



Figure 30. Palette of materials, character area 2.

CHARACTER AREA 2 is located in the south-eastern portion of the subject site, backing onto the existing low-rise houses located in the south, the landscaped buffer designed along the planned GLDR to the east and fronting onto the Enniskerry Road and Village Green, shown in Fig.32 opposite. This character area is also continued adjacent to the Enniskerry Road, which will be downgraded and traffic-calmed after the delivery of the GLDR, along the south-western edge of the scheme and the units that flank the village green.

Due to its proximity to the existing rural pattern of low-rise houses in the south, the urban structure proposed for this zone consists of traditional housing cells generally. The scale of the houses proposed along the southern boundary of the scheme addresses appropriately the scale of the existing lands behind, which are accessed off the Ballycorus Road. Taller 3 storey duplex elements are strategically located in the north-western area of the cell, which faces the Dingle way and builds up the scale along the main entrance of the scheme, from the GLDR. This provides high legibility and easy way-finding along the Dingle way, linear park and link street, which are the most prominent public realm features of character area 2. In addition, wide-frontage houses are located in the two efficient housing cells facing the Dingle way, home zone opposite and central section of the GLDR landscaped buffer at the western edge of the scheme. This character area treatment is also utilised along the houses and units that face the Enniskerry Road and the houses that flank the Village Green to the north west adding to the diverse material palette employed within the scheme when viewed from the Enniskerry road.

Both houses and duplex blocks will be built in red brick, as indicated in the palette of materials above, combined with rendered walls, as indicated in architectural drawings for the different unit types. Stone or render will be used for expressive bands surrounding openings and lintels. The traditional style of houses and linear duplex blocks will be broken by feature duplex buildings at prominent corners to provide a more contemporary character and reinforce the legibility strategy previously described.



Figure 32. Key plan of character area 2.



Figure 34. CGI view , character area 2.



Figure 31. Elevations, character area 2.



Figure 33. Artist's impression of the Dingle Way, between character area 1 & 2.

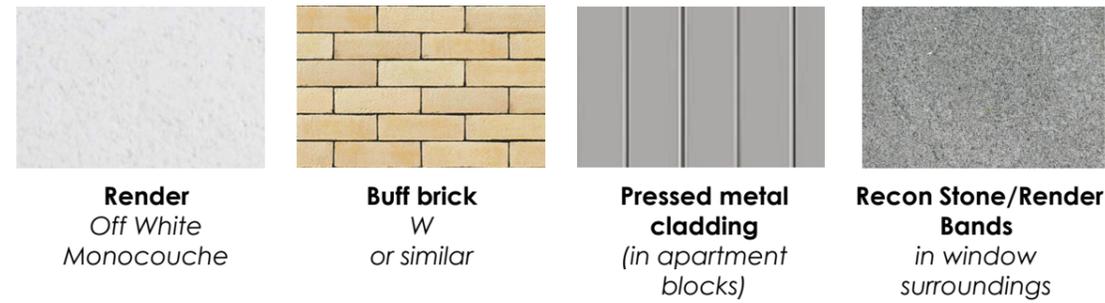


Figure 35. Palette of materials, character area 3.

CHARACTER AREA 3 comprises the lands located to the north-east of the site, backing onto the recent residential developments at Glenamuck Road and Rockville. The northern boundary of this area fronts on to Glenamuck Road and vehicular and pedestrian access is proposed along this frontage.

It will be accessible also from Enniskerry road, through the link street proposed adjacent to the northern boundary of character area 1 and from the Glenamuck road from the north.

The housing cells will be bounded by a continuous linear park together with the Dingle way at the south-eastern and western edges of this character area. In the northern portion, it will allow for pedestrian and cycling permeability towards a pocket park consisting of retained existing trees, adjacent to Glenamuck road, at the northern access point of the scheme. Landscaped buffers of retained existing trees are also proposed along the boundary with Rockville. This overall system of open spaces will be fully overlooked by housing frontages and dual aspect units in the apartment blocks.

Buff brick will be used throughout, combined with rendered walls and stone or render expressed bands around external openings and lintels, as shown in elevations below. Pressed metal cladding will also be introduced in penthouse façades of the 5-storey apartments designed in a contemporary style, opportunistically contrasting with surrounding traditional houses and duplex linear blocks. The envisioned built environment will be well integrated within existing and proposed landscaping, including the retention of existing trees and hedgerows in the central green spine, northern pocket park adjacent to the Glenamuck Road and eastern boundary adjacent Rockville.



Figure 36. Elevations, character area 3.



Figure 37. Key plan of character area 3.



Figure 38. Artist's impression of the northern entrance point at character area 3.

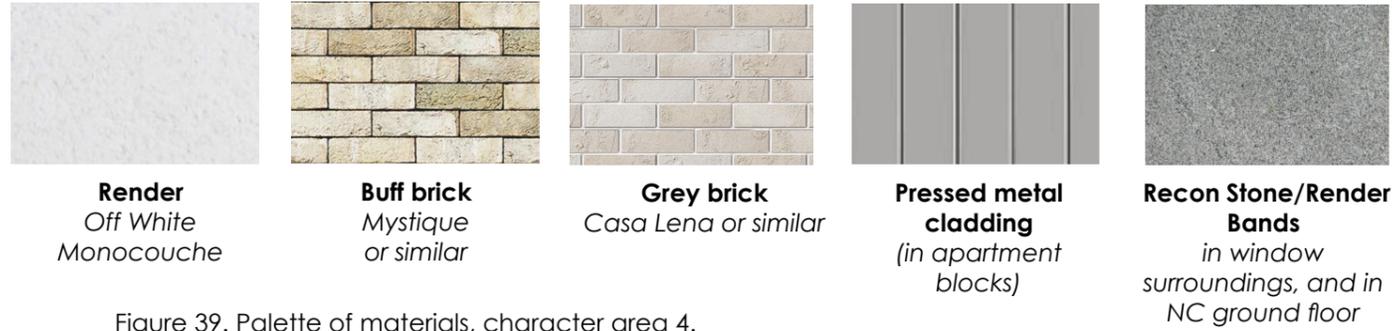


Figure 39. Palette of materials, character area 4.

CHARACTER AREA 4 is adjacent to the Enniskerry Road, which will be downgraded and traffic-calmed after the delivery of the GLDR. It also adjoins existing village features, namely the petrol station to the south. It comprises the heart of the scheme formed by a mixed use Neighbourhood Centre (NC), duplex block D1, and a public park - the village green. The Village Green will mark the new urban central core of Kiltarnan. The envisaged Village Green will be connected with the Dingle Way, an existing green link enhanced by the scheme that traverses this character area from west to east as indicated in the key plan in the right.

The buildings proposed include a mix of 3-storey duplex blocks and the Neighbourhood Centre, consisting of two 4-storey apartment buildings, with a mix of commercial at ground/first floor and a 3-storey duplex blocks facing the Dingle Way. This mix of typologies creates diversity in this character area.

Two entrances from Enniskerry road will give access to this character area. The central entrance to the scheme will connect through to the GLDR on the eastern side of the subject site. Link streets will distribute traffic to calmed "home zones", which are designed for pedestrian priority and secondary streets. In addition, the central link street will include a raised-table section along the Neighbourhood centre's north-western frontage to create a pedestrian friendly area integrating the Village Green with the northern portion of the site. The second entrance to this character area is a 'homezone', again giving pedestrian priority at this location and employing a traffic calming strategy on entry to the site. The dingle way runs past the eastern side of the NC block and continues in front of duplex block D1 as can be seen in the diagram opposite. A central plaza space connects the retail and community facilities which populate ground floor spaces of Duplex block D1 with the crèche, retail, medical and office uses on the ground floor of the neighbourhood centre creating a safe and usable space for residents and the surrounding community of Kiltarnan.

The typological diversity proposed will be unified by sharing the same brick type, buff mystique and casa lena or similar. The Neighbourhood centre will have a traditional form to create the village character desired in the LAP, with a more contemporary style applied to the duplex block D1. A similar strategy will be applied to the ground floor commercial units of both the Neighbourhood Centre and Duplex block D1 in terms of the use of stone, external openings and signage for an overall cohesive architectural language to the commercial elements of the character area. The 2-4 storey neighbourhood centre will be described in detail in section 4.12 as a singular element of the scheme.



Figure 40. Elevations of duplex block D1, character area 4.



Figure 41. Key plan of character area 4.



Figure 42. Artist's impression entrance point at character area 4.

4.9 ADAPTABILITY

Both the overall scheme and the individual residential typologies have been designed to successfully deal with change as follows:

- The wide range of residential typologies, varying in form and range, will enable households to move within the scheme as their needs change along life.
- All house types are designed to meet the requirements 'Quality Housing for Sustainable Communities' (2007) and in many instances more generous internal spaces are proposed to increase the quality of the unit types.
- The buildings will be constructed of traditional construction, highly insulated with internal layouts that can be easily adapted in the future.
- Potential future expansions into roof spaces or rear gardens of certain dwellings has been considered in the detailed design of the residential typologies envisioned.
- The houses will be constructed to current building regulation standards delivering the required energy rating.
- The overall network of public open spaces, including parks and bounding site buffers, will be resilient to natural hazards, such as flooding, by incorporating efficient nature-based drainage solutions and preserving the existing biodiversity in which the built fabric integrates.

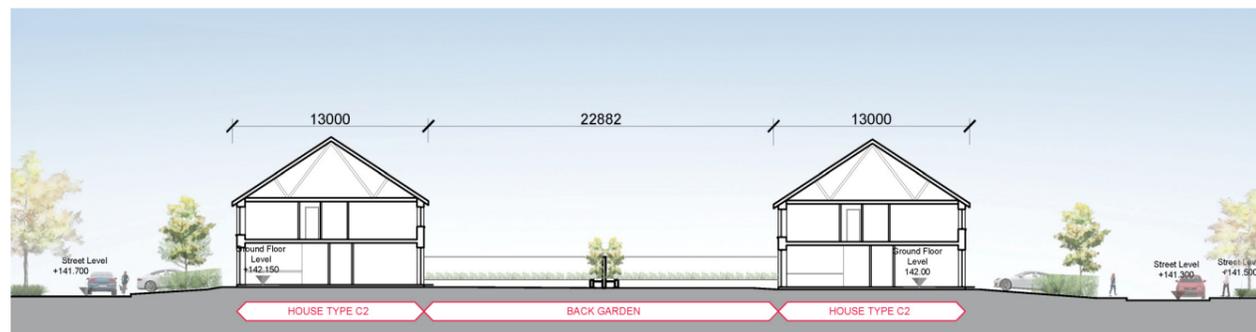


Figure 43. Site section showing 22m separation distances between houses.

4.10 PRIVACY AND AMENITY

The buildings will be constructed to NZEB standards designed with an economic deep-plan layout. Using a deep plan format enables an efficient use of land while also providing for an efficient thermal envelope. Access via the end gables of a large number of houses provides good passive surveillance of the streets and open spaces they address. The houses will be constructed to current Building Regulations standards which target giving a high level of energy efficiency. All houses are dual or triple aspect. Separation distances have been maintained in accordance with best practice in terms of overlooking and all houses will be designed to have good levels thermal performance, comfort, daylight and sound insulation. All house types are designed to meet the requirements 'Quality Housing for Sustainable Communities'. They also comply with the required provision of private rear gardens in accordance with Section 12 of Dun Laoghaire - Rathdown County Development Plan. The standards are set as follows:

- Private Open Space minimum:*
- 1-2 bedrooms: 48m² of minimum private open space per house.
 - 3 bedrooms: 60m² minimum private open space per house.
 - 4+ bedrooms: 75m² of minimum private open space per house.

The areas of each individual garden are indicated on the site layout plans, drawing nos. 21009-PL101 to 21009-PL104 inclusive together with the HQA demonstrating compliance with these standards. Formal planting and on curtilage parking areas are provided to the front of the dwellings proposed creating a defensible space between the public road and the built edge. Wide fronted house types are provided with bedrooms orientated to the front of the house to prevent overlooking of private rear gardens.

Distance between internal façades of houses in rear gardens and apartments/duplexes in communal courtyards are set at a minimum distance of 22 metres, as highlighted in image opposite.

The duplex units are designed with deep plans that allow an efficient use of land and also provides for an efficient thermal envelope. The majority (112 of 118 units) duplexes are dual aspect. Apartment units are generally designed as per a dual aspect arrangement (69 of 100 units), maximising natural light and also proposing an energy-saving thermal envelope. Both apartments and duplex buildings will be constructed according to applicable Building Regulations. Noise transmission between different apartment and duplex units is minimised by applying acoustic insulation at internal partitions separating each dwelling. A total of 204 of 218 no units are 10% larger than the minimum required areas.

In addition, they are designed to meet the requirements 'Sustainable Urban Housing: Design Standards for New Apartments', and the Development Plan providing an exclusive area of private open space for each residential unit, following the standards set in the aforementioned guidelines, as outlined below:

Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Figure 44. Table from 2018 DOHPLG Design Standards for New Apartments.

Generous storage provision for each dwelling has also been provided for all dwelling units. For storage provisioning in housing. The scheme has due regard and is in compliance with the Quality Housing for Sustainable Communities: Design Guidelines . For apartments and duplexes, the development envisages an individual storage allocation that complies with the 2020 DOHPLG in this regard, as set in the table below. External stores have also been provided in the undercroft areas for both apartment blocks C&D and the Neighbourhood Centre

Minimum storage space requirements	
Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

Figure 45. Table from 2020 DOHPLG Design Standards for New Apartments.

Communal semi-private open space is provided for apartment and duplex units. These areas are clearly defined by the proper built forms while designed in spatial continuity and integration within the overall network of landscaped open spaces throughout the scheme. These communal amenity areas are provided generously over the minimum requirements established by the Design Standards for New Apartments (2020), which are:

Minimum floor areas for communal amenity space

- Studio 4 sq m*
- One bedroom 5 sq m*
- Two bedrooms (3 person) 6 sq m*
- Two bedrooms (4 person) 7 sq m*
- Three bedrooms 9 sq m*

A total of 2934 sq.m of communal space has allocated within in this scheme. Please refer to architect's drawings and House Quality Assessment for detailed information about the residential accommodation designed and private amenity provided.

Neighbourhood centre podium - communal open space



Duplex block B2&B3 - communal open space



Figure 46. Example layouts of Apartment's and duplexes' communal areas.

4.11 PARKING

A range of car parking has been proposed, responding to location, topography, street type and building typologies. Parking will be provided in a range of ways and most likely in combination. These include:

- In curtilage parking
- On street parking
- Undercroft parking
- Grouped surface parking

All houses are provided with 2 no. in curtilage car parking spaces. In all cases, car parking areas are broken up by planting / trees to minimise their impact on the visual character of the street. The design of the car parking spaces to the apartment blocks has been carefully considered to provide a combination of a small number of accessible on street & undercroft parking to ensure that the vehicular parking is less visible and does not dominate the streetscape.

Bicycle parking is possible in the rear gardens of all housing and secure bicycle parking is provided for in a series of enclosures distributed in the communal spaces serving the duplexes. Bicycle parking for the apartment blocks is provided for in a secure area in the undercroft. Other visitor bicycle parking will be provided for by means of external stands distributed around the development. Duplex cycle parking is catered for in purpose build bike stores located in close proximity to each individual block. Please see the car parking plan adjacent for car and bike parking layout .

Parking to the Neighbourhood Centre is provided for in accordance with Table 12.5 Car Parking Zones and Standards in the Dun Laoghaire - Rathdown County Development Plan, as follows:

Land Use		Zone 1 MTC Areas and Blackrock	Zone 2 Near Public Transport	Zone 3 Remainder of County (non-rural)	Zone 4 Rural
Childcare	GFA (including set down)	1 per 80	1 per 60	1 per 40	1 per 40
Third Level		case by case	case by case	case by case	n/a
Retail:	Criterion	Maximum	Maximum	Maximum	Maximum
Retail Conv >1000 sqm (supermarket)	GFA	1 per 60	1 per 30	1 per 20	n/a
Retail Conv > 100sqm	GFA	1 per 60	1 per 40	1 per 30	n/a
Retail Conv < 100sqm	GFA	none	none	1 per 30	n/a
Retail / Financial Services < 100sqm (standalone)	GFA	none	none	1 per 50	n/a
Retail / Financial Services > 100sqm	GFA	1 per 200	1 per 150	1 per 100	n/a
Retail Comp	GFA	1 per 200	1 per 100	1 per 50	n/a
Retail Warehouse	GFA	1 per 100	1 per 50	1 per 50	n/a
Employment:	Criterion	Maximum	Maximum	Maximum	Maximum
Offices, Businesses, Professional	GFA	1 per 200	1 per 150	1 per 100	n/a
Science and Technology based industry	GFA	1 per 200	1 per 150	1 per 100	n/a
Industry General / Manufacturing	GFA	1 per 300	1 per 200	1 per 100	n/a

Land Use		Zone 1 MTC Areas and Blackrock	Zone 2 Near Public Transport	Zone 3 Remainder of County (non-rural)	Zone 4 Rural
Leisure:	Criterion	Maximum	Maximum	Maximum	Maximum
Theatre, Cinema, Auditorium / Conf	Seat	1 per 50	1 per 25	1 per 20	n/a
Restaurant, Caf�, Bar, Lounge < 100sqm (standalone)	GFA	none	none	1 per 30	1 per 25
Restaurant, Caf�, Bar, Lounge > 100sqm	GFA	1 per 100	1 per 50	1 per 30	1 per 25
Community:	Criterion	Maximum	Maximum	Maximum	Maximum
Community facility, library, museum, art gallery	GFA	1 per 150	1 per 100	1 per 50	1 per 50
Place of Worship	Seat	1 per 50	1 per 20	1 per 10	1 per 5
Place of Public Worship	Seat	1 per 50	1 per 20	1 per 10	1 per 5
Medical facility	Consulting Room	1	2	2	n/a
Hospital	GFA	1 per 100	1 per 75	1 per 50	1 per 50
Residential Institution	Bed	1 per 3	1 per 2	1 per 2	1 per 4
Funeral Home	parlour	4	4	5	n/a
Sport:	Criterion	Maximum	Maximum	Maximum	Maximum
Golf Course	Hole	n/a	n/a	n/a	6
Pitch and Putt	Hole	n/a	n/a	3	4
Gym / Sports Club	GFA	1 per 100	1 per 75	1 per 50	n/a
Sports Grounds / Sport related		case by case	case by case	case by case	case by case

Please refer to the Housing Quality Assessment which accompanies this document for further details and summary parking table on the following page.



Figure 47. Car Parking Layout

Residential Car Parking

Use Type	Car Parking	Visitor	Total
Houses	330	N/A	330
Apartments	109	38	147
Duplex	112	32	144
	551	70	621

Non- Residential

Land Use	Gross Floor Area sqm	DLRCC Standard	Car Parking
Creche	439	1 per 40sqm	11
Office	317	1 space per 100 sqm	4
Medical	147	2 spaces per consulting room	2
Retail	857	1 space per 50 sqm	18
Retail Convenience	431	1 space per 30 sqm	15
Community	321	1 space per 50sqm	7
Total	2512sqm		57

Total Development Car Parking

Residential Car Parking Provision	621
Non -residential Car Parking Provision	57
Total Development Car Parking	678

Other Car Parking included in the above total

	Residential	Non- Residential	Number
Disabled Car Parking	12	4	16
EV	61	12	73
Motorcycle	12		12
Parent & Child	N/A	3	3

Cycle Parking Residential

Type	Units	Long Stay	Visitor	Total
Houses	165	165	33	198
Apartments & Duplex	218	223	52	275
Total	383	388	85	473

Cycle Parking Non-residential

Uses	Short Stay	Long Stay
Retail	6	9
Retail Convenience	4	4
Medical Centre	2	2
Office	2	2
Creche	15	9
Community	2	6
Total	31	32

Total Cycle Parking

Long Stay parking (residential and non-residential)	419
Short Stay – residential and non -residential	117
Total	536

Other Cycle Parking

- 2 cargo bike spaces (oversized cycle spaces) provided. One within undercroft of apartment block and other in the undercroft of neighbourhood centre

Figure 48. Summary Car Parking Schedule.

4.12 DETAIL DESIGN

DETAIL LANGUAGE AND MATERIALS

The proposed buildings employ a controlled palette of materials with a mix of traditional and contemporary typologies.

The primary materials for the development will be a mix of high-quality brick textures with complementary stone details in selected areas to the street elevations. The material choice will ensure that the buildings proposed are durable as well as being of high visual quality.

Each one of the 4 proposed character areas has legible unique features that will create a sense of identity and place, while applying a coherent architectural language through the use of repeating elements such as complementary brick types, window types, balcony treatments, stone surrounds and metal canopies. Such features will be discussed in more detail the next pages.

The use of these high quality, durable and low maintenance materials within the scheme will contribute to the longevity, appearance and character of the proposed development. The landscaped podium, defensible spaces/paving and soft landscaping have been detail designed by RMD Landscape Architects with the full report accompanying this planning application



Figure 50. Key plan of character areas.



Figure 49. CGI views of variety of material employed within the scheme.

FINISHES AND DETAILING

BRICKWORK AND STONework

The scheme will consist of 4 shades of clay bricks together with pale render. This complementary materials pallet is employed as a coherent family of materials that will run through the different character areas and create an unique identity to Kiltarnan

- High quality buff, grey and red brick elevations align with current developments that are being built in the area, notwithstanding the delivery of a new neighbourhood with its own character at the heart of Kiltarnan Village.
- A varied built character will be achieved by using a combination of brick and render throughout the different character areas envisaged.
- The strong distinctiveness of the scheme's higher density edges is reinforced with the incorporation of aluminium/metal cladding in the upper level of the apartment buildings.
- The aesthetic design of the Neighbourhood Centre incorporating vernacular elements in terms of style (pitched roofs) and materials (brick and stone), which are sympathetic with the unique character of Kiltarnan, provides a distinct sense of place at the heart of the scheme and main entrance from the Enniskerry Road.
- Main external finishes are illustrated adjacent (fig. 51).

WINDOWS

To deliver visual variety, and variations of perceived wall depth, together with a diversity of detailing different approaches have been applied to the in-wall opes:

- Large opes to the commercial spaces in the Neighbourhood centre and Duplex block D1.
- Well considered wall openings balanced through different facades creating a rhythm
- Window proportion and style vary within the individual character areas to provide visual interest.

In all cases, the aesthetic aim is to play on the contrast between solid and void and between the glass and brick.

BALCONIES

Cantilevered balconies will project from the apartment blocks with balcony balustrading to be metal with a thin profile to deliver a clean appearance to the overall facades, as shown in the CGI's adjacent.

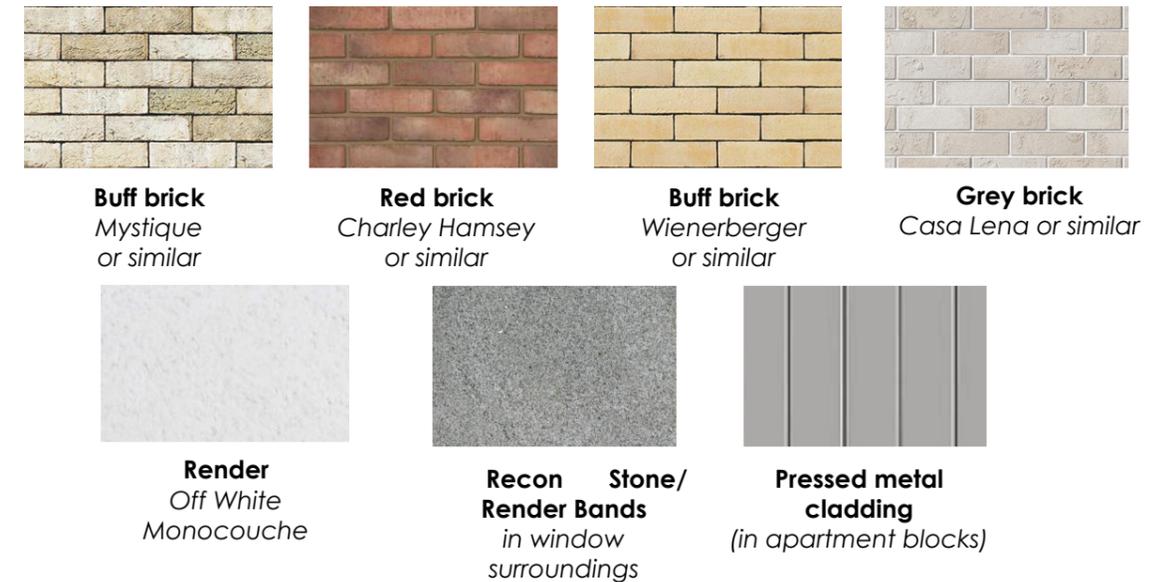


Figure 51. Palette of materials.



Figure 52. CGI images of detailed finishes.

MATERIALS - NEIGHBOURHOOD CENTRE & APARTMENT BUILDINGS

The Neighbourhood Centre is designed having regard to the Kiltiernan Local Area Plan for this subject site in terms of high level architectural quality and urban design. It proposes a contemporary language with a rational rhythm of openings combining with vernacular elements that resonate with the special character of the Kiltiernan traditional built fabric.

Apartment blocks C&D which are located at the entrance to the scheme from the Glenamuck road create a strong distinctiveness to the scheme's urban edge which is reinforced with the incorporation of aluminium/ metal cladding in the upper level of the blocks

The combination of glazed and solid surfaces is controlled, with the intention of creating visual interest while negotiating the volume of the buildings across the development. Stone detailing is used on the ground floor of the Neighbourhood centre block to emphasise the commercial uses behind adding to the visual interest to the overall development.



Figure 53. Front elevation of Apartment Block B of the Neighbourhood centre.



Figure 54. CGI images of Neighbourhood centre