



# DESIGN PROPOSAL PW4

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# 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

# PW4 GROUND FLOOR LAYOUT

Creche

Duplex unit

Communal Open Space

St. Catherines Park

Bin & Bike Store

Back-to-Back Triplex

St Catherines Entry Plaza

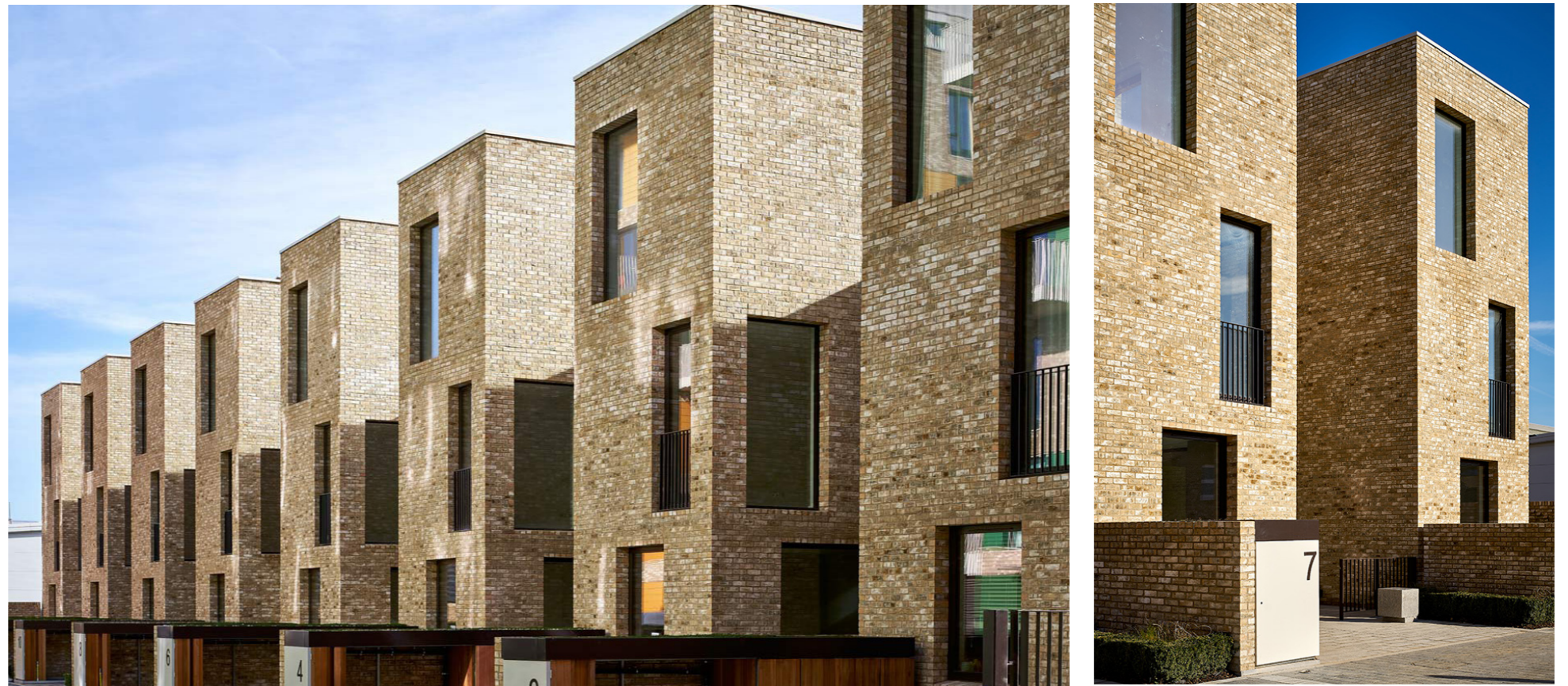
Level 00



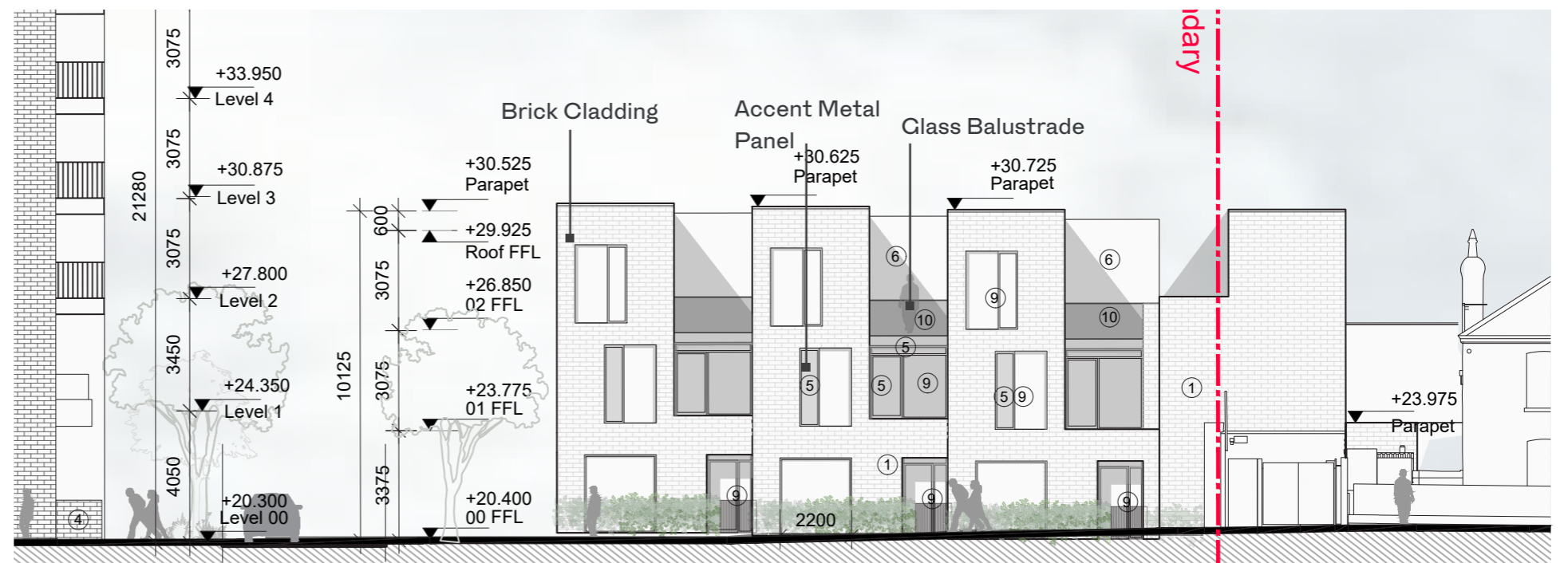
# PW4 FACADE & MATERIALITY

## PW4 - FACADE & MATERIALITY

PW4 is designed around the local park; its facade language is simple and incorporates a domestic scale that helps mediate 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



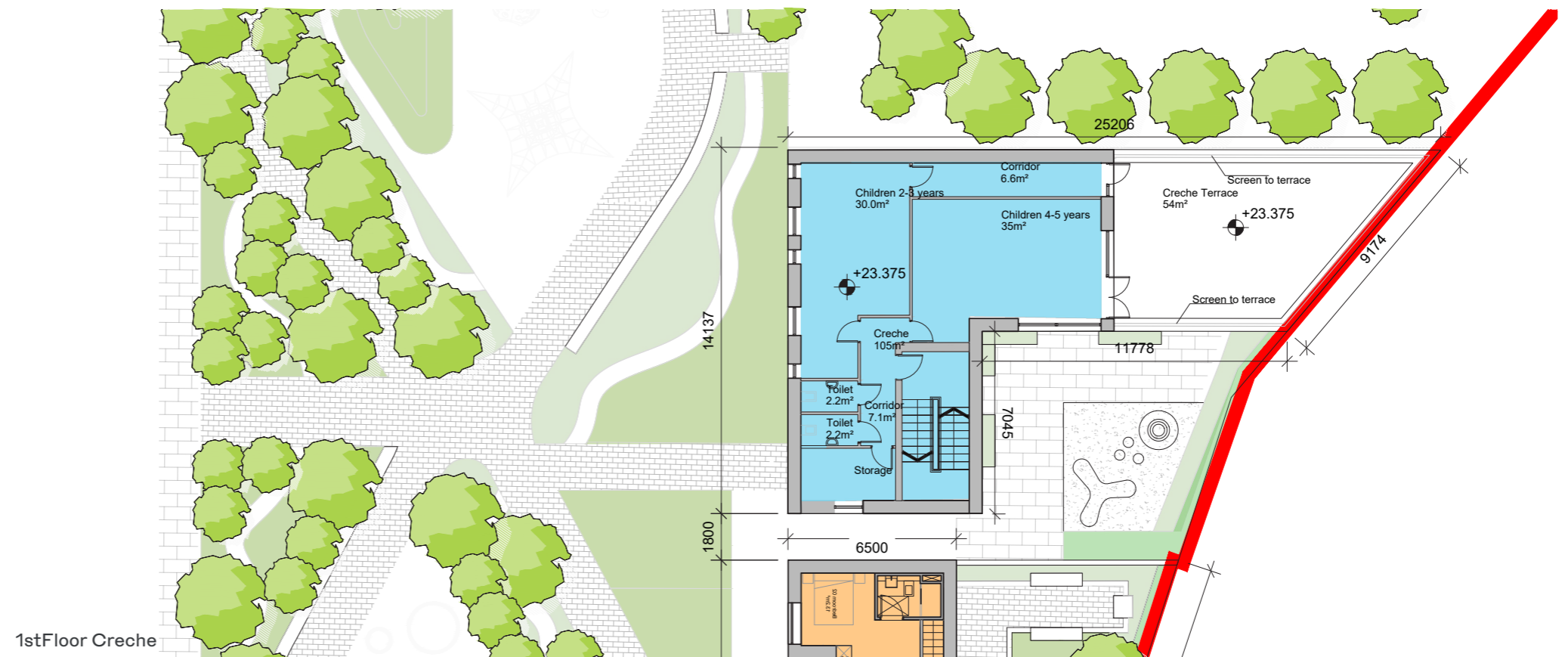
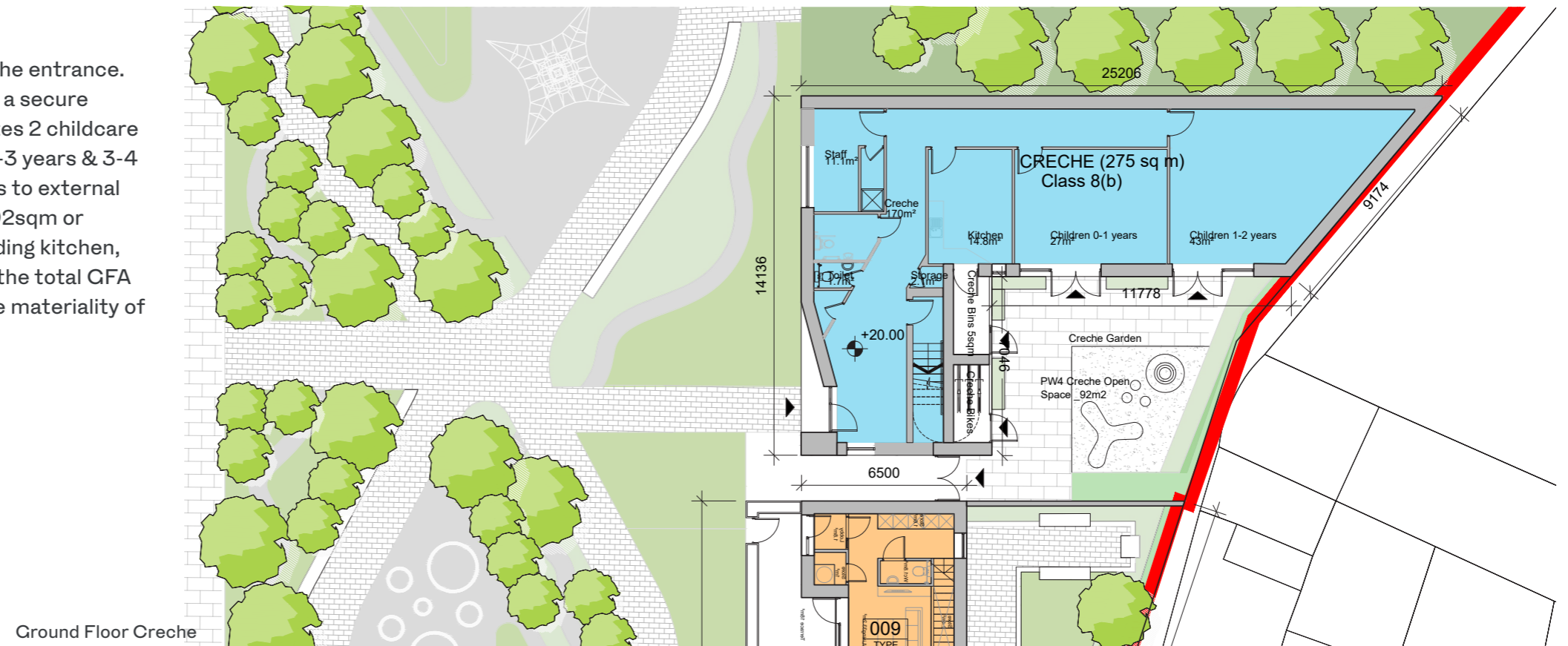
PW4 South Elevation



# 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 (0-1 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

AREA PROVIDED: 111 sq m

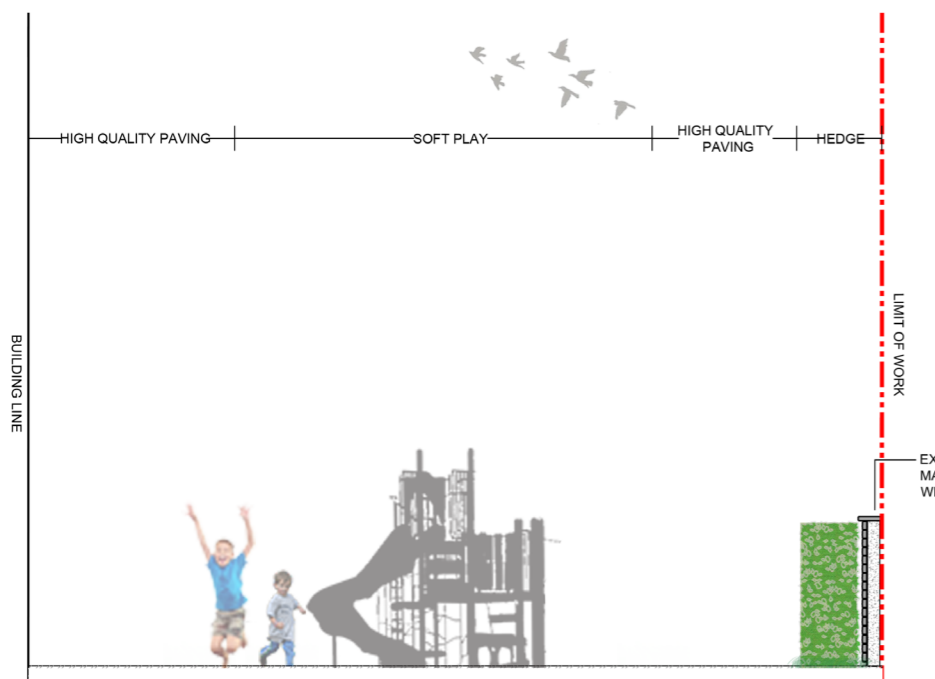
SUNLIGHT :63%



Reference Image



PW Illustrative Plan



Section



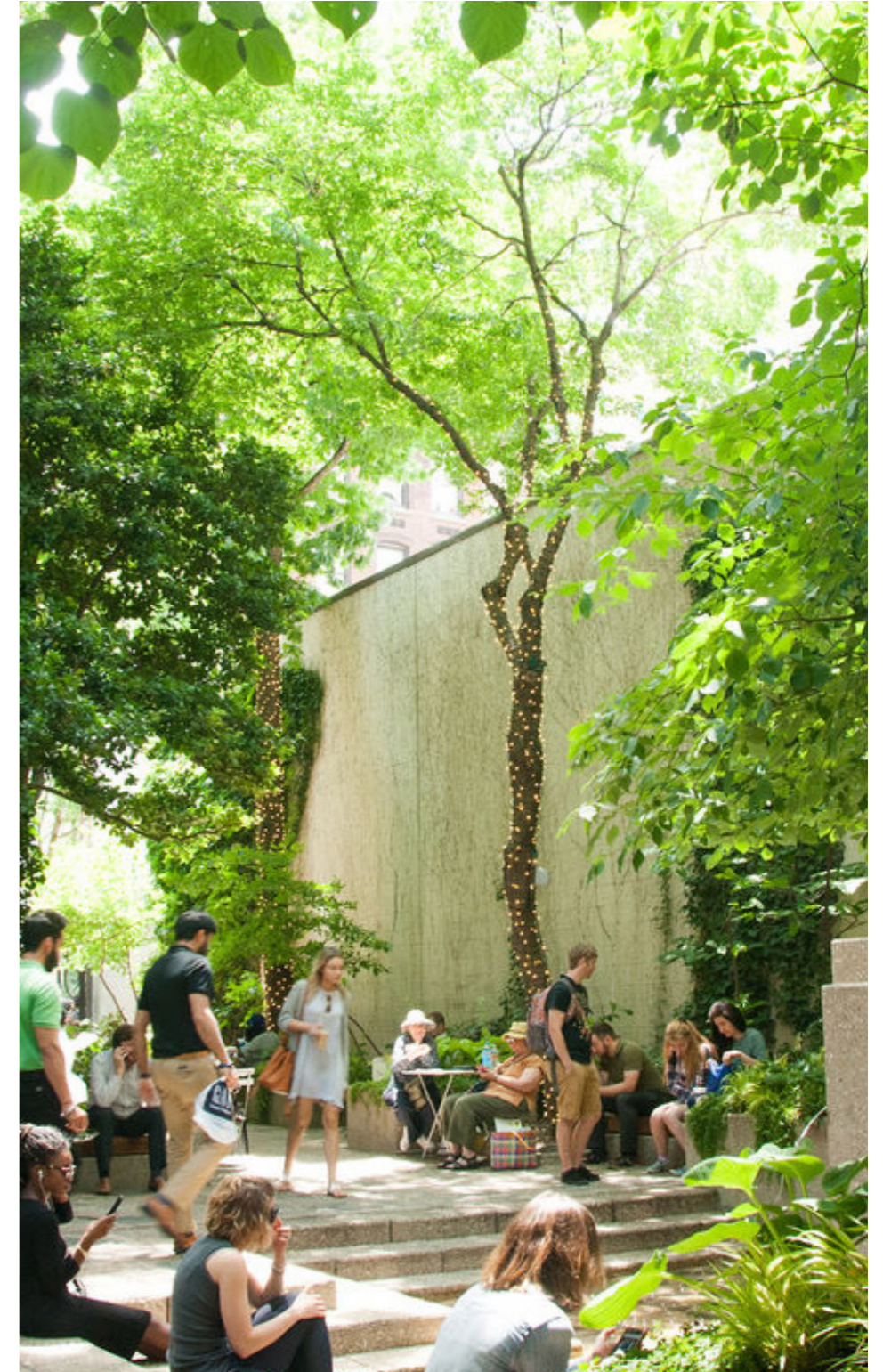
# PLAYER WILLS BLOCK 4 COURTYARD



Reference Image



Reference Image



Reference Image

# SUNLIGHT ANALYSIS

## BLOCK PW4

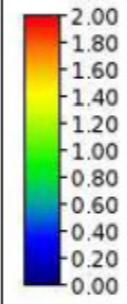
Communal Open Space Required -85sqm

Communal Open Space Provided -111sqm

% Over BRE Requirement 63% or 70sqm

21/Mar - 00:00 to 21/Mar - 23:00

Hours



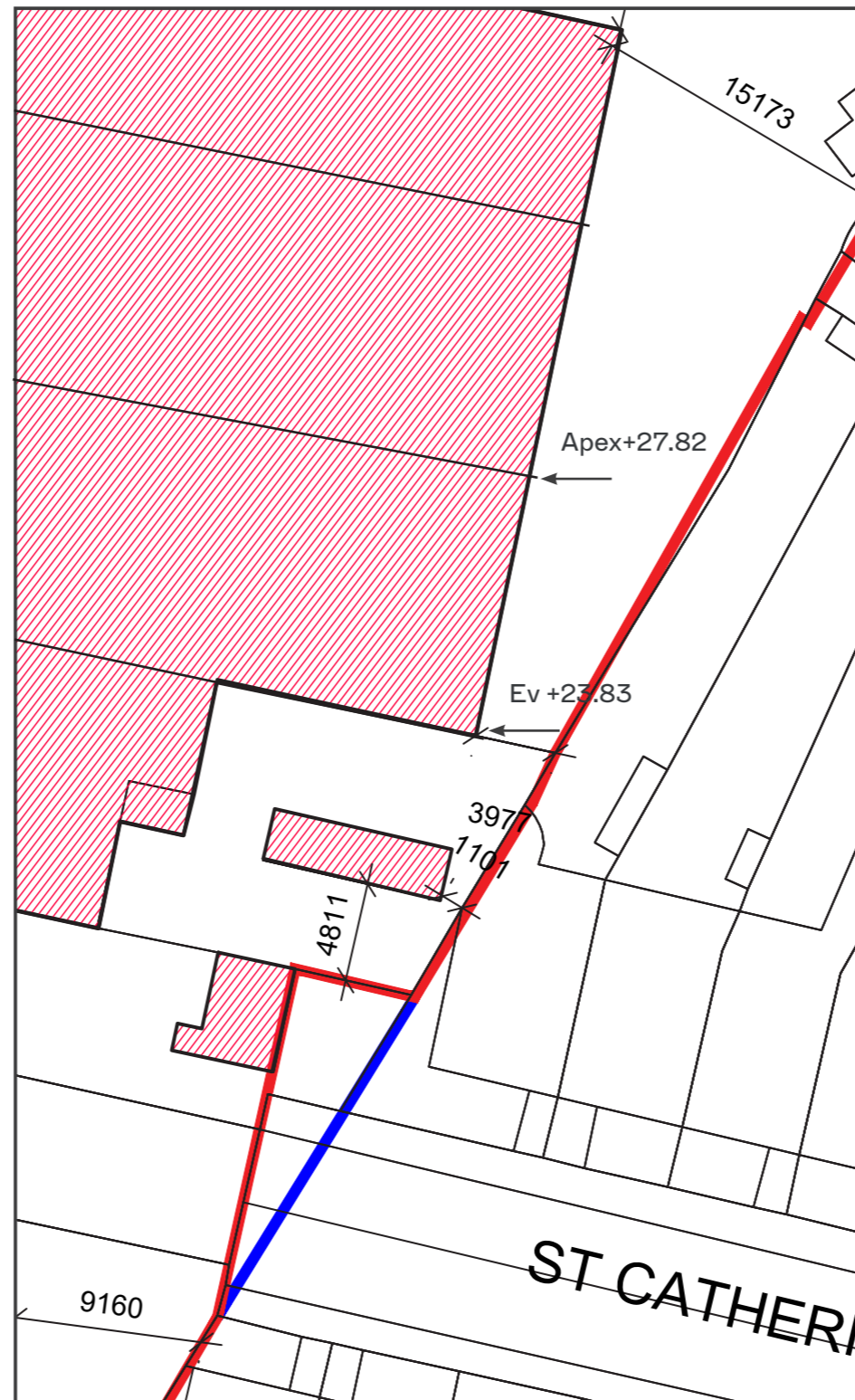
# BOUNDARY INTERFACE

## NEIGHBOURING RESIDENCE PRIVACY

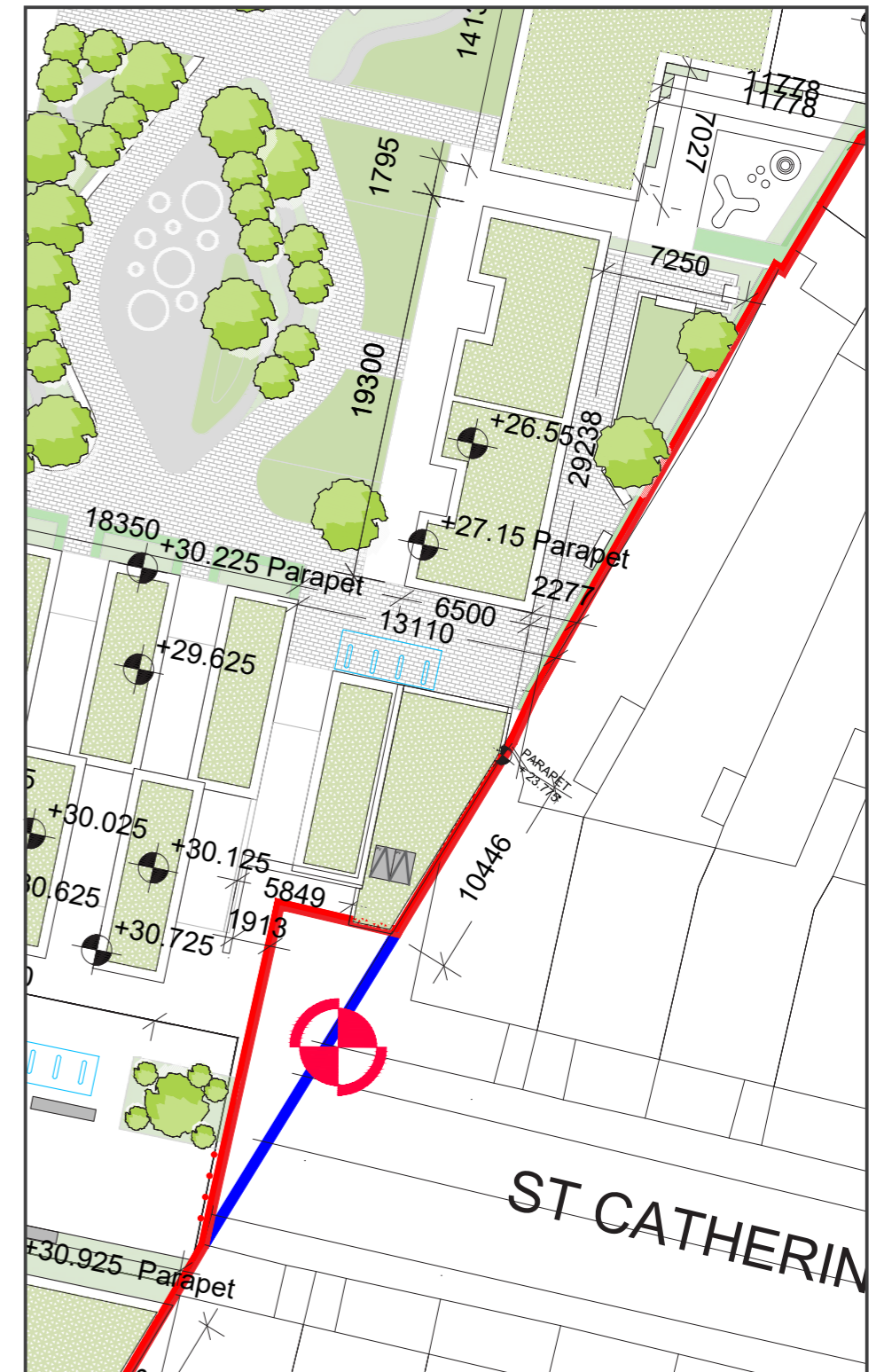
An industrial shed sits close to the current boundary. Duplex units are proposed and their site position, relationship to the boundary, together with their parapet and shed ridge height is similar. To remove any sense of overlooking windows on 1st-floor level are limited to secondary only with obscure/frosted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



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



EXISTING BOUNDARY CONDITION



PROPOSED BOUNDARY CONDITION



# DESIGN PROPOSAL PW5

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# 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



21  
UNITS

PW4

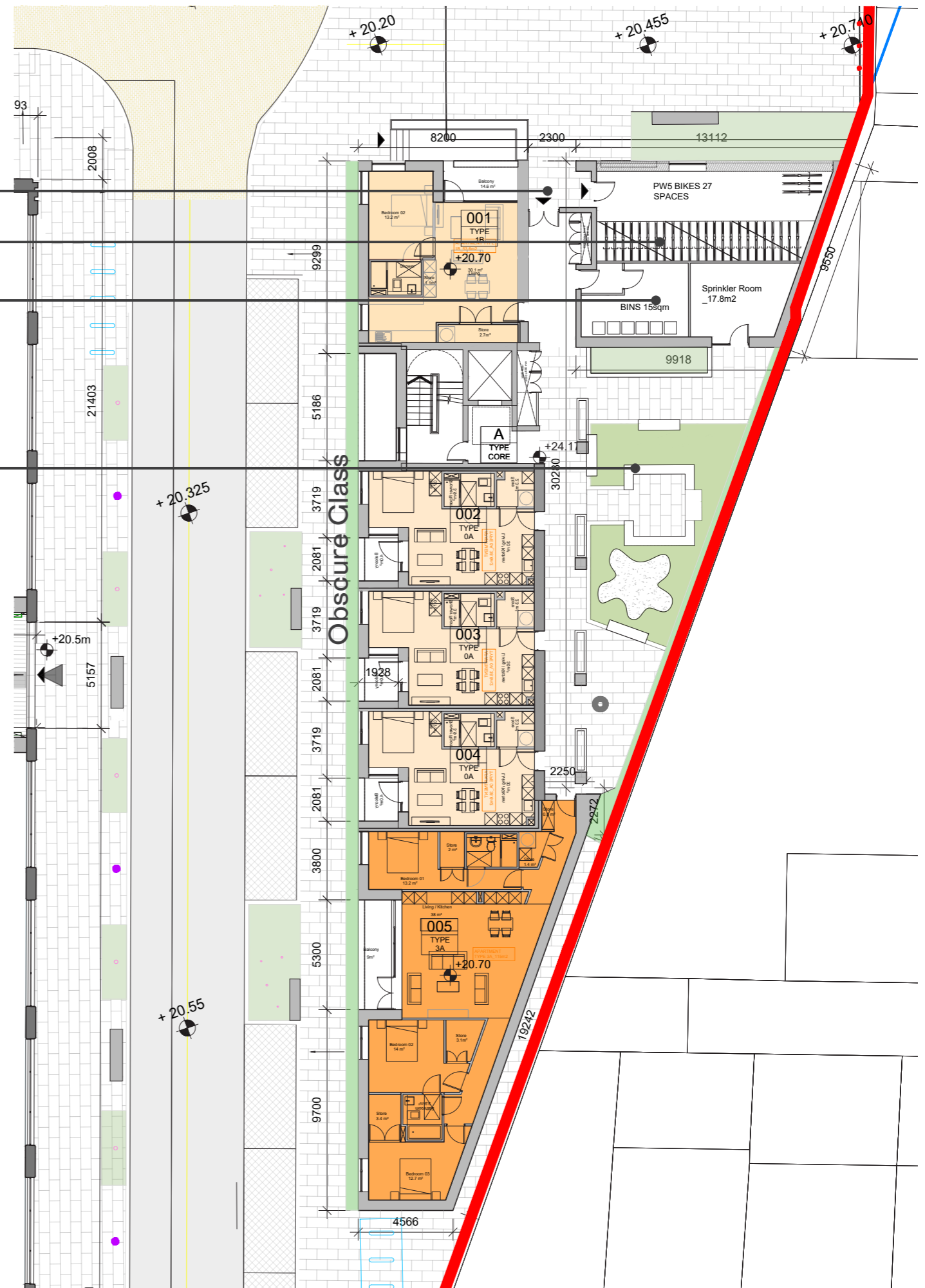
# PW5 GROUND FLOOR LAYOUT

Entry

Bikes - 27 SPACES

Bins - 15 sqm

Communal Open Space

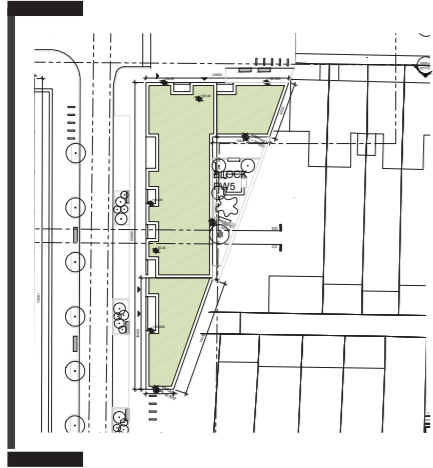


The PW5 facade is designed in a contemporary industrial style to engage with the existing Player Wills Factory building and the new additional floors. A complimentary buff brick is juxtaposed with delicate metalwork detailing which references the industrial past and the materiality of the old warehouse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

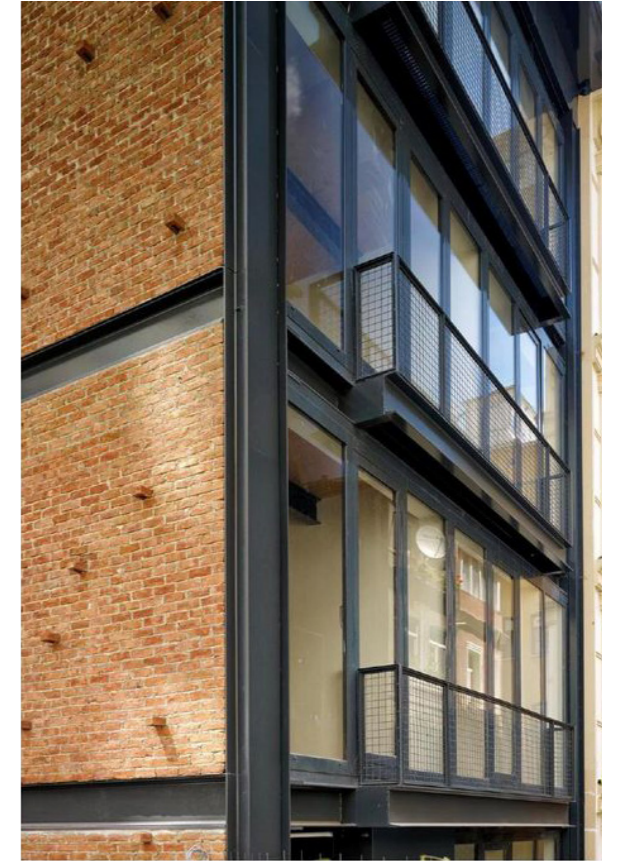
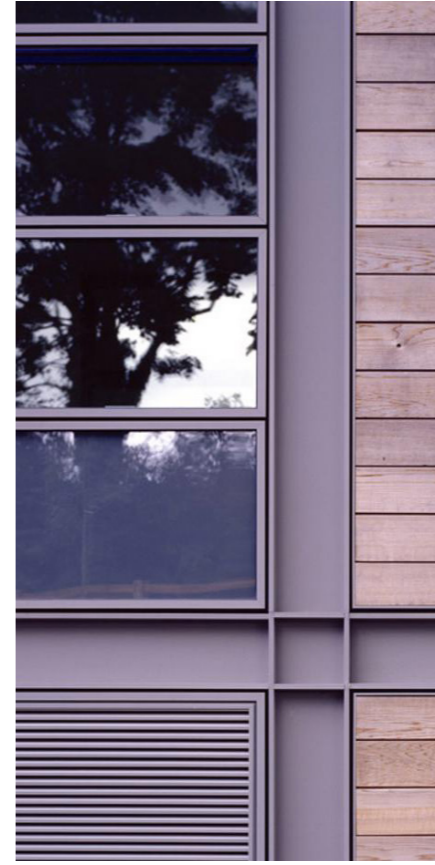


View along entry street with PW5 on the right of view

# PW4 FACADE & MATERIALITY



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



Reference : Exposed Metal & Brick Residential, Istanbul

## BLOCK PW5 WEST Elevation

Brick Cladding

Metal Framing  
Detail

Glass Balustrade





# PW4 FACADE & MATERIALITY

View looking from St Catherines Avenue towards PW5 & PW1

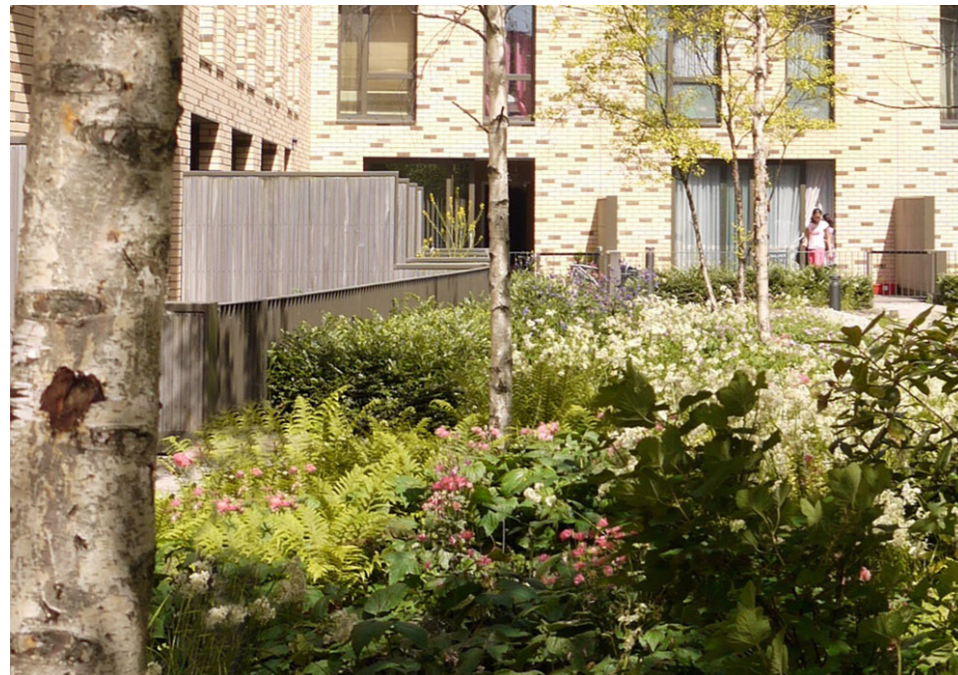


# PLAYER WILLS BLOCK 5 COURTYARD

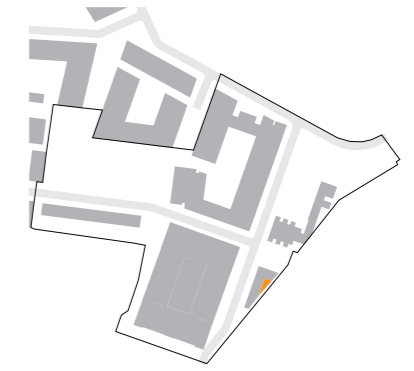
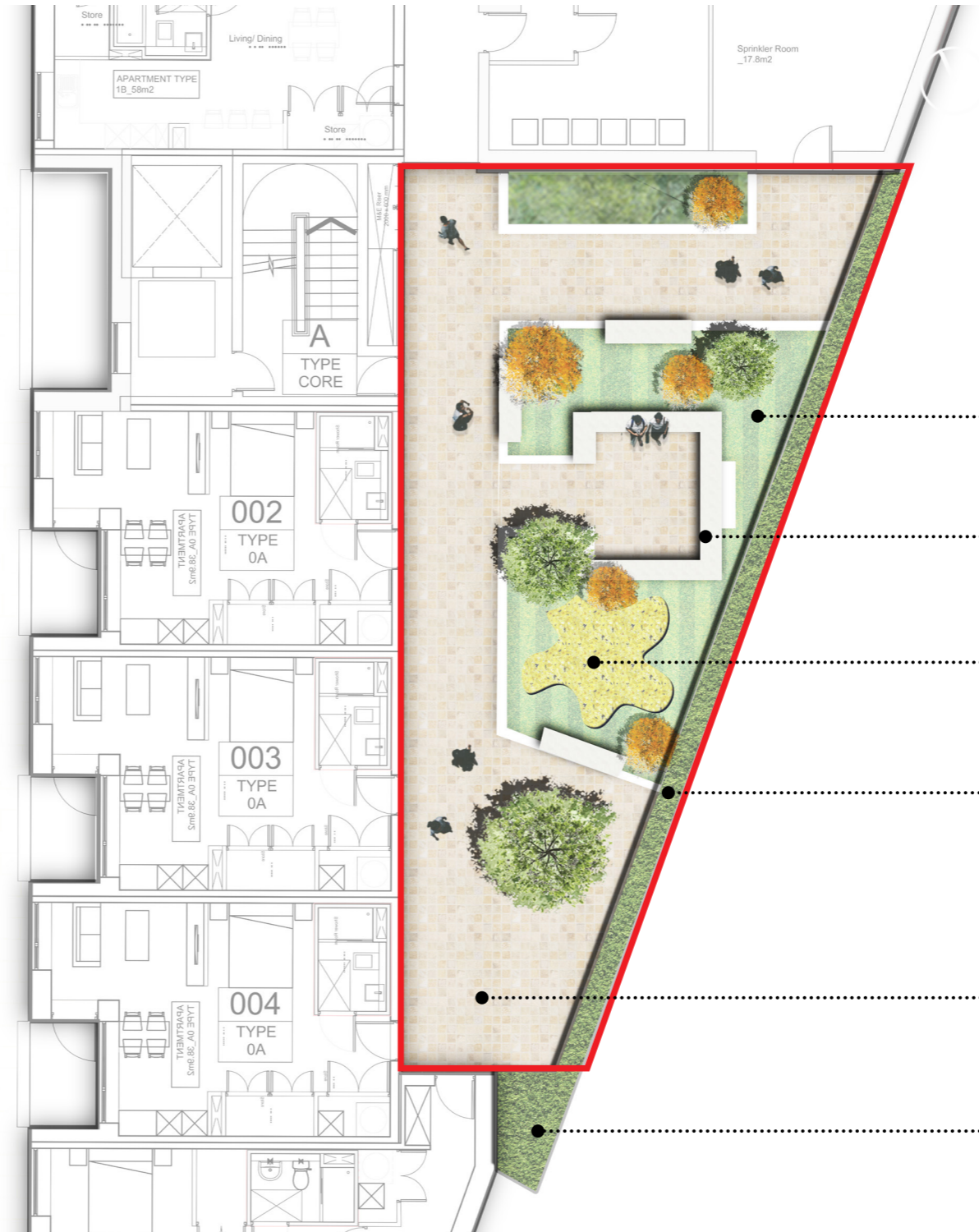
CONCEPT DESIGN

AREA PROVIDED: 167 sq M

SUNLIGHT : 70%



Reference Image



Keyplan

Lawn

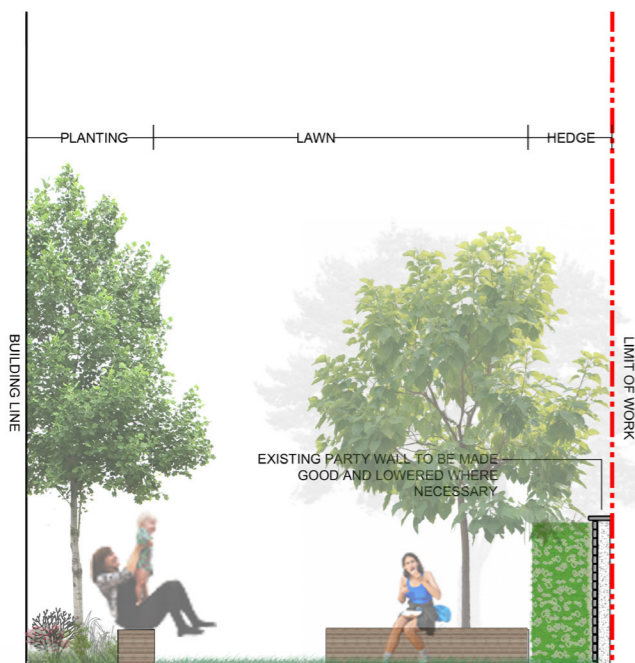
Seating

Soft play

Communal open space

High quality paving

Evergreen Hedge



Section

PW 5 Illustrative Plan

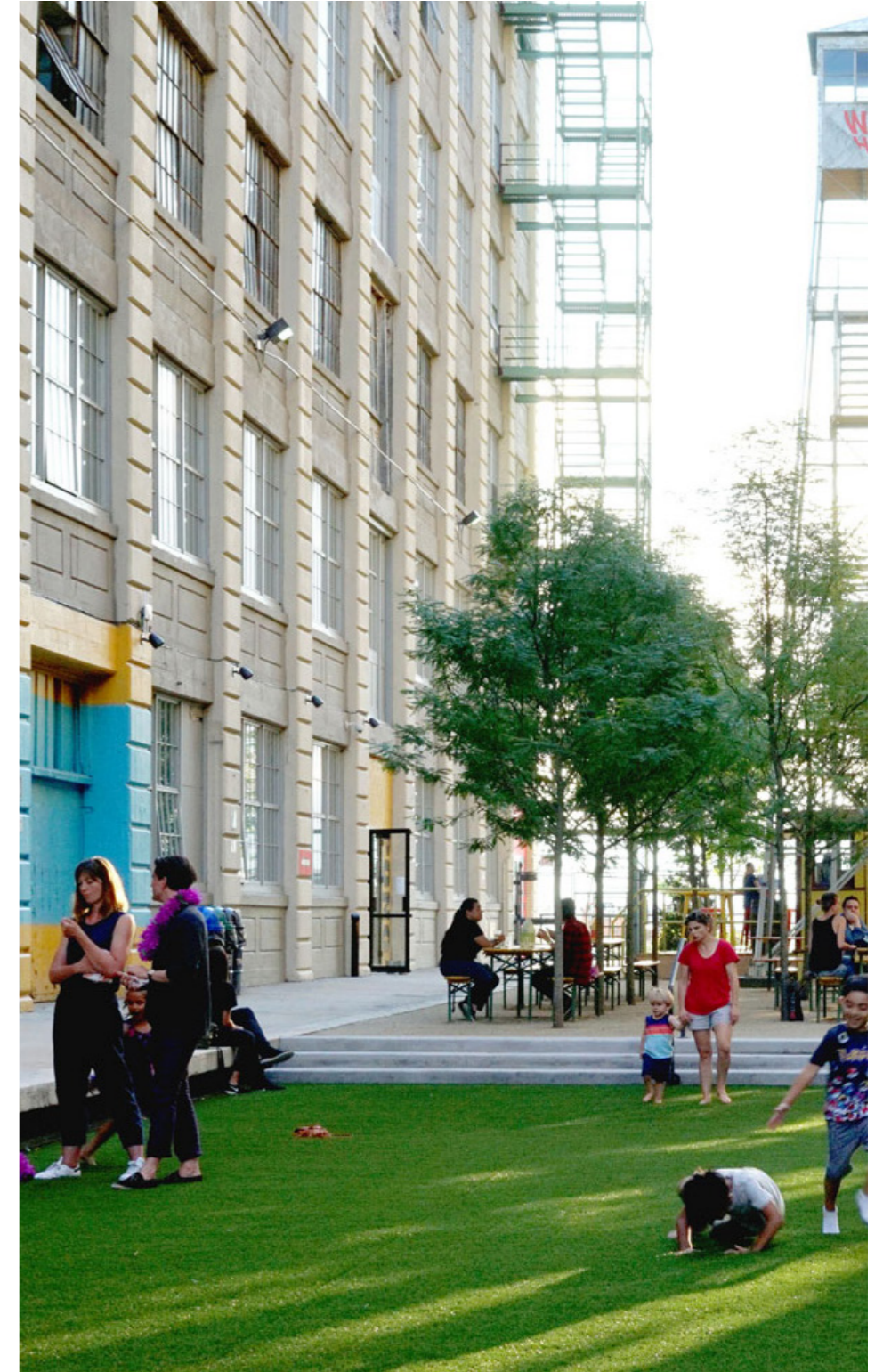
# PLAYER WILLS BLOCK 5 COURTYARD



Reference Image



Reference Image



Reference Image

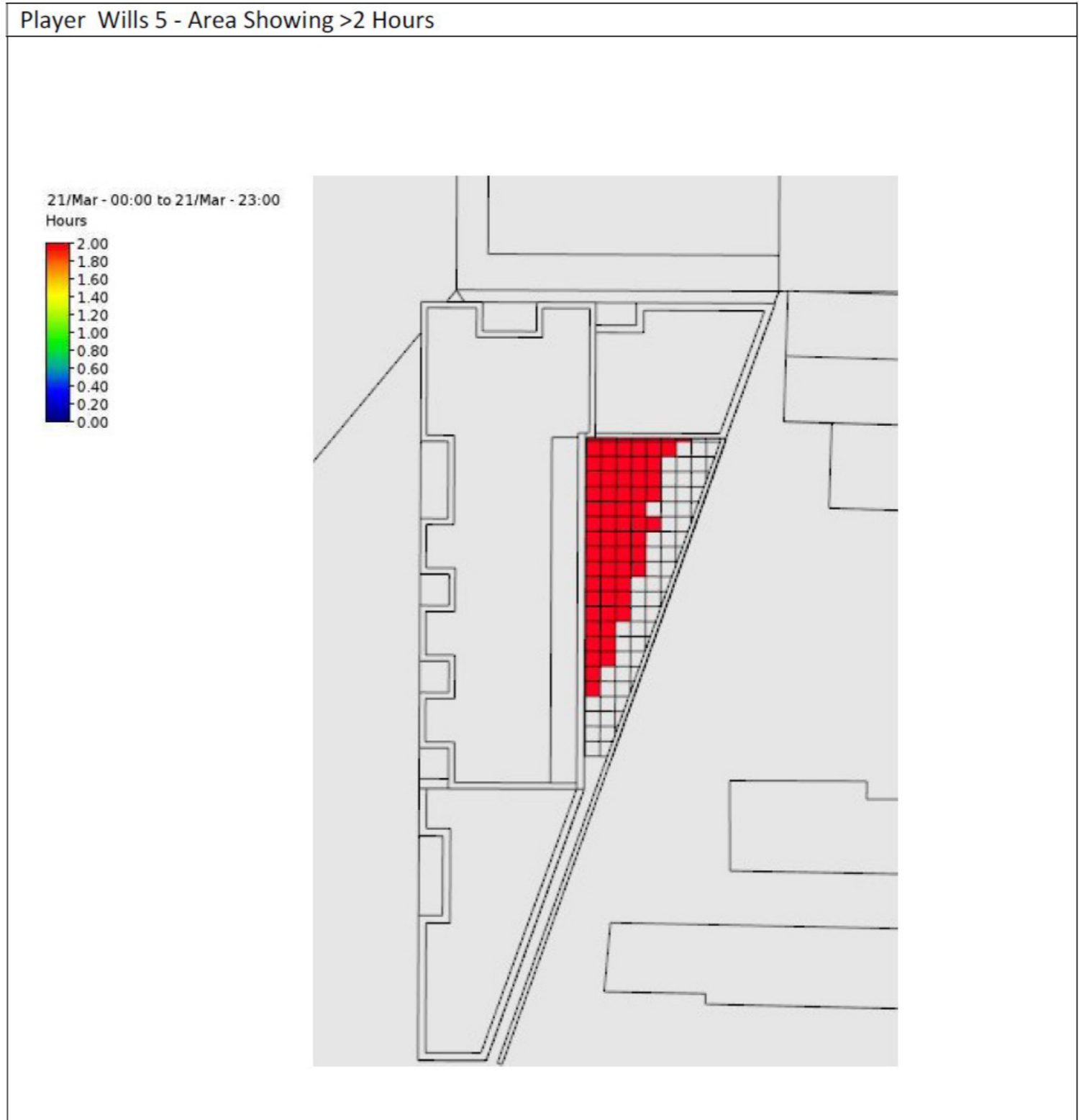
# SUNLIGHT ANALYSIS

## BLOCK PW5

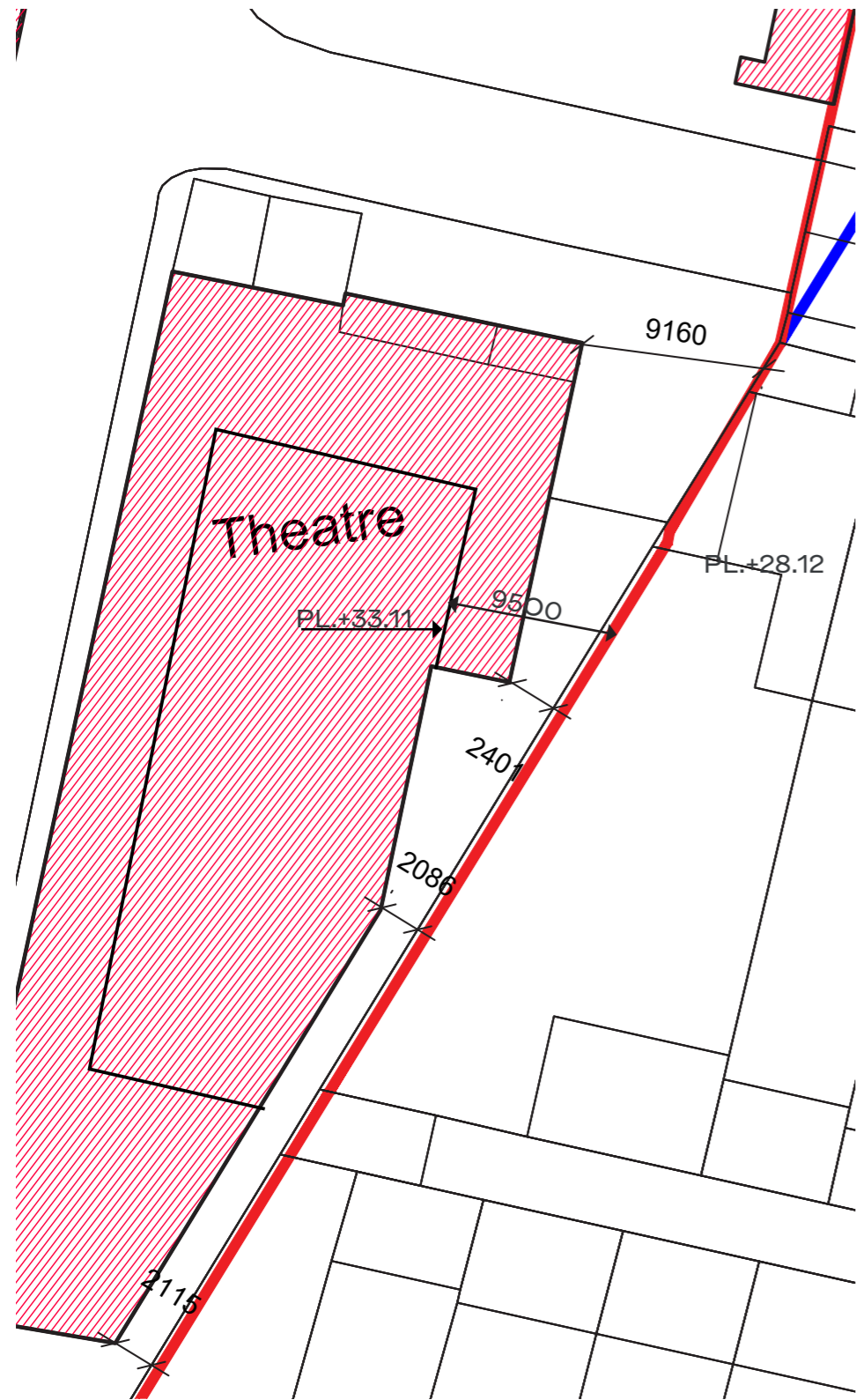
Communal Open Space Required -103sqm

Communal Open Space Provided -167sqm

% Over BRE Requirement 70% or 117sqm



# BOUNDARY INTERFACE



EXISTING BOUNDARY CONDITION  
N.T.S



PROPOSED 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.

# 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.

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



Gallery Elevation

# SCHEDULE OF ACCOMMODATION



