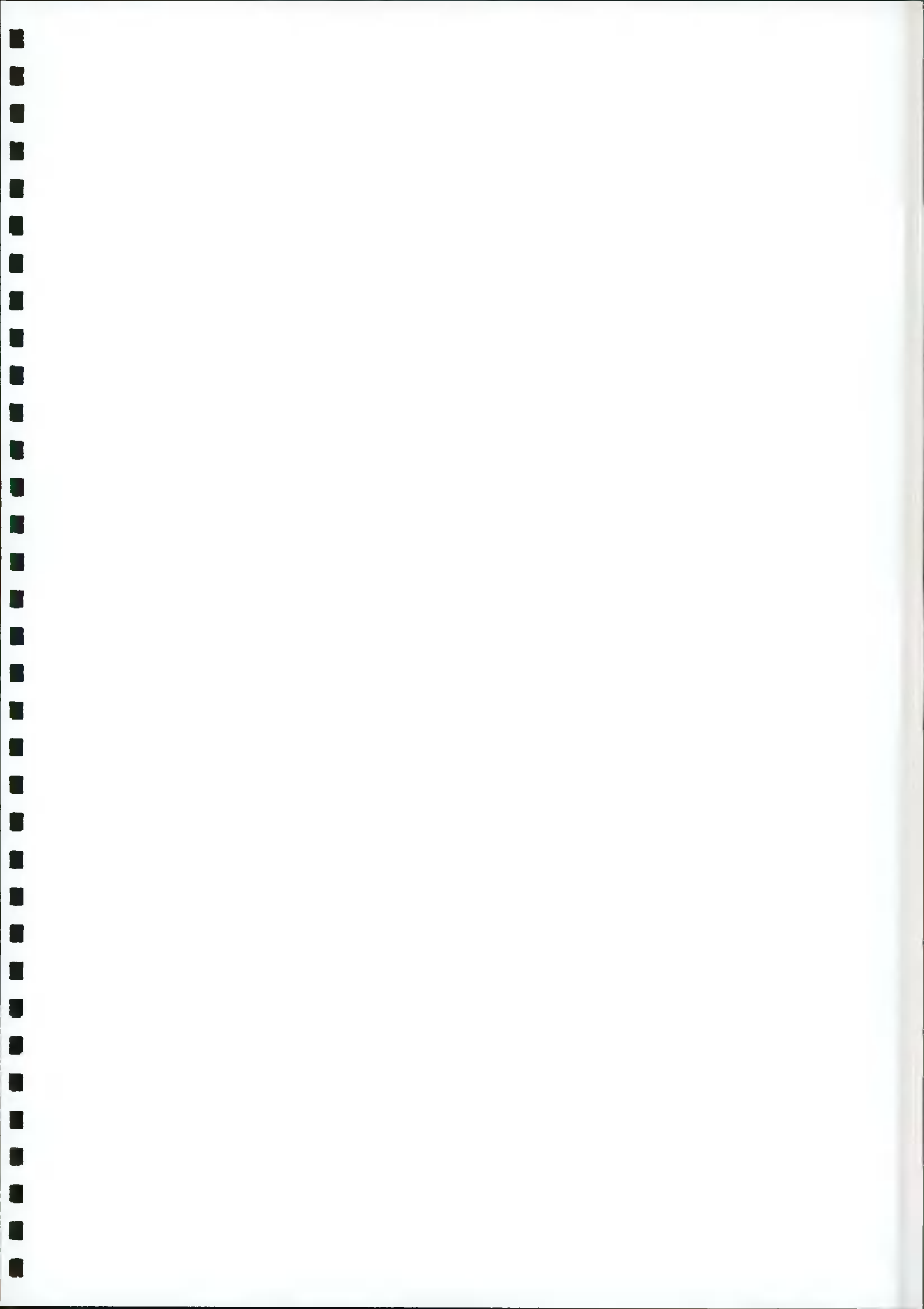




PROPOSED RESIDENTIAL DEVELOPMENT
AT THE FORMER FILING STATION,
NUTGROVE AVE, RATHFARNHAM DUBLIN 14



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1. INTRODUCTION

The proposed development is a residential building consisting of 28No. apartments located along Nutgrove Avenue, Rathfarnham, Dublin 14. The brownfield site of this proposed development was formerly a filling station which was decommissioned in 2008, since this time the subject site has remained vacant.

The proposed development would consist of apartments for sale, it is a building which comprises of a mix of one-bed, two-bed and three-bed apartments. The apartment building has been located to the north of the site on the Nutgrove Avenue frontage. The three principal front door entrances address Nutgrove Avenue, there is also access from each stair core to the outdoor amenity space to the south courtyard, thus, the gardens of the apartments would sit next to the gardens of the adjoining houses adjacent to the existing approximately 5m high boundary wall. A management company will take charge of maintaining the property and the upkeep of all communal areas and facilities.

The proposed development offers spacious and well-designed apartments bounded by cultivated landscaped communal gardens.

There are 16No. vehicular parking spaces as well as 62No. bicycle parking for both residents and visitors. The proposed development aims to provide a high standard of accommodation for the occupants.



1.1. DEVELOPMENT DESCRIPTION

Sirio Homes intend to apply to South Dublin County Council for permission for residential development comprising a total of 28 no. apartments, in a building up to 4-stories in height located at the former filling Station site, Nutgrove Avenue, Rathfarnham, Dublin 14. The cumulative gross floor area is proposed to be 2,640sq.m on the 0.3157 hectare site.

The application area includes the site of the former filling station (0.2821 ha – under Applicant ownership) and a portion of land (0.0336ha) located to the north of the filling station site, where the existing traffic lights and pedestrian crossing are located along Nutgrove Avenue. To accommodate access to the Site, it is proposed to relocate the existing traffic lights and pedestrian crossing which traverses both South Dublin County Council and Dun Laoghaire-Rathdown County Council boundaries.

The development will consist of;

- i. The proposed development has an average parapet height of c.9.3m and a maximum height of c.11.7m with a total gross floor area of 2,640sq.m comprising:
 - o 8 x 1-bedroom apartments
 - o 17 x 2-bedroom apartments
 - o 3 x 3-bedroom apartments;

ii. Communal amenity space (433sq.m) and public open space (286sq.m) located to the rear and western side of the Site;

iii. At grade car parking is proposed to the rear of the site which will provide 16 no. residents' car parking spaces (including 2 no. electric vehicles spaces and 1 no. accessible space) and 2 no. motorcycle parking spaces;

iv. Two (2) resident waste bin storage areas are proposed along the north-western and north-eastern corner of the Site, fronting Nutgrove Avenue (Total 25sq.m);

v. A new vehicular entrance from Nutgrove Avenue;

vi. A total of 62 no. surface level bicycle parking spaces comprising 48 no. spaces located at the rear of the Site and 14 no. spaces within the residents' communal area, located along the north-western portion of the Site;

vii. Relocation of the existing traffic lights and pedestrian crossing located on Nutgrove Avenue 11m to the west of its existing position to accommodate access to the Site; and

viii. All ancillary site development works including installation of drainage and water supply infrastructure, lighting and provision of an ESB substation and switch room.



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2. SITE ANALYSIS

2.1. THE DEVELOPMENT SITE

The site of the proposed residential development is currently a brownfield site, a former filling station with a fuel forecourt, shop/cafe' building and drive-thru automatic carwash facility. This filling station was decommissioned in 2008, at which time the shop/cafe' building, fuel forecourt and canopy including the entire fuel storage and dispensing system were decommissioned and demolished. Post decommissioning, the site has tested negative for hydrocarbons and contaminants. The subject site has stood vacant since this time.



Oblique Aerial View (n.t.s)



North-East View of the Subject Site along Nutgrove Avenue(n.t.s)

"Securing compact and sustainable urban growth means focusing on reusing previously developed 'brownfield' land, building up infill sites and either reusing or redeveloping existing sites and buildings, in well serviced urban locations, particularly those served by good public transport and supporting services, including employment opportunities."

'Urban Development and Building Heights'. August 2018 (p3)

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2.2. SITE CONTEXT

The subject site is located within a residential neighbourhood situated approximately 6.5km from Dublin city centre. There are several shopping centres within 800m (approximately a 10 min walk) and Dundrum Town Shopping Centre is within 3km from the site (approximately a 35-40 min walk). Nutgrove Avenue is well served by Dublin bus, with one of the bus stops located directly adjacent to the subject site. There are schools and education centres within the area. The neighbourhood features a number of locally accessible green spaces, the most prominent is the Castle Golf Club and the gardens of Rathfarnham Castle which has large open spaces and a public playground. The residential context for the proposed development is a typically mixed neighbourhood with two-storey dwellings as well as three-to-five storey apartment buildings within walking distance.

Residential Context: Examples

Stonepark Orchard: Two-Storey / Two-Storey + Attic Houses

This is a typical residential neighbourhood, south of the subject site.



Hazel Brook Square: Three/Four Storey Apartment Building

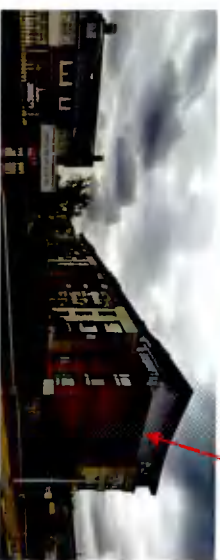
A typical apartment building, Whitehall Road, east of the subject site.

Direct distance as the crow flies 600m from the subject site

Distance from site 700m

(±8min walk)

- Route along Nutgrove Avenue (front centre of site), onto Whitehall Road (estate entrance)



Loreto Abbey: A three/four and Four/Five Storey Apartment Complex

A typical apartment complex, south-west of the subject site.

Direct distance as the crow flies 230m from the subject site

Distance from the subject site 600m

(±8min walk)

- Route along Nutgrove Avenue (front centre of site), onto Grange Road then onto Loreto Terrace (estate entrance)



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Recent Planning Grants in close proximity to the subject site

3-Storey residential development (Reg. Ref: SD18A/0053)

Planning was granted in April 2019 for a 3-Storey residential development located on the lands at the junction of Grange Road, Nutgrove Avenue and Loreto Terrace, Rathfarnham, Dublin 14.

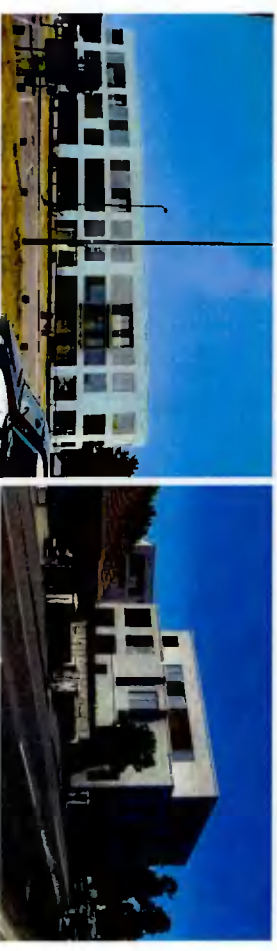
Development description (as on application - SDCC):

Construction of 2 three-storey buildings (linked at first and second floor levels) (4,931sqm gross floor area, including one basement level of 1,730sqm gross floor area) accommodating: 32 apartments (2 one-bedroom; 28 two-bedroom; and 2 three-bedroom); ancillary space including circulation cores (lifts and stairs), plant areas throughout the building etc; and an ESB sub-station and associated switch room (22sq.m). The development will also consist of the provision of: private, semi-private and communal open spaces in the form of balconies, terraces and a central landscaped courtyard; a new vehicular entrance from Loreto Terrace; a vehicular ramp providing access to basement level; car parking (40 spaces at basement level and 3 spaces on Loreto Terrace); bicycle parking (48 spaces at basement level); tenant storage; the repositioning of an ESB pole on Grange Road; a 1.5m footpath to the north-west of the site; diversion of existing drainage pipes; plant enclosures at roof level including lift over-runs; waste compounds/stores/recycling centres; SUDS measures including attenuation tank; all hard and soft landscaping; elevational treatments; lighting; signage; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). The development proposed is a variation on that permitted under Reg: SD07A/0540 (as extended under Reg. Ref. SD07A/0540/EP).

This development described above is located within 300m of the proposed residential development which is subject of this application. Similarly, it is a medium scale apartment building development which offers parking and landscaped communal space for the residents. This development is located adjacent to typical two-storey as well as one-storey houses.



Location of granted planning (Reg. Ref: SD18A/0053)



View along Grange Road

View along Nutgrove Ave

The above views are downloaded from SDCC website under planning search Reg. Ref: SD18A/0053; this granted permission is within close proximity to the subject site of this application, as such these images demonstrate the type and scale of development recently granted permission within the context of this application.

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4-Storey residential development (Reg. Ref: ABP-307682-20)

Planning was granted in February 2021 for a 4-Storey residential development located on the lands at Ely Square, Nutgrove Avenue, Rathfarnham, Dublin 14 (formerly known as No. 54 Nutgrove Avenue).

Development description (as on application - DLRC):

Permission for development: The proposed development shall provide for the construction of a new 4 storey apartment building comprising 19 no. apartments (4 no. 1 bed units; 11 no. 2 bed units; 4 no. 3 bed units) Each residential unit has associated private open space in the form of a balcony or terrace. A total of 19 no. car parking spaces; 26 no. bicycle spaces and 2 no. motorcycle spaces are proposed. A Waste Management area and plant rooms are within a single storey part of the proposed building. The development shall be served via the existing permitted access via Nutgrove Avenue. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; and electrical services. The development includes minor modifications to a portion of the open space area permitted under D13A/0370 (ABP Ref PL06D-242557).

This development described above is located within 200m of the proposed residential development which is subject of this application.



Ely Square

Similarly, it is a medium scale apartment building development which offers parking and landscaped communal space for the residents.

This development is located adjacent the two-storey houses in Stonepark Abbey and the Nutgrove & Loreto Community Pre-School.

Location of granted planning (Reg. Ref: ABP-307682-20)



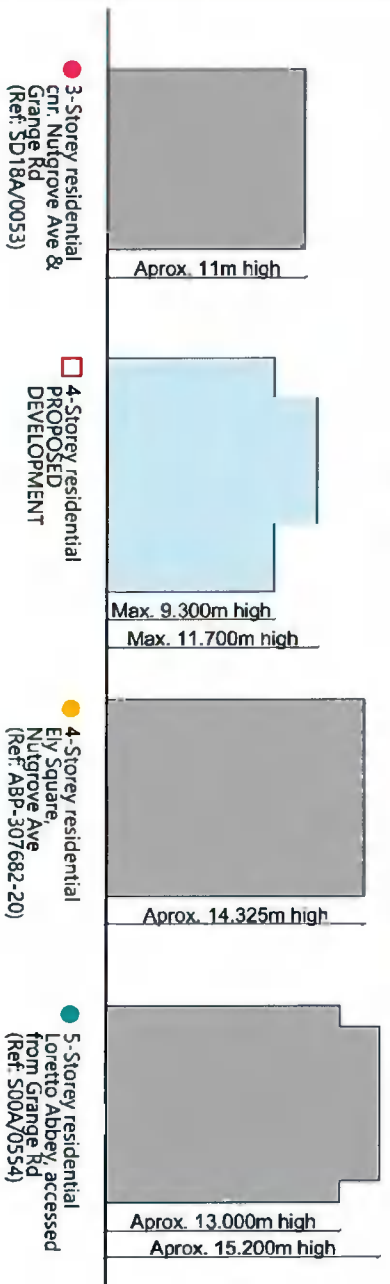
The site section below is downloaded from DLRC website under planning search Reg. Ref: D20A/0204 / ABP-307682-20; this granted permission is within close proximity to the subject site of this application, as such this image demonstrate the type and scale of development recently granted permission within the context of this application.

The Ely Square apartment building is four-storey building without any top-level setbacks facing onto Stonepark Abbey. Although a similar type of development to that of the subject site, the proposed apartment building offers generous top-level setbacks facing into the existing housing along Stonepark Orchard and Stonepark Abbey.

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- LEGEND: SITE CONTEXT**
- SCHOOLS / EDUCATION CENTRES
 - CHILDCARE FACILITIES
 - SHOPPING FACILITIES
 - 3 STOREY RESIDENTIAL PLANNING GRANTED (Ref: SD18A/0053)
 - 4 STOREY RESIDENTIAL PLANNING GRANTED (Ref: ABP-307682-20)
 - 3 / 4 STOREY RESIDENTIAL APARTMENTS
 - 4 / 5 STOREY RESIDENTIAL APARTMENTS
 - ▲ DUBLIN BUS STOP



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3. PLANNING OBJECTIVES

The South Dublin County Council Development Plan 2016-2022 has recognized Rathfarnham as one of the 'consolidation areas within the gateway', it is an established suburban area which is well serviced by a range of infrastructural services such as transport, retail, medical and community facilities.

"Recent census data identifies an aging population and stagnant or falling populations, which present a risk for the viability of services and facilities into the future. A key element of the overall Settlement Strategy is to promote the consolidation and sustainable intensification of the existing urban / suburban built form to the east of the M50 and south of the River Dodder, thereby maximising efficiencies from established physical and social infrastructure"

'SDCC Development Plan 2016-2022' (p20)

The site for the proposed development is located within an area zoned 'Objective RES', to protect and/ or improve residential amenity. It is also a key objective of South Dublin County Council 'to promote and support high quality infill development'. With consideration of these objectives, the proposed development offers a residential apartment

building designed to a high standard of living which is consistent in both scale and density with the surrounding existing residential context of the proposed development while acknowledging the potential of future development within the area.

The proposed residential development is well located along Nutgrove Avenue, a well serviced and prominent road in and through Rathfarnham. The subject site has stood vacant for some time, and an infill development of residential apartments in this location would offer a significant improvement and cohesion of this residential neighbourhood.

The immediate residential context consists of two storey houses with a number of three-four and four-five storey apartment buildings with a walking distance of the proposed development. This varying context in regard to visual scale and height of residential development within the area allows for some flexibility in regard to form and scale, however the close proximity of two-storey houses in the immediate vicinity of the subject site requires a sensitivity in design towards this context.

Any new residential development, especially when located within a well serviced area such as the location of the subject site must also take into consideration the growing population, the increasing need for good quality homes and the development potential of such well serviced sites to provide for these needs.

"If much of the future development in and around existing urban areas, where two-storey development is currently the norm, was of four-storey form as the default objective, it would be possible to provide substantially more population growth within existing built-up areas where there is more infrastructure already in place, rather than in Greenfield locations which would need services. Therefore, these guidelines require that the scope to consider general building heights of at least three to four storeys, coupled with appropriate density in locations outside what would be defined as city and town centre areas, and which would include suburban areas, must be supported in principle at development plan and development management levels"

'Urban Development and Building Heights. August 2018' (p2)

The height, scale and position of the proposed development is designed with consideration towards the immediate residential context as well as streetscape. The position of the proposed development is around 3.5m from the boundary along Nutgrove Ave, addressing the street edge the building form adopts the curve of the street in its form. The building is designed at 4 storeys, with a visual impression of a 3-storey building with a 4th storey set back well from the building edge.

"Newer housing developments outside city and town centres and inner suburbs, i.e. the suburban edges of towns and cities, typically now include town-house (2-3 storey), duplexes (3-4 storeys) and apartments (4 storeys upwards)."

Urban Development and Building Heights. August 2018' (p10)

The proposed build to sell residential development consists of a mix of one-bedroom, two-bedroom and three-bedroom apartments. There is variety in both apartment type and form, making this residential development a building which accommodates a variety of living arrangements responding to changing demographic needs. It is a residential development which provides generous family apartments as well as starter homes or even homes for those who wish to retire and scale down their accommodation needs.

"The National Planning Framework signals a move away from rigidly applied, blanket planning standards in relation to building design, in favour of performance based standards to ensure well-designed high quality outcomes. In particular, blanket restrictions on building height or building separation distance that may be specified in development plans, should be replaced by performance criteria, appropriate to location."

'Sustainable Urban Housing: Design Standards for New Apartments' (p10)

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4. DEVELOPMENT PROPOSAL

The proposed residential development consists of 28No. apartments, open surface parking for vehicles, sheltered and open bicycle parking with hard and soft landscaped areas for residents to enjoy.

The apartments have the following type mix:

- 8 No. 1-Bed (2-person) Apartments
- 4 No. 2-Bed (3-person) Apartments
- 13 No. 2-Bed (4-person) Apartments
- 3 No. 3-Bed (5-person) Apartments

Each apartment within this development is designed with a layout which provides a comfortable self-contained apartment. All apartments exceed the guidelines in regard to minimum area and dimensions as set out in the planning guidelines, and 100% of apartments exceed the minimum floor area standard. The development achieves quality, spacious apartments which offer a high level of liveability.

"The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1,2 or 3 bedroom unity types by a minimum of 10%."

'Sustainable Urban Housing: Design Standards for New Apartments' (p12)

Development Amenities

Amenities for this residential development include:

- Landscaped areas consisting of:
 - Public open space = 286sq.m
 - Communal open space = 433sq.mThese are in excess of minimum requirements.
- Surface parking for vehicle (total 16 spaces)
 - Standard parking = 13 spaces
 - Accessible parking = 1 space
 - Electric parking = 2 spacesAll spaces will be electric charging enabled and ducted for future use
- Secure bicycle parking (total 62 spaces)
 - Sheltered spaces for residents = 48 spaces
 - Open spaces for visitors = 14 spaces

A management company will oversee the management and maintenance of this residential development, including all common spaces within the buildings and all hard and soft landscaping, including car and bicycle parking facilities.

4.1. DESIGN APPROACH

The proposed development is designed to address the street and follows the curve of Nutgrove Avenue to visually integrate with the context. The scale and form of the building addresses its typology as an
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apartment building while acknowledging the context of nearby housing. In detail design and layout, the proposed development offers good quality homes within a well maintained and managed development.

Detail Design

The proposed development has 3 principal front door entrances addressing Nutgrove Avenue; there is also access from the south courtyard. Legibility is an important aspect in the design of the

proposed apartment building. Each entrance is clearly legibly by design, material and use of colour. Each entrance along Nutgrove Avenue is clad in a selected colour which marks the entrance, the south entrances are designed to correspond with the selected colour along Nutgrove Avenue. The entrances are clad in glazed brickwork in three selected colours which vary in colour and complementary in tone. This offers both legibility and visual interest to the building design. All of these features including the double height glazing above these entrances enhance visual interest along Nutgrove Ave.



Elevation along Nutgrove Avenue with 3 front door entrances marked by 3 colours

Each Entrance is marked by a colour along Nutgrove Avenue, this corresponds with the entrances within the Landscaped Courtyard



Elevation facing the South Landscaped Courtyard with 3 front door entrances marked by 3 corresponding colours

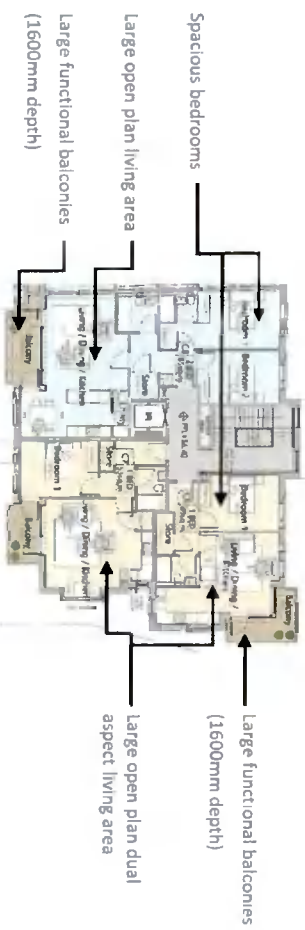
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The building form steps in height along its curve to address varying levels of the site and offer visual interest. The building form steps back significantly at its uppermost level offering 3 large 3-bed family apartments within the lightweight glass clad structure. The parapet height of the brick-clad form is an average of 9.3m when viewed from Nutgrove Avenue.



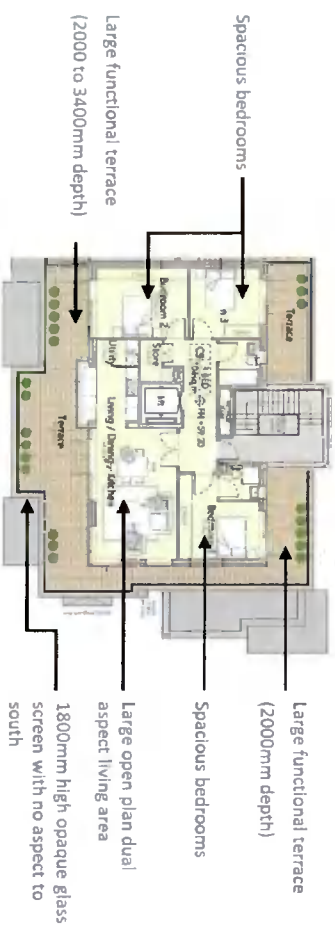
The large 3-bed family apartments have a deep setback from the south which afford generous terraces with a high level of privacy for the occupants, while integrated screening obviates any overlooking of the neighbouring context.

Attention to detail in the liveability of each apartment is evident from plans and also in the shared communal space as well as the interaction of the buildings with its context, having regard to place-making. All apartments exceed guideline requirements and are designed to avoid deep plan forms and enjoy good natural light and ventilation. Balconies are all functional with enough space for a table and chairs and outdoor plants in containers.



Typical Apartment Plans

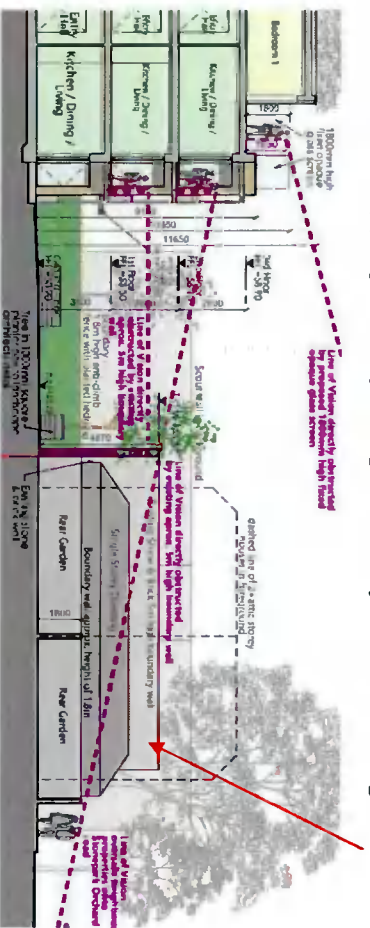
The 3rd floor offers the opportunity to provide 3 large 3-bed family apartments. These apartments are designed as a lightweight structure finished with reflective glass cladding and set well back from the building edge. Large terraces afford ample outdoor space for the occupants to enjoy, designed in detail to offer privacy to the occupants as well as obviate any overlooking of the neighbouring context.



Typical 3-Bed Apartment Plan

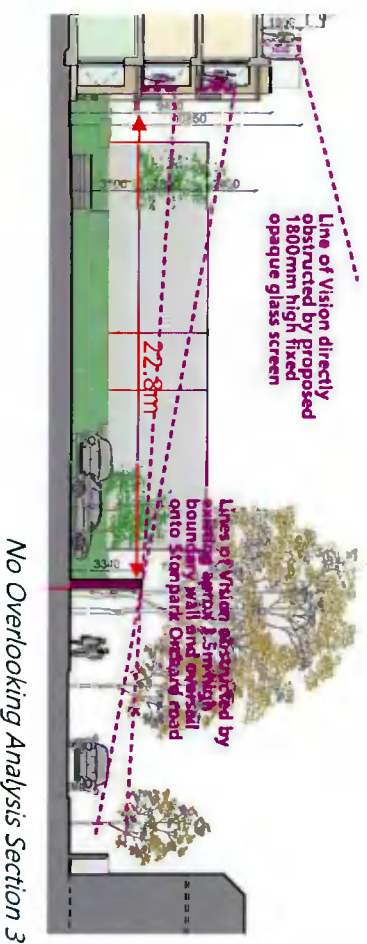
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Lines of vision towards Stonepark Orchard are obstructed along the entire length of the proposed development. The approximately 5m high stone and brick boundary wall as it stands continues at this height along the full boundary length adjoining the neighbouring dwellings, this height only drops to approximately 3.5m high in the location beyond these neighbouring dwellings. The approximately 5m high wall can be seen wrapping this adjoining boundary in the drawing below:



No Overlooking Analysis Section 2

In addition to the existing boundary wall, the ridge of the existing single storey bungalow will obstruct any diagonal view from the eastern edge of the proposed development. The wall drops to approximately 3.5m beyond this area of adjoining neighbouring properties. The approximately 3.5m high boundary wall is located at a distance 22.8m from the proposed building. This boundary wall at this distance obstructs any view into neighbouring gardens beyond.



No Overlooking Analysis Section 3

With this analysis which demonstrates that there is no overlooking into neighbouring gardens, it is evident that by way of existing boundary walls and design intent, the proposed building obviates overlooking into gardens of neighbouring properties, and these neighbouring properties will maintain their level of privacy to which they are accustomed.

In addition, the landscaping design includes large trees in planters adjacent to the existing approximately 5m high boundary wall to add aesthetic value not only to the proposed development, but with the intention to add a green screen to visually enhance this boundary. The building has been located closely adjacent to the Nutgrove Avenue frontage to allow for a large landscaped area so that the gardens of the apartments would sit next to the gardens of the adjoining houses adjacent to the existing approximately 5m high boundary wall.

Apartment Aspect

All apartments are designed with good orientation to receive natural light and ventilation. The majority of the apartments within the proposed development are dual aspect or indeed receive light and ventilation from three sides. There are only three single aspect apartments within the proposed development, and these apartments are specifically designed with a south-facing orientation and a shallow plan form to ensure that sufficient light and ventilation is achieved. The table below demonstrates the percentage of single vs dual aspect apartments for the proposed development:

Apartment Type	Single Aspect	Dual Aspect
1-Bed (2 Person)	0	8
2-Bed (3 Person)	1	3
2-Bed (4 Person)	2	11
3-Bed (5 Person)	0	3
TOTAL	3	25
% OF DEVELOPMENT	11%	89%

"In suburban or intermediate locations, it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme."

'Sustainable Urban Housing: Design Standards for New Apartments' (p16)

From the above figures it is evident that the proposed development far exceeds the minimum standard for dual aspect apartments for a single development.

4.2. MATERIAL SELECTION

Materials are selected to complement the building typology and to integrate with the existing residential context.

Brickwork

The façade will be clad in light/ medium clay stock brick such as 'Kingscourt Country Manor – St Ives Cream Rustica Buff Brick' or similar and approved.



Sample image of brickwork specified

Glazing

Glazing is a combination of clear glazing which punctures the brick façade and opaque glazing which extends upward to the lightweight structure of the 3 top level family units which are set back from the edge of the building.

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The top level is glazed in a combination of clear and opaque glass curtainwall system such as 'Pilkington Optifloat Clear' & 'Pilkington Optiwhite' or similar and approved.



Typical glazing to top level 3-Bed apartments

Typical windows which puncture the brickwork façade will be clear double-glazed windows with dark grey powder coated aluminium frame, opening sections with a tilt and turn function and opaque glass to all non-habitable rooms.



Typical tilt & turn window frames

Opaque Glass Screen

The top-level terraces are enclosed to the South with a 1800mm high opaque glass screen, such as 'Pilkington Optiam Translucent' or similar and approved.



Sample image of opaque glass screen

By design this 1800mm high opaque glass screen obviates any overlooking by directly obstructing the line of sight of any person located behind the screen on the enclosed terrace.

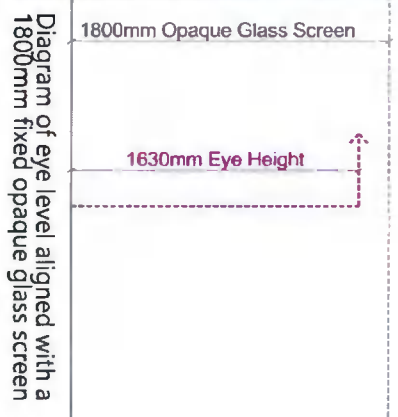


Diagram of eye level aligned with a 1800mm fixed opaque glass screen

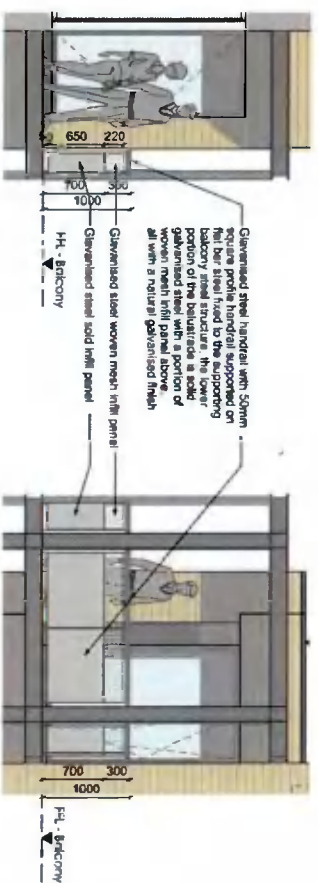
Diagram of 1800mm high Opaque Glass Screen and Eye Level

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- The Eye Height / Line of Vision is derived from the standards set out in the 'Metric Handbook. Planning and Design Data' which measures:
- Eye Height of an average adult woman = 1505mm
 - Eye Height of an average adult man = 1630mm

Balconies

The balcony structures are all steel framed structures which offer a lightness of touch, akin to filigree work in the design of jewellery. Balustrades are galvanised steel with a 50mm square profile handrail supported on flat bar steel fixed to the supporting balcony structure, the lower portion of the balustrade is a solid galvanised infill with a portion of woven mesh infill panel above, all with a natural galvanised finish.

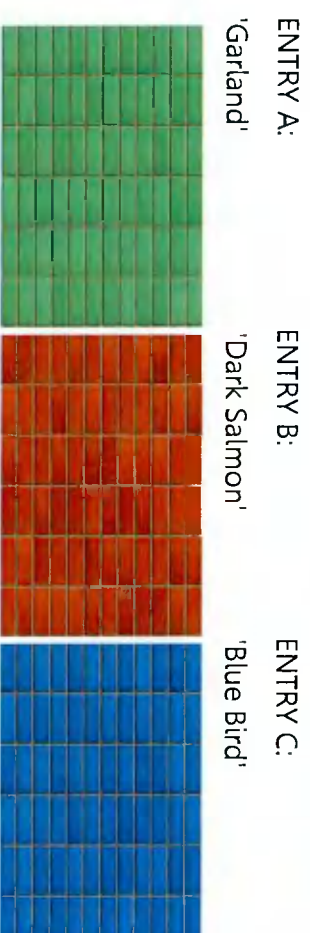


Typical Balustrade Detail

Glazed Brickwork

The entrances to the proposed development are clad in glazed brickwork in three selected colours. Each colour marks the entrance core from both approaches to the building, along Nutgrove Avenue as well as from the landscaped courtyard and parking area. Each entrance is distinctive from the other by colour, giving the development a layer of legibility, which further enhances the quality of space and sense of place. As well as offering legibility, colour and visual interest to the entrances of the apartment building, the glazed brickwork is an easy to maintain material.

The glazed bricks specified are 'Ibstock Clerkenwell' glazed bricks in a selection of colours (below), or similar and approved.



5. CONCLUSION

The proposed residential development is designed to complement and integrate with its context, addressing the scale, materials and form of the existing residential context as well as the context of future development as granted planning in the area.

The proposed apartment building addresses its prominent location along Nutgrove Avenue and 'repairs' an unsightly gap in this well serviced and accessible street front.

This development offers much needed and welcomed housing to the market by providing a variety in apartment types to meet various household demographics.

The open spaces have been carefully designed and detailed as 'outdoor rooms' with varying functions and visual treatments and ample seating to provide *active* rather than *passive* landscaping which often provides merely expanses of green sward with some trees and paths.

The proposed residential development falls within '*Objective RES*', to protect and/ or improve residential amenity, along with the key objective of South Dublin County Council '*to promote and support high quality infill development*'.

This has informed and guided the design of this development and as such careful attention to detailed design and selection of appropriate material has formed a key aspect of the proposed development.

