



RESPONSE TO AN BORD PLEANÁLA'S NOTICE OF  
PRE-APPLICATION CONSULTATION OPINION

2ND OF SEPTEMBER 2019

RESIDENTIAL DEVELOPMENT AT THE GRANGE, STILLORGAN, DUBLIN

FOR KW PRS ICAV ACTING FOR AND ON BEHALF OF ITS SUB-FUND KW PRS FUND 10

 mahony pike

**Project:** The Grange  
**Location:** Stillorgan, Dublin  
**Client:** KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 10  
**Doc. Title:** Design Statement  
**Doc. No.:** 1818-OMP-XX-XX-PP-A-XX-90037

**Proj. No.:** 1818  
**Proj. Lead:** CK  
**Created by:** SV  
**Doc. Purpose:** S4  
**Revision:** 1 (02-09-2019)

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# CONTENTS

|  |           |
|--|-----------|
| notes from An Bord Pleanála's Notice of Pre-Application Consultation Opinion | 4         |
| <b>1.   BREWERY ROAD</b>   | <b>7</b>  |
| Relationship with existing development (Lawnswood Park)                      |           |
| Heights  |           |
| Setbacks   |           |
| Interface  |           |
| Boundary Treatment / Landscaping   |           |
| Ground floor elevational treatment   |           |
| Proposed development   |           |
| Potential future development   |           |
| <b>2.   RESIDENTIAL AMENITY</b>  | <b>19</b> |
| Residents' Amenities & management suite                                      |           |
| Access and circulation   |           |
| Public open space Quantum and zoning   |           |
| Relationship to existing residential development - overbearing               |           |
| Relationship to existing residential development - overlooking               |           |
| Proposed development - overlooking   |           |
| Sunlight and daylight analysis (ARC)   |           |
| Noise (AWN)  |           |
| Wind and micro climate modelling (B-Fluid)                                   |           |
| <b>3.   LANDSCAPE AND ACCESSIBILITY</b>                                      | <b>35</b> |
| Concept  |           |
| Layout and materials   |           |
| Accessibility  |           |
| <b>4.   DETAILED PHASING PLAN</b>  | <b>49</b> |
| <b>5.   WASTE MANAGEMENT DETAILS</b>   | <b>51</b> |
| <b>6.   LIFE CYCLE REPORT AND FACADES STRATEGY</b>                           | <b>53</b> |
| Articulation   |           |
| Materiality  |           |

# NOTES FROM AN BORD PLEANÁLA'S NOTICE OF PRE-APPLICATION CONSULTATION OPINION

CASE REF: ABP-304147-19

PROPOSED DEVELOPMENT: 268 NO. APARTMENTS, CRECHE AND ASSOCIATED SITE WORKS  
LANDS ADJACENT TO "THE GRANGE", BREWERY ROAD, STILLORGAN, BLACKROCK, CO. DUBLIN

**Below is a list of items from An Bord Apleanála's notice of Pre-Application Consultation Opinion that this document seeks to answer.**

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.

Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A report, including CGIs, visualisations and cross sections, as necessary, which clearly show the relationship between the proposed development and existing development on Brewery Road. Details should include rational/justification for the heights and setbacks proposed; the interface between the proposed development and Brewery Road; boundary treatments; public realm and ground floor elevational treatments. Details should also be included of the relationship between the proposed heights and any future development on adjacent lands at the junction of the N11/Brewery Road.
2. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to overlooking, overshadowing, overbearing and noise. The report shall include full and complete drawings including levels and cross sections showing the relationship between the proposed development and adjoining residential development. Furthermore, landscape and architectural drawings that clearly detail the relationship between wind impact mitigation measures and the design of the proposed development shall be included.
3. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Details relating to the materiality of the proposed interface between proposed development and adjoining lands should be also submitted. Additional cross sections, CGIs and visualisations should be included in this regard.
4. A detailed phasing plan for the proposed development.
6. Additional details and justification for the proposed development in relation to roads, access and circulation, having regard to the report of the Transportation Division of the planning authority as detailed in Appendix B of their opinion.
8. Waste management details.
12. Information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, submitted as a standalone document.



#### KEY DESIGN CHANGES FOLLOWING MEETINGS WITH DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL AND AN BORD PLEANÁLA

- Increased set back to Brewery Road
- Level change to Central Open Space
- Improved connectivity to Brewery Road
- Improved open space between proposed block M and existing block G
- Improved connection to existing public realm in the existing Grange development
- Improved amenity for Grange Cottage not in the ownership of applicant



# 1. | BREWERY ROAD

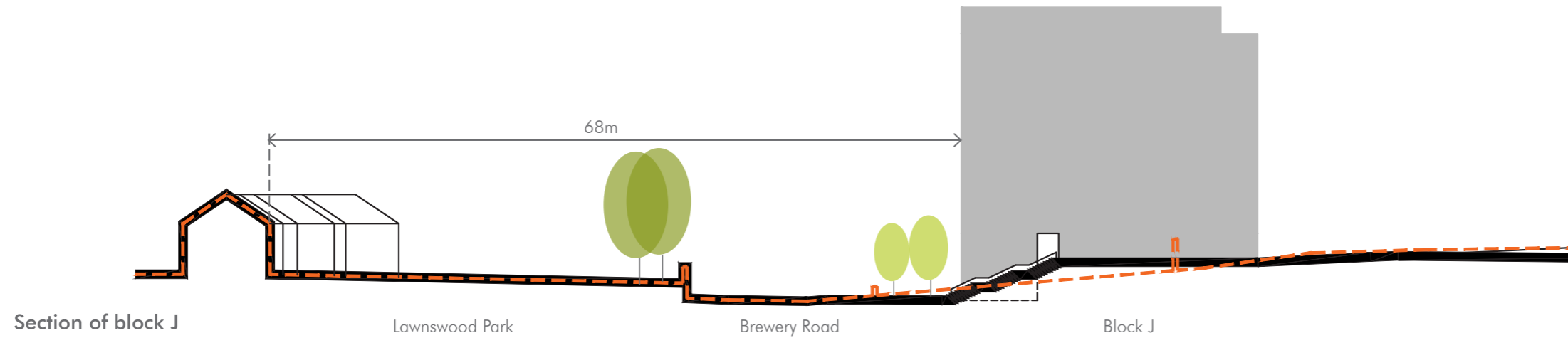
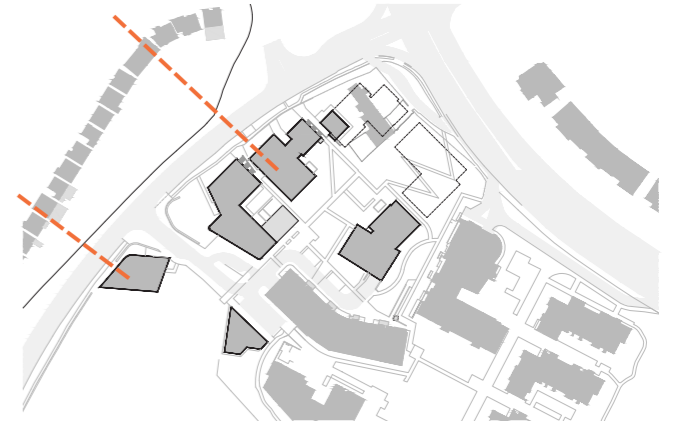
*<<A report, including CGIs, visualisations and cross sections, as necessary, which clearly show the relationship between the proposed development and existing development on Brewery Road. Details should include rational/justification for the heights and setbacks proposed; the interface between the proposed development and Brewery Road; boundary treatments; public realm and ground floor elevational treatments. Details should also be included of the relationship between the proposed heights and any future development on adjacent lands at the junction of the N11/Brewery Road.>>*

- Relationship with existing development
- Height
- Setbacks
- Interface
- Boundary Treatments / Public Realm
- Ground floor elevational treatments
- Future development

# BREWERY ROAD

## RELATIONSHIP WITH EXISTING DEVELOPMENT (LAWNSWOOD PARK)

- Existing houses on Lawnswood Park have deep rear gardens – 20m opposite Block N to 45m opposite Block H
- There are mature trees lining the rear boundaries of Lawnswood Park, providing a visual buffer
- The blocks are set between 44m (Block N), to 65-68m (Blocks H&J) from the rear of existing houses on Lawnswood Park
- In block N, internal layouts have been designed so that the main living room windows of the apartments along Brewery Road face away, with balconies facing onto the existing open space, and the new entrance road instead
- Sunlight analysis confirms negligible impact on existing houses on Lawnswood Park
- Height guidelines, along with existing built heights in Grange provide context for building massing and heights

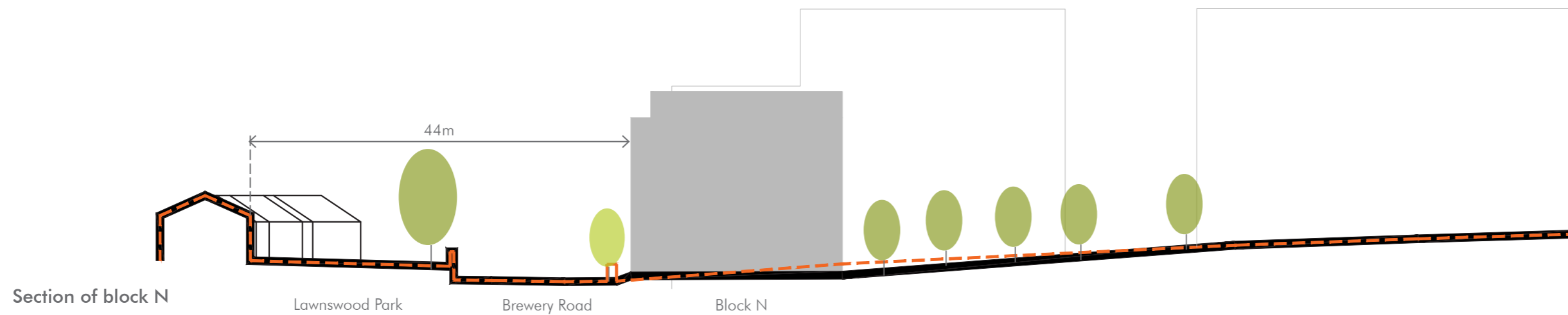


Section of block J

Lawnswood Park

Brewery Road

Block J



Section of block N

Lawnswood Park

Brewery Road

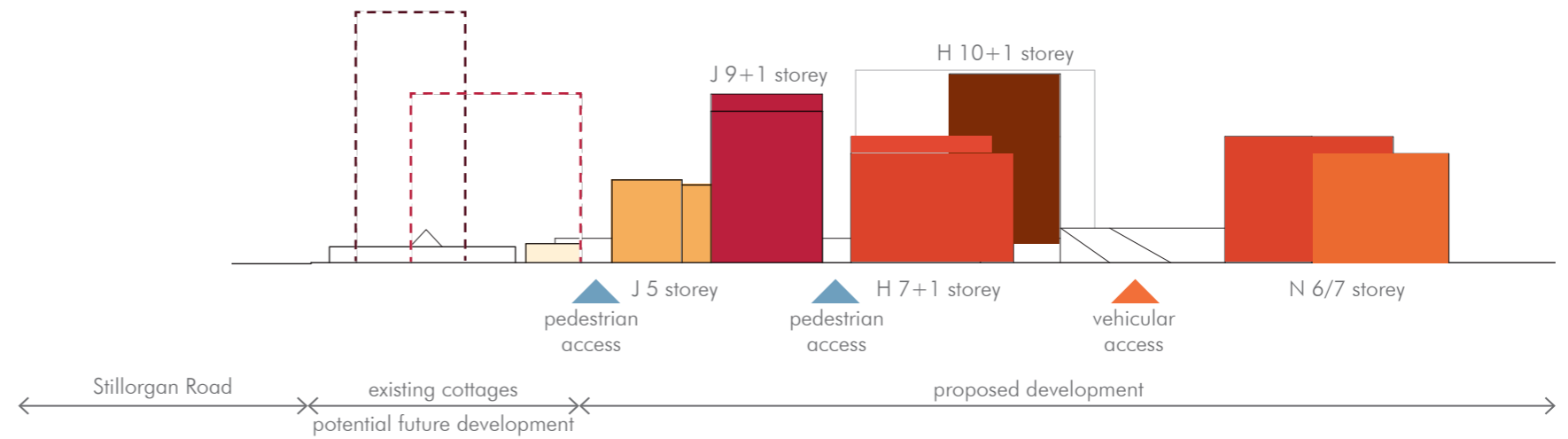
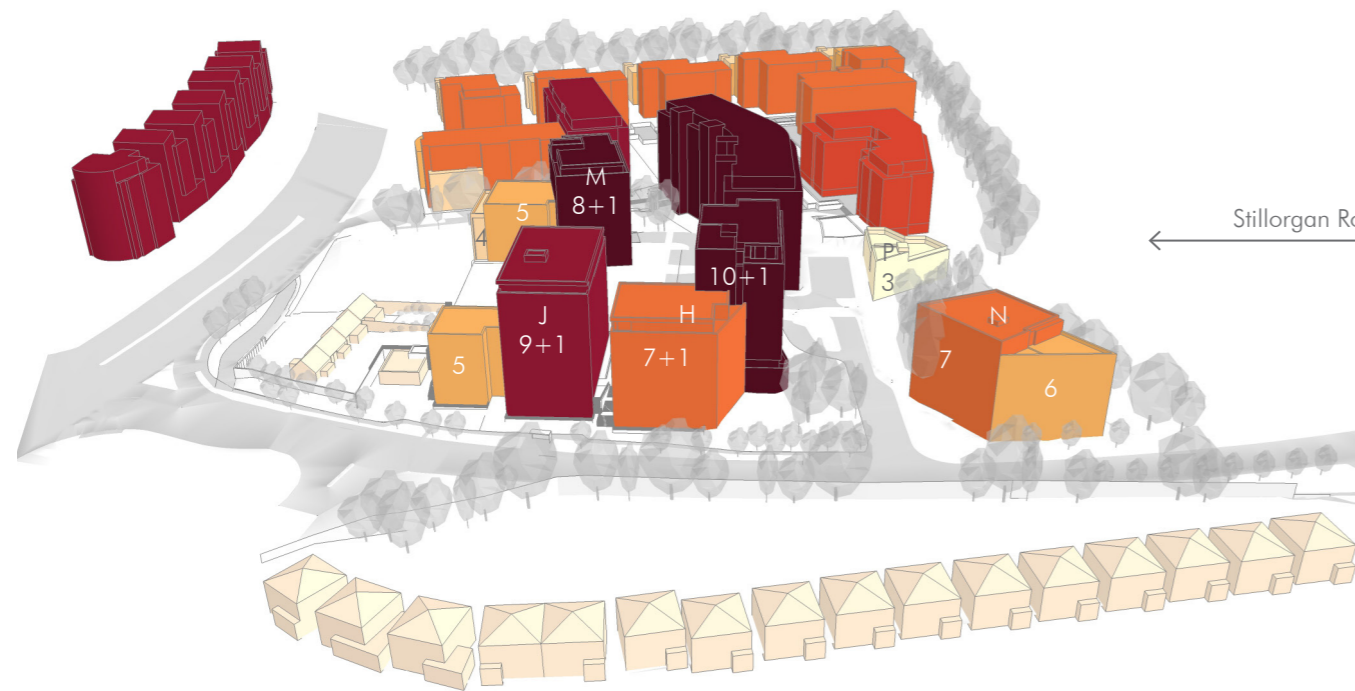
Block N



# BREWERY ROAD

## HEIGHTS

- The heights along Brewery Road are carefully modulated
- The buildings are designed as a series of pavilions of varying height and width, with the breaks in volume indicating points of entry.
- Two wide lower blocks (H and N, 7 storey) frame the entrance road, redefined as the development's new front door.
- Tallest block along the road (J, 9+1 storey) sits where distances to houses of Woodward Lawn is greatest (65m).
- Small element of block J is of reduced scale (5 storey) to mitigate impact on existing cottage not in the ownership of the applicant.



Aprox. building heights above Brewery Road

|   |  |  |  |
|---|--|--|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:#ffffcc;"></span> <16.1m | <span style="display:inline-block; width:15px; height:15px; background-color:#ffcc99;"></span> 21.8m | <span style="display:inline-block; width:15px; height:15px; background-color:#ff6666;"></span> 27.6m | <span style="display:inline-block; width:15px; height:15px; background-color:#663333;"></span> 35.3m |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ffcc66;"></span> 18.8m  | <span style="display:inline-block; width:15px; height:15px; background-color:#ff6633;"></span> 25.5m | <span style="display:inline-block; width:15px; height:15px; background-color:#cc3333;"></span> 31.0m |  |

# BREWERY ROAD

## SETBACKS

- The buildings are arranged as pavilions forming a staggered edge to brewery road, both in plan and height
- The heights are modulated to acknowledge the transition in scale on Brewery Road
- The buildings have been set back a further 2.5m from Brewery Road. Blocks H&J are 8m from site boundary and 14-15m from kerb of Brewery Road.
- Existing boundary walls are removed to provide a permeable and tree-lined edge to Brewery Road
- Block N is set 1.5m behind a partially retained existing boundary wall and is 8m from kerb edge of Brewery Road
- The blocks are set between 44m (Block N), to 65-68m (Blocks H&J) from the rear of existing houses on Lawnswood Park
- The site is located at the junction of Brewery Road and N11 on a high frequency public transport corridor
- The prevailing heights within the Grange development are up to 10 storeys



# BREWERY ROAD

## INTERFACE

Brewery road is currently lined by tall walls on either side.

The proposed scheme proposes a permeable edge to the road, with pedestrian connections and views through the scheme.

The buildings are designed as a series of pavilions of varying height, with the breaks in volume indicating points of entry.

Two wide lower blocks frame the entrance road, redefined as the development's new front door.

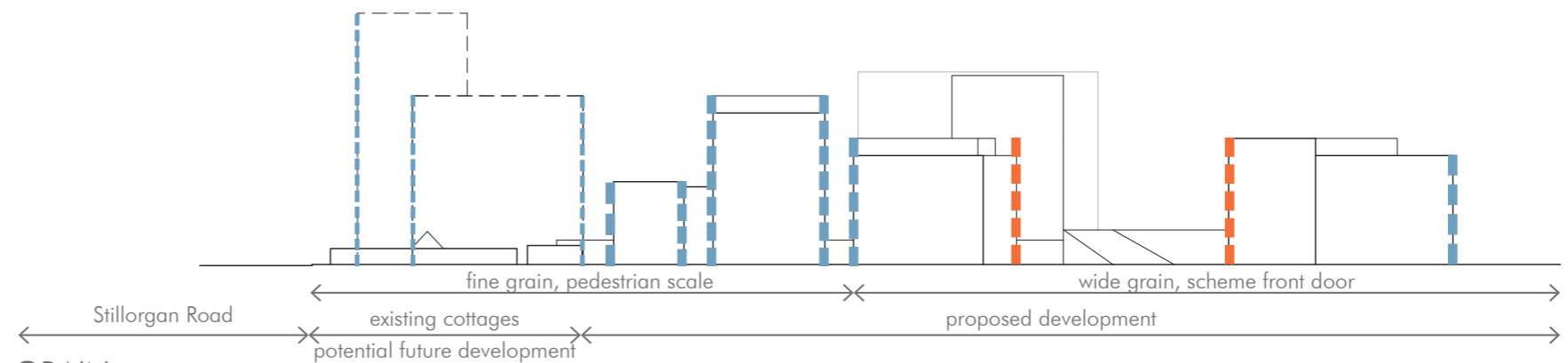
The development will provide animation and supervision along Brewery Road.



View 1 - from North down Brewery Road



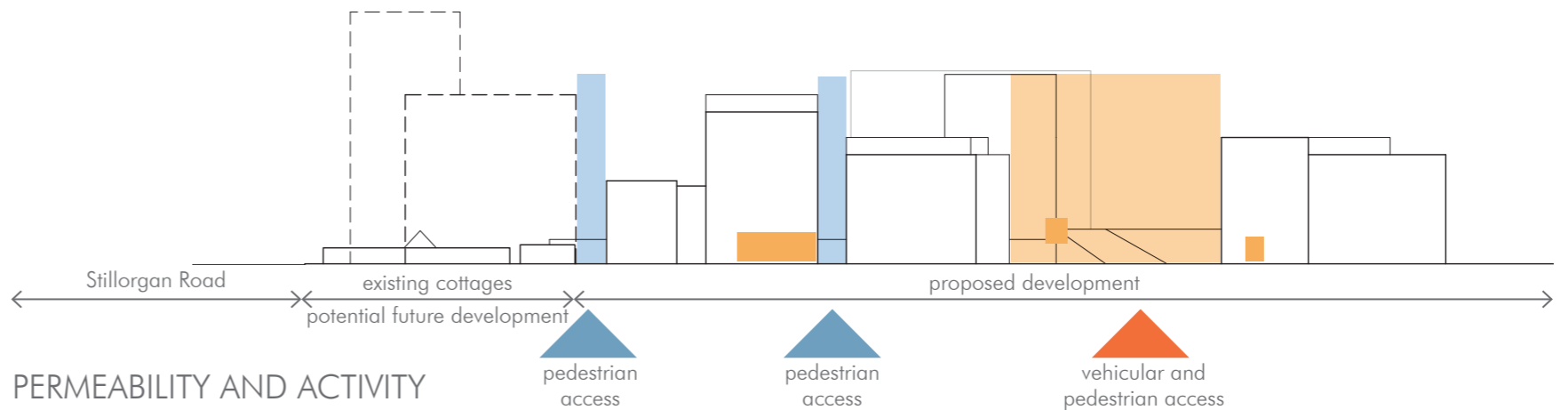
View 2 - from South up Brewery Road



### GRAIN

The staggered volumes of the proposed apartment blocks will provide interest along Brewery Road, ensure overlooking and provide the apartments with a variety of views and orientations. The proposed fine grain will contrast with the continuous expanse of the boundary wall on the north side of the road.

The two gateway blocks will be broader and lower, fanning away from the road to offer a generous entrance.



### PERMEABILITY AND ACTIVITY

Gaps between buildings will provide pedestrian connection between the inner gardens of the development and Brewery Road and its bus stops.

The existing access road (currently a secondary entrance to the development) will become the scheme's front door, with a new concierge and residents amenity.

Entrance lobbies will provide further animation along the road.

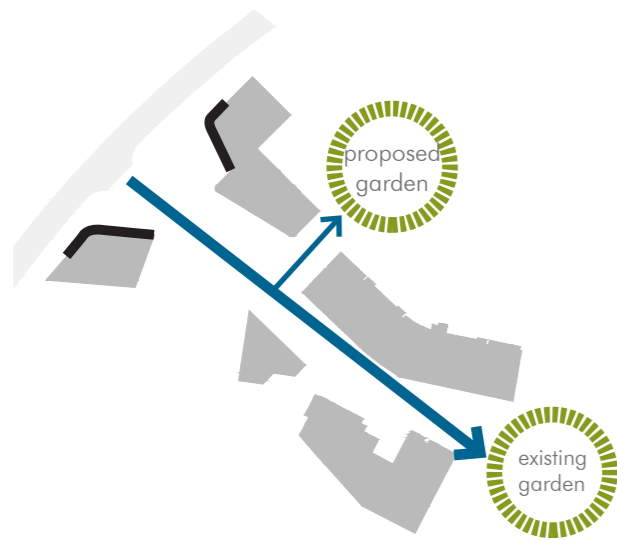
# BREWERY ROAD

## INTERFACE

### NEW FRONT DOOR

The Brewery Road entrance will be upgraded to promote greater prominence and accessibility.

- A pair of gateway buildings (H and N) are positioned either side of an entrance plaza designed around a cluster of existing mature trees.
- The existing access road is realigned to provide greater clarity and enhance the public open space.
- This will include a direct visual and pedestrian connection to the existing garden beyond.
- The new concierge, residents amenities and crèche will be accessed from this entrance.
- A set down area is proposed by the new concierge and residents amenity in block H.
- Adequate car parking is proposed in front of the crèche.



Existing entrance to the Grange from Brewery Road



New front door to the Grange from Brewery Road

# BREWERY ROAD

## BOUNDARY TREATMENT / LANDSCAPING

- Existing boundary walls are removed from Brewery Road to form a permeable and generous tree-lined edge
- Extensive landscape provides setting for a series of pavilions with access points in between
- Existing trees are retained and supplemented to retain mature setting
- Entrance to Grange is upgraded and realigned, opening up views to within



### PLANTING

The existing walls will be removed and replaced with a layer of new planting and trees, designed to reinforce the existing planting along Brewery Road and enhance its green character. This will act as a soft buffer between the new apartments and the road, and provide shade and privacy. The copse of trees at the site entrance will be retained (category U trees removed), its scale an appropriate marker for the new front door of the site.

# BREWERY ROAD ELEVATION

## GROUND FLOOR ELEVATIONAL TREATMENT

- Elevations on Brewery road have been carefully designed to provide interest and overlooking, as well as protecting the privacy of the new residents
- The scheme is designed as a series of pavilions of varying height and width. Similarly, fenestration at the lower levels varies block by block as single storey or double storey element, adding a finer grain and scale to the blocks.
- Windows are generous, and located on all sides of the blocks to provide overlooking and maximise the diversity of views and orientation for the apartments.
- A 1.5m defensible space is provided for all the apartments of blocks H and J. Further planting and setbacks will add privacy.
- The ground floor elevations are further animated by steps and lifts connecting to the inner landscape beyond, and entrance lobbies.
- The ground floor of block H, which hosts the concierge and resident's amenities will be clad in stone along the realigned access road and the pedestrian spine, to denote its special nature and add interest.
- Framed balconies of varying height add scale variation and depth to the facades.





Proposed elevations on Brewery Road



Block H's lower levels as seen from the site's entrance



Block J's lower levels and steps to the inned communal garden

# BREWERY ROAD

## PROPOSED DEVELOPMENT

The whole proposed development will be delivered as a single phase.

- 5 no. blocks, mostly residential, with ancillary uses such as substations, crèche & residents amenity facility.
- Similarly to the existing development, a central garden provides a focal point.
- Strong and varied frontage to Brewery Road.
- New “Front Door” to the entire Grange development on Brewery Road, flanked by two gateway buildings.
- Permeable layout, with visual & pedestrian connections from Brewery Road to the central garden and on to the existing development.
- Car parking with a single access point under block M, secure bicycle parking accessed by cyclists off Brewery Road
- Design seeks to respect the residential amenity of the cottage fronting onto the N11 which is not in the ownership of the applicant: minimum set back of 25m from its rear facade and massing stepping down in height to the north.
- “Meanwhile landscaping proposed either side of this cottage: a meadow to the East, and reinstated back garden walls to the other cottages.



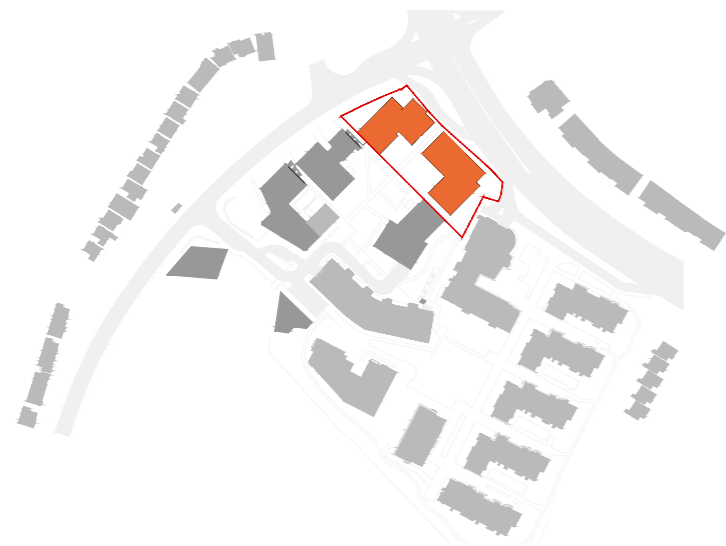


# BREWERY ROAD

## POTENTIAL FUTURE DEVELOPMENT

The form of the proposed development allows for logical and seamless connection to potential additional development, should the cottage not in the ownership of the applicant become available for development at some point in the future and the terrace removed.

Potential future development could complete the frontage to Brewery Road and provide same to the N11, as well as a possible landmark building at the corner. The car park and garden over could continue to the N11 boundary, along with the theme of pedestrian & visual permeability which informs the current proposal.





## 2. | RESIDENTIAL AMENITY

*<<A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to overlooking, overshadowing, overbearing and noise. The report shall include full and complete drawings including levels and cross sections showing the relationship between the proposed development and adjoining residential development. Furthermore, landscape and architectural drawings that clearly detail the relationship between wind impact mitigation measures and the design of the proposed development shall be included.>>*

- Residents' amenities and management suite
- Relationship to existing residential development
- Proposed development

**Please refer to ARC's report for overshadowing of existing and proposed development, B fluid's report for wind assessment, and AWN's report on noise.**



# RESIDENTIAL AMENITY

## RESIDENTS' AMENITIES & MANAGEMENT SUITE

Kennedy Wilson are recognised as setting the standard in terms of development and operation of larger scale PRS (Private Rental Sector) schemes in Ireland centred around the provision of sustainable, high quality accommodation, resident amenities and professional management.

Kennedy Wilson's objective is to create vibrant communities and neighbourhoods where residents will want to live. Landscape design and maintenance, as well as residential amenities are essential parts of this offer.

At the Grange, block H will function as a hub for the overall development, hosting a concierge, management suite as well as residential amenities in the shape of lounges, a cinema, a gym, offices and meeting rooms.

A garden room, at podium level, will animate and benefit from views of the garden.

The proposed scheme also offers a crèche, to serve the whole Grange Development.



Reference: Vantage development by Kennedy Wilson



Reference: Vantage development by Kennedy Wilson



Reference: Vantage development by Kennedy Wilson



Reference: Vantage development by Kennedy Wilson



Reference: Pioneer Point development by Kennedy Wilson



Reference: Capital Dock development by Kennedy Wilson



Reference: Pioneer Point development by Kennedy Wilson

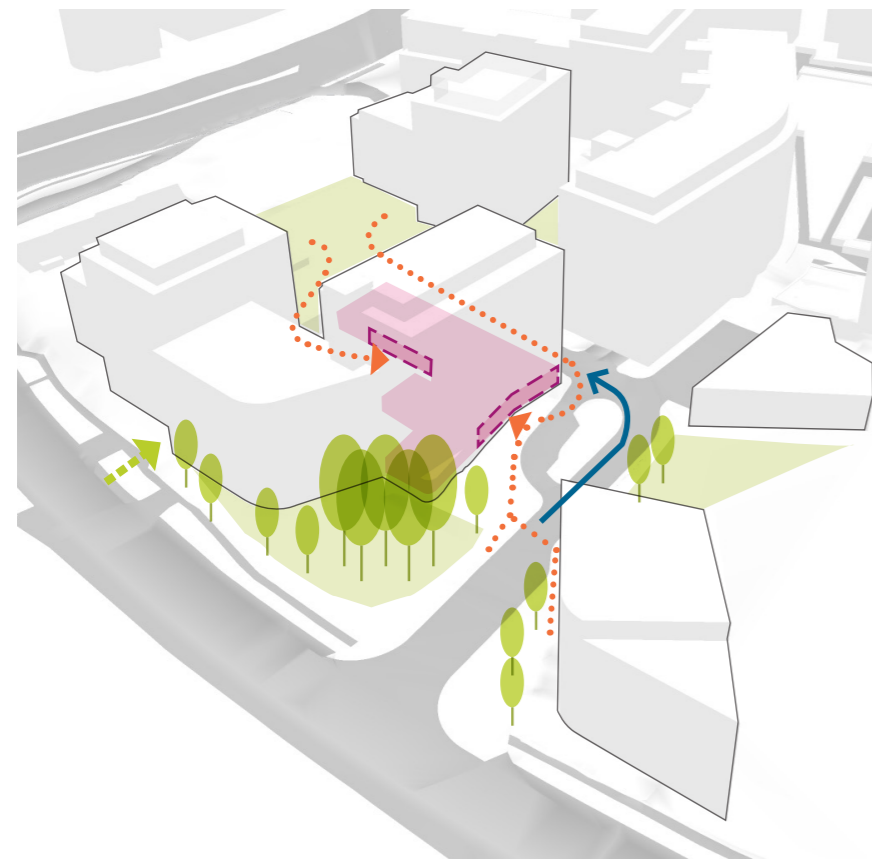


Reference: Vantage development by Kennedy Wilson

# RESIDENTIAL AMENITY

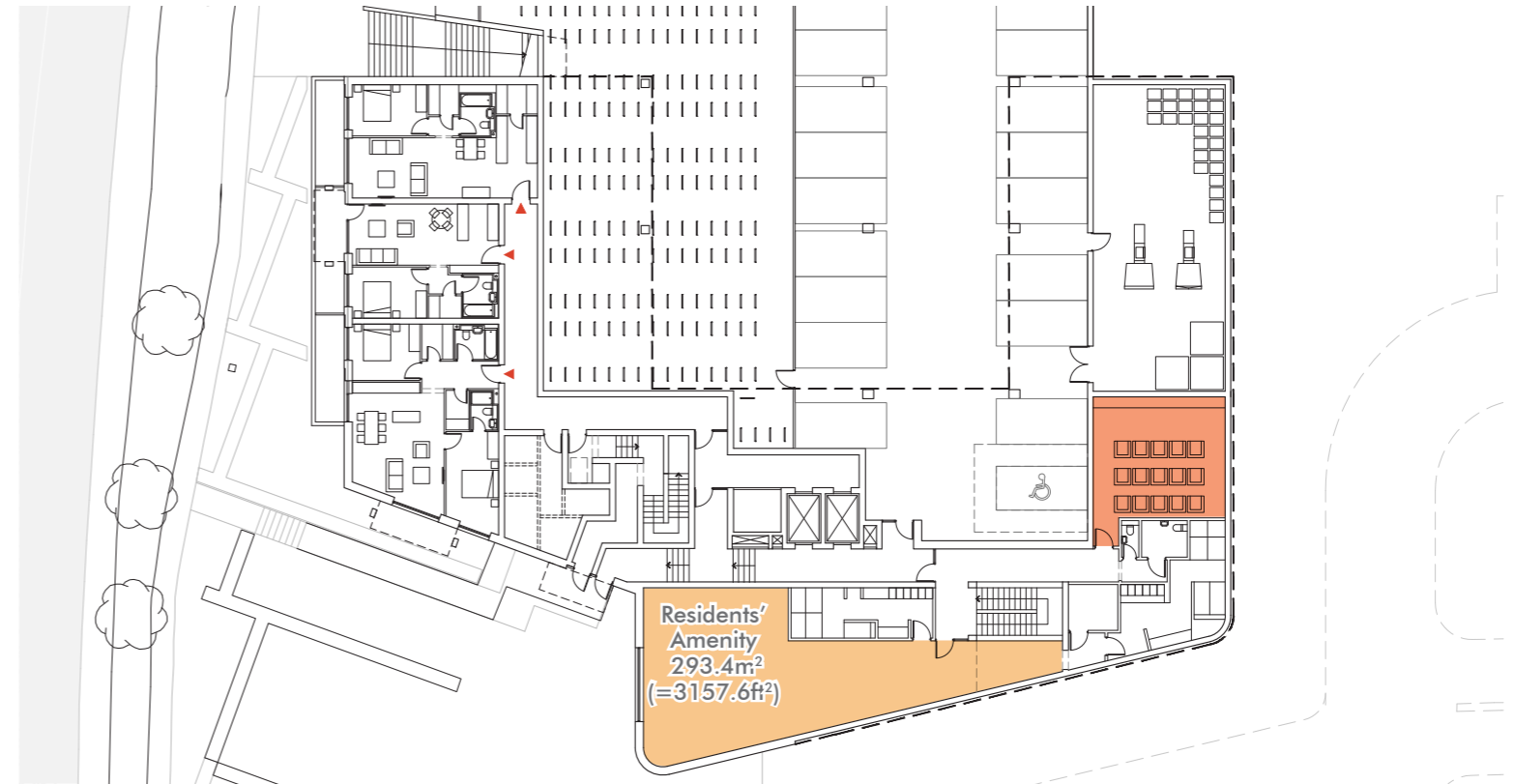
## RESIDENTS' AMENITIES & MANAGEMENT SUITE

- Residents will benefit from a full suite of residential amenities in the form of lounges, gym, cinema and co-working spaces.
- The main Core in Block H provides a fulcrum around which the entrance, amenities, and services are planned. This provides the most convenient access for all residents in other Blocks.
- The management suite and resident amenities are organised over two levels, with most of the spaces at level 01 (access level) to provide maximum frontage to both the main entrance to the scheme but also the inner landscape.
- c.10,000sq.ft flexible space across two levels.
- Set down area provided on entrance road to scheme beside lobby to facilitate taxi pick-up/drop off and deliveries.

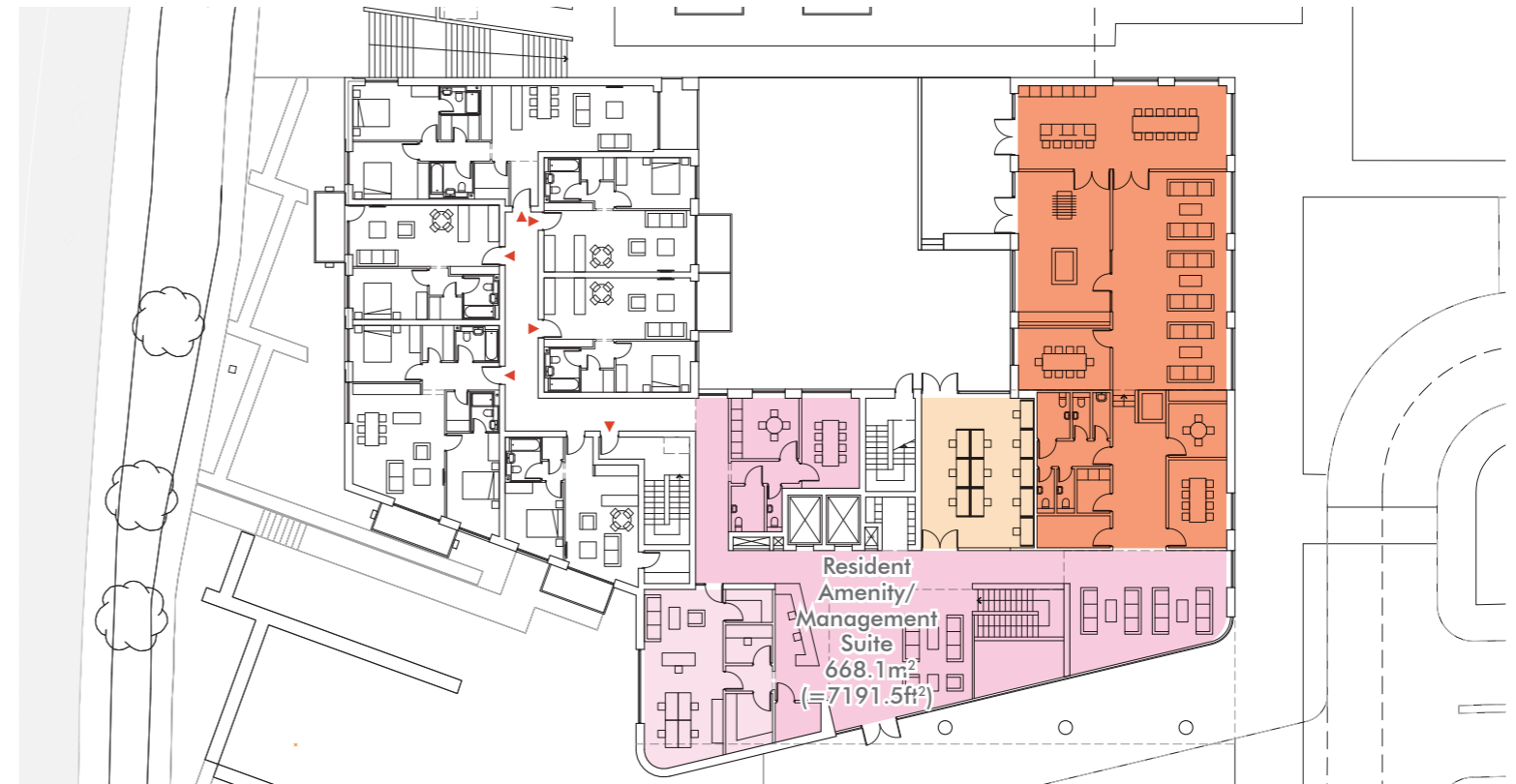


- lounge/games room/ cinema, etc.
- gym
- co-working space
- concierge
- management suite

- ▶ resident pedestrian access
- ▶ resident vehicular access
- ▶ resident cyclist access
- resident courtyards/ roof terrace
- resident amenity frontage



Level 00

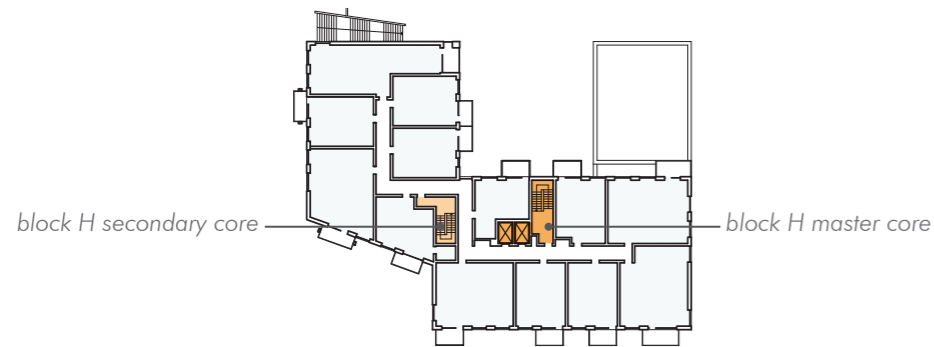


Level 01

# RESIDENTIAL AMENITY

## ACCESS AND CIRCULATION

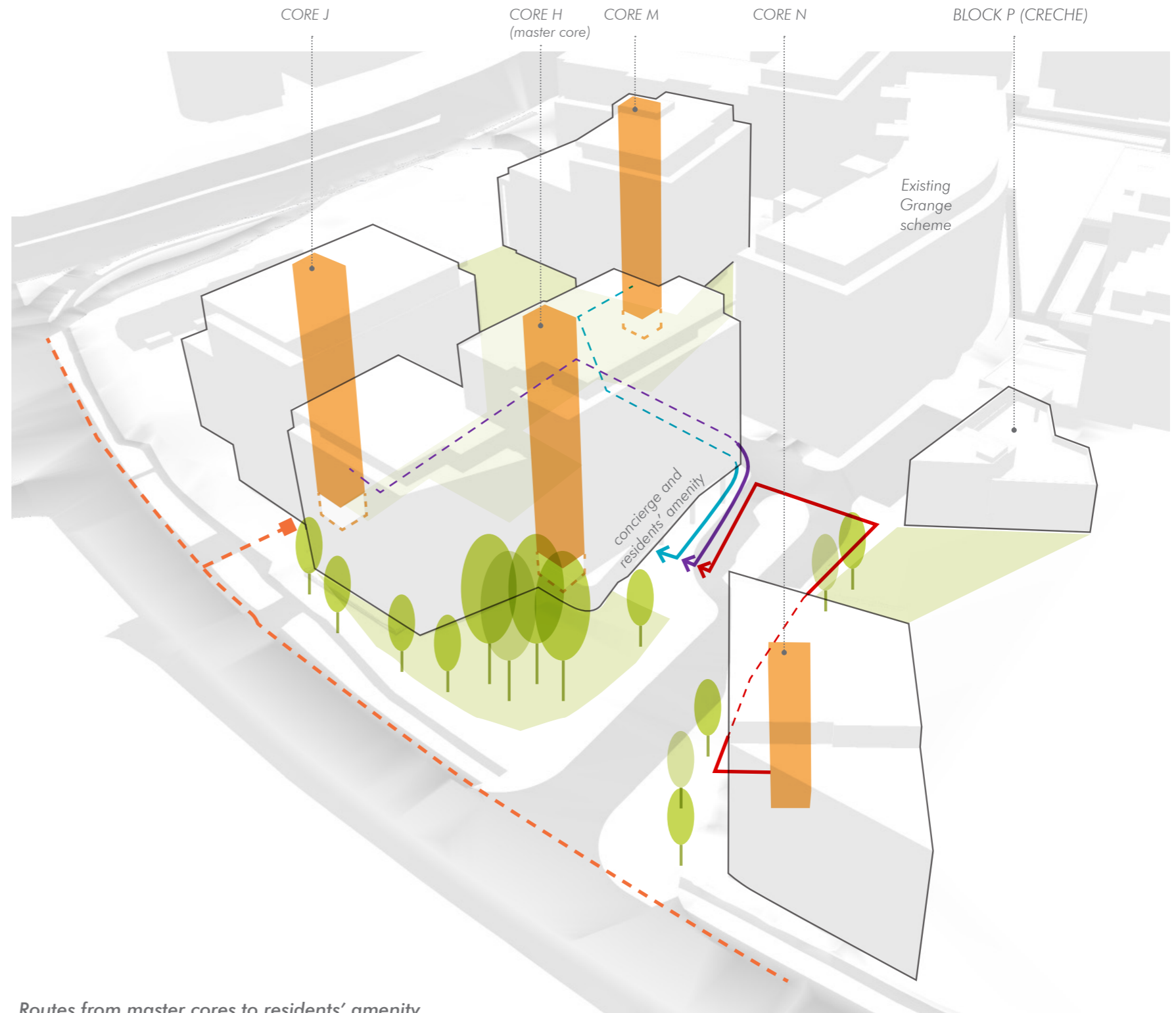
- The scheme comprises 4no. residential blocks with a minimum of one lift/stair core in each.
- Block H counts thirteen apartments per typical floor, and has two cores: a “master core” which has two lifts, and a secondary stair core providing an alternative fire escape route.



- Core H has direct access to the Concierge at level 01, and residents’ amenity at levels 00 and 01.
- Cores H, J and M have direct access to the residents car parking, waste management and bicycle parking at level 00.
- All blocks have direct access to the central green space except for Block N which requires using the pedestrian crossing on the entrance road to access it.

| DIRECT ACCESS               | Core H | Core J | Core M | Core N |
|-----------------------------|--------|--------|--------|--------|
| Car park (Level 00)         | ✓      | ✓      | ✓      | ●      |
| Resident Amenity (Level 01) | ✓      | ●      | ●      | ●      |
| Concierge                   | ✓      | ●      | ●      | ●      |
| Set Down/ Delivery          | ✓      | ●      | ●      | ●      |
| Central Green Space         | ✓      | ✓      | ✓      | ●      |

- route from Block M to residents’ amenity through central green space
- route from Block J to residents’ amenity through central green space
- route from Block N to residents’ amenity across entrance road
- residents’ cyclists access to private sheltered bicycle parking



Routes from master cores to residents’ amenity

# RESIDENTIAL AMENITY

## PUBLIC OPEN SPACE QUANTUM AND ZONING

Three pockets of land are zoned as public open space either side of the existing entrance on Brewery Road. The realignment of that entrance will lead to the redistribution of the quantum of public open space, with a total area in excess of the original provision.

Total Site Area: 18,163m<sup>2</sup>  
 Zoned Public Open Space: 2,097m<sup>2</sup>  
 Site Area less Zoned POS: 16,066m<sup>2</sup>

### REQUIREMENTS

#### DLR Standards

10% of the total site area

Communal Open Space requirement: 1,816.3m<sup>2</sup>

#### Design Standards for new Apartments 2018

4m<sup>2</sup> for studios - 19 x 4m<sup>2</sup> = 76m<sup>2</sup>

5m<sup>2</sup> for 1 beds - 125 x 5m<sup>2</sup> = 625m<sup>2</sup>

7m<sup>2</sup> for 2 beds - 143 x 7m<sup>2</sup> = 1,001m<sup>2</sup>

Total Communal Open Space Requirement: 1,702m<sup>2</sup>

### PROPOSED FIGURES

Central Open Space (Central communal garden): 2,720m<sup>2</sup>

Secondary Open Space: 1,907m<sup>2</sup>

Perimeter Open Space: 5,837m<sup>2</sup>

**Total Open Space all included: 10,465m<sup>2</sup>**

Zoned POS: 2,097m<sup>2</sup>

Ancillary area (to N11): 2,431m<sup>2</sup>

**Public Open Space (Total Open Space less Zoned POS & Ancillary Area) : 5,937m<sup>2</sup>**

(= 43% of Site Area less Zoned & Ancillary Area)

Minimum communal open space requirements are achieved with the central communal garden alone.



Extract of DLRCC map 6



# RESIDENTIAL AMENITY

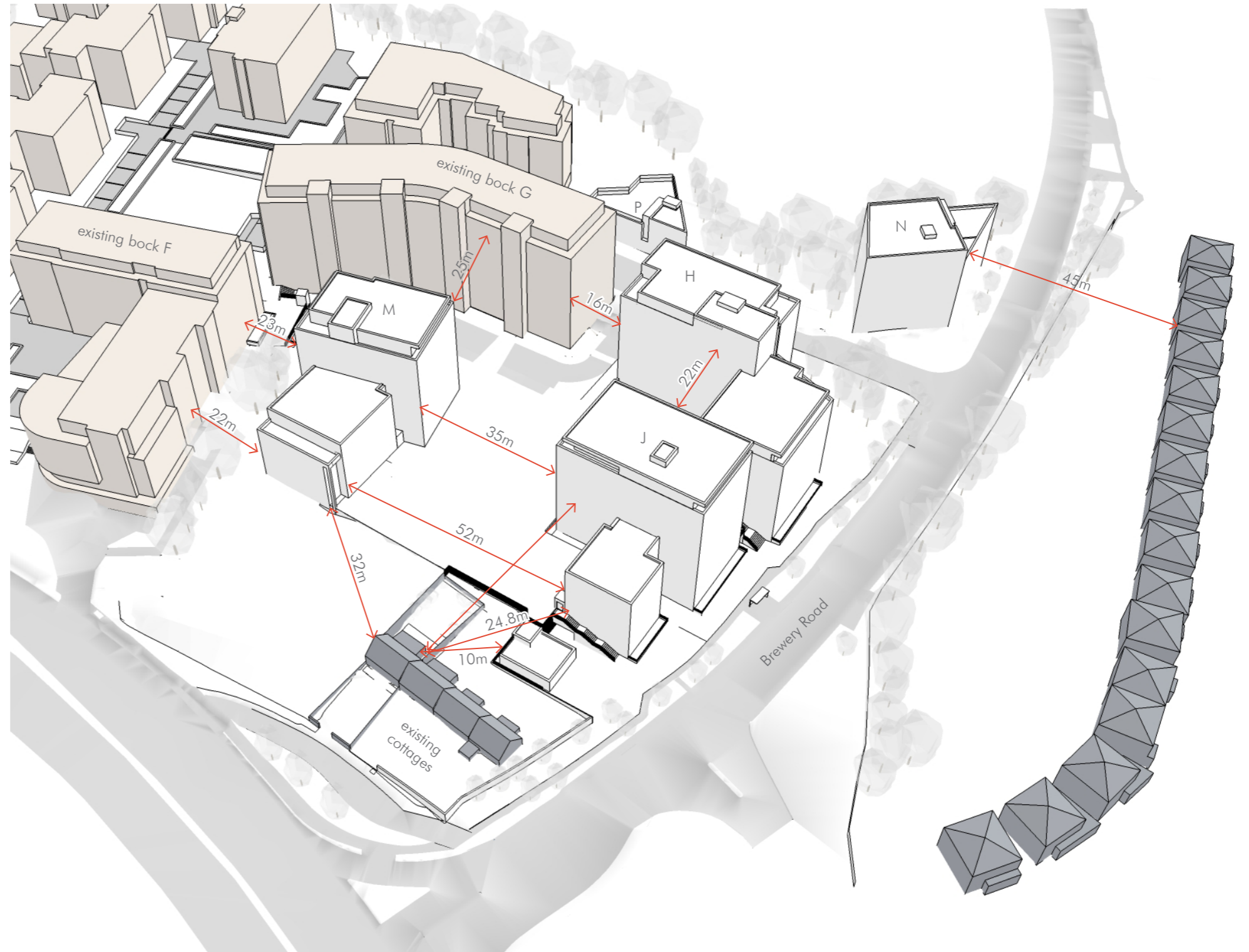
## RELATIONSHIP TO EXISTING RESIDENTIAL DEVELOPMENT - OVERBEARING

### SEPARATION DISTANCES

A distance of 24.8m has been kept between the existing Grange Cottage and the proposed development.

Separation distances have also been carefully articulated within the scheme itself to ensure all minimum distances are met or exceeded, and the privacy of private open space areas are protected. Living rooms windows are at a minimum of 22m from each other.

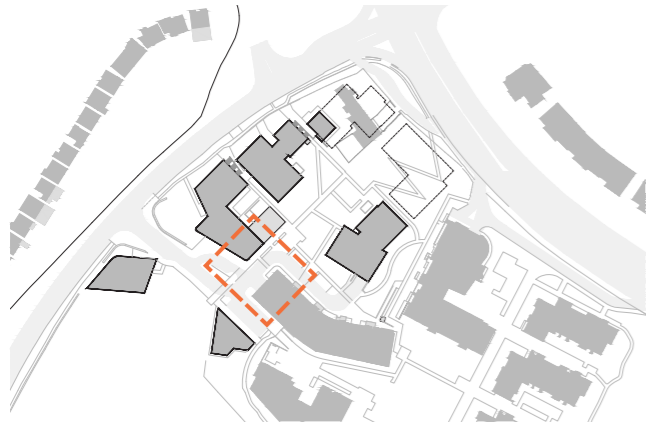
Units are oriented to prevent overlooking between neighbouring blocks within and between the proposed and existing developments.



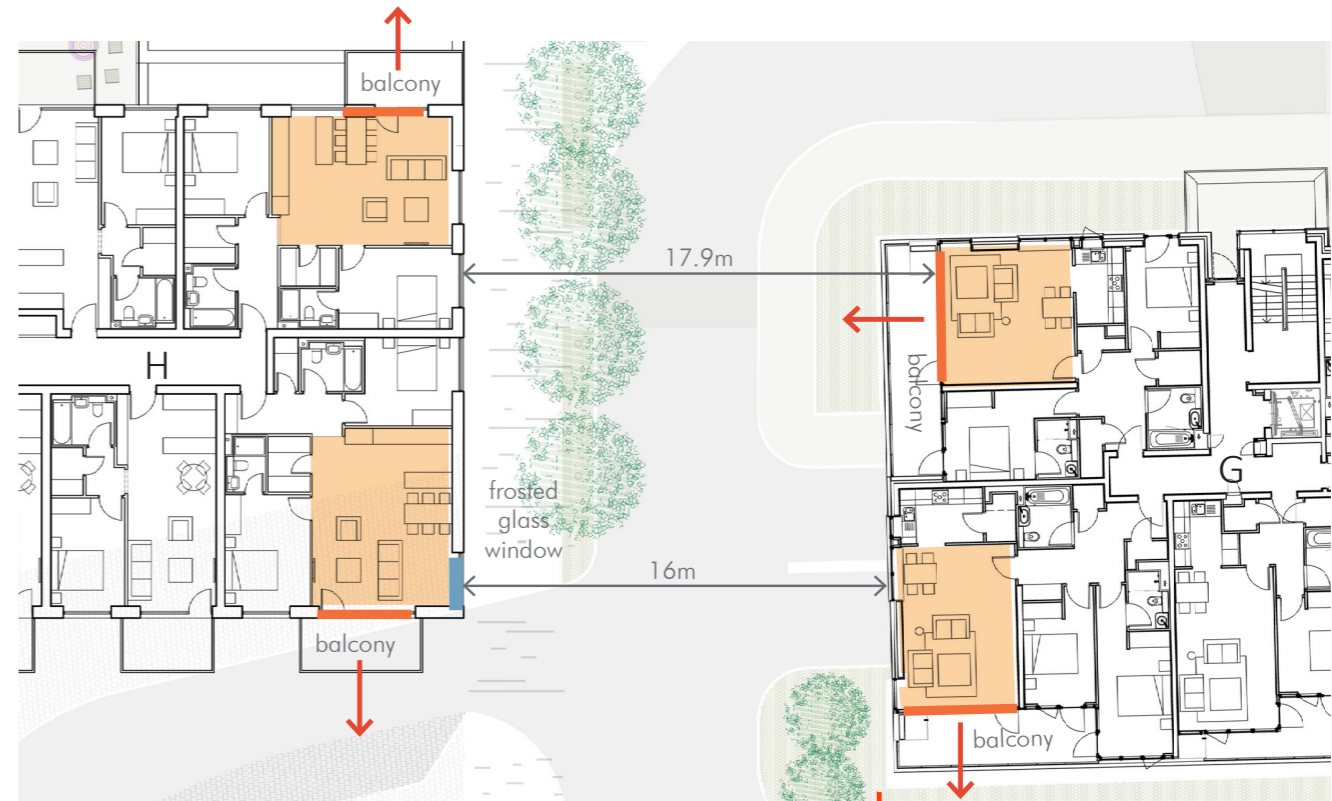
# RESIDENTIAL AMENITY

## RELATIONSHIP TO EXISTING RESIDENTIAL DEVELOPMENT - OVERLOOKING

### BLOCK H AND EXISTING BLOCK G



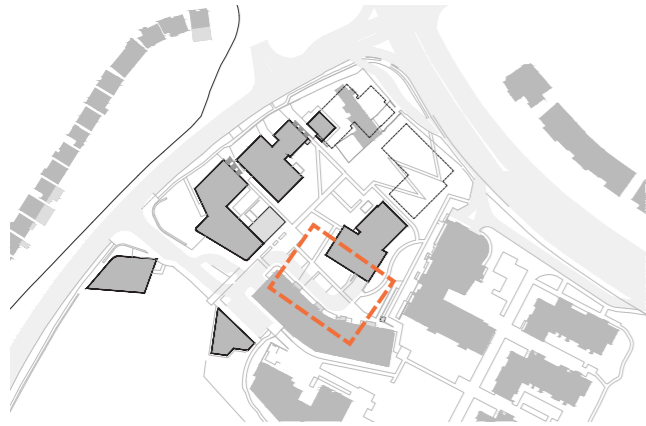
- The blocks have been carefully located to protect privacy of existing residents within Grange and minimize impacts of sunlight and daylight
- Block H has been designed so the main living room windows (in orange) face away from the existing block G, apart from a single frosted glass window (in blue) to maintain privacy.
- Separation distance of at least 16m (17.9m in front of existing balcony window).



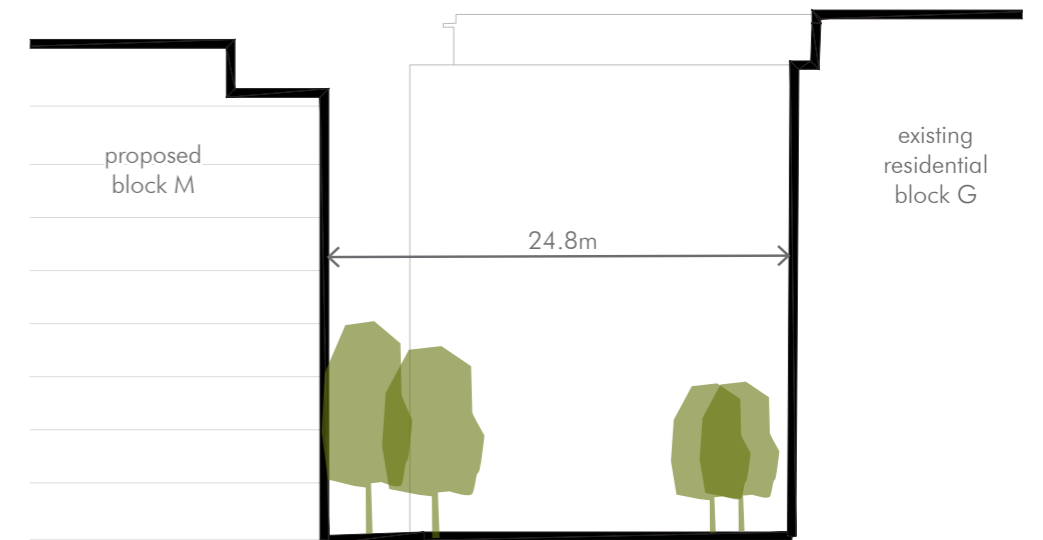
# RESIDENTIAL AMENITY

## RELATIONSHIP TO EXISTING RESIDENTIAL DEVELOPMENT - OVERLOOKING

### BLOCK M AND EXISTING BLOCK G



- Block M is situated at a minimum of 24.7m from existing block G (Jade building)
- Generous planting between the blocks will provide additional screening at the lower levels, and a point of interest at higher levels.
- M is located to the North East on block G and as such will have minimum impact on sunlight and daylight levels of the existing block.
- No living room window within block G is directly opposite block M



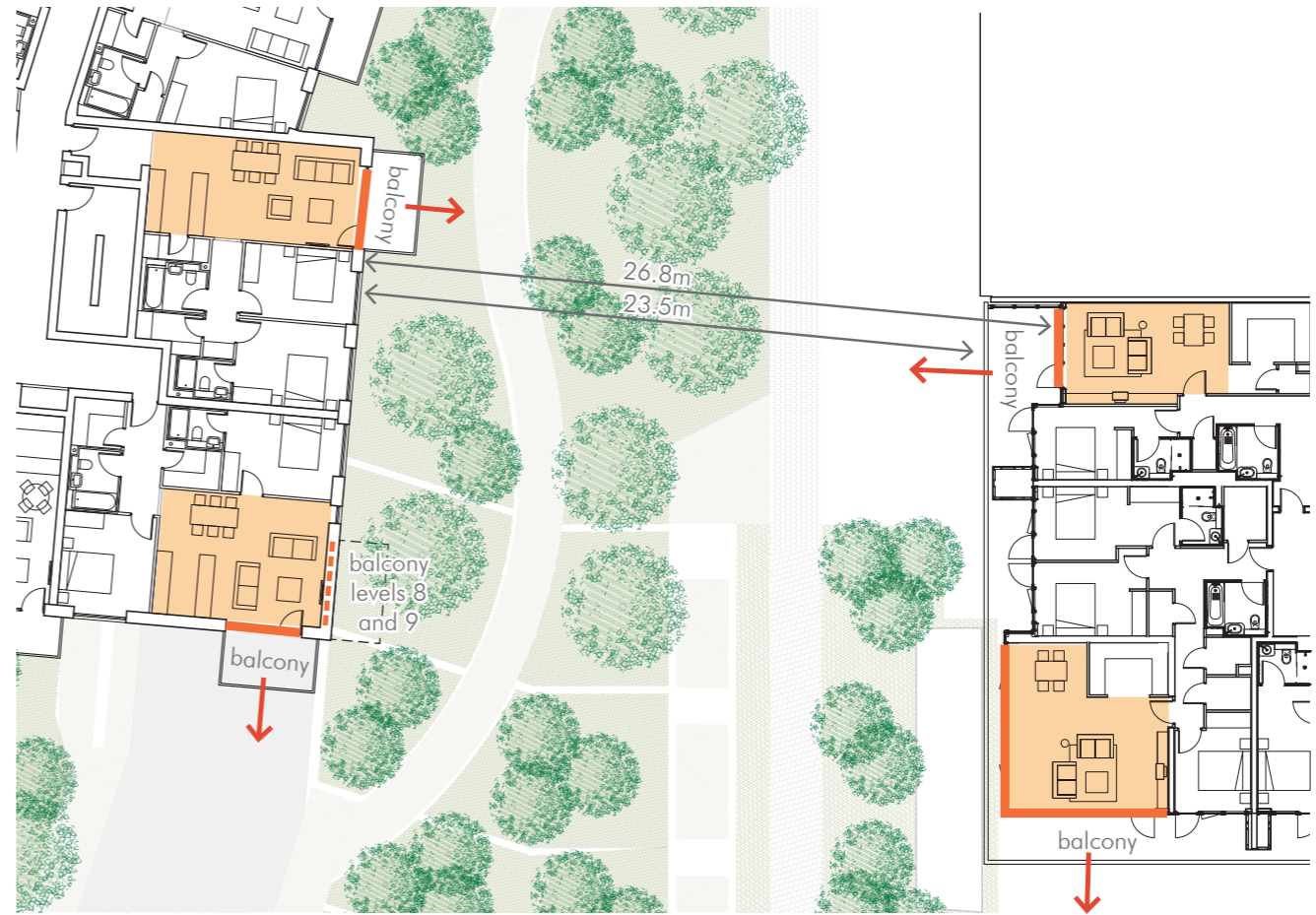
# RESIDENTIAL AMENITY

## RELATIONSHIP TO EXISTING RESIDENTIAL DEVELOPMENT - OVERLOOKING

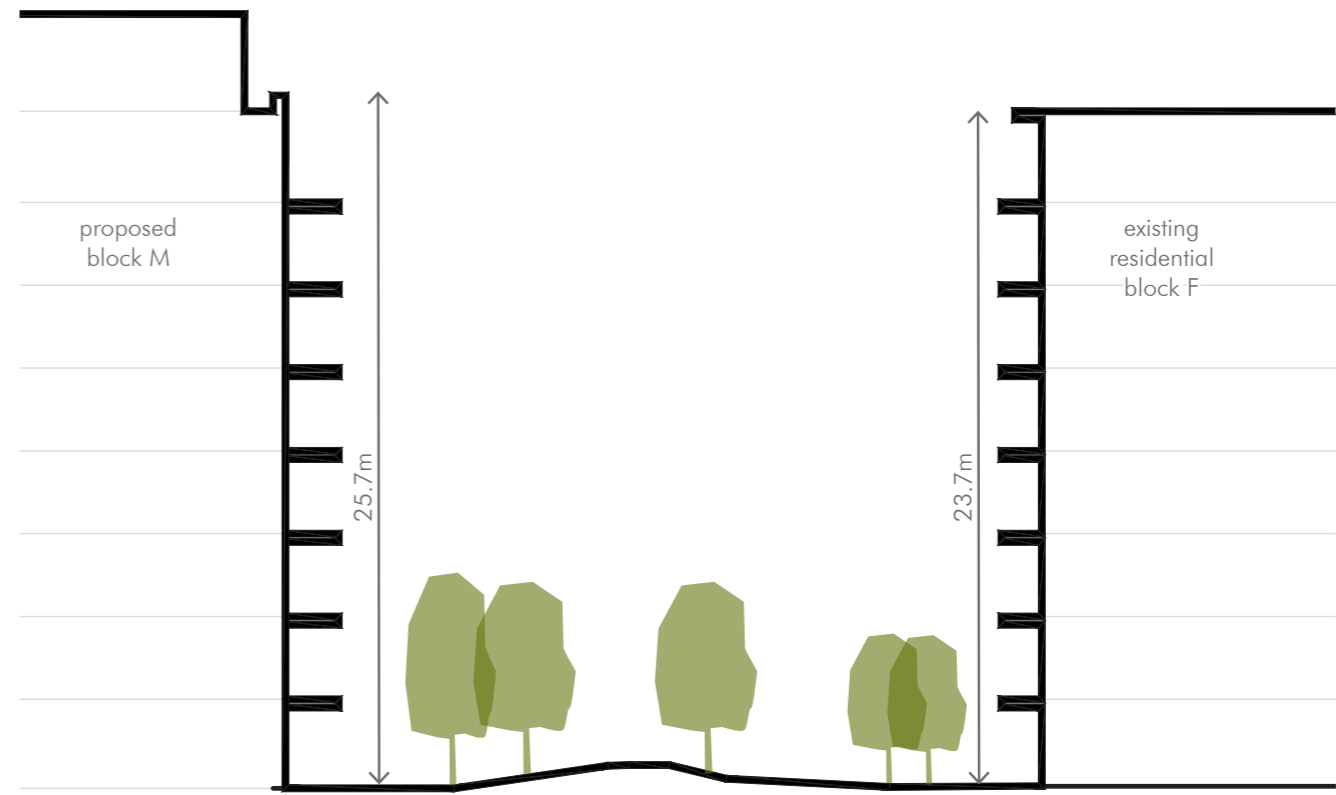
### BLOCK M AND EXISTING BLOCK F



- Block M is located at least 23.5m away from the existing block F.
- Generous planting between the blocks will provide screening at the lower levels.
- Apart from two apartments at the higher levels, proposed balconies are not directly opposite existing balconies and living room windows.



Proposed block M and existing block F beyond

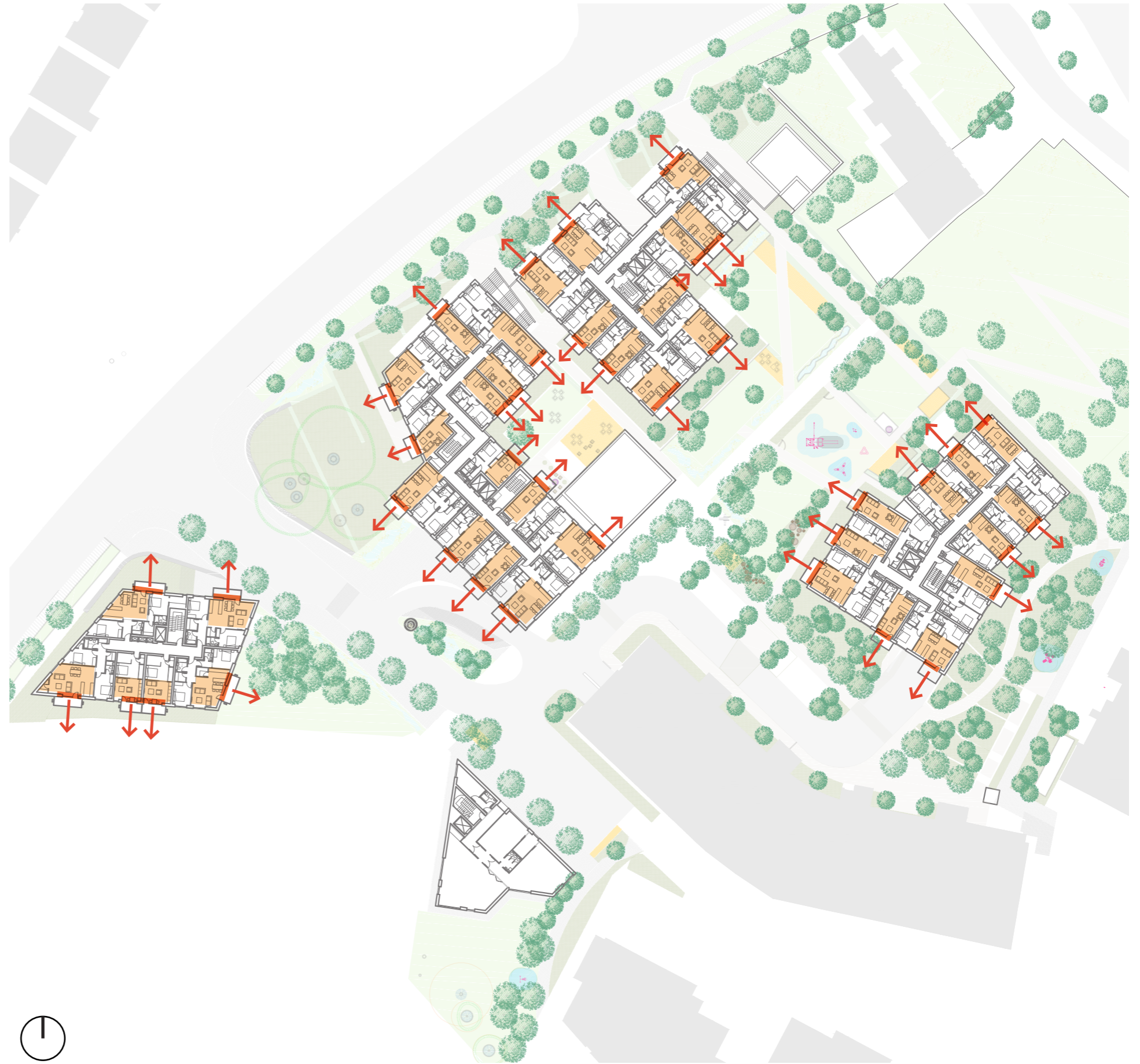


# RESIDENTIAL AMENITY

## PROPOSED DEVELOPMENT

### - OVERLOOKING

- The apartment blocks are organised around a central garden (H, J, M), and alongside an existing open space (N)
- H, J and M's orientation is strictly 45 degrees, meaning no apartment is north facing, and the central communal garden benefits from good sunlight penetration all year round.
- Main living room windows are positioned to face away from each other, or be at least 22m apart (1 bed apartments of H and J overlooking the courtyard). When blocks M and J both look towards the communal garden and each other, they are 35m apart.



# RESIDENTIAL AMENITY

## RELATIONSHIP TO EXISTING RESIDENTIAL DEVELOPMENT

### - OVERLOOKING

#### BLOCKS J, M AND GRANGE COTTAGE

The current proposed application has considered the planning history of the site in relation to previous refusals and key issues in the context.

A nursing home, standing 8m away from the cottage, was permitted as part of the parent application.

Whilst the most recent refusal on the site referred to an amendment to that application (the current proposal is a standalone application), there are valuable points to be taken from the case.



#### SCALE AND DETAILING OF BUILDINGS

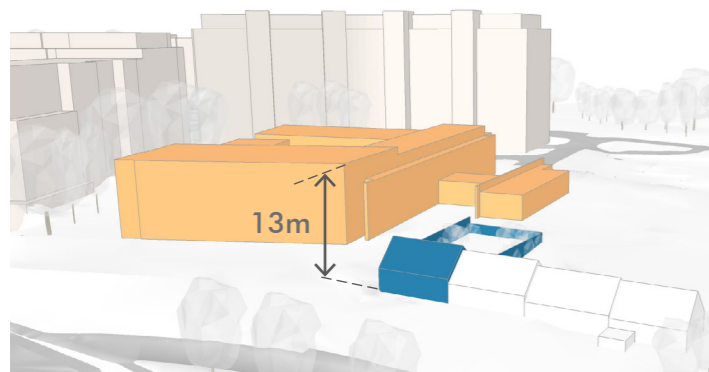
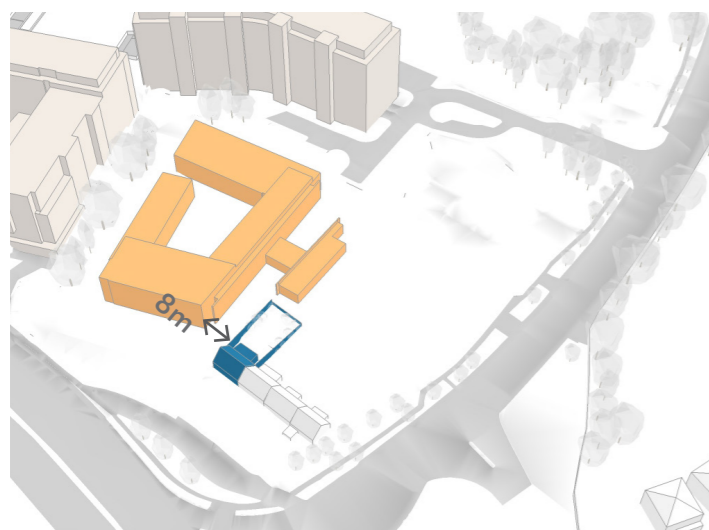
Careful attention has been given the scale and impact of the proposed residential blocks with regard to the property at No.1 Grange Cottages. The aim has been to protect the established residential amenity at this location.

The proposed blocks J and M at the boundary with the existing cottage do not stand more than four storeys above the existing ground level, and the closest block is 24.8m away from the cottage. Their internal layouts are designed to avoid any undue overlooking, with living spaces and balconies oriented towards the central amenity space.

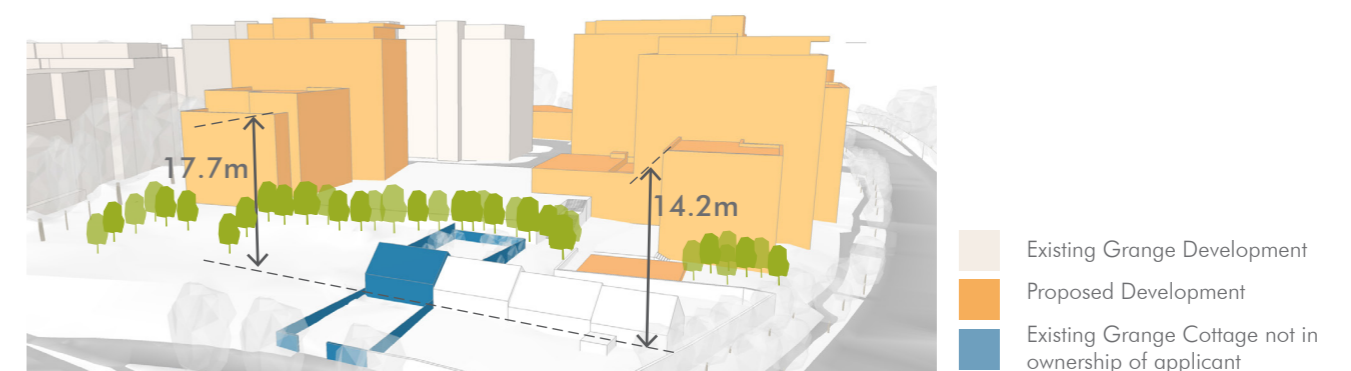
The substation stands 10m away, its roof level at +69.50, 1.05m only above the ground floor level of the cottage. It won't be visible from the cottage's garden.

Planting along the scheme will provide further screening.

For reference, also included to the left are views of the permitted nursing home.



Birds eye views of permitted nursing home in original application Ref. D03A/0750



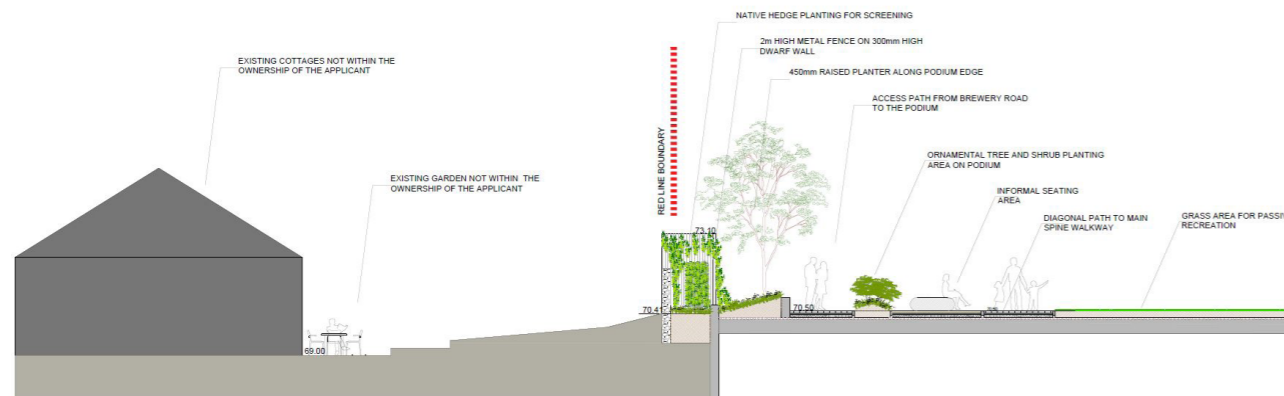
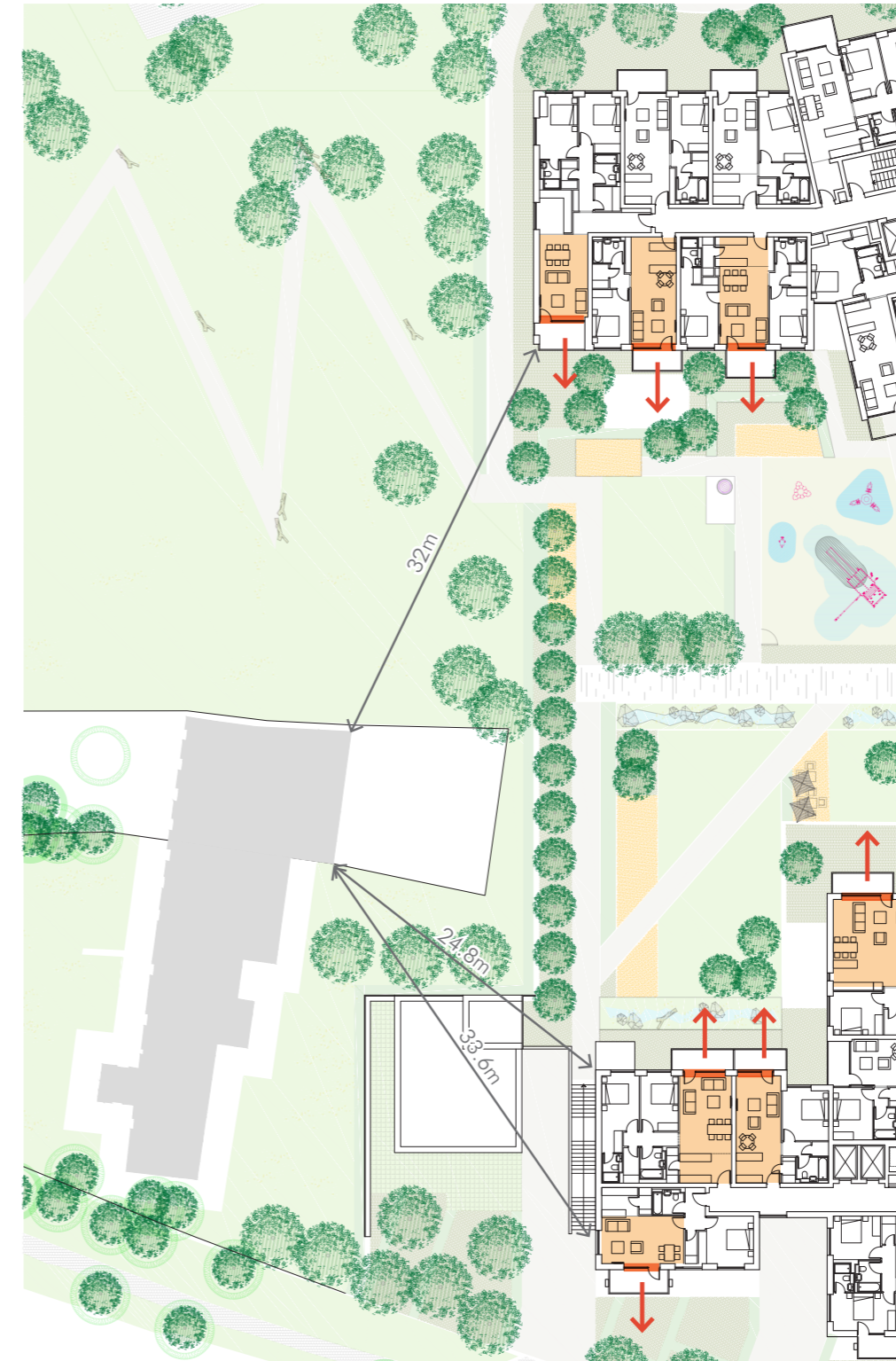
Birds eye views of proposed development

# RESIDENTIAL AMENITY

## RELATIONSHIP TO EXISTING RESIDENTIAL DEVELOPMENT - OVERLOOKING

### BLOCKS J, M AND GRANGE COTTAGE

- Block J is located 24.8m away from the existing cottage not in the ownership of the applicant.
- Block J was designed so no window (living room or bedroom) directly overlooks the cottage. Living rooms and bedrooms overlook the central communal garden.
- Block M is at a minimum of 32m from the cottage
- Landscaping buffer area between the communal central garden and the garden wall of the cottage incorporate shrubs and trees for further shielding.
- Blocks M and J have a few windows on their North East elevations for overlooking and animation of the facades, but numbers are limited to protect the cottage's amenity, and allow for potential future development should the lands become available.



Proposed section through landscaping showing screening along the cottage's back garden wall

# RESIDENTIAL AMENITY

## SUNLIGHT AND DAYLIGHT ANALYSIS (ARC)

Please refer to the report prepared by ARC for Daylight and Sunlight Analysis.

The following points from this report are considered important in terms of impact vis a vis overshadowing.

### SUNLIGHT ACCESS OUTSIDE THE APPLICATION SITE

*“Having regard to the shape, layout and orientation of the application site and to the location of the proposed development relative to nearby existing development, the potential of the proposed development to result in material overshadowing of lands outside the application site is limited. (page 3)”*

### SUNLIGHT ACCESS FOR EXISTING BUILDINGS OUTSIDE THE APPLICATION SITE

*ARC’s analysis predicts that the potential impact of shadows cast by the proposed development on the other studied windows is likely to range from “imperceptible” to “slight”. ARC’s analysis predicts that the potential impact of shadows cast by the proposed development on these windows is unlikely to be of a level, which would suggest that sunlight of an existing building “may be adversely affected” (i.e. the three criteria for an adverse impact set out in the BRE Guide were not met in the case of the relevant sample windows studied as part of this analysis). Most sample windows are predicted to remain capable of receiving a level of sunlight access in excess of the annual level recommended by the British Standard and BRE Guide for rooms with a reasonable expectation of sunlight of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. (page 5)”*

### SUNLIGHT ANALYSIS OF GARDENS AND AMENITY AREAS OUTSIDE OF THE APPLICATION SITE

*“Given that the neighbouring gardens will remain capable of achieving a level of sunlight very considerably in excess of that recommended by the BRE Guide after the construction of the proposed development, ARC’s analysis indicates that the proposed development will not result in any undue adverse impacts on sunlight access to neighbouring gardens throughout the year within the meaning of the BRE Guide. (page 6)”*

### SUNLIGHT ACCESS WITHIN THE PROPOSED COMMUNAL OPEN SPACE

*“The proposed central garden will receive a level of sunlight very considerably in excess of the level recommended by the BRE Guide for amenity spaces. The proposed communal open space will, therefore, appear adequately sunlit throughout the year within the meaning of the BRE Guide. More than this, the proposed communal open space will receive sunlight access throughout the day for most of the year. (page 7)”*

### DAYLIGHT ACCESS TO EXISTING BUILDINGS OUTSIDE THE APPLICATION SITE

*“ARC’s analysis indicates that the construction of the proposed development is unlikely to result in a noticeable change in daylight access to neighbouring existing buildings at Lawnswood Park and the potential impact is, therefore, likely to range from none to “imperceptible” to “slight”, while the impact of the proposed development on daylight access within Grange Cottages and within the existing development was likely to range from none to “imperceptible” to “moderate”.*

*Given that the potential for development to result in impacts on daylight access diminishes with distance, it is the finding of ARC’s analysis the proposed development will have no undue adverse impact on daylight access within buildings in the wider area surrounding the application site. (page 7)”*

### DAYLIGHT ACCESS WITHIN THE PROPOSED DEVELOPMENT

*“ARC’s analysis indicated that all sample study rooms within the proposed development are likely to achieve levels of daylight access in excess of the minimum levels recommended by the British Standard for achieving a predominantly daylight appearance (i.e. 2% Average Daylight Factor) and for living rooms (i.e. 1.5% Average Daylight Factor) or kitchens (i.e. 2% Average Daylight Factor). (page 10)”*



# RESIDENTIAL AMENITY

## NOISE (AWN)

Please refer to the report prepared by AWN for Noise Analysis.  
The following points from this report are considered important:

### CONSTRUCTION PHASE

*During the construction phase of the project there is the potential for temporary noise impacts on nearby noise sensitive properties due to noise emissions from site activities. The application of binding noise limits and hours of operation, along with implementation of appropriate noise and vibration control measures, will ensure that noise and vibration impact is kept to a minimum as far as practicable.*

*During periods when construction works are occurring at distances of up to 30m from the nearest noise sensitive locations to the site boundary, there is potential for temporary, negative, moderate to significant noise impacts to occur.*

*For the remainder of construction periods, construction noise impacts will be short-term, negative, slight to moderate.*

*Vibration impacts during the construction phase will be short-term and negligible.*

### OPERATIONAL PHASE

*The predicted change noise levels associated with additional traffic is predicted to be of imperceptible impact along the existing road network. In the context of the existing noise environment, the overall contribution of induced traffic is considered to be of neutral, imperceptible and long-term impact to nearby residential locations.*

*Noise levels associated with building services plant are expected to be well within the adopted day and night-time noise limits at the nearest noise sensitive properties taking into account the site layout, the nature and type of units proposed and distances to nearest residences. Assuming the operational noise levels do not exceed the adopted design goals, the resultant residual noise impact from this source will be of neutral, imperceptible, long term impact.*

### INWARD NOISE IMPACT ASSESSMENT

*An initial site noise risk assessment has been carried out on the proposed mixed-use development at the lands adjacent to The Grange.*

*The initial site assessment has classified the development site as having a medium to high noise risk in accordance with ProPG guidance.*

*This was determined through a review of baseline noise measurements, noise modelling of the site for existing road noise.*

*The assessment concluded that overall environmental noise levels at the proposed residential buildings are not significant within the site and would not require any specific noise mitigation measures in order to achieve suitable internal noise levels with windows open and closed. Highest noise levels are calculated at units overlooking the Brewery Road site boundary with a direct line of sight to the road.*

*Boundary treatment is proposed along this boundary as part of proposed landscaping works. In addition to this physical screening, enhanced acoustic glazing are recommended along facades with a direct line of sight to the Brewery Road.*



AWN Predicted noise contour across the developed site - Day time

# RESIDENTIAL AMENITY

## WIND AND MICRO CLIMATE MODELLING (B-FLUID)

Please refer to B-Fluid's Wind and Microclimate modelling report for wind analysis.

B-Fluid's report establishes that

- <<The proposed Grange Development will produce a high quality environment that is attractive and comfortable for pedestrians of all categories.
- The Surrounding environment, development and mitigation trees properly shields all paths/walkways around and within the development. Pedestrian footpaths are always successfully shielded and comfortable.
- The development Courtyard is generally suitable for long term sitting, short term sitting, standing, walking and strolling activities.
- Shielding conditions in the South-West, South-East, North-East and North-West areas are always acceptable.
- Balconies within the development are comfortable for pedestrian sitting, standing, walking and strolling.
- The proposed development does not impact or give rise to negative or critical wind speed profiles at the nearby adjacent roads, or nearby buildings.
- Pedestrian comfort assessment, performed according to the Lawson criteria, identified the areas that are suitable for different pedestrian activities in order to guarantee pedestrian comfort. In terms of distress, no critical conditions were found for "Frail persons or cyclists" in the surrounding of the development. No critical conditions have been found for members of the "General Public".
- During Grange Development construction phase the predicted impacts are classified as negligible.

Therefore, the CFD study carried out has shown that under the assumed wind conditions typically occurring within Dublin for the past 30 years:

- The development is designed to be a high-quality environment for the scope of use intended of each areas/ building (i.e. comfortable and pleasant for potential pedestrian), and,
- The development does not introduce any critical impact on the surrounding buildings, or nearby adjacent roads.>>

Please note that not all trees and shrub planting were modelled in the above analysis. The trees alignments along Brewery Road, the main landscaping spine and along the North East boundary of the site were omitted from the study. As a result, we can expect microclimate and wind conditions to be even more comfortable than established above.

The proposed blocks position and orientation, the extensive proposed trees and shrubs planting, dense copses along the southern boundary and between block M and existing blocks G and F, as well as linear tree planting along Brewery Road and the main pedestrian routes within the site - combine to create comfortable wind conditions throughout the site.



## 3. | LANDSCAPE AND ACCESSIBILITY

<<A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Details relating to the materiality of the proposed interface between proposed development and adjoining lands should be also submitted. Additional cross sections, CGIs and visualisations should be included in this regard.>>

- Accessibility

**Please refer to Landscape Architect's drawings and report for details of the proposed landscaping scheme. The following section seeks to illustrate high level accessibility through the site.**



# LANDSCAPE AND ACCESSIBILITY

## CONCEPT

Landscape quality is an essential part of Kennedy Wilson's projects, and helps to create a strong sense of place.

The proposed development at the Grange is landscape led. It is structured around NW/SE pedestrian routes linking Brewery Road to the existing development, and a NE/SW spine which will echo the existing landscaping spine at the grange and link a new podium communal garden to the existing public park.

The new central garden and courtyards will act as the heart of the new development.

Brewery Road will receive a soft treatment of layered planting.

An existing copse of trees will be kept by the new front door on Brewery Road, used as a central piece the entrance area.

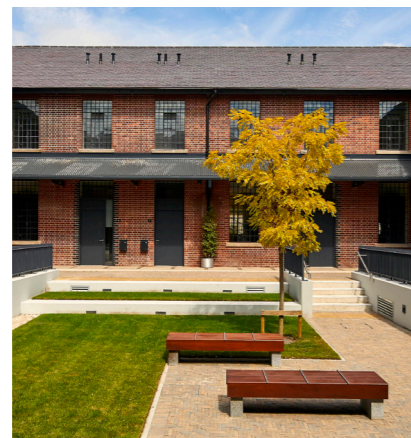
New extensive high quality tree planting is proposed, in keeping with the current sylvan character of parts of the site.



Reference: Clancy Quay by Kennedy Wilson and O'Mahony Pike



Reference: Capital Dock by Kennedy Wilson and O'Mahony Pike



Reference: Clancy Quay by Kennedy Wilson and O'Mahony Pike



Reference: Clancy Quay by Kennedy Wilson and O'Mahony Pike



Reference: existing communal garden at the Grange

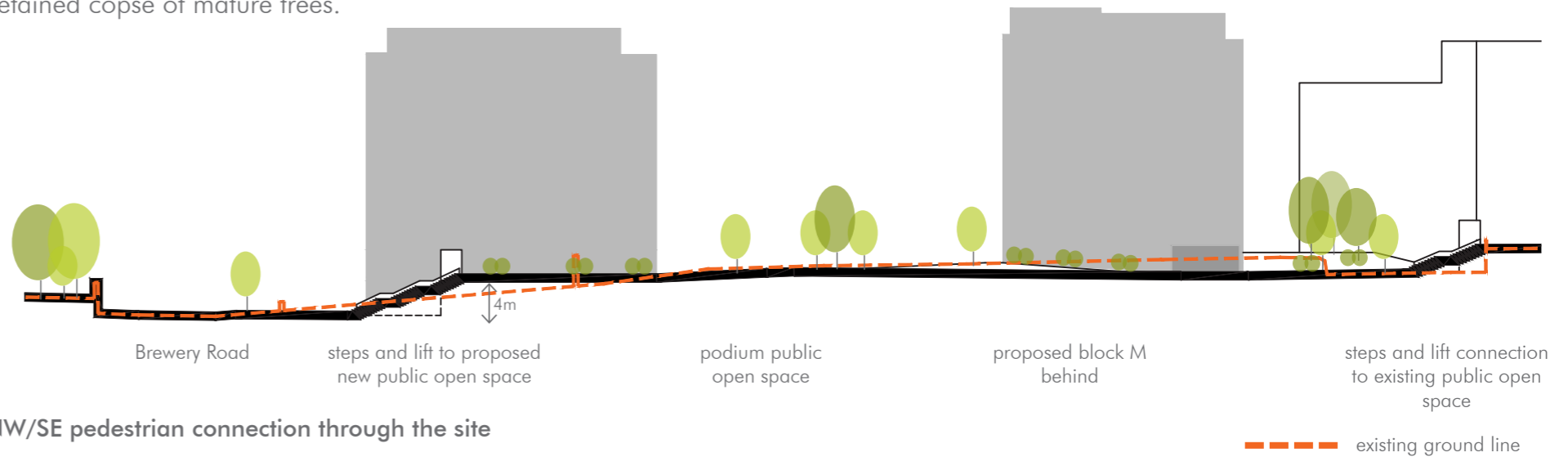


## CONNECTIONS AND KEY OPEN SPACES

A new garden will form the heart of the proposed development.

Well overlooked pedestrian connections will link the reinforced green edge of Brewery Road to the existing development, stitching the scheme into the existing public realm and ensuring permeability and activity.

A landscaping spine will organise the podium garden and connect it to the existing public park to the South. Two gateway buildings either side the new front door on Brewery Road will create a wide open space enhanced by a retained copse of mature trees.



NW/SE pedestrian connection through the site

--- existing ground line

# LANDSCAPE AND ACCESSIBILITY

## LAYOUT AND MATERIALS

A playful and soft / green landscape completing the existing Grange Development.

Lush planting and formal hedge structures give definition to a bold textural planting palette creating a soft but distinct separation between the public internal street and the residential buildings and their private and semi-private spaces.

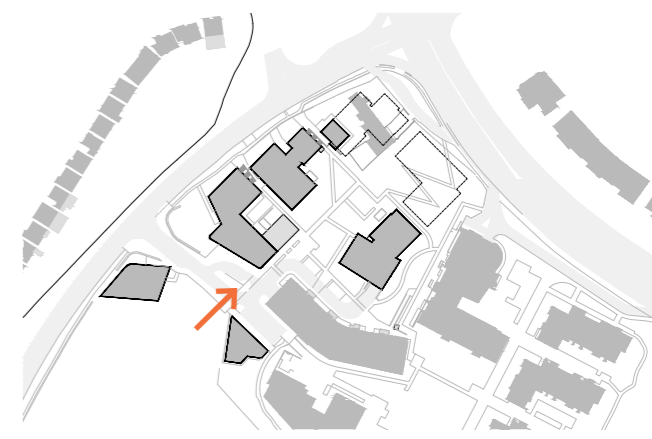
The hard landscape and planting palette will be appropriately coordinated with paving bands to create a designed continuity throughout the development. This paving strategy is also provided to enhance wayfinding within the scheme.

Extensive tree planting will seek to recapture the existing sylvan setting of some of the areas of the site, as well as provide screening and buffer between the proposed development and surrounding areas.

Please refer to landscape architects drawings for details.



Reference: Clancy Quay development by Kennedy Wilson

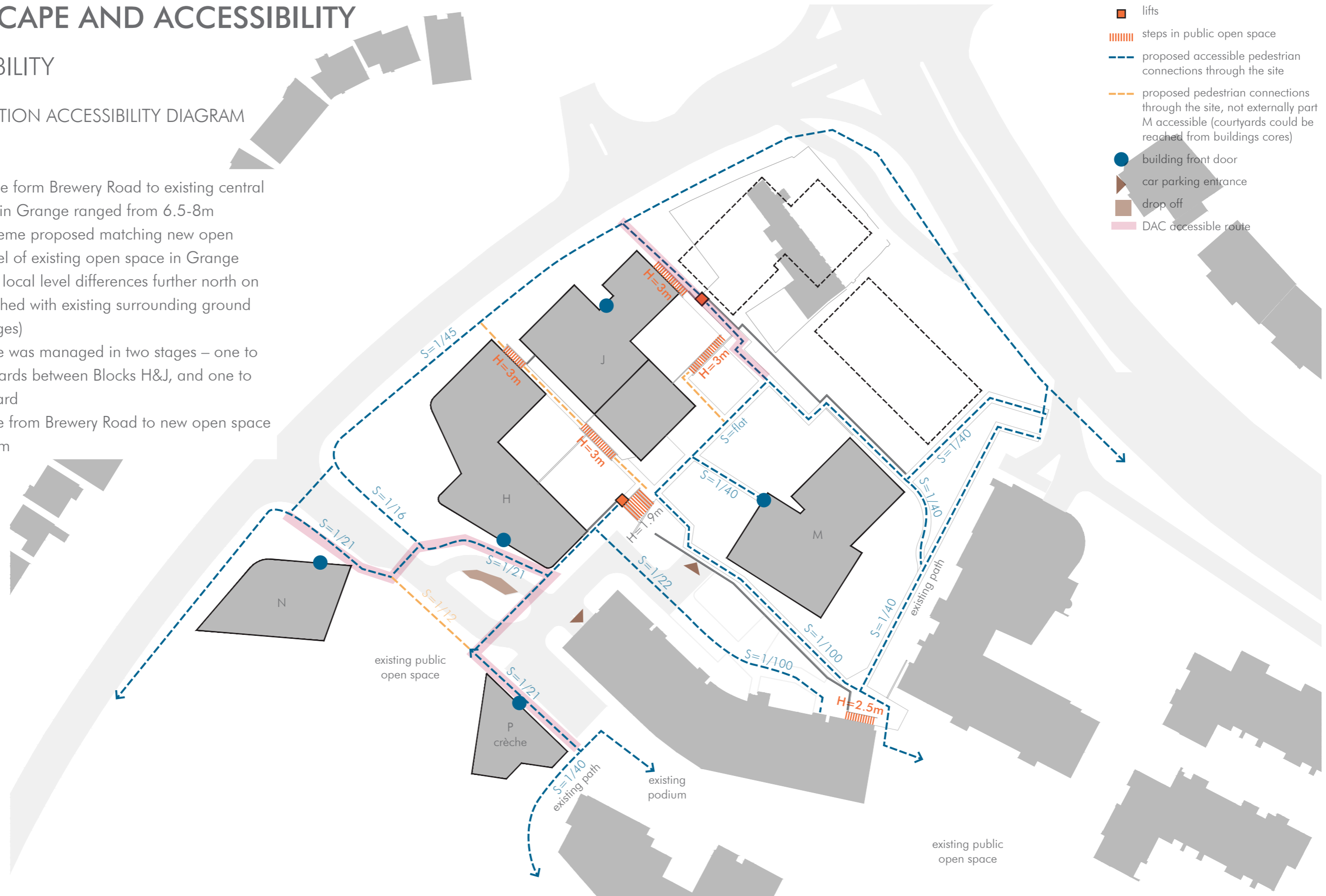


# LANDSCAPE AND ACCESSIBILITY

## ACCESSIBILITY

### PRE-APPLICATION ACCESSIBILITY DIAGRAM

- Level Change from Brewery Road to existing central open space in Grange ranged from 6.5-8m
- Pre-App scheme proposed matching new open space to level of existing open space in Grange
- This created local level differences further north on site and clashed with existing surrounding ground levels (cottages)
- Level change was managed in two stages – one to lower courtyards between Blocks H&J, and one to main courtyard
- Level change from Brewery Road to new open space of up to 7.4m





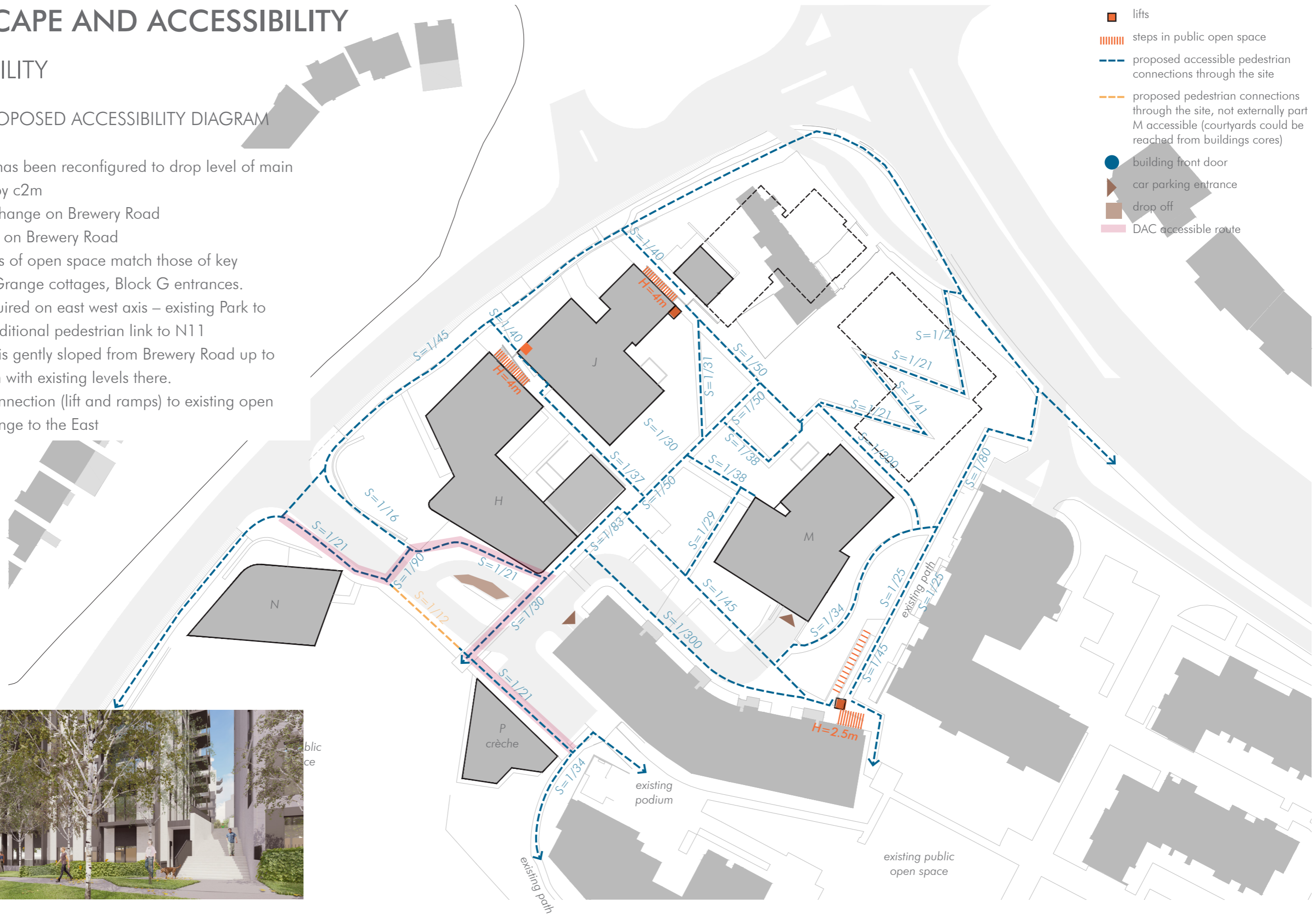
# LANDSCAPE AND ACCESSIBILITY

## ACCESSIBILITY

### CURRENT PROPOSED ACCESSIBILITY DIAGRAM

- The scheme has been reconfigured to drop level of main open space by c2m
- Single level change on Brewery Road
- Additional lift on Brewery Road
- Ground levels of open space match those of key interfaces – Grange cottages, Block G entrances.
- No steps required on east west axis – existing Park to N11, with additional pedestrian link to N11
- Open space is gently sloped from Brewery Road up to south to tie in with existing levels there.
- Enhanced connection (lift and ramps) to existing open space in Grange to the East

- lifts
- ▨ steps in public open space
- proposed accessible pedestrian connections through the site
- proposed pedestrian connections through the site, not externally part M accessible (courtyards could be reached from buildings cores)
- building front door
- ▲ car parking entrance
- drop off
- DAC accessible route

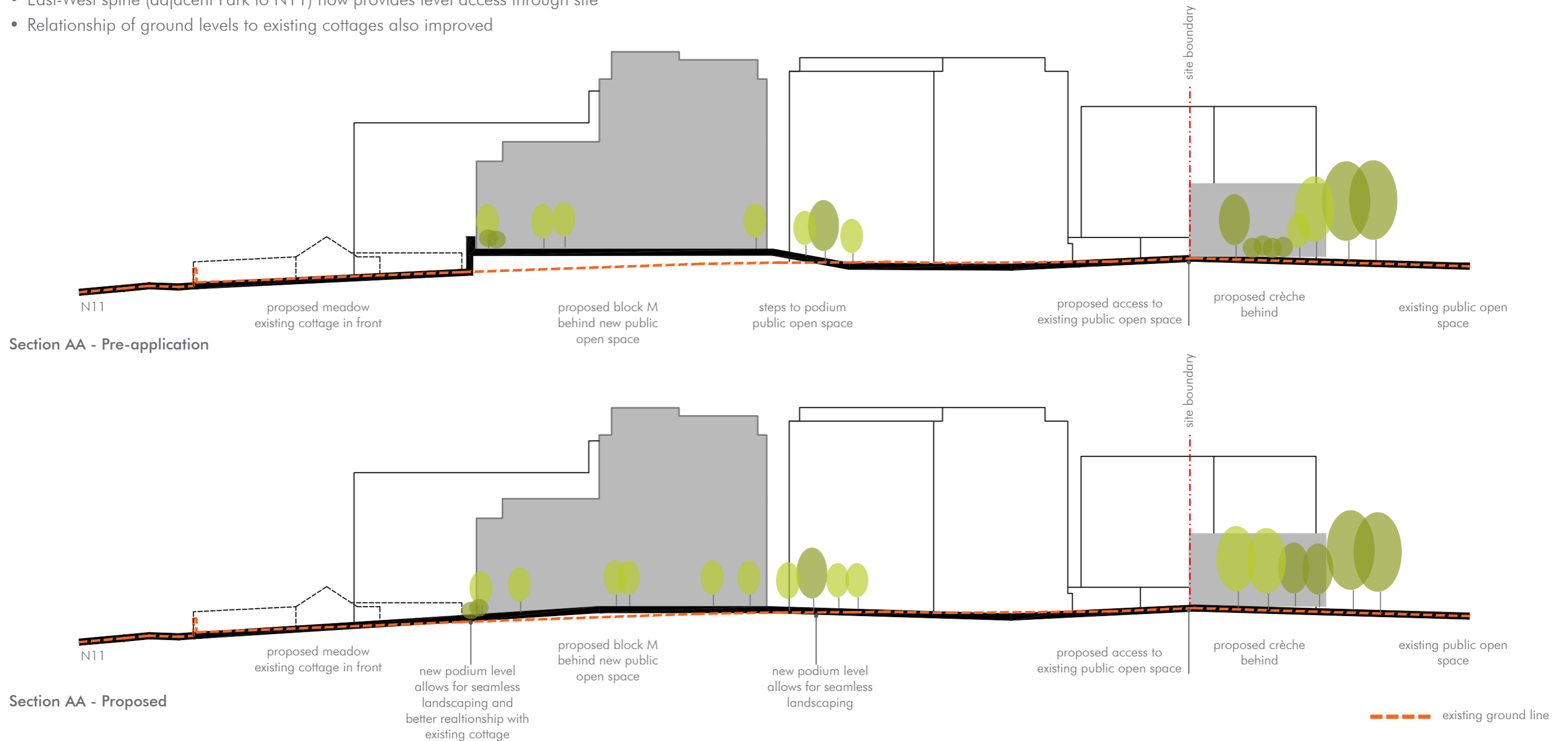
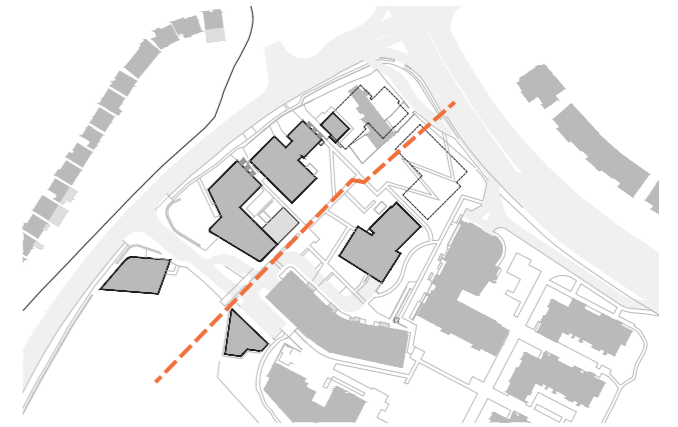


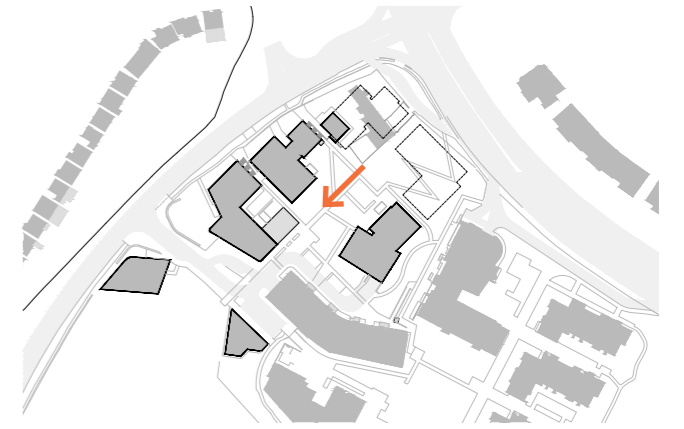
# LANDSCAPE AND ACCESSIBILITY

## ACCESSIBILITY

### NORTH EAST-SOUTH WEST CONNECTION N11 TO EXISTING PUBLIC OPEN SPACE

- The scheme has been reconfigured following the pre-application meeting with Dun Laoghaire Rathdown
- Central open space has been dropped by c.2m to improve accessibility to and through
- Path included in temporary green space to south of Grange cottages completes the connection
- East-West spine (adjacent Park to N11) now provides level access through site
- Relationship of ground levels to existing cottages also improved



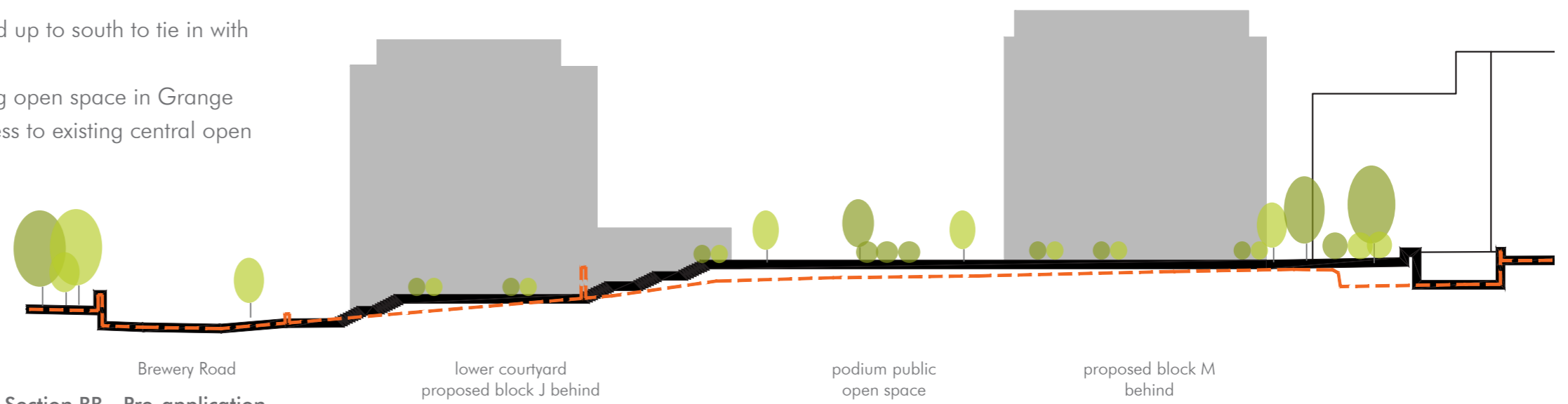
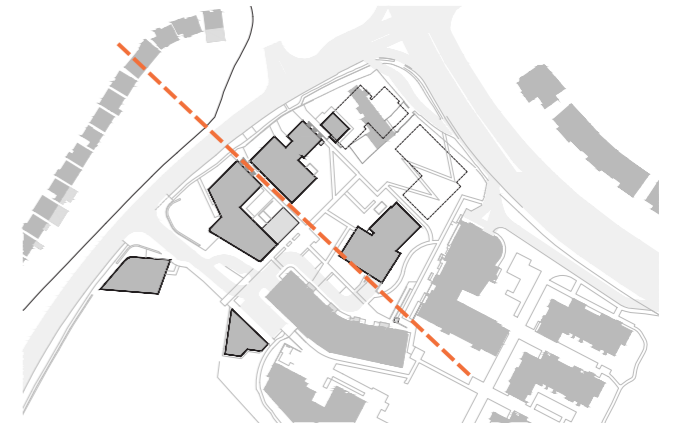


# LANDSCAPE AND ACCESSIBILITY

## ACCESSIBILITY

### NORTH WEST - SOUTH EAST CONNECTION BREWERY ROAD TO EXISTING CENTRAL GARDEN

- The scheme has been reconfigured to drop level of main open space by c2m
- Single level change on Brewery Road, 4m high
- Ground levels of open space match those of key interfaces – Grange cottages, Block G entrances.
- Open space is gently sloped from Brewery Road up to south to tie in with existing levels there.
- Enhanced connection (lift and ramps) to existing open space in Grange
- Existing path to south of site now has level access to existing central open space



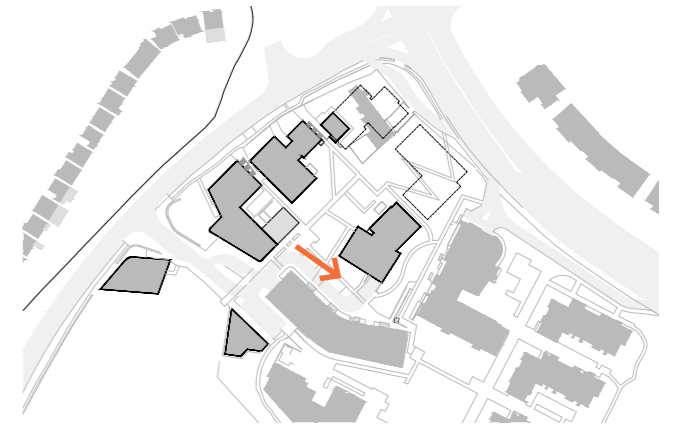
Section BB - Pre-application



Section BB - Proposed

--- existing ground line





# LANDSCAPE AND ACCESSIBILITY

## ACCESSIBILITY

### CONNECTION TO EXISTING GRANGE CENTRAL GARDEN

- Existing fire tender access route outside existing Block G (Jade) upgraded and incorporated into new landscape setting
- Character of space changed from hard to soft to enhance connection to existing open space; significant soft landscaping added
- Existing retaining wall removed and ground levels dropped to improve connectivity
- Visitor parking (8no. spaces) incorporated into space
- Dropped level of central garden allows space to be unified and level



Existing conditions

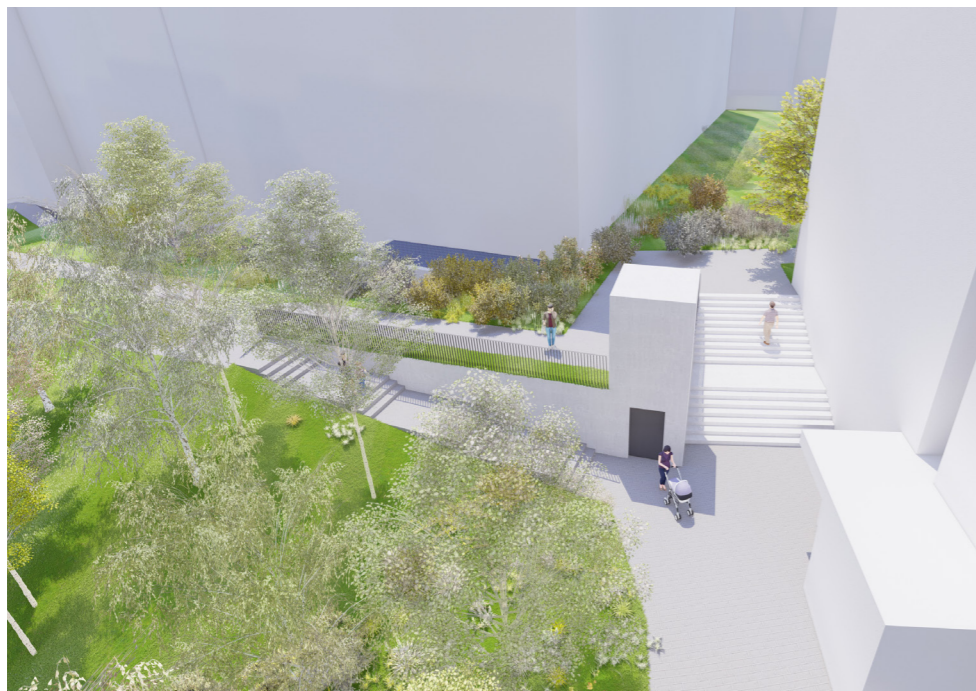
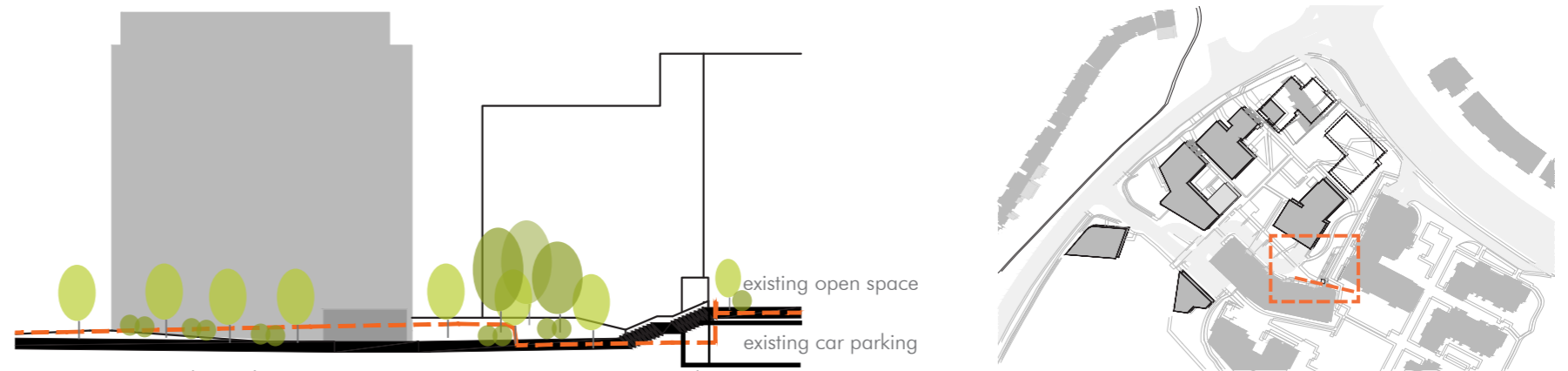


# LANDSCAPE AND ACCESSIBILITY

## ACCESSIBILITY

### CONNECTION TO EXISTING GRANGE CENTRAL GARDEN

- Existing retaining wall to space outside existing Block F removed, and ground levels reduced to extend space and improve connectivity
- Enhanced connection (lift, steps and ramps) to existing Grange Central Garden
- Lift incorporated to provide universal access
- Lift connects 3 levels: existing basement (and car parking), new enhanced public realm between blocks M and existing block G, and level of existing Central Garden in existing Grange development
- Existing steps widened to enhance visual connection between existing Grange Central Garden and subject space



# LANDSCAPE AND ACCESSIBILITY

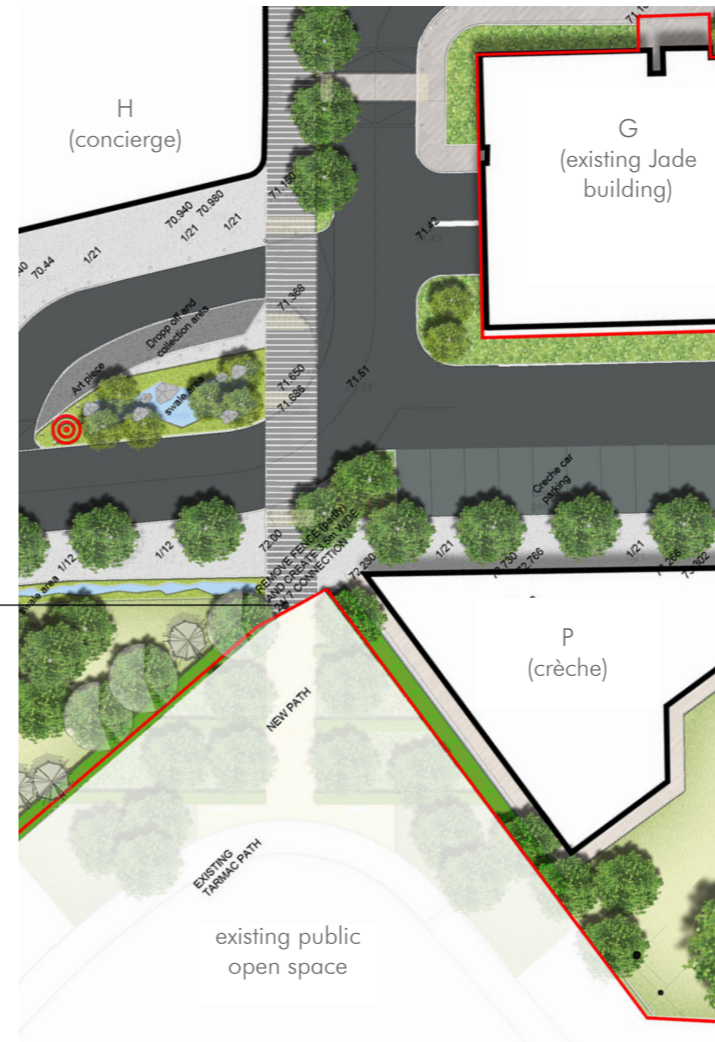
## ACCESSIBILITY

### CONNECTION TO EXISTING PUBLIC OPEN SPACE

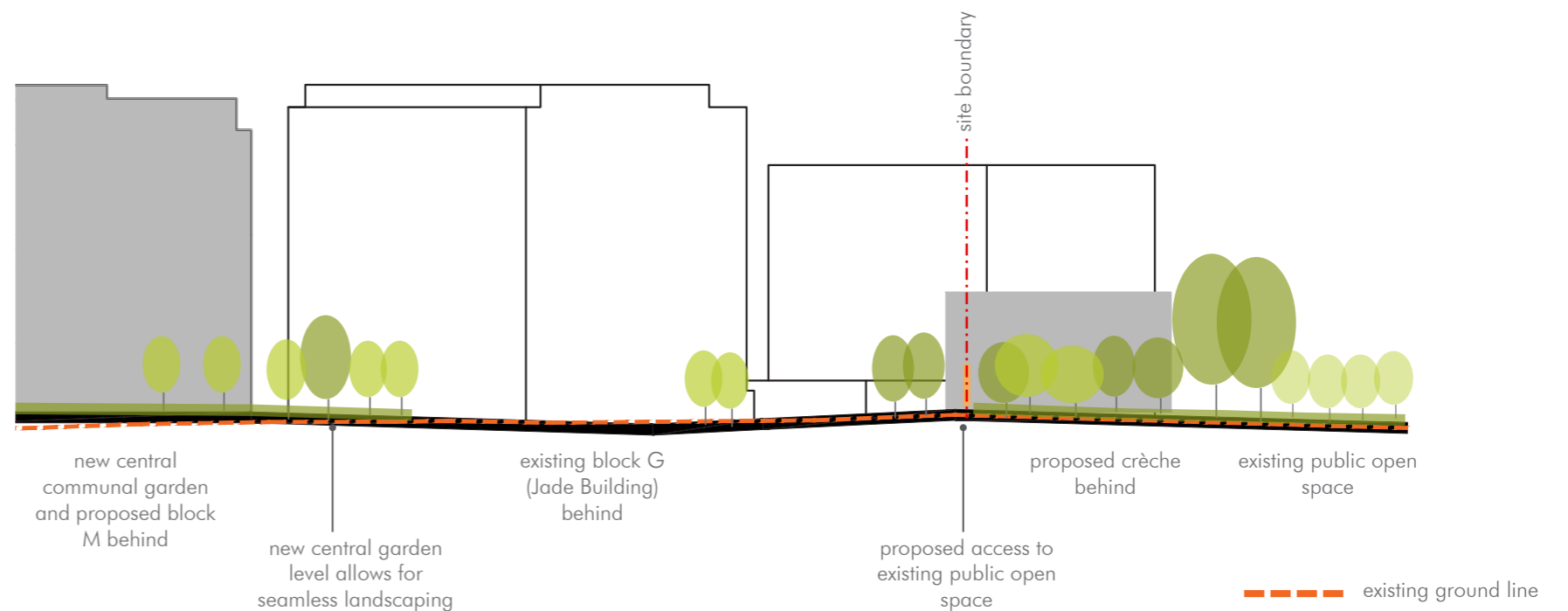
- A potential connection to the existing public open space to the South of the site is provided.
- The proposed connection is at one end of the main pedestrian spine, close to the concierge and the crèche which will both provide some passive supervision.



Access to existing public open space at the end of Pedestrian spine



proposed access to existing public open space



Site section along pedestrian spine



## 4. | DETAILED PHASING PLAN

# DETAILED PHASING PLAN

Please note that the subject development will be delivered in a single phase.

# 5. | WASTE MANAGEMENT DETAILS

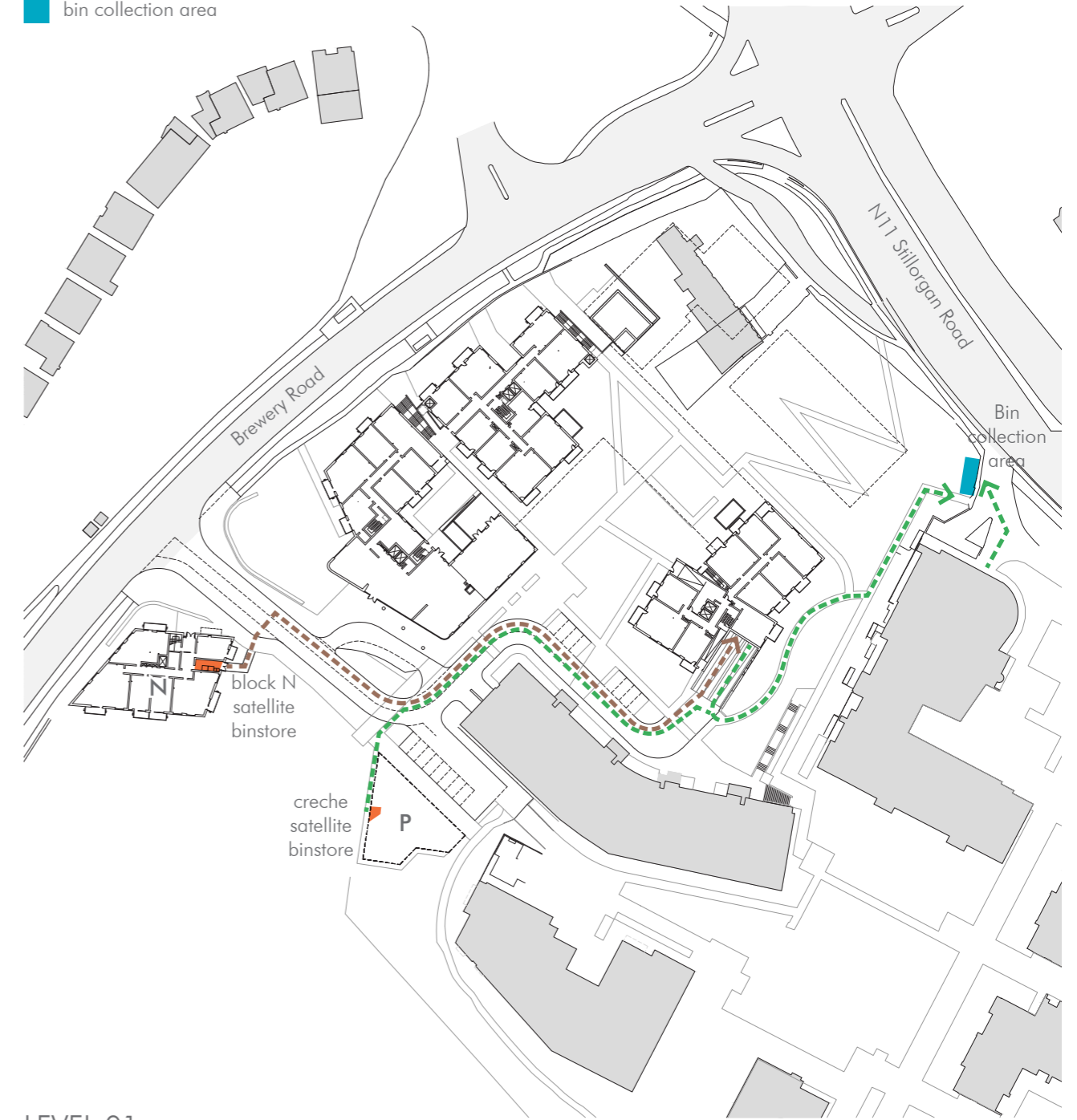
# WASTE MANAGEMENT



## LEVEL 00

- Main bin store located at level 0 close to blocks H and J cores.
- Waste collection is located off N11 beside office building (F) – forklift will travel to basement along path to collect compacted bales
- All waste collection, including for the existing development, will be off N11 collection point.

- ← route from Blocks N to main bin store
- ← waste egress / collection route from main bin store and crèche bin store to collection area
- new bin stores
- existing bin stores
- bin collection area



## LEVEL 01

- Additional satellite bin stores in block N at level 01 and P (crèche) at level 02 (respective entrance levels for both blocks). Waste will be collected by management and brought to main bin store.

## 6. | LIFE CYCLE REPORT AND FACADES STRATEGY

*<<A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). This report should specifically address proposed materials, finishes and detailing which seek to create a distinctive character for the development, avoiding blank facades, dead frontage and render and which provides for active frontages and corners. The documents should also have regards to the long term management and maintenance of the proposed development.>>*

- Materiality

**Please refer to Aramark's Life Cycle report.**

# FACADES STRATEGY

## ARTICULATION

A nuanced approach is proposed for the facade treatments:

- The buildings are designed as a series of pavilions of varying height, with the breaks in volume indicating points of entry.
- Massing is simple and legible with the buildings' base grounded in the landscaping and the series of steps, lifts and ramps that negotiate the level difference between Brewery Road and the internal landscape beyond.
- Lower levels windows are paired with level 1 windows on some of the blocks, creating a subtle double height plinth that plays on sense of scale.
- In block H, the concierge and residential area on the realigned access road is double height, with the block visually lifted on columns to create a welcoming sheltered space underneath.
- Balconies at high levels are turned around the corner of the blocks, addressing the city at higher heights and adding interest.
- On Brewery Road, balconies are gathered in frames of varying height that add interest and modulation, and act as buffer for the apartments.
- Penthouse levels are designed with strong projecting canopies to animate the skyline.



Blocks J, H and N on Brewery Road



Block J on Brewery Road



Blocks H and J on Central Communal Garden



Block H (concierge) on realigned entrance road

# FACADES STRATEGY

## MATERIALITY

- Brick cladding as a protective hard wearing shell on the tall blocks and along the main route into the scheme (in black below).
- Soft elevations - rendered facades - around the more private areas and small building elements (in blue below). This will provide contrasting texture and colour, adding variety and a more domestic scale to the smaller blocks.
- Soft contrasting penthouse levels in dark grey render add contrast and definition to the skyline.
- Windows and balconies are metal, with clean sharp lines contrasting with the rougher brick and warm render.
- Windows are detailed with a side panel of similar colour, which helps create a look of openness and lightness for the facade, with the brick or render appearing as a lattice between the perceived openings.
- The ground floor of block H, which hosts the concierge and resident's amenities will be clad in stone along the realigned access road and the pedestrian spine, to denote its special nature and add interest.
- Where roofs are not intended for private use, green roofs are proposed throughout.



Brick cladding and generous windows



Grey render as a contrasting material



Stone cladding to the residents' amenities