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Architectual Design Statement

42A Parkgate St.
Dublin 8

Mixed Use, Residential & Commercial Development ABP - SHD Application_ Rev 01

Project Ref: P18-107D

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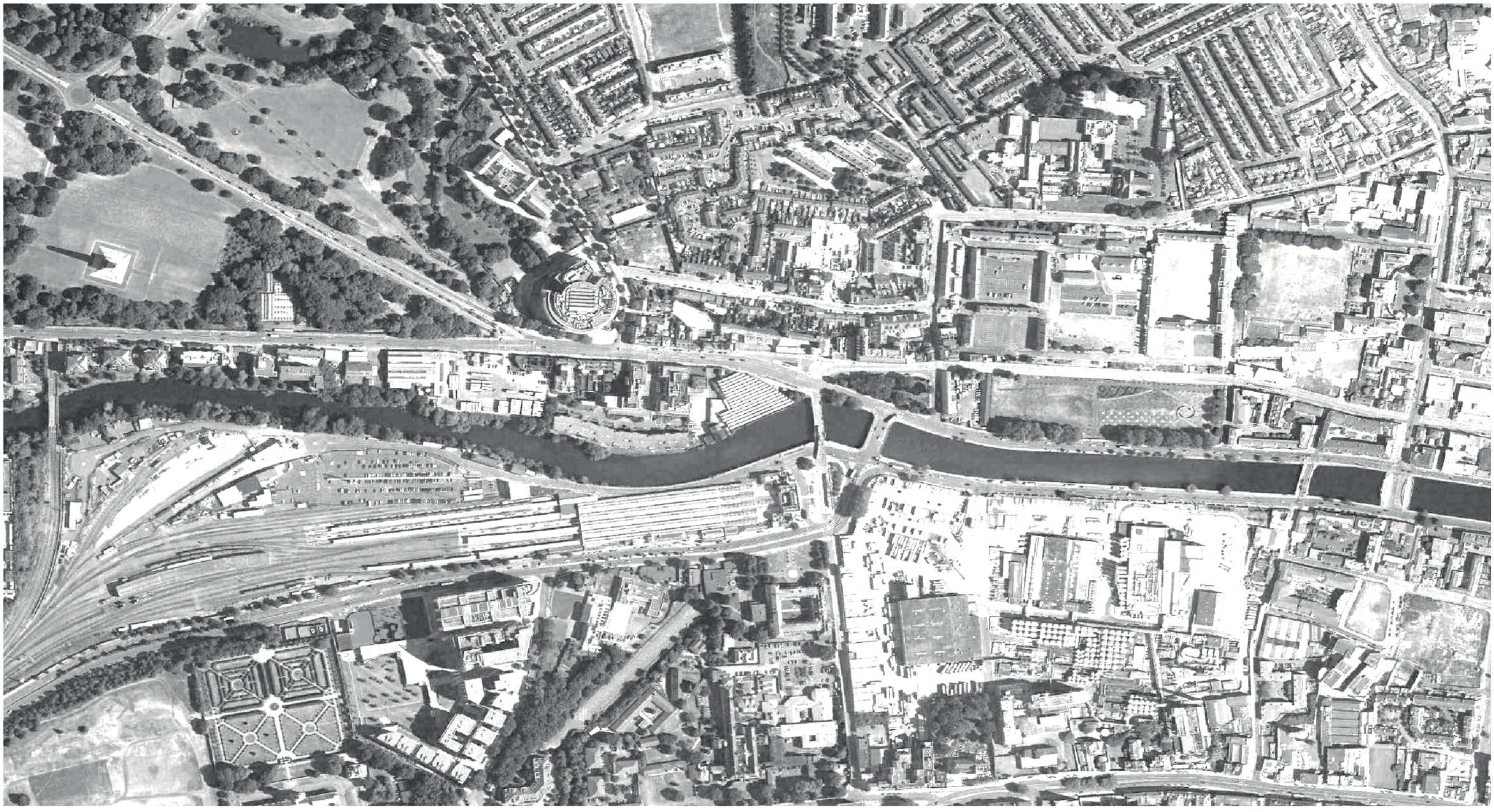
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1.0 INTRODUCTION



1.1 Overview

This document is intended to assist An Bord Pleanala in its understanding of the key design principles + considerations applied to the proposed scheme. The issues addressed have been provided in collaboration with SLA planning consultants and an expert multi-disciplinary team, to ensure a sustainable and integrated development proposal that has due regard to best practice Urban Design, Architecture, Cultural Heritage, Landscape Architecture and Engineering solutions for this site within the given strategic national and local planning policy context.

This development proposes a best in class residential mixed use scheme designed to the new Planning Guidelines - *'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities'*. The proposed development will provide much needed regeneration and complimentary modern residential accommodation in this underutilised, brownfield city centre location. Whilst meeting the following objectives:

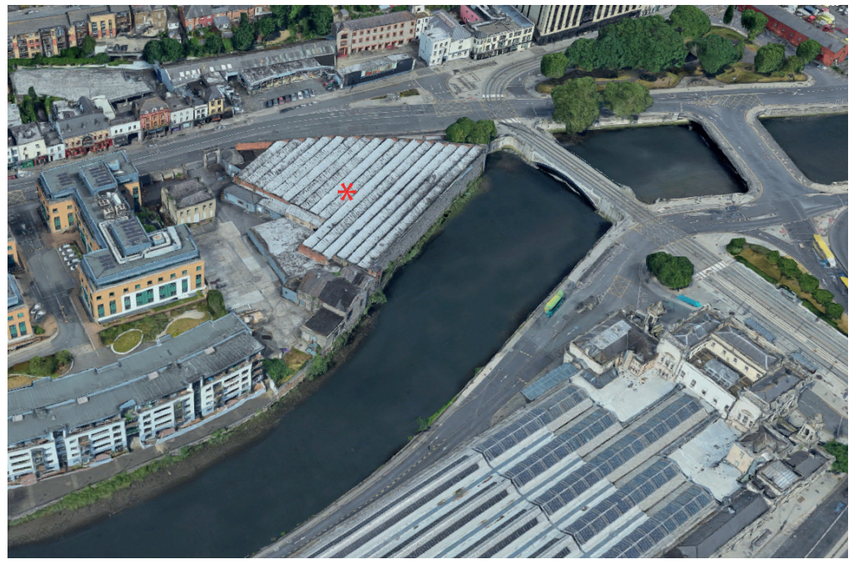
- The regeneration of an under-utilised brownfield site at the edge of the city centre.
- The linking of Parkgate Street to the River Liffey and activation of the River edge.
- The conservation and integration of protected structures as elements of the proposed development.
- The refurbishment / adaptive re-use of existing heritage structures (for example - the river building re-used as amenity space)
- The provision of a new south facing Public Space down to the River edge.
- The Provision of a new River walk, behind existing heritage structures and linking to the existing walkway along the Liffey.
- The creation of active streetscape to Parkgate St.

The proposed development will integrate both physically and socially with the surrounding built and natural environment, to create a living place for the existing and prospective local community and a significant urban landmark at a strategic site along the River Liffey.

1.2 Vision for Proposed Development

The Applicants vision is to create a development with a sustainability focus with spaces that deliver Net Positive impacts economically, socially and environmentally. Positive Places for living and working that will:

1. Support Urban Regeneration at a brownfield site beside a major transport hub in the Heuston Station environs of the city.
2. Respects the Heritage aspects of the site through appropriate conservation and design.
3. Deliver and operate a significant, best in class residential apartment scheme at Parkgate St.
4. Compliment and enhance through its mixed use composition and active street front elements the existing retail, commercial, civic, residential and leisure activities in the environs and support local businesses in the area.
5. Provide well designed living accommodation, that is attractive to the long term residential rental market and built to best-practice standards for sustainable urban development.
6. Enhance the surrounding urban streetscape by bringing forward the development of this site for residential - led mixed use development with active uses at lower floor levels including the main public street frontages at Parkgate street and facilitating access from Parkgate Street to the Rivers edge.
7. Provide quality private open space and a new public realm that opens up the river as an amenity area for all.
8. Adopt sustainability best practice in terms of design and construction (NZEB and LEED compliance).



1.3 Consultation

The proposal was reviewed at a number of meetings with Dublin City Council Planning Department during the development of the design. The Development also takes guidance from the following documentation:

1. National Planning Framework
2. Sustainable Urban Housing: Design Standards for New Apartments (2018);
3. Design Manual for Urban Roads and Streets or 'DMURS' (2013)
4. Retail Design Manual (2012)
5. Sustainable Residential Development in Urban Areas, guidlelines for planning authorities (2009)
6. Smarter Travel - A New Transport Policy for Ireland (2009-2020).
7. Best practice guidelines, Quality Housing for Sustainable Communities (2007)
8. Childcare Facilities – Guidelines for Planning Authorities (2001).

1.4 Project Team

This design statement was compiled in conjunction with the following team members:

- Architect – Reddy Architecture + Urbanism - RAU
- Structural Engineers – ARUP
- Building Services Engineers – IN2
- Façade Consultants – ARUP Façades
- Conservation Architects – ARC
- Planning Consultants – Stephen Little & Associates (SLA)
- Project Managers – Lafferty's Project Managers
- Quantity Surveyors – Linesight
- Landscape Consultants – Mitchell & Associates
- Architectural Visualisers –V1 Visualisation
- Visual Impact – Modelworks and ARC Consultants
- Daylight analysis Consultants – IN2
- Wind analysis Consultants – IN2
- Transport Consultants – ARUP
- Waste Consultants –AWN Consultants
- Fire Consultants – Michael Slattery Associates
- John Worthington and Lora Nicolau – Urban Design Consultants
- EIAR – ARUP

1.5 Architectural Intent

The architectural intent is to create an environment where the project vision for a development on this key city centre riverside site and its environs can be fostered.

The concept for the scheme is based on delivering a high quality residential mixed-use development that responds to the existing context to create an integrated, permeable and sustainable residential development on this significant city centre site.

Apartment and multi-residential unit development design is constantly evolving and learning from best practice around the globe. New forms of homes are emerging that take into account the changing demographics, household types and tenures. Given this site's location adjoining a major transport network and within reach of Dublin City Centre this site is ideal for a high density managed residential development.

The apartments will be designed for a 'Build to Rent' model. The 2016 Census indicates that 1-2 person households now comprise the majority of households and this trend is set continue, yet Ireland has only one-quarter the EU average of apartments as a proportion of housing stock. It is recognised in strategic planning policy objectives at national and regional level that there has been a significant undersupply of housing for smaller 1 and 2-person households compared to 3 and 4-bed family dwellings in the city. The development of 1 and 2-bed units is therefore promoted.

The buildings are designed to optimise the site orientation and aspect to the river while embracing and integrating the constraints and urban setting providing an environment where the urban design vision can be fostered by providing a blended mix of architectural spaces and expression in response to the varied requirements of the uses envisaged.

The overall height scale and massing is in accordance with the strategic planning objectives for this location which has been identified for higher density development and has been modulated to reflect the grain of existing street pattern and setting a height appropriate for this 'Gateway' Site. (See SLA planning report for further discussion of building height planning policy at strategic and local level.

'Differentiated massing and volume configurations in section allows for an appropriately varied skyline despite the regularity of the plan and repetitive functions within. The vertical configuration acts at three different levels, a continuous and parallel podium at street level, the regular parapet at level 7 and the setback skyline. The design therefore supports successfully the articulation of the massing'. (see section 6, John Worthington report)



Residential Communal Courtyard

The building forms two south facing open spaces for both private amenity and public realm placemaking which connect Parkgate street directly to the river and open up views across to Heuston Station. Further outdoor terraces are provided at roof level facing west, east and south to provide generous residential amenity space for residents to enjoy.

We believe the height is appropriate for this town centre site as demonstrated in the drawings and we support documents included in the submission and daylighting, overshadowing and sunlight studies to support this have been prepared by specialists IN2 Consulting Engineers We contend the proposed development does not greatly impact on the surrounding sites as the shadow falls mainly on the road and adjoining office development to the South-East.

The proposed development when completed, presents an important opportunity to reinvigorate this part of the city and widen the public perception of the extent of the city core, of which this site forms a part at the Heuston western gateway .

The language of the new proposed buildings is one of the strong vertical emphasis. Architecturally the buildings will have a positive impact on the immediate surroundings providing individual expression for each of the primary spaces.

The proposed scheme includes the removal of a number of existing buildings and the integration of original fabric and the protected structures as part a cohesive design that opens the site up to river providing homes and workplaces for circa 1500 people. The project revolves around the urban structure of the buildings and their interrelationships will provide a layering of compatible uses that will allow the public access through the development towards the river and the new dedicated river walk.

The intent is to create buildings of elegance and simplicity of materials but with a level of detail appropriate to the quality of its setting. The new buildings will redefine the existing Street on Parkgate Street and the river edge. The proposal is explained in detail within section 4 of this document.



Sketch from Fr. Matthew Bridge



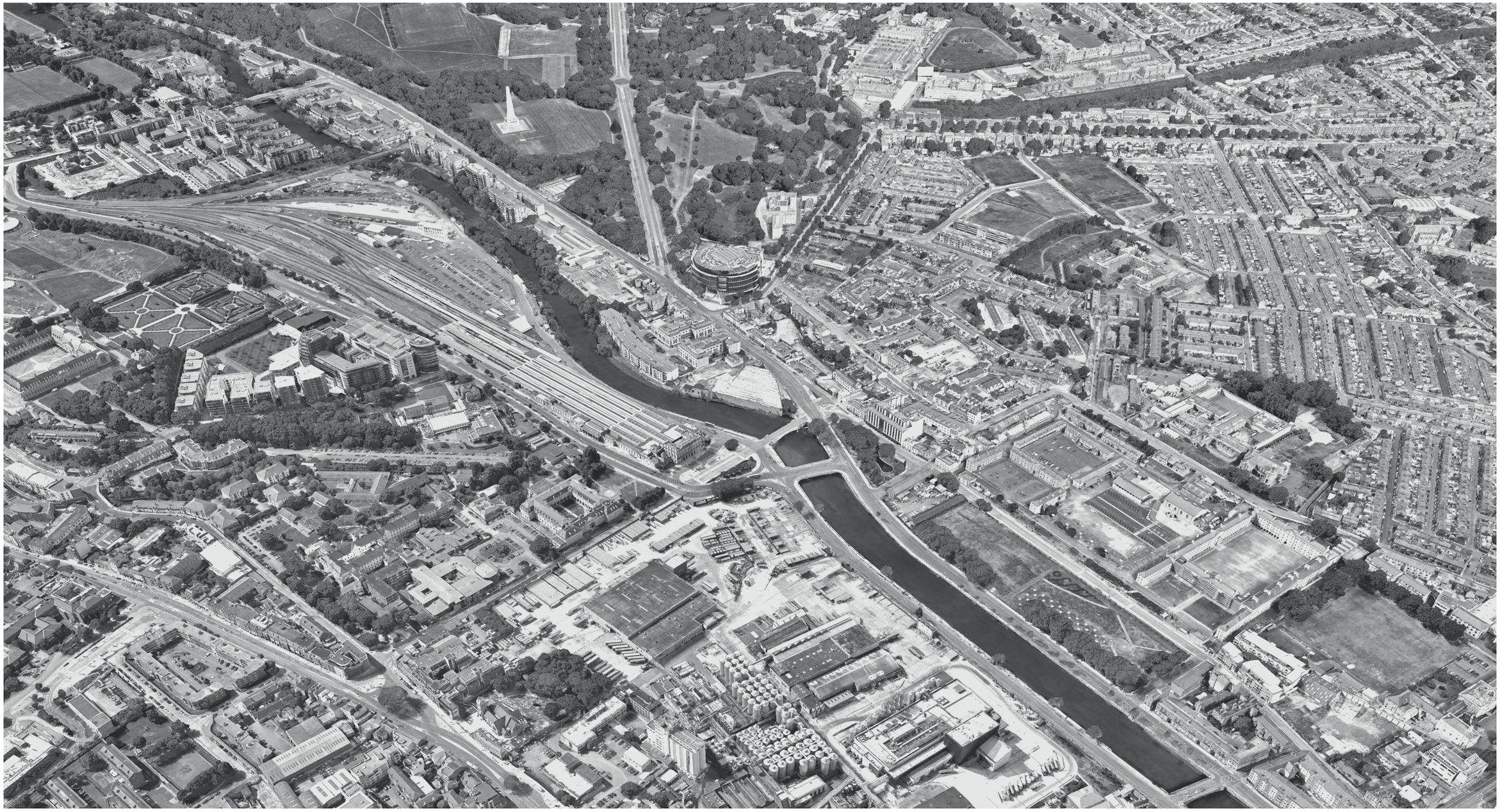
Sketch from Islandbridge



River Side View - From Heuston Station

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2.0 SITE ANALYSIS



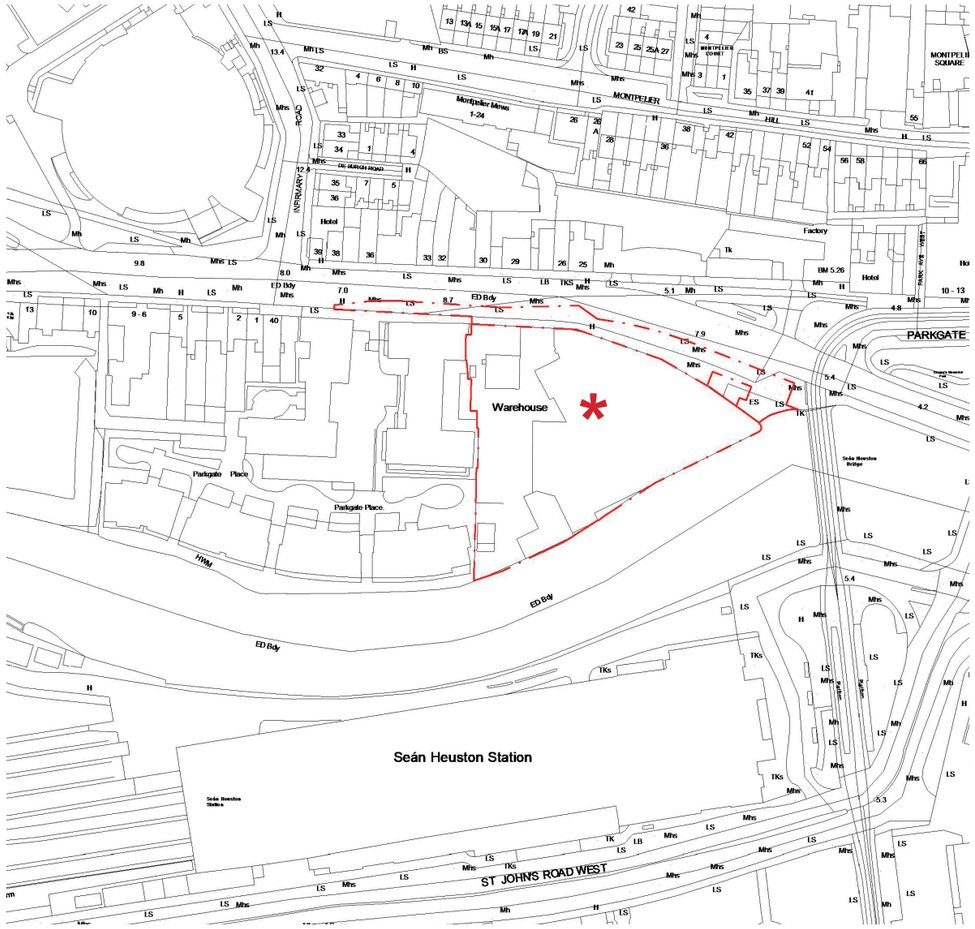
2.1 Site Location

The site is located at a key river crossing to the west of the city centre between the River Liffey and Parkgate Street with a mix of cultural, commercial, retail and leisure activities in its environs. The site sits between the Criminal Courts Building and main entrance to the Phoenix park to the west, Heuston Station to the south and Collins Barracks to the east with both day time and night time uses and is adjacent to major transport corridors and the LUAS which connects to the city centre. There are also a number of public parks and amenities in the area.

The site is within walking distance of Dublin City Centre and significant employment locations, high capacity urban public transport stops (Heuston Train Station and Luas) , within easy walking distance (i.e. up to 5 minutes or 400-500m) to/ from high frequency (i.e. min 10 minute peak hour frequency) urban bus services and across the river from Heuston station which makes a nationwide connection.

The Phoenix Park is within 500m from the site and is a large urban park of 707 hecatres comprising of woodlands, ponds and walk and a wide range of amenities. Including Sports clubs, Dublin Zoo and Bike rentals. Collins Barracks contains the Museum of Decorative Arts along with Courtyards and Gardens and is located within 500m from the site. The Irish Museum of Modern Art is a 1.1km walk from the site. It contains flower gardens, walks and the art museum within its walls and hosts a number of different events throughout the year.The Irish National War Museum is another park nearby the site, a 2.5 km walk from Parkgate Street. It has access to walks along the river Liffey, around the monuments and to hurling grounds. Parkgate Street itself provides a (pedestrian and bicycle) route to the boat clubs at Islandbridge, west of the site. Part of the sporting and university culture in this part of the city (UCD & Trinity boatclubs, Neptune, Garda Boat Club and Colours Boat Race is an annual event on the Liffey)

There are several public squares and external amenity spaces directly adjacent to the site and also a number of creches, clubs, playing fields and sports facilities located in the vicinity.







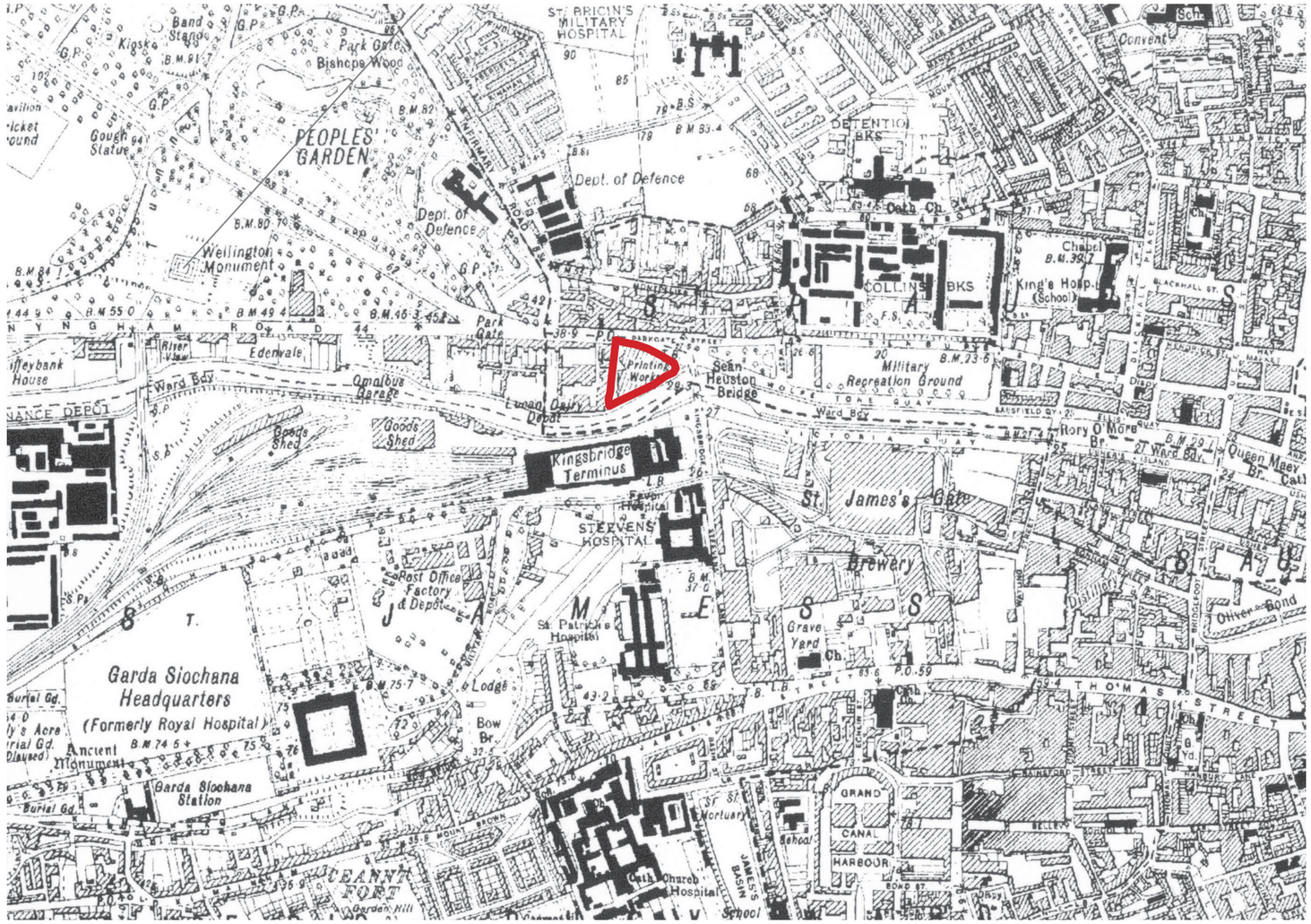
View from Island Bridge

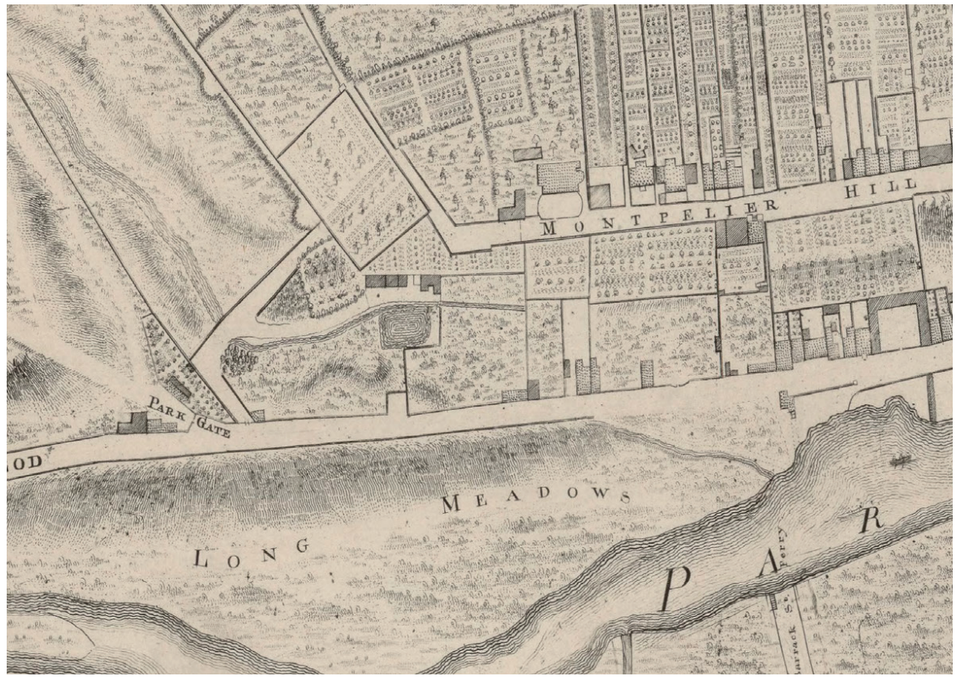


View of Existing River Wall towards Sean Heuston Bridge

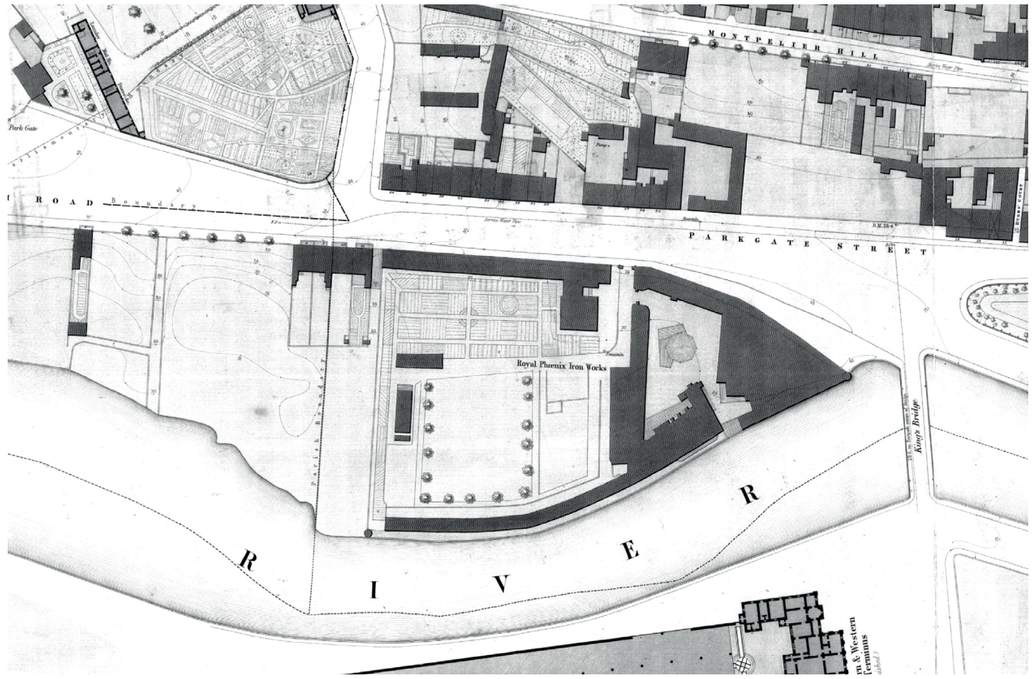
2.2 Site History

The site of the proposed development is at the eastern end of a strip of land along the north bank of the River Liffey sloping down from Conyngham Road and Parkgate Street and the River. The Site has a varied industrial history. This strip of land was known as the Long Meadows and the first buildings appear to have been the Phoenix Ironworks in 1808. In 1880 the site was bought by the Sir Edward Guinness and was redeveloped for a cloth manufacture company, Kingbridge Wollen Mills. The site was used temporarily from 1910 to 1917 as a Shell Factory during the First World war and for a period after as a Government depot. In 1924 it was again redeveloped as a Printers for Cahill & Co and from 1980 the site has been in the ownership of Hickeys Fabrics. The history of the site is described in detail in the **Architectural Heritage Impact Assessment by ARC Conservation Architects** which is included as part of the submission. The proposed re-dedevelopment seeks to ensure the continued active use of the site as a significant component of the city centre.

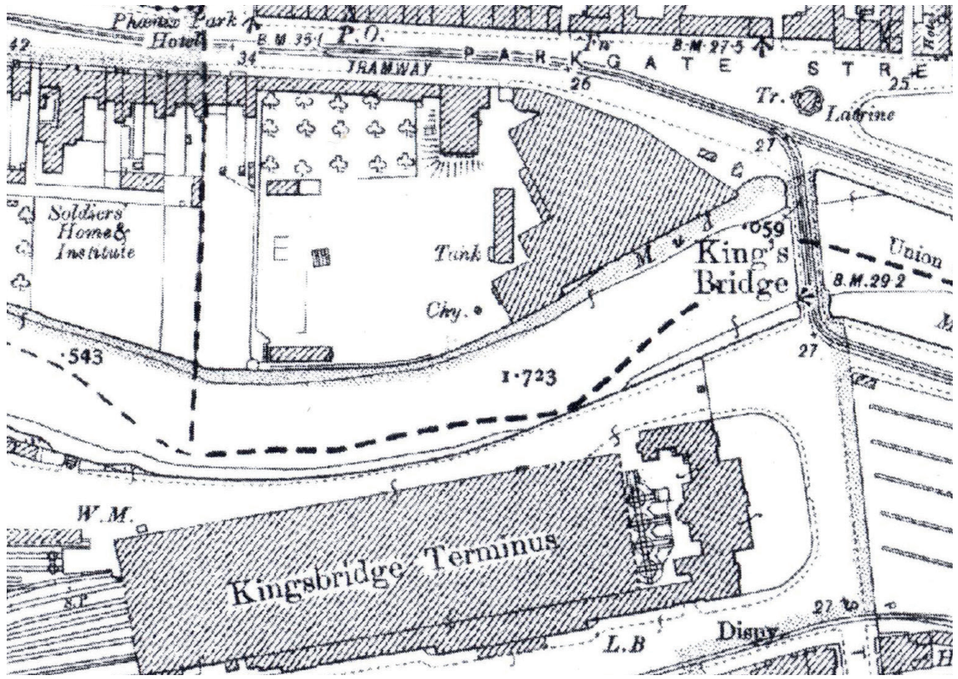




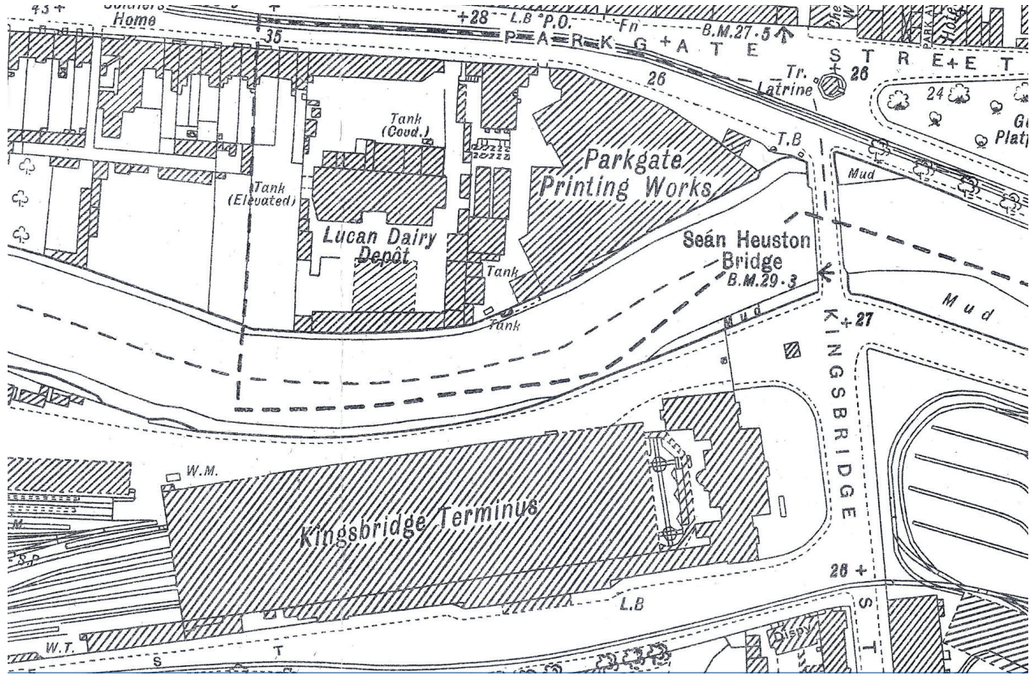
Extract from John Rocques map of Dublin (1773)



Extract from Ordnance map (1847)



Extract from Ordnance map (1907)



Extract from Ordnance map (1947)

2.3 Existing Buildings

The existing buildings are described in detail in the Architectural Heritage Impact Assessment report prepared by ARC Conservation Architects and submitted with the planning documents. The Hickeys site occupies the eastern half of the lands of the former ironworks and is defined defensive boundary walls on the two primary elevations on Parkgate street to the north and the river Liffey to the south.

The Gateway Arch, a protected structure, is constructed mainly of limestone with granite details and was the main entrance to the original Ironworks. While it looks that the Arch may have been intended to be symmetrical between an east and west wing, the Ordnance mapping would suggest that there was never a western wing to the gateway.

The River Wall and Turret, protected structures, are not well built. There is good quality coursed rubble stonework at the eastern end of the wall but much of the wall is relatively crude random rubble work. The existing drawings describe the wall which seems not to have been a continuous wall along the river bounding the Phoenix Iron Works. This wall is believed to be part of the 1880s reconstruction of buildings on the site, with numerous later changes and so is not from circa 1820.

The river buildings to the west of the wall comprising a stair tower, protected structure, and two warehouses appear to have been built as part of the Kingsbridge Woollen Works. There are steel beams projecting from the buildings and these would suggest that the buildings were used in the loading and unloading materials and goods to barges and boats on the river.

The existing main warehouse building presents a defensive blank arcade façade to Parkgate Street with no permeability or access. This wall extends in front of the existing gate lodge and abuts the limestone Gateway Arch. Parkgate House was constructed after the Phoenix Ironworks were established and is not a protected structure but is listed in the National Inventory of Architectural Heritage



Side of Parkgate House - Existing


Hickeys' Office Building - Existing



Stone Gateway Arch on Parkgate St. - Existing



Interior of 'Hickeys'



Interior of 'Hickeys'

Existing Plan

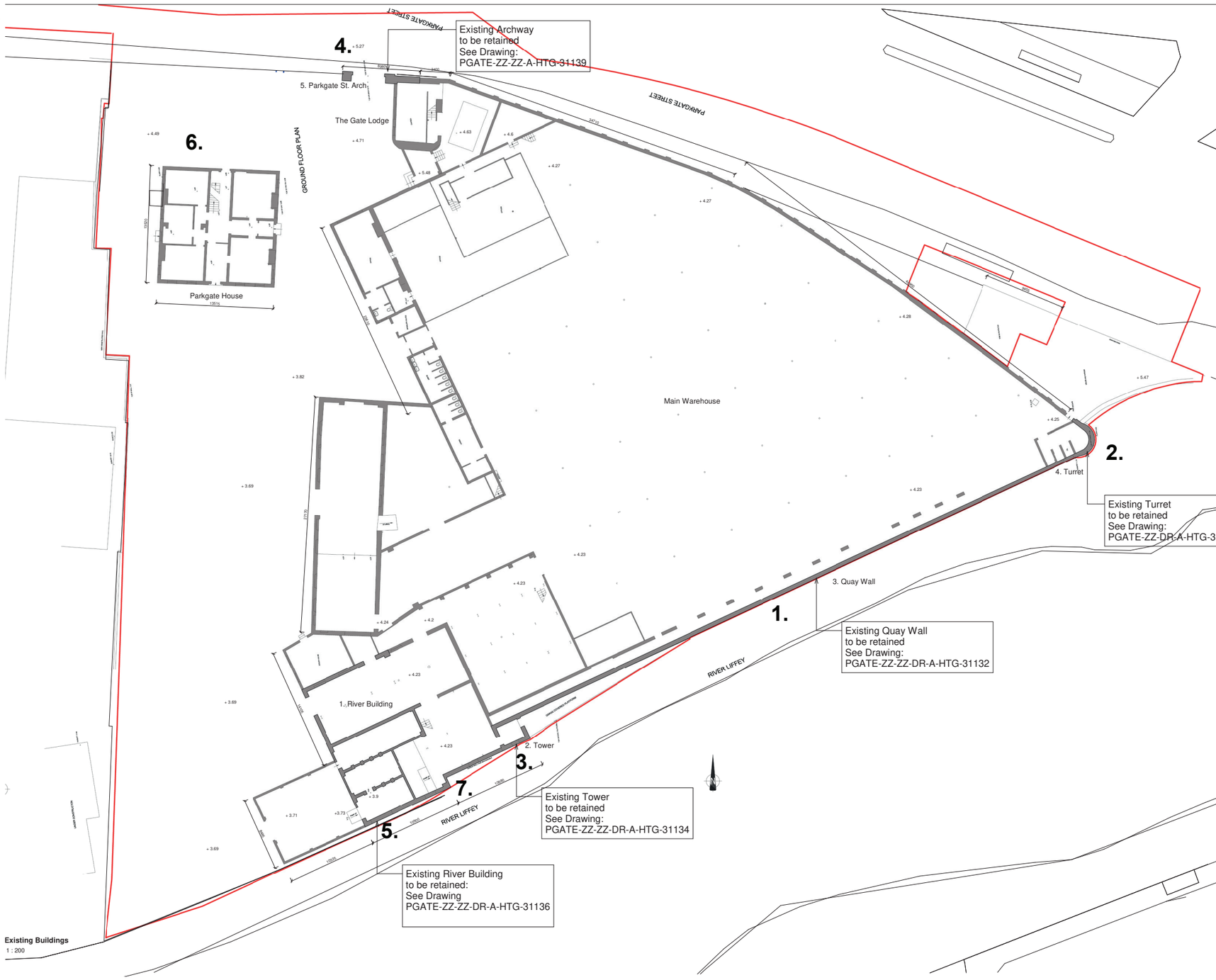
Below shows a plan of the existing buildings on site at present.
Please see Architectural Heritage Impact Assessment by Arc Consultants for further detail on the conservation strategy. The list below details the items on the record of protected structures list (RPS) and the proposed use:

	Retained	Adapted	Demolished
1. Riverside Wall	*		
2. Turret	*		
3. Square Tower	*		
4. Arch (Parkgate St)	*		

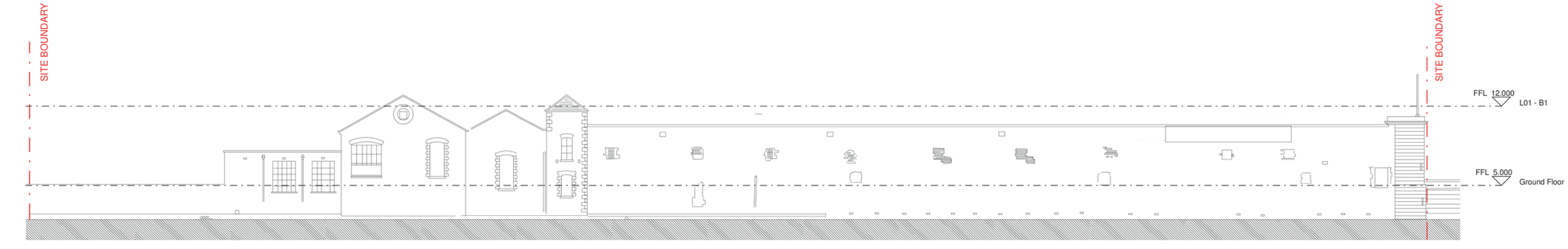
The list below details the other buildings of heritage interest but not on the record of protected structures list (RPS):

	Retained	Adapted	Demolished
5. Large Gable Building		*	
6. Parkgate House			*
7. Small Gable building		*	

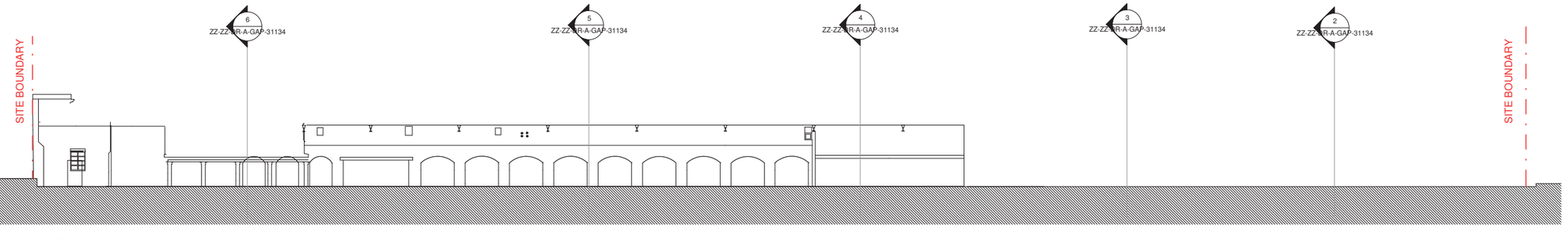




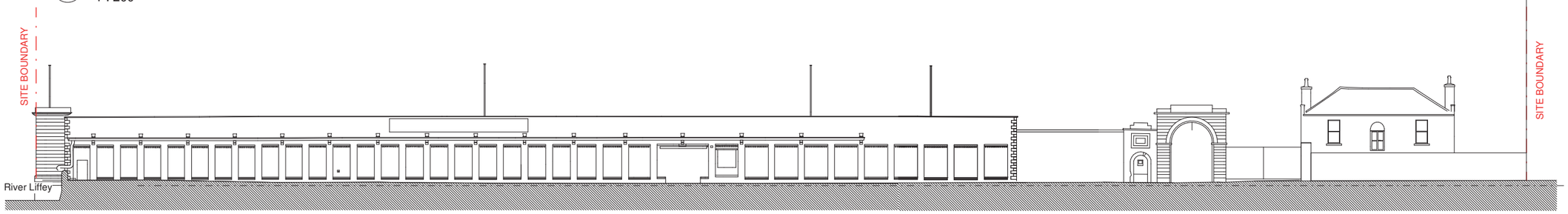
Existing Elevations



1 EXISTING QUAY WALL ELEVATION
1 : 200



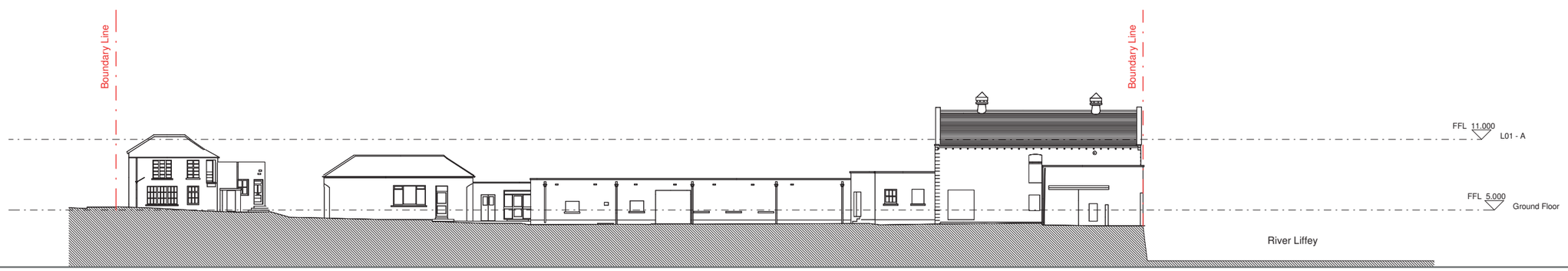
2 EXISTING INNER LIFFEY WALL
1 : 200



Block A - True

Block B - True

3 EXISTING PARKGATE STREET
1 : 200



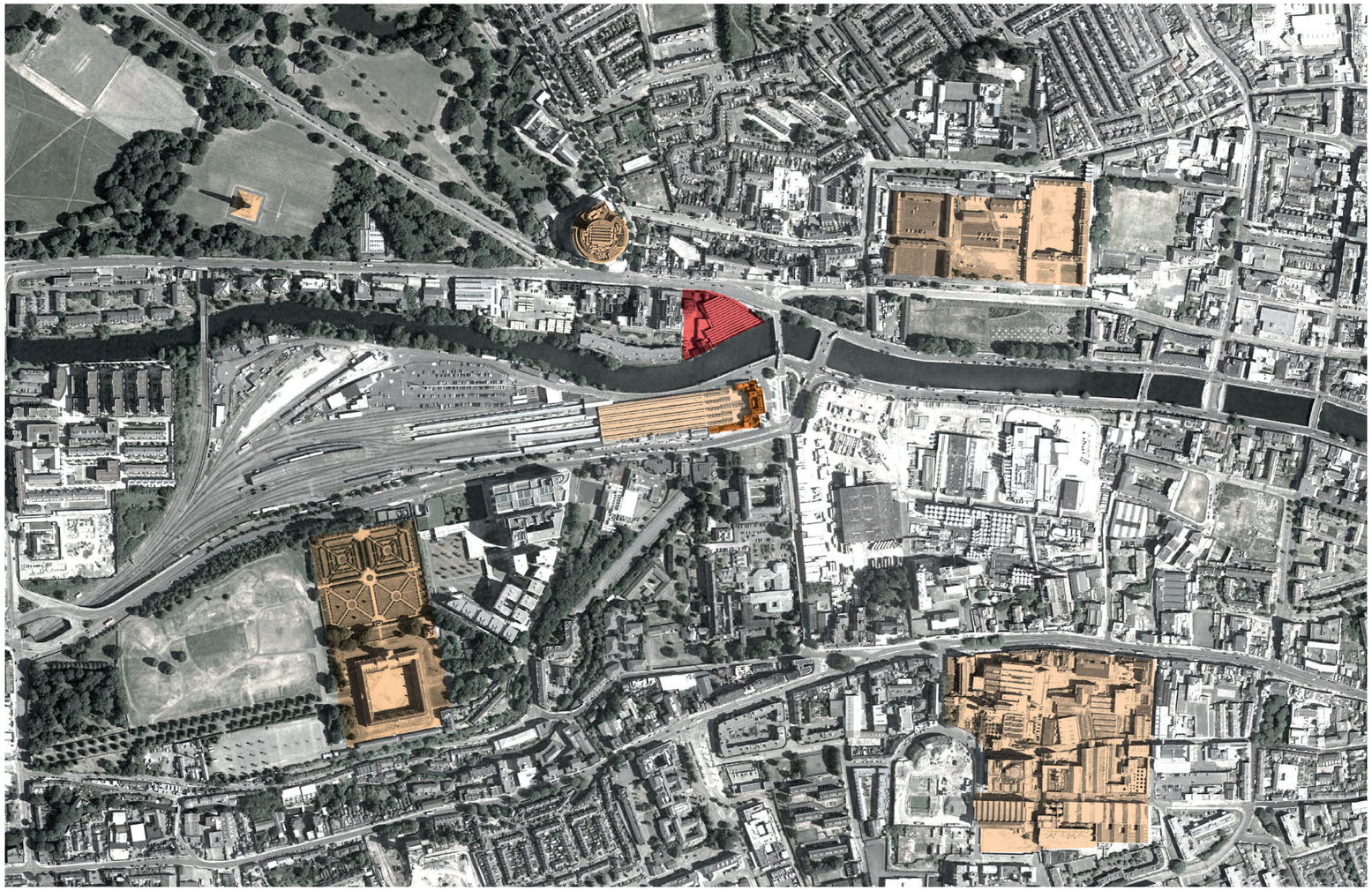
2.4 Urban Context

This is a unique site in the city given its location which affords extensive street frontage on Parkgate street and a south facing boundary along the river Liffey. Unlike all the other riverfront sites that have been developed in recent years or in the past this site is not cut off from the river by the traffic flow but can embrace the opportunity this setting affords and open up this key site to residents and the wider community to enjoy private and public realm south facing open spaces overlooking Heuston Station, the river and the City.

The site is beside a major transport hub at Heuston station where the main line rail and LUAS connect and as referred to previously is in close proximity to significant established cultural amenity and leisure destinations such as the Royal Hospital Kilmainham, Kilmainham Gaol, Collins Barracks, the Phoenix park, the zoological gardens and the War Memorial Gardens at Islandbridge. Although not percieved as such, the Site is part of the city centre at Heuston Gateway. The site is also within walking distance of Smithfield, Thomas Street, the Guinness storehouse, the boatclubs at Islandbridge, the digital the hub, NCAD, and the rest of the city centre.

There are constraints associated with the site as it contains a number of protected structure elements and is partially within the view corridor of the protected views from quays to the Wellington monument and from Chesterfield Ave across the river to the South of the city. [See Landscape and Visual Impact Assessment contained within the EIAR for discussion on these views, their relevance and the visual impact of the proposed development in this context]

There are also opportunities to enhance this somewhat neglected / run down part of the city centre. Including the expansive quayside frontage at the Diageo (industrial) lands. [See John Worthington-Lora Nicolau report for discussion of the varied collection of historic and contemporary buildings in this area.]



Urban Context highlighting Noteable Sites



Heuston Station - St. John's Road



Parkgate Street - Existing Stone Arch



Benburb Street to Parkgate Street



View of Wellington Monument from O'Donovan Rossa Bridge



View of Sean Heuston Bridge from Frank Sherwin Bridge

2.5 Land Use / Zoning Objectives

At a strategic national and regional level, the policies and objectives of the following documents must be taken into account:

- The National Planning Framework
- The Draft Regional Spatial and Economic Strategy for the East and Midlands, including the Dublin Metropolitan Area Strategic Plan

The proposed development comprises a residential led, mixed use regeneration of a strategic brownfield city centre site. It is highly accessible by public transport, cycling and within walking distance of all of the central parts of Dublin city centre and satisfies the policy objectives of these documents.

At local level, Dublin City Development Plan 2016-2022 is the Statutory Plan:

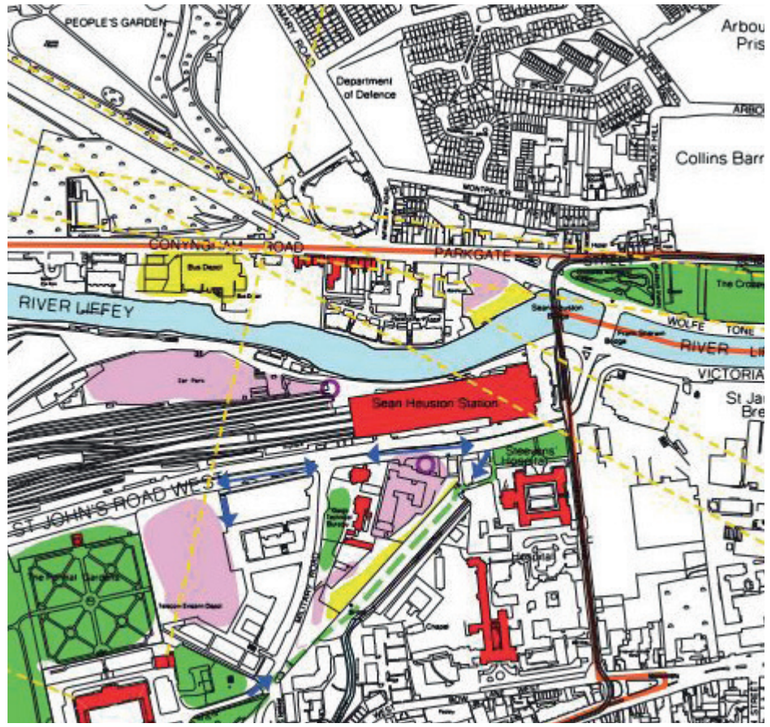
- Under the Development Plan, the majority of the site is zoned "Z5 – City Centre": "To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity."
- A strip of land along the southern part of the site which bounds the River Liffey is zoned Z9 – "Amenity Open Space Lands/ Green Network". "To preserve, provide and improve recreational amenity and open space and green networks.
- The proposed uses of residential, office, retail and café/ restaurant are permissible on Z5 lands.
- A new public riverside walk is proposed as part of this development, which is a permissible use on Z9 lands
- The site is also located within the Liffey Quays Conservation Area.
- The site lies within Strategic Development and Regeneration Zone No. 7: Heuston and Environs. The vision for this area is "To create a coherent and vibrant quarter of the city that captures the public imagination with high quality services, development, design and public spaces that consolidate and improve the existing strengths of the area."

The design of the proposed development has had regard to Section 28 Ministerial Guidelines, such as the Design Standards for New Apartment 2018, the Urban Development and Building Heights Guidelines 2018 and Planning Guidelines for Childcare Facilities 2001.

The Apartment Guidelines cite demographic trends in Ireland, which indicate that 1-2 person households now comprise a majority of households. This proportion is higher still in Dublin and expected to increase in the future. The majority of the current housing stock is 3-4 bedroom houses. The proposed development provides 1 bedroom, 2 bedroom and studio apartments which better responds to market conditions and are in line with Government housing policy.

The Childcare Facilities Guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. The Apartment Guidelines clarify that one bedroom or studio apartments do not contribute to a requirement for places, and that this may apply in part or whole, to units with two or more bedrooms. 117 no. 2 -bedroom apartments are proposed. It is considered that approximately 50% of these units (59no.) may give rise to a childcare requirement, which is below the threshold for providing a childcare facility on site. Therefore no childcare facility is proposed as part of this development.

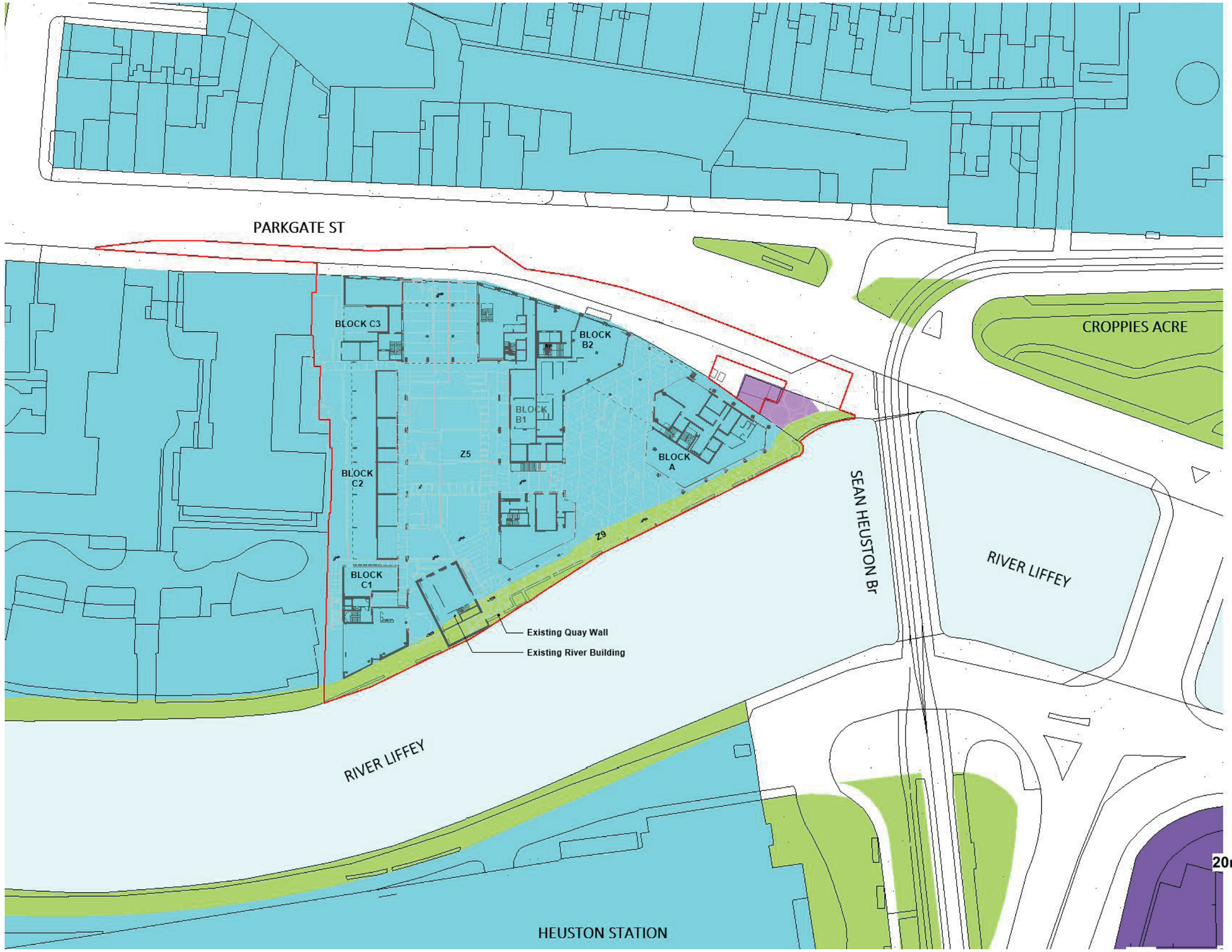
[For further discussion on planning policy context and compliance see SLA planning report and statement of consistency.]



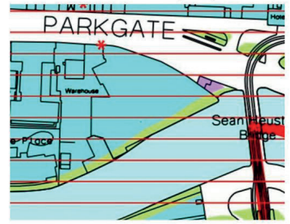


SDRA - 7 Heuston and Environs [Dublin City Development Plan 2016-2022]

Ground Plane of Proposal with zoning requirements Superimposed



Extract from DCC Zoning Map E



USE ZONING OBJECTIVES

- Zone Z1 — To protect, provide and improve residential amenities
- Zone Z2 — To protect and/or improve the amenities of residential conservation areas
- Zone Z3 — To provide for and improve neighbourhood facilities
- Zone Z4 — To provide for and improve mixed-services facilities
- Zone Z5 — To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity
- Zone Z6 — To provide for the creation and protection of enterprise and facilitate opportunities for employment creation
- Zone Z7 — To provide for the protection and creation of industrial uses and facilitate opportunities for employment creation
- Zone Z8 — To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective
- Zone Z9 — To preserve, provide and improve recreational amenity and open space and green networks
- Zone Z10 — To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas
- Zone Z11 — To protect and improve canal, coastal and river amenities
- Zone Z12 — To ensure that existing environmental amenities are protected in the predominantly residential future use of these lands
- Zone Z14 — To seek the social, economic and physical development and/or rejuvenation of an area with mixed uses of which residential and "Z6" would be the predominant uses
- Zone Z15 — To protect and provide for institutional and community uses

SPECIFIC OBJECTIVES

- Conservation Areas
- Architectural Conservation Areas
- Protected Structures. [RPS takes precedence]
- Sites of Archaeological Interest
- Zones of Archaeological Interest
- Key District Centres — K.D.C.
- SEVESO II establishments
- Strategic Development & Regeneration Areas — S.D.R.A.
- LAP (Local Area Plan) & SDZ (Special Development Zone)
- Dublin Airport Outer Public Safety Zone

ROADS
- Road Schemes and Bridges

3.0 RECORD OF PROTECTED STRUCTURES

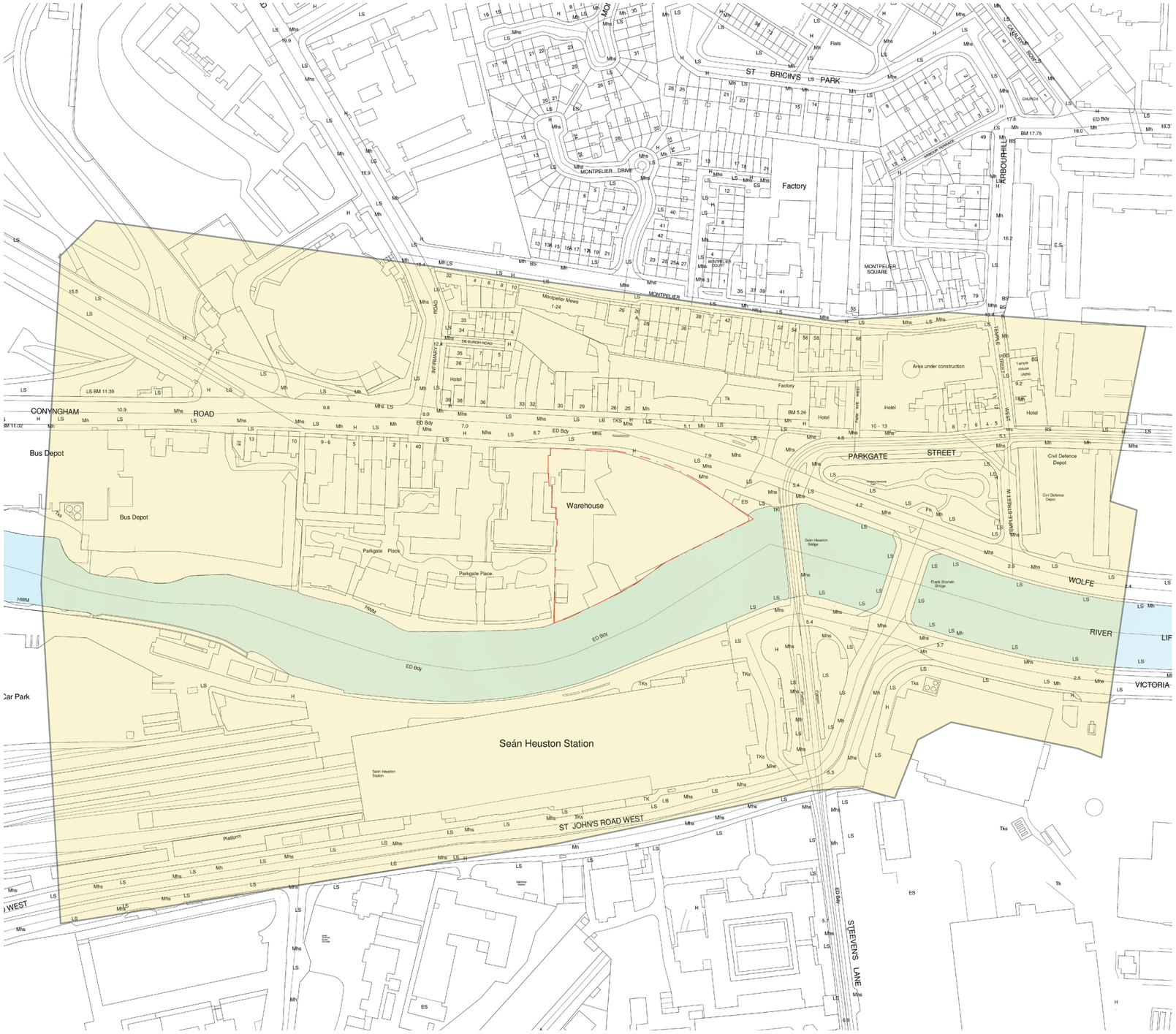


3.1 Setting

It is evident that the site has gone through many changes and re-developments since the Long Meadow was first built on to establish the Phoenix Iron Works. This setting is described in detail in the Architectural Heritage Impact Assessment prepared by ARC Conservation Architects that accompanies the planning application

Historic Timeline [see Architectural Heritage Impact Assessment by ARC Conservation]

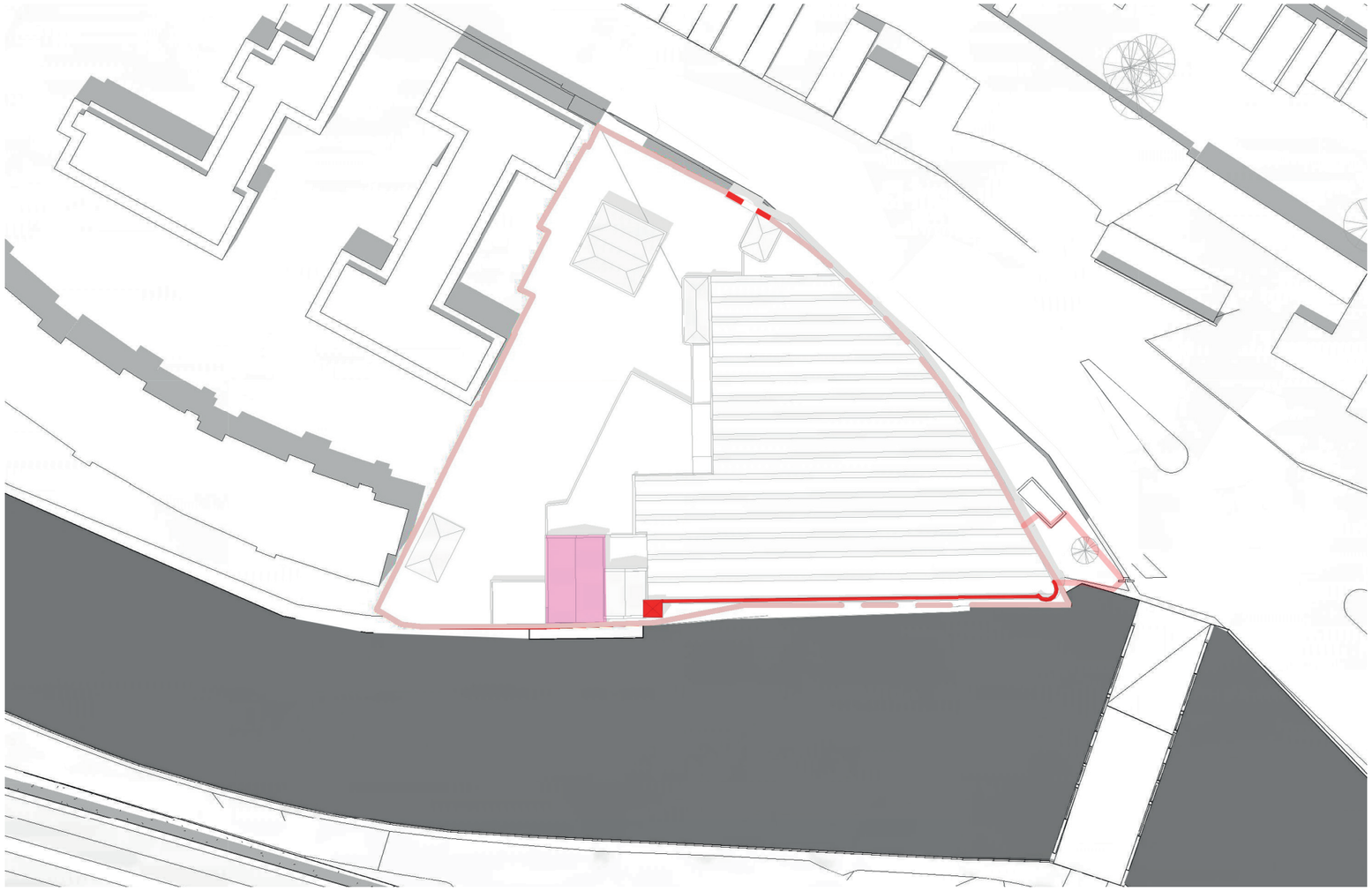
- Early 1800's - Ironworks
- Late 1800's - Wollen Mills
- Early 1900's - Shell Factory / Government Depot
- Early to mid 1900's - Printers
- Mid 1900's - Bookbinders / Publishers
- 1980 - Hickeys Fabric's



3.2 Record of Protected Structures

A comprehensive assessment has been made of the existing buildings and is detailed in the conservation report referred to above. The drawings submitted differentiate between elements of fabric being retained and original/non-original fabric proposed to be removed as part of renewal and rejuvenation of the site. The design includes interventions within the retained fabric which combine elements of the site heritage, both original and contemporary, with the landscaping to activate the protected structures and integrate them into the overall development.

A description of the alterations and interventions proposed is provided under section 4.16 of this document.



PROTECTED

NIAH

Large Gabe Building - Not listed but being retained.

Gable Building - Not listed but gable fronting to the river being retained.

River Tower Building (Protected Structure)



Buildings at the West end of the Quay Wall



Large Gable building, lower floor, Southern 'cellar' on the west side, looking east.



Interior of River tower building, looking upward.



Existing Stone Arch at Parkgate St.



Buildings at the West end of the River Wall (Interior)



Quay Wall and Turret

4.0 PROPOSED DESIGN STRATEGY



4.1 Urban Design Strategy

The urban design strategy for the development at Parkgate Street is designed and developed in accordance with Government planning policy which is to support increased building height in locations, particularly brownfield, urban sites with good public transport accessibility. The policy states that: particularly town/ city cores, Planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies.

The City development plan 2016-2022 identifies the site as lying within the strategic development regeneration area (SDRA)7 for Heuston Station and Environs. SDRA 7 is identified as an appropriate location for mid-rise and high-rise buildings.

Implementation of the National Planning Framework requires increased density, scale and height of development at brownfield and infill sites in our town and city cores. This should include an appropriate mix of both the living, working, social and recreational space needed in our urban areas. The DHPLG 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018) indicate that there is a need to deliver compact urban growth with an objective to provide at least half of future housing within the existing built up area of the city. The site of the proposal is appropriate for higher density

The streetscapes of Dublin, like most European cities, has undergone continuing change as the city evolved from its Medieval, to Georgian to Victorian to Modern phases. These changes have resulted from major city building initiatives and urban interventions which marked the continual growth and evolution of the urban form of the city.

The Duke of Ormonde returned to Dublin in 1662 from exile at the court of Louis XIV in France. Following his reappointment as Viceroy,one of his first urban interventions was to persuade the burghers of the City to create a streetscape on one of the Liffey quays (now Ormonde Quay) which addressed the river in a similar manner to the quays of the Seine in Paris. The adoption of this strategy on both the north and south quays of the Liffey gave Dublin a key feature of its urban form. It thus became the first city in Britain or Ireland to adopt this form. Arising from such a significant urban initiative, he began a process which would see the city evolve from a provincial administrative centre to the Second City of the Empire. The Duke's new building and infrastructure initiatives including the Royal Hospital, Kilmainham and the city quays began a process which led to the construction of many new public buildings. These included the Four Courts, Custom House and the Bluecoat School. In addition, significant new residential quarters were constructed at the Gardiner and Mountjoy estates and later at the Merrion and Fitzwilliam quarters.

Reddy A+U have been involved in a number of significant urban regeneration projects in these areas which have received national and international recognition as exemplars of sensitive urban renewal. These include the following projects:

- Ardilaun Court and Dean Court, Patrick Street:

From 1990 to 1994 Reddy A+U mixed-use residential retail development at Ardilaun Court and Deans Court, Patrick Street created a new urban edge streetscape to repair the derelict street edge opposite St Patrick's Cathedral in Dublin's medieval city. The 450 metres brick façade of this new intervention is punctuated by a new urban gateway and streets at Bull Alley, John Dillon Street and Cornmarket at the site of the City Wall. The overall ensemble sensitively repairs and restores and repairs this important street edge replicating the scale of the nearby Edwardian Iveagh Trust Buildings in a modern idiom.

- Temple Bar West End:

At Temple Bar West End the practice designed a Masterplan and Urban Design Framework which established urban design guidelines for a group of buildings designed by five architectural practices.

This project involved the creation of a new street, Cow's Lane,which improves permeability through the area. The distinct architectural treatment of each of the buildings and, in particular, the Essex Street façade creates a varied series of urban blocks in the original Viking core of the medieval city.

- Custom House Square:

Custom House Square consists of a number of new urban elements including a new Public Square at Mayor Square,two perimeter blocks and a central tower in distinct varied mix of brick and stone elements.

landscaped and contains trees and seating areas.

Parkgate Street:

The Urban Design Masterplan for the Parkgate Street scheme develops and improves on a number of the themes initially experimented with in the developments at Temple Bar West End and Custom House Square.

The figure ground plan consists of two linear fingers and the tower screened by a continual façade to Parkgate Street.

The private communal garden entered through the protected archway and opening to the Protected warehouse on the river, is through a semi-public garden face. The entrance to the river under the office element passes the tower leading to a south facing space which opens up on to the river. This space and the public realm square in particular, will be significant additions to Dublin's urban landscape.

The historic ordinance survey maps indicate that the western half of the original Phoenix Ironworks lands were severed from the present property early in the 20th century. Parkgate House is now entirely isolated from its original setting which was laid out as extensive landscaped gardens with a terrace of two storey workers cottages at the north side of the gardens along Parkgate Street. This adjoining site contains an office development. The connection with the river ceased with the closure of the woollen mills. The streetscape on Parkgate street turns its back on the community with no public permeability or connection to the site behind or to the River. [Please see Architectural Heritage Impact Assessment by Arc Consultants]

At the core of the urban design strategy is the regeneration of this quarter of the city to create a new best in class higher density development, that responds to the increasing demand for quality accommodation and in particular the un-met needs of a growing popilation of smaller 1 and 2 person households, according to the census figures and as recognised in strategic planning policy at national and regional levels, that in turn supports the viability of other non- residential / commercial uses. The plan orientates the primary private communal amenity open space on a north-south axis centred on the protected 'Gateway' arch with a scale, quality and sense of place to equal other European urban examples, opening up Parkgate St to the River. This space has a classical setting referencing the Ufizzi Gallery in Florence with east and west facing apartments and a gentle sloping landscaped setting falling towards the river and the rejuvenated waterfront river building warehouse.

The primary public open space is formed between the proposed new courtyard building and a residential tower that sits on the prominent corner at Sean Heuston bridge and provides a further connection from Parkgate street to the river and to the east via a new entrance to the walkway that leads into the public open space.

The rejuvenation of the public realm at street level is reinforced with a mix of active ground level uses of retail, residential + residential amenity, office, food and beverage, a viewing terrace giving a new dynamic perspective and interface with the city and a view across the river to Heuston station.

These private and public spaces connect to a river walk, opening up the Protected Structure of the wall and turret, to public access and engagement that contributes to the re-activation of the site as a new shared recreational space and cultural amenity.

This proposal seeks to reinvigorate the site providing a mix of residential, office, retail, food and beverage. The proposal provides for a new river walk, opening up the protected structure to access and engagement that contributes to the re-activation of this location as a new landscaped riverside space.

The creation of this high-quality quarter will provide a catalyst for the further regeneration of the area and extending the public perception of the spatial extent of the city core, increasing footfall and a sense of local community with the introduction of cafes, food and beverage, commercial office and high-quality residential uses along Parkgate Street.

In summary the urban design strategy is one of renewal, redevelopment and rejuvenation. The proposal seeks to create a new dynamic western gateway to the city, beside a major transportation hub at Heuston, connecting to existing zones of retail, commercial, hospitality, cultural and residential activity. This proposal also seeks to deliver much needed housing for employees wishing to live in the city centre, close to their places of work and within a vibrant city environment. The proposed development will provide a high quality residential mixed-use development which will deliver all day activation within the site and its environs.

The following is an analysis of the urban design quality of the proposed development by reference to the Urban Design Guidelines published by the Department of Housing, Environment and Local Government



Uffizi Gallery, Florence

4.2 TWELVE URBAN DESIGN CRITERIA (Urban Design Manual)

1. CONTEXT:
How does the development respond to its surroundings?

The development, its strategic and prominent location within the city and response to its surroundings

Unlike almost all the other riverfront sites that have been developed in Dublin recent years or in the past this site is not cut off from the river by the traffic flow and can embrace the opportunity this setting affords by opening up this key site to residents and the community to enjoy private and public realm south facing open spaces overlooking Heuston Station, the river and the City. The proposed development has utilised existing features in its design to positive effect recognising the special character and and unique identity that they afford, such as the riverside wall and the entrance archway on Parkgate Street, which are both Protected Structures.

The flagship building on the development, the 29 Storey residential tower block uses the curvature of the site on its eastern end to bring a strong edge to Parkgate Street. The proposed height has been carefully considered for an architectural design perspective and in the context of local and national policy, to bring a landmark development to a strategically earmarked site for increased height.

As a major development project on a strategic urban site it has the potential to be a catalyst for a significant improvement of its environs beyond its site boundary. The Parkgate Street development will make a significant contribution through its mix of uses, functions and open space network. Overall it will contribute to the creation of a significantly improved new neighbourhood context emphasising its enhanced environmental quality. This is a crucial attribute of any regeneration plan.

In addition the Parkgate development:

- Follows the existing building line to Parkgate Street creating a range of active frontages in place of the existing blank 4.5 metre high brickwork wall replacing this with a shopfront glass frontage with a range of active uses and entrances to the courtyards within, encouraging interaction between pedestrians passing by the scheme.
- Achieves an appropriate increase in density respecting the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users.
- The form, architectural design and landscaping are contemporary and have been informed by the development's place and time while respecting the quality and character of its environs
- Positively contributes to the character and identity of the neighbourhood making the site a new urban destination in the Heuston Quarter
- Provides an appropriate response to the three specific boundary conditions of the site-at Parkgate street, the adjoining office and residential development and the riverside.

The objective of this assessment is to critically describe the various attributes of the project; as the home for a new mix of functions and tenants, its physical contribution/impact on its immediate and wider context and it's potential to create a distinctive place. The assessment focuses on Parkgate's impact on its urban context, it does not aim to critique architectural aesthetic.

The environmental context considered is complex and challenging. The scheme will have a significant presence along the open aspects of the river corridor acting as a distinctive marker from Heuston Station Square and the termination of a number of panoramic views along the river corridor to the corner of the old Hickey site. The urban character of Parkgate Street, the impact on the statutory view towards the Monument and the integration of on-site archaeology are some of the conditions the new development attempts to 'negotiate' at different levels. These levels vary from the contribution to panoramic and prospect views to local glimpses through, around and within the site of various new and existing townscapes.

[see John Worthington and Lora Nicolau report for further discussion on the response to urban context]







Urban form and Structure – impact on the urban setting

Dublin is a low-rise city for the most part. The tall structures which are traditionally visible on the skyline of the city are typically elements of a particular building typology - Church Spires, Industrial buildings such as at DIageo/Guinness- Pool beg Chimney Stacks and monuments – such as the Wellington Monument and the O'Connell Street Spire.

These structures in themselves are reminders and visual representations of defined periods of social and economic change in the city. The Wellington Monument and the Spire (Previously Nelsons Column) were physical representations of military colonization, Diageo's redbrick towers and chimneys are the embodiment of the industrial revolution and its effect on the landbank of Dublin 8.

The changing context of these structures is a reminder that a city is ever changing, socially, economically and physically. The original context of these structures is dramatically altered. The city grows around them. They have changed is nature and indeed use with time. The viewing centre at the Guinness Storehouse is an example of the reimagining of a structure to segue with its changing context.

The history of the lands at Parkgate street are also that of change. The civic nature of the immediate and wider context – buildings such as Dr Steeven's Hospital, Sean Heuston station and its forecourt, Phoenix Park, the Courts Building, Parkgate Street's urban grain, Collins barracks and the Croppy Acre – all contributors to the fabric of this area of the city and its heritage. Any development on the site will be visible from these locations so this drives the requirement for an architectural design of exceptional high character and quality at this location.

The proposed development has been influenced by the site's unique riverside setting, it's built heritage and pivotal gateway location within the city. The built form, including the height and massing, has been created following an extensive design process. Careful attention to detailing and appropriate materiality will result in a distinctive and attractive scheme.

The articulation of the plan allows the opportunity for larger and more accessible light and airy, semi-public and private open spaces within the site, compensating for the height of the surrounding blocks. The massing and plan configuration also allow for the differentiated and distinct design of frontages providing a rhythm to complement a set of varied townscape views. The view from the east and Heuston square present a more robust scale with a vertical punctuation appropriate to its landmark conditions were the north elevations is articulated around the rhythm of a residential street. Differentiated massing and volume configurations in section allows for an appropriately varied skyline despite the regularity of the plan and the repetitive functions within.

The vertical configuration acts at three different levels, a continuous and parallel podium at street level, the regular parapet at level 7 and the setback skyline. The design therefore supports successfully the articulation of the massing, breaking down the massing of the buildings when experienced from various distances - the podium from street level, the parapet while walking within nearby streets and open spaces and the third level of a skyline adds texture and quality to the prospect views. The horizontal level is characterized similarly to the articulation of the elevations, the same hierarchy of spaces from open, covered, enclosed realm etc. creates a variety of setting for activity at appropriate scales, with a diversity of views within and toward the outside providing a collage of functions and variety of materials.



2. CONNECTIONS:
How well connected is the new neighbourhood?

Connections to the existing neighbourhood

- There are attractive routes in and out for pedestrians and cyclists
- The development is located in or close to a mixed-use centre
- The development's layout makes it easy for a bus to serve the scheme
- The layout links to existing movement routes and the places people will want to get to

The development site is well served by public transport. Heuston Station, which provides national and regional rail services as well as LUAS services, is approximately 200m from the site. On Parkgate Street a number of Dublin Bus routes are located which give further access across the city. There are Dublin Bike Stations in the vicinity of the site, as well as many dedicated cycle lanes in the nearby roads that provide safe routes for cyclists.

The site also offers pedestrians an alternative pedestrian route along the riverfront as the proposed development provides active engagement to the River Liffey and an enhanced streetscape experience at Parkgate Street, to reactivate this important city gateway, connecting with the Courts, Phoenix Park, the boat clubs along the river.

In addition the Parkgate development

- Provides attractive routes in and out for pedestrians
- Iimproves the perception of the city core extending to the westerh gateway at Heuston.
- Links to and enhances existing movement routes in the environs particularly along the river and links the River to Parkgate st.
- Will become a unique, attractive destination for residential, working and visitors to the city centre.

3. INCLUSIVITY:
How easily can people use and access the development?

Use and access to the development

The Parkgate development will:

- Provide new homes to meet the aspirations of a range of people including knowledge economy workers, young and old couples, single people who want to live close to the city
- Provide a place and layout to enable easy access by all
- Provide a range of public, communal and amenity spaces and facilities for residents of the development.
- Provide a hard landscaped public plaza, riverside walkway and landscaped communal open space which is designed to be universally inclusive for all
- Provide privately managed development to ensure that the entire public realm is maintained to a high standard

The massing, which conveys the urban presence of the design, successfully addresses several critical conditions through the configuration of its plan and section:

- The organization of the ground floor plan simulates a perimeter residential block of a city with a perforated building line to the river and continuous frontage along Parkgate Street with its mix of building use, the disaggregation of which moderates the scale and allows for a differentiated configuration of the corner termination of prospect views and its presence within Heuston Stations Square. The massing, scale and grain of the built volumes transfers qualities of a diverse but coherent townscape outside and within the scheme.

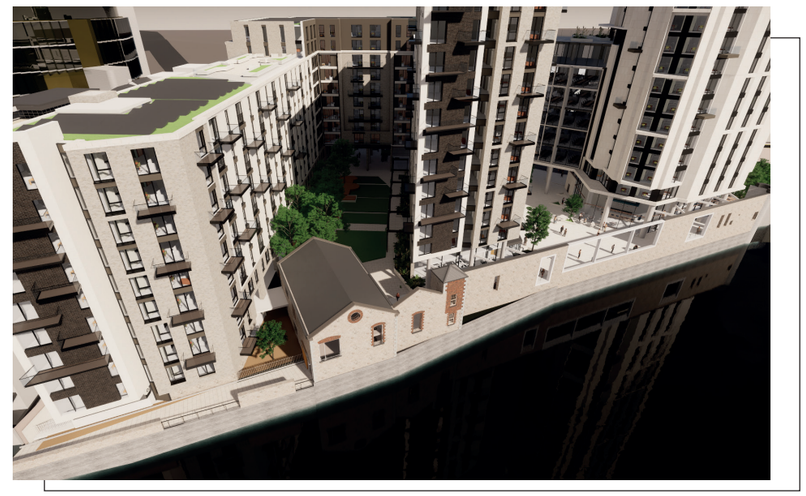
4. VARIETY:
How does the development promote a good mix of activities?

Promotion of a mix of activities

There is a range of apartment types in the proposed development in blocks reaching a height of up to 29 storeys. The BTR element will have studios, 1-bedroom units and 2-bedroom units and 2 bedroom (3 person) units. The range of unit sizes will typically cater for small families and young professionals. A range of open spaces are to be provided, both public and communal, whilst incorporating the existing features of the site such as the stone wall, turret and gable of the two buildings fronting onto the River LIffey.

In addition the Parkgate development will :

- Generate activities which will by contribute to the quality of life in its locality
- Ensure that uses that attract the most people are in the most accessible places
- Ensure that neighbouring uses and activities are compatible with each other
- Ensure housing types and tenure add to the choice available in the area
- Ensure that opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood



5. EFFICIENCY
How does the development make appropiate use of resources, including land?

Appropriate use of resources and land

The proximity of the site to Parkgate Street and Heuston Station and the public transport situated there will increase the attractiveness of using public transport. Furthermore, Dublin Bike Stations situated near the development coupled with the cycle path on Arran Quay and future Liffey Cycle Route will encourage future residents to cycle whilst also being accesible to the city core by foot. All dwellings within the proposed development will be constructed to meet the current Part L Building Regulation with regard energy efficiency. Provisional BER Certificates will be prepared for each apartment type to demonstrate compliance with the standards and will be included as part of the planning application. The layout of the proposed development capitalises on orientation to maximise the daylight and the added benefits of passive solar gain for individual units. The apartments at the upper levels of the scheme will be afforded unrivalled views of the city to the east and Phoenix Park to the west further enhancing the amenity value of the scheme.

In addition the Parkgate development:

- Explores the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design
- Ensures that landscaped areas are designed to provide amenity and biodiversity,
- Ensures that buildings and spaces are protected from the elements and incorporate sustainable urban drainage systems
- Ensures that buildings, gardens and public spaces are laid out to exploit the best solar orientation and views across the city.
- Brings redundant and derelict Protected Structures building and derelict site back into productive use
- Provides appropriate recycling facilities

The simple large grain figure-ground enclosed by the set of diverse surfaces of the ground-scape, in turn reflects the potential use of internal space and has the potential of facilitating comfort and diversity of use, which with the potential for vibrancy will be a constructive addition to the public realm at Heuston. Furthermore the intention of the scheme to maximize accessibility within and through the plan is obvious and considered carefully.

This is expressed through the visual integration of inside and outside space, the different types of permeability through the two major open spaces (public and semi-public) and the connection of the river walk through the scheme to Heuston Square and bridge. Way finding is facilitated in a number of ways: The clarity of the entry points at the tower and river wall; The difference in character at entry to the courtyard and piazza entrances; The positioning of openings along the wall and establishment of viewing platforms at different levels to facilitate the otherwise problematic interface between open spaces and the river.
Access to public courtyard outside of hours will be controlled through a management company - [see Aramark's Estate Management Strategy report for details]







6. DISTINCTIVENESS:
How do the proposals create a sense of place?

Creation of a sense of place

The proposed development has been influenced by the site's unique riverside setting, it's built heritage and pivotal gateway location within the city. The built form, including the height and massing, has been created following an extensive design process resulting in a bespoke design that responds to the unique character of the site creating a distinctive bookend to the west of the city. Careful attention to detailing and appropriate materiality will result in a distinctive and attractive scheme.

The Parkgate development will also:

- Contain a range of distinct and recognisable features to ensure that residents can describe where they live and form an emotional attachment to the place
- Become a positive addition to the identity of the locality
- The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout
- The proposal successfully exploits views into and out of the site
- There is a discernible focal point to the scheme, or the proposals reinforce the role of an existing centre

The articulation of the plan allows the opportunity for larger and more accessible light and airy, semi-public and private open spaces within the site, compensating for the height of the surrounding blocks. The massing and plan configuration also allow for the differentiated and distinct design of frontages providing a rhythm to complement a set of varied townscape views. The view from the east and Heuston square present a more robust scale with a vertical punctuation appropriate to its landmark conditions were the north elevations is articulated around the rhythm of a residential street. Differentiated massing and volume configurations in section allows for an appropriately varied skyline despite the regularity of the plan and the repetitive functions within.

The vertical configuration acts at three different levels, a continuous and parallel podium at street level, the regular parapet at level 7 and the setback skyline. The design therefore supports successfully the articulation of the massing, breaking down the massing of the buildings when experienced from various distances - the podium from street level, the parapet while walking within nearby streets and open spaces and the third level of a skyline adds texture and quality to the prospect views. The horizontal level is characterized similarly to the articulation of the elevations, the same hierarchy of spaces from open, covered, enclosed realm etc. creates a variety of setting for activity at appropriate scales, with a diversity of views within and toward the outside providing a collage of functions and variety of materials.



Indicative image showing potential use for public courtyard space

7. LAYOUT:
How does the proposal create people friendly streets and places?

Creation of people friendly spaces, routes and courts

The design and layout of the proposed development has as its objective the creation of people friendly streets and spaces. The scheme provides a human scale, an active frontage to Parkgate Street, and an overall design which responds to the existing fine grain nature of the existing urban fabric of Parkgate Street by using the existing curvature of the street and introducing a colonnade and glazed infilled shopfronts. The public plaza and private communal plaza are both designed to benefit from active ground floor uses, good orientation and sunlight exposure, and a benign microclimate, The overall layout plan provides passive surveillance and a range of views of the River Liffey and Heuston Station.

In addition the Parkgate development will:

- Layout align routes with pedestrian desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.
- Focuses activity on the streets by creating active frontages with front doors directly onto the street
- Provides pedestrian dominant squares, courtyards and riverside walkway streets designed as places to create a hierarchy of space pedestrians
- Controls vehicular access by design and layout to the western edge of the site
- Provides a layout which creates public spaces in front of building lines as squares or greens, and some semi-private space to the back as communal courts

8. PUBLIC REALM:
How safe, secure, and enjoyable are the public areas?

Creation of safe, secure and enjoyable public areas

The layout of the proposed development maximises the use of passive surveillance. The proposed ground floor uses mostly provide active frontages, and upper floor apartment units provide additional passive surveillance. The proposed new opes in the riverwall provide additional light to the open spaces and the perception of permeability.

In addition

- All public open space is overlooked by surrounding apartments so the amenity is safe to use and controlled after hours [see Aramark's Estate Management Strategy report]
- The public realm is a usable integrated element in the design of the development
- Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the development
- There is a clear definition between public, semi private, and private space

Parking is located at basement level and against the western boundary in a limited place at surface so that soft and hard landscaped elements of the public realm are pedestrian friendly and constructed to a high quality standard. The urban form and structure of the development and its impact on the urban setting has been carefully considered to create an architectural design of exceptional high character and quality at this location.

The selective, informed and differentiated approach to 'conservation' of new development in relation to the local morphological context is not only appropriate but necessary. The new design needs to ensure that as a new large addition to the existing building fabric in this location can address the contemporary servicing needs appropriate to the continuously shifting tenures of a regeneration area.

In term of its three-dimensional presence, Parkgate, despite its robust scale is elegantly proportioned, conveys an appropriate 'intention' toward a contextual, 'thematic' approach in the organisation of its plan and architecture, in contrast to several neighboring iconic historic landmarks (Heuston station. Collins Barracks, the RHK (Royal Hospital Kilmainham), Dr Steeven's Hospital etc) or even contemporary and by design 'non thematic' buildings such as the Dublin Courts. Both its north and south presence add continuities and rhythm now absent in this critical corner of the station environs, which in turn will enhance and consolidate the sense of urbanity and townscape quality.

The large-scale urban form proposed at Parkgate is assessed against the following principles: Massing and urban presence reflecting townscape character; scale which is reflected in the hierarchy of space - open, covered and enclosed, with a diversity of activities; figure-ground and ground-scape which facilitate permeability, wayfinding and clarity of route, all contributing toward the visual integration.

- ***… to form a coherent and legible block structure within the site***



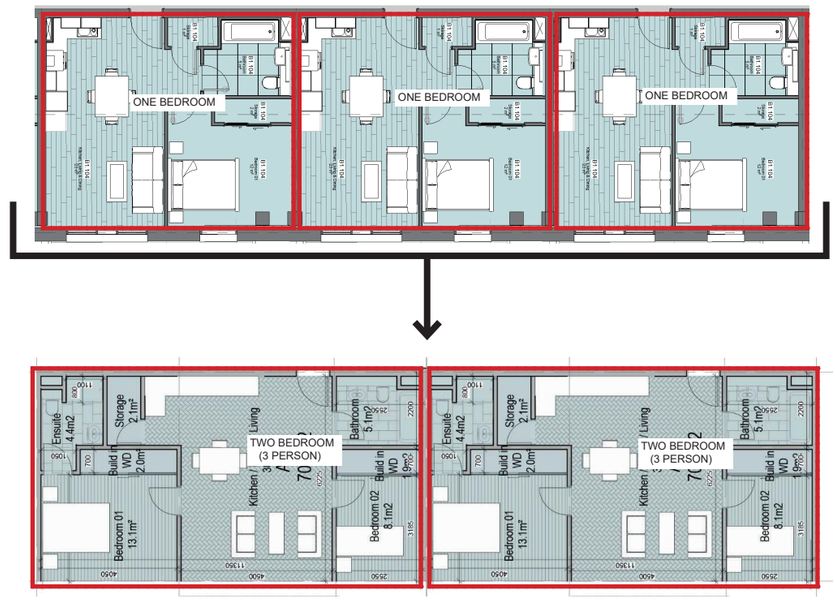
9. ADAPTABILITY
How will the building cope with change?

Flexibility of the buildings to evolve and cope with change

Certain apartments are designed to be adaptable, with future proofing in place to allow for potential modifications in selected areas should same be required in the future. For example in certain parts of the building flexibility is built in so that 3 x1 beds can be converted into 2x2 beds. The apartments are designed to be energy efficient and NZEB compliant, using heating systems which are both efficient and adaptable in the future.

In addition:

- Apartment design exploits best international practice to ensure that certain layout types, proven to be ideal for adaptation, are included in the overall layout
- Homes are energy-efficient and equipped for challenges anticipated from a changing climate
- Apartments can be combined or adapted without ruining the character of the types, layout and window arrangement
- The structure of the apartments and the loose fit design concept allows for adaptation and subdivision



10. PRIVACY AND AMENITY
How does the scheme provide a decent standard of amenity?

Provision of high standard amenities

The proposed design provides for a high level of residential amenity. Residents will be provided with a private communal courtyard between Blocks B and C, which will benefit from high quality landscaping. Many of the units will enjoy private balconies, while all will have convenient access to a number roof terraces which have been designed to afford excellent views and amenity.

In addition:

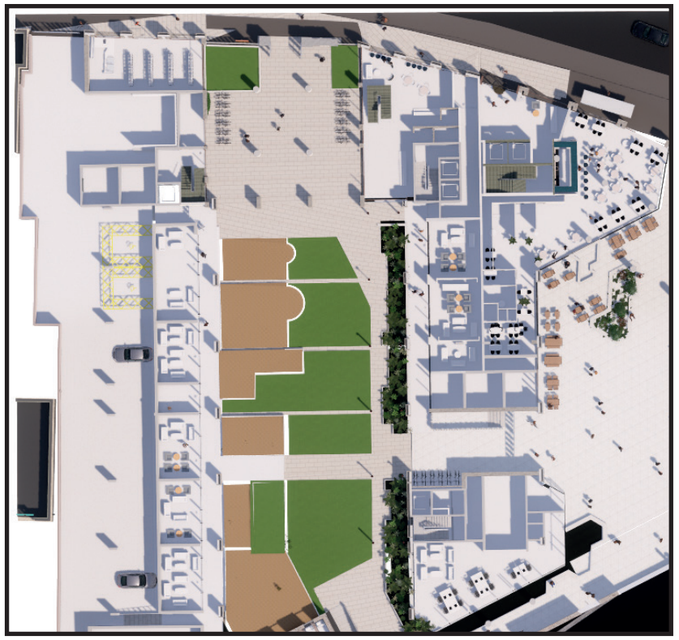
- Each home has access to an area of useable communal outdoor space
- The design has a significant proportion of apartments enjoying dual aspect
- Apartments are designed to prevent sound transmission by appropriate acoustic insulation or layout
- Windows are sited to avoid views into one apartment from another or the street and adequate privacy is affordable to ground floor units.
- The apartments are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.



11. PARKING:
How will the parking be secure and attractive?

Provision of secure, attractive and hidden parking

- Car parking is located at basement level and on surface at the western end of the site.
- Parking is provided communally to maximise efficiency
- Materials used for parking areas are of similar quality to the remainder of the development
- Adequate secure facilities are provided for bicycle storage.
- 11 no. secure car parking spaces will be provided at basement level and will be served by stair and lift cores, with a further 15 spaces at surface level. (3 of the spaces provided will be accessible.)



12. DETAILED DESIGN:
How well though through is the building and landscape design?

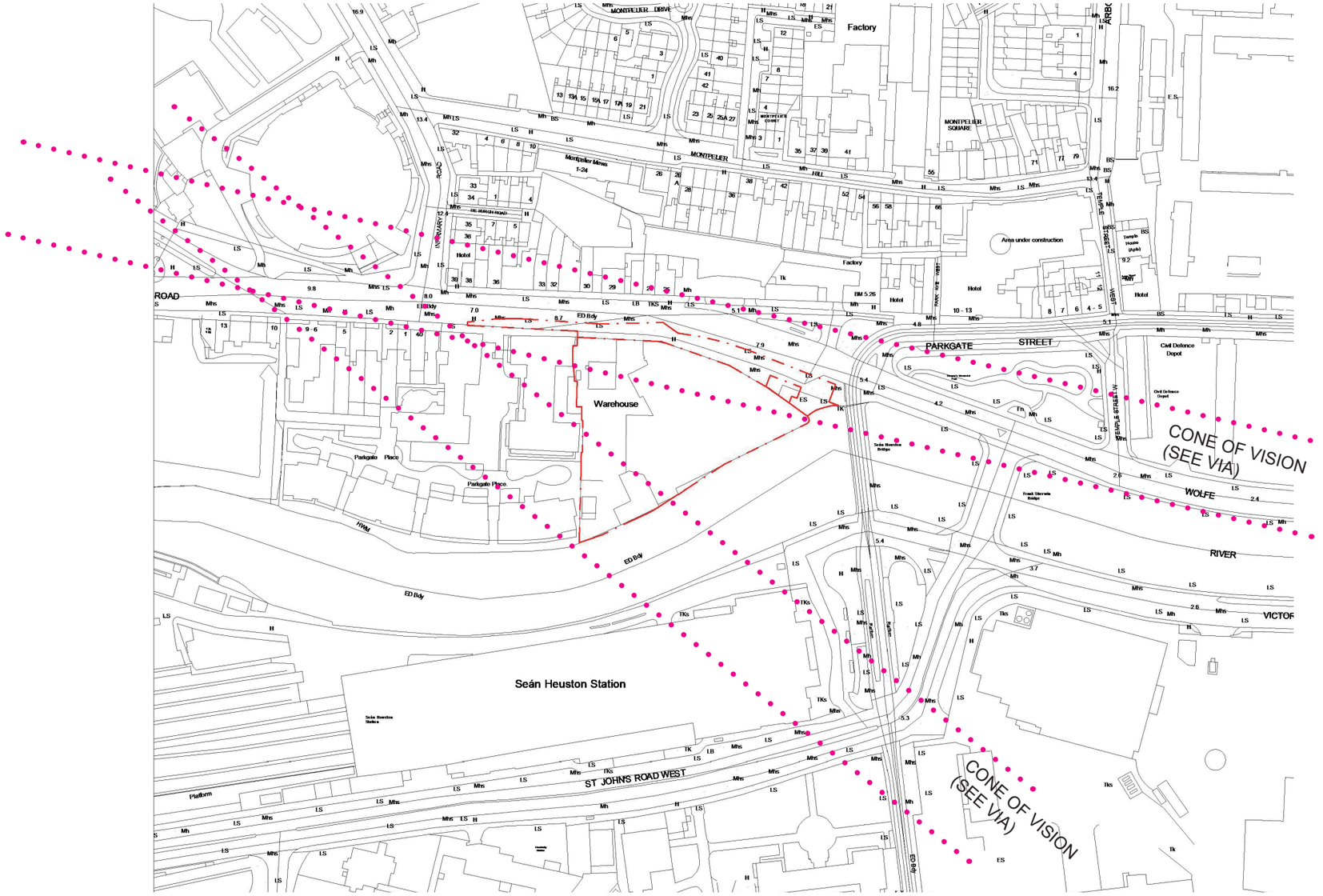
Building and landscape design concept

The proposed scheme represents a high quality design solution to the landmark site. It draws from the heritage assets of the site and provides a mix of high quality public and private open spaces which will be activated by the mix of active ground floor uses. The apartments will benefit from good quality daylight and meet all the standards specified under the Design Standards for New Apartments 2018 benefit from good quality daylight and meet all the relevant standards.

In addition:

- The materials and external design make a positive contribution to the locality
- The landscape design facilitates the use of the public spaces from the outset [see Mitchell + Assoc Landscape report}
- The design of the buildings and public space will facilitate easy and regular maintenance
- In the detailed design care has been taken over the siting of flues, vents and bin storage







View outside Dublin City Council Offices

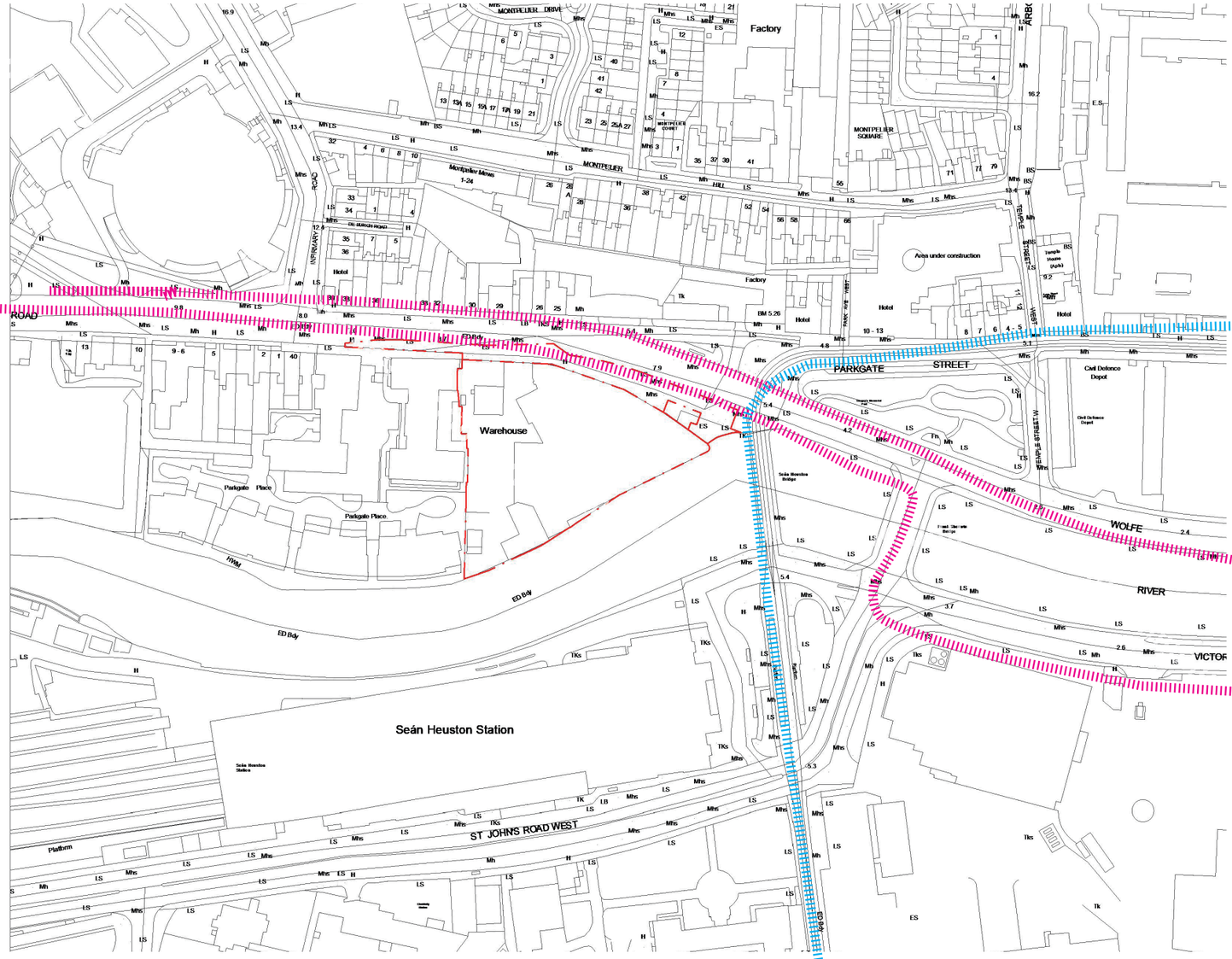


View from Island Bridge



View towards Main Gates of Phoenix Park

SENSITIVE VIEWS





View outside Heuston



View from O'Donovan Rossa Bridge



View towards the Sean Heuston Bridge

LIFFEY CYCLE ROUTE

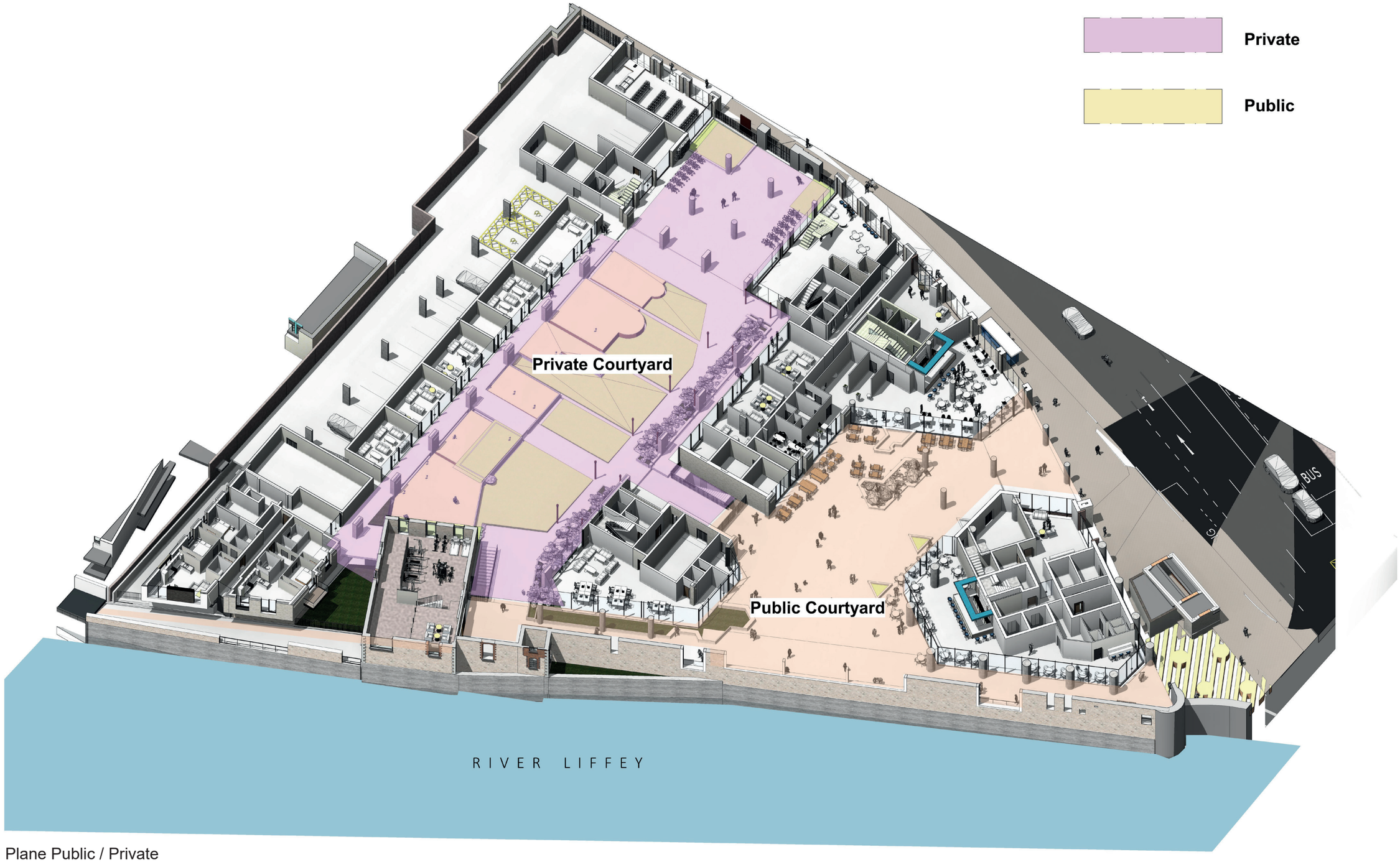
LUAS

ACCESS ROUTES

4.3 Ground Plane use / Public Private Diagrams



Ground Plane Uses



Ground Plane Public / Private

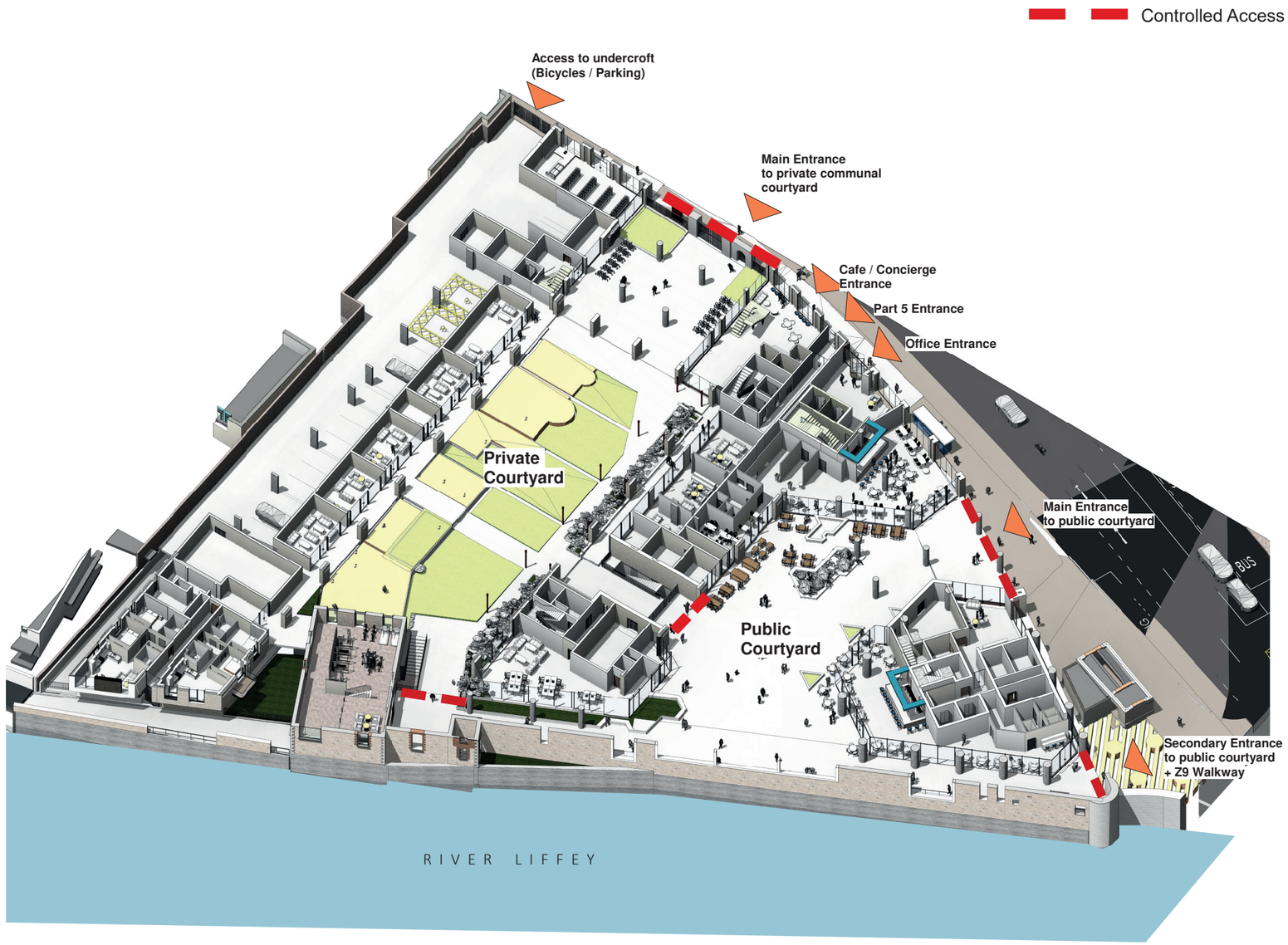
4.4 Connections & Community (Inclusivity / People Friendly)

How easily can people use and access the development?

New homes meet the aspirations of a range of people and households
Design and layout enable easy access by all
Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all.
New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers

Response: For a residential development to be considered inclusive, it should include provision for housing of different household types, sizes and tenures. Providing this choice will enable people from different backgrounds to benefit from the opportunity afforded by the development, and will help to create a balanced, sustainable community. The proposed mix of housing will ensure that, taken with the existing homes in the Island Bridge, Arbour Hill and Smithfield area, the overall mix in the neighbourhood is conducive to maintaining a healthy balanced community. The range of amenity spaces in the development cater for all users and will present a positive impact on this community. The development is designed to be inclusive for all users and will provide level access, provide a range of household sizes to cater for all users and ages and will present a positive aspect for all passers-by and not present barriers for access.

Alongside making physical connections between the site and its surroundings, the proposed buildings will create visual connections between the scheme and neighbouring environment from the river Liffey and Phoenix Park to the Dublin mountains. The scheme will provide a positive identity to the locality by providing a quality residential mixed-use development and a city landmark which enhances the area and announces the Heuston Gateway to the city. The scheme provides a variety of dwelling types which will complement the stock of housing in the area. The development will have views onto the river to the south, east and west. On the higher levels of the development there will be panoramic views of the city with views of the Dublin and Wicklow mountains to the south, the Irish Sea to the east and the Phoenix Park to the west. The proposal will provide a positive addition to the area with a similar high quality expression for the facades. The layout makes the most of the existing site and topography to create a memorable design.



4.5 Landscaping & Public Realm (incl. Passive Surveillance, Animation, Security)

How safe, secure and enjoyable are the public areas?

Response: Public and private amenity spaces are clearly defined in the scheme and are described in detail in the landscape design document prepared by **Mitchell and Associates and included in this submission.**

The open public courtyard at round level will provide a focal point for the development. The public realm is considered a usable element with seating and access to the Rivers Edge. Animation and passive surveillance will be provided at ground level with the provision of food and beverage uses.

The private courtyard is also considered as a usable integrated element in the design of the development. Children's play areas are sited where they will be overlooked and safe. There is a clear definition between public, semi-private, and private space.

The open space will enjoy a good level of natural surveillance from the apartments above so that users of the open space will feel comfortable and safe. By creating a strong relationship between the private and public space, residents will be encouraged to feel a strong sense of place over the public realm. This will serve to reinforce the safety and security of the public realm by ensuring that anti-social behaviour will not go unchallenged.

The most successful new neighbourhoods contain streets, squares, parks and public gardens that are at least as good a quality, if not better, than the private buildings and spaces within the neighbourhood. The quality of the private and public realm of this development is key to having a successful neighbourhood. The open spaces will be inviting, located to optimise sunlight and shelter from prevailing winds and will be well appointed with high quality finishes.

The service access is to the west of the site off Parkgate street which is a managed entry and is described within the Transport and Traffic plan included with the submission

A comprehensive landscape plan has been designed for the courtyards at podium level, roof gardens and the public realm from Landscape Consultants Mitchell & Associates. The landscaped courtyards and plazas will incorporate a combination of quality hard landscaping, dense planting, seating, lighting and play areas. Public seating will be provided to the rear of the development in sunny locations.

The new street façade which will be created is within the public realm. Containing old protected structures married with the new design allowing the flow from the street into the public plaza and the river walk.



Public Courtyard Showing connection to Parkgate St and River

Landscaping Plan - See Mitchells Report

4.4.1 Landscaping Plan - Mitchells & Assoc



LEGEND

- EXISTING TREES
- NEW SEMI MATURE TREE PLANTING for streets and key areas
- NEW SMALL TREE PLANTING
- RAIN GARDEN
- RUBBER PLAY SURFACE & PLAY EQUIPMENT
- 1.COMPACTED GRAVEL 2.RESIN BOUND GRAVEL (Type 1 / Type 2)
- 1.TEMPORARY SEATING ELEMENTS 2.PERMANENT SEATING ELEMENT
- GRASS SEEDING on 150mm topsoil
- SHRUB PLANTING on 450mm topsoil HEDGE PLANTING
- SWALE PLANTING
- BULB PLANTING
- CLIMBERS
- "PENCIL" LIGHT
- CATENARY LIGHT
- BLACKTOP TARMACADAM
- PC PAVING
- SETTS
- TRIANGULAR CONCRETE PAVING
- PUBLIC RIVER WALK
- GROUND TRIANGULAR LIGHT
- FACADE TRIANGULAR LIGHT
- STEPPING STONES
- FENCE
- VENTILATION
- BIKE STANDS

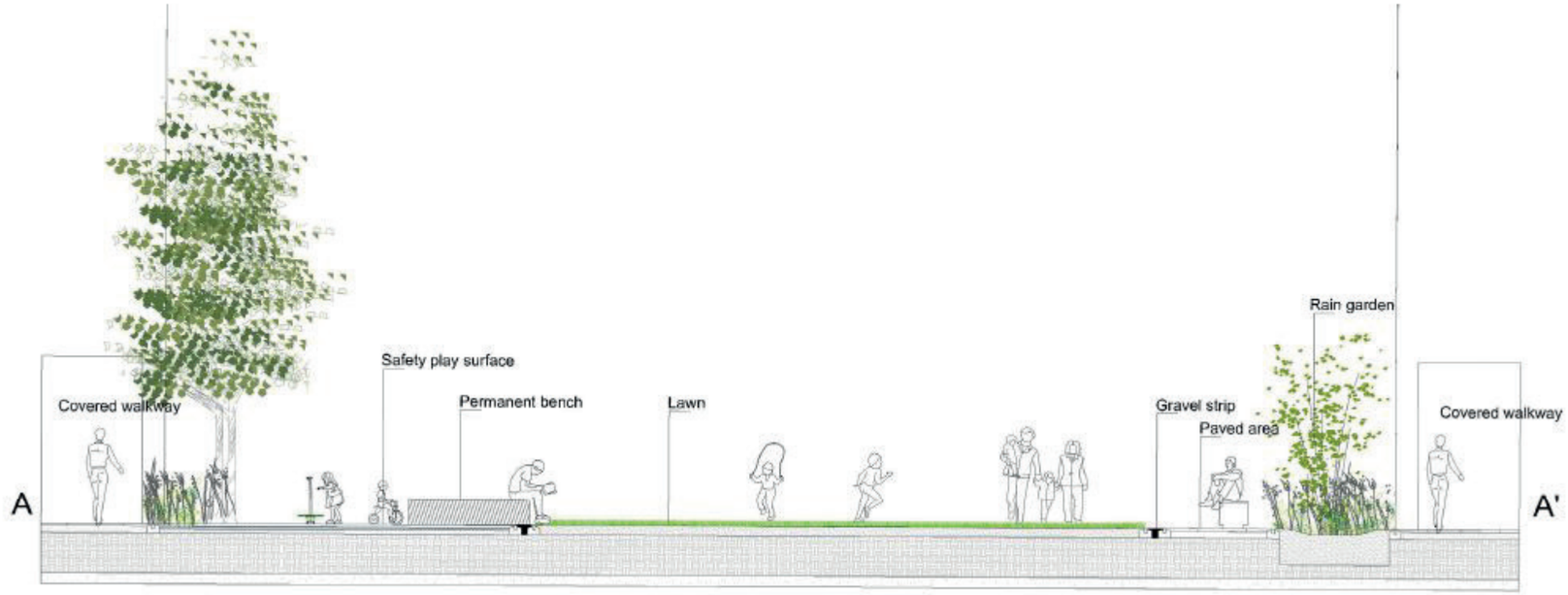
Landscaping Roof Plan - See Mitchells Report



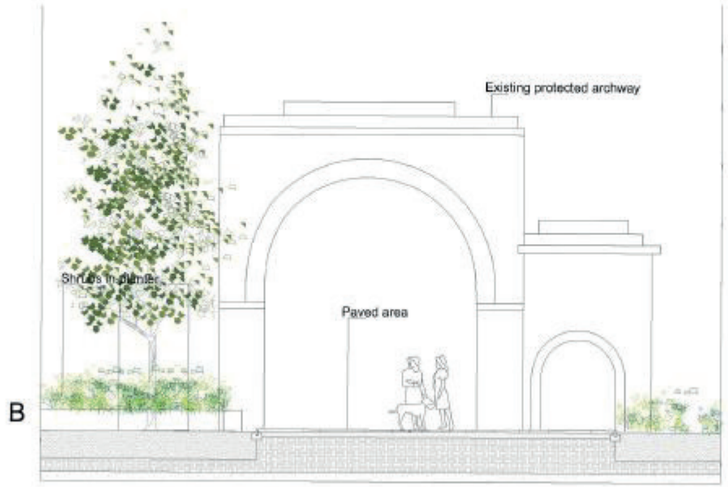
LEGEND

- EXISTING TREES
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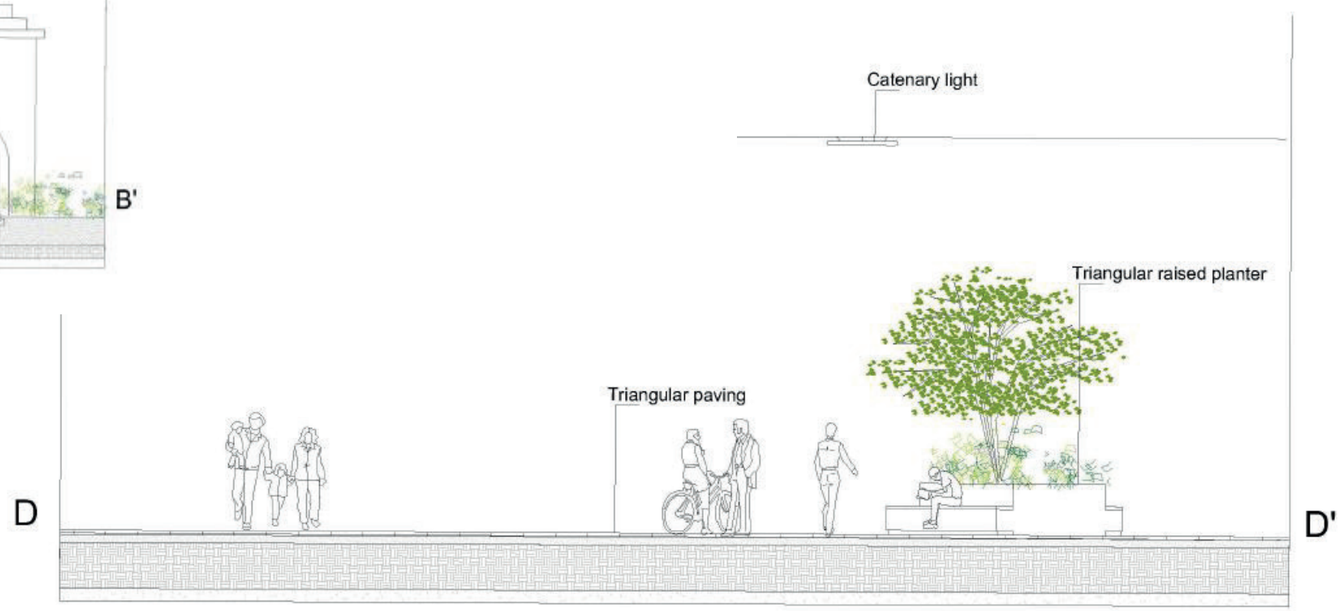
Sections



RESIDENTIAL COURTYARD SECTION



EXISTING PROTECTED ARCHWAY SECTION

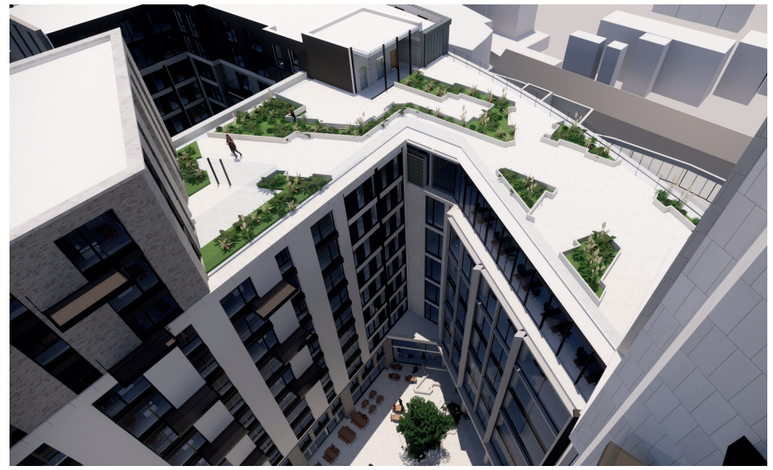


PUBLIC PLAZA SECTION

4.5.1 Landscaping & Public Realm - views



Public and Private Courtyards



Private Amenity Space above the Office Building for the Tower and Block B



Public Boardwalk connecting to existing Boardwalk



Public Boardwalk connecting to existing Boardwalk



Visual connectivity outward to surround area

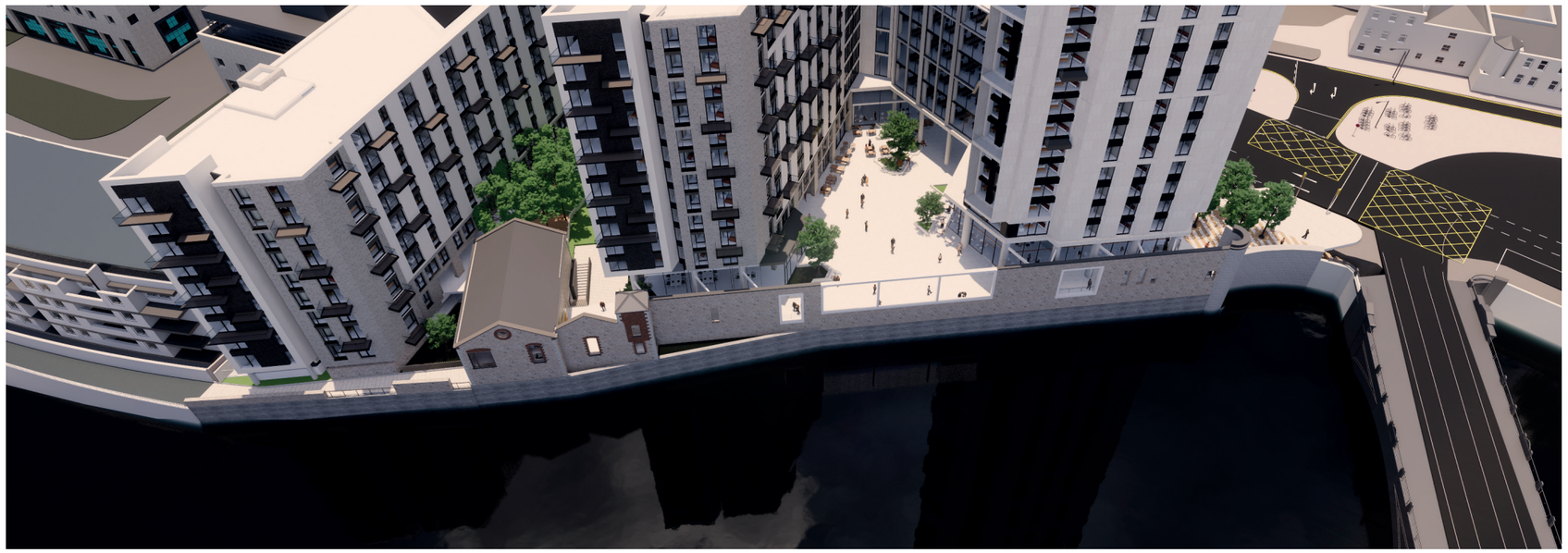


4.6 Relationship with River

The development massing and form responds to the River setting opening up with two courtyards to the River with sunlight flooding into each, setting up a pleasant connection and view to the River from Parkgate st.
The development also proposed to create a direct connection between the river from the north at Parkgate St and the East at Heuston LUAS bridge. This represents the first of its kind in central Dublin, a connection to the River unhindered by the motor car.
The Integration of historic structures provide unique character and a sense of place. *See John Worthington / Lora Nicolau report for discussion of how this is successfully employed at Digital Hub, lending a maturity to relatively new development in the city, and creating an exciting and visually interesting urban quarter*







KEY

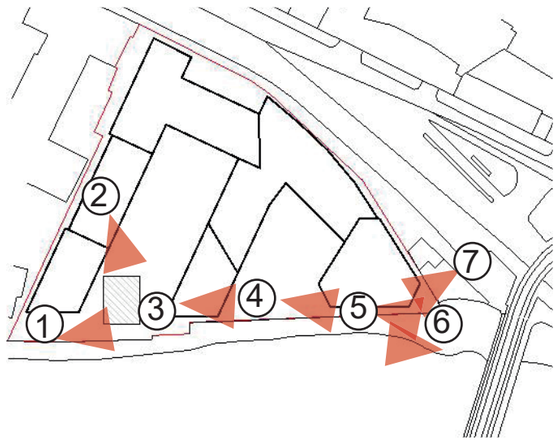


Fig 01 - Parkgate St. - Streetscape



Public Realm - Z9 - River walkway



Public Realm - Z9



Public Realm - Z9 - River Walkway





Public Realm - Z9 - River Walkway



Public Realm - Z9 - River Walkway from F+B



Public Realm - at Sean Heuston Bridge

4.7 Movement and Circulation (People friendly layout)

How does the proposal create people friendly streets and spaces?

Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.
The layout focuses activity on the streets by creating active frontages with front doors directly serving the street

Response: The development will create active frontage along Parkgate Street providing a live public streetscape including amenity spaces for the residences. Pedestrian movement and access within the public realm of the proposed development has been greatly enhanced with the addition of primary gateways and active entrances at street level along Parkgate Street. There are three 'Gateways'; Public Realm Plaza; Private Residential Courtyard; The River Walk. There are also street activation entrances to the three residential foyers with cafe/active uses at street and mezzanine level and further entrances to the commercial office building and double height restaurant/food and beverage unit along the public street frontage.

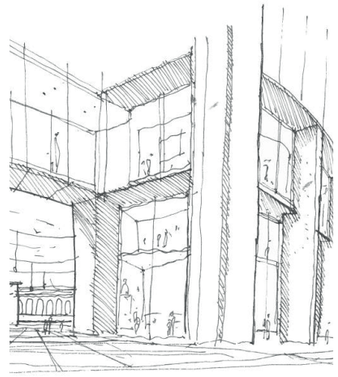
Within the residential courtyard ground level permeability and active uses are provided with entries to residential houses, co-working rooms, gym and amenity spaces. A riverside café and play space will maximise the interface between pedestrians and the mixed-use activities at ground level and within the buildings. The landscaping proposals, as designed in by Mitchell & Associates, and the architectural detail define positively how each building is approached and entered. Hard landscaping materials will be of a high quality.

How well connected is the new neighbourhood?

There are attractive routes in and out for pedestrians and cyclists
The development is located in or close to a mixed-use centre
The development's layout makes it easy for a bus to serve the scheme
The layout links to existing movement routes and the places people will want to get to
Appropriate density, dependent on location, helps support efficient public transport

Response: The site is adjacent to an existing area of shops and amenities and is well served by public transport, pedestrian and cycle routes. When deciding which area to live in, most people will choose a neighbourhood that permits convenient access to the places that they need to or like to visit on a regular basis. This development will adjoin places of work, shopping, leisure and excellent public and private transport routes. The site is in an ideal location for a mixed use development.

The site is very near the LUAS stops Heuston Station and National Museum of Ireland, cross city bus routes and has access to the M50 via the Chapelizod bypass. The site is directly located within a mixed-use centre. The layout is ideal to make connections to existing movement routes. The site is well connected to its neighbourhood with cycle and pedestrian routes linking the site to retail, leisure and amenity spaces which are located in close proximity to the site. The relatively high density is supported by the amenity and supporting infrastructure in the area.

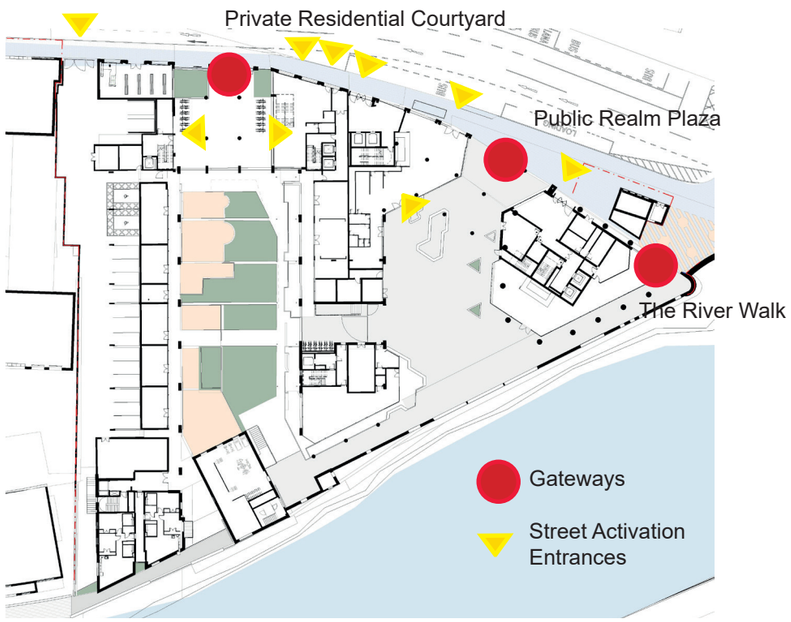












4.8 City Streetscape / Gateways

The proposal provides two primary gateway entrances on Parkgate Street which access a communal residential courtyard and a new public realm plaza to create new links to the river and a vista through to Heuston Station and Environs

1. The Gateway Arch on Parkgate Street leads into a central residential courtyard via an open arcade with foyer café spaces on either side.
2. New active entrances are created as part of the new façade on Parkgate Street resulting in a greatly enhanced interface between the site interior and the public realm. The proposal succeeds in opening up the visual connection between its exterior setting and its interior fabric while respecting the heritage of the site edge treatment. The architectural expression at street level references the sites previous solid defensive pilastered wall. The framed rhythm gives a unity and continuity to the new street with a human scale and vibrant active façade.
3. A third gateway is provided at the South Eastern corner of the site allowing access behind the Quay wall to the main public courtyard

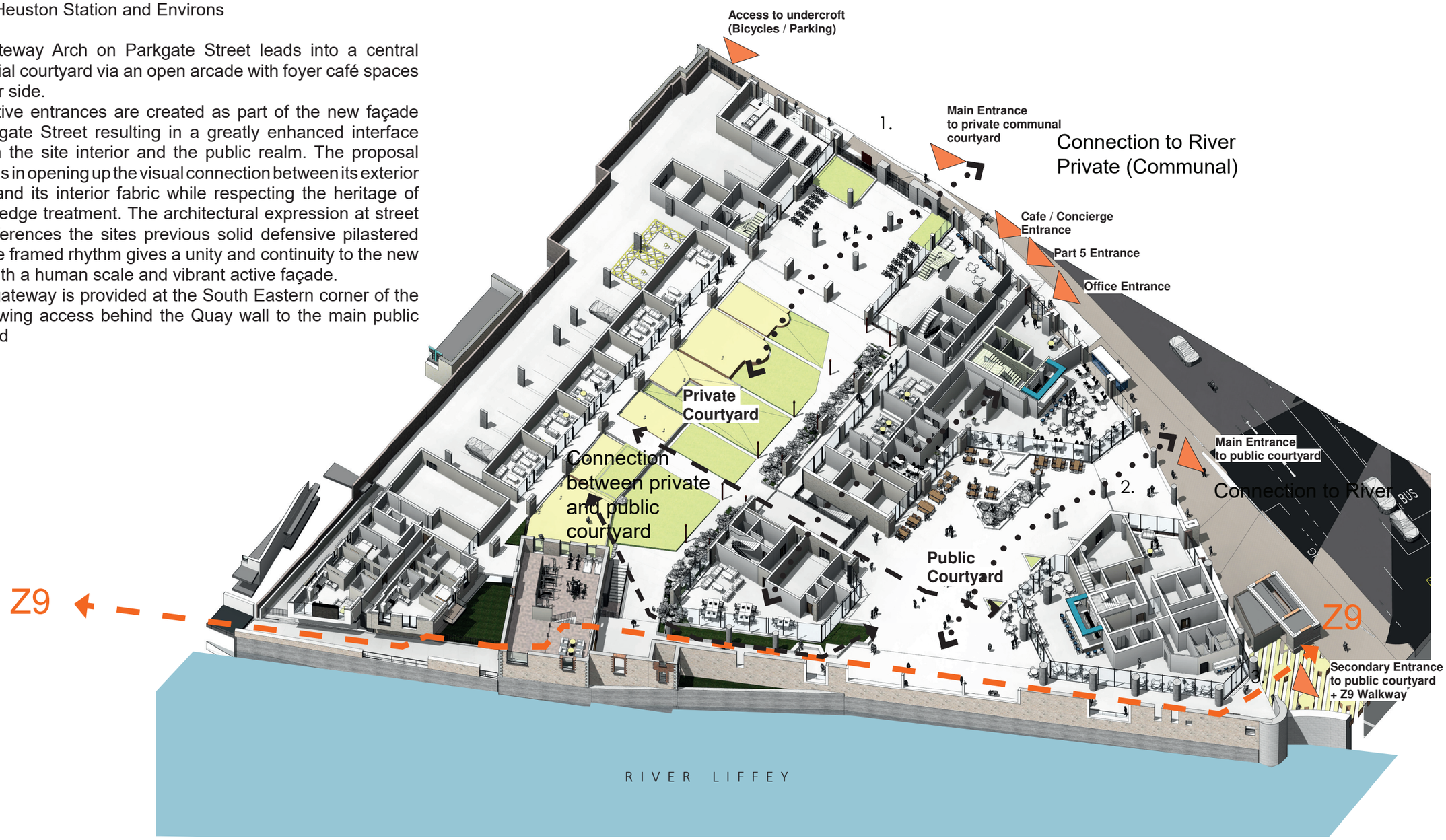


Diagram Showing Connections and permeability of the ground plane.

4.9 Design Evolution & Options (alternatives considered)

The key elements of the design for the redevelopment of this significant site were determined at an early stage. Various solutions were considered through the design development and were assessed in relation to a series of inter-related key issues, namely; Protected Structure; Architectural Form; Massing; Scale; Use; Façade treatment; Movement/Entrance; Public Realm.

A detailed assessment and appraisal of the protected structures has been carried out and is contained within the conservation architects report. The conservation assessment that accompanies this application informed the design process and evolution with the appraisal of the existing fabric.

Different configurations for accommodating the proposed uses within the development site were explored. Certain options were discounted based, for example on insufficient day light within the amenity spaces an excess number of north facing residential units, etc.

As part of the feasibility and analysis stage various building design options were considered in response to issues of proportion, height, symmetry, materiality, open space and architectural expression. Elevational treatments were prepared to study the issue of scale, slenderness expression, setting. These studies looked at alternatives for the expression of glazing and solid elements, streetscape, height and building form. Below is a brief explanation of several iterations at key points in the design process:

Iteration 01: featured a ground floor market accessible from Parkgate St. and a first floor courtyard.

Iteration 02: in this iteration the market was discarded in favour of an external courtyard facing south and connecting directly to the River.

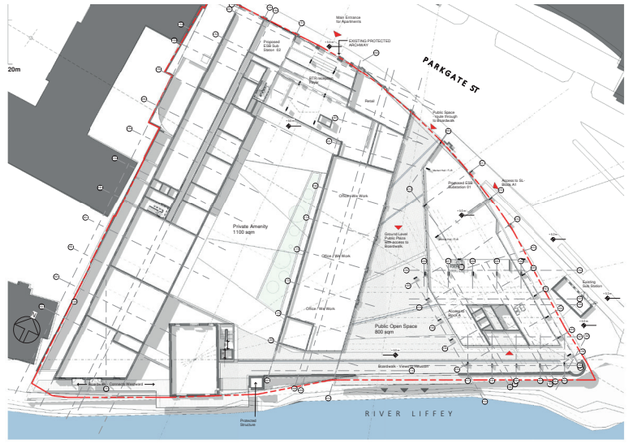
Iteration 03: developing the scheme further, the entrance to the public courtyard was widened and moved and the office element reconfigured.

Iteration 04: Current iteration develops the scheme further, decreasing the footprint of the tower, increasing the slenderness and form and widening the courtyard further.

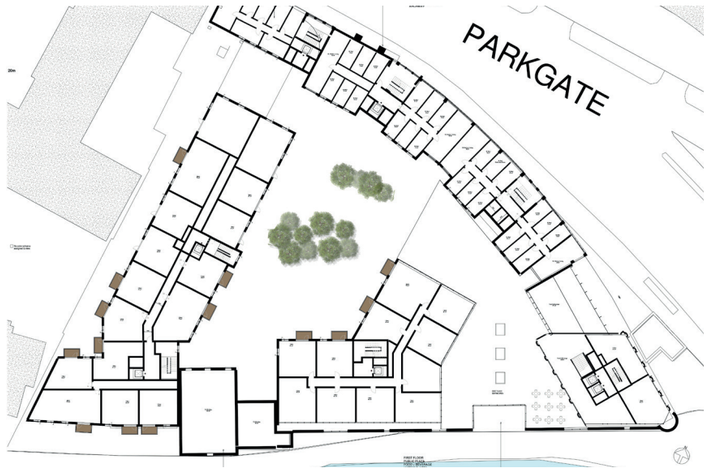
The proposed design is an elegant piece of city which is identifiable as contemporary and legible in its expression of layered materials and human scale.



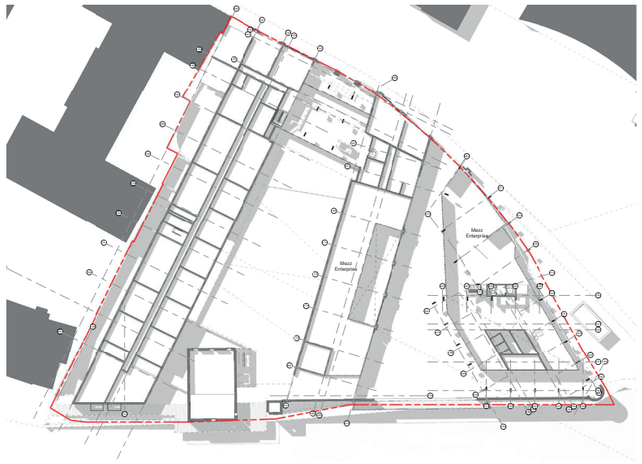
GROUND PLANE - ITERATION 01



GROUND PLANE - ITERATION 02



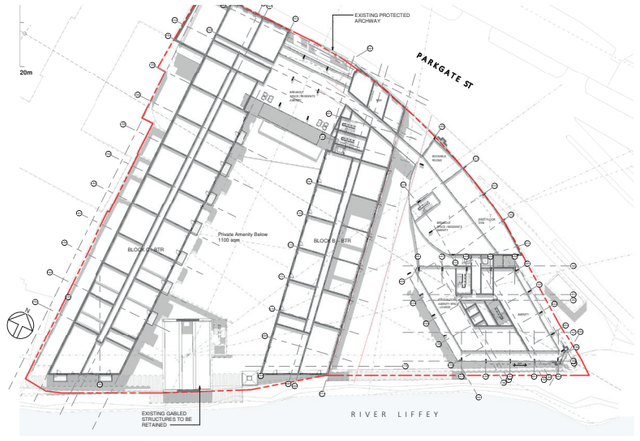
FIRST FLOOR - ITERATION 01



FIRST FLOOR - ITERATION 02



TYPICAL FLOOR - ITERATION 01



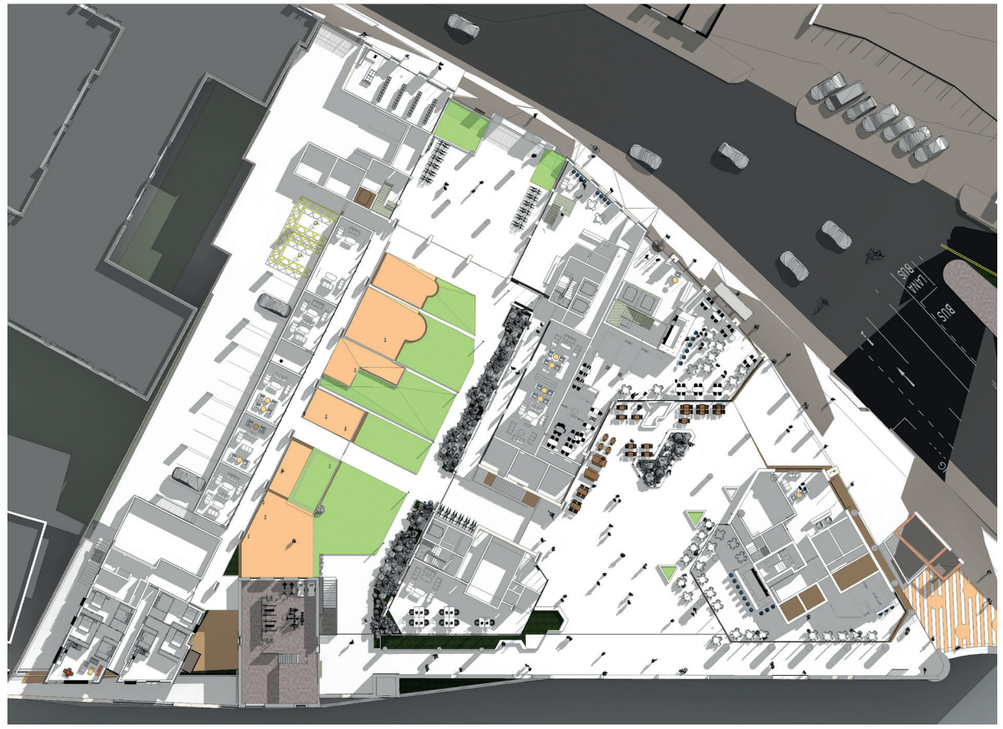
TYPICAL FLOOR - ITERATION 02



GROUND PLANE - ITERATION 03



GROUND PLANE - ITERATION 04



GROUND PLANE- PROPOSED SCHEME



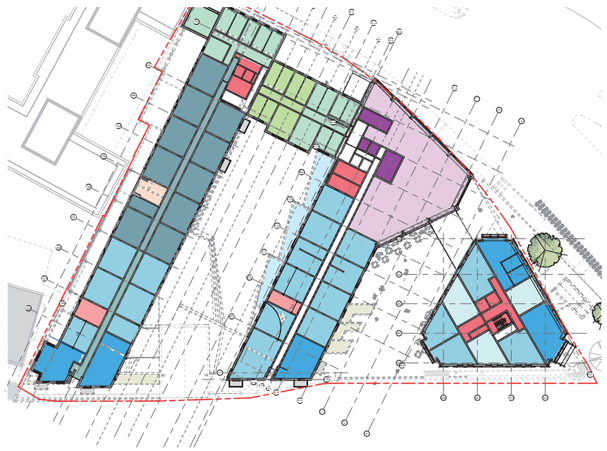
FIRST FLOOR - ITERATION 03



FIRST FLOOR - ITERATION 04



FIRST FLOOR - PROPOSED SCHEME



TYPICAL FLOOR - ITERATION 03

4.9.1 Landmark Tower Building - Options Considered









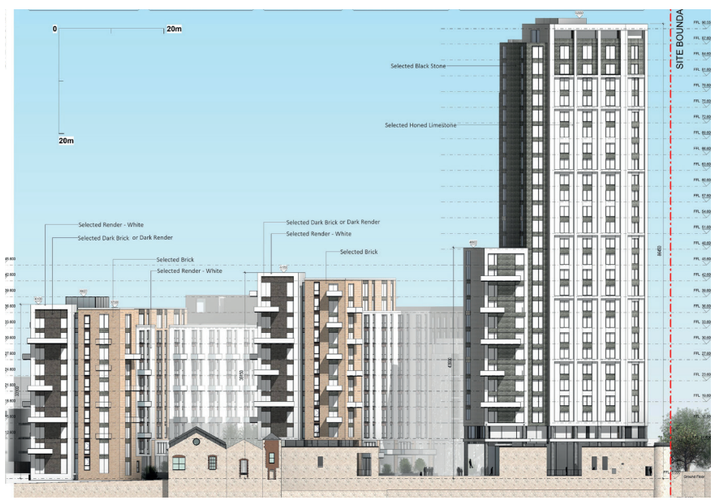


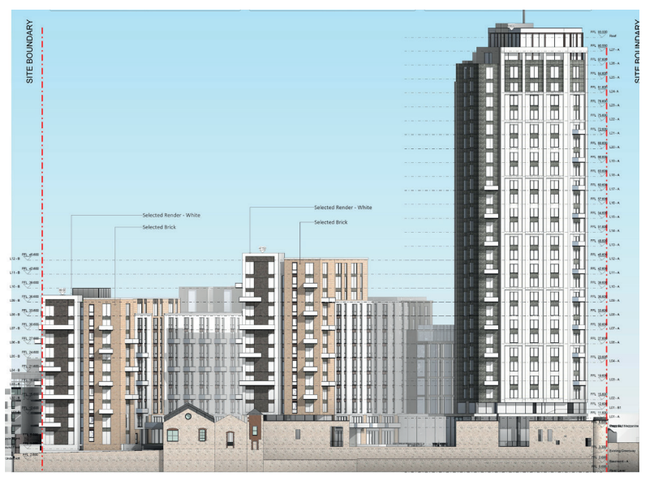


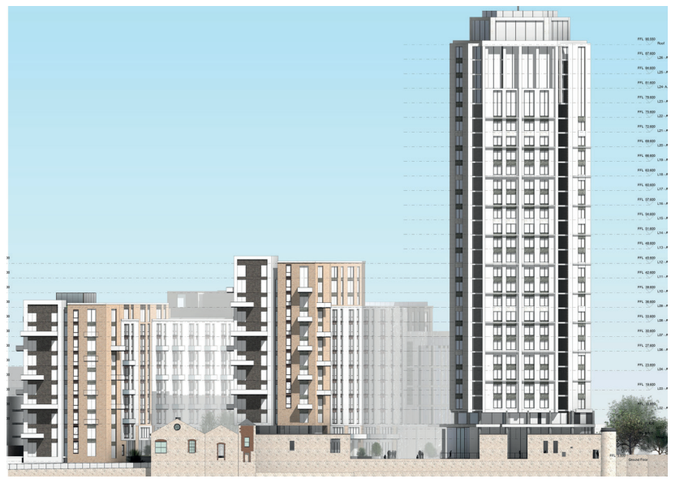












1. - Shoulder up to 12 stories

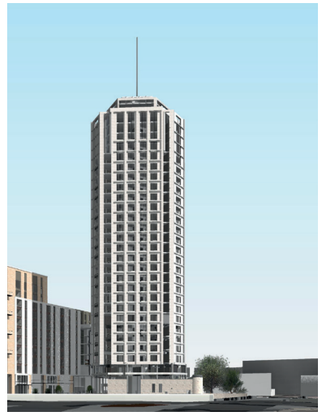
2. - Shoulder removed

3. - Facade options considered









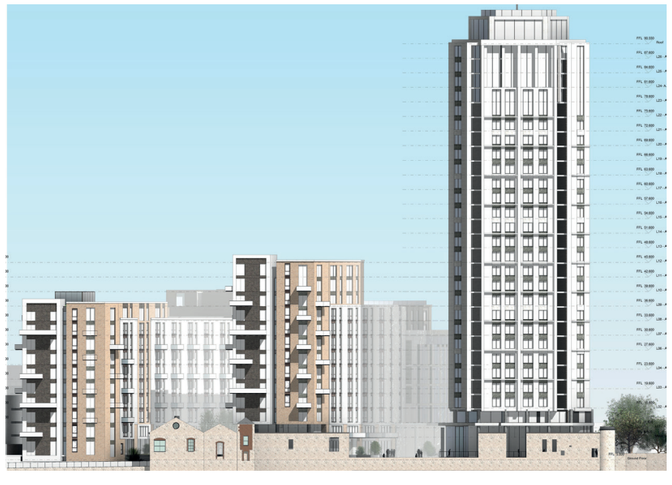








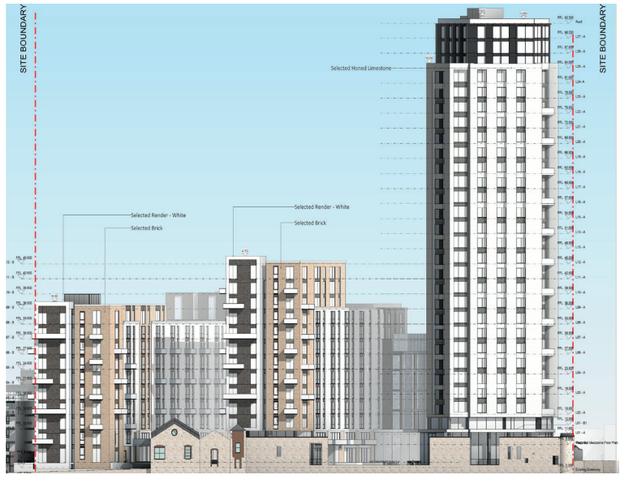




4. - Facade options considered



5. - Change of materiality



6 . - Facade Refined - Change of Tone

4.10 Tower Design - Landmark Quality (Preferred option

This is the signature architectural element of the design proposal sited at the corner of Heuston Bridge, Parkgate street and the River wall and Turret with a profiled angled corner facing towards the city which presents like the ‘Flat Iron’ building in New York. . Facing towards the city and acting as a landmark gateway building, the triangular plan presents a slender, elegant profile when viewed from all sides.

The building is accessed off Parkgate Street with a central core serving 27 floors of accommodation. The expression enhances the sense of the vertical with ribbed architectural lines and contemporary form. The Ground level contains a food and beverage offering with other ancillary uses. All the apartments will benefit from unrivalled panoramic views over the city. At 9th floor amenity space leads to a roof garden which also connects to the shared amentity spaces of the courtyard building at this level, and level 25 contains an interior and exterior amenity spaces.

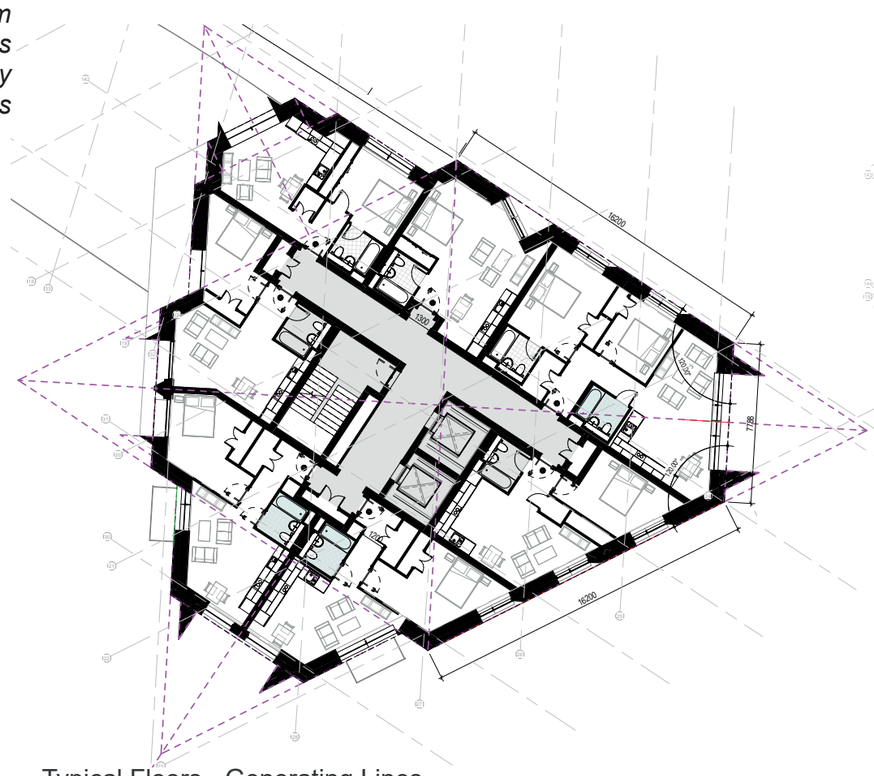
"The massing of the building volumes and the articulation of the plan has carefully considered the impact of the massing and scale including the skyline on the strategic views framework towards the monument. The important prospect and panoramic views from the east are clearly enhanced compared to the current view. Its shapes the 'foreground', directing views toward the monument by the continuous urban frontage which contextualises and enhances the verticality of the monument."

(See section 6 - John Worthington / Lora Nicolau report)



SouthElevation - Contiguous



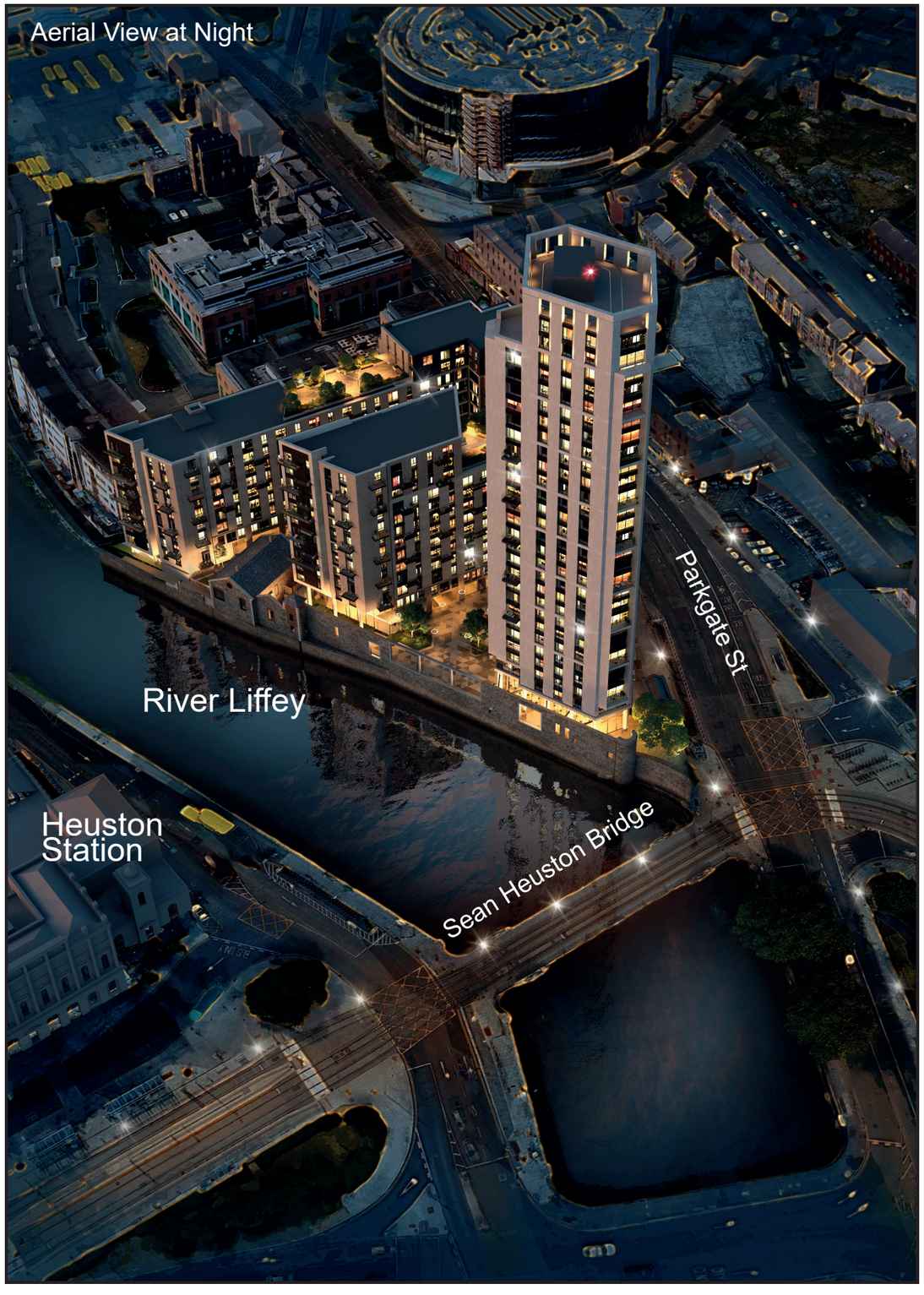


Typical Floors - Generating Lines



Floor 25 - Generating Lines


Dusk View from Frank Sherwin Bridge


Aerial View at Night
Parkgate St
River Liffey
Heuston Station
Sean Heuston Bridge



View from Parkgate St. looking East



View from River Liffey looking east



View from Victoria Quay



View from Croppies Acre



View from Garden beside Heuston Luas Stop

Assorted Views



Aerial View towards Phoenix Park



Internal View towards Phoenix Park



Aerial View towards Dublin City

4.11 Building Form, Height and Massing

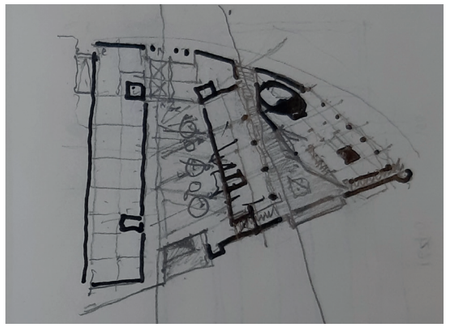
We believe that this development meets the required density and has appropriate massing and height for this urban site. In determining the correct planning approach around appropriate building heights, the planning process must ensure the highest standards of urban design and architectural quality on one hand and place-making outcomes on the other.

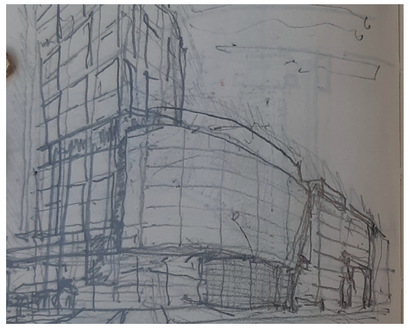
A key objective of the National Policy Framework (NPF) is the promotion of greatly increased levels of residential development in our urban centres to achieve sustainable development of finite land resources and support investment in public infrastructure. Said objectives are to not only be facilitated but also actively sought out and brought forward by our planning processes, in particular at local authority and An Bord Pleanála levels.

The recent publication of the new national height policy 'Urban Development and Building Heights Guidelines for Planning Authorities December 2018' refers to the active promotion of increasing prevailing building heights to address the delivery of more compact growth in our urban areas.

Our planning process must actively address how this objective will be secured, building density and height are key to ensuring delivery of sustainable residential development and new homes. Implementation of the NPF requires increased density, scale and height of development in our town and city cores, including an appropriate mix of the living, working, social and recreational space we need in our urban areas. At the same time, and in order to meet the needs of a growing population without growing our urban areas outwards, this will require a greater focus in planning policy and implementation terms around the reusing of previously developed 'brownfield' land, building up urban infill sites (which may not have been built on before) and either reusing, or redeveloping, existing sites and buildings which may not currently provide optimal usage or format (taking into account contemporary and future requirements).

Furthermore, the city is well well provided for in respect of existing and permitted office development. Employees in these city centre office developments will require the good quality city centre accommodation which this scheme aims to deliver.







early exploration sketches



4.12 MATERIALS STRATEGY

4.12.1 Facade Material Proposals

The buildings are modern yet classically proportioned. The corner of Sean Heuston and Parkgate Street road is taller and without protruding balconies can be simplified. This is key to creating an integrated elevation which will appear more vertically detailed to present a corner face.

The facades are a combination of natural limestone and render. We believe this is appropriate in the dull irish climate, the materials will be robustly detailed to cope with the damp conditions of the site.
The form of the façade feels classical in proportion, and the material of the cladding presents a high-end finish. By having two contrasting materials, the form of the building is broken down into elements. Balconies are simply detailed with glazed and metal ballustrades. Windows are high quality aluminium faced timber



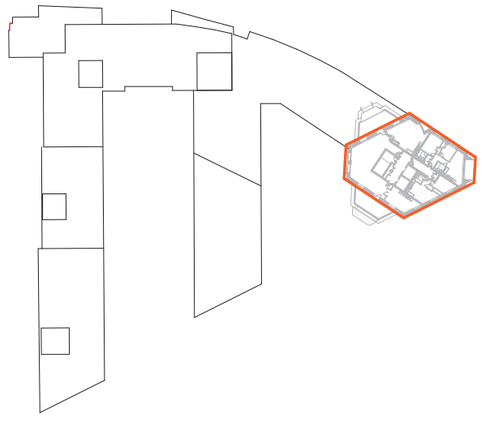
GROUND + MEZZ - MATERIALS



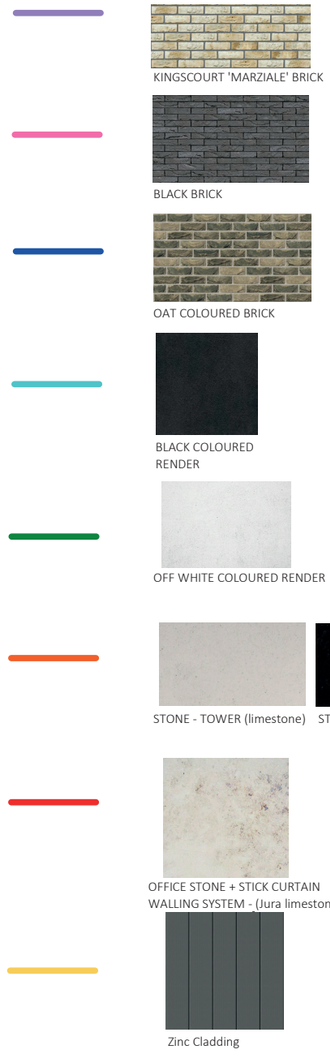
LEVEL 09 - MATERIALS



LEVEL 01-LEVEL 08 - MATERIALS



LEVEL 25 - MATERIALS



to be read in conjunction with elevations and facade studies

4.12.2 Materiality

The façades of the new development shall be articulated to create a lively/moving façade. A choice of contextual materials such as natural stone cladding, glazed screens, brick and render to the internal courtyards will provide a modern interpretation with traditional materials.

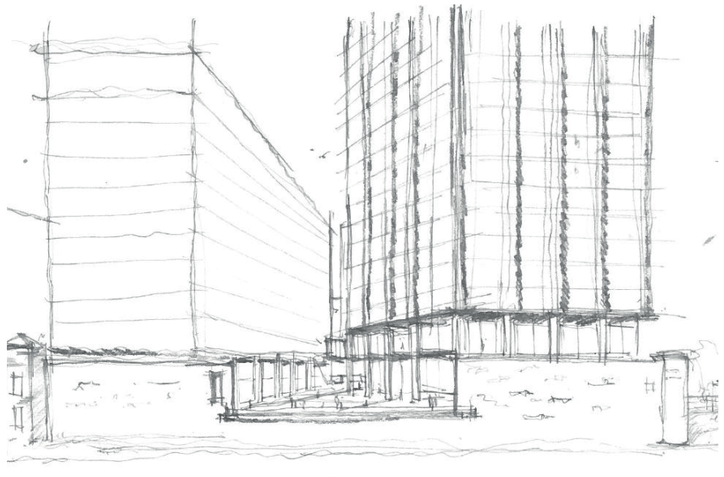
At the lower levels quality, durable finishes shall be used in defference to the street realm to ensure a quality treatment. The architectural language is contemporary throughout but picks up on the grain of the area.

The building is designed to accommodate future requirements of NZEB and our Façade consultants and M&E Engineers have interpreted the results of the technical analyses of the various thermal and solar models to create a façade that will provide thermal comfort yet achieve the required daylighting for its intended use.

The glazing will be high quality with a of 70% Light transmittance and 37% ‘G’ value with a ‘u’ value of 1.4wm2k for the ensemble. The windows will achieve the best ‘U’ value while ensuring good transparency. The target BER of the building is to be A rated.

The materials are chosen to be durable, long lasting and well detailed to cope with the irish climate. (see building lifecycle report for more detail).

Detail study sheets on the proportion, materiality and expression of the facades are included in the submission for each of the façades in the proposed development.



exploration sketch - river front

4.12.3 Cladding Finishes - Office Parkgate St.

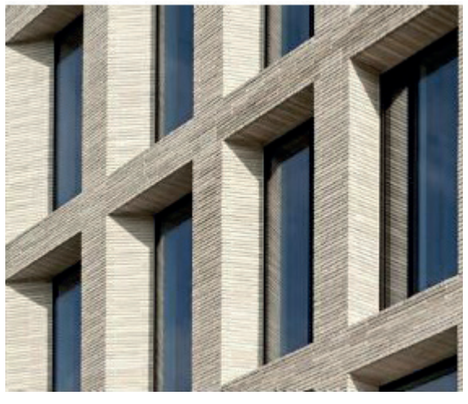
The various blocks onto Parkgate St - Residential, Offce and Retail are expressed with a material suitable to its particular use. A mixture of brick cladding and stone banding is preferred for the Tower and office building in this context, bridging the stone tower with the brick residential buildings of Block B/C along Parkgate St.

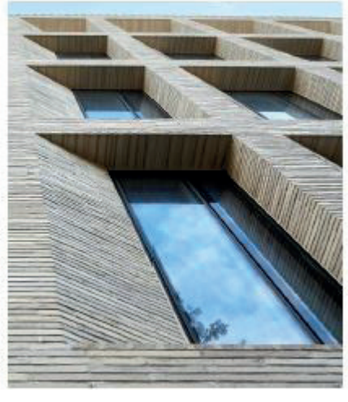
The subtle difference in tone and texture between the brick infill and stone banding creates interest and variance in the facade. This also used as an architectural device to create a unified building with differing elements presenting a coherent whole.



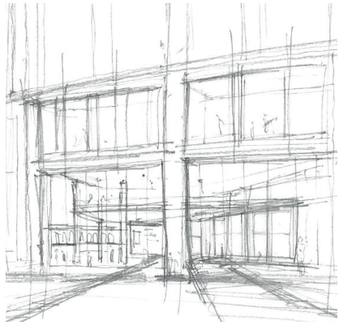
North Elevation











exploration sketch - parkgate

Parkgate Street Offices

- Selected Limestone Stone Banding
- selected Brick infill panels



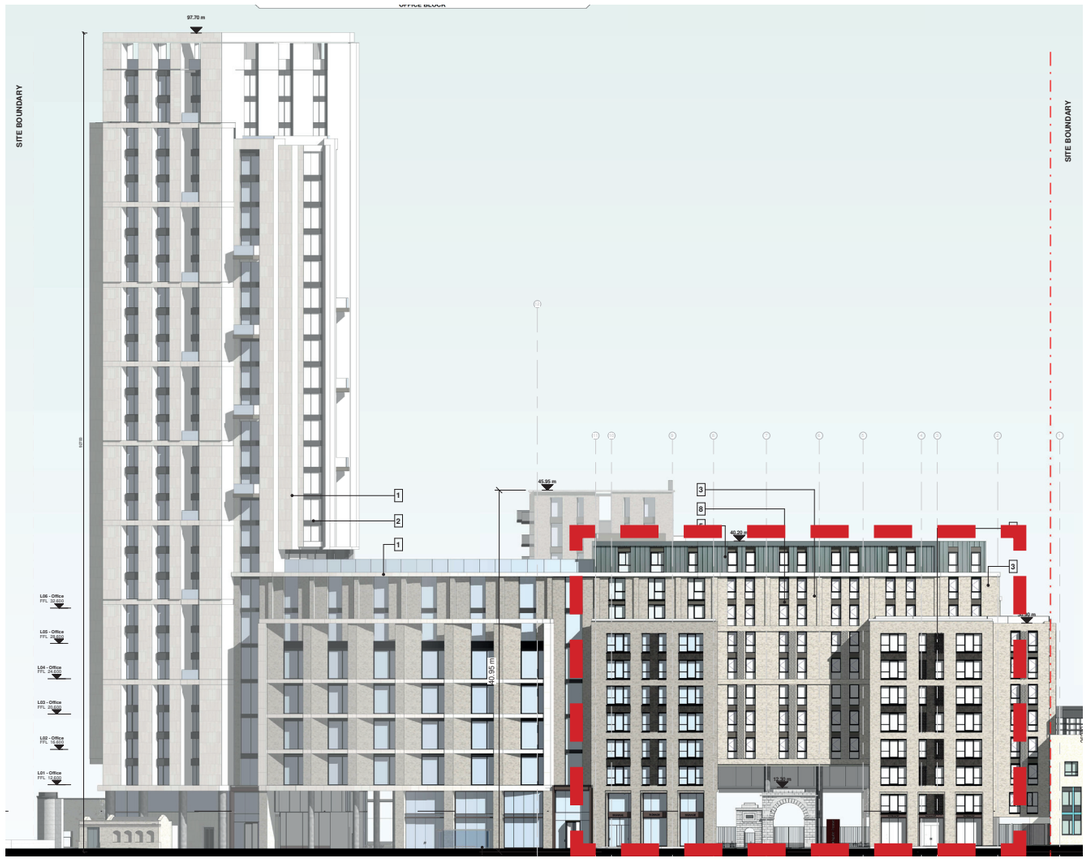
Facade Study Office - Mix of selected Stone / Brick

4.12.4 Cladding Finishes - Residential Parkgate St.

Three different brick finishes have been selected for the project to ensure that there is a contemporary pattern language for the Parkgate Street elevation that harmonises with the surrounding context.

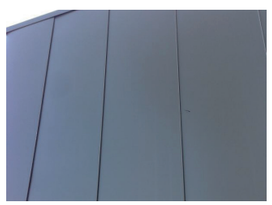
Parkgate Street - Residential

- Various Selec Brick types and textures
- Zinc / Alu cladding
- Heritage Blend Brick
- Dark Brick (in small areas)













Facade Study - Mix of selected bricks and bonds.

4.12.5 Cladding Finishes - Tower (Residential)

The verticality of the tower is expressed in a bright limestone finish which will reflect lightand aid the seamless appearance of the residential block at this location

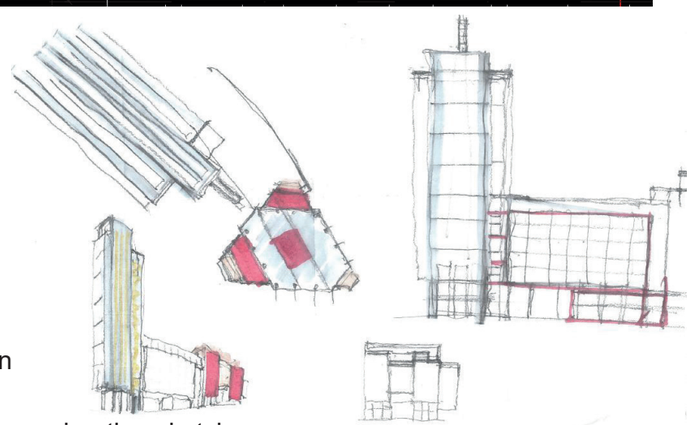
Parkgate Street Tower - Residential

- Selected Limestone Cladding





Selected Limestone Stone Claddin



exploration sketches



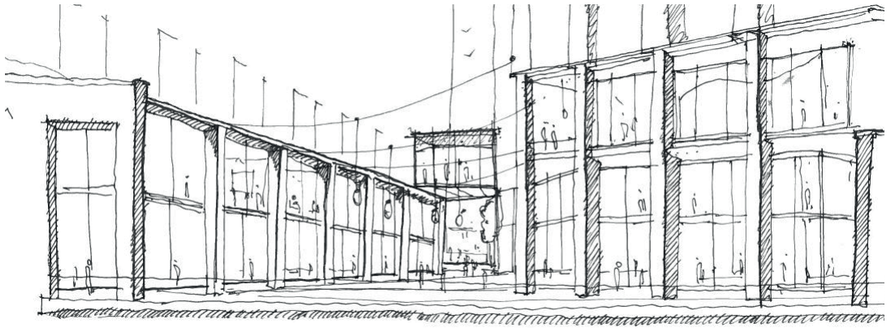
4.12.6 Cladding Finishes - Courtyard Buildings - Residential

The elevation onto the river and internal amenity courtyards have been designed to accentuate the vertical emphasis with a change in material in each building from brick to render.











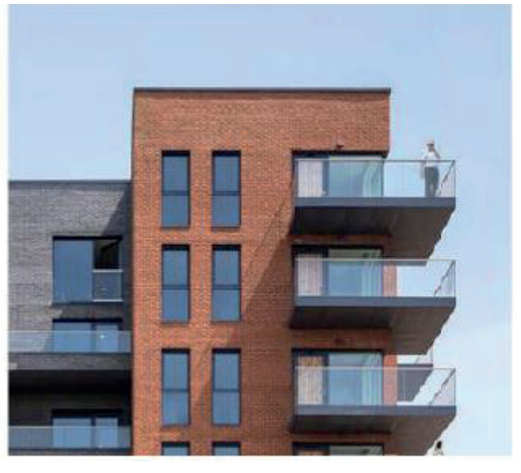


Openings in existing Quay Wall

- Concrete Reveal and framing
(see heritage section for more details)

Balustrade + Windows

- Selected aluminium finish to composite window
- Selected glazed balcony system





4.12.7 Landscaping Material Strategy

• A high-quality attractive environment for people who use the scheme whether they live work or visit there with high quality durable materials.

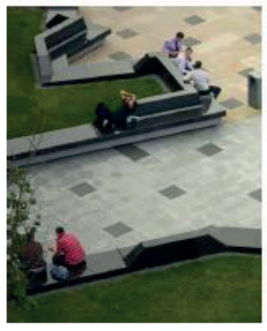
• A landscape design that responds to the landmark architectural design at this key location in the city with appropriate materials and finishes.

• A strategy to open the site and make it permeable to the river generates a bright south facing civic space and river walk connecting Parkgate St with the Liffey with seating, lighting and street furniture.

• A second, semi-public, space - the residential courtyard links Parkgate Street with the river connecting through the protected archway with play areas and shading through the use of planting.

• A series of roof-gardens step up through the scheme providing additional amenity to the residents, with views out across the locality and sheltered spaces to maximise the potential of the gardens







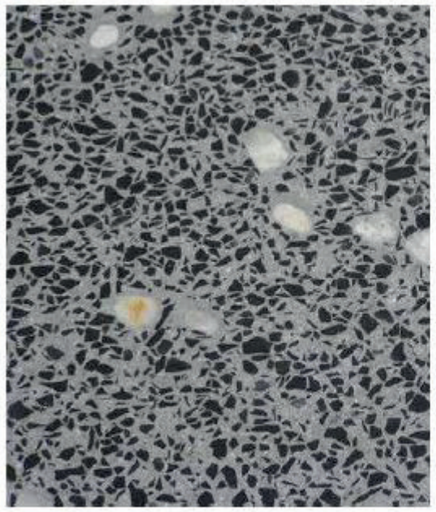
LEGEND

- EXISTING TREES
- NEW SEMI MATURE TREE PLANTING for streets and key areas
- NEW SMALL TREE PLANTING
- RAIN GARDEN
- RUBBER PLAY SURFACE & PLAY EQUIPMENT
- 1.COMPACTED GRAVEL 2.RESIN BOUND GRAVEL (Type 1 / Type 2)
- 1.TEMPORARY SEATING ELEMENTS 2.PERMANENT SEATING ELEMENT
- GRASS SEEDING on 150mm topsoil
- SHRUB PLANTING on 450mm topsoil HEDGE PLANTING
- SWALE PLANTING
- BULB PLANTING
- CLIMBERS
- "PENCIL" LIGHT
- CATENARY LIGHT
- BLACKTOP TARMACADAM
- PC PAVING
- SETTS
- TRIANGULAR CONCRETE PAVING
- PUBLIC RIVER WALK
- GROUND TRIANGULAR LIGHT
- FACADE TRIANGULAR LIGHT
- STEPPING STONES
- FENCE
- VENTILATION
- BIKE STANDS

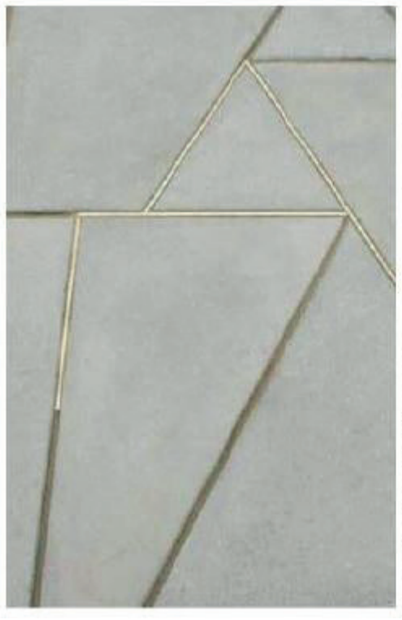


4.12.8 Public and Hard Landscape Finishes

Paving and Landscape Elements to Parkgate Street and Public spaces











- Paving Materials
- Concrete aggregate and pre-cast concrete
- Inlay detailing
- Compacted gravel (Ballylusk) as residential Birch grove and existing trees

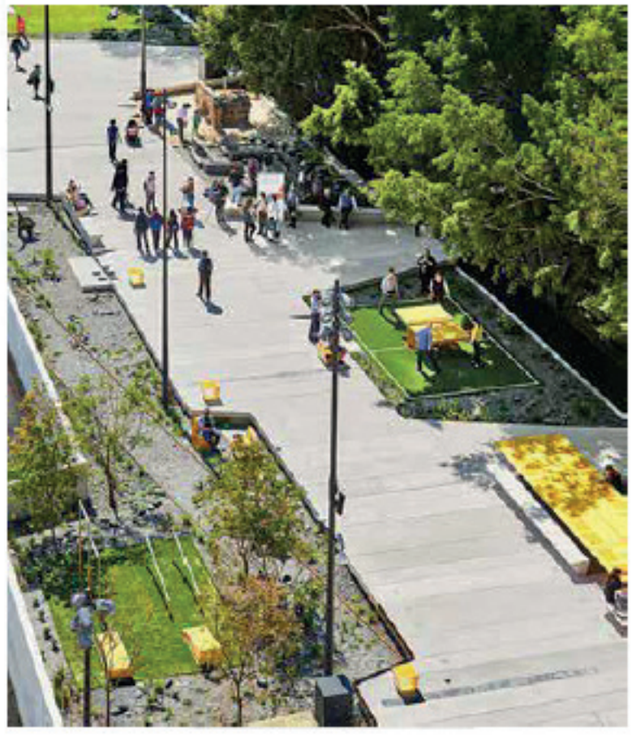
The hard landscaping works are designed as high-quality paving with stone detailing and elements pick up on the architectural detailing and finishes
A range of public seating is provided some as benches and others as seats with arms and backrests



Brushed Stainless Steel bike Racks



Brushed Stainless Steel bins



4.12.9 Public and Hard Landscape Finishes

Play equipment in residential courtyard area















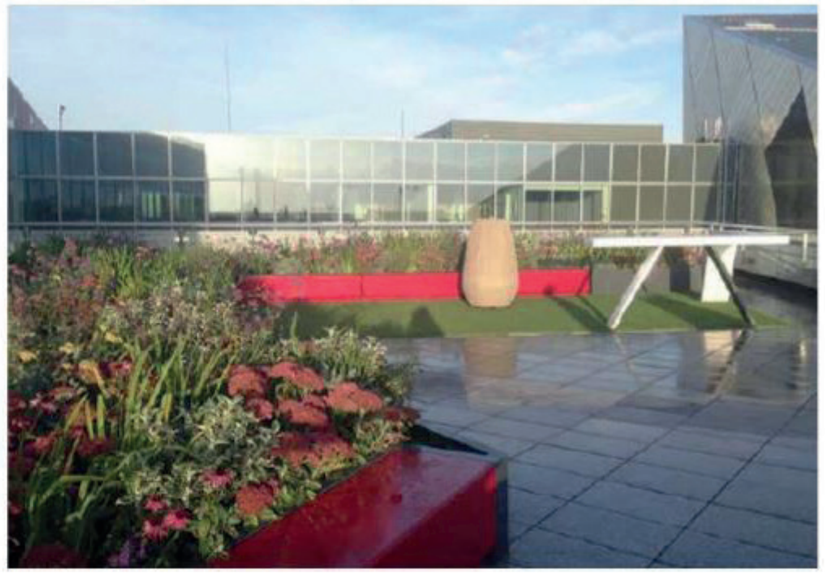
Play house for toddlers

4.12.10 Public and Hard Landscape Finishes

Planting beds / Planters and soft landscape finishes



In situ block planters with stone and timber cladding (ground floor open space raised raingardens)

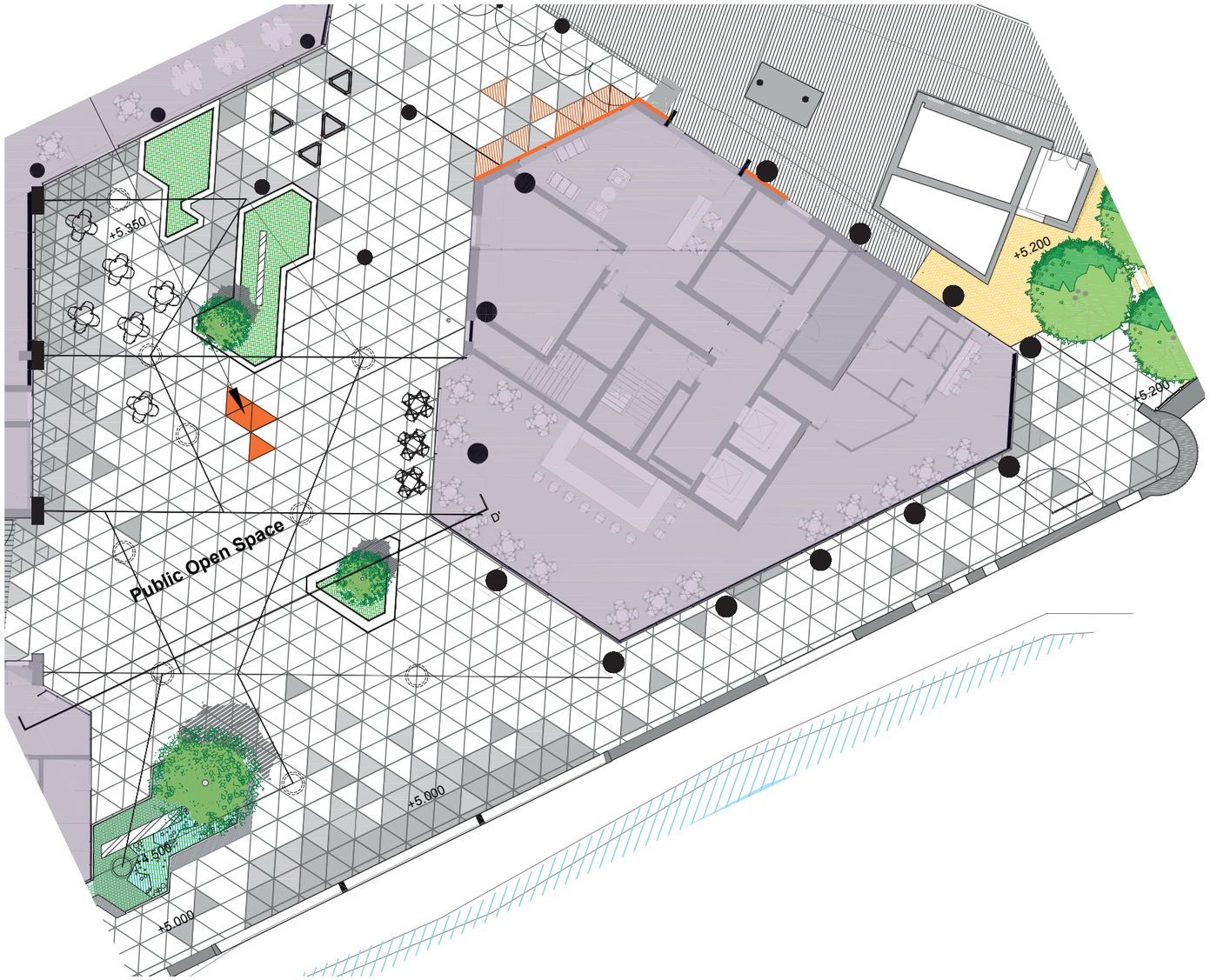


Prefabricated steel planter boxes (roof-gardens) (based on OMOS 521 planters)



4.12.11 Lighting to Public Space

Catenary lighting is proposed across the plaza in order to free up the ground plane and to form some visual containment across the height of the space.





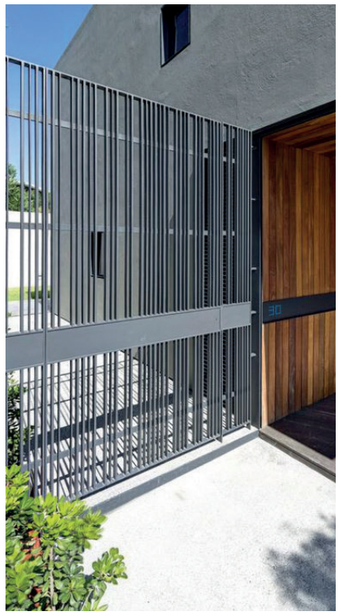


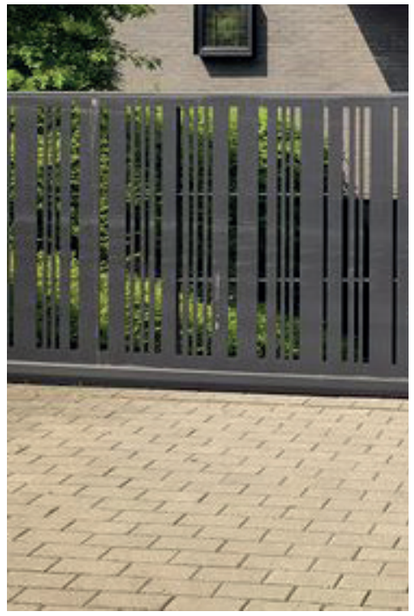


4.12.13 Boundary Treatment - Gates

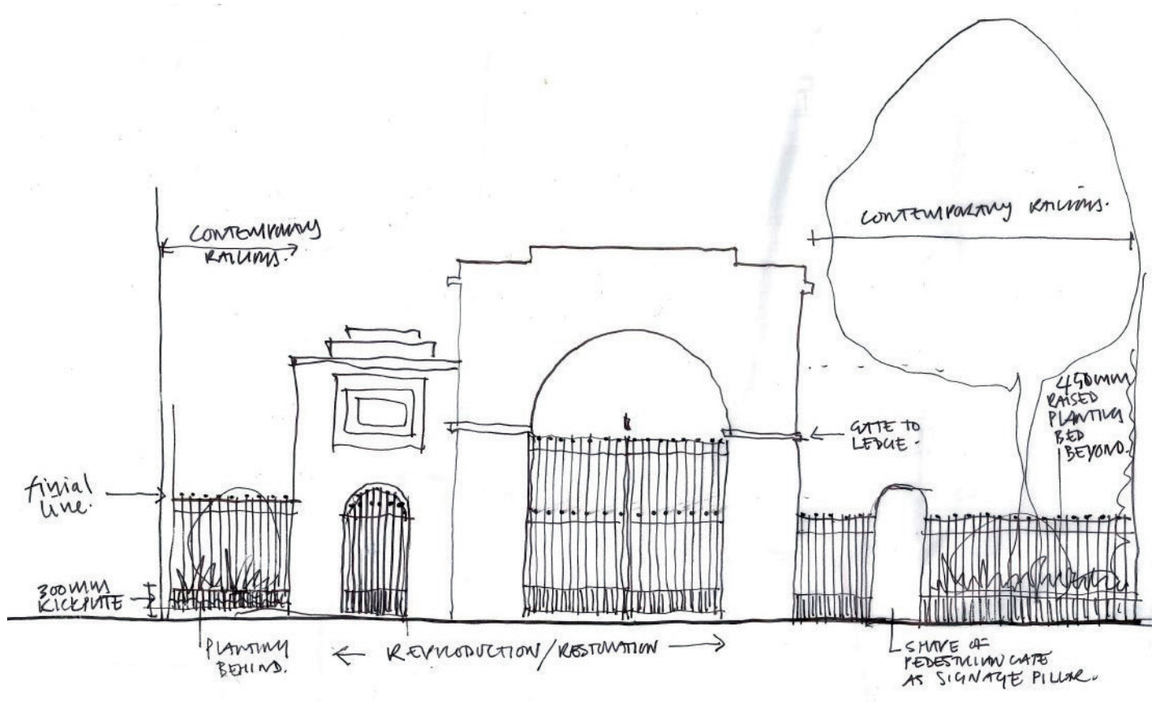
Appropriately proportioned and attractive gates / rails will be placed at the openings into the site. The gates will be durable poweder coated mild steel.
For more detail see architectural drawing no's :

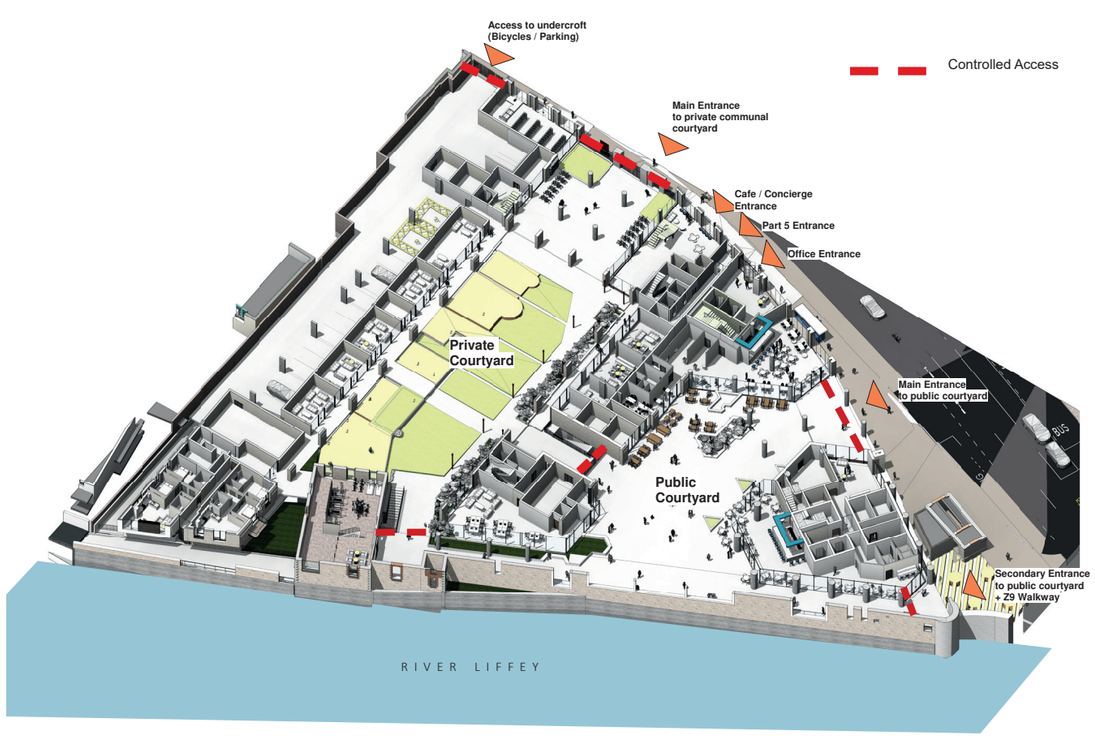
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- PGATE_RAU-ZZ-ZZ-DR-A-SCH-34402



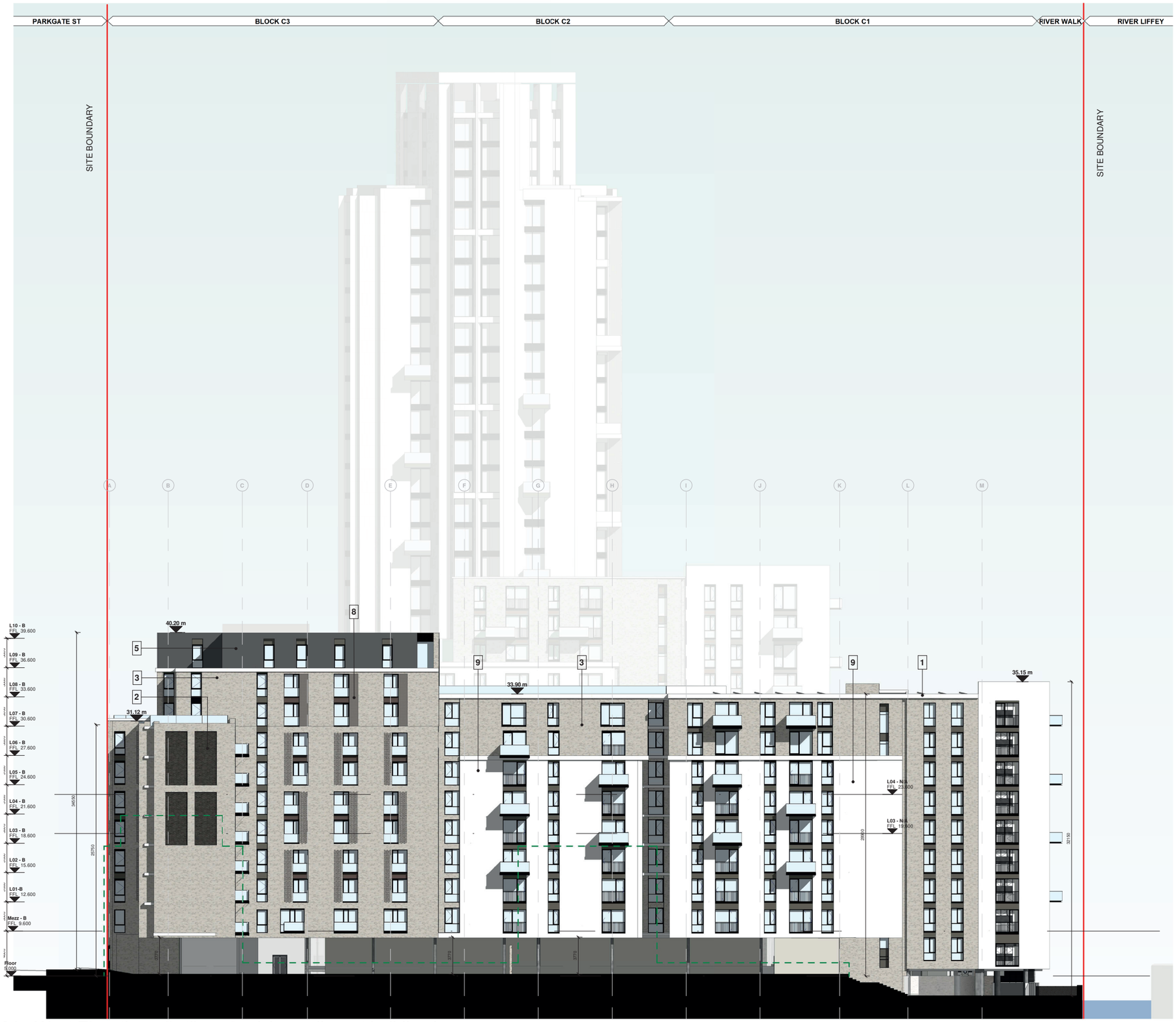








4.13 Western Elevation - Neighbouring Buildings dotted in Magenta



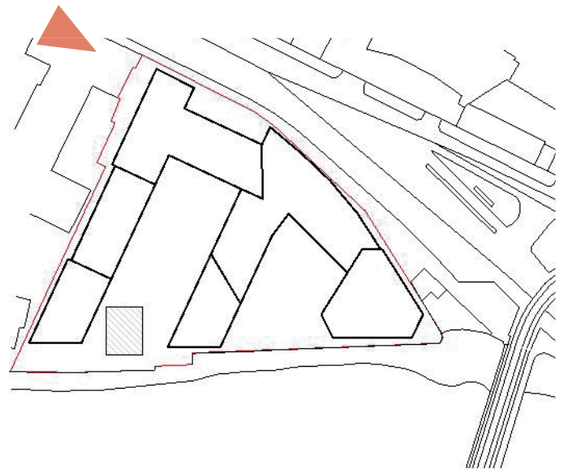
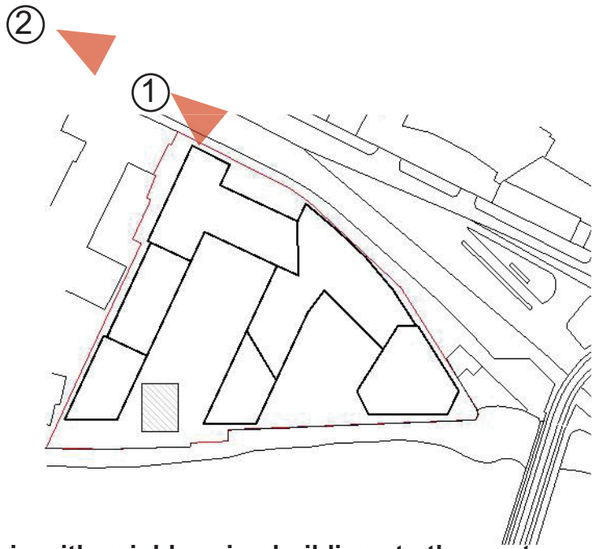
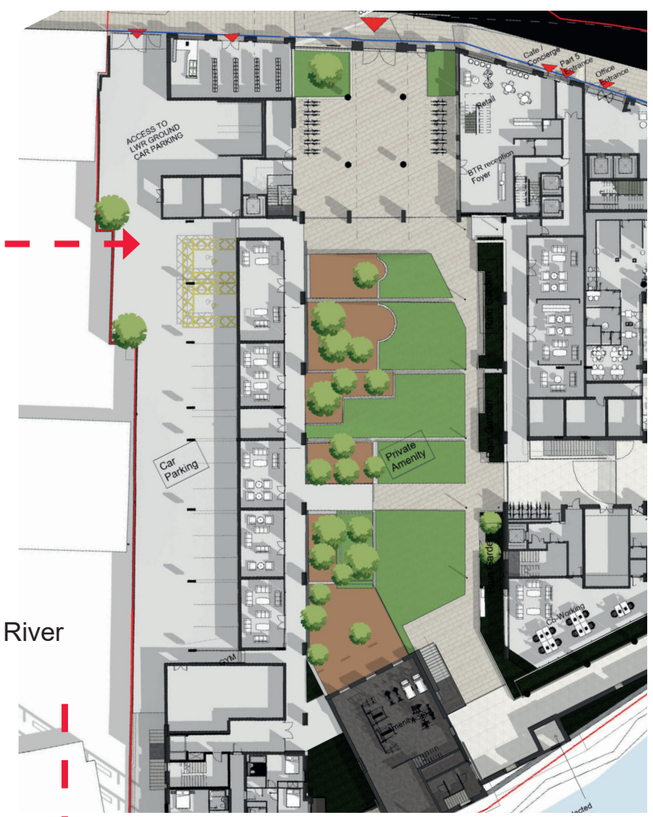


Fig 01 - West Elevation - Outline of exisitng adjacent building in magenta



Relationship with neighbouring buildings to the west

The existing TII office building currently over looks public open space, with the residential scheme to the south over looking river, see diagram below



TII building looking into open space

ParkgatePlace apartments looking towards the River



1. View from Parkgate St looking East - possible future building shown dotted red.



2. View from Pheonix Park Gates Looking East

4.14 Parkgate St Streetscape



1 Entrance to Tower Apartments

2 Public Courtyard Gateway Entrance

3 Food and Beverage Entrance

4 Entrance to Commercial Office

5 Part 5 Entrance / Cafe / concierge Entrance

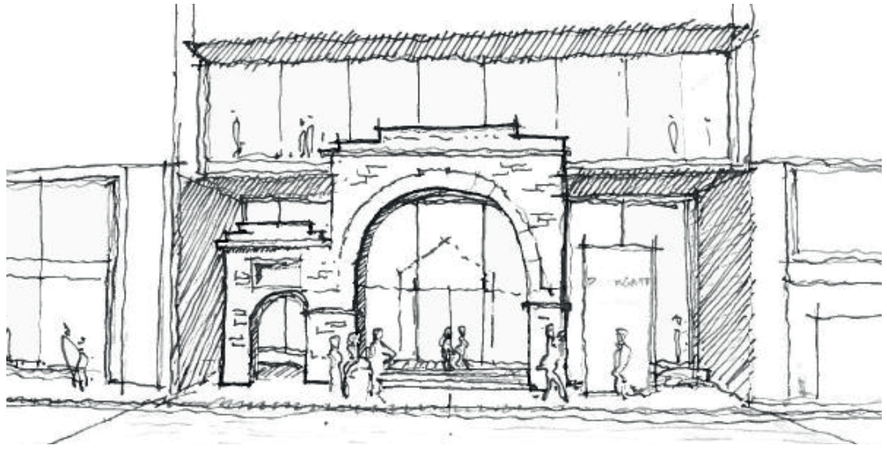
6 Residentiall Courtyard Gateway Entrance

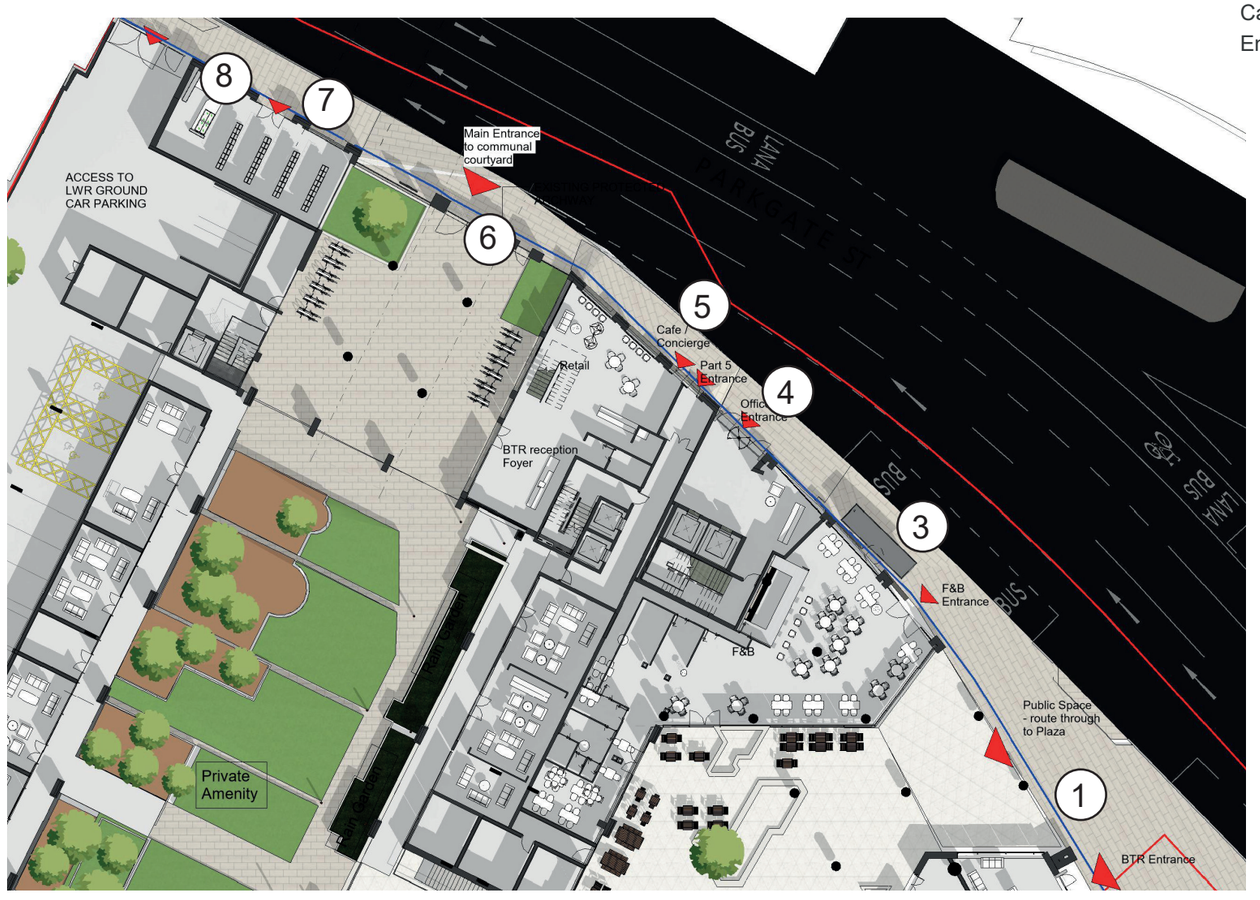
7 Retail Entrance

8 Car park Entrance

Activation / Legibility / Permeability

The proposal seeks create a legible streetscape to Parkgate St.by creating a new city block that respects human scale and fosters activity and permeability through and around the site. The shop front design is proposed to be of the highest quality with doors and entrances to Parkgate St. The frontage is primarily glazed allowing for more interaction between the street and activities within the building.
Uses along the street include, Apartments (Tower) entrance, Public Courtyard Gateway Entrance, Food and Beverage Offering, Office Entrance, Part 5 Entrance, Residents Concierge / Cafe, Communal courtyard gateway entrance, Retail offering.





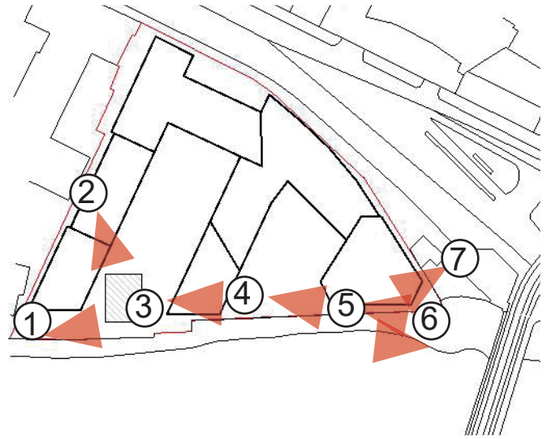








KEY





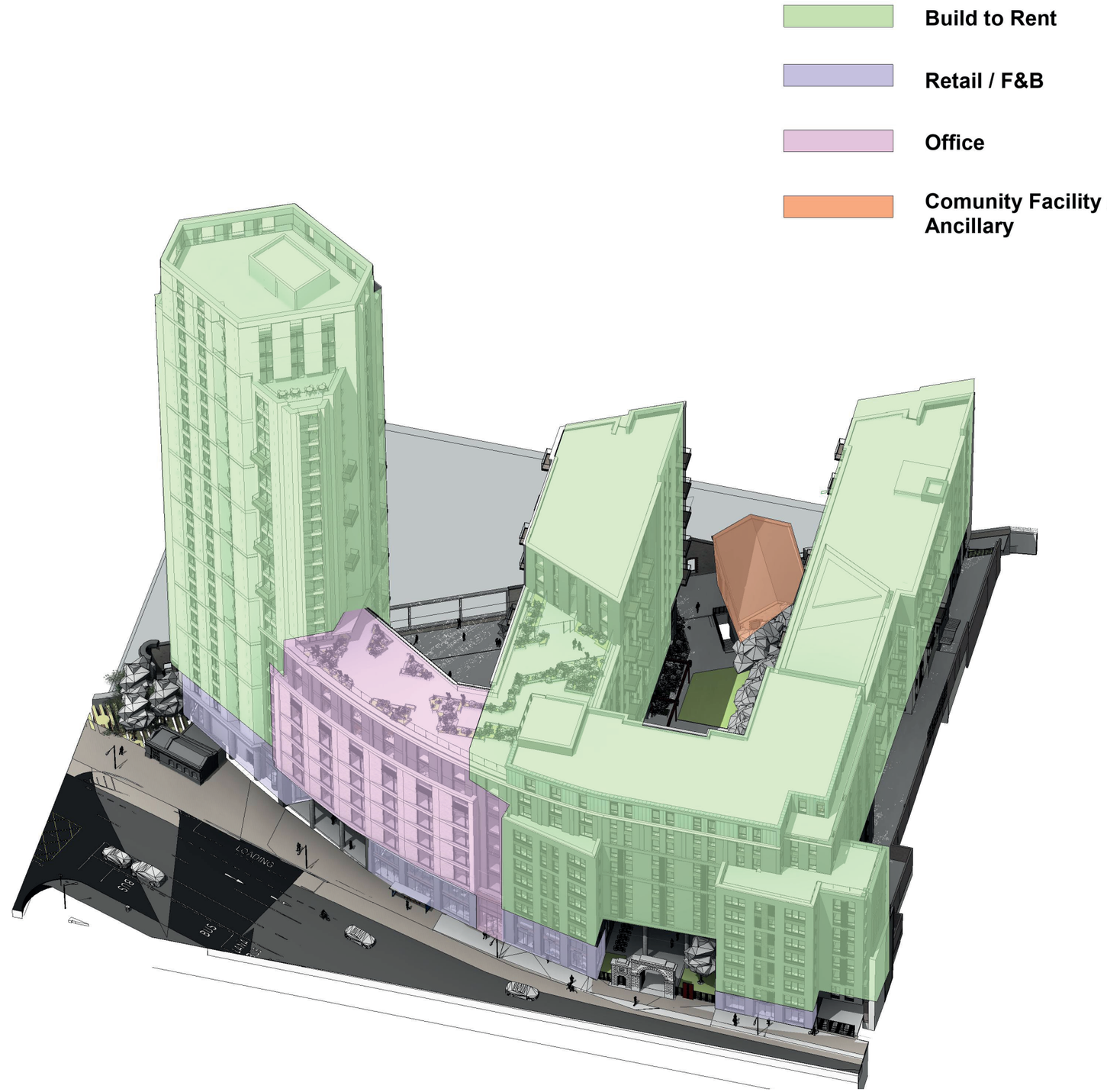
4.15 Mix of Uses (Variety) and Employment

How does the development promote a good mix of activities?

Activities generated by the development contribute to the quality of life in its locality
Uses that attract the most people are in the most accessible places
Housing types and tenure add to the choice available in the area
Opportunities have been taken to provide facilities and services that complement those already available in the neighborhood

Response: Most successful and sustainable communities are the ones that contain a good variety of things to do, see and enjoy. By providing predominantly residential units directly accessible to the city centre, within easy walking distance to a range of leisure and transport facilities this development will help to engender a successful community. By providing new stock of quality apartment accommodation on Parkgate Street including a substantial amout of office space alongside its other uses will complement the places of work, retail / leisure facilities and provide the required mix of activities.

The range of one and two bedroomed apartments will complement the housing stock in the area and provide an appropriate range to give choice. The ground floor Retail, Food and Beverage, co-working spaces and art / exhibition spaces (cultural uses) and residential amenity uses all contribute to a lively mix providing employment and community to the scheme.



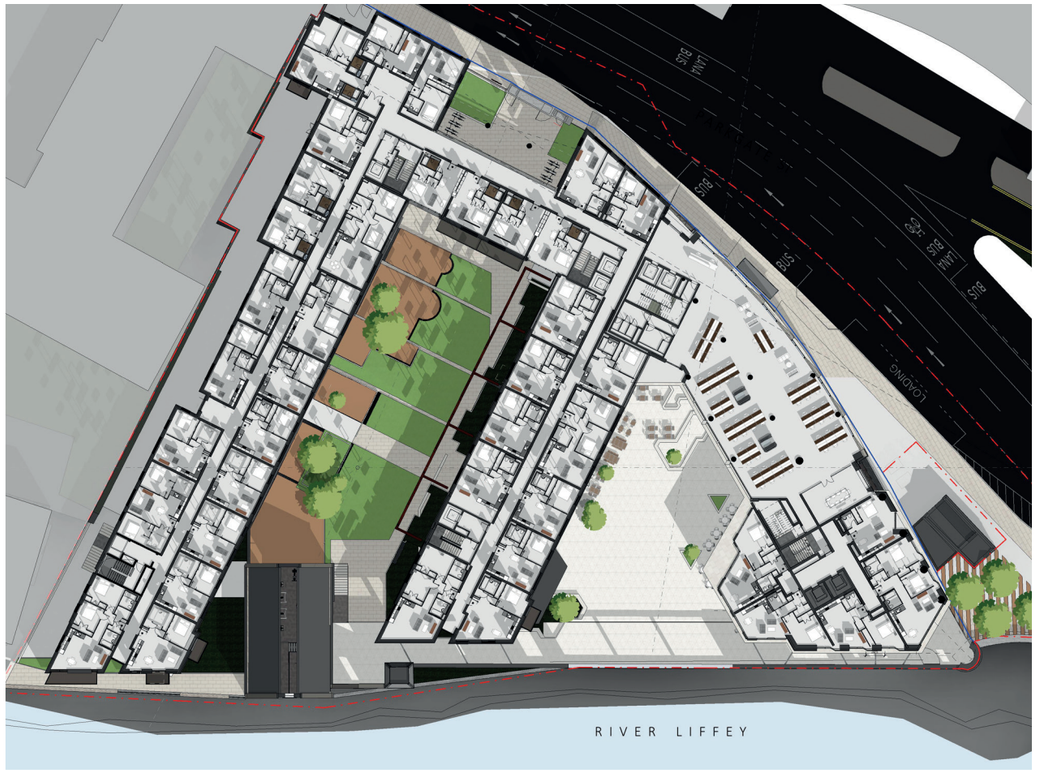
Employment Generation:

Employment Generating Use	Area (m2)	Est. jobs
Commercial Office	3,698m2	421
Retail / F+B	658 m2	30
BTR Mgmt Operations	481 no. of units	20
BTR estimated work from home (UK average 6%)	6% of x Units	34
Total		**505**

4.15.1 Residential

The residential uses are oriented towards the River with a primarily south facing aspect. Arranged around 2 open courtyards, the residential use is build to Rent.
The residential element consists of 5 seperate blocks (houses) Build to Rent (BTR) includes Blocks A, B1, C1, C2 and C3. Part 5 apartments are located in B1
Each residential use has a seperate core and entrance with ample amenity and open space (see HQA report for Amenity and Open space for more details)
For apartments that do not have access to an individual balcony, they have access to external amenity open space at ground level and roof levels in addition to tenant amenity spaces.
Furthermore upper level apartments have access to unrivalled views across the city.





Typical Floor Plan



Roof Plan

4.15.2 Office building

The building comprises active restaurant use at ground floor and an entrance to 6 floors of offices above. The proposed office will contribute to greater movement on the street. A restaurant/café/ bar at street level animates and activates Parkgate Street and connects through to the public plaza with outdoor seating. The double height reception space and glazed 'link' above break the massing into two elements in order to enhance the scale and grain of the street.

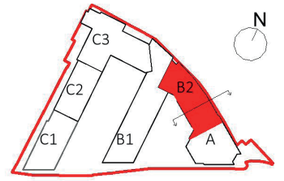
The office floor plates are accessed also from basement level, where bicycle parking lockers and changing facilities are located. The floor plate enables all variations from a fully open plan to a more cellular subdivision as required by the tenant.A typical office floor is configured to allow full height glazing between the desks, providing excellent daylight across the floor plate.

Employment Generation:

The development provides for employment through its mix of commercial office enterprise & co-working units in addition to the employment generated from the concierge & operational nature of the facilities associated with the Build to Rent residential element. The retail and commercial office units will both provide facilities for the residents of this scheme as well as those of the surrounding areas. Co-working spaces can also be hired for cultural / community uses and gatherings.



Office facade facing Parkgate St.



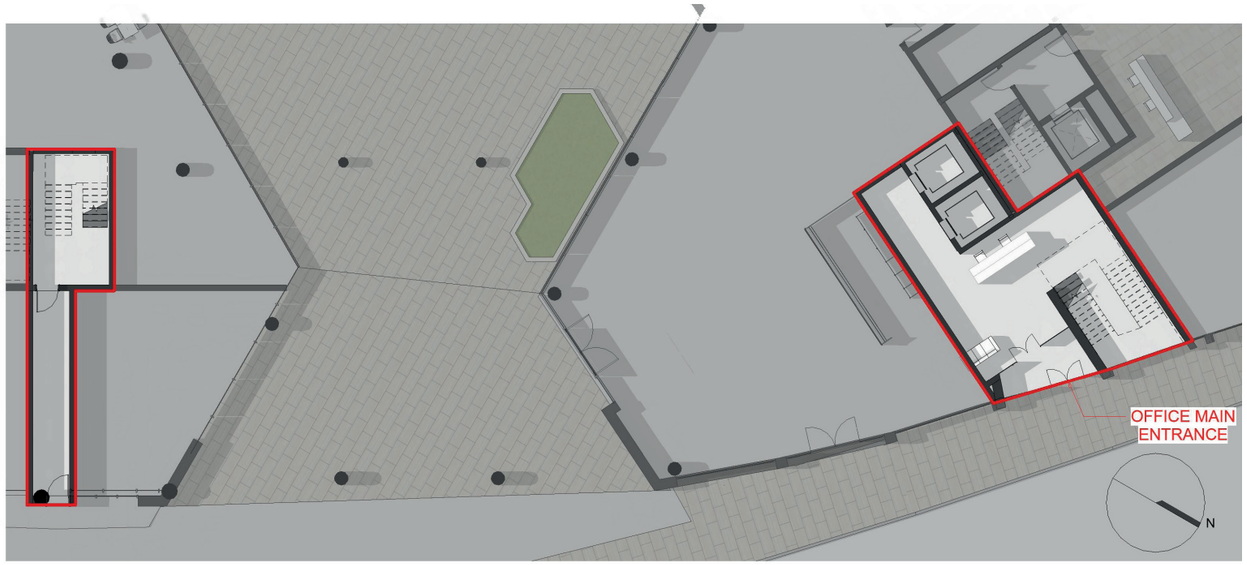




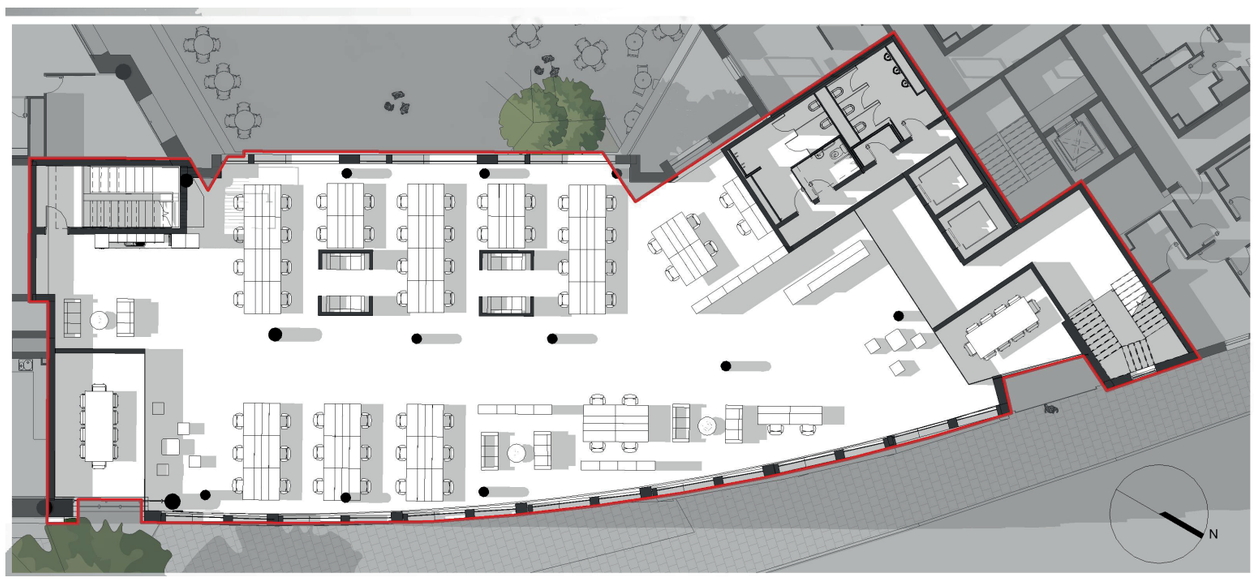
Cutaway Isometric - Office



Section through Office



Ground Floor Entrance - Office

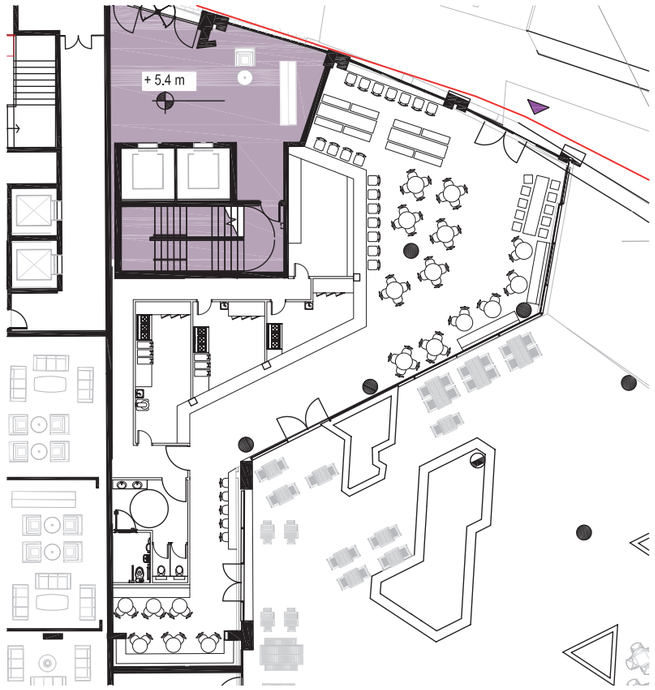


Typical Floorplate - Office

4.15.3 Retail / Food and Beverage

Food court and cafes fronting on to Parkgate st and into the public courtyard animate the space and create a sense of destination. Potential for interaction with occassional use of the public amenity open space for markets / entertainment / cultural uses, subject to **separate** licencing. Potential uses are explored on the next page.

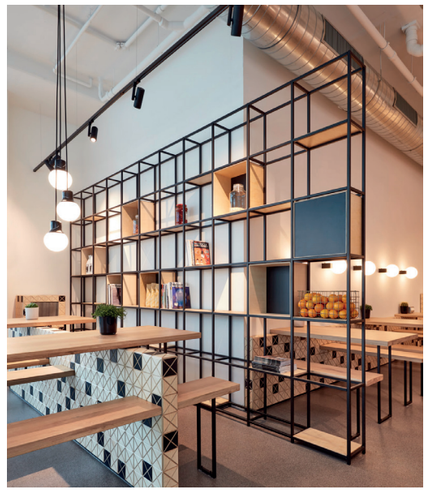


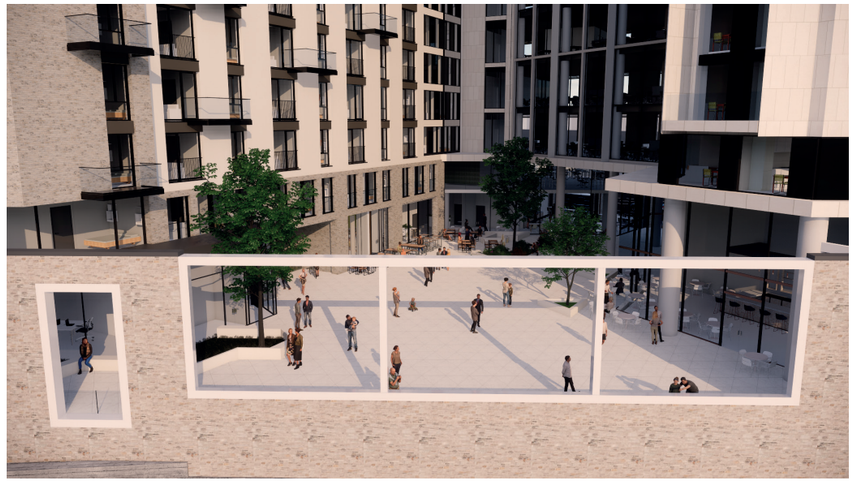










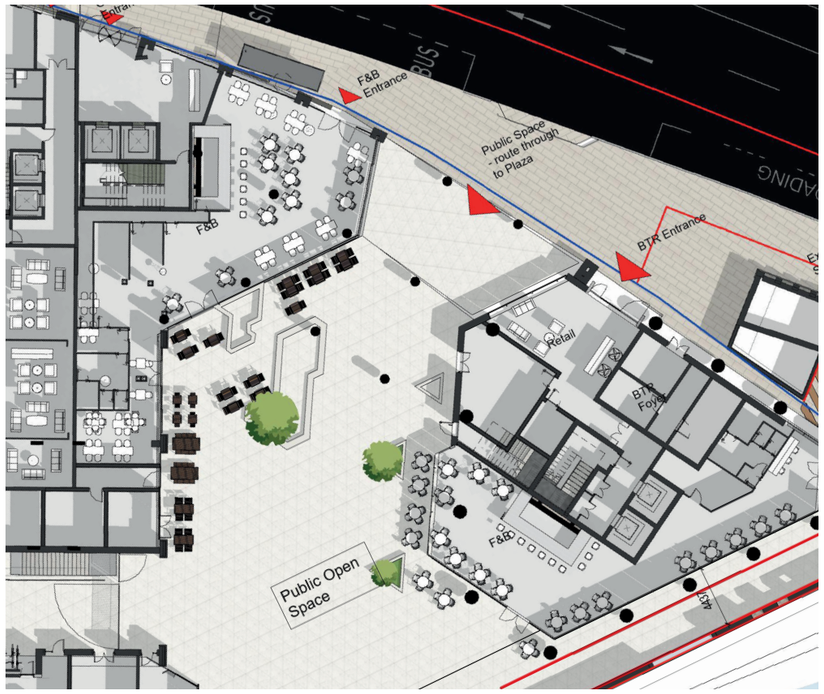






Public Courtyard - Alternative Uses

The south facing Public Courtyard may become a real destination for the city creating a focal point and destination in its own right with direct access to the river.
Alternative uses for this space may include - outdoor cinema / food market / arts and crafts market subject to seperate licensing

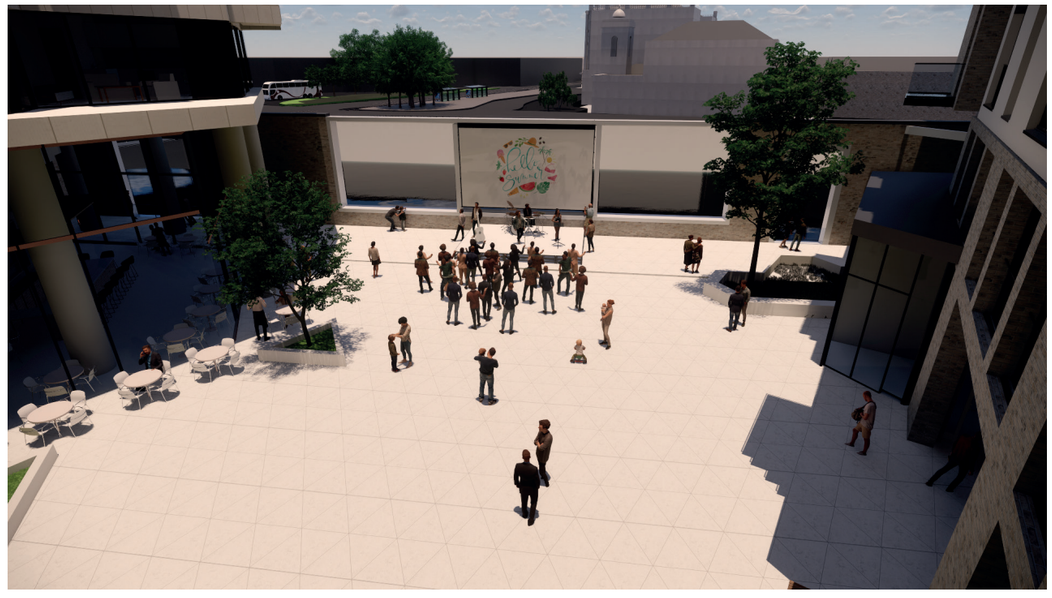




Outdoor Cinema



Food Market



Performance

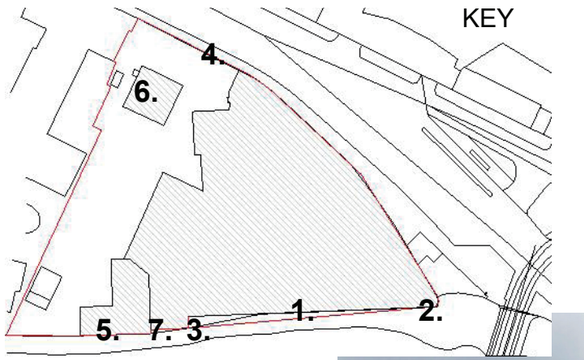
4.16 Interventions with Protected Structures and Built Heritage (Distinctiveness)

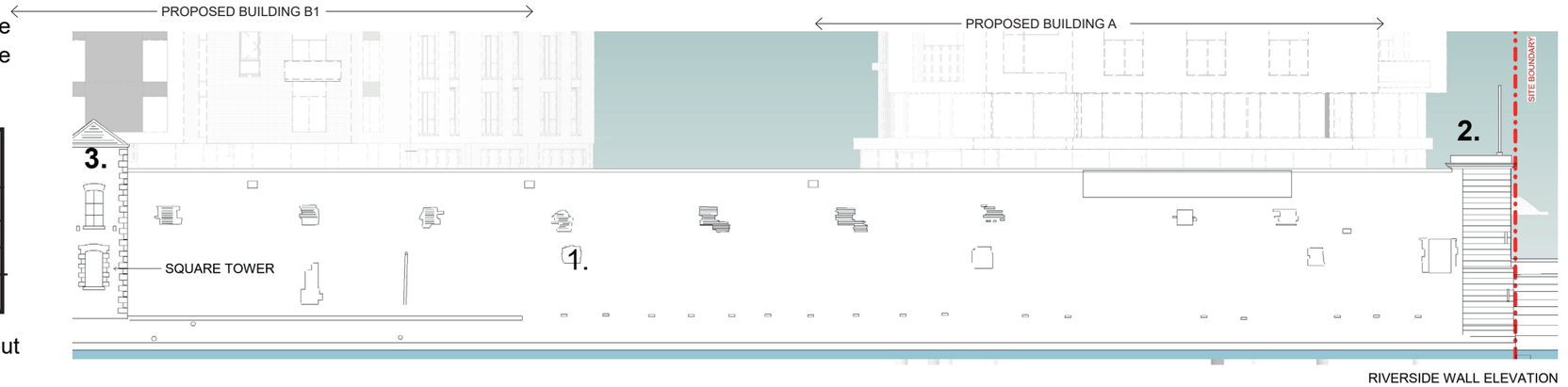
Please see Heritage Report from Arc for further detail on the conservation strategy. The list below details the items on the record of protected structures list (RPS) and the proposed use:

	Retained	Adapted	Demolished
1. Riverside Wall	*		
2. Turret	*		
3. Square Tower	*		
4. Arch (Parkgate St)	*		

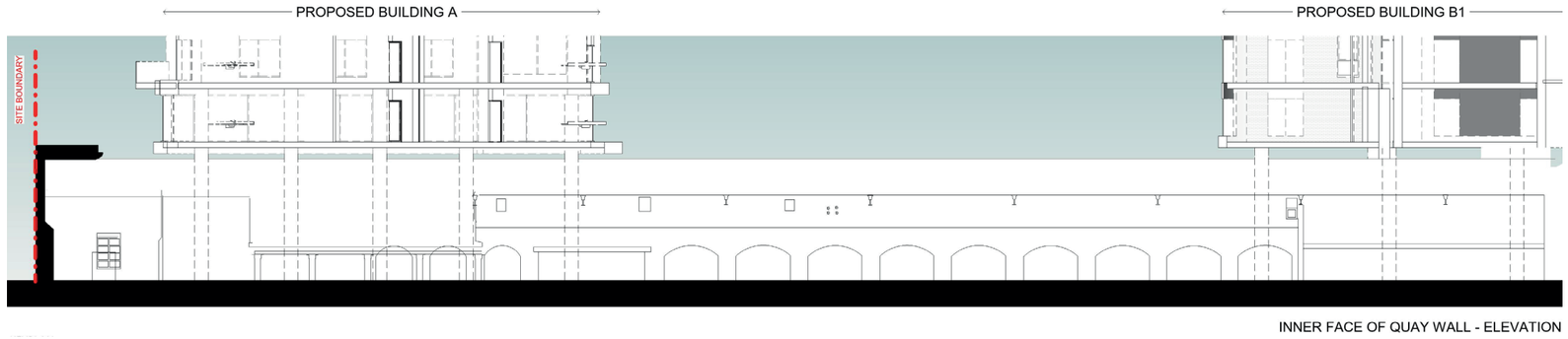
The list below details the other buildings of heritage interest but not on the record of protected structures list (RPS):

	Retained	Adapted	Demolished
5. Large Gable Building		*	
6. Parkgate House			*
7. Small Gable building		*	

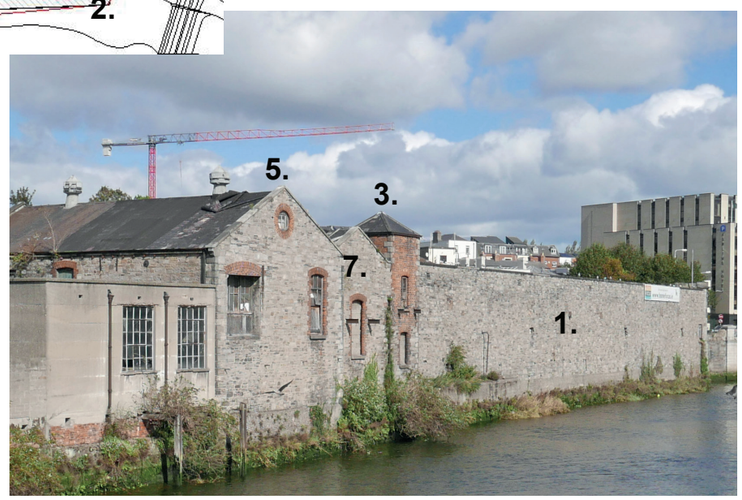




RIVERSIDE WALL ELEVATION



INNER FACE OF QUAY WALL - ELEVATION





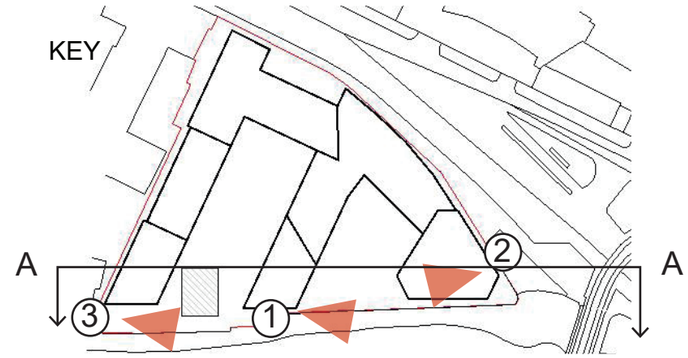


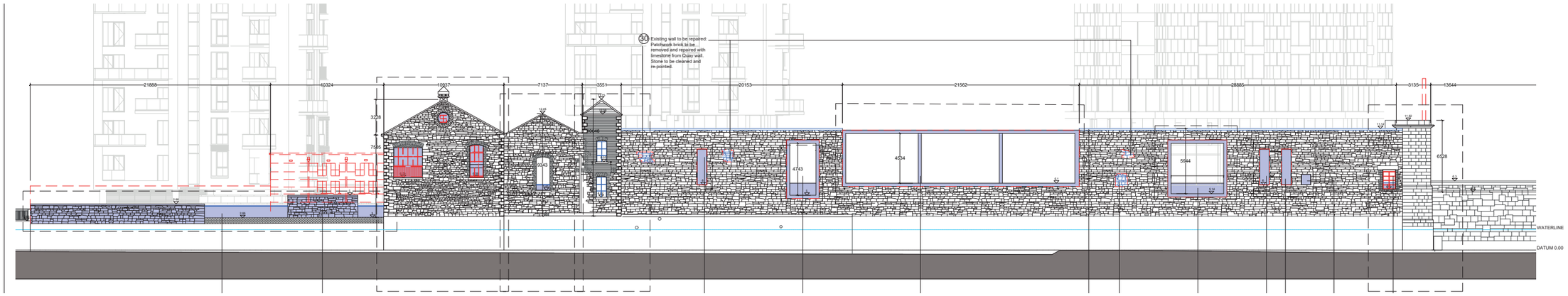
4.16.1 Turret and River Wall

Modifications to the River wall to successfully integrate it into the overall design proposal have been carefully considered a number of solutions prepared. These are described in detail within the Alternatives Chapters of the EIAR section 2.6.2.1. The new Z9 Riverwalk access point is provided at the junction of Sean Houston bridge and Turret/River wall. While the protected wall is a strong and unique architectural feature it is also a defensive line that prevents people direct access to the water. Various solutions have been explored and further consideration will be given to the fine detail of the conservation strategy in consultation with DCC conservation officer.

See drawing : PGATE-RAU-ZZ-ZZ-DR-A-HTG-31132 - Existing and Proposed Quay Wall for full detail :

The proposed solution provides an appropriate balnce between the architectural heritage of the River and the Z9 objective of the riverwalk.
In the event that it is considered that the importance of the heritage is deemed to be greater than that of connecting the public plaza to the Rivers edge there are a number of options which also deliver on all of the requirements for the amenity, public open space, placemaking and sunlight hours. We believe that the option presented is the optimal solution.





PROPOSED RIVER WALL ELEVATION







4.16.2 Square Tower and River Warehouse

The proposal seeks to remove part of the structure to provide an improved setting that opens the building up to both the river walk and the residential courtyard. The design will remove previous unsympathetic work to open up the ground floor level to the residential community behind. These works are deliberately contemporary and legible. These works are intended to provide an increase in natural light levels, to give a better connection to the River walk as a though route in building.

The cast iron frame elements from the existing building that are to be removed will be reused in the structure resulting in a sympathetic & carefully considered intervention. (see Heritage drawings for more detail)



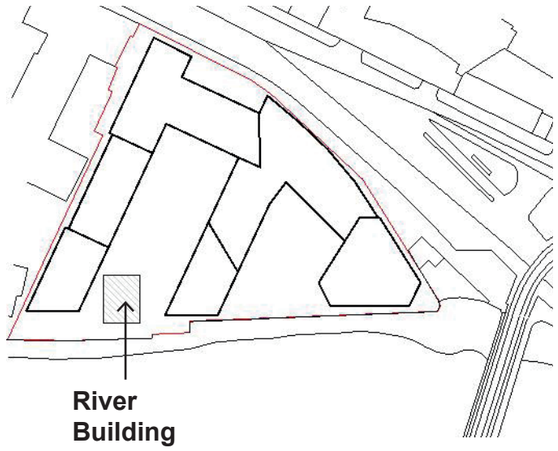


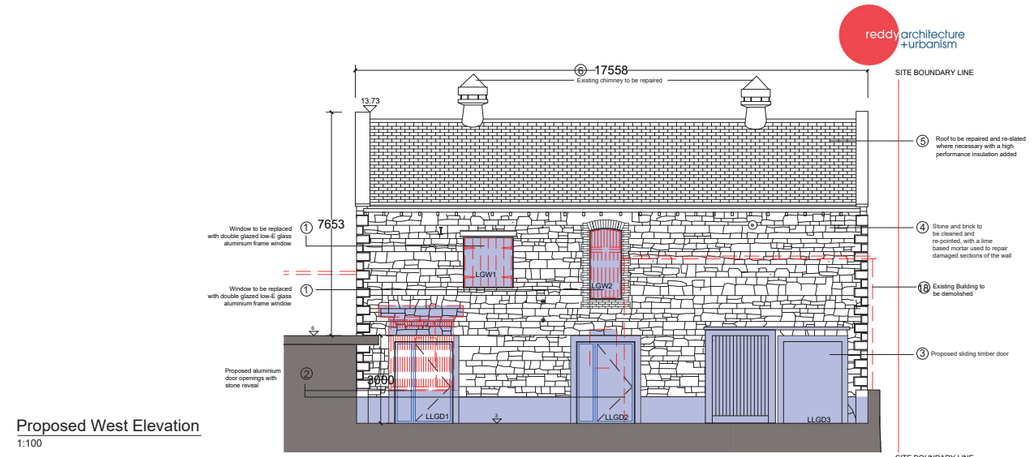


Square Tower

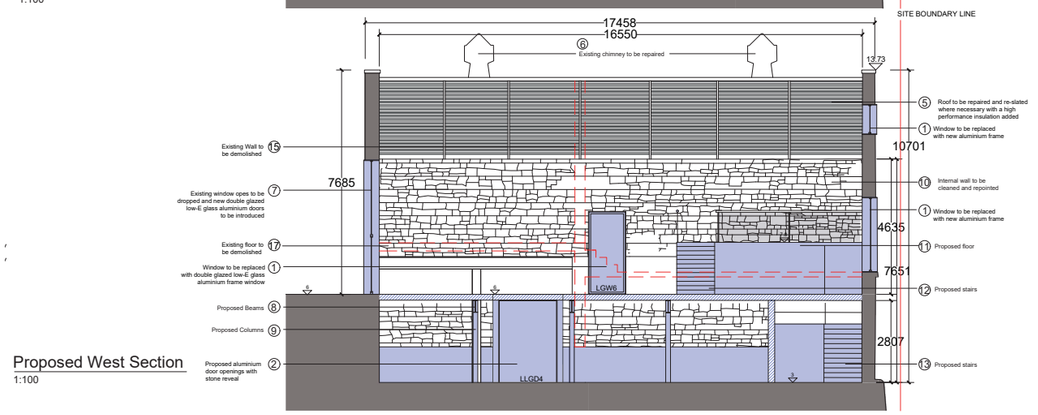
The proposed design provides an appropriate balance between the architectural heritage of the river wall and the Z9 Objective of the river walk creating 4 distinct experiences. The stone turret signals the gateway to the River walk along a colonnade behind the wall passing the café with framed views of the river. From here pedestrians arrive in the new public plaza where a section of the wall is lowered to embrace the opportunity to provide a unique public open space on the edge of the river within the city. The river walk continues along behind the wall once again with the square tower restored with gated access and an active use allowing people to walk in and view the structure from within and look across the river to Heuston Station through the existing window. To the west of the wall pedestrians move through the River Warehouse where the change in level is achieved with steps and a lift allowing the connection to continue along the river walk towards Island Bridge.

KEY

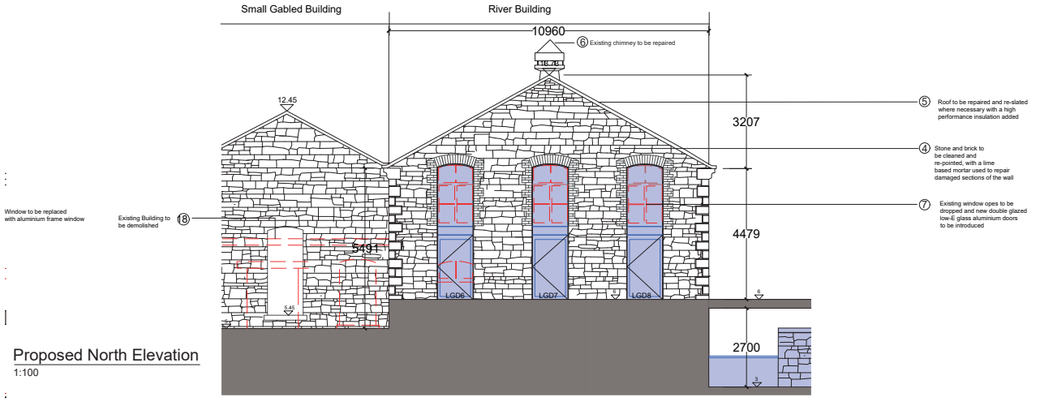




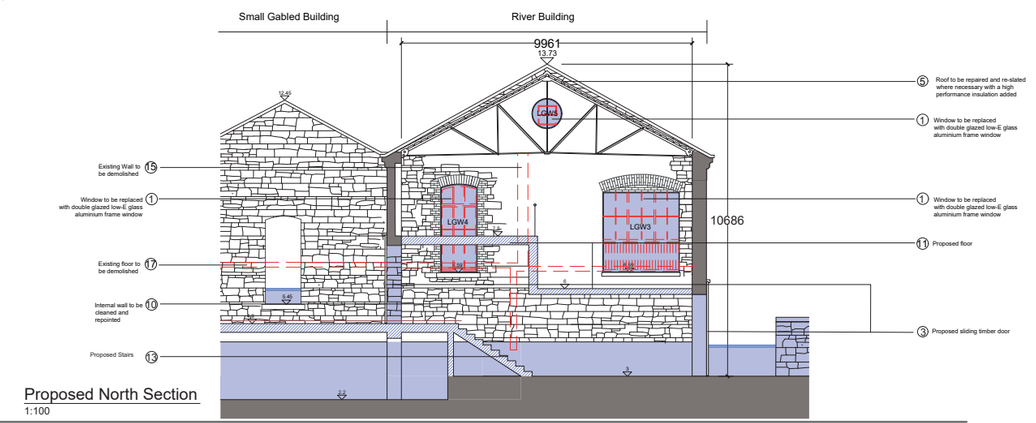
Proposed West Elevation
1:100



Proposed West Section
1:100



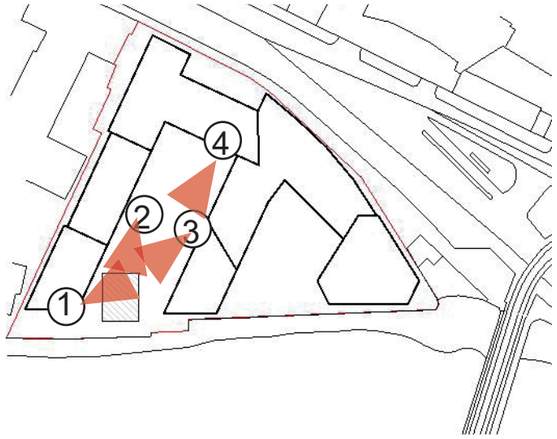
Proposed North Elevation
1:100



Proposed North Section
1:100

4.16.3 Contextual images of River building, and Private Courtyard.

KEY



In the courtyard, salvaged iron columns and beams will be used to form a Pergola. The Pergola will run alongside Block B towards the River. See landscape Design Report for further details.









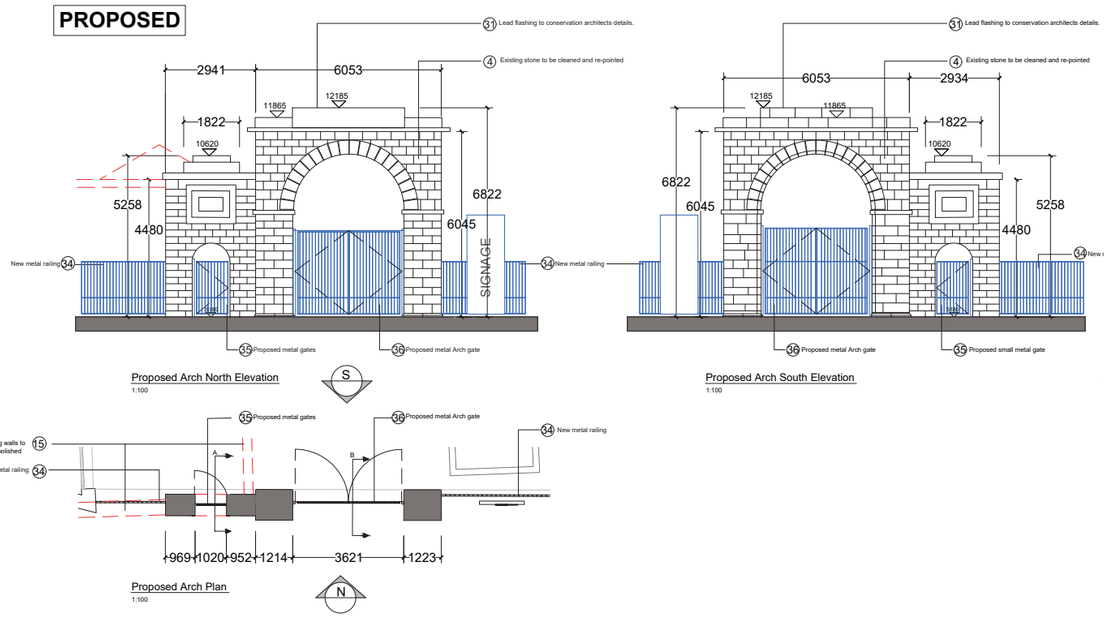
4.16.4 Restoration and Cleaning of Gateway Arch

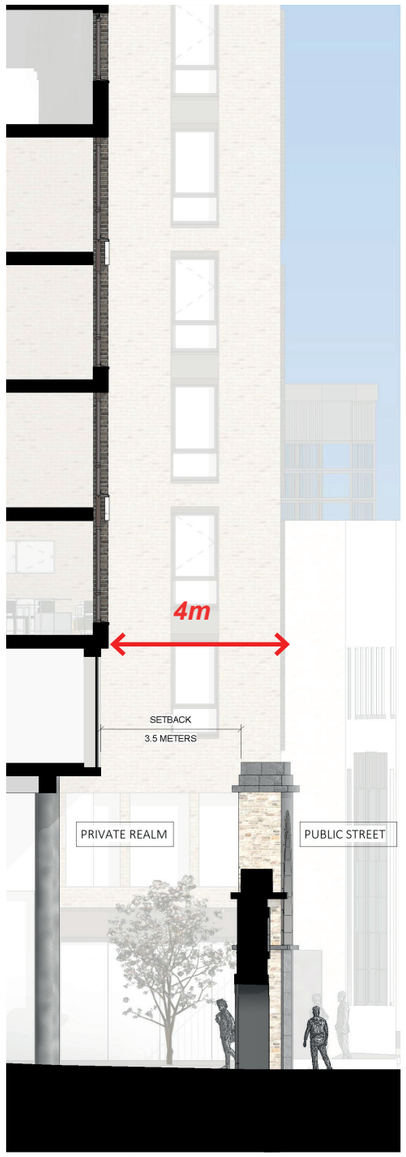
The proposal retains the Arch as the primary residential gateway to the site. It is the focal point of the entrance colonnade that leads to the south facing private courtyard. From this space, controlled access provided to the river Liffey and the river walk. The setting of the Arch will be framed between the two residential wings with the café/retail entrance foyers on either side. The façade of the centre of block C is set back on the upper floors.

The landscaping proposal integrates planting with the existing and new gates to define the threshold between the street and the private realm of the proposal. Further enhancing the setting of the protected structure allows the public and pedestrians to see through the arch to the south facing open space and the river. The east wing of the Arch will be restored to open the former round headed door arch as an out of hours point of entry.
The gates and railings will be simple and elegant made from high quality powder coated mild steel.

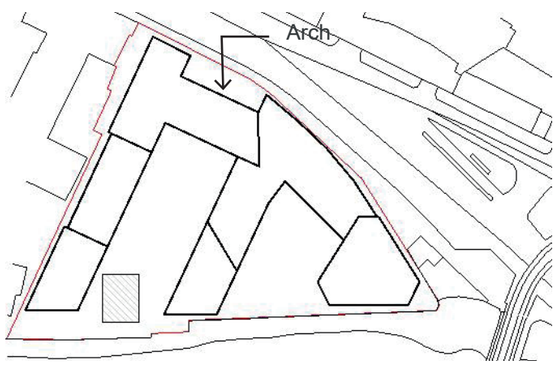


Proposed Setting for Restored Arch





Section through Restored Arch



KEY

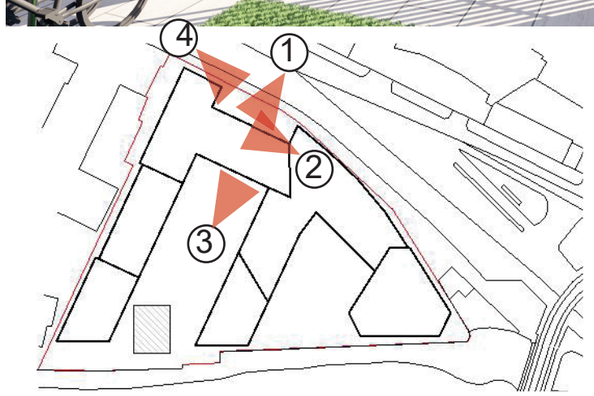
NTS: See drawing :

PGATE-RAU-ZZ-ZZ-DR-A-HTG-31139 - Parkgate St Arch

Contextual images of Arch relationship and setting with proposed buildings







KEY





4.17 Visual Impact

The visual impacts of the design proposal have been clearly demonstrated in the Landscape and Visual Impact Assessment contained within the EIAR. This proposal is identified both singularly and in its master plan context within the setting of its city centre site and urban context.

The buildings are modern yet classically proportioned. The Taller building is located at the apex of the site, on the corner of Sean Heuston and Parkgate Street. The number and position of balconies is controlled in a manner to create a calm and unified facade . This is key to creating an integrated elevation which will appear more vertically detailed to present a corner face.

The facades are a combination of natural limestone (white finish), dark stone, and brick (grey finish) to the Street and riverside facades with brick and render to the internal courtyard and Public open space. The form of the façade is classical in proportion as referenced earlier in this document, and the material of the cladding presents a high quality finish. By having two contrasting materials, the form of the building is broken down into two separate elements. Balconies are simply detailed with glazed and metal balustrades. Windows are high quality aluminum faced timber.

To the river, the buildings step up towards Sean Heuston bridge and the landmark tower that defines the site and continues the process of regeneration of this city quarter with the associated façade stepped in profile so that the balconies are set against the wall of the building. As the building is designed to a 'Build to Rent' model only a proportion of apartments will have their own balcony with others availing of shared roof terraces and internal shared amenity spaces with great aspect and views over the river and the

4.18 Daylight & Sunlight

Full daylight and sunlight access report has been prepared for the application by IN2 and should be referred to in full.

Given that the potential for development to results in impacts on daylight access diminishes with the distance, it is the finding of IN2 analysis the proposed development will have no undue adverse on daylight access within buildings (including any buildings in residential use) in close proximity to the development site.

AMENITY SUNLIGHT

Methodology

The BRE *Site Layout Planning for Daylight and Sunlight* Design Guide provides guidance with regards to sunlighting and shading to external Amenity spaces for new developments.

The guidance recommends "*that for it to appear adequately sunlit throughout the year, at least half (50%) of a garden or amenity area should receive at least two hours of sunlight on 21st March*". The analysis illustrates any areas that do not achieve this requirement as dark green (see sample image in Fig 3.1.1).

Additionally, the guidance notes "If as result of new development an existing garden or amenity area does not meet the above, **and** the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable".

Proposed Amenity Space: PASS
The amenity spaces to Parkgate Street achieve excellent Sunlight availability. The amenity areas achieve 87% sunlight availability for at least two hours on 21st March. The area of complaint amenity space is 2,100m² on the ground floor.

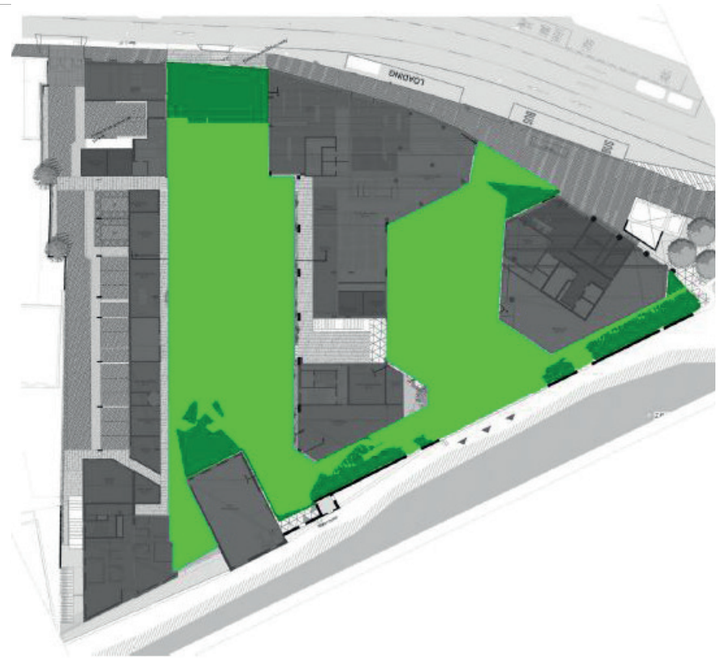


Fig 2.1.2 -Amenity Sunlight Results



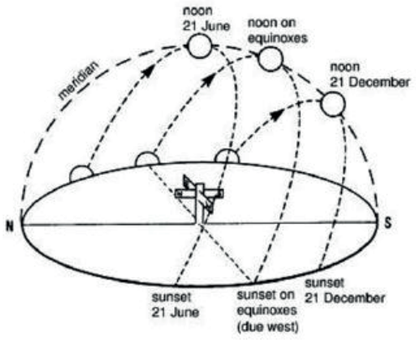


Fig 2.1.1 -Sample Sunlight Image & Sun Path Diagram

4.19 Wind Analysis

A full wind analysis report has been carried out for this application by IN2 and should be referred to in full.

The analysis determines how much the wind may effect the comfort of the user on the ground plane, rooftops and balconies. The results of the analysis informed the design of the amenity spaces and where appropriate, mititgation measures such as screens and planting have been used.

4.20 Environmental Design

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

The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design
Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems
Buildings, gardens and public spaces are laid out to exploit the best solar orientation
The scheme brings a redundant building or derelict site back into productive use
Appropriate recycling facilities are provided

Response: As well as providing homes that are low energy and sustainable apartments the Parkgate Street Development will make good use of land by increasing densities – where the site benefits from good access to public transport. The building is laid out to exploit the optimal solar orientation so that the apartments can make best use of the site aspect. The development of this brown-field site is entirely appropriate in making the most of an urban infill site. The private open space is placed in locations to benefit from solar orientation, the courtyard and garden spaces are south facing

IN2 have completed a Sustainability Statement which is issued under separate cover as part of the application.

The developments location provides an excellent basis with its proximity to transport and amenities as this earns the project a number of points by defaults. The focus is on design matters such as energy performance, water efficiency and the indoor health environment.
The construction phase will require actions including the responsible sourcing of materials that are regionally sourced and with recycled content, plus an active minimisation of construction waste.

4.21 Efficiency (Land / Adaptability / Building Life Cycle)

How will the buildings cope with change?

Response: The apartments are designed to be adaptable, with future-proofing in place to allow for potential modifications in selected areas should same be required down the line, e.g. selected two bedroom apartments are designed to be potentially divisible into two studios. The apartments are designed to be

All apartments are provided with an open plan kitchen, living and dining room. The internal walls in the apartments are designed to be predominantly nonstructural. The majority of apartments within the scheme are generous in area. This allows for easy future adaptations to layouts. The larger two bed apartments in the scheme are designed to be flexible with the option of subdivision into an office space, secondary walk in closet or enlarged living/ dining area.

All dwellings are designed to maximise daylight admittance, and building fabric is highly insulated meeting or exceeding the requirements of the current Part L of the Building Regulations.

Apartment structure minimises air leakage paths, with the provision of mechanical ventilation heat recovery to maintain air quality. Lighting will be high efficiency LED type throughout. Apartments will achieve a minimum BER - A rating.

The principle is the creation of homes that are universally accessible and adaptable over time and meet the changing needs throughout the lifetime of a family, or to meet the varying needs of changing residents.

We have placed a premium on rationalising levels to ensure, where possible, level access is provided, going beyond simple compliance with Part M towards the creation of universally accessible homes.

4.17 Fire Safety Strategy

MSA have undertaken a fire safety review of the design proposals and developed a fire strategy for the development, so as to ensure that the design is in compliance with the requirements of Part B (Fire) of the Building Regulations.

The objective has been to ensure the design being submitted for planning approved is robust in fire safety terms, such that a Fire Safety Certificate can be obtained in due course under the Building Control Regulations without a risk of significant change to the building envelope and uses being proposed.

4.17.2 Design Approach

Commercial (Office/Retail/Assembly)
It is proposed that the design approach for the commercial aspects of the scheme will be in accordance with BS9999: 2008: Code of Practice for Fire Safety in the Design, Management and Use of Buildings (BS9999) BS9999 provides a transparent and flexible approach to fire safety design through the adoption of a structured risk based approach.

Residential (Build to Rent)
It is proposed that the design approach for the residential part of the scheme will be in accordance with TGD-B read in co with BS9999

4.17.3 Fire Protection Systems

Comprehensive fire detection and alarm coverage is being provided throughout each block.

4.17.4 Means of Escape

Sufficient protected staircase capacity is beng provided in each block to satisfy peak occupancy demand and travel distance requirements as determined by reference to TGD-B and BS9999 as appropriate to the risk category.

4.17.5 Compartmentation and Fire Ratings

Floors are to be generally constructed as compartment floors with compartmentation provided between adjoining occupancies and purpose groups.
Fire resistance of elements of structure will generally be 90min to BS 476 Part 22.

4.17.6 Fire-fighting Facilities

Fire-fighting shafts incorporating protected stairs, protected vented lobbies, fire-fighting lifts dry risers are being provided as follows in accordance with BS 9999

4.18 Services and Site Management

Proper management structures will be put in place to deal with refuse disposal, landscape/building maintenance and on-site security issues. To this end the management company will be responsible for the removal of refuse at intervals required from all refuse areas provided at ground and below ground structure for wheelie bin / recycling bin storage. Refer to Operational Waste Management plan for further detailed information.

Refuse storage is provided via a dedicated refuse rooms and recycling areas at ground level accessible from the various lift cores. This space will be easily accessed by tenants, staff and refuse collectors. Staff will bring the bins from the bin store to the designated area for the collectors. Shared recycling facilities will be offered on site, as per DCC planning policy on recycling.

The Waste storage facility will be adequately ventilated to minimise odours and potential nuisance from vermin/flies also taking into account the avoidance of nuisance for habitable rooms above.

AWN waste consultants have completed an evaluation of the requirements for waste based on a weekly waste collection frequency. The waste storage room is designed to accommodate 240L Organic waste bins, 1100L General household waste, 1100LMixed recyclables and WEEE/Batteries/Printer Cartridges recycling.

The waste collection area is designed to accommodate the average waste truck size of 11.8m long – 2.5m wide and with the schedule of collections the most amount of bins to be collected at one time would be 10 no. 1100l bins (1.1m x 1.37m).

5.0 RESPONSE TO AN BORD PLEANALA



Response to ABP Pre Application Consultation Opinion

1. Development Strategy

Further consideration and / or justification of the documents as they relate to block structure; height, scale and mass of the blocks; and the architectural expression and detailing of the blocks, as follows:

Dublin is a low-rise city for the most part. The tall structures which are traditionally visible on the skyline of the city are typically elements of a particular building typology - Church Spires, Industrial buildings such as at Diageo/Guinness- Poolbeg Chimney Stacks and monuments – such as the Wellington Monument and the O'Connell Street Spire.
These structures in themselves are reminders and visual representations of defined periods of social and economic change in the city. The Wellington Monument and the Spire (Previously Nelsons Column) were physical representations of military colonization, Diageo's redbrick towers and chimneys are the embodiment of the industrial revolution and its effect on the landbank of Dublin 8.
The changing context of these structures is a reminder that a city is ever changing, socially, economically and physically. The original context of these structures is dramatically altered. The city grows around them. They have changed is nature and indeed use with time. The viewing centre at the Guinness Storehouse is an example of the reimagining of a structure to segue with its changing context. The history of the lands at Parkgate street are also that of change.



Fig 1 - Guinness factory structure


Fig 2 - Guinness storehouse visitors centre

Movement
The site stands at a unique location, which more than any location experiences significant movement in the city – the Liffey watercourse flows east and is tidal here, the Sean Heuston bridge caters for Luas and pedestrians north to south, the adjacent Frank Sherwin bridge caters for traffic moving north, the Quay roads parallel the Liffeys movement.
Directly opposite and to the North lies Heuston Station, the largest transportation interchange hub in the city. A place of arrival and departure for thousands every day.
The main Irish Courts Building complex sits on Parkgate street at the entrance to Phoenix Park, the largest city park in the world.

Use
It is a triangular shaped plan form, with the Eastern apex facing down the axis of the River Liffey. The high, dramatic and relentless walled perimeter to the south terminates in a round turret like structure at this prominatary location, which lends a breakwater effect to the buildings form.
Previously the lands were a walled demesne, which overtime saw the open space at the river evolve and change to an industrial warehouse type use. Steel, shells and drapery housed in equal measure overtime. Industrial use is a land hungry format, with a large floorplate eating into 3/4 of the sites footprint. Permeability impossible but for a handful of employees and access to the river non-existent.

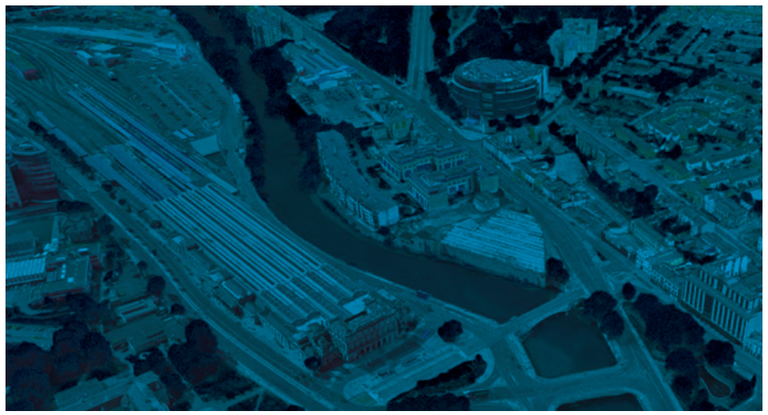

Fig 4 - Site and immediate context


Fig 5 - Dublin skyline (poolbeg chimneys in middle ground)

Context 2020
The sites location, context and aspect on the River Liffey set it apart.
It is visually prominent, from its many vantage points – South Quays, Father Matthews bridge, James Joyce Bridge, Heuston Station, as one enters the city from the west, as one leaves the city up the south quays and as one views the city arriving and departing from Heuston Station.
The special character of structures on the site such as the continuous cut stone wall to the northern boundary, the circular turret at the sites apex and the formal stone archway onto Parkgate Street also identify it as a development site of unique character in the city. The Dublin City Council Development Plan highlights the side as within an SDRA 7, a relatively large area with varying characteristics. In the text relating to SDRA 7 at Paragraph 7 it is stated that 'As a western counterpoint to the Docklands, the Heuston gateway potentially merits buildings above 50 m (16-storeys) in height in terms of civic hierarchy'. It is inevitable that a building of 50 metres or more in height will have numerous visual connections with its surroundings, both local and at some distance, and it would appear to be the intention of the Planning Authority that buildings of this height within SDRA 7 would have a significant role in place making. As is stated in Section 1.2 of the Development Plan: 'Place making is particularly important in the strategic development and regeneration areas'.
What would be an appropriate contemporary use for this site, to fulfil its potential at this juncture in the city and to accord with the SDRA objectives?
It is considered that the site is of such prominence that any development should contribute significantly to the City - in terms of place making, architectural quality and spatial amenity.

Place Making
A new public space and access to the river are considered a primary requisite to achieve this. The site has significant south facing frontage onto the river which is bounded currently by the high stone wall which has very few openings to facilitate daylight penetration. Many potential use types - Commercial Use (Office), Retail Use, Civic and Leisure, would all necessitate large floor plates at the lower floor and ground plane.
This would have the effect of replicating the existing figure ground use which dominates the site and is a physical barrier to any access visual or otherwise to the river. In addition, a deep floor plate of this type over six – seven storeys would create in effect a low massive building structure more appropriate for the courts buildings which has an inherent defensive nature given its function.
This form and massing would result in an impermeable building with limited north facing public realm. A mixed-use scheme affords the ability to have an active use at ground floor which is subservient to residential/commercial use above. The residential footprint is also smaller and more conducive to ensuring increased public realm at the ground plane.

Architectural Quality
This encapsulates many aspects of design:

Legibility:
Arrangement of the plan form and uses to be readily understood – conveying the different types of space – private and public.

Permeability:
Levering the unique location for access to the river and views to Heuston Station and east towards the city.

Contribution to its environs – a conservation area:
The civic nature of the immediate and wider context – buildings such as Dr Steeven's Hospital, Sean Heuston station and its forecourt, Phoenix Park, the Courts Building, Parkgate Street's urban grain, Collins barracks and the Croppy Acre – all contributors to the fabric of this area of the city and its heritage. Any development on the site will be visible from these locations.

Activation of ground floor into Parkgate Street – the public face:
Currently one combined pedestrian and vehicular access provides relief in a continuous solid wall around the site. The elevation to Parkgate Street façade is a continuous painted brick colonnade with no glazing/windows or doors. The elevation onto the river liffey contains several windows in the contiguous outbuilding's and some blocked up smaller window openings, otherwise it is a massive stone edifice facing south and onto Sean Heuston Station

Materiality - elevational treatment:
Materials that resonate with the industrial and civic context – the brick of Diageo/Guinness, Cut stone of Heuston Station and Collins Barracks and the render of Steevens Hospital should be considered and used where appropriate.

Treatment of the land's fabric – Liffey wall, archway and existing structures of character
Incorporating and reusing buildings capable of salvage, their structure and materials should be a prime consideration of interventions and new build including landscape proposals. The stone buildings facades which merge into the southern wall are particularly evocative and merit re use.

Building heights, and slenderness ratio
Development on the lands should facilitate excellent accessible open space. In doing so, the density required to deliver this public realm will only be realistically achieved through an increase in vertical stacking resulting in building heights which exceed that of the surrounding immediate context. The locations of the new structures and the appropriate heights on the lands is a function of several criteria, arising from the visual assessment of the lands in the round from various vantage points in the city – including the City Quays, Montpellier Hill, Croppies Acre, the Phoenix Park, Chesterfield Avenue and St Johns Road (see map below for viewpoints)



Fig 6 - Site and wider context map

How the building height is viewed from distance

Tall structures often appear as silhouettes from distance on the skyline. A function of slenderness ratio - the wider the footprint the greater the height required to appear proportionate. A chimney or spire is an extension of a much more substantial mass below. More recent comparable high-rise structures in the city such as Capital Dock, Liberty Hall and Millennium tower are building forms rising from adjoining buildings 6-18 storeys in height. The tower elements range from between 59 – 79 m in height, are located on waterways which afford a viewing distance setting and embody a vital aspect which informs the slenderness ratio – the vertical tower form is brought to ground.
However, they all fail to provide a primary requisite of appropriate urban form which is a vital and engaging ground floor plane.

How the building height appears in close proximity

High rise structures as an engineering terms demand a resilient base, and typically are anchored visually to more substantial lower rise developments. The more successful typologies are not just visual landmarks but afford a public function – viewing gallery at roof level, significant public realm at the base or public use – retail or civic.
A function of its location, the base of this tower will be subject to view from multiple movement corridors as outlined previously. Its deemed appropriate that the public realm is made visible therefore from the south and north to maximise its use and success in terms of placemaking.
The quality of materials at the base of the tower reflects the civic function, extensive glazing for retail/Food and Beverage, southern aspect to the public realm, hard and soft landscaping commensurate with the use intent.



Figure 7 - View of the proposed 32 storey residential tower which was to form part of a development on OPW lands at St John's Road / Military Road and designed by Paul Keogh Architects for the Office of Public Works. Planning approval was granted in 2005. (image ARC Consultants)



Fig 8 - Liberty Hall - 59m



Fig 9 - Millenium Tower - 67m

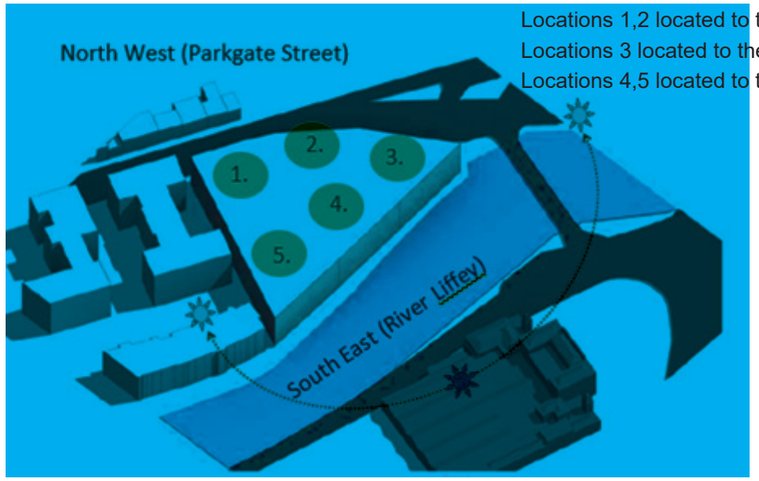


Fig 10 - Capital Dock - 79m

How the building height location on the lands were assessed

The site at Parkgate Street was subject to extensive analysis and review for compliance with the legibility criteria for a tall building from distance –

- where the form can be most legible in its new massing context
- where views created do not adversely affect the defined view corridors in the development plan
- where the form manifests a slenderness ratio most effective on the skyline



Locations 1,2 located to the North of the site (Parkgate Street)
Locations 3 located to the East (Apex of site)
Locations 4,5 located to the South of the site (River Liffey)

Fig 11 - Site Analysis – potential locations for height on the lands

A structure of significant height to the north west of the site (Locations 1 and 5 figure 9) obscures views of the Guinness Buildings as viewed from Chesterfield Avenue.



Fig 12 - View to site from Chesterfield Avenue (Height above 50m in locations 1, 4 and 5 obscure views to Guinness Structures)

A structure of significant height to the North of the site (1 or 2 in figure 9) obscures views of the Wellington Monument from the North Quays.

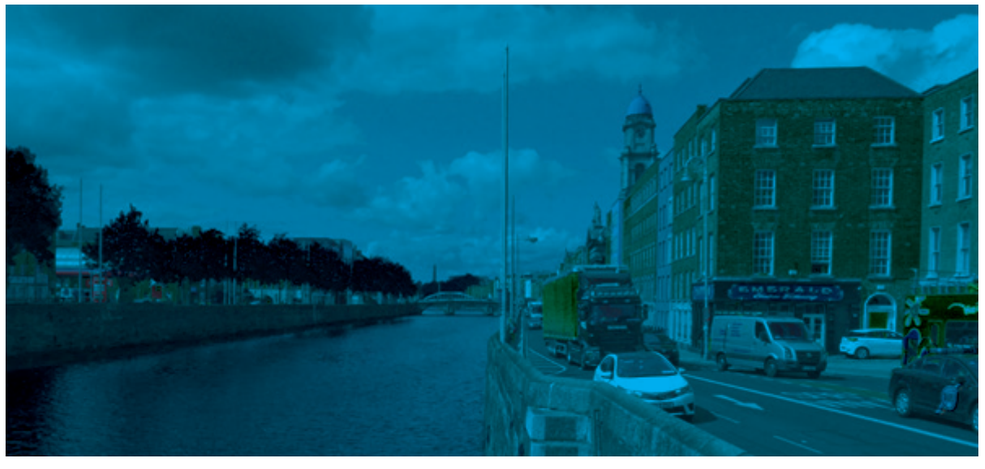


Fig 13 - View to site from Father Matthew Bridge North Quays (Height above 50m in locations 1 and 2 obscure views to Wellington Monument)

A structure of significant height to the south east of the site appears in views with the Wellington Monument from the south quays but does not obscure views until one is at the Guinness Lands entry Gates close to Heuston Station. These views it is submitted do not negatively impact the view of the Wellington Monument and structures could be deemed to be complimentary. For further detailed analysis of the views from distance of the development please refer to the Visual Impact Assessment.

The optimum location for height was deemed to be at the eastern apex of the lands on the basis of the above methodology and for the simple reason that this location on the site best meets the above criteria.

How the building height segues with its context

The lands as outlined previously have a singular location and height on the site would assist in understanding, viewing and navigating the city, with specific reference to the Wellington Monument and the role of the Parkgate St site in the emergence of Heuston Station district as a central Dublin destination.
A detailed review of the site, its context, setting in the city and relationship with the River, informs the design strategy and proposed building heights and locations within the site

- The massing and setting of the buildings take into account the impact on the skyline
- The strategic views towards the Wellington Monument
- The views to the proposed buildings from the North Quays do not block the existing views of the Wellington Monument
- A comprehensive visual impact assessment was prepared to ascertain the impact on the skyline and in particular the impact on the strategic views within the Heuston Gateway strategic framework, 18 views were tested with very significant changes in the visual character of the immediate area surrounding the development and less significant changes in area further from the scheme (see VIA document by ARC consultants for a more detailed analysis of the visual impacts of the scheme)

The scheme as designed has taken a considerable number of design reviews to ensure that the optimum location on the site has been chosen. Furthermore the scheme has been rigorously designed to ensure it accords with the objectives of the SDRA 7 with well-designed public realm and permeability which previously was not possible.
The scale of the proposed development and its prominent location in the city will mean that its existence is likely to result in very substantial changes in the visual character of the immediate area surrounding the development, however it is addressing the objectives of the SDRA, the Development Plan and in particular the Department of Housing, Planning and Local Government Urban Development and Building Heights Guidelines for Planning Authorities (December 2018). The requirement for height and public space is a stated objective of these guidelines. The Daylight and sunlight studies indicate that the scheme accords with the proper design for the scheme and its context. We therefore submit that the use, massing and figure ground of our scheme for Parkgate Street is appropriate for this location and this site. (please revert to report by John worthington and Lora Nicolau for more information)



Fig 14 - View of proposed scheme from F. Sherwin Bridge

• Further justification / consideration of the documents as they relate to the overall block structure and the relationship between the blocks (height / scale / massing / proportions).

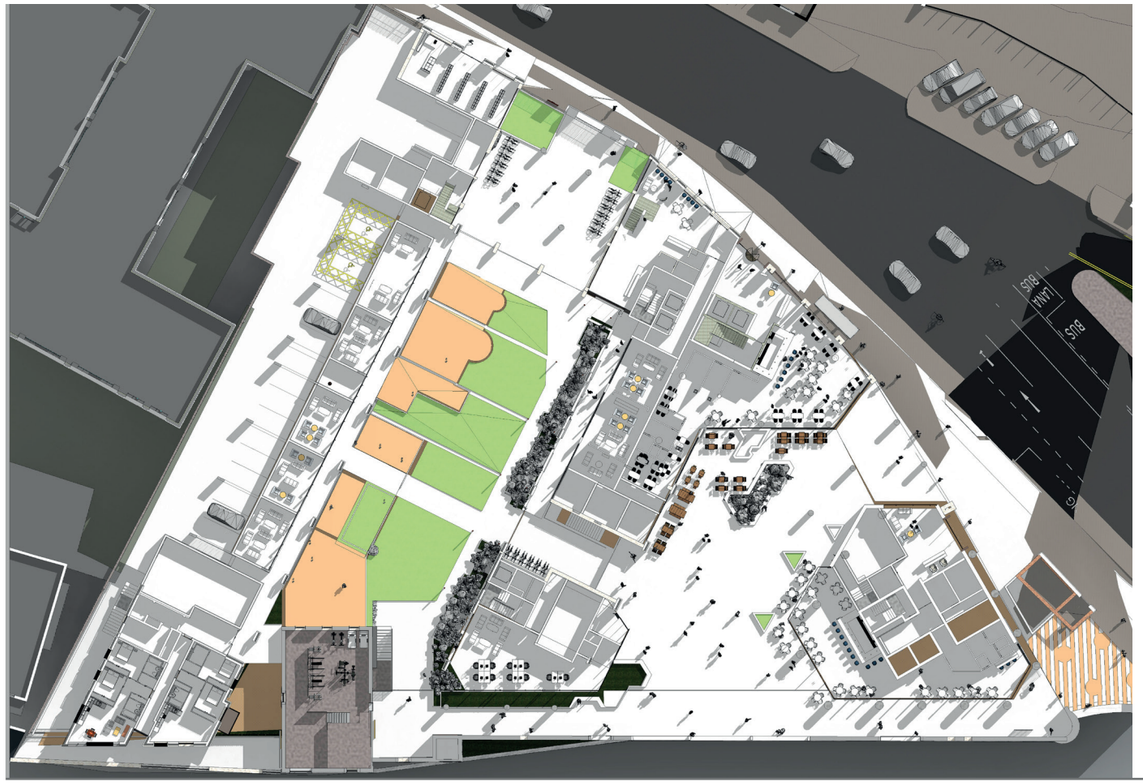
The Hickeys Site is a termination point of the riverside elevation moving west to east at this location. It is also a point of significance in the movement of people, traffic and waterway. Our design response to the the massing seeks to modulate an increase in scale along this elevation to accord with its pivotal location at such a significant national transport interchange.

The adjacent developments to the west of the development site consists of Apartments and Offices which range in height from 6 -7 Storeys – 28m. It is however likely that in time, the office development in particular will be subject to an application for additional floors, given its location in the city. Therefore the scheme has been designed to accord with the future contextual evolution of the city.

The blocks structure in plan form consists of two linear “fingers” of development on a North South Axis with one vertical “finger” created by the tower anchoring the composition on the site at the eastern promonatory.

Moving from west to east, the heights modulate to increase in scale (11 storeys, 15 storeys and 29 storeys) – a city scale for an evolving capital city.

Development on the lands should facilitate excellent accessible open space. In doing so, the density required to deliver this public realm will only be realistically achieved through an increase in vertical stacking resulting in building heights which exceed that of the surrounding immediate context. The locations of the new structures and the appropriate heights on the lands is a function of several criteria, arising from the visual assessment of the lands in the round from various vantage points in the city – including the City Quays, Montpellier Hill, Croppies Acre, the Phoenix Park, Chesterfield Avenue and St Johns Road



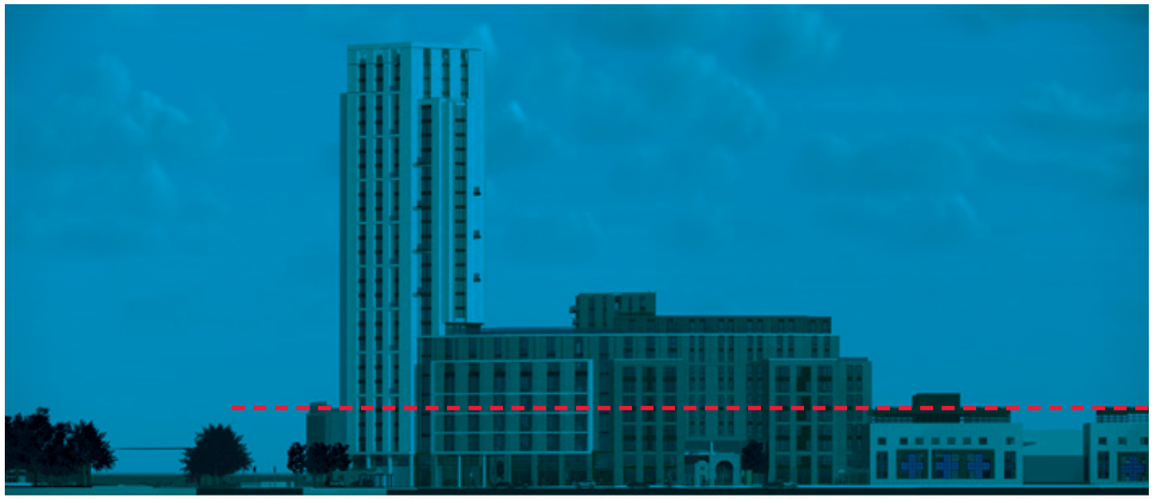


Fig 15 - Elevation to Parkgate Street - Existing Context



Fig 16 - Elevation to Parkgate Street - Likely Future Context

- **Further justification / consideration of the documents as they relate to the overall block structure and the relationship between the blocks (height / scale / massing / proportions).**

- **Parkgate Street to the north**

The Aisling Hotel and Courts Building serve as two visual massing anchors to the street. Recently a significant landbank to the rear of the buildings on the North of Parkgate street has been sold which has potential for a large scale development which change the height context of this side of the city.
The scale of the new buildings onto Parkgate street presents a cohesive and legible block onto the street with two main pedestrian archways into a public space and semiprivate courtyard. The materials and composition has been design to better deliver a level of consistency in terms of architectural expression and materiality.
The uses onto Parkgate Street are office and residential, however the two building uses are harmonious in their meshing of materials, colour and parapet level to ensure a continuous visual connection and a calm façade onto the thoroughfare.



Fig 17 -Parkgate Street - Integration of Archway



Fig 18 -Parkgate Street - New colonnade to Street



Fig 19 -Parkgate Street - looking west



Fig 20 - South Elevation - Contiguous

The River Liffey to the south

The interventions in the Liffey river wall are considered necessary to ensure that there is legibility from the south (Heuston Station) on the public space access and to enhance light penetration into the space. Without these interventions, the wall would remain impermeable. The openings created do not seek to diminish the effect and heritage value of this key aspect of the lands, but rather seek to celebrate the engineering scale and effect of a defensive city wall as one might experience in a naval setting or historic battlement.

The wall also serves as a device in framing the development above, a plinth onto which the new city gateway and new residential community is located. Views to the Hickeys Lands from Heuston Station and the pedestrian/luas bridges frame the river in context with the buildings. The spaces between the buildings open onto the river to afford views facing south and onto the Liffey.

Its been a feature of the design that the elevations onto the river read as vertical elements which change in scale to address the new city scale that such a prominent site demands. The use of materials and colour which are harmonious with the context – beige brick and stone, ensures that there is a legibility to the scheme as one navigates the site.



Fig 21 - View from Heuston Station



Fig 22 - View from Heuston Station (front)

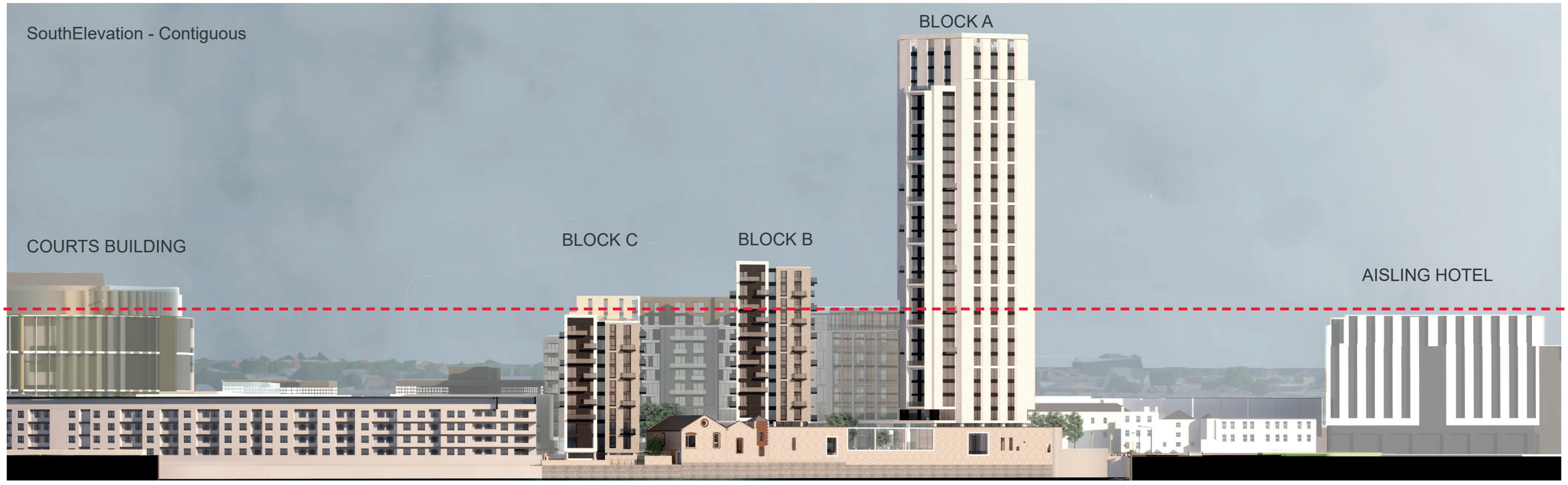


Fig 23 - Riverside Elevation facing South

The River Liffey to the west

The adjacent developments to the west of the development site consists of Apartments and Offices which range in height from 6 -7 Storeys – 28m. It is however likely that in time, the office development in particular will be subject to an application for additional floors, given its location in the city. Therefore the scheme has been designed to accord with the future contextual evolution of the city.
The blocks structure in plan form consists of two linear “fingers” of development on a North South Axis with one vertical “finger” created by the tower anchoring the composition on the site at the eastern promonatory.
Moving from west to east, the heights modulate to increase in scale (11 storeys, 13 storeys and 29 storeys) creating visual interest and a distinctive skyline – a city scale for an evolving capital city.

Relationship with neighbouring buildings to the west

The existing TII office building currently over looks public open space, with the residential scheme to the south over looking river, see diagram below.

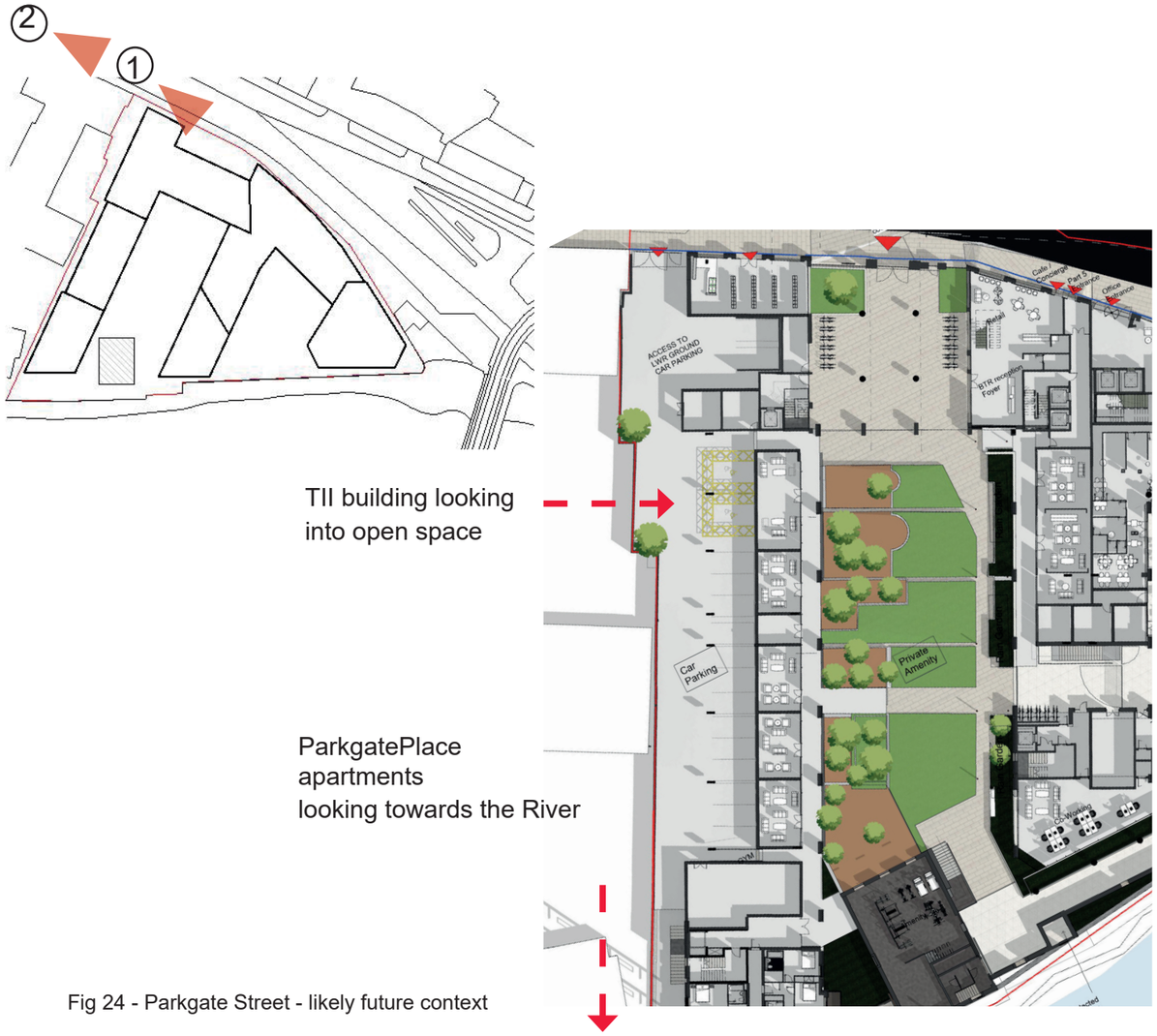


Fig 24 - Parkgate Street - likely future context



Fig 25 - Parkgate Street - View from existing context to West



Fig 26 - Parkgate Street - View of likely future context

Architectural expression and detailing of the Blocks – Block A and B

The two lower blocks of the composition present two tall vertical elevations onto the river Liffey. The elevations represent the ends of the two linear blocks that encloses semi-private courtyard amenity space facing south.

The facades are also divided further into two slender masses within the elevational treatment. The use of a projection in the plan form, materials and colour of the façade enhance the vertical expression with a framing of the living area and balcony spaces to the western side of the elevation. Linear vertical slot windows to the living areas to the eastern side also emphasise the verticality of the façade.

The lower floors located behind the mass of the stone river wall are set back behind the column line with a clear-storey glazing treatment to ensure there is a “break” in the building form at this critical junction.

Projecting balconies have clear glazing to ensure there is an unfussy and legibility to the facades. Brick stone and render are used to ensure contextual materials from the area are used. The two facades are 22m apart and address the change in scale from the existing Parkgate apartment complex, to the verticality of the tower at the lands terminus.



Fig 27 - Elevational Treatment A+B



Fig 28 - Riverside Elevation - facing South

Architectural expression and detailing of the Blocks – The Tower

The 29-storey element has been subject to a rigorous series of design studies in massing and plan form to arrive at the optimum plan form and height that delivers a slenderness ratio which exceeds that set in the DCC Development plan of 1:3.

Materials have been chosen to reflect the scale and mass of the structure – stone cladding to accentuate the verticality of the building lines, chosen for legibility as a construction material, suitably robust for a tall building element.

The buildings structural grid is expressed in the foremost plane of the building façade. This plane is proud of the general stone façade and expresses the true structural lines of force, visually earthing the tower.

Recessed behind this secondary plane is the layer of glazing, purposefully set back from the plane of the stone façade to ensure the façade has depth and is not a shear and characterless.

(Please see chapter on tower evolution)



Fig 29 - Tower Elevation facing East

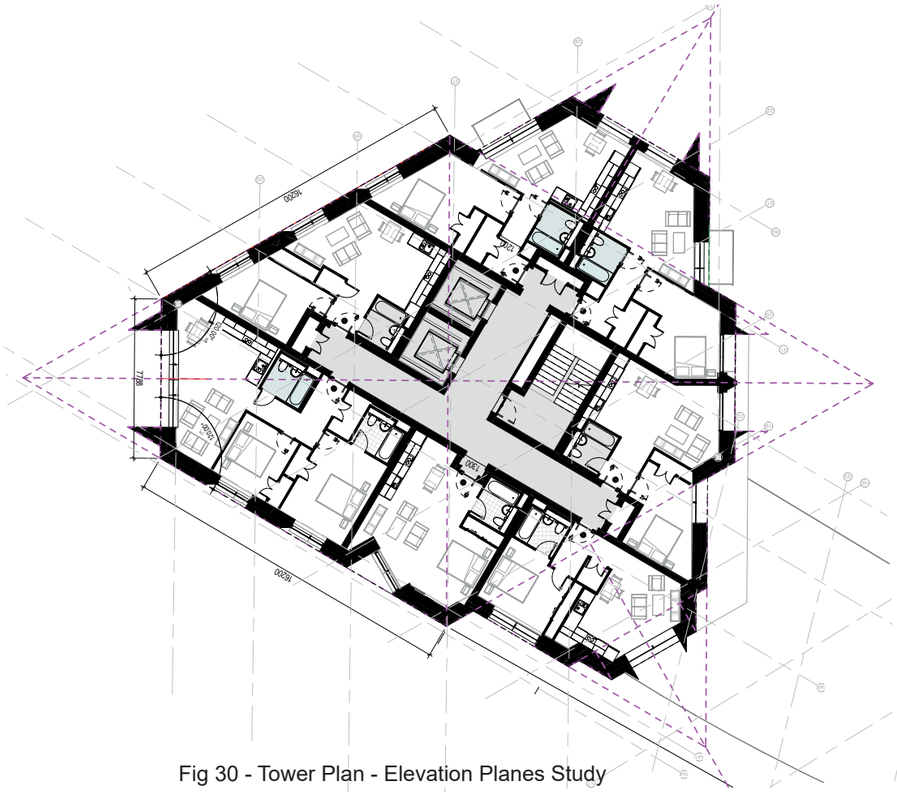


Fig 30 - Tower Plan - Elevation Planes Study



Fig 31 - Tower base and River Wall relationship

Architectural expression and detailing of the Blocks – Parkgate Street Elevation

Arising from commentary and discussions with DCC Planning department the elevational treatment to Parkgate Street has been designed to maintain the distinct curvature of the streetscape and to maintain the existing relationship of the street edge to Parkgate Street.
The base of the tower comes to ground visually separated from the adjoining building base to be legible as the terminus to the streetscape.
The ground floor uses are retail/café/food and beverage and residential amenity and entrance which ensure a lively and engaging series of shopfronts.
The uses above range from residential and commercial offices, housed in a continuous and complimentary façade screen which presents a consistent parapet line to ensure a homogenous and contiguous street elevation.
The incorporation of the stone archway into the elevational composition is carefully considered. The façade and massing behind recessed, to give prominence to the archway. The intention is that the archway reads similarly to a door in a Georgian building, with the decoration and elaboration resting here, whilst the balance of the façade is restrained and neutral by comparison.
The materials and finishes chosen are stock brick and textured stone, high quality durable materials to align with the importance of the street and to ensure suitably robust, durable finishes.



Fig 32 - Parkgate Street - New street elevation - Tower (resi + offices)



Fig 33 - Facade Detail - Parkgate St.(residential)



Fig 34 - Facade Detail - Parkgate St (Offices)



Fig 35 - Tower base and Parkgate St relation ship

Fig 36 - Interface with streets and open spaces at ground level - Parkgate St.



Fig 37 - Interface with streets and open spaces at ground level - Parkgate St.



Fig 38 - Interface with streets and open spaces at ground level - Public Realm



We have previously identified and reviewed the qualities that make the site an exceptional one in the city. It is a matter of fact that height on the site would assist in understanding, viewing and navigating the city, and aid significantly in the emergence of Heuston Station district as a central Dublin destination.
This submission includes a detailed review of the site, its context, setting in the city and relationship with the River, which has informed the design strategy and the architectural character and quality of the design.
The scheme as designed has taken considerable design review to ensure that the optimum location on the site has been chosen.
The scheme has been rigorously designed to ensure it accords with the objectives of the SDRA 7 with well-designed public realm and permeability which previously was not possible.
The scale of the proposed development accords with the objectives of the SDRA, the Development Plan and in particular the Department of Housing, Planning and Local Government Urban Development and Building Heights Guidelines for Planning Authorities (December 2018).
The requirement for height and public space is a stated objective of these guidelines.
In terms of materials, high quality stone and full height glazing systems combine in a carefully crafted vertical ensemble to deliver the slenderness ration required to ensure this development is providing a building of character – this is further framed by the figure ground of the tower plan, which is extruded at high level to deliver a frame which anchors the composition vertically.
Glazing is recessed to ensure there is a play of light across the elevation and balconies project to the east to further strengthen the views of the tower as a linear object.



Fig 39 - Tower Detail



Fig 40 - Parkgate St - Tower Expression

Regard should be had to the need to form a coherent and legible block structure within the site; to respond to the character and traditional architectural quality of the area;

In responding to its context, the building form addresses the river and the street with a figure ground plan formwhich creates visual and physical permeability and a new public space all of which are not possible currently. Currently one combined pedestrian and vehicular access provides relief in a continuous solid wall around the site.The existing elevation to Parkgate Street façade is a continuous painted brick colonnade with no glazing/windows or doors. The existing elevation onto the river liffey contains several windows in the contiguous outbuilding's and some blocked up smaller window openings, otherwise it is a massive stone edifice facing south and onto Sean Heuston Station. The design intent is to create a public space where there will be views to Heuston Station from the North Quays which are not currently available to the public – as there is no public access to the lands west of Sean Heuston Bridge.
Similarly, the design intent is to incorporate and reuse buildings and building elements which are capable ofsalvage, their structure and materials are a prime consideration for interventions, including landscape proposals.
Materials that resonate with the industrial and civic context – the brick of Diageo/Guinness, cut stone of Heuston Station and Collins Barracks and the render of Steeven's Hospital are referenced and used in the proposed new buildings and the claddings systems.



Fig 42 - Public Sp\ace onto River facing South

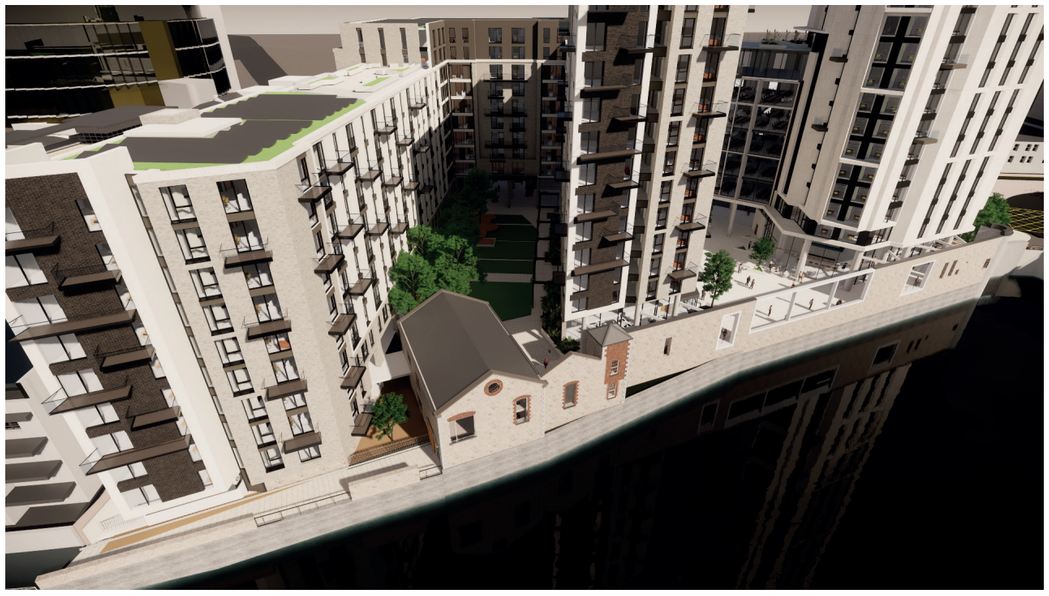


Fig 41 - Block Structure onto River Liffey

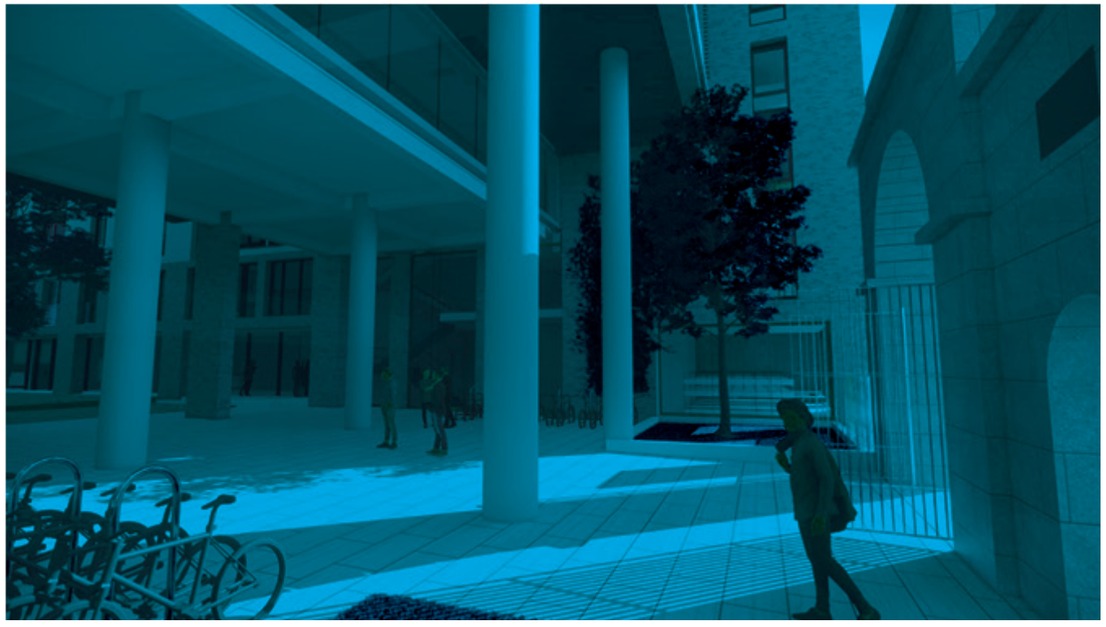


Fig 43 - Parkgate St. - Integration of Archway

To provide a high-quality urban edge to the River Liffey and to Parkgate Street; and for a level of consistency in terms of architectural expression and materiality to create a distinctive character for the development overall.

The scheme design includes a pedestrian walkway that runs the length of the Riverside wall internally on the lands. Interventions in the river wall facilitate daylight access and views from the site to the south. The main heritage elements of the river wall and the outbuildings, the turret and the tower are retained and celebrated with the public space and the creation of a vibrant new context where the elements can be seen, touched and experienced.
As noted previously, the interventions in the Liffey river wall are considered necessary to ensure that there is legibility from the south (Heuston Station) on the public space access and to enhance light penetration into the space.
Without these interventions, the wall would remain impermeable. The openings created do not seek to diminish the effect and heritage value of this key aspect of the lands, but rather seek to celebrate the engineering scale and effect of a defensive city wall as one might experience in a naval setting or historic battlement.
The wall also serves as a device in framing the development above, a plinth onto which the new city gateway and new residential community is located. Views to the Hickeys Lands from Heuston Station and the pedestrian/luas bridges frame the river in context with the buildings. The spaces between the buildings open onto the river to afford views facing south and onto the Liffey.



Fig 44 Building composition - night view



Fig 45 Outdoor Space - Cineman Use



Fig 46 Outdoor Space - Market Use

Fig 47 New Walkway + pedestrian access

6.1 Conclusion

The proposed design described in this report engages with the requirements and recommendations of Dublin City Development Plan. The planning and design of the scheme has been further informed by the advice, comments and recommendations made during various consultation meetings with Dublin City Council Planning Department, Parks, Roads and with the Conservation Officer. A number of adjustments have been incorporated into the design in response to the issues raised.

The proposed development demonstrates a cohesive interaction of the key objectives in relation to height, scale and use mix within the site. The blocks have been designed to create buildings that have a positive intervention to the urban massing of the site and the surrounding area. The new buildings will enhance the architectural quality of the urban city block, re-establish a strong street edge to redefine the scale and fabric of the street in their planning and architectural expression and form active frontages and the mix of uses. The proposal also seeks to sympathetically conserve and integrate historic structures for re-use within the scheme.

Significant additional publicly accessible space has been provided as an appropriate response to the ambition and vision for the redevelopment and rejuvenation of this important city centre development.

Our Clients wish to deliver a best-in-class residential apartment scheme at Parkgate Street by providing an attractive, modern living accommodation built to best-practice for sustainable development. This site benefits from an ideal location for quality residential accommodation due to its' proximity to the strong provision of local amenity and likewise public transport links. The proposed development will further enhance the area via the provision of attractive residential accommodation and active mixed- use spaces.
Our design solution will deliver sustainability best practice in terms of design and construction, in addition to subsequent operations which will be critical (NZEB and LEED compliance). Our Client's sustainability vision is to create spaces that deliver Net Positive impacts economically, socially and environmentally - Positive Places.

We believe that this development meets the required density and has appropriate massing and height for this urban town centre site. The design has been considered in terms of the surrounding environment and will provide the required mix of apartments that reflects the anticipated demographic for the Island Bridge , Arbour Hill and Smithfield area.
Adequate dual aspect ratios, excellent residential amenities, appropriate levels of units per core and internal storage provisions are all met by this design so that the solution is entirely compatible with Residential Design Standards. Whole Life design, durability and security are also all built into the development to ensure the design solution is robust and fit for purpose.

The proposal is an appropriate and successful response to the challenges posed on the site which will further regenerate and reinforce the urban fabric and greatly enhance the evolving architectural renaissance of this part of the city. This is an excellent design in a location suitable for this type of scheme and represents an appropriate landmark architectural expression at Western Heuston Gateway to the city Centre.





6.0 CGI VIEWS






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PARKVYLLE
STORES
PARKVYLLE
STORES
PARKVYLLE
STORES


RANGE ROVER
141-D-6333






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