

PROPOSED MIXED USE COMMERCIAL + RESIDENTIAL
DEVELOPMENT ON THE CORNER OF KENNELSFORT ROAD
UPPER AND WHEATFIELD ROAD, PALMERSTOWN, DUBLIN 20



September 2021

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On behalf of

Hollyville Investments Ltd.

for Lands at

20 Kennelsfort Road Upper;

Palmerstown,

Dublin 20

September 2021

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01 | INTRODUCTION

PURPOSE OF URBAN DESIGN STATEMENT

This document is being submitted to South Dublin County Council to outline Downey Architecture's approach to the delivery of the design of this Proposed Mixed-Use Development on lands at Silver Granite pub site and adjoining car park, Palmerstown, Dublin 20.

The urban design statement considers four fundamental themes which have informed the design process and have influenced the final proposed layout of the development. The themes include:

1. Context
2. Connectivity
3. Urban Design
4. Built Form & Architecture

The purpose of the urban design statement is to support planning applications, demonstrating how a proposal contributes to the creation of place, responds to its context, contributes towards the development of a legible and permeable urban form which is focused on public and sustainable transport and strengthens existing communities and neighbourhoods. An urban design-led approach to the development management process ensures that higher standards of design and layouts are fully integrated into proposed developments.

Alongside the four fundamental themes mentioned above, the 12 criteria established in the Urban Design Manual: A Best Practice Guide (see table 1) have also informed and influenced the proposed development and will be considered throughout this document, where applicable and relevant. This approach allowed the proposal to be considered at a range of different scalar levels in order to demonstrate how it will contribute to the creation of a sustainable high-quality urban community which capitalises on its unique context.

IMAGE : Cover Urban Design Manual: A Best Practice Guide (2009)

THE 12 CRITERIA

- 1 - CONTEXT
- 2 - CONNECTIONS
- 3 - INCLUSIVITY
- 4 - VARIETY
- 5 - EFFICIENCY
- 6 - DISTINCTIVENESS
- 7 - LAYOUT
- 8 - PUBLIC REALM
- 9 - ADAPTABILITY
- 10 - PRIVACY AND AMENITY
- 11 - PARKING
- 12 - DETAILED DESIGN

TABLE 1: Urban Design Manual: A Best Practice Guide (2009)



PROPOSED DEVELOPMENT

Hollyville Investments Ltd intends to lodge an application for a proposed mixed-use commercial + residential development on the corner of Kennelsfort Road Upper and Wheatfield Road, Palmerstown, Dublin 20.

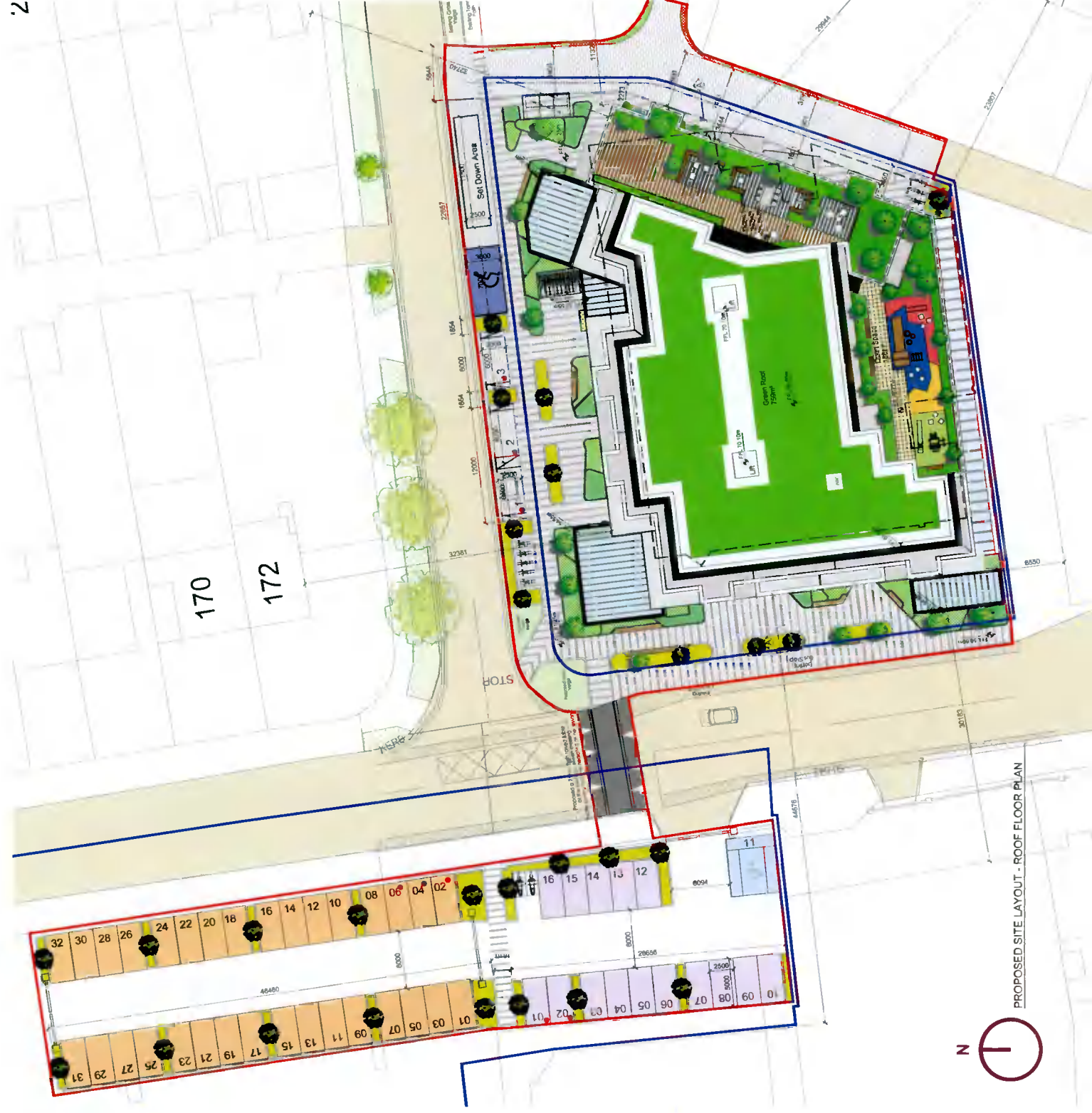
The proposed development will consist of a commercial + residential scheme comprising 50 no. apartment units in 1 block (ranging in height from 4-5 storeys) comprising 25 no. 1-beds and 25 no. 2-beds, with ancillary residential amenity and commercial facilities at ground floor level.

Ground Floor commercial facility will comprise a Gastro pub/restaurant with off license with access to Kennelsfort Road Upper and 2 retail units, both accessed by Wheatfield Road. Residents communal open spaces will be located at 1st and 3rd floors and will comprise 444m² in area.

A total of 52 no. car parking spaces are proposed with 32 resident + 16 commercial car spaces located

across Kennelsfort Road Upper, + 4 commercial car spaces located in front of the development on Wheatfield Road, plus 2 motorbike spaces and 128 no. bicycle parking spaces (96 no. internal spaces at ground floor and 32 no. external spaces), public/communal open space, landscaping, boundary treatment, 1 ESB Station at ground floor and all associated engineering and site works necessary to facilitate the development. Vehicular, pedestrian and cycle access and egress to the site will be via Kennelsfort Road Upper and Wheatfield Road.

The proposed development will also consist of the demolition of the existing no. 2 storey The Silver Granite Pub and all associated site structures.



INTRODUCTION AND GENERAL DESCRIPTION

The subject lands, which extend to approximately 0.469 hectares, are located at the The Silver Granite Pub site, Kennelstort Rd Upper, Palmerstown, Dublin 20 and The Silver Granite car park located on the western side of Kennelstort Road Upper adjoining the Palmerstown shopping centre car park, also forms part of the site. The Silver Granite is bound to the north by Wheatfield Road, to the west by Kennelstort Road Upper, to the South by a filling station and to the east by a laneway providing rear access to nearby houses.

The surrounding area is primarily residential in nature yet enjoys excellent amenities, including Palmerstown Shopping Centre, which is accessible from Kennelstort Road Upper and contains a SuperValu, crèche, ATM and various retail amenities. A sports complex and educational facilities are also provided in surroundings areas.

There is a pedestrian footpath along the north and west part of the site.

The Silver Granite

No of Units	50 (05 Part V)
Building Height	1-5 Storeys
Total Site Area	0.469 (ha)
Development Gross Area	0.265 (ha)
Total Commercial Facility	1,093m ²
Total Commercial Amenity	64m ²
Total Residential Amenity	112m ²
Total Public Open Space	623m ² (0.0623 ha) - 13%
Density (Units per ha)	188
Car Parking	52
Cycle Parking	128

IMAGE : Dublin Map with Location and Distance Radius

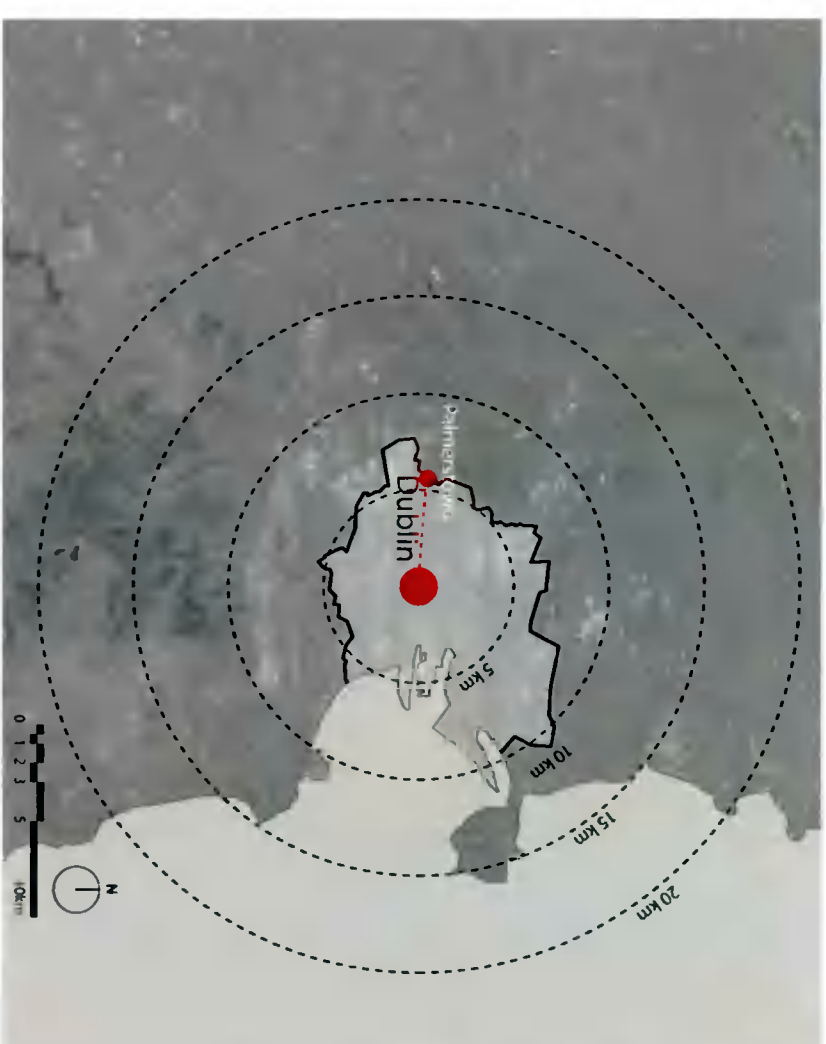
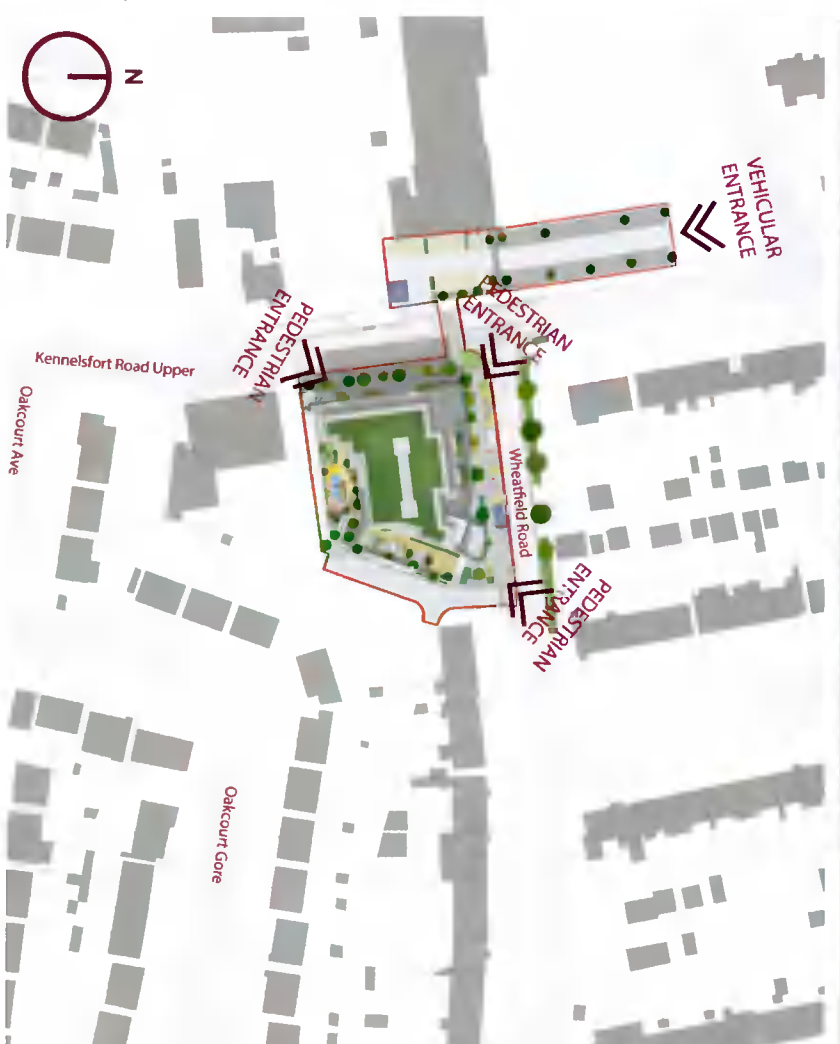


IMAGE : Proposed Site Plan - Not to Scale



02 | CONTEXT

HISTORICAL CONTEXT

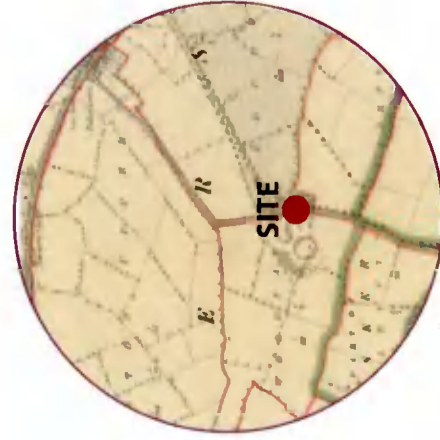
Palmerstown is located west of Dublin City Centre on the south of River Liffey, approximately 7km from the city centre, and is consisted of various townlands, including Palmerstown Manor as surrounding area of the subject site.

Most of housing estate is dated from early 1990s in the

south east of the area, being characterized as suburban low-density homes of a terrace and semi-detached typology. Also, a firm definition of urban space and a sense of enclosure characterize the morphology of the place.

The subject site is located at the heart of Palmerstown,

being a relevant area for the community due to all facilities nearby. The Silver Granite and Palmerstown Shopping Center buildings give an eclectic character to the area, contributing to the variety in typologies of the existing dwellings.



ORDNANCE SURVEY MAP
1837-1842

ORDNANCE SURVEY MAP
1864



ORDNANCE SURVEY MAP
1888

AERIAL PHOTO
2005-2012



AERIAL PHOTO
2020



POLICY CONTEXT

The site is located within the administrative area of South Dublin County Council. The South Dublin County Council Development Plan 2016-2022 sets out the policies and objectives for a sustainable development.

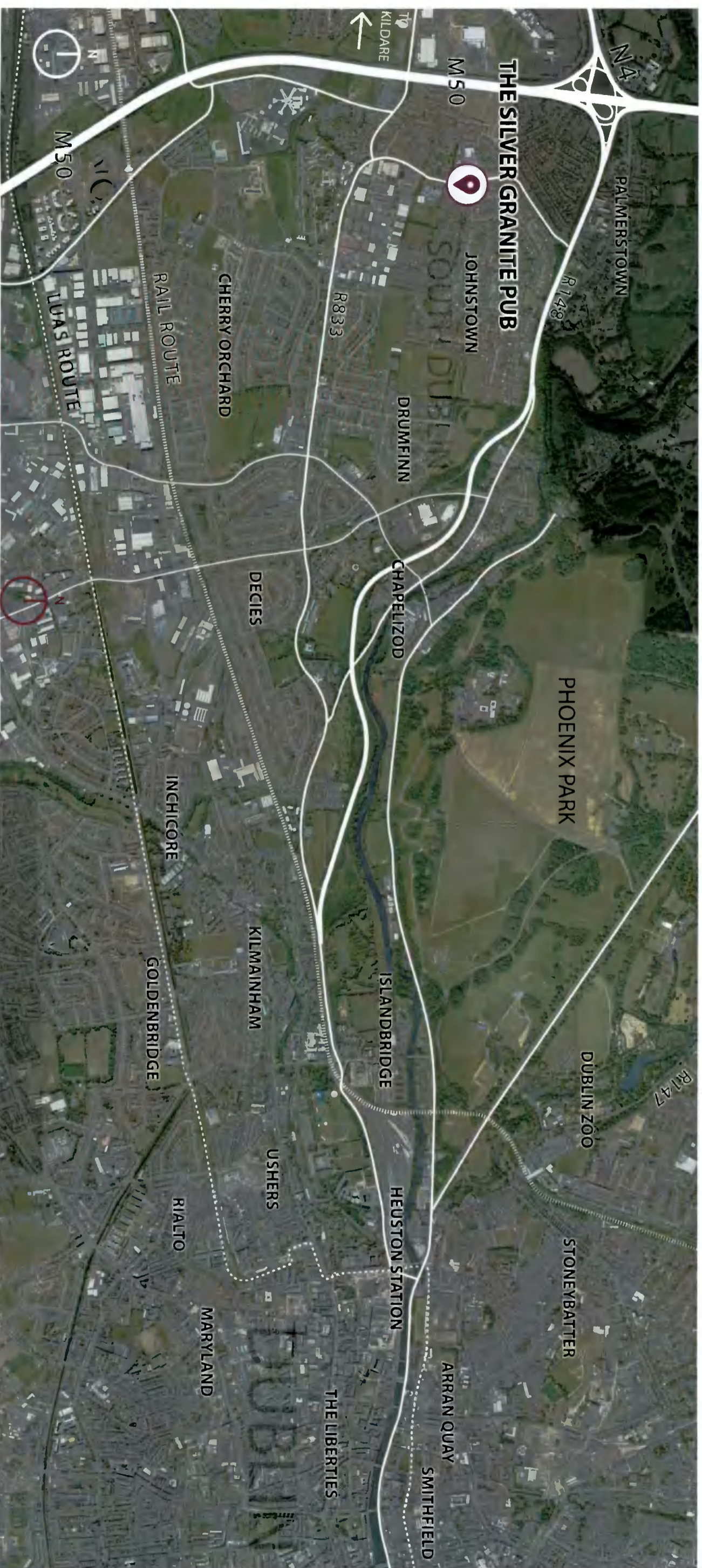


IMAGE: Policy Context



SITE CONTEXT

The proposed scheme is located in Palmerstown, situated west of Dublin City Centre and located below R148 - Chapelizod Bypass. The village itself is well served by transport connections, with Heuston Station located to the east and the M50 to the west. The areas of Chapelizod, Inchicore and Kilmainham are all located nearby. The site itself is served by high-quality public transport with bus connects to serve the site via the Kennelstorf Road, which will provide for high quality transport link between the city centre and Chapelizod Bypass.

Additionally, the site is excellently served by a range of existing facilities including supermarkets, sports facilities, retail, educational facilities as well as employment opportunities. This ensures that the proposed development will be able to successfully integrate into the surrounding community.

Its strategic location within the Dublin City region lends the site suitable for residential development, while the surrounding environment and amenities in the area support the development of sustainable neighbourhoods and communities. Maximising the development potential on key sites that benefit from excellent connections and amenities and located in close proximity to key employment hubs is fundamental in order to foster sustainable development and contribute towards the reduction in urban sprawl.

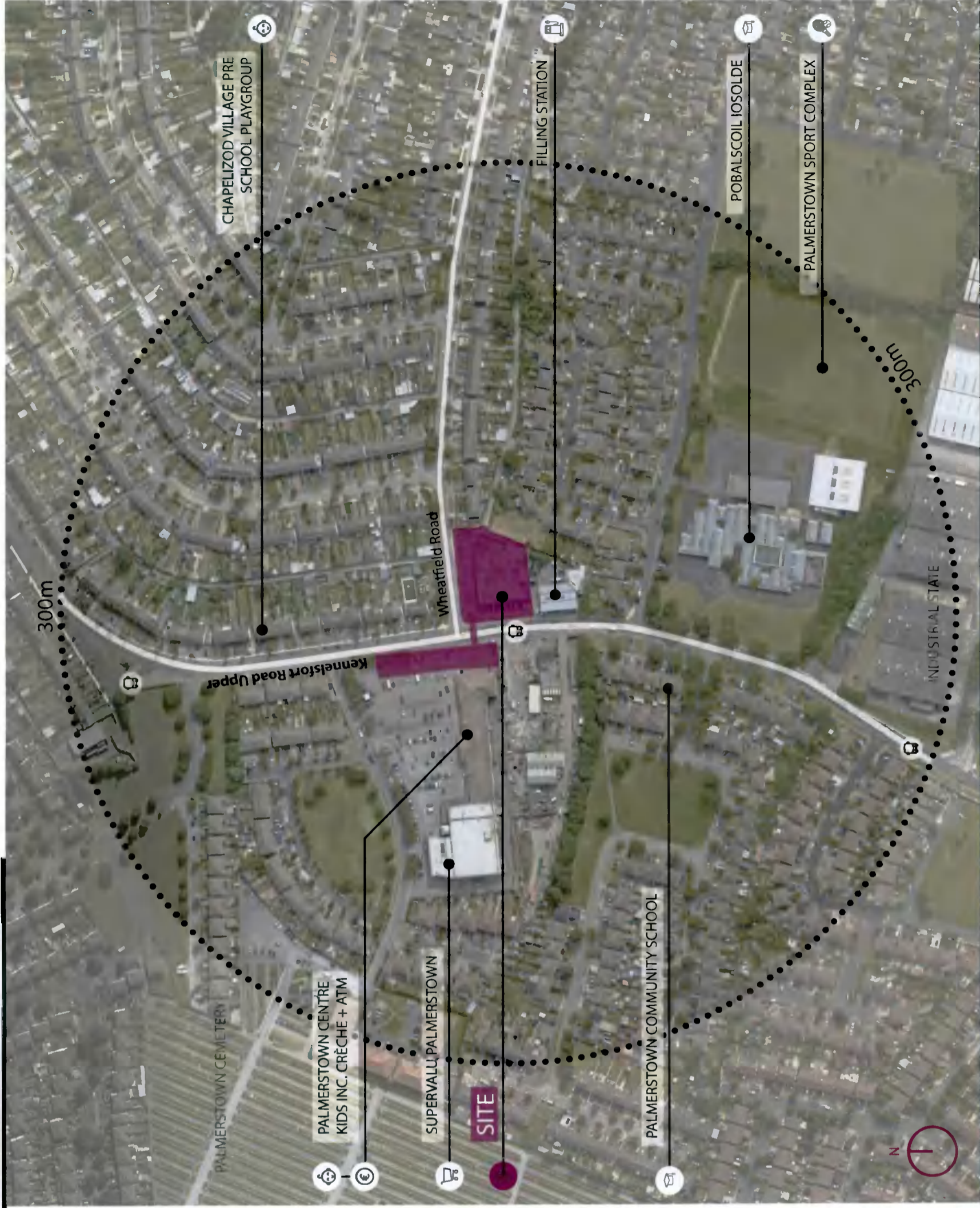


IMAGE 04: Site Context - not to scale

LAND USE ZONING

Under the current South Dublin County Development Plan 2016-2022, the subject site is zoned 'Objective DC', which seeks:

"To protect, provide and improve for the future development of District Centres."

In relation to this land-use zoning, the Development Plan states that:

"District Centres are secondary urban centres that serve the environs of the Metropolitan Consolidation Towns of Tallaght, Clondalkin and Luccan and the Consolidation Area within the Gateway associated with Dublin City."

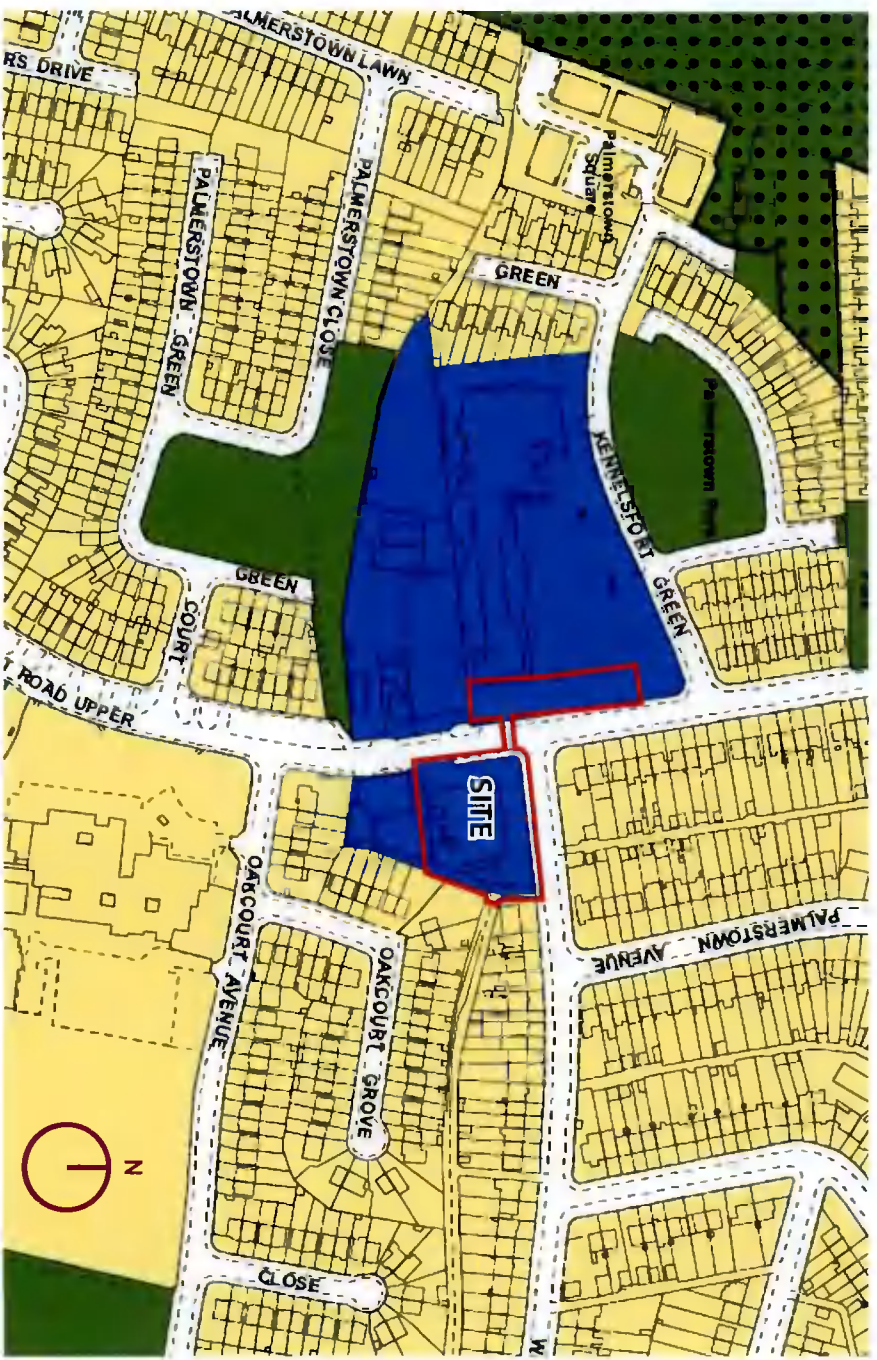
These centres are generally purpose built shopping centres with a primary retail function, ancillary land uses and surface car parking. The role of the centres in the urban hierarchy is to provide a district focal point for the

community. The scale and function of district centres vary and there are opportunities in many centres for revitalisation and the provision of ancillary

community, recreational, medical and other uses at an appropriate district level scale in parallel with the retail function."

The proposed development is permitted in principle under the zoning 'Objective DC', and is consistent with the objectives of the zoning designation as well as the objectives of the Dublin City Development Plan 2016-2022.

IMAGE : Land Use Zoning



- OBJECTIVE DC**
"To protect, improve and provide for the future development of District Centres."
- OBJECTIVE RES**
"To protect and/or improve residential amenity."
- OBJECTIVE OS**
"To preserve and provide for open space and recreational amenities."

Site Location
IMAGE: Legend

TABLE 02: Use Class of Land-Use Zoning
USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Advertisements + Advertising Structures	Bed & Breakfast	Betting Office
Car park	Childcare Facilities	Community Centre
Cultural use Doctor/Dentist	Education	Enterprise Centre
Funeral Home	Garden Centre	Guest House
Health Centre	Home Based Economic Activities	Housing for Older People
Industry-Light	Live-Work Units	Nursing Home
Office-Based Industry	Offices less than 100 sq.m	Offices 100 sq.m - 1 000 sq.m
Offices over 1 000 sq.m	Off-Licence	Open Space
Petrol Station	Place of Worship	Primary Health Care Centre
Public House	Public Services	Recreational Facility
Recycling/Facility	Residential	Residential Institution
Restaurant/Café	Retail Warehouse	Retirement Home
Shop-Local	Shop-Neighbourhood	Social Club Sports Club/
Facility Stadium	Veterinary Surgery	
Open for Consideration		
Alotments	Conference Centre	Crematorium
Embassy	Hotel/Hostel	Motor Sales Outlet
Nightclub	Science & Technology Based Enterprise	Service Garage
Shop-Major Sales Outlet	Traveler Accommodation	Warehousing
Wholesale Outlet		
Not Permitted		
Abattoir	Aerodrome/Airfield	Agriculture
Boarding Kennels	Camp Site	Caravan Park-Residential
Cemetry	Concrete/Asphalt Plant in or adjacent to a Quarry	Fuel Depot
Heavy Vehicle Park	Hospital	Industry-Extractive
Industry-General	Industry-Special	Outdoor Entertainment Park
Refuse Landfill/Tip	Refuse Transfer Station	Rural Industry-Food
Scrap Yard	Transport Depot	Wind Farm

PLANNING HISTORY

Downey Planning + Architecture have carried out an examination of the planning history of the subject site which determined that there have been a number of planning applications made on the overall landholding for which this proposal relates, as well as a long established precedent of apartments on site. The most relevant planning history on the lands is as follows:

- **Reg. Ref. S94A/0267 - GRANTED**
Applicant: Bunker Estates Ltd.
Decision date: 22 July 1994
Description: Retention of shopfront;

- **Reg. Ref. 91A/0635 - REFUSE PERMISSION**
Applicant: Bunker Estates Ltd.
Decision date: 23 June 1996
Description: changes to front facade;

- **Reg. Ref. S99A/0917 - WITHDRAW THE APPLICATION**
Applicant: Bunker Estates Ltd.
Decision date: 16 September 1996
Description: Alterations and extensions to existing licensed premises to provide new off-licence, beer garden and alterations to the lounge, kitchen and storage areas at ground floor and new lounge, w.c.'s and roof garden

at first floor level;

- **Reg. Ref. S99A/0256 - GRANTED**
Applicant: Bunker Estates Ltd.
Decision date: 22 June 1999

Description: Change the front entrance to existing off-licence;

- **Reg. Ref. S99A/0917 - GRANTED**
Applicant: Bunker Estates Ltd.
Decision date: 17 February 2000

Description: To change the front facade of the existing Off Licence;

- **Reg. Ref. SD04A/0612 - GRANTED**
Applicant: Bunker Estates Ltd.
Decision date: 19 November 2004

Description: Erect a betting office with staff area, toilets and permission to erect 3 no. satellite dishes;

- **Reg. Ref. SD10A/0393 - GRANTED**
Applicant: The Towey Group
Decision date: 16 February 2011

Description: Change of use of two number customer parking spaces to two number spaces for Taxis to ply for hire, including two number aluminium advertising signs (1 meter x 0.45 metres) on the inside of the boundary wall;

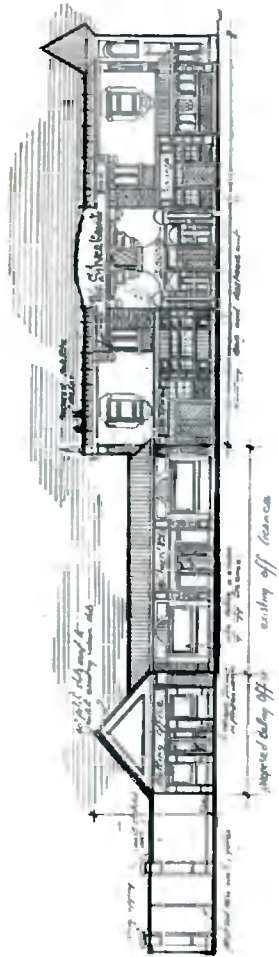


IMAGE : Granted Elevation - REF: SD04A/0612

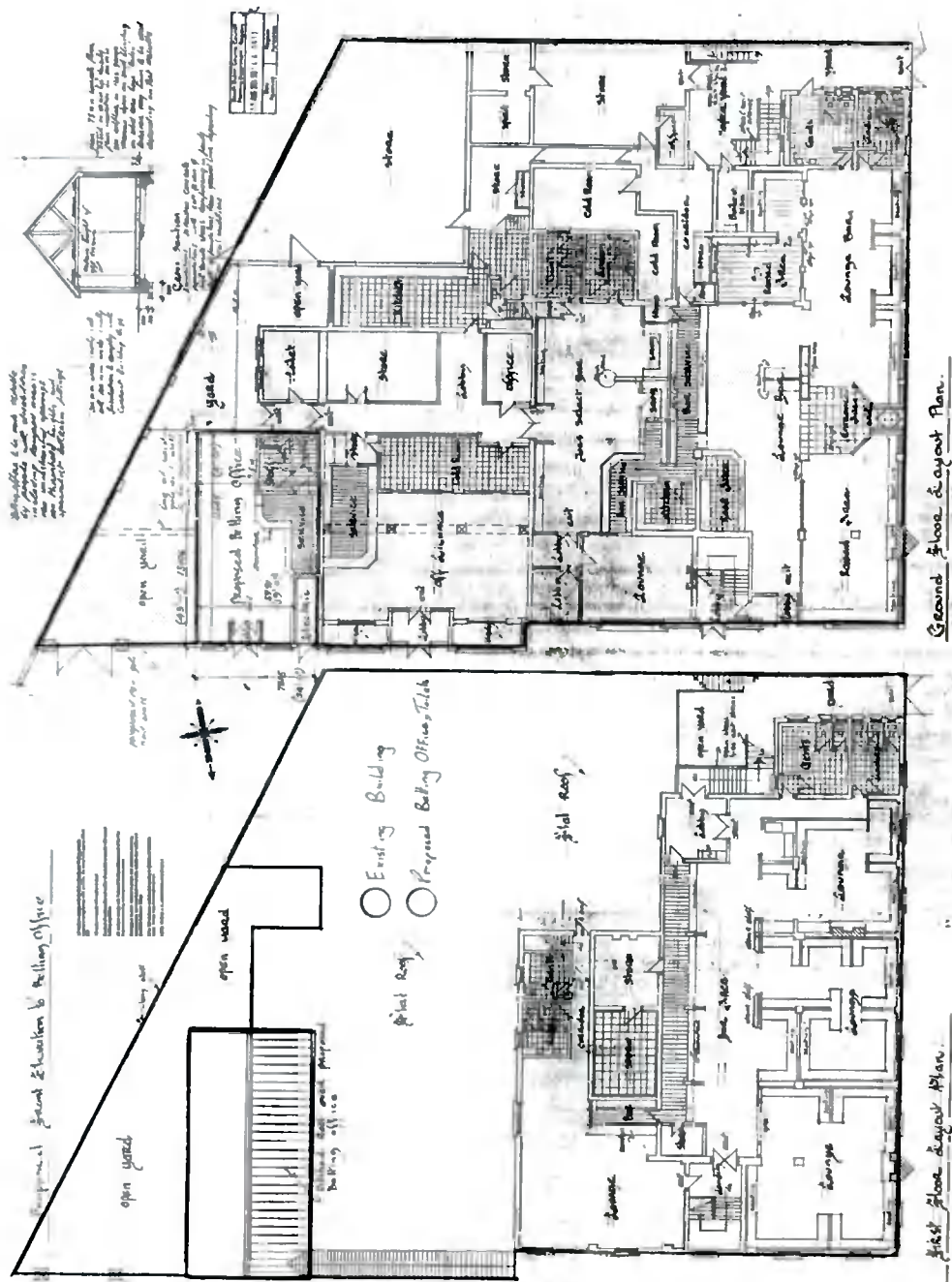
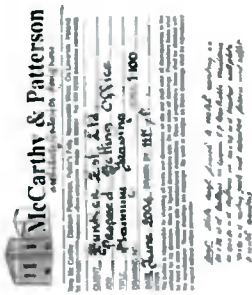


IMAGE : Granted Plans - REF: SD04A/0612

03 | SITE ANALYSIS

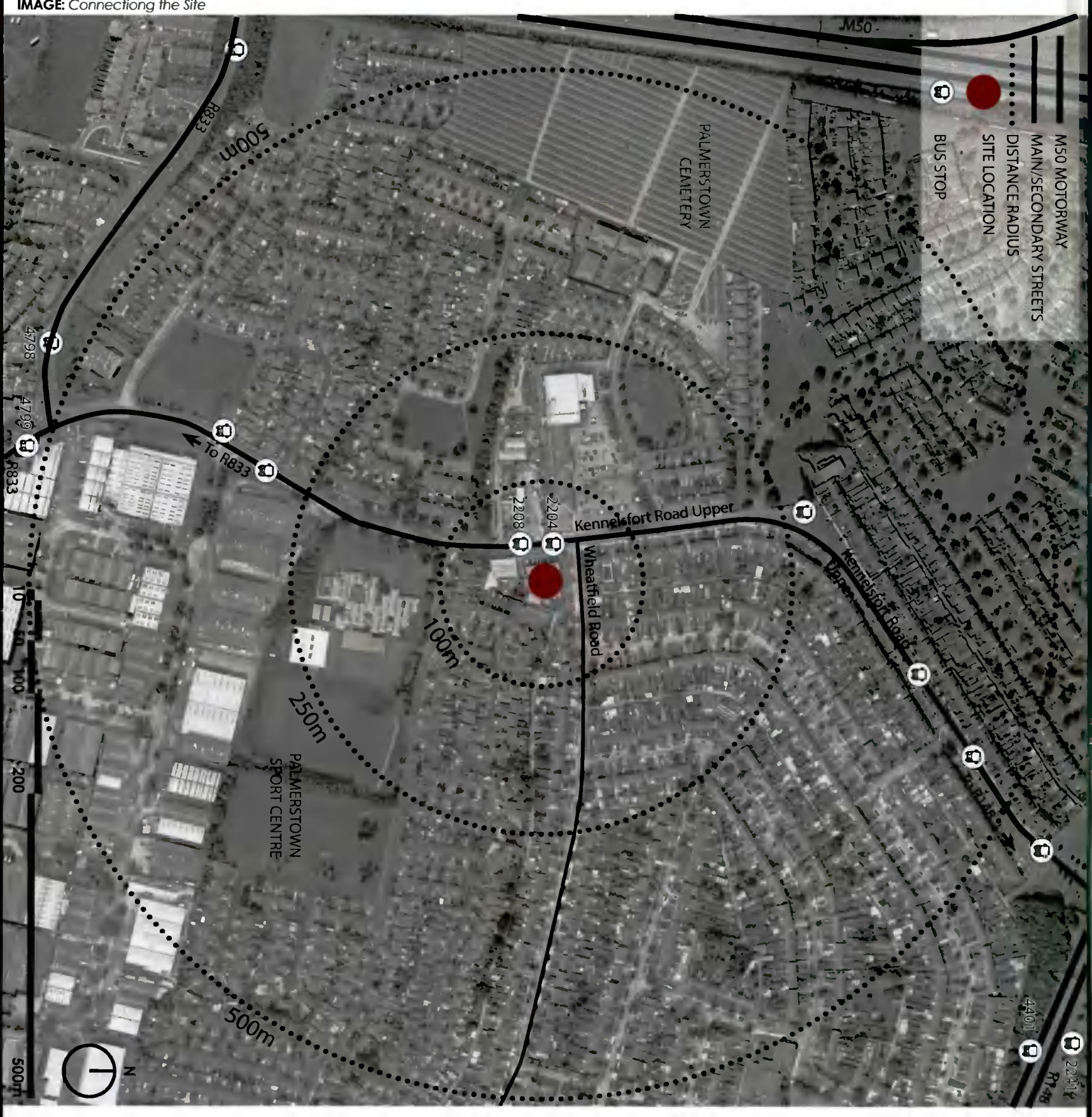
GENERAL CONNECTIONS

The site is positioned on the corner of Kennelsfort Road Upper and Wheatfield Road, located between the Chapelizod Bypass (R148) at the north of the site and the Ballyfermot Road (R833) at the south. These two roads form the primary routes which connect the site to the wider area, including the M50 and the City Centre.

A key pedestrian route includes walk along Kennelsfort Road to the Chapelizod Bypass - R148 and Ballyfermot Road - R833, respectively.

There are two bus stops in front of the development by Kennelsfort Road Upper (Kennelsfort Green stop no. 2208 and Oadkcourt Avenue stop no. 2204) that offers bus routes 18 and 26. These routes link the site to Merrion Square in Dublin City centre and Lucan to the north. Other two relevant bus stops to the north of the site are Kennelsfort Stops (stop no 4401 and stop no.2241) located at Chapelizod Bypass R148 (about 10 minutes by walk) where a wide range of bus routes is offered, such as 25, 25A, 25B, 25D, 25X, 26, 51D, 66, 66A, 66B, 66E, 66N, 66X, 67, 67N, 67X and 761. Most routes are linked to Dublin city centre (Merrion Square) going to east and Lucan, Maynooth, Liffey Valley and Adamstown going to north and west. Another relevant bus connection is found at the south of the site in Ballyfermot Road - R833 (about 08 minutes by walk) with Ballyfermot Road stop no. 4799 and Coldcut Road stop no. 4798. Bus routes 26, 40, 76 and 761 are provided and linked to Tallaght and Liffey Valley by west direction and Sandymount, Charlestown and Chapelizod by east direction.

Therefore, the subject area is fully provided with high-quality public transport corridors and a wide variety of routes linked to the city centre of Dublin are offered to the community. Its proximity with R148, R833 and M50 also ensures great private car connections, and the high urban quality of Kennelsfort Road Uppers offers a comfortable and safe pedestrian + cycling route to the nearest main roads.



PEDESTRIAN CONNECTIONS

The aim of good urban design is to ensure that the proposed development is fully integrated into the existing fabric of a space and is connected to the wider contextual area.

Walking, cycling and public transport are fundamental for sustainable development and as such demonstrating how a site can link into these existing movement networks is an essential indicator for measuring the likely success of the scheme.

The proposed site layout plan aims to maximise permeability and connectivity to and through the site. The proposed scheme provides for increased connectivity across the lands whereby pedestrians and cyclists can walk or cycle safely and conveniently within the site. There is pedestrian and cycle access to the site from the northern and western corner of the lands by Wheatfield Road and Kennelsfort Road Upper respectively.



URBAN DESIGN FRAMEWORK

The urban evaluation of the contextual built environment has informed the preparation of an urban design framework for the site in question, illustrating how its redevelopment has the potential to greatly improve the visual design, permeability, integration and legibility of the surrounding area and in particular the Kennelsfort Road Upper and Wheatfield Road.

The legibility analysis found that the site, located between the Chapelizod Bypass and the Ballyfermot Road, is divided from Palmerstown Manor and Woodfarm Acres. Thus, the urban design framework established guiding principles which has informed the design process for the site, with the aim to better develop the urban characteristics of it, which is a district center for Palmerstown area, providing a relevant contribution to local community.

The guiding principles are:

1. Provide an active frontage along Kennelsfort Road Upper to increase legibility, and proposing the use of building's ground floor to retail for pharmacies, cafes and small grocery stores.
2. Use of a modified perimeter building typology, to ensure that adequate space is provided between the building and the surrounding residential/ commercial developments, in the interests of protecting the residential amenity and for the proper planning and sustainable development of the community.
3. To improve urban quality for pedestrian movement along Kennelsfort Road Upper through the use of quality design and form which supports active and lively street frontages, high-quality public landscape and seating areas.

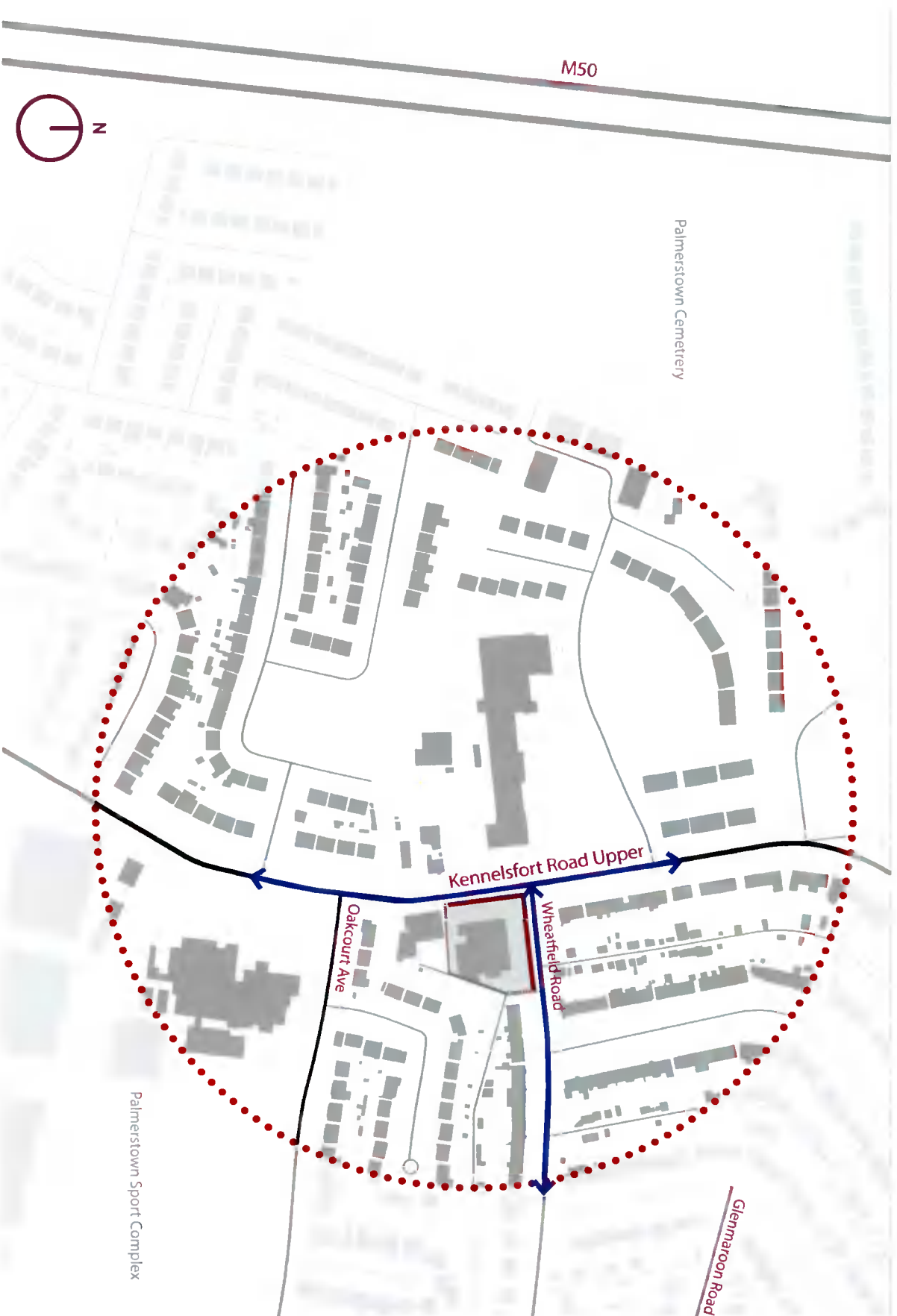
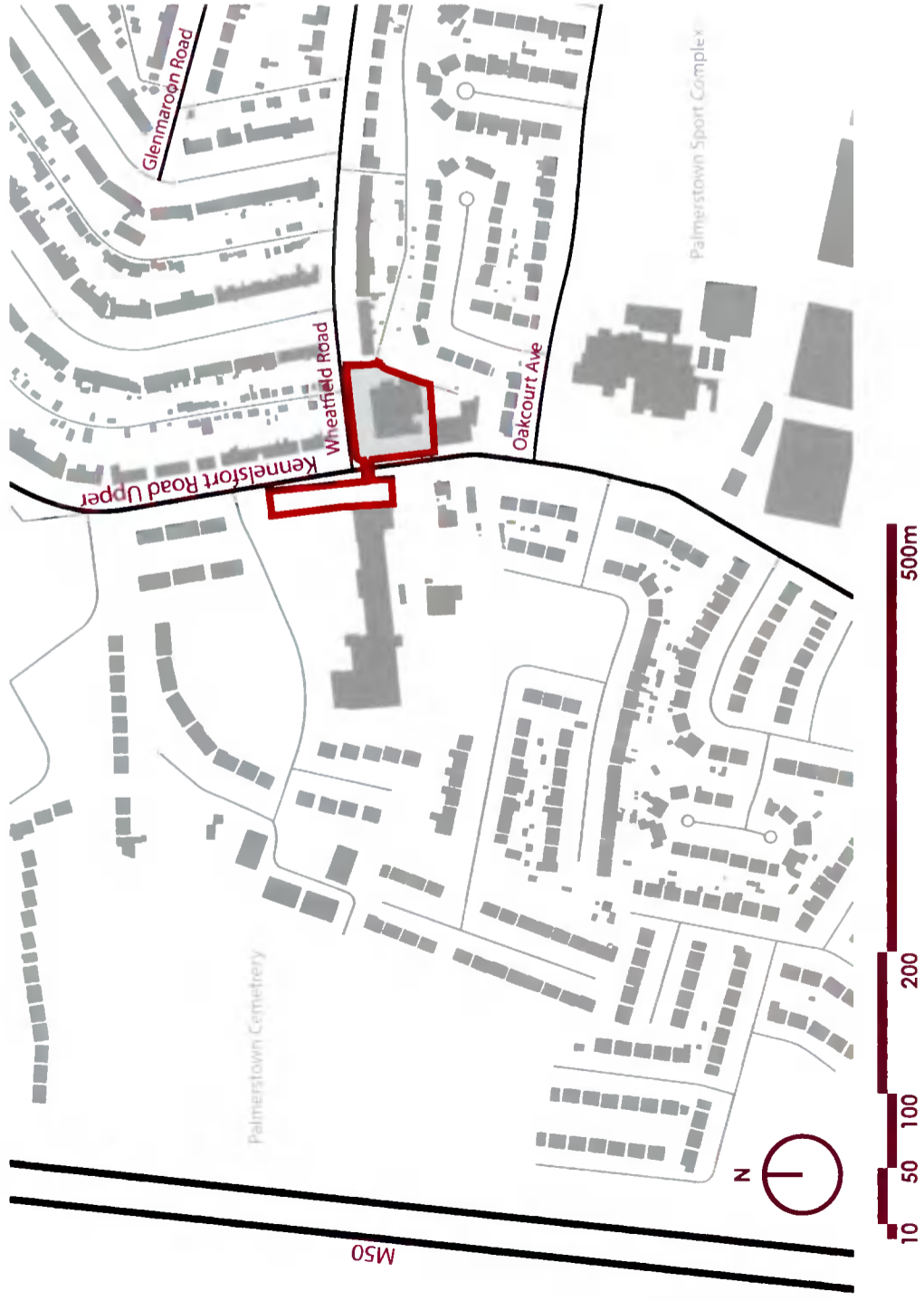


IMAGE: Urban Design Framework Map - Not to Scale

URBAN STRUCTURE

IMAGE : Streets and Blocks



- M50 MOTORWAY
- MAIN AVENUES/ STREETS
- SECONDARY STREETS
- SITE LOCATION
- BUILDINGS

IMAGE : Green Spaces



- M50 MOTORWAY
- MAIN AVENUES/ STREETS
- SECONDARY STREETS
- SITE LOCATION
- BUILDINGS
- GREEN AREAS

THE NEIGHBOURHOOD

The following visual assessment focuses specifically on the neighbourhood, illustrating current uses, access and boundary conditions.

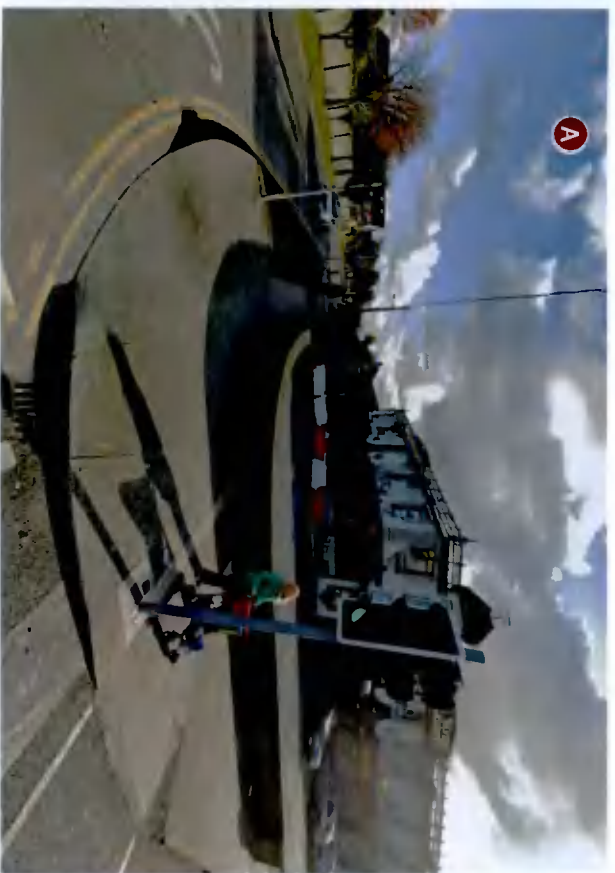


IMAGE: Neighbourhood Key Plan



THE SITE

The following visual assessment focuses specifically on the site, illustrating current uses, access and boundary conditions.



4



3



2



1



5



7



6



8

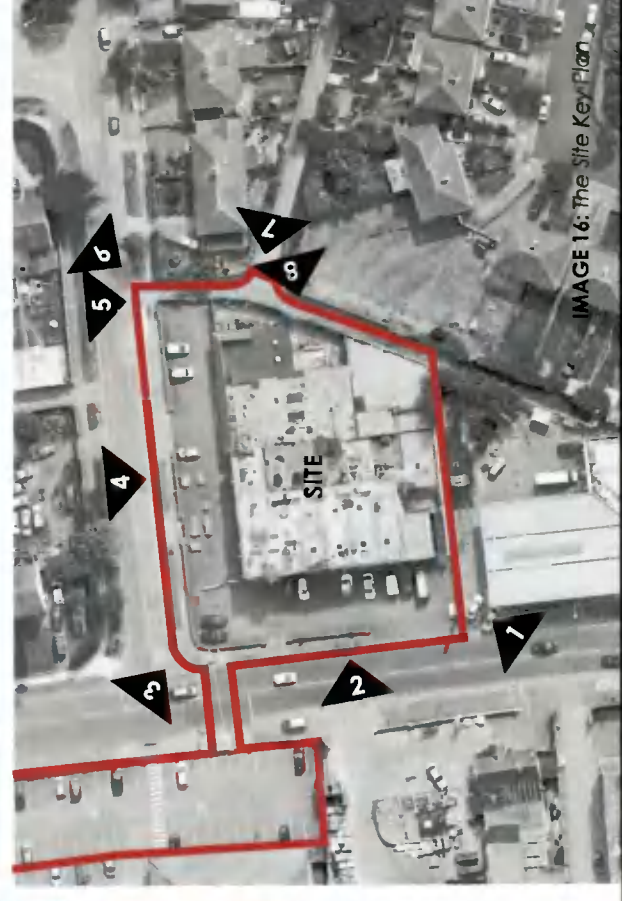


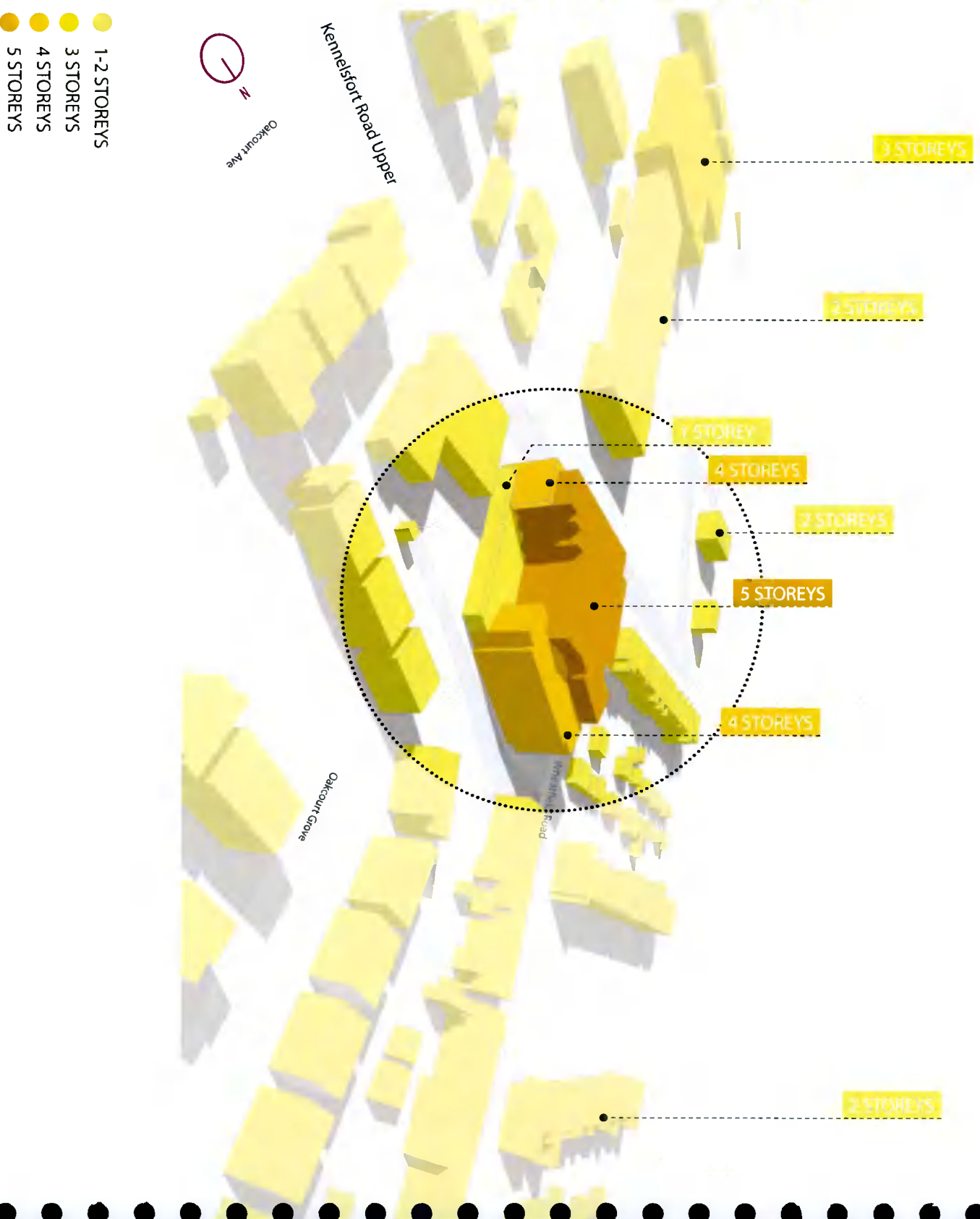
IMAGE 16: The Site Key Plan

BUILDING HEIGHTS

IMAGE : Building Heights Map



IMAGE : Building Heights 3D



04 | DESIGN STRATEGY

CONCEPT

The layout has been developed in response to the site's location and surrounding environs, the exploitation of optimum orientation, and the District Centre's unique features.

The key objectives embedded in the design approach from the outset were: to provide an improved and attractive public realm; passive recreational areas; permeability and ease of access; biodiversity enhancement; and appropriate screening of the development.

In relation to access to the proposed development, vehicular access is via an entrance to the north of the site from Wheatfield Road or at the west from Kennelsfort Road Upper which provides access to a car parking for retail and residents across the street.

Pedestrian access is distributed throughout the west, north and east parts of the site.

This ensures that the development is relatively car free, enabling the areas around the building to provide a range of public/semi-public green areas, plazas and public footpaths, thus rendering the existing pedestrian and cycle friendly, also connecting the proposed site with east adjacent area of the site with a bike/ pedestrian walk.



05 | PUBLIC REALM

PERMEABILITY

The proposed layout includes public realm improvements and pedestrian/cycle access to the development from the eastern, northern and western corner of the lands.

A lay-by is proposed in front of the Wheatfield Road entrance for set down & drop off. The lay-by will be composed of 04 parking spaces and an area for set down/drop off only. It will ensure some parking into the development site while keeping it mostly car-free.

Main retail and residential entrances are located alongside Kennelsfort Road Upper and Wheatfield Road, creating a dynamic, safe and permeable site for pedestrians and conferring connectivity and legibility within the scheme.

Overall, the proposed development will form a distinctive commercial + residential neighbourhood and is of a density and character that assimilates well to its location within walking distance of a high frequency bus network.

IMAGE: Permeability Map



PUBLIC & COMMUNAL AREAS

The proposed retail + residential scheme provides for public/ semi-public areas:

- 1) Seating areas
- 2) Pedestrian walk along the site
- 3) Planted buffer zone screening external retail areas

1) The public open space is open and inviting with seating proposed within this area inviting people not only from the proposed scheme but also from adjacent areas to have the benefit and enjoyment of this high quality open space area linking the surrounding developments with the proposed development.

2) It is proposed to upgrade the existing pedestrian crossing with a raised table and toucan crossing and also to improve the existing pedestrian path in both sides of the site - Kennelsfort Road Upper and Wheatfield Road - creating a wider and comfortable pedestrian walk, with enhanced sense of safety and security due to physical improvement of the path as well as improved passive surveillance of it.

3) The retail areas will be generously screened by a planted buffer zone in its external sheltered areas. It will offer passive surveillance by the adjacent retails and pedestrians as the same time as it increases the quality of the public/ semi-public area for the retail users and residents.



IMAGE : Public Areas Map

06 | LANDSCAPE

GARDEN TERRACE STRATEGY

Communal terrace spaces will be provided at floors One and Four of the proposed building which will be fully accessible to all residents.

Roof gardens have been designed as flexible spaces with movable furniture enabling the residents to shape them according to their needs.

Each of the roof gardens will be furnished with raised planters, bench seating, tree and shrub planting and sheltered spaces in with covered Pergolas. They have been specially designed to create both open and private social areas for residents via cosy 'nooks and crannies'.

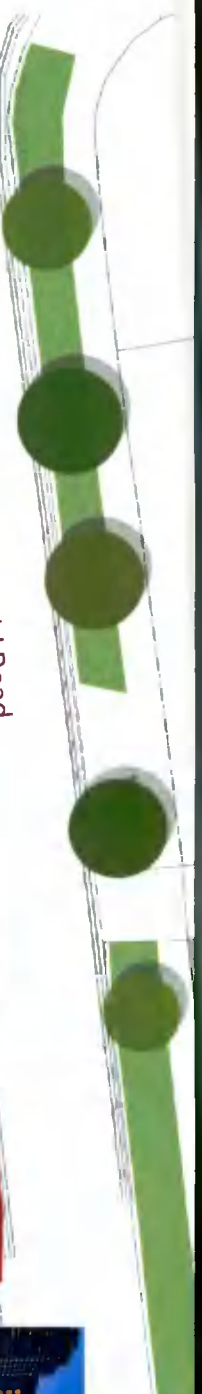
The gardens will be maintained by a management company ensuring the required maintenance is carried out.

HARDSCAPE MATERIALS

At ground level, the public realm will be paved with a contemporary pattern of pre-cast concrete block paving (silver grey & dark grey) which will complement the modern look of the proposed building. Conservation Kerbs (Silver Grey) will line Bio-retention SUDs beds.

Steel planters with integrated timber bench top seating will create an attractive space in which to visit and spend time in.

Garden Terraces will be less formal in feel, with softer materials including composite timber decking, timber Pergolas & concrete flag paving helping to create a homely space for residents.



roof terrace reference images

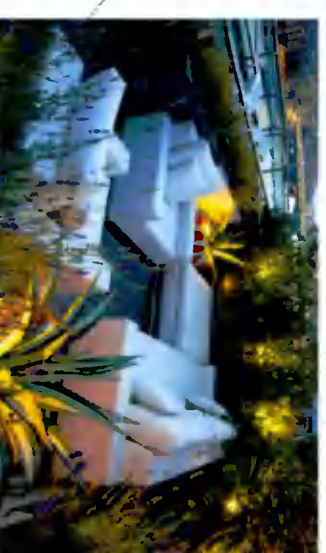
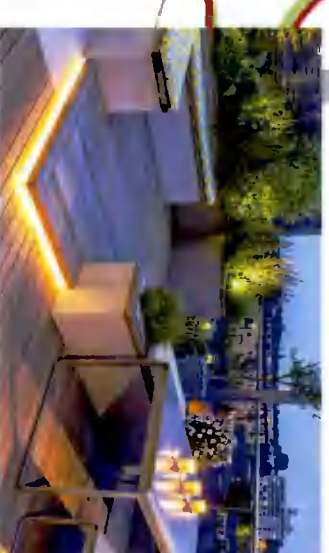
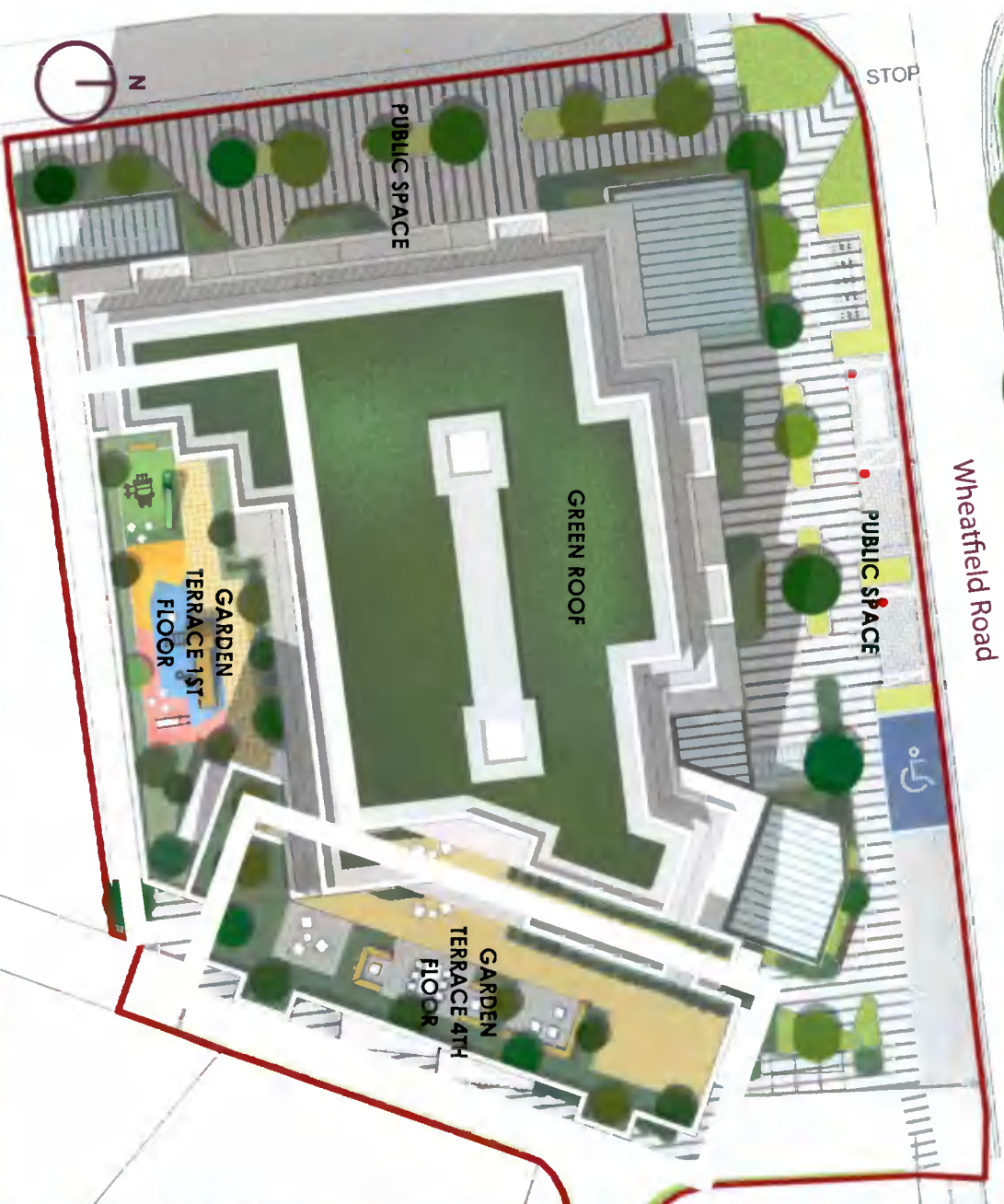


IMAGE: Landscape Map



Raised planters precedent



Silver Grey Remediable Paving & Dark Grey Banding precedent image

SOFTSCAPE | PLANTING PALETTE

The aim of the Planting strategy is to provide an attractive visual amenity environment for the proposed new development, providing residents and the public some much needed greenery. The chosen planting palette incorporates plants and trees that love wet conditions, as **SuDS Bio-retention beds** are a large component of our Ground floor Public realm. Generally, soft landscaping proposed within the scheme includes deciduous and evergreen shrubs, herbaceous, native & non-native trees, which offer seasonal interest.

At ground level specially selected extra heavy trees will provide maturity to the scheme from day one. Trees will be within raised planters and have been selected for their appropriability to local site conditions, including Quercus ilex (Holly Oak) which tends to do well in shady conditions and Alnus cordata, a tree that loves Wetter soils.

Raised planters throughout the scheme will include a mixture of Shrubs, Perennials and Ornamental grasses, with the aim of providing year-round seasonal colour and foliage.

TREES

- 01- Quercus ilex
- 02 - Betula pubescens
- 03 - Alnus cordata
- 04 - Amelanchier lamarckii
- 11 - Euonymus F. emerald 'n gold
- 12 - Lavandula hidcote
- 13 - Hebe 'Green Globe'
- 14 - lavandula angustifolia
- 15 - Sesleria autumnalis
- 16 - Echinacea purpurea
- 17 - Calamagrostis Karl Forester
- 18 - Ajuga reptans 'Silver Carpet'

SHRUBS

- 05 - Viburnum davidii
- 06 -Campanula glomerata
- 07 - Dryopteris felix mas
- 08 - Rudbeckia hirta
- 09 - Rosmarinus officinalis
- 10 - Stipa tenuissima

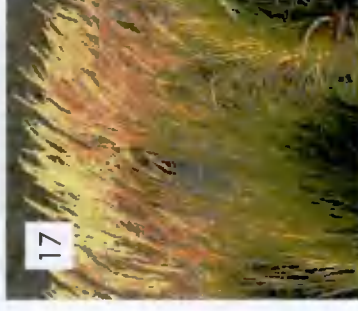
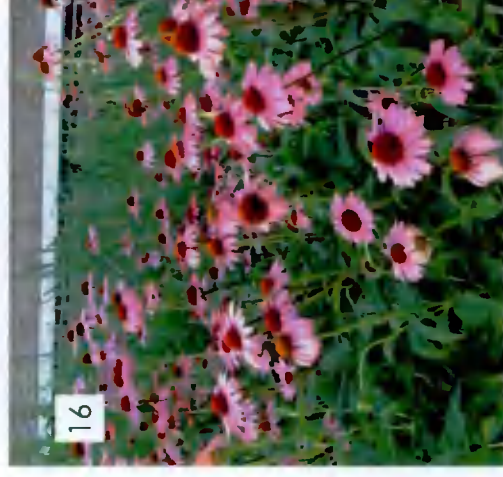
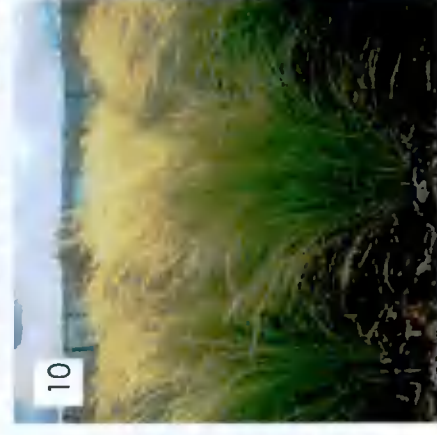
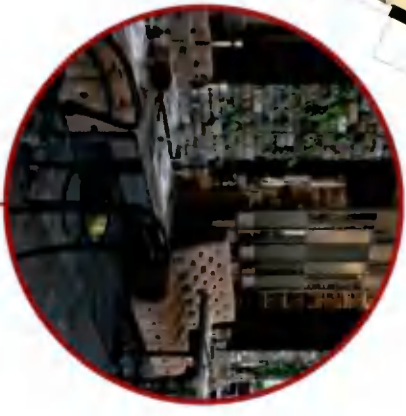
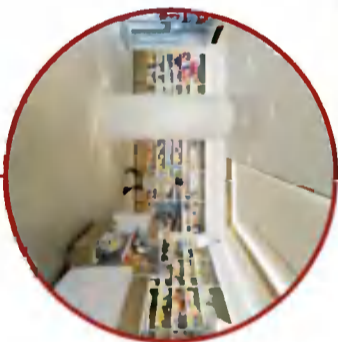


IMAGE: Planting Palette

07 | DETAILED DESIGN

THE GROUND FLOOR

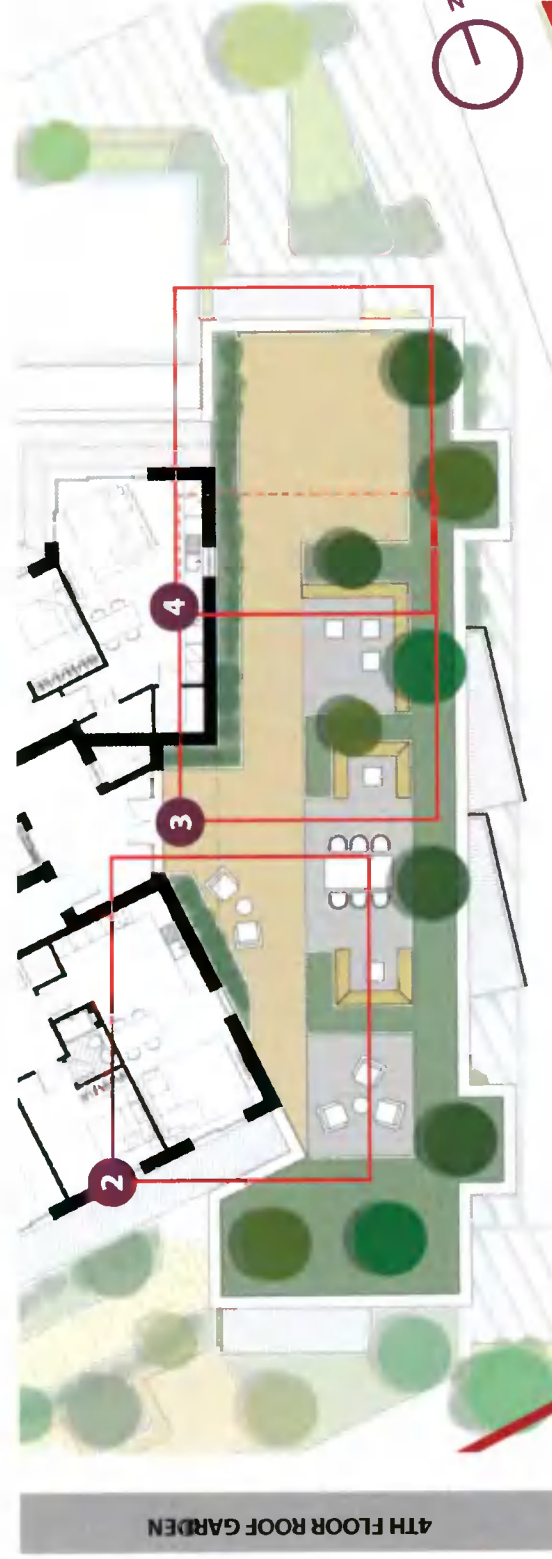
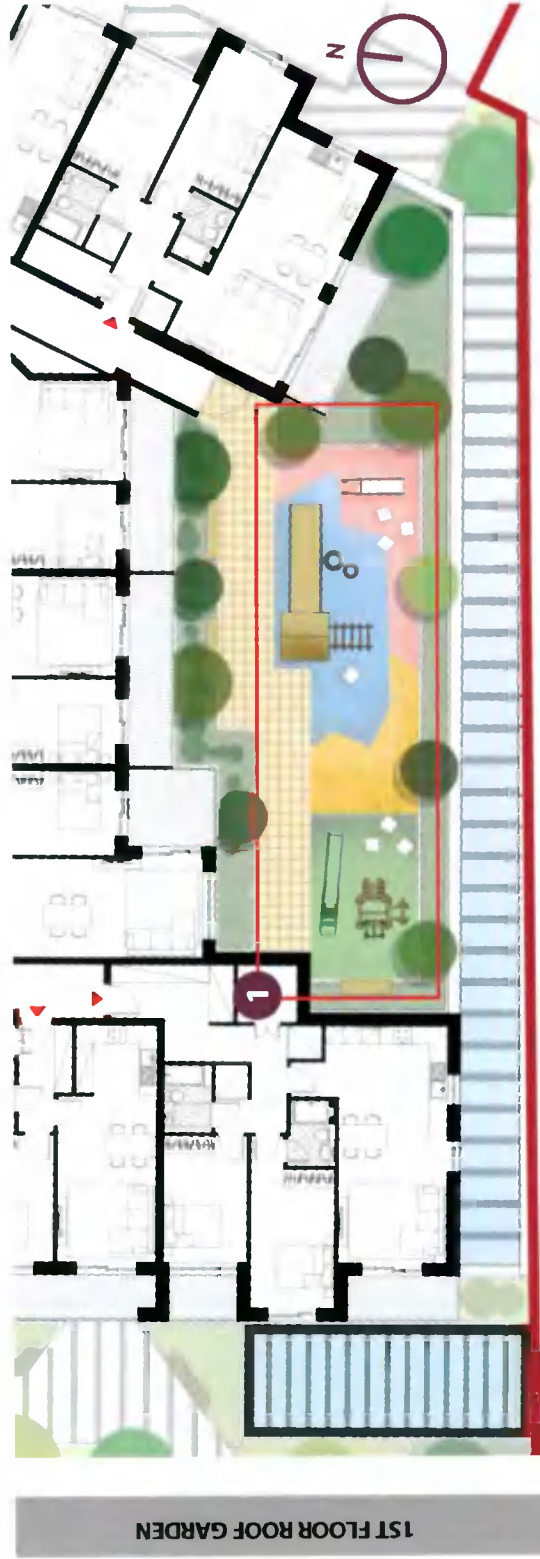
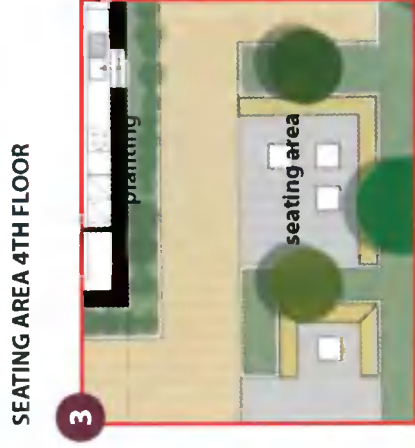
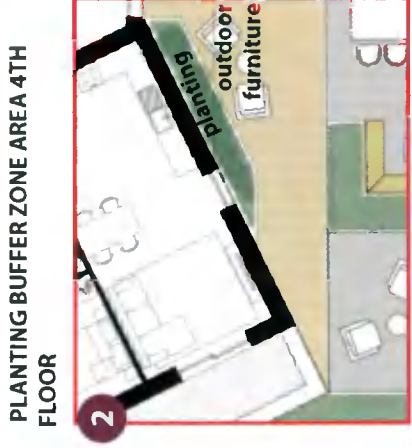
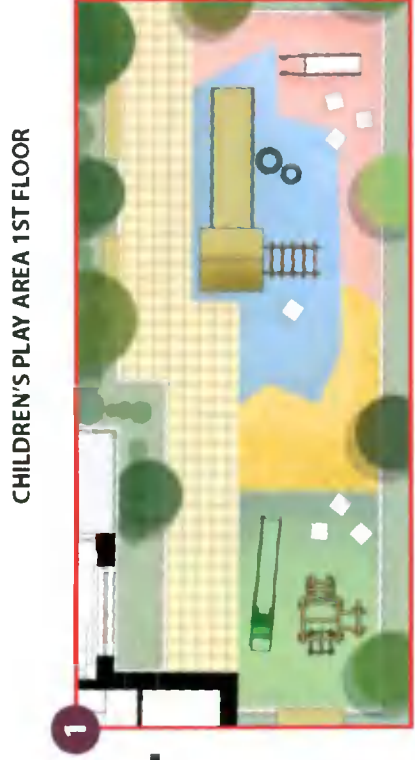
Ground Floor of the proposed development includes many facilities for both residents of the proposed scheme and the local community within Palmerstown. Facilities at ground floor will include a Spar (or similar), a pharmacy/bookmaker, a bar/offlicense and a gastropub. Residential and commercial amenities are also provided, as wc, bin stores and bicycle parking. The proposed commercial facilities will be open to the local community, and thus will cater for potential demand arising from the proposed development as well as surrounding environs.



OBS-ILLUSTRATIVE IMAGES

ROOF GARDENS

Communal roof gardens are provided as residential facilities on 1st and 4th floors and both contain comfortable landscape layout, lounge areas and communal spaces that can be used for private entertaining (such as yoga, pilates etc) attracting residents and creating a dynamic and diverse space.



LAYOUT

The proposed development, subject of this application, provides for a total of 50 no. apartment units in 1 no. apartment block. Ranging from 1 to 5 storeys above the basement in height, it consists of 25 no. 1 bed and 25 no. 2 beds, all with private terraces / balconies.

At the basement level is found the plant room, at ground floor the commercial facilities as 1 gastropub, 1 bar/off license, 1 pharmacy/bookmaker and 1 Spar with associated bike and car parking at surface level. At ground floor is also found 2 residential and 1 commercial bin store, 1 set of WCs for staff and the residential bike store. All the floors above are reserved for the apartments and private open spaces.

The setback block layout provides an external space for public and also communal use contributing to the open space provision of the scheme, including pedestrian circulation, seating areas and a pleasant landscaping extending towards the perimeter of the site.

The proposed residential schedule is set out below:

01 Bed	25 units
02 Bed	25 units
TOTAL	50 units

TABLE 02: Dwelling Mix

IMAGE : Ground Floor Plan



UNIT MIX

The apartment mix proposed is 50% 1 Bed Apartments and 50% 2 Bed Apartments.



IMAGE: Ground Floor Plan - Not to Scale

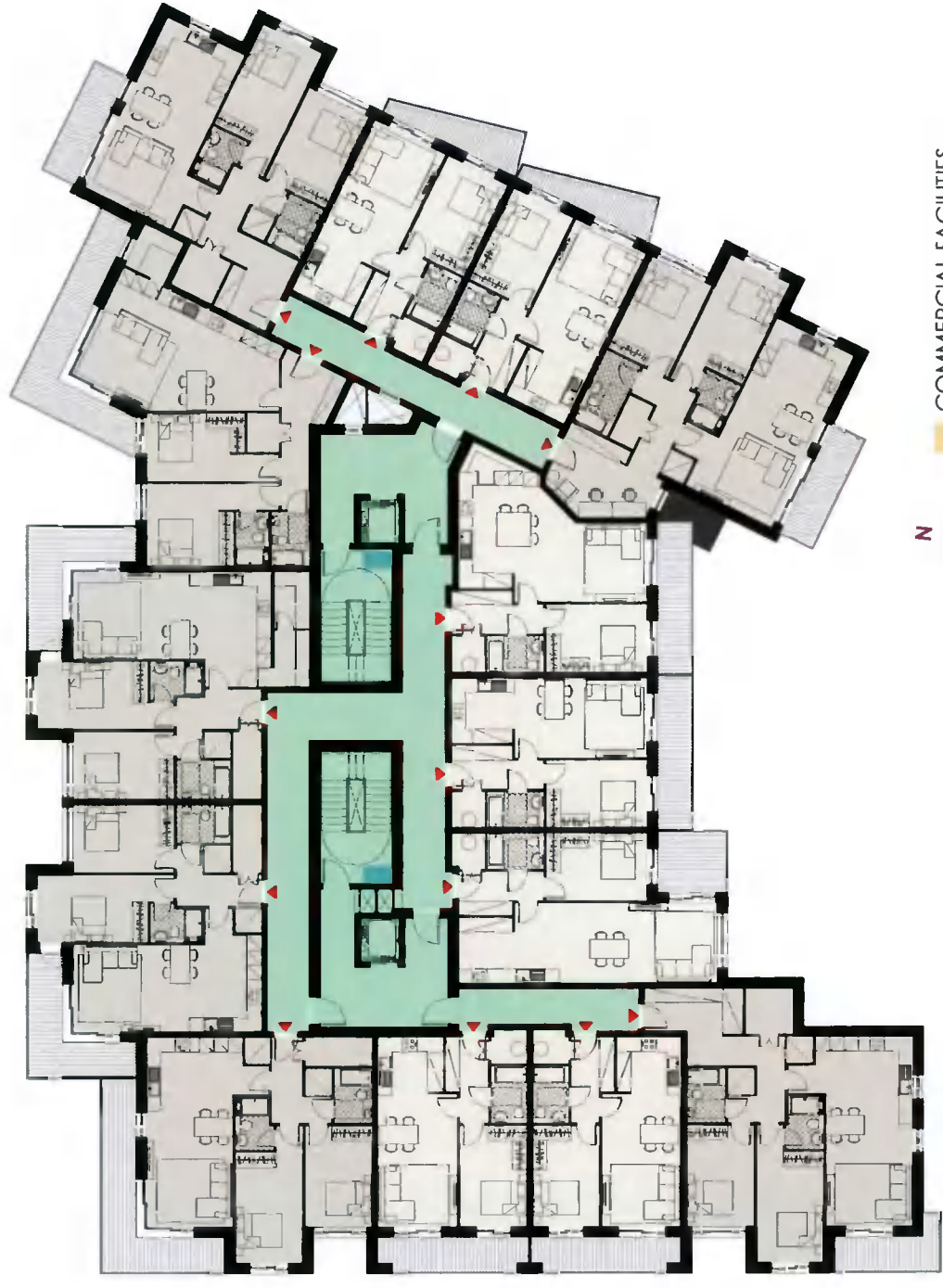


IMAGE: 2nd & 3rd Floor Plans - Typical Floor Plan - Not to Scale

- COMMERCIAL FACILITIES
- COMMERCIAL CIRCULATION
- COMMERCIAL UTILITIES + SUBSTATION
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UTILITIES
- 01 BED TYPE
- 02 BED TYPE

DWELLING MIX

GROUND FLOOR PLAN



FIRST FLOOR PLAN



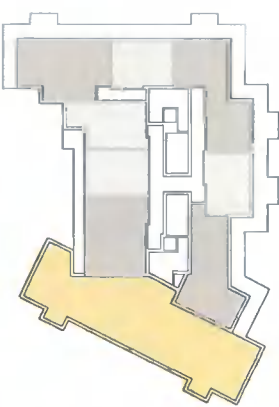
SECOND FLOOR PLAN



THIRD FLOOR PLAN



PENTHOUSE PLAN



IMAGES: Dwelling Mix

	No of Apartments	%
01 Bed Apartment	25	50
02 Bed Apartment	25	50
TOTAL	50	100

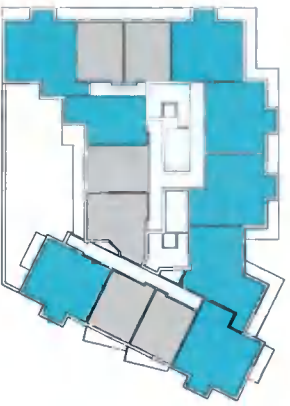
- RETAIL / RESIDENTS FACILITIES
- RETAIL/COMMUNAL AMENITIES
- 01 BED TYPE
- 02 BED TYPE

DUAL ASPECT

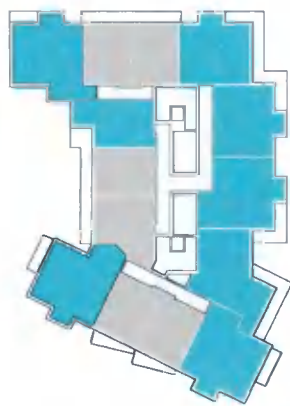
GROUND FLOOR PLAN



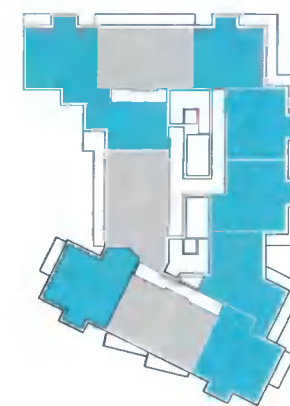
FIRST FLOOR PLAN



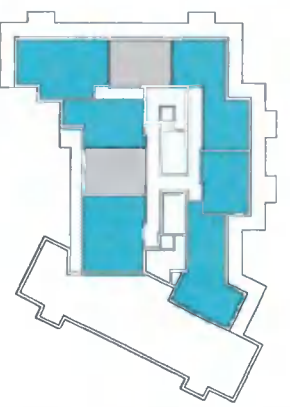
SECOND FLOOR PLAN



THIRD FLOOR PLAN



PENTHOUSE PLAN



IMAGES: Dual Aspect

	No of Apartments	%
Single Aspect	20	40
Dual Aspect	30	60
TOTAL	50	100

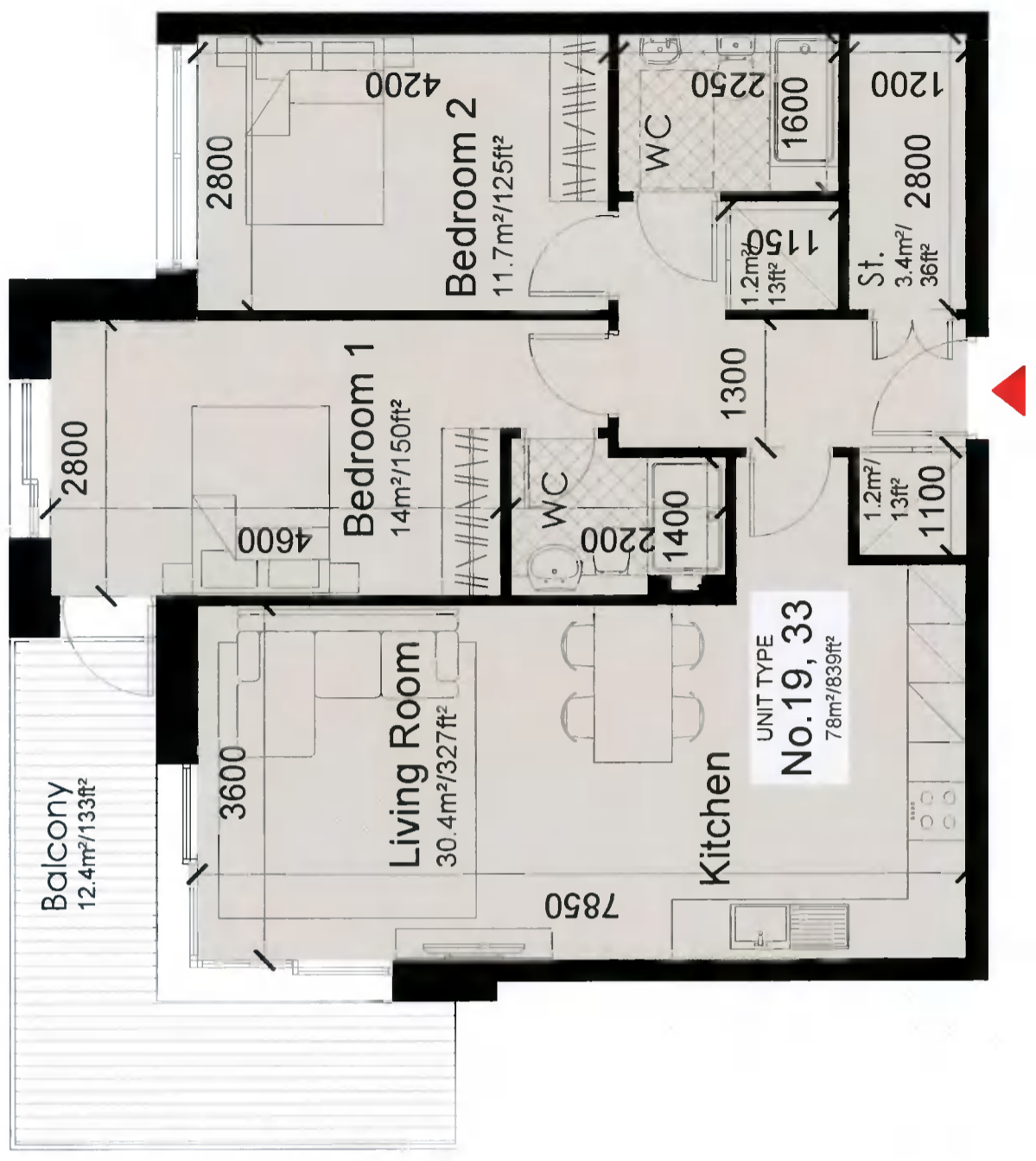
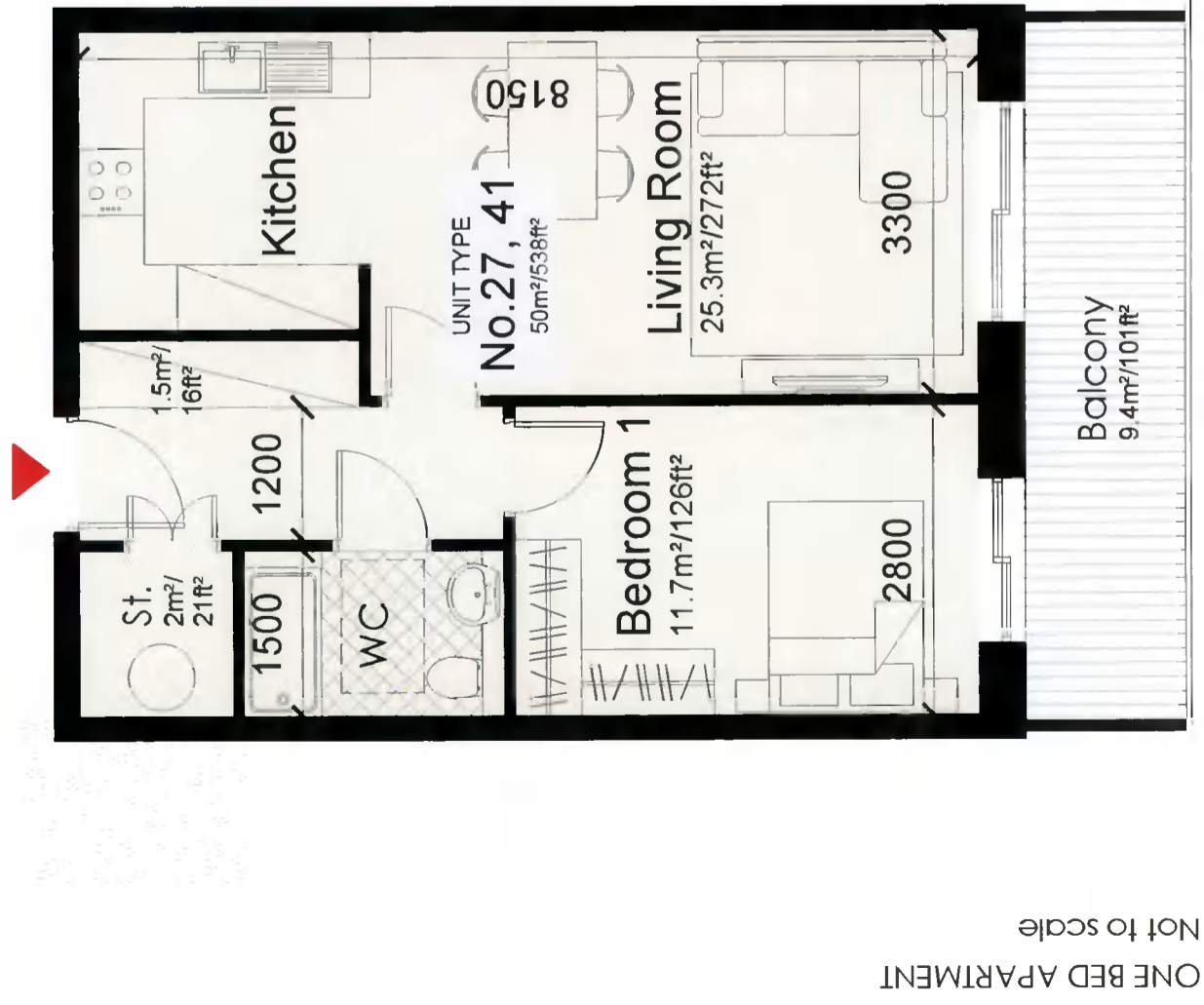
- SINGLE ASPECT
- DUAL ASPECT



UNIT TYPE - MINIMUM FLOOR AREAS AND STANDARDS

All apartments have been designed in accordance with the South Dublin County Development Plan 2016-2022 and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines complying with or exceeding the minimum standards.

60% of the apartments are dual aspect and many of the others have a splayed arrangement of windows in the principal living spaces to enhance views and daylighting of the units, agreeing with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines.



PRIVACY AND AMENITY

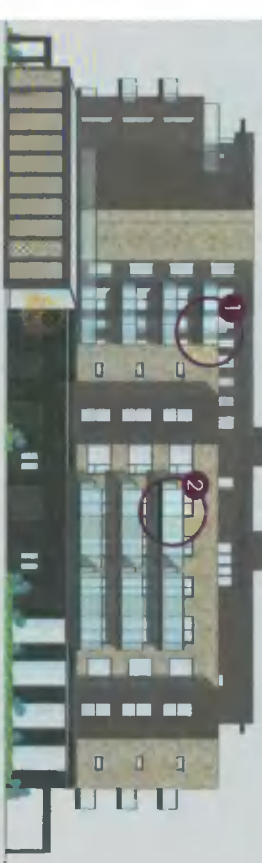
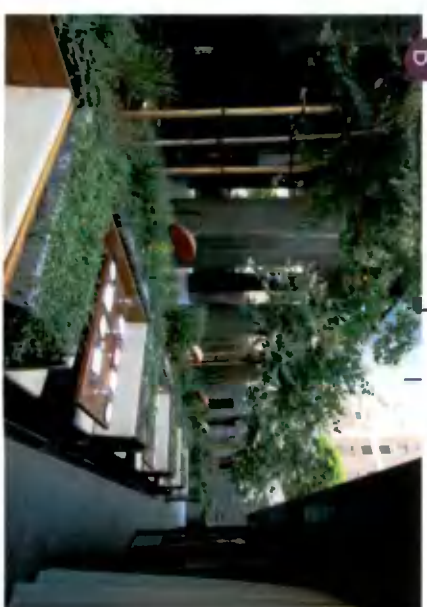
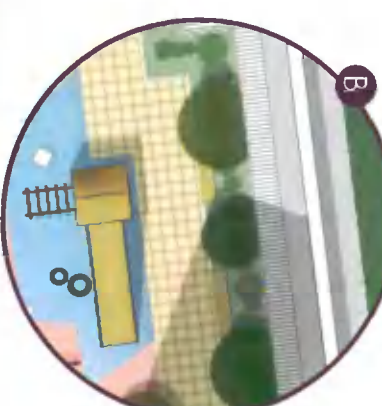
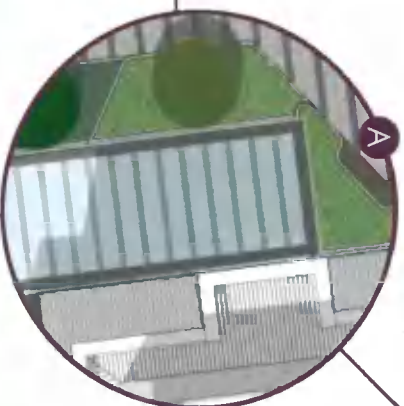
Apartments have been provided with private balconies in accordance with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines. The balconies provided generally exceed the minimum requirements.

Private terraces/balconies located at first & 4th floors level will be screened by a planted buffer zone/privacy strip and opaque glass panels to ensure that residential amenity is visually protected.

External areas of commercial facilities at ground floor will also have a planted buffer zone to ensure that visual surveillance of the public realm is enhanced, in order to create a safe environment for visitors and residents.



IMAGE : Buffer Zone Plan - Not to Scale



Private balcony area and 1.8m screening panels

Opaque glass on north & east elevations balconies



Opaque glass references



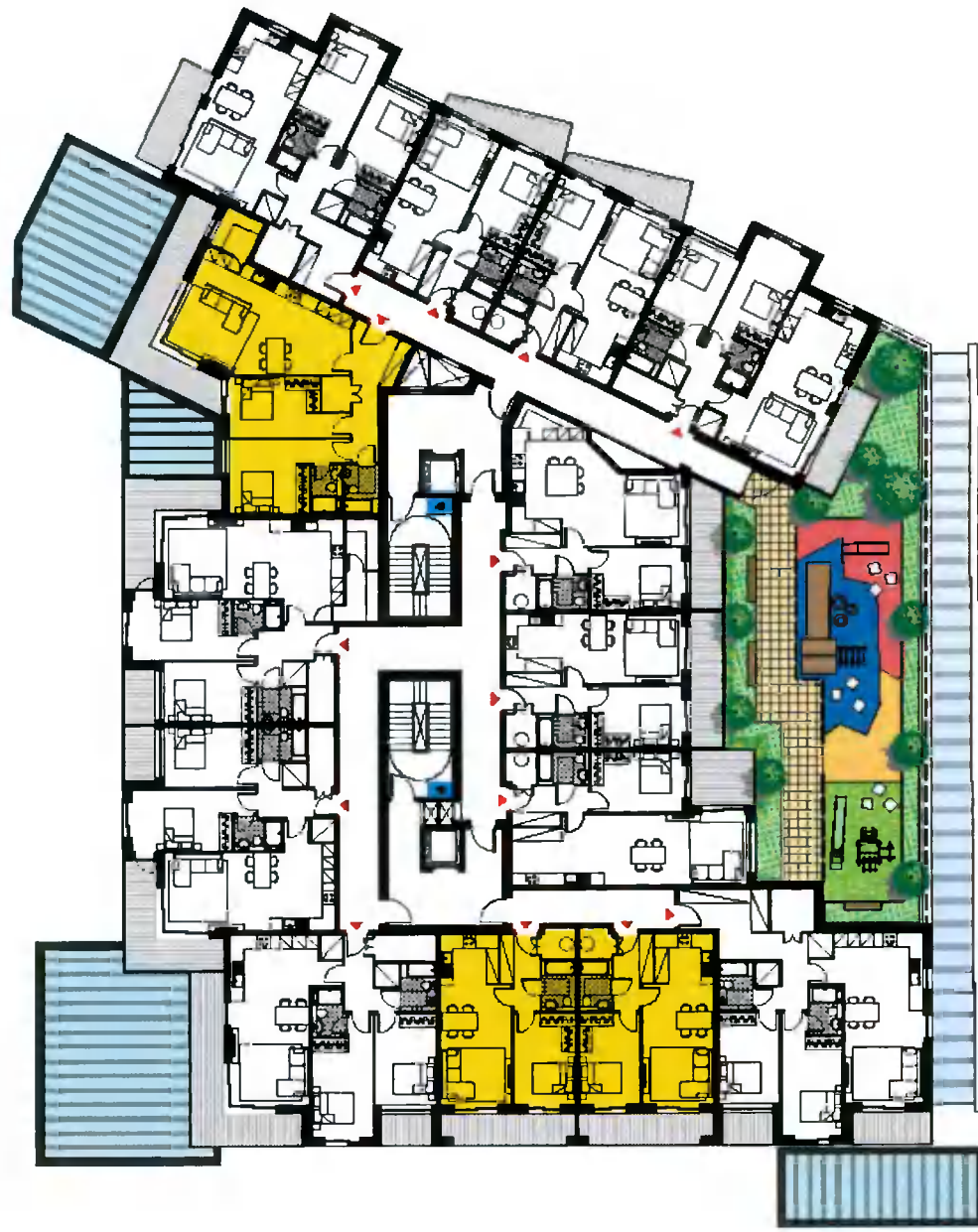
SOCIAL AND AFFORDABLE HOUSING

Part V of the Planning and Development Act 2000 (as amended) stipulates that a social housing requirement will be applied to planning permissions for housing on all lands zoned solely for residential use or for a mixture of residential and other uses.

A validation letter has been obtained from SDCC Housing Department which accompanies this application.

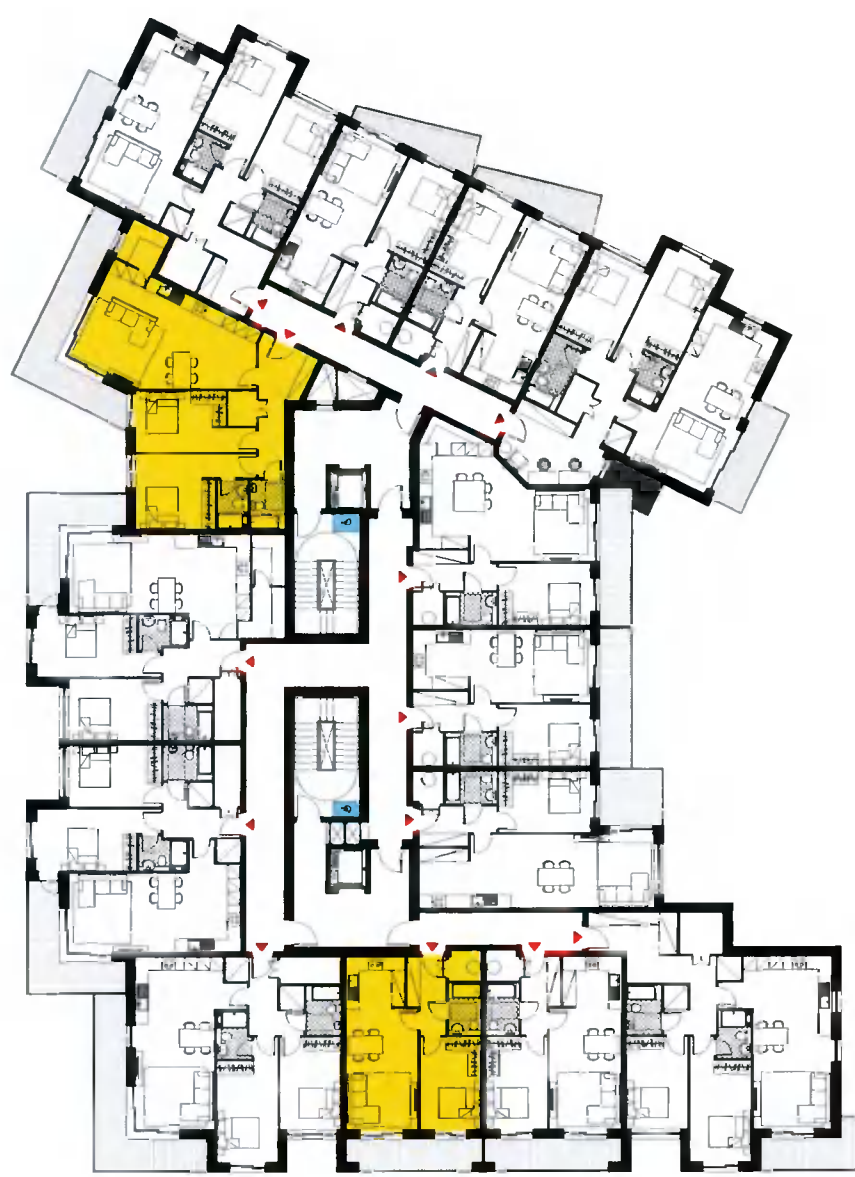
Table No of Part V		%
Regular	45	90
Part V	05	10
TOTAL	50	100

 PART V APARTMENTS



 First Floor Plan
Not to scale

IMAGES: Part V Apartments



 Second Floor Plan
Not to scale

MATERIALS PALETTE

A high quality palette of materials will be used throughout this development.

Two complimentary types of brick, buff and brown will be used throughout along with large scale fenestration and detailing in a modern aesthetic for reasons of long term durability and in response to the surrounding context.

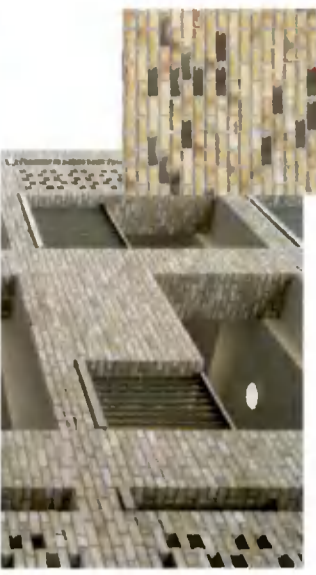
Materials selected are of high quality, low maintenance and durable. The choice of brick is in keeping with other historic and modern residential housing and apartment development in the locality in order to create a development rooted in its context. The materials and external design make a positive contribution to the locality.

Note: All cappings to external materials will be detailed appropriately to prevent any staining from rainwater run off.

IMAGE : Elevation 3 - East- Not to scale



1
Brick - Ligue Vandersanden
handmade - Outhaus or similar



2
Brick - Roman Optima -
Outhaus or similar



3
Cosentino Dekton Laurent - Natural
Collection or Similar



4
Dark Brown Aluclad or uPVC Window
Frames



5
Glazing to Balconies



6
Translucent Glazing to Balconies



7
Glass roof Pergola



CGI - FACADES

The architectural and material quality creates buildings that are contextual and contemporary. The elevational treatment has been a key consideration throughout the design process. The building has been designed with a unique composition. The facades comprise a carefully considered rhythm of projecting balconies and block creating a dynamic façade. Continuity of detailing will extend to the landscape around the building to the metal structure of the mmicité canopy shelter.



IMAGES: CGI Views



IMAGE: CGI Views Key Plan



08 | PARKING

CAR PARKING

Ground Floor car parking will be provided for residents and commercial users, accessed through The Silver Granite car park located on the western side Kennelsfort Road Upper adjoining the Palmerstown shopping centre car park and Wheatfield Road (in front of the development). The east side of the development. A total of 52 no. car parking spaces for residents (32 no. spaces in the property across the road) and 20 no. commercial spaces (both in the property across the road and in front of the development) are provided including 07 no. Electric Vehicle (EV) charging points, 02 no. disabled parking spaces, all capable of accommodating future EV charging points.

BICYCLE PARKING/ MOTORBIKE

There is a total of 128 no. bicycle parking spaces proposed as part of the scheme, with 32 no. spaces located at ground floor level external to the development and 96 no. spaces at ground floor level internal to the development. Additionally, 02 no. motorbike spaces are provided at ground floor level.

BINS

All bin storage is provided in the ground floor level in secured locations with a dedicated bin set down area for refuse collection (set down lay-by for refuse truck on Wheatfield Road). Two bin stores are set for residents only and another one is for commercial use only.

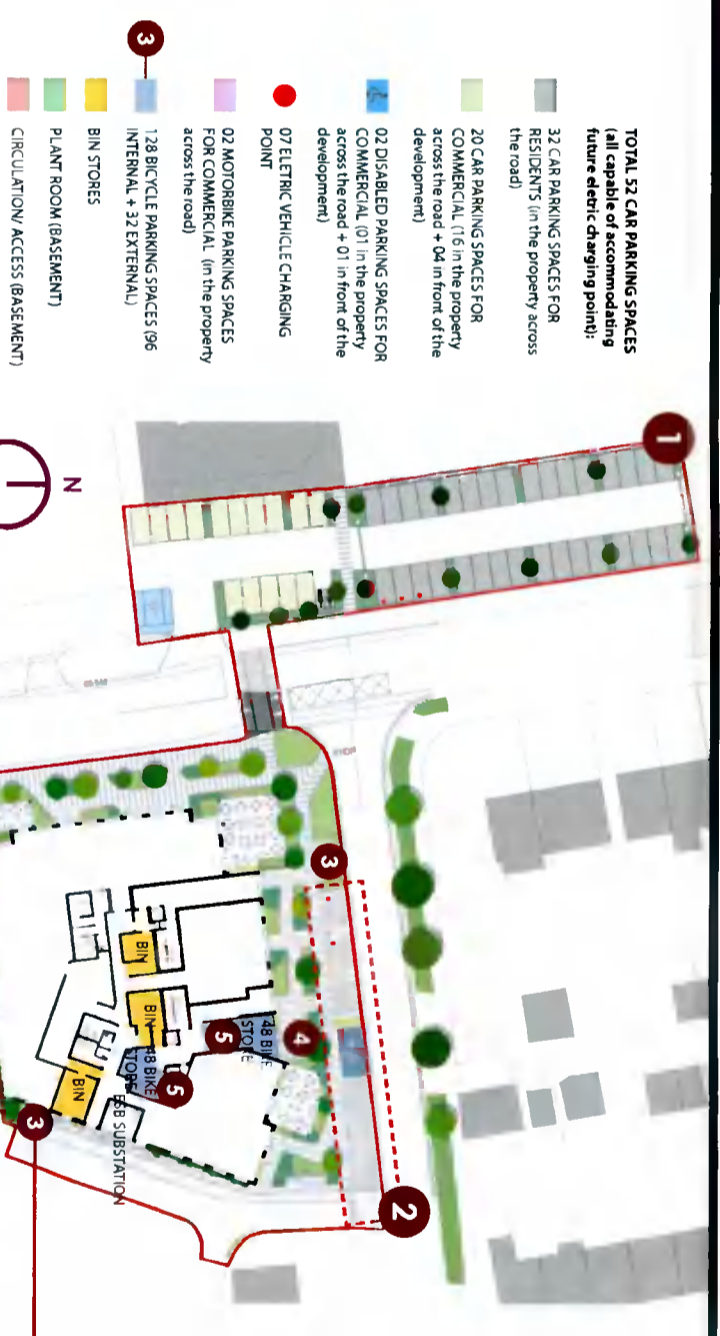


IMAGE : Site Layout Ground Floor Plan

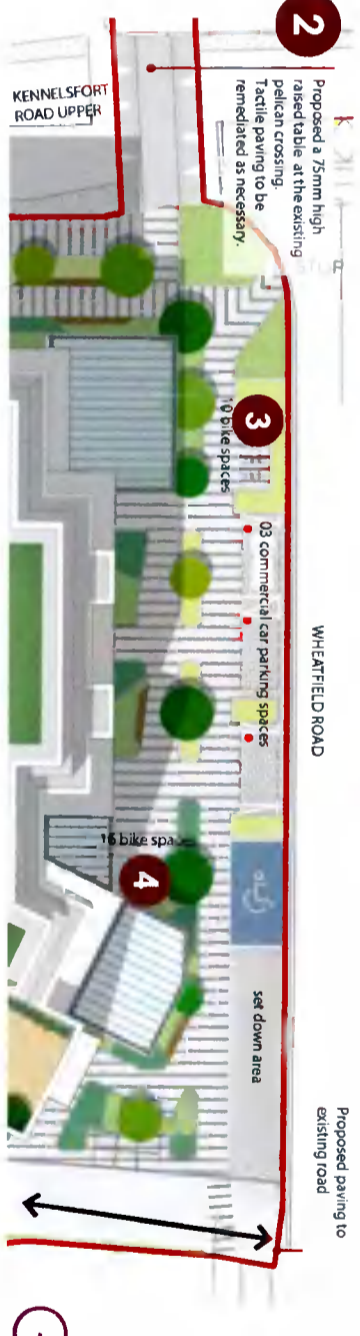


IMAGE : Car Parking in Wheatfield Road

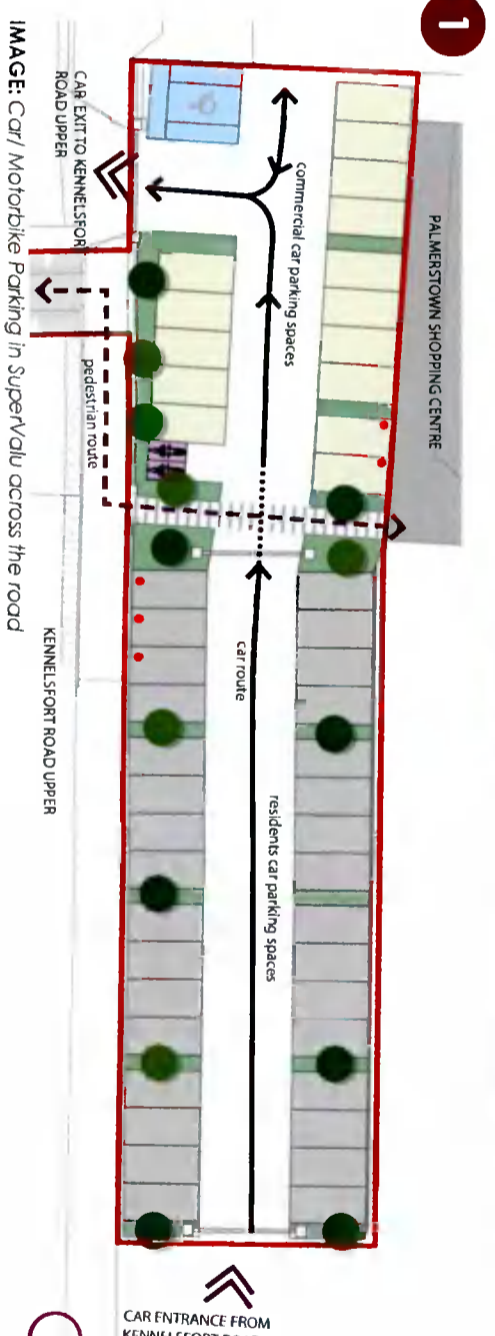


IMAGE : Car/ Motorbike Parking in SuperValu across the road



09 | CONCLUSION

DESIGN OVERVIEW

In the design of the proposal we have complied with the principles of Universal Design, as contained within 'Building for Everyone: A Universal Design Approach' under the following headings:

<p>01  External Environment</p> <ul style="list-style-type: none"> • Provision made for disabled parking. • Disabled compliant footpaths and ramps. • Tactile paving surfaces 	<p>02  Entrances & Horizontal Circulation</p> <ul style="list-style-type: none"> • Entrance lobbies sized to allow for a wheelchair turning circle. • Corridors wide enough to accommodate wheelchair users. • Doors and ironmongery are compliant with access requirements. 	<p>03  Vertical circulation</p> <ul style="list-style-type: none"> • Lift provision. • Handrails on both sides of circulation stairs. • Refuge space in all stair cores. 	<p>04  Internal Environment</p> <ul style="list-style-type: none"> • All public spaces well lit. • Proposed visual colour contrast in public areas. • Public areas are well ventilated. • Proper signage in public spaces. 	<p>05  Sanitary Facilities</p> <ul style="list-style-type: none"> • Bathroom spaces meets disabled access requirements. • Proper lighting in sanitary facilities 	<p>06  Facilities</p> <ul style="list-style-type: none"> • Electrical points are located in the zone for wheelchair users. • Sanitary facilities are located in the zone for wheelchair users. • Heights of window sills meets the requirements of the wheelchair user. 	<p>07  Building Types</p> <ul style="list-style-type: none"> • Entrances by design are clearly identified due to the choice of material finish. • Approach is compliant to regulations with regard to disabled access. 	<p>08  Building Management</p> <ul style="list-style-type: none"> • Evacuation plans set by the management of the estate. • On going review of policies. 	<p>09  Planning and Policy</p> <ul style="list-style-type: none"> • Development Management. • Parking policy implemented by management company. • Public realm and amenities will be well maintained.
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FINAL CONSIDERATIONS

This Architectural/Urban Design Statement which has been prepared by Downey Architecture to accompany the planning application by our client Hollyville Investments Ltd for a residential + retail development at Kennelsfort Road Upper, Palmerstown, Dublin 20, has assessed the contextual built environment and urban structure, illustrating how the proposal will contribute to best practice urban design by increasing the commercial and residential potential of the site, in particular encouraging more movement along Kennelsfort Road. The statement has discussed the following themes: Context, Connectivity, Urban Design, Built Form and Architecture, and has established that the proposed development responds well to its local, neighbourhood and regional contexts and is in keeping with the South Dublin County Development Plan 2016-2022. The proposal will potentialise the current use of the site and will greatly encourage pedestrian activity through the creation of high-quality active frontages and realignment of the site towards Kennelsfort Road Upper.

The Architectural/Urban Design Statement has taken a strategic approach to the proposed scheme, setting out the framework and establishing principles which have informed the design process and proposal.



IMAGE : Contiguous Elevation from Chapelizod Hill Road

09 | APPENDIX

12 POINTS

01 NEIGHBOURHOOD



- **1 - C O N T E X T** - The proposed development provides for an appropriate approach to its context within walking distance of a high frequency bus network. The buildings range in height from 1 to 5 storeys, thus gradually increasing to visually connect with the surrounding built environment.
- **2 - C O N N E C T I O N S** - The proposed residential development is accessed from Kennelsfort Road Upper and Wheatfield Road. Bus routes nos. 18 and 26 from Kennelsfort Road Upper provide transport services directly into Dublin City Centre. There are 2 no. proposed Bus Connects routes within walking distance of the subject site: Chapelizod Bypass to City Centre and Ballyfermot Road to City Centre.
- **3 - I N C L U S I V I T Y** - The design of the proposed development provides active frontages overlooking the existing roads and as well as proposed pedestrian circulation/open space area, thus providing increased passive surveillance. The proposed pedestrian footpaths along the perimeter of the scheme, alongside the high-quality inviting nature of the areas will ensure the proposed spaces are actively used.
- **4 - V A R I E T Y** - The proposed residential scheme provides for a mix of 1-2 bed apartments, residential amenity spaces, retail facilities and amenities and landscaped open space; generous pedestrian circulation, public seating area spread across the development, public bike parking and external sheltered area. The overall development provides for high quality amenity space to future residents and visitors (public).
- **5 - E F F I C I E N C Y** - The proposed development will be sensitively integrated with the existing built environment in the immediate area, noting the separation distances proposed, appropriate screening provided, and the orientation of the units. The units are suitable for all family and age demographics, and are designed such that there is adequate space and generously sized private open space available within the development. All selected materials will be of high-quality, low maintenance and durable, the variety of which adds interest to the development.
- **6 - D I S T I N C T I V E N E S S** - The proposed development will form a distinctive residential neighbourhood and is of a density and character that assimilates to its location within walking distance of a high frequency bus network. It is considered that the proposed improvements in pedestrian circulation along the perimeter of the development allows for intensify permeability to the scheme and encourages activity within the area.

02 SITE



02

SITE



- 7 - LAYOUT - The layout of the proposed development has been developed as a result of the collaborative work of the design team. The key objectives embedded in the design approach from the outset were: to provide an improved and attractive public realm; retail that can integrate to community's needs; passive recreational areas; permeability and ease of access and biodiversity enhancement.
- 8 - PUBLIC REALM - The proposed site layout aims to maximise permeability and connectivity to and through the site. At the same time, the position of the development provides active frontages along all frontages and overlooking the existing road and proposed open spaces to maximise passive surveillance and active streetscapes.

03

HOME



- 9 - ADA P T A B I L I T Y - The residential units proposed are suitable for all family and age demographics. The majority of the units exceed the minimum standard for unit size and can be adapted to follow the needs of the future residents.
- 10 - P R I V A C Y A N D A M E N I T Y - Ground floor retail areas will be screened by a planted buffer zone, to ensure that commercial amenity is protected, while at the same time ensuring that visual surveillance of the public realm is enhanced, in order to create a safe environment for residents and visitors. Private balconies will again be screened by a planted buffer zone in Roof Terrace areas in order to keep privacy from the other residents that will be using the communal residential spaces.
- 11 - P A R K I N G - Ground Floor car parking will be provided for residents and retail users, accessed via Wheatfield Road with a proposed lay-by at northern corner of the site and at the other side of the development at Kennelsfort Road Upper. A total of 52 no. car parking spaces (32no. spaces for residents and 20no. spaces for retail users, both at surface level) are provided including 07 no. EV charging points and 02 disabled parking spaces, all capable of accommodating future EV charging points. A total of 128 no. bicycle parking spaces is proposed, with 96no. spaces located internally to the development and 32 no. spaces externally at surface level. Cycle parking is provided in bike storages at surface level, which will ensure secure and safe facilities are provided.
- 12 - D E T A I L E D D E S I G N - The design of the proposed scheme has been the subject of a full analysis/feasibility study of the proposed site and its surrounding landscape and it is considered that the proposed development represents a high-quality design whilst optimising the appropriate use of the site. Furthermore, the proposed development represents an opportunity to deliver a high-quality residential development at this strategic location within Palmerstown, adjacent to a high frequency bus network and a wide range of existing social, community and physical infrastructure, which will help meet the ever-increasing demand for residential accommodation in the Greater Dublin Area.