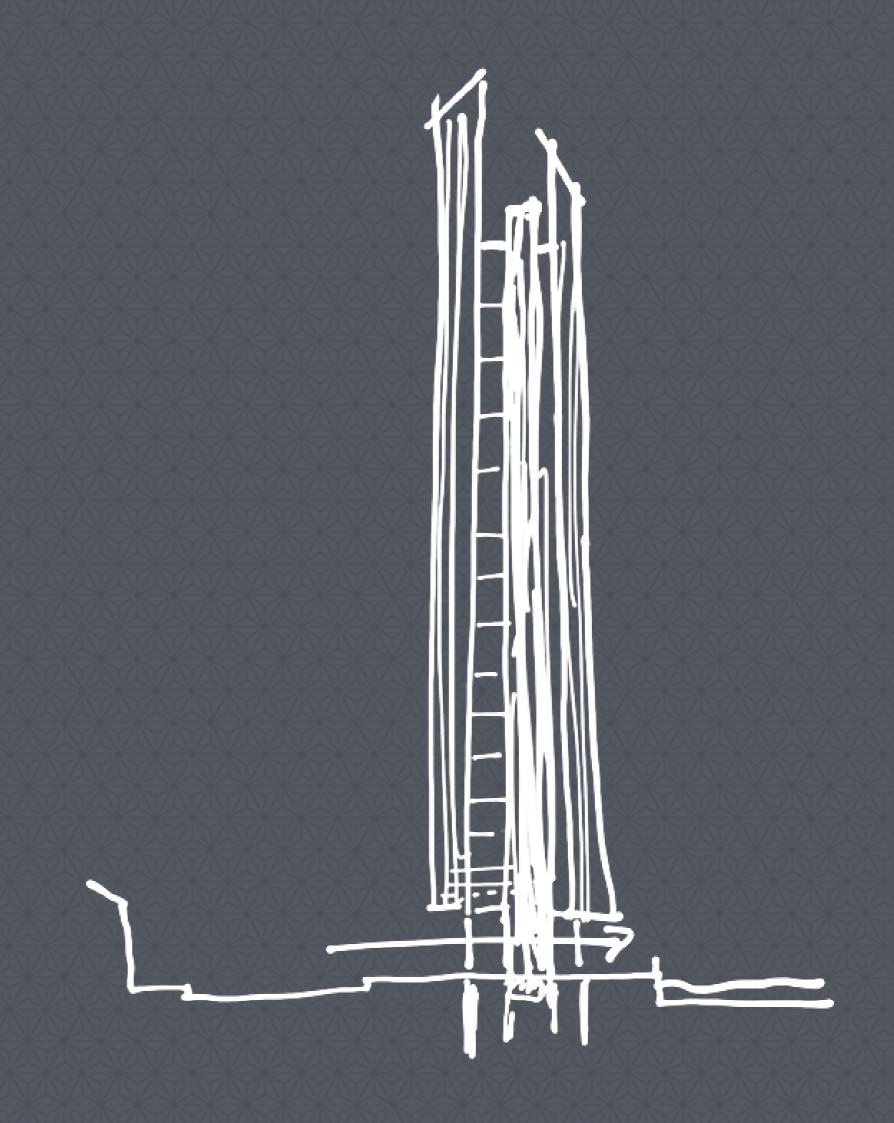
Architectual Design Statement 42A Parkgate St. Dublin 8

Mixed Use, Residential & Commercial Development ABP - SHD Application_ Project Ref: P18-107D



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1.0 Introduction



1.1 Overview

In brief, permission is sought for Strategic Housing Development, with a life of 8 years, at 42A Parkgate Street, Dublin 8, for development comprising:

A 30-storey residential building ('Block A') (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates:

- 198no. 'Build To Rent' residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with 'winter garden' balconies on the building's eastern elevation.
- Ancillary internal (c.384 sq m) and external (c.573 sq m) residents' private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, and roof gardens at 9th and 28th floors. Also, access to residents' private communal amenity areas within the consented scheme ABP-306569-20.
- 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.552 sq m total) accommodated between 1st and 8th floor levels of Block A.
- Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors.
- Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include:

- At the interface of proposed Block A with the consented Block B2 office building:
 - a reduction by c.909 sq m total of office floor area over 6

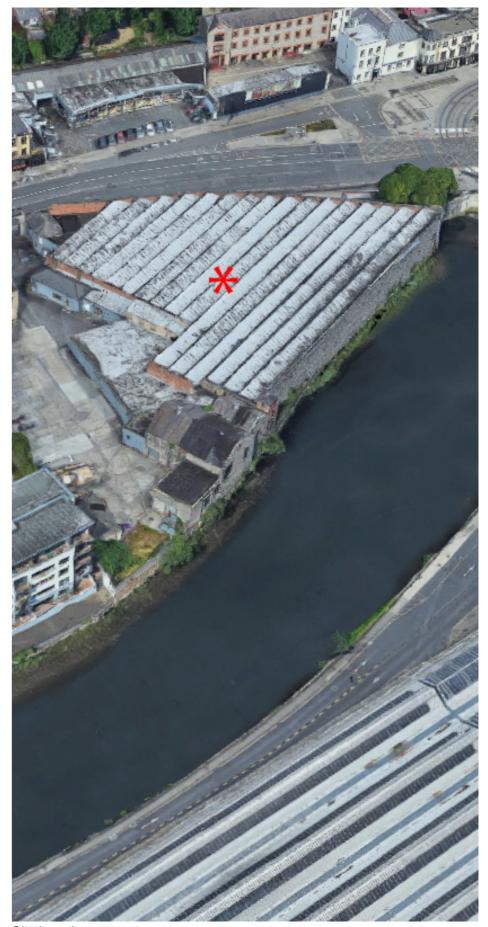
floors within the consented Block B2 office building;

- a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and,
- localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A.
- 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area.
- Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level.
- New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

The site within which the proposed works sit, benefits from extant permission for residential-led mixed use strategic housing development under ABP 306569-20 (i.e. the consented development). Permission is not being re-sought for the consented development.

For avoidance of doubt, while the red line site boundary is drawn around the entire planning unit of ABP Ref. 306569-20, the development works for which permission is expressly sought are identified with a green dashed line, within the wider red line planning unit.

The overall site (c.0.82 ha) is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site.



Site Location



Vision for Proposed Development 1.2

1.3 Consultation

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

- residential accommodation in this underutilised, brownfield city 1. National Planning Framework.
 - 2. Eastern & Midlands Regional Spatial & Economic Strategy (RSES) and Dublin Metropolitan Area.
 - 3. Smarter Travel A New Transport Policy for Ireland (2009-2020).
 - 4. Sustainable Urban Housing: Design Standards for New Apartments (2020).
 - 5. Urban Development and Building Heights Guidelines for Planning Authorities (2018).
 - 6. Childcare Facilities Guidelines for Planning Authorities

 - 8. Design Manual for Urban Roads and Streets or 'DMURS' (2013)
 - objectives and planning design guidelines for achieving sustainable urban residential development in the area.

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

- Architect Reddy Architecture + Urbanism in Association with Glenn Howells Architects
- Civil & Structural Engineers ARUP

Project Team

1.4

- Building Services Engineers IN2
- Façade Consultants Billings Design Assoc
- Conservation Architects ARC
- Planning Consultants Stephen Little & Associates (SLA)
- Project Managers Lafferty's Project Managers
- Quantity Surveyors Linesight
- Landscape Consultants Mitchell & Associates
- Architectural Visualisers –V1 Visualisation
- Visual Impact Modelworks and ARC Consultants
- Daylight analysis Consultants IN2
- Wind analysis Consultants IN2
- Transport Consultants ARUP
- Waste Consultants –AWN Consultants
- Fire Consultants Michael Slattery Associates
- EIAR SLA

• 198no. 'Build To Rent' residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with 'winter garden' balconies on the building's eastern elevation.

This development proposes a best in class residential mixed use

scheme designed to the new Planning Guidelines - 'Sustainable

Urban Housing: Design Standards for New Apartments Guidelines

for Planning Authorities'. The proposed development will provide

much needed regeneration and complementary modern

centre location. Whilst meeting the following objectives:

- Ancillary internal (c.384 sq m) and external (c.255 sq m) residents' private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, and roof gardens at 9th and 28th floors. Also, access to residents' private communal amenity areas within the consented scheme ABP-306569-20.
- 1no. café/restaurant (c.223 sq m) at ground floor. Replacement 7. Dublin City Development Plan (2016 2022). office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A.
- · Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and 9. Other relevant national and regional planning strategies, circulation areas at ground and mezzanine floors.
- Building Maintenance Unit (BMU) at roof level.

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



1.5 Architectural Intent

This planning application refers to the Tower and its interface with the previously permitted scheme.

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

The combination of Reddy A+U and Glenn Howells Associates has significantly strengthened the architectural team for the tower design. Glenn Howells have a proven track record in delivering a range of elegant residential towers on sensitive urban sites in a number of English cities including London, Birmingham, Liverpool and Bristol. We believe that the new design proposals meet the Development Plan objective to achieve a high "architectural design quality and materiality" and successfully address the opportunities provided by the site to "protect and enhance the skyline" at this key city location.

The original inspector's report had expressed satisfaction with the "height, massing and slenderness" of the original tower and that its design had successfully addressed the issue of the tower's position in relation to the Wellington Monument view corridor. In light of this the team has focused on addressing the specific design issues related to the tower since the overall scheme has been approved and that the specific areas such as Protected Structures, streetscape to Parkgate Street have been addressed as part of the previous Grant of Permission

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

The overall height scale and massing is in accordance with the strategic planning objectives for this location which has been identified for higher density development and a height appropriate for this 'Gateway' Site (See SLA planning report for further discussion of building height planning policy at strategic and local level). This has been accepted in principle under the permitted scheme.

This proposal seeks to address and reflect the issues raised in the inspectors report for the permitted application in relation to the design's elevational treatment and quality of finish to the residential tower in order to provide a building of exceptional architectural merit that responds appropriately to its pivotal location forming a gateway to the city.

To address the challenges and issues raised by An Bord Pleanala and DCC in the first SHD application in relation to the design of the tower the collaborative redesign provides an active and vibrant ground floor to the tower which makes a positive contribution to the public realm as well as communal amenity facilities at rooftop level in a manner which enhances the skyline.

In terms of the observation by the City Architects that the slenderness could be achieved with a lower building we believe that the current proposal has more presence as a landmark and this would be lost somewhat should he height be reduced.

We submit that the enhanced design is at an appropriate scale given its significant location as a landmark gateway to the City. The proposal forms a south facing open space for public realm place making which connects Parkgate street directly to the river and opens up views across to Heuston Station. Further outdoor terraces are provided at roof level facing west, east and south to provide generous residential amenity space for residents to enjoy.

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

The language of the new proposed building is one of the strong vertical emphasis. Architecturally the building will have a positive impact on the immediate surroundings.

The buildings will provide a layering of compatible uses that will allow the public access through the development towards the river and the new dedicated river walk.

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

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

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







2.0 Site Analysis



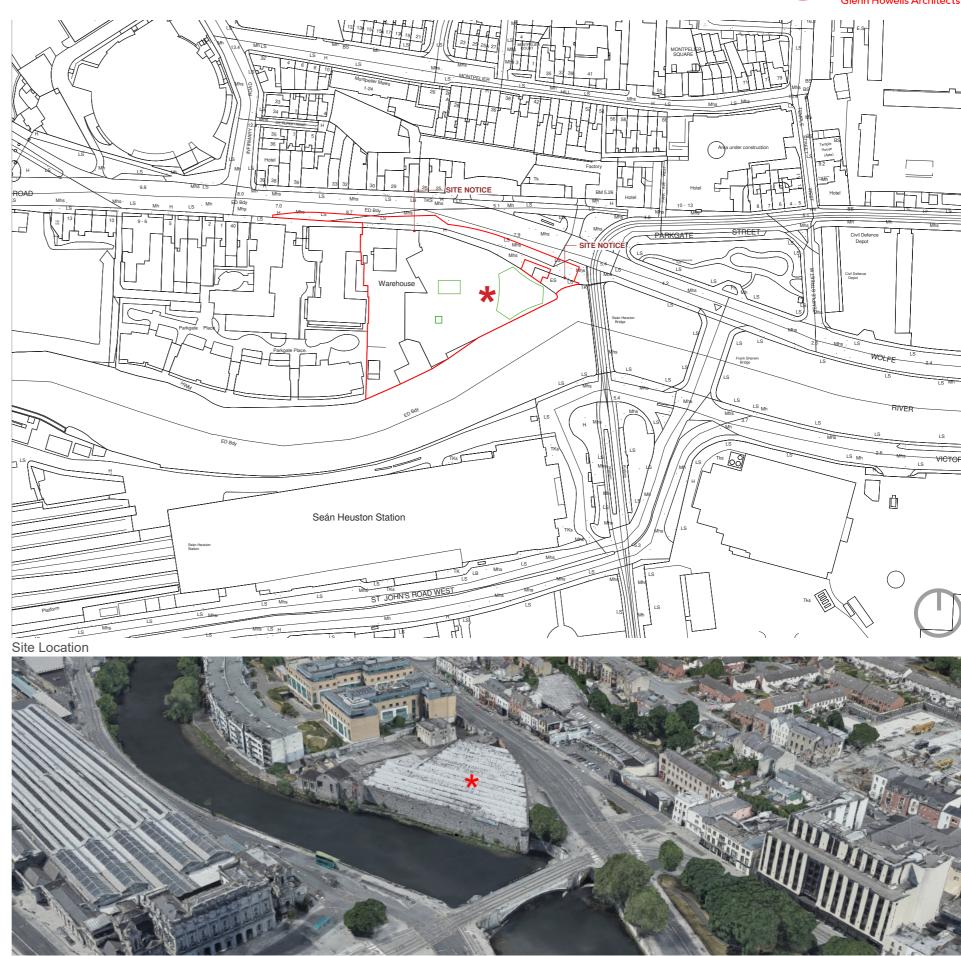
2.1 Site Location

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

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

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

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



Aerial View





View of Existing River Wall towards Sean Heuston Bridge

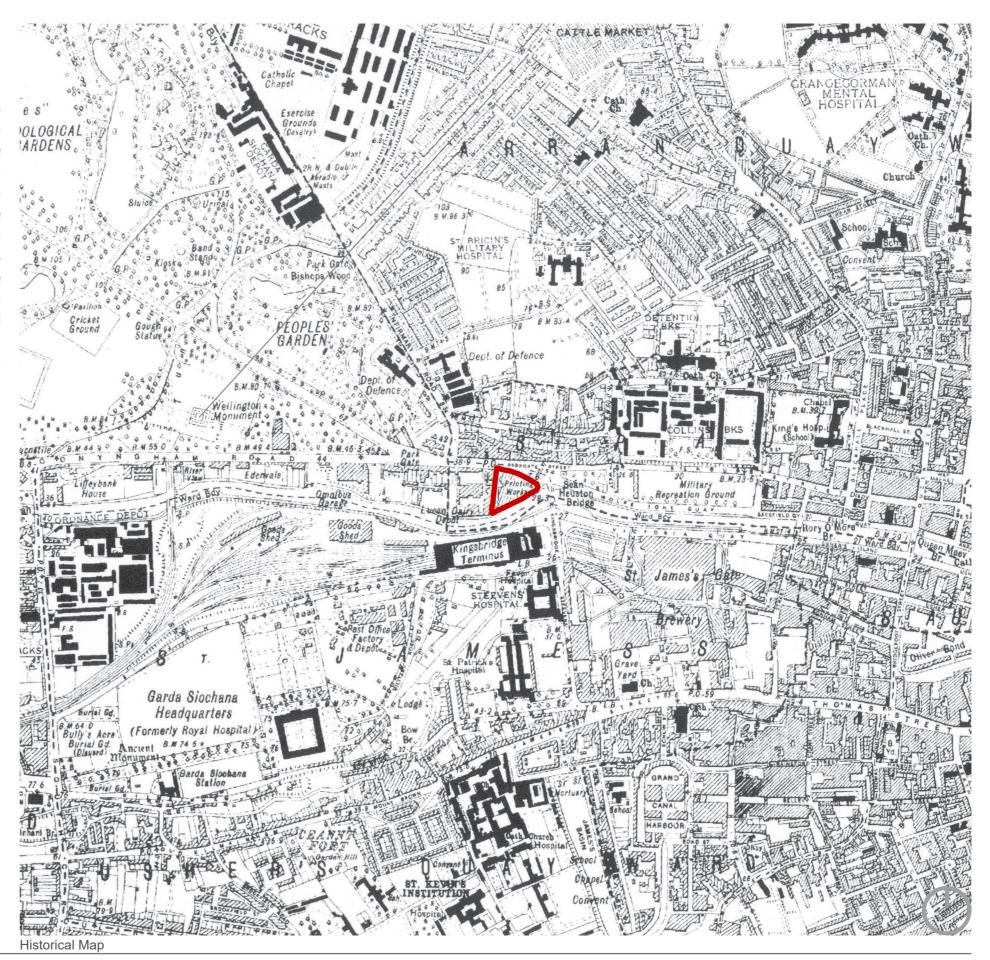


View from Island Bridge

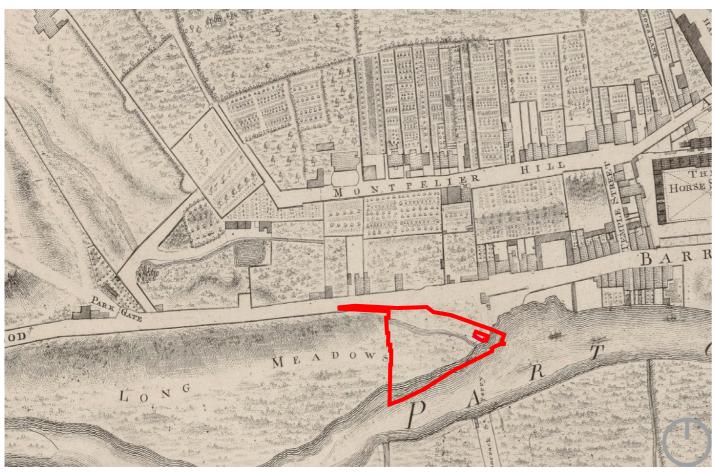


2.2 Site History

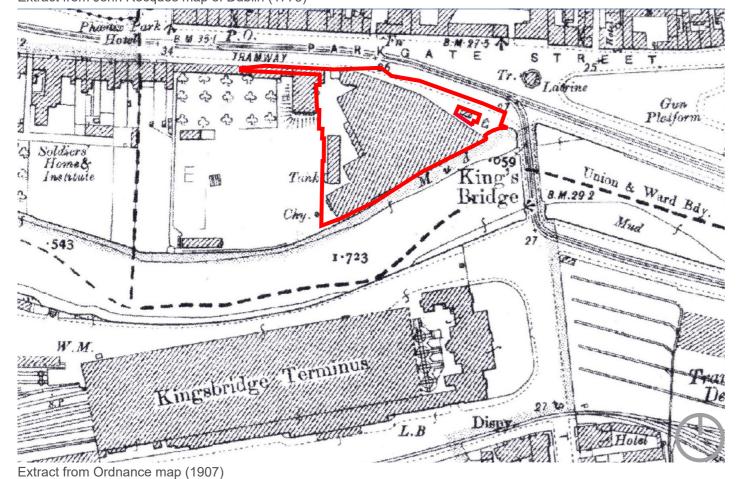
The site of the proposed development is at the eastern end of a strip of land along the north bank of the River Liffey sloping down from Conyngham Road and Parkgate Street and the River. The Site has a varied industrial history. This strip of land was known as the Long Meadows and the first buildings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

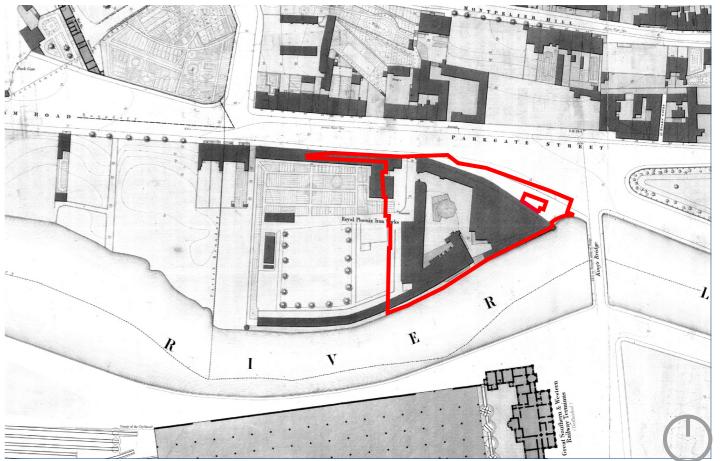


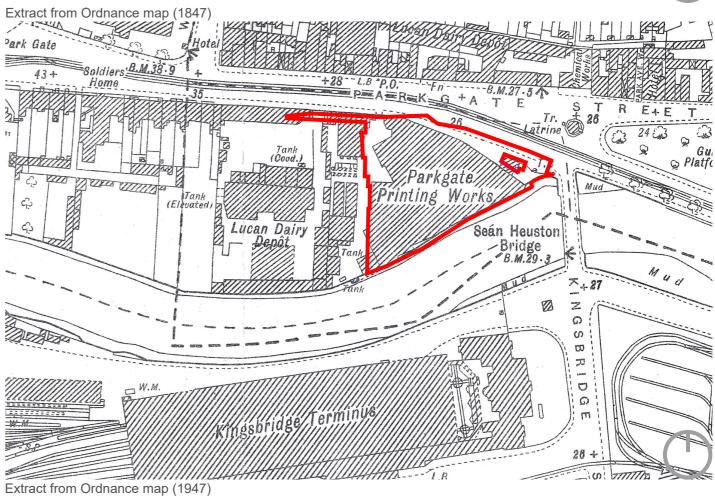




Extract from John Rocques map of Dublin (1773)







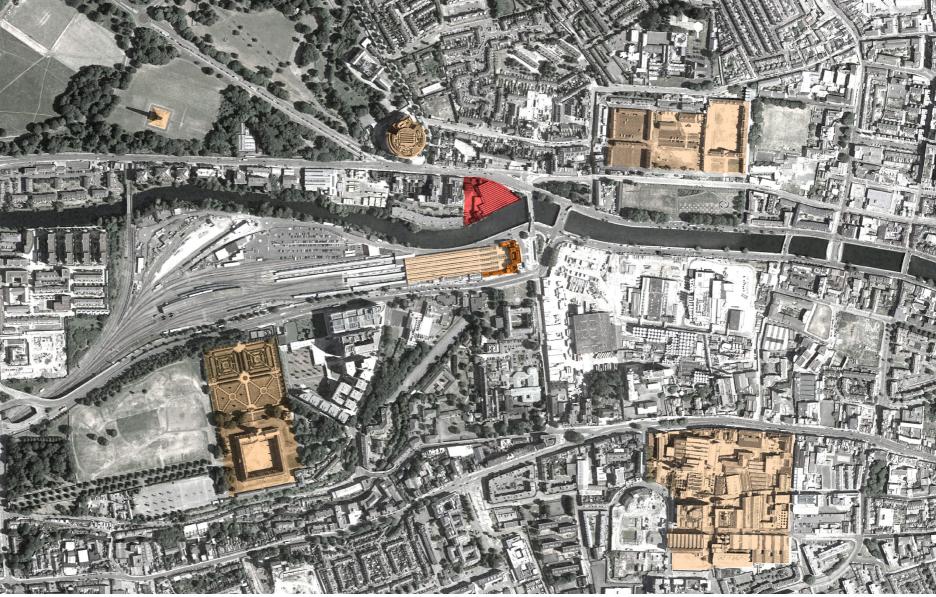


2.3 Urban Context

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

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

There are constraints associated with the site as it is partially within the view corridor of the protected views from quays to the Wellington monument and from Chesterfield Ave across the river to the South of the city.



Urban Context highlighting Notable Sites







Benburb Street to Parkgate Street



2.4 Land Use / Zoning Objectives

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

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

The proposed development comprises of a residential and F&B regeneration of a strategic brownfield city centre site which finishes of the development of the already permitted Blocks B and C within the red line boundary. It is highly accessible by public transport, cycling and within walking distance of all of the central parts of Dublin city centre and satisfies the policy objectives of these documents.

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

- Under the Development Plan, the majority of the site is zoned "Z5 City Centre": "To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity."
- A strip of land along the southern part of the site which bounds the River Liffey is zoned Z9 "Amenity Open Space Lands/ Green Network". "To preserve, provide and improve recreational amenity and open space and green networks. The development does not encroach on this zone
- The proposed uses of residential, office, retail and café/ restaurant are permissible on Z5 lands.
- The development is also located within the Liffey Quays Conservation Area.

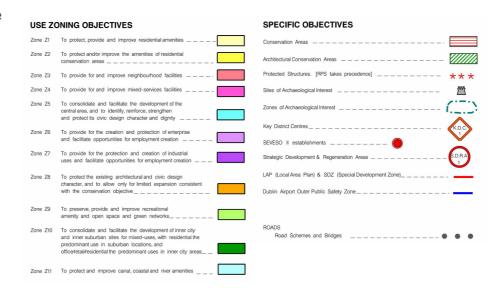
• The site lies within Strategic Development and Regeneration Zone No. 7: Heuston and Environs. The vision for this area is "To create a coherent and vibrant quarter of the city that captures the public imagination with high quality services, development, design and public spaces that consolidate and improve the existing strengths of the area."

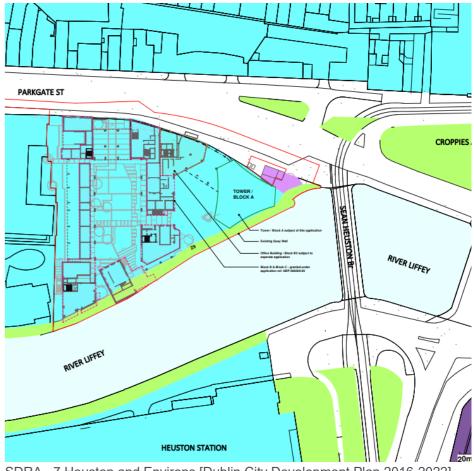
The design of the proposed development has had regard to Section 28 Ministerial Guidelines, such as the Design Standards for New Apartment 2018, the Urban Development and Building Heights Guidelines 2018 and Planning Guidelines for Childcare Facilities 2001.

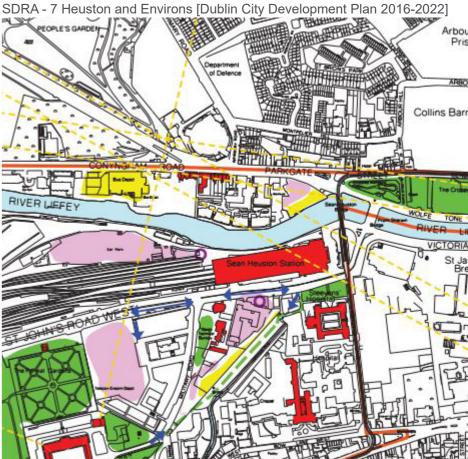
The Apartment Guidelines cite demographic trends in Ireland, which indicate that 1-2 person households now comprise a majority of households. This proportion is higher still in Dublin and expected to increase in the future. The majority of the current housing stock is 3-4 bedroom houses. The proposed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

Childcare childcare guidelines requirements met by provision of a creche within the consented scheme.

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









2.5 Setting

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

Historic Timeline [see Architectural Heritage chapter in EIAR by ARC Conservation]

Early 1800's - Ironworks

Late 1800's - Woollen Mills

Early 1900's - Shell Factory / Government Depot

Early to mid 1900's - Printers

Mid 1900's - Bookbinders / Publishers

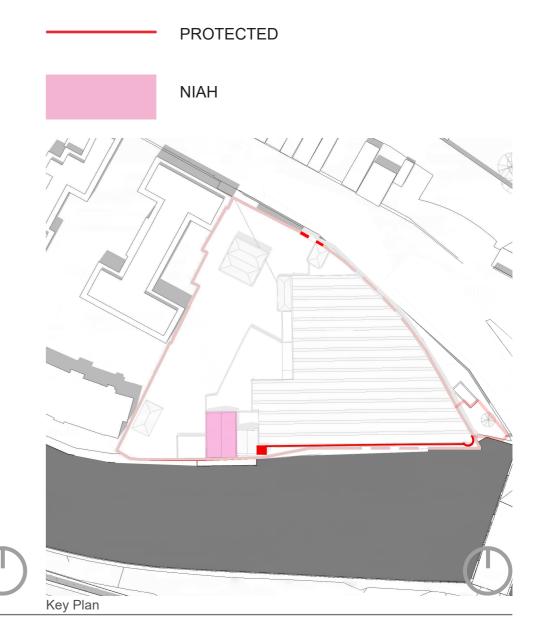
1980 - Hickeys Fabric's

Setting Setting

2.6 Record of Protected Structures

The approach to protection of architectural heritage and protected structures has been established in the consented scheme.

The proposed tower does not involve any further works to protected structures. The bracing of the river wall is achieved in the same manner as consented under ABP-306569-20, in so far as it affects the wall. No new works to protected structures are proposed as part of this application.





2.7 Building Form, Height and Massing

The urban design strategy for the development at Parkgate Street is designed and developed in accordance with Government planning policy which is to support increased building height in locations, particularly brownfield, urban sites with good public transport accessibility. The policy states that: particularly town/city cores, Planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies. The City development plan 2016-2022 identifies the site as lying within the strategic development regeneration area SDRA 7 for Heuston Station and Environs. SDRA 7 is identified as an appropriate location for midrise and high-rise buildings.

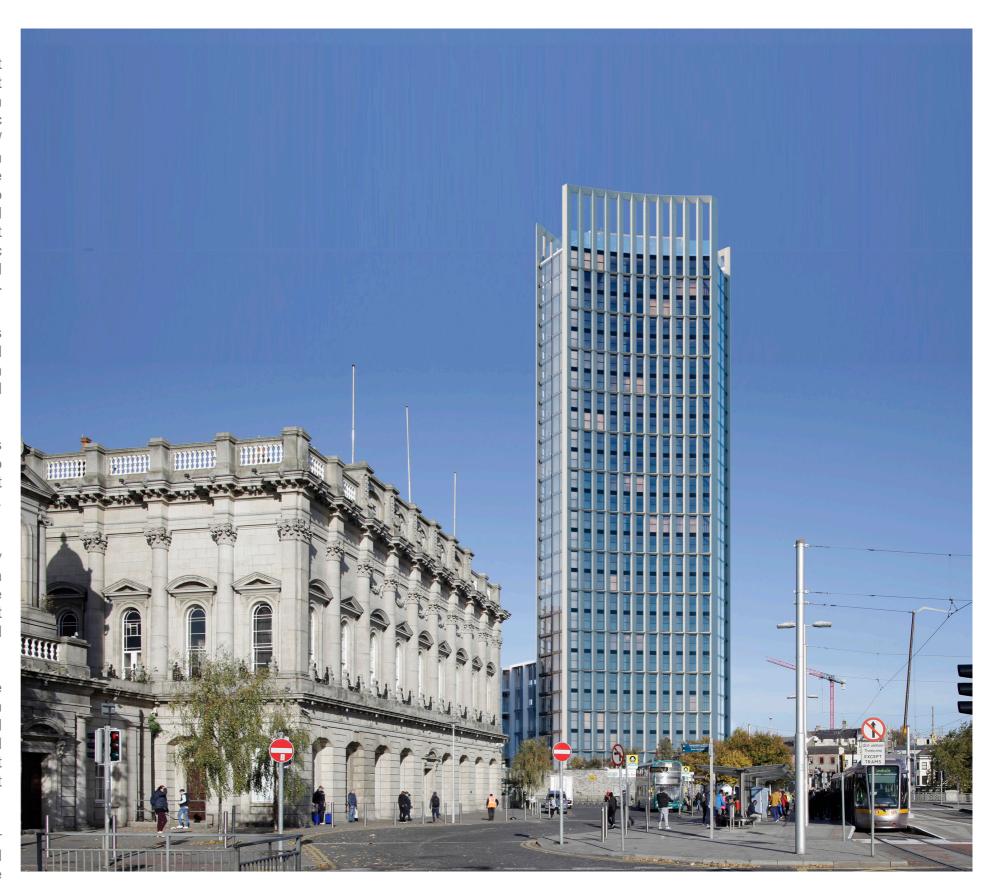
Implementation of the National Planning Framework requires increased density, scale and height of development at brownfield and infill sites in our town and city cores. This should include an appropriate mix of both the living, working, social and recreational space needed in our urban areas.

The DHPLG 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018) indicate that there is a need to deliver compact urban growth with an objective to provide at least half of future housing within the existing built up area of the city. The site of the proposal is appropriate for higher density

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

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

The height of the tower has been accepted in principle under the permitted scheme and this proposal address the advice and concerns raised in relation to materiality, quality of finishes and the landmark nature of the building





2.8 Previous Application

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

The main tower rose to 29 stories in total and the design intent was to form a landmark architectural statement at the apex of the site.

The overall height, scale and massing was in accordance with the strategic planning objectives for this location which is identified for higher density development and had been modulated to reflect the grain of existing street pattern and setting a height appropriate for this 'Gateway' Site.

The buildings formed two south facing open spaces for both private amenity and public realm placemaking which connected Parkgate street directly to the river and opened up views across to Heuston Station, the first of its kind in Dublin. Further outdoor terraces were proposed at several roof levels facing west, east and south providing generous residential amenity space for residents to enjoy.





2.9 New Objectives

Comments received for the previously submitted tower were taken into consideration and addressed as part of the new design.

The current design aims for cohesion and legibility: the pure form based on a concave triangle plan responds to the geometry used by the masterplan with one simple gesture and replicates it on the other two facades. Clear and carefully designed separation from the interconnected office building was important for distinguishing the tower in the immediate views.

The current proposal is a great example of a modern residential tower: its character is not determined by huge surfaces of curtain walling characteristic of office towers, but is rather defined by deep and sculptural precast elements. Individually tilted windows add variety to the façade and suggest residential programme inside. Glazed, chamfered corners exhibit proud, modern, highend living interiors and display living patterns of the inhabitants, especially when glowing in the evenings.

The slenderness of the tower was maintained and enhanced by the glowing crown and the proportions of the windows and chamfered corners.

The main objective behind the new tower design was to create an exceptional, beautiful, refined and elegant modern building appropriate for Dublin's unique cityscape.

To achieve that the tower is created with three simple elements:

Translucent base - to create large areas of active frontage and satisfying approach

Articulated middle - to create reference to the surrounding historic architecture and establish quality of the design

Lantern Top - to create a landmark image of the building





2.10 Building Height Guidelines

The design and positioning of the original tower had successfully addressed the tower's position in relation to the Wellington Monument view corridor. This feature has been maintained and enhanced in the design of the proposed new tower.

The permitted scheme provides for a new river walk, opening up the protected structure to access and engagement that contributes to the re-activation of this location as a new landscaped riverside space. The creation of this high-quality quarter will provide a catalyst for the further regeneration of the area and extending the public perception of the spatial extent of the city core, increasing footfall and a sense of local community with the introduction of cafés, food and beverage, commercial office and high-quality residential uses along Parkgate Street.

We believe that the design of the proposed new tower complies with the following requirements.

- Section 16.7.2 of the City Development Plan sets out assessment criteria for high buildings. One element of the assessment criteria provides that regard must be had for the "architectural excellence of a building which is of slender proportions",
- **SDRA 7** Heuston & Environs of the operative City Development Plan which relates to "..architectural designs of exceptional high quality".
- Policy SC17 To protect and enhance the skyline of the inner city, and to ensure that all proposals for mid-rise and taller buildings make a positive contribution to the urban character of the city, having regard to the criteria and principles set out in Chapter 15 (Guiding Principles) and Chapter 16 (development standards). In particular, all new proposals must demonstrate sensitivity to the historic city centre, the River Liffey and quays, Trinity College, the cathedrals, Dublin Castle, the historic squares and the city canals, and to established residential areas, open recreation areas and civic spaces of local and citywide importance.
- Policy SC25 which seeks to 'promote development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture befitting the city's environment and heritage and its diverse range of locally distinctive neighbourhoods, such that they positively contribute to the city's built and natural environments'.
- Policy SC25 which relates to the design quality of general development across the city, with the aim of achieving excellence in the ordinary and which includes the creation of new landmarks and public spaces





- **Policy SC26** which seeks to "promote and facilitate innovation in architectural design to produce contemporary buildings which contribute to the city's acknowledged culture of enterprise and innovation, and which mitigates, and is resilient to, the impacts of climate change"
- The requirements of the **Urban Development and Building Height Guidelines 2018**
- SPPR 3 and Section 3.2 Development Management Criteria

At the scale of the relevant city/ town:

The site is well served by public transport with high capacity, frequent services and good links to other modes of public transport.

The site is located at a strategic public transportation hub and one of the most highly accessible locations in the city. Regional and intercity rail services are available at the immediately adjacent Heuston Station. The Luas red line is available at either Heuston or Museum stops, and numerous frequent bus routes serve Parkgate Street and Heuston. Bus services are due to be further enhanced under the Bus Connects proposals.

Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.

We have taken considerable care in the site analysis, urban design and architectural expression and detailing of the proposed tower building to ensure that it is the correct fit for the site and that it will enhance its city setting as a positive landmark, as part of the strategic transport hub and regeneration area at the western Heuston gateway. The Landscape and Visual Impact Assessment (LVIA), prepared by ARC addresses the potential visual impact in the context of the historic setting of the site.. It identifies that the application site lies outside the 'cone of vision' identified between Royal Hospital Kilmainham and the Phoenix Park (see SDRA 7 principle no.8). The Landscape and Visual Impact Assessment finds no significant adverse visual impact on key views, and that the proposed development is anticipated to make a generally positive contribution to place-making and city legibility.

On larger urban redevelopment sites, proposed developments should make a positive contribution to placemaking, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.

Policy SC26 which seeks to "promote and facilitate The height of the proposed tower has been accepted in principle tion in architectural design to produce contemporary under the permitted scheme for the site.

The site has been identified in the Development Plan as having the capacity for a taller building. The proposed design responds to its key gateway location, providing a landmark/ wayfinding function. The development provides a variety of form, materials and interest; rising to the signature 30 storey tower. A new public plaza is provided within the development, along with riverside walkway providing new access and views to the river and Heuston from Parkgate Street. The design of the Parkgate Street elevation makes a positive contribution to place-making, providing animation to the street and using setbacks to respond to the scale of the area.





At the scale of district/ neighbourhood/ street:

The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape.

The proposed development responds to the neighbourhood by providing active frontage to Parkgate Street, complementing the existing and consented uses. The retail, café/ restaurant unit and public realm will complement and enliven the existing neighbourhood.

The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials/ building fabric well considered.

The proposed and consented development provides active frontages and is composed of a varied form, including set backs, to provide visual interest and thereby avoiding monolithic uninterrupted walls of buildings. The proposed materials have been chosen having particular regard to durability, the local climate and the creation of variation and interest, whilst presenting a coherent whole.

The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" (2009).

The Development Plan highlights that Heuston is a suitable location for taller buildings as a western counterpoint to the Docklands. The flood risk to the development has been identified as low. Finished floor levels have been raised to allow for climate change, and access and egress to the site will not be compromised during a flood event.

The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.

The development site has remained underutilised for a number of years. The proposals reflect the site's pivotal location, which currently is not realised. The site's location at the termination of the city quays and beside Heuston, which acts as a gateway to the city from the west, lends the site to a landmark/ wayfinding building.

The proposed development will enhance legibility and integrate into the area in a cohesive manner.

The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.

The proposed development will provide for a greater range of one and two bed dwelling typologies in an ideal location adjacent to the city centre and public transport. The proposed and consented development also provides office, retail, café, cultural and recreational uses which will significantly enhance the mix of uses





At the scale of the site/ building:

The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light. Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.

Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.

The proposed design has been influenced by a Daylight and Sunlight Analysis prepared by IN2 Engineering

Design Partnership. This demonstrates that 96% of habitable rooms exceed minimum BRE requirements. The shadow analysis results indicate no significant shadowing of surrounding buildings and where shadowing occurs it would be for a minimal period of time. The proposed amenity spaces achieve excellent sunlight and daylight availability. The assessment also concludes that the proposed development will not have a negative effect on the neighbouring amenity space at Parkgate Place.

Specific Assessments:

The Guidelines state that at some scales, specific assessments may be required for taller buildings. These include:

Assessment of micro-climatic effects: A Site Wind Analysis has been prepared by IN2 Consulting Engineers and is enclosed within this planning application. It demonstrates that the proposed open spaces will benefit from a good micro-climate.

Potential impacts on birds/ bats: The Biodiversity Chapter of the EIAR, prepared by Moore Group for the permitted scheme considers the potential for impacts on birds/ bats and concludes that it is not predicted that there would be an effect on birds/ and or bats in terms of the proposed development height.

An assessment that the proposal allows for the retention of important telecommunication channels, such as microwave links: We refer the Board to the accompanying Telecoms Letter Report prepared by Independent Site Management (ISM), for further details in relation to the potential for impacts on telecommunication channels. This report identifies the proposed development will have an impact on a current microwave telecommunication channel. The proposed development has been designed, and will be subject of further detailed construction design, employing ISM expertise, in order to ensure that both existing identified and future unknown telecommunication channels continue to operate effectively. The proposed development includes for the provision of a 'hop site' on the roof of Block B, which will enable retention of microwave telecommunications channels, as may be necessary. The statutory planning notices and applications drawings include telecommunications antennae at roof level to allow for this possibility.

Impact on safe air navigation: It is not anticipated that buildings of this height would impact on safe navigation. A Letter, prepared by Stephen Little & Associates, and attached drawings, prepared by Reddy Architecture & Urbanism, was submitted to the Irish Aviation Authority (IAA) on inviting comment on the proposals. The IAA responded on the 9 April 2021 stating that any concerns relating to the height of this building could be resolved by a suitably worded planning condition to agree an appropriate obstacle warning light scheme for the development. They also outlined the required specification of lighting for obstacle warning. The applicant can confirm that it will comply with these requirements.

Sunlight Daylight:

This report compiles the daylight and sunlight analysis as undertaken by IN2 Engineering Design Partnership for the Proposed development at Parkgate Street,

Dublin 8.

The report summarises the analysis undertaken, and conclusions determined for the current arrangements.

Section 2.0 introduces the various Guidelines and Standards utilised throughout the Daylight / Sunlight analysis undertaken, with the methodology of how they are implemented the detailed in the relevant sections.

Section 3 illustrates the Daylight calculations that were carried out on all rooms for the proposed tower. The analysis found that all spaces are compliant with the best practice guidelines recommendations as set out within the report.

The analysis also identified that the tower redesign has a negligible impact on the permitted scheme REF: ABP-306569-20 as detailed in section 4.

Neighbouring buildings on Montpelier Hill have also been assessed as illustrated in section 5.0. The quantitative analysis determined that there would be no negative impact on the neighbouring houses as a result of the proposed development. Additionally, appendix B provides further analysis which identified that the shadow of the tower would only be incident on the dwellings for part of one hour per day.

In summary, excellent daylight will be achieved for all spaces within the tower with no negative impacts on the surrounding environment.

Please refer to IN2's Parkgate Street Daylight & Sunlight Analysis Report for further deatail.



3.0 Design Introduction

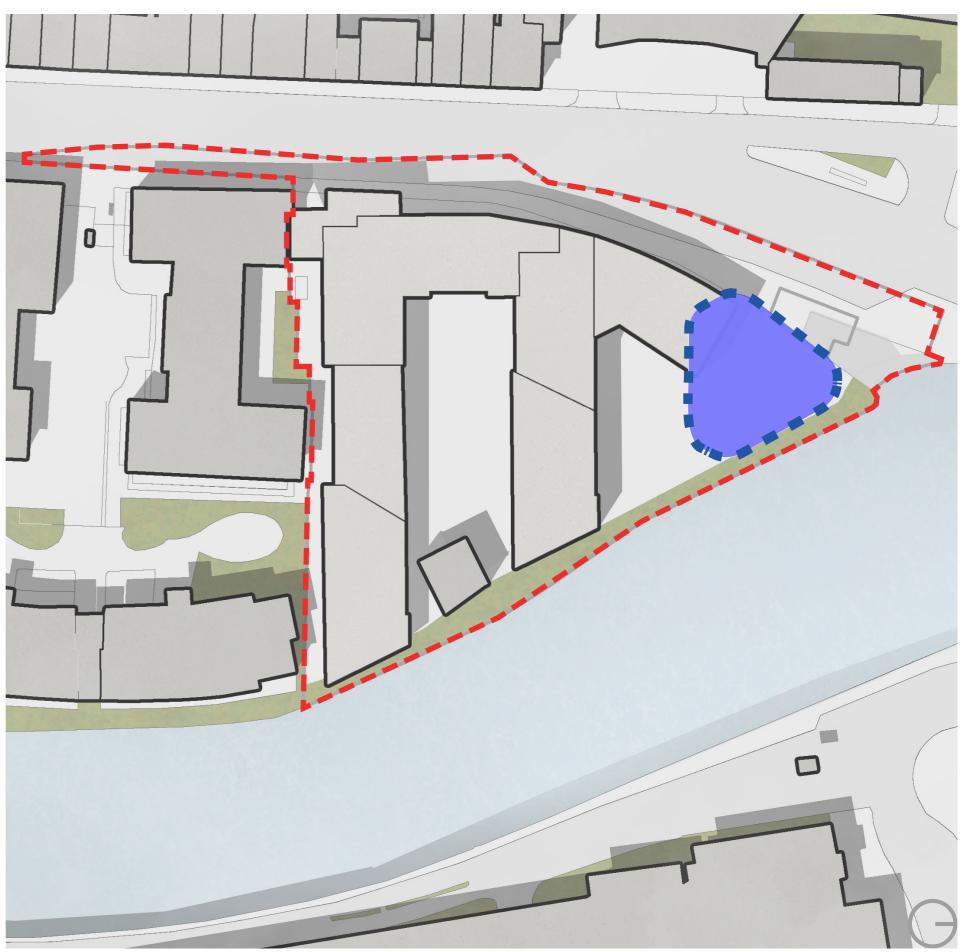


3.1 Introduction to the Site

The current site plan contains a consented masterplan for the development of the whole site. The Urban Design Masterplan for the Parkgate Street scheme develops and improves on a number of the themes initially experimented with in the developments at Temple Bar West End and Custom House Square. The figure ground plan consists of two linear fingers and the tower screened by a continual façade to Parkgate Street.

This application deals with the last section of the masterplan, Block A. The proposal consists of a new, high quality, tall residential building. The scheme looks to not only provide a fantastic place to live but also create an outstanding piece of architecture and a new Dublin landmark.

Block A sits on the eastern tip of the site cornered between Parkgate Street and the River Liffey. Its location in the masterplan has been highlighted as the location of a marker building facing towards the city and acting as a landmark gateway.



■ ■ ■ Masterplan Site Boundary

■ ■ Tower's position within the Masterplan



3.2 Constraints and Opportunities

As identified in the contextual analysis, the site benefits from its central location and this in turn creates opportunities within the scheme design. It also presents a number of challenges and constraints which need to be recognised and addressed through appropriate mitigation and/or design measures so as not to affect the quality or liveability. These are summarised below:

Constraints

- Although bound by the River Liffey to the south, the key driver is the location of the Z9 and its role in improving the open space and river walk connection.
- In addition, the surrounding protected assets must be also addressed. The river wall creates a physical barrier between the site and the Liffey however the consented opening will allow light and views into the site.
- The ESB building to the north of the site provides an obstacle to pedestrian flow along Parkgate Street and the ground floor arrangement must adapt to this.

Opportunities

- Opportunity for the development in creating meaningful public spaces through the Z9 with locations for activation on the ground floor for the local community.
- The courtyard to the west will be important public area for residents and the public alike.
- The site benefits from key views out of towards the city, Phoenix park and South West up the River Liffey.
- Creating a building with height in this location will draw views from all over Dublin and the surrounding areas, this creates an opportunity to create a building that has no 'back' and has great architectural character from every angle.



Public Courtyard



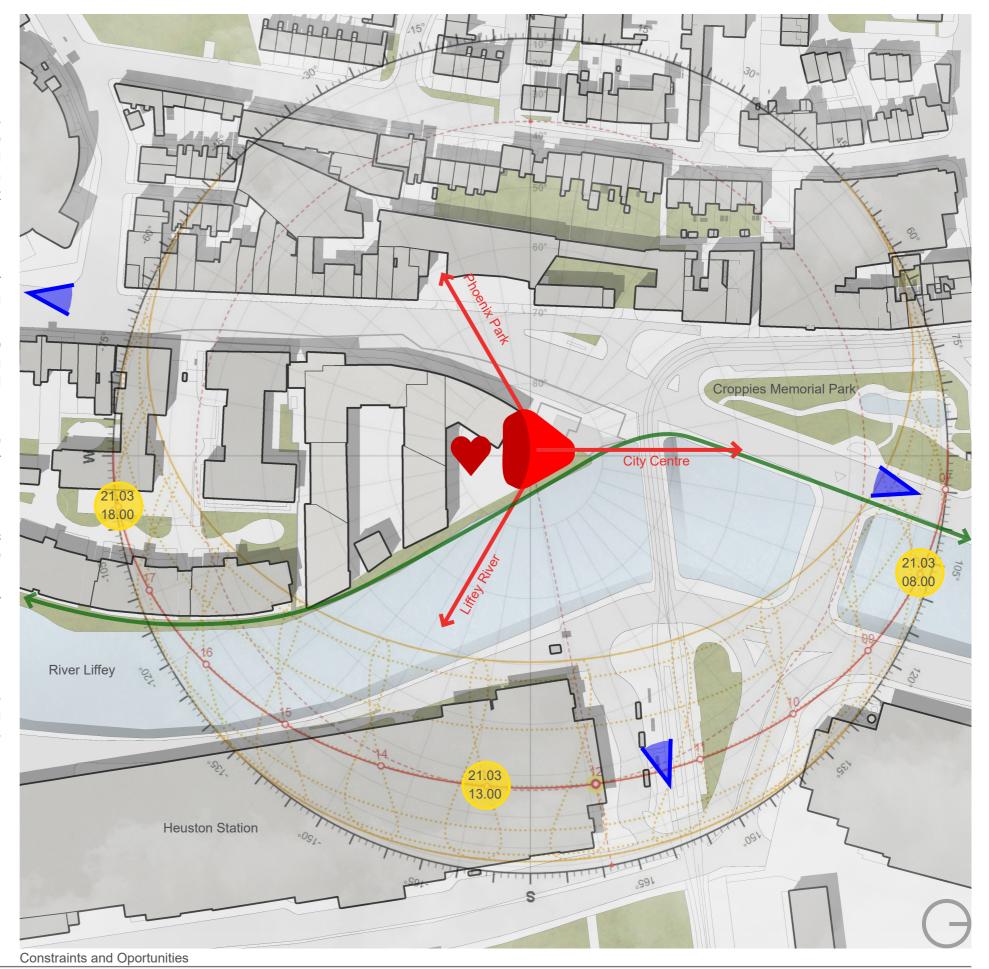
Sun Position on 21.03 at 8am



Key Views from the Site



Key Views of the Site





3.3 Concept

When first looking at the proposed site for the Parkgate Street Tower we were initially inspired by its prominence both in terms of its proximity to Heuston Station but also the fact that it is the apex of a triangular site with wide spaces all around it. This prominence is then amplified by its position on the River Liffey creating one of the most important building plots in Dublin.

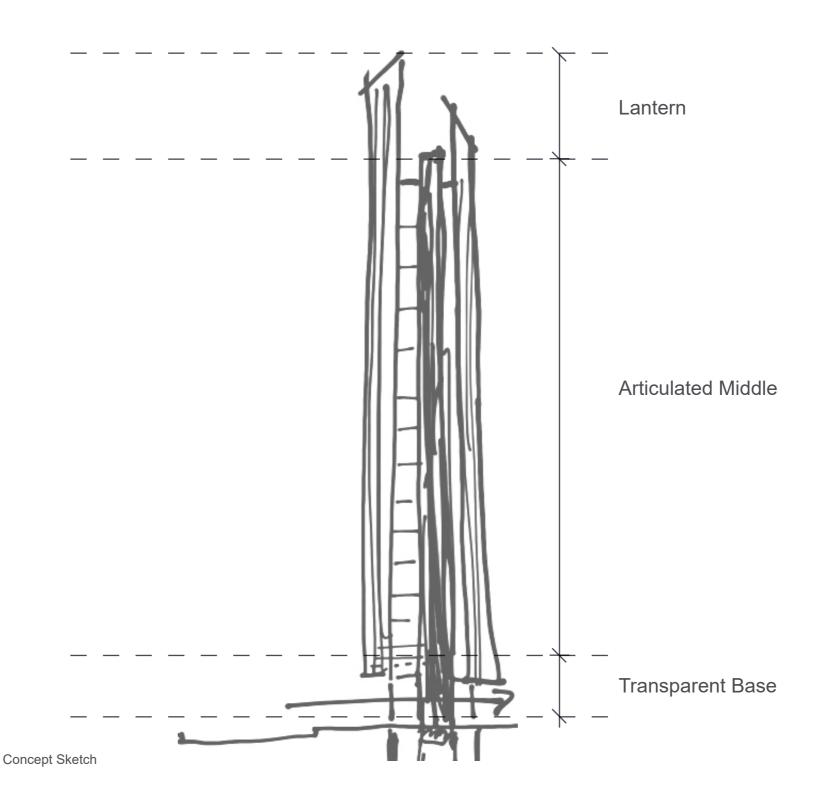
We then took inspiration from the triangular nature of the site, offsetting each of the three facades to create a building of three blades extending to differing heights with open corners that would create amazing views up and down the Liffey and north to The Phoenix Park. We then arched each of the three façades picking up on the bend of the river and the road, allowing this to subtly determine the plan form.

From this point we looked to define the buildings top, middle and bottom. We first lifted the masonry façade above the quay wall giving a clear separation of the quay wall to the tower when viewed from Heuston Station. This removed the appearance of columns at ground level giving the building the sense of maximum transparency at ground level offering a generous open appearance to both Parkgate Street and the proposed plaza and quay wall to the south.

We then looked to create an abstract masonry middle to the buildings that is defined by a 440mm depth granite mix recon stone, that will create a play of light on the varying angles to the façade, but also give the building a familial quality when read in the context of Heuston Station to the south and the Four Courts to the North.

The top of the tower was then created by extending the façade blades up to varying heights from 5m to 9m, giving the tower an evocative crown with a changing appearance when viewed from different points around the city.

The buildings internal arrangement has be developed to create 77% dual aspect, giving the majority of the apartments great light and maximising the amazing views surrounding the site.



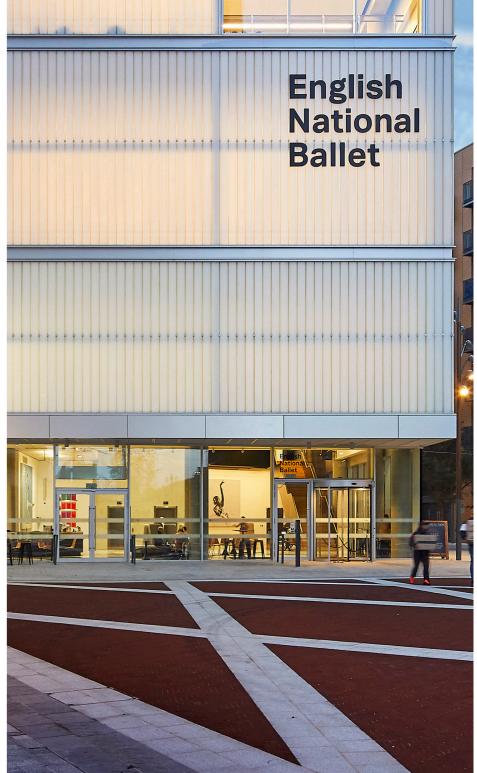








One St Peter's Square, Manchester



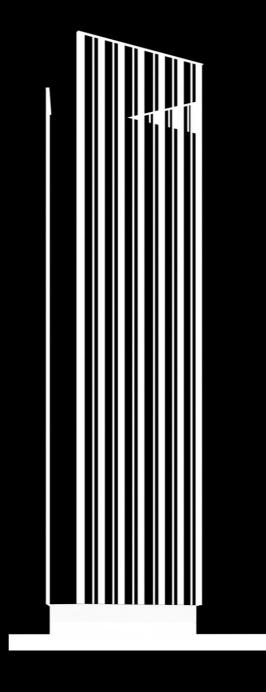
English National Ballet, London

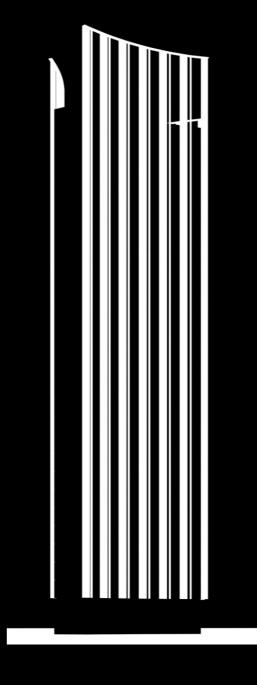
3.4 Initial Massing/Options

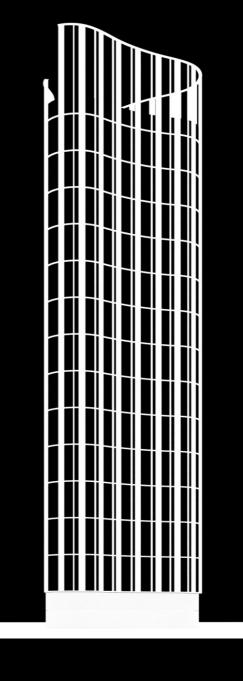
Responding to the site boundary of the Z9, Parkgate Street, and residential courtyard, the massing laid out from the previous scheme was triangular in nature. Initial ideas looked at continuing the thought process outlined in the concept into a series of massing options.

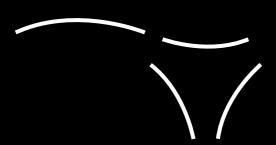
Each option was weighted against the aspiration of the scheme, with careful consideration taken on how each option could respond to the concept of, lantern, articulated middle and transparent base.

Option Two was chosen for its elegant curvature responding to both the consented scheme but also referencing the historic line of the site boundary. Formed but three curved planes the options looks to open up the corners of the triangle pulling in views of the surroundings. The simple curvature softens the middle of the building, but the as the plane extends beyond the roof a dynamic relationship is shown in the varying plane heights.













Rejected Massing Option



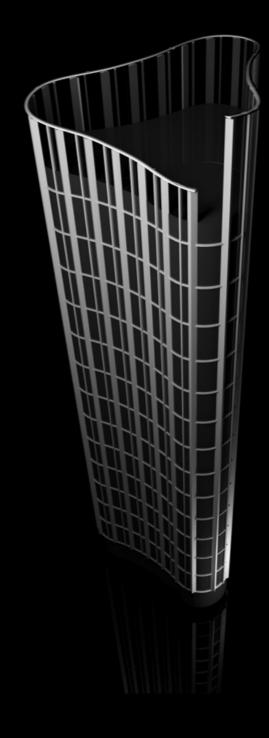
Chosen Massing Option 2



Rejected Massing Option







Rejected Massing Option

Chosen Massing Option 2

Rejected Massing Option



3.5 Design Development

Throughout the design period many options were tested both aesthetically and technically.

- Lots of different options tested
- Order
- Profile of the verticals and horizontals
- Materiality
- Number of bays
- Window options

Design process has led us to this point



Facade Grid Option 06



11 Bays



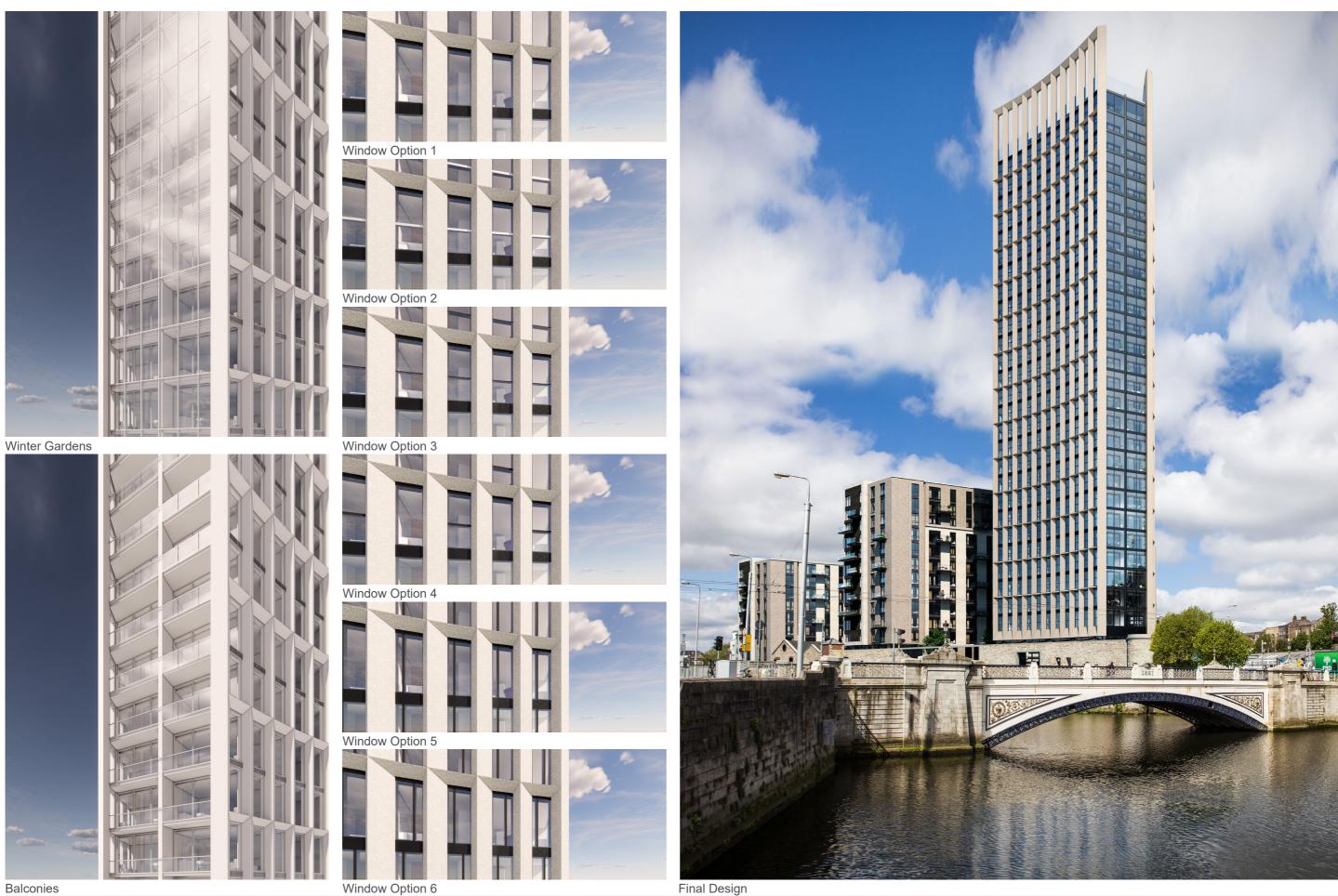






Material Options: Stone







4.0 Design Approach - Base



4.1 Approach

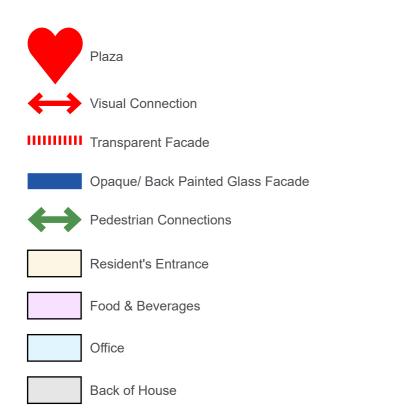
The arrangement of the ground floor plan responds to the direction of travel from the city. The resident's entrance and lounge are the first entrance facing East. This creates a focal point to the scheme as pedestrians move through the pocket garden on the main approach. The courtyard to the west forms part of the public offering of the masterplan. By opening the whole of this façade, the building looks to achieve continuous activity to the space, with visibility through from Parkgate Street all the way out the Liffey.

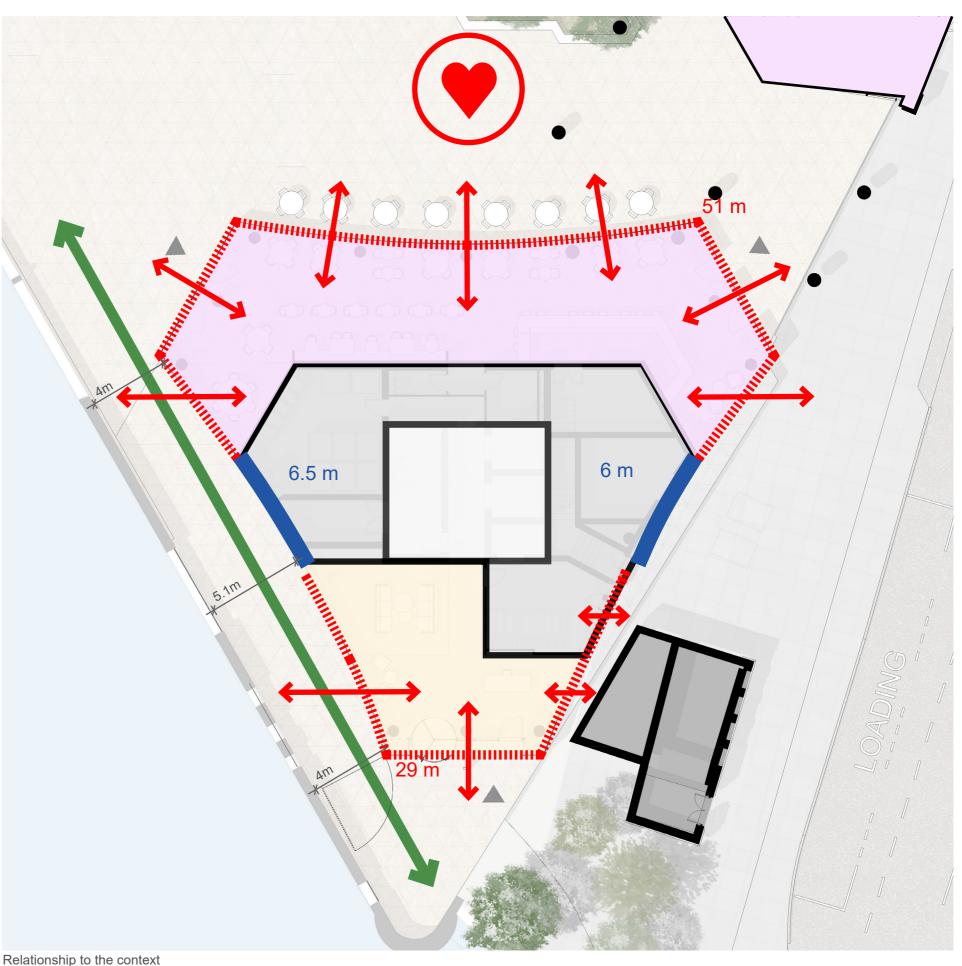
The core and back-of-house areas have been reduced as much as possible carving them into a space that reduces street frontage and maximises the amount of glazing.

The curvature of the building is reflected in the ground floor plan allowing areas of the river walk to expand and open out. Reconfiguring the ground floor allows natural surveillance to the river walk and a more generous and usable public space.

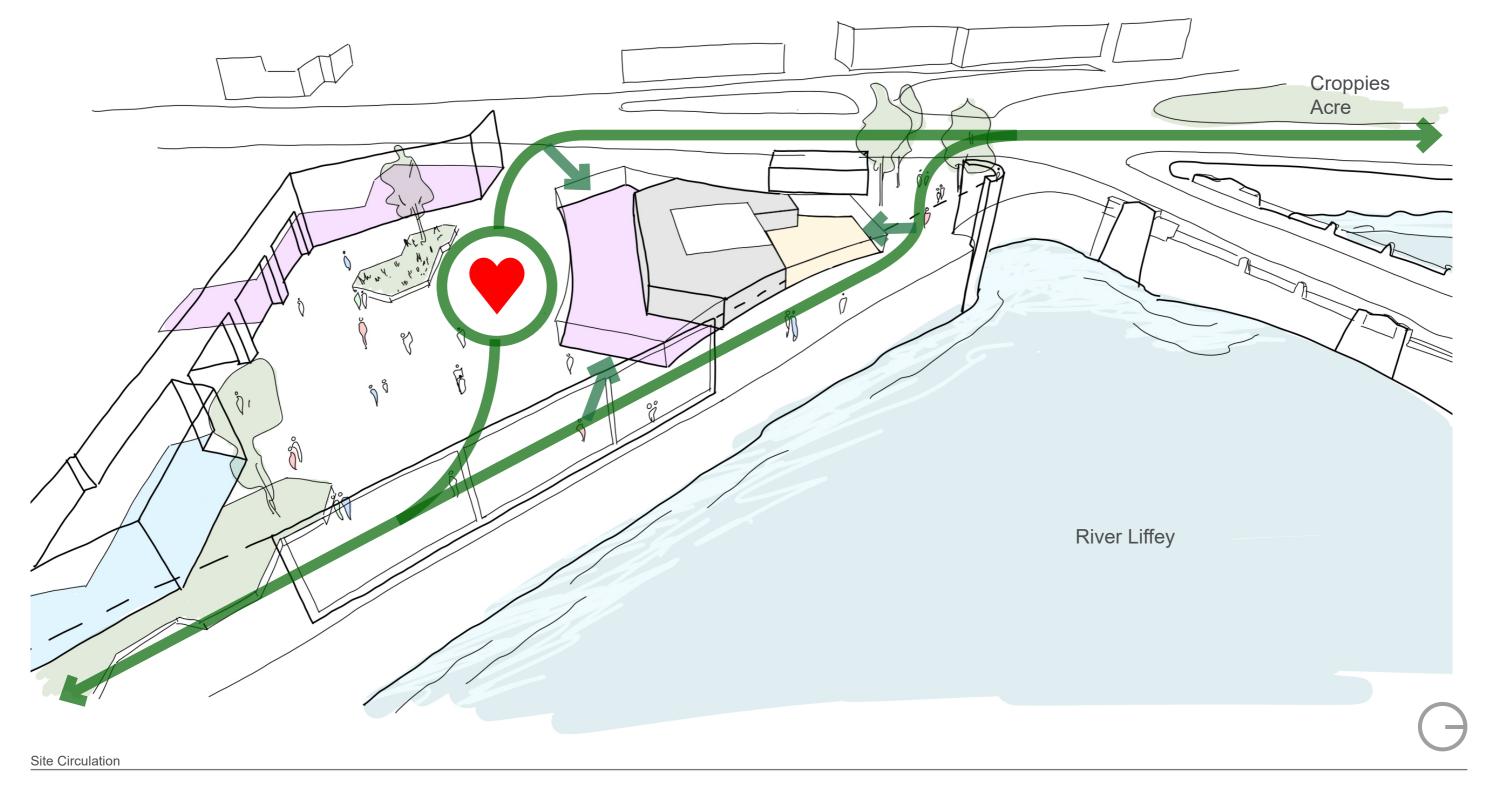
The Facade at Ground Floor has 86% active frontage with only 14% for service areas.

The proposal is for 80m of Clear Glazing and 12.5m of Opaque Glass







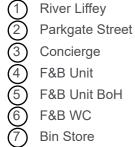




4.2 **Ground Floor Plan**

The ground floor plan centrally locates the core along the eastwest axis. All necessary service requirements for the façade have then been located the North and South. The substation, office fire escape requires clear exit onto Parkgate Street with a premium bike store located between the existing substation enclosure and the proposed building. To the south the final escape point for the whole building is provided. The bin store has been calculated to fit into the overall strategy of the masterplan minimising the amount of space required.

To the west the food and beverage offering has aspects out into the courtyard but also to Parkgate Street where its main entrance is housed and through the permitted openings in the river wall, bringing afternoon light into the space. Spill out is provided on to the courtyard to help make good use this new public space.



Concierge

F&B Unit F&B Unit BoH

F&B WC

Bin Store

8 Substation

9 Bike Store

Existing Substation Enclosure - Aspiration

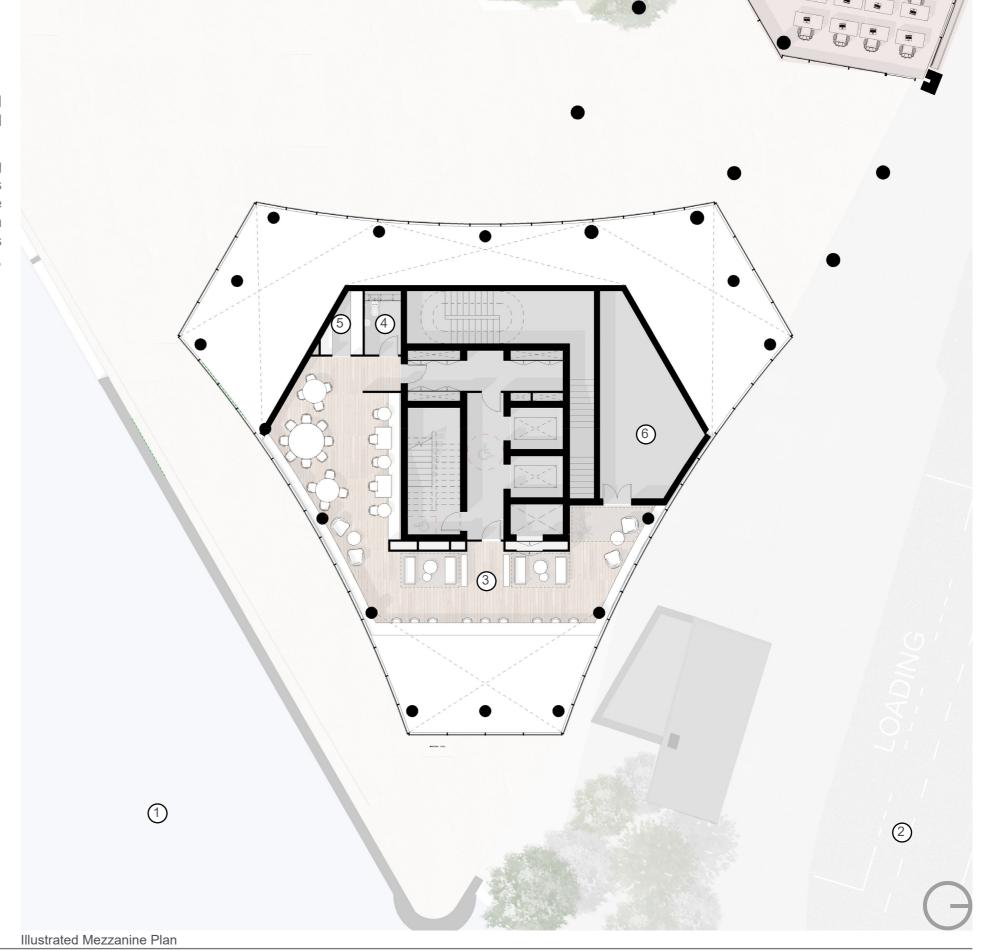




4.3 **Mezzanine Plan**

As part of the drive to reduce enactive frontage on the ground floor some of associated plant for the substation has been moved to the mezzanine above.

With generous double height spaces above the retail unit facing the courtyard, the remainder of the floorplate is allocated as amenity use for the residents. A sophisticated business lounge provides flexible co working spaces for residents with an accessible WC and kitchenette provided. The mezzanine provides views out over the ground floor lounge, out onto Parkgate Street, and into the south to the river walk and beyond.



River Liffey 123456 Parkgate Street

Lounge

WC

Kitchen

Switch Room



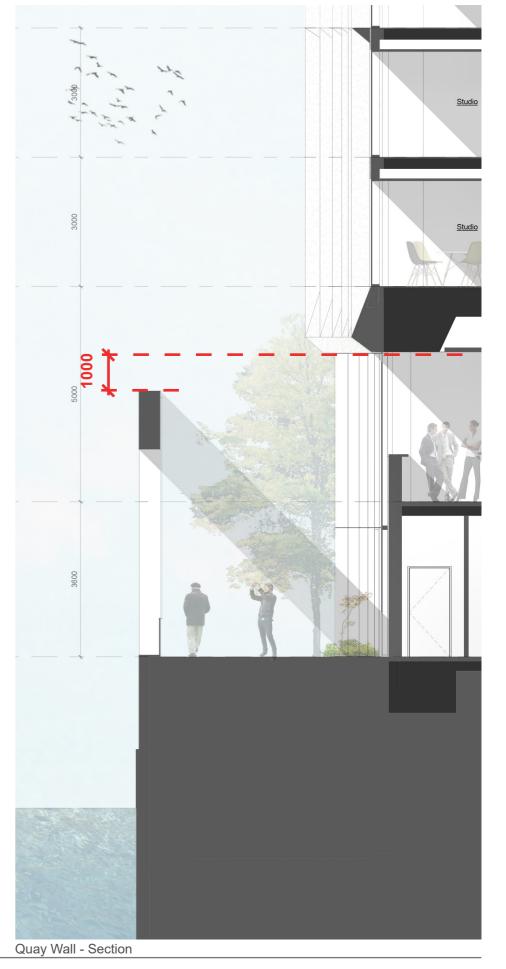
4.4 Quay Wall

The consented changes to the quay wall provide an interesting walkway with moments and views out along the route. The tower design responds to the consented scheme by opening the space with the curvature of the façade in a generous 4-5metre wide walkway. Responding to the openings, the scheme maximises the views out onto the Liffey from not only the walkway but also the residents lounge and F&B unit on the ground floor.

Attention has been taken to the proposed height of the tower façade in relation to the existing wall. By lifting the first floor and its associated structure up a metre above the head of the wall a visual separation of the two elements can been seen from across the river. This move not only improves the architectural expression of the building it also benefits the quality of light in the river walk and mezzanine space.







Quay Wall - View 2





Quay Wall - View from Heuston Station



4.5 Ancillary Door Treatment

During the design process one of the key goals was to develop a sophisticated solution on the ground floor aesthetic, one that is appropriate for the nature and stature of the development.

The key design driver for this area was achieving the transparent base. Limiting the amount of metalwork below the concrete façade above is key to achieving the open feel from street level. Setting out the glass from the top of the panels allows a single transom to run at mid-level with views of the sky visible through. All ventilation can then be run through a consistent oversized door treatment as can be seen in the images to the right.

The base of the glazing is given a dark polished concrete upstand that runs around the block. This is done to build in a level of additional durability helping with cleaning and day-to-day life of the building.



View at the Base from Parkgate Street





Precedent



Precedent





Facade Closeup







5.0 Design Approach - Middle

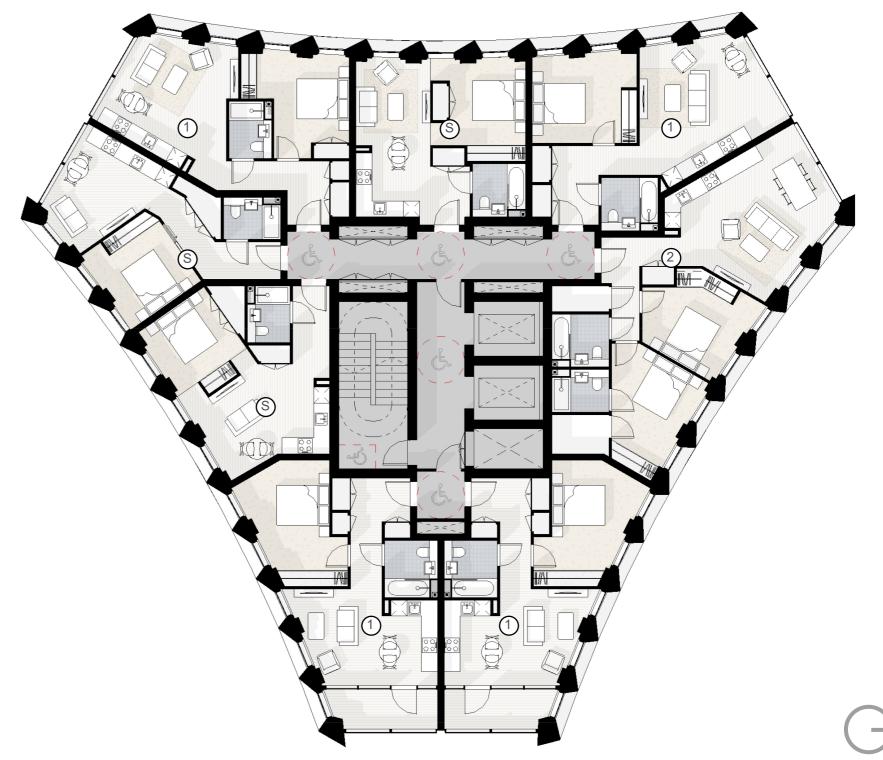


Typical Floor Plan - L10-27 5.1

The typical floor is centralised around a rational symmetrical core that deals with all the necessary servicing, fire safety, and vertical transport. The core branches out into an efficient T-shaped corridor accessing eight separate apartments.

The plan responds to the three important views by opening the façade to picture windows looking out. The apartments facing the east have been enhanced with all-year-round private amenity space though large city facing winter gardens.

The curved façade features a rigorous grid with plenty of full heights openings to get the maximum amount of daylight into the units. The triangular plan has additional benefits to the apartments with no true north facing apartments and by cutting back the corners the scheme pushes dual aspect units up to 77% across the tower.



Illustrated Typical Floor Plan: L10-27



Studio 1-Bed



2-Bed



Studio 1 Person 37,6-38,1 m² 1-Bed 2 Person 45,9-50,2 m²

4 Person 73,5 m²

2-Bed

3-Bed 5Person 100 m²

Accommodation mix	Occupancy	1	No. Units	% of Total
Studio	1 person		73	36.5%
1 Bed	2 person		97	49%
2 Bed	4 person		27	14%
3 Bed	5 person		1	0.50%
			198	100.0%







1-Bed - Example (45,9sqm)

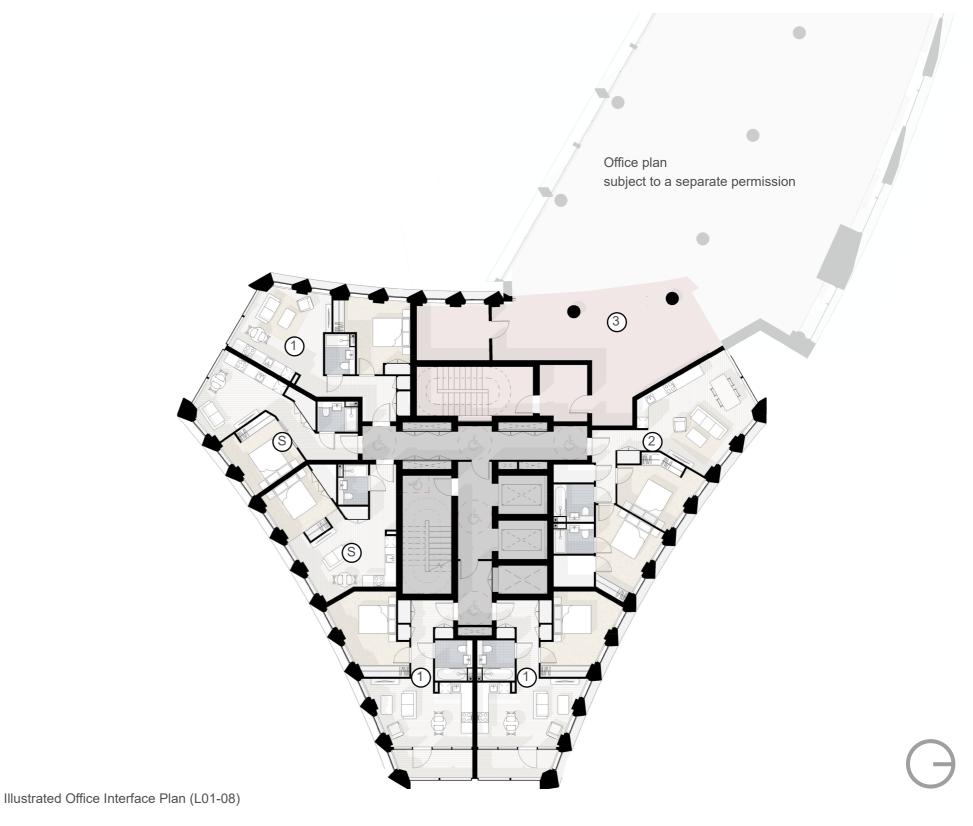
2-Bed (73,5sqm)



5.2 Office Interface - L01-08

As part of the consented masterplan adjacent, the tower is required to provide fire escape to the office building it connects to. The tower configuration removes a one bed and studio from the typical floor of the previously refused Block A and tucks in the escape stair neatly against the tower core.

Care has been taken to ensure the façade plane facing onto Parkgate Street runs uninterrupted by the connection ensuring the element is read as a continuous component. To achieve a neat connection a shadow gap has been expressed on both the courtyard and the Street elevation. This helps ensure adequate light and viewing aspect can be achieved to the two bed and clear separation between the architecture of the tower and office building can be seen.





2 2-Bed

Office



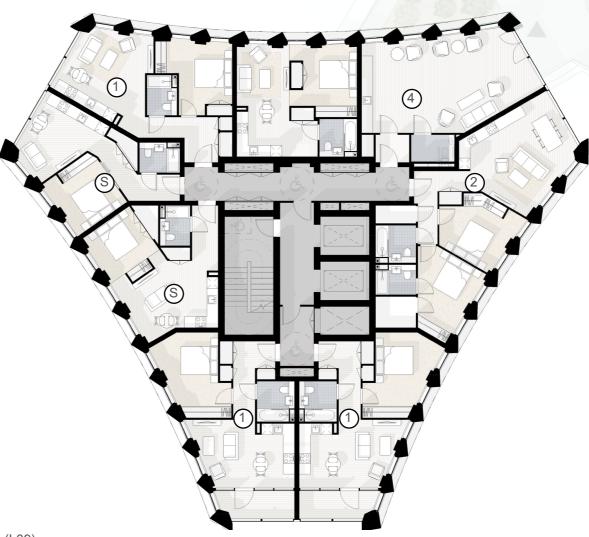
5.3 **Amenity Level - L09**

The amenity level on level 09 connects the tower to a large landscaped terrace on the roof of the office building. Previously consented, the external terrace provides a quantity of Block A's amenity. The internal amenity takes the form of a resident's lounge with an aspect and level access onto the terrace.





Roof Top and Office plan subject to a separate permission





Illustrated Amenity Level Plan (L09)



Studio 1-Bed



2-Bed



Amenity Roof Terrace





rower-Office intersection - Front view 1

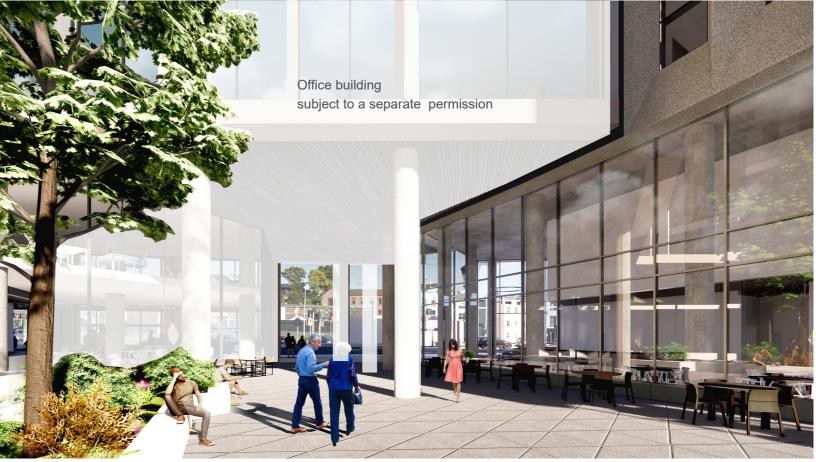


Tower-Office Intersection - Front View 2





Tower-Office Intersection - Back View 1



Tower-Office Intersection - Back View 2

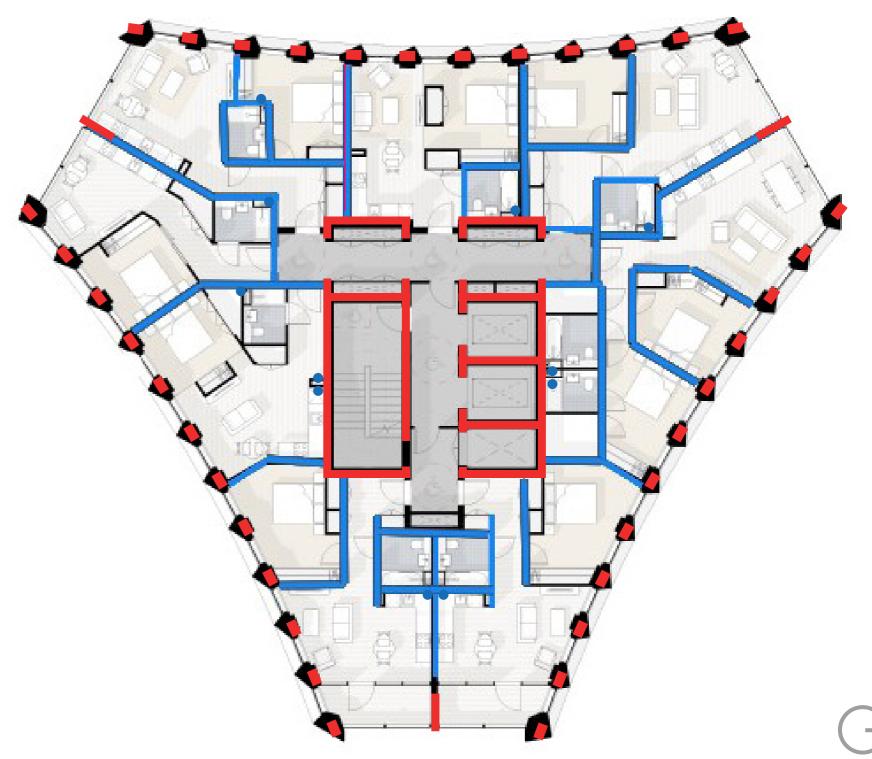


5.4 Future Adaptability

The development looks to provide fantastic homes for Dublin not only when first built but also throughout the life of the building. To deal with the changing property market over time the building diagram pushes out the structure of the building to the façade, opening the floorplate to lightweight subdivision of apartments. Additional mechanical services are also provided within apartments to allow for the combining of smaller units into larger ones without the disruption of the rest of the building.

With simple adaptation the floorplate can be updated to suit several various configurations, as can be seen in the following page. By combining smaller units, the floorplates can adapt into larger family or multiple occupancy dwellings.

By considering the future of the development beyond construction. The tower looks to ensure the proposals can adapt to the needs of the city in an efficient and ultimately sustainable way.

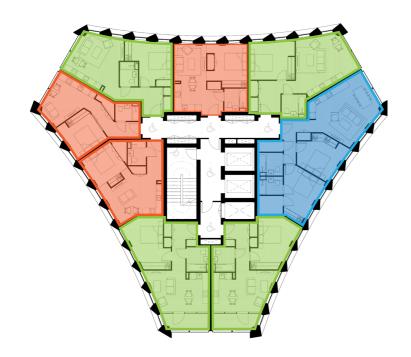


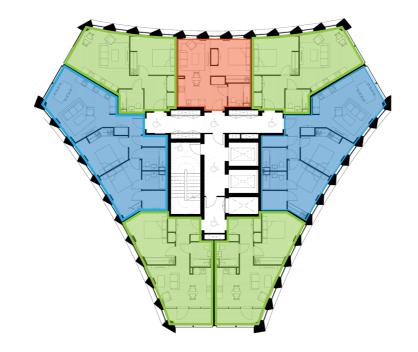
Future Adaptability Diagram

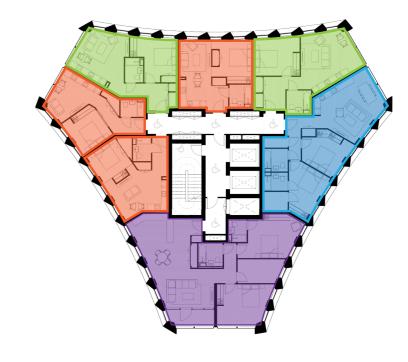


Soil Stack w/ Sacrifical Stacks









Current Configuration

2*Two Bed Option

Three Bed Option

Typical arrangement

• 8 Units per level

Block A1 (Current)		
Unit	No.	Mix
Studio	73	37%
1 Bed	97	49%
2 Bed	27	13.5%
3 Bed	1	0.5%
Total	198	100%

Alternate arrangement

• 7 Units per level

Block A1 (Opt 01)		
Unit	No.	Mix
Studio	19	11%
1 Bed	97	56.5%
2 Bed	54	31%
3 Bed	1	0.5%
Total	171	100%

Penthouse arrangement

• 7 Units per level

Block A1 (Opt 02)		
Unit	No.	Mix
Studio	73	42%
1 Bed	45	26%
2 Bed	27	16%
3 Bed	27	16%
Total	172	100%





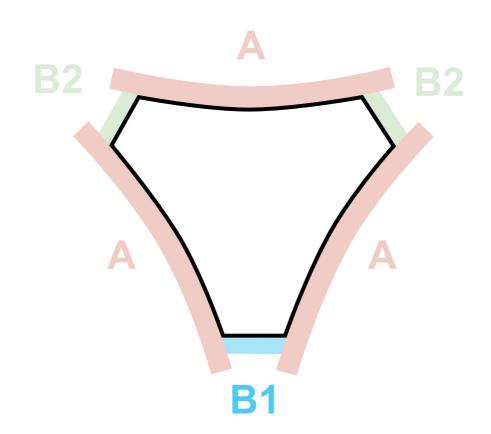
5.5 Facade Types

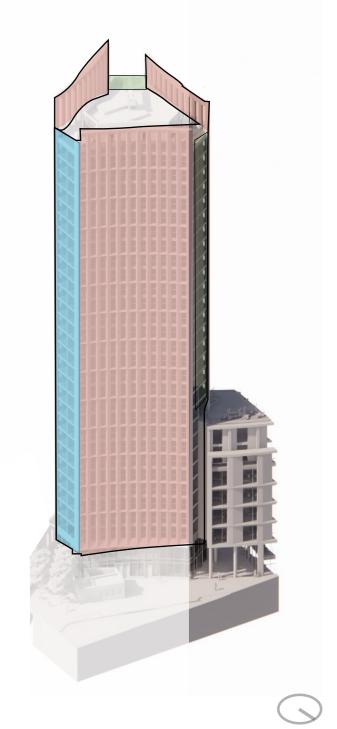
The façade design is broken down into two typologies taken from the concept, solid and glass.

Formed of three curved planes, façade type A consists of richly detailed masonry facades with full height openings on each face up the building.

- 450mm deep chamfered panels
- Precast
- Relief
- Shadow
- Windows ventilation

Alternatively, façade type B is designed to open up to take in the key site views. All three breaks appear the same externally however the premium units facing the city have a winter garden behind the wide glazing units.





Facade Types - Schematic Plan





Facade Type A - Precast

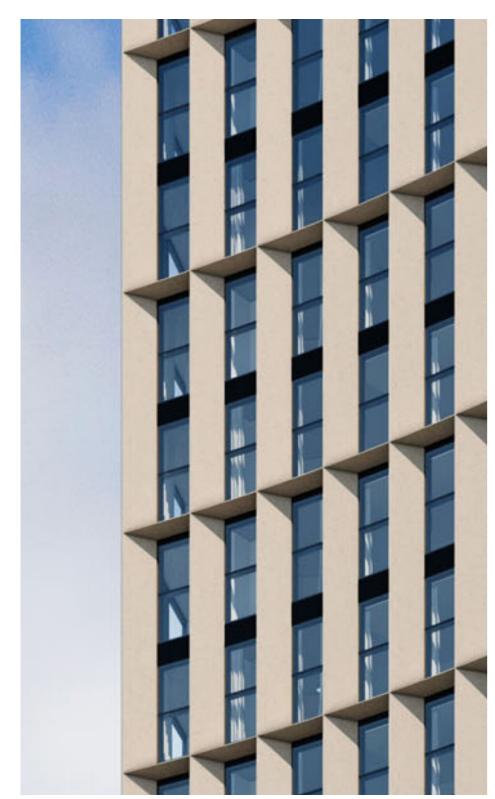


Facade Type B1- Winter Gardens



Facade Type B2 - Glass











Facade Type A - Precast

Facade Type B1- Winter Gardens

Facade Type B2 - Glass



Facade Type A - Concrete / 5.6 **Reconstituted Stone**

The building looks to be informed by the surrounding context, the Wicklow granite on Heuston Station and the quay wall.

To achieve the complex detailing and honesty of construction methods, reconstituted stone was chosen for the masonry elements of the façade.

In order to provide for the material quality appropriate for this landmark building final approval on façade finishes would be determined following the appointment of the approved specialist sub-contractor and through the presentation of suitably sized sample panels on site for agreement with the Planning Authority.







Precast Panel Texture







Material Palette

Concrete Facade Viewed from the Plaza

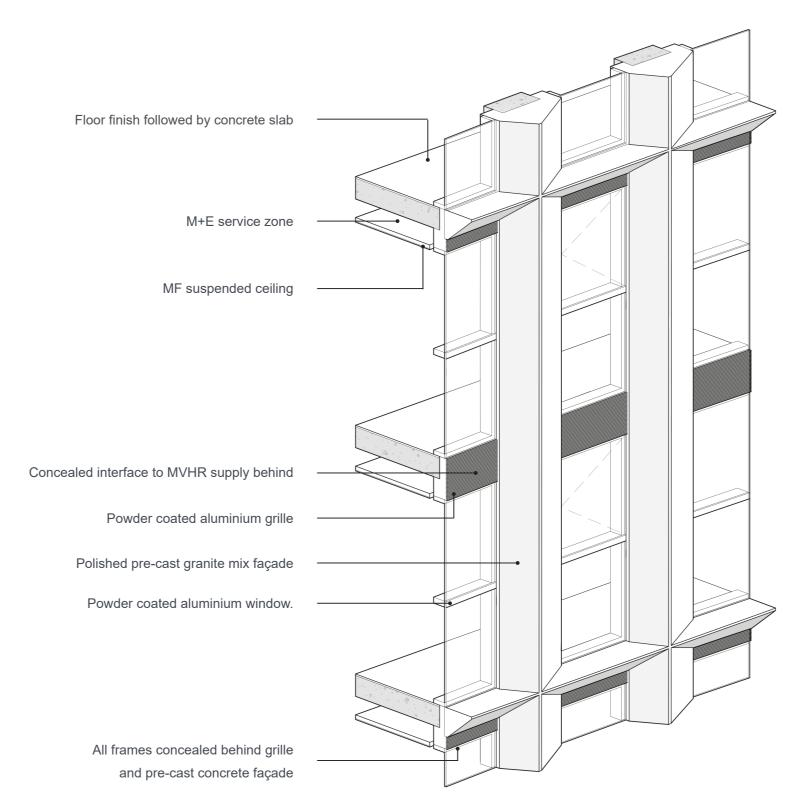


5.7 Facade Type A - Detail and Bay Study

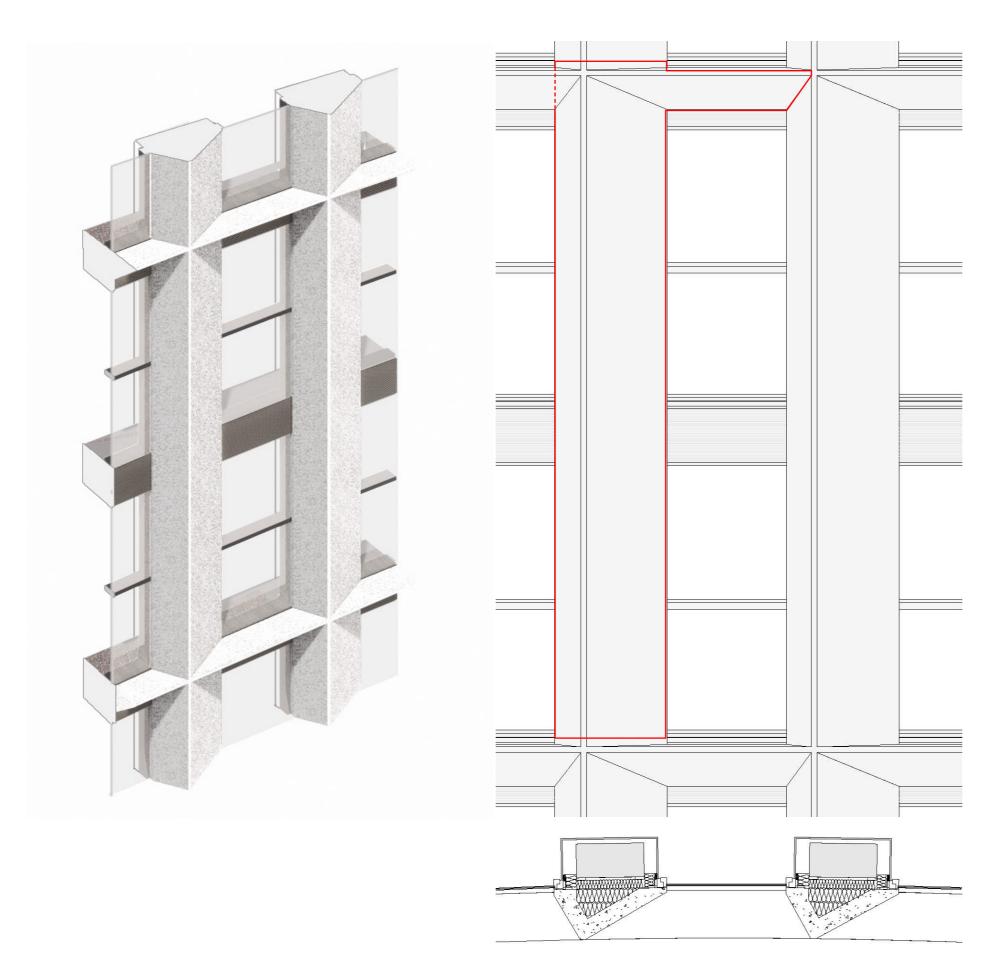
Weathering - The polished surface allows water to simply run off elevating staining over time. The panels can withstand everyday punishment and the test of time.

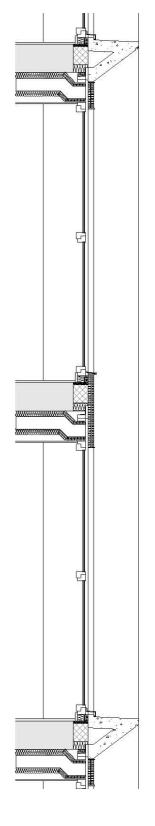
Durability - The granite mix façade provides a robust skin to the building, in addition offering the fire resistance benefits of a non-combustible material.

Form - The pre-cast nature of the panels allows us to create a deep and sculptural articulation. Adding the ability to form an elegant curvature across the width. The deep reveals have the added benefit of providing solar shading to the apartment. The granite mix adds complex tones, colour and texture.











5.8 Facade Type B-1 - Winter gardens

As part of the amenity provision in the scheme Winter Gardens have been included to the eastern corner of the building. The winter gardens provide additional private space for two one bed units per floor.

Following pre-application advice, a 600mm high frit has been added to the glass to obscure the interior of the apartments for the street level. Lowering the visual impact of any 'clutter' within the apartments. This move aims of maintain the floor to ceiling aesthetic internally how improve privacy and help reduce potential overheating.



Winter Gardens: Internal View



Winter Gardens: Hummingbird View



5.9 Facade Type B-2 - Glass

The picture windows run continuously up the building, sheltered by the extended concrete blades. The blades offer solar shading the expanse of glazing but also focus the view and provide a level of privacy to the apartments.

The central space between apartments has been split but recessed to deal with the acoustic separation between them. The recess further enforces the vertical nature of the scheme running up the building. The separation of floors is dealt with a slimline spandrel panel in the same plane as the glazing. By integrating all the ventilation requirements into the precast facades, the glazed ends remain clean and uninterrupted from additional frames and vents



Glass Facade: Closeup View









6.0 Design Approach - Top

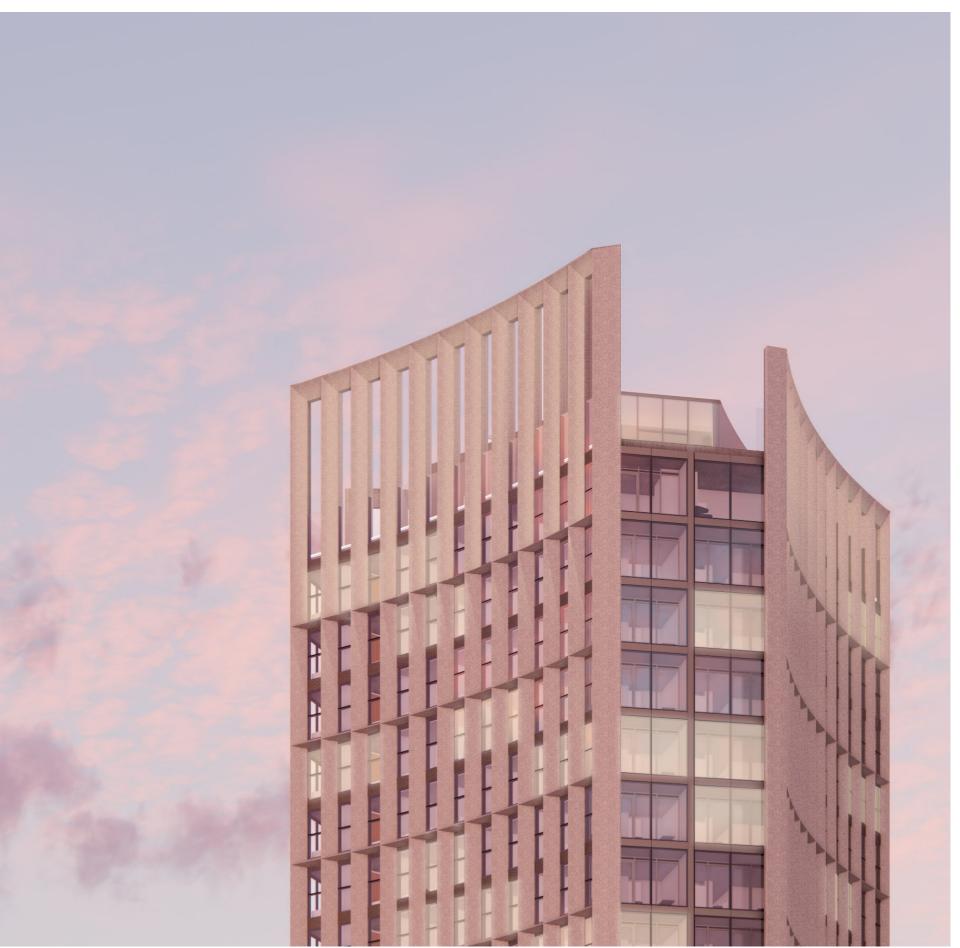


6.1 Crown

The top of the building features a distinct crown that will be visible throughout its surroundings. By extending the façade up the reconstituted stone piers form a trio of colonnades with varying heights.

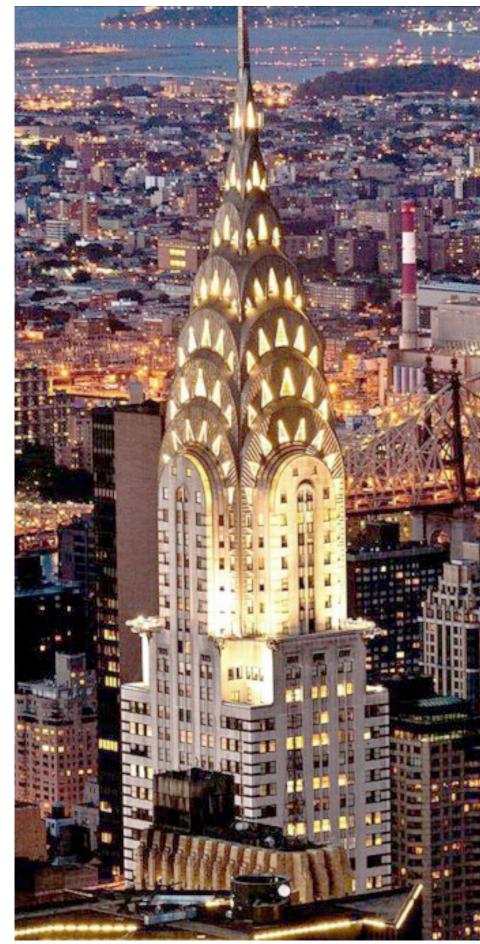
- The sheltered space within opens as usable space for the residents of the scheme. The indoor and outdoor space give out views of the city.
- Like all great tall buildings around the world the crown will be subtly lit in the evening
- It also has the benefit of disguising plant, lift overruns and the BMU

The Crown rises to 9m, 6.5m and 5m on the three sides



View at the Crown from James Joyce









Illuminated Crown Precedents: Chrysler Building, New York

Illuminated Crown Precedents: The Shard, London

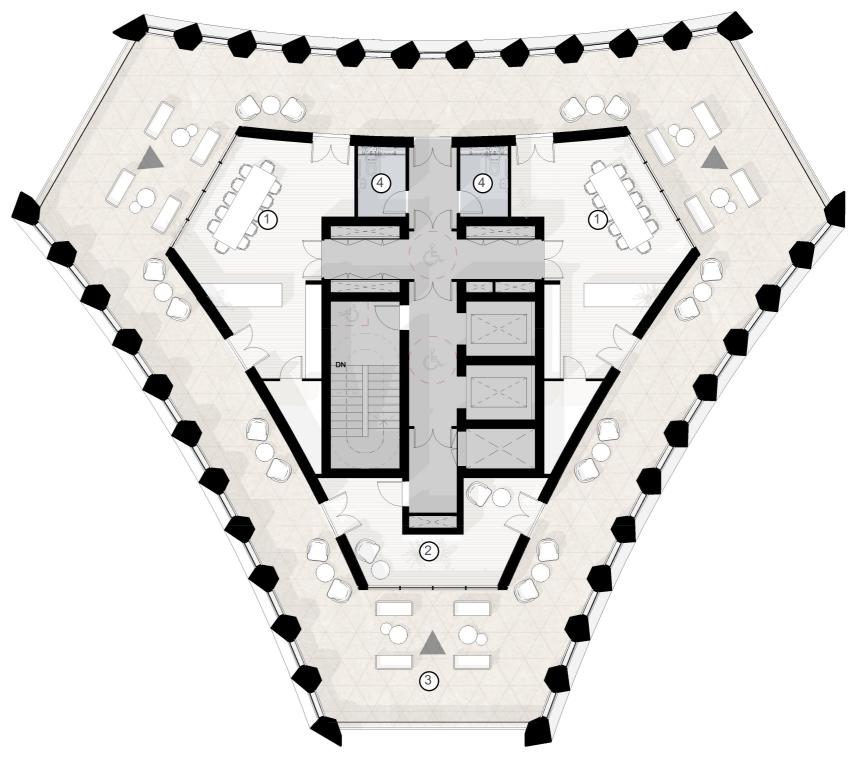
Illuminated Crown Precedents: Wardian, London



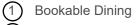
6.2 Roof Plan - L28

Behind the crown façade sits a triangular box inset from the colonnade. This move creates a 360° viewing platform of the surrounding area. Residents can benefit from this amenity with access out from the lounge.

The secondary inboard façade also helps to disguise the lift overruns and any plant associated with the smoke extract behind a parapet. This move ensures the long-range views of the tower pick up the crown on the skyline and not plant.



Illustrated Roof Plan: L28



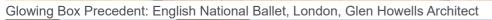
2 Lounge

3 Outdoor Terrace





English National Ballet

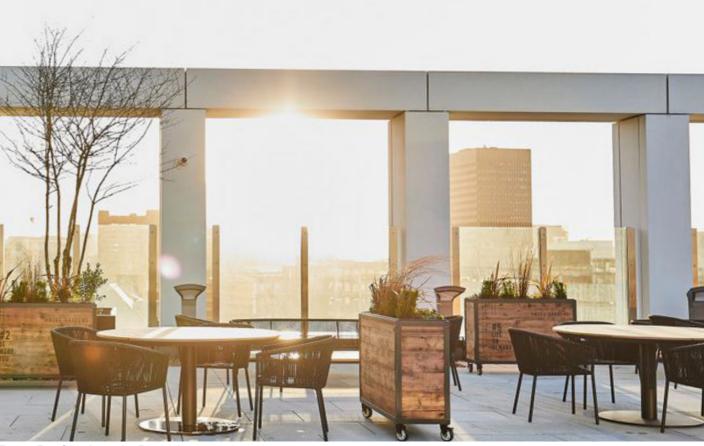




Tower Rooftop Amenity Precedent: 4 Pancras Square, Eric Parry Architects



Tower Rooftop Amenity Precedent: Canada Water, Londo, Glen Howells Architect

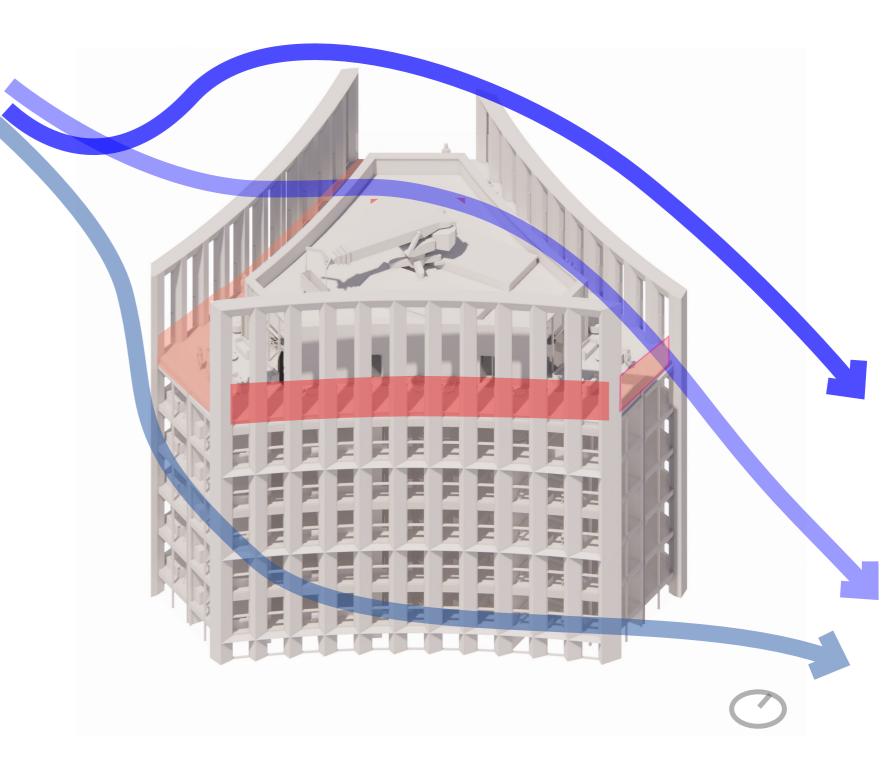


Tower Rooftop Amenity Precedent



6.3 Wind Analysis

Ensuring the rooftop is a safe and usable space through-out the year has been key to the design development. 2 meter high glazing is provided around the terrace area reducing wind speeds and enhances comfort levels. In addition, the full height glazing emits the need for additional railings or guarding allowing residents dramatic views of the city and its surroundings. The 1.5 m screen on the 9th floor roof terrace on Block B previously consented ensures adequate wind screening to allow comfort and usability.



Wind Scheme





6.4 Alternative Heights

Several iterations of the Crown were considered in the design process, the final dimension proposed is 9m, 6.5m and 5m,

The orientation of the stepped crown was considered both in the setting of the building and the relevant views and also in terms of wind analysis







Option 1





Option 2



6.5 Maintenance and Cleaning of the Facade

BMU Access

There shall be a Fully powered BMU (Building Maintenance Unit), The BMU shall have a reach from centre line of the roof car to Cradle (platform) of approx. 17.75m. This BMU telescopic jib shall incorporate multiple stages, suspending a 2-person 2500mm long Cradle and also incorporate an Auxiliary Glass replacement hoist capable of lifting a maximum total suspended load of 500kg.

The BMU will be positioned at R02 and is static, eliminating any noise and vibration concerns. The BMU shall be anchored to the roof structure below using traditional cast in bolt units.

The Structural engineer shall be responsible for a suitable detail to anchor the bolts units to the slab or provide a suitable steel support detail using beams and or columns etc.

Terrace/R01 will need to be managed when the BMU is in operation.

Equipment Used

Roof Mounted BMU (Building Maintenance Unit)

Glass replacement

The BMU will also incorporate a Glass Replacement Auxiliary hoist to allow replacement of glass externally. Up to a depth of 200mm and maximum weight of 500kg.

Building Over sail

There is a general cradle or Rope Access personal over sail all around the building of 1100mm.

BMU Wheel Loadings

Wheel Loadings for the BMU are provided in Appendix A

Façade Restraints & Façade Loadings

The Building is over 40m high and so required façade restraints, it shall be necessary to provide restraints into the façade. These are positioned to offer stabilization and restraint to the cradle when on the façade. This is a code requirement.

Services Required to Support the Strategy

- Electrical Power 415v 3Ph N+E Isolator within 2m of BMU parking area. The BMU contractor shall provide all sockets and associated wiring clipped to the BMU track.
- The BMU must be added to the life safety emergency power system so that the operatives can self-rescue in the event of a fire.
- Water supply All Equipment and Grade level water supply at 30m centres

Equipment Storage

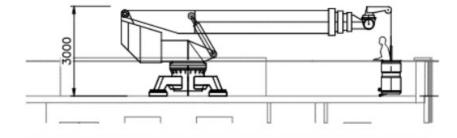
• The BMU is designed to park atop of the roof.

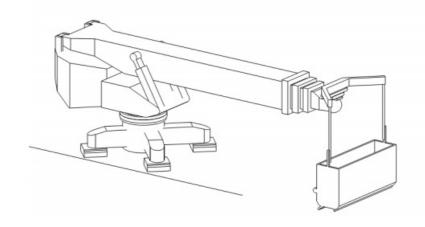
Façade Materials & Finishes

There are several finishes to the façade all of which will have a different Minimum Maintenance Requirement (MMR) to satisfy the warranty.

Cleaning & Maintenance Frequency

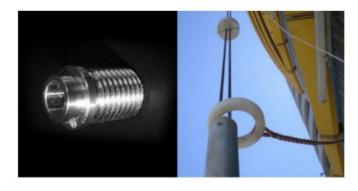
- Cleaning Windows will be 6 x per year Glass
- Maintenance Access Ad-Hoc as required









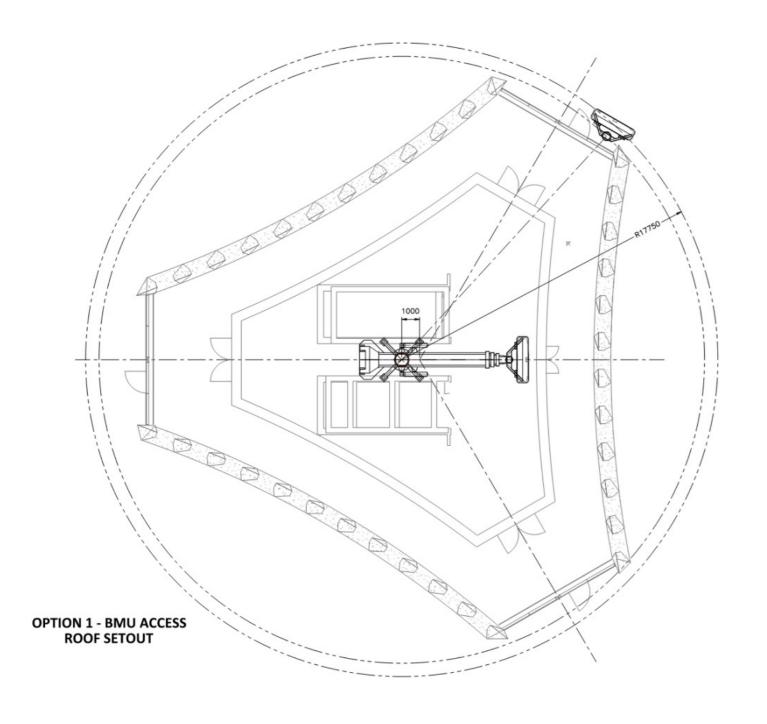


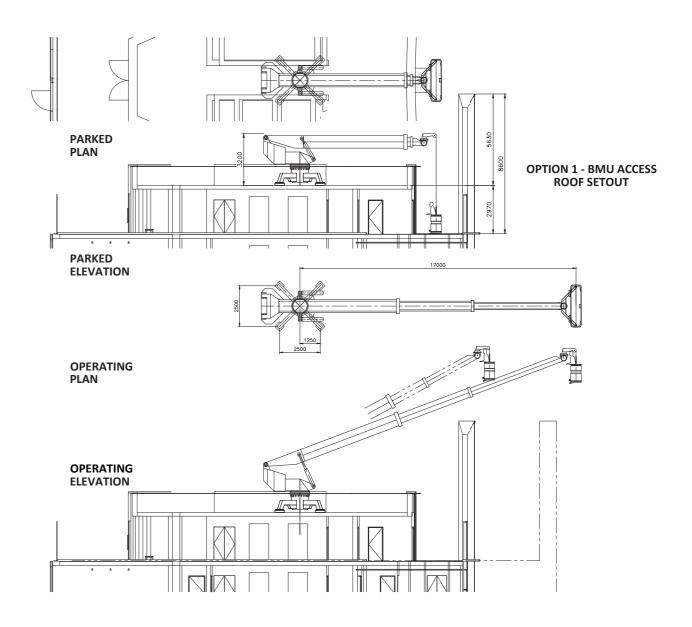


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The BMU position has been carefully considered so that when it is not in use its positioning does not interfere with any of the critical views for example the view down the Liffey towards the Wellington monument.











7.0 Amenities



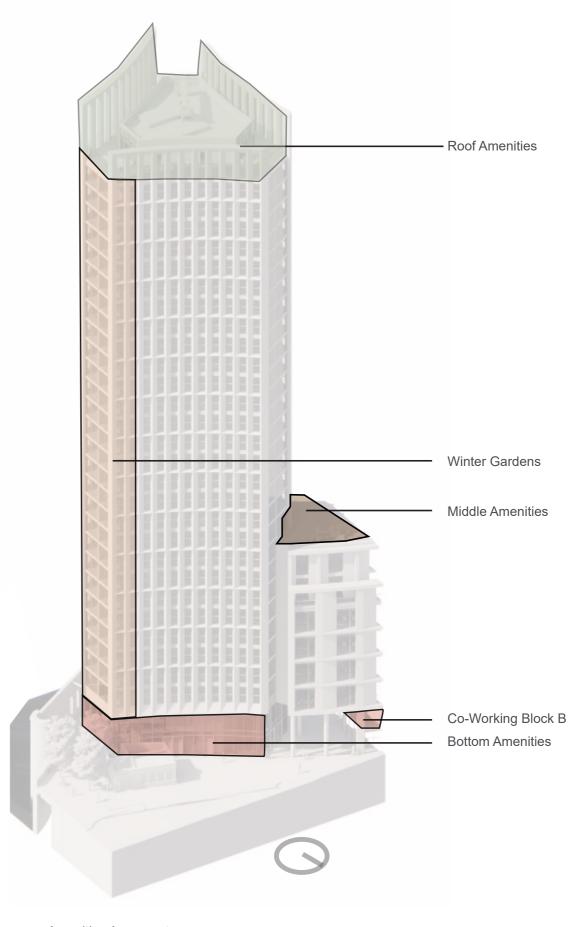
7.1 Amenities - Overview

A key aspect of the BtR 'product' in addition to renting a quality home, is the experience of belonging to part of a community which is well managed and maintained. This manifests itself through a generous front-of-house provision including concierge, residential lounges, workspace, as well as access to the facilities in the rest of the masterplan. This package of amenity serves as the heart of the development, and the design, function and location of this is fundamental to a successful BTR scheme.

Several options were considered for the assortment of uses and their positioning throughout the scheme. The amenity provision in the development have been carefully distributed throughout the tower. Thoughtful consideration has been taken not only in the location of the required quantum but also the required needs of the residents in the build-to-rent market.

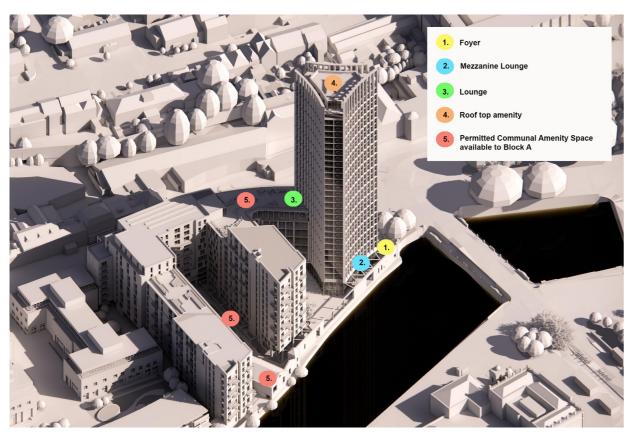
- The lower floors deal with more formal spaces, a resident's lounge is located in the entrance way facing onto the Liffey. Above this area is a dedicated co work offering with desk and meetings space.
- The middle of the building deals with the day-to-day living of residents. The large office roof terrace consented in the previous application provides outdoor open space, connected to a relaxed sitting room on L09 of the tower. Private amenity space is provided on each level through the 54 winter gardens.
- The rooftop amenities provide bookable entertainment and party space with two large professional kitchen and dining experiences and a lounge space.

The Tower is provided with a quantum of amenity space however the residents also have access to amenities within the masterplan including the River Building, the Communal Courtyard, the Level 9 Roof Terrace and the Co-Working Space in Block B.



Amenities Axonometry





Total Overall Amenity Provision

Total Masterplan Requirement

Surplus

Total Requirement for Consented Scheme

Total Requirement for Proposed Scheme

5403

3330

1950

5280

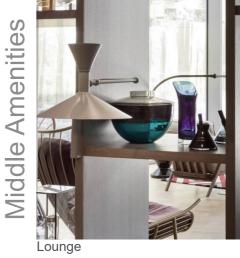
123



Consented Amenity Provision		Block B1		Block C1		Block C2		Block C3		Surplus	Total Consented
Total Internal Amenity		764		281		180		67			1292
External Communal Amenity			621		391		601		443	621	2677
External Private Amenity			175		159		149		29		512
											4481

	Block A		Block B1		Block C1		Block C2		Block C3		Surplus	Total Consented
Total Internal Amenity	384		764		281		180		67			1292
External Communal Amenity		255		621		391		601		443	621	2677
External Private Amenity		318		175		159		149		29		512
Total Proposed		957										
Total Consented												4481

Reduction in Level 9 Roof Terrace							35
Total Remaining Consented Amenity							4446





Bottom Amenities



Coworking High-End Bar



8.0 Urban Design Principles



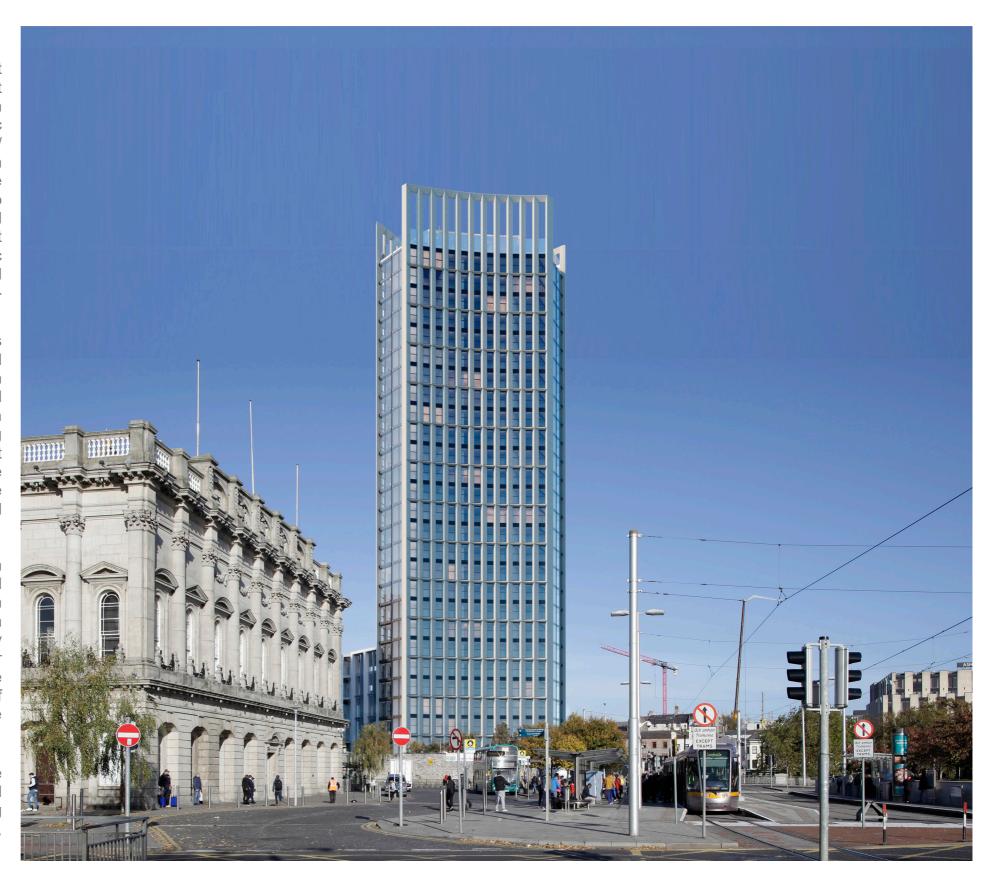
8.1 Urban Design Strategy

The urban design strategy for the development at Parkgate Street is designed and developed in accordance with Government planning policy which is to support increased building height in locations, particularly brownfield, urban sites with good public transport accessibility. The policy states that: particularly town/city cores, Planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies. The City development plan 2016-2022 identifies the site as lying within the strategic development regeneration area SDRA 7 for Heuston Station and Environs. SDRA 7 is identified as an appropriate location for midrise and high-rise buildings.

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

Reddy A+U have been involved in a number of significant urban regeneration projects in these areas which have received national and international recognition as exemplars of sensitive urban renewal. Glenn Howells have extensive expertise in designing a wide range building scales and uses from homes to highly technically complex public and commercial buildings. Their projects often involve large scale masterplanning that guides the design of infrastructure and buildings often over a long period of time using a multi-disciplinary team with the relevant experience in urban design, planning and placemaking.

Fundamental to our urban design approach is the aim to create sustainable developments that can support communities and economies over a long period of time. Key to this is developing sustainable responsible strategies for density, energy, transport, buildings, waste and water





At the core of the urban design strategy is the regeneration of this quarter of the city to create a new best in class higher density development, that responds to the increasing demand for quality accommodation and in particular the un-met needs of a growing population of smaller 1 and 2 person households, according to the census figures and as recognised in strategic planning policy at national and regional levels, that in turn supports the viability of other non- residential / commercial uses.

The consented scheme orientates the primary private communal amenity open space on a north-south axis centred on the protected 'Gateway' arch with a scale, quality and sense of place to equal other European urban examples, opening up Parkgate St to the River. This space has a classical setting referencing the Ufizzi Gallery in Florence with east and west facing apartments and a gentle sloping landscaped setting falling towards the river and the rejuvenated waterfront river building warehouse.

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

The following is an analysis of the urban design quality of the proposed residential tower by reference to the Urban Design Guidelines published by the Department of Housing, Environment and Local Government. Ensuring comprehensive urban regeneration and or an effective urban design and streetscape solution.





8.2 Context

How does the development respond to its surroundings?

- The development seems to have evolved naturally as part of its surroundings
- Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users
- Form, architecture and landscaping have been informed by the development's place and time
- The development positively contributes to the character and identity of the neighbourhood
- Appropriate responses are made to the nature of specific boundary conditions

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

The proposed and consented development responds to the site and the surrounding developments in several ways. Unlike many of the other riverfront sites that have been developed in Dublin in recent years or in the past this site is not cut off from the river by the traffic flow. The design therefore embraces the opportunity this setting affords by opening up this key site to residents and the community. It will be possible to enjoy private and public, south facing open spaces overlooking Heuston Station, the river and the City. The consented development respects existing features in its design, such as the riverside wall and the entrance archway on Parkgate Street, which are both Protected Structures.

As the flagship building on the development the 30 Storey Residential tower block uses the curvature of the site on its eastern end to bring a strong edge to Parkgate Street. The proposed height has been carefully considered in the context of local and national policy and brings a flagship development to this strategic site, the tower was previously refused, however the principle of height was accepted by DCC and ABP in the assessment of the previous application.



Architectural Quality

This encapsulates many aspects of design:

Legibility:

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

Permeability:

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

Contribution to its environs – a conservation area:

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

Activation of ground floor into Parkgate Street – the public face:

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

Materiality - elevational treatment:

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

Treatment of the land's fabric – Liffey wall, archway and existing structures of character

Incorporating and reusing buildings capable of salvage, their structure and materials should be a prime consideration of interventions and new build including landscape proposals. The stone buildings façades which merge into the southern wall are particularly evocative and merit re use. These issues being addressed in the consented scheme.

Building heights, and slenderness ratio

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

How the building height location on the lands were assessed

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

Where the form can be most legible in its new massing context

Where views created do not adversely affect the defined view corridors in the development plan.



Fig 6 - Site and wider context map









Located to the North of the site (Parkgate Street)



Located to the East (Apex of site)



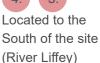


Fig 11 - Site Analysis – potential locations for height on



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





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

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



How the building height is viewed from distance

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

However, for the most part these examples fail to provide a primary requisite of appropriate urban form which is a vital and engaging ground floor plane.



View of the proposed 32 storey residential tower which was to form part of a development on OPW lands at St John's Road / Military Road and designed granted in 2005. (image ARC Consultants)

How the building height appears in close proximity

High rise structures as an engineering terms demand a resilient base, and typically are anchored visually to more substantial lower rise developments. The more successful typologies are not just visual landmarks but afford a public function – viewing gallery at roof level, significant public realm at the base or public use retail or civic.

A function of its location, the base of this tower will be subject to view from multiple movement corridors as outlined previously. Its deemed appropriate that the public realm is made visible therefore from the south and north to maximise its use and success in terms of placemaking.

The quality of materials at the base of the tower reflects the civic function, extensive glazing for retail/Food and Beverage, southern aspect to the public realm, hard and soft landscaping commensurate with the use intent.

The optimum location for height was deemed to be at the eastern apex of the lands on the basis of the above methodology and for the simple reason that this location on the site best meets the above criteria. This has been accepted in principle under the permitted scheme.

How the building height segues with its context

The lands as outlined previously have a singular location and height on the site would assist in understanding, viewing and navigating the city, with specific reference to the Wellington Monument and the role of the Parkgate St site in the emergence of Heuston Station district as a central Dublin destination.

A detailed review of the site, its context, setting in the city and relationship with the River, informs the design strategy and proposed building heights and locations within the site

A comprehensive visual impact assessment was prepared to by Paul Keogh Architects for the Office of Public Works. Planning approval was ascertain the impact on the skyline and in particular the impact on the strategic views within the Heuston Gateway strategic framework (see VIA document by ARC consultants for a more detailed analysis of the visual impacts of the scheme)



Liberty Hall - 59m



Millennium Tower - 67m



Capital Dock - 79m



Parkgate Street to the north

The Aisling Hotel and Courts Building serve as two visual massing anchors to the street. Recently a significant land bank to the rear of the buildings on the North of Parkgate street has been sold which has potential for a large scale development which change the height context of this side of the city.

The scale of the permitted buildings onto Parkgate street presents a cohesive and legible block onto the street with two main pedestrian archways into a public space and semiprivate courtyard.

The uses onto Parkgate Street are harmonious in their meshing of materials, colour and parapet level to ensure a continuous visual connection and a calm façade onto the thoroughfare.

The design of the Tower will enhance the permitted Streetscape



Parkgate Street - Integration of Archway



Parkgate Street - New colonnade to Street



8.3 **Connections**

How well connected is the new neighbourhood?

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

Connections to the existing neighbourhood

The development site is well served by public transport. Heuston Station is approximately 200m from the site which provides national and regional rail services, as well as LUAS services. On Parkgate Street a number of Dublin Bus routes are located which give further access across the city. There are Dublin Bike Stations adjacent to the site, as well as many dedicated cycle lanes in the nearby roads that provide safe cycling for cyclists. Furthermore, the site offers pedestrians an alternative route along the riverfront as the proposed development provides active engagement to the River Liffey.

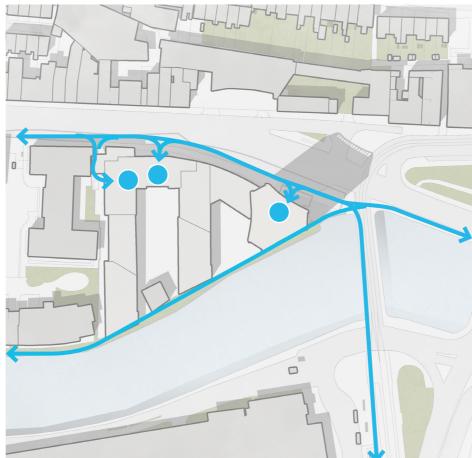
In responding to its context, the building form addresses the river and the street with a figure ground plan form which creates visual and physical permeability and a new public space all of which are not possible currently.

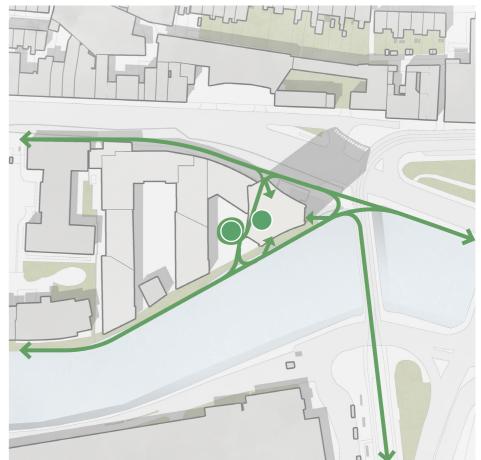
Currently one combined pedestrian and vehicular access provides relief in a continuous solid wall around the site. The existing elevation to Parkgate Street façade is a continuous painted brick colonnade with no glazing/windows or doors. The existing elevation onto the river liffey contains several windows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

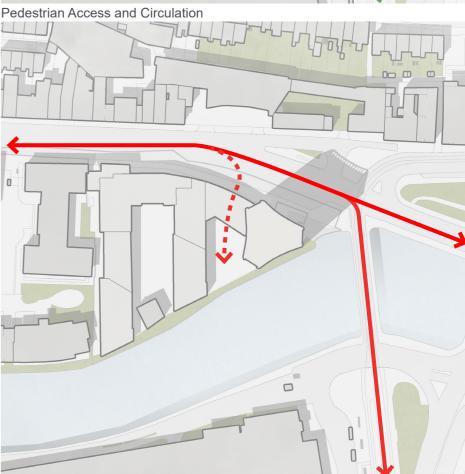
The design intent is to create a public space where there will be views to Heuston Station from the North Quays which are not currently available to the public - as there is no public access to the lands west of Sean Heuston Bridge.

Materials that resonate with the industrial and civic context – the brick of Diageo/Guinness, cut stone of Heuston Station and Collins Barracks and the render of Steeven's Hospital are · Appropriate density, dependent on location, helps support referenced and used in the consented and proposed new buildings and the cladding systems.









Bike Connections



The River Liffey to the south

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

The scheme design includes a pedestrian walkway that runs the length of the Riverside wall internally on the lands. Consented Interventions in the river wall facilitate daylight access and views from the site to the south. These interventions are permitted under the previous planning application and this application does not seek to alter these elements of the proposal

The main heritage elements of the river wall and the outbuildings, the turret and the tower are retained and celebrated with the public space and the creation of a vibrant new context where the elements can be seen, touched and experienced.

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

The proposed approved method for bracing the wall will remain unchanged by the current proposal. The bracing of the river wall to proposed Block A is achieved in the same manner as consented under ABP-306569-20, in so far as it affects the wall. No new works to protected structures are proposed as part of this application.



Outdoor Space - Cinema Use



Outdoor Space - Market Use



Building composition - night view



ew Walkway + pedestrian access



8.4 Inclusivity

How easily can people use and access the development?

- New homes meet the aspirations of a range of people and households
- Design and layout enable easy access by all
- There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly

Privately managed will be clearly defined, accessible and open to all

• New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers

Use and access to the development

The proposed development has been designed to be universally inclusive for all.





How easily can people use and access the development?

New homes meet the aspirations of a range of people and households

Design and layout enable easy access by all

Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all.

New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers

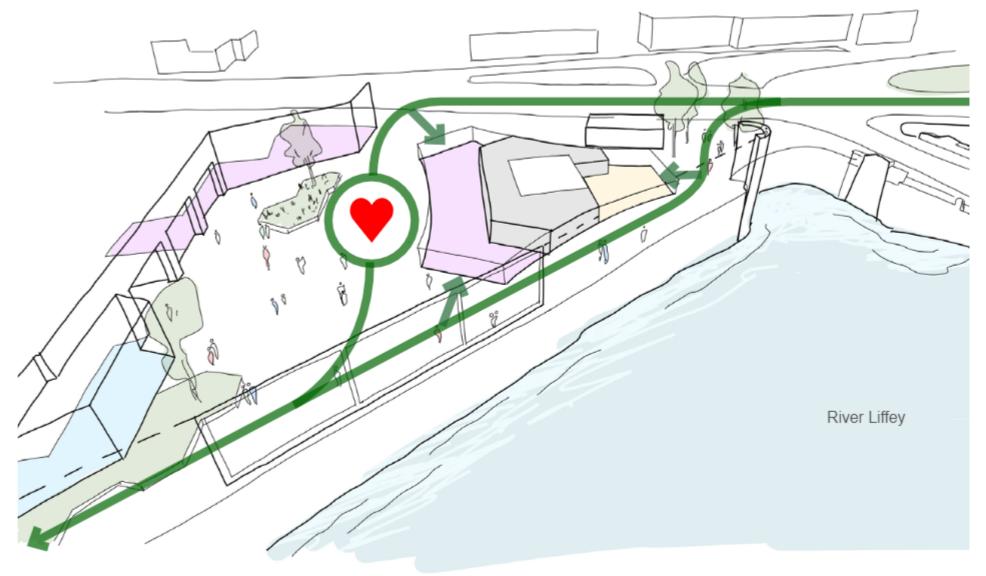
Response: For a residential development to be considered inclusive, it should include provision for housing of different household types, sizes and tenures. Providing this choice will enable people from different backgrounds to benefit from the opportunity afforded by the development, and will help to create a balanced, sustainable community.

The proposed mix of housing will ensure that, taken with the existing homes in the Island Bridge, Arbour Hill and Smithfield area, the overall mix in the neighbourhood is conducive to maintaining a healthy balanced community. The range of amenity spaces in the development cater for all users and will present a positive impact on this community. The development is designed to be inclusive for all users and will provide level access, provide a range of household sizes to cater for all users and ages and will present a positive aspect for all passers-by and not present barriers for access.

Alongside making physical connections between the site and its surroundings, the proposed building will create visual connections between the scheme and neighbouring environment from the river Liffey and Phoenix Park to the Dublin mountains. The scheme will provide a positive identity to the locality by providing a quality residential mixed-use development and a city landmark which enhances the area and announces the Heuston Gateway to the city.

The scheme provides a variety of dwelling types which will complement the stock of housing in the area.

The development will have views onto the river to the south, east and west. On the higher levels of the development there will be panoramic views of the city with views of the Dublin and Wicklow mountains to the south, the Irish Sea to the east and the Phoenix Park to the west. The proposal will provide a positive addition to the area with a similar high quality expression for the façades. The layout makes the most of the existing site and topography to create a memorable design.





8.5 Variety

How does the development promote a good mix of activities?

- Activities generated by the development contribute to the quality of life in its locality
- Uses that attract the most people are in the most accessible places
- Neighbouring uses and activities are compatible with each other
- Housing types and tenure add to the choice available in the area
- Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood

Promotion of a mix of activities

There are a range of apartment types in the proposed development reaching a height of up to 30 storeys. Studios, 1-bedroom, 2-bedroom and 3-bedroom units are provided. The range of unit sizes will typically cater for small families, young professionals or professionals who may only stay in the country for a period of time.

A range of open spaces are to be provided, both public and communal, whilst incorporating the existing features of the site such as the stone wall, turret and gable of the two buildings fronting onto the River Liffey.

Please refer to Section 7.1 for more detail









8.6 Efficiency

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

The proximity of the site to frequent public transport services on Parkgate Street and at Heuston Station will increase the attractiveness of using public transport. Furthermore, the adjacent Dublin Bike Stations coupled with the cycle path on Arran Quay will encourage future residents to cycle. All dwellings within the proposed development will be constructed to meet the current Part L of the Building Regulations with regard to energy efficiency. Provisional BER Certificates will be prepared for each apartment type to demonstrate compliance with the standards and will be included as part of the planning application. The layout of the proposed development capitalises on orientation to maximise the daylight and the added benefits of passive solar gain for individual units.



8.7 Distinctiveness

How do the proposals create a sense of place?

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

Creation of a sense of place

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

This application addresses the issues raised in the permitted scheme whereby the principle of the tower was accepted but a different approach to materiality and design was required. The tower is designed to a very detailed level with high quality materials to produce a landmark building.

Please Refer to Sections 5.5 to 5.9 of this report





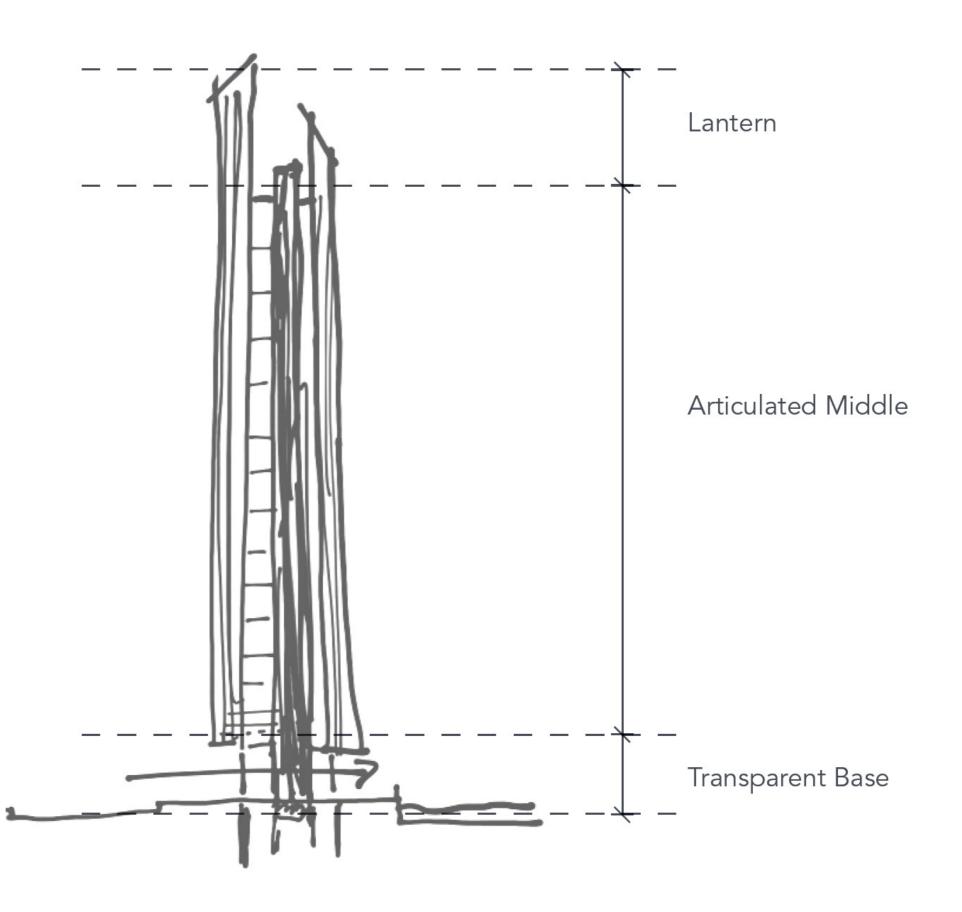
8.8 Layout

How does the proposal create people friendly streets and places?

- Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.
- The layout focuses activity on the streets by creating active frontages with front doors directly serving the street
- The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers
- Traffic speeds are controlled by design and layout rather than by speed humps

Creation of people friendly spaces, routes and courts

The layout of the proposed development has paid particular attention to the creation of people friendly streets and spaces. Both the consented and proposed design provides a human scale, active frontage to Parkgate Street and responds to the existing fine grain nature of development on Parkgate Street. The consented public plaza is designed to benefit from active ground floor uses, good light and micro climate, passive surveillance and views of the river and Heuston Station.





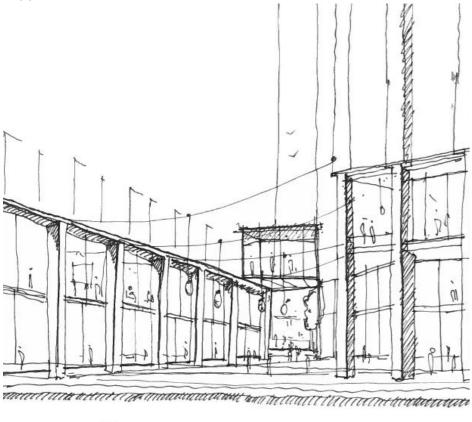
Relationship with River

The consented and proposed development massing and form responds to the River setting opening up with two courtyards to the River with sunlight flooding into each, setting up a pleasant connection and view to the River from Parkgate st.

The consented development also proposed to create a direct connection between the river from the north at Parkgate St and the East at Heuston LUAS bridge. This represents the first of its kind in central Dublin, a connection to the River unhindered by the motor car.

The Integration of historic structures provide unique character and a sense of place.

The permitted scheme indicated includes for a bracing structure for the quay wall to be propped by Block A. The bracing of the river wall to proposed Block A is achieved in the same manner as consented under ABP-306569-20, in so far as it affects the wall. No new works to protected structures are proposed as part of this application.









City Streetscape / Gateways

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

The Gateway Arch on Parkgate Street leads into a central residential courtyard via an open arcade with foyer café spaces on either side.

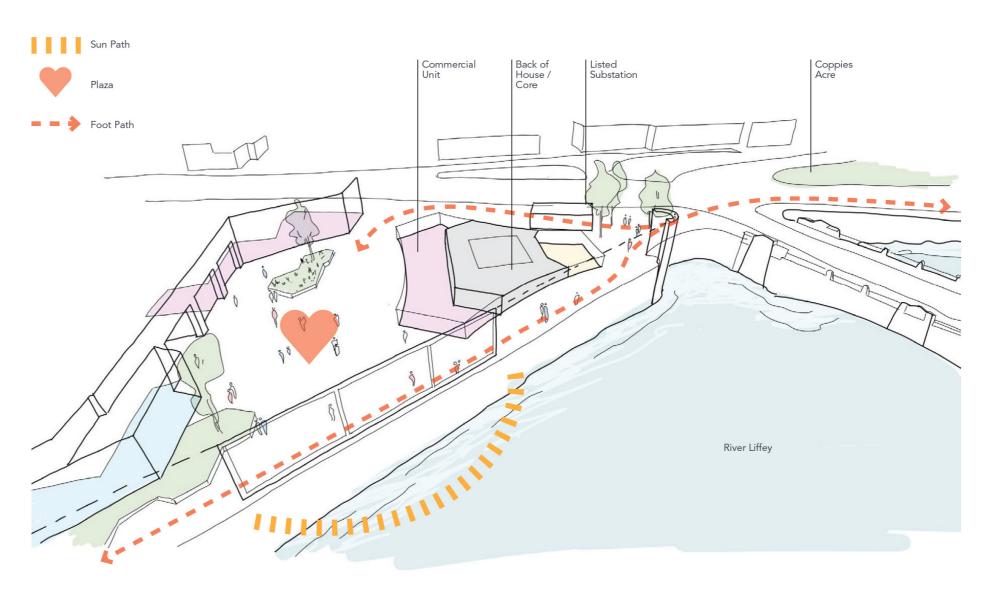
New active entrances are created as part of the new façade on Parkgate Street resulting in a greatly enhanced interface between the site interior and the public realm. The consented scheme succeeded in opening up the visual connection between its exterior setting and its interior fabric while respecting the heritage of the site edge treatment. The architectural expression at street level references the sites previous solid defensive pilastered wall. The framed rhythm gives a unity and continuity to the new street with a human scale and vibrant active façade.

A third gateway, provided in the consented scheme is at the South Eastern corner of the site allowing access behind the Quay wall to the main public courtyard

Activation / Legibility / Permeability

The proposal seeks create a legible streetscape to Parkgate St. by creating a new city tower that respects human scale and fosters activity and permeability through and around the site.

Uses along the street include, Apartments (Tower) entrance, Public Courtyard Gateway Entrance, Food and Beverage Offering, Office Entrance, Part 5 Entrance (consented), Residents Concierge / Cafe, Communal courtyard gateway entrance (consented), Retail offering (constented).









8.9 Public Realm

How safe, secure, and enjoyable are the public areas?

- All public open space is overlooked by surrounding consented and proposed homes so that this amenity is owned by the residents and safe to use
- The public realm is considered as a usable integrated element in the design of the development
- There is a clear definition between public, semi private, and private space

Creation of safe, secure and enjoyable public areas

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





How safe, secure and enjoyable are the public areas?

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

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

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

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





8.10 Adaptability

How will the building cope with change?

- Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation
- The homes are energy-efficient and equipped for challenges anticipated from a changing climate
- Homes can be extended without ruining the character of the types,

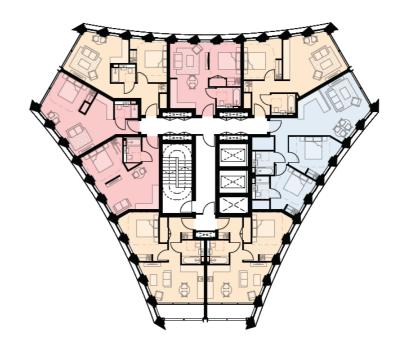
layout and outdoor space

- The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office
- Space in the roof or garage can be easily converted into living accommodation

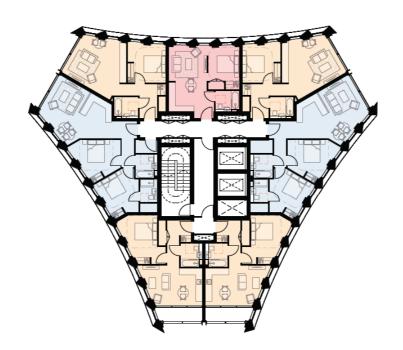
Flexibility of the buildings to evolve and cope with change

Certain apartments are designed to be adaptable, with future proofing in place to allow for potential modifications in selected areas should same be required in the future. For example, the design allows for 2 studios to be combined into a single, 3-person 2 bedroom unit in the future if desired. The apartments are designed to be energy efficient and NZEB compliant, using heating systems which are both efficient and adaptable in the future.

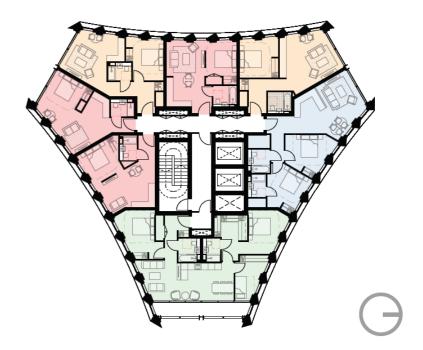
Please refer to Section 5.4 for more detail



Apartment Layouts - Option 1 - Current



Apartment Layouts - Option 2



Apartment Layouts - Option 3



8.11 **Privacy and Amenity**

How does the scheme provide a decent standard of amenity?

- Each home has access to an area of useable private outdoor space
- The design maximises the number of homes enjoying dual aspect
- Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout
- Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.
- The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables

Provision of high standard amenities

The proposed design provides for a high level of residential amenity. The units will enjoy private balconies, while all will have convenient access to a number roof terraces which have been designed to afford excellent views and amenity.

In addition:

Each home has access to an area of useable communal outdoor space. The design has a significant proportion of apartments enjoying dual aspect

Apartments are designed to prevent sound transmission by appropriate acoustic insulation or layout.

Windows are sited to avoid views into one apartment from another or the street and adequate privacy is affordable to ground floor units.

The apartments are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.

Visual Impact

The visual impacts of the design proposal have been clearly demonstrated in the Landscape and Visual Impact Assessment by IN2 and should be referred to in full. contained within the EIAR. This proposal is identified both singularly and in its master plan context within the setting of its. The analysis determines how much the wind may effect the city centre site and urban context.

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

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

Daylight & Sunlight

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

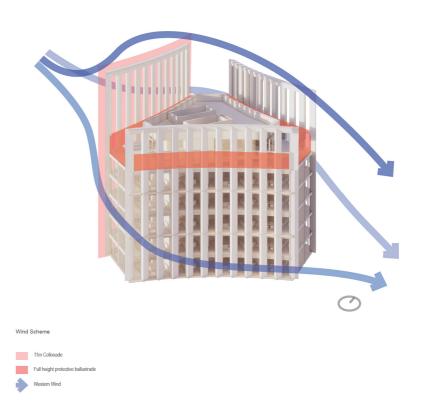
Given that the potential for development to results in impacts on daylight access diminishes with the distance, it is the finding of IN2 analysis the proposed development will have no undue adverse on daylight access within buildings (including any buildings in residential use) in close proximity to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

Wind Analysis

A full wind analysis report has been carried out for this application

comfort of the user on the ground plane, rooftops and balconies. The results of the analysis informed the design of the amenity spaces and where appropriate, mitigation measures such as screens and planting have been used.

Please refer to Section 6.3 for more detail

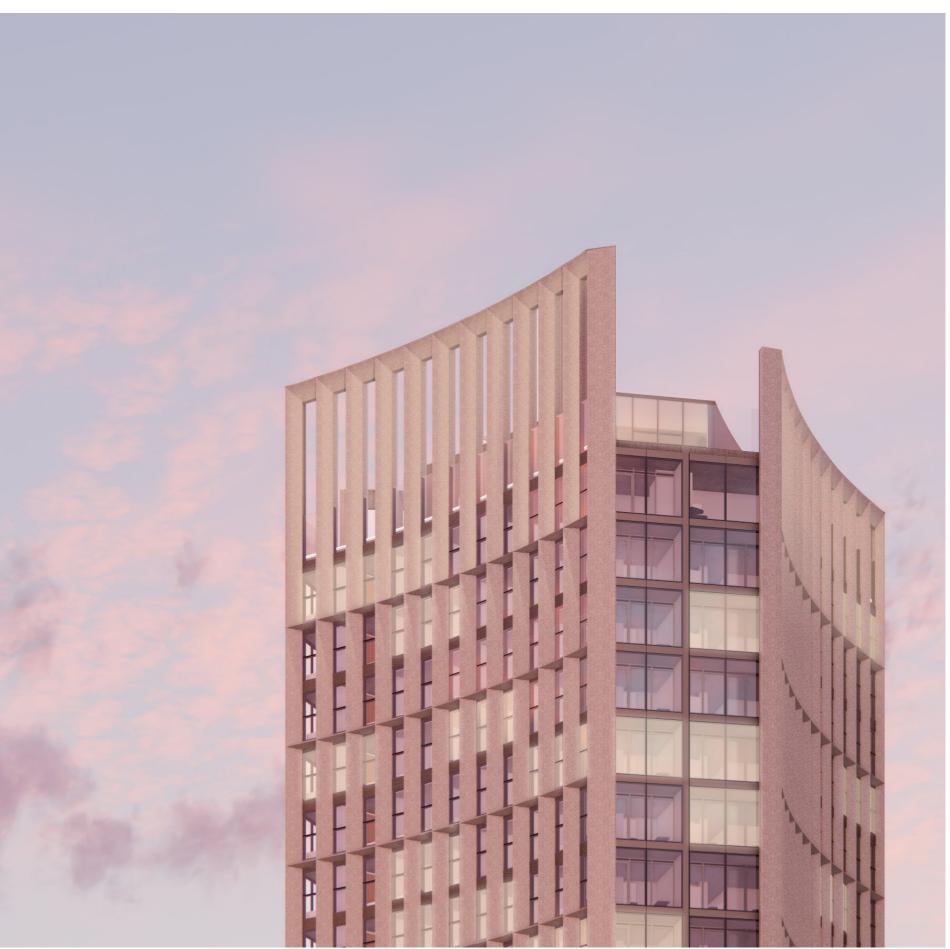




8.12 Parking

How will the parking be secure and attractive?

- Appropriate car parking is on-street or in the undercroft and within reach of the home's front door.
- All carparking for the masterplan is provided within the consented scheme
- Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces
- Materials used for parking areas are of similar quality to the rest of the development
- Adequate secure facilities are provided for bicycle storage. 22 spaces provided in Block A and an additional 16 in the undercroft.
- Materials used for parking areas are of similar quality to the remainder of the development
- 11 no. secure car parking spaces will be provided at undercroft level and will be served by stair and lift cores, with a further 15 spaces at surface level. (3 of the spaces provided will be accessible.). This provision forms part of the previously permitted scheme,





8.13 Detailed Design

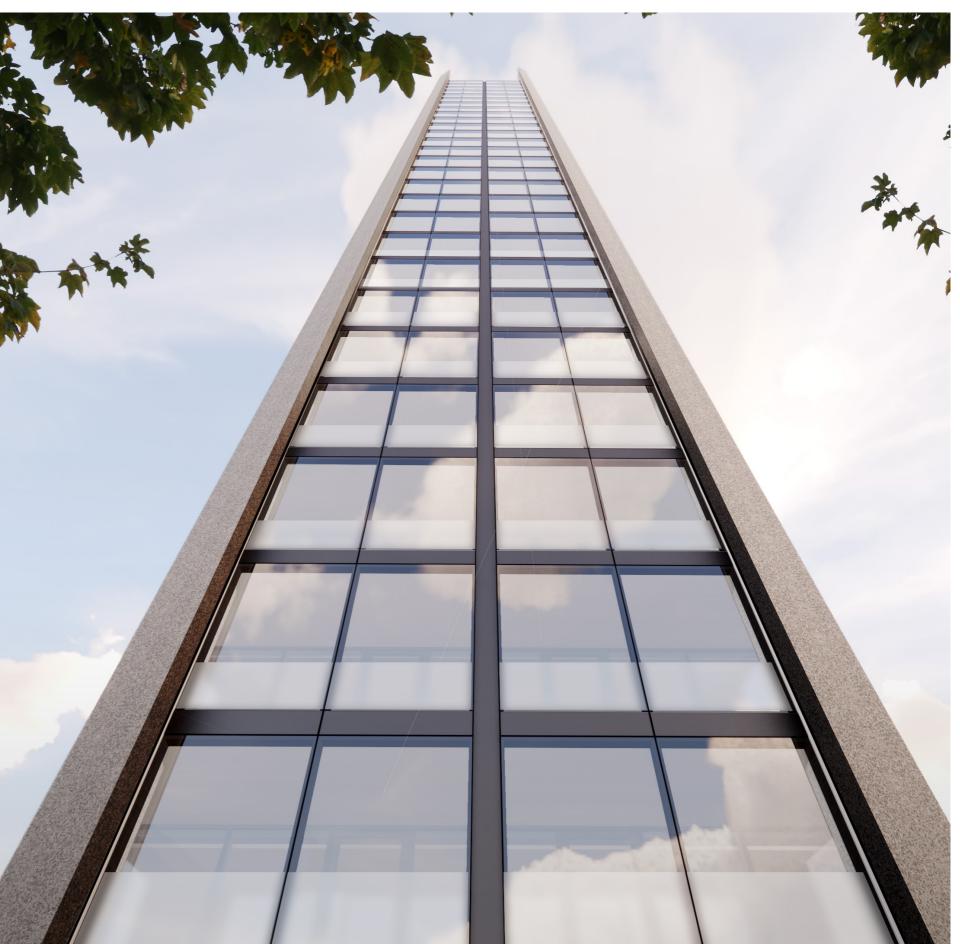
How well thought through is the building and landscape design?

- The materials and external design make a positive contribution to the locality
- The landscape design facilitates the use of the public spaces from the outset
- Design of the buildings and public space will facilitate easy and regular maintenance
- Care has been taken over the siting of flues, vents and bin stores

Building and landscape design concept

The proposed scheme represents a high quality design solution to the landmark site. It draws from the heritage assets of the site and provides a mix of high quality public and private open spaces which will be activated by the mix of active ground floor uses.

The apartments will benefit from good quality daylight and meet all the standards specified under the Design Standards for New Apartments 2018 benefit from good quality daylight and meet all the relevant standards.





8.14 Materials Strategy

The materials will be robustly detailed to cope with the damp conditions of the site.

The form of the façade feels classical in proportion, and the material of the cladding presents a high-end finish.

By having contrasting materials, the form of the building is broken down into elements.

Materiality

The façade design is broken down into two typologies taken from the concept, solid and glass.

Formed of three curved planes, façade type A consists of richly detailed masonry façades with full height openings on each face up the building.

- 450mm deep chamfered panels
- Reconstituted stone
- Relief
- Shadow
- Windows ventilation

Alternatively, façade type B is designed to open up to take in the key site views. All three breaks appear the same externally however the premium units facing the city have a winter garden behind the wide glazing units.

Additional Bicycle Parking will be provided, please refer to schedule

Please refer to sections 5.5-5.9 of this report for further detail

The building is designed to accommodate future requirements of NZEB and our Façade consultants and M&E Engineers have interpreted the results of the technical analyses of the various thermal and solar models to create a façade that will provide thermal comfort yet achieve the required daylighting for its intended use. The glazing will be high quality with a of 70% Light transmittance and 37% 'G' value with a 'u' value of 1.4wm2k for the ensemble. The windows will achieve the best 'U' value while ensuring good transparency. The target BER of the building is to be A rated.

The materials are chosen to be durable, long lasting and well detailed to cope with the irish climate. (see building lifecycle report for more detail). Detail study sheets on the proportion, materiality and expression of the façades are included in the submission for each of the façades in the proposed development.



Public and Hard Landscape Finishes

Paving and Landscape Elements to Parkgate Street and Public spaces

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

The hard landscaping works are designed as high-quality paving with stone detailing and elements pick up on the architectural detailing and finishes

A range of public seating is provided some as benches and others as seats with arms and backrests

Public and Hard Landscape Finishes

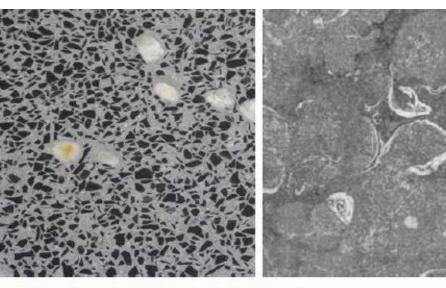
In situ block planters with stone and timber cladding (ground floor open space raised winter gardens)

Lighting to Public Space

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





















9.0 CGIs



















