

DONORE PROJECT

Architectural
Design
Statement

LDA 
Ghníomhaireacht Forbartha Talún
Land Development Agency

Metropolitan
Workshop
Architecture + Urbanism



Metropolitan Workshop

Architecture + Urbanism

14 years ago we set out to practice architecture differently. We wanted to make more useful, more beautiful, more inspiring buildings and places, but to do this we knew that we had to find a better process that harnessed the full spectrum of society's talent.

We could see that there needed to be greater recognition of the power of collaboration and creative exchange in the design process and that this needed to change before architecture and urbanism could evolve.

Our goal was to take on complex and challenging circumstances and turn them into more virtuous conditions for better outcomes. Our aim was to engage with the public to ensure that projects were better grounded and would succeed more sustainably. As designers we wished to put end users needs first, to understand them more fully, and to resolve issues through design rather than wish them away.

Put simply, we wanted to establish better, more inclusive processes which would result in better more inclusive places and buildings. Over the past 14 years and we found many others who also think this way, and we feature a few of them here.

People make places make people.

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View of Proposed Project Site

Executive Summary

1.01 Introduction

Overview

Document Overview

This document is intended to assist An Bord Pleanála in its understanding of the key design principles and considerations applied to the proposed scheme. The issues addressed have been worked through in collaboration with John Spain Associates Planning Consultants and an expert multi-disciplinary team, to ensure a sustainable and integrated development proposal that has due regard to best practice in Urban Design, Architecture, Cultural Heritage, Landscape Architecture and Engineering.

Proposed Development Overview

The 'Donore Project' site is located on the former St. Teresa's Gardens, Donore Avenue, Dublin 8. The development will consist of the construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha, and will provide regeneration and much needed residential accommodation in this location. The proposed homes will align with national Section 28 Guidelines and local planning policy as set out in the Dublin City Development Plan 2022-2028. In addition, all homes have been designed in accordance with current design guidelines: 'Sustainable Urban Housing: Design Standards for New Apartments (2020)'



Aerial View of Site

Proposed Project Boundary



1.02 Development Description

In accordance with Section 175(4) of the Planning and Development Act, 2000 (as amended) The Land Development Agency, on behalf of Dublin City Council gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended) for a seven year approval to carry out the following proposed development which is located on a site of c. 3.26 hectares, located on the former St. Teresa's Gardens, Donore Avenue, Dublin 8. The site is bound by Donore Avenue to the north-east, Margaret Kennedy Road to the north-west, The Coombe Women & Infants University Hospital to the west, the former Bailey Gibson factory buildings to the south-west, and the former Player Wills factory to the south-east. The development will consist of the construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha.

The development (GFA of c. 53,227 sqm) contains the following mix of apartments: 225 No. 1 bedroom apartments (36 no. 1-person & 189 no. 2-person), 274 No. 2 bedroom apartments (including 52 No. 2 bed 3 person apartments and 222 No. 2 bed 4 person apartments), 44 No. 3 bedroom 5-person apartments, together with retail/ café unit (168 sq.m.), mobility hub (52 sq.m.) and 952 sq.m. of community, artist workspace, arts and cultural space, including a creche, set out in 4 No. blocks.

The breakdown of each block will contain the following apartments:

- Block DCC1 comprises 111 No. apartments in a block of 6-7 storeys;
- Block DCC 3 comprises 247 No. apartments in a block of 6-15 storeys;
- Block DCC5 comprises 132 No. apartments in a block of 2-7 storeys;
- Block DCC6 comprises 53 No. apartments in a block of 7 storeys;

The proposed development will also provide for public open space of 3,408 sqm, communal amenity space of 4,417 sqm and an outdoor play space associated with the creche. Provision of private open space in the form of balconies or terraces is provided to all individual apartments.

The proposed development will provide 906 no. residential bicycle parking spaces which are located within secure bicycle stores. 5% of these are over-sized spaces which are for large bicycles, cargo bicycles and other non-standard bicycles. In addition, 138 spaces for visitors are distributed throughout the site.

A total of 79 no. car parking spaces are provided at undercroft level. Six of these are mobility impaired spaces (2 in each of DCC1, DCC3 & DCC5). 50% of standard spaces will be EV fitted. Up to 30 of the spaces will be reserved for car sharing (resident use only). A further 15 no. on-street spaces are proposed consisting of:

- 1 no. accessible bay (between DCC5 & DCC6)
- 1 no. short stay bay (between DCC5 & DCC6)
- 1 no. crèche set-down / loading bay (between DCC5 & DCC6)
- 1 no. set-down / loading bay (northern side of DCC5)
- 1 no. set-down/loading bay (northern side of DCC 3)
- 10 no. short stay spaces (north-east of DCC1)

In addition, 4 no. motorcycle spaces are also to be provided.

Vehicular, pedestrian and cyclist access routes are provided from a new entrance to the north-west from Margaret Kennedy Road. Provision for further vehicular, pedestrian and cyclist access points have been made to facilitate connections to the planned residential schemes on the Bailey Gibson & Player Wills sites for which there are extant permissions (Ref. No.'s ABP-307221-20 & ABP-308917-20).

The development will also provide for all associated ancillary site development infrastructure including site clearance & demolition of boundary wall along Margaret Kennedy Road and playing pitch on eastern side of site and associated fencing/lighting, the construction of foundations, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, play equipment, boundary walls, attenuation area and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.

1.03 The Client & Proposed Team

The Client : The Land Development Agency

The Land Development Agency (The LDA) is determined to promote high quality, innovative, sustainable and liveable communities that can be realised and delivered through all its development channels.

The LDA operates within the Project Ireland 2040 compact growth and climate change agenda and wishes to ensure that each development it becomes involved with is consistent with this agenda, incorporating sufficient densities, taking account of national planning policies, and leveraging sustainable forms of transport. The LDA's and associated service providers development principles are set at a level to provide sufficient direction to the management team and our service providers, while also allowing for flexibility given that each site is unique. Accordingly, principles are set out in the following themes:

- Climate Commitment: Shaping our developments to be environmentally sustainable.
- Balanced: Driving our designs and delivery methodologies to achieve value for money while achieving our other design principles.
- Specific: Achieving character and a sense of place with our developments.
- Forward Thinking: Using our long-term focus to drive innovation.

Our principles will help achieve the necessary balance of ensuring schemes are technically and financially deliverable, while incorporating the changes for the better that The LDA wishes to make on the Irish residential landscape.

The LDA is fully committed to delivering a sustainable high quality new residential-led development on the subject site together with the necessary supporting physical and social infrastructure.

The residential component of the development will be delivered on a phased basis and will incorporate a mix of home types that match the needs of future residents and will add diversity to the housing stock in Dublin 8. A key objective will be the delivery of social and affordable cost rental homes across a mix of tenures. This is outlined in the accompanying Part V statement.

The proposed development will incorporate The LDA's design principles. The aim is to develop a distinctive and sustainable new residential quarter, integrated with the adjoining neighbourhoods and landscape, and providing an exemplary place to live.

Dublin City Council

The LDA have developed the Donore Project in conjunction with Dublin City Council (DCC), who seek to enhance the city's attractiveness as a place in which to live, to work, to invest and to visit. With a total annual expenditure (between revenue and capital) of close to €1.6 billion and a workforce of c. 5,600 full-time employees, DCC takes a leading role in shaping the strategic vision for the city.

Dublin is an international capital city and the economic engine of the region and State. DCC provide a broad range of services and infrastructure to both citizens and visitors to Dublin to sustain the life of the city. These services include the provision of housing, planning, development, environmental, roads and traffic, fire and emergency, leisure and community services. Many of these services, including water, drainage, fire and emergency services are provided on a regional basis for the Greater Dublin area. Dublin City Council's Revenue Budget for 2021 is €1,079.6 billion.

Project Team & Consultants Roles

The full design team comprises of:

Metropolitan Workshop - Architects
(Residential and Masterplanners)
KSN Project Management - Project Manager
John Spain Associates – Planning Consultants
Aecom - Landscape Architects
Aecom - M+E Consultants
Aecom - Environmental Consultant
Aecom - Archaeology and Cultural Heritage
Aecom - Cost Management
Aecom - Structural Engineering
Aecom - Civil Engineering
Future Analytics - Stakeholder Consultants
Maurice Johnston & Partners - Fire and DAC consultants
CMSE - PSDP



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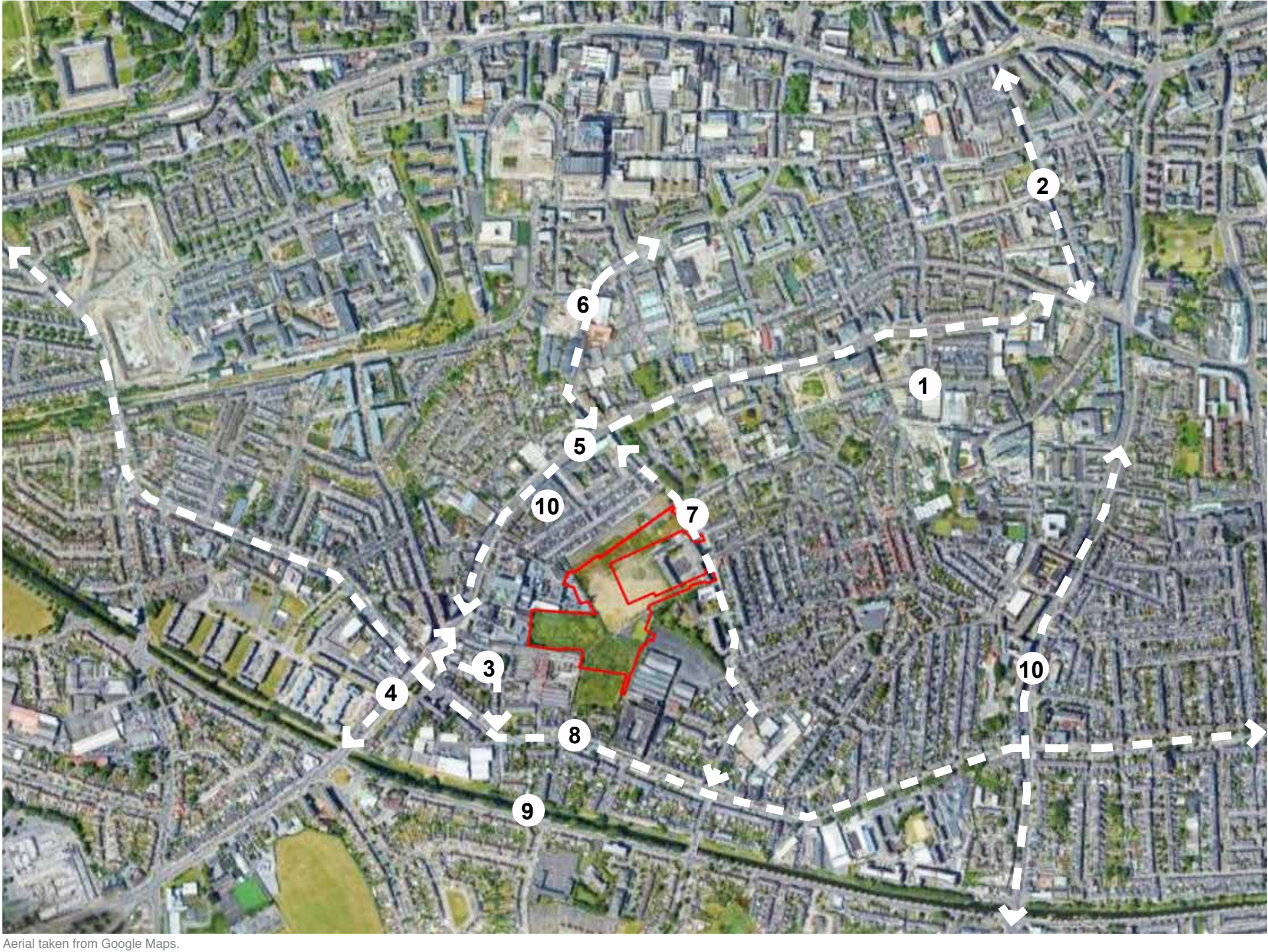
Aerial View of the Proposed Site

The Proposed Site

2.01 Site Location

The Donore Project site is located on the former St.Teresa's Gardens, Donore Avenue, Dublin 8, approximately 2.5km from Dublin city centre.

- Key:
- Streets and Routes:
- 01. Newmarket Square
 - 02. Francis Street
 - 03. Rehoboth Place
 - 04. Dolphin's Barn Street
 - 05. Cork Street
 - 06. Marrowbone Lane
 - 07. Donore Avenue
 - 08. South Circular Road
 - 09. Grand Canal
 - 10. Clanbrassil Street
- Donore Project Site Boundary







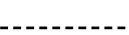



2.02 Existing Site Description

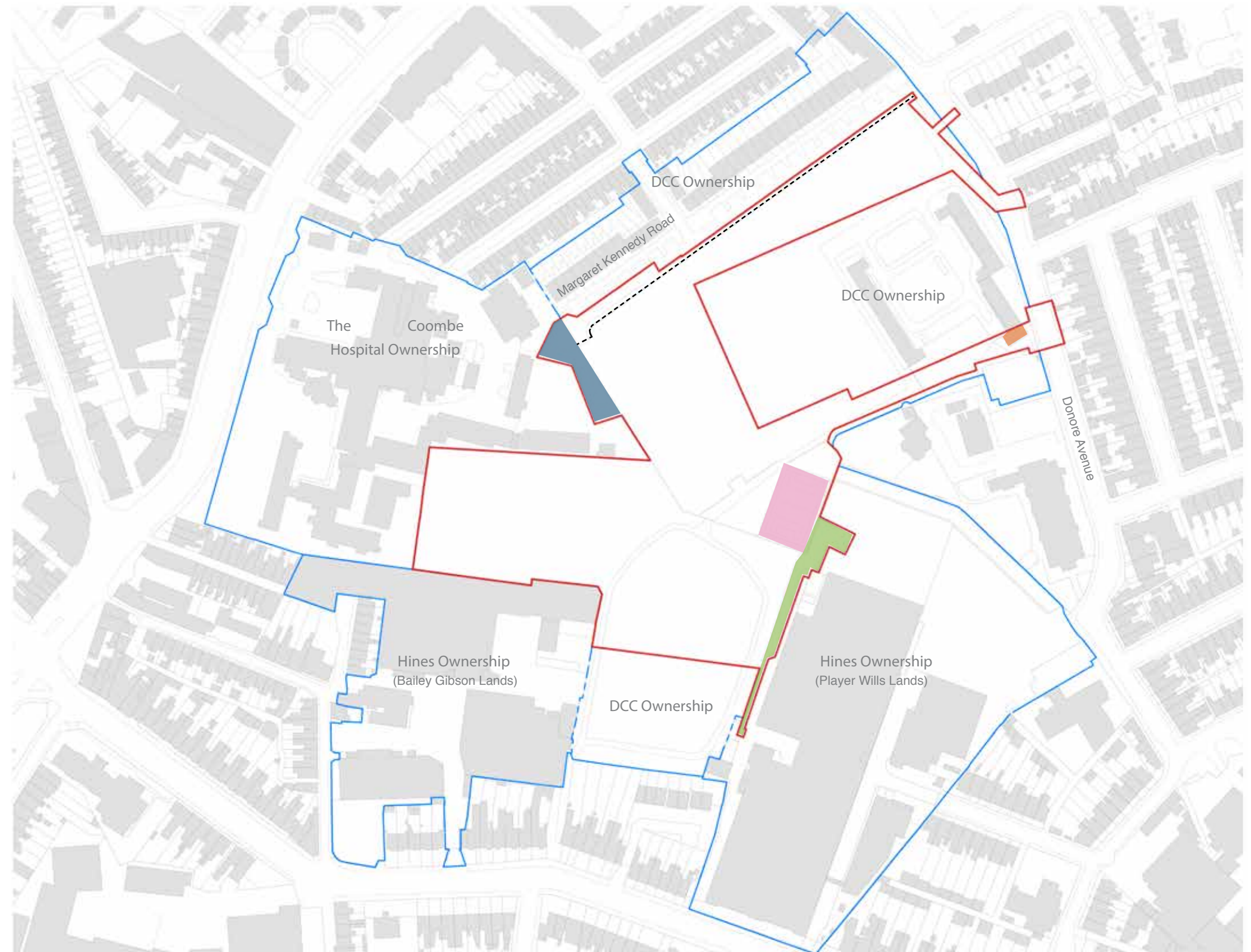
Topography and Site Features

The site is bound by Donore Avenue to the north-east, Margaret Kennedy Road to the north-west, The Coombe Women & Infants University Hospital to the west, the former Bailey Gibson factory buildings to the south-west, and the former Player Wills factory to the south-east.

It is a brownfield site that is largely unused and predominately overgrown rough ground. The north-western boundary to Margaret Kennedy Road is bound by a wall. Both this wall and the playing pitch to the south-east of the site are proposed for demolition as part of this application.

A new lab building is currently under construction in the Coombe Hospital lands, adjacent to the north-western boundary of the proposed site. There is also an extant permission for a Colposcopy building on the Coombe Hospital lands to the west of the proposed site. Construction of this building has not yet commenced.

-  Existing Playing Pitch
-  Portion of HSE Ownership within Site Boundary
-  Portion of lands under Hines' ownership within site boundary
-  Existing building proposed for demolition as part of Granted Part 8 permission ref. 2475/18
-  Existing wall to Margaret Kennedy Road
-  Site Boundary
-  Adjacent lands, refer to drawing for ownership
-  Adjacent lands, refer to drawing for ownership



2.03 Site Context & Setting

Site History

Early Site History:

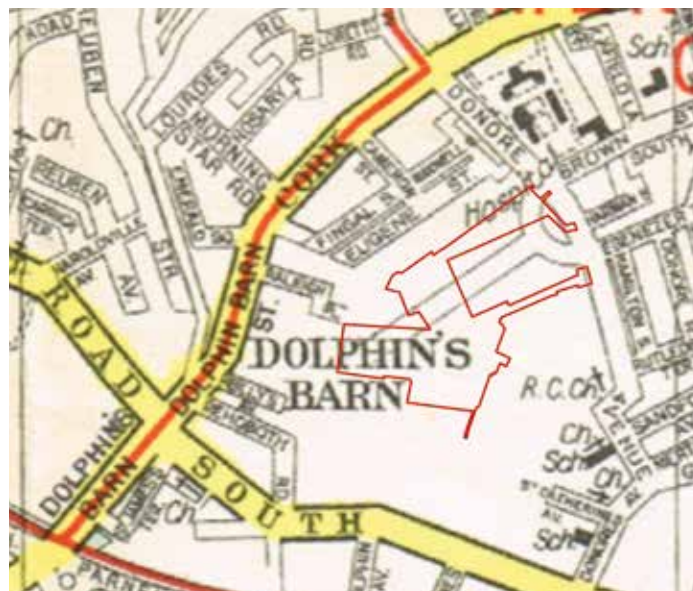
The Donore Project site has an interesting and multi-layered history, derived from its location in the dynamic and evolving city of Dublin.

In medieval times the area lay within the territories of the Abbey of St. Thomas the Martyr, and the lands of the Priory of St. John at Kilmainham. With the dissolution of the Monasteries in the 1530s, the lands were granted to William Brabazon and stayed in that family for the next few centuries.

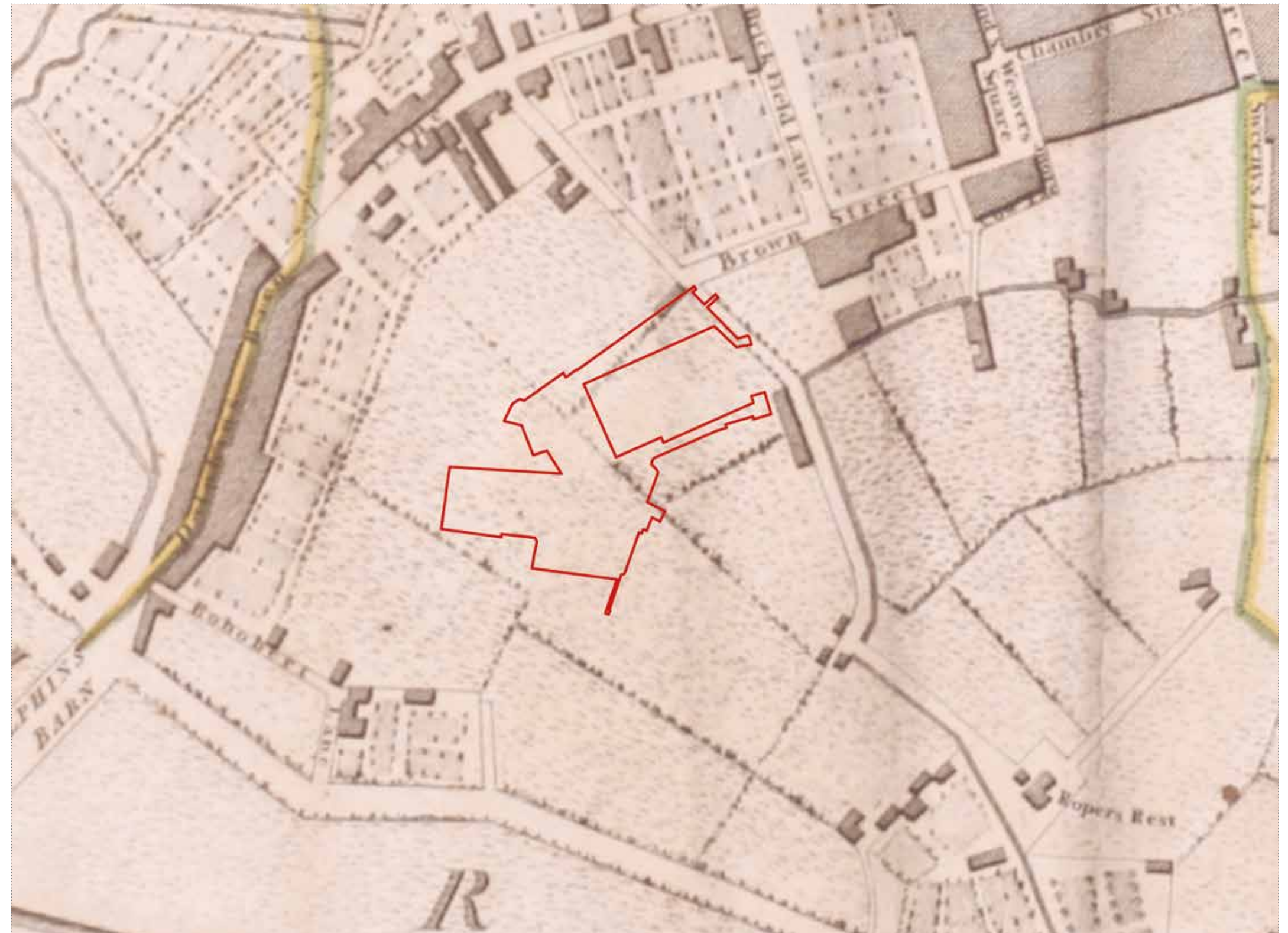
The growth of the cloth manufacturing industry in the area in the 17th Century, coupled with the traditional industries of milling and tanning, increased industrial activity and population in the area around Dolphin's Barn and Donore and today's street network grew throughout the 18th Century.

Grain mills, maltsters, paper mills, metal working industries and a chemical works could all be found in the immediate vicinity, while brick making was carried out to the south of the canal. One unusual industry, a fireworks factory and powder magazine, was located on the site of the St. Teresa's Gardens complex.

By the end of the eighteenth century, the district suffered from overcrowded conditions and poor facilities, although much of the area remained rural in nature, with farming continuing into the 20th Century.



1945 Map of Area



1797 Map of Area

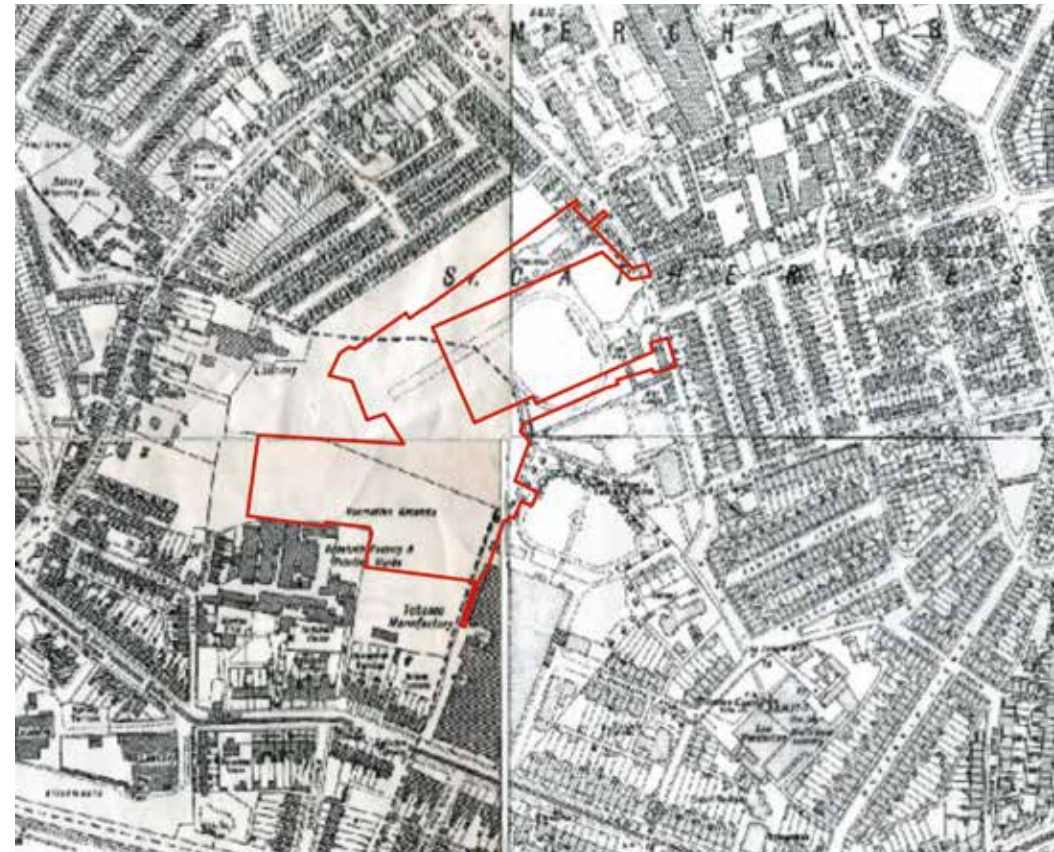
2.03 Site Context & Setting

Site History

A large house and grounds, known as Brook Lawn, occupied the area of the Donore Project in the later nineteenth and earlier twentieth Centuries.

Following purchase of the site by Dublin Corporation in the 1940's, the St Teresa's Gardens complex was designed ca. 1940 by Dublin Corporation Architects under the aegis of H.G. Simms, Chief Housing Architect.

The design was influenced by early 20th Century Dutch and British style municipal housing; horizontal compositional emphasis, curvilinear elements, tower forms, and 'gallery access' walkways. The blocks were arranged in a non-perimeter fashion and the strong axial planning and symmetry employed contrasts with Simms' earlier and more successful schemes.



1930 -1940



2000-2010



Photos: Aerial image of the now mostly demolished St. Teresa's Gardens (DCC Architects Blog)



View of remaining two occupied flat blocks (to be demolished)(DCC Architects Blog)



Still from video St Teresa's Gardens during the 1980s (Youtube)

2.03 Site Context & Setting

Recent History

2005 - 2006

John Thompson and Partners was appointed by Dublin City Council to prepare a Framework Development Plan for Dolphin's Barn. The redevelopment of St. Teresa's Gardens is a key component of the Plan.

2006 - 2009

Various initiatives for regeneration were proposed – including joint venture / PPP type projects with the owners of adjacent sites (Player Wills site and Bailey Gibson site), this process was inconclusive given the economic climate at the time.

2010 - 2013

Dublin City Council in partnership with the DECLG, St. Teresa's Regeneration Board and the residents of St. Teresa's Gardens commences planning for the regeneration of St. Teresa's Garden's with the object of examining options for the upgrading or rebuilding of the existing social housing and enabling the proper planning and development of the lands.

2014 – 2016

Part 8 for demolition of existing flat complex and construction of a 50 unit new build social housing scheme (ref. 2475/18). De-tenanting, demolitions, further consultation, design processes, consolidation and refurbishment works, fit out works, precinct improvements, liaising with utilities, enabling works procurement, new build procurement etc. followed.

2016 - 2022

The Dublin City Development Plan 2016-2022 designated the lands as a Strategic Development and Regeneration Area (SDRA 12 – St Teresa's Gardens). This designation led to the preparation and subsequent adoption of a non-statutory Development Framework Plan in July 2017 which transposes the objectives of the City Development Plan for the SDRA 12 into an integrated planning framework. The specific development principles as outlined in the City Development Plan 2016-2022 impacted on the original Part 8 primarily as a result of the significantly increased amount of public open space (increased from 10% to 20% of land area) required under the SDRA 12 designation. In addition, the approved development objectives required provision of a purpose built multi-sport playing field of c.1.14 hectares.

As part of the implementation process a Part 8 application (Reg. Ref. 2475/18) was approved in 2018 for homes on City Council lands at Margaret Kennedy Road. The proposals formed an integral part of the SDRA 12 lands and included: demolition of the remaining St. Teresa's Gardens flats; 4 no. new homes; amendments to 12 no. previously permitted homes; and the first phase of a public park.

2022

The Dublin City Draft Development Plan will be fully adopted in December 2022. As part of this plan, the St. Teresa's Gardens and Environs SDRA has been re-numbered as SDRA 11, and is therefore referred to as such throughout this document. The updated Guiding Principles for the SDRA 11 are outlined in Section 6 of this document alongside text describing to how the proposed Donore Project responds to each of the Principles. Further phases of the development on the City Council lands envisage the provision of mixed use and residential accommodation as well as a community park and multi-sport playing pitch. These proposals will form part of the SDRA 11 regeneration, providing for an integrated approach to the development of public and private lands in a manner consistent with the Dublin City Development Plan 2022-2028 SDRA 11 designation.

Margaret Kennedy Road

The new development at Margaret Kennedy Road (Planning Reg.Ref 2475/18) is the first new development to come forward on the regeneration lands. The construction of 54 new homes was completed in early 2021, and a significant proportion were allocated to existing residents of St Teresa's Gardens.



Above: photos taken on site (December 2020) looking towards rear of The Coombe Hospital

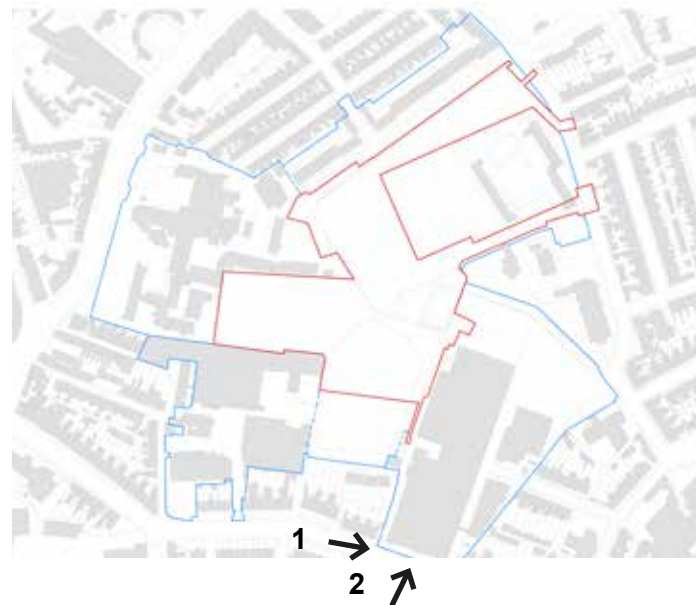
2.04 Local Character

Surrounding Buildings

The Player Wills site (to the south of the subject lands) is occupied by a disused factory building formerly associated with the tobacco industry that has extensive frontage onto South Circular Road. The building is included on the National Inventory of Architectural Heritage, rated as of Regional Significance.

The NIAH Appraisal of the building reads:
"Built to designs by Beckett & Harrington for W.D. and H.O. Wills in 1935, this building remained in use as a tobacco factory until 2005. Its form, scale and design make it an imposing presence on South Circular Road, and its obviously industrial function creates a striking contrast to the predominantly domestic architecture of the street. One of the rare surviving examples of the Art Deco style in Dublin, the render consoles and frieze are typical features of this style. A modernist influence can be seen in the expansive glazing to the front, and a strong sense of symmetry is created by projecting end-bays and a central breakfront. Cast-iron gate screens flanking the building are of technical and aesthetic interest, adding to the overall character of the composition."

The contribution of the subject building to the character of its setting along South Circular Road is significant due to its sheer scale and contrasting architecture. Although the industrial building is not in keeping with the earlier residential character of the street, it functions as a landmark building within the streetscape.



1. Above Images of Players Wills as it is today from South Circular Road



2.

2.04 Local Character

East of Proposed Site

The site is bound by Donore Avenue to the north-east and Margaret Kennedy Road to the north-west. A housing scheme recently completed by DCC lines the north-western edge of Margaret Kennedy Road (see image 4).

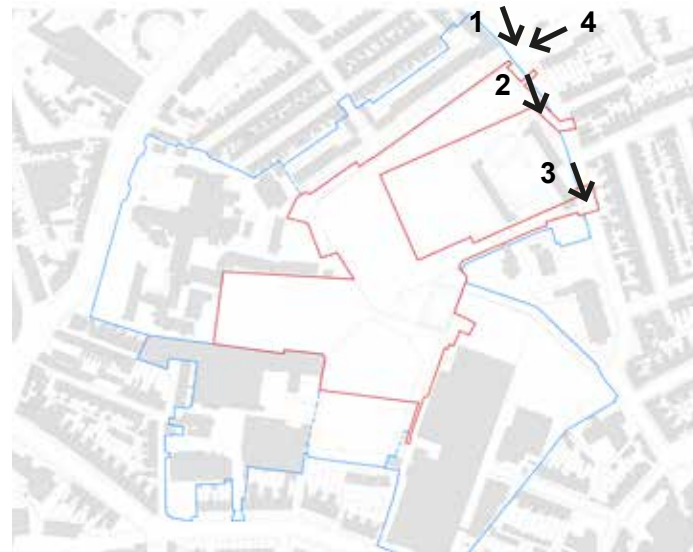
The predominant building form to the eastern edge of Donore Avenue is the two storey residential typology (image 1). To the western edge, adjacent to the proposed site, is the 3 storey Donore Community Centre (image 3) and a number of 4 storey apartment buildings that formed part of the St. Teresa's Garden complex (image 2). These apartment buildings are proposed for demolition as part of a granted Part 8 planning application ref. 2475/18



1. Donore Avenue, taken from Google Street View



2. Existing St. Teresa's Gardens, taken from Google Street View



3. Donore Community Centre



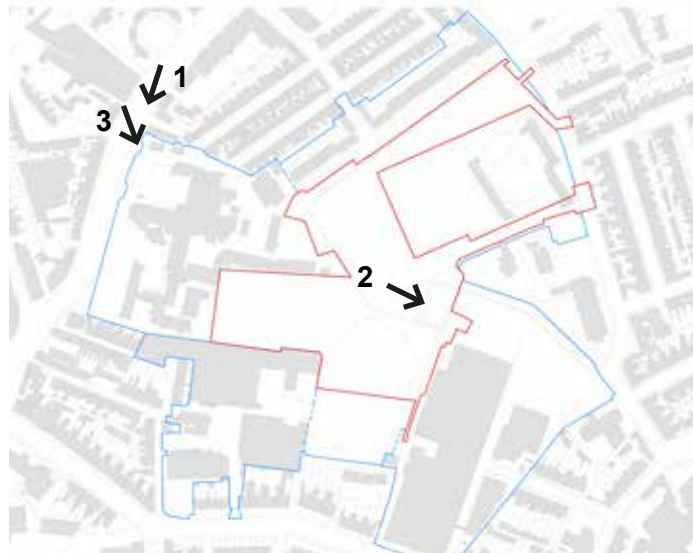
4. Margaret Kennedy Road Housing & Margaret Kennedy Road

2.04 Local Character

West of Proposed Site

The Coombe Hospital campus (image 3) sits between Cork Street and the western edge of the proposed site, and comprises a wide mix of buildings ranging between 1 and 6 stories in height. A new lab building is nearing completion (ref. 4049/19), sitting alongside the north-west of the proposed site boundary. There is an extant permission for a colposcopy building to the west of the site (ref. 3537/21).

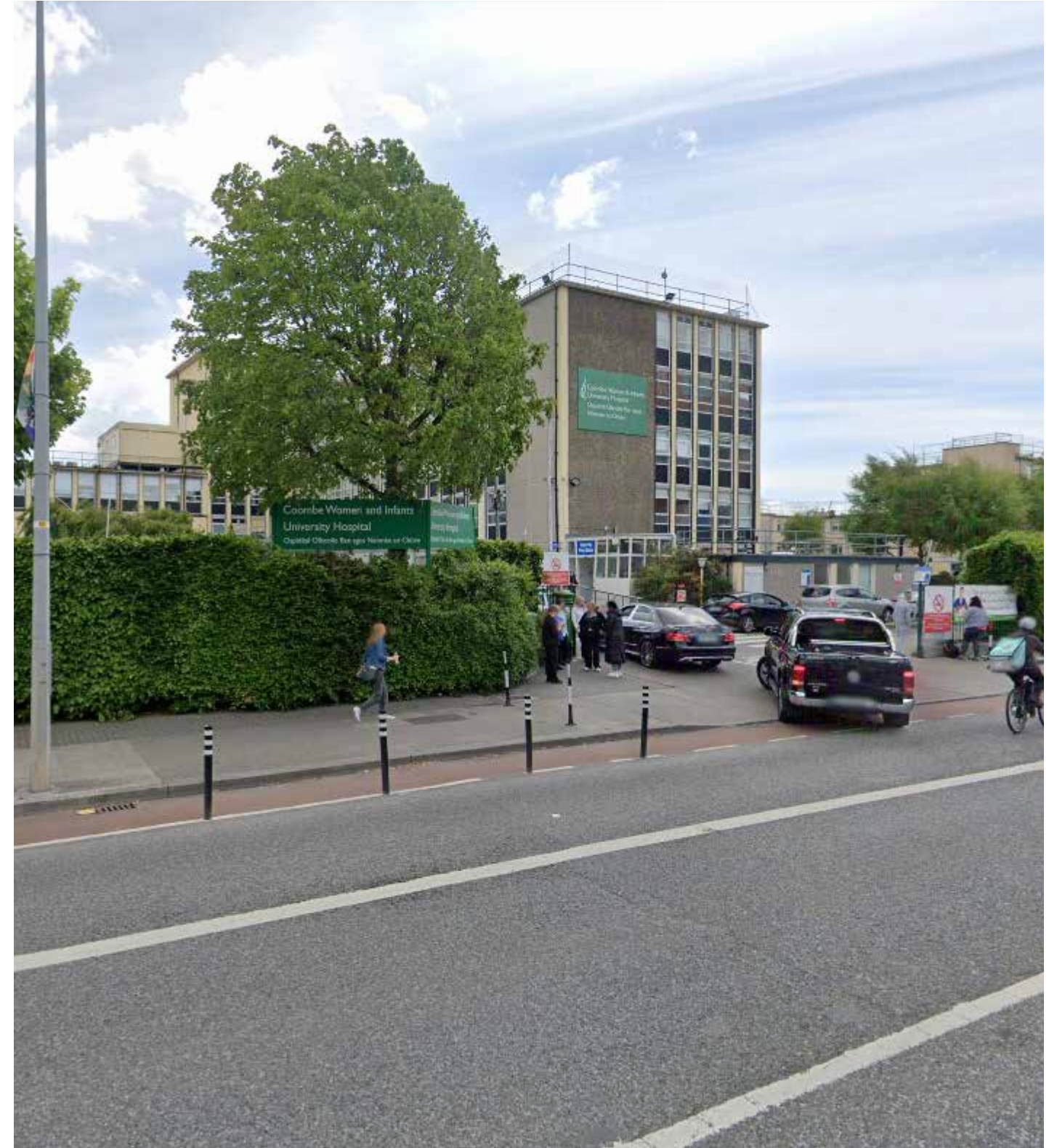
The south-western and south-eastern edges of the proposed site are bound by existing, disused warehouse buildings (image 2), which range between 1 and 3 stories in height. The warehouses are proposed for demolition under an under extant permission for Hines Phase 1 - Bailey Gibson site Ref. ABP-307221-20.



1. View along Cork Street, from Google Street View



2. View of Existing Warehouses to South-west of site



3. View of the Coombe Hospital from Cork Street, taken from Google Street View

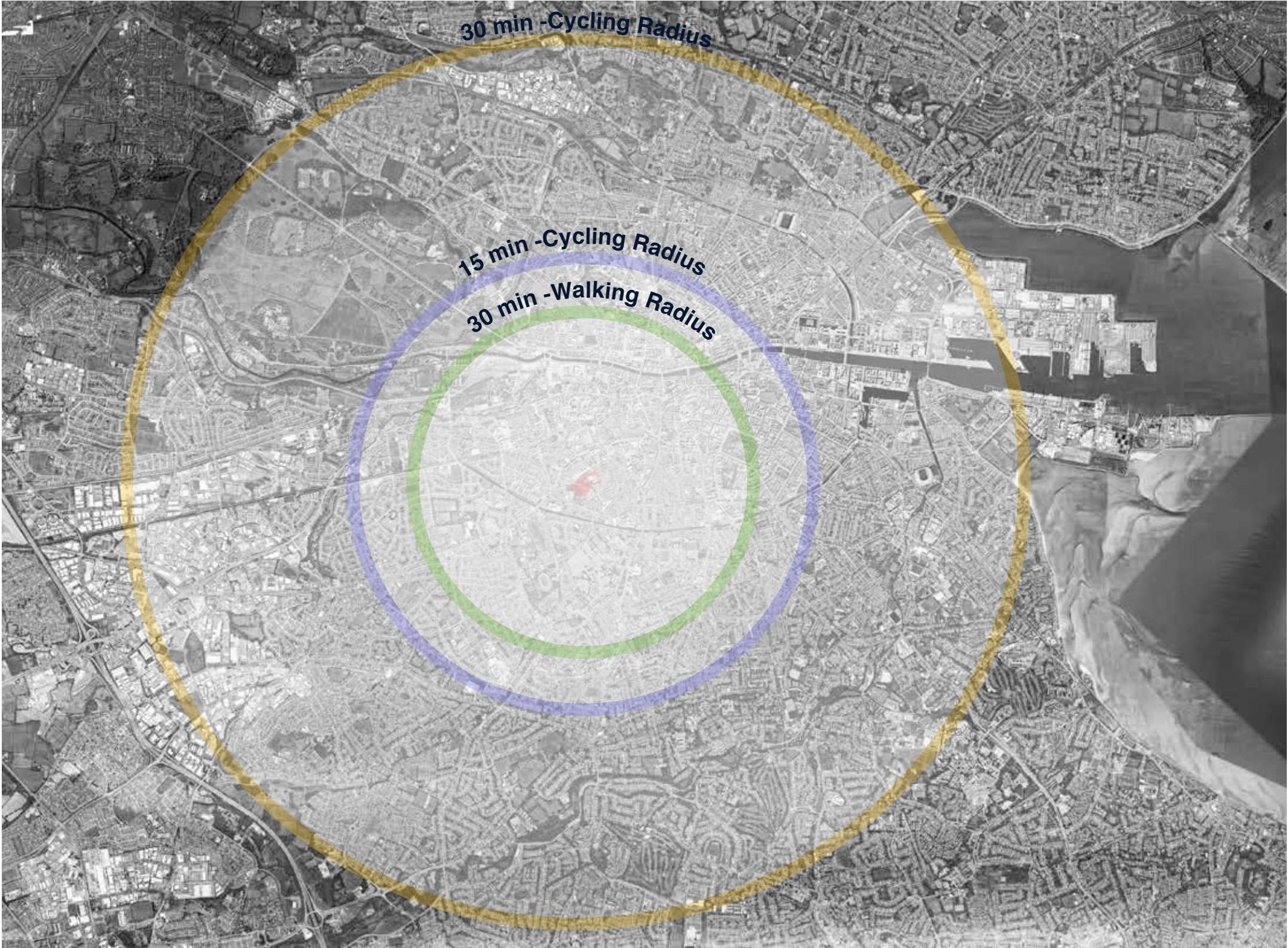


Aerial View of Donore Project Site

2.05 Walking and Cycling

Walking and Cycling

The proposed site is within convenient walking and cycling distance of the city centre and a number of other large employment centres as well as leisure and retail facilities. The Coombe hospital adjacent to the site, St. James's Hospital, home to the new national children's hospital, is within 15 minute walk of the sites as is Griffith College and the Guinness Storehouse. The city centre is a 25-30 minute walk. Heuston Station, the Phoenix Park and the Royal Hospital Kilmainham are also within a 30 minute walk of the site. In total, there are an estimated 90,000+ jobs within a 30 minute walk of the site. The city centre, TUD Grangegorman and Heuston Station amongst many others key destinations are all within a 15 minute cycle of the site, as shown in the figure to the right. There are an estimated 160,000+ jobs within a 15 minute cycle of the site.



- Donore Project Site
- 30 Min Walking Radius
- 15 Min Cycling Radius
- 30 Min Cycling Radius

2.06 Existing Land Use

Key Local Amenities, beyond the Site

A number of sports and recreational facilities are located in the area, catering for various needs and ages. They include sports clubs, 3 no. playgrounds, several parks, a number of allotments and the Grand Canal. A major park is also planned as part of the SDRA 11 as outlined in the Dublin City Development Plan 2022-2028.

- Local Retail:

1.

Lidl, Cork Street

2.

Your Local Pharmacy, Cork Street

3.

AC Boles Pharmacy, Dolphin's Barn

4.

Trinidad Grocery

5.

Spar, South Circular Road

6.

Centra, Cork Street

7.

Spar, Dolphin's Barn

8.

Balkan Convenience Store

9.

Tesco Express
- Local Services:

10.

An Post, Cork Street

11.

An Post, Dolphin's Barn

12.

Donore Credit Union

13.

GP Kevin O'Flynn

14.

Dolphin's Barn Library

15.

Rialto Primary Health Centre

16.

Donore Community Centre
- Schools:

17.

St. Catherine's National School

18.

Scoil Iosagain

19.

Leinster School of Music

20.

Scoil Treasa Naofa

21.

Presentation School Warrenmount

22.

Griffith Barracks Multi Denominational School
- Religious Buildings:

23.

St Teresa's Church

24.

St Catherine & St James with St Audoen

25.

Our Lady of Dolours Church

26.

Dublin Mosque

27.

Weaver Park

28.

Grand Canal



Cycle Route through Site

2.07 Transport

Public Transport Accessibility

The proposed site is located within a 5 minute walk of high frequency bus routes along South Circular Road, Donore Avenue and Cork Street - a designated Quality Bus Corridor. The Fatima Red Line Luas stop is within 10-12 minutes walking distance. The site is therefore in an accessible,urban location as defined by the criteria set out in section 4.20 of the DHPLG Design Standards for New Apartments 2020.

The figure to the right illustrates the existing public transport network local to the site. Using local public transport it is possible to arrive in the city centre within 15-20 minutes, the docklands within 30 minutes and the Citywest Business Campus in 40 minutes

Furthermore, there are also a number of planned improvements to the local and wider transport network as part of the Greater Dublin Area (GDA) Transport Strategy. Higher frequency bus routes are planned for South Circular Road & Cork Street with greater levels of priority also to be provided along both corridors.

As detailed in the DCC Draft Climate Change Action Plan, the council is committed to working with the National Transport Authority to achieve the objectives of the GDA Transport Strategy which aims to double all active and public transport trips by 2030.

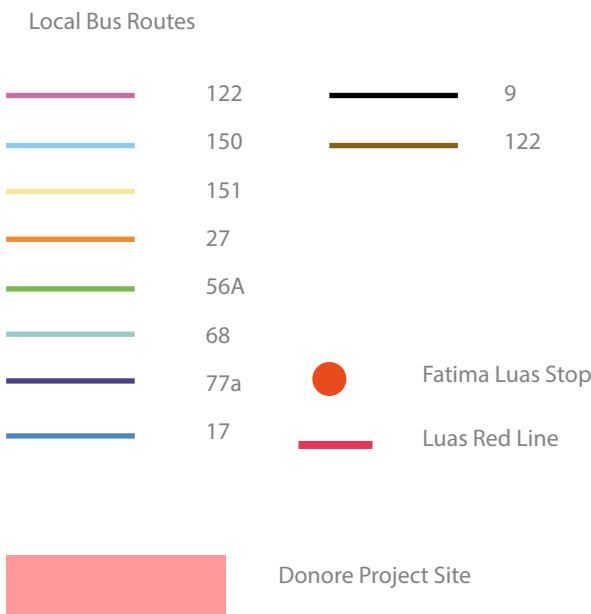


Diagram of Local Transport Routes

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3



Extract from Dublin City Draft Development Plan 2022-2028

Planning & Development Context

3.01 Development Plan

Dublin City Development Plan 2022-2028

The relevant development plan covering the site is the Dublin City Development Plan 2022-2028.

Land use Zoning:

The site is zoned Z14 'Strategic Development and Regeneration Areas' (SDRAs) under the Development Plan 2022-2028, with an objective: "To seek the social, economic and physical development and/or regeneration of an area with mixed use, of which residential would be the predominant use."

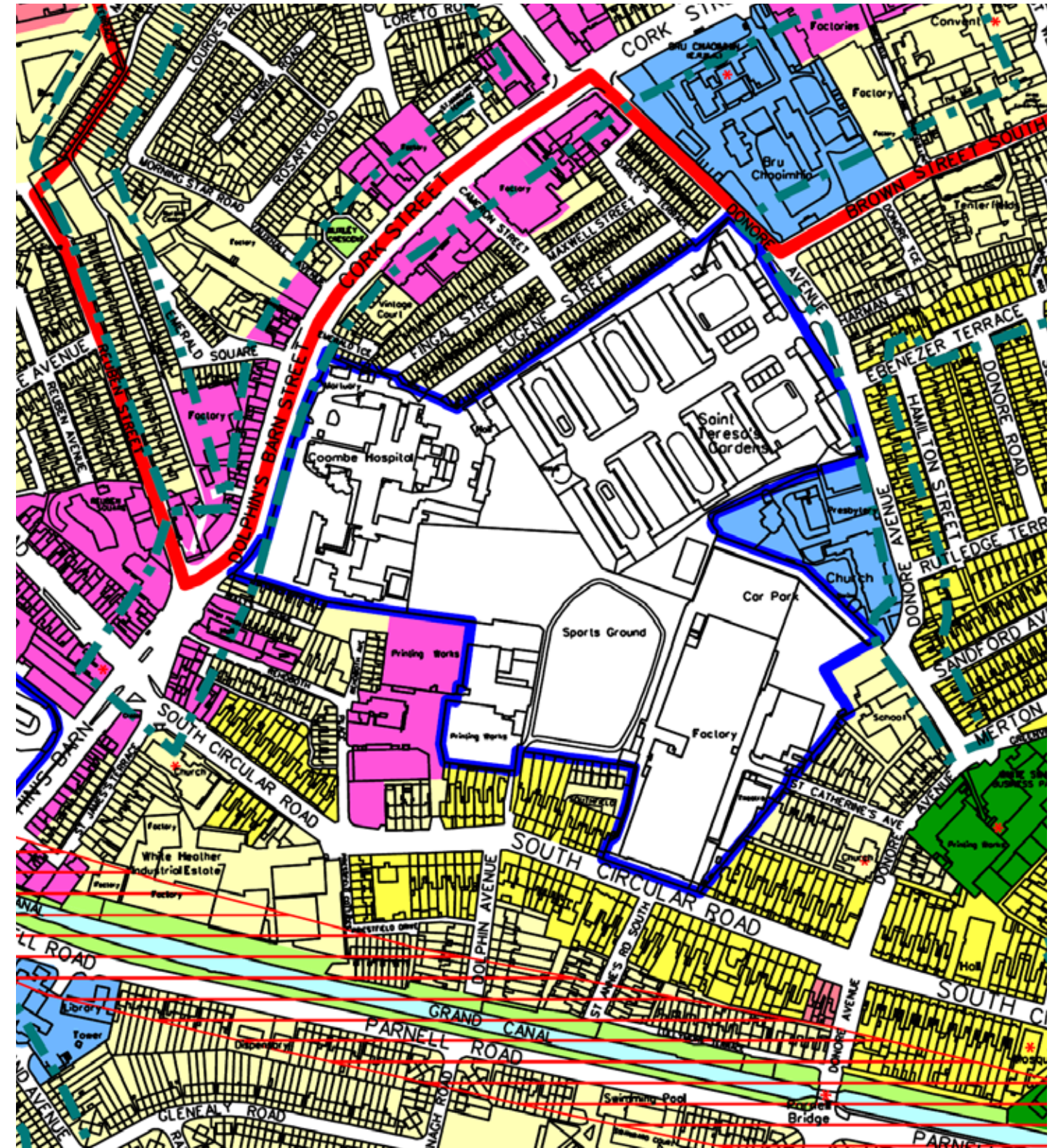
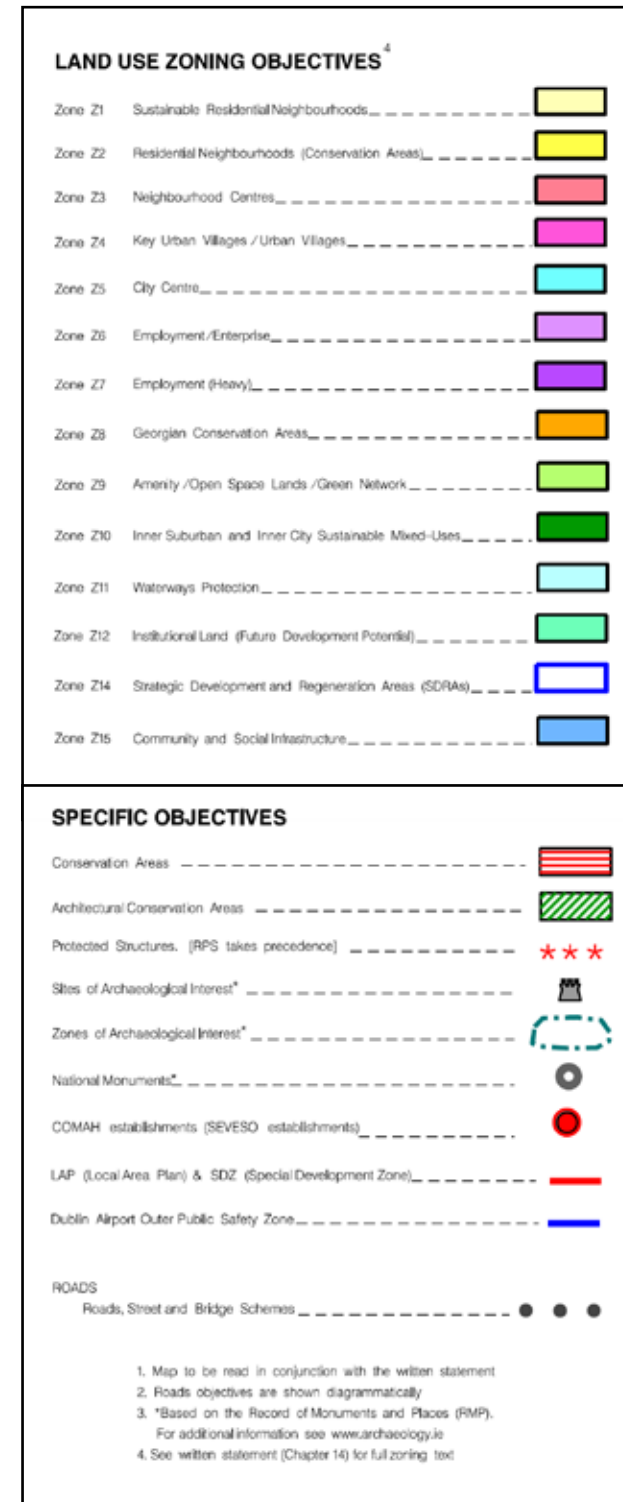
The zoning matrix for Z14 zoned lands identifies residential and childcare facility as permissible uses. The proposed development therefore accords with the zoning objectives for the area under the Development Plan.

Permissible uses within Z14 include:

Assisted living/retirement home, beauty/ grooming services, bed and breakfast, buildings for the health, safety and welfare of the public, {Build To Rent residential,} café/ tearoom, childcare facility, community facility, conference centre, craft

Uses open for consideration include:

Advertisement and advertising structures, betting office, (Build To Rent residential,) car park ancillary to main use, car trading, civic and amenity/recycling centre, cultural, creative and artistic enterprises and uses



Zoning Map and Associated Key: Extract from Dublin City Draft Development Plan 2022-2028, Zoning Map Set E

3.02 SDRA11 ST. Teresa's Gardens & Environs

DCC Development Plan 2022-2028

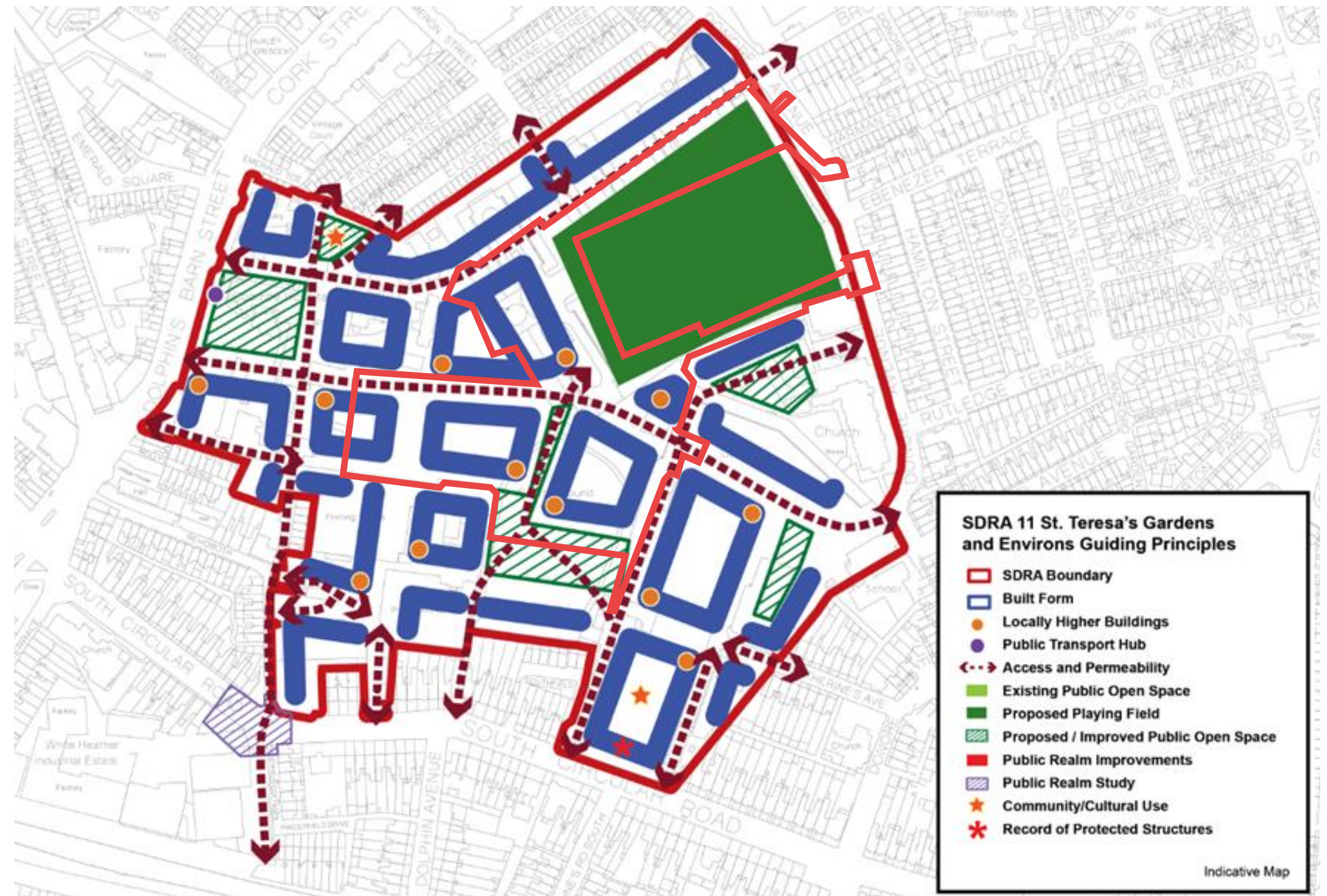
Extract from DCC Development Plan 2022-2028 SDRA 11 St. Teresa's Gardens & Environs:

St. Teresa's Gardens is a local authority housing estate that was built in the early 1950s, which has been the subject of plans for demolition and regeneration over a number of years. The scheme as originally constructed contained 346 residential units, accommodated in twelve 4-storey flat blocks, ten 2-storey houses and 10 commercial units. St. Teresa's Gardens, including the housing complex and the local authority owned playing fields to the south-west, totals approximately 6.0 hectares. Adjoining the estate, is the former Player Wills and Bailey Gibson sites, including the St. Teresa's church site on Donore Avenue (c4.6 hectares), which has been subject of recent large scale planning applications for residential development. Also adjoining the site is the Coombe Hospital site (2.32 hectares), which is proposed to be re-located to the St. James's Hospital Campus, creating a longer term opportunity site. The overall site, therefore, equates to c13Ha. Together, these key sites present considerable opportunities for redevelopment within the city in order to:

- *Deliver a mixed-use quarter with a considerable capacity for high quality residential accommodation and complementary uses.*
- *To maximise the potential of well-connected but underutilised brownfield low-intensity residential land, situated within the existing built fabric of the city and adjacent to the proposed Greenhills to City Centre Core Bus Corridor.*
- *To support the development of a network of streets and public spaces to ensure the physical, social and economic integration of St. Teresa's Gardens with the former Player Wills and Bailey Gibson sites and adjoining lands.*

For information regarding how the proposed Donore Project responds to the Guiding Principles of the SDRA11 refer to section 5.06 of this document.

— Approximate outline of Proposed Donore project site boundary



Extract from Final Material Alterations to the Dublin City Development Plan 2022-2028 - Figure 13-11 SDRA 11 St. Teresa's Gardens & Environs

3.03 Future Context

Bailey Gibson Application 1

The proposals as part of the granted Bailey Gibson 1 application is described as the following by the architects Henry J Lyons in their Design Statement which accompanied their SHD application:

“the provision of a high quality Build-to-Rent Scheme consisting of 416 residential units arranged as studio, one bed, two bed apartments together with three bed triplex units and four bed houses. The development has been designed to comply with “Sustainable Urban Housing: Design Standards for New Apartments 2018” and follows best international practices.”

At the time of writing this scheme has been granted planning permission by An Bord Pleanála (ref. ABP-307221-20) and is currently the subject of a judicial review.



CGI images of the granted Bailey Gibson 1 development by Henry J Lyons Architects for Hines. Taken from HJL Urban & Architectural Design Statement



Bailey Gibson 1
Massing in Blue

Proposed Donore Project

3.03 Future Context

Bailey Gibson Application 2

The proposals as part of the current Bailey Gibson 2 application is described as the following by the architects Henry J Lyons in their Design Statement which accompanied their SHD application:

"it is proposed to demolish the existing vacant buildings and structures on the Bailey Gibson site to make way for development of 345 new homes across 5 blocks, BG 1 - BG 5, ranging in height from 2-7 storeys. The residential blocks will be contained within the Bailey Gibson site. The typology is predominantly apartments with 4 townhouses proposed in block BG5.

This is a mixed tenure scheme, with 292 units proposed as Build to Rent (BtR) across blocks BG1-BG3 and 53 units proposed as Build to Sell (BtS) in blocks BG4 and BG5. It is proposed to deliver 34 social and affordable homes as part of the overall total

All apartments have private amenity space. At ground floor this is in the form of terraces and on upper levels, balconies. Each of BG1- BG4 have communal amenity areas either as a courtyard or podium area. Tenant amenities and facilities are proposed in the BtR blocks and include a gym, co-working space, kitchen/lounge areas, concierge, and waste facilities.

Over 2 hectares of public open space including a multi-sport play pitch, a playground, 'St. Teresa's Playground', a boulevard, 'St. Teresa's Boulevard', a park, 'Players Park', a plaza, 'Rehoboth Plaza'. The proposed non-residential uses include in blocks BG1 and BG2 commercial units that have the capacity to support daily living needs e.g., a shop, pharmacy and professional services. A creche with capacity for approx. 60 children. In block BG2 the design includes floorspace for a café/restaurant/bar."

At the time of writing this document the scheme is in the process of being determined by An Bord Pleanála (Ref. ABP-314171/22).



CGI images of the proposed Bailey Gibson 2 development by Henry J Lyons Architects for Hines. Taken from HJL Urban & Architectural Design Statement



Bailey Gibson 2
Massing in Blue

Proposed Donore Project

3.03 Future Context

Player Wills Site

The Player Wills Site is located to the South East portion of the Framework Plan area. It is bounded to the south by the South Circular Road and enjoys access at the north to Donore Avenue. The development proposal involves the retention of the Player Wills factory building fronting the South Circular Road and the demolition of the warehouse structures to the rear

The proposal for the Player Wills Site is described as the following by the architects Henry J Lyons in their Design Statement which accompanied their SHD application:

“The proposal is for the provision of a high-quality Build-to-Rent Scheme consisting of 492 residential units arranged as a studio, one bed, two bed, three bed apartments together with three-bed triplex units. Additionally, 240 Shared Accommodation units are proposed within the former Player Wills factory building. The residential accommodation is provided within four principal building Blocks PW1, PW2, PW4 & PW5 and range in height from 2 to 19 storeys with a double basement below Block PW2”.

At the time of writing this scheme has been granted planning permission by An Bord Pleanála (permission ref. ABP-308917-20) but is currently the subject of a judicial review.



Computer generated images of proposed buildings on the Player Wills site by Henry J Lyons Architects.

Planning Submitted Dec 2020

732 Dwellings (240 Shared Living & 492 BTR)



Proposed Donore Project

Player Wills Site in Pink

4



Aerial View of the former St. Teresa's Gardens social housing complex

Public Engagement

4.01 Stakeholder & Community Engagement

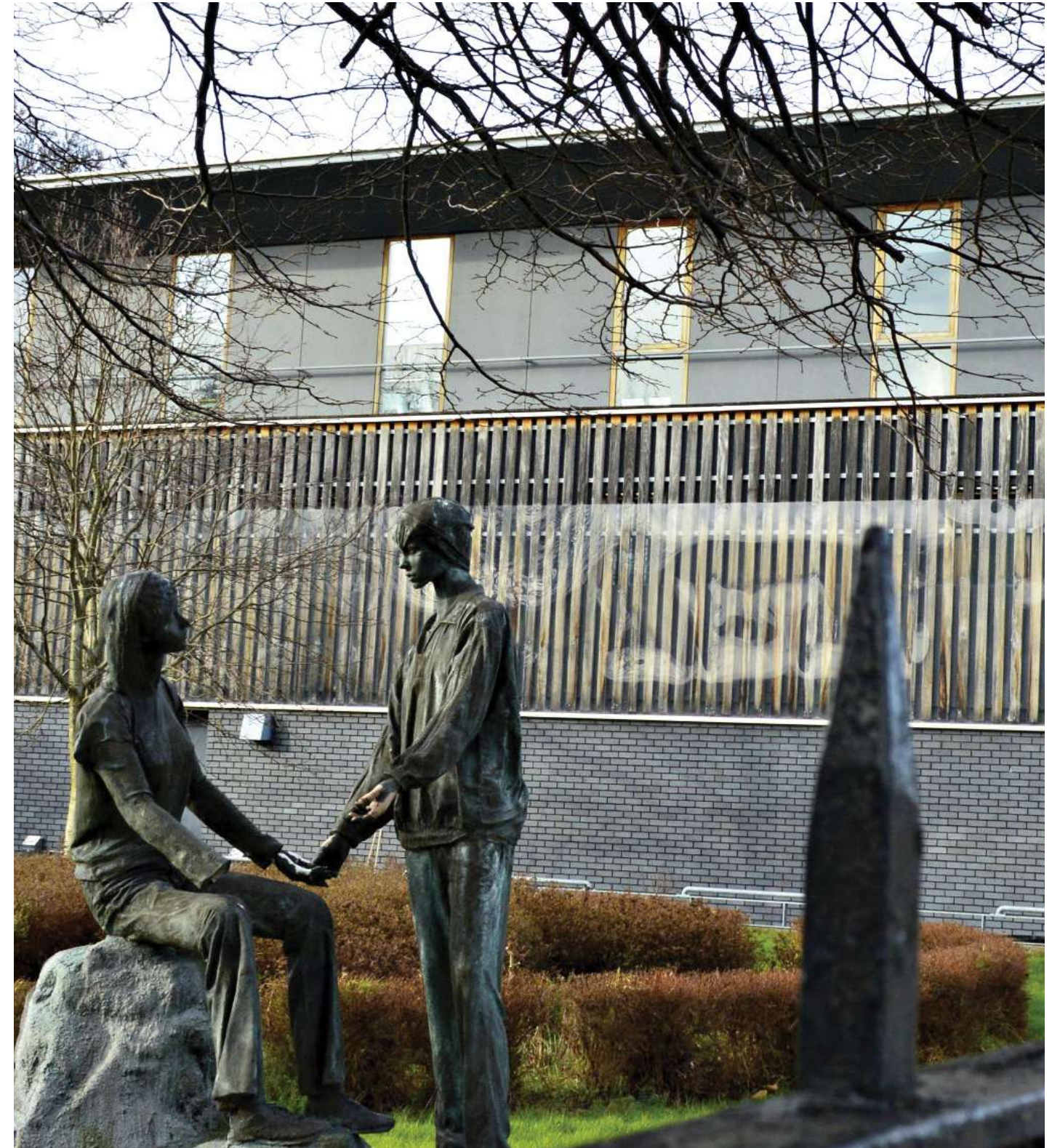
The LDA Project Team embarked on a Community and Stakeholder Engagement process to ensure that knowledge, views and concerns of from local and key stakeholders would be taken on board. This included the St. Teresa's Gardens Regeneration Board, local residents, visitors and workers in the environs of the project. With regard to engagement and consultation for the Donore Project, The LDA's motivation from the outset was to listen to, learn from and, ultimately, generate a shared vision for the former St. Teresa's Gardens site.

The formal, public-facing commencement of the project was marked with the publication of the project website, www.donoreproject.ie. This website includes all CLO (Community Liaison Office) contact details and all activities and events completed during the consultation. It was published to serve as a centralised resource for all communications, consultation and engagement activities, and as a resource library of all activities and publications relating to the project as it progressed.

The Community and Stakeholder Engagement was carried out in three Phases (A, B, C) with Phase C concluding on 18 February 2022 in advance of the planning application process - Phase D.

Overview of the consultation process:

Consultation Phase A (Initial Communications) and Phase B (Concept Proposal) were completed during 2021. These initial phases focused on the emerging project designs when the project was in its early stage of assessment. The Project Team reflected on the feedback and comments received during these earlier consultations and sought to address the observations where possible in the Phase C Consultation (Detailed Proposals).



South facade of the Donore Youth and Community Centre. Image used from 'Stakeholder and Community Engagement'

April 2022

4.02 Engagement Process

Phase A : Initial Communication Q1 2021

This phase involved communicating widely about the project – its aims and objectives, the engagement process, how people could get involved, means of contacting the Community Liaison Office, etc.

Using a dedicated website, surveys, meetings with local stakeholders, elected members and wider public engagement, information was gathered on local strengths, needs, challenges and opportunities, along with the feedback from the Community Liaison Office and contact channels.

Phase B : Initial Proposals Q2 2021

This phase sought to inform the public and stakeholders regarding the initial proposal and how the design proposals would address the key issues raised in Phase A. It provided an opportunity for stakeholders to engage with Initial Proposals for the Donore Project element of the overall SDRA 12 Framework Plan lands. Key activities included a series of events, workshops, and conversations where early ideas, views, sketches, and concepts were explored.

Phase C : Detailed Proposals

This phase provided an updated design proposal for the proposed development prior to progressing the formal pre-application consultation process to engage and inform the public and stakeholders.

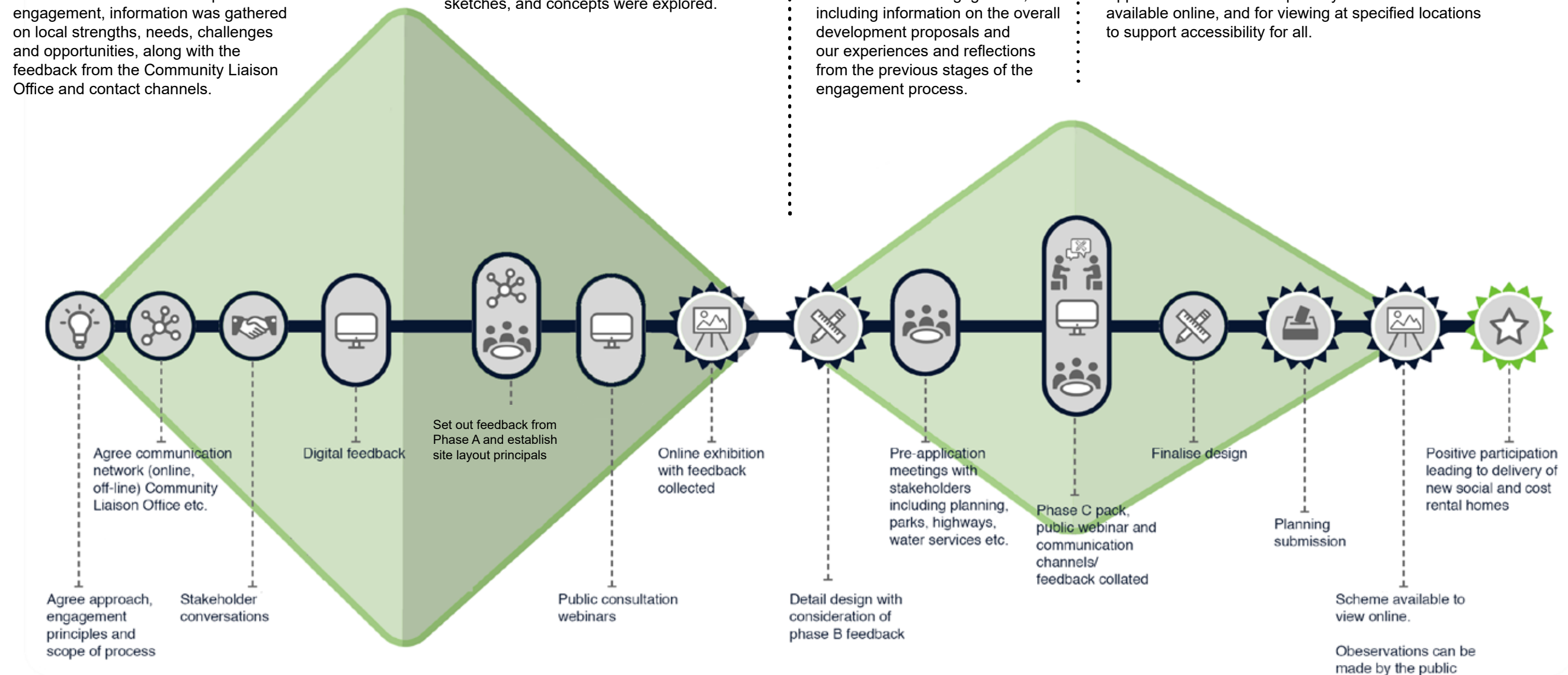
Further design proposal details were shared for public consultation and engagement, including information on the overall development proposals and our experiences and reflections from the previous stages of the engagement process.

Phase D : Planning Q3 2022

During the early stages of Phase D stakeholders were kept up to date regarding progress of planning application preparation as well as key activities proposed in the lead up to the Part 10 submission.

Following lodgement of the application, submissions or observations can be made by interested parties to the decision-making authority.

Application details will be publicly notified and available online, and for viewing at specified locations to support accessibility for all.



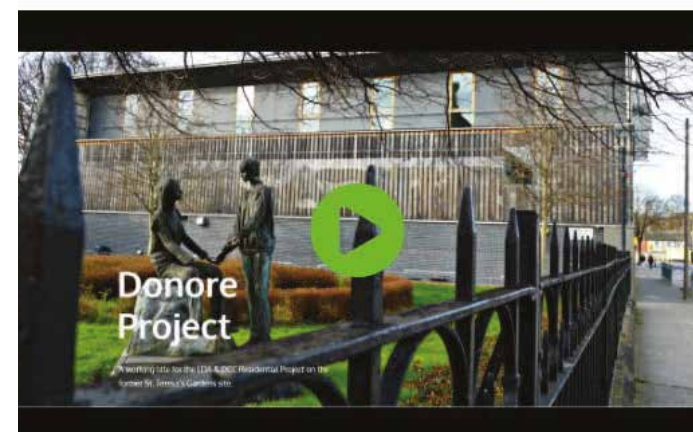
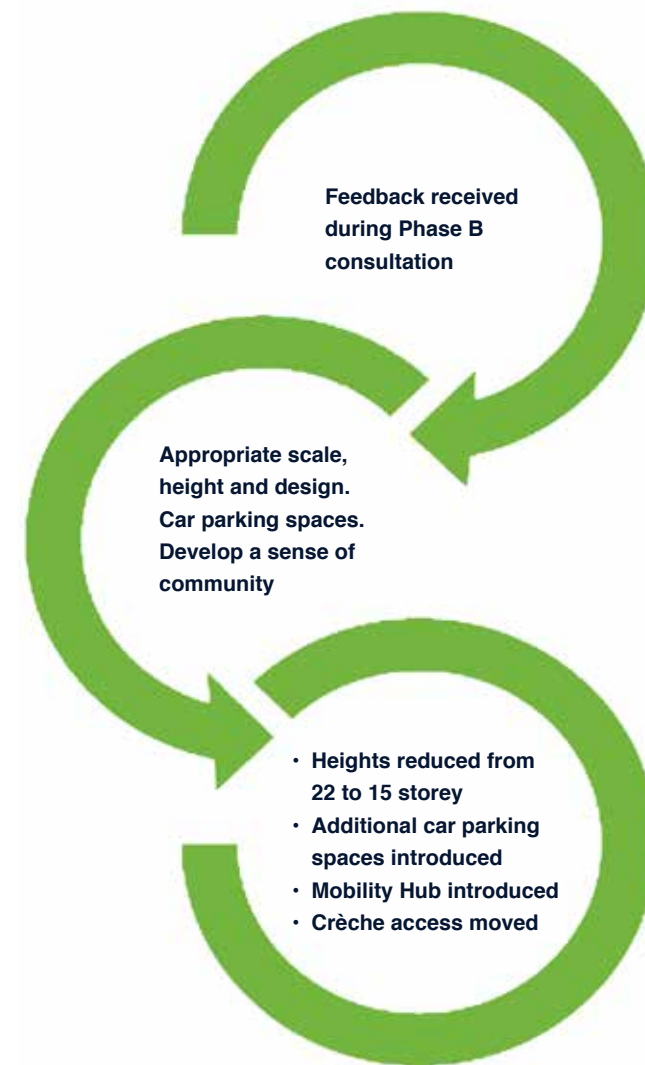
4.02 Engagement Process

Summary of overall correspondence

A total of 22 meetings/public engagements were held throughout the different Phases (A, B and C) of the Donore Project.

Throughout the consultation phases (A,B and C) over 100 engagements were held with different groups, Elected Members of Dublin City Council and the local community. A mini survey was implemented in Phase A, circulated to approx. 4,000 homes and businesses locally. 22 meetings were conducted, while 3 webinars (throughout Phase B and C) saw a combined participation of some 300 attendees. The Community Liaison Office also received over 50 submissions during Phase B and C, in addition to approx. 30 pieces of correspondence in Phase A. Based on a review of Google Analytics records, the project website activity saw more than 15,000 views throughout the consultation period (Phases A, B and C). Phase C concluded the stakeholder engagements for the Donore Project prior to progressing the formal lodgement process in Phase D.

The feedback and submissions have been carefully considered by The LDA and the Project Design Team for the final proposals and there will be an opportunity for any interested parties to comment on the formal proposals during the statutory application process, directly to the decision making authority.



Screen-shot of www.donoreproject.ie, of link to the webinar recording of consultation

 **Future Analytics**
Planning | Research | Economics



Word cloud of commonly recurring topics from online community 'Mini-survey' in Phase A

5



Aerial View of the proposed Donore Project

Design Proposals

5.01 Vision

Our starting point was to agree a clear vision which would help give direction to the design process.

The proposed site offers a distinct opportunity to develop a vibrant, sustainable and compact residential neighbourhood, which is well connected and supports the social, economic, and cultural well-being of the Donore area.

At the heart of this vision is the desire to create an inclusive and integrated community with high quality sustainable homes and supporting amenities, set in an attractive public realm with a network of links to enhance well-being and integration with the surrounding community.

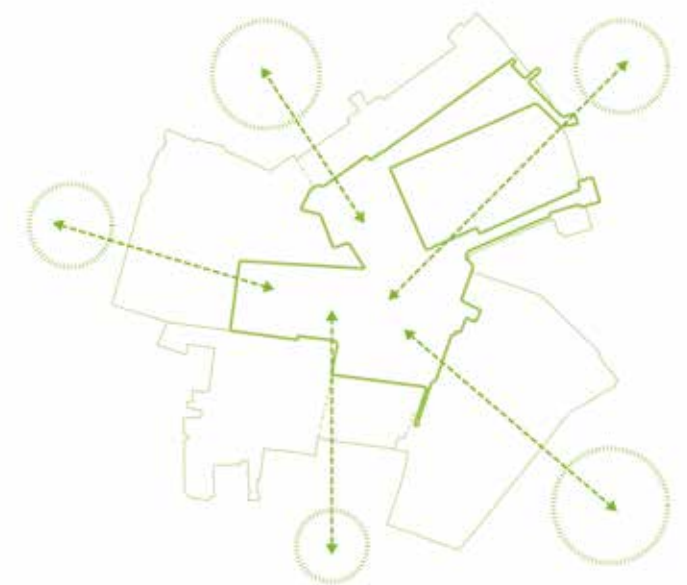
A Sustainable Neighbourhood:

The proposals aim to deliver a vibrant and compact neighbourhood built on the principles of sustainable development. These proposals will incorporate social and cost-rental homes, supported by recreational amenities, enhancing community development and well-being.



Integrating:

The Donore Project site is centrally located in Dublin City and within a long-established community. This offers the opportunity to connect, integrate and contribute to the vibrancy of the local community and beyond with new residential development providing homes into an established and expanding community.



A Connected Place:

The Donore Project is nestled within a well-established urban community. The development vision is to enhance this connectivity and permeability with a network of new activated streets and public spaces to and from this community. Cycling and walking links will be provided which will support active and sustainable travel options.



Building Community

The new Donore Project neighbourhood will include a number of home sizes and quality designs to suit a range of household sizes, ages and incomes, establishing the conditions for an inclusive and cohesive community for the long term.





CGI View of DCC3 through Player's Park

5.02 Masterplan

Proposed Layout

The plan opposite outlines the proposed Masterplan for the Donore Project site, in the context of the Hines Bailey Gibson 2 application Ref. ABP-314171-22 which is currently being determined by An Bord Pleanála; and Hines Player Wills extant permission Ref. ABP-308917-20.

The purpose of this non-statutory Masterplan is to demonstrate how the proposed Donore Project fits together with the proposed adjoining developments and accords with the Guiding Principles of SDRA 11, as set out in the Dublin City Development Plan 2022-2028.



Proposed Masterplan Layout 3D View



Proposed Masterplan Layout Aerial View

5.03 Summary of Design Evolution & Alternatives

Version 1 & Version 2

The following diagrams set out the evolution of the scheme from project inception to present.

Design development - version 1.

Our starting point was the SDRA 12 framework plan, (developed in 2017, refer to section 3.01) which illustrates a way in which the lands could be developed in line with the guiding principles set out in the then Dublin City Development Plan 2016-2022.

This plan indicates 4 blocks within the proposed site (DCC1, DCC3, DCC5 and DCC6) with the massing consisting of predominantly low rise buildings with potential for one or two mid rise buildings shown at the centre of the proposed SDRA 12 Framework Plan lands.

Having tested the scheme, we ultimately needed to make some amendments for the following reasons:

- Prior to appointment of the design team, planning approval had been granted for the Bailey Gibson proposal to the south of the site and a planning application had been lodged for a proposal on the Player Wills. Noting that these applications were ultimately brought to judicial review (this remains the case at the time of writing) we were cognisant that the footprint and scale of these applications set a new context which the design would need to adapt to. This meant we would not be able to design exactly to the SDRA footprints and would need to adapt the layouts in response to the extant applications.
- The land ownership lines went through the footprints of certain buildings (most notably DCC5) in a way which would have hindered constructibility.

Having reviewed these issues, we made alterations as described in Version 2 opposite.



Design development - version 2 March 2021

Our next iteration involved adjusting the figure ground plan taking account of the extant planning applications to the south. This had a significant impact on block DCC5 which needed to reduce in footprint (allowing for an appropriate street width to occur between DCC5 and BG2). In order to mitigate the reduced footprint of DCC5 the heights were adjusted as follows:

- South facing façades of both DCC5 and DCC3 were reduced to 2 no. storeys to allow sufficient light into the central courtyards.
- In order to mitigate this loss of accommodation, we investigated the potential for additional height on DCC1, DCC3 and DCC5. These adjustments also took account of the government's 'Urban Development' and 'Building Height Guidelines' (UD) (BHG) (2018) which had influenced the extant planning applications to the south. The proposals promoted a 15 storey tower on DCC1, a 22 storey tower on DCC3 and a 12 storey tower on DCC5.

During this period, we also worked with the LDA to develop the brief. Through this process we established some development principles including the following:

- Split of circa 70% cost rental and 30% social housing
- Required provision (within the social housing) for older persons accommodation

Version 2 became the draft plan which we took forward through the pre-application process.



5.03 Summary of Design Evolution & Alternatives

Version 3 & Version 4

Design development - version 3 May/June 2021

In response to feedback received at a series of meetings with DCC Planning Department, and as part of the design development process, we made the following amendments:

- We investigated ways in which we could retain the breaks within the perimeter block, notably the north end of DCC 1 and DCC 3. Owing to the podium car parking, and the need to keep the central courtyards as semi-public, it was ultimately decided to remove the breaks between the buildings as they could not properly function as “through” routes. While the gaps had an impact on the expression and massing of the buildings, it also had a bearing on how the circulation cores within the buildings operated (and how the social /cost rental split was managed). It was agreed to close the perimeter block facilitating a clearer definition of public and semi public space.
- To avoid large areas of blank façade on the tower element, the design team proposed minor amendments to the building footprints. This comprised of increasing the footprint of the DCC3 tower while introducing a colonnade to the underside. This move allowed us to push the circulation core of the tower to the middle of the plan, taking it away from the façade and facilitating the provision of additional homes. It also allowed us to split the mass of the tower into two distinct forms.
- We proposed widening the pedestrian space between DCC3 and DCC5 to make a more generous pedestrian route which could function as a public space and allow for greater daylight penetration to the apartments
- We introduced a balcony onto every apartment and set aside the idea of progressing the cost rental accommodation under the “build-to-let” guidelines. This meant 100% of the project would be brought forward under the usual “Design Standards for New Apartments (DSFNA) (2018)” without derogations.

The impact of these moves was that the Donore Project Park became a more activated and lively space with passive surveillance from residential balconies. This was given further weight by location the building entrance cores and some non-residential uses (such as the crèche and retail) from this space. This version of the project was presented at public consultation phase B



Design development - version 4 Current version

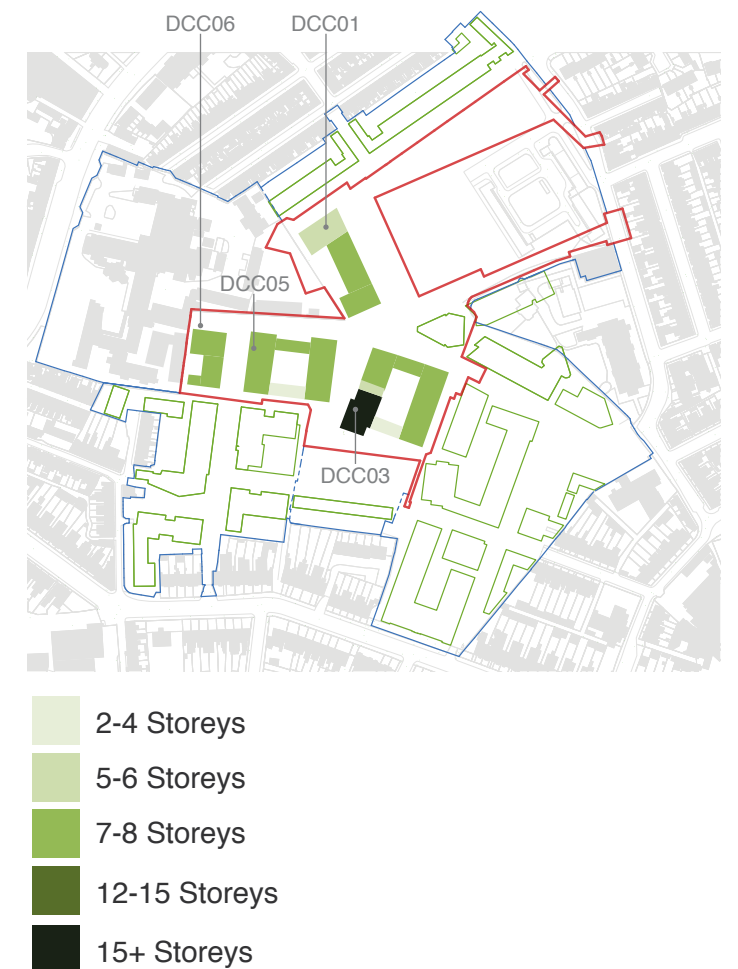
Following public and stakeholder consultation, several amendments were made to the project responding to feedback received during this period. These amendments included:

- Lowering heights on DCC6 from 8 to 7 storey
- Lowering heights on DCC5 from 12 to 7 storeys
- Lowering heights on DCC3 from 22 to 15 storey for tower elements and from 8 to 7 storey generally
- Lowering heights from 17 to 7 storey on DCC1
- Introducing an additional residents car parking podium to DCC1
- Introducing a mobility Hub to DCC3.

The adjustment in heights means that the project closely aligns with the guiding principles of the Dublin City Development Plan 2016-2022 SDRA 12 and the Dublin City Development Plan 2022-2028 SDRA 11 (re-numbered SDRA for St. Teresa's Gardens & Environs).

Originally it was envisaged that construction of the Donore Project would follow the development of the Bailey Gibson lands. In such a scenario, the Donore Project was reliant on forward infrastructure delivered as part of the Bailey Gibson project. Owing to the delays resulting from the Judicial Review process, it was agreed to decouple the projects such that the Donore Project could be delivered as a stand alone development. For this to happen, it was necessary to make adjustments to the site boundary to facilitate certain infrastructure connections as part of the Donore Project Part 10 application. This resulted in changes to the landscape layout and underground servicing of the development.

The designs for Version 4 were progressed and ultimately correspond with this planning application. The following pages set out how we have considered the design principles of the SDRA 11 as defined in the Dublin City Development Plan 2022-2028 in the formulation of the design of the proposed development.



5.04 Proposed Block Layout & Design

Part 10 Application Proposal

The proposed development adopts and builds on the considered architectural design principles set out in the Development Framework for SDRA11 lands including, but not limited to, building height, mix or tenure, street pattern/ integration, public realm and street activation. The site will be developed to provide 543 new homes with a mix of social housing (28%) and cost rental (72%).

As indicated opposite, the Part 10 application shows the proposed development in the context of the existing surroundings i.e. the existing warehouses that currently occupy the Bailey Gibson site and those that occupy the Player Wills site. Two further sets of drawings have been submitted for information purposes, to illustrate the future context of the site as outlined in Section 5.04 and 5.05 of this document should the proposed adjoining developments be built out.

Key

1. 15 Storey Tower in DCC3
2. Margaret Kennedy Road Housing
3. The Coombe Hospital
4. Existing Warehouses on Bailey Gibson Site
5. Existing Warehouses on Player Wills Site



Aerial View of Proposed Part 10 Site Layout with Existing Context



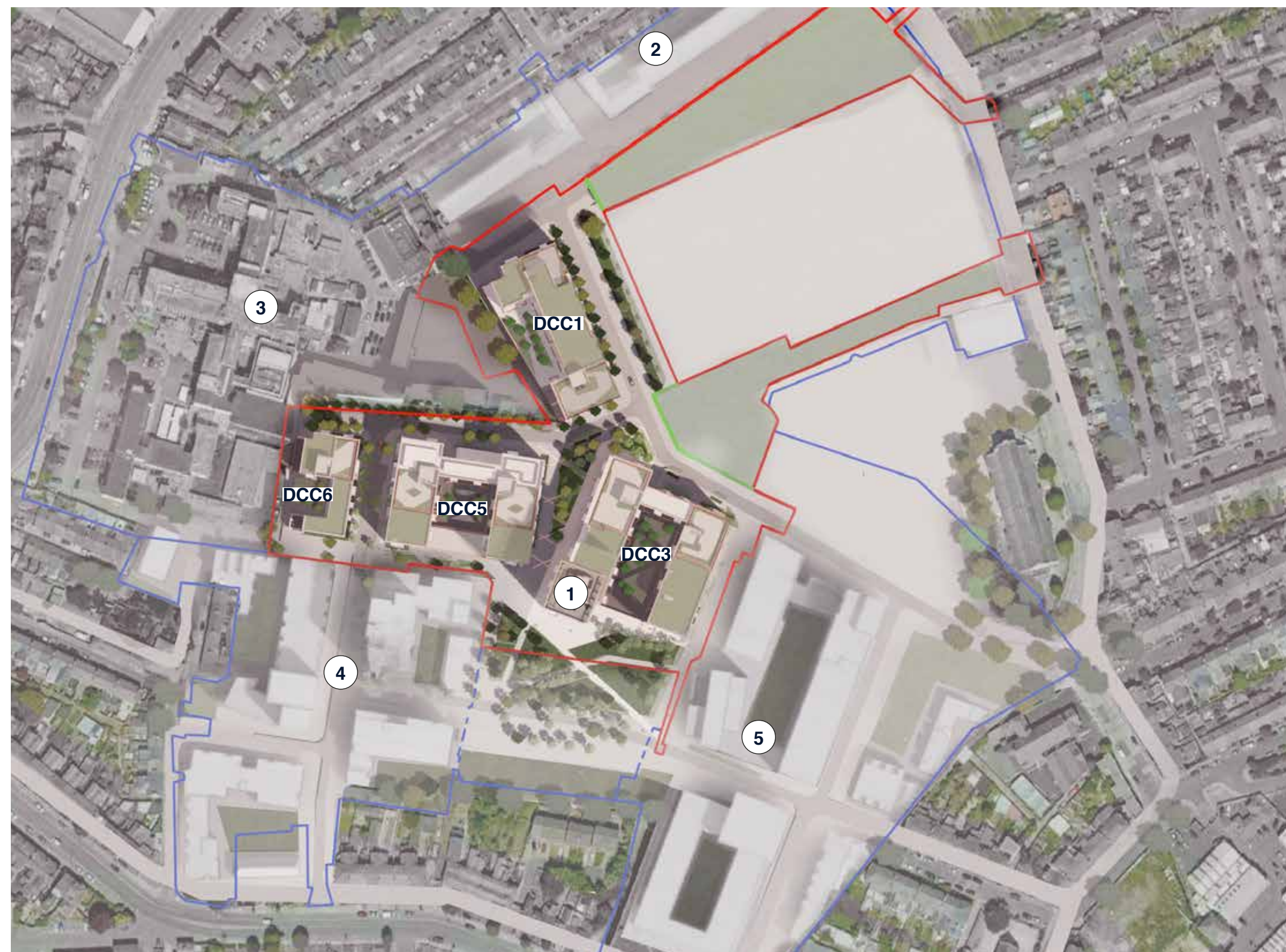
3D View of Proposed Part 10 Site Layout with Existing Context

5.05 Site Plan with Extant Permissions

Future Integrated Proposal

The proposed site layout has been developed with consideration for extant permissions: Hines Bailey Gibson 1 application Ref. ABP-307221-20; and Hines Player Wills extant permission Ref. ABP-308917-20. Both applications relate to adjacent sites which also form part of the SDRA11 lands. Upon completion, the development of the SDRA11 lands will provide an integrated network of buildings, streets and open spaces which in turn link to the adjoining neighbourhoods.

This image shows the proposed development in context of adjoining extant permissions being built out.



Key

1. 15 Storey Tower in DCC3
2. Margaret Kennedy Road Housing
3. The Coombe Hospital
4. Hines Phase 1 Bailey Gibson 1 - Extant Permission Ref. ABP-307221-20 (currently under judicial review at time of writing)
5. Hines Phase 2 Player Wills Site - Extant Permission Ref. ABP-308917-20 (currently under judicial review at time of writing)

Aerial view of proposed Donore Project with extant permissions



Future Playing Pitch Proposed as
Part of Current Planning Applica-
tion Ref. ABP 314171-22

3D View of proposed Donore Project with extant permissions

5.06 Site Plan with Extant Permissions & Current Application

Future Integrated Proposal

The proposed site layout has been developed with consideration for: the current application, Hines Bailey Gibson 2 application Ref. ABP-314171-22 which is currently being determined by An Bord Pleanála; and Hines Player Wills extant permission Ref. ABP-308917-20. Both applications relate to adjacent sites which also form part of the SDRA11 lands. Upon completion, the development of the SDRA11 lands will provide an integrated network of buildings, streets and open spaces which in turn link to the adjoining neighbourhoods.

This image shows the proposed development in context of adjoining proposed developments being built out.



Key

1. 15 Storey Tower in DCC3
2. Margaret Kennedy Road Housing
3. The Coombe Hospital
4. Hines Phase 1 Bailey Gibson 2 Site (Ref. ABP-314171/22) - Being determined by An Bord Pleanála at the time of writing
5. Hines Phase 2 Player Wills Site - Extant Permission Ref. ABP-308917-20 under judicial review at time of writing
6. Future Playing Pitch Proposed as Part of Current Bailey Gibson 2 Planning Application Ref. ABP 314171-22

Aerial view of proposed Donore Project with Extant Permissions & Current Application



3D View of proposed Donore Project with Extant Permissions & Current Application

5.07 Design Response to SDRA 11

SDRA 11 Guiding Principles

The guiding principles of the SDRA 11 are set out below in italics and have been extracted from the Dublin City Development Plan 2022-2028. The guiding principles are defined under the following key headings: Urban Structure; Land Use & Activity; Height; Design; and Green Infrastructure. A design response has been outlined in each case to explain how proposals align with the vision of the SDRA 11.

Urban Structure

“The proposed urban structure provides a strategic blueprint for the future development of the SDRA, identifying key connections, public open spaces, locations for increased height and building frontages that will inform an urban design-led approach to the regeneration of this strategic area. The development of a network of streets and public spaces will be promoted to ensure the physical, social and economic integration of St. Teresa’s Gardens with the former Player Wills and Bailey Gibson sites. The potential for further integration with the Coombe Hospital is indicated on the Guiding Principles Map but is indicative only.

The movement framework and street structure, as illustrated in the Guiding Principles Map, introduces permeability through the site, based on proposed key east-west and north-south links and several proposed local access streets. Ensuring north/south (Cork St. and Donore Avenue connection to South Circular Road) permeability and east/west (Dolphin’s Barn Street and Cork Street) is achieved.”

The proposed street network has been developed with consideration for the St. Teresa’s Gardens and Environs Strategic Development Zone guiding principles map, including its guidance on street layout and key connections to the surrounding neighbourhoods. The Donore Project lies at the centre of the SDRA11 lands with a network of streets that will encourage permeability across the site and through adjacent SDRA11 lands. The street layout and public space design has been co-ordinated with the adjacent Hines-led development at Player Wills + Bailey Gibson Lands and provides a key linking piece between Donore Avenue, South Circular Road and the Coombe Hospital lands.

A public space provided between DCC3 and DCC5

called the Donore Project Park, will provide a landscaped pedestrian route through the site which ultimately connects Cork Street and Donore Avenue through to the South Circular Road. Potential connections with the Coombe Hospital lands are provided and temporarily landscaped prior to the Coombe Hospital lands being developed. The proposed site, along with development of the adjacent SDRA 11 lands, will include a highly permeable network of streets that will focus on pedestrian and cycle accessibility. Neighbouring residents and future occupants will be able to move freely as result of connections formed through the proposed development and this will allow everyone to take full advantage of the attractions and services offered. By encouraging a mix of occupiers and uses, including independent businesses and retailers, the development will encourage the sustainable growth and stability of new local services.

Generous well designed, attractive multifunctional public open spaces with good orientation, connectivity, passive and active supervision/ overlooking etc. will be provided and will deliver high quality residential and public amenity.

A new public park is proposed as a landmark feature with passive supervision by residential and other uses; it will have a comprehensive landscaping strategy to provide significant greenery within the site and will make provision for a diverse range of recreational and sporting facilities for use by the wider neighbourhood and will provide for an area sufficient in size to accommodate a minimum 80 m by 130 m playing pitch.

2no. public parks are proposed as part of the Hines Phase 2, Player Wills extant permission ABP-308917-20: Player’s Park; and St. Catherine’s Park. The Donore Project includes a third public park called ‘Donore Project Park’, which will link Player’s Park to a Playing Pitch at Donore Avenue and will be seamlessly integrated with high quality landscaping. The Playing Pitch, will be delivered by Hines as part of a separate planning application.

Land Use & Activity

The area will primarily support residential uses, complemented by a range of community facilities accessible to the wider community, such as the playing pitches on the northern end of the site and community facilities located in the former Player Wills building. This will include the provision of elements such as a GAA pitch on the DCC lands, local parks on the Baily Gibson and Player Wills sites, including a playground on the Player Wills site.

The proposed Donore Project comprises residential uses above ground floor with community uses and facilities located at ground level. In the context of the development of the wider SDRA 11 lands, the majority of community uses are located within the Player’s Factory as part of Hines Phase 2 - Player Wills extant permission ABP-308917-20 and as part of the future Hines’ Churchlands development. A smaller provision of support facilities, which will serve residents of the Donore Project and the wider community, are proposed as part of this Part 10 application. These include a Mobility Hub and Arts / Cultural Space at ground level in DCC3 and a Community Crèche and Artist’s Workshop at ground and first floor level in DCC5. These facilities are located with easy access to Donore Project Park which may be used for further public uses. A playing pitch is proposed as part of the Hines SHD application currently before the Board (Ref. ABP-314171-22).

The area will promote a mix of tenure and residential unit types with social, affordable and private units being provided across the site and a mix of one-bed, two-bed and family sized units.

The proposed project provides for 28% social housing and 72% cost rental to compliment the private rental sector accommodation being brought forward by adjacent applications. The application will deliver 543 homes:

- 225 No.1 bed apartments
- 274 No.2 bed apartments
- 44 No.3 bed apartments

The 50 non-residential units referred to in the above guidelines were provided by DCC as part of the Margaret Kennedy Road Development. The proposed design will deliver high quality homes designed in accordance with current Planning Guidelines ‘ Sustainable Urban Housing: Design Standards for New Apartments 2020’.

Provision shall be made for the expansion of St. Catherine’s National School, Donore Avenue, in the redevelopment of the former Player Wills site, subject to agreement with the Department of Education and Skills.

Provision for the expansion of St Catherine’s National School has been accommodated within the Hines Phase 2 - Player Wills extant permission ABP-308917-20: This application does not have a boundary with St Catherine’s National School.

Height

In general, the height strategy for the SDRA is that building heights in the range of 3-8 storeys will be considered the baseline height for new developments, subject to adequately interacting with the existing building heights adjacent to the subject site.

The SDRA Guiding Principles Map identifies locations suitable for increased height over and above the standard 3-8 storeys, subject to compliance with Appendix 3 of the development plan.

The SDRA Guiding Principles Map identifies opportunities for locally higher buildings in the order of 15 storeys to frame the proposed centrally located open space and to enhance the legibility of the built environment. The acceptability of such locally higher buildings will be subject to compliance with the performance criteria for locally higher buildings set out in Appendix 3 of the development plan

The Donore Project proposed massing meets the criteria as set out above. The building are predominantly 7 storeys in height with one locally higher building of 15 storeys proposed which is located at the south-west of DCC3. Locally Higher Buildings are noted in Appendix 3 of the Dublin City Development Plan 2022-2028 as:

“buildings that are significantly higher than their surroundings and are typically up to 50 metres in height. Higher buildings can act as Local or District landmarks”.

The 15 storey building in DCC 3 is 50m in height and addresses the central open space called Player’s Park,

5.07 Design Response to SDRA 11

SDRA 11 Guiding Principles

acting as a focal point for the SDRA 11 lands, providing definition to the proposed urban form and aiding navigation along the key route linking Player's Park to Donore Avenue via the new playing pitch. Player's Park will be delivered under the Hine's Player Wills permission ref. ABP-308917-20 (currently under judicial review). The proposed development has boundaries with existing residential development at Margaret Kennedy Road and with the Coombe Hospital campus to the north-west. In both instances massing has been lowered to respond to the existing condition.

Design

High-quality public realm will be required and shall be applied to the network of streets and public spaces. Public realm improvements/studies at the key junctions of Dolphin's Barn/South Circular Road and Cork Street/ Donore Avenue will be supported.

High-quality public realm has been developed as part of the Donore Project proposals. Refer to AECOM Landscape Consultants reports and drawings forming part of the Part 10 application. Public realm proposals for key junctions as noted above will form part of Hine's proposals for the adjacent SDRA 11 lands (permission references ref. Hines Phase 1 Bailey Gibson 1 ABP-307221-20 and Hines Phase 1 Player Wills ABP-308917-20).

The existing established residential amenity of properties along South Circular Road, Donore Avenue, Eugene Street and all adjacent streets, shall be respected. As such, proposed developments will be required to demonstrate integration with the surrounding streetscapes

The Donore Project has a boundary with the existing homes at Margaret Kennedy Road. Building heights have been reduced to the northern edge of DCC1 with consideration for the residential amenity of the adjacent homes on Margaret Kennedy Road. In addition these homes have been given detailed consideration as part of the Sunlight Daylight assessment by 3D Design Bureau forming part of this Part 10 application. With regard to the residential amenity of homes on South Circular Road, Donore Avenue and Eugene Street, proposed development adjacent to these streets will form part of Hine's proposals for the adjacent SDRA 11 lands

(permission references ref. Hines Phase 1 Bailey Gibson 1 ABP-307221-20 and Hines Phase 1 Player Wills ABP-308917-20).

The design shall protect the special character of the listed Player Wills factory and its setting.

Works to the Player Wills factory form part of Hines Player Wills permission ref. ABP-308917-20. However, the proposed Donore Project takes reference from the architectural form of the Player Wills factory as outlined in *Chapter 6 Design* section of this document.

Green Infrastructure

The provision of public open space and permeability through the site will contribute towards the creation of new green infrastructure in the area.

At least 20% of the SDRA site is to be retained for public open space, recreation and sporting facilities including an area to facilitate organised games.

The proposed Donore Project Park, when considered alongside the open space provided as part of Hines Phase 1 - Bailey Gibson extant permission reference ABP-307221-20 and Hines Phase 2 - Player Wills extant permission ABP-308917-20, will achieve the required 20% of the SDRA 11 lands for Open Space

5.08 Brownfield Regeneration Sites

Design Requirements

The Dublin City Development Plan 2022-2028 Section 15.5.1 refers to:

“....the development of brownfield regeneration and large comprehensive sites which are of sufficient scale to differentiate them from the surrounding townscape. Brownfield sites are generally referred to as previously developed lands that are not currently in use. Quite often these brownfield sites are located in areas in need of regeneration. These sites often contain derelict or vacant buildings which are underutilised and in need of redevelopment. Brownfield lands have the ability to regenerate and rejuvenate large portions of the city through redevelopment”.

Below is a list of considerations that Dublin City Council will seek to ensure are incorporated in proposals for large-scale, regeneration and brownfield development along with a response as to how the proposed Donore Project will address each point.

To encourage innovative, high quality urban design and architectural detail in all new development proposals.

The urban design quality and architectural detail of the proposed Donore Project are set out across all documents forming part of this application. In particular refer to:

- This Architectural Design Statement:
 - Chapter 6. Design Quality including: Materials & Finishes Strategy; Facade Strategy; and Design Details
 - Chapter 9. Urban Design Criteria which outlines how the scheme responds to the criteria set out in the 'Urban Design Manual: A Best Practice Guide, 2009' including: Response to context; Site Connectivity; Inclusiveness and accessibility; Activities promoted across the site; Appropriate use of resources; and Creating a sense of place.
- Building Lifecycle Report: Which outlines proposed material specification including design life and maintenance
- Landscape Architecture & Public Realm Design Report:
 - Chapter 3 Landscape Design Proposals which outlines the proposed design and how it integrates with the urban form and material palettes and planting proposals.

To analyse and review the surrounding built environment to ensure the new development is consistent with the character of the area.

Proposals have been developed with consideration for and in response to the surrounding built environment. In particular refer to the following sections for detail:

This Architectural Design Statement:

- Chapter 2. The Proposed Site which describes and analyses the existing context
- Chapter 5. Design Proposals which includes: Summary of Design Evolution; Proposed block layout & design; Response to the SDRA 11; Height, scale & massing; Site connectivity and permeability
- Chapter 6 Design Quality which describes local materiality and history and how these have influenced the design
- Chapter 9 Urban Design Criteria: sets out how the scheme responds to the requirements set out in 'Urban Design Manual: A Best Practice Guide, 2009' and how it integrates with the existing surroundings. Details of how the scheme is consistent with the character of the area are set out in Chapter 6 of this document. Design details have taken influence from the surrounding architecture and history of the area.
- Landscape Architecture & Public Realm Design Report

To respect and enhance existing natural features of interest.

A tree survey has been completed by CMK Arboricultural as part of this Part 10 application, which found there were very few existing trees on the site, none of which were of High Quality. Site topography is relatively flat with no significant focal points across the site. Design proposals seek to enhance & promote biodiversity. Further details of the softscape and biodiversity strategy are contained in section 2.4 of the Landscape Design Report. Landscape proposals will significantly increase the number of trees on the site.

To contribute to the streetscape creating active and vibrant public realm.

To create animation and create activity at street level and vertically throughout the building.

The street layout of the proposed Donore Project has taken consideration of Figure 13-11 of the SDRA 11 St.Teresa's Gardens and Environs as outlined in the Dublin City Development Plan 2022-2028. As outlined in Chapter 9 of this document relating to Urban Design Criteria the scheme performs strongly in terms of providing active frontages. The active frontages are provided by a number of uses, including a crèche, retail/ café spaces, community uses and access points to private residential properties (in the form of communal lobbies and own door apartments onto the street). At podium level, communal amenity spaces are accessed directly from communal circulation cores. In addition, podium level homes have private amenity which addresses the communal amenity space, activating the space and providing passive surveillance.

To provide for appropriate materials and finishes in the context of the surrounding buildings.

Buildings within the Donore Project have been designed around materials familiar to the local area such as red and buff brick. References have been made to local heritage as described in Section 6 of this design statement.

To ensure land contamination is appropriately dealt with and mitigated against.

Refer to the Construction Waste Management Plan that forms part of this Part 10 application. Soil testing has been carried out and no samples were found to be hazardous.

To provide high-quality new streets and open spaces connecting into the surrounding street pattern/ open space network.

The proposed site, along with development of the adjacent SDRA 11 lands, will include a highly permeable network of streets that will focus on pedestrian and cycle accessibility. Neighbouring residents and future occupants will be able to move freely as result of connections formed through the proposed development and this will allow everyone to take full advantage of the attractions

and services offered. Pavements and landscape design throughout is designed in accordance with DMURS (Design Manual for Urban Roads and Streets). The proposed development includes the Donore Project park between DCC3 and DCC5. The park benefits from passive supervision from ground level uses (mobility hub, cultural space, crèche), own-door dwellings accessed directly from the park and balconies of upper floor dwellings. The Park forms part of a primary pedestrian route through the proposed development from Margaret Kennedy Road through the proposed site to Player's Park and onward to the Hines Player Wills lands. The park has a north south axis and benefits from south

- This Architectural Design Statement:
 - Chapter 5 Design Proposals which provides an overview of the development of the scheme and key influences on the urban form including height, access and permeability,

To create new compositions and points of interest.

The proposed urban form has been developed with consideration for the inclusions of the SDRA 11 St. Teresa's Gardens and Environs as included in the Dublin City Development Plan 2022-2028, including the location of the locally taller building in DCC3 which acts as a focal point at the centre of the SDRA 11 lands. In addition, materiality is employed across the scheme to create points of interest e.g. at communal entrances where sawtooth brick detailing is used, or how balcony colour is used across the scheme to provide variety across the façades. Refer to Chapter 6 of this Document for further information regarding use of materiality. Landscaping is interjected by feature lighting, street furniture, feature planting and play facilities, acting as points of interest across the scheme. Refer to the Landscape Architecture & Public Realm Design Report for further detail.

To provide an appropriate mix of uses comprising retail, residential, recreational, cultural, community- and/or employment generating uses to improve the existing range of uses and facilities in the area.

The majority of community uses proposed as part of the SDRA 11 lands are located within the Player's Factory as part of Hines Phase 2 - Player Wills extant permission ABP-308917-20 and as part of the future Hines' Churchlands development. A smaller provision of support facilities, which will serve residents of the Donore

5.08 Brownfield Regeneration Sites

Design Requirements

Project and the wider community, are proposed as part of this Part 10 application. These include a Mobility Hub and Arts / Cultural Space at ground level in DCC3 and a Community Crèche and Artist's Workshop at ground and first floor level in DCC5. These facilities are located with easy access to Donore Project Park which may be used for further public uses. In addition the proposed Donore Project includes a cafe space which addresses Player's Park.

To carefully integrate appropriate landscape planting and trees and retain and ecological features on the site.

A detailed strategy for landscape planting and trees is set out in the Landscape Reports and Drawings forming part of this Part 10 application. As part of the proposals a comprehensive green infrastructure strategy was developed to ensure that the proposals integrated appropriately into the existing site and it's surroundings. Please refer to Section 2.7 of the Landscape Design Report for more information. Plant species will be selected with direct reference to the 'All-Ireland Pollinator Plan 2021-2025'. The approach aims to align with the specific policies and objectives as set out in both the 'National Biodiversity Plan' and 'National Heritage & Green Infrastructure plan'. Pollinator friendly areas have been designated at ground level along with native tree planting. The overall planting approach is focused on creating a rich and biodiverse planting footprint in the context of the Development. The removal of existing hedgerows and grassland is offset by the addition of pollinator friendly wildflower blankets, tree planting and mixed shrub planting areas. All retained trees and hedgerow protection measures will be in accordance with the mitigation recommendations prescribed in the Ecologists report.

To prioritise pedestrian and cycle movements in connection with public transport infrastructure.

As outlined in Chapter 9 of this document relating to Urban Design Criterion all routes through the scheme facilitate pedestrian and cyclists as a priority (refer to Section 5 of document for site-wide pedestrian and cycle routes diagram). Generous footpaths and shared surfaces are provided to encourage pedestrian and cyclist use and permeability. Vehicular traffic on the internal street network is limited. There will be very limited on-street car parking. This is assisted by a one-way traffic system and cars being encouraged to podium car parking upon entering

the site. Low traffic speeds will be generated through the shared nature of the streets, planting close to the traffic aisle and the provision of civic spaces throughout the scheme. As outlined in Section 2 of this report and the TTA Report by AECOM, the site is well served by public transport including, Luas and rental bike and car schemes.

To retain existing and create new features to make an easily navigational urban environment, including active building frontages with clearly defined edges and safe public routes.

Section 3.9 of the Landscape Design report provides details of the proposed softscape palette. It clearly demonstrates that tree and plant species have been selected and located to: promote wildlife corridors & habitats; promote pedestrian legibility and integrate a series of connected spaces both within the site and surrounding urban environment. Sections 2.2 Access and Circulation Strategy and Section 3.1 Donore Project Proposals note the following: "The proposals include vibrant interconnecting environmental, social and physical fibres which intertwine within the Donore Project Park and subsequently permeate throughout the rest of the site and wider area" and "The Donore Project Park consists of a series of high quality, functional, amenable, well overlooked, permeable active and passive open spaces and informal play spaces which are interconnected with a network of pedestrian and cycle routes."

To build in capacity to incorporate services to meet changing demands including pipe subways and infrastructure to allow future connection to district energy networks.

The centralised heating system will be able to connect to future district and/or waste heat networks via plate heat exchangers. All parking spaces will be equipped with ducting to allow future inclusion of car charging (50% will be fully fitted for EV charging as part of the delivery of the Donore Project).

Ensure waste management facilities, servicing and parking are sited and designed sensitively to minimise their visual impact and avoid any adverse impacts on users of highways in the surrounding neighbourhood

All bin storage is internalised within ground level podiums. Bin stores are conveniently accessed for residents

5.09 Tenure Mix

Social & Cost Rental

Dwelling Mix

543 dwellings

Social Housing – 28%

42% 1B2P = 65 homes (33 no. housing for older people)

4% 2B3P = 6 homes (Universal Design + standard)

42% 2B4P = 64 homes

12% 3B5P = 19 homes

Total = 154 no.

Cost Rental – 72%

9% Studio = 36 homes

32% 1B2P = 124 homes

12% 2B3P = 46 homes

41% 2B4P = 158 homes

6% 3B5P = 25 homes

Total = 389 no.

In terms of design, the scheme is tenure blind with each tenure having dedicated cores but sharing podium level communal spaces. The two tenures are mixed across all of the blocks apart from DCC6 which is a single tenure.

One core in DCC3 is dedicated to housing for older people (social housing). This is located the centre of the proposed SDRA 11 lands, and facing onto Player's Park.



Tenure Mix Diagram

5.10 Height, Scale & Massing

Building Heights

The massing has been developed through a series of meetings with DCC Planning and in response to consultation feedback. The current massing broadly aligns with the guiding principles for SDRA 11 set out in the Dublin City Development Plan which proposes the majority of building heights between 6 and 8 storeys, with one mid rise building proposed to the southwest of DCC3. Through discussion with DCC and in response to proposals for Hines Bailey Gibson 1 application Ref. ABP-307221-20, 1 and 2 storey elements are proposed to the south DCC3 and DCC5 and a single story podium car parks have been introduced to DCC1, DCC3 and DCC5. The lower 1 and 2 storey elements to DCC3 and DCC5 provide improved sunlight to the first floor residential communal spaces and to the dwellings themselves.



Massing Heights Diagram

5.11 Site Access, Connectivity & Permeability

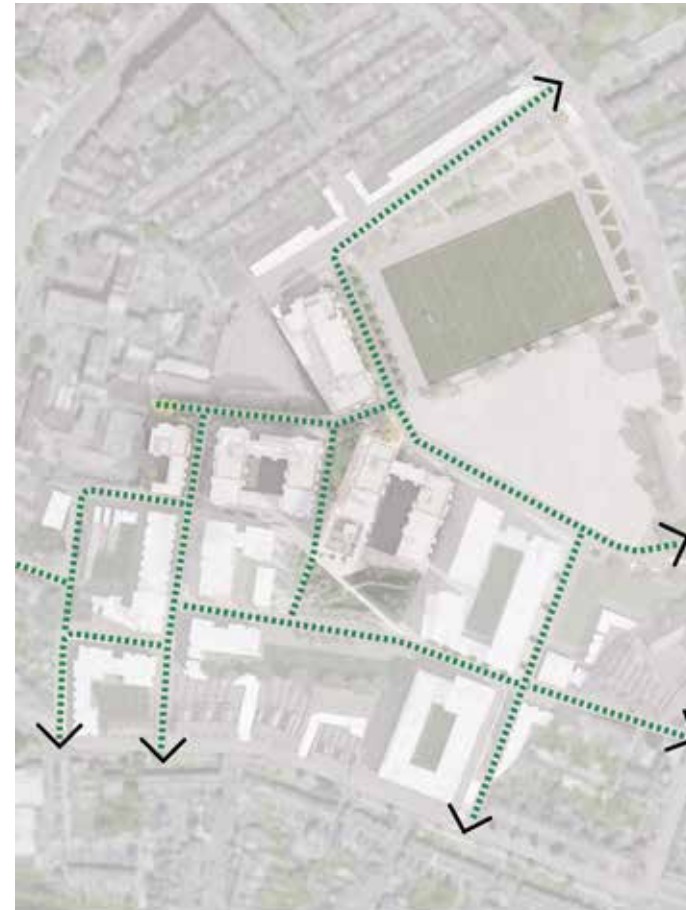
Connections to Local Context

The development aims to create a highly accessible neighbourhood, using different modes of sustainable transport and will focus on pedestrian and cycle accessibility. The proposed site, along with development of the adjacent SDRA 11 lands, will include a highly permeable network of streets that will focus on pedestrian and cycle accessibility. The plans on the right detail how these different modes will sit in the context of the SDRA 11 Framework lands.

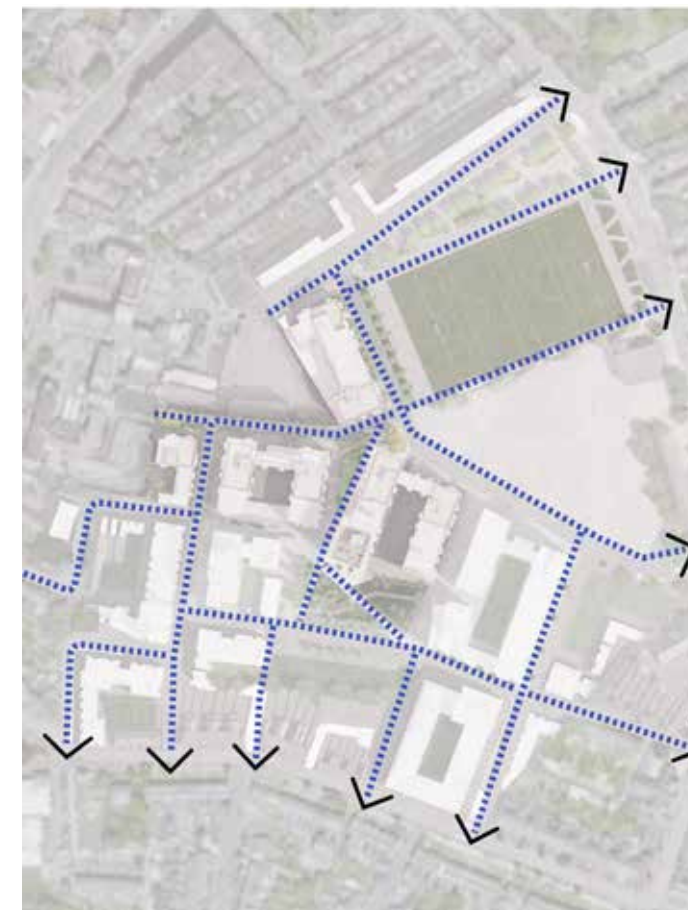
When considered together, the Donore Project street network and those of the adjoining extant permissions Hines Bailey Gibson 1 application Ref. ABP-307221-20; and Hines Player Wills extant permission Ref. ABP-308917-20, will allow future residents of the Donore Project and existing residents of the surrounding areas to move freely through the SDRA11 lands. The resulting permeability will encourage maximum use of the attractions and services offered across the Donore Project and SDRA11 lands.

By encouraging a mix of occupiers and uses, including independent businesses and retailers, the development will encourage the sustainable growth and stability of new local services.

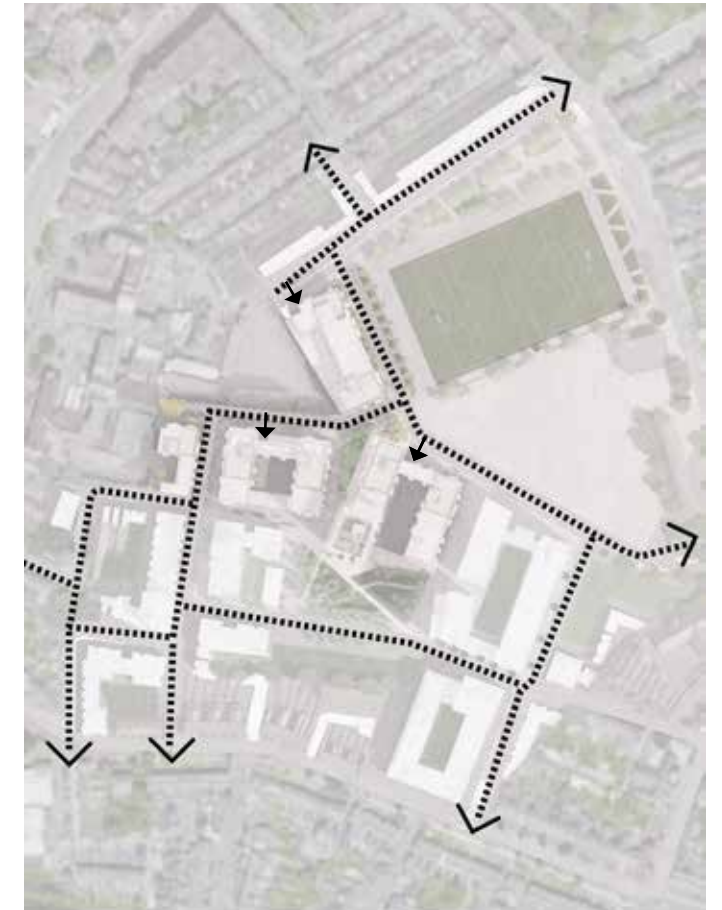
Sustainable long-term solutions that meet the development's and wider community's needs for sports facilities, childcare for children under five years and education have also been integrated into proposals for the SDRA11 lands.



Cycle Movement



Pedestrian Movement



Vehicle Movement

- Cycle
- Pedestrian
- Vehicle
- ➔ Vehicle access to podiums

5.11 Site Access, Connectivity & Permeability






Site Circulation

The site is ideally located to link the surrounding context and future developments with a predominantly pedestrian and bicycle strategy. Donore Project Park is at the heart of this strategy and will enjoy active use with a welcoming aesthetic, while linking the Players Park (to the south of DCC3) and the sports pitch to the north.

The interconnectivity ensures that every public space within the design proposal is easily accessible.

A new urban grain within the site boundary provides vehicular routes at the edges, cementing the hierarchy of pedestrian movement and more sustainable connectivity.

Cars are brought into the parking podiums as quickly as possible upon entering the site. Resident courtyards are provided above the parking podiums.

-  Pedestrian Movement
-  Bicycle Route
-  Vehicular Routes
-  Service Routes
-  Fire Tender Route



Site Circulation Diagram

5.11 Site Access, Connectivity & Permeability

Building Access

Communal residential entrances are located on the primary routes. Three communal entrances are located on the Donore Project Park to help activate the space. Communal entrances are paired with bicycle stores to encourage sustainable modes of transport.

Own door access from defensible spaces into ground floor dwellings act to increase activity in the public realm and increase a sense of ownership across the scheme.

The crèche entrance is located on the south-east corner of DCC5 at the junction of Donore Project Park and Players Park, providing a pedestrian friendly approach through landscaped surroundings.

Entrances to podium car parking are located on the northern sides of DCC3 and DCC5. These will accommodate access for vehicles, cyclists and pedestrians.

- Own Door Residential Access
- Communal Residential Entrance
- Bike Store Entrance
- Crèche Entrance
- Podium Car Park Entrance



Access Diagram



Expression of communal entrances and adjacent bike store

5.11 Site Access, Connectivity & Permeability

Access to Communal Courtyards

A courtyard is provided at ground floor to the west of DCC6, bounded to its west by the Coombe Hospital. Access is from the main entrance core and via a gated entrance at the south west.

Blocks DCC1, DCC3 and DCC5 have the courtyards at first floor level on a podium above the car parking. Each will be accessed through the main entrances and via the stair core or elevator.

DCC3's courtyard is completely open to the southern side allowing maximum sunlight to enter into the space and provides views stretching out over the Players Park.

The crèche's rooftop amenity space provides a one-storey boundary to the south of DCC5's courtyard offering a more secluded feel for the residents.



Communal courtyard spaces for DCC1, DCC3 & DCC5 at first floor level and DCC6 at ground floor level.



Access to podium courtyards via communal entrances at ground floor

5.12 Open Space

Private, Communal, Public

Communal Amenity Space

Communal Amenity Space is proposed in line with the requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments 2020, with the minimum required area and proposed areas set out per block below. Communal amenity space is provided for by means of communal courtyards at ground and podium level and via roof terraces.

DCC1

Required - 726 sq.m.
Proposed - 1069 sq.m.

DCC3

Required - 1467 sq.m.
Proposed - 1962 sq.m.

DCC5

Required - 842 sq.m.
Proposed - 965 sq.m.

DCC6

Required - 316 sq.m.
Proposed - 421 sq.m.

Totals

Required 3351sqm
Proposed 4417 sq.m.

Each block contains a proportion of ground or first floor level amenity space and roof terrace spaces. Both tenures will have access to shared communal amenity areas which will be centrally managed and maintained by The LDA & DCC.

Public Open Space

A total of 3408sqm Public Open Space if provided across the scheme. This equates to 16.64% of total site area.

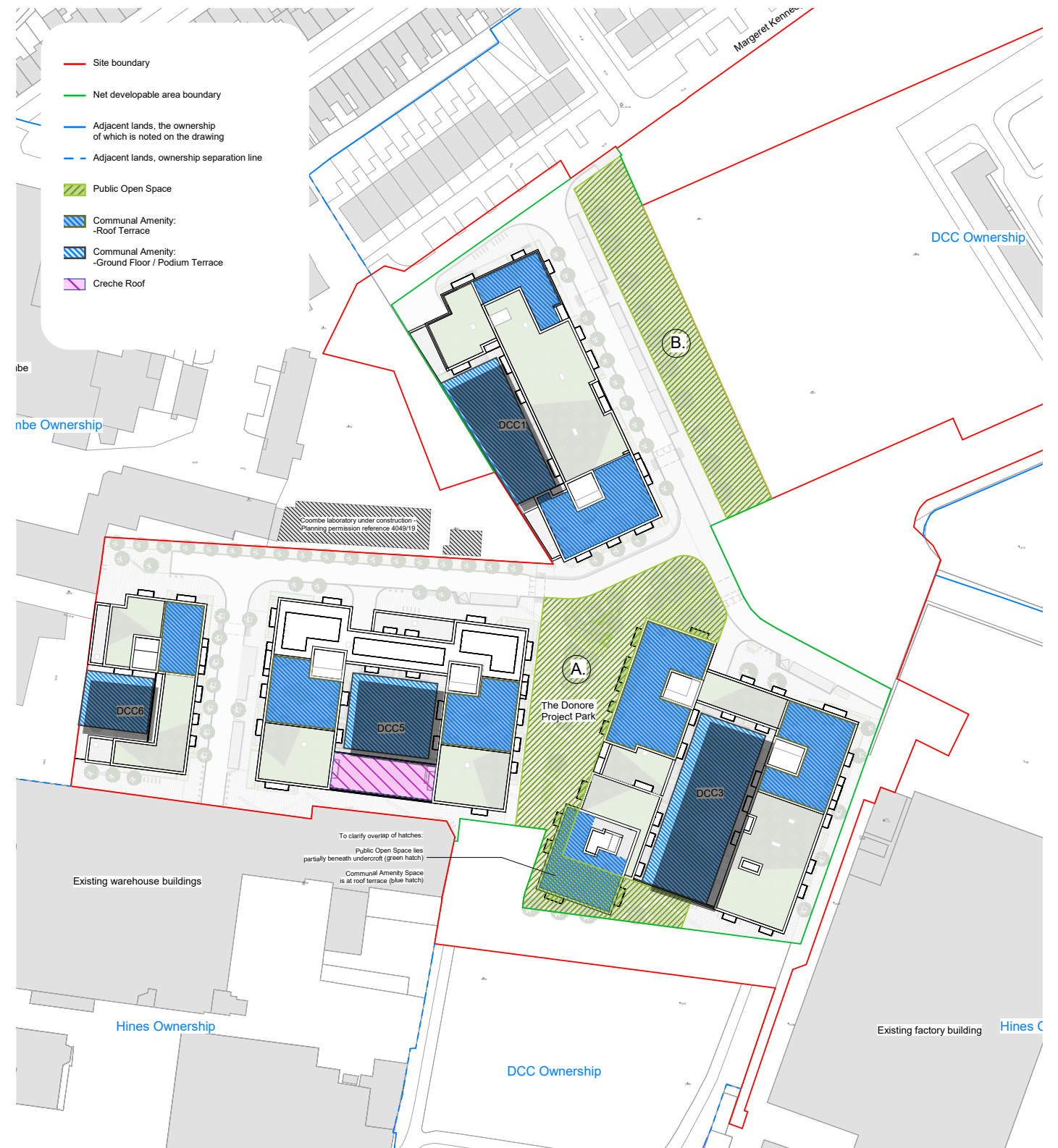
Further detail on the public spaces and communal amenity spaces is set out in the landscape report and drawings.



Rooftop Amenity Space Precedent



Public Open Space Precedent



Communal amenity space and public open space diagram.



Public Open Space between DCC1 and the Playing Pitch



View from Player's Park towards, Donore Project Park



Public Open Space - Donore Project Park



Communal Space - DCC 3 Roof Terrace

5.13 Public Realm Contribution

High Quality Public Realm

Our goal is to deliver a new urban quarter that creates a sense of belonging for future residents and those in the surrounding neighbourhoods, and a place they will be proud to call home.

Some key areas in the delivery of high quality public realm that have been addressed throughout the Architectural and Landscape Design Statements include:

- Active Street Frontages - creating a safe public realm for residents and the wider community;
- Materials and Finishes - that are appropriate in the context of the surrounding areas, while at the same time creating an identity for the proposed development;
- Outdoor Seating & Street Furniture - that are high-quality with consideration for durability;
- Streets & Open Space - new streets and open spaces that will connect into the surrounding street pattern / open space network, designed in compliance with DMURS;
- Public Lighting - to accentuate design features and provide a safe environment for residents and the local community;
- Landscape elements and tree planting - selected to complement the existing surroundings, enhance biodiversity, create a unique character and improve legibility.

Detailed public realm proposals are set out in the AECOM Landscape Design Statement and Landscape Drawings and the Architectural drawings and this Design Statement which form part of this Part 10 application.



Planting Typologies Diagram - AECOM Landscape Design Statement



Tree Hierarchy - AECOM Landscape Design Statement



Public Open Space Section - AECOM Landscape Design Statement



Landscape Site Layout - AECOM Landscape

5.14 Safety & Security

Considered Design

Passive Surveillance & Active Frontage

The site layout has been developed to avoid blank façades and encourage overlooking to all areas. Ground level façades are activated through a mix of own-door-access homes, access to communal entrance lobbies, and access to the crèche, artist work space, cultural space and the mobility hub. Above street level, façades are activated with private amenity balconies providing passive surveillance of ground and podium level public and communal spaces, as well as entrances, both communal and private.

Landscape Boundary Treatments & Materiality

A considered planting strategy has been prepared for the proposed development, details of which can be found in the AECOM Landscape Design Statement and drawings submitted as part of this Part 10 application. Shrubs and Trees have been selected to avoid obscuring of lighting or pedestrian routes. Considered boundary treatments use planting and materiality to provide a clear distinction between private, communal and public space (see extract from AECOM Landscape Design Statement below showing defensible space proposals). Materials have been selected with consideration for their durability and robustness to discourage vandalism.

Lighting

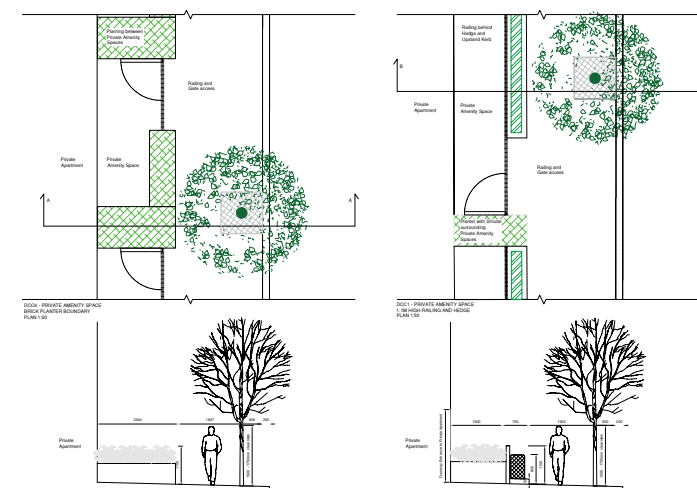
A site-wide lighting drawing, including light locations and lighting levels, has been prepared by AECOM Electrical Engineers, and precedent imagery is provided as part of the AECOM Landscape Design Statement. Lighting design has been developed to provide appropriate lighting levels across the proposed site.

Roads & Traffic

The maximum speed for vehicular traffic through the site is limited to 30km p/h, with a number of streets being car-free / pedestrianised, including Donore Project Park. In light of the proposed site being well-served by existing public transport networks, and it's close proximity to the city centre, the proposed development will have a reduced parking provision. This will limit vehicular traffic on site, providing an improved experience and safety for pedestrians and cyclists. More detailed information in relation to roads and traffic can be found in AECOM Transport and Civil Engineer's documents forming part of this Part 10 application.



Site Lighting Strategy and Precedent Images from AECOM Landscape Architecture & Public Realm Design Report



Defensible Space Drawing - AECOM Landscape Part 10 Design Statement



Lighting Drawing - AECOM M&E Part 10 Drawings



Building Access Diagram - Section 5 of this Design Statement

5.15 Compliance with DMURS

An Integrated Approach to Design

The Design Manual for Urban Roads and Streets (DMURS) notes that a design must be:

- Influenced by the type of place in which the street is located, and;
- Balance the needs of all users.

As part of the design process, detailed analysis of the existing site and it's surrounding areas has been carried out, with an aim to ensuring effective integration of proposals. In addition, street and block layouts broadly align with the Dublin City Development Plan 2022-2028 SDRA 11, which in turn influences connectivity to the surrounding areas.

AECOM's Traffic and Transport Assessment outlines compliance with DMURS under the following headings:

- Street Networks;
- Street Design;
- Streetscape;
- Pedestrian and Cyclist Environment; and
- Carriageway Conditions.

In addition to this, the Landscape Design Statement and this Architectural Design Statement address some of the key design considerations outlined in DMURS including:

- Permeability;
- Active street frontages and overlooking;
- Quality streetscape, finishes and planting; and
- Street hierarchies and widths.

Road layouts including visibility splays and auto-tracking have been developed in accordance with DMURS and are outlined as part of AECOM Civil Engineer's drawings and reports.

The proposed design has taken influence from its surroundings and considered the needs of future residents and those in the surrounding neighbourhoods.



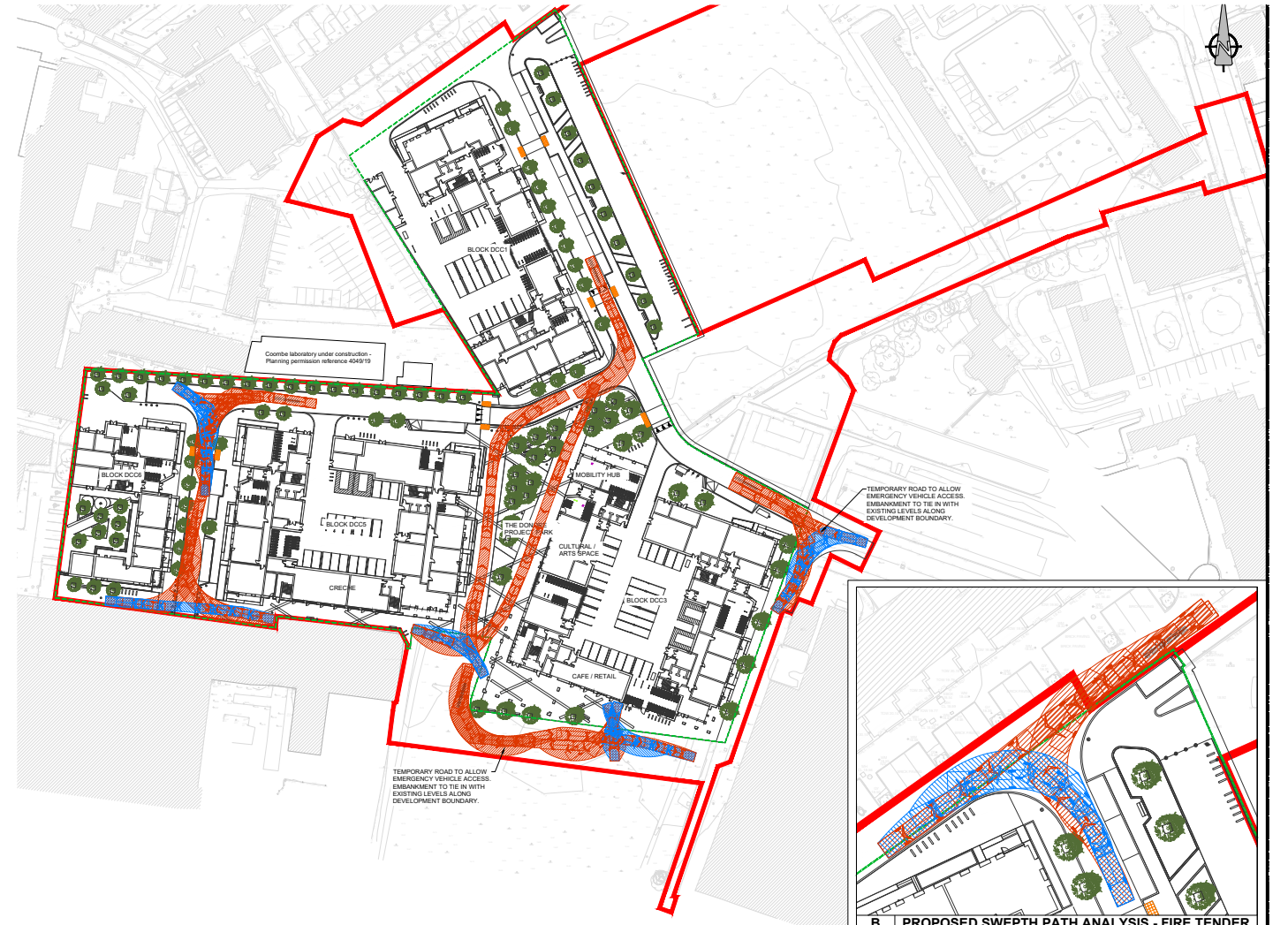
Building Access Diagram - Section 5 of this Design Statement



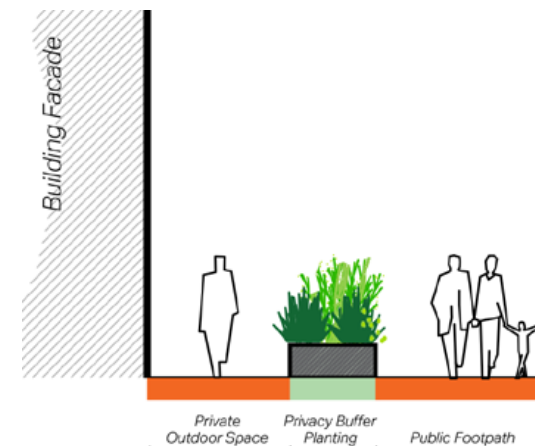
Site Circulation Diagram - Section 5 of this Design Statement



Primary Route Section - AECOM Landscape Design Statement



B | PROPOSED SWEPH PATH ANALYSIS - FIRE TENDER



Privacy Buffer - AECOM Landscape Design Statement



Primary Route Section - AECOM Landscape Design Statement

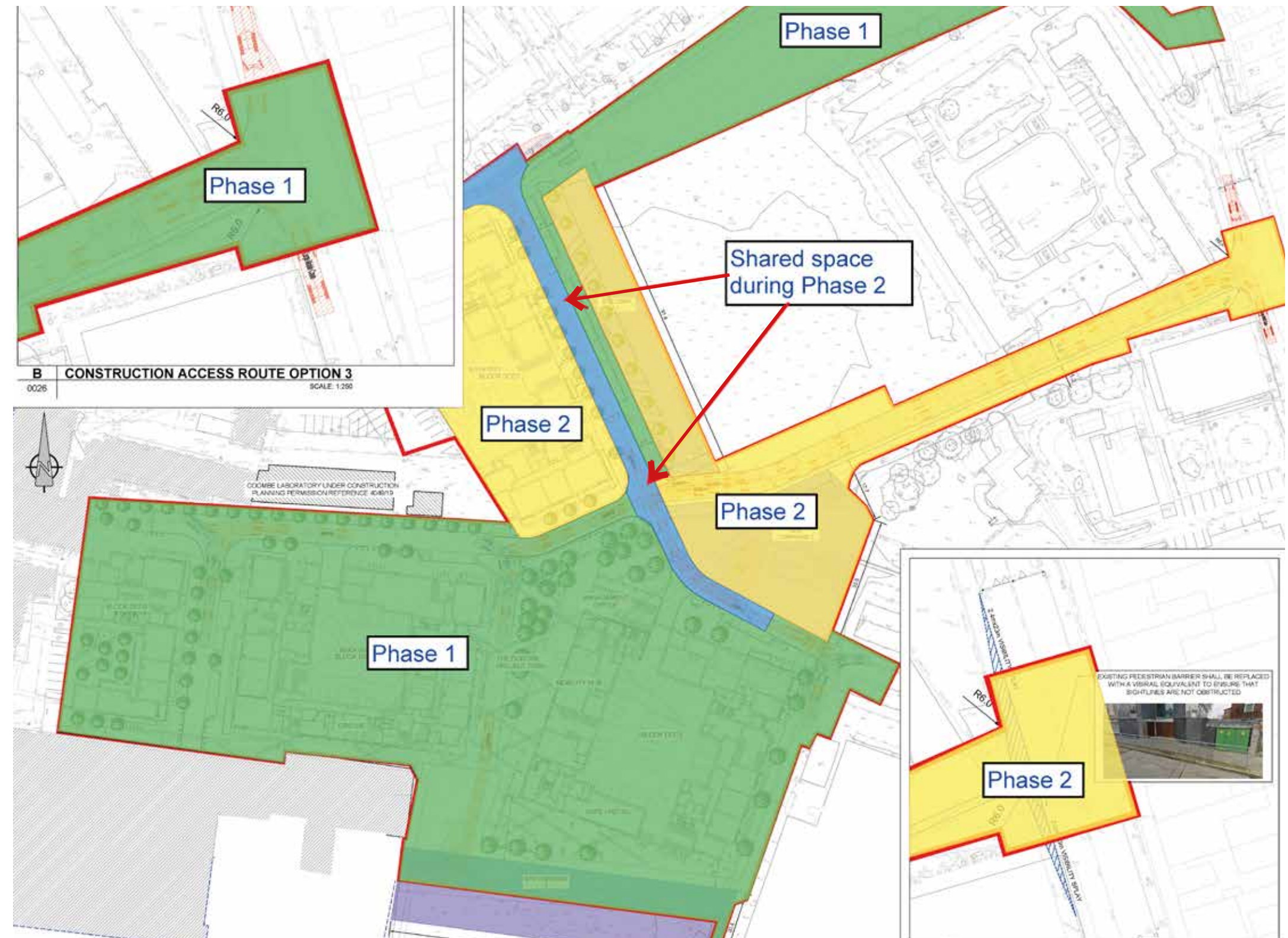
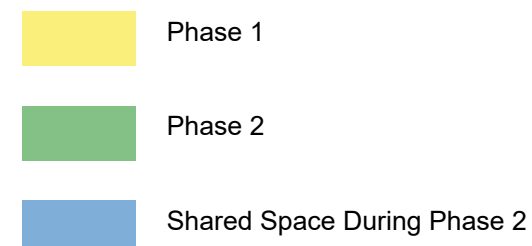
5.16 Site Phasing

Site Access, Logistics & Key Milestones

The construction programme for the proposed Donore Project is expected to be 35 months in order to complete the development. The anticipated construction will commence in 2024 subject to planning approval. A detailed schedule of likely construction phasing is outlined in the Construction Traffic Management Plan, prepared by AECOM as part of this Part 10 application. In summary the phasing is proposed as follows:

- Phase 1: 2024 to 2026, including enabling works, piling and construction of DCC3, DCC6, DCC5.
- Phase 2: 2025-2027, including enabling works, piling and construction of DCC1.

As part of the construction traffic planning, a number of route options were considered. The selected option (shown opposite) details the tracking of the construction vehicles around the proposed construction route and also details visibility splays and tracking for the access point, which will be used during construction only, onto Donore Avenue.



Likely Phasing Diagram - AECOM Construction Traffic Management Plan

5.17 Community, Arts & Culture and Artist Workspaces

Crèche, Artist Studios, Cafe & Support Facilities

Crèche

The crèche is located at the south of DCC5 at ground and first floor level with a second floor roof terrace. The crèche is designed to accommodate 85 children and will support the development and the wider local area. Its primary frontage faces onto a pedestrianised landscaped space which will connect to Player's Park and the Donore Project Park.

It is served by a vehicular drop off space to the west of DCC5. A bicycle store for staff will be accommodated within the footprint of DCC5, and there are stands for larger, non-standard bicycles adjacent to the entrance to facilitate parents dropping off children to the crèche.

Artist Workspace

Artist Studio space is located at ground floor level in DCC3, adjacent to the crèche.

Arts & Culture

Arts and Culture space is located at ground floor level in DCC3, addressing the Donore Project Park.

Cafe/ Retail

1no. retail/cafe space is located in DCC3, with a southerly aspect onto Player's Park.

Support Facilities

A Mobility Hub will be located at ground level on the north-western edge of DCC3, sited along the primary pedestrian route through the site.

- Crèche
- Cafe / Retail
- Support Facilities
- Artist Workspaces
- Arts & Cultural Space



Community Facilities Diagram



View of Crèche Entrance in DCC 5

5.18 Ancillary Accommodation

Car and Cycle Parking

Bicycle Parking

Bicycle parking is provided at a rate of 1.67 spaces per dwelling (1.47 for secure residential spaces/ 0.2 for external visitor spaces). Bicycle stores will be clearly visible and located in convenient locations to encourage sustainable modes of transport: beside residential entrances; along active street frontages; from the communal courtyard in DCC 6; or from podium car parking in DCC 5. All residential bicycle parking is located within the building footprint.

Car Parking

79 no. car parking spaces are provided at undercroft level. Six of these are mobility impaired spaces. 50% of standard spaces will be EV fitted. Up to 30 of the spaces will be reserved for car sharing (resident use only). A further 15 no. on-street spaces are proposed. There are 4no. motorcycle spaces across the scheme. Below is a breakdown of parking across the site:

DCC1 - Total 22no. Spaces:

- 20no. Standards spaces
- 2no. Accessible spaces

DCC3 - Total 37no. Spaces:







- 35no. Standard spaces
- 2no. Accessible spaces

DCC5 - Total 20no. Spaces:

- 16no Standard spaces
- 2no. Accessible spaces
- 2no. Allocated to crèche

On street:

- 11no. Standard Spaces
- 1no. Accessible Spaces
- 3no. set down/ delivery spaces

-  Bike Parking
-  Motorbike Parking
-  On Street Bike parking
-  Vehicle Parking in Podium
-  On Street Car Parking
-  Set Down Area



Bike and Car Parking

5.18 Ancillary Accommodation

Refuse Storage and Plant Spaces

Refuse stores are located within the footprint of the building, adjacent to cores to provide convenient access for residents. The stores are located within the podiums or onto courtyards so as to maximise the amount of active street frontage at ground floor.

The Operational Waste Management report outlines the site-wide strategy for bin collection, including locations for bins to be pulled out to on street by the management company for collection.

Plant Space

A significant amount of plant space is required due to the density of the scheme and the requirement for sprinklers. Access to plant rooms is from secondary façades or within the podium to maximise active frontage at ground floor.



Refuse Storage and Plant Space

5.19 Public Art

Integration with Donore Project

Policy CUO54 of the Dublin City Development Plan 2022-2028 notes

“All large scale regeneration schemes, whether lodged for planning as a single or multiple applications; where the total scale of regeneration exceeds 25,000 sq. m. shall be required to include an element of public art”.

Public Art can play an invaluable role in defining a sense of place and enhancing the urban character of a neighbourhood. As part of the detailed design process the LDA will engage with an artist to procure a piece of public art that will integrate with the proposed Donore Project and be informed by the local context.



Pinafores, Peabody St.John's Hill Estate, Copyright Valda Jackson and Rodney Harris



Custom Tree Grate, Iron Age Designs



Photo:Simon Mellor



Artwork by Tod Hanson in collaboration with Metropolitan Workshop - Balham High Road

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6



Aerial View of Project

Design Quality



View of Donore Project Park and Residential Entrance to DCC 3

6.01 Dual Aspect

Site-wide Strategy

In accordance with the Sustainable Urban Housing: Design Standards for New Apartments 2020 the minimum requirement for dual aspect is 33% due to the site central and accessible location. The proposed percentage of dual aspect (or triple aspect) across the scheme is 47%.

- Dual aspect 244 dwellings
- Triple aspect 13 dwellings
- Single aspect 286 dwellings

The diagram adjacent illustrates the locations of dual aspect apartments on a typical floor level. Larger apartment sizes including 2 and 3 bedroom apartments are located on corners where dual aspect is achieved.

Where possible, living spaces are located on corners to take maximum advantage of the corner dual aspect and ensure higher daylight levels into the kitchen and living spaces.

A 2 bedroom apartment type is proposed that cross the plan at the ends of corridors which results in a dual aspect type with living and bedrooms on opposite sides of the building and reduces the lengths of internal corridors.



Location of Dual or Triple Aspect Dwellings



View of DCC 3 from Player's Park

6.02 Oversized Dwellings

Site-wide Strategy

The proposed percentage of oversized dwellings across the scheme is 51%* (275 homes - see footnote), which meets the requirements set out in Sustainable Urban Housing: Design Standards for New Apartments 2020. Oversized refers to homes that have floor areas 10% or greater in excess of the minimum floor areas as set out in Sustainable Urban Housing: Design Standards for New Apartments 2020.

The diagram adjacent illustrates the locations of oversized apartments on a typical floor level.

Although the scheme comprises a mix of social and cost rental homes, all apartments are designed in line with the provisions of the Sustainable Urban Housing: Design Standards for New Apartments 2020 and do not take advantage of derogations afforded to Build to Rent homes.



*Studio apartments included in total but excluded from number that exceeds the minimum by 10%.



Interior view of Living Space in DCC 3

6.03 Daylight & Sunlight

Proposed Dwellings

3D Design Bureau (3DDB) were commissioned to carry out a comprehensive BRE daylight and sunlight assessment, along with an accompanying shadow study for the proposed residential development located at St. Teresa's Gardens, Donore Avenue, Dublin 8. The proposed Donore Project was assessed for sunlight daylight performance in tandem with design development and influenced key design decisions that ultimately improved performance. Below is a summary of this process.

October 2021

Ground and first floor apartments were tested to inform the development of the design and results showed the scheme was performing below expected levels.

A review meeting was held with DCC and amendments made to improve the performance of the scheme, including:

- Reducing the typical storey height from 8 storeys to 7 storeys.
- Window heights increased from 2.25m to 2.4m
- Window widths were increased where possible
- Recessed elements at ground floor were removed where possible
- Balcony positions were adjusted relative to the primary window to maximise daylight to living spaces,

December 2021

Revised testing showed significant improvements (93% pass for bedrooms and 37% pass for living spaces). Further alterations were made to the project:

- Relocating living rooms on corner apartments
- Moving balconies further from the kitchen/living room windows where possible
- Amending some recessed balconies to fully outboard or semi-recessed (particularly at ground floor)
- Further enlarging of windows

It was noted that whilst these measures will improve results, they would unlikely achieve full compliance within the context of the SDRA 12 lands and development layouts under the Development Plan 2016-2022 as coordinated with the Hines design. The team were instructed to improve daylighting in so far as possible whilst having regard to the density requirements.

June 2022

The 3rd edition of the BRE Guidelines was published; 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' (BRE209 2022). It was agreed to progress on the basis of these guidelines using as a baseline the existing context (i.e. not indicating the Hines Bailey Gibson and Hines Player Wills extant permissions ref. ABP-307221-20 & ABP-308917-20) but also assessing with these extant planning permissions in place.

July 2022

Preliminary results prepared by 3DDB in July 2022 indicated a baseline (when tested in the context of the existing vacant warehouse buildings) pass rate of 88%, and 80% when tested in the context of the schemes for which planning permission has been granted. Following these results we identified a number of anomalies in the 3d model and made the following amendments:

- Increase in size of bedroom windows to concave corner apartments in DCC1.
- Increase in size of bedroom windows to courtyard facing apartments in DCC3.
- Increase in size of bedroom windows to north facing apartments in DCC5.

These changes yielded further improvements which are reflected in the final findings of the 3DDB Sunlight Daylight Report.

In addition to assessing the performance of the scheme with regard to daylight, we must also balance this against considerations such as privacy and overheating. The design team feel that, within the constraints of the SDRA 11 Guiding Principles, aligned with the national strategic objectives in the NPF for compact urban growth in close proximity to services and public transport options – the number of homes which achieve optimum daylight levels as per the guidance have been maximised. The testing scenarios also demonstrate the impact of external factors on achieving optimum daylighting which are outside of the control of the applicant.



Shadow Study, Existing Baseline, March 1pm
Image Taken from 3DDB Sunlight & Daylight Report



Shadow Study, Hines Phase 1 Bailey Gibson 1 Included, March 1pm
Image Taken from 3DDB Sunlight & Daylight Report



Shadow Study, Hines Phase 1 Bailey Gibson 2 Included, March 1pm
3DDB Sunlight Daylight Report

6.04 Overlooking, Overbearing, Overshadowing

Existing Buildings

Overlooking & Overbearing

The Dublin City Development Plan 2022-2028 notes “Overbearing’ in a planning context is the extent to which a development impacts upon the outlook of the main habitable room in a home or the garden, yard or private open space service a home. In established residential developments, any significant changes to established context must be considered. Relocation or reduction in building bulk and height may be considered as measures to ameliorate overbearing.”.

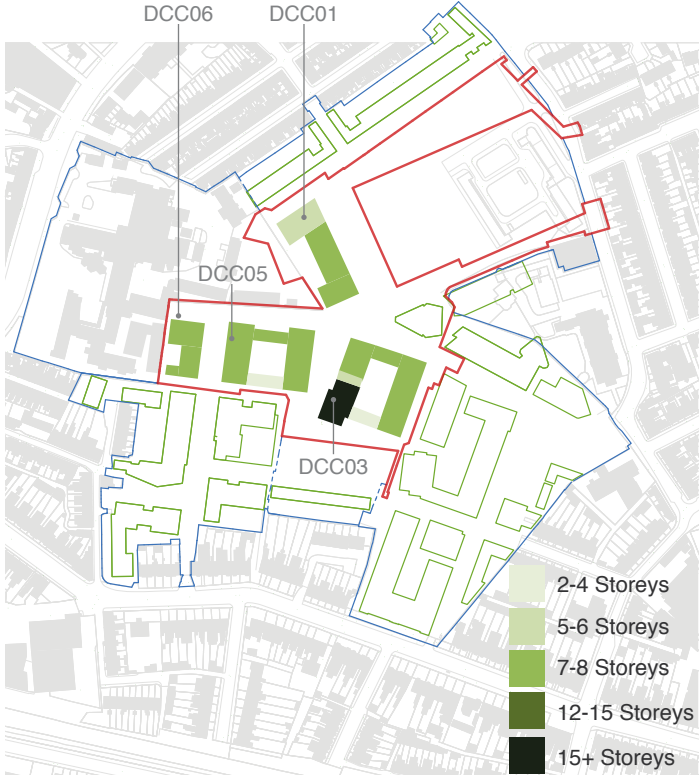
Set back distances between DCC1 and the houses on Margaret Kennedy Road are in excess of 22m therefore overlooking is not deemed to be an issue. In consideration for potential overbearing, DCC1 has been lowered to 6 stories at it’s northern edge to respect the opposing 3 storey housing. Proposed blocks DCC5 and DCC6 have been designed with consideration for the extant Hines Bailey Gibson and Player Wills Permissions (ref. ABP-307221-20 & ABP-308917-20) , and the southern edges of these blocks are 2 stories in height in response to the potential issue of overlooking an overbearing.

Overshadowing

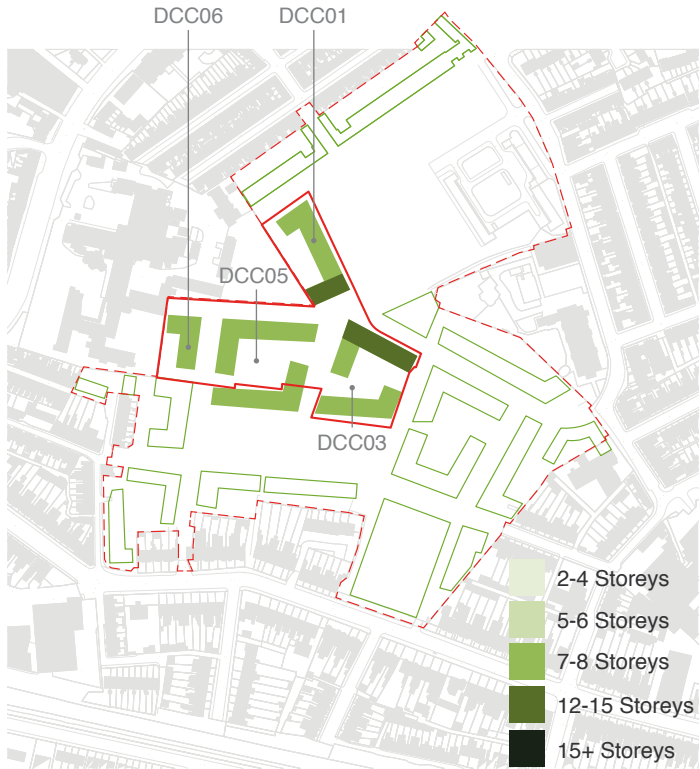
The impact assessment that was carried out for the purpose of 3DDB Sunlight Daylight report has studied the potential levels of effect to the surrounding existing environment and/or properties would sustain in the above states. This impact assessment covers the effect on daylight (VSC) to surrounding properties. The effect to the VSC of the windows of the following neighbouring properties was assessed:1-6 Southfield, South Circular Road; 26-38 Margaret Kennedy Road; and The Coombe Hospital, Laboratories Effect on sunlight to surrounding properties. The effect to the annual and winter probable sunlight hours (APSH/WPSH) of the windows of the following neighbouring properties was assessed: 26-38 Margaret Kennedy Road; and The Coombe Hospital, Laboratories. For results of the VSC and APSH/WPSH please refer to the 3DDB Sunlight Daylight report.



Heights Diagram from Architectural Design Statement



Version 4: Final Design Massing for Proposed Donore Project



Version 1: Early Stage Design Massing of Proposed Donore Project

6.05 Internal Design Standards

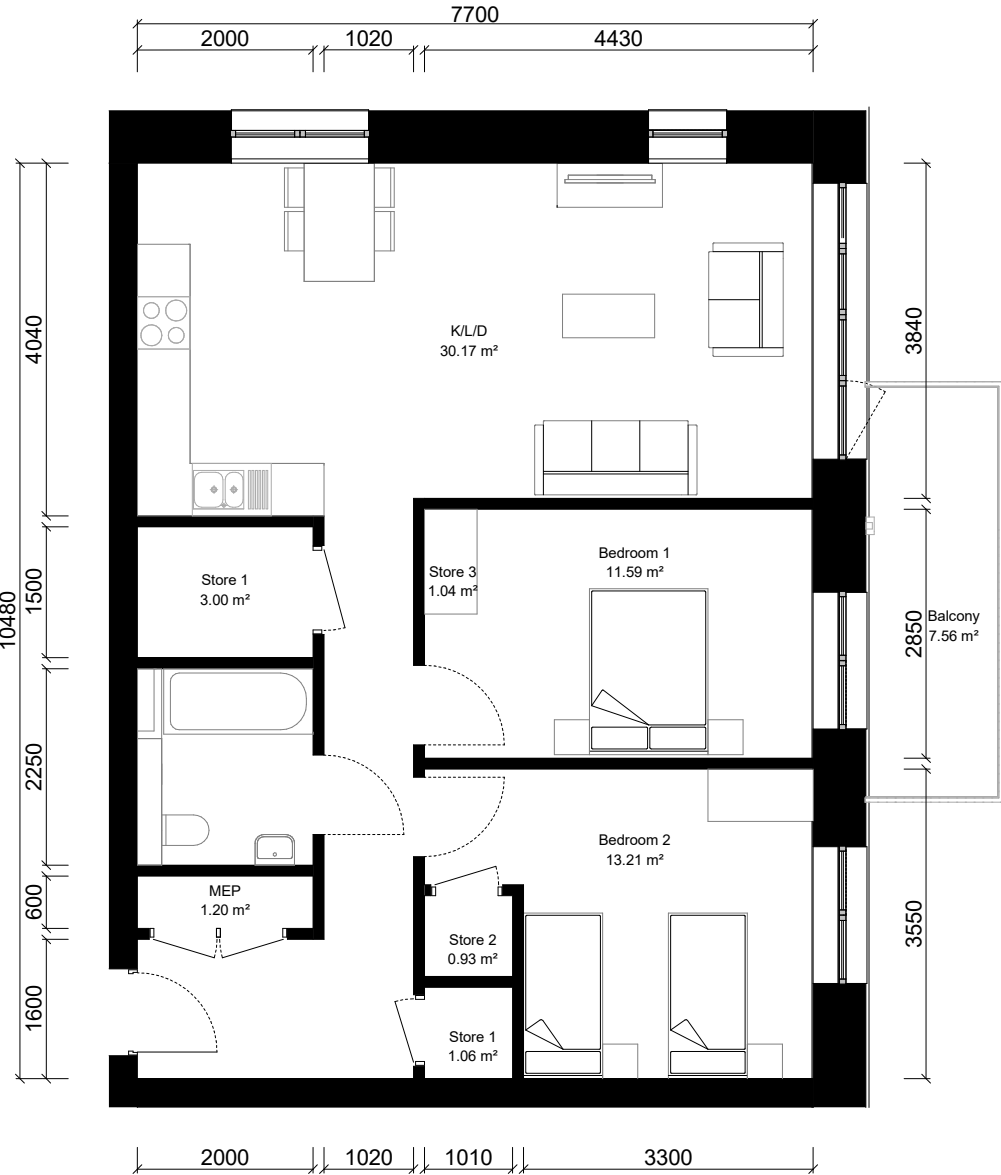
Compliance of Proposed Dwellings

The Sustainable Urban Housing Design Standards for New Apartments (December 2020) sets out specific planning policy requirements for apartment developments, including requirements for internal design standards. Compliance with these standards are set out in detail in the Housing Quality Assessment (HQA) prepared by Metropolitan Workshop as part of this Part 10 submission, including room areas and critical room dimensions. The HQA shows that all 543 apartments are compliant with the requirements of Sustainable Urban Housing Design Standards for New Apartments 2020.



Typical Upper Floor Plan

Standard	Required	Achieved
Apartment Area	73m2	80.7m2
Kitchen Living Dining Agg. Area	30m2	30.17m2
Living Room Width	3.6m	3.84m
Bedroom Agg. Area	24.4m2	24.74m2
Bedroom 1 Area	11.4m2	11.59m2
Bedroom 1 Width	2.8m	2.85m
Bedroom 2 Area	13m2	13.16m2
Bedroom 2 Width	2.8m	3.55m
Bedroom 3 Area		
Bedroom 3 Width		
Storage Agg. Area	6m2	6.32m2
Private Amenity Area	7m2	7.05m2



Extract from the Housing Quality Assessment, Prepared by Metropolitan Workshop as part of this Part 10 Submission

6.06 Material & Finishes Strategy

The key concept of the facade design is for the material strategy and architectural expression to act as a conduit between the new development within the proposed SDRA 11 lands and the existing wider Dublin 8 community. This area is characterized by a fine grid of small streets and the character of this area is almost entirely residential.

The architecture of the surrounding context includes the use of brick in both domestic and commercial buildings. Brick is also used to ornament and articulate the facade. This helps to introduce a sense of scale and depth into the elevation that defined and complimented the fenestration. This articulation gives human scale to the buildings that helps to achieve the sense of domesticity and a sense of place.

The future neighbouring developments surrounding the Donore project will be brought forward by Hines. Although these proposals lie outside of this application we have liaised closely with their design teams to ensure that materials are coordinated through the full extent of the SDRA lands. Both the Bailey Gibson site and the Players Wills site have been through the planning system and are primarily residential in nature with a material palette chosen to be sympathetic to the existing urban fabric described previously. These materials are described on the following page



Red Brick Housing - South Circular Road



Dolphins Barn Brick Housing & Player Wills Factory



St Teresa's Church



St Catherine's School

6.06 Material & Finishes Strategy

Neighbouring Proposals

The future neighbouring developments to the south and west of the Donore project will be brought forward by Hines. Although these proposals lie outside of this application we have liaised closely with their design teams to ensure that materials are coordinated through the full extent of the proposed SDRA 11 lands. Both the Bailey Gibson site and the Players Wills site have been through the planning system having been granted permission earlier in the year. These schemes are primarily residential in nature with a material palette chosen to be sympathetic to the existing urban fabric described previously.

Both the Bailey Gibson and Players Wills development aim to take cues from the existing materials in the area while maintaining a distinct character. It was foreseen that the material language would influence the future developments within the SDRA11 lands and give this new neighbourhood its own distinct quality.

The adjacent proposals will utilise two styles of brick from the area:

- The red brick of South Circular Road
- Dolphin's Barn-style buff brick.
- Grey brick (seen commonly in the Tentsers)

Red brick is dominant material in the area and its use in the scheme allows the proposal to integrate into the neighbourhood while the Dolphin's barn style brick compliments the nearby Player Wills Factory building, rear of St. Catherine's Church.



Player Wills East Elevation



Player Wills Tower Element



Bailey Gibson 1 Tower Element



Bailey Gibson 1 Entrance on Rehoboth Place



Bailey Gibson 2 Tower Element

6.06 Material & Finishes Strategy

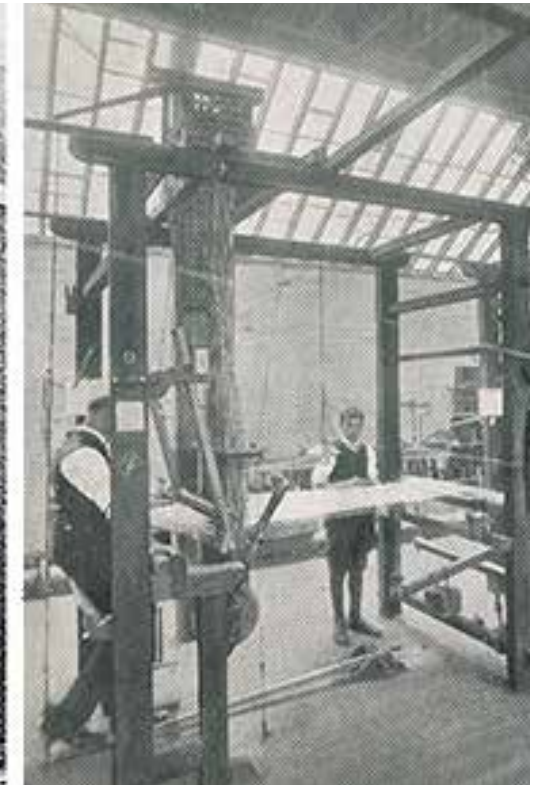
Material History

The area around The Donore Project is known as The Tenters. This was an area used by the clothing factories to dry out their cloths by hanging them on large tenterhooks. It gets its unique name from a tenter field that existed here until the turn of the 20th century.

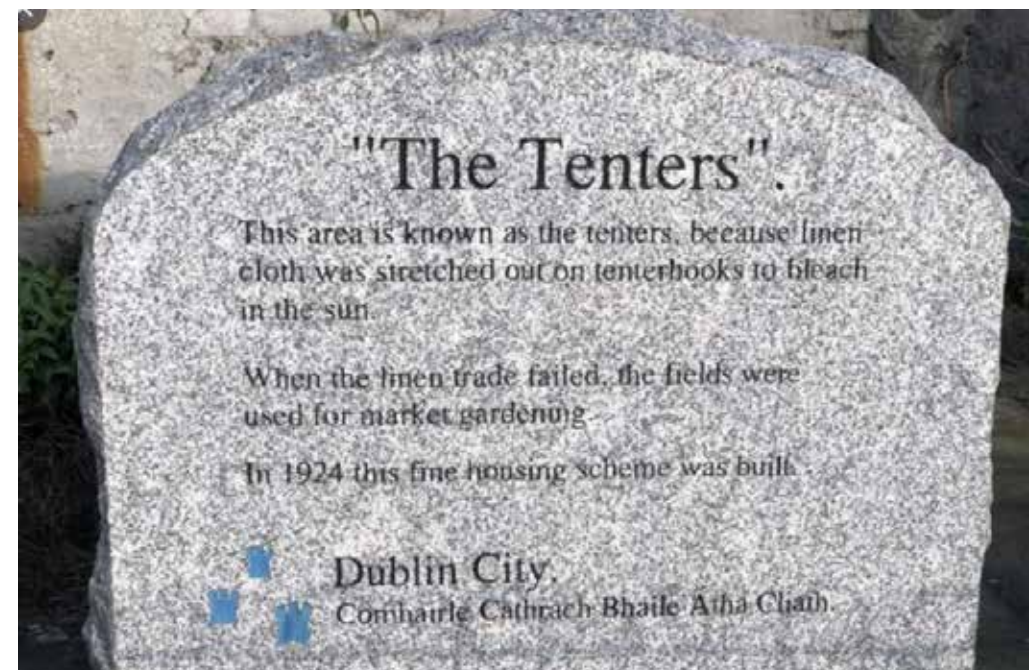
When the linen trade failed, the fields were used for market gardening. This area was regarded as one of Dublin's most ambitious public housing schemes originally known as Fairbrother's Field, undertaken by Dublin Corporation in the early years of the Free State.

Today, there are a variety of house styles in a mix of rough cast render with red and grey brick accents.

The industrial heritage of the area was built upon linen manufacturing and applying the weaving metaphor to the design of the sites' buildings, we can create a sense of unity throughout the development. The facade details will be informed by the local residential and industrial context and the weaving history of the area through the use of saddleback brickwork laid in alternating courses.



Detail of woven brickwork from proposed project



'The Tenters'



Weavers Hall - demolished 1956

6.06 Material & Finishes Strategy

Herbert Simms' Legacy

The original St Teresa's Gardens complex was designed ca. 1940 by Dublin Corporation Architects under the aegis of Herbert Simms, Chief Housing Architect. These buildings occupied the site until very recently with the remaining two blocks set to be demolished as residents have recently been decanted into the nearby Margaret Kennedy Road scheme.

From 1932 until his death in 1948, Herbert George Simms served as Housing Architect to Dublin Corporation. He was the first Housing Architect for the capital, and his work is still to be seen on both sides of the Liffey today. Simms was responsible for much of Dublin's new 1930s suburbia - Cabra on the northside and Crumlin/Kimmage on the southside - but also believed in the necessity to build good quality public housing in the city centre.

Like much of Simms work, the former St Teresa's Garden's buildings are immediately recognisable, the beautiful curves of the buildings, and their decorative features, showing strong Art Deco influences. Simms was greatly influenced by public housing of the day in Dutch cities like Amsterdam and Rotterdam, but also by the best of what was happening on the neighbouring island.

Some elements of the facade design have been influenced by architectural devices found in his work such as:

- Use of two brick colours
- Plinth to base of building
- Punched hole window openings
- Horizontal emphasis + banding
- Parapet definition



St. Teresa's Gardens (now unoccupied)



St. Teresa's Gardens (now unoccupied)



Pearse House by Herbert Simms



Pearse House by Herbert Simms



Pearse House by Herbert Simms

6.06 Material & Finishes Strategy

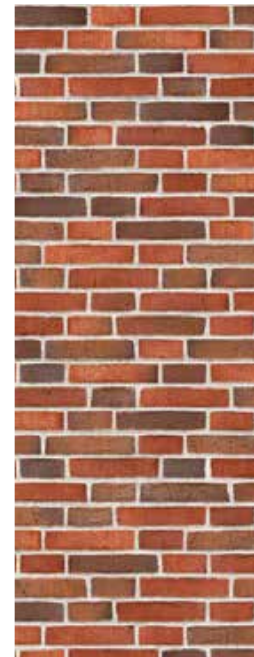
Coordinated Variety

It is important that the Donore Project sits comfortably into its context therefore the intention is to adopt a similar materials strategy to our neighbours. There are further parallels in the scale and type of development proposed however like all good development there should be some variety within the architecture to help identify certain buildings, development parcels or uses. Our studies over the following pages aim to deliver a “coordinated variety” across our 4 blocks allowing them to take their place at the centre of the proposed SDRA 11 lands while complimenting existing proposals.

We will draw from a similar material palette to the local context and Hines’s Bailey Gibson and Player Wills to create a cohesive material language across the proposed SDRA 11 lands.

We will look to introduce texture and variation in tone through subtle brick details such as using recessed courses, changes in mortar colour and alternating brick courses.

We will use two primary brick colours, a red and a buff colour brick. These will be used with variations in brick coursing and mortar colour as described in the following pages



Red brick, pale mortar



Buff brick, pale mortar



Red brick, red mortar



Weave brick pattern using saddle back bricks to plinth



Alternating brick courses to plinth



6.06 Material & Finishes Strategy

Brickwork Coding and Balcony Types

The diagrams on this spread show the various types of brickwork treatment which are proposed across The Donore Project.

In General red brick will be used for the external façades while buff brick will be used to the internal courtyards or 'rear' façades. This approach has parallels with existing housing and a number of non-residential buildings in the area.

Further distinction is achieved through the use of mortar colour variation, a two storey plinth will be common to all 4 buildings acting as a linking mechanism within this development, the mortar changes to a lighter colour from second floor up.



Plinth Type 1 - Red Brick with Dark Mortar

This diagram illustrates how the common plinth will be used across the scheme

6.06 Material & Finishes Strategy

Brickwork Coding and Balcony Types



- Brick Type 1 - Red brick with light coloured mortar
- Brick Type 2 - Buff brick with light coloured mortar

This diagram illustrates how the different brick types will be deployed across the blocks from plinth level up



- Balcony Type - Red
- Balcony Type - White

Two Balcony types are used to create variety across the scheme the balcony colours are typically swapped between internal and external façades across the buildings to create variety in the streetscape. This rule changes on the tower element allowing it to sit outside this convention

6.07 Facade Strategy

Architectural Language

The architectural language has been carefully considered and developed throughout the design process. A consistent architectural language has been employed across the DCC1, DDC3, DCC5 and DCC6 buildings using a family of materials, details and facade principles. The following studies illustrate these principles across DCC3 which features a 15 storey tower element and a more typical 7 storey element.



DCC3 - south facade



6.07 Facade Strategy

Architectural Language



1. Townscape hierarchy

The building facade presents a townscape hierarchy through subtle use of materials, tones and details. The ground and first floor plinth across all buildings presents a common datum height. The buildings parapets are expressed on the lower buildings through a buff brick change in brick tone. A similar device was adopted by Herbert Simms for many of his buildings including the old St Teresa's Gardens which previously occupied the site.



2. Grounded vertical piers

To reinforce the residential building above, strong vertical brick piers are expressed and grounded through the colonnade. The residential entrances on DCC3 tower are further reinforced through extended colonnades in front of the residential lobbies offering protection from down drafts associated with taller buildings



3. Horizontal emphasis

The robust brick piers are broken up through more delicate horizontal banding. This is expressed across the tower and at plinth level on all buildings with a slightly projecting banding approach of two brick soldier courses running above and below two courses of horizontal brick



4. Expressed crown

At the building parapets, an expressed crown is introduced through an extension of the vertical piers to form a room terrace for residents to enjoy.

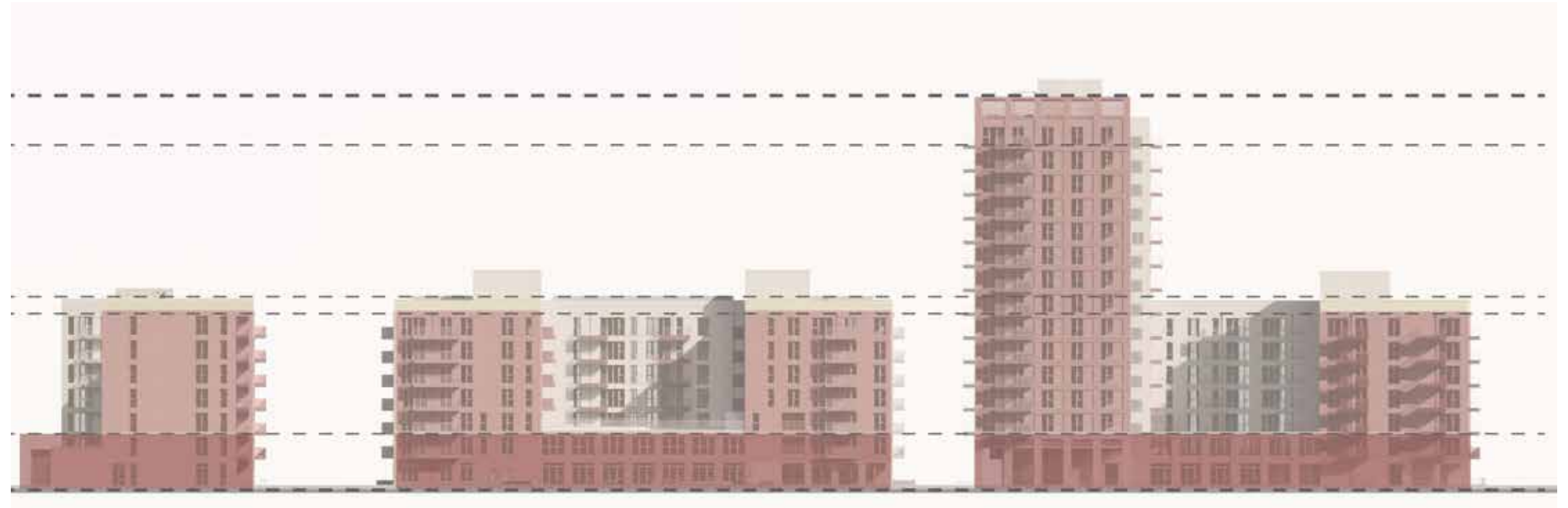
6.07 Facade Strategy

Architectural Language

This strategy can be extended through the wider development. The diagrams indicate the overall approach to the façades which will have a defined plinth, middle and crown.

Key Principles

- Plinth
- Regular punched hole openings
- Defined parapet
- Materiality & weaving details



General approach across site



Above: Barchester Street by Metropolitan Workshop
Illustrating effect of changing mortar colour using same brick



Early sketch looking toward Donore Project Park showing unifying plinth

6.07 Facade Strategy

Architectural Detailing to DCC3 Tower

A suite of details have been created for the 15 storey tower that reference the legacy and character of this part of Dublin, whilst also complementing the architectural language evident with the proposed buildings by Hines.

For the tower element horizontal emphasis is introduced to the facade through a horizontal banding strategy as shown opposite and below

Full height windows are provided to maximise internal daylighting. These are set within a brick bond made of alternating courses of red and buff brick.

The building's crown is created through an extension of the vertical brick piers with a pre-cast capping providing enclosure to the roof terrace. The guard rails are scalloped in plan to provide articulation to the crown.

Metal Balconies are either red or white with enclosure provided where it does not impact on daylight levels

Brick piers with red brick, light mortar and a pre-cast matching red capping

Recessed brick detail with alternating red and buff brick with light mortar

Light/white coloured balcony with matching metalwork balustrades and panel

Continuous red brick banding detail with precast concrete banding above

Light white coloured aluminium window frames

Alternating course buff/red brick panels

Continuous pre-cast/brick band

Ventilation grilles for mechanical ventilation to apartments to be located within recessed double brick coursing



6.07 Facade Strategy

Architectural Detailing to DCC3 Tower

Five double height bays express the residential entrance to the tallest part of the scheme in DCC3. These are defined by brick columns with alternating courses of buff and red brick which extrudes the structural module of the residential floors above to ground.

The plinth generally has a restrained suite of detailing, so as not to diminish its strong, robust presence within the street and wider townscape. Instead articulation is provided through the introduction of special finishes such as reinterpreted weave/lattice motif, a reference to the social history of The Tenters

These are tactile elements that can be appreciated at the human scale and are the to provide focus at lower levels in the building with a simpler suite of details to the upper stories.

Colonnades provide greater generosity to the street and spill out to the retail uses.

Recessed brick detail with alternating red and buff brick with light mortar.

Weave motif to columns

Double height residential entrance at base of tower

Alternating red/buff brick with light mortar on columns at this base level

Red brick with dark coloured mortar to match the plinth



6.07 Facade Strategy

Architectural Detailing to Lower Buildings

Buff brick parapet detail at roof level

Punched hole openings

Rectangular balcony balustrade with red coloured metalwork

Red metal window frames matching balconies

Ventilation grilles for apartment mechanical ventilation to be located within recessed double brick coursing.

Alternating course red/buff brick panels



6.08 Design Details

Entrances

As a general rule, non-service entrances (such as residential lobbies, crèche, artist workspaces, cultural space etc.) are set back from the façade to provide shelter. To help demarcate these entrances the coursing on the brickwork changes to a banding of buff and red brick. In the case of the residential entrances, and in the soffit of the DCC 5 tower, saddleback brickwork laid in alternating courses is used to give a woven effect to the brickwork, a reference to the historical linen manufacturing in the area.



6.08 Design Details

Architectural Influence

The courtyard façades of DCC3 and DCC5 are expressed as 2 storey volumes to define the edge of the podium level communal spaces above. In DCC3, a ground level retail unit addresses Players Park, while a first floor residential courtyard is enclosed with a colonnaded structure to express the building as 2 storeys. In DCC5, the 2 storey element is inhabited by Artist Workspaces and a Crèche. These non-residential façades pick up on the tri-partite façade to the front elevation of the Player Wills factory on South Circular Road. Each structural bay contains 3 windows separated by a brickwork pier. In the case of DCC3, this tri-partite façade forms the residential roof terrace within the plinth of the buildings.

Another local reference is how the interface between brickwork colours is achieved where façades turn corners. Generally, this occurs where at the junction between the street façade and the courtyard façade. Here we have opted for a toothed treatment which can be seen on various buildings in the area.



Tri-partite facade to crèche with play area above gives way to crèche entrance on eastern facade



Toothed interface between red and buff brickwork



Toothed brickwork detail, South Circular Road

Existing tri-partite facade to Player Wills factory



View of DCC3 and crèche entrance

7



Aerial View of Project

Visualisations



Aerial view of proposed Donore Project with future context

7.01 Visualisations



DCC3 from Players Park

7.01 Visualisations



7.01 Visualisations



DCC3 and Donore Project Park

7.01 Visualisations



Players Park and DCC3

7.01 Visualisations



DCC1 from future playing pitch

7.01 Visualisations



DCC5 Crèche entrance

7.01 Visualisations



Roof terrace on DCC3 tower

7.01 Visualisations



Dual aspect apartment in DCC3 tower

8

Sustainability

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8.01 Sustainable Design

Home Performance Index

Ireland has committed to meeting net-zero greenhouse gas emissions no later than 2050 and a reduction of 51% by 2030. As part of moving towards this goal, buildings must reduce emissions by between 44-56% by 2030, giving the construction sector a notable challenge over the coming years.

The LDA have adopted the Irish Green Building Council's Home Performance Index (HPI) as their standard sustainability rating tool in order to assess, measure and improve the performance of new homes from an environmental perspective while also considering design features that impact the health and wellbeing of future tenants and homeowners.

Home Performance Index

The key indicators set out in the Irish Green Building Council's (IGBC) Home Performance Index (HPI) Technical Manual are:

1. **Environment** - indicators that measure the ecological footprint of the development, including those for global warming potential, loss of biodiversity, impact on ecological systems, water usage, quantity of land consumption and embodied impact of the materials used.
2. **Health & Wellbeing** - indicators that relate directly to the user's everyday experience of the dwelling and how its performance affects their overall feeling of wellbeing. There are 6 indicators that have assessments involving post completion performance tests.
3. **Economic** - relating to occupant running costs and the long-term value stability of the dwelling, such as its capacity to adapt to changing family circumstances.
4. **Quality Assurance** - assessing the process of design and construction of the dwelling, and a testing regime to ensure that they design intention is achieved. This is particularly important, as there is considerable evidence in Ireland and across Europe of a gap between predicted and actual performance.
5. **Sustainable Location** - how well the development relates to existing transport infrastructure and the accessibility of amenities.

The proposed development has been developed with the key indicators in mind and is on target to achieve certification.



HOME PERFORMANCE INDEX (HPI)

TECHNICAL MANUAL
VERSION 2.1
January 2022

8.02 Sustainable Development

HPI Indicators assess a development from inception to occupancy. Below are some intentions for each of the key HPI indicators which have been given close consideration and influenced the proposed design during the pre-Part 10 design stage.

1.0 Environment

Rational and efficient use of land and the consolidation of existing settlement and densities that assist the development of viable services and infrastructure, public transport systems, and are conducive to being walking communities

The proposed development provides for 543 homes at a density of 264 units/ ha. It ties in with existing development to the north and future development to the east and west of the site. It has been designed to allow for future connections to the west should the Coombe Hospital lands ever come forward for redevelopment.

There are dedicated cycle lanes along Cork Street and South Circular Road with bike parking provided for residents at entrance lobbies. Bus stops are located close by with the Luas red line also in walking distance. A number of Car Club cars are proposed as part of a site wide transportation strategy.

Achieve compliance with nationally stated objectives and recommended densities of Dept. DEHLG Guidelines and appropriate Local Authority Development Plan.

The apartments meet both national and local space standards. Refer to the Housing Quality Assessment document forming part of this Part 10 application.

Minimise volume of water run-off from the site that could impact flooding elsewhere

Extensive green roofs are proposed, and coverage is maximised, while allowing for amenity space and mechanical plant. By maximising coverage, interception and treatment will be maximised, reducing the amount of runoff entering the drainage network.

Hardstanding areas and roadways are proposed to drain to swales and raingardens/bio-retention, allowing opportunity for runoff to be intercepted via evapotranspiration and the remainder to be treated as it filters through the substrate before entering the drainage network.

Encourage use of sustainable urban drainage systems to ensure that the rate of water run-off is no greater than before development

The SuDS features included are as follows:

- Extensive Green Roof;
- Intensive Green Roof;
- Permeable Paving on Roof Terrace;
- Swales;
- Bio-Retention / Rain Gardens;

The SuDS measures provide interception and treatment volume on site.

Reduce the impact of energy requirements / carbon emissions associated with heating domestic hot water. Encourage the development of homes with very low energy use and carbon emissions

In terms of future energy upgrades the centralised option offers the most opportunity for reducing energy use as new technologies become available.

Encourage the development of homes with very low energy use and carbon emissions. Promote the provision or purchase of energy efficient appliances in the home, encouraging the reduction of CO2 emissions

A central plant room serving the development with a primary heating source of heat pumps supported by fossil fuel (gas/oil) heat sources e.g. boilers and / or CHP. The system would include central support plant (pumps, buffer vessels etc.) as well as apartment HIUs (Heat Interface Units) and MVHRs.

2.0 Health & Wellbeing

Promote good daylighting and thereby reduce the need for energy to light the home

Sunlight and daylight testing was carried out in tandem with the design process and design adjustments made to improve daylighting to homes across the site.

3.0 Economic

A fabric first approach ensuring that the homeowner benefit from reduced heating costs. Maximise orientation for free heating, and minimise heat loss from the building fabric

Wall and floor thickness's have been proposed with consideration for insulation thickness's required to meet NZEB standards. The design meets national standards for the provision of dual aspect dwellings, ensuring over 33% (in our case the figure is 48%) receive daylight from two aspects.

Smaller simpler heating system with less maintenance and replacement costs

The proposed centralised system means that limited maintenance is required in apartments and maintenance is generally carried out centrally (as are any plant replacements).

The centralised plant can be upgraded much easier with newer technologies as they become available.

Avoid the development of buildings, roads or car parks in areas at high-risk of flooding

The area is not in an area at risk of flooding.

4.0 Quality Assurance

Clients to appoint qualified professionals that have appropriate knowledge and skills throughout all phases of design and construction. Ensure that technical skills are integrated into the early design phase and throughout the developed design and construction detailing

A large team of qualified consultants were engaged and actively input into the design process. The development has been designed in compliance with the Building Regulations and will be fitted out with materials in compliance with NSAI and ISO standards.

Ensure proper attention is given to aesthetic design, urban design and place making

Site wide detailing and materiality has been considered and refined in order to maximise durability and aesthetic interest across façades while at the same time considering and proposing realistic design goals with budget and the scale of the development in mind. A placemaking approach has been adopted across the site layout, with detailing and colour applied in the form of material palettes to give definition and specific identity to different parts of the site.

5.0 Sustainable Location

Encourage the location of development close to existing transport but also to encourage the inclusion of alternative transportation modes in new development

The site has a considered pedestrian and cycle network, providing full permeability across the site and good connections into existing residential neighbourhoods to the north and west of the site. Bike parking and cargo bike parking are provided as part of the development.



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Urban Design Criteria

A Response to Criteria Set Out in
'Urban Design Manual: A Best Practice Guide, 2009'

9.01 Urban Design Criteria

Context



Context

How does the development respond to its surrounding?

- Whilst the development comprises a significant infill scheme at the centre of larger development in an urban location, care has been taken to ensure that the massing responds to the local surrounding scale, acknowledging that a significant proportion will be in the form of future development to the south and east. Where accommodation does previously exist, the buildings step down to the site perimeters to provide an appropriate relationship with existing development, for example the buildings step down to 6 stories on Block DCC1 at the north part of the site opposite the newly completed Margaret Kennedy Court. The only other immediate existing neighbours are the Coombe hospital to the west of the site. In these cases, the blocks DCC1 and DCC 6 form semi-perimeter blocks onto the boundaries offering up a gable wall to allow for future development of the Coombe lands in compliance with the strategies set out in the Dublin City Development Plan 2022-2028 SDRA 11.
- Nonetheless, the site offers an excellent opportunity for increased densities to make an important contribution to the shortfall of social and affordable housing in the area and as such the opportunity for increased densities addressed through the provision of a taller building more centrally within the site. A series of verified views prepared demonstrates that the scale of the proposed development responds positively to the site context. A significant amount of the proposed buildings are largely unseen with the exception of the taller building at the centre of the site. The taller element acts as a key marker building aiding navigation between the principle public spaces of Players Park to the south and the new sports pitch to the north in line with the aspirations of the Dublin City Development Plan 2022-2028 SDRA 11.

- The architectural form responds to the site context. A palette of materials leaning heavily on brick ensures compatibility with the surrounding context and with future proposals on neighbouring sites. The design of the public realm and landscaping, in particular, the Donore Project Park, represent a planning benefit of the scheme. This space will provide a link space between the proposed sports pitches and Players Park but it will ultimately provide access through the lands between Donore Avenue and Cork Street for the first time in its history. This will have a significant impact on permeability far beyond the red line boundary of the site.
- The proposed development will make a significant positive contribution to character and identity of the neighbourhood. The existing St Teresa's Gardens have largely been demolished and so it is crucially important the new residential neighbourhood provides the conditions in which a strong community can establish itself. High quality architectural design and with significant public realm and landscape features will positively contribute to the area. A number of ground floor community uses will positively contribute to footfall and sense of place.
- Particular care has been taken in respect of existing boundary conditions and the requirement to replace/upgrade these boundaries. This is addressed in detail in the Landscape Design Statement and associated drawings. The general principle has been to, where possible, retain and repair existing boundary conditions. To the south, east and west, temporary boundary conditions are proposed in the form of temporary fencing with planting, until such time as development of these lands are brought forward in the context of the overall Dublin City Development Plan 2022-2028 SDRA 11.

Connections



Connections

How well is the new neighbourhood / site connected?

- The site is an infill site of significant scale. Key access routes will be provided to the site via adjacent developments from Rehoboth Place, South Circular Road, Donore Avenue and Margaret Kennedy Court (existing). The buildings have been laid out to provide for future connections into the Coombe lands north of DCC1 and north of DCC6 should these lands ever be opened up at some point in the future.
- All routes through the scheme facilitate pedestrians and cyclists as a priority. Generous footpaths and shared surfaces are provided to encourage pedestrian and cyclist use and permeability.
- The scheme is located close to the city centre, with a range of services and facilities. The city centre is within reasonable walking and cycling distance and there are a range of bus services available on South Circular Road, Cork Street and Donore Avenue.
- The surrounding proposals will provide access to the subject site and have been designed with generously wide internal routes, to ensure that there is no inhibition to bus access to the site. Should the Donore Project come forward for development in the first instance, access is provided for directly from Donore Avenue.
- As indicated previously, the opportunity to increase densities (in line with the Dublin City Development Plan 2022-2028 SDRA 11) within a sensitively designed scheme relative to surrounding conditions is proposed in this urban location, ensuring that the population of the site is maximised (but appropriate) and that the urban location close to the city and on a high efficiency bus route, is utilised.

9.01 Urban Design Criteria

Inclusivity



How easily can people use and access the development?

- The residential units within the scheme have been fully designed to meet all relevant guidelines and standards in terms of sizes, storage areas, private open space, communal open space etc. Despite the site providing circa 72% cost rental, all apartments are designed to national standards and do not avail of any derogations associated with BTR apartment. The scheme is considered to respond well in terms of providing for a range of household sizes to meet demand.
- The scheme provides for a mix of studio, 1, 2 and 3-bedroom apartments in a mix of formats ensuring an appropriate mix of tenures within the scheme.
- All entrances are clearly indicated by a lobby space and accessed directly from the street. All homes, with the exception of the ground floor, are accessed via a lift with ambulant stairs provided for escape.
- The scheme has a very clear definition of public, semi-public and private spaces.
- All homes are designed to be let at either affordable or social rent.
- The development is designed to meet all Part M requirements. The scheme has been sensitively designed to ensure ease of travel through both the public realm and the buildings for people of all abilities within the public realm. The scheme avoids ramps and stairs and provides clear, legible routes through the site.

Variety



How does the development promote a good mix of activities?

- The proposed development will bring vibrancy and activity to a site which has been derelict for a number of years. The site is currently fenced off and presents an unprepossessing and non-overlooked gap in the streetscape. The site is zoned mixed use and residential and sits within an established residential area.
- It is considered that the proposed development will benefit from the significant range of community, commercial and social infrastructure in the immediate surrounding area. Whilst primarily a residential scheme designed to meet the significant shortfall in affordable residential accommodation in the city, the proposed development does provide active ground floor uses for community, arts and culture and artist workspaces as well as an element of retail.
- In addition to the new homes, a retail/café unit (168 sq.m.), mobility hub (52 sq.m.) and 952 sq.m. of community, artist workspace, arts and cultural space, including a crèche are proposed to support the new and existing communities and add to the vitality of the development.
- The quantum of proposed commercial/retail uses also seeks to preserve the integrity and viability of existing and planned local centres in Dolphin's Barn and Cork Street respectively.
- Such uses are intended to provide for the needs of the future population, whilst also acknowledging that the city centre with its range of services and facilities is a short distance from the site.

- In terms of housing choice and tenure, as indicated previously the primary purpose of the residential content of the scheme is to meet clear demand for affordable rental and social apartments in urban locations. The scheme does provide a range of type and size of homes. It is noted that the predominant nature of the surrounding area is housing.

9.01 Urban Design Criteria

Efficiency



Efficiency

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

- The site offers an excellent opportunity for increased densities to make an important contribution to the shortfall in housing locally and as such the opportunity for increased densities is responded to through the provision of a taller building more centrally within the site. Lower buildings in courtyard form provide an appropriate scale and density across the remainder of the site.
- One of the principle strategies of The National Planning Framework (NPF) which guides national, regional and local planning decisions until 2040 is that Dublin City and Suburbs area will see at least 50% of all new homes built within the existing built up footprint on infill and brownfield sites (National Policy Objective 3b). In this sense the proposed density makes efficient use of zoned serviced urban brownfield site and a scheme of circa 264 units/ ha is fully compliant with LAP/ DOE policy.
- The development will provide an appropriate development on a significantly under-utilised site. The site is presently vacant.
- The site location within a short distance of the city centre and adjacent to high quality public transport, together with the site characteristics of a significant brownfield site in a back land location, mean that the site is ideally suited to higher densities in a manner which ensures that there is no negative impact on internal or external environments.
- A series of verified views prepared demonstrate that the scale of the proposed development responds positively to the site context, with the proposed buildings clearly sitting well within the urban context.

- In terms of landscaped areas, whilst this is primarily an urban scheme, a series of high quality streets and spaces are provided, with appropriate soft landscaping which contributes to biodiversity and SUDS management. The scheme on this site must be viewed in the wider context of the SDRA 11 Development Framework which clearly set out the open space strategy for the wider lands. Larger open space areas are located on other parts of the SDRA 11 lands. Therefore, care must be taken to ensure that the application site at the Donore Project achieves a high quality public realm and domain through the design of pedestrian friendly streets and spaces. It is considered that this is achieved in the proposed development.
- A central and early consideration in the design of the scheme was to ensure that public areas and communal open spaces are high quality environments which achieve appropriate amounts of sunlight. To this end, the Donore Project Park has been made larger than originally suggested in the SDRA framework plan (refer to summary of design development in Chapter 5). Furthermore, the courtyards of blocks DCC3 and DCC5 have been designed with a low (1-2 storey) south facade to allow daylight penetration to the communal spaces.
- The scheme has been designed to ensure that operational waste management facilities include recycling facilities for resident

Distinctiveness



Distinctiveness

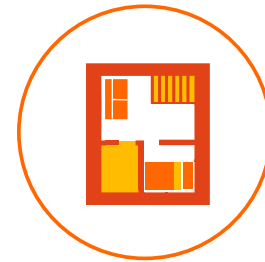
How do the proposals create a sense of place?

The scheme aims to create a new residential neighbourhood. As indicated previously, whilst this is primarily an urban scheme, a series of high-quality, well proportioned, streets and spaces are provided, with appropriate soft landscaping. The scheme's street network and legibility, populated with active uses at ground floor level, is underpinned by recognisable features such as the tower element located at the confluence of routes, acting as a discernible focal point to the scheme.

The buildings within this development will have common characteristics intended to offer identity to scheme such as the two-storey plinth, brickwork detailing around building lobbies and entrances, colonnades around key corners, parapet and crown detailing etc.

9.01 Urban Design Criteria

Layout



Layout

How does the proposal create people-friendly streets and spaces?

- The layout has been strongly influenced by desire lines and permeability. Pedestrian access points are available from South Circular Road (via the Bailey Gibson /Players Wills lands) from Rehoboth Place and Rehoboth Avenue (via the Bailey Gibson lands), St Catherine's Avenue (via the Players Wills lands) and Donore Avenue (via the Players Wills lands). Vehicular access will be via the Player Wills and Bailey Gibson Lands from South Circular Road and Donore Avenue.

Vehicular access points accommodate pedestrian and cyclist access and egress.

- The Donore Project sits at the connecting points for all the developments within the SDRA 11 lands. As such, the design team liaised closely with Hines to ensure that all streets and movement corridors properly align ensuring full permeability throughout the site. We have also worked with our neighbouring design teams to ensure that the public realm runs seamlessly between each development.
- The scheme performs strongly in terms of providing active frontages. The active frontages are provided by a number of uses, including a crèche, concierge office, retail/café spaces, community uses and access points to private residential properties (in the form of communal lobbies and own door apartments onto the street).
- All routes through the scheme facilitate pedestrian and cyclists as a priority. Generous footpaths and shared surfaces are provided to encourage pedestrian and cyclist use and permeability.

- Vehicular traffic on the internal street network is limited. There will be very limited on-street car parking. This is assisted by a one-way traffic system and cars being encouraged to podium car parking upon entering the site. Low traffic speeds will be generated through the shared nature of the streets, planting close to the traffic aisle and the provision of civic spaces throughout the scheme.

Public Realm



Public Realm

How safe, secure and enjoyable are the public areas?

- The development has high degree of passive surveillance of the streets and associated spaces. Block DCC3 will provided passive surveillance of the Donore Project park to the west and Players Park to the south. Likewise DCC5 will provide passive surveillance to the Donore Project park to the east. DCC 1 has been designed to overlook the new sports pitch (to be delivered by Hines).
- The public realm has been designed as an integral part of the scheme. As indicated previously, the scheme must be viewed in the context of the overall SDRA 11 Guiding Principles , whereby the larger public open space areas are provided on other parts of the wider lands. However, the streets provide safe and pleasant environments for future residents and visitors.
- Public spaces are all clearly defined. Where appropriate, street level private open space is provided with a planted privacy buffer from the street.
- As indicated previously, on-street parking is deliberately limited. Where provided, parking spaces are clearly delineated adjacent to the vehicular surface
- The site is relatively flat and designed to accommodate easy circulation and uses.

9.01 Urban Design Criteria

Adaptability



Adaptability

How will the buildings cope with change?

- All residential units are designed to meet current Part L & NZEB requirements and will be highly energy efficient.
- The adaptability criteria typically relates to more traditional housing development. The nature of the apartment units means that opportunity for extension is limited as is standard across most apartment schemes. Nonetheless the broad mix of apartment sizes throughout the scheme means it would be possible for households to upsize or downsize while remaining in the same neighbourhood.
- Each of the proposed dwellings meets or exceed the minimum standards for residential unit size. The development provides a mix of studios, 1, 2, and 3 bedroom homes which means people can move with the development as their needs change. The scheme has been designed to NZEB standards requiring a holistic approach to the design
- The majority of the dwellings proposed exceed the minimum standards

Privacy & Amenity



Privacy and amenity

How do the buildings provide a high quality amenity?

- All homes have access directly to either a private terrace or balcony, which in all cases meets or exceeds minimum size requirements.
- Dual aspect exceeds the minimum 33% requirement and is provided at 47%.
- All homes are designed to current building regulation (Part E) standards and ensure appropriate sound/ acoustic environments The design of the scheme ensures that there is no undue overlooking into adjacent properties.
- Each home is provided with storage space which meets or exceeds the minimum requirements.

9.01 Urban Design Criteria

Parking



Parking

How will the parking be secure and attractive?

- Parking is principally provided at grade within a podium, with limited on-street parking. The provision of parking at podium and surrounded by a skin of active uses or residential accommodation allows for a high quality pedestrian environment to be created on street side.
- Parking at surface level occurs on-street and will benefit from passive surveillance both from residential units and from ground floor active uses, in addition to footfall on the streets.
- On-street parking is in designated bays with a surface material to match the palette of materials used for the streets.
- An overall parking ratio of 0.15 is proposed with a total of 79 no. car parking spaces provided within the podium and a further 15 on-street. 4 no. motorcycle spaces are provided, under podium and on street, with 3 no. set down areas provided on street to facilitate drop off and deliveries. Of these 79 no. parking spaces – up to 30 are allocated for car sharing, 6 no. designated as accessible spaces, and 50% of spaces will be provided with electric charging facilities with ducting provided to all spaces for future provision.
- Bicycle parking is secure and accommodated within the footprints of the buildings, adjacent to the entrance lobbies to help promote modal shift through behaviour change by making it as easy as possible for people to travel by bike.

Detailed Design



Detailed design

How well thought through is the building and landscape design?

- The choice of brick as the primary material allows the new housing scheme to sit comfortably alongside the surrounding context and ensure for robustness permanence and quality.
- Brick is the predominant material in the surrounding context and the proposal aims to enhance and build upon this existing characteristic. A red brick to match that seen on the South Circular Road and buff coloured brick similar to the local Dolphins Barn brick traditionally used in developments in Dublin (such as the existing Player Wills factory) is proposed. These material choices are also in use of the adjacent development site of Bailey Gibson lands and Player Wills.
- The proposed design of the development has been subject to a number of pre-application consultations between the design team and the Planning Authority. The design rationale from an urban design and architectural perspective is explained in the Design Statement prepared by Metropolitan Workshop. The landscape design rationale is set out in the Landscape Design Statement prepared by Aecom.
- The landscape design accommodates a range of uses.
- Bin storage is located within the podiums or within the building envelope. Presentation areas are described in the building waste management plan.

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**Appendices:
Universal Access**

10.01 Universal Access

Universal Design Statement

The proposed Part 10 development seeks to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability).

The proposed development must meet the requirements of Part M of the Building Regulations. Part M 2010 came into operation on the 1st January 2012 and the requirements of Part M 2010 must be followed subject to certain Transitional arrangements. The requirements of Part M 2010 are as follows:

Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
Application of the Part	M2	Adequate provision shall be made for people to approach and access an extension to a building.
	M3	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
	M4	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

The Design Team recognises that since the introduction of the Disability Act in 2005 Irish Building Regulations (See Figure 1 above) have been revised with Universal Design in mind and a more comprehensive technical guidance document is now in place. This document is known as the Building Regulations 2010 Technical guidance Document M - Access and Use' or alternatively TGD M 2010.

TGD M 2010 provides guidance in relation to meeting the requirements of Part M of the Second Schedule to the Regulations and focuses on Access and Use. It is important to note that the introduction of TGD M 2010 states:

“The materials, methods of construction, standards and other specifications (including technical specifications) which are referred to in this document are those which are likely to be suitable for the purposes of the Regulations. Where works are carried out in accordance with the guidance in this document, this will, prima facie, indicate compliance with Part M of the Second Schedule to the Building Regulations (as amended). However, the adoption of an approach other than that outlined in the guidance is not precluded provided that the relevant requirements of the Regulations are complied

with. Those involved in the design and construction of a building may be required by the relevant building control authority to provide such evidence as is necessary to establish that the requirements of the Building Regulations are being complied with”.

The Design Team notes that TGD M 2010 is the minimum guidance to show compliance with the requirements of the Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the building and are committed to ensuring that:

The proposals will be subject to a DAC application (Disability Access Certificate) to the local BCA (Building Control Authority). The requirements of the application as well as any additional requirements/conditions raised by the BCA will be implemented in full in the course of construction of the proposal.

“Objective QHSNO10 – Universal Design

{It is an Objective of Dublin City Council: “To ensure that 50% of apartments in any development that are required to be in excess of minimum sizes should be designed to be suitable for older people/mobility impaired people, people living with dementia and people with disabilities in accordance with the guidelines set out in the Universal Design Guidelines for Homes in Ireland 2015, the DHLG&H’s Design Manual for Quality Housing 2022 and the DHP&LG & DH’s Housing Options for Our Ageing Population Policy Statement 2019.”}

The Universal Design Guidelines for Homes in Ireland notes that “Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability”. It further notes, “The guidelines are not intended to be overly prescriptive, but provide a flexible framework for designers to apply the guidelines creatively to all new home types through incremental steps described as UD Homes and UD Homes +.”

The proposed development accords with the requirement to have the majority of units at least 10% greater than the minimum sizes (51% of units exceeding the minimum requirement by 10% or more).

All public areas have been designed with DMURS and Part M in mind enabling users with reduced mobility to move easily throughout the scheme. As required under current Building Regulations, all of the proposed units within the development have been designed to be compliant with Technical Guidance Document M of the Building Regulations 2010, and with the standards set out in the Apartment Guidelines 2020. The design includes appropriate accessible parking spaces, dipped kerbs, tactile paving and other landscape features which improve accessibility for a wide variety of users with impaired mobility.

The proposed Donore Project provides for 6no. apartments which are fully compliant with the Universal Design Guidelines for Homes in Ireland. In addition, the oversized units in our scheme, are designed with UD principles to the fore including:

Development Sites

- Close to public amenity spaces, with good access to transport, local shops, pubs and cafes
- Relatively flat site, avoiding steep gradients
- The design provides a clear hierarchy of streets that is logical, and easy to understand and integrate with the existing context
- Site-wide material selection with consideration for slip rating.
- Dropped kerbs are proposed at all junctions
- All homes are design to a high standard and of good quality, using sustainable materials with quality detailing
- There is a mix of tenure and home size
- Bin stores are easy to use and accessible.

Entering & Moving Around

- Consideration for door design including ironmongery, door width, threshold design
- A canopy of minimum 1500mm deep for the full width of the entrance, and a maximum height of 2800mm.
- Corridor widths and 1800mm wide corridors, facilitating passing.
- Internal corridors between 1050-1200mm
- Effective door widths of 800-850mm as required
- Continuous handrail on one side of the stair at 900-1000mm above the pitch line of the stair, and 1100mm

- above landings
- 300mm nib on the leading edge of the lift car doors

Spaces for Living

- Level access throughout apartments
- 1200-1500mm between opposing work surfaces in the kitchen
- 1200mm wide space on two sides of dining table
- Dining area immediately adjacent to the kitchen
- Bathroom doors opening outwards
- Level access to balconies
- Easily maintained and effective drainage to all balconies and terraces, ensuring water cannot pool and create a hazard

Elements and Systems

- Flexible and low maintenance ventilation systems that are easy to understand and use, affordable and reliable, with easily replaced parts
- The majority of this section relates to detailed design items and will be considered and incorporated as required post-planning.

For further details on Universal Design please refer to the Design Statement prepared by Metropolitan Workshop Architects.

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