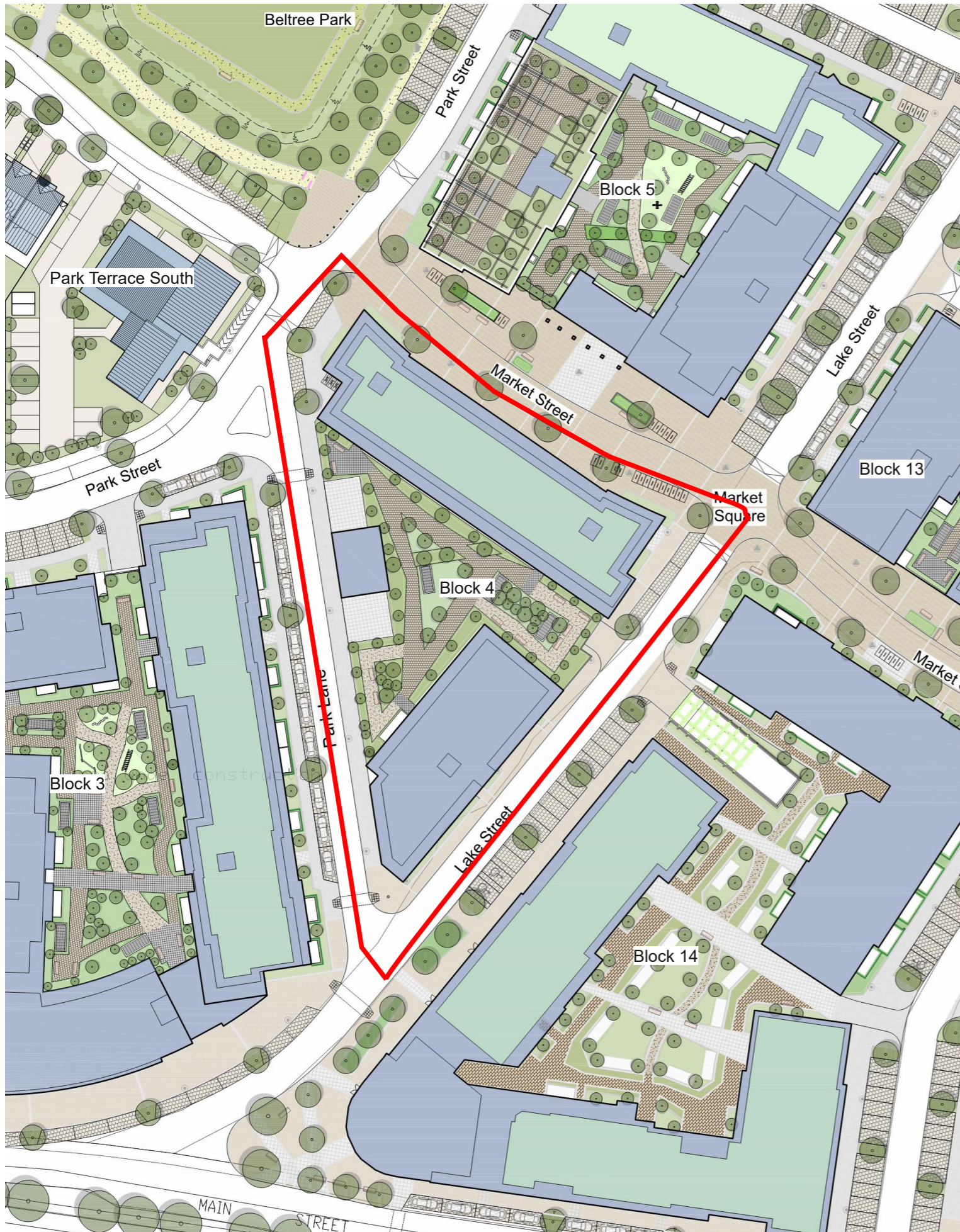
All of the primary infrastructure for the site has been constructed and is fully operational. The primary foul and surface water drainage network was granted permission and constructed under the Clongriffin masterplan grant Reg. Ref. 0132/02. The surface water sewers installed along Lake street discharge to the Clongriffin regional attenuation pond to the north east of the Clongriffin development prior to discharging to the River Mayne to the north. A detailed report on site services can be found in the engineer's report by Waterman Moylan and associated drawings submitted as part of this application.

The current ESB network is sufficient for the proposed development and the site itself is free from overhead cables and power lines. An ESB substation is proposed along the Park Lane boundary of the site. All other utilities such as natural gas, telephone and broadband have been provided on site.



Aerial View of Block 4 site within local context, August 2018





Site Layout



N
Site Location Map

Beltree Park Housing | Park Street Housing in construction (Reg. Ref. 2903/16) | Beltree Park | Park Street | Block 4 Site



Aerial View of Block 4 site (top right) within local context, August 2018

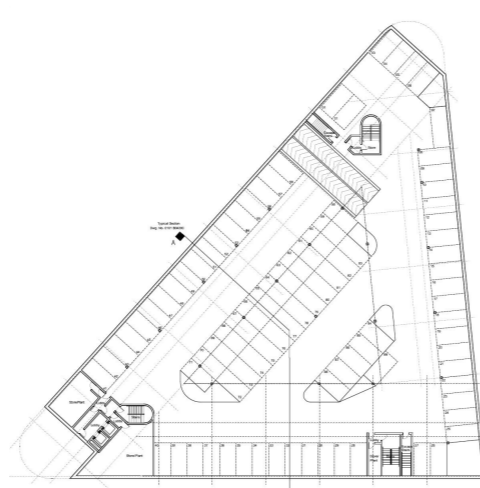
1.3 Planning History

Reg. Ref. 0132/02

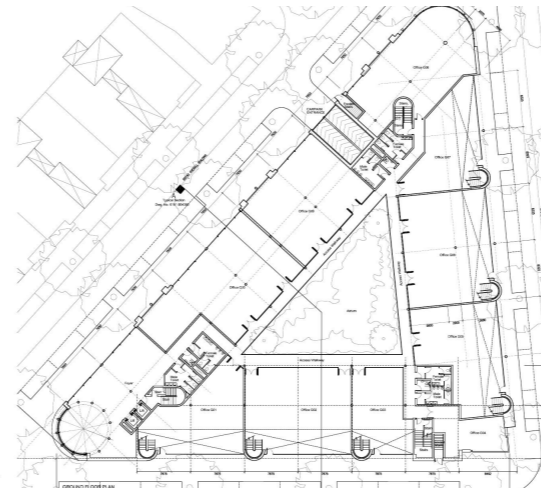
Planning application with 10 year duration for a residential mixed use town development on lands North of Grange Road, Donaghmede, Dublin 13

Block 4 was granted planning permission for 5 storey office building with an over all total gross floor area of 6,880sqm and 89 car spaces on the basement car park.

Permission Granted in 30th January 2003
 Permission expired in 2013.



0101 B04 90 / BASEMENT PLAN



0101 B04 100 / GROUND FLOOR PLAN



0101 B04 210 / SOUTH ELEVATION A -



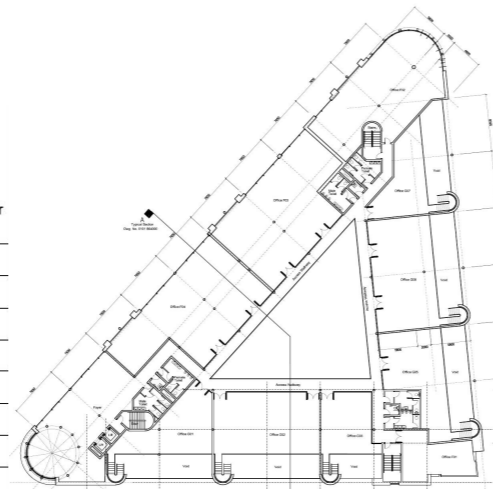
0101 B04 220 / SECTION E-E -



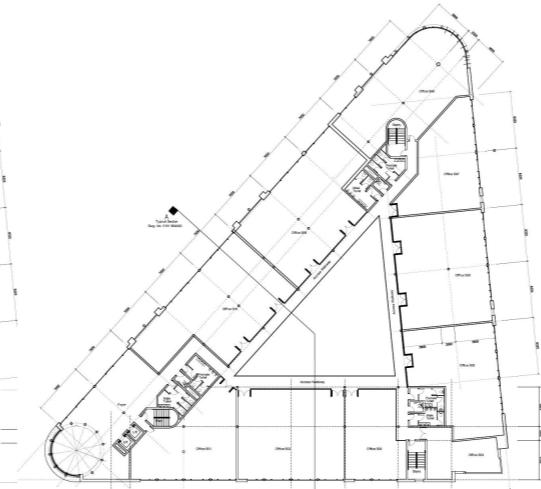
Residential Accommodation: NONE

Non-Residential Accommodation:

Unit Type	No. of Units	Total gross floor area (m ²)
Own door offices have direct access from street		
Own door office 1	1	305
Own door office 2	1	405
Own door office 3	1	240
Own door office 4	1	70
Own door office 5	1	346
Own door office 6	1	428
Own door office 7	1	274
Own door office 8	1	267
Own door office 9	1	257
Own door office 10	1	300
Open plan offices subdivided		4969
TOTAL		6880



0101 B04 110 / 1ST FLOOR PLAN -



0101 B04 120 / 2ND FLOOR PLAN - SCALE 1:500

Off-Street Parking: (Zone 2 standards)

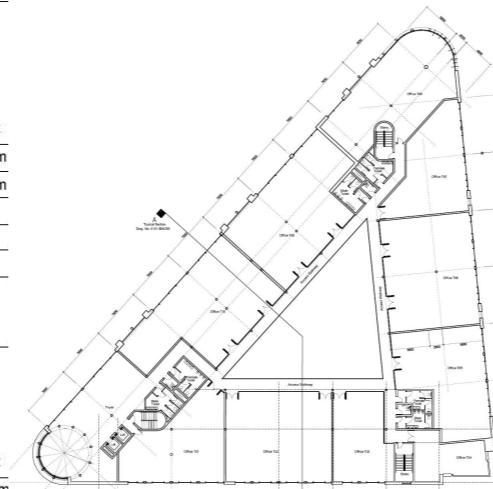
No. of spaces	No. of Res Units	Rate per Unit
29	Own door offices	1 per 125sq.m
40	Open plan offices	1 per 125sq.m
20	Visitor spaces	
89	TOTAL	

On-Street Parking:

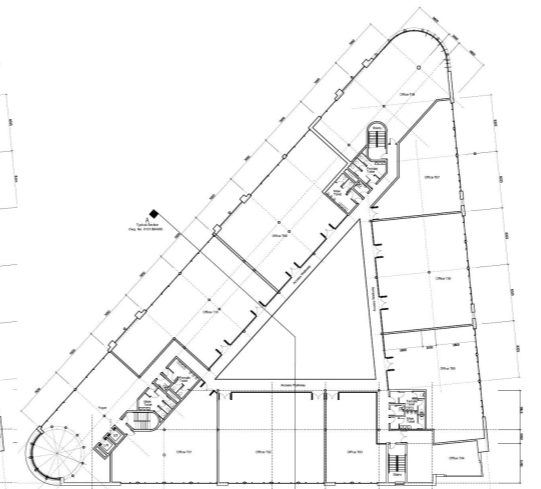
No. of spaces (refer to site layout)	28
--------------------------------------	----

Bicycle parking: (Underground)

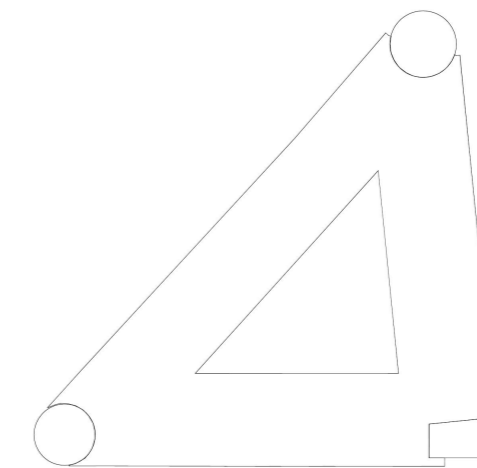
No. of spaces	Rate per Unit
20	Own door offices 1 per 100sq.m
50	Open plan offices 1 per 100sq.m
70	TOTAL



0101 B04 140 / 4TH FLOOR PLAN -



0101 B04 150 / 5TH FLOOR PLAN -

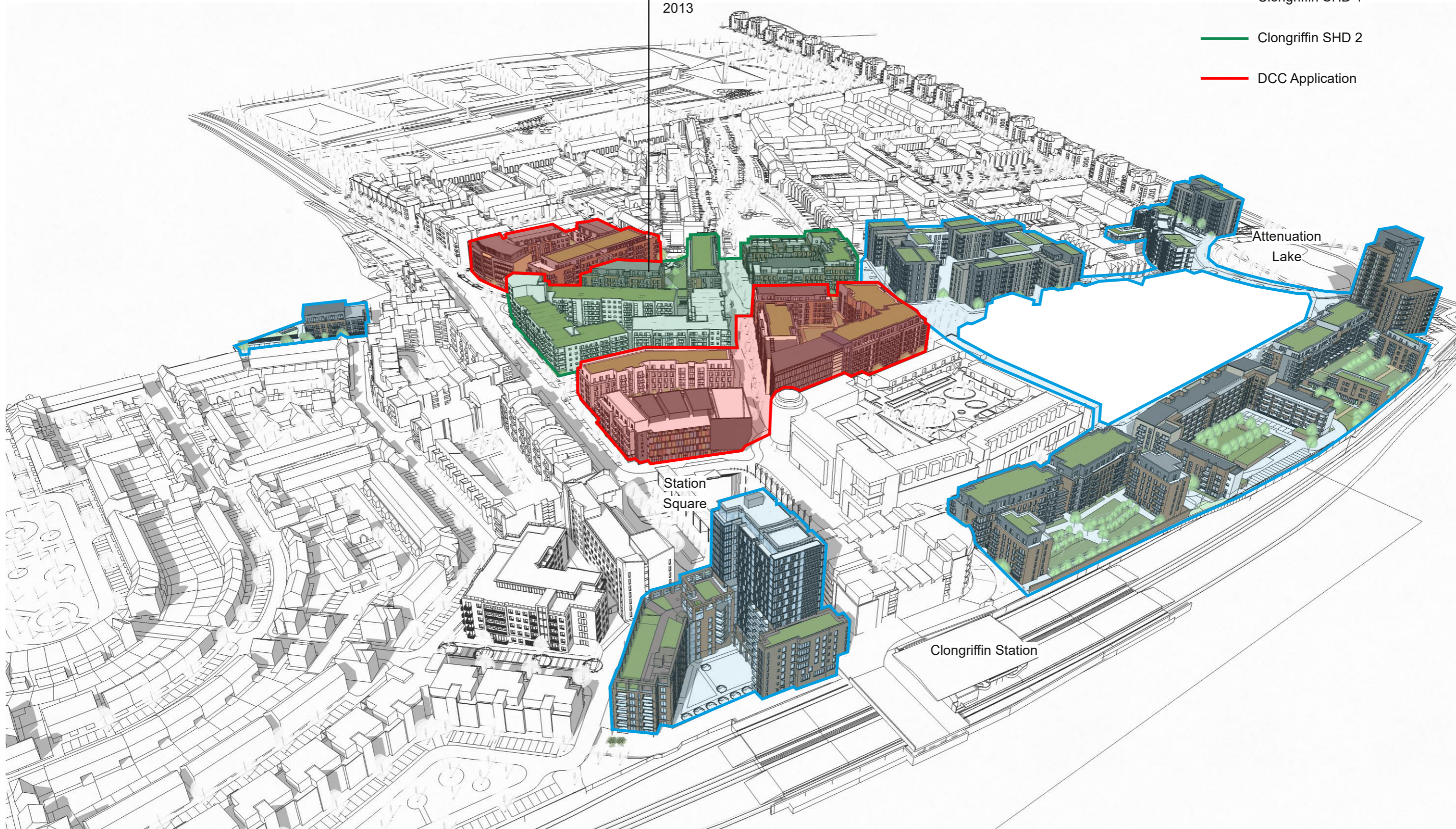


0101 B04 160 / ROOF PLAN -

Previous Application drawings and stats

- Block 4 is located with frontage onto Market Street, pedestrian and cycle priority street
- It is on the strategic road of Lake Street
- Planning permission for a 5 storey office building was granted in 2003 and lapsed in 2013

- Clongriffin SHD 1
- Clongriffin SHD 2
- DCC Application



Current Planning: Showing SHD 1, SHD 2 and DCC Application

2.1 PROPOSED DESIGN

2.1 Design Overview

The design of the concept scheme has been kept simple, efficient and legible. 74 Build to Rent units will be provided in two 6 storey slim pencil blocks set at right angles to each other. Ancillary facilities available to the general public including a community centre, childcare facility, Mens' Shed and café/ restaurant unit will integrate this block with the surrounding neighbourhood at ground level.

A concierge is located at the main entrance off Lake Street, where it is easily accessible and highly visible to all.

A creche is located along Park Lane in a free standing block of two storeys, with a private open space for children at ground floor. Childcare spaces for 53 children will be available to the greater community of Clongriffin and Belmayne. The childcare facility will have their own secure, west facing open space of 60 sq.m. and set down parking spaces to the north along Park Street.

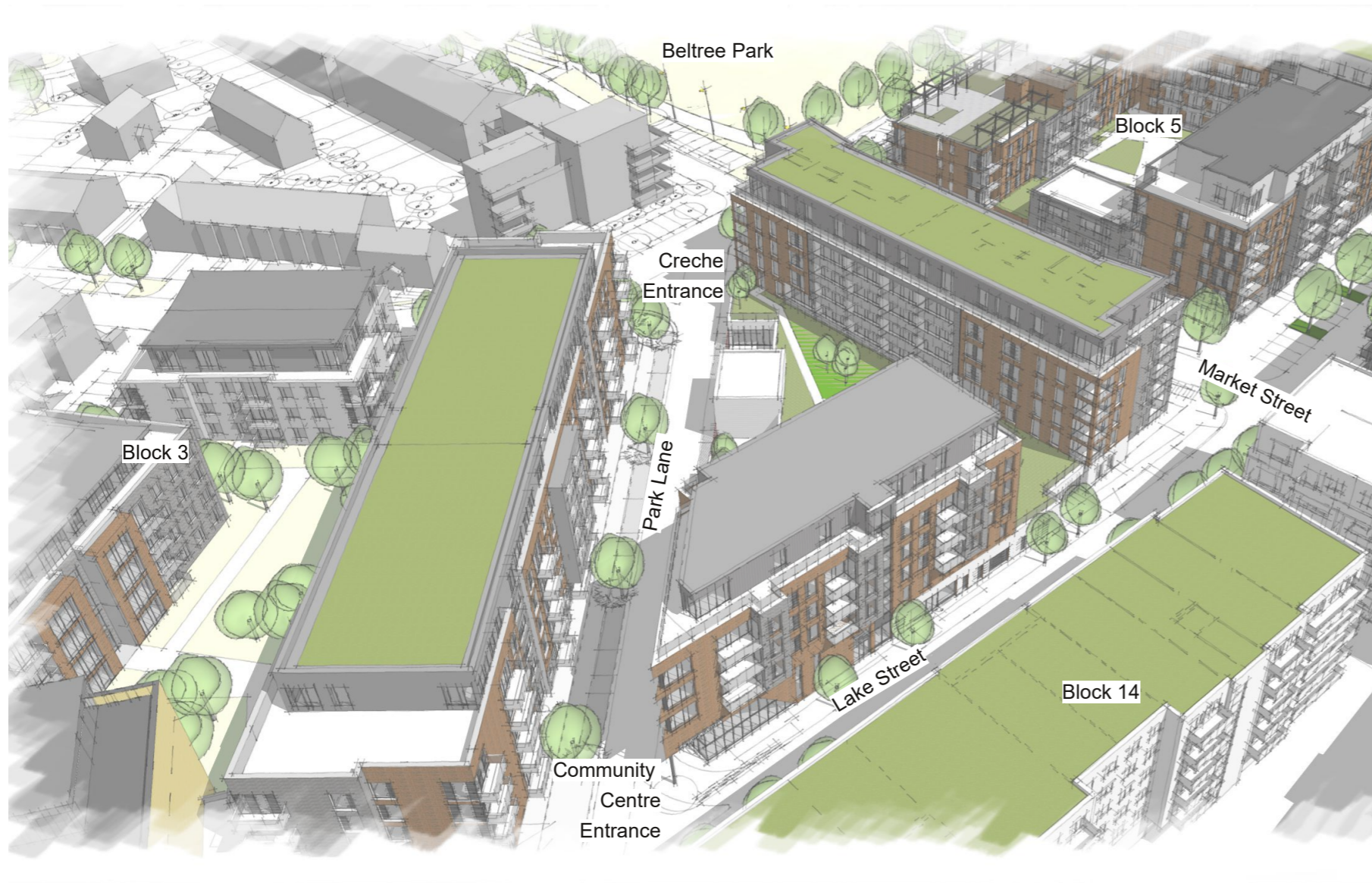
Community uses are located to the south and west of Block 4, fronting onto Lake Street and Park Lane, and comprise a Community Room and Mens' Shed for wider public use. These uses will form part of the activity and mixed uses of the Town Centre. The main entrance to the Community Room is located prominently on the south corner of Block 4, where it will be clearly visible from Main Street and Lake Street.

The residential sections of the building are legibly residential; made up of red brick, interspersed with recessed and protruding balconies. 74 apartments are accessed from three cores. Each residential core has direct access to a shared, highly landscaped, courtyard at podium level.

At penthouse level apartments are set back to allow larger roof terraces and reduce bulk to the street. This helps offer a mix of apartment types and sizes, with something to suit all tastes.



Community Centre at lower ground floor level as approached along Lake Street



Bird's eye view of Block 4 from south east



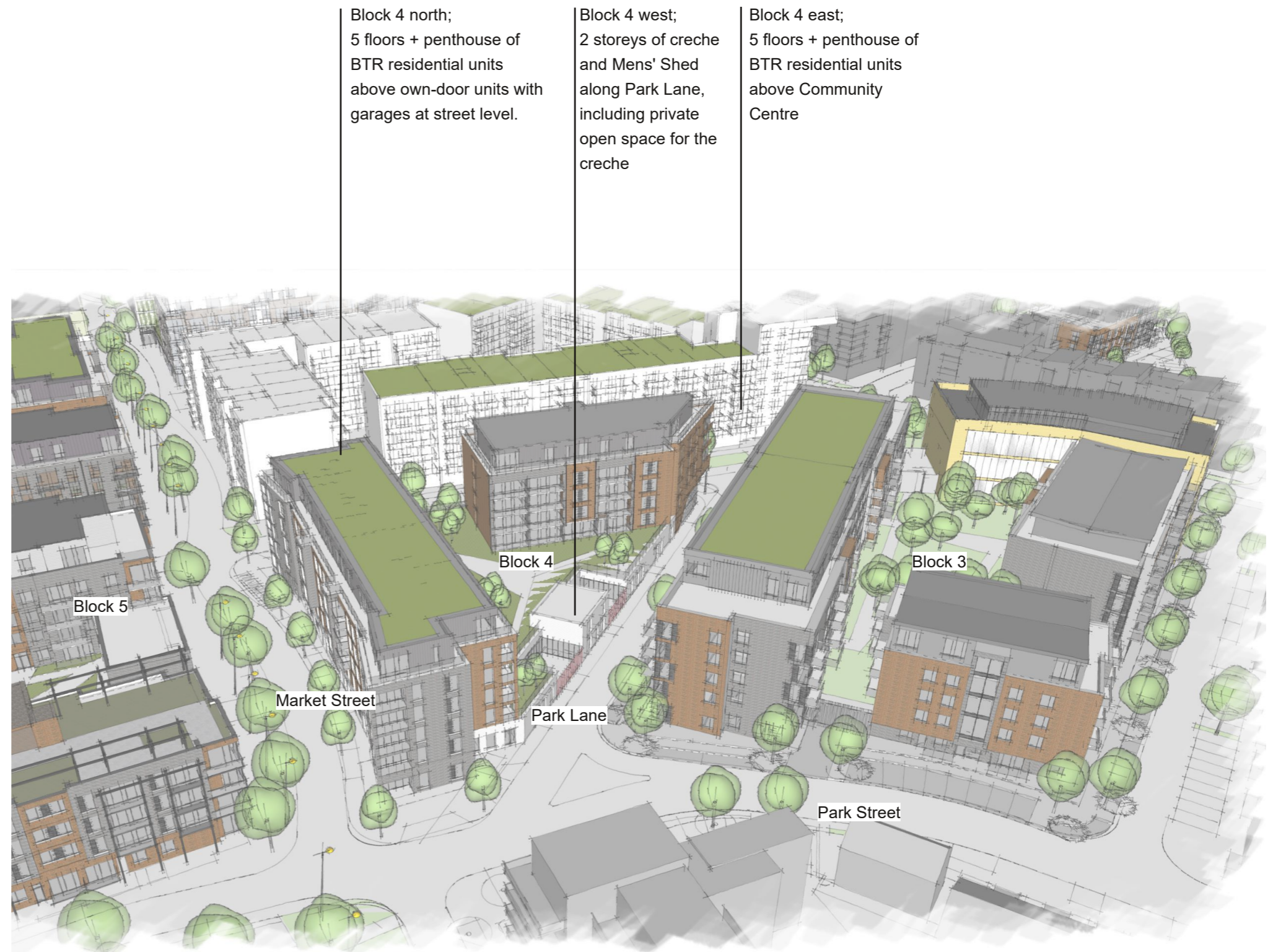
Block 4 landscaped podium for residents use

2.2 Massing & Height

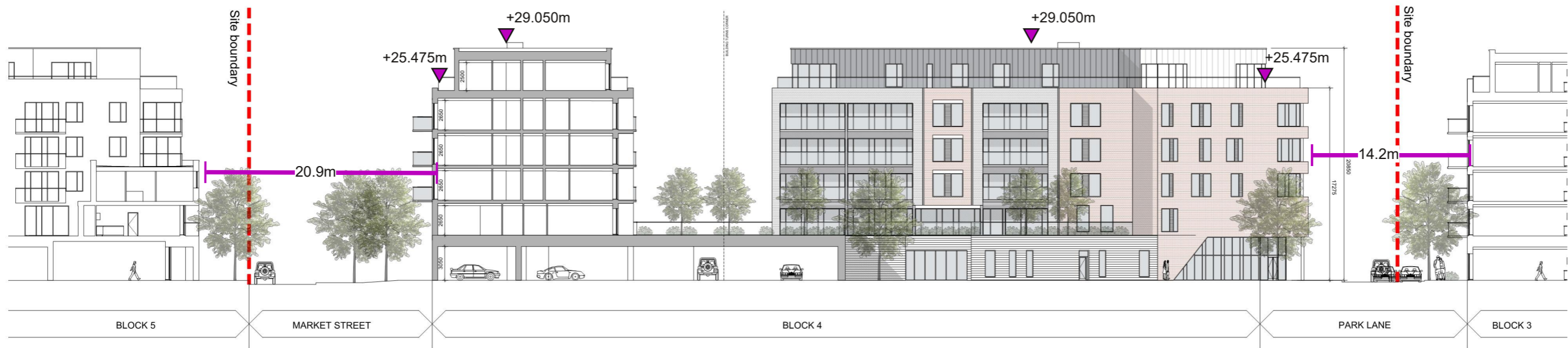
The proposed massing of Block 4 is five storeys over ground, with an additional, set back penthouse above. The proposals are made up of two slim pencil blocks oriented north-south and east-west. To the west is a smaller, two storey volume housing the creche and Men's Shed. This allows plentiful light into the podium courtyard whilst still containing this space. A green roof is provided on the northern block.

Block 4 falls within 500m radius of Clongriffin Train Station and on the strategic Street of Lake Street. As such, it needs to present an active street frontage onto this mixed use street and subtly aid wayfinding and legibility in Clongriffin Town. This is achieved through the location of the Community Centre on this street. The main entrance to the Community Centre is on the southern corner, allowing it to be easily seen from Main Street.

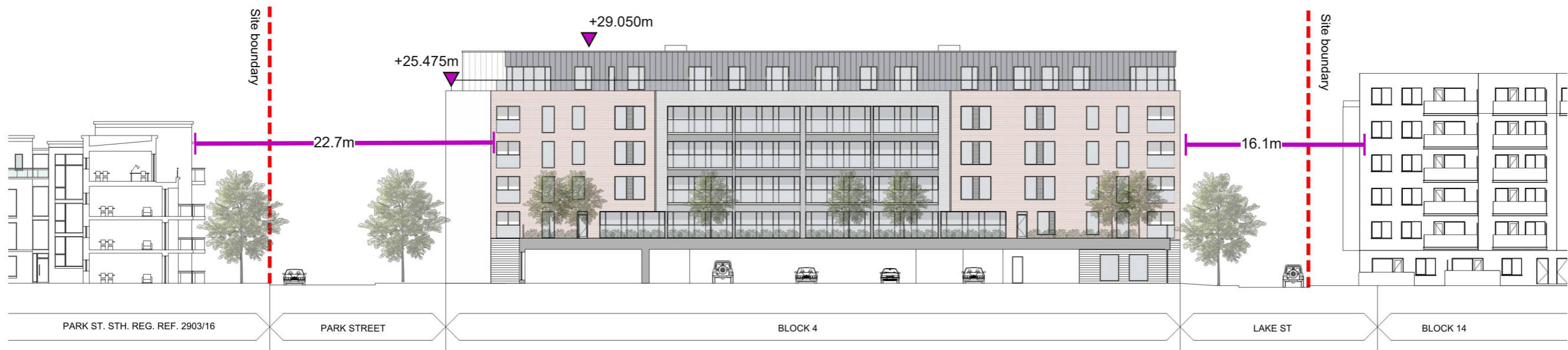
The building is six storeys in keeping with the LAP objective of 5 storeys or greater within the KDC zone. With the recessed penthouse level this sits comfortably within the context.



Bird's eye view of Block 4



SECTION A-A/ WEST ELEVATION BLOCK B



SECTION B-B/ SOUTH ELEVATION BLOCK A

2.3 Material Palette & Precedents

The building finishes are designed to be robust, durable and maintenance free. Brick is chosen as the primary material for the residential accommodation over levels one to four and it extends down to ground level at the ends to anchor the building. A contrasting palette of bricks is employed to add interest and break down the scale and grain of the blocks.

The residential facades are pushed and pulled over their length and height with a combination of recessed and projecting balconies, recessed penthouse and articulated shared concierge entrance. A light zinc or similar cladding will be used at the penthouse level, in a subtle reference to the residential palette in adjacent Beltree Park housing. Flat roofs will be single ply membrane or extensive sedum green roofs as indicated on roof plans. Stone cladding is employed at ground level along Priory Lane to distinguish it as different from the residential above and provide a more public facade at the community centre, men's shed and creche. On Market Street and Lake Street stone cladding is used at ground level also to establish the public realm at this level.

Double height curtain wall glazing and the prominent angled building form will express the community centre as a new community hub within Clongriffin. Painted steel railings and gates 2m in height are provided at the Men's Shed and creche amenity yards to balance visual links to the public realm, security and passive surveillance.



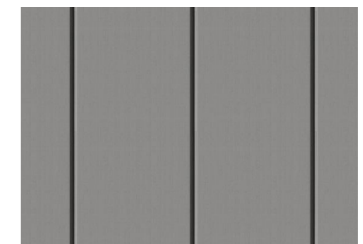
Precedent Image - Building form



Precedent Image - Recessed balconies



Precedent Image - Activity to street at ground floor level with breaks in facade at creche and men's shed yard with podium communal space above





Profiled Metal Penthouse Cladding

The penthouse level residential units are clad in profiled metal cladding and recessed to reduce overshadowing to neighbouring residents.

Recessed Balcony

Balconies are recessed into the brickwork facade at corners with simple glass balustrades.

Brickwork facade

The primary facade cladding material used is a mixture of rustic red bricks and dark grey bricks are employed to add interest and break down the scale and grain of the blocks.

Stone Cladding

The material change at ground level provides a more public facade and highlights the distinction between the residential and commercial uses

Brickwork facade

Dark grey bricks are used to add interest and break down the scale and grain of the blocks.

Steel and Glass Balconies

Steel and glass is the primary materials used for balconies and balustrades. Translucent glass is used on certain balconies to provide more privacy.

Market Street - Shared Surface

Shared surface treatment at Market Street and raised tables at road crossing junctions emphasises pedestrian and cyclist priority in this zone.

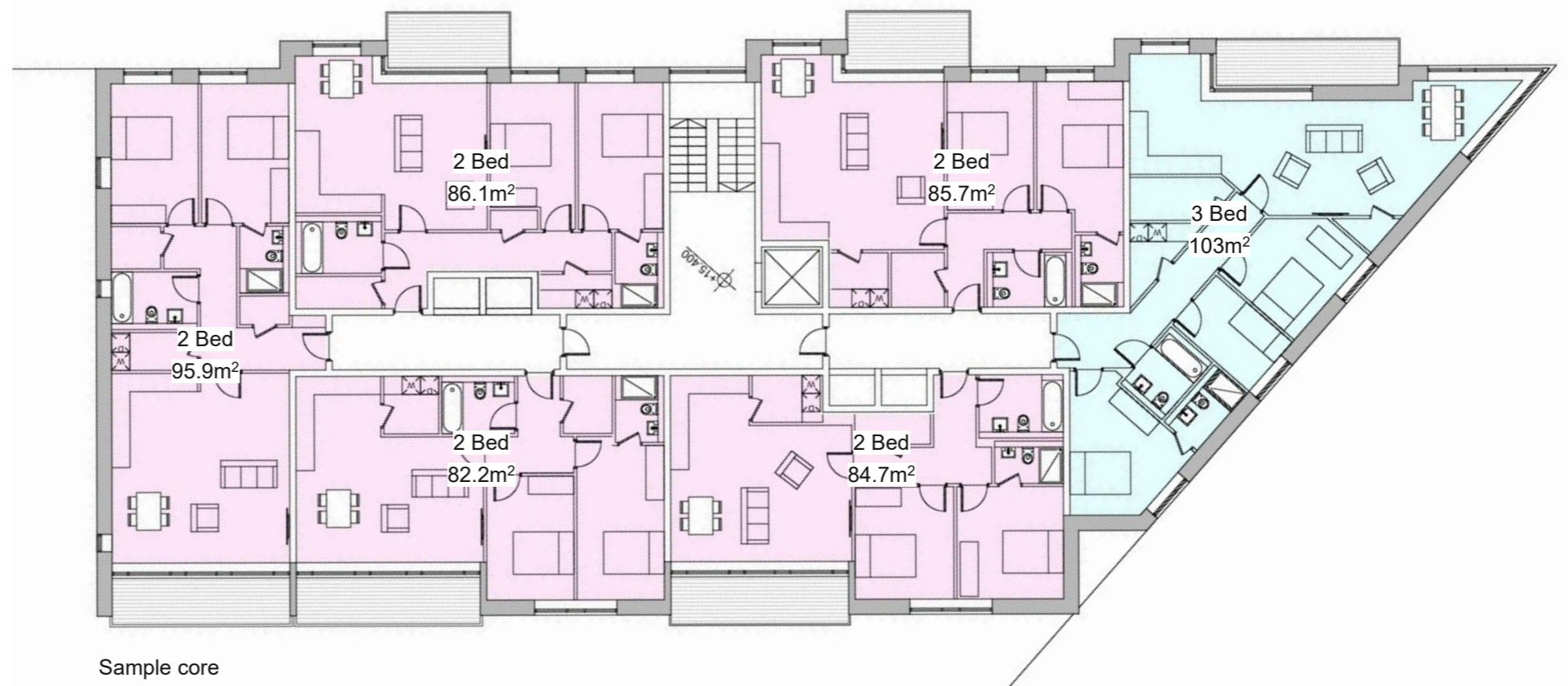
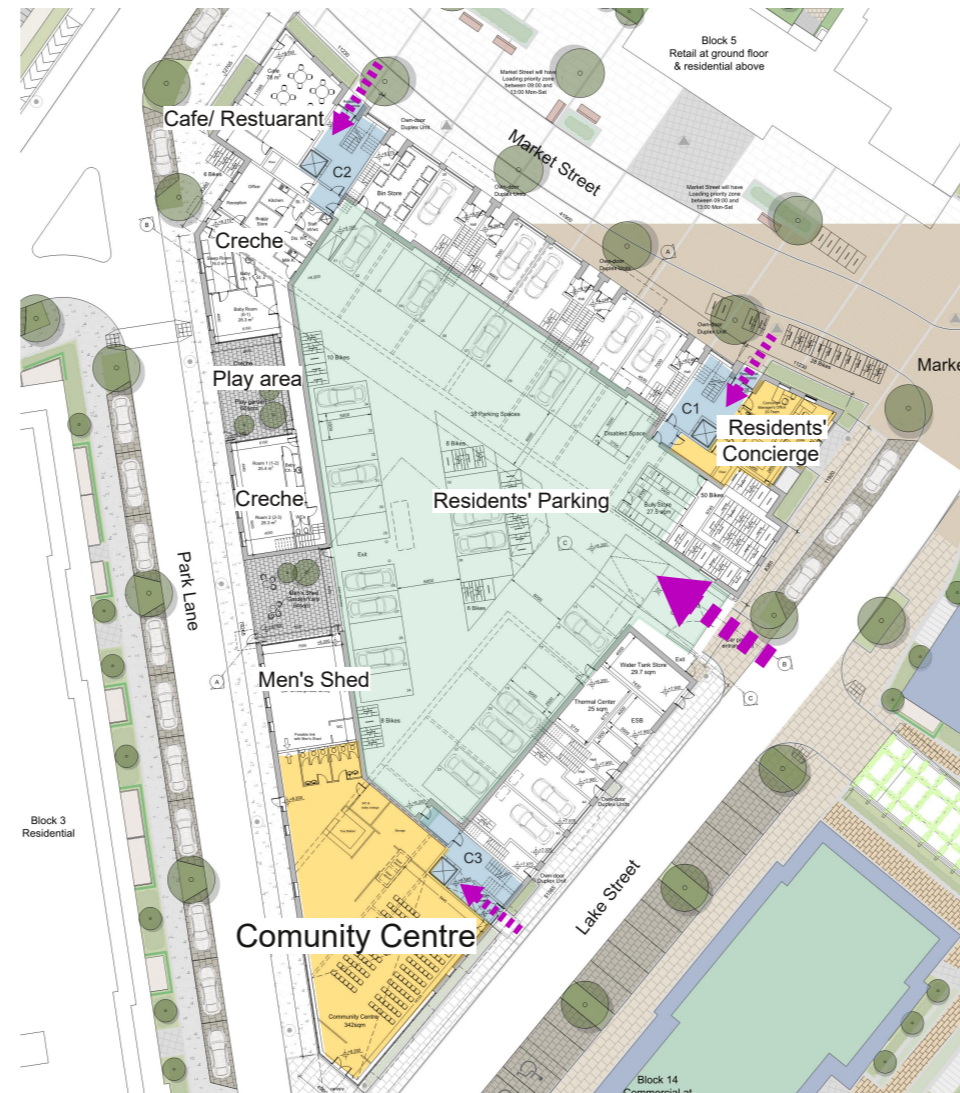
2.4 Apartment Design

The apartment layouts are based on a build to rent model. Residents can enter their own lift and stair core directly from the street or below podium parking if they wish. There is also a shared access point at the east corner, prominently located on Lake Street. Resident facilities are located at ground and first floors and include a concierge and amenity room. The journey through the resident access on Market Street is detailed on the right.

Apartments are designed to the latest standards outlined in Sustainable Urban Housing: Design Standards for New Apartments (March 2018). All apartments include open plan kitchen/ living/ dining areas and private balconies and roof terraces. Living spaces are generously designed with aspect maximised where possible and large windows providing lots of light.

The building is laid out to encourage community amongst residents, through the provision of high quality communal facilities. Research in the field indicates that residents are more likely to feel a sense of 'home' and 'community' if they know even a small number of their neighbours.

Both internal and external communal facilities, in addition to a shared access point through the concierge, allow residents ample opportunities for spontaneous meetings and exchanges. The concierge provides additional amenities as residents can have parcels and deliveries securely received during the day.





Second - Fourth Floor Plan



Penthouse Plan

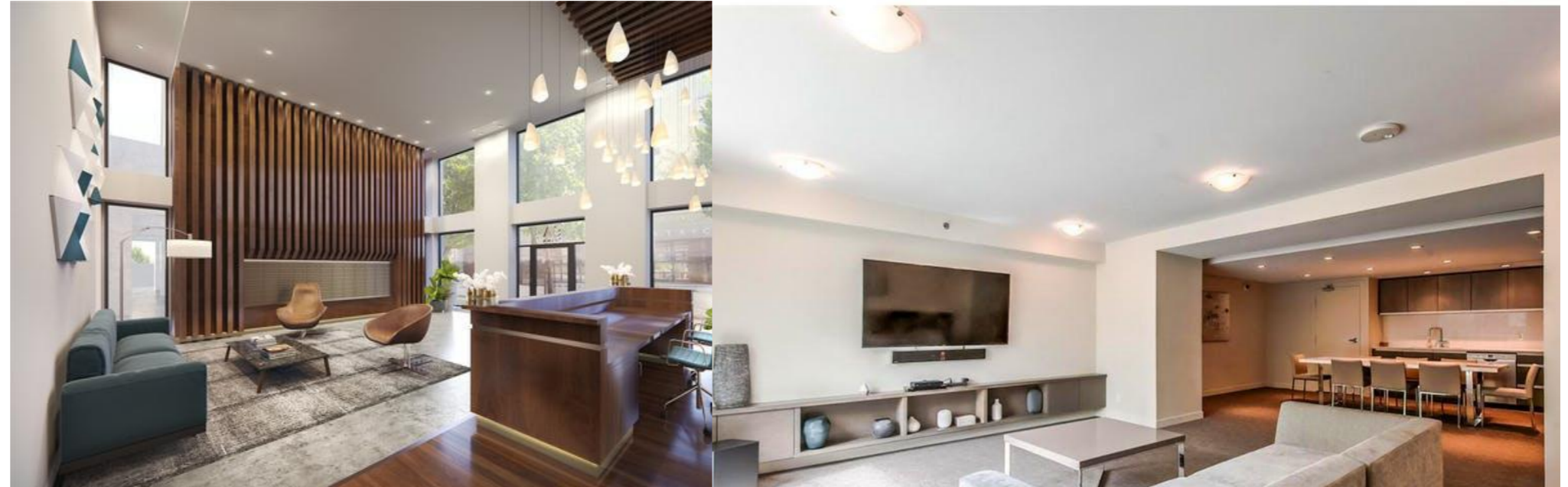
2.5 Build to Rent Design

Block 4 is designed as Build to Rent model in line with the standards outlined in Sustainable Urban Housing: Design Standards for New Apartments (March 2018). Both internal and external communal facilities, in addition to a shared access point through the concierge, allow residents ample opportunities for spontaneous meetings and exchanges.

The concierge is located at the key junction of Market Street and Lake Street. A parcel storage facility will be available to residents here. A couple of study rooms are provided for residents use to provide alternative work space options to residents with young families or in one bedroom apartments. The guest suite adjacent to the concierge will be a huge asset to residents who have visitors coming and will be available for short term rent for residents visitors via booking through the concierge.

At first floor level, a residents amenity room is located with deck access to the podium. This multifunction room can be used for larger gatherings or extended family parties. An adjacent games room will provide alternate amenity space for residents. An additional meeting room is provided at penthouse level. The building is laid out to encourage community amongst residents, through the provision of high quality communal facilities. Research in the field indicates that residents are more likely to feel a sense of 'home' and 'community' if they know even a small number of their neighbours.

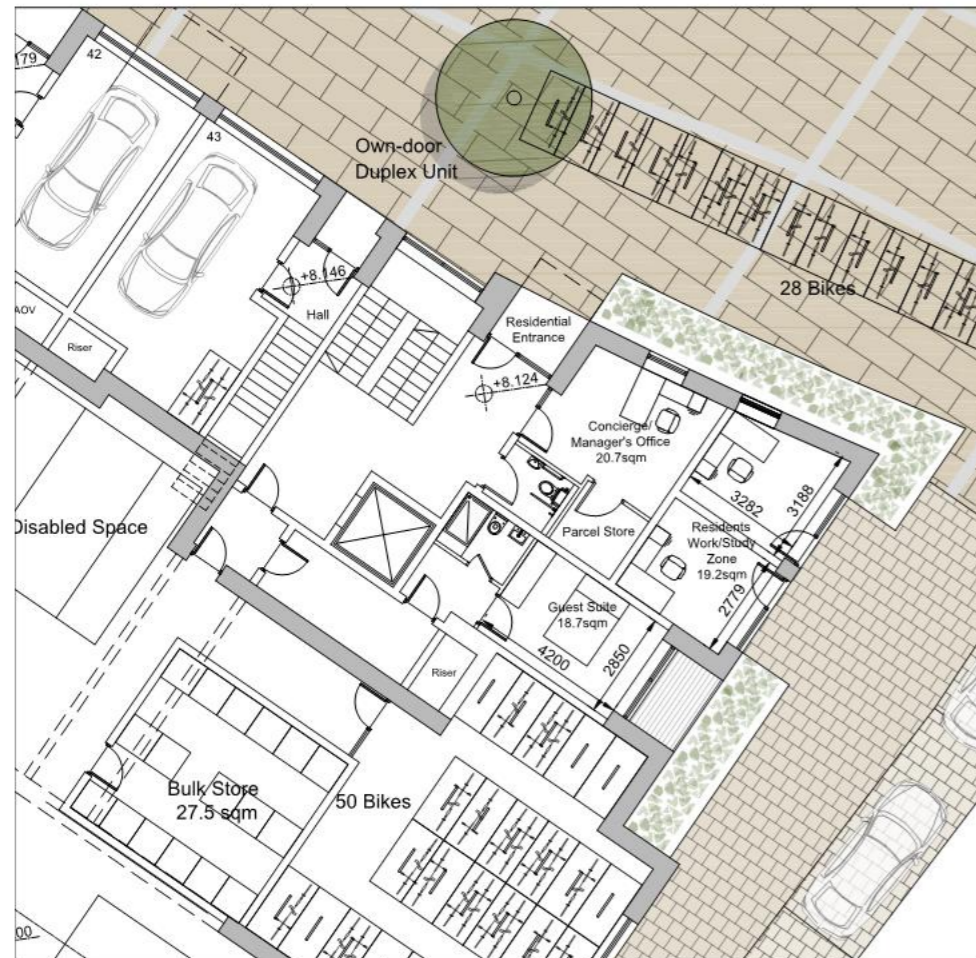
Residents support facilities have also been provided through a shared laundry room at penthouse level and a bulk storage room in the ground level car park.



Clongriffin Block 4

Build to Rent - 74 Units
 204.5 m² BTR amenity space
 2.8 m² BTR amenity space/unit

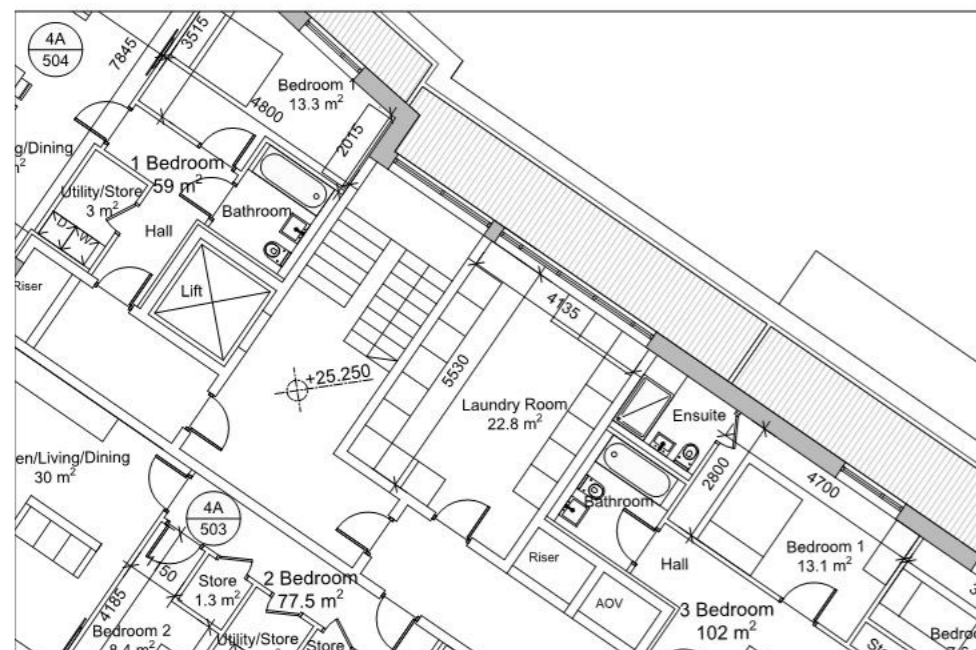
Residential Support Facilities	Sq.m.	Residential Services & Amenities	Sq.m.	Summary	Sq.m.
Concierge/Manager's Office (GF)	20.7	Residents Work/Study Zone (GF)	19.2	Residential Support Facilities	71
Laundry Room (5F)	22.8	Guest Suite (GF)	18.7	Residential Services & Amenities	133.5
Bulk Store (GF)	27.5	Residents Amenity Room (1F)	45.6	Total	204.5
Total	71	Games Room (1F)	27.2		
		Residents Meeting Room (5F)	22.8		
		Total	133.5		



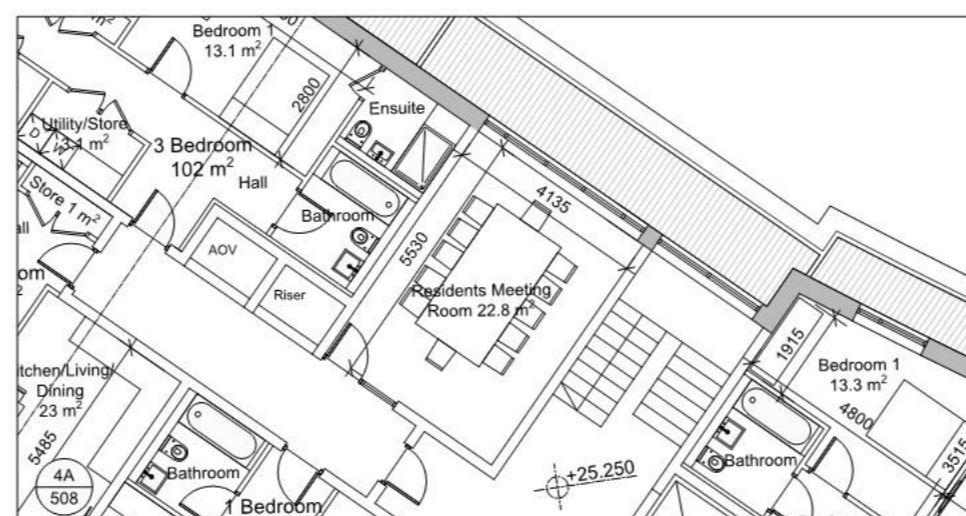
Ground Floor Level



Podium Level



5th Floor/Penthouse Level



5th Floor/Penthouse Level



Residents' Amenity Room



Residents' Meeting Room



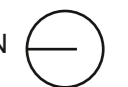
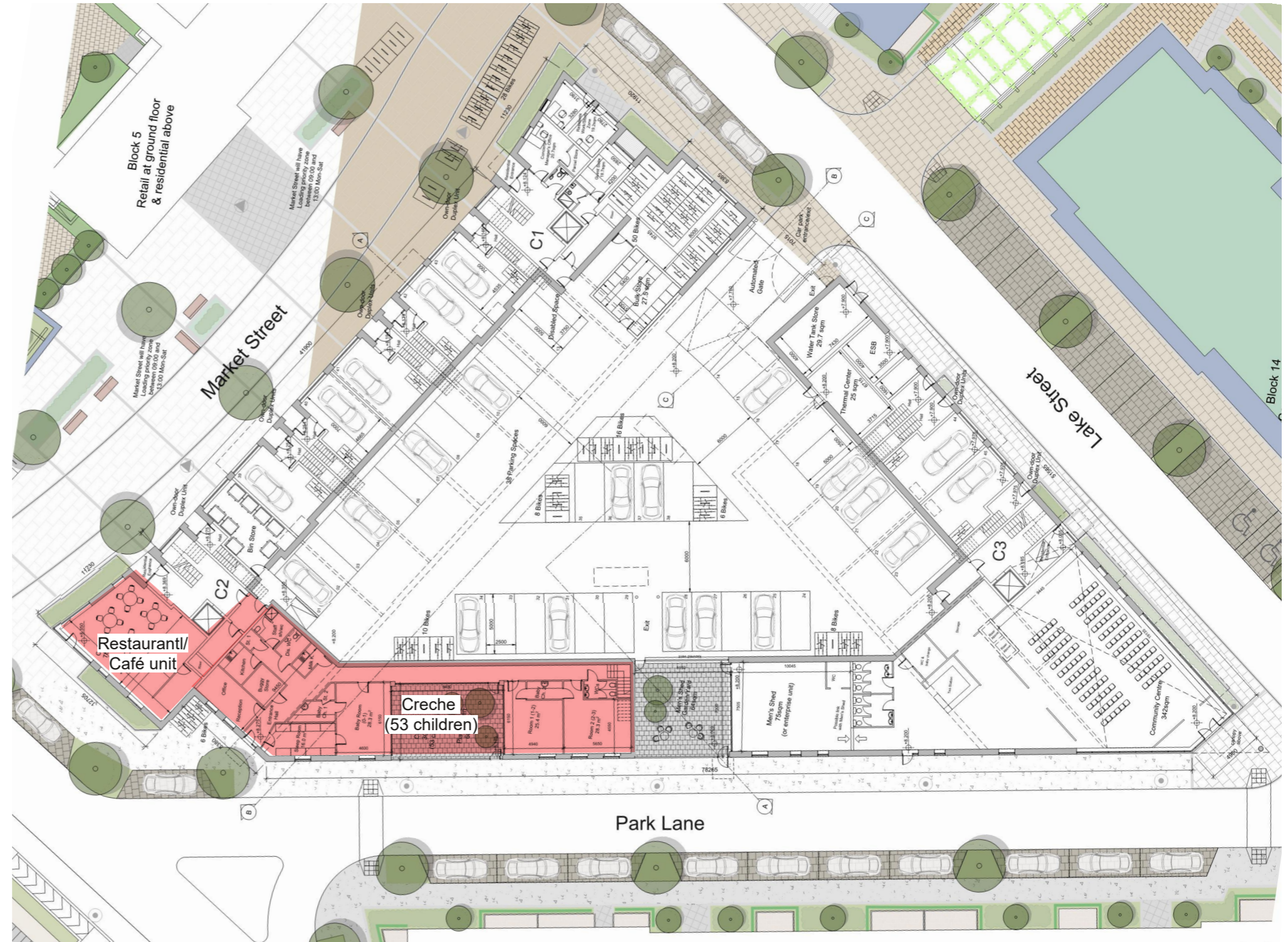
Residents' Laundry

2.6 Commercial Uses

Block 4 provides several different functions in terms of non-residential uses. At ground floor level on the corner of Park Lane and Market Street, which is an important pedestrian and cycle connection in the town centre, there is a Restaurant/ Cafe unit of 78m². This will provide important frontage and activity on this street, where there will be a significant number of smaller, convenience retail units along adjacent blocks.

A creche for 53 children is also located within Block 4, on the western edge on Park Lane. Clongriffin has developed into an ideal location to raise and educate a family, with three creches already in operation in the town and proving successful. This proposed creche, in conjunction with two more proposed in a concurrent application, will complete the required creche provision for Clongriffin and serve the demand arising from additional units within this suite of applications. A separate commentary on creche size and allocation is included in the planners report.

The floor to ceiling level of these commercial units is 3m.



2.7 Community Uses

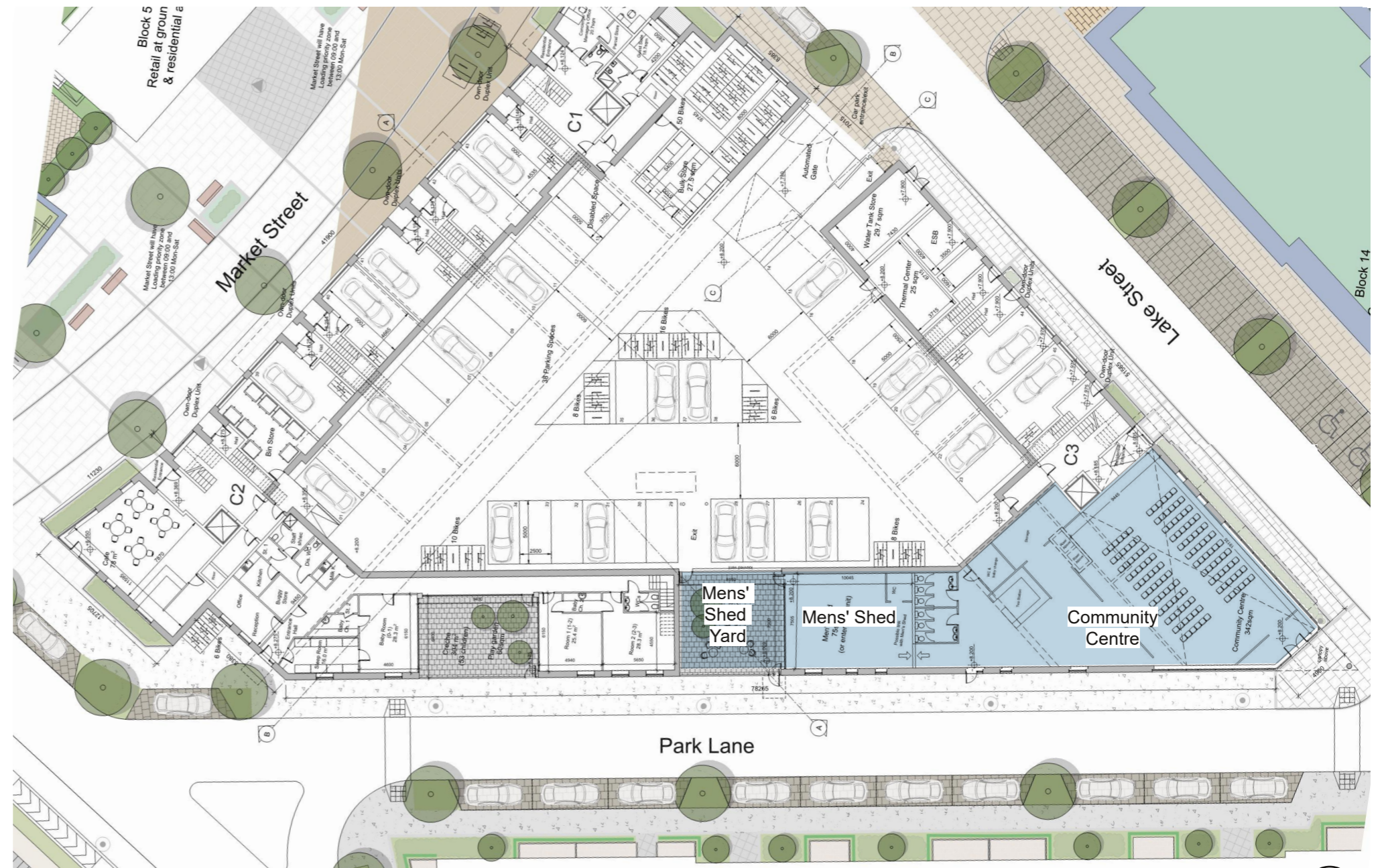
The community centre is conveniently located at the prime corner of the Block 4 site as one approaches from Main Street establishing itself as a new hub for the existing local community while also allowing the BTR community to integrate and socialise within the neighbourhood. The symbiotic association between the community centre, café/ restaurant, childcare facility, Men's Shed and BTR accommodation will serve to support the mutual success of all these uses at Block 4.

Section 12.5.3 of the Dublin City Development Plan states that "A range of community facilities and infrastructure will be essential to support the emergence of sustainable neighbourhoods and communities throughout the city, especially in newly emerging or developing areas". Gerard Gannon Properties currently provide a temporary community centre as well as a Men's Shed for Clongriffin residents and the new Block 4 community centre will replace these temporary spaces with purpose built facilities.

The site's proximity to the pedestrian friendly Market Street, linking Station Square with Fr. Collin's Park, and it's location along the midpoint of this route also adds to the suitability of this site for community centre use. The proximity to public transport routes by rail and bus make the community centre easily accessible by the wider community of Clongriffin and Belmayne also.

The design of the community centre space is kept as flexible as possible to allow for multifunctional future use and possible subdivision if required. Indicative seating layouts allow up to 132 seats in the space. A stage area is also indicated but this could be a temporary or removeable structure depending on the community needs. A tea station is provided for events as well as adequate toilet facilities.

The community audit prepared by the planning consultants Downey Planning and submitted as part of this application will analyse the needs and proposed provision for community in the overall development.



3.0 URBAN DESIGN STRATEGY

3.1 Streetscape & Urban Design

The triangular site of Block 4 is enclosed by Lake Street to the south east, Market Street to the north and Park Lane to the south west. The urban form of the proposal consists of two slim pencil blocks with sharp edges, set at an angle, enclosing a south west facing triangular shaped amenity space. The building is expressed as a 5 storey brick volume over a base with a recessed penthouse level, thus comprising 6 storeys overall.

The massing of the two buildings will create strong street edges along Lake Street and Market Street in keeping with the grain of the wider urban fabric, while the amenity space with its high quality boundary treatment will create a new extension to the public realm along Park Lane forming a new, more direct route to Market Street and Beltree Park, currently in construction.

The community centre enters to the south, on the corner of the building, marking its presence as one approaches from Main Street along Lake Street at the most prominent corner of the scheme.

The greenway to the north is designed to easily facilitate east-west pedestrian and cyclist activity between Fr. Collins Park and Station Square. The restaurant/ café located along this route, to the north, will serve as a gathering point between the existing local community and the new residents. The childcare facility at the west provides easy access to the greenway and park facilities for families before and after drop-off.

The urban design strategy for Block 4 is in keeping with the objectives of Clongriffin Belmayne LAP 2012-2018 and the aims of the original Clongriffin Masterplan (Reg. Ref. 0132/02).

Further details on design adherence to the 12 principles in Urban Design Manual: A Best Practice Guide (2009) is detailed on the following pages.



3.2 Context

To the north, Block 4 fronts onto the Greenway link of Market Street connecting Fr. Collins Park to Station Square. This is a pedestrian and cycle priority route with minimal vehicle activity and plenty of active frontage and other pedestrian activity. The Restaurant/ Café unit and several private garages with own-door access units above in Block 4 all open onto this street and provide active frontage and passive surveillance.

The route will be surfaced to a high quality and highly landscaped to encourage pedestrian and cycle use. Cars will be encouraged onto the perimeter roads of Main Street, Station street and Marrsfield Avenue where possible. Podium car parks will access from side streets to avoid heavy traffic on Market Street. At the same time, some traffic is beneficial and a small amount of street-parking, drop-off and other vehicle traffic will help to activate the street. Raised tables will be employed at the minor junctions crossing the street to make the hierarchy clear.

High quality landscaping, bicycle stands, tree planting and active frontages from both civic and commercial uses will all combine to create a lively and safe street. Public benches will also be provided to encourage lingering and informal encounters.

Active frontages onto the street, minimal car traffic, limited on-street parking and occasional loading access and passive surveillance from residential units above, all combine to create a balanced, human scale street.

Further details including materials and planting specification can be found in the landscape architect's drawings prepared by Ronan MacDiarmada.

On-street parking adds activity



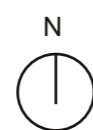
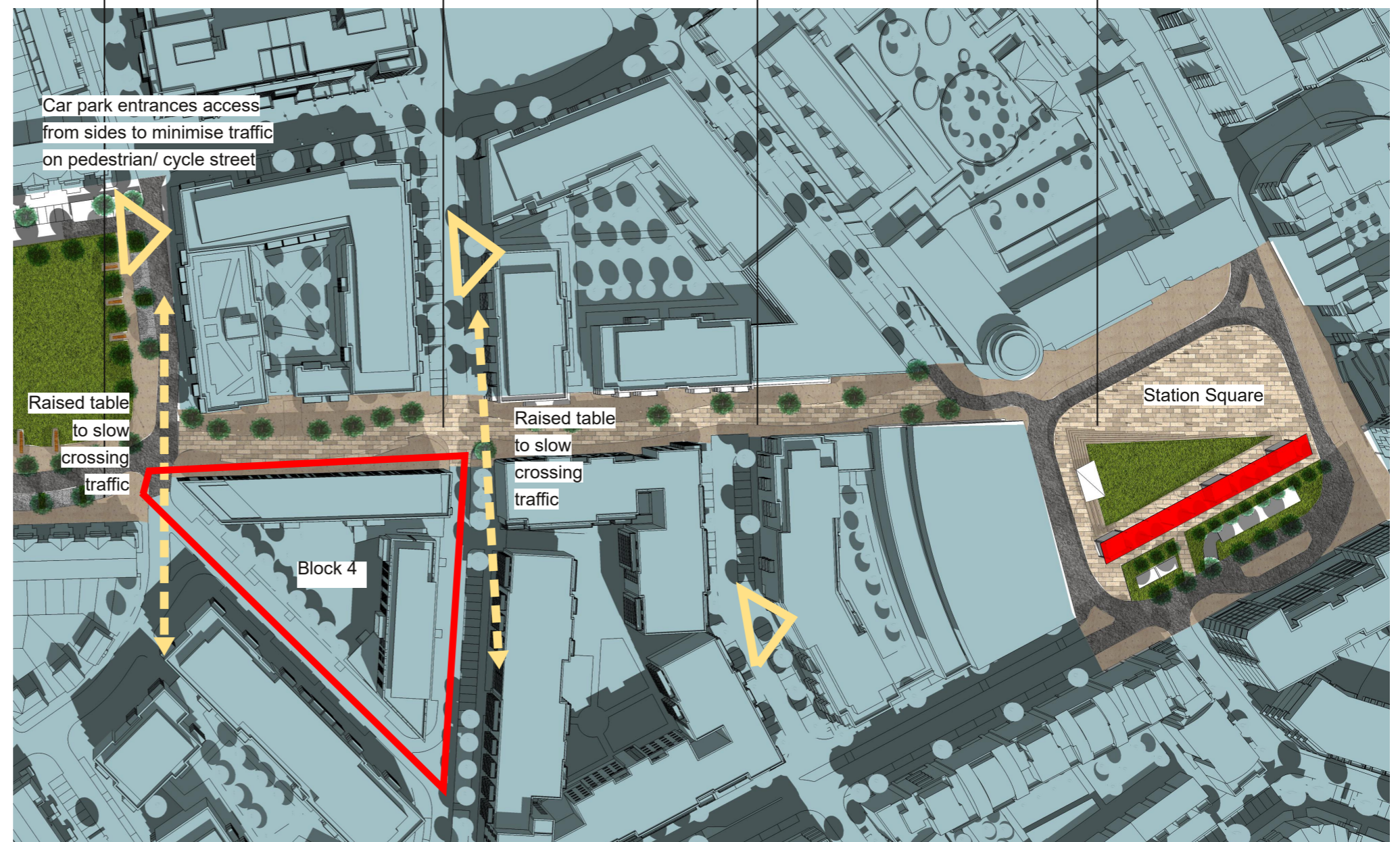
Flush surfaces encourage driver caution



Material finishes indicate priority and segregation



Street lighting choice implies pedestrian scale



Extent of shared surface/ cycle & pedestrian priority

No car park entrances along this stretch to reduce traffic volume

3.3 Market Street

Market Street forms a new key link route within Clongriffin which will greatly enhance the daily wayfinding experience for both existing and new residents.

Market Street will connect Fr. Collins Park to Station Square along a pedestrian and cyclist focussed street, with active frontage along the majority of it's length. This pedestrian and cycle priority street has been carefully laid out to encourage a safe and inviting environment for those on foot or two wheels, with car park entrances located to the sides of adjacent blocks and traffic encouraged onto other roads. Small amounts of traffic will be allowed onto the street as necessary, for example for drop off or commercial loading during designated times which will aid passive surveillance. Raised tables will be employed at the minor junctions crossing the street to make the hierarchy clear.

High quality landscaping, bicycle stands, tree planting and active frontages from both civic and commercial uses will all combine to create a lively and safe street. Public benches will also be provided to encourage lingering and informal encounters. Active frontages onto the street, minimal car traffic, and occasional loading access along with passive surveillance from residential units above, all combine to create a balanced, human scale street. Further detail on the design of Market Street can be found in the Landscape Architects reports and full scale drawings.

Facade Details

The primary facade cladding material used is a mixture of natural red bricks, dark grey bricks and stone is employed to add interest and break down the scale and grain of the blocks.

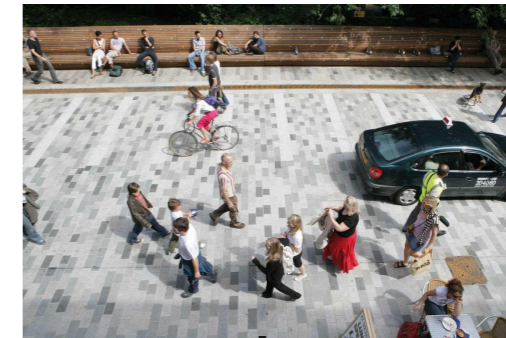
Neighbourhood Street with greenway



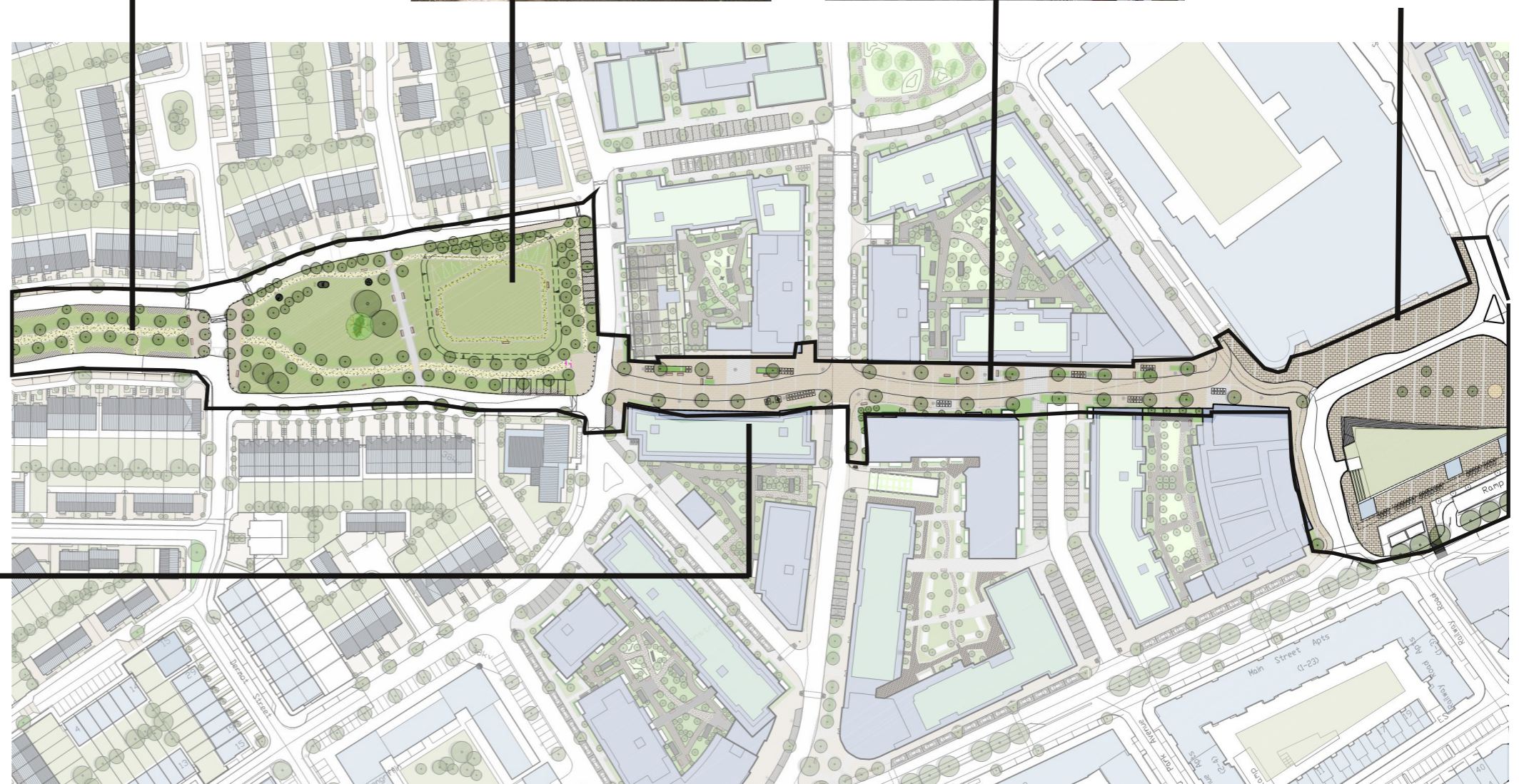
Belltree Park



Shared surface Pedestrian & bicycle priority street



Station Square



Site Plan showing the variety of qualities of public realm along Market Street





3.4 Street Sections

The sections show the horizontal arrangement of space on both Market Street and Market Lane.

The first is taken through Market Street and shows the division of space horizontally. The street will be well enclosed by buildings on each side, with a generous width of 18.3m. With Tree plantings, Market Street is a wide pedestrian and bicycle priority street and high quality finishes will combine to create a pedestrian friendly zone. At 6m a low traffic zone accounts for 33% of the width of the street. This width allows for comfortable flow of delivery vehicles and bicycles, whilst the enclosure and high quality finishes will prioritise pedestrians.

The second is taken through Park Lane. The street will be well enclosed by buildings on each side with a generous width of 24.2m. Tree planting, on-street parking, wide footpaths and high quality finishes will combine to create a pedestrian friendly zone. At 6.3m the carriageway accounts for 26% of the width of the street.



3.5 Entrances & Boundary Treatments

The approach to the design of building entrances and ground floor apartments has been carefully thought through during the design process. At apartment main entrances a combination of recessed doorways and canopy overhangs are used to provide weather protection and security for residents.

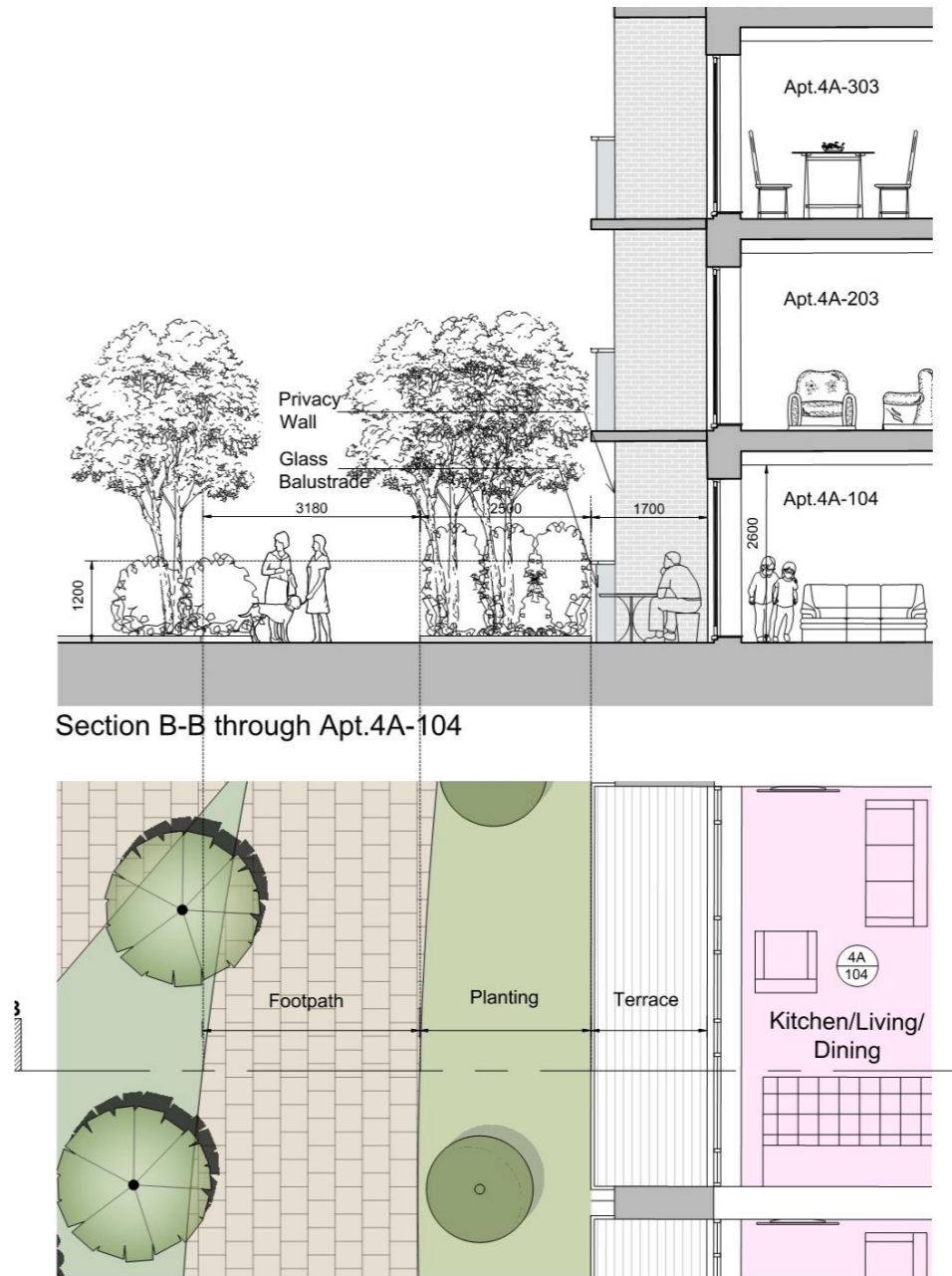
Facades at street level have been designed with privacy as one of the primary aims. Building setbacks in conjunction with landscape planting are used to maximise privacy to residents. At Block 4, public, commercial and communal residential uses are concentrated at street level with all apartments located from podium level up. A number of approaches to threshold conditions are taken throughout the scheme but at Block 4 only Threshold Condition 1 applies at podium level.

Threshold Condition 1

Where the planting strip between the outer edge of the residents private amenity space and the adjacent footpath is greater than 1.2m, own door apartments with the finished floor level with the footpath are considered appropriate, since there is sufficient landscape buffer to allow residents' privacy.



Threshold Condition at Block 4 podium level



Threshold Condition 1, Block 4 - terrace with painted railing & planting level with street

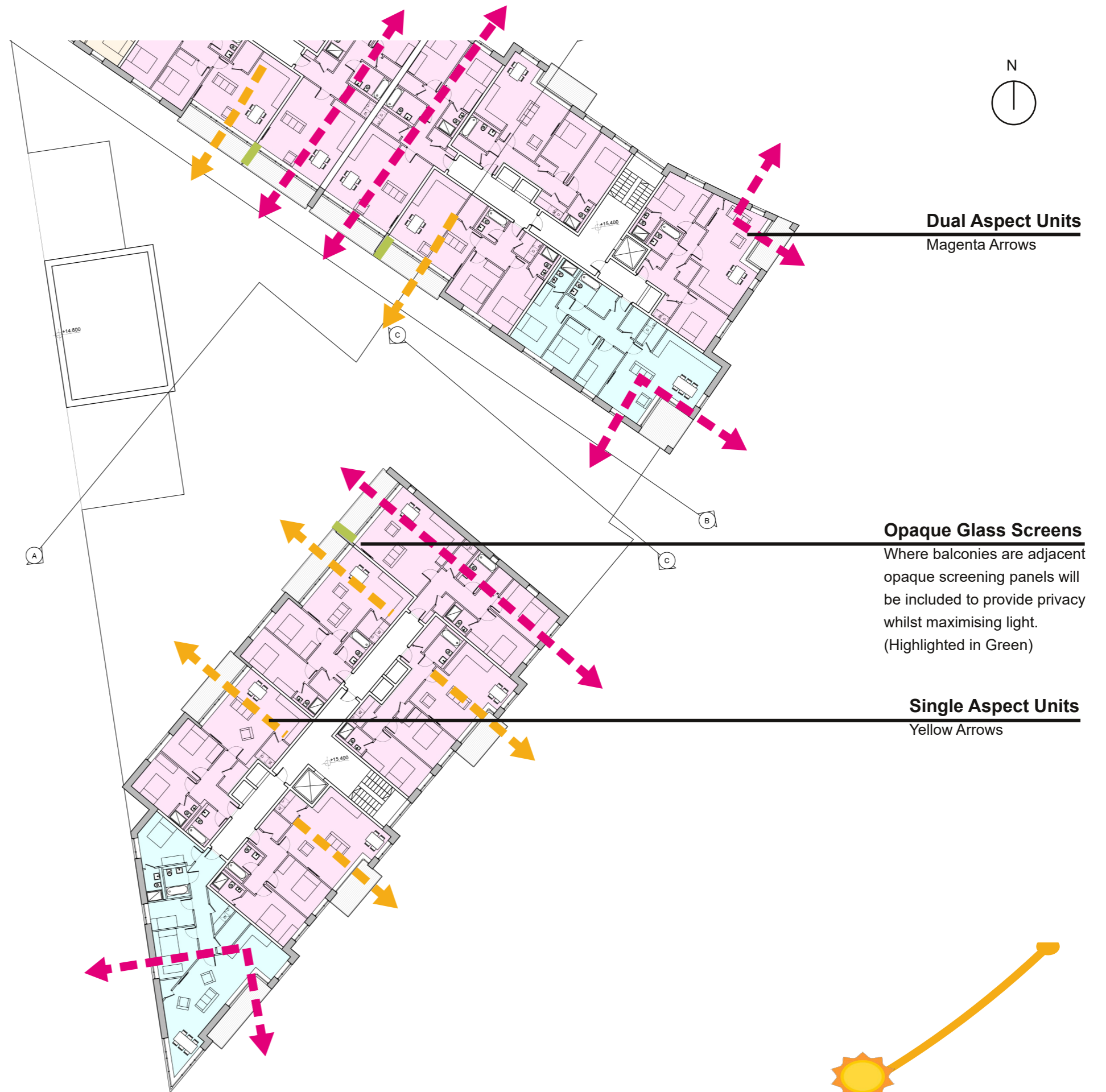
3.6 Residential Amenity, Overlooking, Privacy

All apartments are provided with private amenity space in addition to shared communal amenity space at podium level. Personal balconies and roof terraces are designed to access directly from living areas for optimum usability.

Buildings are laid out to minimise overlooking between apartments and maximise usability and aspect of private spaces. Where balconies are adjacent opaque screening panels will be included to provide privacy whilst maximising light.

A mix of design approaches are taken to ensure privacy is maintained for residents in the design of the balconies as this creates a varied feel for the different neighbourhoods within Clongriffin.

Separation distances of 22m have been maintained internally, between directly opposite windows



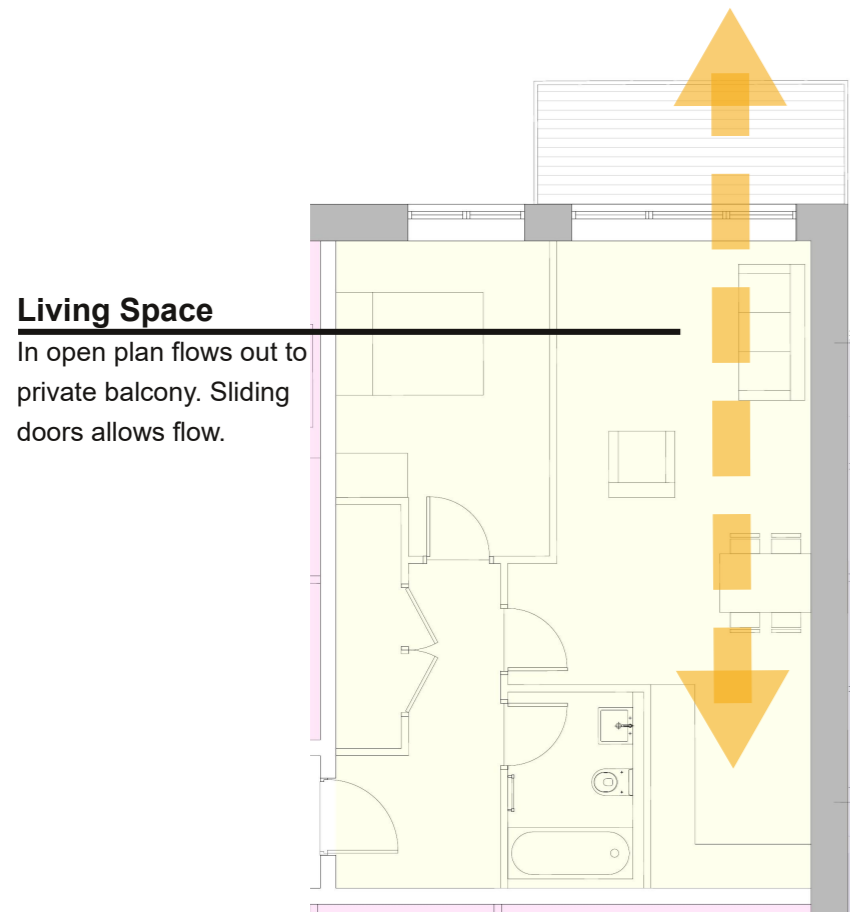
Dual Aspect Units
Magenta Arrows

Opaque Glass Screens
Where balconies are adjacent opaque screening panels will be included to provide privacy whilst maximising light. (Highlighted in Green)

Single Aspect Units
Yellow Arrows

Block 4 upper floor plan showing private balconies opening from living areas

Apartments are laid out with open plan Living/ Kitchen/ Dining spaces. Private outdoor space flows comfortably from the internal living space. Full height sliding doors allow unimpeded access to balconies and roof terraces, maximising usability and flow.



Block 4 unit plan showing private balconies opening from living areas



Opaque glazed screen



Recessed balconies - Block 4



Block 4 Elevation, Facade design minimise overlooking between apartments and balconies.

3.7 Compliance With The 12 Urban Design Criterion

Context

The proposed development will integrate well with the Clongriffin context in terms of scale and massing. The proposed six storey buildings are in keeping with the LAP guideline of 5 or more storeys in this area. The site is currently a brownfield vacant lot. Construction of the two new buildings on Block 4 as well as the 3 surrounding streets will be a very worthwhile addition to the wider development of Clongriffin. The provision of new community uses in a distinct community hub will positively add to the character and identity of the neighbourhood. Building massing and form promote strong street edges to the block along Lake Street and Market Street reinforcing the local context where the masterplan design proposed strong perimeter blocks.

Connections

The development is well situated close to Clongriffin town centre. Bus and rail transport are located within a 5 minute walk of Block 4. The streetscape is designed to facilitate ease of access for pedestrians and cyclists and allow permeability through to surrounding areas. As a centre for community amenities, it is ideally located close to Main Street and along Market Street, which connects two of the main public amenities in Clongriffin – Fr. Collins Park and Station Square. The proposed density of 146 units per hectare will support the existing public transport infrastructure. The construction of the surrounding streets will add an important desire line movement route from Beltree Park and surrounding housing back to Main Street.

Inclusivity

The proposal has inclusivity at its core and provides facilities for the community at all ages in life. The proposed community centre will cater to both young and old. Local families will be drawn to the on-site cafe/restaurant, childcare facility and community centre uses. The design and layout allow easy access for all.

Variety

The scheme aims to provide a variety of uses which will contribute to the quality of life of the existing community. The uses of BTR accommodation, community centre, cafe/restaurant, Men's Shed and childcare facility are all compatible with each other and will support the success of Clongriffin as a vibrant neighbourhood centre. The proposed uses also bring together a wide range of people from differing social and income groups.



Efficiency

The proposed scheme for BTR accommodation exceeds the minimum density requirements for the site, taking advantage of proximity to public transport routes. The buildings and enclosed open space on the triangular site are laid out to maximise the best solar orientation. SUDS are employed in the permeable paving at on-street parking stalls.

Distinctiveness

The building form with the pointed corners at either end of the triangular site provide a distinct and recognisable scheme. The community centre breaking out from these forms creates a discernable focal point for the proposal. 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. By creating a community landmark this new building will be an orientation point within the wider Clongriffin neighbourhood.

Layout

The layout of the site evolved from a considered response to site and brief. The triangular shape of the site with its three surrounding streets provides a natural desire line fulfillment of Park Lane, connecting Beltree Park back to Main Street. The street layout is in keeping with the previous master plan design for Clongriffin. There will be street entrances to each core which the residents can use with access control cards to provide direct access to the individual cores while also promoting active streets. Shared surfaces are used in the hard landscape design along the Green Way on Market Street to integrate pedestrian and cycle routes with vehicular traffic in a safe and balanced way which promotes caution and slower traffic speeds. The building form of the perimeter block, which is the strategy within the existing Clongriffin built fabric conveys a clear distinction between public and private space, making it secure and ideal for fostering community adhesion. The wider context provides a hierarchy of public open spaces in close proximity to the site including Beltree Park, Station Square and Fr. Collins Park.



Public Realm

The public realm at Block 4 consists of the streetscapes on all three sides which includes the greenway along Market Street. The public realm will be passively overlooked by the BTR accommodation. Materials are designed to be durable and of high quality. The landscaping strategy and on-street parking are designed to promote pedestrian friendly areas which accommodate vehicular traffic moving at slow speeds. The external amenity space and play space for the childcare facility are designed to be private with semi-transparent high quality boundary treatments to promote passive surveillance both within and without to the public realm.

Adaptability

The design of the building with adequate ceiling heights, concrete frame with lightweight interior partitions and adequate circulation cores enables adaptability for future uses.

Privacy/ Amenity

The accommodation has access to a range of indoor and outdoor recreational areas at ground and first floor levels. The perpendicular arrangement of the blocks means privacy within the development is maximised. Communal recreational and support facilities are provided on site for the benefit of the residents. Privacy strips of planting are provided to the street.

Parking

5 on-street parking spaces are provided in addition to 45 spaces within the podium car park. A total of 49 spaces represents a parking ratio of 0.68. Secure bicycle stalls for 132 bikes are provided within the podium car park.

Detail Design

The detailed design of hard and soft landscaped areas by Ronan McDiarmada and Associates Landscape Architects has been given very careful consideration. Further details can be found in the landscape Architects' drawings.



Aerial View of Block 4 site within local context,
August 2018

4.0 OPEN SPACE STRATEGY

4.1 Public Open Space

The LAP makes provision in Section 7.7 for open space provision less than the development plan range of 12-15sqm per bedspace. This is in order to achieve the sustainable net residential density targets in the LAP. Precedent in Clongriffin has been 10sqm per bedspace and the required quantum is identified this way. There is an overall over-provision of open space and this has been biased towards public use in recognition of the reality that Fr Collins Park will be the first open space destination of choice for the majority of residents. The proposals are in close proximity to Fr. Collins Park and Belltree Park.

Public open space in the parent permission was at a minimum rate of 10% of the site area and has been provided in Beupark, Station Square, the 'Panhandle Park' (now Beltree Park), the Mayne River linear park and a number of other pocket parks throughout the site. Fr. Collins Park is a high-quality amenity for Clongriffin, especially the new homes beside it.

4.2 Private and Communal Open Space

Great care has been taken with the landscape design to add to the amenity value for the residents and wider community. The massing and site design aims to maximise the amount of open space provided. The streetscape design aims to integrate tree planting amidst the on-street parking bays. The parking bays also utilise permeable paving for SUDS. Feature paving is provided to mark entrances. Tree grilles are proposed at the tree planting to communicate an urban feel with contrasting textures of metal and paving.

Each apartment has a private balcony or terrace which meets or exceeds the minimum area from Sustainable Urban Housing: Design Standards for New Apartments (March 2018). Balconies are located to maximise usability and amenity for residents.

In addition a communal, highly landscaped, podium courtyard is provided for all residents to enjoy. The design of this space is such as to encourage active use with all residents able to enter this space directly from their own core.

The podium courtyard, at 1,002m², comfortably exceeds the minimum area required by Sustainable Urban Housing: Design Standards for New Apartments (March 2018). Both spaces will be landscaped to the highest standard and passively overlooked by the apartments above. A gap in the blocks to the west, will allow plentiful sunlight to penetrate into the space. and the broadly south aspect orientation will allow plenty of light all through the day.

A variety of indoor amenity spaces have also been provided for communal recreation in inclement weather conditions including a first floor internal amenity room.

Landscape Architects Ronan McDiarmada and Associates have prepared detailed drawings and landscape report for the site.



View of Block 4 landscaped podium

Communal Open Space Requirement

	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	TOTAL
Number	9	2	53	10	74
Area Requirement	5	6	7	9	
TOTAL	45	12	371	90	518



Communal landscaped
courtyard at first floor podium
level

5.0 ACCOMMODATION & DWELLING MIX

5.1 Density & Mix

Clongriffin is a new town in north Dublin with all the infrastructure and public transport sufficient to sustain a high density, mixed community. The Clongriffin-Belmayne LAP is explicit in its aspirations for a sustainable residential density, increasing in proximity to Clongriffin Station.

The original parent permission allowed for a range of densities across the whole of Clongriffin, resulting in a net density of 66dph when seen as a whole. This is higher than average in a location such as this, especially when the quantum of individual family houses is taken into account.

In order to facilitate this level of density in Clongriffin Block 4 has a net density of 146dph. This is achieved through a marketable mix of 12% 1 bed units, 74% 2 bed units and 14% three bed units. All units provided are apartments.

Block 4 is located conveniently on the primary pedestrian and cycle link to Clongriffin Station. It is also adjacent to bus stops and a connected, off-road, cycle network linking to Dublin City Centre and beyond.

This density is in keeping with the context of an emerging, mixed-use, new town. Sufficiently high density is required to ensure adequate footfall and a critical mass of consumers to support the commercial units and transport infrastructure planned for the town.

Dwelling Mix

	No. of dwellings	%
1 Bedroom Apartment	9	12.16%
2 Bedroom Apartment	55	74.32%
3 Bedroom Apartment	10	13.5%
Total	74	100%

It is the objective of the Council:

- UDO1** To achieve high quality and sustainable densities to consolidate the area, maximise access for residents and employees to public transport and successfully define important locations and routes including the Main Street access and town centres (KDC designated zones).
- UDO2** To promote the development of family orientated, high quality, adaptable, life long homes within the LAP area through creative design that still delivers a sustainable density to support the provision of services.
- UDO3** To promote public spaces that provide both passive and active recreation and a connection to those forms of activities in the surrounding area.
- UDO4** To ensure high quality streetscapes are achieved through distinctive high quality street furniture, lighting, paving and public artwork that creates a distinctive character associated with the North Fringe.
- UDO5** To design park spaces and all open spaces linkages to be part of the larger green network in particular from Father Collins Park to the surrounding area and along the River Mayne incorporating a dedicated network of cycle paths and pedestrian routes.
- UDO6** To achieve creative and unique character through public realm enhancements in all key development sites through development contribution levies and partnership with the divisions of Dublin City Council.
- UDO7** The height strategy for the LAP will seek positive integration of new building height with established character. Locations identified for special height character are the designated Key District Centres (in general 5 storeys minimum) and the Main Street Boulevard axis (in general four to five storeys). Heights of 2-6 storeys (including a set back at the top floor of a 5/6 storey building) may be facilitated subject to quality design criteria and set back requirements along the river corridor to complete the urban form of pavilion buildings to complete

Marrsfield, One location for a landmark profiled building (10-14 storey office height equivalent) is designated adjacent to Clongriffin Rail Station. In other locations, where 4 storeys residential height is proposed, some flexibility will be allowed on the height equivalent (13m) to achieve design improvements to the façade.

- UDO8** To seek full compliance within all permitted developments on planning conditions, completion of infrastructure, adherence to phasing policy, taking in charge standards building control and fire regulations and seek more effective mechanisms for Dublin City Council to seek confirmation of full compliance on all planning, design and build stages for future developments in the LAP area.

- UDO9** To seek and assess the satisfactory arrangements for the future management of multiple unit developments as an integral part of a scheme planning proposal to ensure that residential amenities are protected in the management of completed developments in accordance with city policy of encouraging lifetime homes.

- UDO10** To minimise the adverse impacts of noise and promote good health and a good quality of life through the effective management of noise within the Clongriffin-Belmayne Local Plan Area.

- UDO11** To preserve and maintain good air quality in the plan area in accordance with national and EU policy directives on air quality and where appropriate promote compliance with established targets

Extract from Clongriffin-Belmayne LAP



6.0 DESIGN STANDARDS

6.1 Car Parking

A total of 50 car parking spaces are provided in Block 4, divided between 45 at ground level under podium and 5 on-street spaces. This equates to a ratio of 0.68 spaces per apartment. The parking management strategy for the development as a whole has been agreed on after discussion with the local authority, and taking into account the proximity to Clongriffin Dart Station, local bus services and bicycle parking provision.

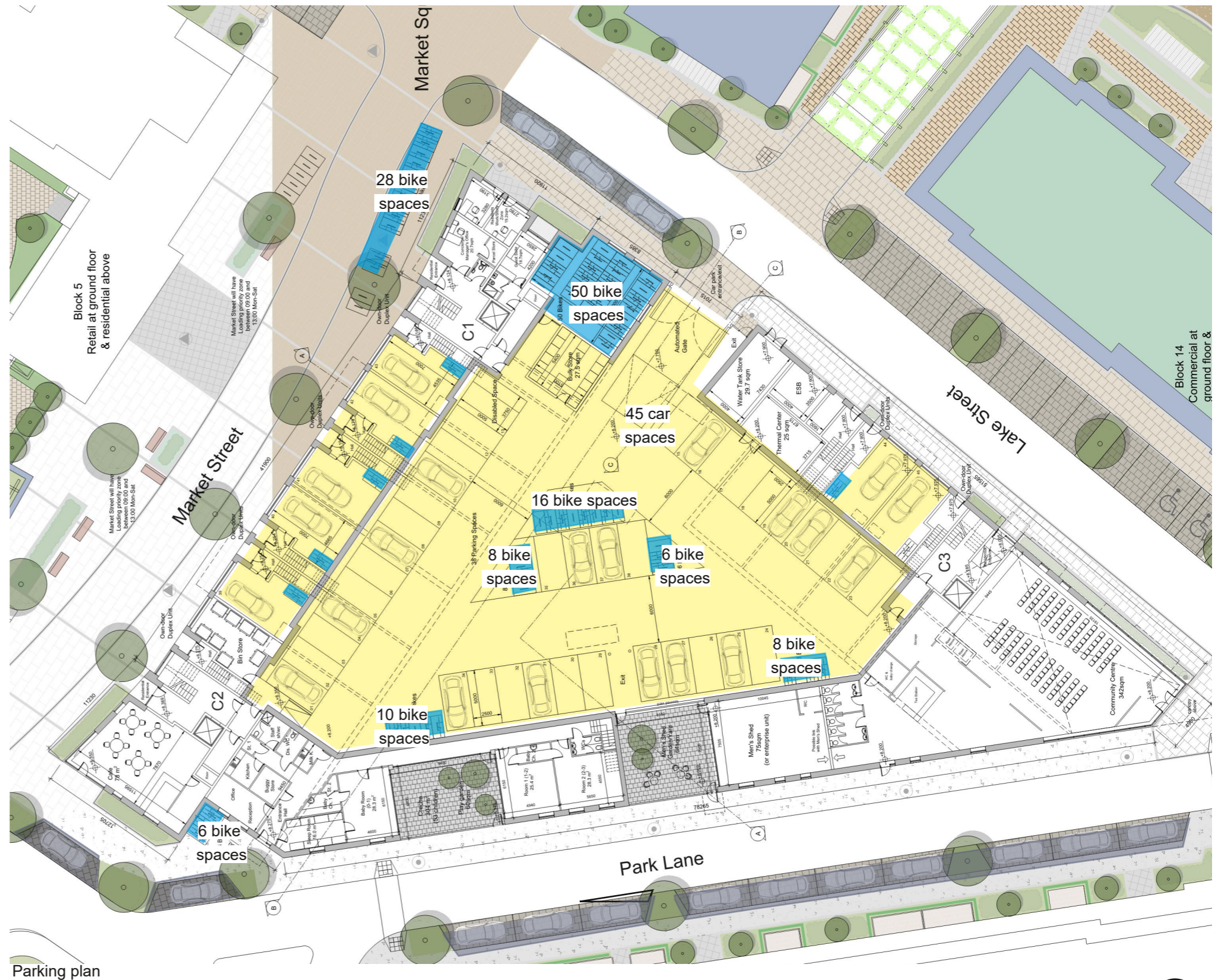
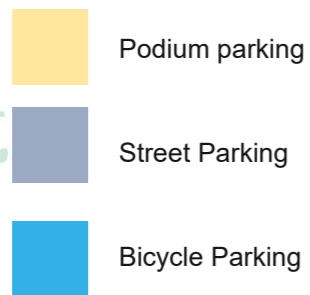
Additional car parking space, included car share vehicles, are available for residents within Block 12 if necessary. The large commuter car park in Block 12 has capacity to accommodate visitors and overflow resident use. Car share vehicles already located in this car park have proven very popular with the existing population and the scheme was recently extended. Further details of the overall proposed car parking strategy for Clongriffin can be found in the Engineers reports.

6.2 Bicycle Parking

A total of 132 resident bicycle parking spaces are provided in Block 4. This allows 1.78 bicycle spaces per apartment. Whilst the guidelines set out in Sustainable Urban Housing: Guidelines for Planning Authorities (March 2018) suggest a higher provision this number is considered sufficient when taken in the context of local walking links, bus stops and Clongriffin Station.

Resident bicycle parking has been located within the podium car park where it will be secure and covered. Access to the car park will be restricted to residents only and the location of bicycles adjacent to cars should provide for passive surveillance and security for parked bicycles.

Additional bicycle stands have been provided on Market Street for public use and amenity.



6.3 Refuse Storage & Collection

A communal bin store is located in the podium car park of Block 4, easily accessible from Lake Street. This location will be easily accessible for all residents as each core has direct access to the car park. Bins will be marshalled on Lake Street by the management company. In this way bin trucks will be able to collect refuse conveniently from a single location without any need for reversing or turning, avoiding any potential accidents arising from bin trucks reversing on the site.

6.4 Minimum Floor Areas

All apartments and duplexes have been designed to accord with the current Dublin City Development Plan and Sustainable Urban Housing: Design Standards for New Apartments, complying with or exceeding the minimum standards. Allowance is made within the standards for Build To Rent Apartments. However, no exemptions are being sought to the minimum storage area, private amenity space, average floor area requirements, dwellings per core or dwelling mix in Block 4.

Room areas are noted on each floor plan drawing. Where bedroom areas are noted they are exclusive of the overall storage requirement for each unit (wardrobes are not counted as part of the general storage areas). The majority of apartments in the proposed scheme exceed the minimum standards by a minimum of 10%.

6.5 Aspect

The proposals have been designed to maximise opportunities for dual aspect units, whilst also balancing this desire with maintaining an appropriate streetscape and allowing for as much passive surveillance and podium views as possible.

Dual aspect units make up the majority of units in Block 4 at 63.5%. There are no single aspect units with northern aspect. The proportion of dual aspect units for this application (including Blocks 5 and 14) is 53%. A minimum of 50% is acceptable in this urban location. In fact, 33% dual aspect ratio is acceptable in accessible locations as per details in Sustainable Urban housing: Guidelines for Planning Authorities (March 2018).

6.6 Separation Distances

Within the block separation distances of 22m between directly opposing, upper floor, windows has been maintained. On street frontages separation distances fall below this distance in some instances, as is generally considered acceptable in urban environments.

6.7 Social & Affordable Housing

Gannon Homes have an ongoing commitment to provide the agreed percentage of social and affordable housing in Clongriffin. Care has been taken to ensure that social units are delivered in an integrated, tenure blind manner. It is also an aspiration to have the units distributed as widely as possible across the Town. In practice this has proven difficult in some of the larger blocks to subdivide the building in terms of management. Discussion with social housing providers indicates that there is a preference for distinct blocks with their own core and amenity areas, as this facilitates streamlined management.

A strategy has been agreed upon as part of this and concurrent applications to provide the balance of social housing units in three blocks; Blocks 11, 14 and 2 ground floor units in Block 29. As such, there are no social housing units proposed within Block 4.

