



# ARCHITECTURAL DESIGN STATEMENT

## PLANNING APPLICATION

### SCHOLARSTOWN ROAD | DUBLIN 16

JOB NO. 1823  
NOVEMBER 2019

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# SCHOLARSTOWN DESIGN STATEMENT

## 01 SITE ANALYSIS

### INTRODUCTION

#### Introduction

When designing a residential scheme on any site, urban or suburban, the designer must begin the process with an extensive site examination. This examination will investigate all physical features – including topography, orientation, access, drainage, water features and existing trees – in order to ensure that the designer obtains a clear understanding of the design issues, opportunities and constraints specific to the site. Many site features will be either clearly apparent on the surface or easily learned through local knowledge, but there are often significant issues that are less easily discovered, for example archaeological concerns, underground services and flora and fauna. It is the designer's responsibility to take these possible issues into account

#### Location & Site Description

The site, to be known as 'Two Oaks,' is one with many significant features, such as: the topography falling from southwest to northeast; the Scholarstown Road to the south; the adjacent 'Rosmore House' (a protected structure) to the northwest; the existing two-storey residential estates to the north and east and several stands of existing mature trees. The design and layout of this proposal is influenced by these features and also by some that are not immediately apparent, such as archaeological concerns and existing drainage infrastructure.

In addition to the current and future physical condition of the site, the designer needs to be familiar with all relevant planning and design standards, including both national and local planning and design objectives. The designer further needs a clear understanding of the client's vision, market requirements and buyer's aspiration. Finally, an appreciation of the realities of property development in the current economic climate is also essential.

The substantial site (5.35ha) benefits from being located at the centre of an established residential neighbourhood with a number of schools and commercial centres in close proximity. Bus routes run along Scholarstown Road providing easy access both to local amenities and to the city centre via Rathfarnham. The site was not previously developed (save for two detached dwellings) and current zoning allows for a density more appropriate for this mature residential area with its existing social and transport infrastructure. The site also offers some exceptional opportunities, perhaps the most significant being the notable views of the Dublin Mountains to the south.

Works are also proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities on an area measuring 0.7 hectares, providing a total application site area of 6.05 hectares.

**CENTRE COORDINATES:**  
 ITM 712512,726918

**PUBLISHED:** 23/01/2019      **ORDER NO.:** 50043076\_1

**MAP SERIES:** 1:1,000      **MAP SHEETS:** 3391-16  
 1:1,000      3391-17  
 1:1,000      3391-21  
 1:1,000      3391-22

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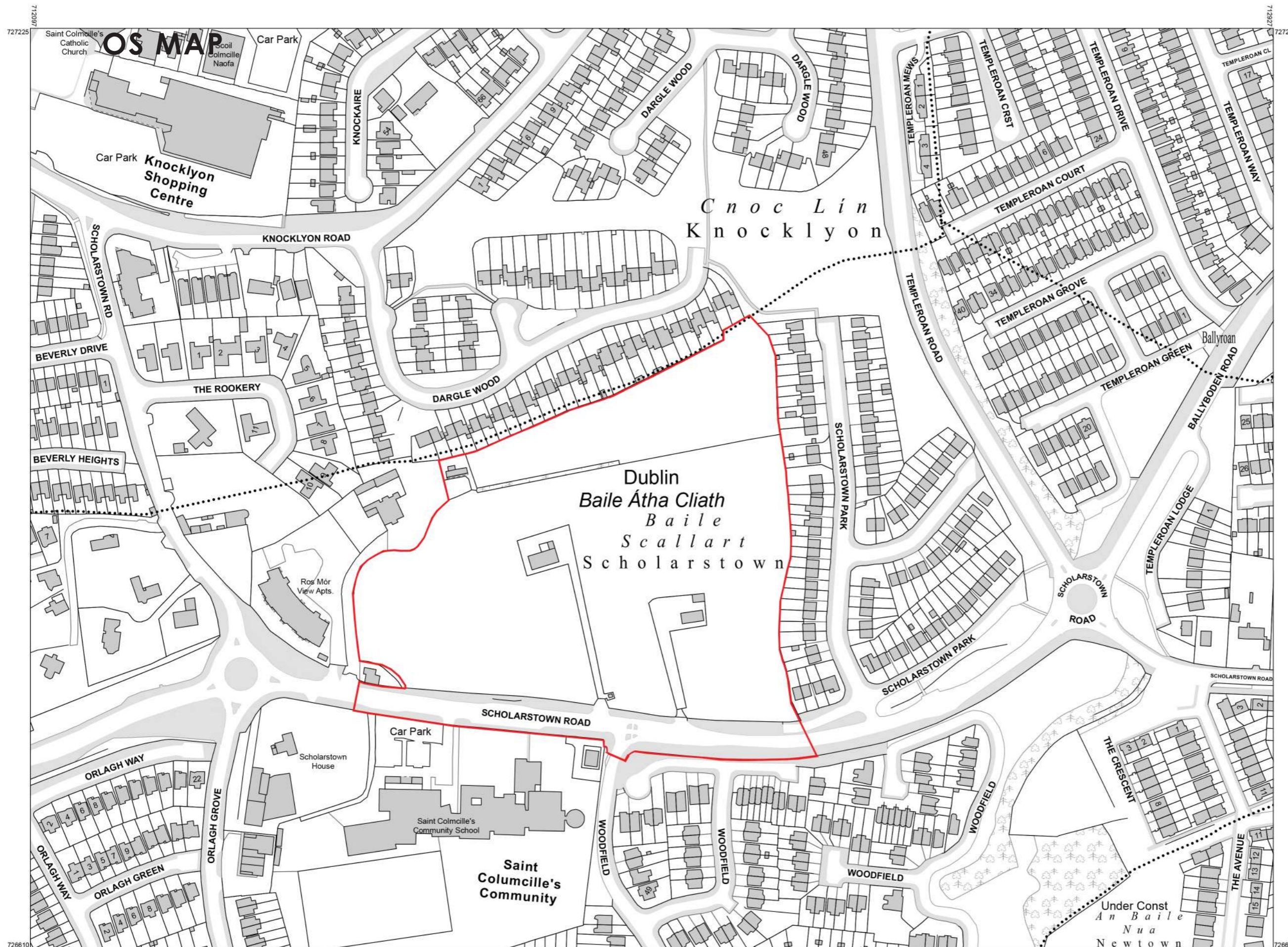
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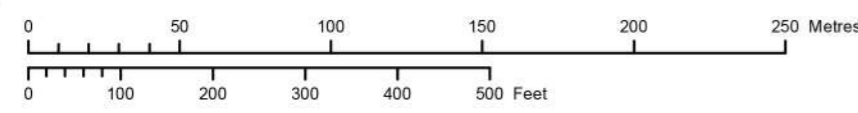
**LEGEND:**

<http://www.osi.ie/search/LargeScaleLegend>



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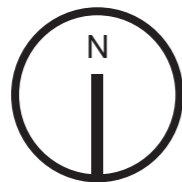
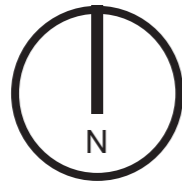


**OUTPUT SCALE:** 1:2,500  
 Site Hectares = 5.35  
 Site Acres = 13.2

**CAPTURE RESOLUTION:**  
 The map objects are only accurate to the  
 resolution at which they were captured.  
 Output scale is not indicative of data capture scale.  
 Further information is available at:  
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# 01 SITE ANALYSIS AERIAL VIEWS



# 01 SITE ANALYSIS EXISTING SITE



A - View from Dargle Wood open space



B - Potential link to development from Dargle Wood open space



C - Adjacent gate lodge to south east of site



D - View from east along Scholarstown Road



E - View from west along Scholarstown Road



F - View from west along Scholarstown Road



# 01 SITE ANALYSIS EXISTING SITE



G - View from west along Scholarstown Road



H - View from west to entrance gate along Scholarstown Road



I - View from south west from Woodfield to Scholarstown Road



J - View from east along Scholarstown Road

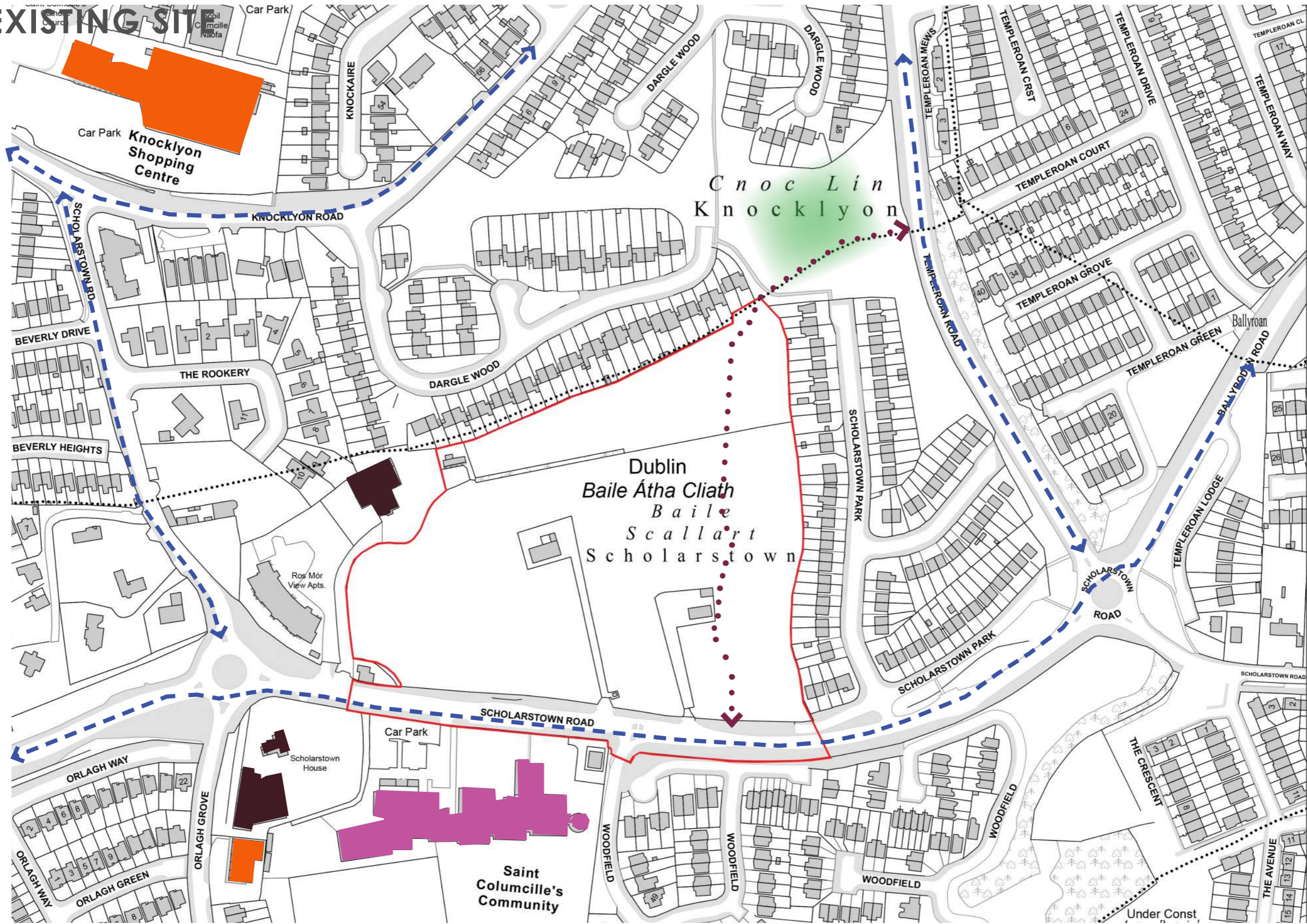


K - View from east along Scholarstown Road



# 01 SITE ANALYSIS

## EXISTING SITE



- Adjoining site green space
- Retail
- Protected Structure
- St. Columcille's Secondary School

- Existing Main Roads Network
- Proposed Pedestrian Route



# 01 SITE ANALYSIS

## ZONING



### Use Zoning Objectives

- Objective RES To protect and/or improve residential amenity
- Objective OS To preserve and provide for open space and recreational amenities

Table 11.2: Zoning Objective 'RES': 'To protect and/or improve residential amenity'

| Use Classes Related to Zoning Objective |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Permitted in Principle                  | Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, <u>Shop-Local</u> , Traveller Accommodation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Open for Consideration                  | Advertisements and Advertising Structures, Allotments, Agriculture, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, <u>Childcare</u> Facilities, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel/Hostel, Home Based Economic Activities, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational Facility, Recycling Facility, Restaurant/Café, Service Garage, <u>Shop-Neighbourhood</u> , Sports Club/Facility, Stadium, Veterinary Surgery. |
| Not Permitted                           | Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Special, Nightclub, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Retail Warehouse, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Social Club, Transport Depot, Warehousing, Wholesale Outlet, Wind Farm.                                                                                                                                                                                                                                                              |

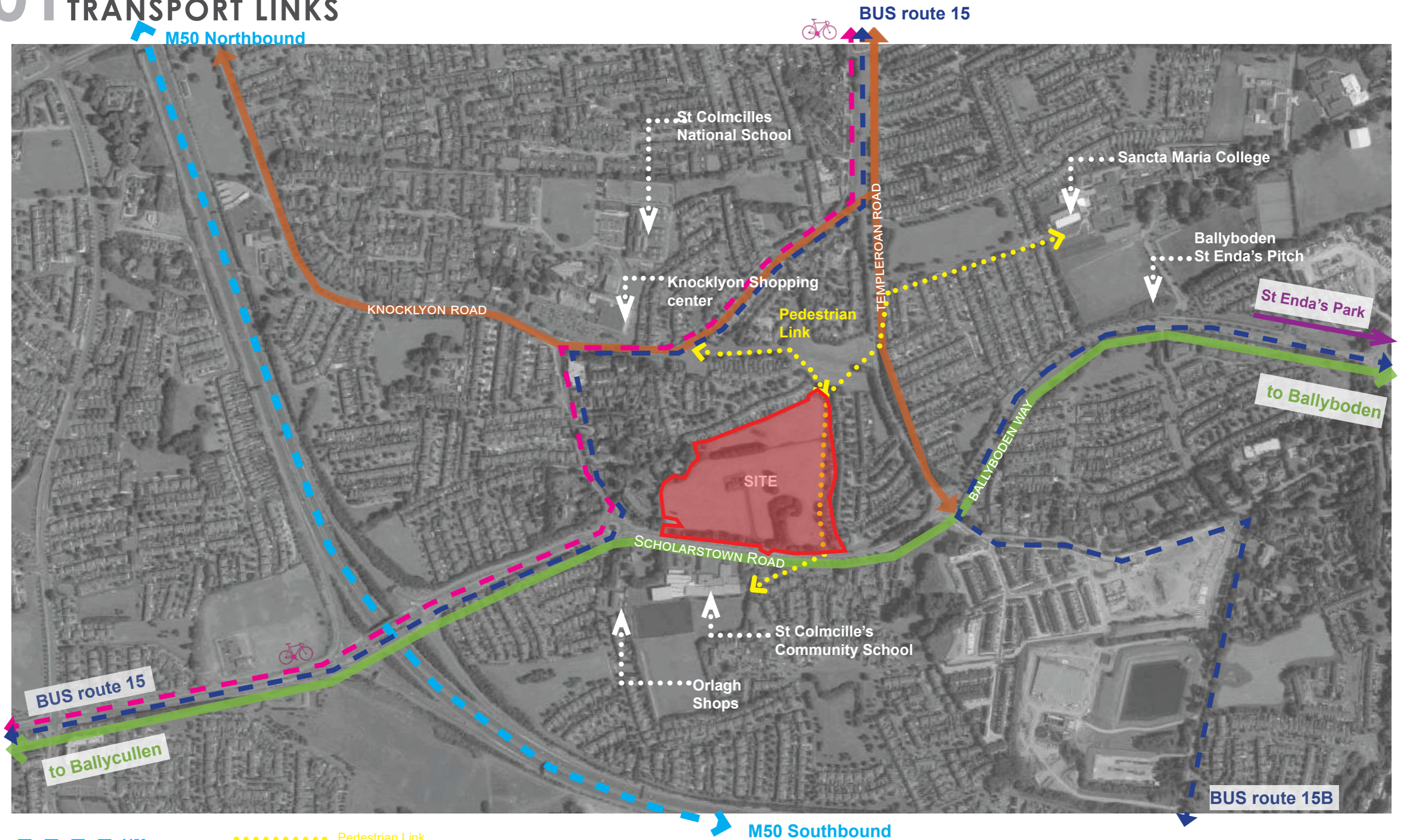
### PROTECTED STRUCTURE

|     |                                         |                                               |
|-----|-----------------------------------------|-----------------------------------------------|
| 304 | Ros Mor, Scholarstown Road, Rathfarnham | House, Recessed Gateway, Gates & Outbuildings |
|-----|-----------------------------------------|-----------------------------------------------|



APPROXIMATE SITE BOUNDARY

# 01 SITE ANALYSIS TRANSPORT LINKS



- M50
- Cycle Lane
- BUS route
- Pedestrian Link
- Significant vehicular route
- Secondary vehicular route

# 02 PROPOSED DESIGN PROJECT DESCRIPTION

## Design Proposal

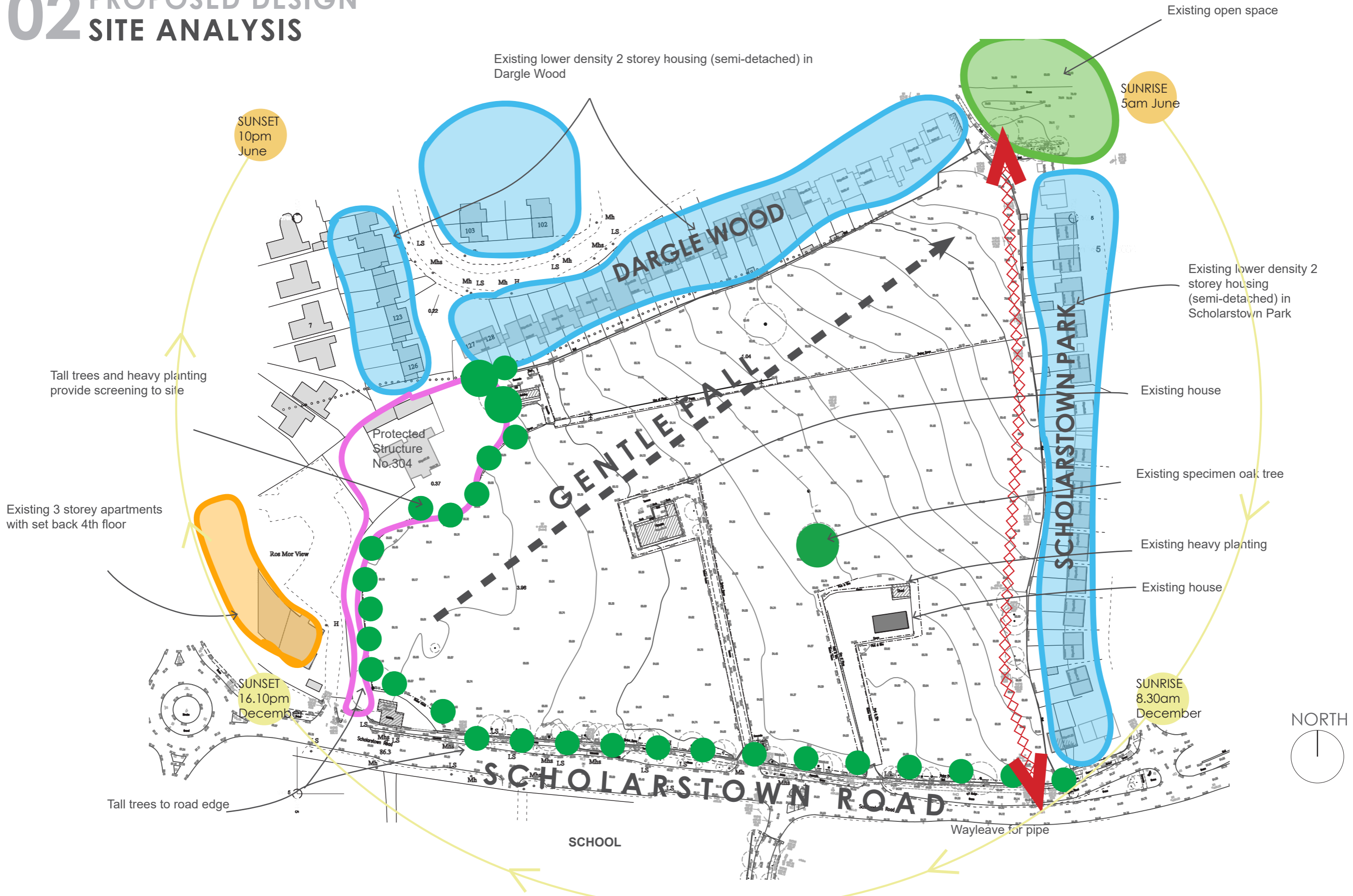
The current design solution consists of two principal typologies: low-level buildings around the northern, eastern and western perimeter, where the development will abut the existing low-density housing; and taller more substantial apartment blocks in the centre of the site, and fronting onto Scholarstown Road, arranged around a large central open space. Lower three-storey units are located on the perimeter at the interface with Rosmore House and existing housing on the northern, eastern and western boundaries. This placement of three-storey duplexes and apartments along the northern and eastern boundaries allows for a gradual transition from the existing two-storey developments to the taller six-storey apartment buildings of the proposed development. The new layout has been considered carefully and audited to ensure it complies with the design principles, policies and objectives laid out in the various guidelines. The design solution allows us to achieve a high-density layout while respecting the setting and amenity of the adjacent residential amenity.

The proposal creates a series of public open spaces that provide variety within the development, allowing it to retain a parkland character even while achieving a high number of units. The use of a substantial green area (over 90m wide), complete with an existing mature oak tree at its centre, provides a pleasing central focus for the apartment blocks. Additional areas of open space are provided across the site, reinforcing the parkland nature of the proposed development. There is a more formal garden square provided to the west of the site, creating a suitable setting adjacent to Rosmore House, a protected structure. (although the house is substantially screened by the mature trees on its own grounds). In the northeast corner the open space is planned in the form of a natural meadow, which provides for a less formal character with the potential for linking up with the existing Dargle Wood. Along Scholarstown Road the mature trees are retained, with the buildings set back in excess of 7m - 19m from the existing wall to create a linear open space with a sylvan aspect.

## Public Realm, Amenity & Permeability

The parkland nature of the proposal allows for a development that is both permeable and connected. Numerous routes – from north to south and from east to west – are defined within the proposed landscaping, ensuring that the development integrates neatly into the existing residential community. Access routes are generally either level or gently sloped, and where steps are used alternative level access routes are provided nearby. Parking is located both at underground level and on the surface, with spaces grouped in small clusters of six. Accessible parking spaces are distributed across the site close to entrances. Car rental (GoCar style) and electrical charging points will be provided, as will 800 bicycle spaces. Bicycle parking spaces will be a mix of secure and visitor spaces, located both at basement level and on the surface, distributed across the site.

# 02 PROPOSED DESIGN SITE ANALYSIS



# 02 PROPOSED DESIGN SITE STRATEGY



- Low density buildings
- Higher density buildings
- Commercial & communal
- John Fleming Architects

# 02 PROPOSED DESIGN PREVIOUS SCHEMES



**OPTION A**



**OPTION B**



**OPTION C**

The design at Scholarstown Road has been ongoing for over 18 months, with the brief changing continually throughout the design development stages.

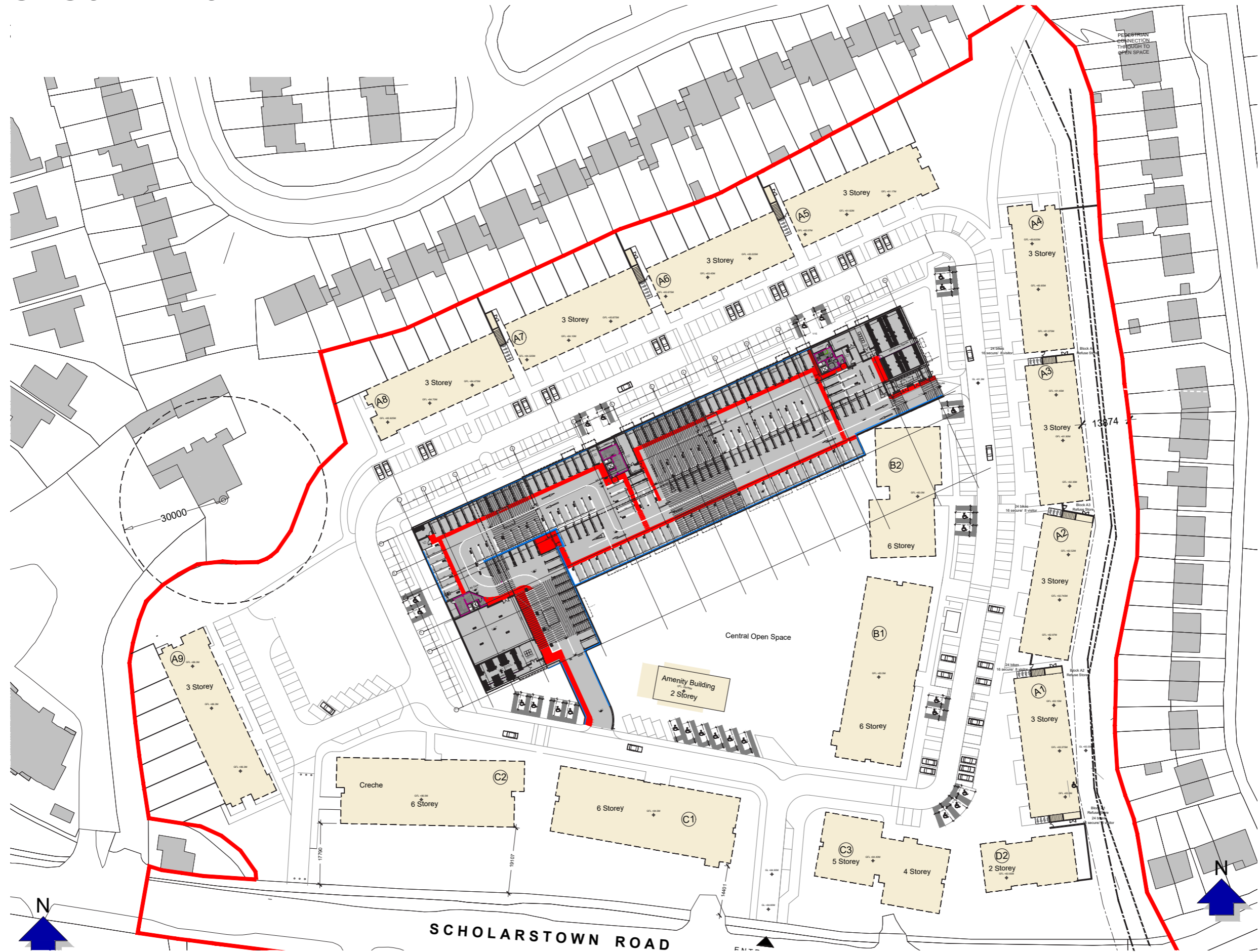
Originally there were two dwelling houses on the site that we were working around, but as the brief developed, these were purchased by the developer and the entire site could now be used for the proposed scheme.

Ongoing site analysis resulted in opportunities being discovered including the provision of a large open space in the centre of the site because of the existing Oak tree and adjacent green spaces to the North west and north east of the sites in order to protect the existing amenity of the site in terms of Rosmore house and the archaeological remains respectively.

# 02 PROPOSED DESIGN PROPOSED SITE PLAN

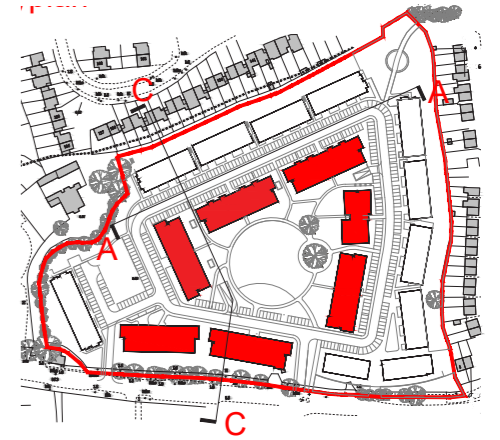


# 02 PROPOSED DESIGN PROPOSED BASEMENT PLAN





# 02 PROPOSED DESIGN SITE SECTIONS



SITE SECTION A-A



SITE SECTION C-C

# 02 PROPOSED DESIGN PROJECT DESCRIPTION

## Apartments

The eight apartment blocks have been designed in accordance with the requirements of the guideline Sustainable Urban Housing, Design Standards for New Apartments. They vary in height from six storeys to four storeys, with the top floor set back, each block is entered from the estate road and is served by a single stairway and one 13-person lift. There is also access at ground level to the open spaces within the scheme. The common corridors have a window at each end, ensuring natural light, and staircases and lifts are located adjacent to external walls. The brick finishes add interest to the elevations, and self-coloured render panels and gables are split and staggered to give the bays a more pleasing vertical proportion. Set-back areas at the entrance and the top floor are also rendered. Sprinkler systems are proposed for all units allowing for an open plan arrangement inside the apartments, without the need for any internal corridors. Full-height windows are proposed for all bedrooms and living rooms and balconies are provided for all units except north-west facing units in Blocks B3, B4, C3 where balconies have been replaced with bay windows to allow the units to capture westerly light in the main living rooms, and C3 also has juliet balconies with views to the central open space. Special corner features are designed beside the entrance at blocks C1 and B1 so as to emphasise the approach to the development. Blocks B3, B4 and B5 are located over a basement car park and direct lift and stair access is provided from the blocks above. Car parking is also located on the surface adjacent to the entrances. Refuse stores are located at ground floor level for each block, apart from B3, B4, B5 whose refuse is located in the basement. Sedum green roofs are provided throughout.



# 02 PROPOSED DESIGN BLOCK B5-TYPICAL GROUND FLOOR PLAN



# 02 PROPOSED DESIGN BLOCK B5-TYPICAL FLOOR PLAN



# 02 PROPOSED DESIGN BLOCK B5-TYPICAL FIFTH FLOOR PLAN



# 02 PROPOSED DESIGN SAMPLE ELEVATION



North Elevation

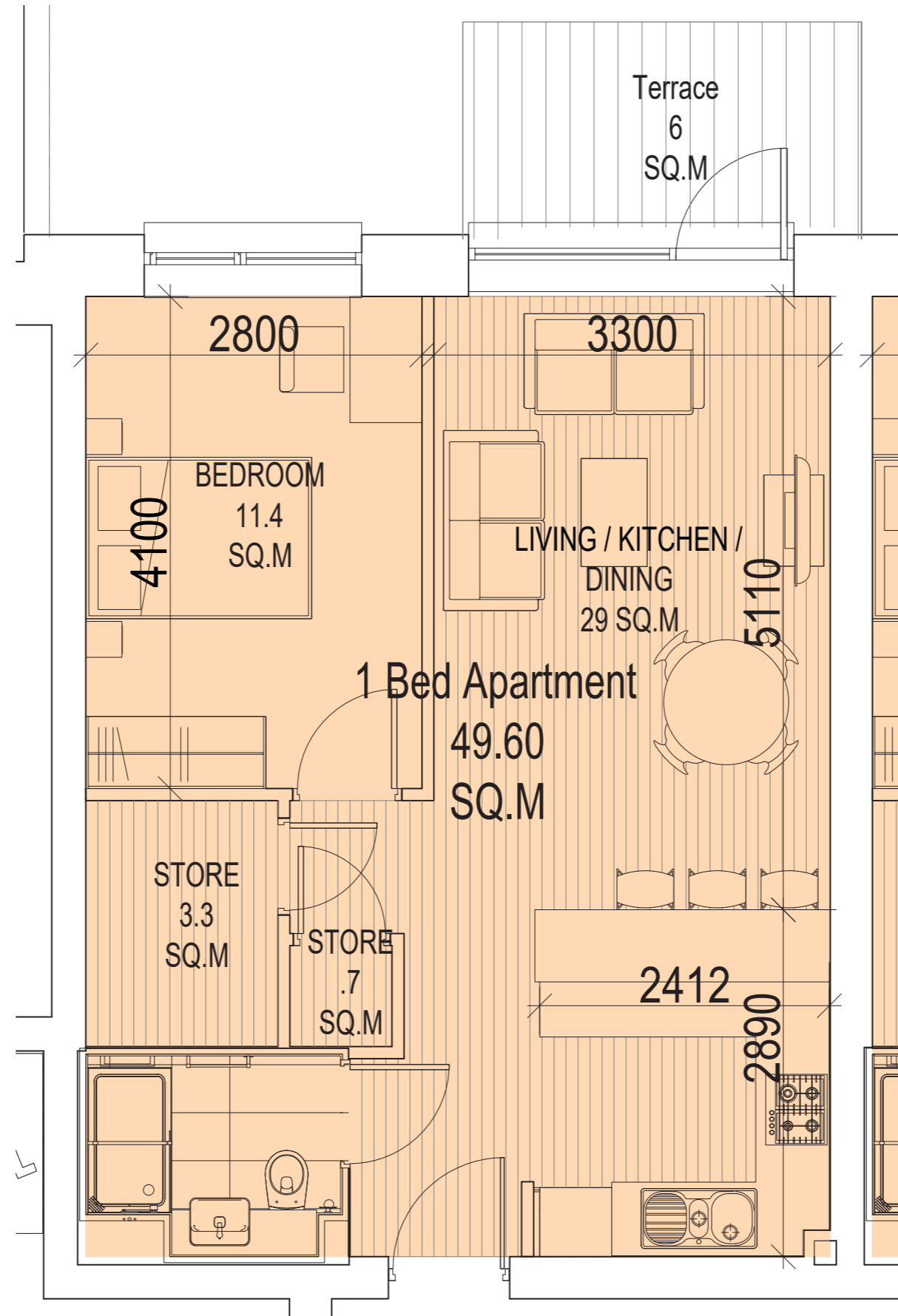
### Materials Legend

- 01 - Brick to selected colour
- 02 - Render to selected colour
- 03 - Aluminium/uPVC windows to selected colour
- 04 - Balconies with black steel rail and columns
- 05 - PV Roof panels

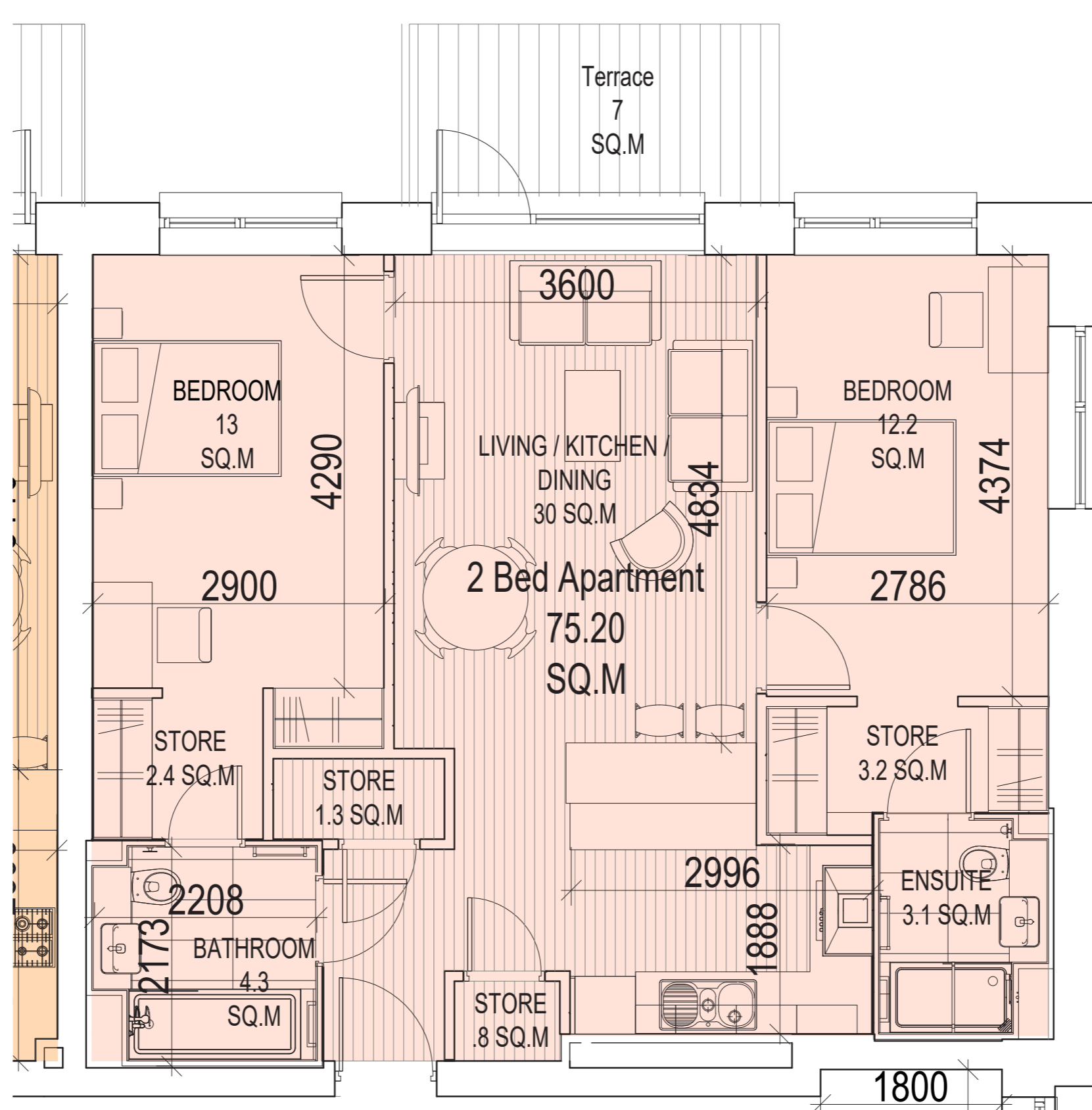


West Elevation

# 02 PROPOSED DESIGN APARTMENT TYPES -SELECTION



# 02 PROPOSED DESIGN APARTMENT TYPES - SELECTION





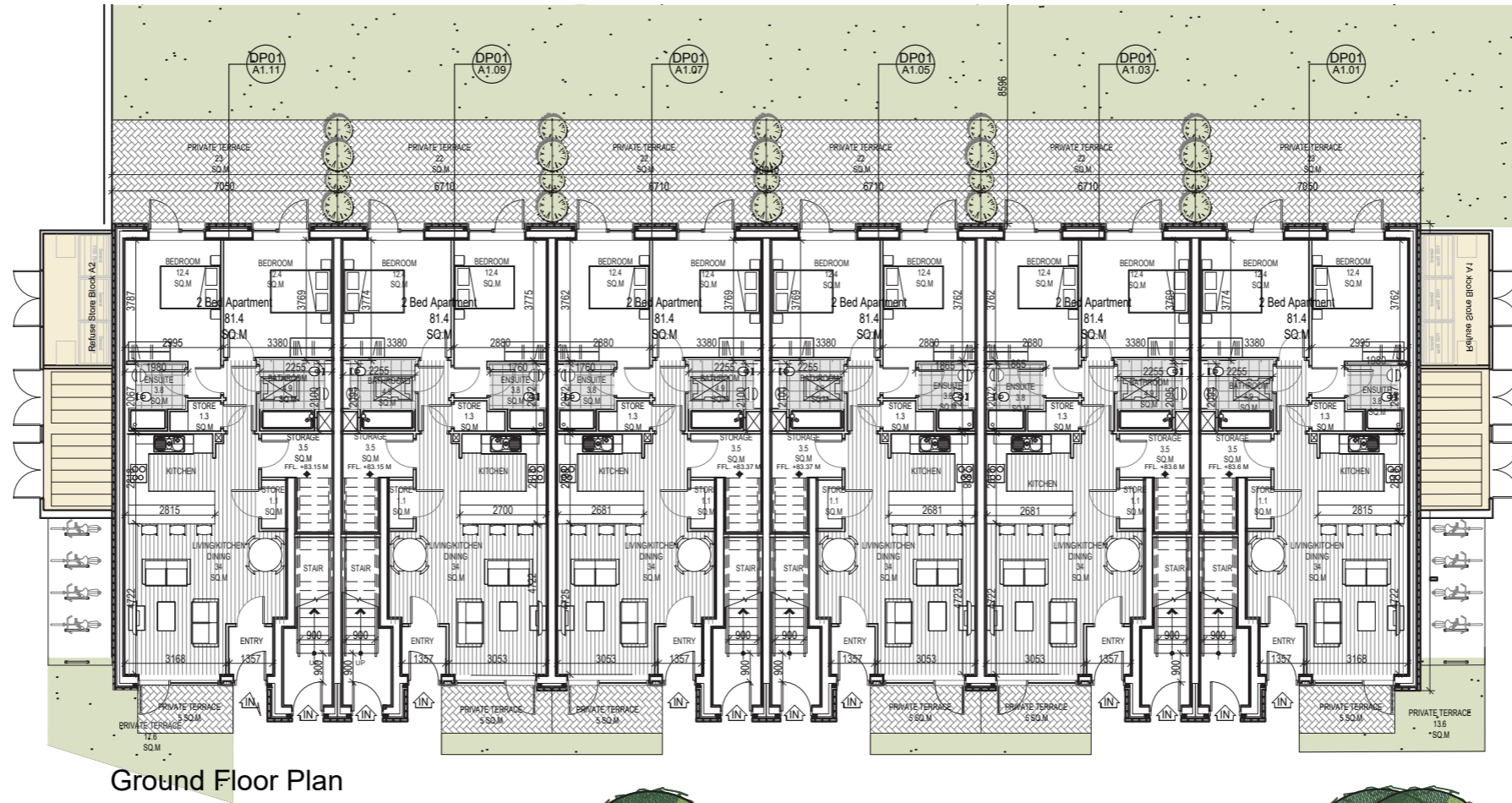
# 02 PROPOSED DESIGN PROJECT DESCRIPTION

## Duplex Townhouse Units

The duplex townhouse units are three storeys in height with a three-bedroom, two-storey townhouse unit located over a ground floor two-bedroom apartment. The townhouse includes an internal private stair leading to first floor level, removing the need for any common areas or external stairs which are often obtrusive in the public realm. Parking spaces are located adjacent to entrances with a substantial landscaped buffer between the spaces and the entrances. The buildings are stepped in response to the topography minimising the need for cut and fill. The upper floors of the townhouse units are set back between 25m and 32m from the existing houses, and the first-floor terraces are situated to the front of the units to avoid any potential for overlooking those houses.

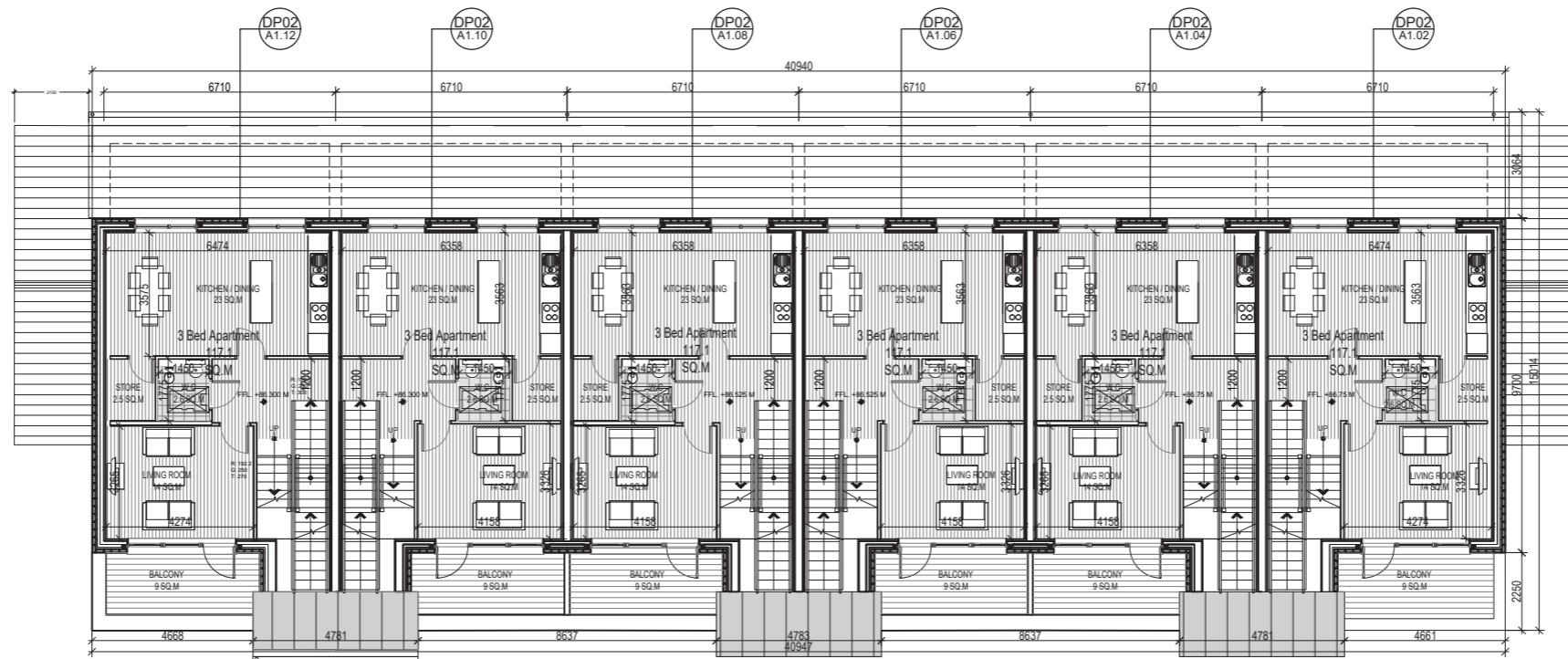
Exposed gables are designed to have active frontages with side entrances to the ground floor units and first-floor terraces. This ensures the adjacent public open space is overlooked, minimising the potential for anti-social activity. The elevation to the unit at block A5 in particular is given a distinct roof treatment ensuring the open space here is actively addressed. The ground-floor units are provided with a private garden in blocks A5 to A9, while small dedicated communal gardens are provided for each of blocks A1 to A4. The communal garden is provided to protect a wayleave (1200mm diameter surface water drain) along the eastern boundary of the site which will ultimately be fully accessible. Each of the duplex blocks has dedicated refuse storage and bicycle parking (both secure and visitor spaces). The units are all dual aspect and comfortably exceed the minimum design standards. The Brick colour of all duplex units is a selected buff brick.

# 02 PROPOSED DESIGN DUPLEX HOUSING



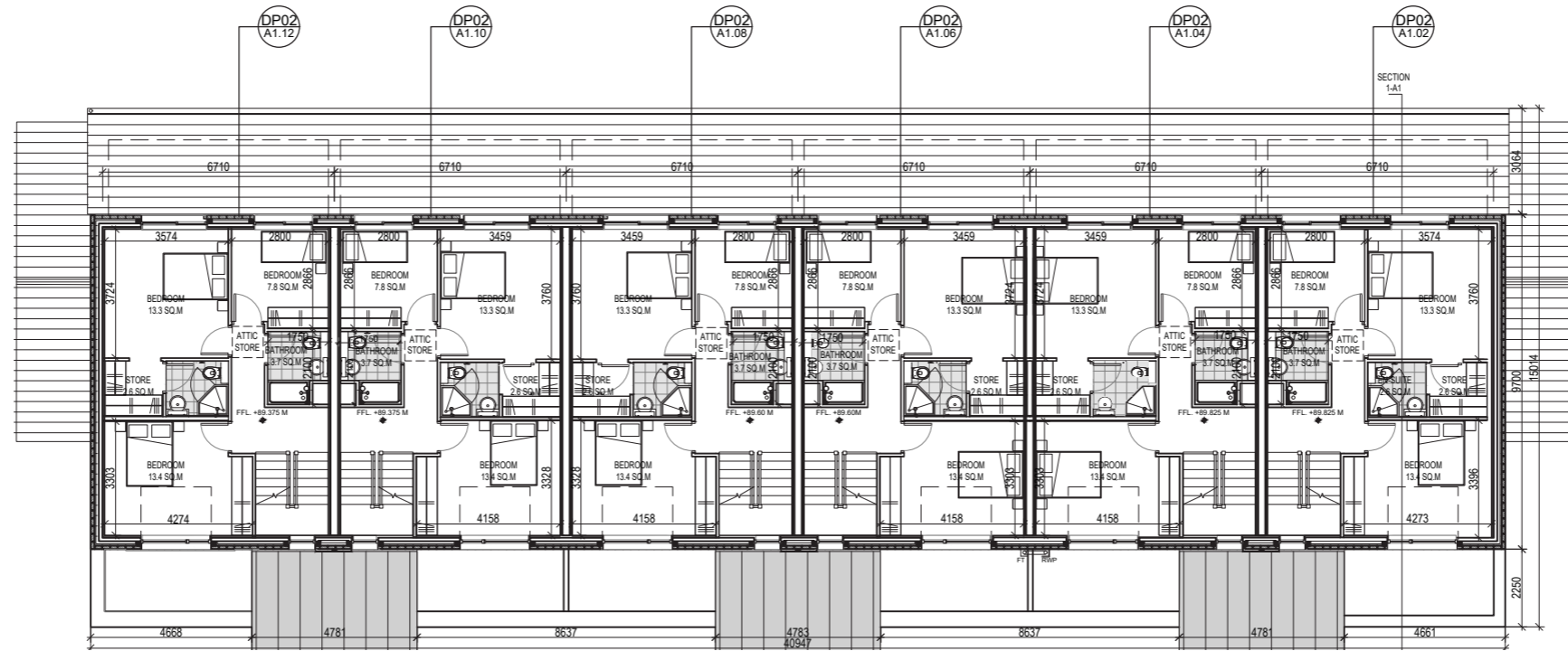
Ground Floor Plan

**GROUND FLOOR AREA = 81.4 SQ.M (APARTMENT)**



**FIRST FLOOR AREA = 59 SQ.M (DUPLEX)**

# 02 PROPOSED DESIGN DUPLEX HOUSING



**SECOND FLOOR AREA = 58 SQ.M (DUPLEX)**

**TOTAL AREA = 117 SQ.M**



**FRONT ELEVATION**

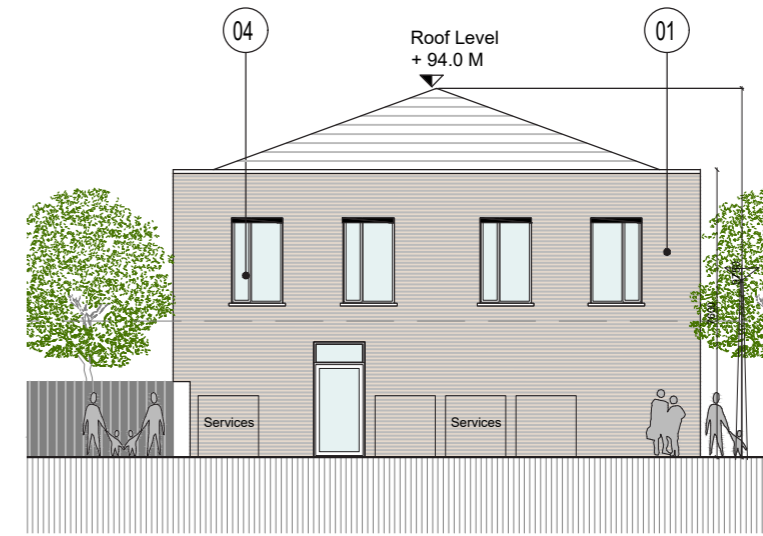
# 02 PROPOSED DESIGN

## RETAIL AMENITY

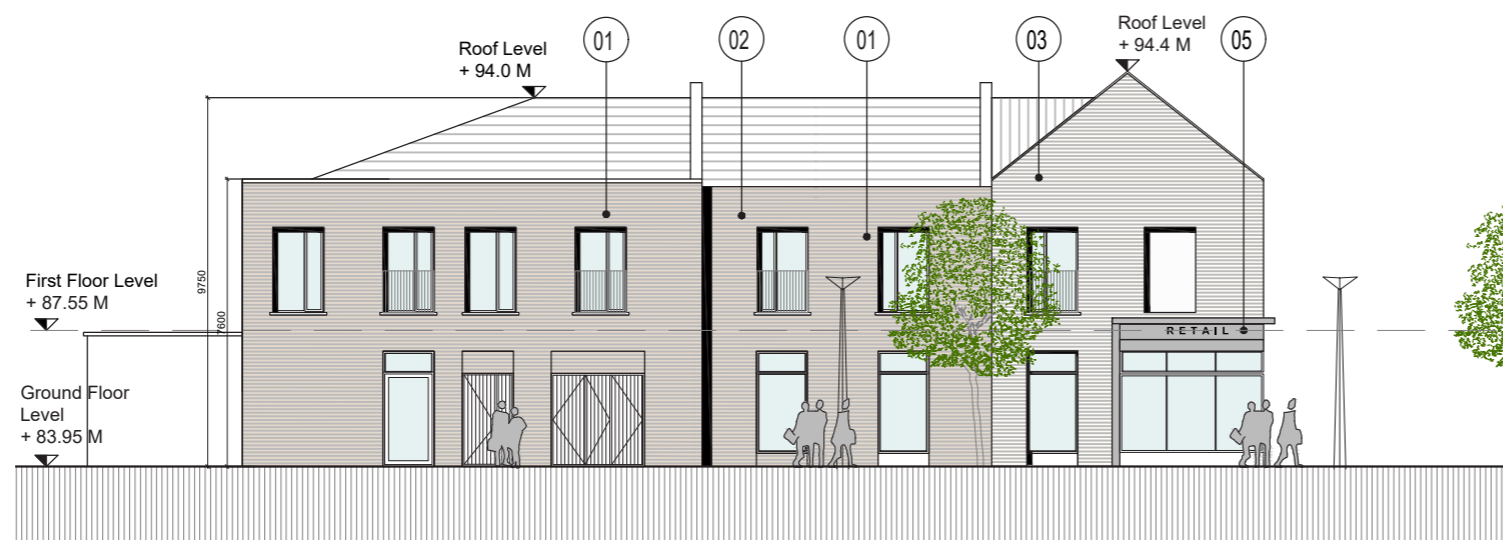
It is proposed to release the duplex units with ground-floor apartments to market, but retain the apartment buildings for the private rental sector (PRS). To serve these PRS residents, there is a residents lounge, and a gymnasium within the two-storey amenity block (Block D1), located prominently in the central open space. In addition, the scheme proposes a small-scale retail/ cafe/restaurant unit in a two-storey block (Block D2) fronting onto Scholarstown Road. Blocks D1 and D2 are two storeys in height with a distinct character, and D2 faces onto Scholarstown Road adjacent to the existing two-storey housing and in keeping with the established building line.



Block D2 - South Elevation



Block D2 - East Elevation

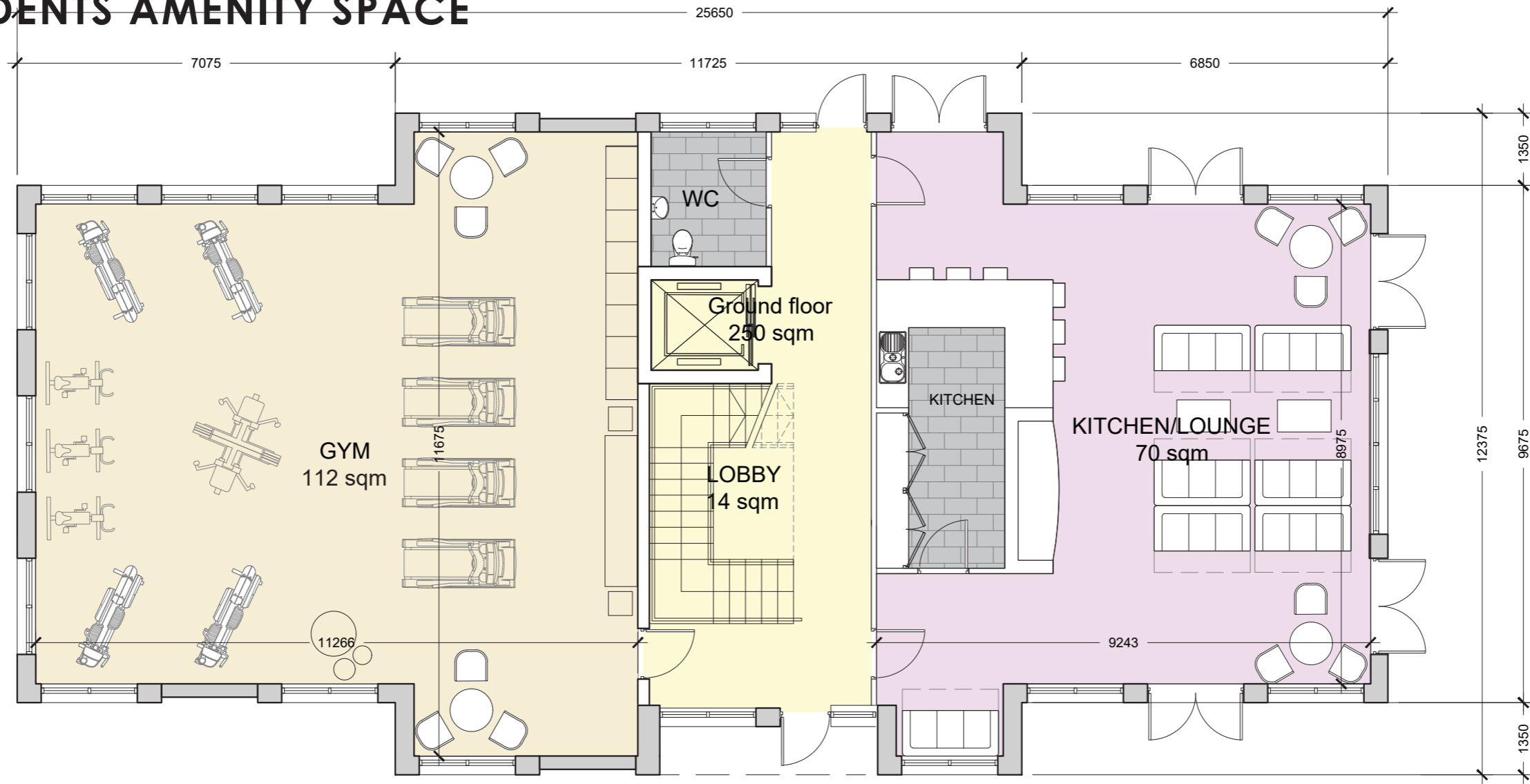


Block D2 - North Elevation

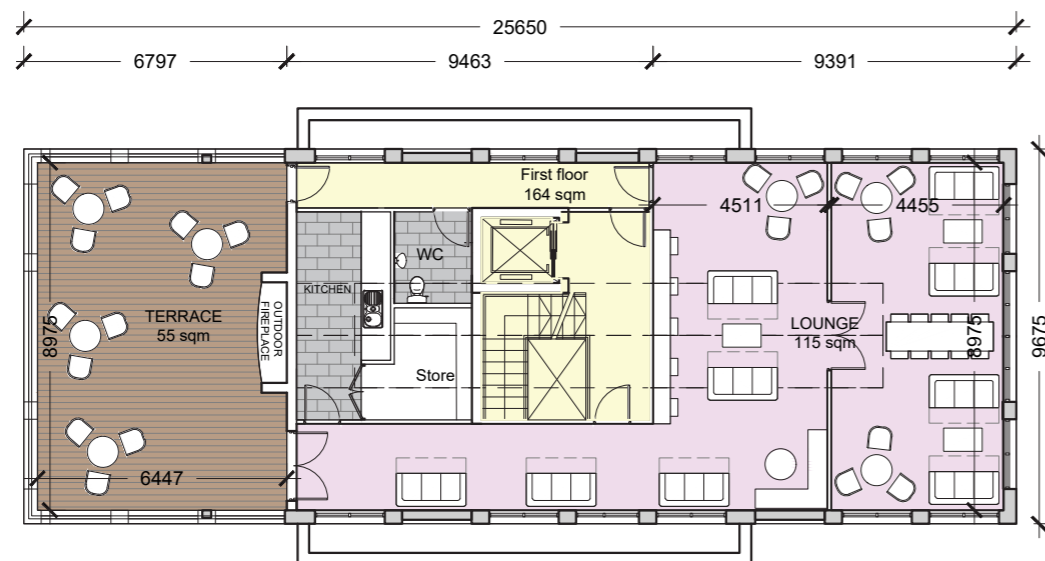


Block D2 - West Elevation

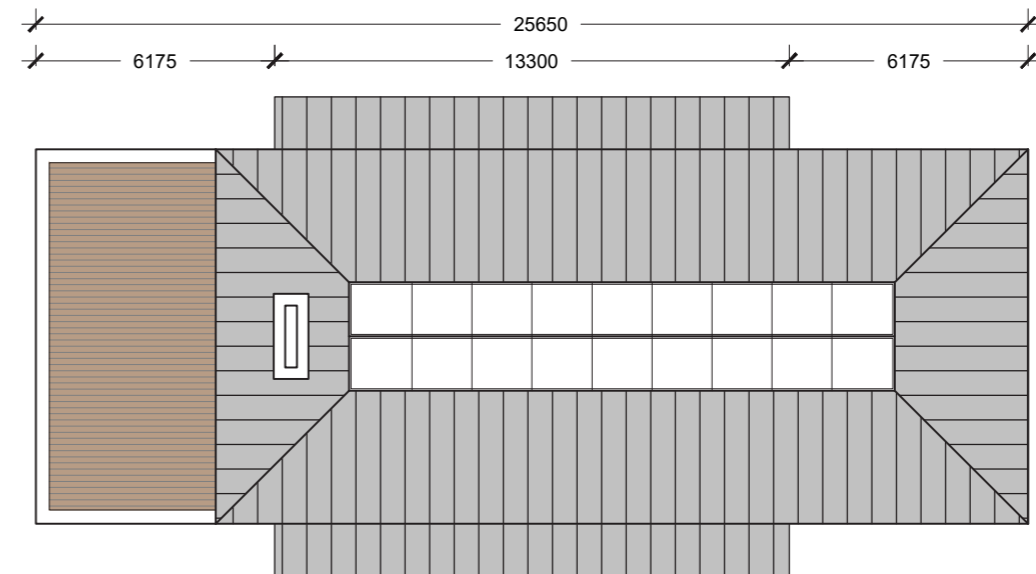
# 02 PROPOSED DESIGN RESIDENTS AMENITY SPACE



Block D1 - Ground floor plan - 250 SQ.M, Scale 1:100

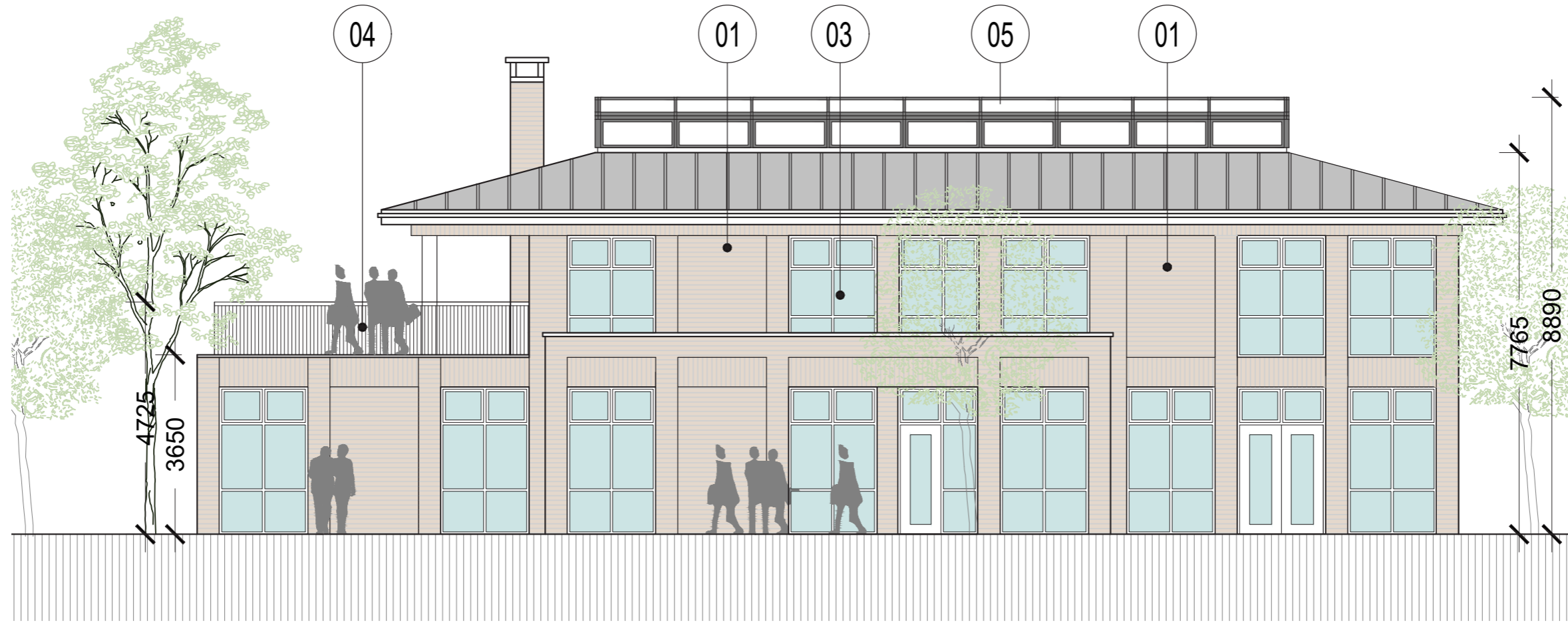


Block D1 - First floor plan - 164 SQ.M, Scale 1:200



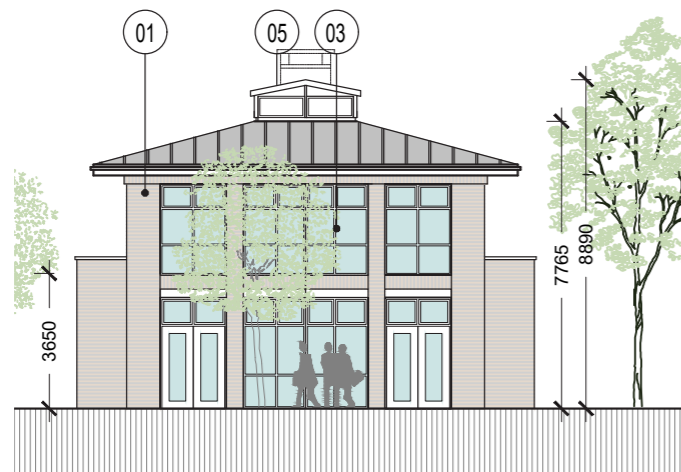
Block D1 - Roof floor plan, Scale 1:200

# 02 PROPOSED DESIGN RESIDENTS AMENITY SPACE

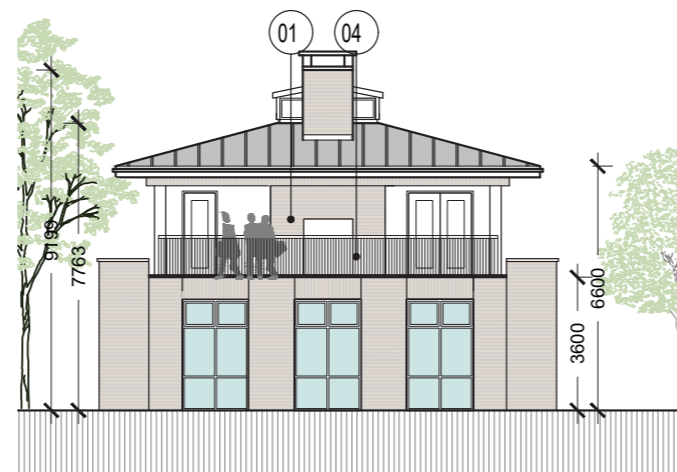


South elevation - Scale 1:100

- Materials Legend**
- 01 - Selected red/orange brick
  - 02 - Render to selected colour
  - 03 - Aluminium/uPVC windows to selected colour
  - 04 - Balconies with black steel rail and columns
  - 05 - Lightweight roof structure



East elevation - Scale 1:200



West elevation - Scale 1:200

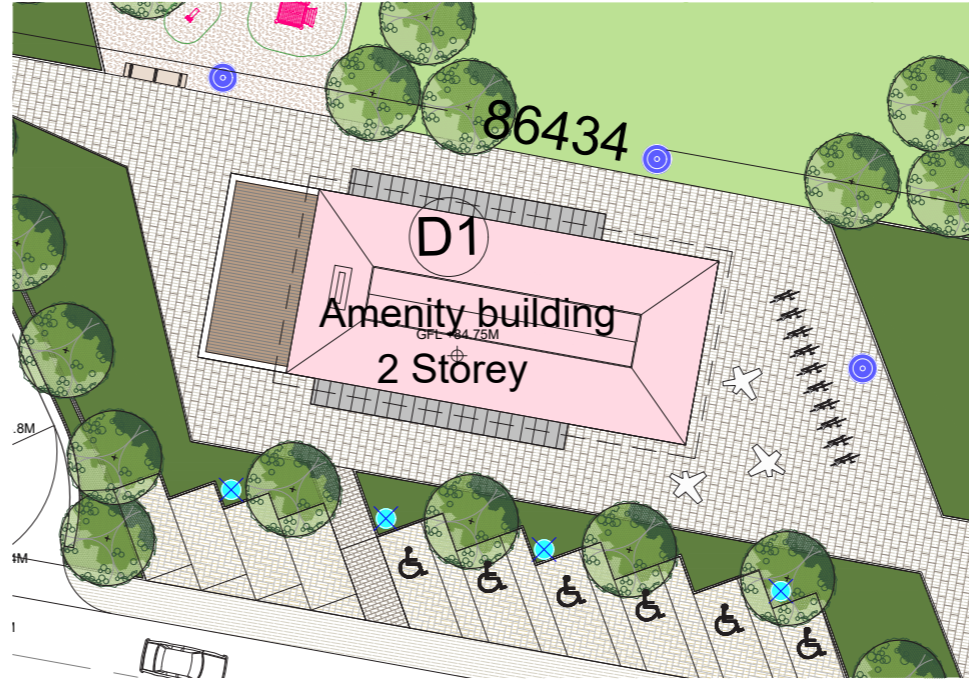


North elevation - Scale 1:200

# 02 PROPOSED DESIGN RESIDENTS AMENITY SPACE



Reception and waiting area



Games Room Examples



Shared Kitchen



Residents' Gym



Business Centre/ Work Space



# 02 PROPOSED DESIGN FACADE IMAGES

## PROPOSED FACADE MATERIALS

The proposed building will be finished with a sympathetic mix of red/ orange brick and buff brick facade with black cantilevered steel balconies. This will be broken up, to soften the massing, by rendered panels and a set-back top floor sitting behind the brick parapets. A high quality, modern brick will be used to give the building longevity and easy maintenance.

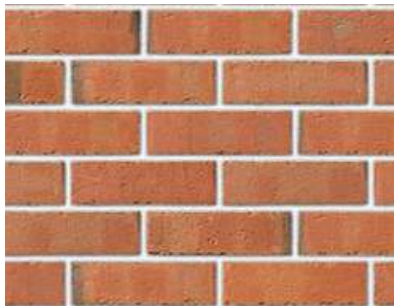
The front elevation is divided into wings, differentiated with render and brick and glazed stairwells. Each apartment will have a steel balcony with railings or a bay window as appropriate.

The glazing elements will be a powder coated black aluminum framed window system with glazed spandrel panels.

### EXAMPLES:



Render sample



Red brick e.g. "Neo Magnolia" by Kingscourt



Buff brick e.g. "Marziale and lithium" by Kingscourt



# 02 PROPOSED DESIGN CONTEXT IMAGES



# 02 PROPOSED DESIGN SCHEDULE OF ACCOMODATION

| Summary                                              | PRS?       | No.        | PRS No.                                   | Overall Total |         |                                                    |
|------------------------------------------------------|------------|------------|-------------------------------------------|---------------|---------|----------------------------------------------------|
| 1 Bedroom Apts                                       | Y          | 246        | 246                                       |               |         |                                                    |
| <b>Total 1 Bedroom Units ( All PRS)</b>              |            |            |                                           | <b>246</b>    |         |                                                    |
| 2 Bedroom Apts (3 person)                            | Y          | 32         |                                           |               |         |                                                    |
| 2 Bedroom Apts (4 person)                            | Y          | 202        | 202                                       |               |         |                                                    |
| <b>Total 2 Bedroom Apts(PRS)</b>                     |            | <b>234</b> |                                           |               |         |                                                    |
| 2 Bedroom Duplex                                     | N          | 55         | 0                                         |               |         |                                                    |
| <b>Total 2 bedroom units</b>                         |            |            |                                           | <b>289</b>    |         |                                                    |
| 3 Bedroom Duplex                                     | N          | 55         | 0                                         | 55            |         |                                                    |
| <b>Total PRS</b>                                     |            |            | <b>480</b>                                |               |         |                                                    |
| <b>Total BTS</b>                                     |            | <b>110</b> |                                           |               |         |                                                    |
| <b>Total</b>                                         |            |            |                                           | <b>590</b>    |         |                                                    |
| Total Number of 1 beds %                             |            |            |                                           | 41.70%        |         |                                                    |
| Total Number of 2 beds %                             |            |            |                                           | 49.00%        |         |                                                    |
| Total Number of 3 beds %                             |            |            |                                           | 9.30%         |         |                                                    |
| Dual Aspect Units                                    |            | 301        |                                           |               |         |                                                    |
| Dual Aspect %                                        |            | 51%        |                                           |               |         |                                                    |
| <b>Commercial Area</b>                               |            |            |                                           |               |         |                                                    |
| Residents Amenity Building (D1)                      |            |            | 414sq.m                                   |               |         |                                                    |
| Management Suite (C3)                                |            |            | 261sq.m                                   |               |         |                                                    |
| Block D2 (Gross figure)                              |            |            | 328.5sq.m per floor x 2 =<br>657sq.m      |               |         |                                                    |
| GF - 2 X retail units 9 (D2) (Net figure)            |            |            | 247 Sq.m                                  |               |         |                                                    |
| FF - 1 X Café / Restaurant (Net figure)              |            |            | 275 Sq.m                                  |               |         |                                                    |
| Café/ Restaurant Area Block C3                       |            |            | 288 Sq.m                                  |               |         |                                                    |
| <b>Parking</b>                                       |            |            |                                           |               |         |                                                    |
|                                                      | CARS       |            | BIKES                                     |               |         |                                                    |
| Basement                                             | 178 spaces |            | 320 spaces                                |               |         | 5888 SQ.M                                          |
| Surface                                              | 281 spaces |            | 480 spaces                                |               |         |                                                    |
| Total                                                | 459 spaces |            | 800 spaces                                |               |         |                                                    |
| Disabled Spaces                                      | 25         | 5%         |                                           |               |         |                                                    |
| <b>Open Space</b>                                    |            |            |                                           |               |         |                                                    |
| Site Area                                            |            | 53510sq.m  |                                           |               |         |                                                    |
| Public Open Space %                                  |            | 15.00%     |                                           |               |         |                                                    |
| Communal Open Space %                                |            | 8.00%      |                                           |               |         |                                                    |
| Density                                              |            | 110 per Ha |                                           |               |         |                                                    |
| <b>Summary of Floor Areas</b>                        |            |            |                                           |               |         |                                                    |
| 1.Total Net Area PRS Blocks                          |            |            | Includes Creche , Management Suite & Café | 31015.8       |         |                                                    |
| 2.Total Gross Area PRS Blocks                        |            |            |                                           |               | 38363   |                                                    |
| 3. Total Gross Floor Area PRS Blocks                 |            |            | Residential Only                          |               | 37376   |                                                    |
| 4.Total Net Area BTS Duplexes                        |            |            |                                           | 11349.8       |         |                                                    |
| 5.Total Gross Area BTS Duplexes                      |            |            |                                           |               | 11818   |                                                    |
| 6.Net Floor Area above ground - Residential Blocks   |            |            | Includes Creche , Management Suite & Café | 42365.6       |         |                                                    |
| 7.Gross Floor Area above ground - Residential Blocks |            |            |                                           |               | 50181.3 |                                                    |
| 8. Gross Floor Area above ground                     |            |            | Residential Only                          |               | 49194   |                                                    |
| <b>Overall Gross Floor Area Summary</b>              |            |            |                                           |               |         |                                                    |
| Residential PRS                                      |            | 37376      |                                           |               |         |                                                    |
| Residential BTS                                      |            | 11818      |                                           |               |         |                                                    |
| Amenity Building (D1)                                |            | 414        |                                           |               |         |                                                    |
| Management Suite (C3)                                |            | 261        |                                           |               |         |                                                    |
| Creche(C2)                                           |            | 438        |                                           |               |         |                                                    |
| Café / Restaurant (D2)                               |            | 328.5      |                                           |               |         |                                                    |
| Retail X 2 (D2)                                      |            | 328.5      |                                           |               |         |                                                    |
| Café (C3)                                            |            | 288        |                                           |               |         |                                                    |
| Total GFA of the scheme SQ.M (above ground)          |            | 51252      |                                           |               |         |                                                    |
| Total GFA of the scheme SQ.M (below ground)          |            | 5888       |                                           |               |         | Basement Area Includes Plant, Parking & Bin Stores |
| Total GFA Residential (Residential Only)             |            | 49194      |                                           |               |         |                                                    |
| Total GFA Non Residential                            |            | 2058       |                                           |               |         |                                                    |



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