

DESIGN PROPOSAL PW4



PW4 EXECUTIVE STATEMENT

The PW4 block is a perimeter block that consists of 7 No. back-to-back triplex units, 2 duplex units & a creche. The block plays the important role of enclosing the new St Catherines Park. A site reserved for St. Catherines School extension is masterplanned to continue the park frontage. The block mediates the scale of the SDRA 12 development, helping to knit into the existing residential context. All units are own door accessed and together with the creche provide an activated edged to the St. Catherines Park. Similarly, the triplex units facing south and onto the new entry plaza off St. Catherines Avenue are own door and provide this favourable activation. The facade materials is of high quality with brick the predominate material. A red brick selected to match the neighbouring context and complimentary dark coloured metalwork is proposed.

The PW4 plot will provide the following accommodation: Total Residential Units: 9 Units

2-bed Duplex - 2 No. Units 3-beds - 7 No. triplex Units

Crèche: 275 sqm

Outdoor Play Area 137 sqm

Cycle Parking: 12 Tenant + 3 Creche

Height: 2-3 Storeys

9 UNITS

PW4





222

PW4 FACADE & MATERIALITY

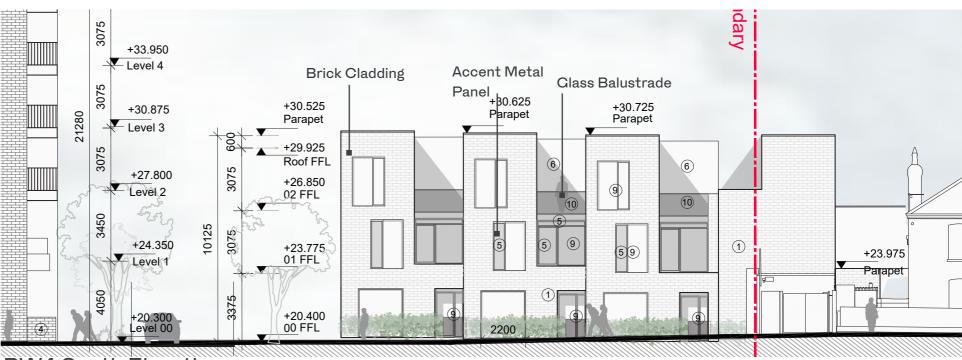
PW4 - FACADE & MATERIALITY

PW4 is designed around the local park; its facade language is simple and incorporates a domestic scale that helps mediates the development with its existing Dublin 8 neighbourhood. A material palette of red brick and bronze colour metal accents provides a robust and quality facade offering.





Reference: Signal Townhouses, London AHMM Architects



PW4 South Elevation



PW4 CRECHE

PW4 - CRECHE

An angled wall creates a small overhang and delineates the entrance. Childcare accommodation rooms are positioned around a secure garden space to the rear. The ground floor accommodates 2 childcare rooms (O-1 years & 1-2 years) with a further 2 rooms (2-3 years & 3-4 years) at the 1st-floor level. All rooms have direct access to external space in the form of ground floor courtyard measuring 92sqm or 1st-floor terrace measuring 54sqm. Ancillary uses including kitchen, bike storage and administration rooms are located with the total GFA amounting to 275sqm. The facade treatment shares the materiality of PW4 with brick the predominate material.





View of St. Catherines Park looking towards the creche



View of St. Catherines looking towards PW4 triplex's

PLAYER WILLS BLOCK 4 COURTYARD

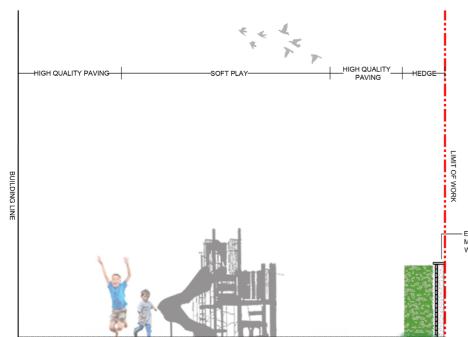
CONCEPT DESIGN

SUNLIGHT:63%

AREA PROVIDED: 111 sq M



Reference Image



Keyplan Creche Garden with Soft play Communal open space required 800

Section

PLAYER WILLS BLOCK 4 COURTYARD







Reference Image



Reference Image

SUNLIGHT ANALYSIS

BLOCK PW4

Communal Open Space Required -85sqm Communal Open Space Provided -111sqm % Over BRE Requirement 63% or 70sqm



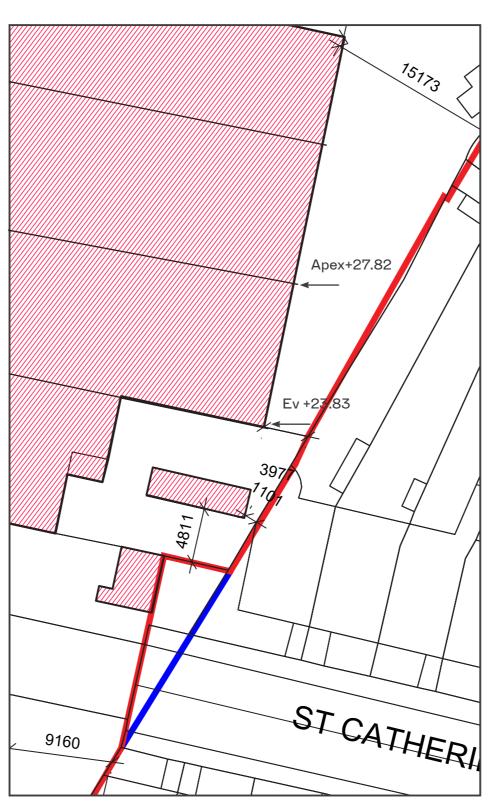
BOUNDARY INTERFACE

NEIGHBOURING RESIDENCE PRIVACY

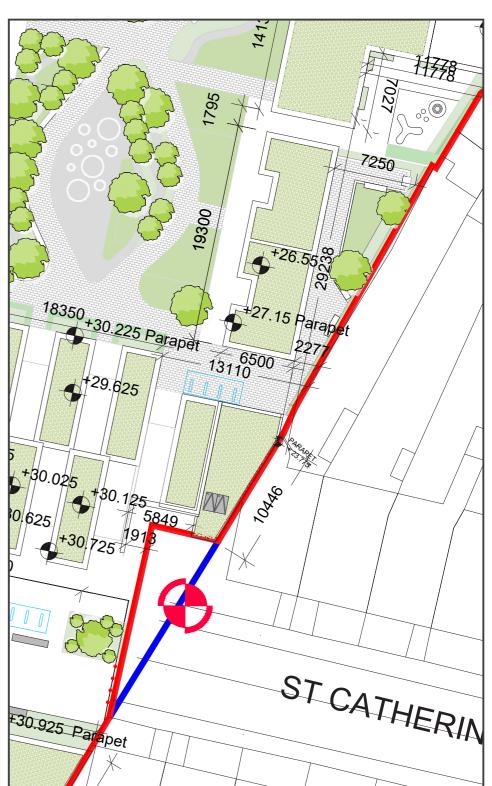
An industrial shed sits close to the current boundary. Duplex units are proposed and their site position, relationship to the boundary, together with their parapet and shed ridge height is similar. To remove any sense of overlooking windows on 1st-floor level are limited to secondary only with obscure/frosted glass proposed.



Current site boundary showing upper windows in close proximity to the site boundary.



EXISTING BOUNDARY CONDITION



PROPOSED BOUNDARY CONDITION



PW5 EXECUTIVE STATEMENT

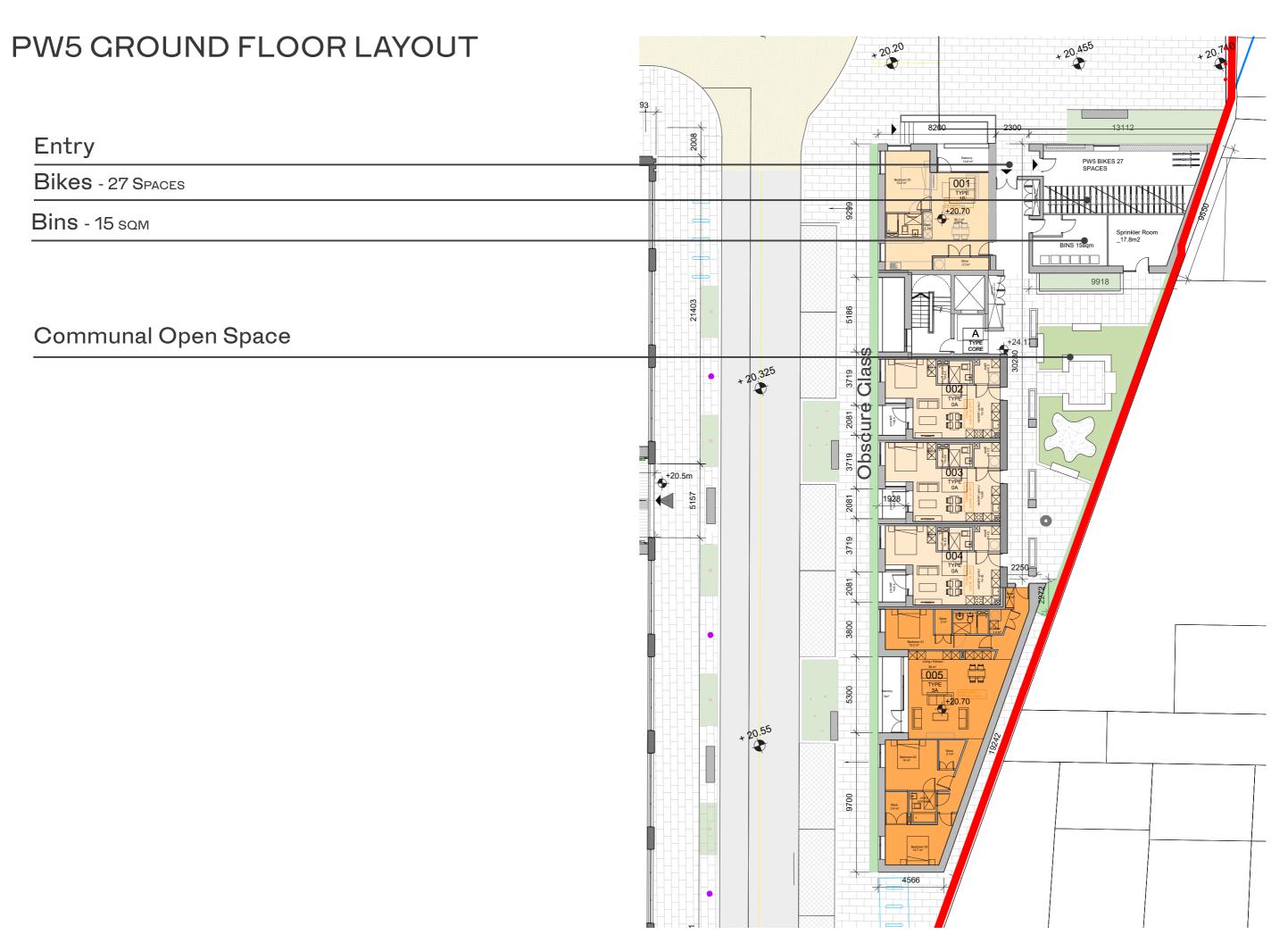
The PW5 block is a perimeter block consisting of 21 courtyard or gallery access units. The PW5 block steps up in scale from 3 storeys at its St. Catherines interface to 4 storeys fronting the entry street and the Factory. In doing so, it mediates the change in scale from the surrounding context to the proposed SDRA lands. The proposed materiality is of high quality with brick the predominate material. Referencing and echoing the sites industrial past, metalwork detailing is introduced to articulate the facade. A buff brick selected to match the factory building and complimentary dark coloured metalwork is proposed.

The PW5 plot will provide the following accommodation:
Total Residential Units: 21 Units
Studios - 12 Units
1-bed - 1 Unit
2-bed - 5 Units
3-beds -3 Units
Cycle Parking: 27
Height: 3-4 Storeys



PW4

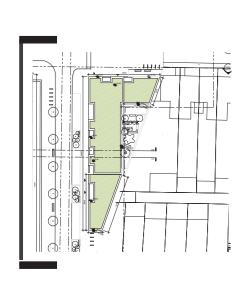




The PW5 facade is designed in a contemporary industrial style to engage with the existing Player Wills Factory building and the new additional floors. A complimentary buff brick is juxtaposed with delicate metalwork detailing which references the industrial past and the materiality of the old warehouse buildings and surrounding neighbourhood.



PW4 FACADE & MATERIALITY







Reference : Expressed Metal & Brick

BLOCK PW5

Reference: Expressed Metal Detailing, St Vincents Hospital, STW Architects



PW4 FACADE & MATERIALITY

View looking from St Catherines Avenue towards PW5 & PW1



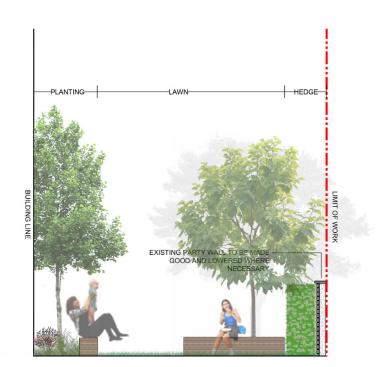
PLAYER WILLS BLOCK 5 COURTYARD

CONCEPT DESIGN

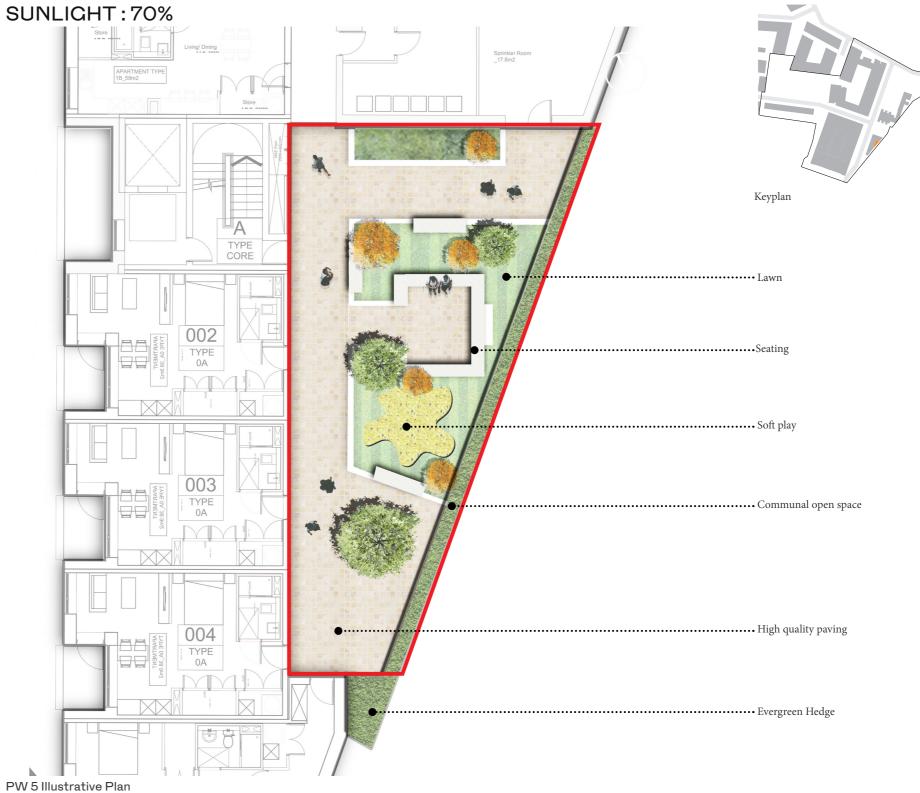
AREA PROVIDED: 167 sq M



Reference Image



Section





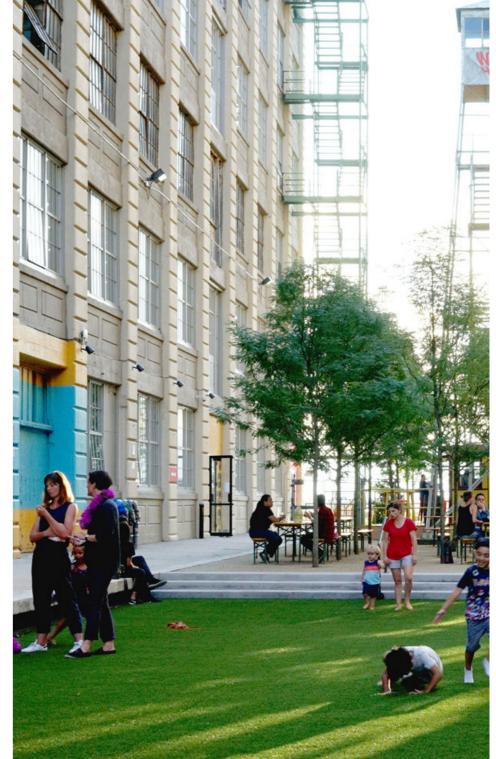
PLAYER WILLS BLOCK 5 COURTYARD



Reference Image



Reference Image



Reference Image

SUNLIGHT ANALYSIS

BLOCK PW5

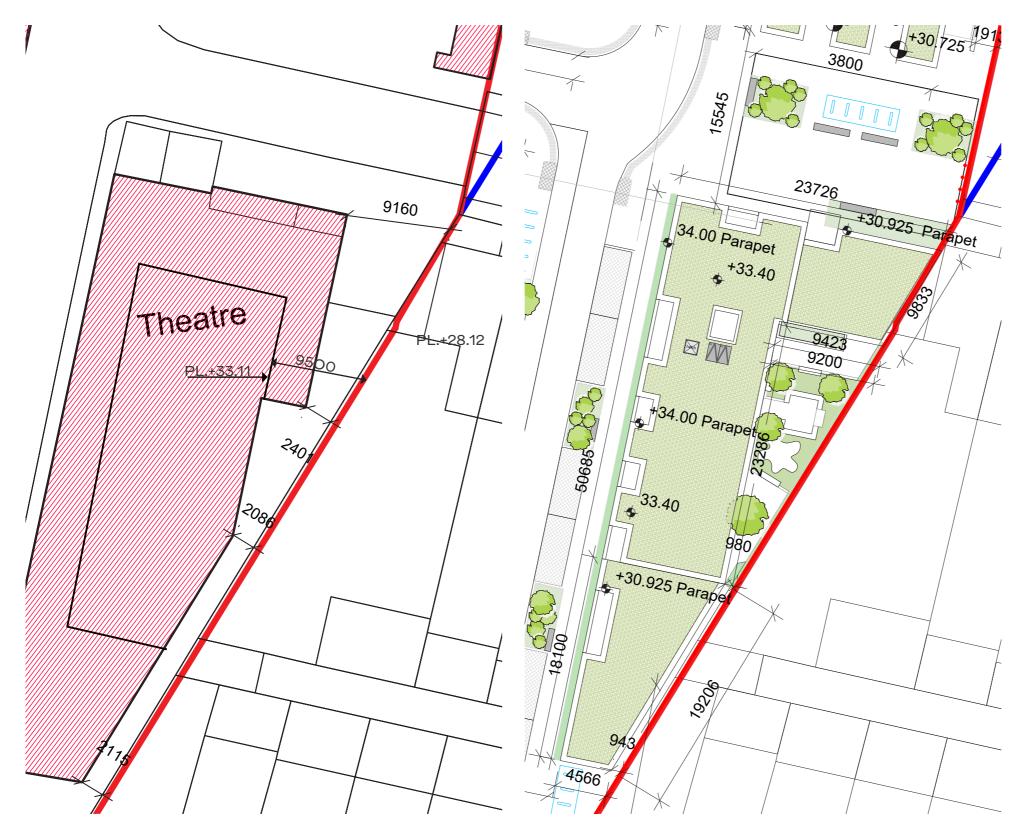
Communal Open Space Required -103sqm Communal Open Space Provided -167sqm % Over BRE Requirement 70% or 117sqm



BOUNDARY INTERFACE

EXISTING BOUNDARY CONDITION

N.T.S



PROPOSED MASSING

The proposed massing broadly coincides with the current site structure with the north/eastern section reduced in scale creating an appropriate relationship with the adjoining St Catherines neighbour.

PROPOSED BOUNDARY CONDITION N.T.S

BOUNDARY INTERFACE

NEIGHBOURING RESIDENCE PRIVACY

To ensure the privacy of the adjacent residence is maintained, and in the case of PW5 improved when compared with the existing site situation, the access gallery of PW5 is clad in brick, perforated brick and green wall. The selected materials will obscure the view and mitigate against light spillage whilst the green wall will provide a softening backdrop. Additional screen is provided by the buffering courtyard and proposed tree screening.







Gallery Elevation



| Job Name: Schedule: Revision: | PW SITE RESIDENTIA | L MIX AND DENSITIES | | | | 2020 12 08 | | | | | | | | | Hen | iry J L | .yons | 5 |
|-------------------------------------|---|--|--|---|----------------------------------|----------------------------|---|--------------------|-------------|-------------------------------------|--------------------|----------------------------------|----------------------|----------------|---------------------|--------------------------------------|-------------|--------------|
| | Levels | Ancilliary Community/ (SQM) Cultural | Commercial Other Uses (SQM) | Residential BtR Ar GFA (SQM) (SQM) | | Shared Living Dedicated | Shared Living Shared Kitchen/Dining Living | Units Per Level | Studio | | | Bed 3 Bed Iperson) (5person | 3 Bed (6person) | | (2 Trplex (Bed) | 3 Shared- E Living Room | Oual Aspect | |
| | B1 | (SQM) | | | | Amenity(SQM) | (SQM) Facilites (SQM) | | | | | | | | | | | |
| _ | 0 | | 0 1714 | 225 2652 | 0 285 610 0 | | 0 0 0 276 2 | 0 69 | | 1 5 | 0 | 0 | 1 | 0 | 0 | 0 62 | 3 | |
| W 1 | 2 2 2 | 0 | | 2649 2212 | 650 0 0 0 | 27 | 0 276 2 77 237 2 | | | 1 5 2 2 | 0 | 0 1 | 1 | 0 | 0 | 0 62 0 58 | 3 2 | |
| BLOCK PW 1 | 4 | 80 | | 2193 504 | 0 0 | | 0 247 2 0 0 | 6 64 0 7 | : | 2 2 2 | 0 | 1 2 | 0 | 0 | 0 | 0 58 | 2 | |
| 표 | 6 | | | 504 504 | 0 0 | | 0 0 | 0 7 | | 2 3 | 0 | 2 | 0 | 0 | 0 | 0 0 | 4 | |
| | Subtotal 8 | 502 852 | 0 1714 | 84 11527 | 43 0 1303 285 | 27 | | 0 | 11 | 2 23 | 0 | Q | 4 | 0 | 0 | 0 240 | 22 | |
| | Subtotal | 302 032 | 0 1/14 | 11327 | External Terraces | 45 | | o . | 1 | 2 23 | · · | Ü | 7 | Ü | 0 | 0 240 | 22 | |
| PW1 | TOTAL | TOTAL RESIDENTIAL GFA | 14,536 | Total S | hared Living Amenity | 72 | 77 | Total Apartme | ents | | | | | | | 47 | | |
| PW1 PW1 | TOTAL | TOTAL GFA exc. Ancillary TOTAL GFA Inc. Ancillary | 17,128 | | | | | | | Total Units 287 Total Bedspaces 362 | | | | | | | | |
| FWI | IOTAL | | | | | | | | | | 110 | | | | to. | | | |
| | Levels | Ancilliary Community/ (SQM) Cultural (SQM) | Commercial Other Uses (SQM) (SQM) | Residential BtR Ar GFA (SQM) (SQM) | nenity BtR Facilites (SQM) | | Shared Living Facilites | Units Per Level | Studio | 1 Bed 2 Be pers | | Bed 3 Bed Iperson) (5 person | 3 Bed) (6person) | Duplex Bed) | | | Oual Aspect | |
| | B2 B1 | 5361 | 672 | | | | (SOM) | | | | | | | | | | | |
| | 0 | 5116 139 | 340 621 | 2394 | 380 163 | | 20 | 0 27 | | 17 | | 8 | | 2 | | | 9 | |
| | 2 | | | 3439 3183 | 0 0 | | | 0 45 0 41 | | | | 10 | | 5 | | | 16 19 | |
| | 3 | | | 3183 3183 | 0 0 | | | 0 41 0 41 | | | | 10 10 | | 5 | | | 19 19 | |
| 24 | 5 | | | 3183 2259 | 0 0 57 0 | | | 0 41 0 29 | | 2 17 | | 10 5 | | 5 | | | 19 17 | |
| W | 7 8 | 98 | | 2259 1147 | 0 0 | | | 0 29 0 16 | | 2 17 13 | | 5 3 | | 5 | | | 17 10 | |
| BLOCK PW 2 | 9 | | | 1147 1147 | 0 0 | | | 0 16 0 16 | | 13 13 | | 3 | | | | | 10 10 | |
| | 11 12 | | | 1147 1147 | 0 0 | | | 0 16 0 16 | | 13 13 | | 3 | | | | | 10 10 | |
| | 13 14 | | | 1147 1147 | 0 0 | | | 0 16 0 16 | | 13 13 | | 3 2 | | 1 | | | 10 10 | |
| | 15 16 | | | 555 340 | 0 0 | | | 0 6 0 2 | | 3 | 2 | | | | 1 | | 4 2 | |
| | 17 18 | | | 179 | 73 0 | | | 0 1 0 | | | 1 | | | | | | 1 | |
| | Subtotal | 10821 0 | 0 340 1293 | 32186 | 510 163 | | 24 | 3 415 | 1 | 6 268 | 5 | 87 | | 38 | 1 | | 212 | |
| PW2 | TOTAL | TOTAL RESIDENTIAL GFA TOTAL GFA exc. Ancillary | 33,102 | | | | | Total Bedspac | es | | | | | | | 1163 | | PLAYER WILLS |
| PW2 PW2 | TOTAL | TOTAL GFA Inc. Ancillary | 34,735 45,556 | | | | | | | | | | | | | | | ER V |
| | | | | | | | | | | | | | | | | | | PLAY |
| | Levels | Ancilliary Community/ Cr (SQM) Cultural (S | reche Commercial Other Uses QM) (SQM) (SQM) | Residential BtR Ar GFA (SQM) (SQM) | nenity BtR Facilites (SQM) | | | Units Per Level | Studio | 1 Bed 2 Be | ed (3 2 son) (4 | Bed 3 Bed Iperson) (5 person) | 3 Bed (6person) | Duplex Bed) | (2 Trplex (Bed) | 3 [| Oual Aspect | |
| > | | (SQM) | 167 0 | 454 | | | | 9 | | | | | | | 2 | 7 | 9 | |
| BLOCK PW | 1 | 0 | 108 0 | 440 182 | | | | 0 | | | | | | | 2 | , | , | |
| BLC | Subtotal | 44 0 | 275 0 | 1076 | 0 0 | | | 9 | (| 0 0 | 0 | 0 | 0 | 0 | 2 | 7 | 9 | |
| PW4 | TOTAL | TOTAL RESIDENTIAL GFA TOTAL GFA exc. Ancillary | 1,076 1,351 | | | | | Total Bedspac | es | | | | | | | 50 | | |
| PW4 | TOTAL | TOTAL GFA Inc. Ancillary | 1,395 | | | | | | | | | | | | | | | |
| | | Ancilliary Community/ Cr | reche Commercial Other Uses | Residential BtR Ar | nenity BtR Facilites | | | Units Per | Studio | 1 Bed 2 Be | ed (3 2 | Bed 3 Bed | 3 Bed | Duplex | (2 Trplex (| 3 [| Oual Aspect | |
| | Levels | | QM) (SQM) (SQM) | GFA (SQM) (SQM) | | | | Level | | | | | | | | | | |
| ≥ 2 | 0 | 82 0 | 0 0 | 327 430 | | | | 5 6 | : | 3 1 | | 2 | | 1 | | | 1 2 | |
| BLOCK PW | 2 | 0 | 0 0 | 430 235 | | | | 6 | : | 3 | | 2 1 | | 1 | | | 2 | |
| Δ. | Subtotal | 82 0 | 0 0 | 1422 | 0 0 | | | 21 | 1 | 2 1 | 0 | 5 | | 3 | 0 | 0 | 7 | |
| PW5 | TOTAL | TOTAL RESIDENTIAL GFA | 1,422 | | | | | Total Bedspac | es | | | | | | | 64 | | |
| PW5 | TOTAL | TOTAL GFA exc. Ancillary | 1,422 | | | | | | | | | | | | | | | |
| PW5 | TOTAL | TOTAL GFA Inc. Ancillary | 1,504 | | | | | | | | | | | | | | | |
| | | Anaillian Community/ Co | | Residential BtR Ar | nenity BtR Fac. | Shared Living | Shared Living Shared | | | | | | | | | Shared- | | |
| | | Ancillary Cultural Cr | reche Commercial Other Uses QM) (SQM) (SQM) | GFA (SQM) (SQM) | | Amenity (SQM) | Common (SQM) Living Facilites (SQM) | | Studio (2P) | 1 Bed (2P) 2 Be | ed (3P) 2 | Bed (4P) 3 Bed (5P | 9) 3 Bed (6P) | Duplex P) | (4 Triplex (6 | Snared- SP) Living Unit C (1P) | Oual Aspect | |
| ocks | | 11449 852 | 275 2054 1293 | 46211 | 1813 448 | 27 | | 1 | 40 | 0 292 | 5 | 100 | 4 | 41 | 3 | 7 240 | 250 | |
| TOTAL ALL BLOCKS | | | | | External | | O APARTMENT MIX | | 8% | | 1% | | | | | % | 51% | |
| OTAL A | TOTAL | TOTAL RESIDENTIAL GFA | 50,136 | Total S | Terraces hared Living Amenity | 72 | _ | | | | | | | | | | 3270 | |
| | TOTAL GFA exc. Ancillary 54,610 TOTAL TOTAL GFA inc. Ancillary 66,059 | | | | | | TOTAL NUMBER OF APARTMENTS 492 | | | | | | | | | | | |
| | TOTAL TOTAL | TOTAL GFA inc. Ancillary TOTAL NON RESIDENTIAL G | TOTAL NUMBER OF UNITS TOTAL AMENITY SQM | | | | | | | | | | 732 2261 | | | | | |
| | | | | TOTAL BEDSPACES AMENITY PER BEDSPACE S | | | | | | | | | | | | | | |
| | | | | AMENITY PER UNIT SQM | | | | | | | | | | | | | | |