



Church Fields East

Mulhuddart, Dublin 15

P-200 ARCHITECTURAL DESIGN STATEMENT

Rev 3

May 2023



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Rev.	Date	Rev Description	Prepared By	Approved By
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2	23/05/2023	Issued for Comment	BR	DW
3	29/05/2023	Issued for Planning	BR	DW



1.0 Introduction

1.0 Introduction

1.1 Introduction

This Architectural Design Statement has been prepared on behalf of Fingal County Council in support of a Planning Application at a site of c.5.52 hectares at Church Fields East, Mulhuddart, Dublin 15.

The purpose of this Design Statement is to summarize the architectural design approach to the site - describing how the proposal responds to the site and its surrounding context. It identifies key constraints and issues which have informed the design process.

The development site is located south of Damastown Avenue; west of Church Road; east of previously permitted residential development at Church Fields (Planning Reg. Ref.: PARTXI/012/21); and north of a permitted linear park (Eastern Linear Park Planning Reg. Ref.: PARTXI/012/21), in the townland of Tyrrelstown, Dublin 15.

The proposed development seeks the construction of 217 no. residential units (ranging from 2 – 4 storeys in height) in a mixed tenure development, comprising of 121 no. houses and 96 no. apartments. The development will also include the provision of car parking, cycle parking, new pedestrian / cycle links, services, drainage and attenuation, and all associated site and infrastructural works.

The development forms the latest phase in the development of Fingal County Council owned lands at Church Fields.

This Design Statement references and should be read in conjunction with the consultants' reports and architect's drawings included in this submission.

1.2 Vision

The site presents a significant opportunity for:

- The creation of a high-quality, sustainable urban community with links to surrounding residential areas and the emerging network of public spaces.
- The provision of quality, energy efficient homes supported by a variety of public open spaces & landscaped areas to foster development of a sense of place and community.
- Connecting walking/cycling routes including “green-routes” while balancing car-parking & pedestrian footpaths/cycle routes.
- Providing meaningful play opportunities at street, local open space & parks level.

The subject proposal is cognisant of National and Local Planning Policy Documents and guidance documents including:

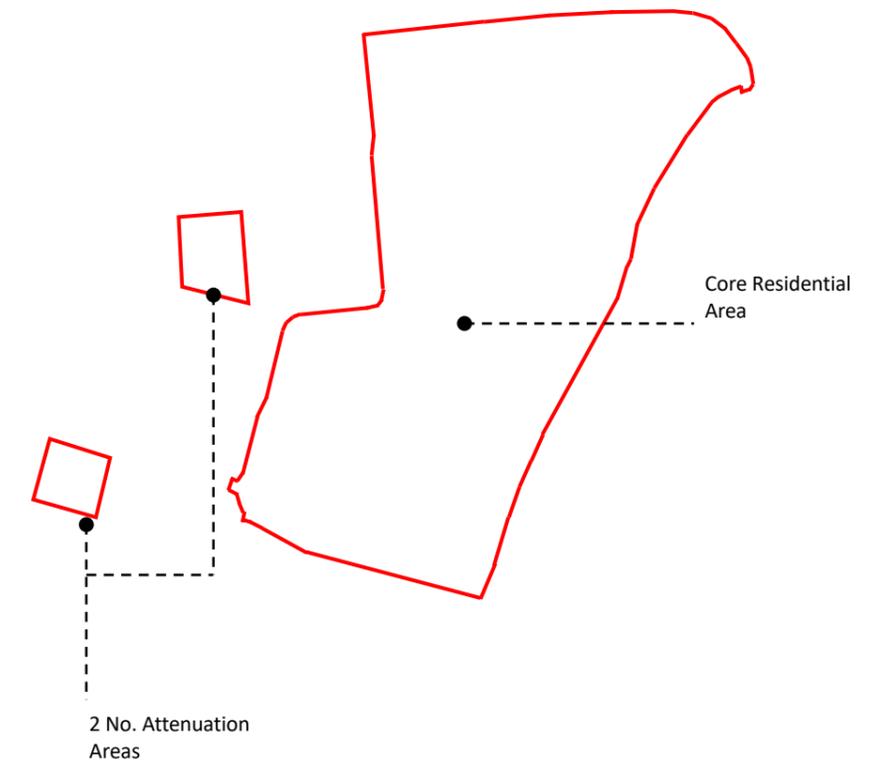
- Sustainable Residential Development in Urban Areas (2009)
- Urban Design Manual Best Practice Guide (2009)
- Sustainable Urban Housing: Design Standards for New Apartments (2022)
- Quality Housing for Sustainable Communities (2007)
- Design Manual for Urban Roads and Streets (2019)
- Employer's Requirements for Detail Design of Quality Housing - General Quality of Materials, Fittings and Finishes for Social and Affordable Housing and Apartment Developments including Guidance on Preliminary Items (2020)
- Fingal County Development Plan 2023-2029

1.3 Red Line Boundary

Throughout this document and the application in its entirety, the site boundary is delineated by a red line enclosing three areas subject to this application:

- The proposed core residential area comprising 217 no. residential units, associated landscaping, car parking, cycle parking, new pedestrian / cycle links, services, and all associated site and infrastructural works. Refer to Architects Drawings and Documentation for details.
- The upgrade of 2 No. Below-ground Attenuation Areas previously permitted under FCC Ref.: Part XI/012/21). Refer to Civil & Structural Engineers Drawings and Documentation for details.

Refer to the Diagram Below:





2.0 Site Context

2.0 Context

2.1 Site Location/ Context

The Church Fields East development is informed by a detailed analysis and understanding of place and context. The greenfield site is located between the existing Wellview and Avondale Estates to the South, Damastown Avenue to the North, between Church Road to the East and the permitted Church Fields Part 8 Development to the West (PARTX1/012/21).

The wider context is one of an established residential area. Existing, built-up industrial areas lie to the West and to the East/Northeast, while the established residential areas of Mulhuddart and Tyrrelstown lie to the South and North respectively.

The site is located North of the N3 and close to the M50. Facilities such as the Technological University Dublin Blanchardstown Campus lie to the East with Blanchardstown village and shopping centre further South.

The BusConnects project currently being promoted by the National Transport Authority (NTA) aims to deliver a much-enhanced bus service to the Greater Dublin Area (GDA). Some route improvements set out under the BusConnects plan are already in place or being implemented. The routes proposed to serve the subject site will include

- Spine & Branch Route B3: Tyrrelstown – City Centre – Dun Laoghaire
- Local Route L62: Blanchardstown – Tyrrelstown - Broombridge
- Local Route L63: Damastown - Blanchardstown
- Peak-only Route P63: Damastown – Corduff – City Centre (two-way).

Local community infrastructure includes Powerstown Educate Together National School and the adjacent Gael Scoil, the Powerstown Allotments and a range of potential and existing networks of green corridors and open spaces. Industrial and employment land uses lie to the west, east and northeast.

The site is currently undeveloped residential zoned lands. No existing structures are present, and the remnants of a haul road cross the site. The site generally consists of scrub and grassland interspersed with historic hedgerows and ditches. Along the Eastern boundary, a line of mature Beech trees defines the line of Church Road.



Fig.1 - Site Location – Aerial View (Google Maps - Not to Scale)



Fig.2 - Site Location - View (Google Maps - Not to Scale)

2.0 Context

2.2 Existing & Emerging Context

The Site's context has changed significantly over recent decades and continues to do so. The area retains significant natural amenities and the emerging movement network means it is an ideal location for a connected, integrated new development.

Natural and historic amenities include:

- The historic St Mary's Church and graveyard, Our Lady's Well and Tyrrelstown House – all located close to the site.
- Mature trees along Church Road – protected under the Fingal County Development Plan.
- The permitted Church Fields Link Road & Cycle Network (Planning Ref. No.: PARTXI/011/19) – provision of high-quality new cycling, pedestrian & road infrastructure which will ensure the site is highly connected to the surrounding areas.
- Varied topography, broadly falling across the site from the North East corner (contour level 87) at the junction of Damastown Avenue and Church Road to the South West corner.
- The site also slopes from North to South, falling from Damastown Avenue towards the existing Wellview Residential Areas providing an expansive view of the Dublin Mountains.

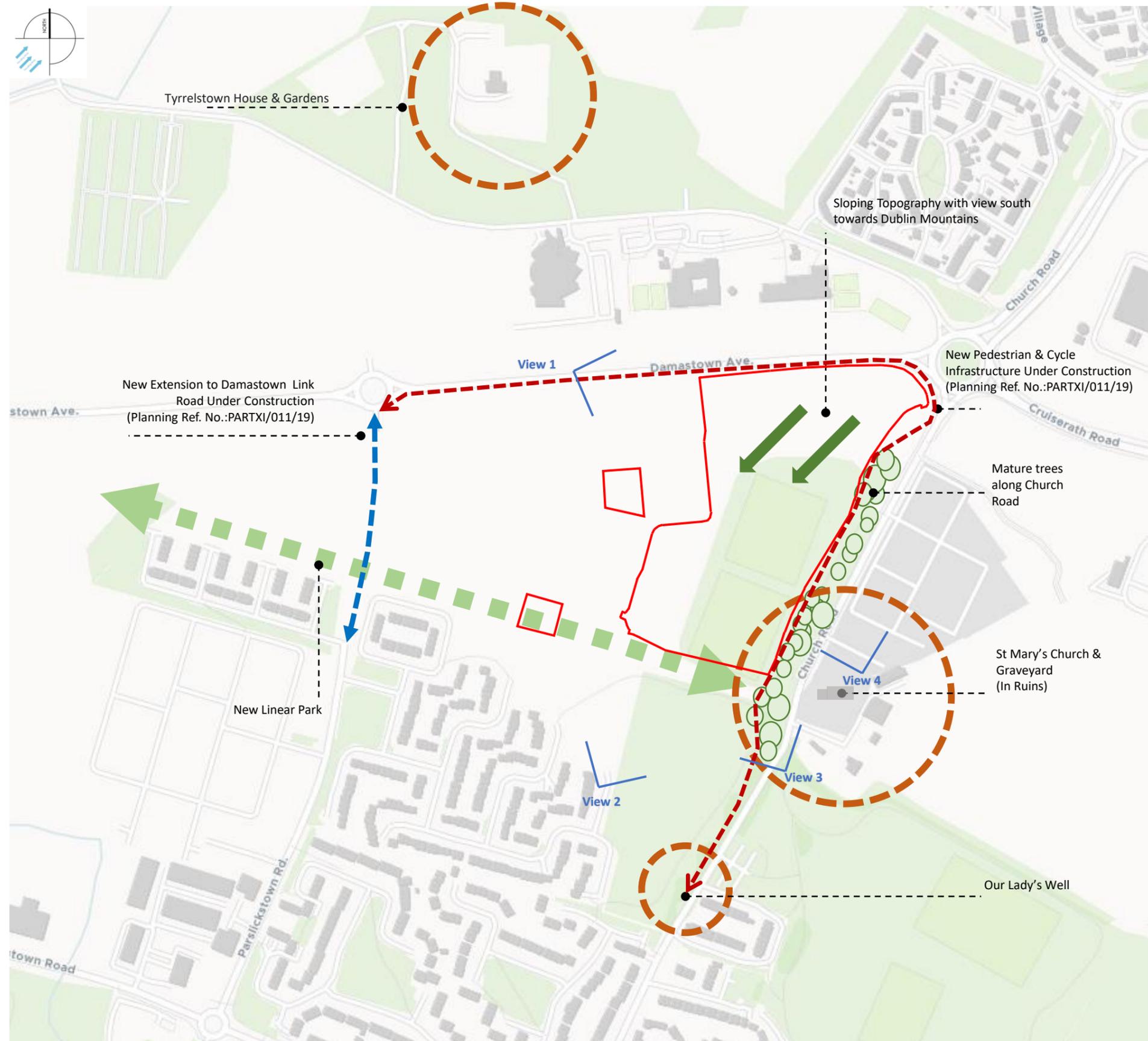


Fig.3 - Site Context – Existing & Emerging (OpenStreet Maps - Not to Scale)

2.0 Context

2.2 Existing & Emerging Context – REFER TO FIGURE 3 FOR VIEW LOCATIONS



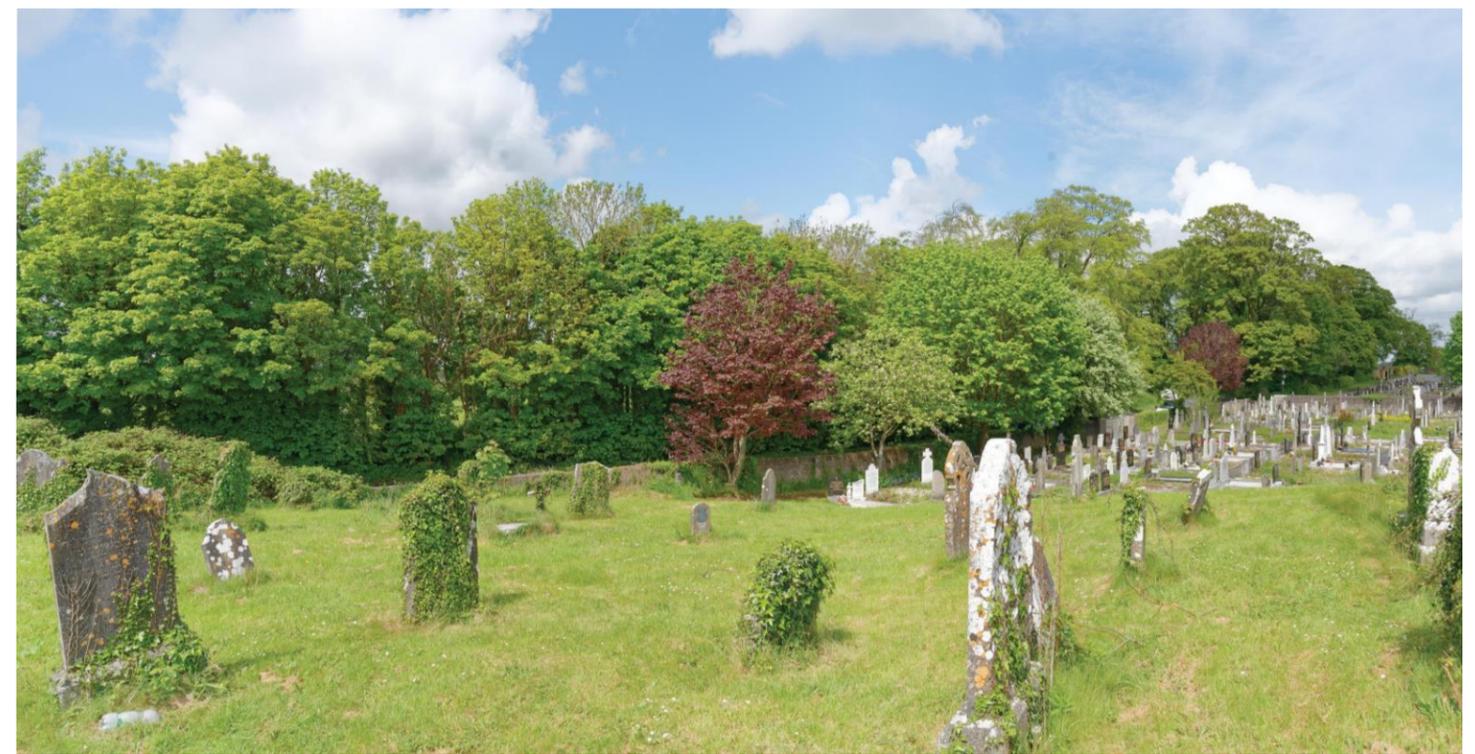
View 1 – Looking East along Damastown Avenue



View 2 – Looking North East from Wellview Avenue towards the Subject Site



View 3 – Looking West through the gap in trees along Church Road towards the Subject Site



View 4 – Looking West from St Mary's Graveyard towards the Mature Trees along Church Road and the Subject Site

2.0 Context

2.3 Historic Context

The development site is located adjacent to a medieval ecclesiastical establishment and within a post medieval demesne. There are no recorded monuments or protected structures within the site area but there are four sites within 500m that are each recorded on the RMP, RPS and NIAH (Refer to Table 1).

Built and natural heritage includes remnant hedgerows and tree groups, evident on old maps and still present today, which would have formed part of the landscape around Tyrellstown House, itself lying just north of the site and which dates to 1820.

Along Church Road adjacent to Mulhuddart cemetery lies the Church of Saint Mary and the nearby Holy Well dating to the 15th Century and forming a rich historic focal point adjacent to the site and lying between the proposed open space at Wellview and the adjacent Lady’s Well Park.

A number of archaeological investigations have been conducted under licence in the surrounding area. No features or deposits of an archaeological interest have been identified to date.

There has been extensive ground disturbance at the site for roadworks, temporary haul roads, and service insertion in recent years. Historically, the area has been used for agricultural purposes.

The place names and historic features here suggest an appropriate landscape and heritage resource to develop a sense of place associated with the historic church ruin and the remnant landscape structures linking to the wider landscape.



Fig.4 - Historic 6" Mapping

Table 1 – Nearby RMP/RPS/NIAH Sites

	RMP/RPS/NIAH	Name	Description	Distance
1	DU013-01001 RPS 670 NIAH 11346003	Mulhuddart church	15th century nave and chancel church with a tower at the west end.	50m E
2	DU013-01003 RPS 670 NIAH 11346003	Mulhuddart Graveyard	Walled and curved graveyard, containing 18th, 19th and 20th century headstones.	50m E
3	DU013-006 RPS 673 NIAH 11346002	Tyrellstown House	Detached five-bay two-storey house, c.1820, with nap rendered Ionic portico. Attached to earlier two-storey house, c.1720, to rear. Farmyard complex, c.1820 to rear.	365m NW
4	DU013-009 RPS 671 NIAH 11353010	Lady’s well	Rubble stone corbelled roof structure surrounding holy well, c.1700, with inscribed stone to gable. Isaac Butler wrote in 1740 about the well and the great Pattern that would occur yearly at it.	295m SE

2.0 Context

2.4 Planning Context

The proposed development has been designed in accordance with the guidance and design criteria set out in the Fingal Development Plan 2023 – 2029.

ZONING AND LAND USE

The site is zoned RS 'Residential'. The objective for this zone is to "Provide for residential development and protect and improve residential amenity".

The vision for the site is to ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.

Site specific objectives nearby include:

- Local Objective 70: Extend existing graveyard and work towards the improvement of safety in the graveyard and the upgrading of Church Road.
- Local Objective 72 Provide for adequate screening and separation of new development from the residential housing adjoining to the south
- Protect & Preserve Trees, Woodlands and Hedgerows to the East boundary along Church Road and to the South.

The proposed development of 217 units and associated works is in accordance with the development plan objectives.

There are a number of extant planning permissions for nearby lands which are relevant to the proposed development - for details please refer to the Planning Report prepared by Brady Shipman Martin.

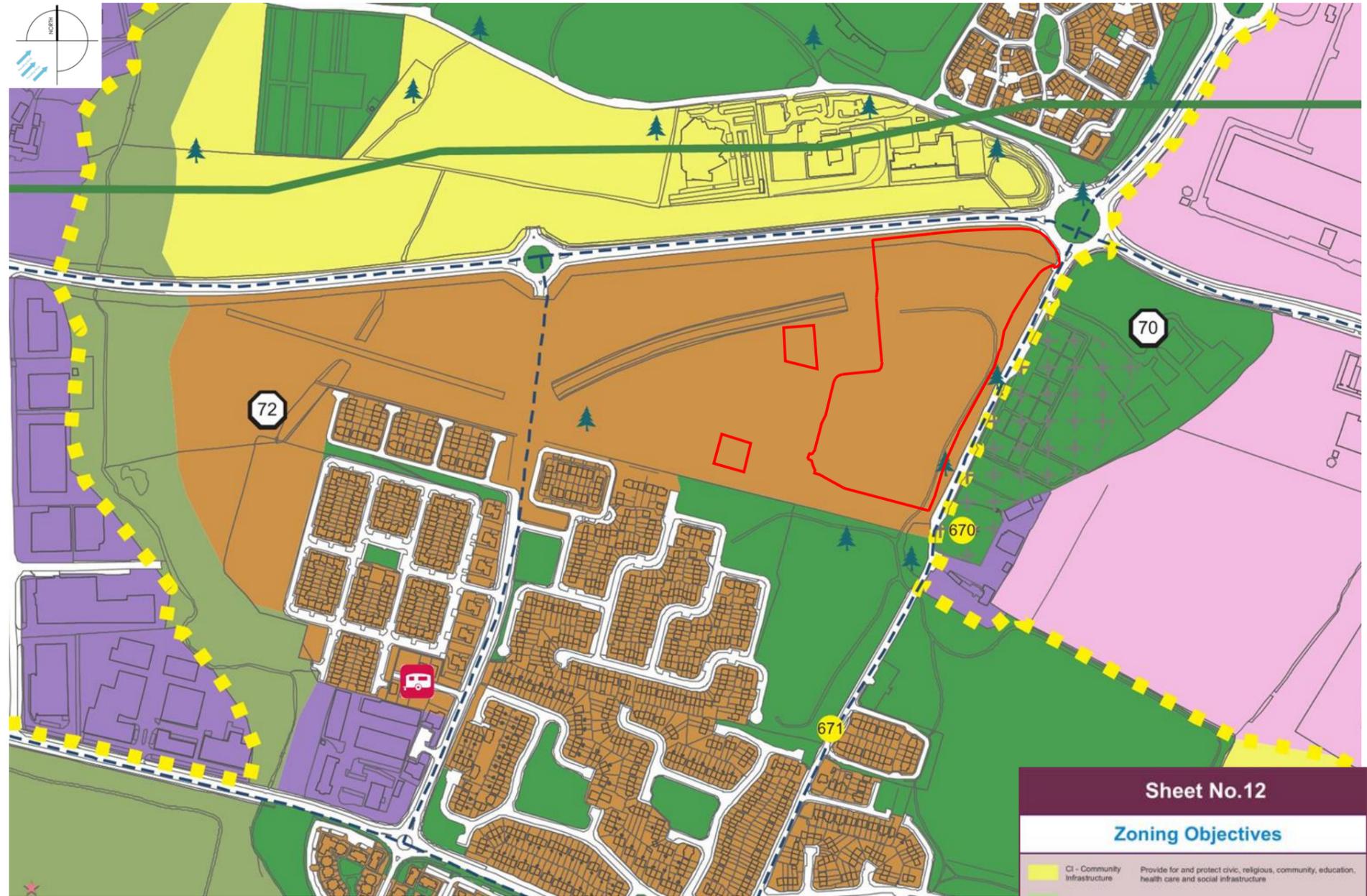


Fig.5 - Extract from Fingal Development Plan 2023 – 2029 (Sheet 12 – Blanchardstown North)

Sheet No.12	
Zoning Objectives	
CI - Community Infrastructure	Provide for and protect civic, religious, community, education, health care and social infrastructure
GB - Greenbelt	Protect and provide for a Greenbelt
GE - General Employment	Provide opportunities for general enterprise and employment
HA - High Amenity	Protect and enhance high amenity areas
HI - Heavy Industry	Provide for heavy industry
HT - High Technology	Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment
LC - Local Centre	Protect, provide for and/or improve local centre facilities
OS - Open Space	Preserve and provide for open space and recreational amenities
RA - Residential Area	Provide for new residential communities subject to the provision of the necessary social and physical infrastructure
RS - Residential	Provide for residential development and protect and improve residential amenity
RU - Rural	Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage
TC - Town and District Centre	Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities
WD - Warehousing and Distribution	Provide for distribution, warehouse, storage and logistics facilities which require good access to a major road network within a good quality environment
NSC - National Sports Campus	Provide for and facilitate the development of a National Sports Campus

2.0 Context

2.5 Church Fields Design Concept Plan

Fingal County Council, as part of its commitment under Rebuilding Ireland, developed a Design Concept Plan to guide the development of new-build housing on the land in its ownership in the Dublin 15 area including the subject site.

A consultant team was appointed to prepare the Concept Plan for the subject site and its wider context – in total a 37Ha site situated between the existing Wellview and Avondale Estates to the South, Damastown Avenue to the North, and between Church Road to the East and the Damastown Industrial Estate to the West. The plan area included the permitted Church Fields Link Road & Cycle Network (Planning Ref. No.: PARTXI/011/19) – high-quality new cycling, pedestrian & road infrastructure, ensuring the site is highly connected to the surrounding areas.

The Design Concept Plan establishes a series of organising principles that underpin future development on the site, ensuring the area's continued evolution takes place in a coherent and coordinated manner.

The Plan provided for a variety of housing types and tenures in a vibrant network of new streets, open spaces & character areas that would contribute to a high-quality, sustainable urban community suitably integrated with surrounding residential areas.

To the south of the Concept Plan area, a Linear Park, connecting Church Road to the East and the Pinkeen Valley to the West provides a key connecting structure between the plan area and the existing residential areas to the south, as well as significant amenity value to new and existing residents (the eastern section of this Linear Park is permitted under Reg Ref: [PARTXI/012/21](#)).

The permitted extension of Wellview Avenue to the roundabout at Damastown Avenue establishes the avenue as the main distributor route serving the Plan area. Secondary routes then permeate East and West from a roundabout on the main north-south artery, facilitating access through a hierarchy of streets, roads and dedicated pedestrian and cycle routes - balancing the requirements of parking and the movement of pedestrians within a high-quality public realm.

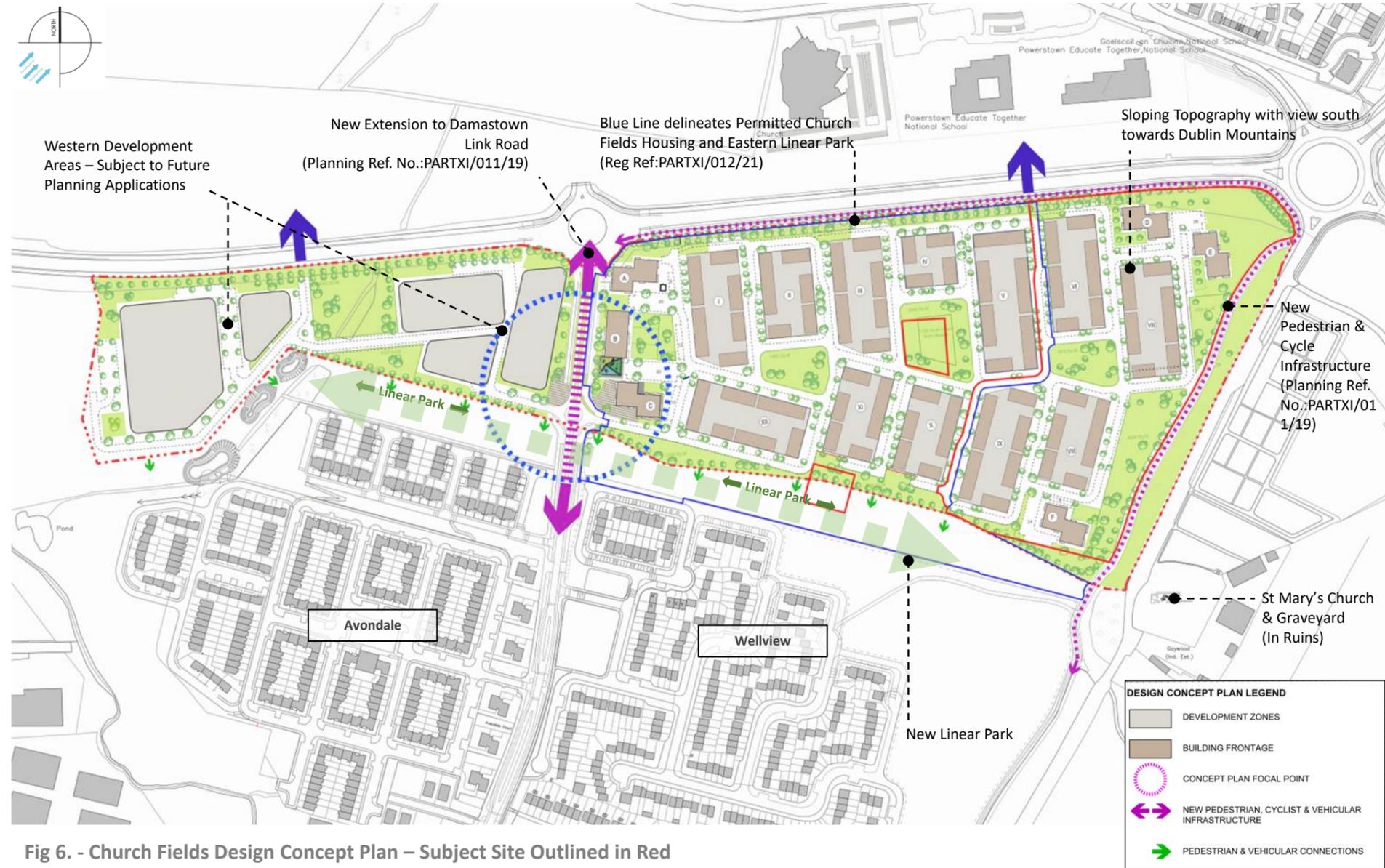


Fig 6. - Church Fields Design Concept Plan – Subject Site Outlined in Red

The interface between the Concept Plan lands, the adjoining linear park and the extended Wellview Avenue provides for a neighbourhood focal point marked by the provision of commercial and community facilities, public space and an increase in building heights and density.

The building heights at this central location step up on both sides of the new Avenue, providing enclosure and acting as a gateway from Damastown Avenue, leading to the Plan area and the existing residential areas to the South.

Public functions are located here, at the gateway to the Concept Plan area. These include creche, local retail and a community space. These functions will serve to activate this space and provide a community focus and draw.

Quality open spaces formed an integral part of the proposed plan's urban structure – forming a necklace of parks of varying sizes and nature across the site. This urban structure ensures residential proximity to quality open spaces which are active, framed by a strong building line and safely overlooked.



3.0 Design Approach - Design Principles

3.0 Design Approach - Design Principles

3.1 Proposed Site Plan - Design Principles

The proposed site layout builds upon the Church Fields Design Concept Plan and previous phases of development in the area – ensuring the proposed development forms part of a coherent and well-planned development of the wider neighbourhood.

The key principles that define the design of the new residential development are:

Placemaking

Placemaking is crucial to the success of new residential development - fostering community and providing facilities which encourage interaction and community growth. The development is designed to create a variety of attractive, connected spaces and places based on active movement which prioritise pedestrians, and cyclists over vehicular movement.

An Urban Grid

The site layout proposes an urban street pattern, establishing a necklace of parks and public spaces which thread across the site. The urban structure ensures that the new Linear Park to the south (Permitted: [PARTXI/012/21](#)) is presented with a strong building line along its length.

This building line is bookended by taller apartment buildings, aiding legibility and passive surveillance, while also interfacing with Damastown Avenue, Church Road and providing activity along the full length of the pedestrian/cycleway (Permitted - Planning Ref. No.: [PARTXI/011/19](#)) at this location.

Urban Interface and respect for surroundings

All proposed buildings carefully interact with their immediate context. Scale, massing and materials are all selected to ensure that the development respects its surroundings and context. Taller buildings are proposed towards the North and South ends of the site – bookending the urban form and adjacent to green open spaces.

High Quality Accommodation

A mix of 1-Bed, 2-Bed 3-Bed and 4-Bed Houses and Apartments is proposed, designed in compliance with current Residential Guidelines. Accommodation is designed with flexibility in mind and maximising liveability using measures such as cycling facilities and bulky storage.



Fig 7. – Site Concept Plan 1

3.0 Design Approach - Design Principles

3.2 Proposed Site Plan – Design Principles Contd

Topography

The topography of the site – falling from Damastown Avenue at the Northeast corner towards Wellview at the Southwest corner, suggests a structure for the site plan.

The proposed urban structure responds to these contours with an infrastructure layout/urban grid running broadly North-South, suggesting areas for development across the site which are of favourable orientation, scale and grain.

Permeability and Accessibility

The site offers a unique opportunity to create linkages and new public spaces that connect and serve both the new residents and the existing wider communities of Wellview and Avondale. Pedestrian and cycle links are proposed to Damastown Avenue and the community facilities to the North and various connections to the new cycling and pedestrian infrastructure surrounding the site and the new linear park to the South.

Green Network

The development of this site presents an opportunity to link the existing residential areas in Wellview and Avondale to Damastown Avenue and the wider area through a new, green network of public spaces.

To the south of the site, the permitted Linear Park, connecting Church Road to the East and the Pinkeen Valley to the West provides a key connecting structure between the development site and the existing residential areas to the south, as well as significant amenity value to the new residents.

The boundary to Church Road features a line of mature Beech trees. This strong boundary will be enhanced by the construction of the permitted pedestrian/cycleway (as above) and further reinforced by additional planting and overlooked for a sense of activity and security.

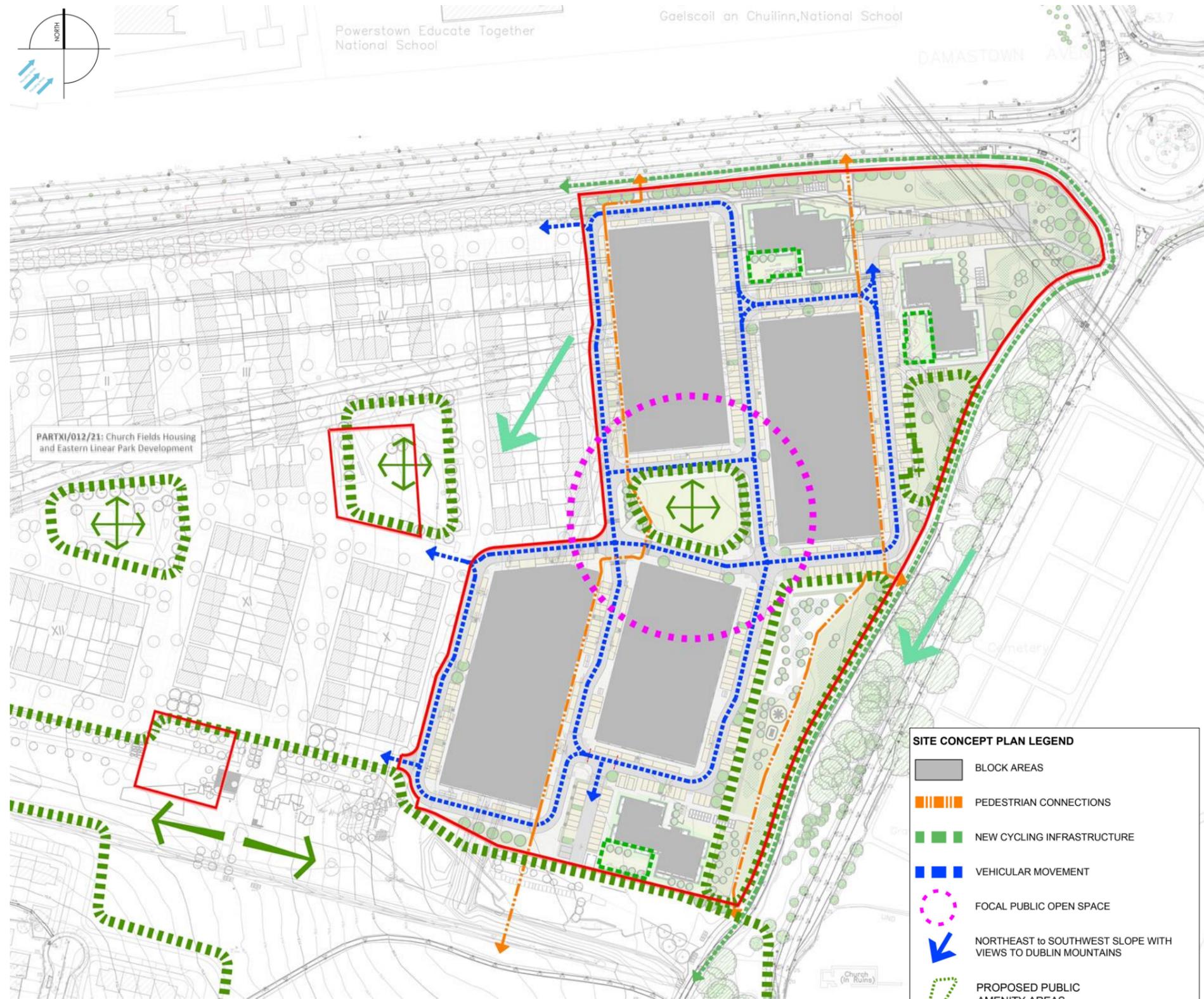


Fig 8. – Site Concept Plan 2



4.0 Design Approach - Detailed Design

4.0 Design Approach – Detail Design

4.1 Proposed Site Plan

The site is bounded by the permitted Linear Park and existing Wellview and Avondale Estates to the South, Damastown Avenue to the North, Church Road to the East and the permitted Church Fields Part 8 Development to the West.

The site plan proposes an urban street pattern, establishing a necklace of parks and public spaces which thread across the site. 217 houses and apartments are proposed in an urban network of streets which connect these public spaces, designed to be active, varied and distinctive. The Gross site area amounts to approximately 5.52 ha. producing a net residential density of c. 39 units per hectare.

The scaling of the residential development responds to the site’s topography, with taller, 4-storey apartment buildings located at the North and South and 2 and 3-storey houses framed between. The taller apartment buildings bookend the site, providing markers in the landscape adjacent to the wider spaces of Damastown Avenue, the new cycling infrastructure and the Linear Park to the East and South.

Vehicular access to the site is proposed via the permitted Church Fields Part 8 scheme. Streets have been designed to be intimate, with the quality of the space and its potential use taking precedence over the ease of traffic movement.

Pedestrian and cycling links also connect the new development to the surrounding residential areas. All roads are designed to the standards as set out in Design Manual for Urban Roads and Streets (DMURS 2019).

Safety and security have been a central driver in the development of the site plan. Active frontage and passive surveillance are encouraged throughout the development. Block layouts have been designed in a pinwheel configuration which allows terraces to effectively terminate streets and turn corners, minimizing the length of blank garden walls facing the street. Apartment entrances and communal facilities have been designed to address and animate streets and public open spaces.

Please refer to Appendix 5.3 for analysis of the development in accordance with the 12 design criteria outlined in The Urban Design Manual - A Best Practice Guide.



Fig 9. – Proposed Site Plan

4.0 Design Approach – Detail Design

4.2 Materiality

In order to establish a consistent and familiar façade treatment, the buildings are proposed in a palette of brick and render, a choice grounded in the site's built (and historic) context, the need for a durable and economically viable material expression which will age gracefully.

Across both apartment blocks and houses, the use of a few simple materials employed and appropriated in different ways will allow for variation and character within a familiar and consistent set of rules such as slight changes in colour, mortar, and format.

4.3 Appearance - Street Character

The elevational treatment has been designed to provide connectivity to the wider surrounding neighbourhood and create variety and animation within the site. The houses have been designed to have a strong architectural street character whilst the rears are more subtle in their language.

Special corner terraces have a slightly different design depending on location to aid with wayfinding. In order to help articulate the corners to key spaces along key routes, corner units are dual aspect with gable entrance access. These gable windows and entrances aim to activate the street edges whilst offering long dual aspect views to the public open spaces threading their way across the site.

The gable end houses aim to terminate the street with proud three storey houses which face onto the connecting street. Boundary walls around the small plots of houses are clad with brickwork that match the house brick colour which achieves a horizontal extension of the house. Two storey houses connect to the larger three storey 'bookend' houses, which are clad in brickwork and render with a complimentary accent colour to windows, door frames and rainwater goods. The apartment buildings are placed carefully within the street pattern to terminate vistas and anchor public open spaces.

A variety of roof profiles ensure variety in the terraces, providing a rhythm and fine grain to the streets. This playful roof profile is repeated in the Apartment blocks aiding in breaking down the massing of the larger buildings.



Architects Sketch - View North along residential street between blocks Vi & Vii



Key Plan

4.0 Design Approach – Detail Design

4.4 Unit Mix

The proposed development consists of 121 houses and 96 apartments. The following mix of unit types is included in the proposal:

UNIT SCHEDULE	1-Bed	2-Bed	3-Bed	4-Bed	Sum
Apartments	33	56	4	0	96
Houses	0	34	30	11	121
Total	36	90	34	11	217

Total no. of units: 217

This mix has been agreed with FCC Housing Department, based upon their assessment of housing need, the objective to achieve a balanced mix of dwelling types and size, and taking account of the location and nature of the proposed development.

For further detail please refer to the Architects Schedule of Accommodation (20009-P201) and for further analysis please refer to the Housing Quality Assessment (20009-P202).

4.5 Density

The site is currently a greenfield site and is considered to be an underutilized, greenfield site in a suburban location.

The Gross site area amounts to c.5.52 ha, including the area of the Linear Park, resulting in a gross density of c. 39 units per hectare.

4.6 Character Areas

Under the Design Concept Plan, the overall development site was divided into 3 character areas, each with a distinctive material treatment and subtle differentiations in landscape character. This serves to diversify the built environment, aiding in legibility, orientation and identity.

A selection of three palettes were chosen and these were assigned to the various character areas in a manner which creates a sense of variety, enabling residents to identify their locale while maintaining a unified composition across the site as a whole. Character areas are common to the previous Part 8 Permitted Development ensuring that sequential development on the site retains a sense of coherence and consistency.

Three sample material palettes are set out on the following page.



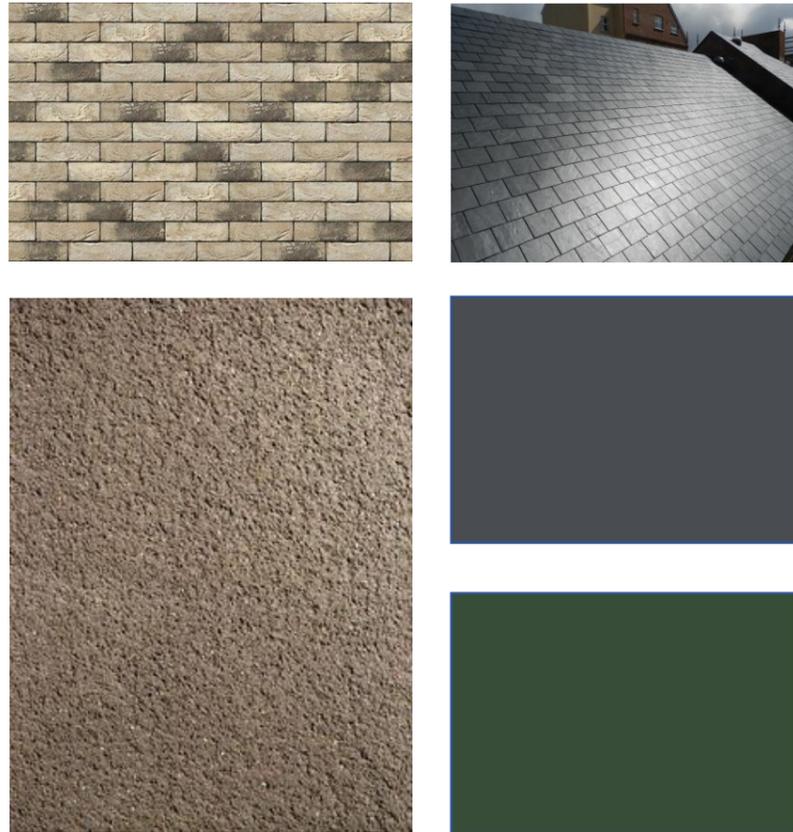
Fig 10. - Proposed Character Areas – incorporating the permitted Part 8 scheme (Permitted: PARTXI/012/21)



Fig 11. - Proposed Block Vi Elevation - Character Area 2

4.0 Design Approach – Detail Design

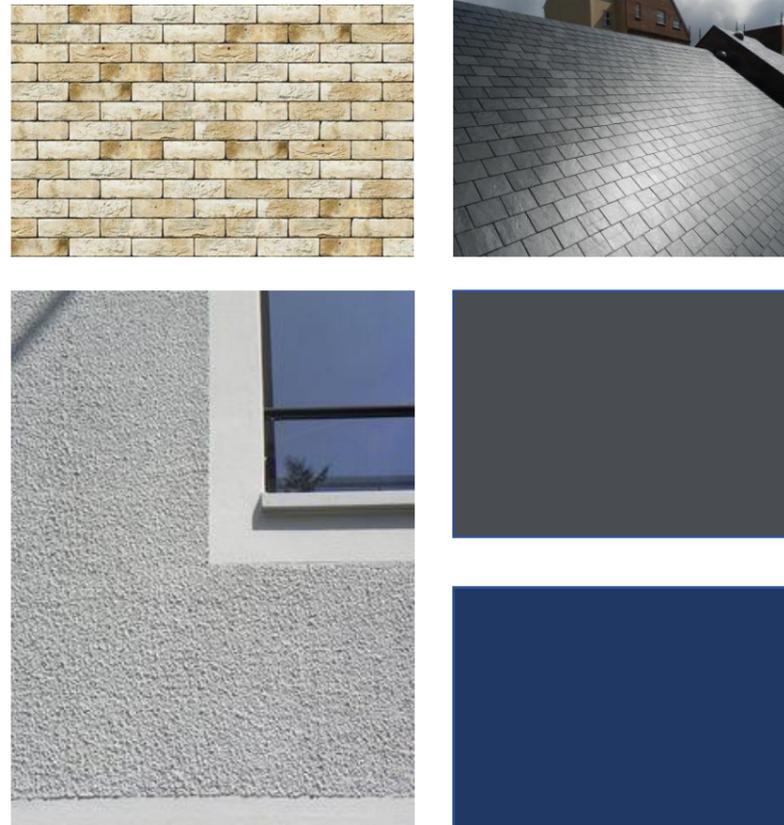
Sample Material Palette 1



Palette 1

Tiles: Blue/Black Slate or Tile
 Brick 1: Vandersanden Vecto Buff Brick or Similar
 Brick 2: Selected Dark Facings
 Window & Rainwater Goods: PPC dark grey coloured Aluminium.
 Doors: Alu-clad Timber Doors coloured to complimentary colour

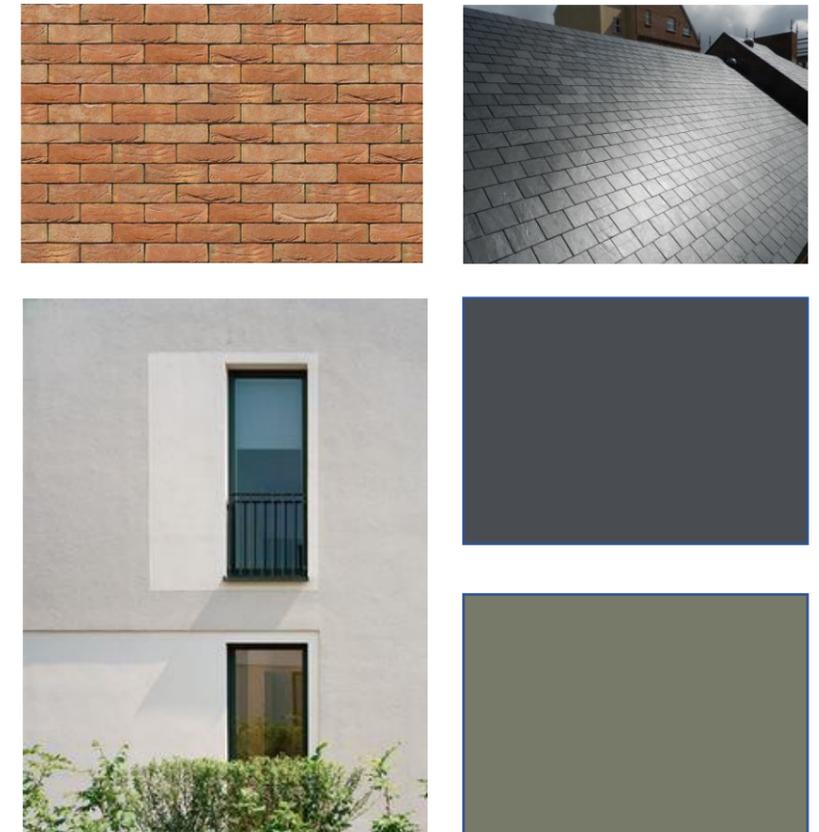
Sample Material Palette 2



Palette 2

Tiles: Blue/Black Slate or Tile
 Brick 1: Marziale Buff Brick or Similar
 Brick 2: Selected Dark Facings
 Window & Rainwater Goods: PPC dark grey coloured Aluminium.
 Doors: Alu-clad Timber Doors coloured to complimentary colour

Sample Material Palette 3



Palette 3

Tiles: Blue/Black Slate or Tile
 Brick 1: Vandersanden Gala Red Brick or Similar
 Brick 2: Selected Dark Facings
 Window & Rainwater Goods: PPC dark grey coloured Aluminium.
 Doors: Alu-clad Timber Doors coloured to complimentary colour

4.0 Design Approach – Detail Design

4.7 Space & Design Standards

Individual dwellings have been designed to ensure a high-quality living environment for residents, with regard to minimum room sizes, dimensions and overall floor areas. All houses and apartments have been designed in accordance with the relevant guidance in the following:

- Quality Housing for Sustainable Communities - Dept. of Environment Heritage and Local Government (2007)
- Sustainable Urban Housing: Design Standards for New Apartments (DEHLG 2022)
- Sustainable Residential Development in Urban Areas; Guidelines for Planning Authorities (DEHLG 2009)
- Design Manual for Urban Roads and Streets (DMURS 2019)
- Universal Design Guidelines for Homes in Ireland (NDA 2015)
- Employer’s Requirements for Detail Design of Quality Housing - General Quality of Materials, Fittings and Finishes for Social and Affordable Housing and Apartment Developments including Guidance on Preliminary Items (2020)
- Fingal Development Plan 2023-2029

Further details on floor areas and relevant space standards are included in the Housing Quality Assessment accompanying this application (Document 20009-P-202).

4.8 House Layouts

A mixture of dwelling types have been developed, accommodating diverse household and family types. House units will consist of two, three and four-bedroom houses, in terrace arrangements with conventional rear gardens. Specific units have also been included to cater for households with accessibility need and households with age-friendly requirements.

Floor plans included in this submission demonstrate:

- Principal room dimensions;
- Typical furniture arrangements within these rooms;
- Freedom of circulation, appropriate to room type and activities;
- Potential for movement of large furniture into and between rooms;
- Living spaces which are appropriate for family gatherings, including occasional visitors;
- Sufficient storage facilities appropriate to likely activities;
- Door swings do not interfere with other doors, furniture or circulation routes.



Architects Sketch - View East towards Apartment Blocks D&E



Key Plan

4.0 Design Approach – Detail Design

4.9 Apartment Layouts

Apartments are accessed via common entrance foyers leading to lift and stairs that serve upper floor corridors. The maximum number of apartments accessed off a single core is 8. Building service ducts and risers have been located where possible off common circulation areas for ease of access and maintenance.

Each apartment features the requisite Private Amenity Space in accordance with the unit size in the form of a balcony accessible from the main Kitchen/Living space. Adequate storage is also provided, accessible from corridor areas.

Apartment building entrances are located facing communal open spaces, to be easily identified and for ease of navigation and a sense of security. Each apartment block has access to a semi-private garden space, and on-street car parking in the vicinity of the block.

4.10 Floor to Ceiling Heights

Floor to ceiling heights have been designed in accordance with Section 14.7.2 of the Fingal Development Plan 2023 2029 and with SPPR 5 of the Apartment Guidelines

- All houses are designed with ground and upper floors ceiling heights of 2475mm.
- Minimum apartment floor-to-ceiling height are 2700mm with Ground level apartment floor to ceiling heights increasing to 3000mm.

4.11 Kitchens

Kitchens are located adjacent to dining and living areas. Sizes and layouts have been designed to provide:

- Adequate high and low-level storage
- Adequate worktop surface and space for appliances
- Optimum work sequence
- Efficient ducting for services

Kitchens have been sized in accordance with guidance on the minimum level of storage provision appropriate for different sizes of dwellings. (Quality Housing for Sustainable Communities - Dept. of Environment Heritage and Local Government (2007)).



Architects Sketch - View North from Linear Park towards Block iX and Apartment Block F



Key Plan

4.0 Design Approach – Detail Design

4.12 Scale and Massing

Building heights range from 2 to 4-story. The Design Concept Plan envisaged ‘bookends’ to the development, with 2 & 3-Storey houses located at the centre, rising to taller apartment buildings at the extremities of the plan area.

The proposed development responds to this Concept with 4-storey apartment buildings located at the Northern and Southern end of the site – bookmarking the urban form and acting as markers in the Landscape. Smaller scale houses are proposed to the remainder of the development site with 2-3 storey houses arranged in terraces. Taller 3-storey houses serve as marker buildings and emphasise corners, animating the urban plan.

The scale of the buildings and the varied orientation across the site, means the urban plan successfully avoids overshadowing and provides homes, open spaces and streets with plenty of daylight. Given the distance from adjoining structures there is no overshadowing or overbearing impact on existing development.

4.13 Separation Distance

The layout of the houses is such that separation distances in excess of 22m between opposing first floor windows as per Objective DMS023 is achieved. At the corners of blocks, where rear garden depths are below 11m, no windows are placed in the gable walls of adjacent dwellings thus maintaining privacy and protecting residential amenity.

To allow for access and maintenance a separation distance in excess of 2.3m is provided between side walls of dwellings where breaks in terraces occur - as required by Objective DMS026 of the Fingal Development Plan 2023-2029.

4.14 Daylight/ Sunlight

The following guidance and standards have been considered in the design of the proposed development:

- Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2022 edition); and
- A New European Standard for Daylighting in Buildings IS EN17037:2018

For further detail, please refer to the Daylight / Sunlight Assessment prepared by Waterman Moylan accompanying this application.



Fig 12. - Proposed Building Heights Diagram

Building Heights	
	2-Storey
	2-Storey with Dormer
	3-Storey
	4-Storey

4.0 Design Approach – Detail Design

4.15 Landscape Strategy

An integrated landscape strategy has been prepared for the overall development by Brady Shipman Martin. In summary the strategy seeks to enhance the urban design of the development with appropriate landscaping, working together with the architectural expression to create a sense of place, inviting areas of recreation, enhanced environmental comfort in relation to, for example, noise, and emphasising the natural and existing qualities of the site to create attractive and unique open spaces.

4.16 Public Open Spaces

Quality public open spaces form an integral part of the proposed development’s urban structure – forming a necklace of parks of varying sizes and nature across the site.

In accordance with Fingal County Council’s proposed play strategy - “Space for Play – A Play Policy for Fingal” and as per Objective DMS056 of Fingal Development Plan 2023-2029, every home within the scheme is within 150m walking distance of a pocket park, small park, local park, urban neighbourhood park or regional park. This proximity can be noted on the Site Plan, and details are included in the Landscape Architect’s design.

4.17 Private Amenity Space

Each unit is provided with Private Amenity Space in the form of a balcony or rear garden which is accessible from the living area or kitchen through a glazed door. Areas of Private Amenity Space for each unit meet or exceed the minimum requirements of Objective DMS073. Garden and balcony areas are tabled in the Housing Quality Assessment accompanying this application (Document P-202).

4.18 Communal Amenity Space

Secure, accessible and usable communal space is provided for residents of the Apartment Blocks. Communal space takes the form of ground floor gardens accessible to residents only. Specifically:

- Block D: Communal Amenity Space located at ground floor to the south of Block D.
- Block E: Communal Amenity Space located at ground floor level to the south of Block E.
- Block F: Communal Amenity Space located at ground floor level to the south of Block F.



Fig 13. - Proposed Site Plan – Green Space Distribution

4.0 Design Approach – Detail Design

4.19 Permeability & Movement

Vehicular access to the site is proposed via the permitted Church Fields Part 8 scheme. Pedestrian and cycling links also connect the new development to the surrounding residential areas, the schools across Damastown Avenue and the new pedestrian and cycling infrastructure surrounding the site.

Streets have been designed to be intimate, with the quality of the space and its potential use taking precedence over the ease of traffic movement. All roads are designed to the standards as set out in Design Manual for Urban Roads and Streets (DMURS 2019).

4.20 Aspect of dwellings:

All houses are dual aspect with living accommodation arranged at ground floor with emphasis on kitchen/living areas addressing the rear gardens to each unit type.

C.83% of the Apartments are dual aspect. Where apartments are single aspect (c.16 Units – none of which face North), consideration has been given to orientation so as to maximise sunlight at some part of the day.

None of the single aspect units face North.

4.21 Energy Performance

Detailed design of individual dwellings and apartment buildings as a whole (including common areas), will ensure high levels of occupant comfort, and compliance with requirements expressed in current, relevant parts of the Building Regulations:

- Part F: Ventilation;
- Part J: Heat Producing Appliances;
- Part L: Conservation of Fuel and Energy.

In particular, the requirement for nearly zero energy buildings and renewable sources of energy will be addressed in the detailed design and construction stages.



Fig 14. - Proposed Site Plan – Movement Analysis Diagram

MOVEMENT	
	PEDESTRIAN CONNECTIONS
	NEW CYCLING INFRASTRUCTURE
	VEHICULAR MOVEMENT

4.0 Design Approach – Detail Design

4.22 Car Parking

The approach to parking has been to minimise potential negative impact on the public realm and on residential amenity. Parking distribution has been carefully balanced to ensure multi-function streets are created with a pedestrian focus.

Parking will be located on-street, where possible in front of residential units, with landscape areas and street trees distributed so as to break up the visual appearance of parking areas.

Access from parking spaces to residential entrances will comply with Part M Access and Use, of the Building Regulations. Designated accessible parking bays will be located adjacent to the designated accessible units.

20% Electric vehicle parking spaces are to be provided with ducting provision to the remainder of parking spaces for future provision of electric vehicle charging.

4.23 Safety & Security

The proposed site plan creates a safe, secure and animated streetscape through the provision of Active Frontage at street level throughout the development.

Each block is designed so that terraces extend to corners, with prominent marker buildings bookending the terrace, turning the corner and minimizing blank gable walls and spaces which are isolated or inactive.

Terraced housing provides individual front doors to the street, presenting a familiar, domestic scale. Windows to habitable rooms on all elevations provide passive surveillance of communal external areas within the curtilage of the site including the entrance to the site, parking areas and locations providing access to bin and bicycle storage.

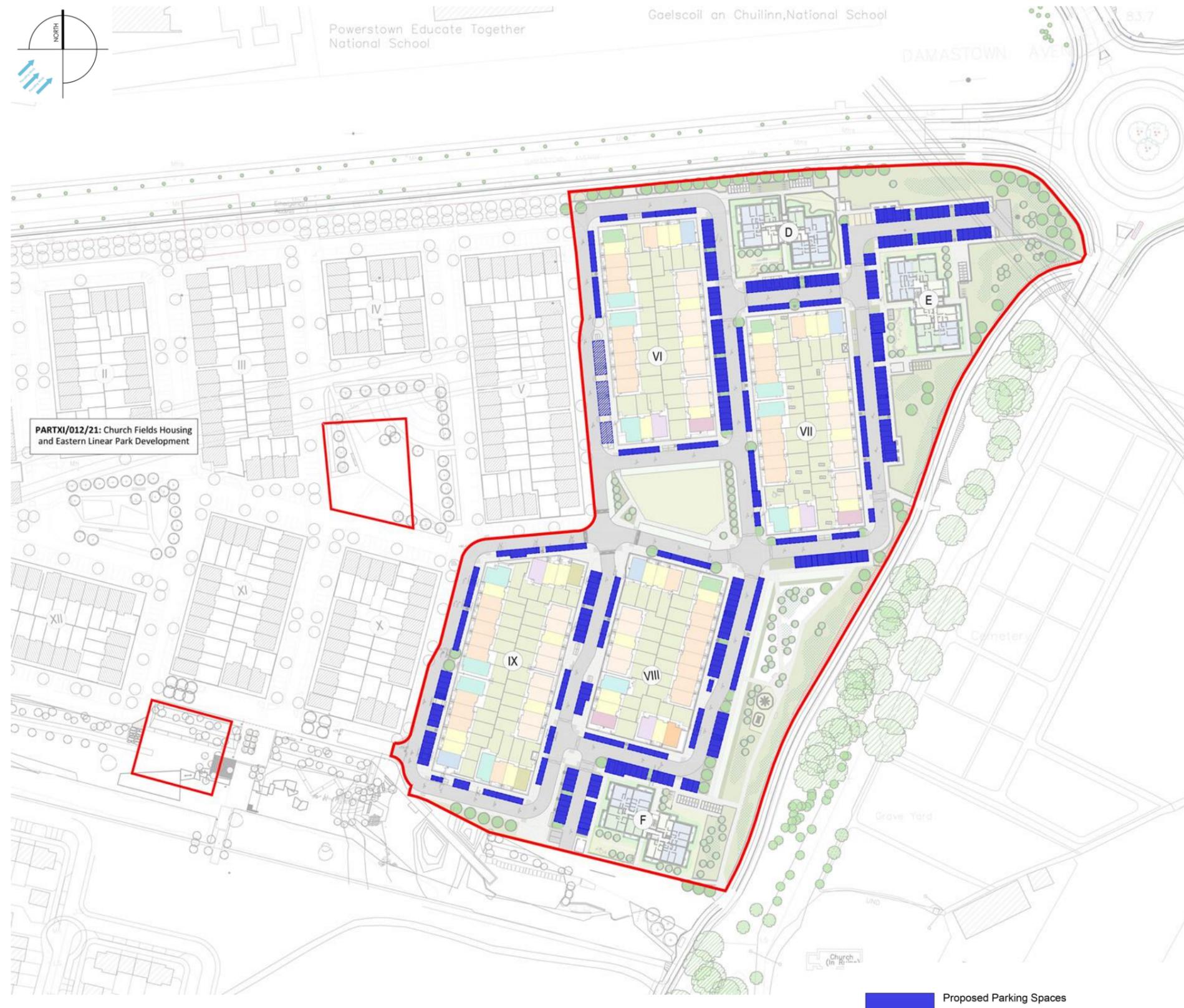


Fig 15. - Proposed Car Parking Diagram

4.0 Design Approach – Detail Design

4.24 Accessibility

The proposed development is designed in accordance with TGD M of the Building Regulations. Apartment blocks and external communal spaces have been designed so that they are easy for people to use regardless of age or abilities. Footpaths, circulation routes, back garden gradients and privacy zones to houses have all been designed as gentle slopes with level landings as required. Entrance thresholds to houses, apartment foyers, common areas and ground floor units and communal facilities are flush throughout. Access to upper floors is via lift together with the provision of TGD M compliant stairs.

11 Units, consisting of 6 Apartments and 5 houses, have been designated Accessible Units. These units have been designed in accordance with the NDA's Universal Design Guidelines for Homes in Ireland - as per Fingal Co Co's Strategic Plan For Housing People with a Disability 2016-2021 and the new National Housing Strategy for Persons with Disabilities 2022-2027 (Housing Agency - Under Preparation).

This involves the provision of highly adaptable homes with a flexible layout including a bedroom and enlarged bathroom to entry level.

4.25 Age Friendly Housing

The Fingal County Development Plan 2023-2029 supports the needs of older people within the community with reference to Housing, Mobility and Public Realm having regard to "Age Friendly Principles and Guidelines for the Planning Authority 2020" and the "Fingal Age Friendly Strategy 2018-2023".

In accordance with Objective DMSO37, the proposed development promotes an age-friendly approach by designating 10% of the proposed units as Age Friendly Accommodation. This consists of 22 Units designed in accordance with the *Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home (June 2021)*, published by Age Friendly Ireland.

In so far as practicable, the design provides for flexibility in use, accessibility and adaptability. The aim is to ensure that dwellings can meet the changing needs of occupants over their lifetimes, including needs associated with moderate mobility difficulties and the normal frailty associated with old age.

Please refer to Appendix 5.2 for an assessment of the design versus Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home and the Joseph Rowntree Foundation Standards for Lifetime Homes.

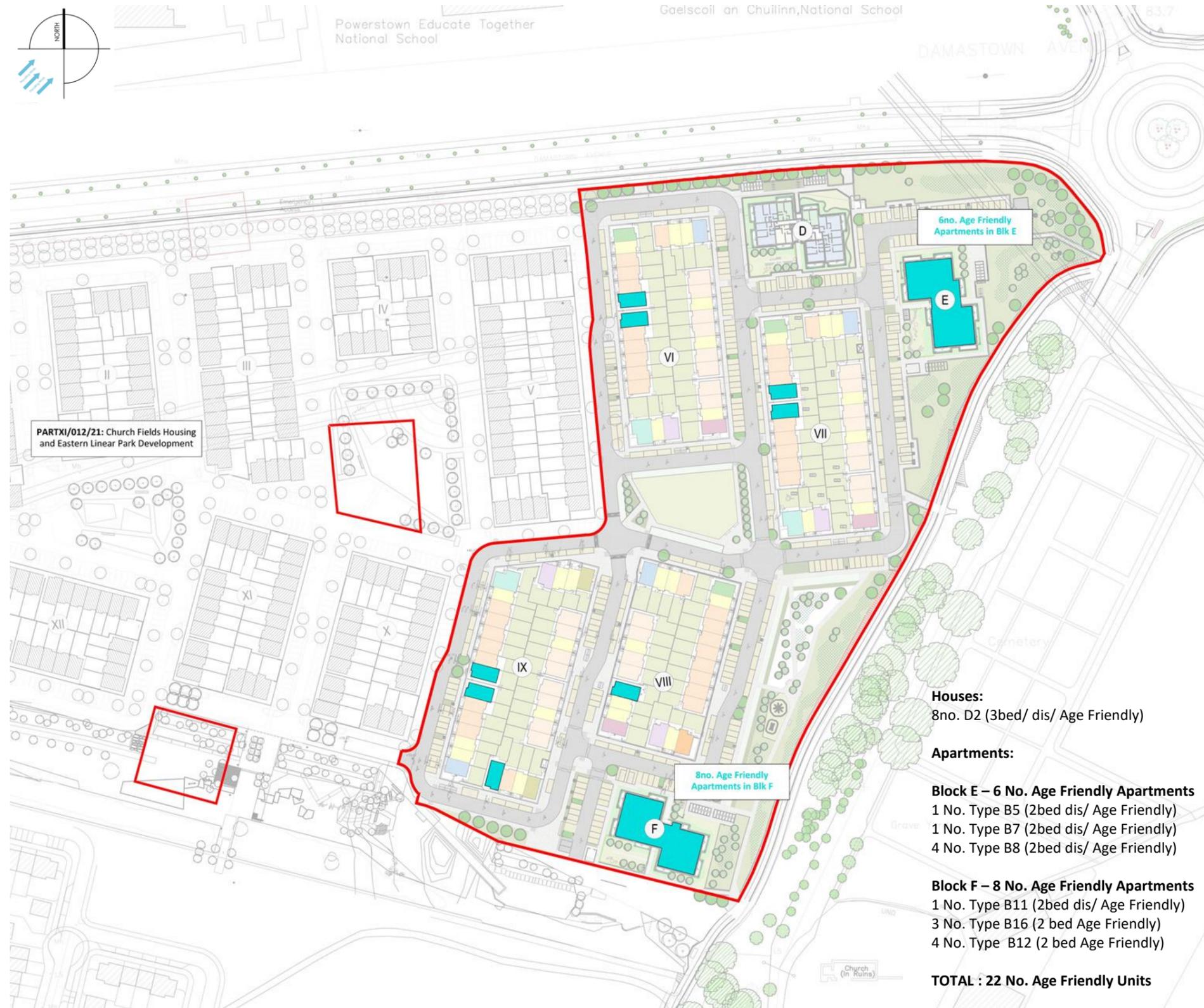


Fig 16. - Proposed Site Plan – Designated Age-Friendly Units

4.0 Design Approach – Detail Design

4.26 Boundary Treatment

Transition zones are created between the private space of the houses and the public realm. A low brick wall and metal railing encloses a space for bins, bicycle storage and utility meters. Planting to the rear of the metal railing also serves to soften the streetscape.

Rear garden boundaries will consist of concrete post & plank. All public facing boundary walls at gable ends and where the block turns the corner are constructed in brick, prioritizing durability and providing a level of cohesion across the site as a whole.

4.27 Bicycle Storage

All houses are provided with secure bicycle storage in the transition zone to the front of the house. This storage will consist of a brick enclosure with lockable timber screen capable of accommodating 3 Bicycles per house.

Houses which have access to the rear gardens will be capable of storing bicycles to the rear.

Additional bicycle storage space is provided to houses through the provision of 16 Standalone On-street Bike Bunkers. Each bunker is capable of accommodating 6 bikes in a dry and secure environment.

Cycle parking provision in apartments is made in accordance with the Fingal County Development Plan. Covered, secure external shelters serves Blocks D, E & F, conveniently located close to the block entrances, and integrated into the development as part of the architectural language of the scheme.

4.28 Refuse Storage

All own-door units are provided with a bin storage area for the occupant's own use. For terraced houses, the bin storage is to be located in the transition zone to the front of each home, screened from view by brick/masonry walls. The size is suitable to allow operation of a three-bin system of segregation i.e. black, brown & green bins.

Waste generated by residents in apartments will be stored in dedicated communal bins storage areas, strategically located close to the entrances for each block. Bin stores have been adequately sized to accommodate weekly storage of organic, dry mixed recyclables, glass and mixed non-recyclable waste.

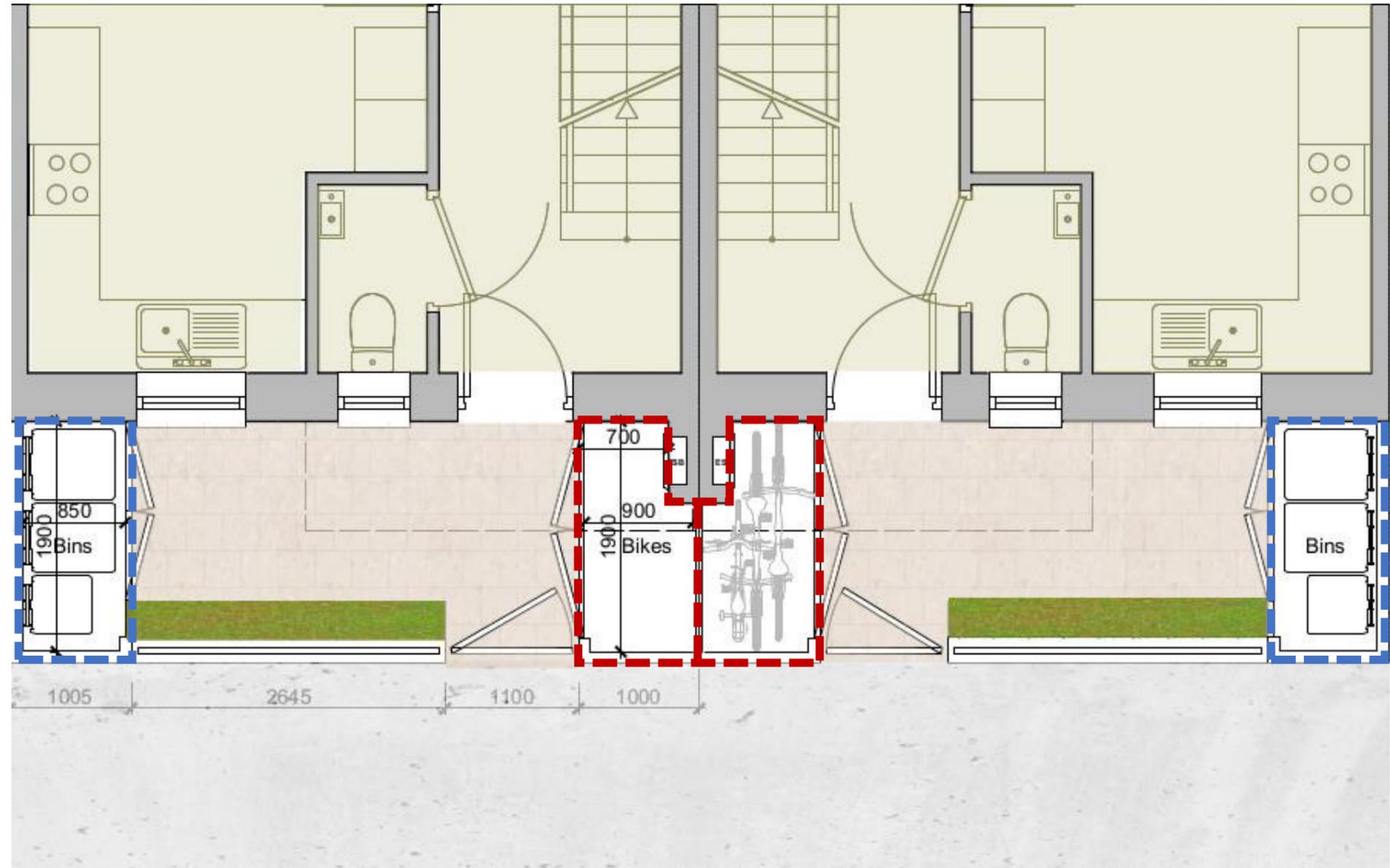
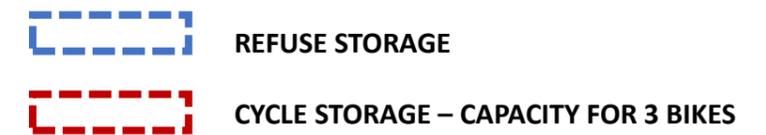


Fig 17. - Proposed Cycle & Refuse Storage - Houses



4.0 Design Approach – Detail Design

4.29 Internal Storage

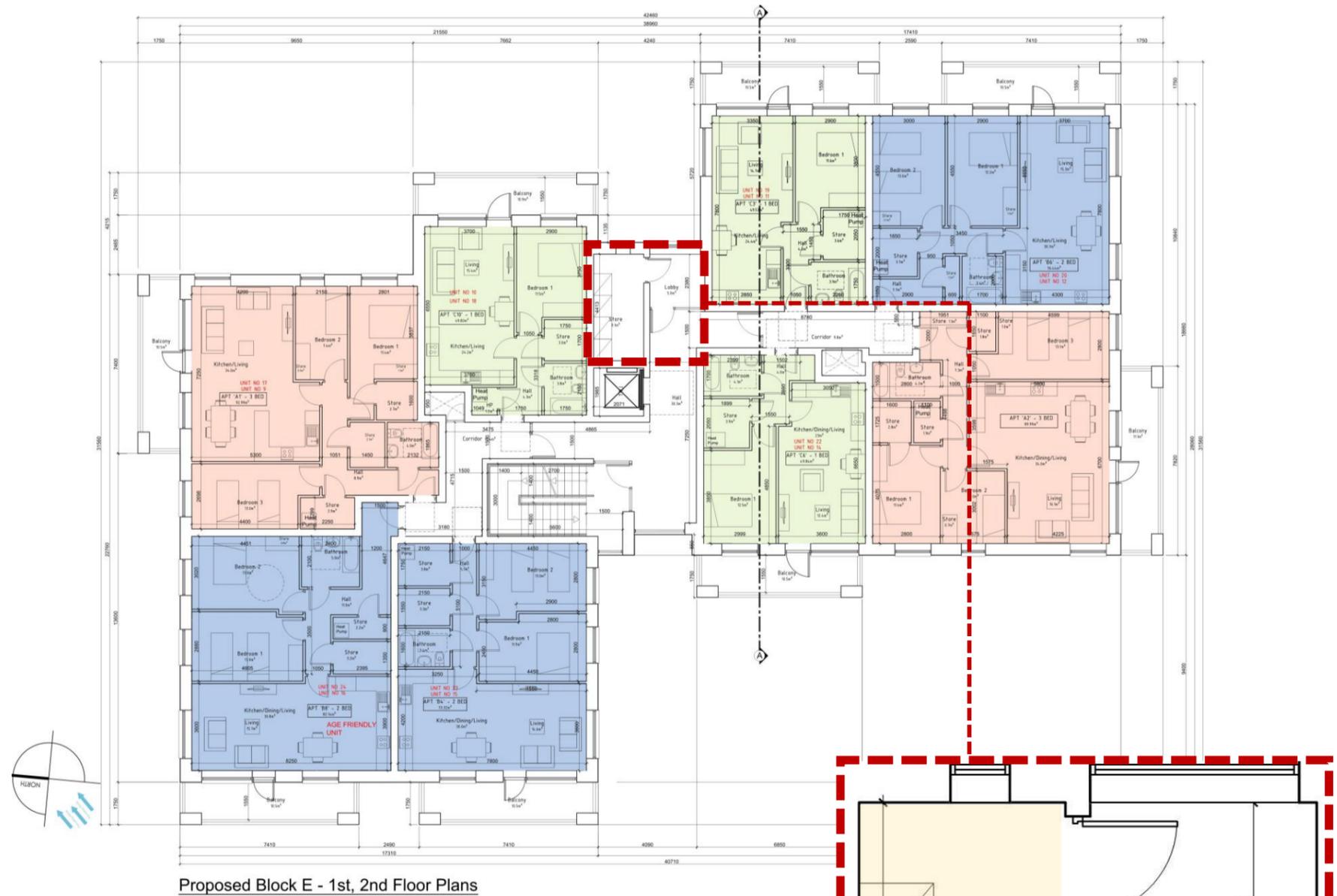
Provision has been made for general storage and utility within units in accordance with the guidelines. Appendix B demonstrates that each unit meets the minimum internal storage requirement.

In units where the storage requirement is greater than 3.5sqm, it is divided into two or three locations so that none exceed 3.5sqm.

In accordance with Fingal Development Plan guidance, Apartment Blocks D,E &F provide storage for bulky items outside individual units.

Secure storage space is provided at each floor of the block - allocated to the 8 individual apartments on that floor.

The storage is located adjacent to the lift and is suitable for equipment such as, for example, sporting equipment, children's outdoor toys, buggies or suitcases.



Proposed Block E - 1st, 2nd Floor Plans

Fig 17. - Proposed Apartment External Storage Typical Floor (Block E)



5.0 Appendices

5.1 Age Friendly Homes – Ten Universal Design Features - Age Friendly Ireland.

5.1 Age Friendly Housing

The Fingal County Development Plan 2023-2029 supports the needs of older people within the community with reference to Housing, Mobility and Public Realm having regard to “Age Friendly Principles and Guidelines for the Planning Authority 2020” and the “Fingal Age Friendly Strategy 2018–2023”.

In accordance with Objective DMSO37, the proposed development promotes an age-friendly approach by designating 10% of the proposed units as Age Friendly Accommodation. This consists of 22 Units (8 Houses & 14 Apartments) designed in accordance with the *Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home (June 2021)*, published by Age Friendly Ireland.

Universal Design is the design and composition of an environment so that it can be accessed, understood and used by all people, regardless of their age, size, ability or disability. Universal Design Homes are designed to four key principles:

- They are integrated into their local neighbourhood
- They are easy to approach, access and move about in
- They are easy to understand, use and manage
- They are flexible, safe, cost effective and adaptable over time

The following table assesses the design of the 22 designated Age-Friendly Units proposed in the development against the 10 Principles.

Please Refer to Fig. 16 For Location of Age Friendly Homes.

Houses:

8no. D2 (3bed/ dis/ Age Friendly)

Apartments:

Block E – 6 No. Age Friendly Apartments

- 1 No. Type B5 (2bed dis/ Age Friendly)
- 1 No. Type B7 (2bed dis/ Age Friendly)
- 4 No. Type B8 (2bed dis/ Age Friendly)

Block F – 8 No. Age Friendly Apartments

- 1 No. Type B11 (2bed dis/ Age Friendly)
- 3 No. Type B16 (2 bed Age Friendly)
- 4 No. Type B12 (2 bed Age Friendly)

TOTAL : 22 No. Age Friendly Units

No.	Measure	Notes
Neighbourhood Location and Close to Amenities		
1	<ul style="list-style-type: none"> • Distance to shops and services should be circa 1.5 kms. • Avoid steeply sloping sites, or factor in from the outset, how to ensure that gradients will not compromise accessibility when the site is developed. • Footpaths should have a minimum width of 2000mm, narrowing only to 1800mm where unavoidable for electric junctions boxes, etc. 	<ul style="list-style-type: none"> • Yes • Yes • Yes
• Connection to the Outdoors		
2	<ul style="list-style-type: none"> • Provide an access door to the outdoor space of between 800mm and 850mm clear width with level access • In houses, provide a paved area against the house at least 1800mm in depth for the full width of the house • In apartments, provide balconies and terraces that are a minimum 1500mm in depth • Window sills in habitable rooms should be no more than 850mm above floor level. • Avoid windows transoms between 800mm and 1500mm from floor level for unobstructed views in at least one section of a window. 	<ul style="list-style-type: none"> • Yes • Yes • Yes • Yes • Yes
• Easy to Move About In		
3	<ul style="list-style-type: none"> • • Door sizes to be 850mm unobstructed opening section • • Provide a width of corridor of 1050–1200mm between walls. (UD homes) • • Clear access space of 800mm on both sides and at the end of the double bed • • 750mm wide clear routes between furniture items and in front of windows and routes between doors 	<ul style="list-style-type: none"> • Yes • Yes • Yes • Yes

5.1 Age Friendly Homes – Ten Universal Design Features - Age Friendly Ireland.

No.	Measure	Notes
Easy to Approach & Enter		
4	<ul style="list-style-type: none"> • Provide an accessible approach route with a level or gentle gradient • Provide an entrance door with level access and with a clear width of between 800mm and 850mm • Provide an entrance hallway with a space of between 1500mm x 1500mm and 1800mm x 1800mm adjacent to the entrance door 	<ul style="list-style-type: none"> • Yes • Yes • Yes
Has a Guest Bedroom		
5	<ul style="list-style-type: none"> • Ensure that double and twin bedrooms are at least 13 m² in area • Ensure that a single bedroom is at least 8m² • In a double bedroom, provide clear space for a turning circle of at least 1500mm and clear access space of 800mm on both sides and at the end of the double bed 	<ul style="list-style-type: none"> • Yes • Yes • Yes
Accessible and Adaptable Toilets and Bathrooms		
6	<ul style="list-style-type: none"> • Provide an entry level WC compartment of at least 1500mm x 1800mm, with below floor drainage and a drainage point for a future shower installation, tank floor and walls up to 2000mm • Ensure that all walls and ceilings in bathrooms and toilets are constructed to be strong enough to take fittings and rails • Provide a bathroom with minimum internal dimensions of 2100mm x 2400mm • Locate the bathroom immediately adjacent to the main bedroom with a full height door or 'soft spot' between them 	<ul style="list-style-type: none"> • Yes • To be incorporated in detail design • Yes • Yes

5.1 Age Friendly Homes – Ten Universal Design Features - Age Friendly Ireland.

No.	Measure	Notes
Energy and Cost Efficient		
7	<ul style="list-style-type: none"> • BER assessment to identify energy improvements • Control panels for heating systems should be positioned between 1200 and 1400mm above floor level, with a clear space of 1100 x 750mm in Front 	<ul style="list-style-type: none"> • Yes • To be incorporated in detail design
Technology		
8	<ul style="list-style-type: none"> • All outlets, switches and controls should be installed at a consistent height between 450mm to 1200mm from the floor and at least 500mm away from any internal room corner • High standard (CAT 6) cabling should be provided if adequate broadband connection is not available. • Consider router/hub locations in hallway • Provide capped electrical points at 2000mm height for future electrical shower installation in wet room 	<ul style="list-style-type: none"> • To be incorporated in detail design
Good Security Systems		
9	<ul style="list-style-type: none"> • All alarm systems should allow for future adaptation to both audible and visual signals • Install alarm control boxes and panels at between 750mm and 1000mm above finished floor level • Doors and windows to use locks in accordance with PAS:24 2016 or EN:1627 2001 • Provide a master key for all rooms 	<ul style="list-style-type: none"> • To be incorporated in detail design

5.1 Age Friendly Homes – Ten Universal Design Features - Age Friendly Ireland.

No.	Measure	Notes
Easy to use Fixtures and Fittings		
10	<ul style="list-style-type: none"> • • On doors, provide pull and lever handles rather than knobs and ensure that the lever handle returns back towards the door to avoid catching clothes • Install lever mixer / taps which can be used single handed and with a closed fist. • Ensure mixer taps have a clear indication of the difference between water volume and temperature control • Provide colour contrasting fixtures and fittings and ensure all fittings contrast visually with their Background 	<ul style="list-style-type: none"> • To be incorporated in detail design

5.2 Healthy Age Friendly Homes Programme – JR Foundation Checklist

Guidance in relation to the design of “Lifetime Homes” is given in “Meeting Part M and designing Lifetime Homes” published by the Joseph Rowntree Foundation (JRF). A schedule of JRF recommendations is attached as Appendix (ii) to Quality Housing for Sustainable Communities. The development at Church Fields has been designed in accordance with the following provisions:

No.	Measure	Notes
1	Where car parking is adjacent to a home it should be capable of enlargement to 3.3m width.	N/a All parking is on-street and provided in compliance with TGD Part M.
2	The distance from the carparking space to the home should be kept to a minimum and should be level or gently sloping.	All parking is on-street and provided in compliance with TGD Part M.
3	The approach to all entrances should be level or gently sloping. Gradients for paths should be the same as those for public buildings in the Building Regulations.	All approaches to entrances are gently sloping and provided in compliance with TGD Part M.
4	All entrances should be illuminated and have level access over the threshold, and the main entrance should be covered.	Level thresholds are provided – with shelter and illuminance provided in compliance with TGD Part M.
5	Where homes are reached by a lift, it should be wheelchair accessible & communal stairs should provide easy access.	Lifts and communal stairs are provided in accordance with TGDs Part K and Part M.
6	The width of doorways and hallways should conform to certain defined standards, e.g., when approach is not head on and the corridor is only 900mm wide, the min. clear opening width of the door should be 900mm.	Clear opening widths conform with the provisions of TGD Part M.
7	There should be space for the turning of wheelchairs in kitchens, dining areas and sitting rooms, and adequate circulation space for wheelchair users elsewhere. (Turning circles are 1500mm diameter).	1500mm turning circles provided with adequate circulation space for wheelchair users.
8	The sitting room (or family room) should be at entrance level.	Yes
9	In dwellings of two or more storeys there should be space on the ground floor that could be used as a convenient bed space.	Yes
10	There should be a downstairs WC, which should be wheelchair accessible, with drainage and service provisions enabling a shower to be fitted at anytime.	Downstairs WC in accordance with Diagram 36 TGD Part M 2022. Toilet to be plumbed to allow future provision of shower.
11	Walls in bathrooms and WC's should be capable of taking adaptations such as handrails.	Yes
12	The design should incorporate provision for a future stairlift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor.	Yes
13	The design should provide for a reasonable route for a potential hoist from a main bedroom to a bathroom.	Yes
14	The bathroom layout should be designed to incorporate ease of access, probably from a side approach, to the bath and WC. The washbasins should also be accessible.	Yes
15	Livingroom window glazing should begin at 800mm or lower, and windows should be easy to open/ operate.	Yes
16	Switches, sockets, ventilation and service controls should be at a height usable by all i.e.. between 450mm and 1200mm from the floor.	Yes

5.3 Urban Design Manual Compliance Statement

URBAN DESIGN MANUAL COMPLIANCE STATEMENT

‘The Urban Design Manual - A Best Practice Guide’ was produced in May 2009 by the Department of Environment, Heritage and Local Government (DEHLG) as a companion document to ‘the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’.

The Urban Design Manual contains 12 criteria with indicators to be considered in the design of residential development. The following pages provide a brief description demonstrating how the design of the proposed development addresses each of these criteria.

These demonstrate that all elements of the proposed development - the contextual relationship, urban form and scale, elevational treatment, modelling, materials and finishes, roof and landscape, etc. - have been carefully designed to work together as a composition at all scales, including overall neighbourhood and context, specific site principles, and detailed design of people’s homes.

As such, the proposed development is in compliance with requirements set out in:

- Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (DEHLG 2009)
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (DHPLG 2018, updated 2020).

01 Context:

How does the development respond to its surroundings?

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

A detailed analysis of the surrounding area carried out at the start of the design process, forms the basis of the design approach. (see Section 2.0 Site Context and Analysis). This provided a detailed understanding of the development pattern of the surrounding area and how the present varied suburban character has evolved.

The analysis also identified various site constraints and opportunities, including the opportunity to improve connectivity for the surrounding area, with the new pedestrian/cycling routes surrounding the site, that link into the wider existing and emerging active movement network, with good access to existing local services, schools and public transport, reducing the need to use private vehicles, and allowing for appropriate increased density.

The proposed design therefore stitches together the surrounding fragmented area by creating new routes through the development site that connect into the wider existing and proposed movement network.

The design includes a series of identifiable places and open spaces that naturally lead people from one place to the next. Key orientation points connect into the existing public realm at the site boundaries and will provide continuity in terms of public space and wayfinding. The form of the buildings is designed to turn corners, create well defined streets and frame quality public open space.

The higher density building elements are located strategically - looking onto the central landscaped areas while respecting the height and scale of the existing context both natural and built.

The necklace of new public spaces proposed will be accessible to the surrounding area and will form a link to the previously permitted Linear Park to the south. The taller residential buildings to the North and South of the site provide an overall sense of enclosure and proportion to the development while overlooking key public routes and spaces.

The new buildings relate to the existing context in terms of overall form, massing and complementary materials, but are of contemporary design based on latest building technologies. As such, they add a new contemporary layer to the overall development pattern of the area.

The development is designed to positively contribute to the surrounding neighbourhood by creating an identifiable place that forms an integral part of the surrounding neighbourhood, linking it together and providing new public areas, while respecting and protecting existing features.

The design responds to specific boundary conditions - for example the frontage onto Church Road where the permitted new Cycle Path will be overlooked and addressed by the new development. The Linear Park to the south will receive a new building line, providing a sense of enclosure and definition heretofore missing.

5.2 Urban Design Manual Compliance Statement

02 Connections:

How well connected is the new neighbourhood?

- *There are attractive routes in and out for pedestrians and cyclists.*
- *The development is located in or close to a mixed-use centre.*
- *The development's layout makes it easy for a bus to serve the Scheme.*
- *The layout links to the existing movement routes and the places people will want to get to.*
- *Appropriate density dependent on location, helps support efficient public transport*

The urban analysis considered the existing connectivity of the site within the surrounding context and the wider county and city (see section 2.0).

This identified that the site has good proximity to main public transport service links (Dublin Bus), local services, employment and mixed-use centres that gives the opportunity for the creation of higher density settlement, and that the connectivity and permeability could be improved between existing neighbourhoods as part of an active movement network.

Therefore, the development is designed around providing routes that connect into the surrounding movement network and green infrastructure, so that people can easily reach by foot or bicycle the local services and public transport stops in the area.

The movement network in the scheme envisages connections to Damastown Avenue to the North, the new Linear Park to the South and to the new cycle infrastructure along Church Road to the East.

These connections are designed to encourage sustainable travel patterns to local schools, civic facilities and to the wider residential community and will be designed to be attractive with good lighting and overlooked by active accommodation.

03 Inclusivity:

How easily can people use and access the development?

- *New homes meet the aspiration of a range of people and households*
- *Design and layout enable easy access by all*
- *There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly.*
- *Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all*
- *New buildings present a positive aspect to passers by avoiding unnecessary physical and visual barriers*

The proposed residential mix (1-bed, 2-bed, 3-bed & 4-bed) and typology mix (houses and apartments) is intended to provide a balanced, mixed community, consistent with current residential guidelines, that complements the existing residential mix in the area and which meets current housing need.

The development is designed to enable easy access for all, firstly by being designed in accordance with universal design principles and standards with gentle slopes externally to main entrances with lift access to all apartment floors. Therefore physical and visual barriers are avoided.

Houses and apartments are sized and planned for life-long living and to be easily adapted for people with disabilities (Refer to Appendix 5.1).

The communal/private spaces for residents include play areas for different ages, private gardens to houses, terraces and private balconies in each apartment.

The public space incorporates green public space with pedestrian paths, cycling routes, picnic areas, outdoor seating, exercise areas and kids' playgrounds and considers the different necessities of users in the public space which comply with universal access design and building regulations standards (Part M).

The public areas are clearly defined in terms of location, architectural design, and landscape including paving treatment, vegetation buffers, etc. to provide privacy to the residents.

Please refer to Brady Shipman Martin's Landscape Design Report for further detail on Landscape.

04: Variety

How does the development promote a good mix of activities?

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

The development will contribute to the mixed-use nature and broaden the quality of life and activity of the locality through the provision of a broad mix of units types – both houses and apartments and through the addition of well considered and carefully designed public open spaces.

These public spaces are in the most appropriate places and accessed by safe and attractive walking routes that are overlooked and well connected.

The activities within the residential development and its attendant public open spaces are designed to serve and complement the residential uses and to minimise any noise or disturbance to new or existing residents.

5.2 Urban Design Manual Compliance Statement

05 Efficiency:

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

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

The development provides efficient land use in a suburban location by introducing high quality residential development at a density with close proximity to public transport, and with good accessibility by walking or cycling. This will reduce reliance on cars and at the same time provide efficient use of land within the wider Mulhuddart area. The design has combined efficient land use with a well-designed neighbourhood that is an attractive and desirable place to live.

The existing landscape will be protected and enhanced as part of the new development – with particular care taken to enhance the mature stand of trees along Church Road. The overall landscape strategy is designed to provide amenity for residents and for the surrounding area, to encourage biodiversity and incorporate sustainable urban drainage systems. (Refer to Waterman Moylan Reports and Drawings).

The buildings, gardens and public spaces are all designed to benefit as much as possible from daylight and sunlight in accordance with BRE Guidelines.

More than 80% of apartments are dual aspect and the proposed scheme avoids single aspect north facing apartments. Daylight and sunlight analysis has informed the design including location of balconies and apartment window sizes to ensure that apartments benefit from best solar orientation. (Refer to Waterman Moylan Sunlight and Daylight Report).

The development includes waste store areas for each building that are sized for different waste streams to be recycled, as part of an overall waste management strategy. These are accessible for bin collection vehicles. Building construction and components are specified to minimise waste, for longevity and to be recycled in the future. (Refer to Waste Management Report by AWN).

06 Distinctiveness:

How do the proposals create a sense of place?

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

The site context analysis provided a detailed understanding of the development pattern of the surrounding area including the suburban character and identifiable features. These include neighbouring historic sites such as St. Mary's Church and mature landscape along Church Road.

The design respects and responds to these landscape elements, referencing them as recognisable features and providing people with a link to the area's history.

The views south from the site, towards the Wellview and Avondale areas and the distant Dublin mountains connects the new development to its physical context.

New landscape elements, such as the various pocket parks extend and complement the existing landscape features, with mature trees and planting being retained where possible.

The urban form and palette of materials and finishes for each building is varied to provide identity for people to describe where they live, while providing overall consistency. The materials have been selected based on the development of three different character areas in the scheme – lending a sense of distinctiveness to each area while maintaining a cohesive whole.

The design maintains the unique architectural and environmental features of the site while adding contemporary design for the residents and neighbours and enhancing the sense of place.

07 Layout:

How does the proposal create people friendly streets and spaces?

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

The site layout is designed as an urban grid, defined by desire lines that link the site with the surrounding area to create a permeable interconnected series of routes that are easy and logical for people to use and to navigate.

Entrances and active frontages are located along these desire lines to focus activity and use of these spaces. These routes are designed primarily as 'places for people' and active movement with gentle gradients, and attractive paving.

Traffic speeds are controlled by using materials and finishes, street furniture (low lighting, benches, etc.) and natural landscaping that clearly indicate to drivers that they are in a pedestrian orientated space and must drive slowly.

The houses are orientated to the main routes and pocket parks throughout. The area adjacent to each apartment building has a communal space by the entrance area and planted transition zones provide privacy to ground floor apartments.

Trails and other amenities extend the parkland around the buildings providing active and attractive, legible, people-friendly places in a high quality informal/organic landscape setting.

5.2 Urban Design Manual Compliance Statement

08 Public Realm:

How safe, secure and enjoyable are the public areas?

- All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use
- The public realm is considered as a usable integrated element in the design of the development
- Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighbourhood
- There is a clear definition between public, semi private and private space.
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm

All areas of open space are designed to be inviting, safe and conveniently located to people's homes. All open space is directly overlooked by people when inside their home, with easy access thereby creating a strong relationship between the private home and the public realm.

A user-centred approach in terms of layout, landscape design, materials and details that are inviting for residents to use, will generate high levels of activity and natural surveillance.

A range of play areas for children are provided to enable children to play freely and safely, with play areas for younger children overlooked by apartments and other activities, with seating areas, allowing easy indirect supervision by parents or others, as well as more open recreational places for older children to play, socialise and explore without direct supervision.

Private and semi-private areas around buildings are well delineated in terms of planting, paving and boundary treatment. Vehicular areas are minimised, gently graded and integrated into the landscaped setting as attractive public spaces with primacy given to the pedestrian and cyclist, consistent with DMURS.

09 Adaptability:

How will the buildings cope with change?

- Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation
- The homes are energy-efficient and equipped for challenges anticipated from a changing climate
- Homes can be extended without ruining the character of the types layout and outdoor space
- The structure of the home and its loose-fit design allows for adaptation and subdivision, such as the creation of an annex or small office
- Space in the roof or garage can be easily converted into living accommodation

The structural design and floor levels of the development are designed to allow for future change and adaptability over time. Both houses and apartments have been designed and assessed against the criteria set out by the Joseph Rowntree Foundation's Healthy Age Friendly Homes Programme. (Please Refer to Appendix 5.2). Units are designed to space standards that allow for flexibility and easy adaptation for people with disabilities, with potential for extension to some houses or for apartments the potential to be either combined or sub-divided.

The internal walls of the apartments will be designed to be non-structural, allowing the option for reconfiguration of the space depending on the resident's requirements (office, playroom, etc.), while the party walls will be designed with 'soft zones' to allow smaller apartments to be combined without affecting structural integrity.

The new buildings are designed in accordance with EU Directive for Near Zero Energy Buildings (NZEB) and Building Regulations Technical Guidance Document (TGD) Part L 2022 for energy efficiency.

Thermal performance measures have informed the building design, including wall and slab thicknesses, roofing build-up, balcony fixing, glazing systems, heat and ventilation systems, use of renewable technologies to reduce primary energy requirements and carbon emissions. This approach is designed to minimise energy consumption and operating costs for residents which can help affordability.

Future flexibility is built-in for on-site renewable energy generation, including for additional pv panels, and battery store for future additional electric vehicle charging, etc. The parking facilities are designed to allow for changing use, for example – eventual 100% ev charging, or with the flexibility to replace unused car parking spaces with additional bicycle parking, storage and other communal uses, in response to changing requirements.

10 Privacy and Amenity:

How does the scheme provide a decent standard of amenity?

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

All apartments have internal storage and private open space in the form of balconies and terraces and the number of homes with dual aspect are maximised while providing an efficient layout in terms of no. of apartments per core, in compliance with the standards set out in Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (DHPLG 2018, updated 2020). External storage for bulky items is provided for apartments at the communal lobby on each floor of apartment buildings.

Houses feature gardens of the requisite size and also a transition space to the street. This provides bin storage, bicycle storage and are defined by high quality planting and fencing to ensure privacy.

The majority of apartments are dual aspect and single aspect apartments are either south, east or west facing. Windows are orientated to avoid views between apartments and to minimise direct overlooking into neighbouring gardens. Ground floor apartments have terraces defined by planting and a landscape buffer to ensure adequate privacy.

The external glazing and ventilation systems are designed to achieve suitable attenuation to external noise such that internal noise levels comply with best practice guidance contained in the 'British Standard BS 8233: 2014: Guidance on Sound Insulation and Noise Reduction for Buildings'.

Part E of the Building Regulations specifies requirements for sound insulation of party walls and floors as well as requirements to control acoustics from corridors via sound insulation of residential entrance doors and reverberation control in communal corridors.

This project will achieve compliance with Part E via the specification of robust separating party walls, apartment doors and floors build-ups to control airborne and impact noise transfer.

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11 Parking:

How will the parking be secure and attractive?

- *Appropriate car parking is on-street or within easy reach of the home's front door.*
- *Parked cars are overlooked by houses, pedestrians and traffic or stored securely, with a choice of parking appropriate to the situation.*
- *Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces*
- *Materials used for parking areas are of similar quality to the rest of the development*
- *Adequate secure facilities are provided for bicycle storage*

Although the development is located in a suburban area, there is good (and continuously improving) access to public transport. The development is therefore designed to encourage active movement over use of cars.

Consequently approx.897 bicycle parking spaces and 306 car parking spaces are provided for the residential development.

Residents' 'long-stay' bicycle parking spaces are located in secure enclosures, either externally close to the ground floor entrances to apartment buildings, in the transition spaces to the front of houses or in secure bike bunkers on street.

Visitors 'short stay' bicycle parking facilities are located externally close to ground floor apartment entrances and are overlooked for natural surveillance. Spaces for cargo bikes and e-bike charging points are also provided.

Car parking is provided on-street or in designated parking areas adjacent to apartment buildings. Accessible parking spaces are located close to the apartment block entrances and distributed close to designated accessible housing units. 20% of car parking spaces will be provided with recharging infrastructure with the remaining spaces future-proofed.

Both bicycle and car parking areas are designed to meet high standards and to integrate with the proposed landscape design of the public space. (Refer to BSM Report and drawings).

12 Detailed Design:

How well thought through is the building and landscape design?

- *The materials and external design make a positive contribution to the locality*
- *The landscape design facilitates the use of the public spaces from the outset*
- *Design of the buildings and public space will facilitate easy and regular maintenance*
- *Open car parking areas are considered as an integral element within the public realm design and are treated accordingly*
- *Care has been taken over the siting of flues, vents and bin stores*

The materials and external design of the buildings and landscape are all designed to make a positive contribution to the locality as a high quality, attractive place for people to live.

They relate to the architectural and environmental features of the site in a contemporary way. The development is designed as a series of 'character areas', each with a subtly varied architectural treatment in terms of materials, colour, and textures to provide identity and sense of place as part of the overall development.

Each area relates to the adjacent neighbourhood, in terms of colours, rhythm and textures. The development proposes high quality brickwork and materials in their composition ensuring a lasting and sustainable series of buildings.

The landscape design facilitates the use of communal spaces for the residents to enjoy, with spaces for people to come together. The building detail design, materials and finishes have all been selected to facilitate safe, easy and regular maintenance. The accessible car parking spaces, bicycle parking enclosures and bin storage areas have been designed as an integral part of the landscape.