

DESIGN STATEMENT

FOR

LUCAN SHOPPING CENTRE - EXTENSION

Project: Lucan Shopping Centre - Extension

Project Address: Lucan Shopping Centre,
Newcastle Road,
Lucan,
Co. Dublin

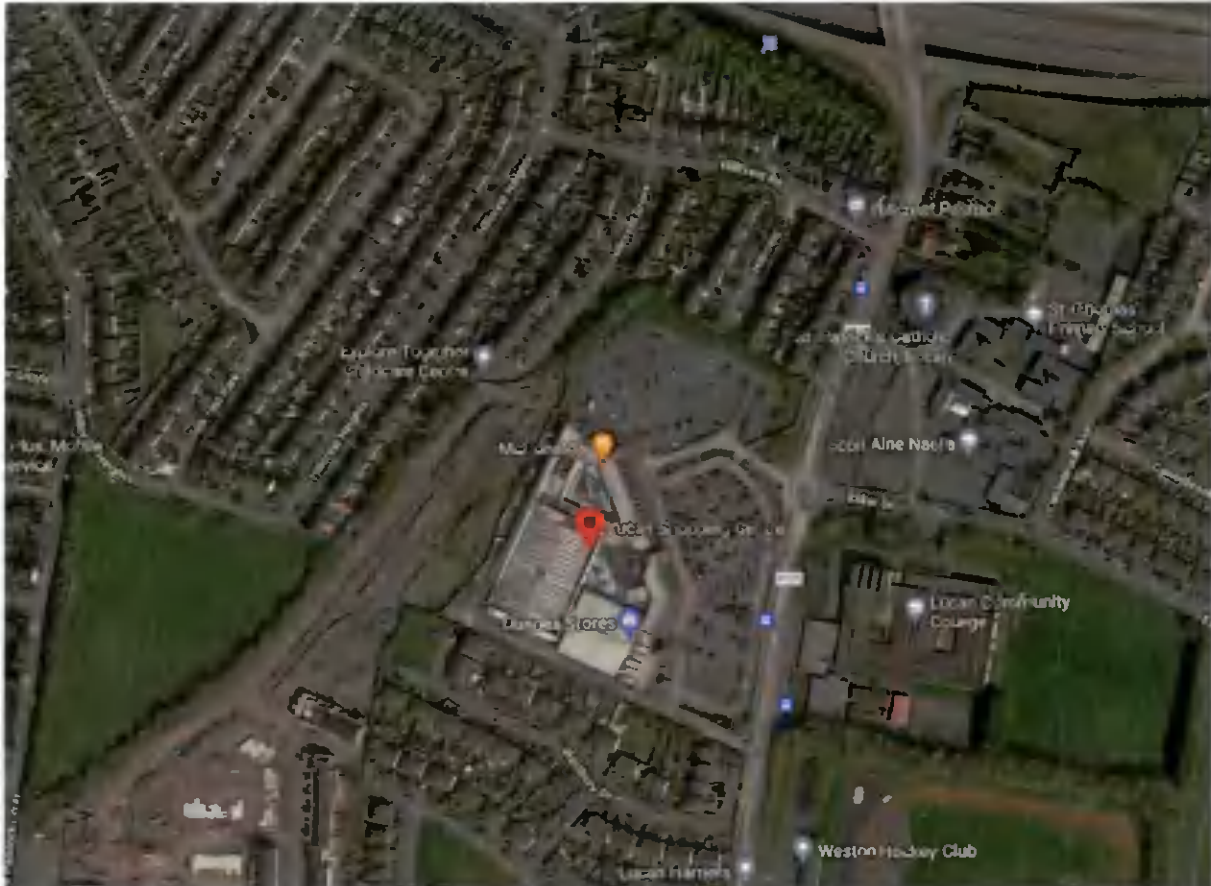
Date: 14th June 2021

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1. Introduction

This document has been prepared to explain the design concept behind the submitted planning application for Lucan Shopping Centre Extension. It describes the site, the applicant's brief, and the resulting design concept.



Aerial view (2021) of the existing Lucan shopping centre and surrounding areas.

2. The Existing Site

Lucan Shopping Centre is a well-established retail centre located to the west of Dublin City, located on the R120 (Newcastle Road). The site is accessed via two locations on Newcastle Road.

There is a wide variety of retail related uses currently operating on-site including food retail, café, restaurant, pharmacy and off-licence. In addition, Lucan Public Library and a medical practice are also located within the site. Over 700 dedicated car parking spaces are provided within the site's surface level and underground car park.

The existing shopping centre includes 23 units, with anchors Dunnes and SuperValu. The existing building is 4 stories in parts, with primary retail space on ground floor, a part basement car park, some 1st and some 2nd floor offices / staff facilities. Some shop fronts are fronting the surface car park via an external covered walkway, and there is an internal mall with access to Dunnes, SuperValu, smaller units, and the basement car park.

The site of the proposed development lies directly to the North-North-East of the northernmost part of the existing shopping center building.



Aerial view (2021) of the existing Lucan shopping centre and surface car park.



East view



North view



West view



South view

3. The Applicant's Brief

The existing shopping centre is successful and popular, and for the most part is fully occupied by tenants. The applicant identified the need for additional retail and associated use accommodation on the site, as a result of numerous approaches from prospective tenants.

The applicant then determined to extend the existing shopping centre to provide additional space, and enhanced facilities for customers and visitors.

A feasibility study was undertaken, appropriate sizes and uses were considered, and this established the suitability of providing a new 2 story extension located at the North end of the existing shopping centre, within the existing car park.

The proposed development was to comprise a single building extension with two primary units, the first being a Ground Floor retail unit with associated First Floor storage facility, and the second a First Floor Commercial unit with own door access.

The existing delivery route, entering and leaving from the South and rear of the existing building, was to be retained and utilised for the proposed extension to maintain access, safety, and security.

Lucan Shopping Centre, Dublin



Key Facts

	TOTAL
	SHOPS
	FOOD & LEISURE
	CAR SPACES
	FOOTFALL
	LEVELS

129,700 sq ft
11
8
800
66,000 per week
2

Scheme Plan

Letting agents diagram of the existing Lucan shopping centre facilities.

4. Description of Overall Design Approach

Existing shopping centre

The existing Shopping Centre building is quite dated, but has a distinctive design. The objective with the new proposed extension was for the design to be true to it's time in 2021, and not to be a pastiche emulation of the existing building, however the proposed extension ought to respect and reference the volume and some of the materials of the existing shopping centre.

Extension location

Following the feasibility study, and determination of location and space requirements, an Architectural and Structural & Civil exercise was carried out to determine the most suitable precise location for the extension.

In determining the location of the proposed extension, many aspects were considered including proximity to the existing shopping centre, ability for customers and visitors to walk easily to the extension, location of existing services on the site, commercial viability, delivery access to the rear, distance from neighbouring dwellings, and structurally it's location in relation to the basement car park.

It was therefore determined that the most suitable location, considering all multiple factors, was to locate the proposed extension directly over the existing basement car park, with the rear (West) wall of the extension sitting directly above the rear wall of the basement car park.

This location avoids the significant risk of constructing partially on virgin soil / partially on underground car park / in close proximity to existing services, which was not recommended from a structural and civil point of view.

Volume

A two-storey design was determined in the brief, with generous floor to ceiling heights, and this was decided in order to achieve a volume that will be similar in scale to the existing shopping centre, while providing high quality new units.

Design details

With the location, areas, accomodation, and volume determined, details of the design were considered in terms of materials, fenestration, landscaping, access, security, safety, parking, bicycle parking, deliveries etc.

Materials

The existing shopping centre has a brick ground floor cladding, and it was decided to repeat the use of brick in the extension at ground floor level.

The first floor material of the existing building is predominantly glass and roofing tiles, and this is not suitable for the form of the extension. Accordingly the material selected for the first floor of the proposed extension is a dark coloured render, that will provide a visually interesting contrast to the brick below.

Fenestration / windows / doors / high quality shop fronts / signage

Fenestration / windows / doors / high quality shop fronts are included where they are required and are not included where there is no need. For example on the proposed ground floor where the retail tenant will be installing perimeter shelving and on the first floor storage area there are less windows. Deep set first floor windows are provided on three sides of the new unit ensuring good relief in the facade, and a bright internal environment.

Some windows and shopfronts feature an angled glazing arrangement, in reference to the angled details of the existing building.

The shopfront for the main retail unit is situated on the South of the proposed extension, and wraps around the building corner to add visual interest and visibility to the front (East) facade.

The entrance to the first floor unit is provided in an attractive highly glazed stair and lift core. This lift provides publicly accessible access to the first floor in addition to a gentle, attractive staircase.

Illuminated signage is included for the new tenants to provide visibility and recognition.

Mini plaza & canopy

New shopfronts and entrances are arranged around a new mini plaza that includes bicycle parking, and has as its focus a new tree with surrounding seating. This area is covered by a canopy to protect from the weather, so customers may walk to and from the existing shopping centre and the proposed extension undercover, as is currently the case with the existing walkway.

The shopfront for the main retail unit is situated on the North side of the proposed mini plaza, and when combined with the entrance to the first floor unit and pedestrian link to the West, and the existing shop fronts to the South, the mini plaza will be surrounded on three sides by attractive shop fronts / access creating a dynamic, exciting and vibrant mini plaza area.

Pedestrian link to West

Also interacting and contributing to the mini plaza environment will be pedestrian access linking the existing shopping centre with the new residential development to the west.

Common areas

In addition to the first floor access stair and lift common area, an additional common area including a goods lift, fire escape, and services route is provided towards the North end of the proposed extension.

Existing basement car park fire escape

An existing fire escape and ventilation route from the basement car park is incorporated into the mid rear (West) design of the proposed extension.

Roof

The roof of the extension will provide a mix of solar panel installation, green roof installation, and a small area dedicated for tenant plant and equipment. The roof will be accessed by an external ladder, and will have a fall arrest system installed for safety.

Landscaping

New landscaping is included in the form of a long linear brick planter box directly in front of the entire extension, a new central focus tree in the mini plaza, and new planting either side of the new pedestrian link to the residential development to the West.

High quality paths and paving are included throughout the proposed extension zone.

Hillcrest Grove to the West has a mature line of trees on its boundary which will maintain a good visual boundary between the sites.

Gates

In order to provide safe pedestrian / bicycle access to the site from the residential development to the West, while also retaining the existing delivery route, new gates have been designed to control access. In their normal position the gates are open to allow pedestrian access East / West. When a delivery is to be made, the gates will be closed by members of the shopping centre staff, and while the gates are closed the pedestrian link is temporarily closed which ensures the safety of pedestrians.

Accessible parking and EV charging

Additional accessible parking is located directly in front of the proposed extension, and additional EV charging is included in a location within the car park recommended by ESB Ecars.



Location of connection of proposed extension to existing shopping centre.



Location of proposed mini plaza, and pedestrian / bicycle link to the residential development to the West, between the existing building and the proposed extension. The proposed extension continues to the right side of the image.

Thank you for taking the time to read this document, and to understand the considerable research that has gone into arriving at the most appropriate design for the project.

Brian Jennings MRAI / MIDI
Architect / Designer / Assigned Certifier
Principal

JENNINGS \ DESIGN STUDIO - Architects



End