

SHD APPLICATION

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3.00. DESIGN PROPOSAL

3.6 DESIGN IMPROVEMENTS

MASSING CHANGES BLOCK B, C, D, F

Through Design team coordination, consultation with DLR and feedback in the ABP Tripartite report a number of enhancements in the overall scheme design were developed in the preparation of the final scheme.

Solutions implemented included :

1. Block B:

- Block B (4 storey) massing reduced in length, separating distance between B and C increased as a result by 2,69m.

2. Block C + D :

- Slanting the wall of the 1bed unit adjacent the entrance lobby. (see red dotted line)

3. Block F :

- Block F 8 storey corner visual marker reduced to 6 storey with a 3 Storey courtyard element, which improved quality of open and communal space.



3.00. DESIGN PROPOSAL

3.6 DESIGN IMPROVEMENTS BLOCK B

Detailed quantitative analysis of potential design solutions for the improvement of daylight access was carried out.

Solutions implemented included :

1. Unit Mix and Balconies Sizes

- Change in the unit mix providing more 1 Bed units allows for smaller 5sqm balconies to the south facade, which improves ADF of units.

2. Dual Aspect through units percentage increase:

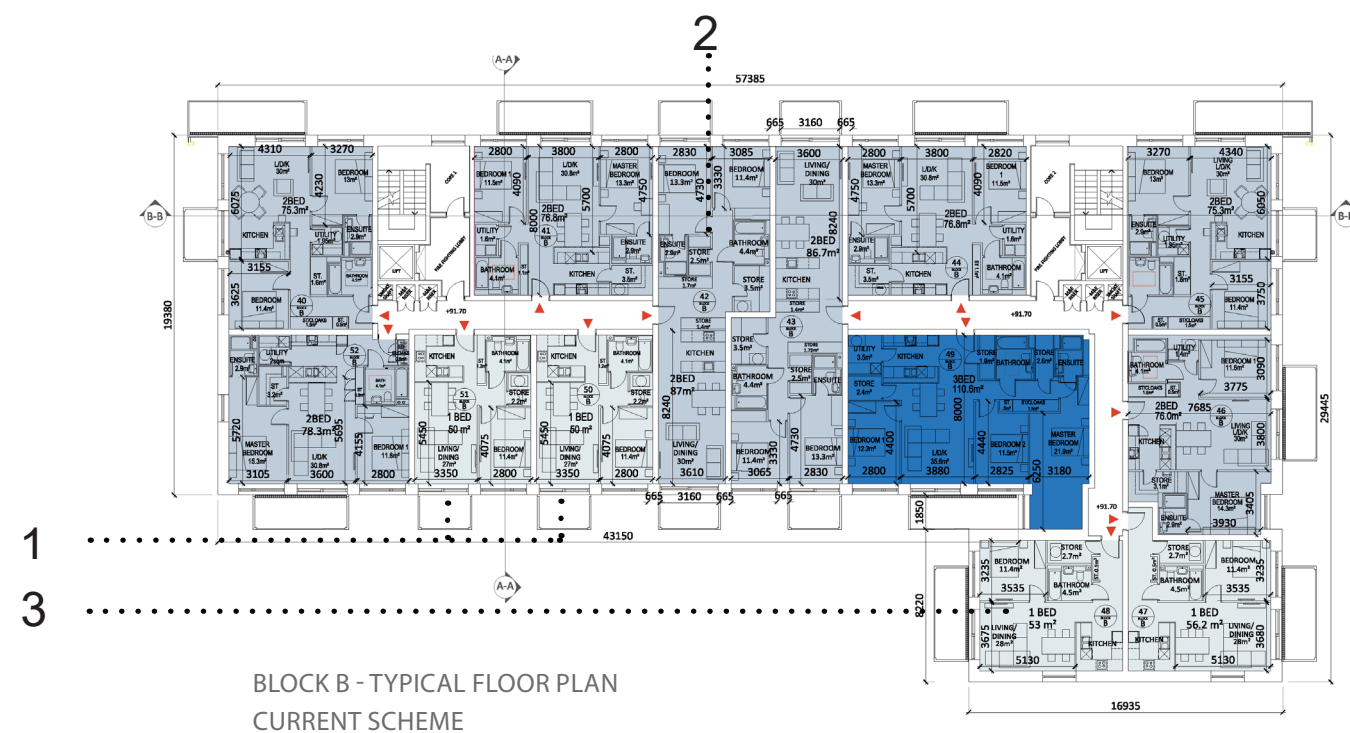
- 2no. Dual Aspect through units inserted into each level of the 7 storey element.
- Dual Aspect though units Living room window was increased from 2.71m to 3.16m.

3. Massing Changes - 4 Storey Element:

- Replaced 2no. corner 2 Beds with 1 bed corner units on all 4no. floors.
- Separation distance between block B (4 storey) and C increased as a result by 2.69m which brings the figure to 15.140m.



BLOCK B - TYPICAL FLOOR PLAN
PREVIOUS SCHEME



BLOCK B - TYPICAL FLOOR PLAN
CURRENT SCHEME

3.00. DESIGN PROPOSAL

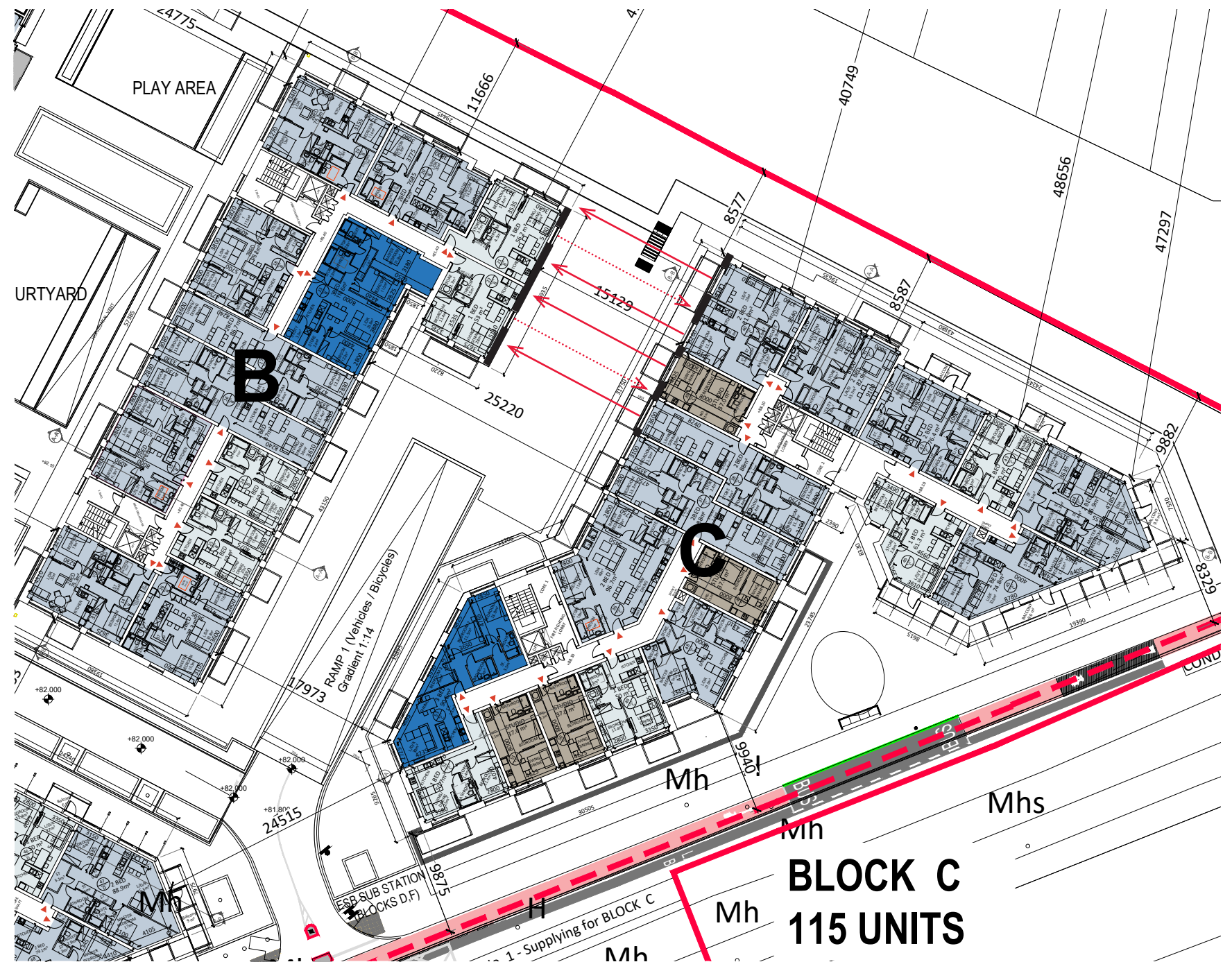
3.6 DESIGN IMPROVEMENTS BLOCK B&C

Detailed quantitative analysis of potential design solutions for the improvement of daylight access was carried out.

Solutions implemented included :

1. Unit Mix and Balconies Sizes

- Change in the unit mix providing more 1 Bed units allows for smaller 5sqm balconies to the south facade, which improves ADF of units.
- The 1 Bed units benefited from their Dual Aspect by having an additional secondary window added to the kitchen / dining spaces.
- In redesigning the 1 bed units there was also consideration given to the opposing windows to Block C also and all windows have been staggered so no two primary windows are directly opposite.



BLOCK B - BLOCK C
CURRENT SCHEME

← PRIMARY VIEW

← SECONDARY VIEW

3.00. DESIGN PROPOSAL

3.6 DESIGN IMPROVEMENTS

BLOCK C

Detailed quantitative analysis of potential design solutions for the improvement of daylight access was carried out.

Solutions implemented included:

1. Unit Mix :

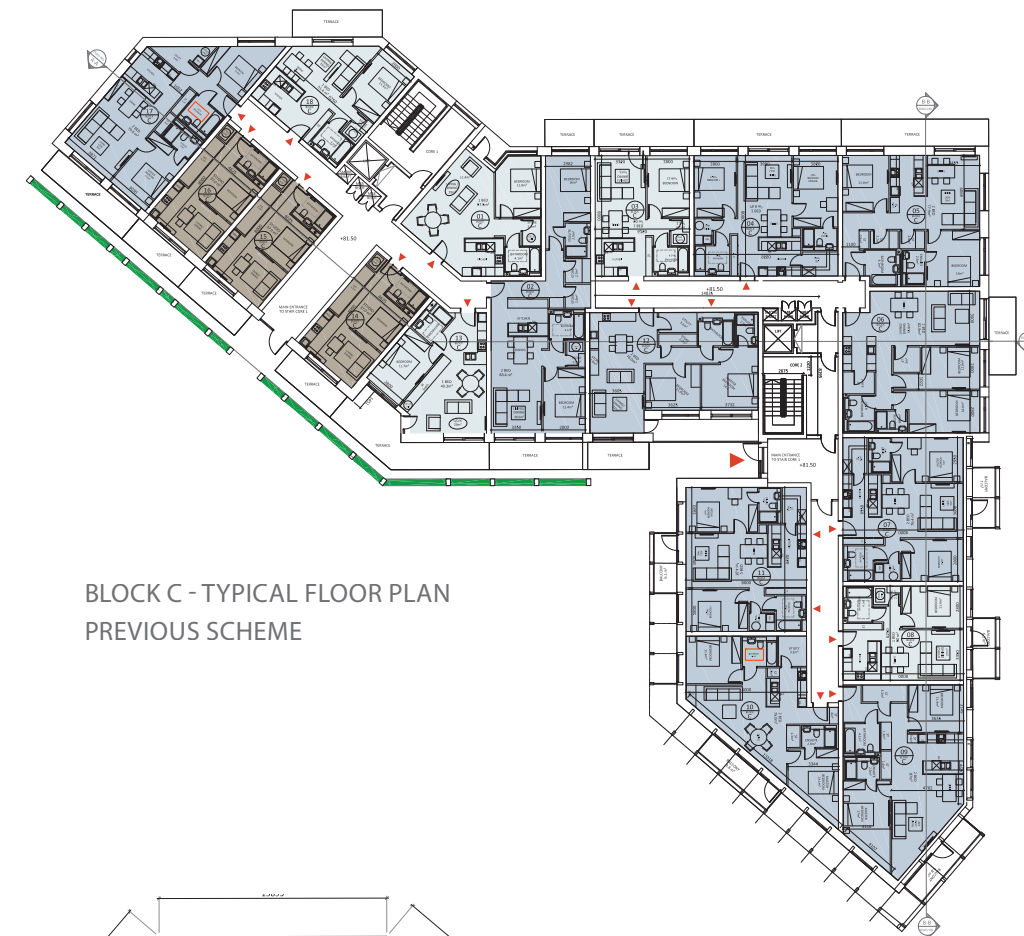
- Omission of 1 Bed with recessed balcony, adjacent to West Stair core and swapped with a 2 Bed unit with a living room and kitchen area across the full width of the apartment.
- 3 Bed unit with a recessed balcony is replaced in the current scheme with a 2 Bed Dual Aspect unit with the balcony on the north façade.

2. Dual Aspect through units percentage increase:

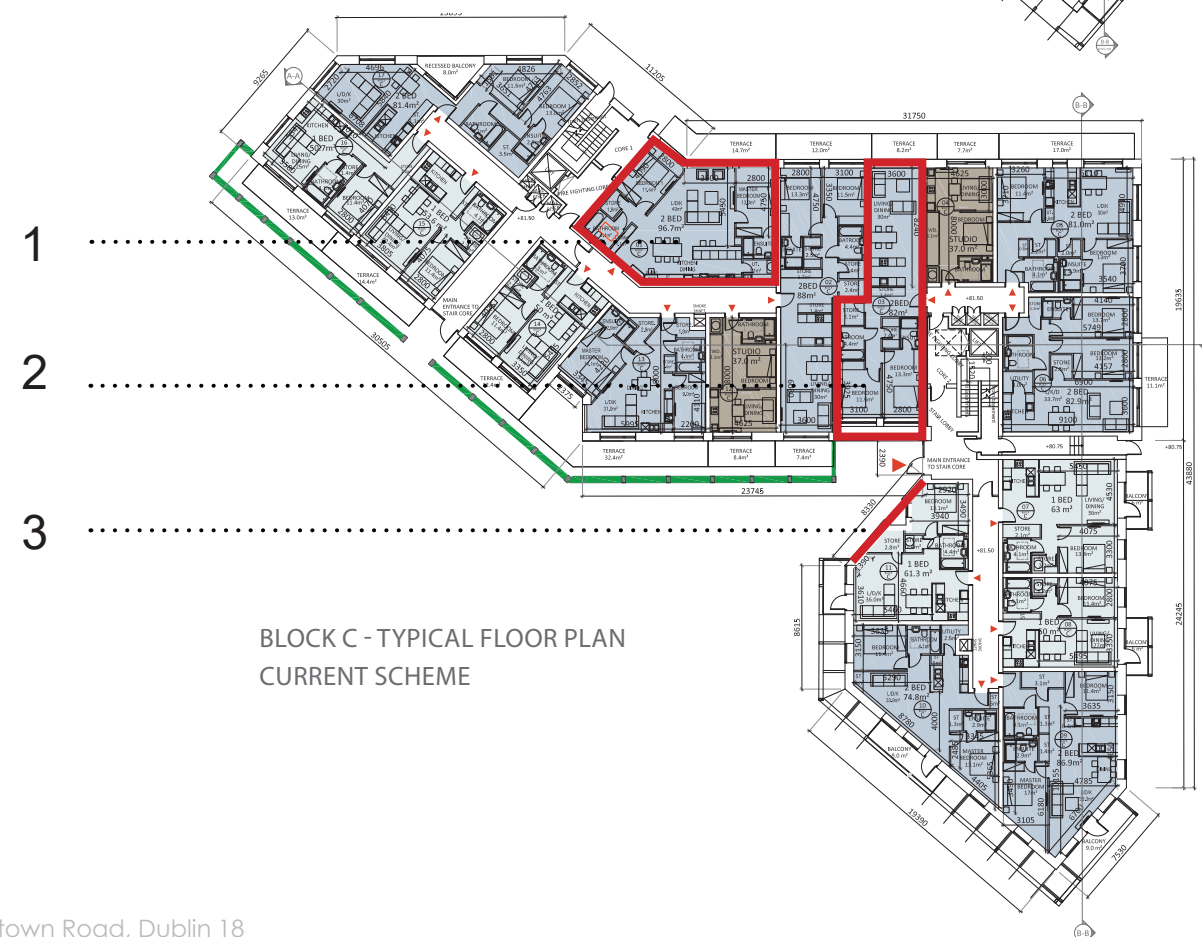
- Addition of 1no. Dual Aspect through unit into each level of the 7storey element.
- Dual Aspect though units Living room window was increased from 2.71m to 3.16m.

3. Massing Changes - 5 Storey Element:

- Slanting the wall of the 1 Bed unit adjacent the entrance lobby to improve the separation from the inner corner unit and improve it's ADF (see red line).



BLOCK C - TYPICAL FLOOR PLAN
PREVIOUS SCHEME



BLOCK C - TYPICAL FLOOR PLAN
CURRENT SCHEME

3.00. DESIGN PROPOSAL

3.6 DESIGN IMPROVEMENTS RECONFIGURATION OF BLOCK D

Detailed quantitative analysis of potential design solutions for the improvement of daylight access was carried out.

Solutions implemented included :

- 1. Block D Penthouse Level changes:
 - Top Level set back by 2m with massing broken from the 10 storey visual marker element, which created great roof terraces for the additional Dual Aspect units created in the break in the massing.
 - Dual Aspect unit layouts have been designed to avoid opposing windows and landscape will be added to create private to each roof terrace.



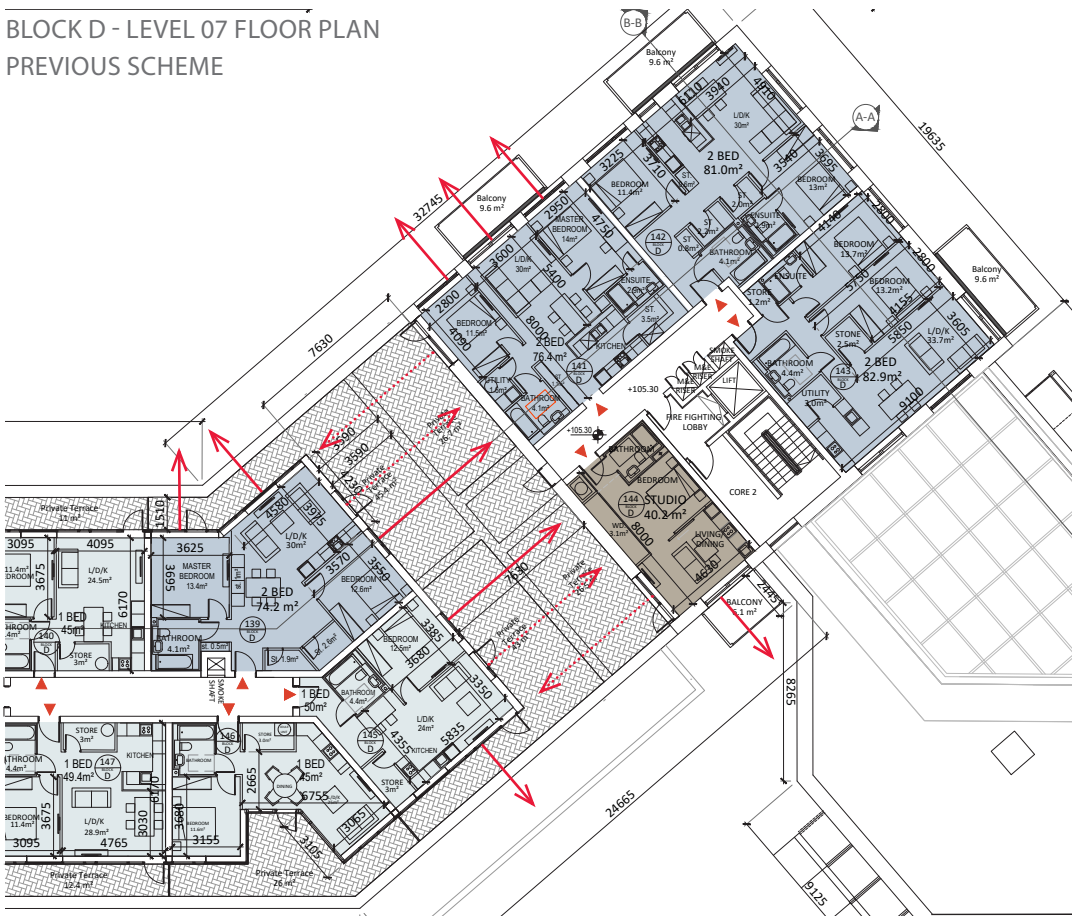
BLOCK D - FROM LEOPARDSTOWN ROAD
PREVIOUS SCHEME



BLOCK D - FROM LEOPARDSTOWN ROAD
CURRENT SCHEME



BLOCK D - LEVEL 07 FLOOR PLAN
PREVIOUS SCHEME



BLOCK D - LEVEL 07 FLOOR PLAN
CURRENT SCHEME

← PRIMARY VIEW
← SECONDARY VIEW

3.00. DESIGN PROPOSAL

3.6 DESIGN IMPROVEMENTS

RECONFIGURATION OF BLOCK F

Detailed quantitative analysis of potential design solutions for the improvement of daylight access was carried out.

Solutions implemented included :

1. Block F Footprint and Massing changes:

- 8 storey corner visual marker reduced to 6 storey with a 3 storey courtyard element, which improved quality of open and communal space.

- 3 storey element to the rear addresses the neighbouring properties in terms of scale and also provides 22m separation distance from the main façades.



BLOCK F - FROM ST IVORS MALL
PREVIOUS SCHEME



BLOCK F - FROM ST IVORS MALL
CURRENT SCHEME



BLOCK F - TYPICAL FLOOR PLAN
PREVIOUS SCHEME



BLOCK F - TYPICAL FLOOR PLAN
CURRENT SCHEME

3.00. DESIGN PROPOSAL

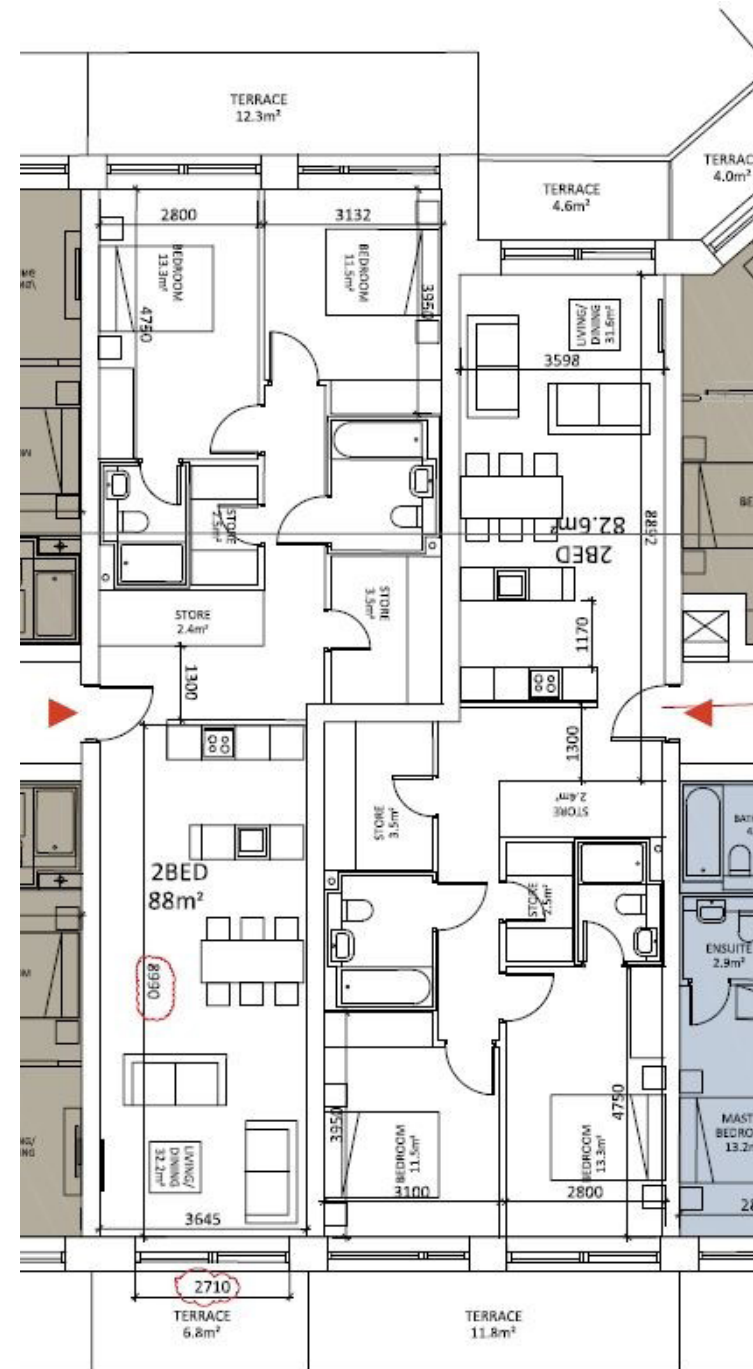
3.6 DESIGN IMPROVEMENTS

INCREASED WINDOW WIDTHS

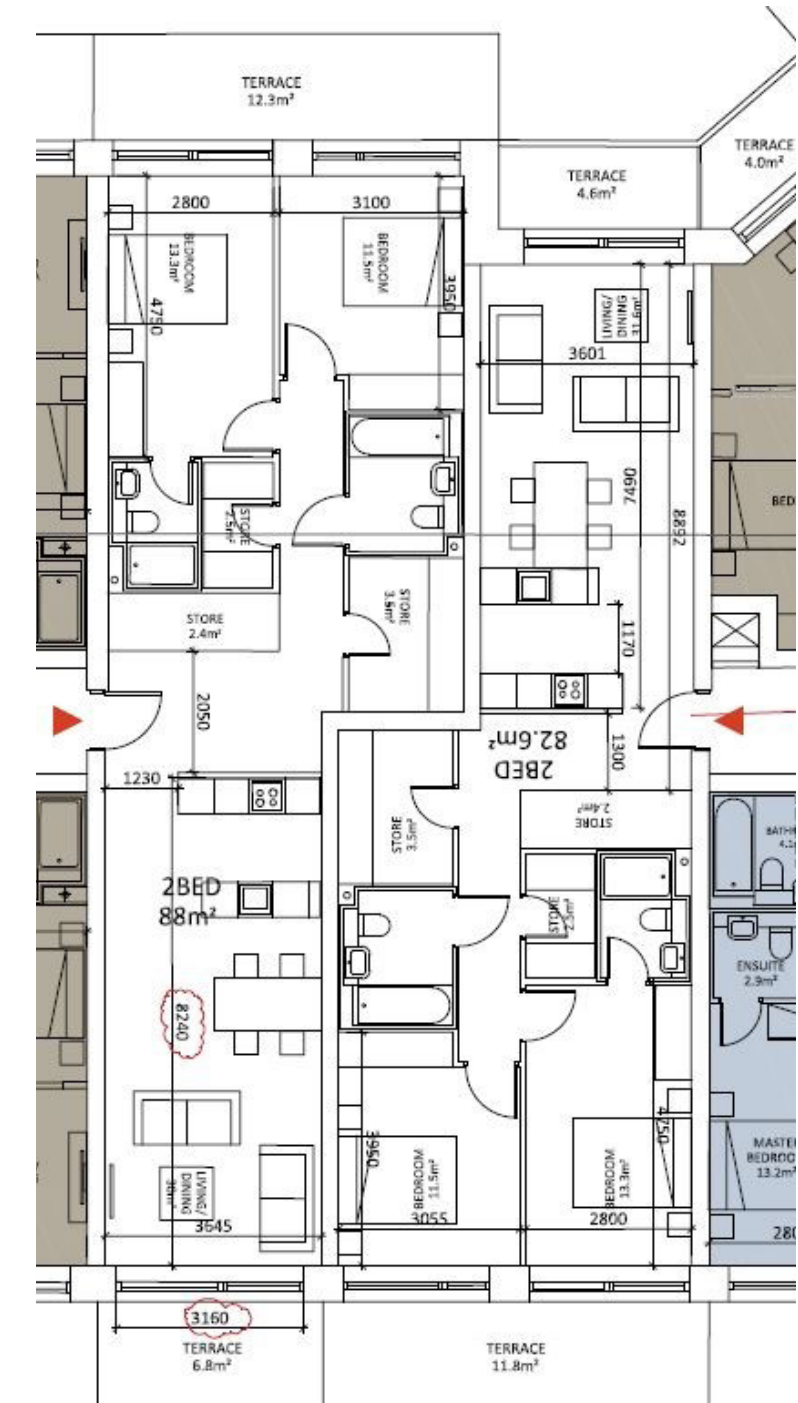
Block B/C/D

Dual Aspect through units & studios:

- Increased the overall living room window width of all Dual aspect through units and Studios units from 2710mm to 3160mm.
- The room depth of the LDK within the through units was also reduced to ensure positive outcome in the ADF results.



X WINDOW WIDTH : 2710MM
X LIVING ROOM DEPTH 8990MM



X WINDOW WIDTH : 3160MM
X LIVING ROOM DEPTH 8200MM

3.00. DESIGN PROPOSAL

3.6 DESIGN IMPROVEMENTS SECONDARY WINDOW ADDED

Detailed quantitative analysis of potential design solutions for the improvement of daylight access was carried out.

Solutions implemented included ;

Block C + D :

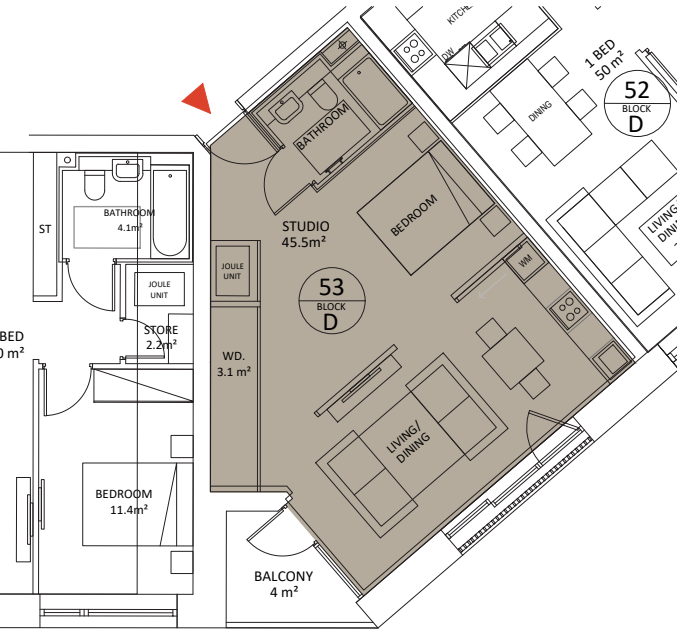
- Inner corner units ADF improvement and additional views provided by secondary window to the Living, Dining, Kitchen spaces.

Values with secondary window:

LKD 6.5%

Values without secondary window:

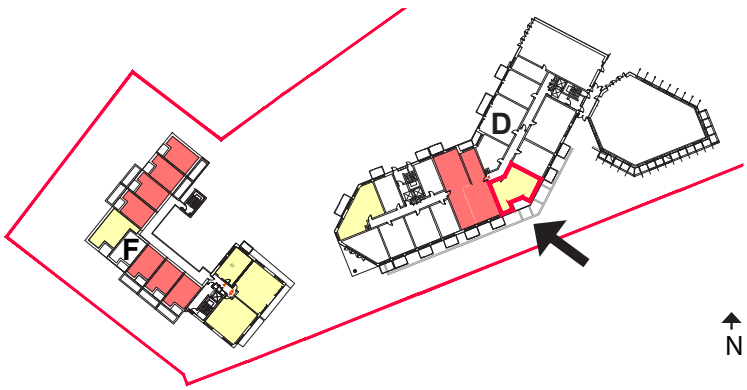
LKD 4.5%



PRE APPLICATION INNER CORNER UNIT (ABOVE)
UNIT CHANGED IN CURRENT SCHEME (MAIN IMAGE) TO
ENLARGE THE BALCONY AND ALLOW FOR 3M RETURN OF
THE SECONDARY FACADE INTO THE LIVING SPACE



Apartment Type A223



3.00 DESIGN PROPOSAL

3.7 CGI VIEWS

ARCHITECTURAL DESIGN - LEOPARDSTOWN ENTRANCE TO SITE



3.00 DESIGN PROPOSAL

3.7 CGI VIEWS

ARCHITECTURAL DESIGN - LEOPARDSTOWN STREETScape - NORTH EAST VIEW



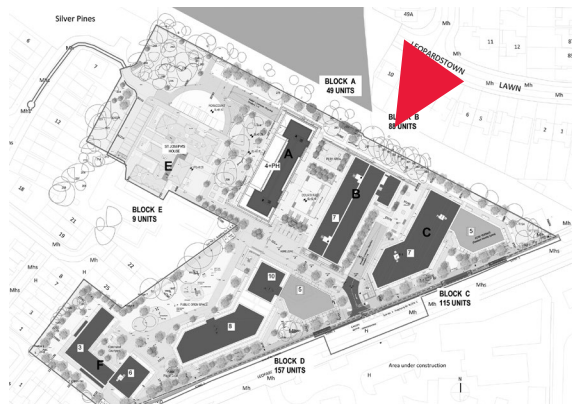
o'mahony pike

Residential Development at 'St. Joseph's House and Adjoining Properties', Brewery Road and Leopardstown Road, Dublin 18

3.00 DESIGN PROPOSAL

3.7 CGI VIEWS

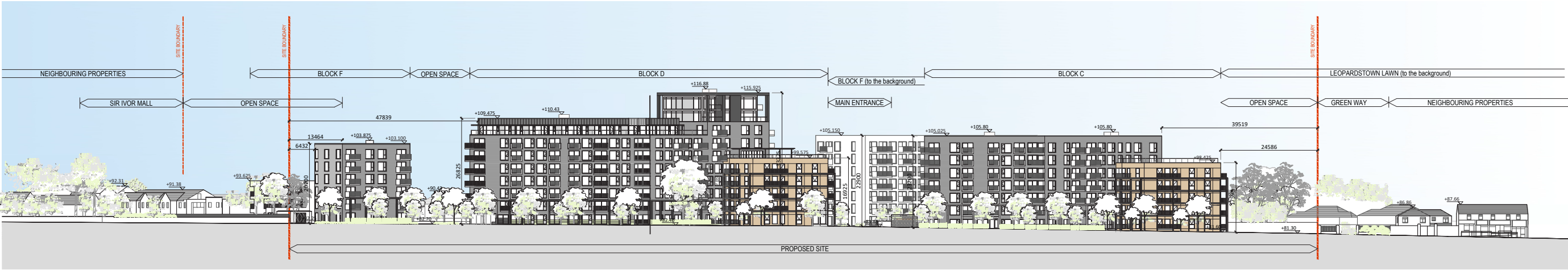
ARCHITECTURAL DESIGN - PODIUM SOUTH WEST VIEW



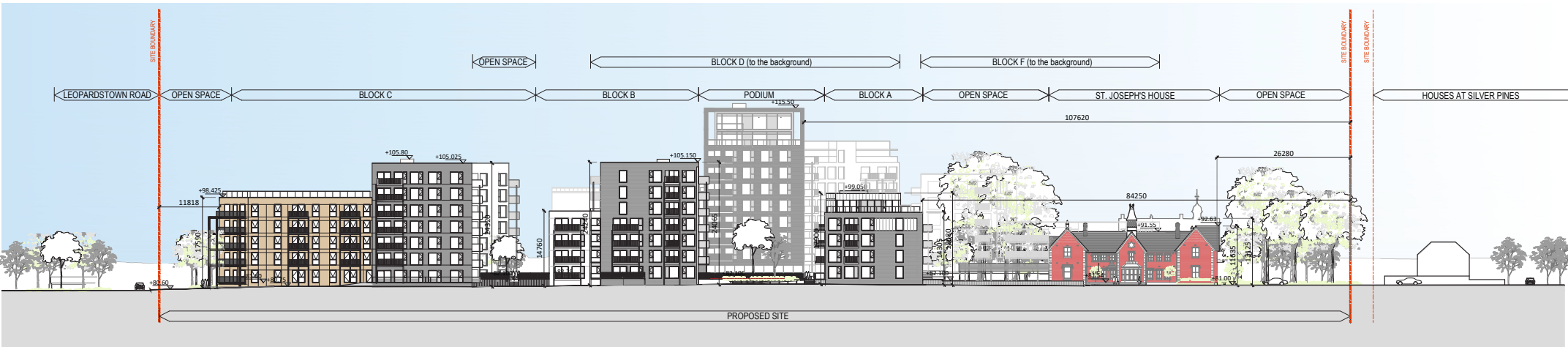
3.00 DESIGN PROPOSAL

3.8 CONTEXTUAL ELEVATIONS

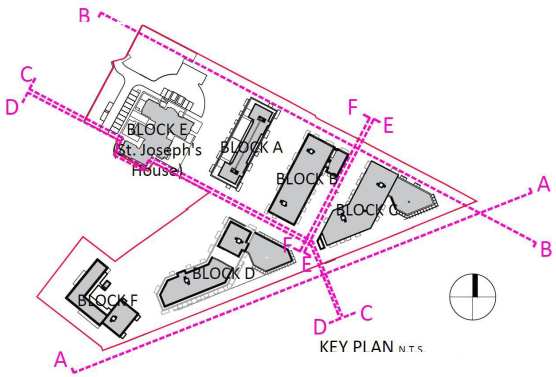
ARCHITECTURAL DESIGN - LEOPARDSTOWN STREETScape



CONTEXTUAL ELEVATION A-A



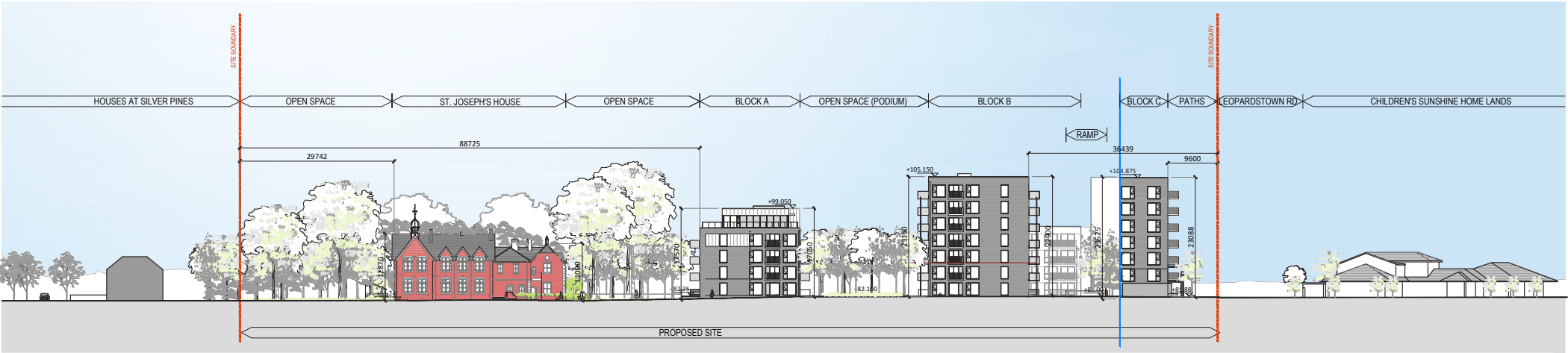
CONTEXTUAL ELEVATION B-B



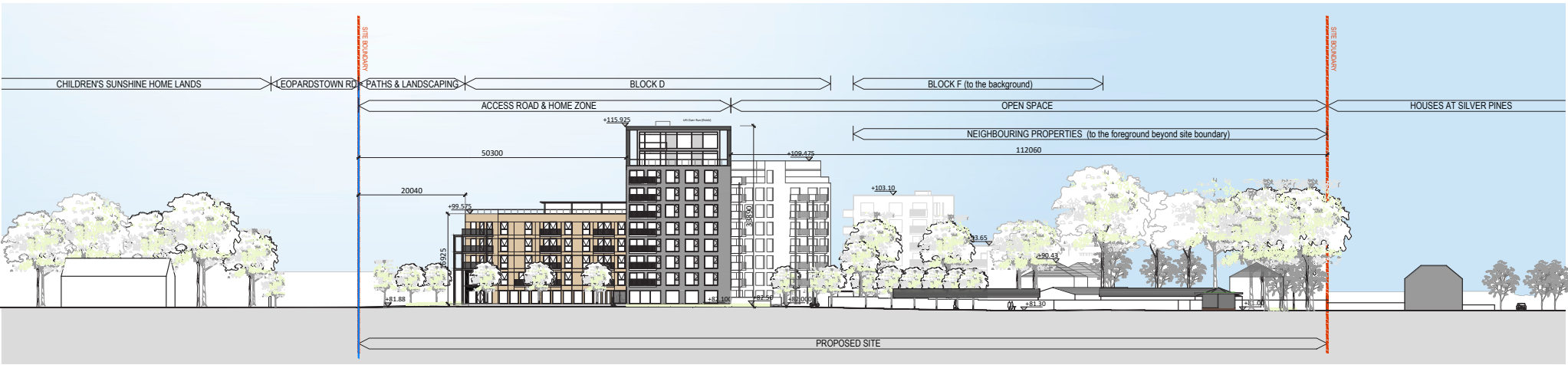
3.00 DESIGN PROPOSAL

3.8 CONTEXTUAL ELEVATIONS

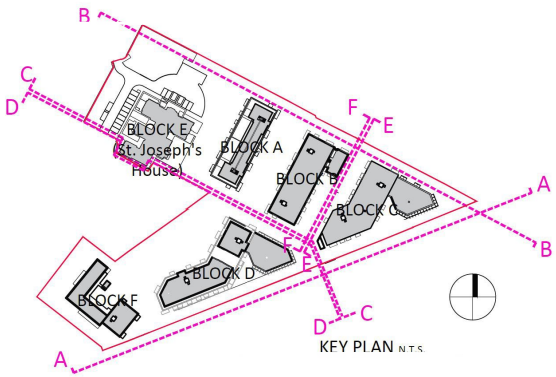
ARCHITECTURAL DESIGN - LEOPARDSTOWN STREETScape



CONTEXTUAL ELEVATION C-C



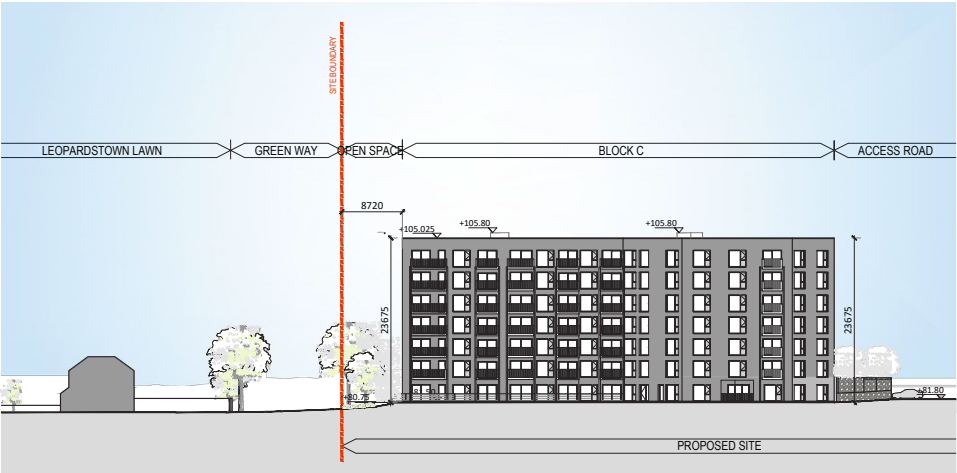
CONTEXTUAL ELEVATION D-D



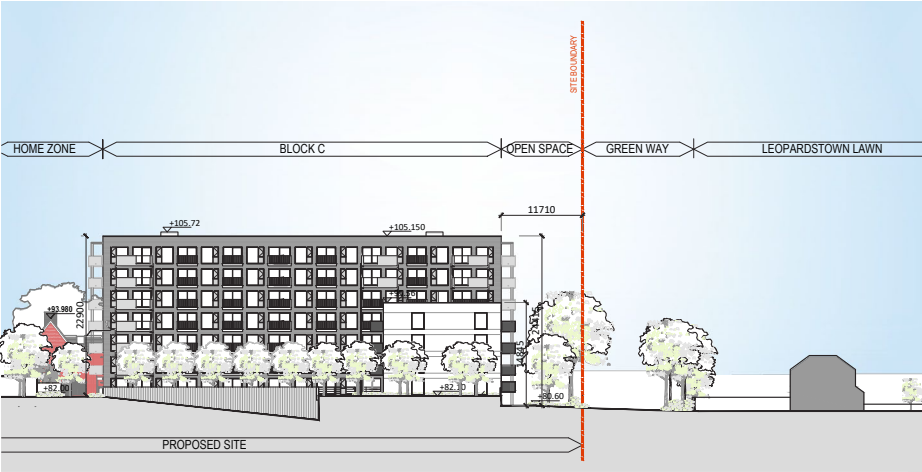
3.00 DESIGN PROPOSAL

3.8 CONTEXTUAL ELEVATIONS

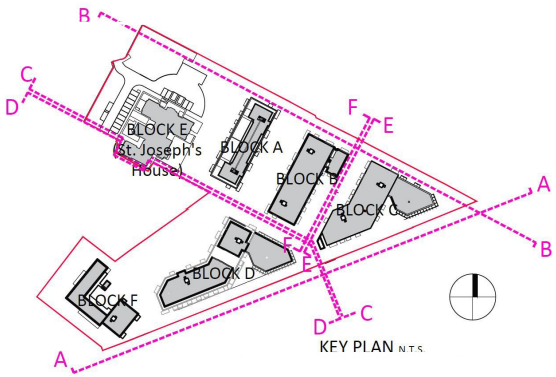
ARCHITECTURAL DESIGN - LEOPARDSTOWN STREETScape



CONTEXTUAL ELEVATION E-E



CONTEXTUAL ELEVATION F-F



3.00 DESIGN PROPOSAL

3.9 PROTECTED STRUCTURE

St. Joseph's House is a Protected Structure on the subject site that was in use up to recently as a residential care facility for the Adult Deaf and Deaf Blind, and has been subject of extension over the years.

In 2018, planning permission (File reference Reg. Ref. D17A/0337 and An Bord Pleanála Ref. PL06D. 249248 refers) was granted for St. Joseph's House to be converted into residential units, to deliver 8 residential units, a crèche facility of 268 sqm and residential tenant amenity facility or clubhouse of 112 sq m.

Also in the granted application, St Joseph's House formal setting was re-established through the reconstruction of a large formal forecourt and green as its curtilage protected through retention of existing mature pine trees and landscape features.

This planning application includes all the urban design principals and proposals which were considered to be acceptable. Block A is four storey with a Penthouse level, which has been set back by 8.5m from the main facade in order to respect the setting of St. Josephs house.

This application provides for 9 no. residential units and a crèche facility of 282sqm.

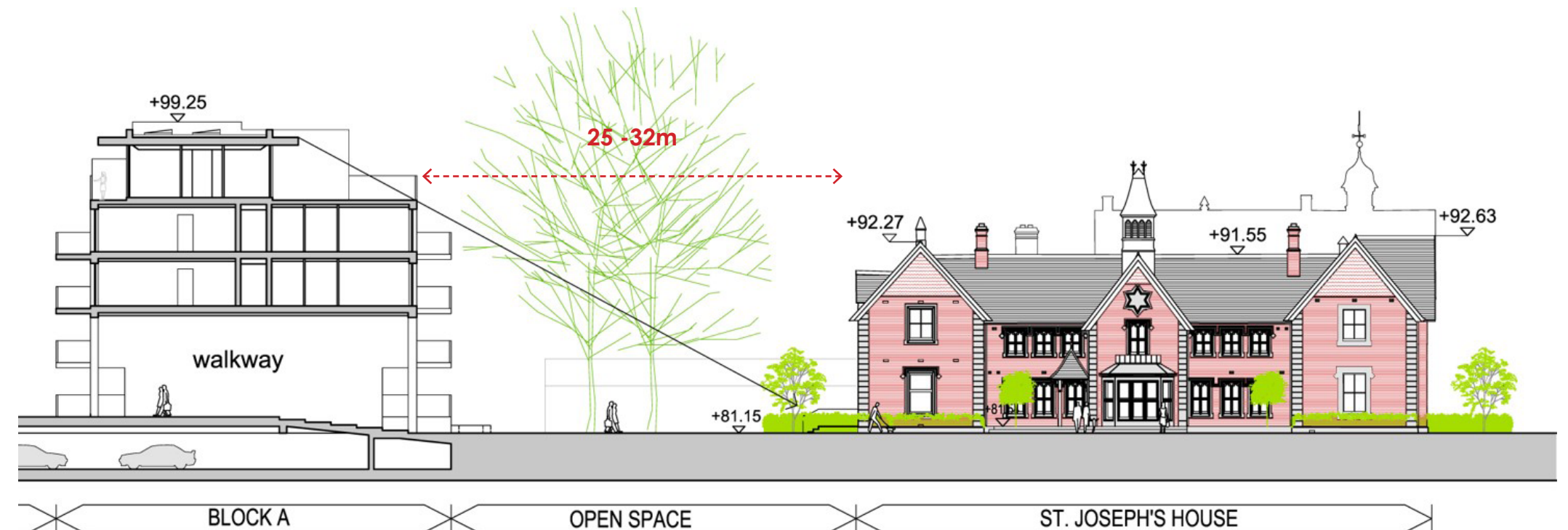
Also to note that the proposals will work with sensitivity towards the character of the Protected Structure as consideration has been given to the landscape design as the car parking will be removed and replaced with a landscape treatment that is more appropriate to the Protected Structure which will become the new focal point of the development.



Main Front (north) and Side (west) facade and its front setting



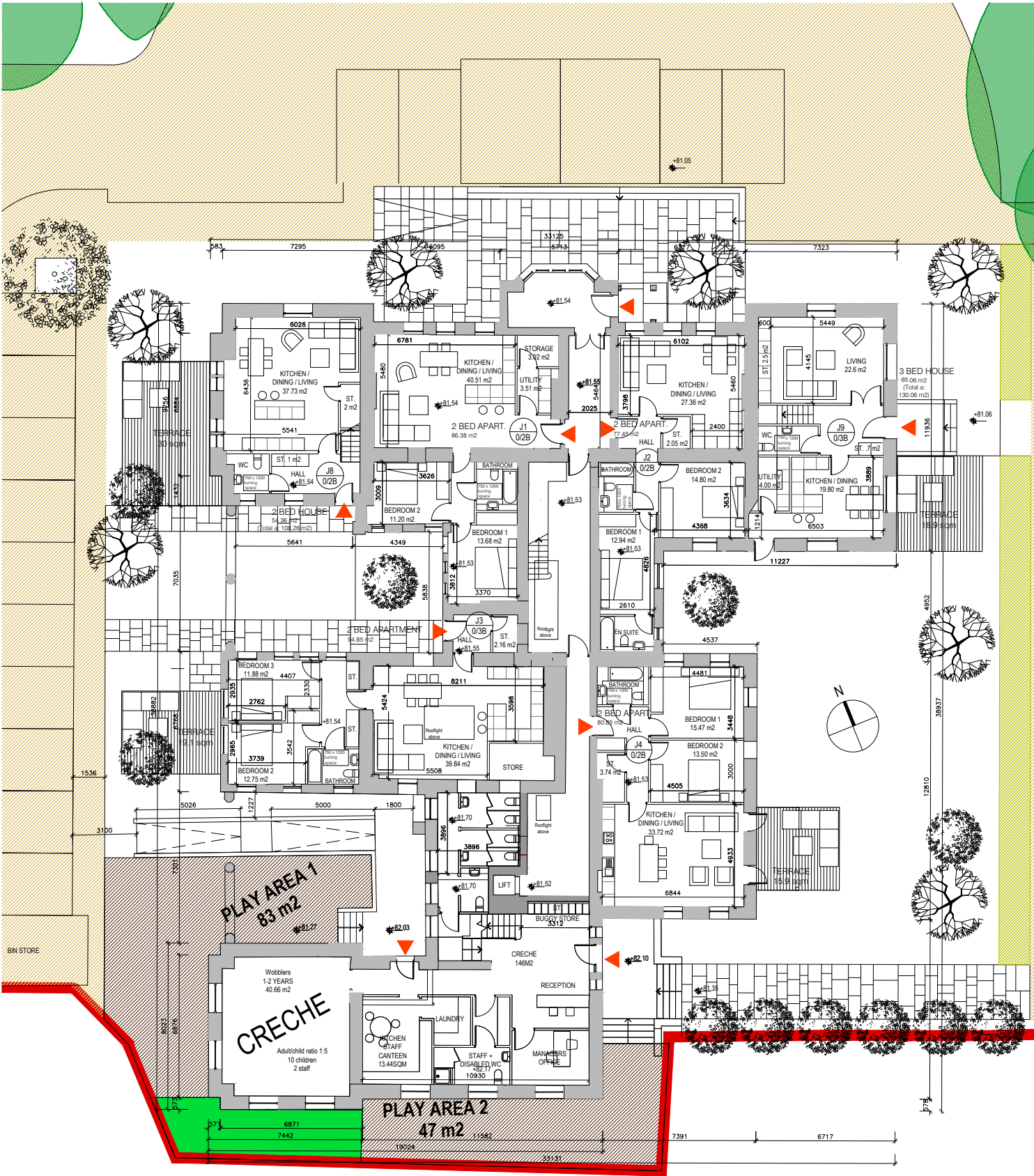
Main front (north) façade of St Joseph's and its front setting



Block A set back to St. Josephs House

3.00 DESIGN PROPOSAL

3.9 PROTECTED STRUCTURE
GROUND FLOOR PLAN



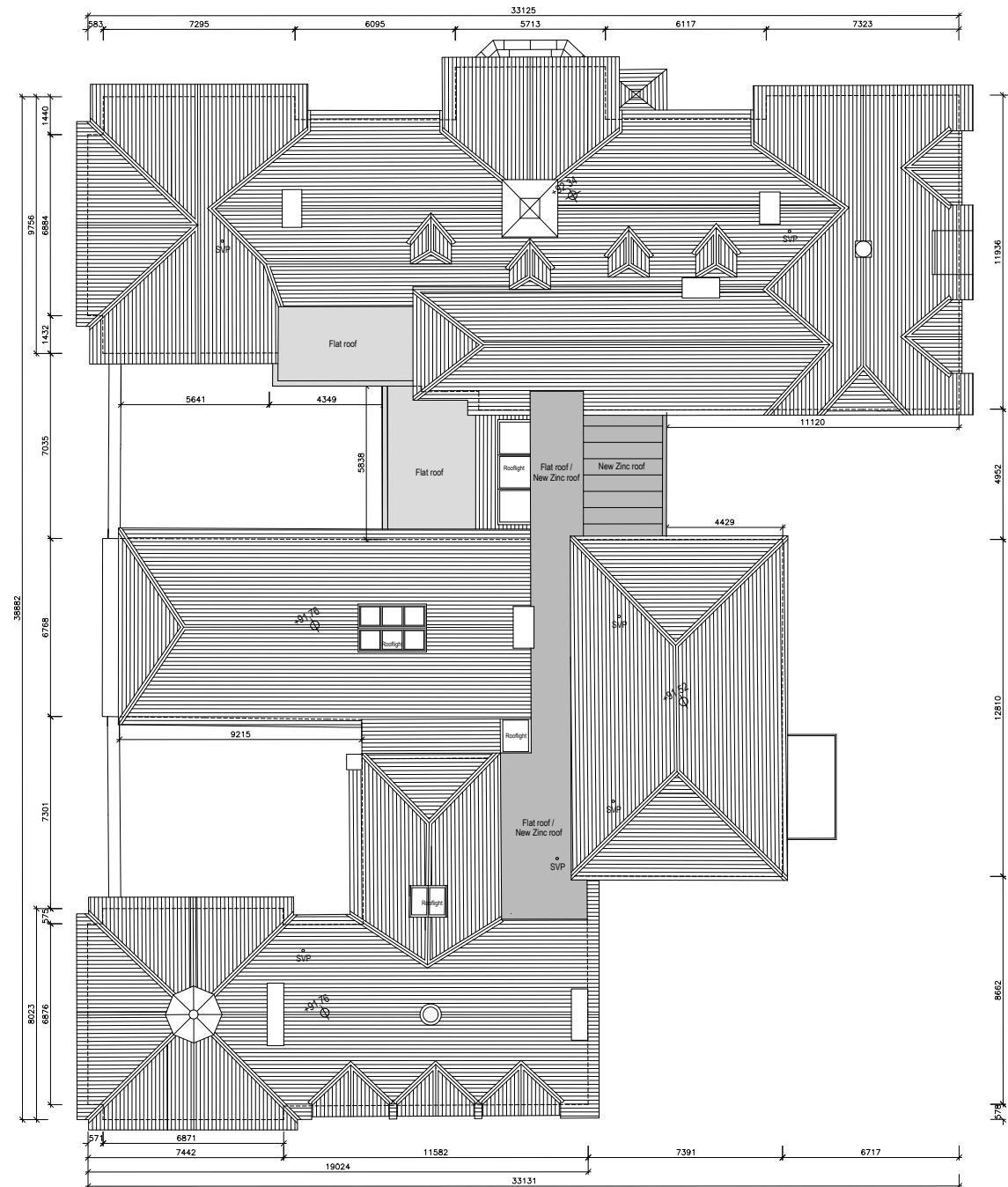
3.00 DESIGN PROPOSAL

3.9 PROTECTED STRUCTURE
FIRST FLOOR PLAN



3.00 DESIGN PROPOSAL

3.9 PROTECTED STRUCTURE ROOF PLAN

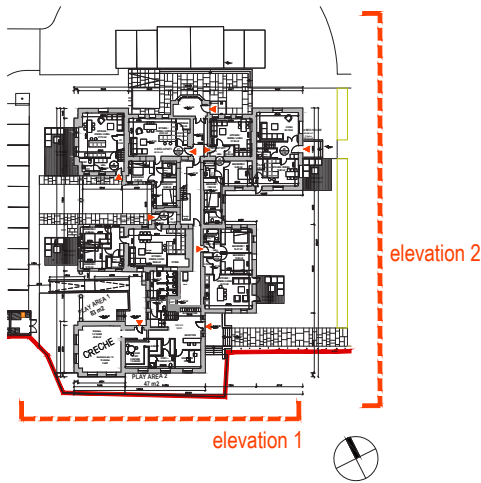


3.00 DESIGN PROPOSAL

3.9 PROTECTED STRUCTURE
ELEVATIONS



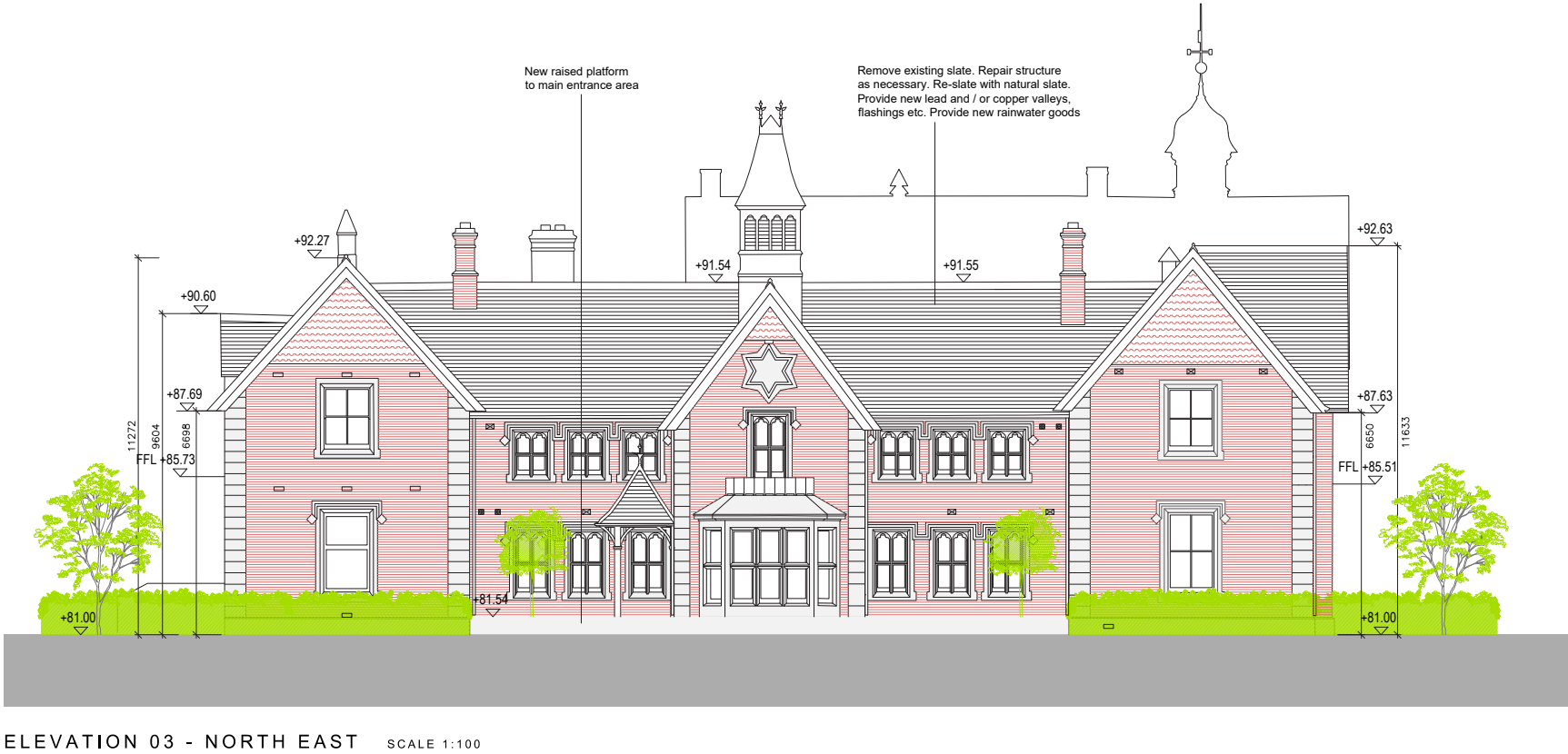
ELEVATION 01 - SOUTH WEST SCALE 1:100



ELEVATION 02 - SOUTH EAST SCALE 1:100

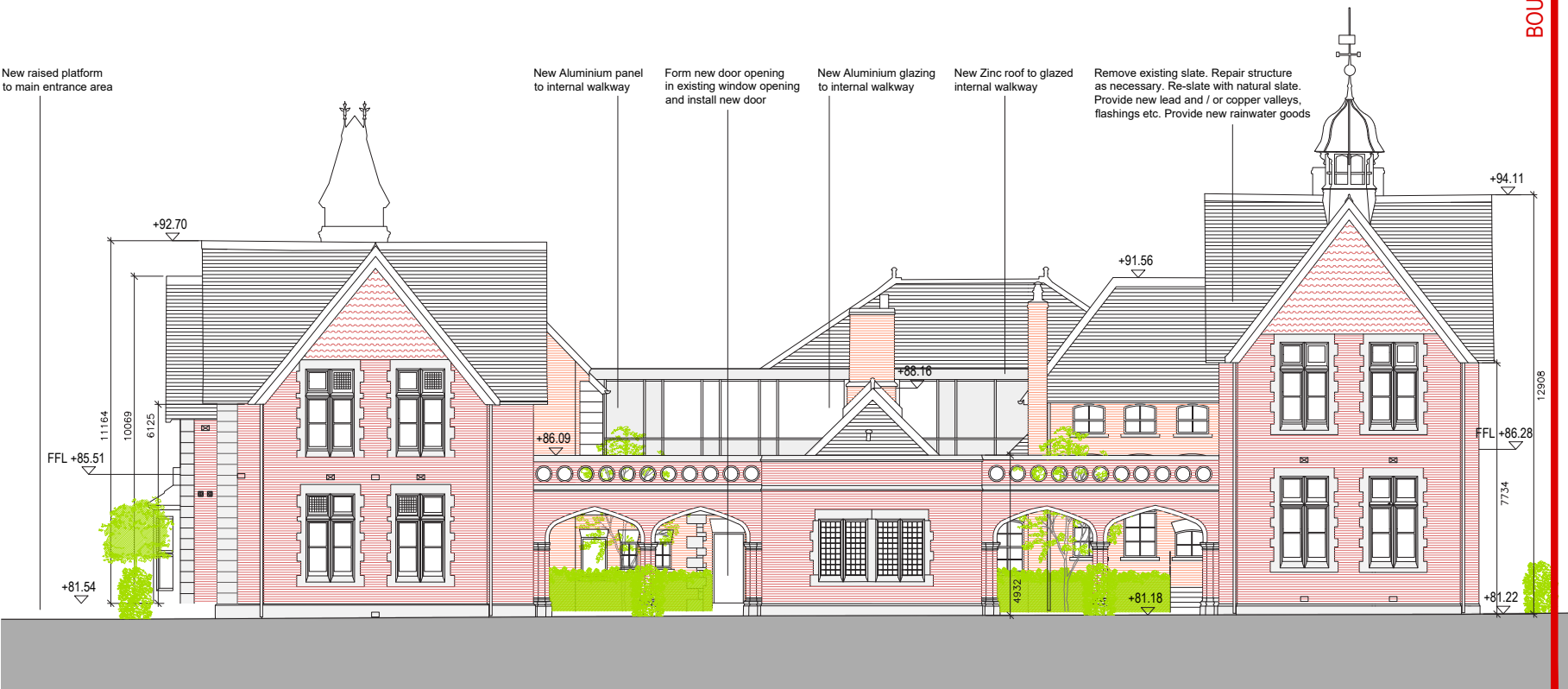
3.00 DESIGN PROPOSAL

3.9 PROTECTED STRUCTURE ELEVATIONS

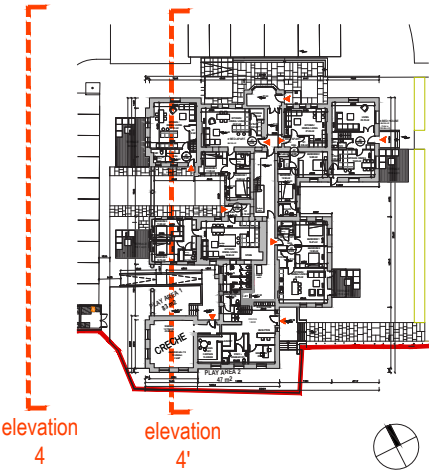


3.00 DESIGN PROPOSAL

3.9 PROTECTED STRUCTURE ELEVATIONS



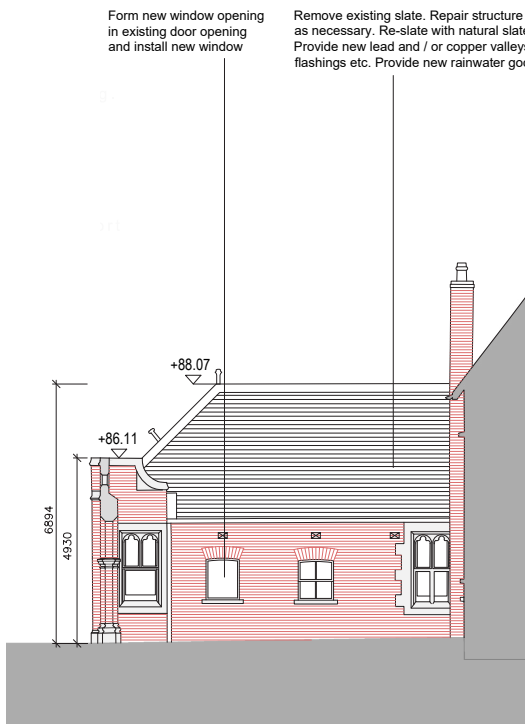
ELEVATION 04 - NORTH WEST SCALE 1:100



ELEVATION 04' - NORTH WEST SCALE 1:100

3.00 DESIGN PROPOSAL

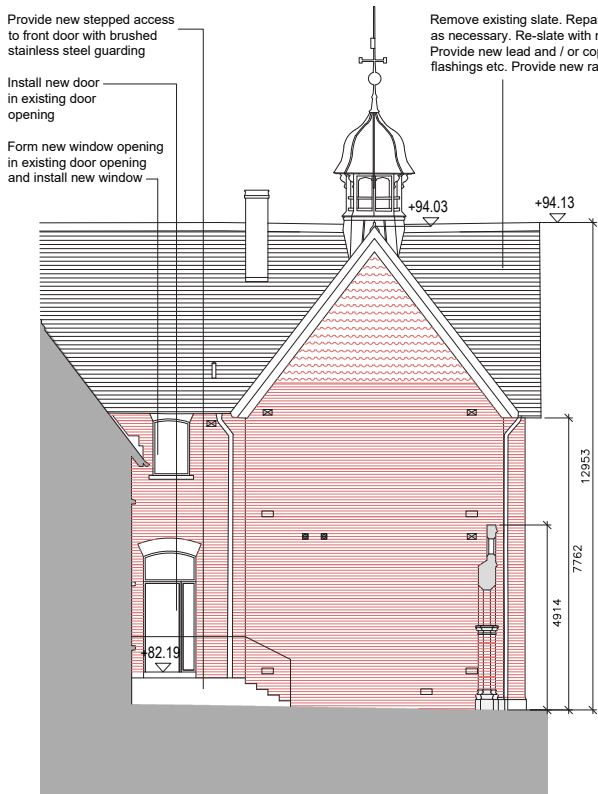
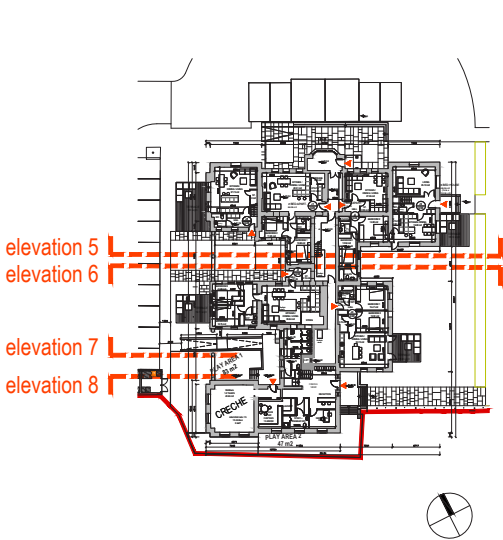
3.9 PROTECTED STRUCTURE ELEVATIONS



ELEVATION 07 - SCALE 1:100



ELEVATION 05 - SCALE 1:100



ELEVATION 08 - SCALE 1:100



ELEVATION 06 - SCALE 1:100

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4.00 MATERIALS STUDY

MATERIALITY



4.00 MATERIALS STUDY

BRICK SELECTION



KINGSCOURT QUATIS 'GREY MORTAR'



KINGSCOURT QUATIS 'WHITE MORTAR'

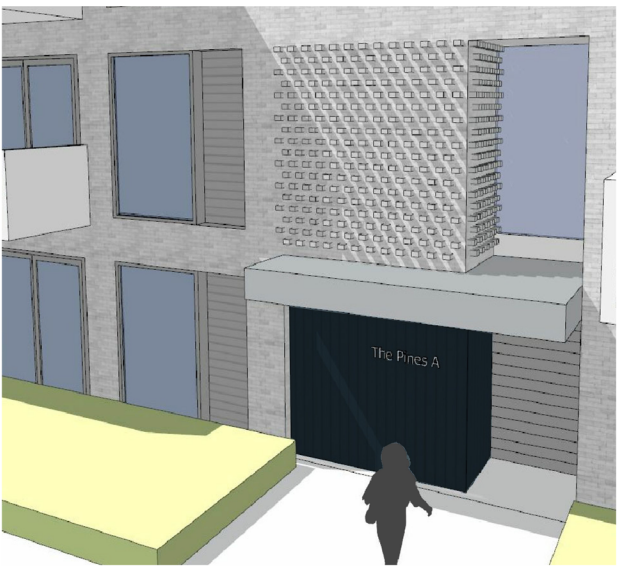


4.00 MATERIAL STUDY

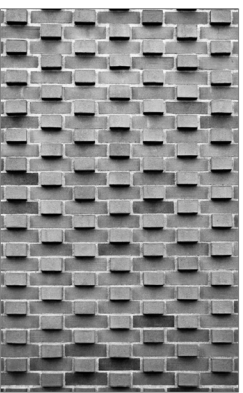
ENTRANCE DETAIL



1 OPTION A - ENTRANCE DETAIL



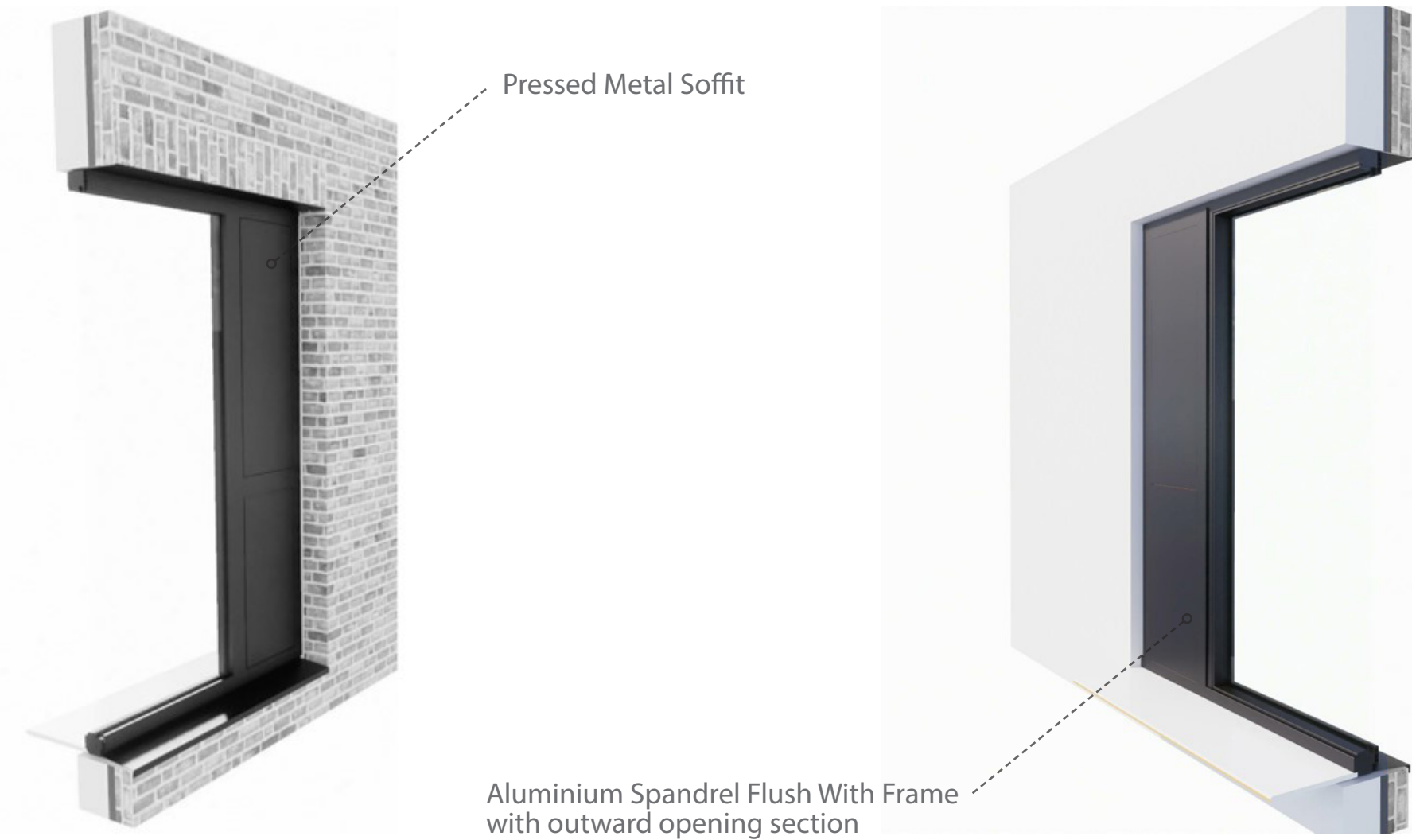
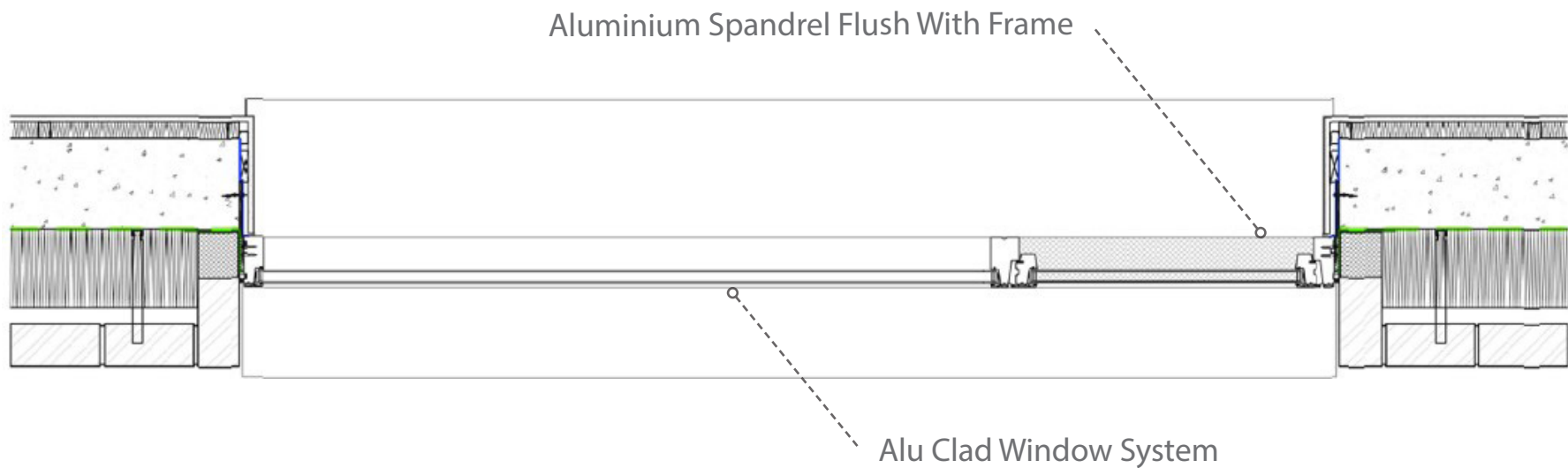
2 OPTION A - ENTRANCE 3D



3 EXAMPLES OF BRICK DETAILS

4.00 MATERIALS STUDY

WINDOW SELECTION



Product: Alu Clad Double Glazed Window System -
Ral Colour 7016

4.00 MATERIALS STUDY

SECONDARY WING OF BLOCK B



K Rend Acrylic Render



Colour. Limestone White

4.00 MATERIALS STUDY

METAL CLADDING



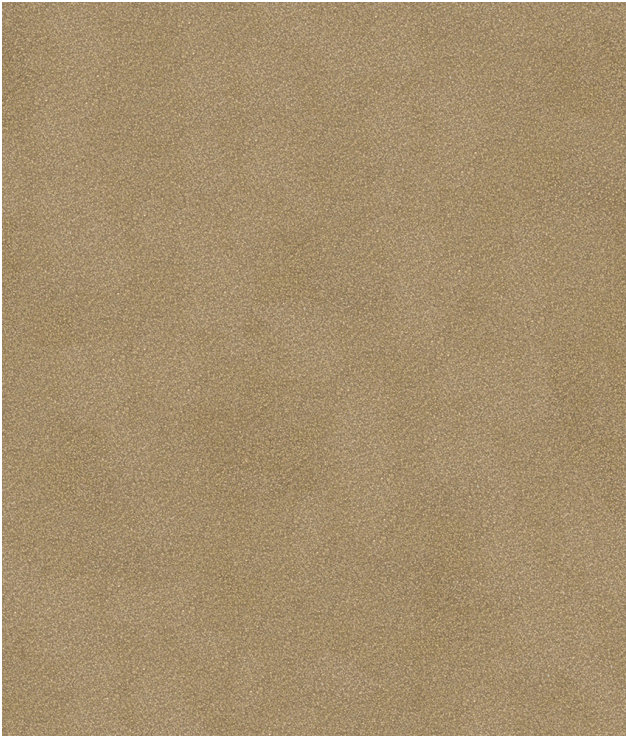
Glazed system in RAL 7016 to 2-storey penthouse element on corner of Block D



RAL 7016 Metal Cladding to Penthouse levels

4.00 MATERIALS STUDY

SECONDARY BUILDINGS ALONG LEOPARDSTOWN ROAD



Bronze Balcony railing and windows



Red Iron-Oxide colour polished plaster panels

4.00 MATERIALS STUDY

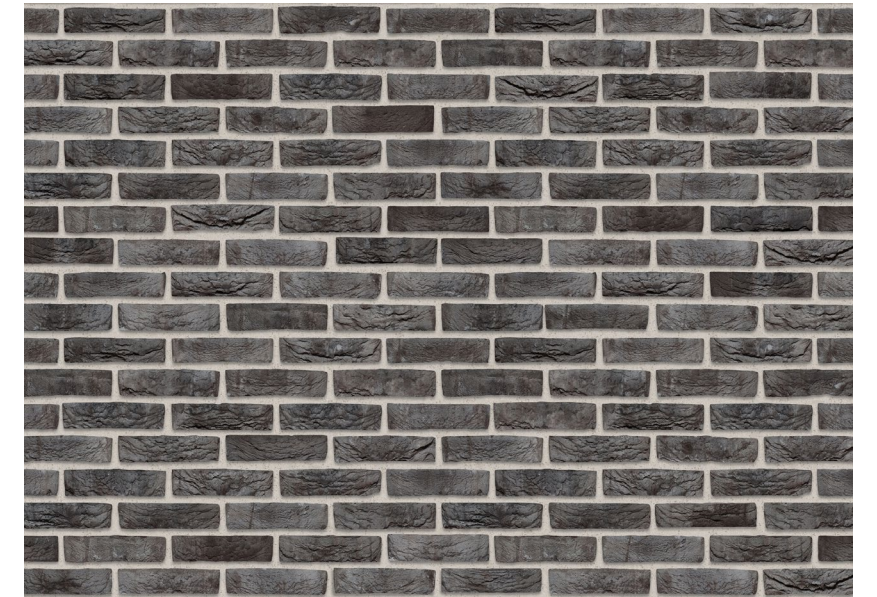
SECONDARY BUILDINGS ALONG LEOPARDSTOWN ROAD



White Exoskeleton steel frame

04. MATERIALS STUDY

PERGOLA + DARK GREY BRICK



Dark Brick San Selmo



Precast Concrete panels to Pergola and entrance to tenant amenities

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