

AUBURN, MALAHIDE

SHD STAGE 3 DESIGN REPORT

MARCH 2021

KINWEST LTD.



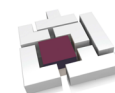
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1.0 EXECUTIVE SUMMARY

This planning application is on behalf of Kinwest LTD. for a proposed Strategic Housing Development on lands at Auburn House (Protected Structure), Little Auburn and Streamstown off Malahide Road and Carey's Lane, Malahide, Co. Dublin.

The proposed development will consist of the preservation and protection of the existing Protected Structure of Auburn House as 1 no. residential dwelling; the conversion of the existing stables of Auburn House to accommodate 4 no. dwellings and the construction of 406 no. residential dwellings, apartments and duplex apartments providing for an overall total of 411 No. residential comprising Auburn House, 4 mews houses in the stables, 97 new houses and 309 apartments along with residents' community building and 1 no. childcare facilities.

The development includes all associated site works and infrastructure, which includes landscaped open space, internal roads, paths, cycle-paths, public lighting, utilities, drainage and surface water attenuation.

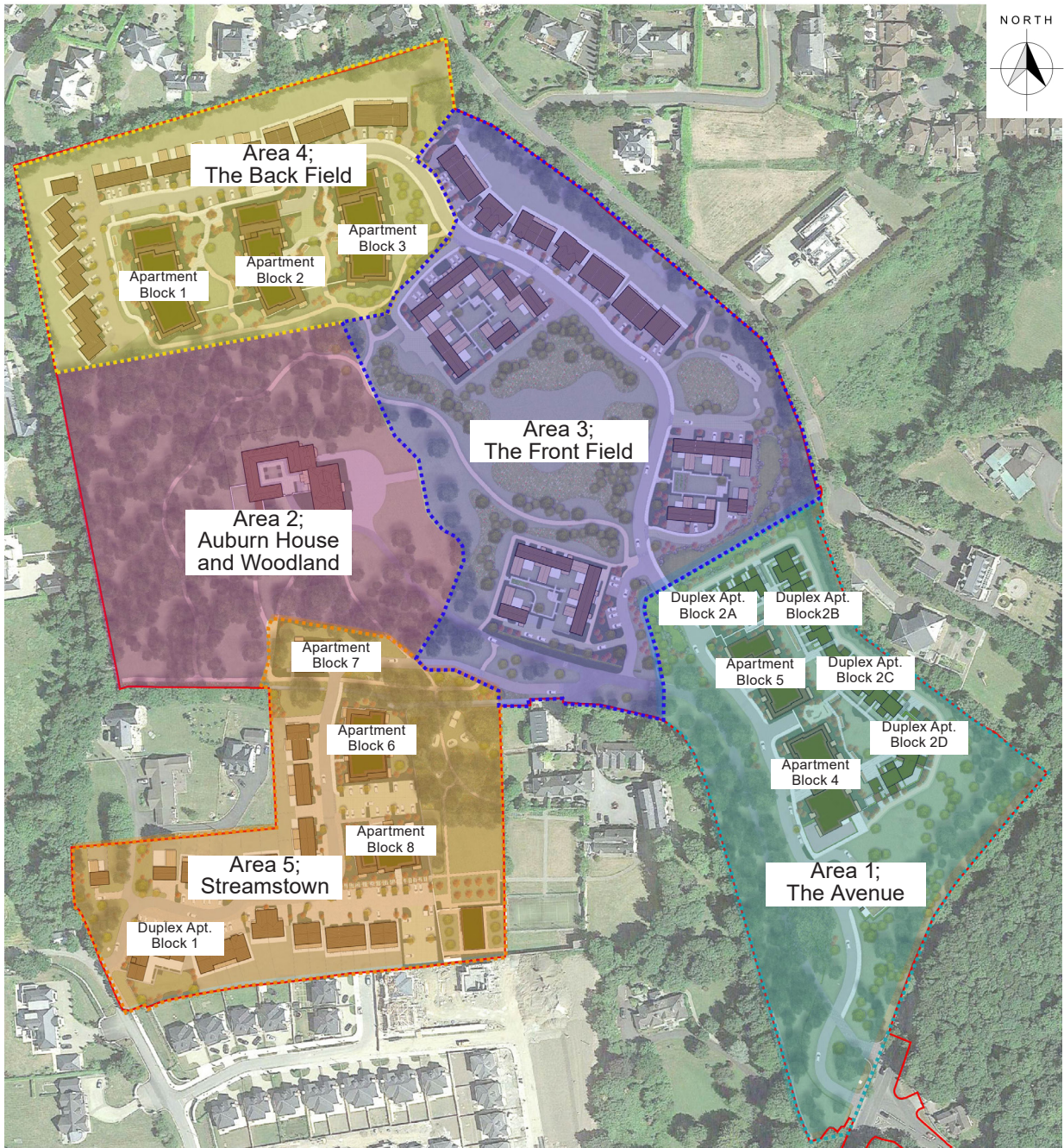
The focal point of the site is Auburn House, a protected structure along with its curtilage, as well as the mature woodland backdrop to its rear. The main public open space for the site is located to the east of Auburn House aligned with its front vista and axis.

The scheme is informed by the historic house and landscape, tree preservation, and surrounding residential context. Where there is two and three storey existing housing along the perimeter, this arrangement is generally reciprocated in the proposal. Larger apartment buildings are located away from boundaries and placed in the context of mature trees which accommodate their scale and ensure that the landscape remain dominant.

Five distinct character areas have been proposed as indicated on the adjacent drawing: The Avenue, Front Field, Back Field, Auburn House and Woodland and Streamstown. A range of dwelling types are proposed within each character area to provide appropriate density which respects the surrounding context.

Briefly, The Avenue comprises a mix of apartments and integrated duplex apartments, many with own-door level access, arranged around a communal landscaped podium with parking below. The Avenue will feel like a hamlet in the woods and encompasses the area from Malahide Road to

the rain garden, including the historic driveway to Auburn House. Auburn House and Woodland will include the sensitive restoration of the stables to houses. The mature woodland, the subject of a woodland management plan, will provide amenity for residents from all Character Areas. The Front Field surrounds a large open space to the front of Auburn House and provides a mix of larger, courtyard style, single family houses. These provides both street frontage and overlooking to communal open spaces. This character area is the lowest density, given the proximity to Auburn House. To the north is the Back Field, which contains a mix of houses and apartments. This character area is higher density, availing of its enclosure of mature trees. Finally, to the south is Streamstown. Streamstown includes a mix of family houses, duplex apartments and apartments and adds a second site access from Carey's Lane, it is an informal mews style quarter.



The site area is 13.28 hectares. Net developable area is 9.879 hectares when the areas of Auburn House, woodland and existing entrance avenue have been omitted giving a net density of 41.09 units per hectare.

Key Stats

Gross site area (Ha):	13.28
Net site area (Ha):	9.879
New units proposed:	410
New units on net site area:	406
Part V units proposed:	41
Gross density (units per Ha):	30.9
Net density (units per Ha):	41.09
Building heights (floors):	2-6
Residential floor area (m²):	46,824
Creche & Residents' community building floor area (m²):	529
Plot ratio:	0.42
Built footprint (m²):	5,569
Site coverage:	5.06%
Anticipated population:	839
Public open space (Ha) *:	2.10
Site % public open space:	15.8%

* The development plan calculation method excludes the woods, avenue and other high value amenity areas. Please note that the total public open space available is c.38% of the gross site area when all available areas are included.



New Dwellings	Character Area 1 The Avenue	Character Area 2 Auburn House and Woodland	Character Area 3 Front Field	Character Area 4 Back Field	Character Area 5 Streamstown	TOTAL
5 Bedroom House	0	0	13	0	0	13
4 Bedroom House	0	0	19	10	11	40
3 Bedroom House	0	1	7	20	17	45
2 Bedroom House	0	2	0	0	0	2
1 Bedroom House	0	1	0	0	0	1
<i>HOUSES Sub Total</i>	0	4	39	30	28	101*
3 Bedroom Duplex Apartment (Own Door)	0	0	0	0	2	2
3 Bedroom Apartment	2	0	0	6	4	12
2 Bedroom Duplex Apartment (Own Door)	9	0	0	0	2	11
2 Bedroom Apartment (Own Door)	2	0	0	0	0	2
2 Bedroom Apartment (Walk-Up)	0	0	0	0	1	1
2 Bedroom Apartment	38	0	0	70	38	146
1 Bedroom Apartment (Own Door)	26	0	0	0	0	26
1 Bedroom Apartment (Walk-Up)	0	0	0	0	1	1
1 Bed Apartment	15	0	0	83	10	108
<i>DUPLEX APARTMENTS & APARTMENTS Sub Total</i>	92	0	0	159	58	309
TOTAL	92	4	39	189	86	410* *4 in stables

2.0 THE SITE

2.1 THE SITE



The site is made up of 13.28Ha of land, located 2km southwest of Malahide Village and adjacent to the south-western entrance to Malahide Castle and Demesne, on the Malahide Road.

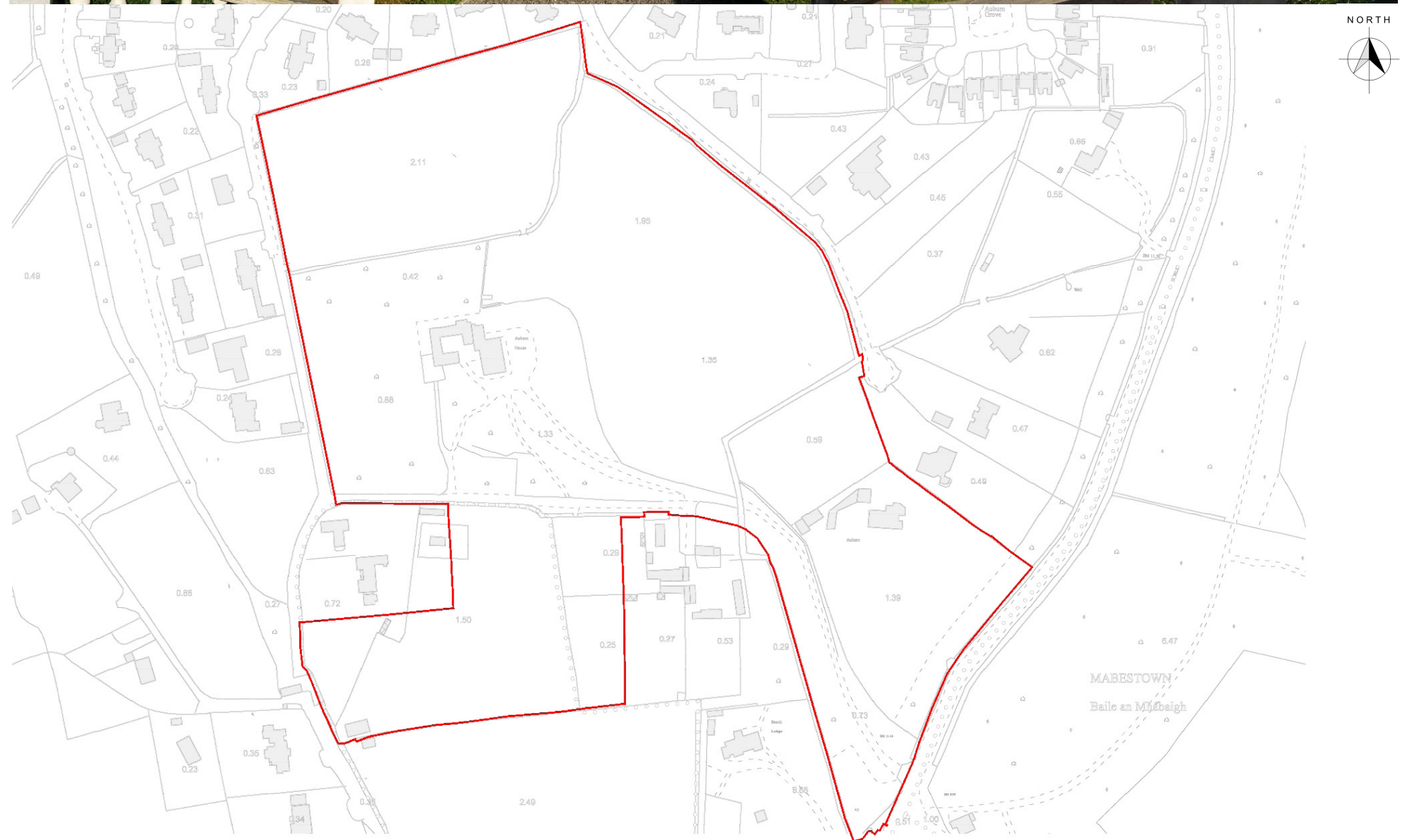
The site is made up of three consolidated plots; Little Auburn house and gardens, Auburn House with adjoining woodland and fields and former pasture land accessed off Carey's Lane.

The topography of the lands is broadly level, broken up by several drainage ditches.

There is significant tree coverage on parts of the site, in particular the entrance lane and woodland backdrop to Auburn House. However, much of the woodland has not been managed and the quality of existing trees is mixed.

Auburn House is raised and overlooks the 'front field', a low lying pasture. To the north is the 'back field'. Little Auburn has its own entrance from Malahide Road and is a modern house and gardens, of limited architectural interest.

There are currently three access points to the lands; Little Auburn gates on Malahide Road, Auburn House gates on Malahide Road and Streamstown access on Carey's Lane.



2.2 AUBURN HOUSE

Auburn House is a golden-brown three-storey, eleven-bedroom mansion located within a wooded demesne adjacent to Malahide Castle. It was one of the finest local residences built in the eighteenth century. In 1996 the house was restored and received the RIAI building excellence award for the works.

Auburn House forms parts of the ancient barony of Feltrim, the stronghold of the once wealthy Fagan family. The house was built in about 1779, probably to mark the marriage of its owner, James Crawford, with one of the Vernon girls from Clontarf Castle. It is presumed that the pretty courtyard, coach-house and walled gardens also date from this time. In 1906, when the house was in the possession of the Murphys, the ecclesiastical architect Charles Homan Murphy commissioned architect Richard Orpen, the elder brother of the painter William Orpen, to design a new billiard room, or Ballroom, to the side of the house.

A flight of fifteen granite steps leads from an elaborate wisteria-entwined portico down to a half-moon of gravel that curves around the front of the house. The flow of these elegant steps continues with a second flight that runs down to the pasture below the house.

The entrance to the lower farmyard and three walled gardens is located off the main entrance south of the paddock. The gardens were also renovated, with a tennis court installed and a plantation of plum and pear trees beside the orchard. There also exists a romantic granite folly, built in the 1840s. The old workers' cottages and existing outhouses, originally used as sheds and animal feeding barns, were restored in 2003.

Source; Deaton Lysaght Architects

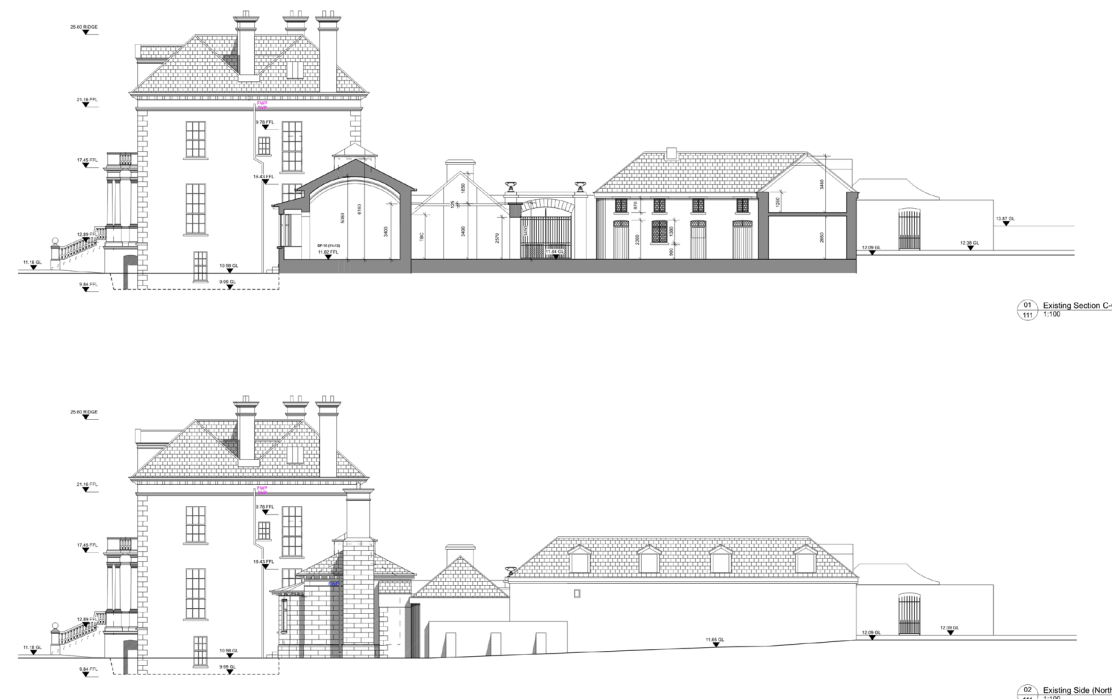
Sheehan Barry Conservation Architects have prepared a detailed conservation methodology statement which is included with the application and makes reference to the house, outbuildings, wall gardens and other features.

It is proposed that the house, immediate curtilage and outbuildings will remain as a single entity. Permission is sought for outbuildings forming a courtyard to the rear of the house to be converted to provide four individual dwellings, but these will remain tied to the house. They may be used as separate accommodation for family members or staff, or as ancillary income.

The main body of the walled gardens, together with converted ancillary buildings there, and now in residential use, do not form part of this application. These dwellings will continue to be accessed through Auburn grounds.



Top; Auburn House after restoration in 1996.
Right; Sectional elevations of existing house
Bottom; Existing floor plans



3.0 CONTEXT

3.1 SITE CONTEXT

The 5 development areas within the site are the fields to the north and east of Auburn House (Back Field and Front Field), ‘Little Auburn’ to the east of the driveway and fronting Malahide Road (The Avenue character area in proposed development), an area to the south of Auburn and west of the stables (proposed Streamstown character area), and sensitive additions to the stables of Auburn House.

The southern boundary of the site is characterised by quite dense mature woodland which borders both sides of the Dublin Road in this area. The existing entrance gates are located at the southern end of the site marking the entrance avenue to Auburn House. An entrance to Malahide demesne is located at the corner of the Back Road just offset to the south of the existing Auburn entrance gates.

A modern bungalow is located within Little Auburn to the south east of the site. It is proposed to demolish this as part of the new development.

The northern and eastern boundaries are characterised by existing hedgerows. The built context to the north and east are private two-storey residences with gardens. An access road within the neighbouring development of Abington to the northeast, built around 2000 aligns with the boundary to the Auburn site.

The western boundary is characterised by dense woodland within the site behind Auburn House while the north west section of this boundary has hedgerow with existing housing facing a private access lane adjacent to the boundary. The south west corner of the woodland has a gate allowing access to this laneway.

To the south west of the site, the proposed “Streamstown” character area is defined by existing two-storey houses with private gardens between it and the Auburn woodland, a recently completed housing development to the southern boundary and the converted stables protected structures and curtilage to the east of the walled garden.

Auburn House is a three-storey residence and has been described as one of the finest residences built in the eighteenth century by Deaton Lysaght Architects who have been engaged in the house’s restoration over many years. The house is located quite centrally within the development lands with a vista over the proposed “Front Field”. Views back to the house are curtailed somewhat by the line of the trees to the east of the lawn but the direct view of the house on axis is striking. The southern boundary of the “Front Field” is formed by a ditch with hedgerow. The avenue winds up from the south to the side of Auburn House and the front of the house is orientated east.

The mature woodland to the rear of the house forms a significant amenity backdrop to the house. The makeup of this woodland varies from a diminishing number of large mature trees including Beech, horse chestnut, oak, sycamore and lime; to natural regeneration typically dominated by Sycamore, Ash and Wych Elm to a conifer plantation adjacent to the woodland path south of Auburn House.





View from avenue



View of Auburn house from east on direct axis



Existing entrance gates to Malahide Road



Existing gates to private laneway at south west corner of woodland



Existing tree lined entrance avenue to Auburn



Conifer plantation within woodland



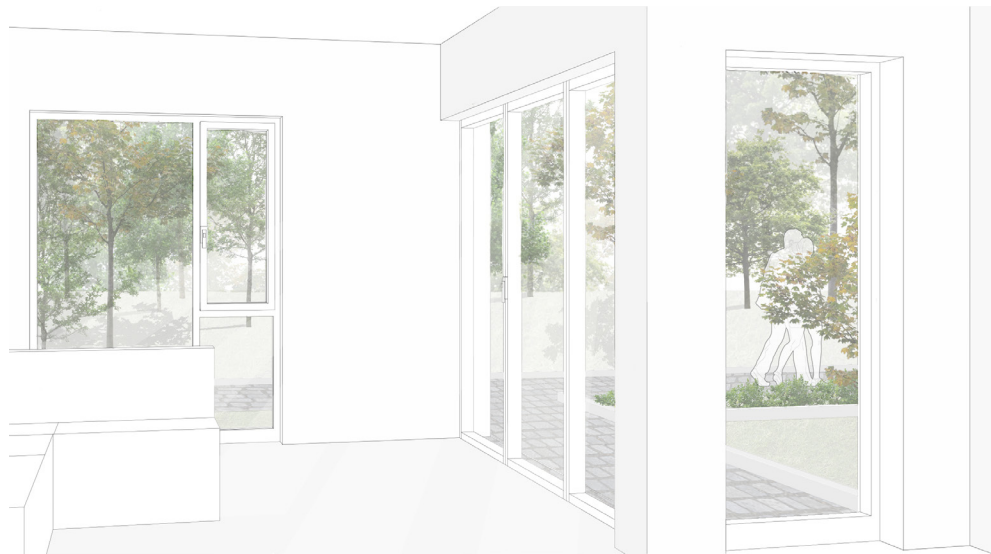
Adjoining development to south of the walled garden



Back field viewed from south with edge of woodland

3.2 THE OPPORTUNITY

The site location and setting combine to create a wonderful opportunity to create a sensitive and appropriate residential development, proximate to the amenities of Malahide Village, and connected to its place and context. This site has been in residential use for many years and is highly suited to some level of intensification. This will allow a new lease of life for Auburn House and an opportunity for a larger population to enjoy the amenities that the house holds.



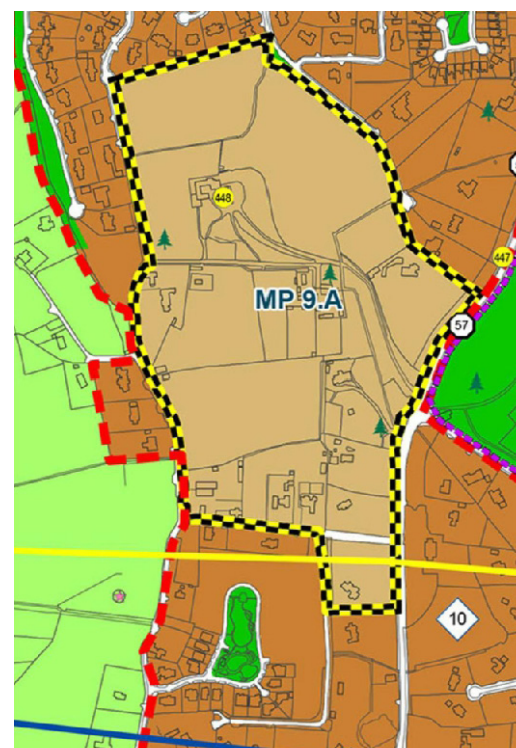
4.0 PLANNING CONTEXT

The County Development Plan has zoned Auburn RA- Residential Area and a designated Masterplan Area. There are two changes from the previous Development Plan – a prescribed density cap no longer applies, and the Local Area Plan designation has been removed. There is now a Masterplan requirement and the Development Plan sets out some of what is expected in that plan, see below. This includes low density, protection of trees, view channels, and a height restriction north of the house.

The Development Plan states that:

Each Masterplan shall consist of a written statement and a plan or series of plans indicating the objectives in such detail, as may be determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies to include, inter alia, the following details:

- Proposals in relation to the overall design of the proposed development including house types and mix of housing units, maximum heights, external finishes of structures and the general appearance and design, including that of the public realm.
- The types and extent of any proposed development indicating how these uses integrate with surrounding development and land uses.
- Proposals in relation to transportation including public transportation and non-motorised modes, vehicular roads layout and access arrangements, loading / unloading provision, the provision of parking spaces and traffic management.
- Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas.
- The element of residential development shall include proposals relating to the provision of amenities, facilities and services for the community including crèches and other childcare services, community and resource centres.



Extract Fingal Development Plan

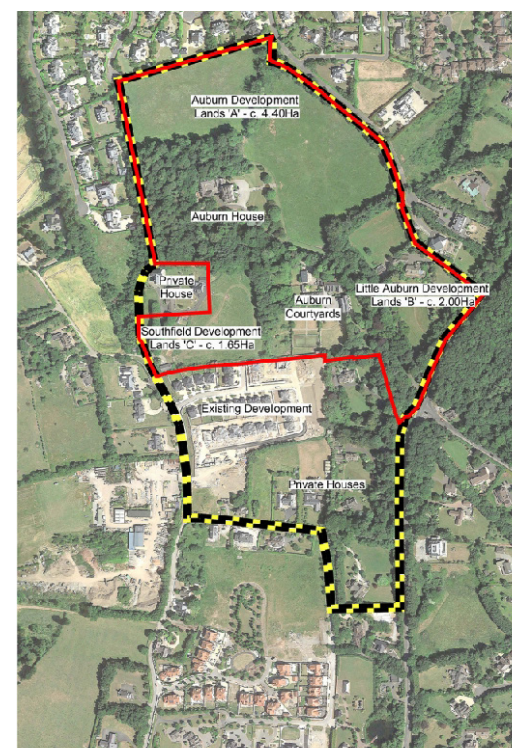
- The facilitation of public access to the proposed amenity areas located within the Plan boundaries and beyond.
- To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposals.

Objective PM14

Prepare Masterplans for areas designated on Development Plan maps in co-operation with relevant stakeholders, and actively secure the implementation of these plans and the achievement of the specific objectives indicated.

Objective PM15

Implement Masterplans prepared in accordance with the Development Plan.



Masterplan extent overlaid on aerial photography.

Streamstown Masterplan

Streamstown Masterplan is designated MP9A as indicated on the extract from Sheet 9 Malahide - Portmarnock.

The Masterplan extent is overlaid on aerial photography, above. The southern portion of the Masterplan area consists of existing detached private houses on their own grounds, and a new development, Clareville Lodge, nearing completion.

The undeveloped lands consist of Auburn House and surrounding area. As the southern portion of the Masterplan is in effect developed already, the Masterplan is essentially confined to Auburn lands.

Streamstown Masterplan has been submitted as a supporting document to this application.

The undeveloped lands consist of Auburn House and curtilage, Auburn Stable Yard and curtilage, and 3 development areas, the fields north and east, 'Little Auburn' to the east of the driveway and fronting Malahide Road, and an area to the south of Auburn and west of the stables.

The three development areas consist of c.13Ha. This is an infill site in the Metropolitan area in a town served by Dart to the city, and is close to the airport environs. It would not qualify as an 'Outer Suburban / Greenfield' under the Section 28 Guidelines for Sustainable Residential Development in Urban Areas. The local infrastructure is already in place. The expected density would be at the higher end of 35 to 50/Ha on the net site area, but mitigated by the conservation setting. The net area of c.10.5Ha would indicate a likely carrying capacity of 400 to 450 dwellings.

Development Plan Objectives for Streamstown Masterplan are as follows:

- Facilitate low density residential development reflective of the character of the area.
- Protect and preserve trees, woodlands and hedgerows within the Masterplan area.
- Preserve the tree lined approach to Malahide along the Dublin Road. Facilitate high quality sustainable development that protects and enhances the sensitive historic and natural setting of Auburn House and integrates new development with the conservation and preservation of the Protected Structure, its curtilage and protected trees.
- Retain visual corridors to/from Auburn House through the establishment of a visual buffer to the east of Auburn House.
- The area for development north of Auburn House is considered a sensitive development zone, whereby a maximum ridge height of 6m should be applied.
- Provide for a pedestrian / cycle route along the Auburn House Avenue to Malahide Road.
- Ensure pedestrian connectivity between Auburn House Avenue and Abbington/Gaybrook/Castleheath.
- The lands will be the subject of a detailed flood risk assessment

These objectives will form the basis of the Masterplan approach. Density objectives in Section 28 Guidelines will inform the meaning of 'low density'. Localised areas of lower density will occur mainly in the eastern environs of Auburn House. The northern part of the site has a backdrop of trees ranging from 18m to 22m in height which is suitable for absorbing higher buildings at a remove from third party boundaries. A mixture of houses and apartments in a sylvan setting are most likely to achieve the requisite density in a manner complimentary to the setting and local context.

4.1 DEVELOPMENT PLAN OBJECTIVES: DESIGN RATIONALE

Objective MALAHIDE 2

Retain the impressive tree-lined approach along the Dublin Road as an important visual element to the town and, specifically, ensure the protection of the mature trees along the Malahide Road at the Limestone Field and property boundary walls which create a special character to the immediate approach to Malahide.

- The proposed scheme adopts this design requirement.
- The trees on Dublin Road are to be retained, the processional route into the town is not impacted, and a long term tree management strategy put in place.
- Buildings are to be set back from Dublin Road, with no visual impact demonstrated.
- Screening is achieved with the under storey and not dependent on mature high trees.

Objective MALAHIDE 11

Prepare and/or implement the following Masterplans during the lifetime of this Plan:

- *Streamstown Masterplan (see Map Sheet 9, MP 9.A.)*

Much of the Masterplan area is already permitted and built out. This application is in effect the balance. Some individual plots remain, but are occupied by high quality residences.

Development Plan Objectives for Streamstown Master Plan are as follows:

- Facilitate low density residential development reflective of the character of the area.

- The proposed scheme adopts this design requirement.
- The proposed density (39.6/Ha) is appropriate to the Dublin Metropolitan area. Fingal County Council agree in their Opinion at Stage 2.
- The area east of Auburn House is considered sensitive. This area of c.4Ha contains an open space buffer, a long view corridor, and a localised density less than 10/ha.

- Protect and preserve trees, woodlands and hedgerows within the Masterplan area.

- The proposed scheme adopts this design requirement.
- The Arborist's report assesses in detail c.1500 trees.
- Tree preservation and the Woodland Management Plan are key drivers in the design.

- The woodland around Auburn House and avenue trees are to be preserved. Buildings, access and services have been carefully located to minimise tree loss.
- All external tree and hedge lines are to be preserved. Similarly internal tree and hedges lines will be preserved, or replanted where preservation is not feasible.

- Preserve the tree lined approach to Malahide along the Dublin Road.

- The proposed scheme adopts this design requirement as noted under Malahide Objective 2 above.

- Facilitate high quality sustainable development that protects and enhances the sensitive historic and natural setting of Auburn House and integrates new development with the conservation and preservation of the Protected Structure, its curtilage and protected trees.

- This is a high quality scheme responding to the excellent natural assets of the site.
- Heritage woods, avenues and settings are preserved and made available to a new neighbourhood.
- Auburn House remains as a single holding with a defined curtilage.
- Auburn House is preserved as the centre piece, both in its historic context, and in providing identity and sense of place for the new.
- A woodland management plan will ensure the long term preservation and sustainable renewal of the woodland, ending many decades of gradual decline.
- The various conditions of the site inform the housing typologies deployed;
- Where existing houses meet a common boundary, the new scheme responds at a similar scale.
- Apartment blocks are located away from third party boundaries, and against a backdrop of mature trees of equal or greater height.
- Where the development is located in sensitive areas east of Auburn House, it is at a scale, type and density subservient to the house and setting.
- The proposal provides sustainable density and use of land in the Metropolitan area while responsibly integrating new development with the conservation and preservation of existing heritage and natural assets.

- Retain visual corridors to/from Auburn House through the establishment of a visual buffer to the east of Auburn House.

- The proposed scheme meets this requirement as follows:
- The foreground to Auburn House is cradled in two arms of tree planting encircling the house from the woods behind, framing the view to and from the lawn.
- Secondly the large front lawn framed in the view forms a buffer extending out in a generous view cone 140m long, widening out to c.120m.
- Thirdly there is a generous gap where the view extends further through another open space to the site boundary some 220m from the house bringing c.75m of established boundary planting into view.
- Extensive tree planting and earth berms are used to screen elements visible in sensitive vistas.
- Low scale courtyard housing with vernacular forms are located at interfaces at a scale and form subservient to Auburn House.
- Parking is removed from sensitive edges, and shared surface green roads are used.
- Low density, less than 10/Ha, results in this area as a consequence.

- The area for development north of Auburn House is considered a sensitive development zone, whereby a maximum ridge height of 6m should be applied.

- This area is hidden behind the woods and out of sight of Auburn House and setting.
- The Abington boundary is to be edged with homes of similar height and at sufficient remove. The hedge and tree line retained.
- The apartment blocks are located away from third party boundaries and against a woodland backdrop, much of it over 20m high.
- This area is acknowledged by FCC as a suitable location for higher density.

- Provide for a pedestrian / cycle route along the Auburn House Avenue to Malahide Road.

- The avenue is proposed as a cycle and pedestrian greenway.



Woods Edges and Clearings

- Low rise character subservient to Auburn House
- Low rise along boundaries
- Higher against woodland backdrop
- Woodland, edge & berms
- Views
- Existing avenue
- New entrance route



4.2 SUMMARY OF RESPONSE TO ISSUES RAISED IN AN BORD PLEANALA OPINION

The issues raised by An Bord Pleanála are fully dealt with in the response of Downey Planning, and in the detailed reports of other consultants. The responses are inter-related to points raised by Fingal County Council at Stage 2. In summary, they are addressed in this report as follows:

1.0 DUBLIN ROAD

'Further elaboration and clarification of the relationship of the proposed development with the Dublin Road in the context of the development plan objectives to protect the character of this approach to Malahide. Such elaboration should consider the extent and treatment of open space and mature trees along this road frontage.'

This is discussed at Section 4.1 Development Plan Objectives: Design Rationale, and at 6.1 Dublin Road. There are successive views along Dublin Road, and from Back Road included in the 3DDB visualisations. Please refer also to TBS Landscape Architects documentation.

The following changes were made in response to issues raised by FCC at Stage 2:

- The building line was set back further in line with properties to the north.
- The scale of the buildings is reduced to three storey maximum.
- There is a significant amenity open space located between the buildings and the road. This contains the existing stand of mature beech and other trees.
- There is a woodland management plan proposed.

The result is trees are not lost to development, the processional views and woodland character of the approach to Malahide is protected. This is further evidenced in 3DDB visualisations, and site sections.

2.0 THE EXISTING ENTRANCE AVENUE

Further elaboration and clarification of the documents as they relate to the relationship between the proposed development and the existing entrance avenue. Such elaboration and clarification should include additional section drawings and visual analysis illustrating this relationship.

This is discussed at Section 6.3 Character Area 1: The Avenue. Please refer also to 3DDB visualisations, and to site sections.

The historic avenue to Auburn House is to be preserved as a greenway in the proposed development. The applicant's purchase of the modern bungalow site 'Little Auburn' has enabled this as the main development access is now located to the north following outside the treeline and leaving a zone 40m to 50m deep between the proposed building line and the southern boundary of the site. It is a linear experience of movement and forward view always contained by trees.

Fingal County Council expressed concern about the scale of the apartment blocks in 'Little Auburn' which is outside of the original avenue, but adjacent. The concern was expressed that while the density proposed on the whole site was appropriate, it should be weighted more to the north-west and south-west quadrants of the site. In response to these concerns, alterations were made to this area as follows:

- The buildings were set back further from Dublin Road.
- The first building, Block 4, is now over 100m along the avenue from the entrance.
- Block 4 was reduced in height – it now has a three storey shoulder and a reduced penthouse floor. Block 5 rises locally to a four storey shoulder, dropping back to three at its western end.
- The length of the built edge parallel to the avenue was shortened.
- There is a reduction of 22 apartments in this area.

Block 4 is set back over 100m from the entrance to the avenue from Dublin Road, so the apartments do not impinge on the sense of arrival into the site. The apartment buildings are all located against a backdrop of large trees to make them subservient to the landscape context. Please refer to the site section drawings for further detail.

The existing views along the old avenue are maintained. The view on the avenue is a contained forward perspective of trees and the new buildings do not impact on this. The understorey on the northern side hides the new road, traffic etc and localised glimpses at right angles to the route allows discrete passive security of the avenue from the apartments, this being essential for safety and to avoid anti-social activity.

Please refer to the 3DDB visualisation booklet confirming that the apartments do not negatively impact of the character of the existing avenue.

3.0 AUBURN HOUSE: VISUAL CORRIDORS, VIEWS AND LANDSCAPE SETTING

Further elaboration and consideration of the documents as they relate to the definition of the views and visual corridors to / from Auburn House, which are identified for retention in the county development plan. Such analysis should proceed to assess and / or justify the impact of the proposed development on the defined visual corridor and on the landscape setting of this protected structure.

The Design response here is to conserve, insofar as reasonable and feasible, the sense of this house in a pastoral setting and to nonetheless achieve a sustainable density overall. This is unlike many SHD applications where the context is changed to a highly urbanised environment.

This approach is discussed at Section 4.1 Development Plan Objectives: Design Rationale, and at Section 6.3 Character Areas 2 and 3. It is further addressed by Sheehan + Barry Conservation Architects, TBS Landscape Architects, and 3DDB visualisations.

The issue of views and visual corridors arises in the development plan as Masterplan objectives in relation to Auburn House. As discussed at 4.1, there is an objective to facilitate high quality sustainable development which protects the historic and natural setting of the house and integrates with its conservation and preservation. There is a further objective to *'Retain visual corridors to/from Auburn House through the establishment of a visual buffer to the east of Auburn House.'*

Auburn House is set back some 350m from Dublin Road and is not visible. It is not visible from Carey's Lane either due to the woodland setting. It is not in view from a public place. Part of the eastern site boundary adjoins Abington which is a privately maintained estate. Here a road serving a small number of large houses curves gently along the edge of Auburn. The boundary here comprises a hedge and ditch with mature boundary trees. Auburn House does not appear in the forward views due to the hedge and boundary planting, and in part due the curve framing views to the east, not west. This can be confirmed by reference to 3DDB photomontages along this road.

The views in question here are from within the site.

It is noted that the house and setting is typical of a Capability Brown style landscape, naturalised and without formality. At present the house is shielded from view until the final approach. The avenue trees contain the view, and closer to the house, trees containing an indented paddock south east of the house again shield the house from view, until the avenue finally emerges from the trees at the south-eastern corner of the house.

The views in question in the development plan objective and the visual buffer relate to views to and from the front paddock to the east of the Auburn.

Streamstown Local Area Plan 2009 was made for a very different context as the land was then zoned with a density cap of 10/Ha. While it no longer applies, it had the following to say with regard to landscape character and views;

The area in front of the Auburn house was considered to be a sensitive development area and development here *'should be well screened by natural planting. Additional planting of native tree species will be required in certain locations to achieve this. Along the visual corridor mature planting should be used. Earth berms should also be used to screen elements that would be visible from sensitive areas.'*

A Sensitive Development Area was identified located to the east of Auburn House. *...This area shall provide development sympathetic to the design of Auburn House. The design of this area, as shown on the Indicative Masterplan, is expected to be in a courtyard-type arrangement and may comprise a mews-style development, of a scale subservient to Auburn House. Low-key roads access is to be provided, including the use of shared surfaces.*

The sensitive development area includes a significant parcel of land to the front (east) elevation of Auburn House which is to be retained as green space in order to provide a visual buffer, thus retaining views to and from the house.'

The design response here is similar and with amendments taken on board in response to Fingal County Council Opinion with regard to reducing the sizes and orientation of some courtyard clusters and particularly to opening a visual gap and extending the view corridor to the eastern site boundary.

This area has the lowest local density in the proposal with two storey narrow gabled courtyard buildings with occasional two and a half or three storey elements to allow informal compositions typical of vernacular estate courtyards. It comprises c.4Ha with a localised density of c.10/Ha.

The visual buffer and view corridors to and from Auburn House and setting are arranged as follows:

Firstly, there is a development free zone c.75m deep in a 180' arc around the front of the house. This view is cradled in two arms of tree planting encircling the house from the woods behind.

Secondly there is a large paddock or front lawn preserved in front of the house. It extends out c.140m from the house in a generous view cone 120m wide.

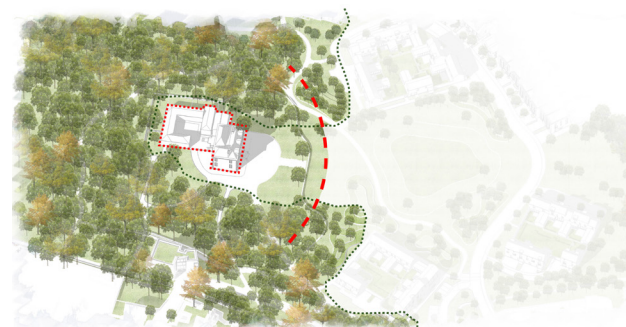
Thirdly there is a generous gap where the view extends further through another open space to the site boundary some 220m from the house bringing c.75m of established boundary planting into view.

This defines a foreground view around the house edged in trees, a middle distance view down onto the front lawn where gentle berms and extensive tree planting define the outer edges as anticipated in the earlier LAP. The backdrop is then the distant line of old boundary planting. This forms a 220m visual corridor to the boundary and a layering of the vista.

The buildings around the front paddock take their cue from traditional estate courtyards. They are simple vernacular forms with narrow gables making a continuous low rise frontage of buildings and enclosing walls where openings to the shared gardens hint at the world within. The courtyard clusters by their scale, form, historic reference and landscape setting will be clearly subservient to Auburn House.

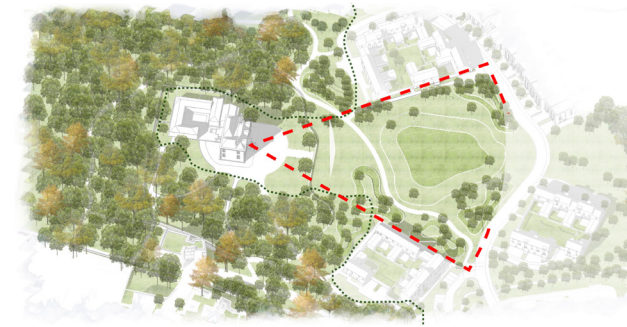
This is further elaborated upon in the Front Field Character Area description at page 32.

Please refer to 3D Design Bureau VIA document for the full range of views.



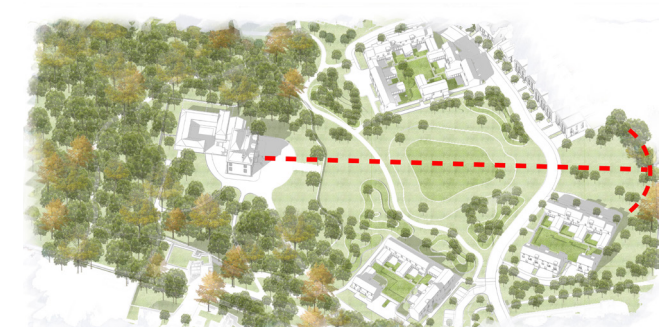
Foreground:

The house in the arms of the woods. This frames is the view out, and the woods are a backdrop looking in.



Middle distance:

The front paddock is a generous view cone 140m deep and 120m wide. It is contained by trees.



The long view:

The long view extends out 220m to the backdrop of the eastern boundary trees.

4.0 AUBURN HOUSE

Further clarification and elaboration of the documents as they relate to the treatment of Auburn House and associated structures, including the walled garden. Documents, including a detailed Conservation Methodology, should clearly identify the extent of the landholding to be retained with Auburn House and the relationship of this protected structure with the proposed development, particularly with the proposed rear / western stable dwellings. The extent of ABP-307610-20 Inspector's Report Page 28 of 30 works and intervention in the walled garden should be clearly identified, along with measures to protect the integrity of structures on the site.

Please refer to the Architectural Assessment / Conservation Report of Sheehan + Barry Architects, Conservation Architects for the proposal.

Auburn House and its associated stableyard, together with the walled garden and the small estate which surrounds the house, represents a significant heritage asset. The selection of lands for development which do not impact upon the setting of the house has been prioritized and the quantum of preserved woodland, open space to the front of the house and key assets such as the portion of the walled garden and the preservation of the demesne character of the original entrance driveway contribute to retain significant heritage value. The principal Protected Structure must be maintained as part of any development and the proposal to retain the house in single use represents the least impact upon the intact interior and historic character. The careful conversion of the stable yard represents an opportunity to find an appropriate alternative use for this formerly service orientated adjunct to the main house.

Overall, the design of the development has given careful and due consideration to the herit-age character, context and value of the house and lands at Auburn.

Fingal County Council expressed concern about dwellings proposed in the walled garden, and in view of that, they are now omitted. Presently, an adjacent suburban gable dominates the framed view of the end of the garden. A modest two storey residents' community building is proposed to intervene in this view, forming a garden within the garden.

Auburn House and immediate curtilage and outbuildings are proposed to remain as a single entity. Permission is sought for outbuildings to be converted to provide four individual dwellings, but these will remain tied to the house. They may be used as separate accommodation for family members or staff, or as ancillary income.

A detailed conservation methodology statement is included with reference to the house, outbuildings, wall gardens and other features.

A statement as regards the safeguarding and management of Auburn House during the development period is also included.

5.0 TREES, WOODLAND AND THE WOODLAND MANAGEMENT PLAN.

Further consideration and/or elaboration of the documents as they relate to the treatment of existing trees and woodland on the site, to include maps and drawings providing clarity regarding:

- *Trees to be retained and / or removed and the condition of such trees.*
- *The rationale for removal – i.e. whether due to condition or development impacts.*
- *The nature, extent and phasing of planting to be provided across the site.*

A detailed woodland management plan should be provided which should identify specific measure and actions to ensure the long-term maintenance and protection of trees and woodland on the site. Responsibility for implementation of such plan should also be identified.

Please refer to the detailed tree survey has been carried out by Andy Worsnop of the Tree File Ltd Consulting Arborists and coordinated with TBS Landscape Architects. This, and the woodland management plan that emerged from it, informed the design process from the outset.

This report provides an accurate representation of the Arboricultural implications of the proposed development on the Auburn House and adjoining lands, tree population.

The full impacts of the development proposals have been illustrated graphically on the "impacts" drawing "Auburn Tree Impact Plan" (NE, NW, SE, and SW) where trees to be lost are indicated using broken pink crown outlines.

A specific tree protection program is outlined in the "Arboricultural Method Statement" at "Appendix 2" to this report. This outline, by map and text, the various procedures and methodologies involved in conserving the existing tree population and particularly, defines the areas of the site that will be separated from construction related works by the provision of "construction exclusion fencing", to be erected prior to the commencement of any site works.

Please refer to the detailed report and documentation submitted by the Arborist and to Landscape Architects documentation, for a full response to this item.

6.0 FLOOD RISK

Further consideration and elaboration of the documents as they relate to the risk of flooding. A revised Site-Specific Flood Risk Assessment should be submitted having regard to the issues raised in the planning authority Water Services report, dated 07/08/2020.

The issue of flood risk as been dealt with in the reports of Waterman Moylan Consulting Engineers. Engineers, and specifically in an updated JBA Flood Risk Assessment.

The conclusion of the reports is that there is no identified flood risk within the site or as a result of the proposed development. Nonetheless, consultation with Fingal County Council indicated that if additional out of bank storage could be accommodated, that would have a potentially beneficial effect on sites downstream of the site.

This has been accommodated as a landscape feature in the site. A managed wetland rain garden is proposed extending from the eastern site boundary and along the ditch line at the back of Little Auburn to meet and cross the new avenue. This forms an interesting landscape threshold between two character area, with wetland planting providing contrast as well as adding to the ecology and biodiversity of the site.

Please refer to documentation prepared by Waterman Moylan Consulting Engineers, JBA Consulting, and TBS Landscape Architects.

7.0 DAYLIGHTING

Further consideration and elaboration of the documents as they relate to daylighting to proposed apartment units, which should have regard to the provisions of "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice", (BR209) by Paul Littlefair

Clarification is provided in respect of the daylighting to the proposed apartments, particularly Blocks 1 to 3. These blocks are well spaced and arranged on a north south axis. The apartments face predominantly east or west. The building form is modelled with semi-recessed balconies which give the optimum balance between shelter, privacy and daylighting. The balconies are predominantly placed on front bedrooms and entered by a side door from the living room. This is ideal as the optimum lux level in the living area is higher than the bedroom, and the living room door generally faces south.

Please refer to the Daylighting Report carried out by WatermanMoylan Consulting Engineers which confirms that the scheme complies with the provisions of BRE209.

The courtyard spaces at Blocks 1 to 3 are generous and are open to the south ensuring excellent sun penetration all year. The courtyard at Blocks 4 and 5 is raised over a parking podium which has a predominantly two storey edge at that level, rising to a three storey shoulder with recessed penthouses over in part. It is exposed to south/southeast sunshine on its long axis ensuring it is well lit all year. Blocks 6, 7 and 8 are pavilion blocks with adjacent communal spaces open to the south.

8.0 ROADS, PARKING

Further consideration and elaboration of the documents as they relate to the design and layout of internal roads, car and bicycle parking, and to the assessment of traffic and transportation impacts arising from the proposed development. Particular regard should be had to the issues raised in the report of the planning authority Transportation Planning Section in this regard.

Please refer to the transportation report and documentation by WatermanMoylan Consulting engineers for the technical documentation and traffic assessments.

FCC Transportation Department commentary regarding basement and undercroft parking has been addressed in the layouts of the buildings.

Cycle parking is provided at the rate of one space per bedroom for apartments with cycle parking securely located either within the building footprint. Visitor spaces are deployed near the various apartment core entrances. The cycle parking is included in the various HQAs cycle parking for houses can be arranged on curtilage. Garden access is generally available. Many of the courtyard houses have bin/cycle stores accessible from the front.

Carparking is provided at a rate 2 per housing unit and an average of 1 per unit for apartments. Visitor spaces are provided on street adjacent to Block 4 at Little Auburn, and between Blocks 1 and 2 in the back field. Local provision is made for the Streamstown Blocks 6 – 8. Three staff parking spaces for the creche are provided under podium at Little Auburn and four drop off spaces for the creche can be used for residential drop off out of hours.

Road hierarchy at an Urban Design level is explained in the Urban Design section of this report. Precedence is given to pedestrian and cycle movement. The original avenue forms a dedicated green route into the heart of the site from Dublin Road. This is the desire line for residents to public transport and to Malahide Demesne directly opposite. The location is ideal for bike and ride also, a short cycle through the Demense leads directly to the Dart station, and the town facilitates services, shopping, or socialising on the way home. The wooded environs of the site with various natural paths, open spaces and greenway, coupled with the Demesne close by, will encourage sustainable modes as the experience will be attractive

Local access to houses in the sensitive parts of the site around the front paddock are on shared surface private shared driveways serving small numbers of houses at a time, usually three or more. The shared surface consists of a concrete grasscrete paviour, with a flush solid concrete section down one side. The intent is to make

the vehicle paths to the houses slow and inconspicuous, and that it blends into the landscape without becoming a barrier.

Pedestrians and cyclists are prioritised, and the landscape and setting are intended to dominate the car, and not the other way around.

9.0 OPEN SPACE

Further consideration and elaboration of the documents as they relate to the design and layout of open space across the site, clearly identifying and defining public private and communal spaces.

Please refer to TBS Landscape Architects documentation and report for detailed descriptions of the landscape design and hierarchy. This was carried out in parallel with the forensic tree survey carried by the The Tree File Arborists in detailed collaboration with TBS.

This study has informed in detail how the site is best developed with a view to managing and improving the woodland over time. A long term woodland management plan is part of the proposals. A lot of the senior planting is coming to its end of life, and the plan will ensure continuity and renewal in a sustainable way. This will gradually restore the balance and control the advance of opportunist invasive species.

While the hierarchy of open space as defined by the development plan results from this understanding, it should be noted that this site has so much to offer that is not technically included in development plan calculations. The greenway avenue and the extensive woodland paths in particular will be an outstanding asset unique to Auburn in addition to meeting the Development Plan open space provision.



Communal area for Blocks 4 & 5 is located at first floor level on podium with low rise edges. It is open on its long axis to south / southeast sun allowing in excess of 2 hours sun all year.

There is a great variety of communal and public open space in terms of usable, visual amenity and historic character - ie from the old avenue walking route to the visual amenity of the rain garden, meadow quality of the front field with berms and trees forming a distinct enclosure and character, historic walls and follies containing the walled garden open space, to the extensive woodland walks, smaller pocket parks throughout the site and semi private communal amenity spaces between the apartment blocks in Little Auburn and Back Field.

In a post Covid world there is a greater recognition of the importance of contact with the natural world to maintain health and well being. Loop walks in naturalised settings may offer more to more people than 'traditional' open space as expressed in development plans.

The site also has the very considerable advantage of being right beside Malahide Demesne one of the best public parks in Dublin, and that that park is a link to a coastal town with marine facilities and amenity networks. This site, should neighbouring estates so choose, will be an extension of that high quality green linkage.



Communal area between Block 1 & 3 is open to the south allow in excess of 2 hours midday sun exposure all year.

5.0 URBAN DESIGN OVERVIEW

The urban design response for the lands at Auburn aims to create a unique residential quarter which responds to the distinct character of its context within Auburn House and its mature woodland backdrop.

Legibility and wayfinding have been carefully considered. A route hierarchy was established to distinguish each unique character area of the site. Strong edges have been emphasized along the primary routes and onto key open spaces. New pedestrian links are provided for residents within the site which wind their way through existing woodland, across streams and adjacent to old walls and orchard planting in the case of the walled garden. This will create a distinctive character to the site when it can be explored in different ways on foot by its residents. Desire lines through the trees can be followed rather than having to take the footpath adjacent to the road. There are also a number of pedestrian and cyclist friendly “home zone areas” within the site to reduce the dominance of motor vehicles. The design also aims to promote pedestrian links from outside the development. The Streamstown link, and potential connections to Abington should those residents so chose, will provide cycle and pedestrian routes in a wonderful setting direct to Malahide Demesne.

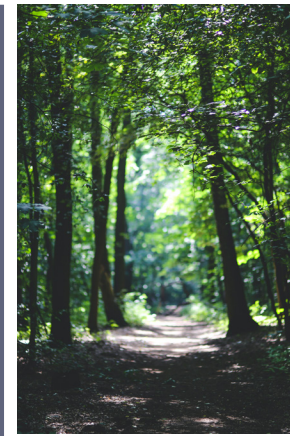
Vistas and views have been carefully considered, particularly within the immediate context of Auburn House. The large central public open space has been located to the east of the house aligned with its front vista. Higher density apartment and duplex apartment blocks are located along primary entrance routes while the open space to the east of Auburn House is surrounded by lower density courtyard houses which maximise privacy for residents. The creche is located along the main new entrance route to allow for convenient access for parents.

All new public open spaces within the development are overlooked by surrounding homes so that safety of residents is paramount. Within the mature woodland, a pedestrian and exercise route for residents will be created in tandem with the woodland management plan which will provide a significant new local amenity.

The proposed mix of dwelling types with 25% houses, 3% own door duplex apartments and 72% apartments caters for a variety of future residents ranging from families to young professionals to older people who would like to downsize to an apartment close to the village of Malahide.

Heights within the development and the context of Auburn House and woodland have also been carefully considered. The three apartment blocks in the Back Field at 4 & 5 storeys plus penthouse will be largely hidden from view by the existing mature woodland behind Auburn. Predominantly two storey housing has been located to the western, northern and eastern edges of the development and heights step towards the centre. Two single storey houses are proposed at sensitive points along the northern boundary.

Five distinct Character Areas have been defined by the natural context of the site: The Avenue, Auburn House and Woodland, Front Field, Back Field and Streamstown. They are outlined in further detail in Section 6.



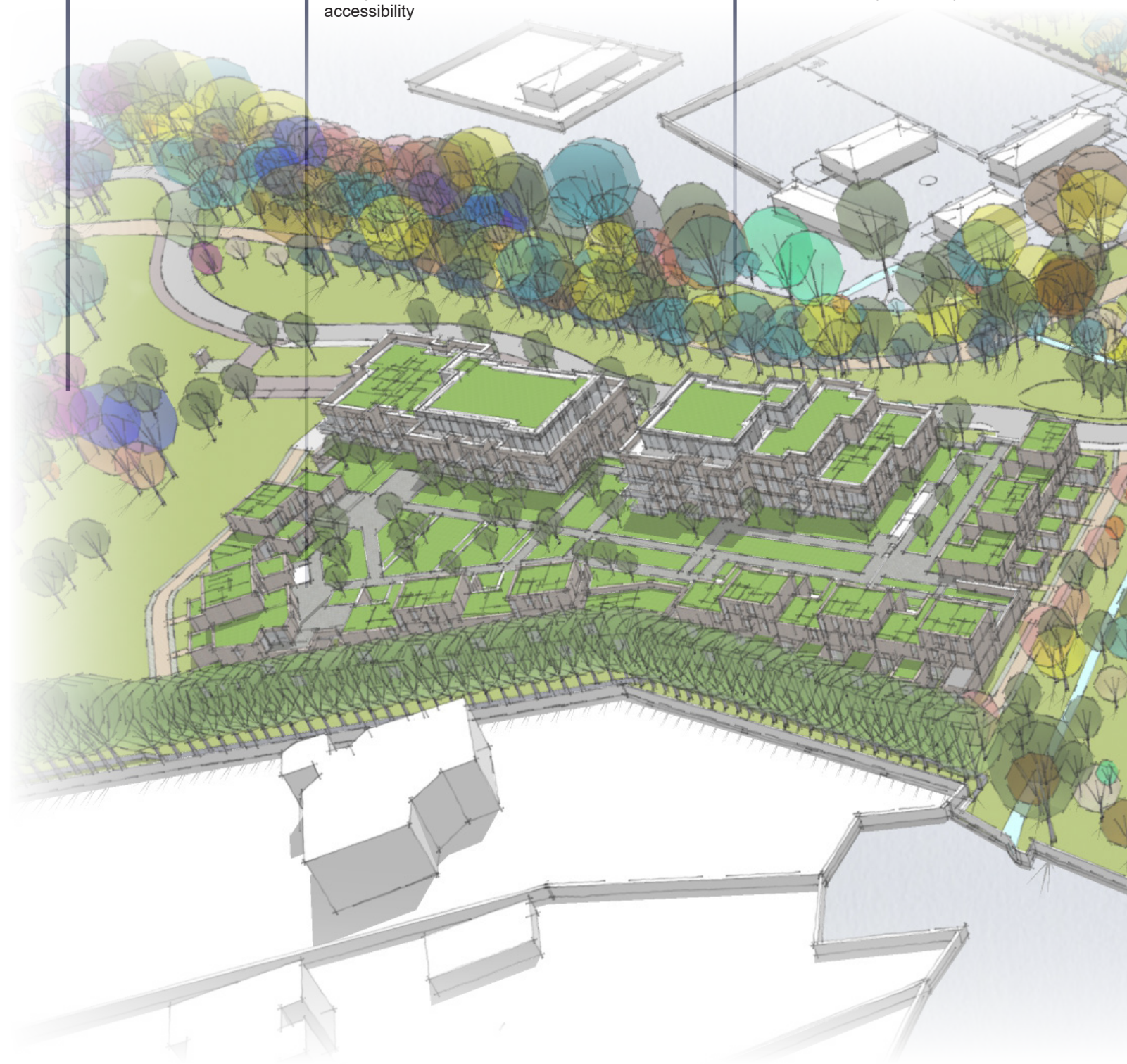
Historic tree lined drive way



Own door duplex apartments open onto green spaces and offer excellent accessibility



Original tree lined drive becomes pedestrian and cycle priority





Sensitive addition of community building to the modern walled garden



Open lawn in front of Auburn House



Courtyard homes in clusters around front field



Apartment blocks in woodland setting are screened from view by the house

All images are for precedent only



6.0 LANDSCAPE & SITE LAYOUT

6.1 DUBLIN ROAD

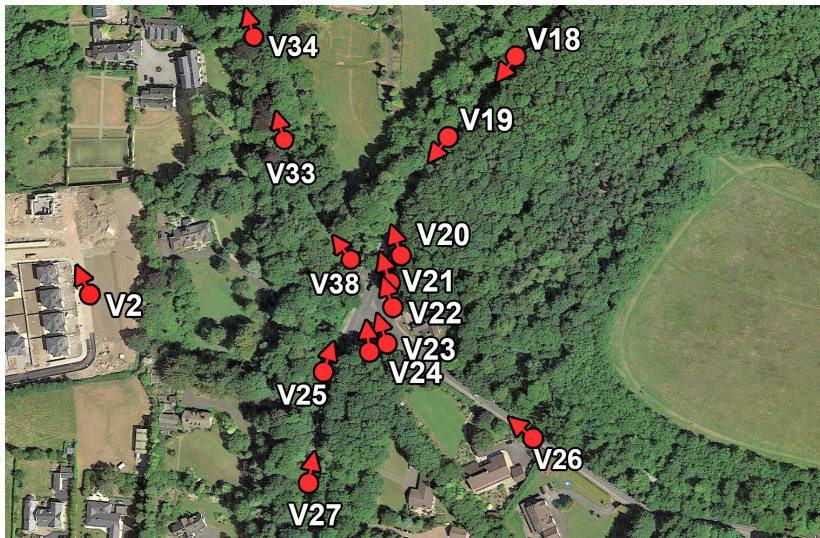
There is a natural break in development between Dublin suburbs and Malahide with a largely undeveloped band of countryside corresponding with Dublin Airport approach zones. The entry to Malahide is signalled by increasing enclosure by trees as the road meets the outer edges of Malahide Castle Demesne and gently curves around the estate walls into the final approach into the town. The road along the demesne edge is well planted on each side and forms a memorable image of place and season. The arrival starts here.

It is an objective of the development plan to ‘Retain the impressive tree-lined approach along Dublin Road as an important visual element to the town’ and this is reflected in Streamstown Masterplan requirements also.

The processional route into Malahide is a sequential experience, one of forward vision and movement along a gently serpentine tree lined route. Glimpses either side are fleeting. Auburn is located at the south western gate to the demesne, at the junction of Back Road. It has a relatively narrow frontage which forms a neck to a larger site within. There is a band of mature trees, c.20m deep, along the edge of the road. There are no views into the site. Trees within the site form the backdrop of views at the end on Back Road as it joins Malahide Road. There are bus stops either side of the road at the entrance.

The junction of Malahide Road and Back Road is to be signalled as a result of the development of lands south of the demesne, The new entrance to Auburn will form the fourth arm.

The existing entrance into Auburn comprises unassuming rendered wing walls piers with traditional iron gates. They are quite discrete and best seen from the Back Road junction. The larger part of the frontage is occupied by late twentieth century bungalow on a large site with its own discrete entrance c.70m north. This entrance will be closed and improvements on the boundary planning will be made.



VIA 27



VIA 25



VIA 18



VIA 19



THE PROPOSAL

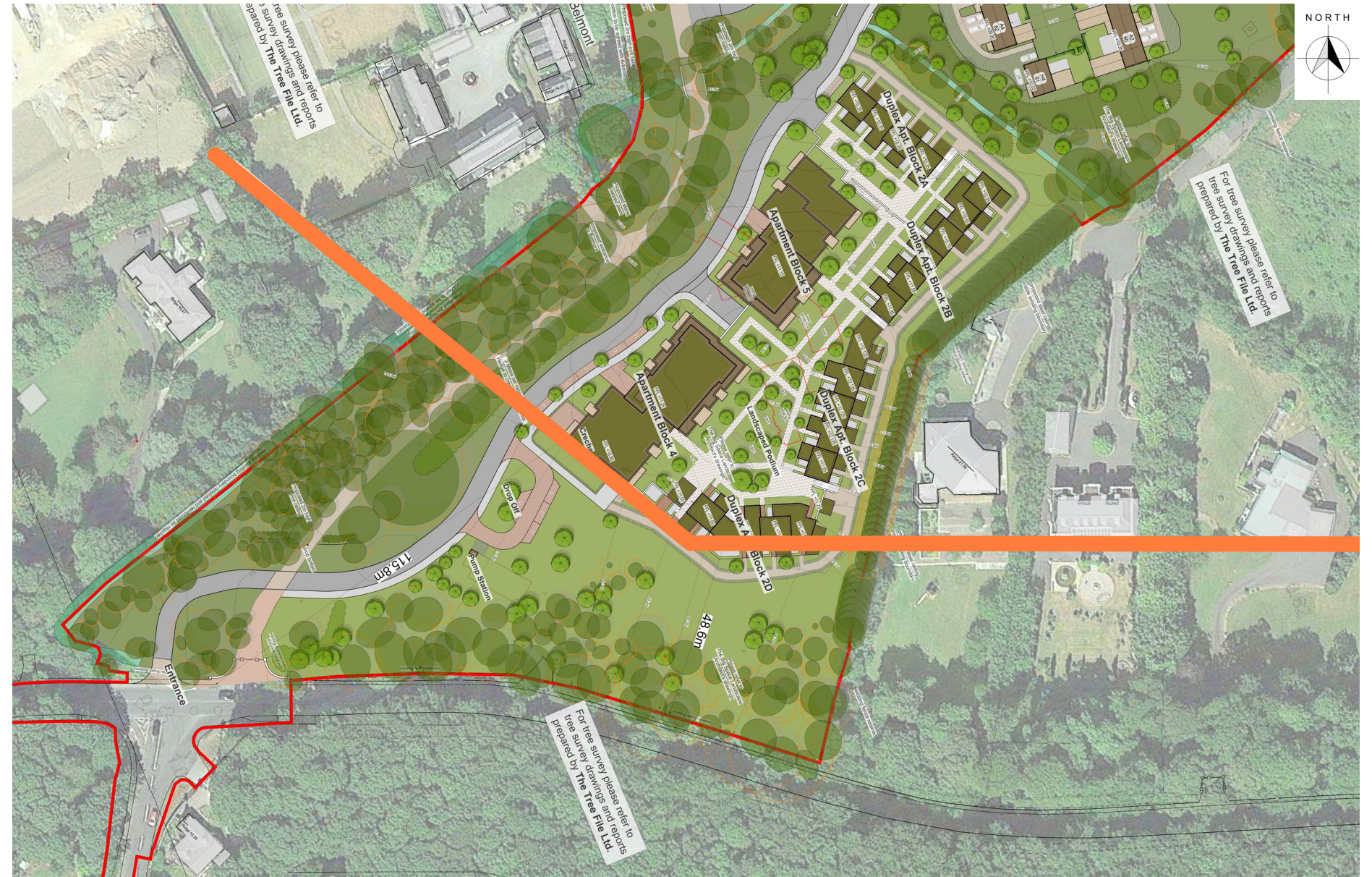
The new proposal will have minimal impact on the character of Malahide Road. The only proposed boundary changes are the making of the new entrance, and closing off the entrance to Little Auburn. The existing gates will not be open to vehicles within the new development.

The entrance to Little Auburn is sealed up and the natural hedgeline reinstated. The original entrance to Auburn is retained as a pedestrian and cycle entrance. The wing walls will be repainted to a portland stone colour and the surface changed from tarmac to a light coloured sealed gravel with cobble threshold.

The new entrance will line up as the fourth arm on the junction. A hedge with a railing within will curve back into the new entrance to a new threshold surface finish to signify entry. The backdrop of trees as seen from Back Road remains.

The processional route into Malahide will as result be unaffected as changes to the edge conditions will be so minimal. The buildings within are set back over 100m from the gate and generally 50m to 55m set back from the road behind the preserved band of mature trees.

Concern was expressed by the Planning Authority that the buildings would be seen from the road. Due to both the forward nature of the views and the continuous treeline, this does not occur as seen in the photo-montages. The VIA from Back Road where a direct view occurs shows that the development is low and that the buildings are in hidden by the under storey planting barely higher than the bus stop. In the event of the eventual loss over time of some of the over mature specimen trees, the buildings will remain out of sight.



Site layout extract illustrating building line set back in line with adjacent existing residences

There was also concern regarding the informal building line of existing houses recessed behind the trees. In response to this the building line has been further set back to meet the established recessed building line and the proposed buildings forming the south-eastern edge to Malahide Road has been reduced in scale to a mix of 2 and 3 floors.

There is a significant amenity open space located between the buildings and the road. This contains the existing stand of mature beech and other trees and is seen against the backdrop of the demesne. This tree stand will be managed in accordance with woodland management plan and renewed over the long term. The space has good sunny orientation and will serve as an informal amenity area for the residents and the crèche.

Reference should also be made to 3D Design Bureau photomontages and to site cross sections which show the building in relation to both the mature trees and the Malahide Road boundary.



VIA 24

6.2 SITE LAYOUT OVERVIEW

It is proposed to access the site from Dublin Road via a new entrance south of the existing gates to line up with the existing junction. This will be signalled on foot of development underway south of back road. Once inside the gate the character of the existing access would be maintained as the main vehicular access will immediately be routed right into The Avenue, and thereafter give access to the east and north of the site.



The existing driveway will serve Auburn House and the Stable Yard residences which are to be retained. The narrow carriageway will be maintained along with the pedestrian and cycle access threading its way between the trees. Services and drainage can be routed along the parallel route in The Avenue.

The new tree lined drive to the east of the existing avenue will keep its character and feel winding its way over 300m into the site before Auburn House comes into view from the southeast. The central open space is to be located on front of the house here framed with screen planting. Two storey houses will close off the edges of the site with their back gardens onto adjacent existing developments, apartments are set against the backdrop of the woods behind Auburn House.

From the central open space the primary routes through the development progress north to the Back Field and south west to Streamstown. The Streamstown area of the site is characterised by an informal street pattern with lower density houses along the third party boundaries, while apartments are located against backdrops of trees within the site.



6.3 CHARACTER AREAS

The proposal is divided into five distinct Character Areas discussed in detail over the following pages.

AREA 1: THE AVENUE

The Avenue Character Area includes the original avenue, and the land to its right. It is the transition from Dublin Road into the site. The proposal is low and removed from the road while the historic avenue is retained as a greenway. A low perimeter form with central garden conceals undercroft parking beneath, and rises gently against the backdrop of mature trees.

AREA 2: AUBURN HOUSE AND WOODLAND

Auburn house and the mature woodland almost encircling the house from behind make up the second and central Character Area and the heart of the scheme.

AREA 3: THE FRONT FIELD

This Character Area mainly comprises a meadow on front of Auburn House providing a landscape setting with views to and from the house and a tree lined vista some 220m long. The surrounding houses take their cue from traditional estate courtyards giving a low rise frontage of buildings and enclosing walls, all set behind gentle tree lined edges. Houses forming the courtyard clusters open into shared communal walled gardens linked out to the parkland. This area is the lowest density in the scheme reflecting its location and role at the interface with the setting on front of Auburn House.

AREA 4: THE BACK FIELD

The northernmost Character Area is located in the back field behind the woods. It consists of a mix of low rise housing backing onto existing residential development and 3 apartment blocks set further in against the backdrop of the mature woodland. Apartment parking located out of sight at Basement level.

AREA 5: STREAMSTOWN

The southernmost Character Area is located between the woodland and existing residential development, and includes part of the historic walled gardens. Low rise family homes follow the boundaries of adjacent residential sites, while three apartment blocks are located at a remove and against the backdrop of mature trees. The walled garden is retained as amenity space with residents' community facility located at one end.



CHARACTER AREA 1: THE AVENUE



The existing avenue becomes a pedestrian and cycle greenway

The entrance into Auburn leads along a tree lined avenue c.25m or more wide planted on both sides and bounded by a small stream along its southern edge. It is linear experience of movement and forward view always contained by trees. After about 200m it bends left and crosses a stone bridge over a small stream and continues with woodland along the southern side, the stone walls of courtyards are visible to the left and an indented paddock, part of the front field, comes into view on the right. The house remains out of sight behind trees further along.

The avenue has a left branch to the stables and yards, and this continues in a westerly direction to the old exit onto Streamstown Lane, now privatised.

The avenue arrives at Auburn House from the south east and then to the east front where there is a large gravel forecourt. The house commands a view over the front field.

The avenue is to be preserved as a greenway in the proposed development. The applicant's purchase of Little Auburn has enabled this as the main access is now located to the north following outside the treeline and leaving a zone 40m to 50m deep between the proposed building line and the southern boundary of the site.





Block 4 Cross Section through new access road and existing avenue

In response to concerns raised by FCC at stage 2, alterations were made to this area as follows:

- (i) The buildings were set back further from Dublin Road.
- (ii) The edge along the avenue was shortened.
- (iii) Block 4 was reduced in height.
- (iv) There is a reduction of 22 apartments in this area

Block 4 is set back over 100m from the entrance to the avenue from Dublin Road, so the apartments do not impinge on the sense of arrival into the site.

The new access road serving the site, and which these blocks face on their western elevation, is located outside of the root protection areas of the avenue trees. These trees range in height from around 15m with senior specimens at 18m to 21m. Block 4 has a three storey shoulder height 11m of rising to four floors at 14.3m for most of Block 5. There is a setback penthouse floor on most of Block 5 and part of Block 4.

The apartment buildings on the site are located in the vicinity of large trees to make them subservient to the landscape context. In the case of the avenue, the trees are approximately one and half times as high as the buildings. The scale and nature of the development is sensitive to its location. It is well within the existing tree canopy height with a shoulder level ranging from three to four storeys. It is set back from sensitive boundaries and it is demonstrated that it is not visually intrusive from the old avenue, its approach, or the Dublin Road.

The proposed building form is fragmented and low along facing Malahide Road, towards Auburn House, and to the neighbouring property. The building tapers up on the southern edge against the mature woodland. Carparking is contained out of sight at ground level under a podium while a central raised garden above makes an intimate and inviting space for residents, it is edged on there sides by one and two storey own door units, and on the third by the two and three storey parapets of the apartments, with a set back floor above.

The western edge address the line of mature trees forming the avenue and cannot be seen as a single piece, it can only be seen obliquely in forward view along the access route. The images indicate the form of the building on this side steps in and out to break the massing and ranges from 3 to 4 floors to parapet, with a setback penthouse where removed from the ends.

Little Auburn is a late twentieth century bungalow typical of its time. The site is rectangular and contained by Auburn avenue to the west, a c.20m deep tree bank to Malahide Road to the southeast, by a mature and high evergreen hedge / treeline to a neighbouring house to the northeast, and it slopes gently down to the Auburn field boundary to the northwest.

The house and gardens are unremarkable, the latter including small ornamental trees and shrubs typical of the period. Only the mature trees to the Malahide Road are of significance. The western boundary to the indented part of the front field is marked by inappropriate over mature evergreen trees with other suppressed trees interspersed.



Western edge of block 4 and 5 - Block 4 is set back over 100m from the Avenue entrance



View looking southwest



Podium garden

The existing views in the old avenue are protected. The view on the avenue is a contained forward perspective of trees and the new buildings do not impact on this. The understory on the northern side hides the new road, traffic etc and localised glimpses at right angles to the route allows discrete passive security of the avenue from the apartments, this being essential for safety and to avoid anti-social activity.



VIA 38



VIA 33



Substantial green buffer along Dublin Road, buildings are low scale

It is an objective to maintain the quality of the tree lined entry to Malahide and the design intent is that the new development should remain out of view. This edge is set back 50-60m behind a band of mature trees and the building form is fragmented and tapers down to two and three storeys along this elevation. It comprises own door and podium accessed duplex apartment units, and apartments. It is hidden from view by the under-storey of the trees and as noted even in the event of the eventual loss over time of some of the over-mature specimens, the buildings will remain out of sight.

The edge to the north-east also comprises two and three storey own door and podium accessed duplex apartment units. This gives an interesting domestic rhythm to the elevation. The building line breaks in two places to reveal the raised garden above and gently steps down linking to a pedestrian way forming a walking loop around the building. There is also direct access at these points to the under podium carpark. There are single storey own door courtyard apartments at ground level, and a mix of similar own door single and two storey dwellings accessed from the podium.

This own door format and integral patio garden is an attractive accessible dwelling type for older people. A band of evergreen trees screens the development along the northeastern boundary.

The edge to the north-west also comprises ground and podium level own door units. This gives an interesting elevation to the linear landscaped area with a rain garden, and provides passive surveillance. The elevation forms a back drop in keeping with the scale and subsidiary nature of the courtyard complexes flanking the front field.

There is a 34 place per session creche located at the entrance to the development. It is located at ground floor in Block 4. There is a discrete looped drop off area, and additional on street visitor parking convenient for those visiting Auburn. The creche has outdoor play areas appropriately orientated south and east, and has access to the 0.4HA open space at the entrance.

The crèche drop off can also serve as a drop off for the duplex apartment residents. It offers access to the perimeter path and to the entry point to the podium lift and reception area.



Podium level plan, above
Ground floor plan, below



	Character Area 1 The Avenue
5 Bedroom House	0
4 Bedroom House	0
3 Bedroom House	0
2 Bedroom House	0
1 Bedroom House	0
HOUSES Sub Total	0
3 Bedroom Duplex Apartment (Own Door)	0
3 Bedroom Apartment	2
2 Bedroom Duplex Apartment (Own Door)	9
2 Bedroom Apartment (Own Door)	2
2 Bedroom Apartment (Walk-Up)	0
2 Bedroom Apartment	38
1 Bedroom Apartment (Own Door)	26
1 Bedroom Apartment (Walk-Up)	0
1 Bed Apartment	15
DUPLEX APARTMENTS & APARTMENTS Sub Total	92
TOTAL	92

CHARACTER AREA 2: AUBURN HOUSE AND WOODLAND

The avenue continues to eventually arrive at the front of Auburn House. The house is largely concealed until about 70m from the house when it appears within the forward view, as the woodland falls away to reveal the house. Its approach is typical of Irish Georgian houses, arriving diagonally from the side, and without any prior announcement. The house faces east over a large gravel forecourt. The front field and mature trees beyond form the view and backdrop looking east.

The house and setting are described in detail in Sheehan Barry Conservation Architects report. In brief, it is a five bay mid Georgian house with steep slate roofs and overhanging eaves. It has two main floors over basement, and an attic floor. There are two dominant chimney stacks each parallel with the front facade. Steps lead up to the central stone entrance piece with a Wyatt window above. There are three large dormer windows to the front. The building is characterised by its rendered walls, patinated to a soft mustard yellow, giving the entire a French air.

The house is seen against the backdrop of the mature woods surrounding and behind. Much of this is now past its zenith and in decline. Older trees are being lost to storms each year and an unmanaged understory of invasive species has taken hold in much of the woodland. A detailed woodland management plan is part of the proposal to restore balance to the woods over time.

The main body of the woods will be accessible to all who live in the new Auburn neighbourhood. The house and associated coach houses will have an immediate curtilage within the woodland and facing out onto the front lawn together forming the centrepiece of the development. The vista east of the house onto a large pasture is maintained as the principal open space for the scheme. The new development and access remains unobtrusive and largely out of sight.

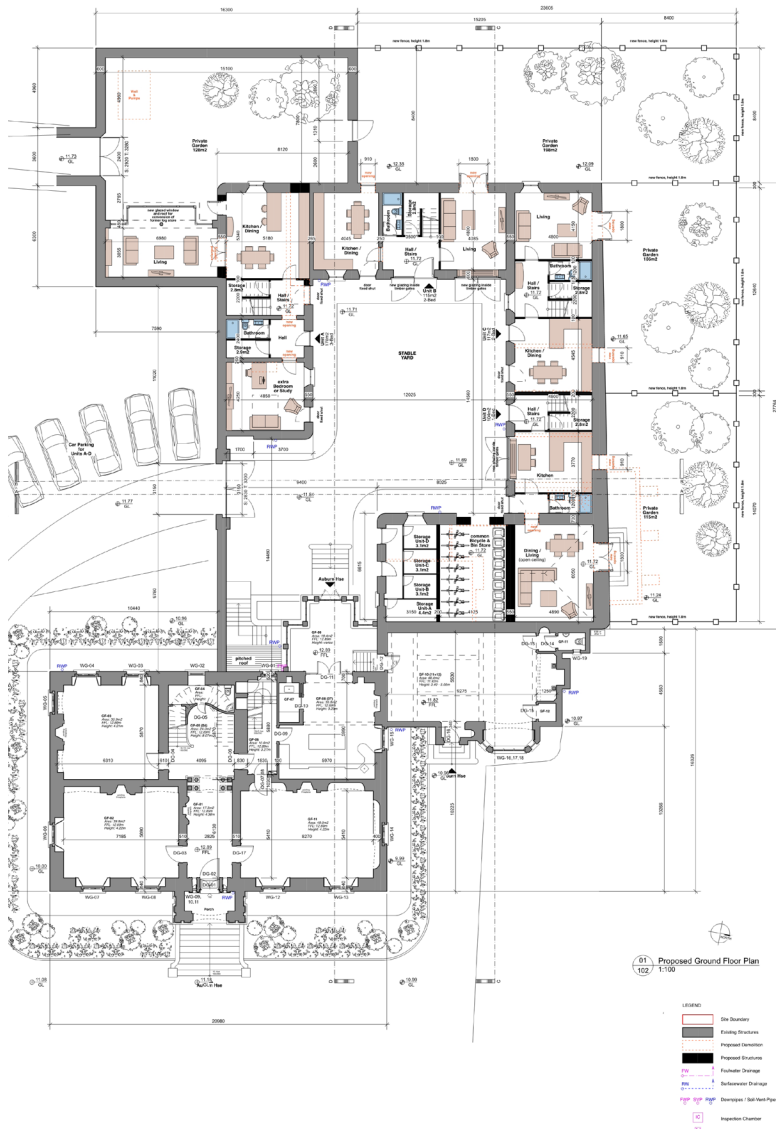
There are a number of dwellings in the walled garden and yard outside of the application site. They have historically accessed from within Auburn grounds, and will continue to do so.

Belmont will access directly from the avenue (as permitted by F18A/0045) while the balance access from the yard entrance just after the main avenue forks. This will now be part of the Streamstown link.

These dwellings, and Auburn House are all served by septic tanks at present, will be connected into the proposed mains drainage.



Above and left; Auburn House and curtilage
Below; Proposal to add 4 houses to he stables





AUBURN HOUSE

Sheehan + Barry Architects are a Conservation Practice with Grade 1 expertise with an overarching role in the context of the protected structures and conservation / heritage issues flowing from the proposals.

A detailed conservation methodology statement is included with reference to the house, outbuildings, wall gardens and other features. Sheehan & Barry have also have carried out the work in relation to detail proposals for the house including the conversion of the stable yard to the rear into 4 mews dwellings, and in relation to the walls and follies in the walled garden.

'Auburn House and its associated stableyard, together with the walled garden and the small estate which surrounds the house, represents a significant heritage asset. There are few small estates of this type that survive and especially in the Dublin region. Therefore the development of these lands must be handled in as sensitive a manner as possible. Development in its nature will always represent a change in character to some extent. However, the mitigations have been carefully considered.'

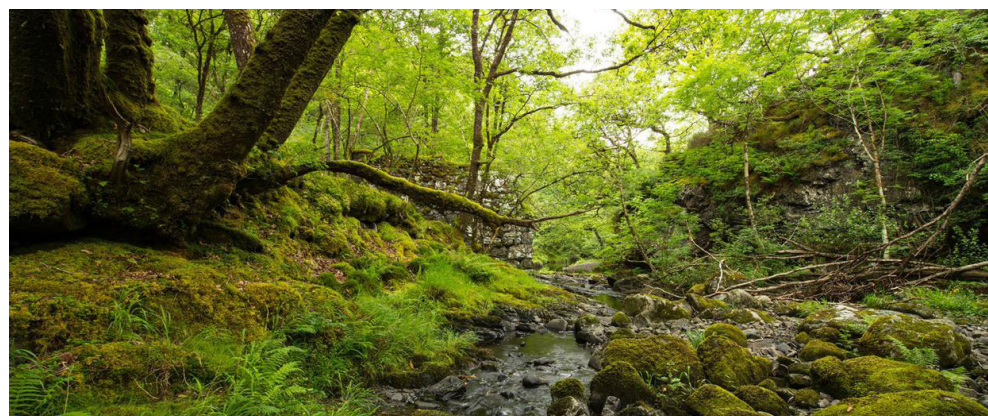
The selection of lands which do not impact upon the setting of the house has been prioritized and the quantum of preserved woodland, open space to the front of the house and key assets such as the portion of the walled garden and the preservation of the demesne character of the original entrance driveway contribute to retain significant heritage value. The principal Protected Structure must be maintained as part of any development and the proposal to retain the house in single use represents the least impact upon the intact interior and historic character. The careful conversion of the stable yard represents an opportunity to find an appropriate alternative use for this formerly service orientated adjunct to the main house.

The retention of the walled garden character offers an asset that, together with the proposed community building, will preserve the essential character of this special space and is to be welcomed. The corner feature towers are to be conserved which is also beneficial.

Overall, the design of the development has given careful and due consideration to the heritage character, context and value of the house and lands at Auburn'.



Auburn House and its immediate curtilage and outbuildings are proposed to remain as a single entity. Permission is sought for outbuildings to be converted to provide four individual dwellings, but these will remain tied to the house. They may be used as separate accommodation for family members or staff, or as ancillary income. Sheehan & Barry include a statement with regards the safeguarding and management of Auburn House during the development period. Please refer to Sheehan and Barry drawings and reports in relation to this area.



WOODLAND AMENITY

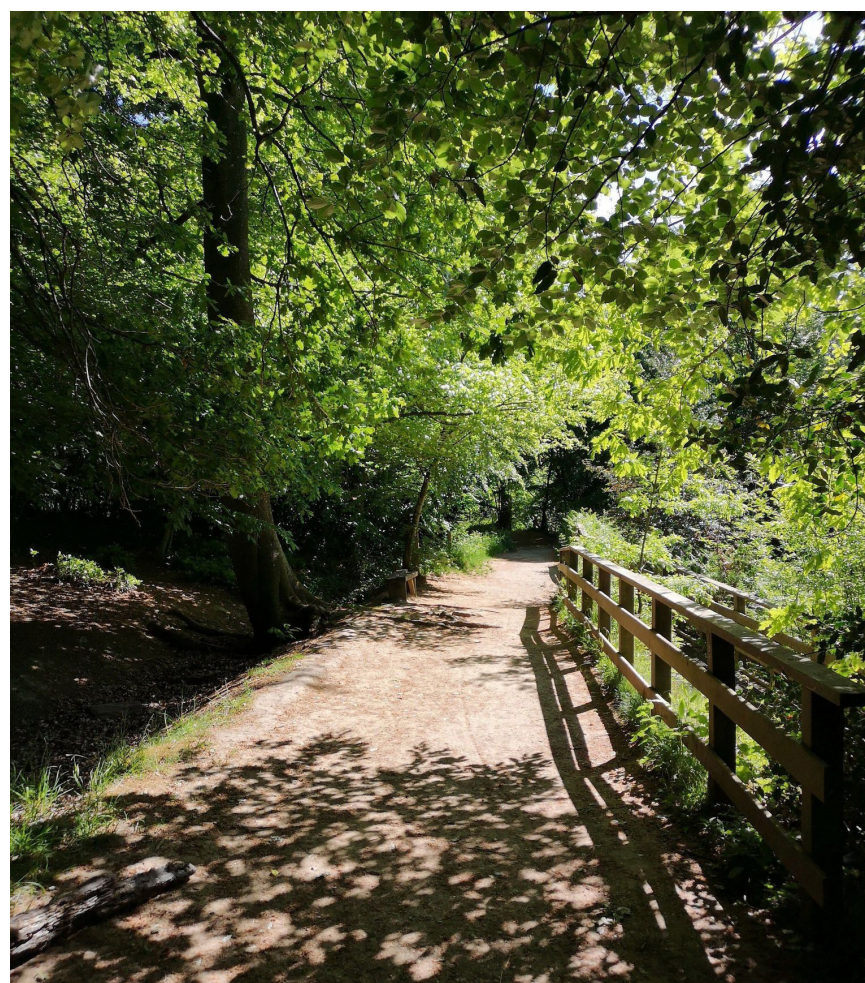
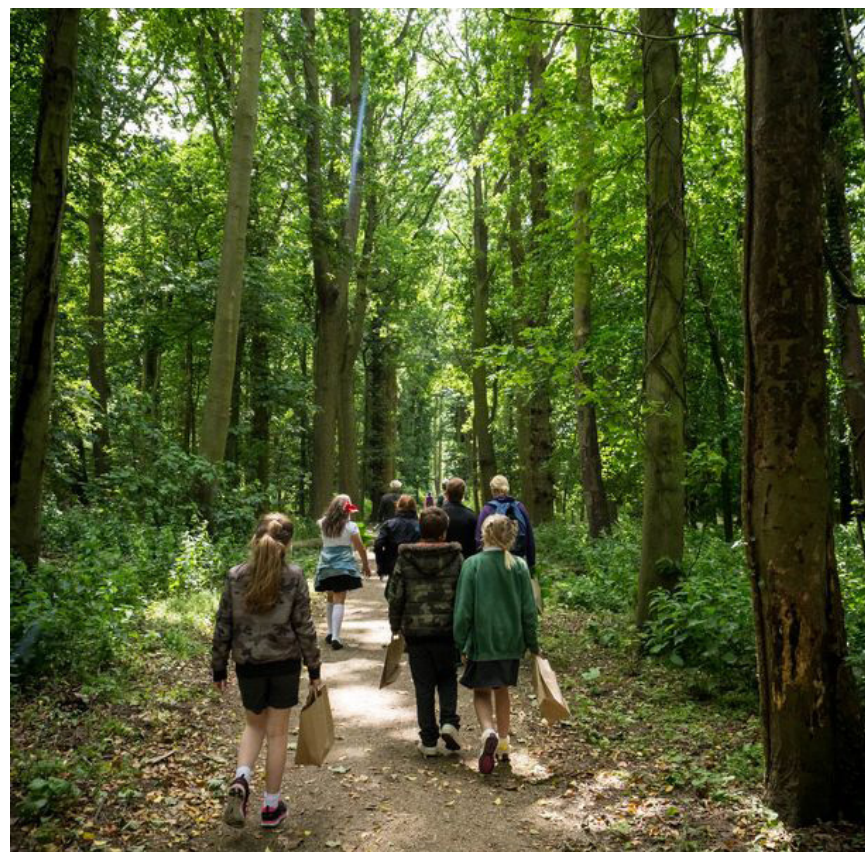
The woodland amenity of this site is unusual and is being integrated into the scheme as a driver of sense of place. The scale of the trees form substantial edges and links within the site.

The woodland behind the house is substantial with some specimens over 25m in height. It forms the back drop to the house, and two arms of trees come around from behind the house and frame a forward view out onto the front field. It is ecologically diverse albeit with some invasive species taking advantage of the gradual failure of the senior trees.

It is to be preserved as an amenity for the new community and allows for loop routes through the woods and around the site. The path structure mainly involves rediscovering the historic pathways and connecting them. Any new paths are 'no dig' with soft overlay forming the surface. No lighting is proposed both for nocturnal ecology reasons and to avoid digging in cables.

The path system also links to the walled garden at the south, another significant amenity. Informal stopping points and seats provide places of quietness and enjoyment of nature.

The redefined home curtilage of Auburn House is centred with the woods wrapping around from behind framing the view of the front field in the middle ground and a long vista out to the eastern boundary. Please refer to TBS Landscape Drawings and documents for detail of the proposals and landscape management.



TREES AND WOODLAND MANAGEMENT

A detailed tree survey has been carried out by Andy Worsnip of the Tree File Ltd Consulting Arborists and coordinated with TBS Landscape Architects. This, and the woodland management plan that emerged from it, informed the design process from the outset.

This report provides an accurate representation of the Arboricultural implications of the proposed development on the Auburn House and adjoining lands for the tree population.

The arborist notes that required development densities and essential modern standards of engineering and infrastructure to adequately service such residential development, means a large proportion of the available site space will be converted or disturbed to some extent. Fortunately however, the site's inclusion of many broadly open spaces in the form of fields and lawns has greatly facilitated design and has allowed a scheme emerge that is broadly sympathetic with the existing landscape and in a manner that limits tree loss. The major woodland and tree features associated with the Auburn demesne including the main woodland to the rear of the house, the belt associated with the entrance drive and much of the belt associated with the Dublin Road boundary of the site can be retained.

The full impacts of the development proposals have been illustrated graphically on the "impacts" drawings "Auburn Tree Impact Plan" where trees to be lost are indicated using broken pink crown outlines.

A specific tree protection program is outlined in the "Arboricultural Method Statement" at "Appendix 2" to this report. This outlines, by map and text, the various procedures and methodologies involved in conserving the existing tree population and particularly, defines the areas of the site that will be separated from construction related works by the provision of "construction exclusion fencing", to be erected prior to the commencement of any site works.

CHARACTER AREA 3: FRONT FIELD

Fingal Development Plan contains a Masterplan Objective to 'Retain visual corridors to/ from Auburn House through the establishment of a visual buffer to the east of Auburn House.'

A previous LAP for low density housing in Streamstown had the following provisions:

'The sensitive development area includes a significant parcel of land to the front (east) elevation of Auburn House which is to be retained as green space in order to provide a visual buffer, thus retaining views to and from the house.'

Development was to be well screened by planting, 'Additional planting of native tree species will be required in certain locations to achieve this. Along the visual corridor mature planting should be used. Earth berms should also be used to screen elements that would be visible from sensitive areas'

It anticipated 'a courtyard-type arrangement and may comprise a mews-style development, of a scale subservient to Auburn House. Low-key roads access is to be provided, including the use of shared surfaces.'

The design response here is similar and with amendments taken on board in response to Fingal County Council Opinion with regard to reducing the sizes and orientation of some courtyard clusters and particularly to opening a visual gap and extending the view corridor to the eastern site boundary.

This area has the lowest local density in the proposal with two storey narrow gabled courtyard buildings with occasional two and a half or three storey elements to allow informal compositions typical of vernacular estate courtyards.

The visual buffer and view corridors to and from Auburn House and setting are arranged as follows:

- The foreground is cradled in two arms of tree planting encircling the house from the woods behind, framing the view to and from the lawn.
- Secondly the large front lawn framed in the view extends out in a generous view cone 140m deep, widening out to c.120m.
- Thirdly there is a generous gap where the view extends further through another open space to the site boundary some 220m from the house bringing c.75m of established boundary planting into view.

This defines a foreground view around the house edged in trees, a middle distance view down onto the front lawn where gentle berms and extensive tree planting define the outer edges as anticipated in the earlier LAP. The backdrop is then the distant line of old boundary planting. This forms a 220m visual corridor to the boundary and a layering of the vista.





View arriving at house



View looking east from house



View looking northwest to Auburn House



View looking west to the house and woodland backdrop

The front lawn fulfils two roles: It retains an open context to the east of Auburn House and so preserves setting and context, and it also forms the central open space for the scheme which with the historic house provides a very strong identity and sense of place. It has to resolve these two objectives – in that the new should not intrude on the old, and yet the old wants to be seen to give identity to the new. It is a question of balance.

The design requirement in this area is that the scheme is to remain subordinate and largely out of sight. The solution lies in the shape of the space following the vision funnel from the house, and in its planted edges which filter what is behind. The eastern edge directly opposite the house is predominant and it is formed with a treeline on a berm inside the new access road. The mature trees further back along the eastern boundary form the backdrop. This layering of trees hides the activities at road level, and the tree canopy hides the buildings behind. There is a gap, in the

unobtrusive shadow line between the canopy and the berm top. This means pedestrian eye level, higher than most cars, can see over the berm and across the lawn to the house and wooded backdrop.

Individual specimen trees are to be planted around the field in the traditional manner and on either side of the field two courtyards of dwellings form edges behind a filigree of small light trees, birch and whitethorn.

Auburn House stands above the paddock, the edge marked by a defined grass slope dropping c.1.5m. This motif has been used to define the paddock on its other sides where gentle wild flower slopes with mixed tree planting define the edges, occasionally rising to form a berm. This allows the seamless accommodation of attenuation when required.

The buildings around the front paddock take their cue from traditional estate courtyards. They are simple vernacular forms with narrow gables making a continuous low rise frontage of buildings and enclosing walls, giving the whole a distinct sense of a discrete outer skin, and a hidden world within. The houses forming part of this wall show little to the outside, simple facades with a strong traditional wall to window ratio. Within they are L shaped courtyard houses with glazed facades containing patio gardens that become part of the house. These in turn give onto and overlook an inner shared garden, and it in turn connects by modest gates back out to the parkland. This gradated layering of private home, patio, shared space and then parkland makes for intimate and place orientated housing.

The access to the courtyards is mainly off short shared surface green streets/shared driveways generally serving 3 to 5 houses.. These are 4.8m wide with 1.5m concrete band and the balance in concrete grasscrete paving and a flush outer kerb. The overall effect is to naturalise the access, slow the driver, and to allow the landscape setting to dominate.

The courtyard clusters by their scale, form, historic reference and landscape setting will be clearly subservient to Auburn House.

The main parkland area is arranged on front of Auburn House. It is both the setting for the house and the place maker for the scheme. It is at a modestly lower level than the surrounding housing and is separated from the access road by a tree planted raised berm. The courtyards have a threshold zone of herbaceous planting and a path to the park, and a wild flower planted bank beneath a canopy of native trees slopes gently down onto the meadow.. This area also acts as the main attenuation area, with one in one hundred year events contained in the ground build up, and excess events contained on the meadow. As a result it will have a well drained surface, more capable of use than most. Car parking, street lighting and roadside paraphernalia do not intrude. The landscape detail is further explained by TBS Landscape Architects documents.

The two housing clusters edging the lawn are shielded from view from Auburn House by existing trees augmented by new planting. The southern cluster is located in a defined indent in the front field contained by a copse south east of the house, and the evergreen western edge of Little Auburn. The northern cluster is similarly screened behind a copse of existing and augmented planting. Together their planted edges define the view shed east from Auburn House, to the berm in the middle distance, and the perimeter estate trees in back drop.

There is a further enclave of courtyard houses to the east of the central open space and access road. It follows the same motif with simple vernacular forms and is separated from the front lawn by tree planted berms.

Car parking is discretely arranged around the perimeter of the clusters, and sometimes at a short distance. There is no parking or vehicular access along the park edge. Elsewhere, not adjoining the parkland, car parking areas to courtyard housing are accessed by greenways on grasscrete routes. This reinforces the change in tempo required of a driver, and makes these green streets seem more informal, and the access and cars less intrusive.

There is a generous gap at the end of the lawn leading the eye through across a further open space to the mature boundary trees on the eastern boundary. This is the 220m long view, the backdrop to the view of the lawn.

This is part of the layering of spaces and views from Auburn house: The foreground gardens with encircling woodland framing & a view to the front lawn, and then beyond to the easternmost space and its backdrop of mature boundary trees.

The eastern open space leads into a rain garden, a managed wetland linking along the boundary and south to the avenue in a green corridor linking the end of the Abington cul-de-sac with the Auburn access road and the avenue beyond. This is one of the possibilities for linkages should Abington residents chose to avail of it. It would provide a scenic route onto the old avenue to the gates of Malahide Demesne.

The balance of the housing in this character area edges the Abington boundary. Initially, a group of three storey terraced houses face the park with first floor living rooms availing of the southwest aspect seen through the shadowed gap between the top of the berm and the tree canopy, and then the road bottlenecks slightly to accentuate arrival into a small green announcing the beginning of the Back Field character area.



The eastern boundary consists of an existing ditch with a hedge and fence on the Abington side. A secondary line of trees has been planted c.2m inside the hedge on the Auburn side. The rear gardens of these houses end before the line of the new trees and a soft path is proposed between the trees and the hedge. This path is in management control and it allows access to the various rear gardens as many are mid-terrace. An attractive rustic tree lined path along the hedge results with intermittent gates to gardens, This device also ensures the ditch, hedge and tree line are in management company control.

Where houses are close to existing green boundaries, the tree protection fence line follows the root protection areas of trees to be retained. The protective fencing is only to be removed at the end when post and panel boundary fencing and soft access paths are installed without a requirement for machinery.

This area has the lowest density in the entire scheme in view of its context.





Sectional perspective through courtyard houses



Elevation facing south onto lawn

These are housing clusters modelled on the traditional estate courtyard, contained on the outside, and opening within to the various activities. The courtyard edges to the open space are sometimes building, sometimes just wall with the hint of vegetation within. The houses forming part of this wall show little to the outside, simple facades with a strong traditional wall to window ratio. Within they are L shaped courtyard houses with glazed facades containing patio gardens that become part of the house. These in turn give onto and overlook an inner shared garden, and it in turn connect by modest gates back out to the parkland. This gradated layering of private home, patio, shared space and then parkland makes for intimate and place orientated places.

	Character Area 3 Front Field
5 Bedroom House	13
4 Bedroom House	19
3 Bedroom House	7
2 Bedroom House	0
1 Bedroom House	0
HOUSES Sub Total	39
3 Bedroom Duplex Apartment (Own Door)	0
3 Bedroom Apartment	0
2 Bedroom Duplex Apartment (Own Door)	0
2 Bedroom Apartment (Own Door)	0
2 Bedroom Apartment (Walk-Up)	0
2 Bedroom Apartment	0
1 Bedroom Apartment (Own Door)	0
1 Bedroom Apartment (Walk-Up)	0
1 Bed Apartment	0
DUPLEX APARTMENTS & APARTMENTS Sub Total	0
TOTAL	39

CHARACTER AREA 4: BACK FIELD



Back field looking north

The back field is the northernmost character area. It is out of sight of the house and most of the site. It is broadly rectangular and edged on the southern side by woods forming the Auburn House backdrop, to the east and north by hedgerow and tree lined boundaries to Abington, an upmarket 1990s development of large detached houses in a period style, and to the east by an internal hedgerow.

The surrounding houses are generally two storey, many with further attic accommodation, and the sites are large. The boundaries consist of trees and hedgerows. The proposed housing along the northern boundary has back gardens backing onto the Abington back gardens.

It is the Auburn woods which give scale and presence to this character area. A quiet mews street of informal brick houses face south over a rhythm of apartment buildings and communal gardens with woodland views. This area is more structured and orthogonal responding both to the field shape and the apartment blocks. The design solution sees mixed housing line the northern and western edges protecting the Abington private boundaries. These are generally two storey, some three, with many of the units avoiding rear upper floor windows, except bathrooms and landings. Three apartment blocks are arranged on a north south axis exposing the landscaped space between to southern sun and framed views of the woodland. The outer blocks are four and five storey plus penthouse, while the centre block rises a further floor and at c.15m- 18m high are read against the higher backdrop of the woods rising to over 20m high. These blocks taper down to three storey as they meet the mews road along the houses.



These houses do not have rooms overlooking to rear from upper floors

Homezone

Existing hedge and trees retained with additional planting

Woodland edge with high trees

Hedgerow and trees retained

Old field boundary replanted along same line

NORTH



0.21

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The apartment parking is contained underground and only the visitor parking and houses park on surface where front threshold zones are intensively landscaped. The transition from the front field courtyard housing context is made by the intervention of a contained urban green space. This acts as a potential pivot which facilitates one of the potential connections to Abington should those residents so choose.

The apartments are arranged in three blocks. They are set on a north south axis with parks between and this orthogonal rhythm of block and sunlit communal gardens between sets the character. The buildings are broken down into vertical elements as if cut from solid masonry and breaking down the scale. The buildings are set against the backdrop of very tall trees closing the southern end of courtyards.



Site Section K - K

Woodland screens the Back Field

Existing drainage ditch

Car parking hidden below

Apartments step down in scale

Intensively landscaped threshold zones

Many houses avoid rear looking windows

Existing significant trees

Apartment sizes meet requirements with one bed units ranging from 45sqm to 53sqm and two bedroom units ranging from 75sqm to 90sqm.

Please refer to the housing quality assessment for detail breakdown and confirmation of compliance with standards.

Three apartment blocks are located over a shared basement car park with ramp access and bicycle lift. This leaves the ground level landscape free of cars except for limited visitor spaces.

The blocks are used to define spaces: firstly there is an open space to the east of Block 3 which forms a threshold on the route to the back field marked by the line of an old field boundary replanted. Two areas of communal open space are held between the blocks with the backdrop of the woods behind.

The apartment buildings are an efficient plan form with 12 apartments per floor with a north-south long axis with courtyards between open to the south sun. There are generously glazed stair and lift core areas with views to the communal courtyards.



Precedent image, Brentford Lock - Mikhail Riches

There is a mix of one and two bedroom units with generous open plan layouts

They are arranged with semi recessed balconies which offer the best balance of light and shelter with the ability to stand out and see beyond the building line, or to sit back in with a degree of privacy. The living rooms as a rule have a window that is unimpeded by a balcony above, while a side door onto the adjacent balcony faces south availing of additional sunlight and oblique views. In some case this south facing window is the principal window in the living area so orientating the room to the southern woodland view.

This arrangement also reflects lighting requirements as the lux levels needed in the living areas are higher. Balconies are finished with glazed guardings.



Typical floor plan



The apartment blocks are located against the northern edge of the woodland.



Courtyard View, above
Woodland edge, left

	Character Area 4 Back Field
5 Bedroom House	8
4 Bedroom House	16
3 Bedroom House	25
2 Bedroom House	0
1 Bedroom House	0
<i>HOUSES Sub Total</i>	<i>49</i>
3 Bedroom Duplex Apartment (Own Door)	0
3 Bedroom Apartment	6
2 Bedroom Duplex Apartment (Own Door)	0
2 Bedroom Apartment (Own Door)	0
2 Bedroom Apartment (Walk-Up)	0
2 Bedroom Apartment	70
1 Bedroom Apartment (Own Door)	0
1 Bedroom Apartment (Walk-Up)	0
1 Bed Apartment	83
<i>DUPLEX APARTMENTS & APARTMENTS Sub Total</i>	<i>159</i>
TOTAL	208

CHARACTER AREA 5: STREAMSTOWN

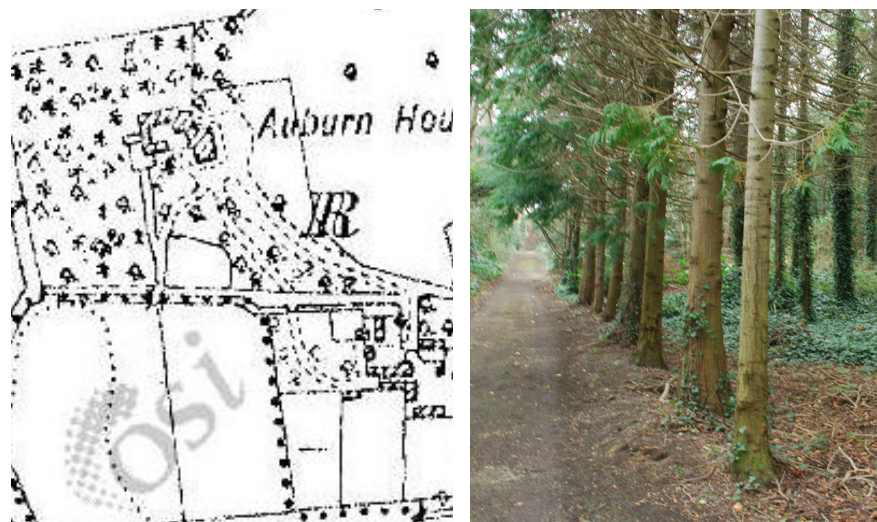


The Streamstown character area mainly consists of a rectangular area to the south of Auburn House. It is accessed from Streamstown Lane, with three existing dwellings occupying the north west quarter. It includes the link route to the balance of Auburn, an objective of the previous LAP, and with that a historically open area of ground currently in conifers. It also includes an area on the western side of the walled garden, previously an orchard. The walled garden proper is not part of this application.

The main body of this area is bounded to the south by Clairville Lodge, a development of large two and a half storey houses which back on to the boundary. There is an existing entrance in the southwest corner from Streamstown Lane. This gives access to the existing three houses over a right of way across the application site. This is accommodated in the layout. A new boundary is formed around the three houses as part of this application. The field joins the Auburn lands along the remainder of the northern and all of the eastern boundary.

The eastern boundary of the field meets a stone wall c.1.8m high behind which was an orchard. It is now an informally grassed area of garden interspersed with trees. The northern third of this area was part of a larger area edged further east by stone out buildings. It contains a large free standing plane tree and other trees grouped to the west. The southern two thirds are contained between the field wall, and that of the large walled garden to the east. This area was an orchard but the original planting pattern is no longer evident. The space is visually dominated by its southern edge where the large gable of Clairville housing is hard on the boundary. There are two follies in the form of turrets which mark the western corners of the orchard area. The treatment of these, and the walls in general, are discussed in Sheehan Barry Conservation Architects Report.





Extract from Cassini map, showing clearing now filled with conifers

Just north of the Streamstown field is a historic clearing in the southern edge of the woodland. This is evident in the Cassini maps going back to the 1800s (right). It is currently occupied by an inappropriate and over planted area of conifers. It is a mono-species area which was never thinned or managed and are now categorised by the arborist for removal. This allows a small block of apartments to be located here without affecting any of the woodland trees. This block provides an important role in offering a view line down the linking route from Streamstown to the main body of the site. This link otherwise lacks adequate passive surveillance. The block also provides a role as a presence close to the woodland paths beyond. This role is provided by the apartment blocks flanking the northern edge of the woods, but without the southern block, there is no such presence to the south.

The scheme is designed to reciprocate the Clareville edge with housing backing on. The houses look back and at least 22m back to back distances are maintained. Housing also seals the private boundaries of the three existing houses in the northwest quarter. In this case, opposing window distances of c.40m are maintained along the southern boundary where the private drive to the easternmost house abuts. Along the eastern boundary the proposed houses are designed to not look back at first floor level to ensure privacy.

Apartment Blocks 6 and 8 are located to the north east removed from any third party boundaries. They are three and four storey plus penthouses building seen against a backdrop of high trees. Apartment Block 7 is also four floors with its parking on surface within its footprint, It is scaled to sit comfortably against the woodland backdrop, and as discussed earlier, it fulfils an important role in providing passive surveillance. The form is divided into two vertical elements with stair being clad in a greenwall.





Access to the orchard area from Auburn is by a bridge over a localised decorative moat and through an existing pedestrian gate in the stone wall. This leads into a garden with the specimen plane tree in the lawn and other trees along the southern boundary. A turreted folly is located just west of the entrance. Beyond this area the space becomes more open and is dominated by Clairville.

A number of duplex apartments had been proposed here. Concern was raised by FCC at stage 2 and so these have now been omitted. A residents' community building is located at the southern end which will bring life and passive surveillance to the walled garden as well as filtering the domineering aspect of the Clairville Gable now framed in view.

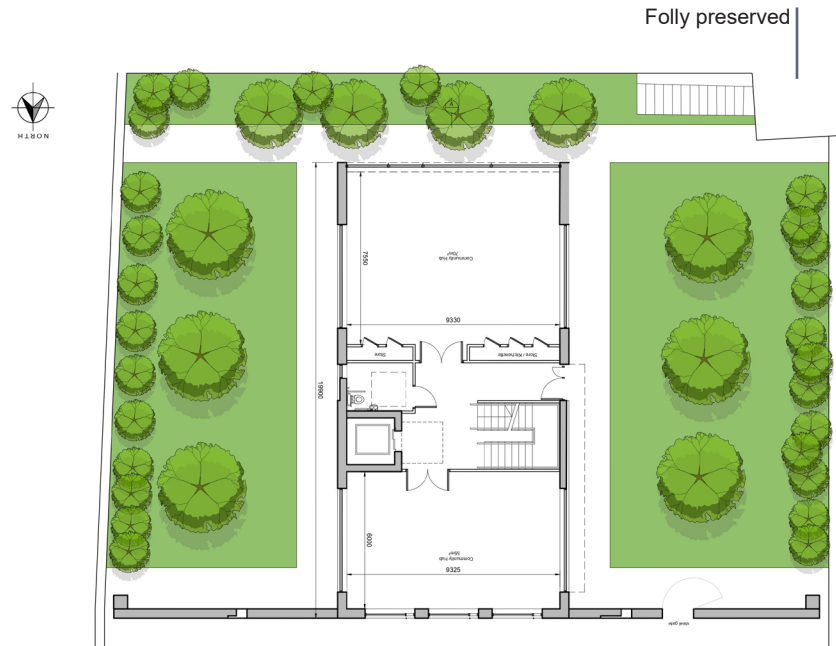
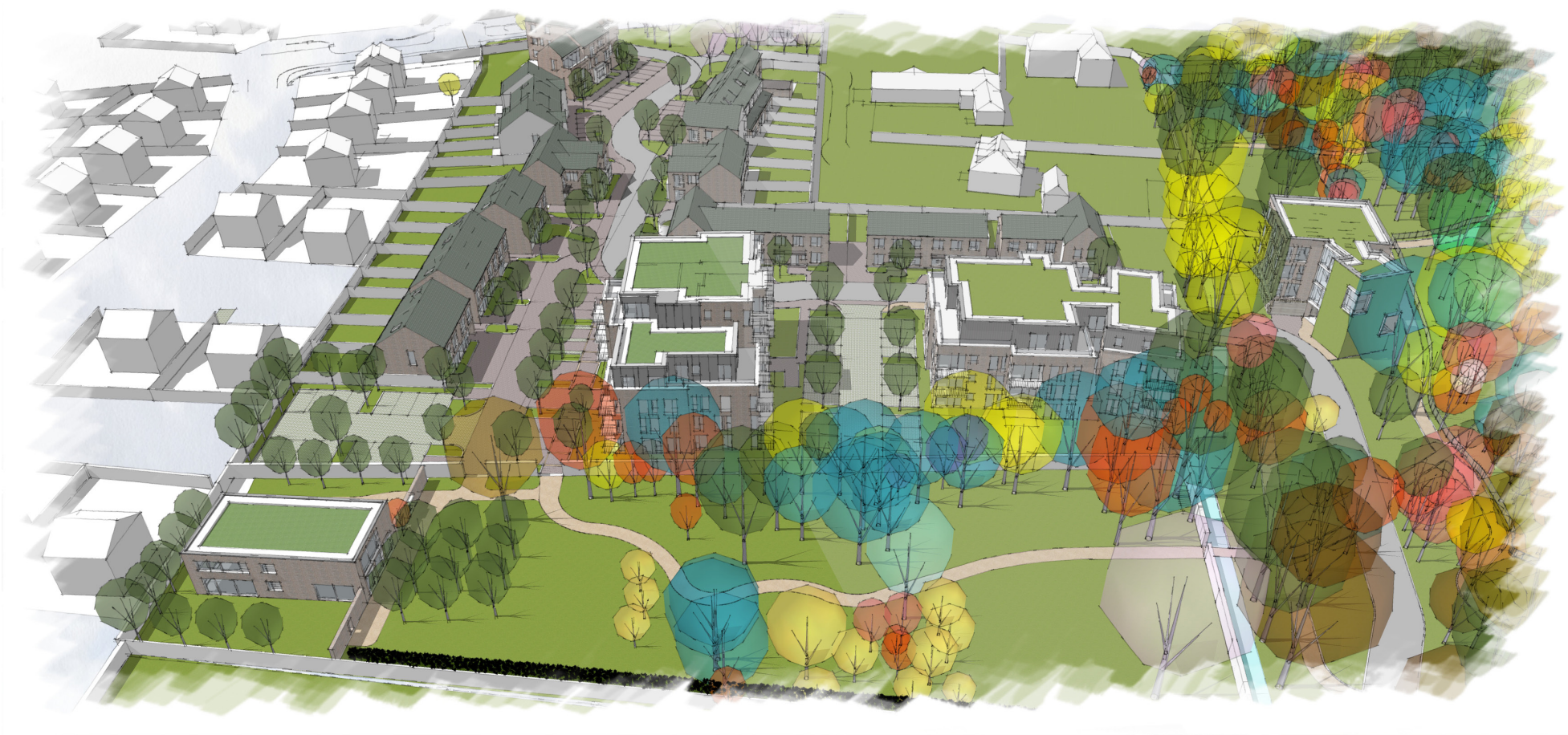


Proposed landscape



Photos of walled garden, above and right
Precedent image, below





Proposed residents' community building
Ground floor plan & north elevation

Folly preserved

The walled garden is a surprise. The entry from the north is a modest gate off the woodland path, crossing a bridge and through a gate in the wall where the stream is made into a faux moat. The woods give way to a clearing in lawn with an exceptional large plane tree. Trees curtail the forward view again before the space opens out to the south. The vista is dominated by the side gable of a Claireville house, an unintended circumstance.

The residents' community building intervenes in this view and forms part of a new wall creating space beyond it. It provides a presence and activity in the garden, and allows a more considered closing of the southern end of the garden. The wall defines a courtyard within and an entrance space for the building. The courtyard contains the corner folly which will be curated but not be accessible as the upper level raises overlooking issues for the houses behind.

The ground floor has communal rooms, a lounge area facing into the garden, and an exercise room at the inner end. Upstairs there are work spaces which can be booked by residents only.

The materials proposed are a stock brick with a garden wall bond which will give a texture that will fit well with the context. The windows are to be timber with an aluminium finish externally. The building has a green roof.

The building would be managed by the management company and access would be to fob holders only. Hours of use would be from 7.30 in the morning until 10.30 in the evening. The home/work use will contribute to a quiet atmosphere.

	Character Area 5 Front Field
5 Bedroom House	0
4 Bedroom House	11
3 Bedroom House	17
2 Bedroom House	0
1 Bedroom House	0
HOUSES Sub Total	28
3 Bedroom Duplex Apartment (Own Door)	2
3 Bedroom Apartment	4
2 Bedroom Duplex Apartment (Own Door)	2
2 Bedroom Apartment (Own Door)	0
2 Bedroom Apartment (Walk-Up)	1
2 Bedroom Apartment	38
1 Bedroom Apartment (Own Door)	0
1 Bedroom Apartment (Walk-Up)	1
1 Bed Apartment	10
DUPLEX APARTMENTS & APARTMENTS Sub Total	58
TOTAL	86

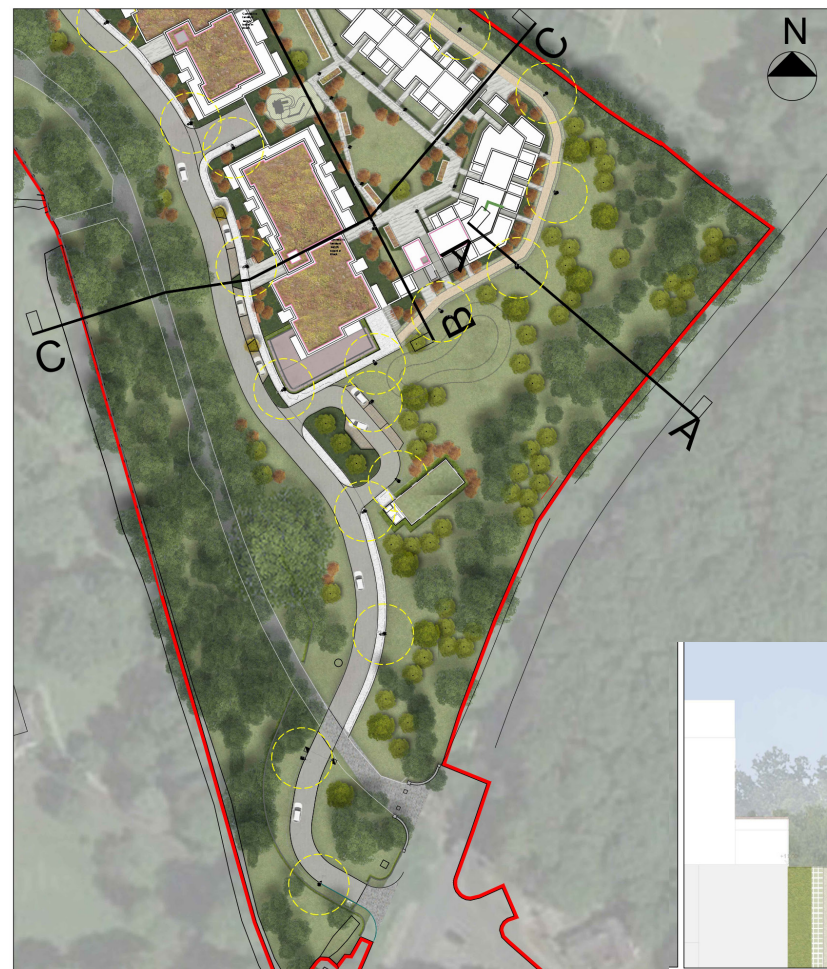
6.4 LANDSCAPE DESIGN

The design approach to the external spaces within the proposed development is to produce a scheme with a strong identity and distinctive sense of place, while not detracting or competing with existing character and setting of Auburn House. It is intended that this can be achieved through careful design considerations including:

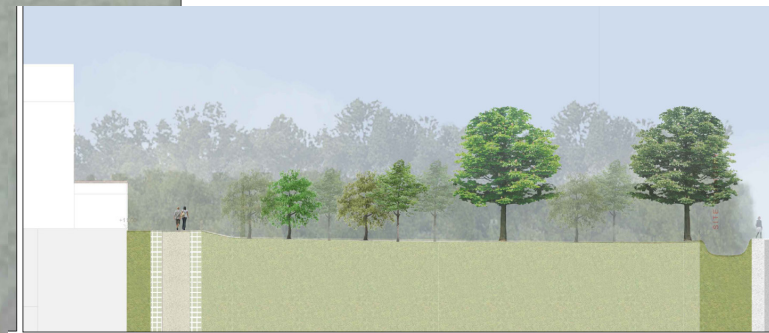
- Retention of existing woodlands and trees as a priority
- Protection of the unique character and setting of Auburn House
- Sensitive approach to the design and planting of the open spaces, boundaries and management of the woodland areas, tree belts and hedgerows.
- Well defined and overlooked public/ communal spaces
- Usable spaces with varying character, dynamics and emphasis, without detracting from the setting and character of Auburn House.
- Provision of passive and active recreational opportunities for a variety of age groups and abilities
- Connectivity & Permeability: Provision of cycle/pedestrian access and routes within and through the scheme and linking to Malahide Road and Carey's Lane.

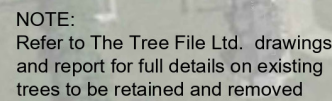
To create a legible environment for people to live within and move through, a hierarchy of materials such as paving and planting, will be employed to create different zones and provide visual cues to how people may move through or use these spaces. While different paving materials and textures will be used to demarcate changes in levels, verges, pedestrian priority zones and to guide the visually impaired, it is proposed that materials (e.g. paving), lighting and tree planting will be chosen from a limited palette to encourage visual cohesion within the scheme.

[Extract from The Big Space Landscape Report submitted as part of this application]



Selection of precedent images and landscape proposals prepared by TBS





7.0 URBAN DESIGN CRITERIA

This report has given thought to the DOELG Urban Design Manual Criterion. They are divided into three sections; Neighbourhood, Site, Home. The following pages set out how the proposals respond to the various criteria.



7.1 CONTEXT:

How does the development respond to its surroundings?

The development is located at the entry to Malahide beside the southwestern gate to Malahide Castle Demesne. The proposal respects the tree lined approach to the town and remains unobtrusive. The existing avenue to Auburn House is preserved as a pedestrian / cycle greenway and traffic into the development is immediately diverted into the adjacent site. The setting of Auburn House is preserved with the woodland backdrop and the meadow to the front being the principal open space and so this context forms the identity and sense of place of the new scheme.

Density within the site is influenced by the particular sensitivities of the various areas. The additional lands, not part of the recent curtilage of the house, and the back field are the least sensitive and have higher local densities with mixed typologies, while the area to the east of the house is the least developed, and is comprised entirely of houses. The western edge of the woods, and the southern edge to the avenue are undeveloped, and other boundaries are generally edged in houses reciprocating scale and form of neighbouring developments.

The form, architecture and landscaping of the development is informed by context. The buildings within the context of the house are designed in simple vernacular forms arranged in courtyard clusters and with parking and access hidden from the main vistas. The buildings are contemporary, and deferential to the context.

Apartment blocks are located against backdrops of mature trees which at 18m to 22m in height remain dominant in the landscape. Lower development intervenes between apartments building and the site boundaries.

The Georgian landscape will be restored over time under the terms of the Woodland Management Plan whereby invasive species, mainly sycamore, will be thinned out over time and replaced with oak, beech and trees more representative of the original plantings. The front pasture in its new form will again have free standing specimen trees.

The development will be an attractive addition to Malahide, a new housing quarter in a historic context which can connect directly to through the Demesne to Malahide centre and Dart station. It will provide a scenic and enjoyable route to the Demesne for surrounding developments if they so choose.



7.2 CONNECTIONS:

How well connected is the new neighbourhood?

The development is located c1.7km from Malahide Dart station. This is a c.25 minute walk or a 10 minute cycle. The castle, Avoca facilities and food court in Malahide Demesne are within a 10 minute walk and of course the site is directly across the road from the park entrance. While on Back Road, the Garden House cafe and nursery complex is just over 500m or a 5 minute walk.

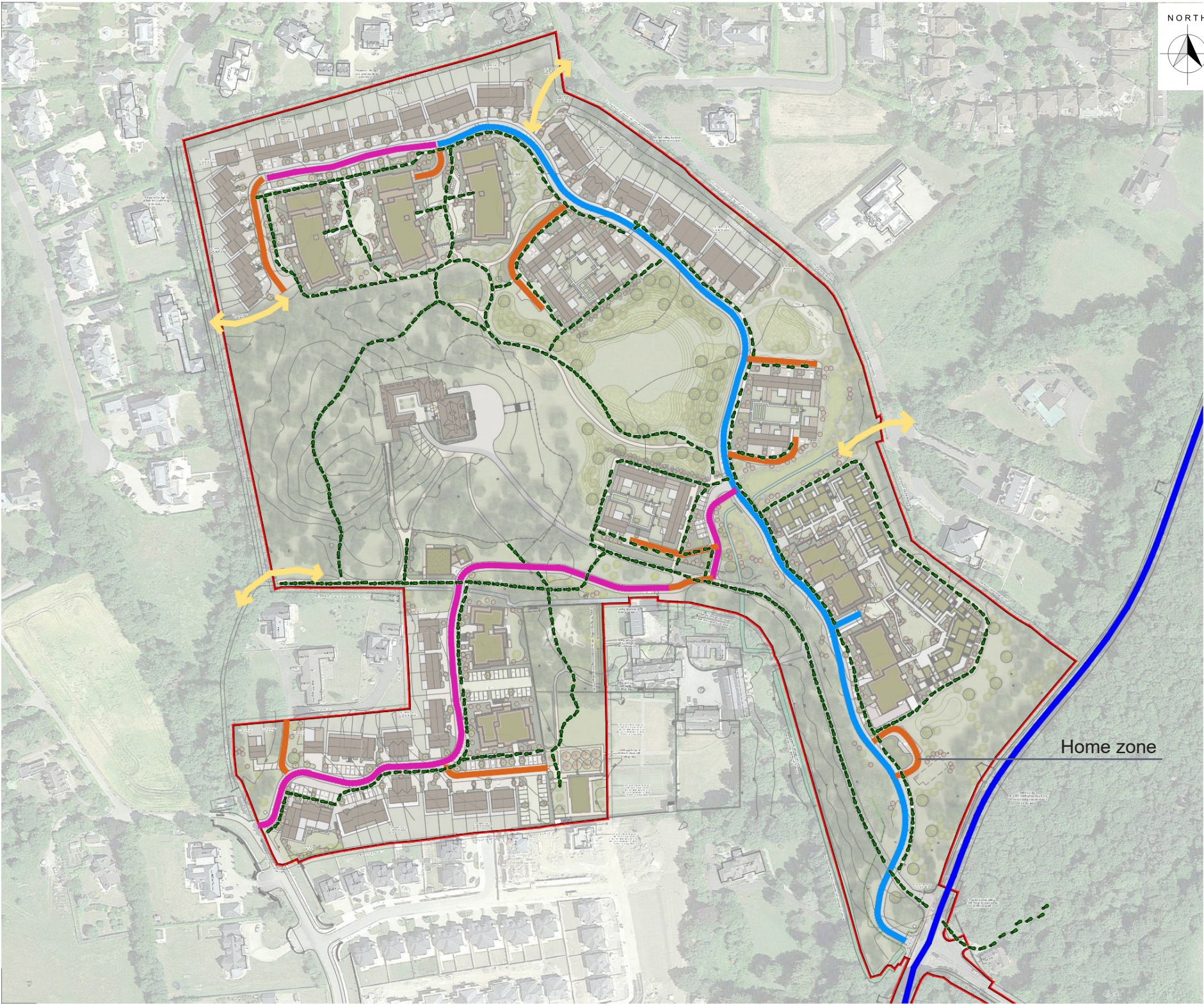
The original avenue to the house is preserved as the main pedestrian and cycle way into the site and this forms a pleasant transition from the centre of the new residential quarter to the Demesne parkland. This is an important thread connecting the Demesne with the site's sense of place.

There are already bus stops at the site entrance which provides public transport into the town. However the availability of the Demesne route to the town centre will always make walking and cycling a very attractive option. It also makes it possible for older or infirm people with electric buggies or chairs to travel safely into the town in a safe untrafficked environment.

An apartment enclave close to the entrance is immediately accessible to the bus stops, helping to support efficient public transport, and is designed to be suitable for elderly people who may be dependent on buses, and who would enjoy close access to the demesne.

There is a network of pedestrian ways though the site to ensure the walk to your home can be along a dedicated green route or park for most of the route. These routes will be available to neighbouring communities if they choose to connect. There will be a through connection from Streamstown Lane, and provision is made for connections to Abington. Both can connect onto the Auburn avenue greenway.

- Major road (R107/Malahide Road)
- Primary residential streets
- Secondary residential streets
- Home Zone promoting shared spaces
- Key pedestrian routes
- Potential Future Connection



7.3 INCLUSIVITY:

How easily can people use and access the development

The proposed scheme provides housing of different types, sizes and tenures. It would be possible to live in Auburn through all stages of life. There is a mixture of houses, own door duplex apartments and shared access apartments. It is envisaged that different tenures will be present, including Part V. The apartment development is designed to meet the format required for either individual sale or professional managed rental tenancies, the area close to the entrance has an emphasis on apartments and own door patio dwellings suitable for elderly or retired people, and housing throughout comes in various shapes and sizes.

A variety of new homes are provided – both houses and apartments, ranging from 1 bedroom apartments to 5 bedroom houses. The design and layout enables easy access for all. The site is flat and does not present any gradient challenges. Green ways allow movement at around the site.

The house designs allow for adaptability. Living/kitchen areas are located to the rear and are capable of extension into the rear garden. Attics in many cases are capable of conversion. Most houses have a straight stairs facilitating a chair lift, and the ground floor is arranged to suit disabled access or impaired mobility. Large open plan kitchen / living areas allow the further possibility of the main living room to be used as a downstairs bedroom with side by side WC and utility room convertible to a disabled bathroom.

The mix of dwellings within the scheme allows residents to move to a more suitable home within their own community if or when the need arises. Apartments suitable for downsizing are closest to the site entrance and bus stops.

There is an excellent range of public, communal, and private open space available. Firstly the site is immediately beside 105Ha Malahide Demesne. Within Auburn there is a network of woodland paths connecting the housing and there is a large open space with Auburn House as a set piece. Active play and exercise trails form part of the landscape strategy by TBS Landscape Architects offering facilities for all ages. There are small pocket parks giving localised identity. Communal open space for apartments is contained and overlooked by the buildings served. In the Back Field there are two gardens contained by the wooded backdrop, and in the Avenue the shared garden is at podium level surrounded by apartments and own

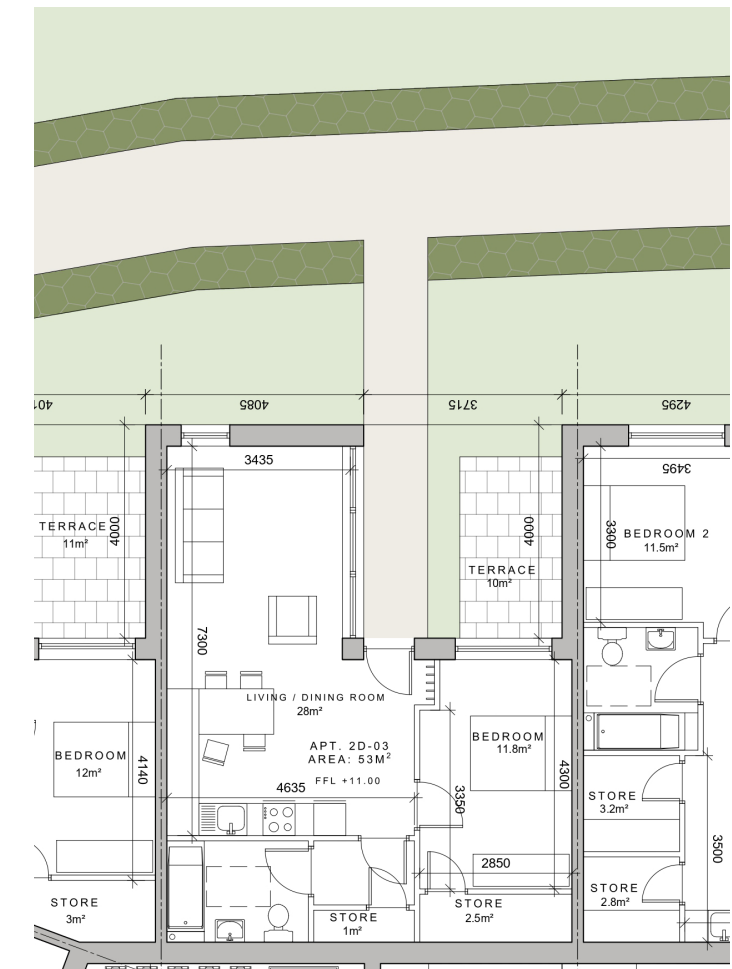


door duplex apartments. Courtyard clusters contain L shaped houses which contain private gardens which in turn give onto an intimate shared gardens within the outer wall of the courtyard complex.

It is intended that the development will be held by a management company. This is desirable to maintain uniform high quality landscape through out, and to ensure the medium to long term aims of the woodland management plan can be implemented. Communal and more general open space are instinctively understood. The landscaped areas between the apartment blocks are overlooked by all the apartments, and so less likely to be used by other residents. A potential connection from Abington would follow the path along the front doors of patio apartments on Duplex Apartment 2A.

The new buildings present a positive aspect and are generally quietly present in their setting. Auburn Avenue for instance is a linear experience of forward sylvan views unfolding on the route into the site. The apartments to the north are largely out of sight in forward view, but will provide changing glimpses to the side which ensure passive surveillance. The main space on front of Auburn House is surrounded by houses, but they are screened and mainly out of view. However passive surveillance is provided by views between the tree canopy and surrounding berm, this gap will appear as a deep shadow from within the park.

The woodland paths and avenues will inform the identity and sense of within the scheme as well as being an attraction for residents in the surrounding area.



Own door cottage or patio apartment in Duplex Block 2D

7.4 VARIETY:

How does the development promote a good mix of activities?

The proposed scheme for 410 new dwellings will provide accommodation for up to a thousand people and this will help enhance the viability and vitality of local services. There is a residents' community building set in the walled garden, It is not proposed to introduce commercial activities into the scheme other than a creche. It is sized for local need and is located just inside the Malahide Road entrance.

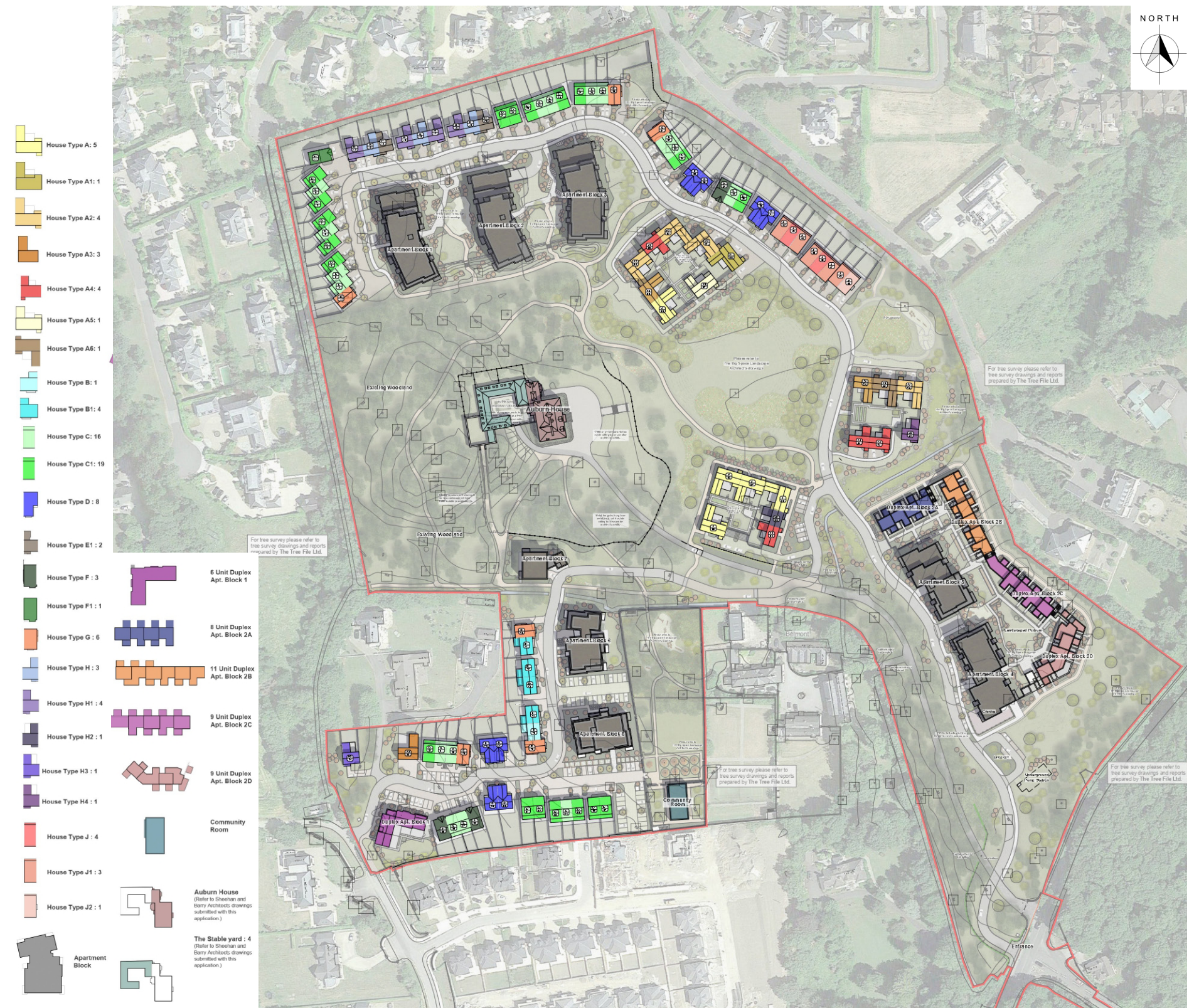
Auburn House has been a private house until now, and so the grounds have been unavailable. The new scheme secures the future of Auburn and sets in train a plan to restore the historic woodland which has been in decline for a century. This brings the possibility of new routes and connections from neighbouring developments and encourages access onwards to Malahide Demesne for exercise and leisure.

The surrounding uses are all residential and so the proposal is compatible with its neighbours.

The mix of houses and apartments provide a range of housing typologies and sizes and will facilitate different tenure opportunities. Downsizing opportunities, particularly close the entrance, bus stops, and Malahide Demesne amenities will be available to householders as they get older. This range of ages and stages in life will promote good variety in the way the open space within the scheme is used.

Unit Type	No	%
House	101	25%
Own door duplex apartment/ apartment	41	10%
Shared access apartment	268	65%

Bedrooms	No	%
1	136	33%
2	162	40%
3	59	14%
4	40	10%
5	13	3%
TOTAL	410	100%



7.5 EFFICIENCY:

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

The site is located within 2km of Malahide town centre and immediately adjacent to a high quality district park. It is a c.25 minute walk to the Dart or a 10 minute cycle, and a walk through the park to Malahide is as direct as going along the road. It is in that sense a location that encourages walking and cycling.

This is an unusual site in that it is occupied by a single house on 13 Hectares close to a town centre served by Dart. It has not being accessible to the public and is being brought into productive use for the first time.

The site consists of 13.28Ha of zoned land in the metropolitan area close to facilities and with that a responsibility for efficient use. Equally the site contains Auburn House, a protected structure, and woodland which also requires protection. The balance has to be struck between the two objectives.

The scheme proposes 406 new dwellings on a net site area of 9.879Ha, giving a net density of 41.09/Ha. This is a reasonable density given the site constraints, and falls within the 35 to 50 units per hectare for such sites in similar locations. The gross density is 30.9/Ha.

The potential of higher density is achieved where locally possible without intruding on the more sensitive areas of the site. As noted already, apartments as the highest buildings are located against the backdrop of the higher trees where they can best assimilated into the landscape, including close to the entrance where nearest to public transport.

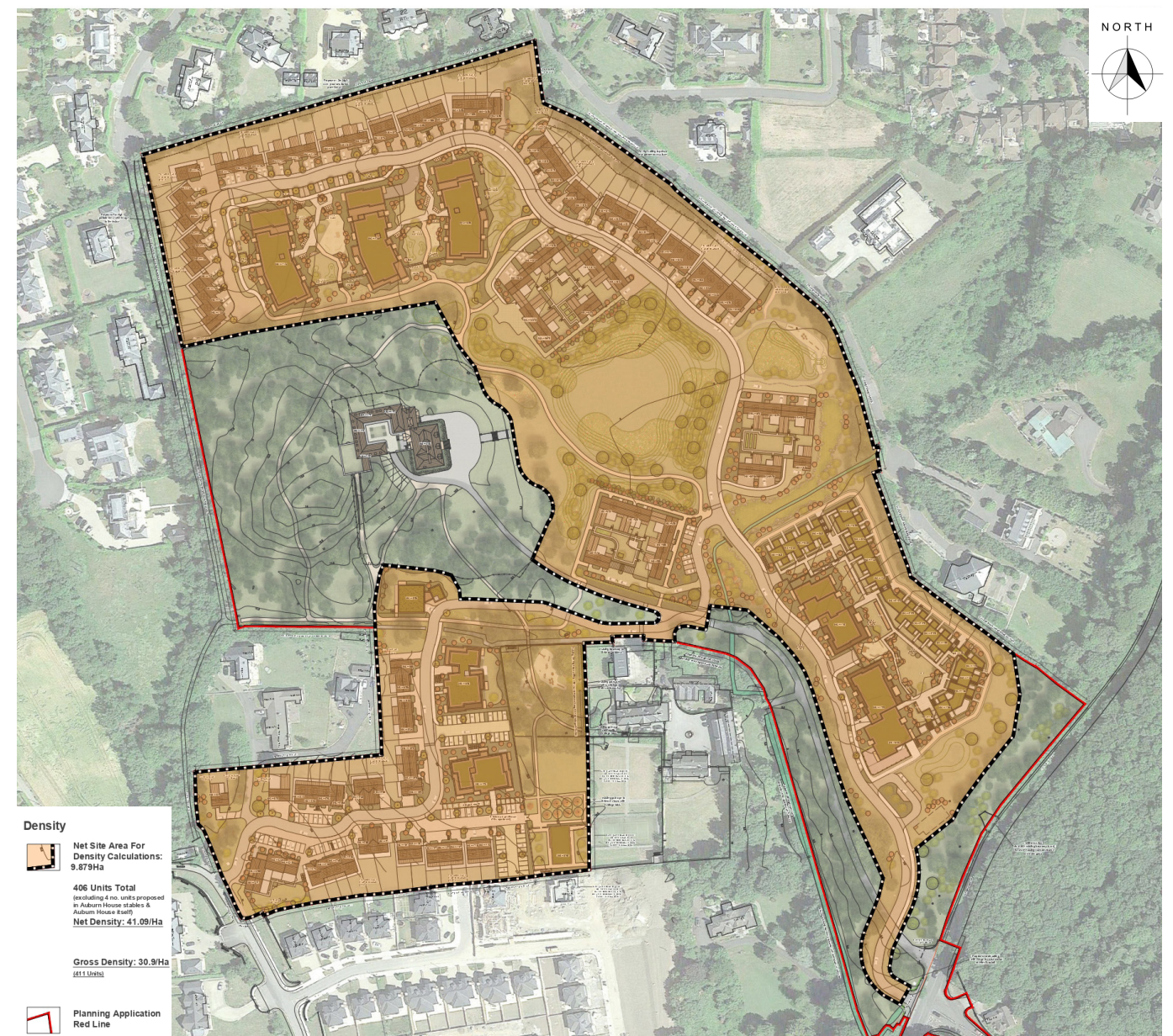
Landscape areas are positioned to provide and or maintain existing woodland, and a Woodland Management Plan will ensure the sustainable future of the setting. Biodiversity will be maintained and enhanced by the woodland management. The extensive tree stands are an important amenity and asset for the residential area. Some, such as those at the front forming part of the tree lined approach to Malahide, are part of the identity and sense of place of the town as a whole.

A SUDS approach to surface water management has been designed by Waterman Moylan Engineers. The main rainwater containment area is located in the front lawn, with 1 in 100 year events being contained within the below ground drainage system, while standing water may occur in the park during very infrequently frequent events. This results in a well drained and usable surface in normal conditions.

Green roofs are used on the apartment blocks and these will be attractive to bird life as well as being part of the drainage treatment train. Green walls are used in block 5 & 7.

Buildings are arranged for good orientation for both the dwellings and for the spaces contained between. The apartment blocks are arranged with a north-south long axis. This eliminates north facing single aspect dwellings, and ensures that the space contained between the block is exposed to south light. L shaped units, both houses and duplex apartments typologies, contain private patios and maximise optimum sun exposure.

The buildings will be energy efficient in their use as required by the building regulations now approaching near zero energy building (NZEB) standards. This will include air to water heat pumps and heat recovery, and localised photovoltaic panels.



7.6 DISTINCTIVENESS:

How does the proposal create a sense of place?

The site is distinguished in a number of ways. It is located at the start of the tree lined route into Malahide, this is in itself is one of the emblems of Malahide giving sense of place. The entrance will be neutral, as the entrance gates to the castle form a local landmark. Go left at the castle gates. On foot or cycling one goes directly up the old avenue enclosed by trees, and after 200m the avenue bends gently left and crosses a small stone bridge.

The vehicular entrance is tree lined, an S bend through the trees crossing the old avenue, now pedestrian greenway, and into the light again tracking north with the avenue woods on the left. The first buildings appear, set back 120m from the junction and invisible from the road. The buildings present a three and two storey face towards Malahide Road behind a deep band of mature trees. Along the access road the parapet rises from three to four storeys with a set back penthouse barely visible as the only available views are oblique. The building rises, breaks in the middle, and descends again to a two and three storey interface with the body of the site. The route has strong enclosure, building to the right, and the high tree belt of the avenue to the left.

The sense of enclosure gives way to an open view over a large central park in the heart of the scheme, and a framed view of Auburn House seen against the woodland backdrop. Each experience is a character area: The Avenue, The Front Field and view of the house, continue north to the Back Field set against the woodland backdrop, or south through the woods to Streamstown. Each character area has been described earlier in of this report.

The tree lined entrance sequence and the central open space with the view of Auburn House will be memorable and particular to this place. This is its core identity and sense of place. The scheme hinges off this, placing the front field and Auburn backdrop at the heart of the scheme.

The scheme makes a positive addition to the identity of the neighbourhood, one that has to be discovered, which is part of its quality. It is not obvious, or indeed even seen, from the road. It has to be found, and then it is a surprise. For the people who live there, and those who may connect through it in time, it makes available a sylvan route to Malahide Demesne.

The design uses the site's features and setting to define the layout, integrating features and spatial sequences into the new experience of place. The existing public edge onto Malahide Road remains virtually the same and views are maintained. Within the site, views of the house from the front pasture become the identity of the new place, while the large open space remains the contextual view from the house, edged by trees with development behind, and framed beyond by the mature boundary planting.



Sectional perspective through courtyard houses
Southern Cluster, above
Northern Cluster, below



7.7 LAYOUT:

How does the proposal create people friendly streets and spaces?

The layout follows the bones of the existing landscape to define enclaves of housing. The avenue character area is inserted into an existing enclosure defined by trees on all sides. This is the Little Auburn bungalow site. The front field character area frames the pasture and views from the house, the southern housing cluster is placed in a rectangular indent defined by the tree line south east of the house, and the tree bank on the short west boundary of Little Auburn, the northern cluster similarly echoes the view cone from the house. The back field character area takes its orthogonal character from its shape, and from the straight edge of woods forming its southern backdrop. The Streamstown enclave is between newly established housing at Clairville and the wooded edges of Auburn. The scheme does not assert any imposed geometries, it takes cues from what is there.

The main desire line within the site is the route to Malahide Road and the Demesne. The original avenue provides an arterial green way through the site and the various character areas orient onto it. The vehicular route is through Little Auburn and around the open space, or to Streamstown. The pedestrian desire lines are more direct, staying on the old avenue, and crossing the front lawn instead of taking the long way around. The pedestrian experience is more in the landscape.

The scheme makes provision for neighbouring developments to access onto these green routes, and so connect to Malahide Demesne without reference to the main roads other than crossing at the gate. The avenue and the front field with Auburn backdrop are intuitive way finders. The other walking routes, the woodland route behind Auburn House, the green loop around the perimeter of the Avenue apartments, the way to the back field, and the connection to Streamstown, all intersect with both the avenue and the front field.

The scheme is not car dominated as much of the parking is hidden, and the pedestrian desire lines generally occur along car free routes. Most of the apartment parking is under ground or podium. The smaller streamstown blocks are served by discrete parking courts with grasscrete finish. The houses are surface parked, although some of the courtyard houses have garages and only one available external space. The courtyard housing clusters are designed with their parking out of sight from the front field. The main route through is tarmacadam, but intimate

cul-de-sacs are shared surface paving, or in the case of the housing clusters, paved with grasscrete. The existing avenue is resurface (see TBS documents) in a sealed gravel to reinforce its place in the pedestrian hierarchy.

All streets have active frontages, and in the housing areas, corner houses ensure there are no blind unsupervised spots.

Streamstown and Auburn connect as is necessary for safety on the site, and was an objective in the previous LAP. This is done discretely and is deliberately a little tedious for traffic. The route from Streamstown connects north to the old Auburn boundary and turns east. It crosses an old estate lane, moving off it to avoid some beech trees and cutting instead through conifers and trees noted by the arborist as being in poor condition. It rejoins the old estate lane at which point the underground services divert north and the road continues along the route of the lane as a no dig surface only to minimise impact on trees. It crosses onto the main avenue at the existing entrance to the old yards and walled gardens, and then diverts north again through a gateway in the beech hedge lining the avenue. The nature of the crossing makes it secondary to the pedestrian route and less attractive for vehicles. It is nonetheless available. The movement hierarchy is intended to prioritise pedestrians and cyclists over motorists.

Traffic speed on the primary route is curtailed by its curvilinear nature, proximity of built edges and restricted forward visibility. Shared space is employed to calm traffic whether in crossing the avenue as described already, or in the various intimate homezone accesses, both on cobble and grasscrete.

The open space hierarchy is graduated. There is open space used by all, the green ways, front field and the Auburn woodland. There are localised public green spaces, and there are semi-private communal spaces as in the podium courtyard at the Avenue or the shared gardens associated with the courtyard housing clusters described previously.





Northern Cluster

Southern Cluster

Eastern Cluster

7.8 PUBLIC REALM:

How safe, secure and enjoyable are the public areas?

The need is that all public realm, and that includes open space and connections, is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use. In parallel, there is a desire that some of the spaces feel removed from the new, and inhabited, development in order to maintain the character and quality of the place as found. Housing around the front field is largely out of sight, but still provides passive surveillance. A small block in a woodland clearing north of Streamstown plays an important role as a sentinel on the connection to Auburn and as ears and eyes on the southern portion of the woods.

The public open space is integrated and arranged in a hierarchy. The principal open space is to the front of Auburn House. Although the edges are screened by planting, there is an under canopy view from the surrounding development, and there are houses in the courtyard clusters which have hall doors off park side paths although their cars are at a remove. Local pocket parks are more directly overlooked, as are the communal areas serving apartments. Intimate shared space in the courtyard clusters is overlooked by the patio gardens which open on to it.

The avenue greenway also has the appearance of buildings not being present as the processional view is forward and screened by trees on either side, but the new apartments will have serial glimpses through gaps in the trees sufficient to know there is human presence and to feel safe. The Urban Design Guidelines note that good surveillance generates a virtuous cycle - 'The feeling of safety generated by high levels of natural surveillance in public areas will encourage further use and participation in public life, which will itself reinforce high levels of natural surveillance'. This is an important concept for Auburn where the success and usability of the woods, avenues and areas of natural beauty will depend on a sense of safety. If that fails a vicious cycle of antisocial behaviour will occur in those parts of the site which should be enjoyed by all.

Children's play areas are located where they are overlooked, safe and integrated. Please refer to TBS Landscape Architects play strategy.

Roads and parking areas are considered an integral landscaped part of the public realm. Parking is largely hidden, only houses park mainly in view, usually within the landscaped curtilage of the houses. Streets are places – whether routes, edging spaces or homezones. The routes form sequences of spaces enhancing the sense of arrival and framing views. Small streets particularly, are geared to pedestrian priority with shared surfaces finished in cobble and grasscrete.



Public realm with principle green edges and building edges shown

7.9 ADAPTABILITY:

How will the buildings cope with change?

There are opportunities for houses to extend into the rear garden for both the narrow and wide fronted house types. In some house types, space in the roof can be converted into living accommodation.

The generous ground floor footprint of the L shaped courtyard houses could facilitate an entry level bedroom.






Homes are energy efficient. Apartments avoid north aspect and houses use L shaped wings to contain space and seek optimum orientation.

Some dwellings are to be designed towards lifetime housing standards allowing for adaptation.

Many dwellings make provision for a home desk, whether for homework, a household computer position, or as may increasingly be the case, working from home part or all of the time.

The neighbourhood provides a variety of typologies suitable for all stages of life making it easier to move home within one's community as circumstances change.

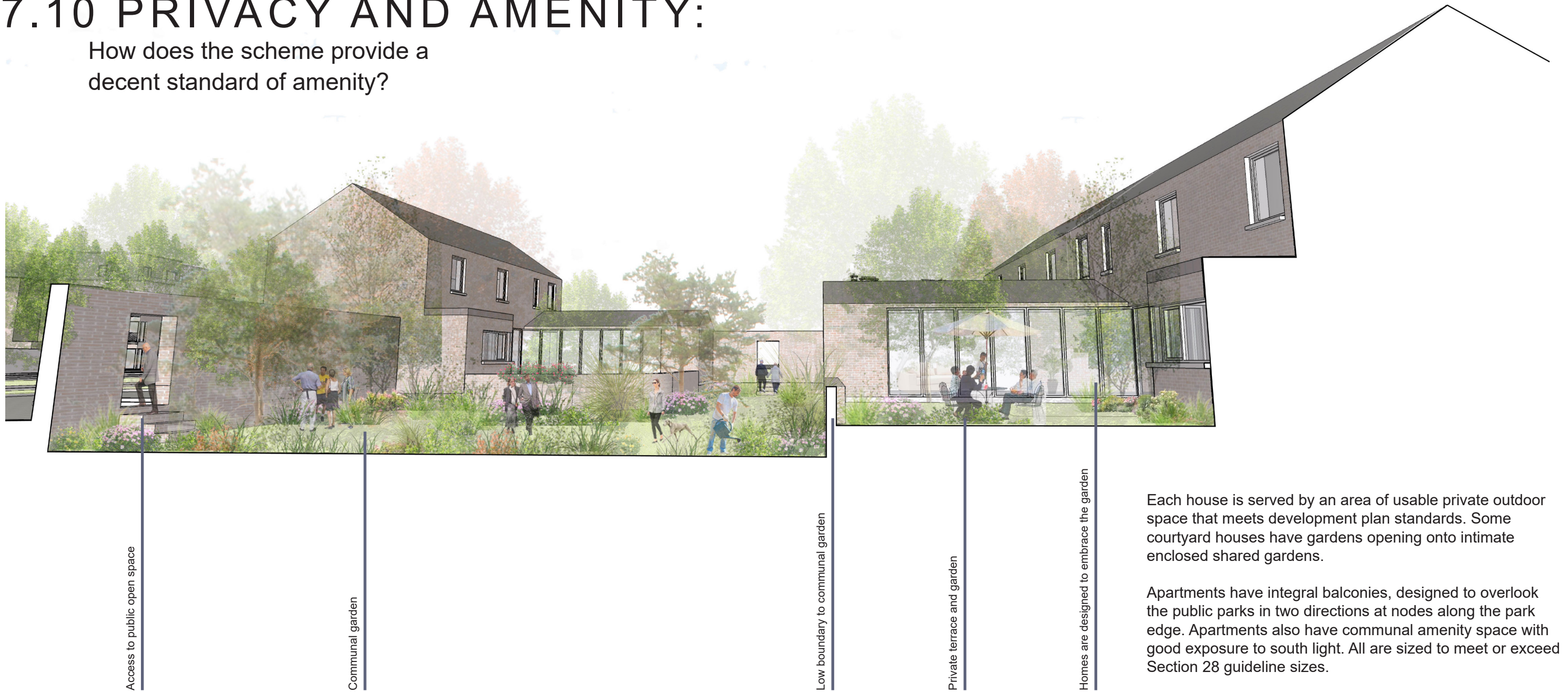
Dwelling Mix

-  Houses
-  Duplexes
-  Apartments
-  Auburn House
-  Community Room



7.10 PRIVACY AND AMENITY:

How does the scheme provide a decent standard of amenity?



7.11 PARKING:

How will the parking be secure and attractive?



Surface parking is minimised so allowing the mature landscape setting to prevail. The Avenue character area at the entrance is parked at ground level but under a central podium. Only the crèche drop off and visitor parking is evident. The three apartment blocks in the back field are parked at basement level. The result is that only own door units and Block 6 and 8 apartment block are parked on surface, the latter two in their own grasscrete courts.

House are all parked on surface, usually with two spaces on curtilage, but sometimes at a short distance where the hall door is located in a pedestrian zone. For the most part therefore the only parking on view is for the houses. This occurs in the highly landscaped threshold spaces between the building line and the road, well integrated into the landscape setting.

Cycle parking for houses is on curtilage storage as suits the particular occupants. Cycle parking for apartments is located in covered cycle parking areas at least a ratio of one space per bedroom. Please refer to parking schedule for precise details. Visitor parking is grouped near entrances.

Parking for houses and 3 bed duplex apartments is at 2 per dwelling generally on or near curtilage

Parking for 1 & 2 Bed apartments and duplex apartment is generally at 1 per dwelling plus visitor / additional spaces. The Back Field and Streamstown have slightly higher ratios being removed from the entrance. The Avenue / Little Auburn has a lower ratio, close to the entrance and bus stops, and also intended to be suitable for elderly people who may choose to go car free.

Location	UNITS	REQD CAR SPACES	VISITOR SPACES	PROVIDED CAR SPACES	REQD CYCLE SPACES	PROVIDED CYCLE SPACES
Apartment Block 1	51	159	13	172	319.5	358
Apartment Block 2	57					
Apartment Block 3	51					
Apartment Block 4	27	92	5	97	190	202
Apartment Block 5	28					
Apartment Block 6	21					
Apartment Block 7	6	6	0	6	15	18
Apartment Block 8	25	25	3	28	58.5	68
Duplex Apartment Block 1	6	6	4	10	16	16
Duplex Apartment Block 2a	8	shared with apt block 4 & 5	shared with apt block 4 & 5	shared with apt block 4 & 5	shared with apt block 4 & 5	shared with apt block 4 & 5
Duplex Apartment Block 2b	11					
Duplex Apartment Block 2c	9					
Duplex Apartment Block 2d	9					
Houses (on curtilage)	97	194	n/a	194	in garden	in garden
Stableyard and Auburn House	5	5	n/a	9	n/a	n/a
TOTAL	411	508	28	540	648.5	716

7.12 DETAILED DESIGN:

How well thought through is the building and landscape design?

Please refer to detail descriptions of character areas and buildings elsewhere in the report and in TBS Landscape Architects Design Report.

The external design and materials are designed to create a unique sense of place in the reuse of Auburn House and grounds as a residential neighbourhood. This sense of place relies and builds on the mature character, landscape and heritage context of the site and its proximity to Malahide Demesne, using the existing avenue as a green lung connecting the two places. The design of the buildings and predominant soft brick finishes will weather well and be easy to maintain. Car parking has been largely hidden from view at basement/podium and open parking is contained in small cells integrated in the landscape, often with grasscrete surfaces.



Greenwall exemplar: 7 storey corner at Cumberland Road, Dublin 2

8.0 BUILDINGS

8.1 HOME DIVERSITY

A total of 24 different house types are proposed across the development, in addition to duplex apartments and apartments. This array of different styles and sizes of homes will ensure a mixed and diverse population. There will be opportunities for starter homes, families looking for more bedrooms and outdoor space, older people looking to 'right size' within their local area and multi-generational families living in close proximity.

This diversity of house and home types represents the nuanced and sensitive approach taken in responding to the localised characteristics of each Character Area.



Site Section I - I



8.2 BUILDING HEIGHTS

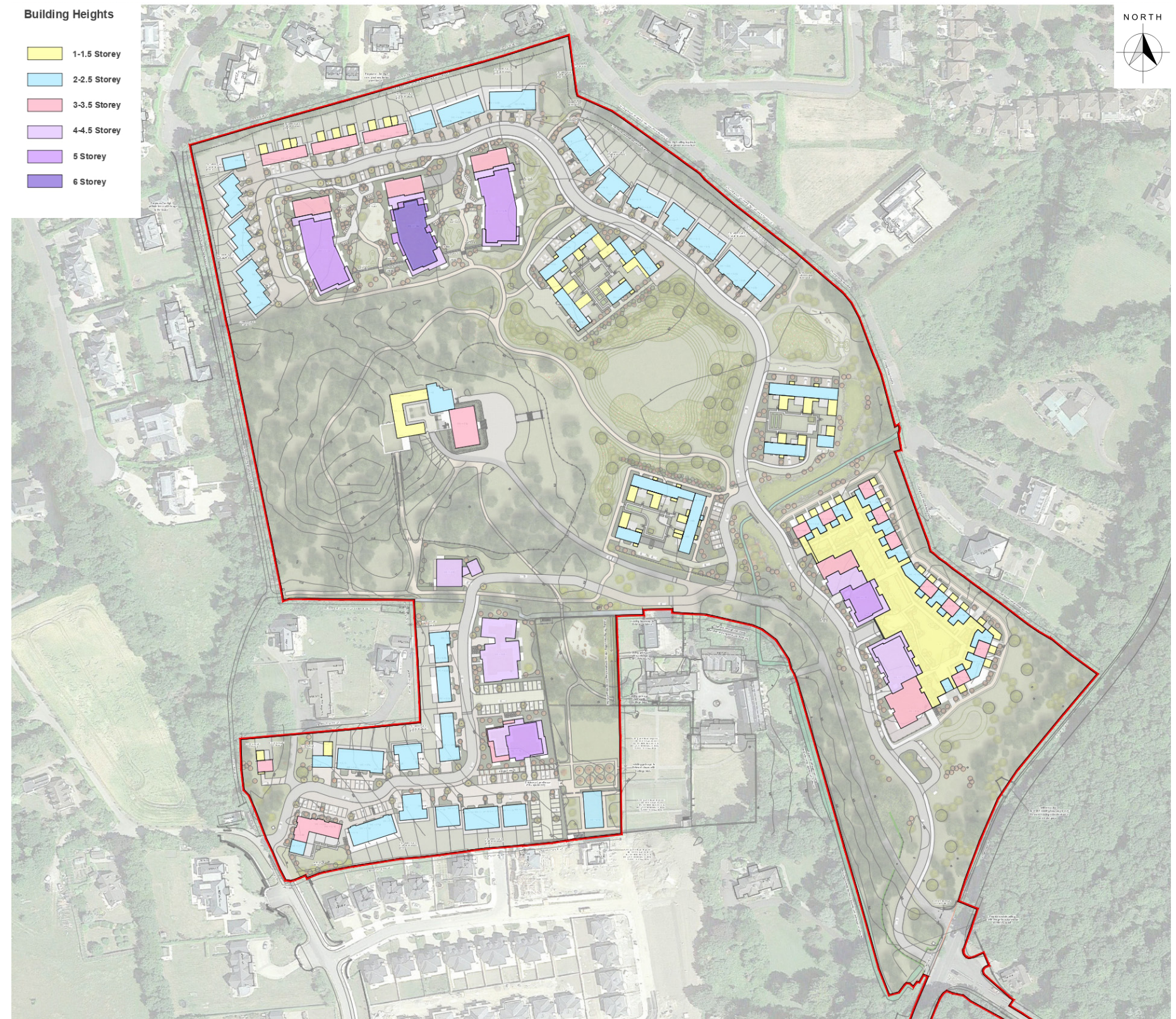
This is essentially a low rise scheme designed to fit into the landscape setting. The arrangement of building typologies and types flow from the site conditions.

For the most part the principle paths, edges and spaces are dominated by the landscape with the buildings subservient, and higher buildings are tucked discretely out of the way. Auburn House with its woodland backdrop and front paddock is the centre piece of the scheme. The area in front, comprising about 4Ha is edged with discrete low rise courtyard clusters of houses two to two and half storeys high.

The perimeter of the site is generally interfacing with two or two and half storey houses so the proposed scheme adopts a similar interface. This is mainly houses although in the case of The Avenue character area the edge is two and three storey duplex blocks with L shaped courtyard patio apartments at ground level, while the upper part of the duplex accesses and looks to the podium and so away from the boundary.

Apartment blocks generally have a four storey shoulder, reducing to three at sensitive interfaces, such as at Dublin Road, or in the Back Field stepping down to the north. Most have a setback penthouse floor above the shoulder. The southern portion of Block 2 has a five storey shoulder and a setback penthouse floor.

The apartment blocks are located against a backdrop of trees, so the sense of scale is appropriate. The prevalent tree canopy in Auburn is higher than the buildings.



Building height diagram

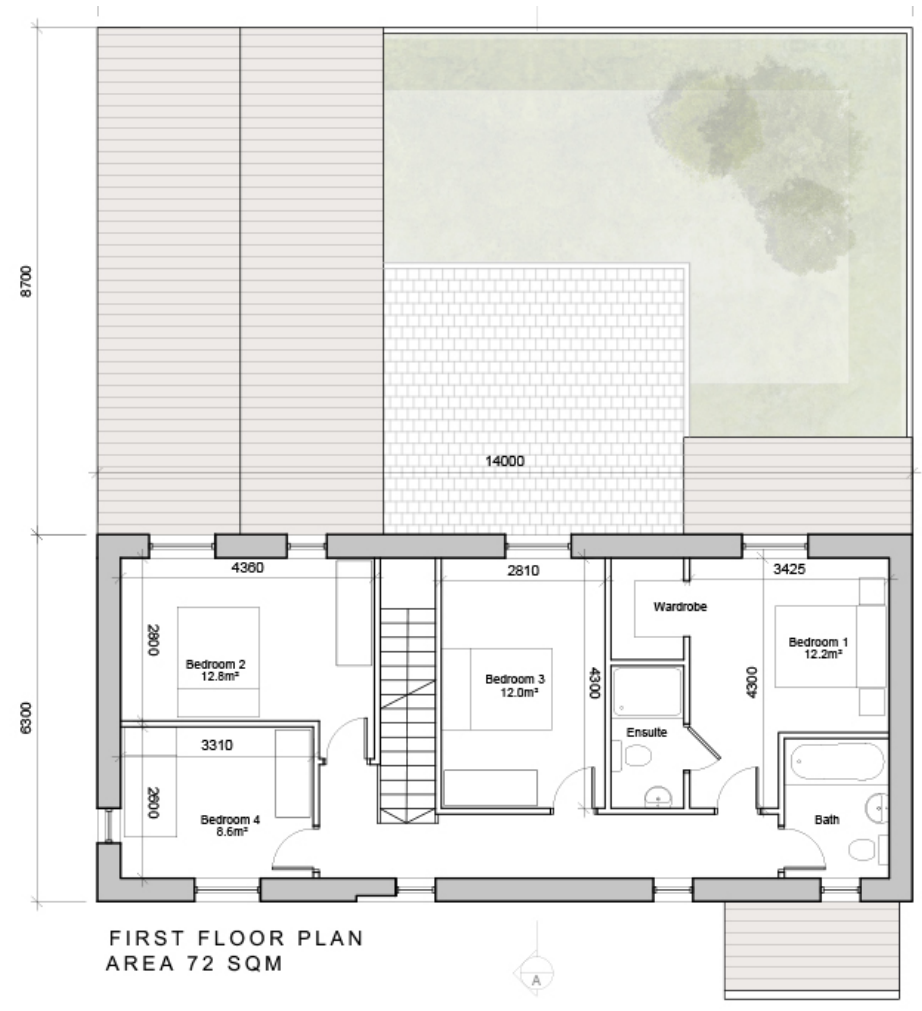
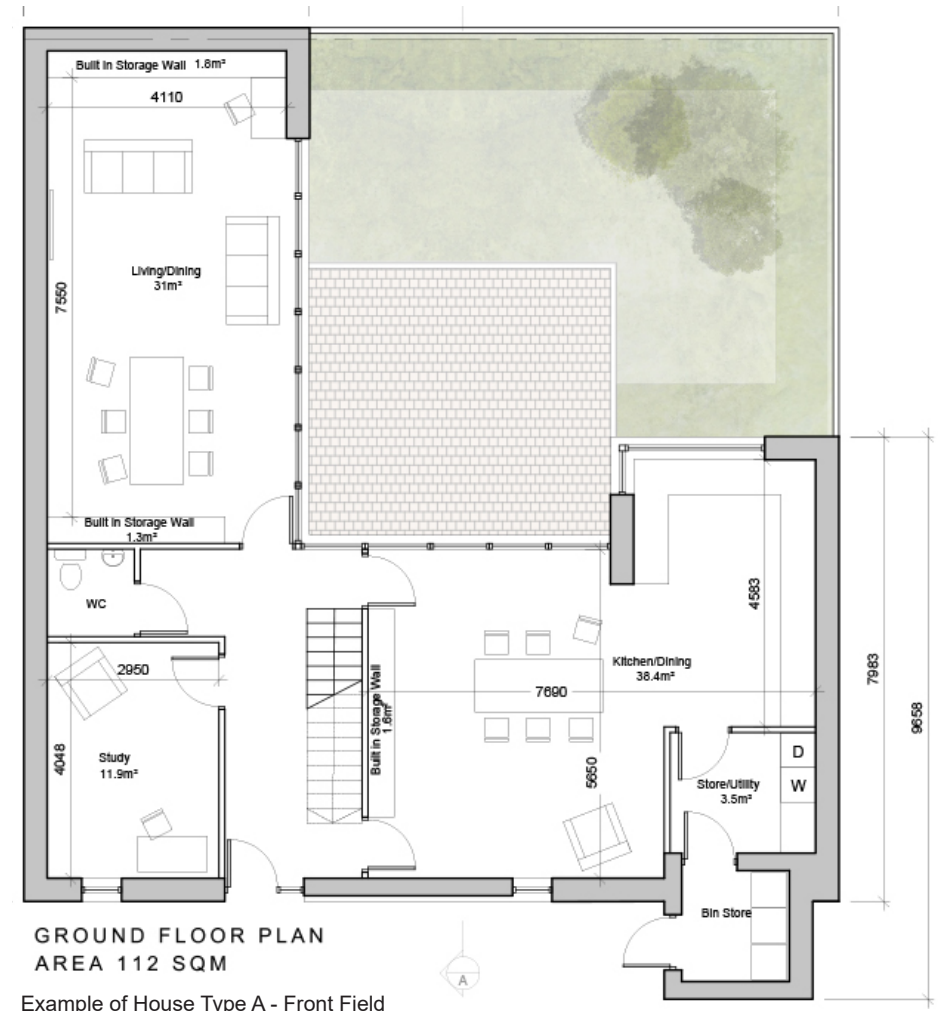
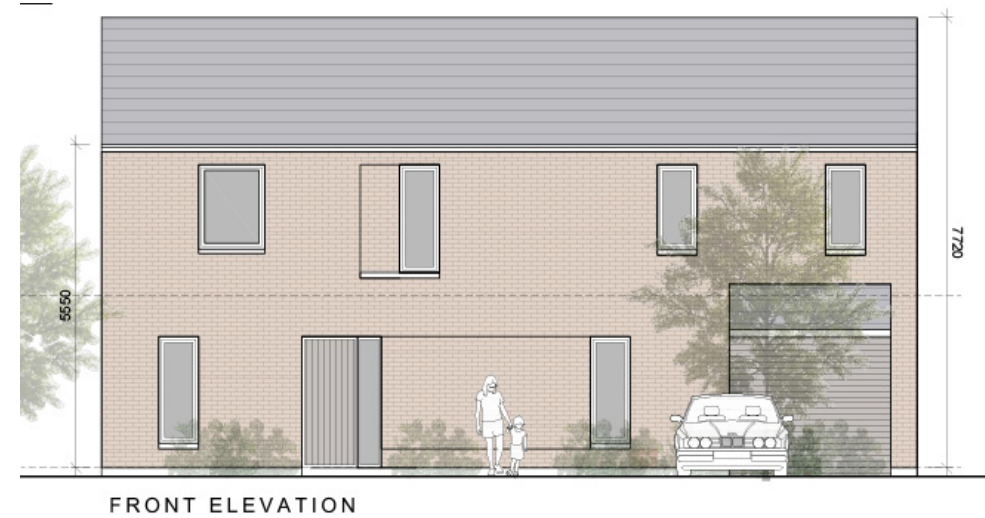
8.3 HOUSE DESIGN

Amongst the house types proposed there are several that define certain character areas. The front field contains Type A homes, which are L-shaped homes, organised around a courtyard, and ideally suited to outdoor living and entertaining.

These are larger family homes, with 4 bedrooms, set within a highly landscaped context, fronting onto the front field and Auburn House. Rear gardens will be enclosed with low planting and open onto communal landscaped areas to the rear.



Southern Cluster



8.4 APARTMENT DESIGN



As with the houses, a diversity of apartment blocks is also proposed.

In the back field apartment blocks 1, 2 and 3 come together. These blocks have a shared, discreet, basement car park. This removes cars from the public domain and allows maximum ground level landscaping in this sensitive locations adjacent to single family homes.

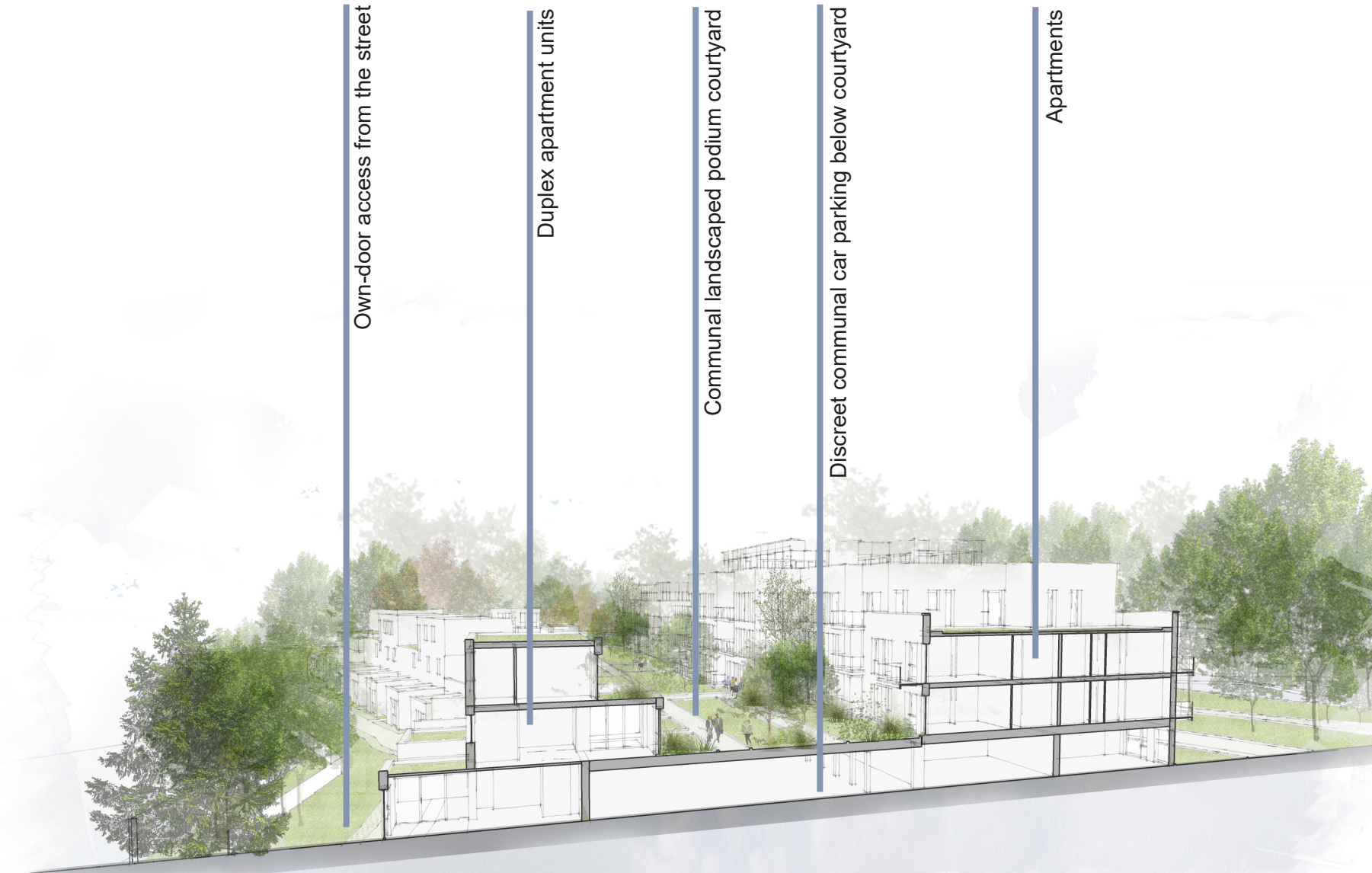
These blocks have four floors, and step back at the upper two floors, to reduce massing to the street. At the northern end Blocks 1, 2 and 3 are three storeys, with three storey houses opposite.

The outer two blocks have a four storey shoulder, the middle one is five storey. All blocks are reduced to three floors at the northern end and have a set back penthouse floor over the main body of the building.

The back field is screened from Auburn House by the existing woodland and the apartment blocks will not be easily visible from the house, which is oriented to look forward.



Apartment Blocks 1, 2, 3 over a shared basement car park



At the entrance to Auburn, Blocks 4 and 5 with their associated duplex apartments wrap around a raised podium garden. The landscape context is maintained by hiding all of the car parking under the podium, except for visitors. Although low rise, the higher parts of the block are layered against the back drop of the avenue trees.

The L shaped duplex apartments provide low rise own door units with courtyard gardens at both ground and podium levels.

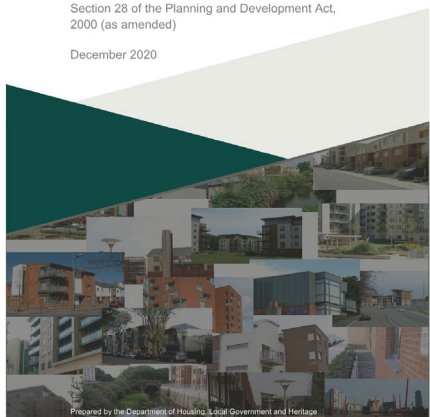


An Roinn Títhíochta,
Rialtais Áiríúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Sustainable Urban Housing: Design Standards for New Apartments

Guidelines for Planning Authorities issued under
Section 28 of the Planning and Development Act,
2000 (as amended)

December 2020



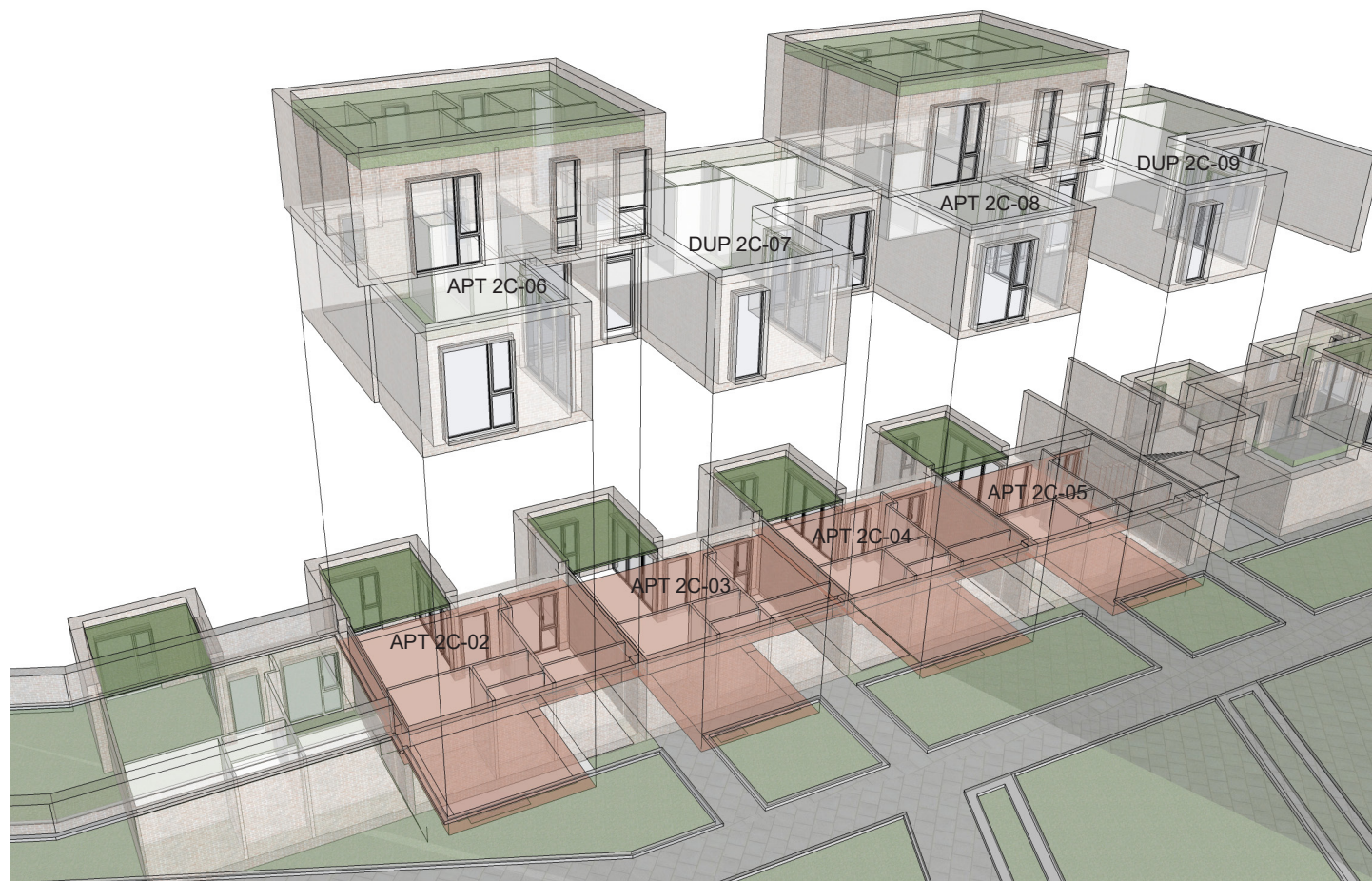
A range of apartment formats are proposed. A mix of one and two bedroom apartments predominate in various block types.

Numbers of units per core vary from 6 to 12. This allows a balance between the efficiencies of 12 per core which assist in ensuring services and maintenance charges are kept at reasonable levels, while also ensuring the scheme meets dual aspect standards. Own door apartments also feature in the Avenue Character Area.

Parking is mainly under cover for most of the blocks, or in other cases arranged in discrete well landscaped grasscrete parking courts.

- 56% of the apartments comprise two or more bedrooms
- All apartments are in excess of minimum sizes and internal space standards.
- 60% of apartments are in excess of 10% above minimum
- 56% of apartments are dual aspect, and this excludes significant pop-outs.
- Ground and upper floor ceiling heights meet or exceed standards
- A range of 6 to 12 apartments per core is proposed.
- Private and communal open space provision meet or exceed standards.
- Parking is generally 1 space per unit, mostly under cover, and with visitor spaces.
- The scheme is cycle friendly, and has 1 space per bedroom plus visitors.

8.5 DUPLEX APARTMENT DESIGN



Duplex apartment block 2C

Duplex Apartment Blocks 2A - 2D form a two and three storey edge to the podium block in The Avenue character area. The interlocking nature of the units with single storey own door apartments and a mix of own door single and two storey dwellings accessed from podium level create a domestic rhythm in the form and elevations. Integrated patio gardens provide private open space distinguished from the semi public communal amenity areas beyond. The ground floor units present a unique accessible dwelling option for older residents.

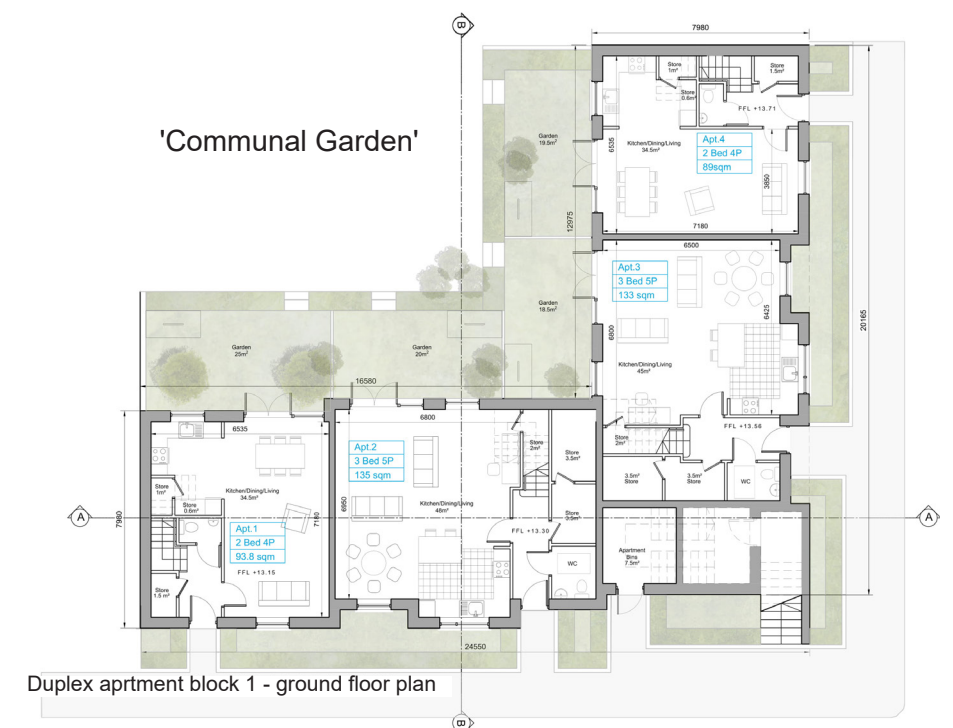
Duplex Apartment Block 1, at the streamtown entrance has two storey duplex apartments at ground level and walk up apartments above. This allows the larger duplex apartments to have private gardens to the rear whilst the apartments are accessed via a staircase shard between two units.

These units are all ideally suited to people looking for the privacy of own door access without the need to maintain larger gardens.

This blocks provide ideal medium density development, whilst blending comfortably within the context of single family homes. At three stories plus pitched roof, this small duplex apartment blocks help to add structure making the entrance to this character area.



Duplex apartment block 1 - Front



Duplex apartment block 1 - ground floor plan

Duplex Block 1 (6 units per block) - Medium density while retaining quality private open space

8.6 MATERIALS AND PRECEDENTS



Bracelet Close
Bell Phillips Architects & Killian O'Sullivan



Housing at Great Kneighton
Proctor & Matthews



Woodfield House
PG Architects



Villa Rotunda
Bedaux de Brouwer Architects



Materials

The material palette is shared across the development with brick being the main contributor. It will be robust, durable and maintenance free and should weather gracefully over time. Each character area will have its own brick; the Avenue, the Back Field, the Cluster Courtyards and Streamstown. A muted ochre colour is proposed overall with slight variations which will complement the earthy yellows in the render of Auburn House. The Courtyard Clusters will have a slightly more rustic textured brick to reflect their organic or agricultural nature. Detailing on the houses will be simple with traditional flush eaves and barges and slate roofs.

The Apartments will generally appear hewn as opposed to flat with recesses and shadows forming elevations. The balconies will be glazed in the Avenue and Back Field character areas with steel railings to the smaller blocks in Streamstown. Timber aluclad windows and light blue/ grey reflective penthouse panels will pick up ambient sky colours. Louvered panels will allow for opening sections in windows enabling larger clear sections of glazing.

The consistency in materiality will tie the development together under one umbrella but the subtle changes in tone for each character area will provide a sense of individuality for each.



Ochre Brick Samples with white or grey render



Green Wall to Block 7

Ochre brick (TBC)

Alucad Windows

Powder coated steel railings to balconies in Streamstown

Reflective profiled metal cladding

9.0 DEVELOPMENT STANDARDS

9.1 Density

Density varies across the site, increasing where appropriate and screened from the more sensitive areas. This allows for a sustainable blended density of 40dph across the site. A mix of unit types, suitable for all home sizes and phases, are allowed for throughout the proposals.

9.2 Aspect

The proposals have been designed to maximise opportunities for dual and triple aspect units. Dual aspect units make up the majority of apartments, at 56%. All apartments have been designed with full glazing, private outdoor spaces and open plan living spaces, designed to maximise light penetration and liveability. Floor to ceiling height of at least 2.6m is proposed in most blocks, further increasing daylight penetration into living areas.

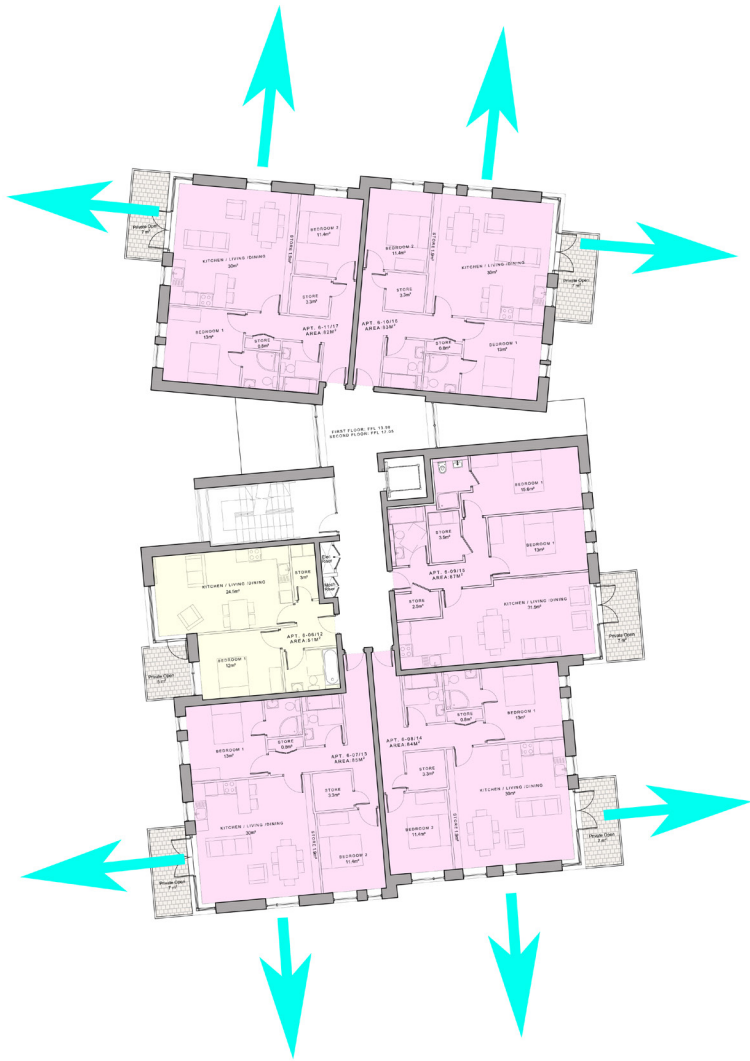
Throughout the entire scheme dual aspect units make up 67% of the proposals.

The adjacent plans show the dual aspect units at a 12 per core and 6 per core apartment block. The 12 per core blocks 1, 2 and 3 also have one apartment per floor with a pop out living room. Although this is not counted as dual aspect in the calculations it will have the benefit of the southern aspect from the living room orientated towards the mature woodland behind Auburn House.

9.3 Dwelling Mix

The proposed dwelling mix is broadly 25% houses, 10% own door duplex apartments and 65% apartments, all as set out at page 49. The dwelling mix proposed relates to urban design considerations regarding an appropriate urban extension to Malahide village and an aspiration to provide for a balanced community.

A mixture of dwelling types, sizes, own door units and apartments are proposed in five distinct Character Areas. Streets are overlooked and fronted with doors and windows to provide good passive surveillance of the public space.



9.4 Universal Access Statement

The scheme has been designed with reference to the following documents;

- Building for Everyone, a Universal Design Approach (National Disability Authority)
- Universal design Guidelines for Homes in Ireland (National Disability Authority)
- Technical Guidance Document Part M 2010 (Department of the Environment & Local Government).

All main entrances to buildings will be fully accessible including, their approach.

The design of the public realm is based on the DMURS standards. Priority is given to pedestrian use of the space. All surfaces within the application boundary will be level (up to 1:50) or gently sloped (up to 1:20), to ensure the space is usable by those of various abilities. All access routes will be well lit and surfaced with firm and reasonably smooth materials having the appropriate slip resistance. Where a grasscrete route for emergency access is provided around the south, east and north of Duplex Apartment Blocks 2A, 2B, 2C and 2D a concrete central spine will allow a level surface for accessibility for all users. Drainage gratings will be flush with the surrounding surface. The footpaths will be sufficiently wide to accommodate all users, from parents with buggies to the elderly.

Adequate dishing at kerbs and safe pedestrian crossing areas will be provided at all junctions around the site. Tactile paving surfaces will be used where necessary to warn of the absence of a kerb. All guarding and handrails will full comply with Part M requirements, where relevant on access ramps. Several accessible parking spaces are provided across the proposals, both at surface level and within podium and basement car parks. The Back Field basement car park under Apartment Blocks 1-3 has 8 no. accessible parking bays out of the total 164 parking bays in accordance with best practice. The design of on-street parking stalls complies with the guidelines in Building for Everyone: A Universal Design Approach, Section 1.

The site landscape design includes public benches to provide resting spaces for the residents. Routes within the buildings are kept simple and legible for patrons of all ages and abilities. Lighting and signage will be designed to enhance the environment for all users.

Entrances to all buildings will be accessible. They will be easily identifiable, with level landings of 1800 mm x 1800 mm immediately in front. Building entrances will provide a minimum clear opening width of 1000 mm as per TGD Part M 2010. Door handle positions and glass manifestations will be provided. Suitable surface materials will be used so as not to impede wheelchair users nor create a tripping hazard.

General circulation corridors will be minimum 1500mm wide with wheelchair passing places 1800mm x 1800mm at intervals of maximum 20 metres but generally much more frequent.

Passenger lifts are provided to all apartment units located above ground floor level except for 2 walk up units in Duplex Apartment Block 1. A concierge and lobby adjacent to Block 4 provides lift and ambulant disabled stair access to the podium above where duplex apartment units are accessed from the podium level. A bike lift is provided to the bicycle parking in the basement under Blocks 1, 2 and 3 to ensure safe and separated access for cyclists. All exit stairs from upper levels in apartment blocks are designed to be accessible for ambulant disabled.

The community building has been provided with a lift to ensure access for all. An accessible WC providing a turning space of 1800mm x 1800mm has also been provided at ground floor level.

9.5 Social Housing / Part V

Social housing units are dispersed throughout the proposals and provided at a rate of 10% of all units.

All social units have been designed in line with the guidelines in Sustainable Urban Housing: Design Standards for New Apartments (March 2018). All apartments include open plan kitchen/ living/ dining areas and private balconies and roof terraces. Living spaces are generously designed with aspect maximised where possible and large windows providing lots of light.

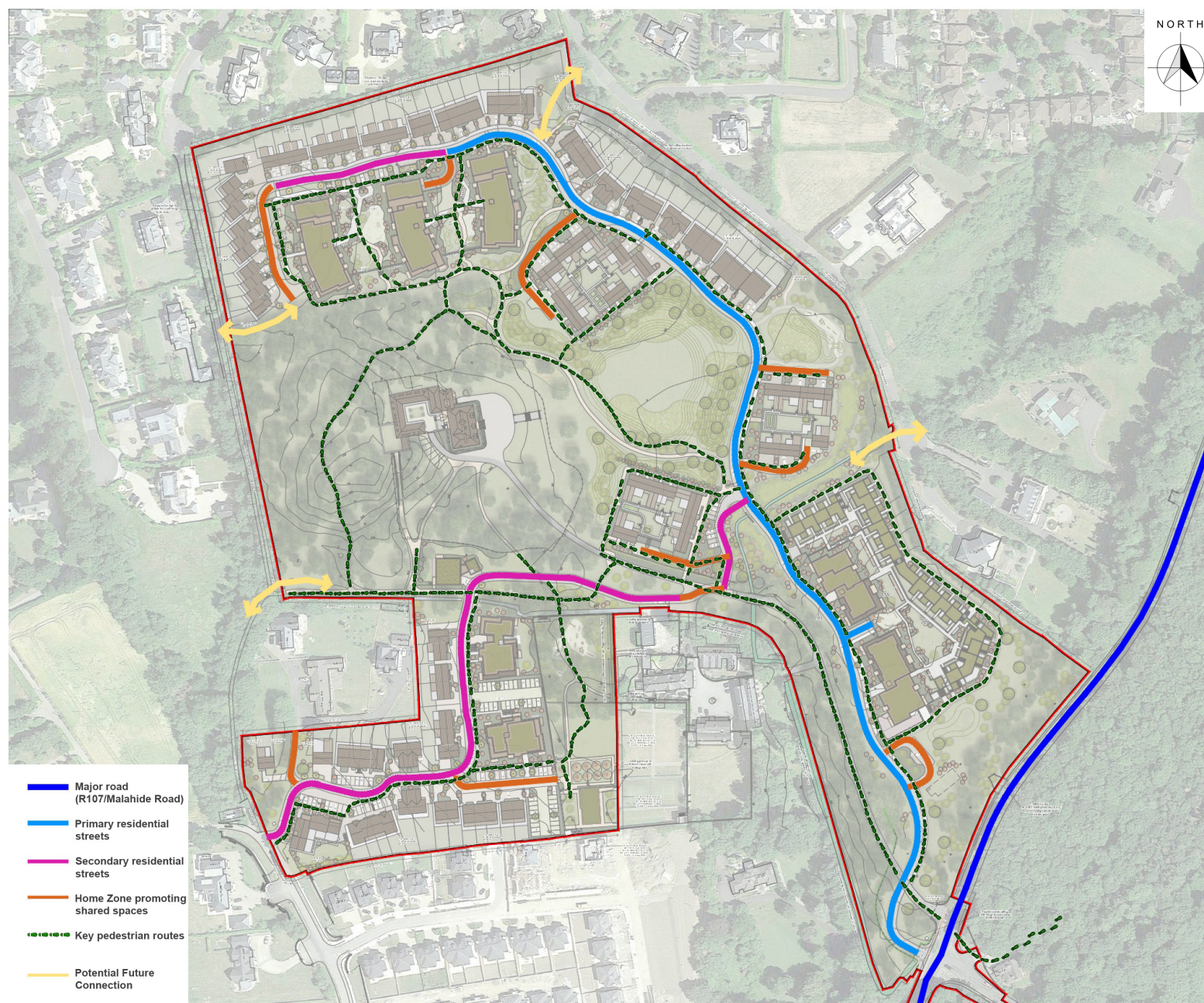
Please refer to Downey Planning report with regard to the details of Part V and associated details and letter of confirmation from Fingal County Council.

	No.	%
1 Bed Units	21	51.22%
2 Bed Units	10	24.39%
3 Bed Units	10	24.39%
TOTAL	41	100%

Summary Schedule of Part V Units



Part V diagram



Route Hierarchy diagram

9.6 DMURS

Waterman Moylan Consulting Engineers considers that the proposal is consistent with the principles and guidance outlined in the Design Manual for Urban Roads and Streets (DMURS). Outlined below are some of the specific design features that have been incorporated within the proposed scheme with the objective of delivering a design that is in full compliance with DMURS.

In order of importance, DMURS prioritises pedestrians, cyclists, public transport and private cars. The proposed development has been designed with pedestrians and cyclists taking precedence over other modes of transport. In this regard, footpaths are provided throughout the development, including routes through open spaces along anticipated desire lines. Vehicular access is provided via the main entrance onto Malahide Road and a secondary entrance to Carey's Lane. There is an additional pedestrian/cyclist only access from Malahide Road, and there is a proposed pedestrian access at the west of the site connecting to Auburn Grove/Carey's Lane.

Active edges are recommended in DMURS to enliven the edges of the street, creating a more interesting and engaging environment. An active frontage is achieved with frequent entrances and openings that ensure the street is overlooked and generate pedestrian activity as people come and go from buildings. The roads throughout the development have regular junctions and driveways in accordance with this recommendation.

Streets have been designed in accordance with the alignment and curvature recommendations set out in DMURS Section 4.4.6. The road layout is generally curvilinear. Horizontal curvature will promote lower vehicle speeds in accordance with DMURS Section 4.4.7

The road hierarchy comprises local access roads and "home-zone" / shared surfaces. The local access roads comprise of 5.5m wide carriageways (i.e., 2.75m wide vehicle lanes) with 2m footpaths.

The proposed "home-zones" are designed primarily to meet the needs of pedestrians, cyclists, children and residents and where the speed and dominance of cars will be reduced. The home-zones comprise of a shared-surface carriageway. Entry treatment to home-zones is provided in the form of a ramp up, which helps announce that a driver is entering into a home-zone, and it is proposed to utilise a buff coloured chipping / macadam at home-zones, subject to Fingal County Council Roads and Transportation approval. Concrete grasscrete paving setts are used in shared private driveway homezones.

Suitable sightlines will be provided throughout the development, ensuring that localised planting does not obscure visibility as cars make turning manoeuvres, improving the pedestrian safety at crossing points.

Public areas fronting and within the proposed development will be designed by a multidisciplinary design team to accommodate pedestrians and cyclists in accordance with the appropriate principles and guidelines set out in DMURS. In particular the vehicular access and public footways within the remit of the development will incorporate the relevant DMURS requirements and guidelines as set out above.

9.7 Public Transport & Cycling

Public transport in Malahide is already very good, with a frequent DART service, running every half hour during peak hours. The No 42 bus serves the bus stops immediately outside Auburn, running a service from Malahide Village to Talbot St. availing of the Malahide Road.

A total of 716 resident bicycle parking spaces are provided for apartments and duplex apartments within the subject application. This allows an average of 1.9 bicycle spaces per unit. Additional visitor space are provided at ground level, conveniently located close to respective building entrances.

Resident bicycle parking has mostly been located within the podium and basement car parks, where it will be secure and covered. Access to the car park will be restricted to residents only and the location of bicycles adjacent to cars should provide for passive surveillance and security for parked bicycles.

The cycle network to Malahide Village areas is excellent, with a safe route available through Malahide Demesne.

10.0 BOUNDARIES: DESIGN RATIONALE

Refer to TBS Landscape Architects documents for boundary details

LOCATION:	RESPONSE AND RATIONALE	SECTION
DUBLIN ROAD BOUNDING: Main approach into Malahide, trees and views to be protected. EXISTING: Hedge behind deep ditch to road. Mature stand of trees.	Maintain existing character. The new entrance is added opposite Back Road, and the existing Little Auburn entrance is removed and the boundary made good. The tree line is to be protected and strengthened and buildings are set well back.	
LITTLE AUBURN, NORTH BOUNDARY BOUNDING: Large single private residence and gardens. EXISTING: Dense evergreen tree line, in effect a very high hedge.	Maintain tree line on boundary. Buildings set back >11m and domestic in scale, two and three storey rhythm, windows to upper floors generally bathrooms and landings. If trees/high hedge is removed in future, building will not be overbearing or cause inappropriate overlooking.	
EASTERN BOUNDARY TO ABINGTON BOUNDING: Shared surface access road to c.6 houses/sites. EXISTING: Established hedge, ditch and tree line.	Protect and maintain tree line and hedge to boundary. Maintain character of Road. Avoid a second road, street lights etc along boundary. Provide mixture of public open space and houses to maintain domestic scale. A shared green lane at the back of the houses ensures the ditch, hedge and existing trees remain in management company control and are part of woodland management plan.	
NORTHERN BOUNDARY TO ABINGTON BOUNDING: Private rear gardens of houses on large plots. EXISTING: Hedge, dry ditch, trees and metal railing c.2m high to Abington gardens.	Protect and maintain tree line and hedge to boundary. Arrange houses back garden to back garden. Avoid exposing existing rear gardens to public roads etc. The new gardens are fenced inside the hedge lines as per Abington leaving an intervening ecology strip. There is management company access to this area from the north east corner.	

LOCATION:	RESPONSE AND RATIONALE	SECTION
WESTERN BOUNDARY TO ABINGTON BOUNDING: Shared surface lane to 2 houses. EXISTING: Established hedge, ditch and tree line.	Protect and maintain tree line and hedge to boundary. Maintain character of lane. Avoid a second road, street lights etc along boundary Hedge, ditch and trees are in Abington ownership. Houses mediate scale between existing homes and new apartment buildings further inside the boundary. New fence inside Auburn side of ditch to protect hedge and trees.	
WESTERN BOUNDARY OF WOODS BOUNDING: Old laneway in private ownership. EXISTING: Existing hedge and ditch.	Maintain as is. Woodland Management Plan will ensure the ongoing sustainability of the woods.	
SOUTHERN BOUNDARY OF WOODS BOUNDING: Private gardens of three houses. EXISTING : Hedge, ditch and trees.	Maintain as is. Strengthen hedge as needs be, Woodland Management Plan will ensure the ongoing sustainability of the woods. Existing ditch and hedge provide security.	
BOUNDARY TO THREE HOUSE CLUSTER BOUNDING: Private gardens of three houses. EXISTING: None, open to the field.	Arrange new houses with back gardens to existing private gardens. Provide new 2m high concrete block wall as agreed with house owners. Overlooking mitigated by new houses on eastern boundary of cluster only having bathroom and landing windows at first floor to the rear.	
BOUNDARY TO CLAIREVILLE BOUNDING: Mainly private gardens of a new development. EXISTING: 2m concrete block wall in part, light metal fences in part.	Reciprocate boundary treatment. Arrange houses back garden to back garden. Maintain existing wall where it occurs, and provide new 2m high concrete block wall with concrete capping on the development side of the existing wire fence where it occurs. The wall shall have a concrete capping, and the piers shall be on the development side of the wall.	
BOUNDARY TO AUBURN RETAINED LANDS BOUNDING: Walled garden, Old Courtyards, Belmont. EXISTING : Various – old walls, railing and ditch line.	Maintain character of retained property boundaries. Maintain walled garden walls, block up entry points to the retained lands. New gates and piers to the courtyard and to Belmont. The southern boundary of the avenue is the bank of the stream, and a railing along the bank is proposed for both safety and to secure the neighbouring property. Boundary details to the retained lands were conditions of contract, subject to planning permission.	

11.0 PHASING

PHASING

The site is divided into 5 phases, placing Auburn House and its context into the first phase to start the various conservation processes from the outset. Phases 1 to 3 are organised firstly to set up the site infrastructure and conservation program, and then to work back out towards the Dublin Road. Phase 4 is independently accessed and once services are in place and can move irrespective of the sequencing of the balance. Phase is assumed to be reasonably fluid and that phases will overlap.

Phase 1

Woodland, historic avenue, and tree band along Dublin Road to be protected and the woodland management plan to commence.
Auburn House immediate curtilage to be established on the ground and the plan for maintaining the house during the development phase set in place. Access is to be maintained. The conversion of the stable yard will be independent of site phasing.
Access to the retained properties to be maintained at all times. The retained properties are Belmont and the houses in the original walled garden and yard areas. These properties will continue to be accessed from within Auburn.
The first phase will include the new access road and services including the pumping station and main attenuation areas.
It also includes the extensive landscape buffer area and associated brens and tree planting. This front loads the open space provision for the site as a whole.
It will include the first 39 houses

Phase 2

This is the Back Field Character area. It consists of 49 houses and 159 apartments. It would likely commence and be out of the ground prior to completion of Phase 1.

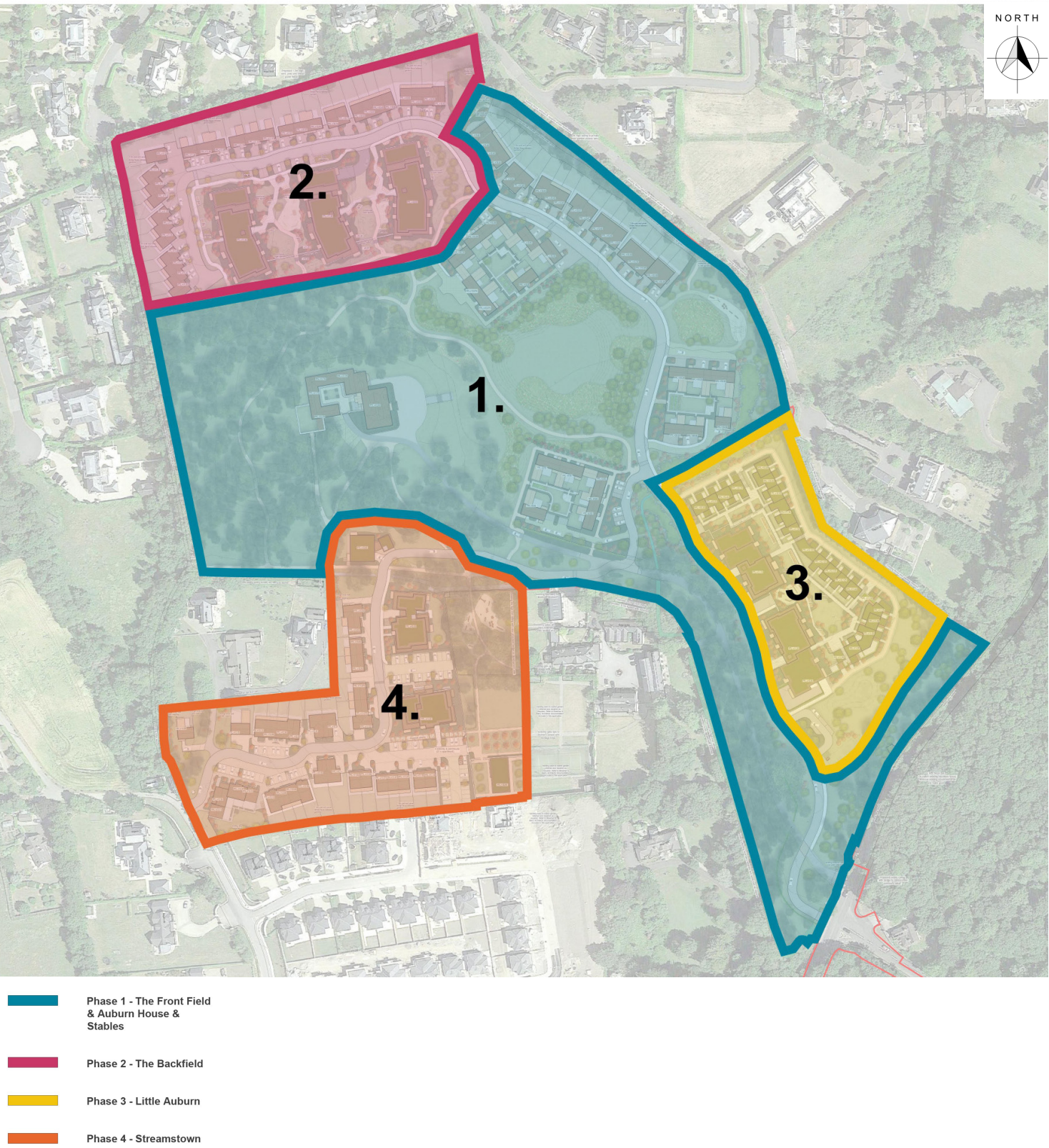
Phase 3

This area is close to the entrance and as the last phase on the Dublin Road access it removes construction access from within completed areas. It consists of 92 apartments and duplex apartments. It also includes the crèche.

Phase 4

As noted this phase is independent once service connections are in place. Construction access will be from Carey's Lane. It consists of 28 houses and 58 apartments.
This area also includes the walled garden and the provision of the residents' community facility. The woodland management plan is train from Phase 1 will also apply here from the outset.

Part V housing is proposed in Phases 2 – 4 and will proceed in tandem with each.



12.0 MANAGEMENT COMPANY

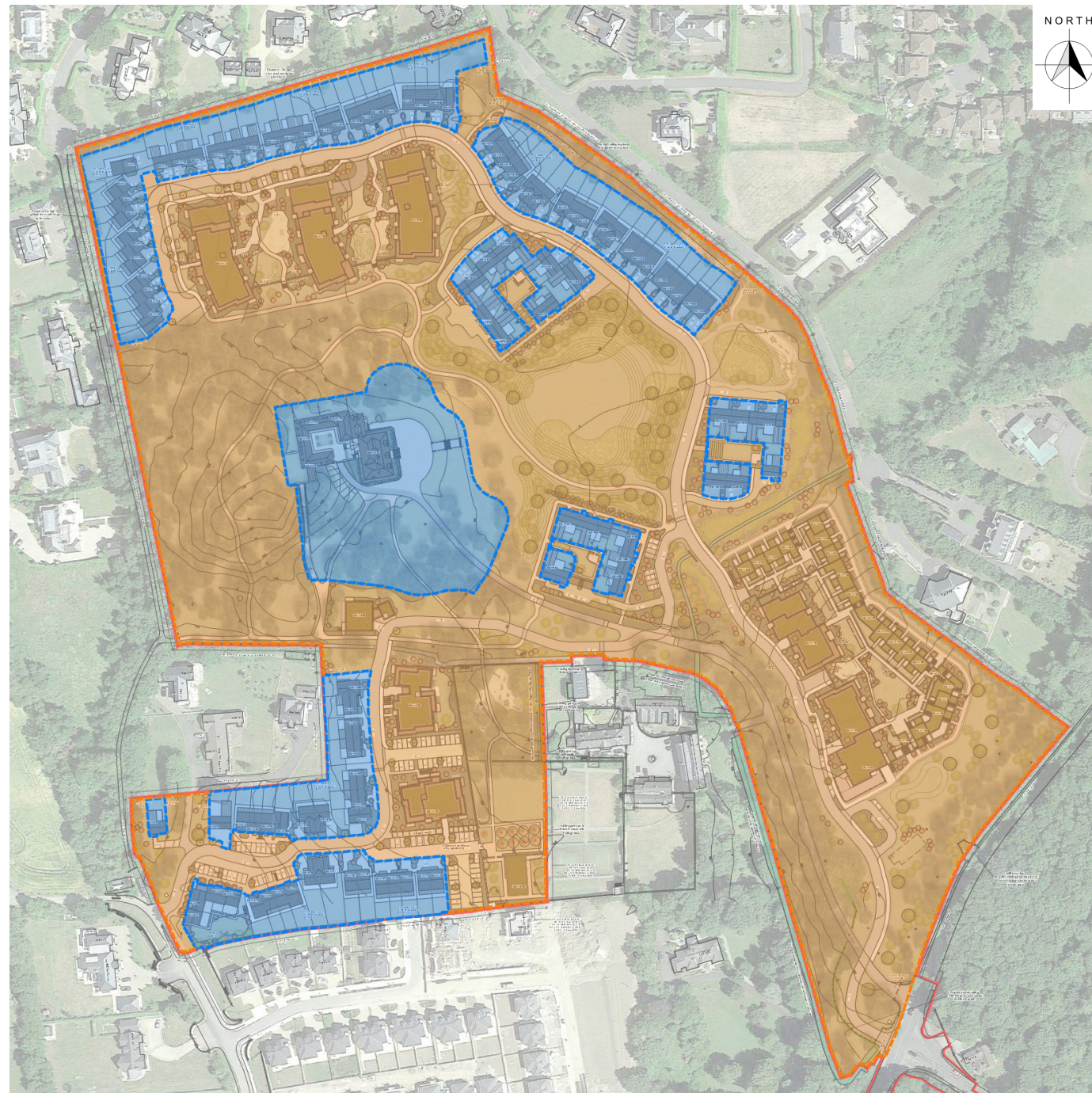
IT IS *NOT* PROPOSED TO HAVE THE SITE IN CHARGE

It is proposed that this will be a privately managed estate. It is not intended to be taken in charge.

The range of external finishes proposed, and the detailed nature of the landscape proposals by TBS are an appropriate and necessary response to this historic wooded site. This level of finish, and consequent maintenance and management is beyond what the Local Authority could reasonably be expected to undertake in a private residential scheme.

The attached map shows the private curtilage of houses, and the Management Company area. These include landscaped courtyards over basements and podium carparking.

The Woodland Management Plan will be under the control of the Management Company. This includes where tree lined hedges and boundaries occur along third party lands. The owners of Auburn House will be both members of the Management Company and party to the Woodland Management Plan in respect of woodland areas within the curtilage of the house.



Private Ownership

Management Company

