



STOCKING LANE SHD 2

Concept Plan and Design Criteria Statement

October 2021



Matt Barnes
Architect



Contents

Part A - Concept Plan

1. Introduction	4
1.1 Purpose and Background	4
1.2 Strategic Context	5
2. Location and Site Context	6
2.1 Location	6
2.2 Site Context	7
2.3 Assessment	7
3. Planning	8
3.1 Planning Policy	8
3.2 Planning History	9
4. Constraints and Opportunities	10
4.1 Strengths and Opportunities	10
4.2 Weaknesses and Threats	10
5. Options	12
5.1 Option A	12
5.2 Option B	12
5.3 Option C	12
5.4 Option D	13
5.5 Option E	13
5.6 Option F (Selected option)	13
6. Layout Concept	14
6.1 First Principles and Objectives	14
6.2 Preferred Option - Layout Concept	15

Part B - Design Criteria Statement

1. Urban Design Response	18
2. Context	20
3. Connections	22
4. Inclusivity	24
5. Variety	26
6. Efficiency	28
7. Distinctiveness (including Character Areas)	30
8. Layout	32
9. Public Realm	34
10. Adaptability	36
11. Privacy and Amenity (including Building Heights)	38
12. Parking	40
13. Detailed Design	42

A

CONCEPT PLAN

1. Introduction

1.1 Purpose and Background

This Site Analysis and Design Statement was prepared on behalf of MacCabe Durney Barnes to accompany a Strategic Housing Development (SHD) application to An Bord Pleanála.

The Statement has been prepared for lands net c 2.4 ha and includes reference to connections to neighbouring lands.

It has been prepared in accordance with S.11.2.1 of the CDP which requires that *“all medium to large scale development proposals should be accompanied by a Design Statement.”* Accordingly the Statement contains:

- A site analysis and concept plan (Part A of this Report)
- A statement of design criteria set out under the Sustainable Residential Guidelines 2009 and the Urban Design Manual (Part B of this Report).

Other requirements of 11.2.1 include:

- A statement or quality audit addressing street design in accordance with DMURs. This is addressed in the AECOM report
- The Green City Guidelines. This is addressed in the Statement of Consistency and the Landscape Report.

This Concept Plan and Design Criteria Statement accompanies an application for a Strategic Housing Development application for 131 residential units, a retail unit and a creche at a site off Stocking Lane, Dublin 16 within the functional area of South Dublin County Council.

The objective is to provide an integrated scheme that will achieve the objectives of the Planning Authority particularly with regard to suitable connectivity and a rational pedestrian, cycle and road layout on residentially zoned lands.

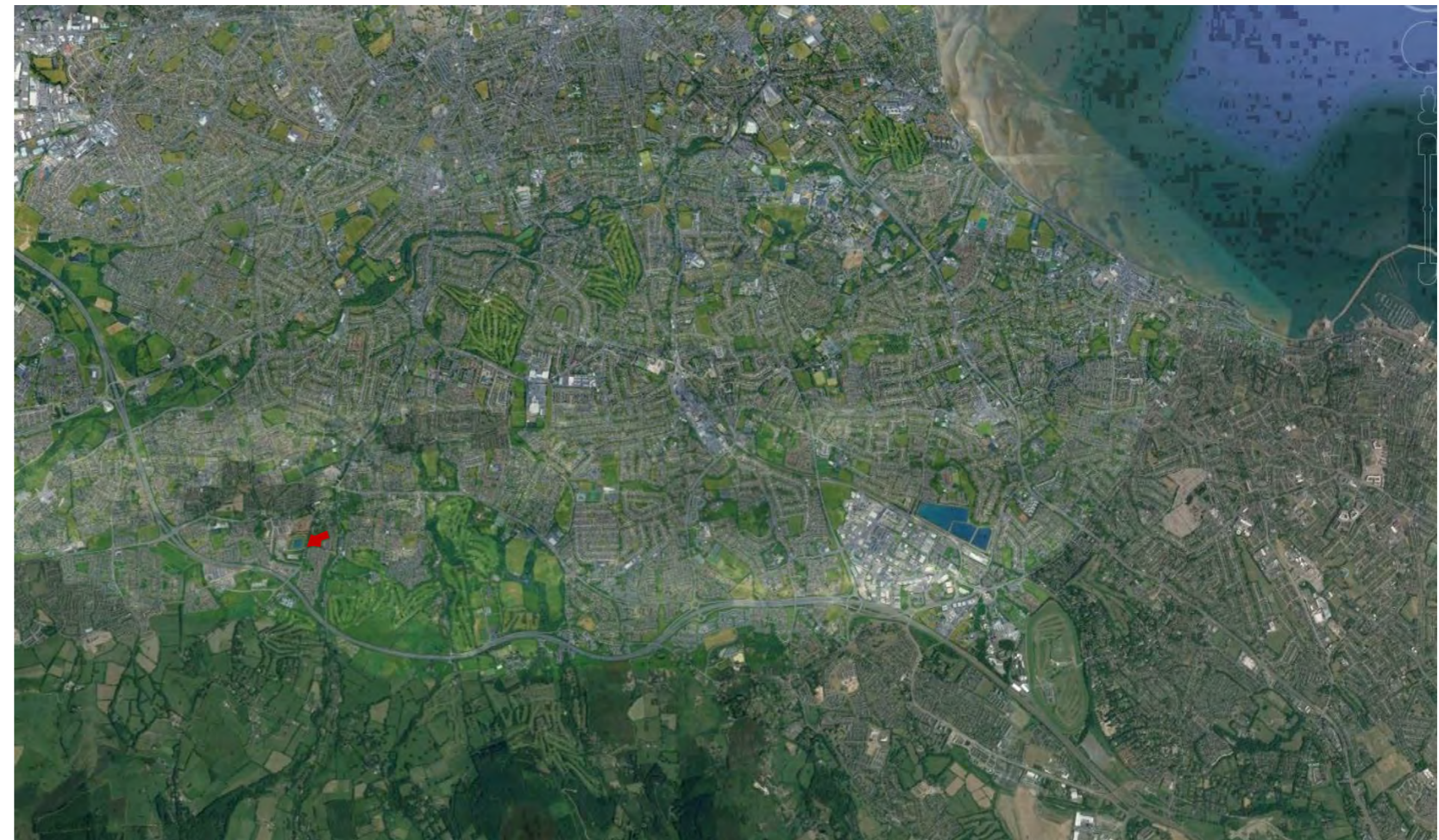
Figure 1: Greater Dublin Area



Figure 2: South Dublin County Council boundary



Figure 3: Site (in red)



1.2 Strategic Context

The application site is c 8km south of Dublin City Centre at the foot of the Dublin Mountains within the M50 and c 3km south of Rathfarnham. The application site is net c.2.4 ha. It is located within an established mature residential area that has expanded recently with the development of an additional 317 units at the northern end of Stocking Lane and Scholarstown Road.

The site is located on the eastern side of Stocking Lane, the Regional Road R115. Opposite the site is the Ballyboden Waterworks, a reservoir and water treatment works, established in 1883, taking water from the Glenasmole Reservoirs upstream.

To the south is Prospect Manor housing estate accessed from Stocking Lane. To the east is Springvale housing estate accessed from Edmondstown Road, the R116, a regional road that runs parallel to Stocking Lane, R115.

Figure 4: Site in context (Site in red)

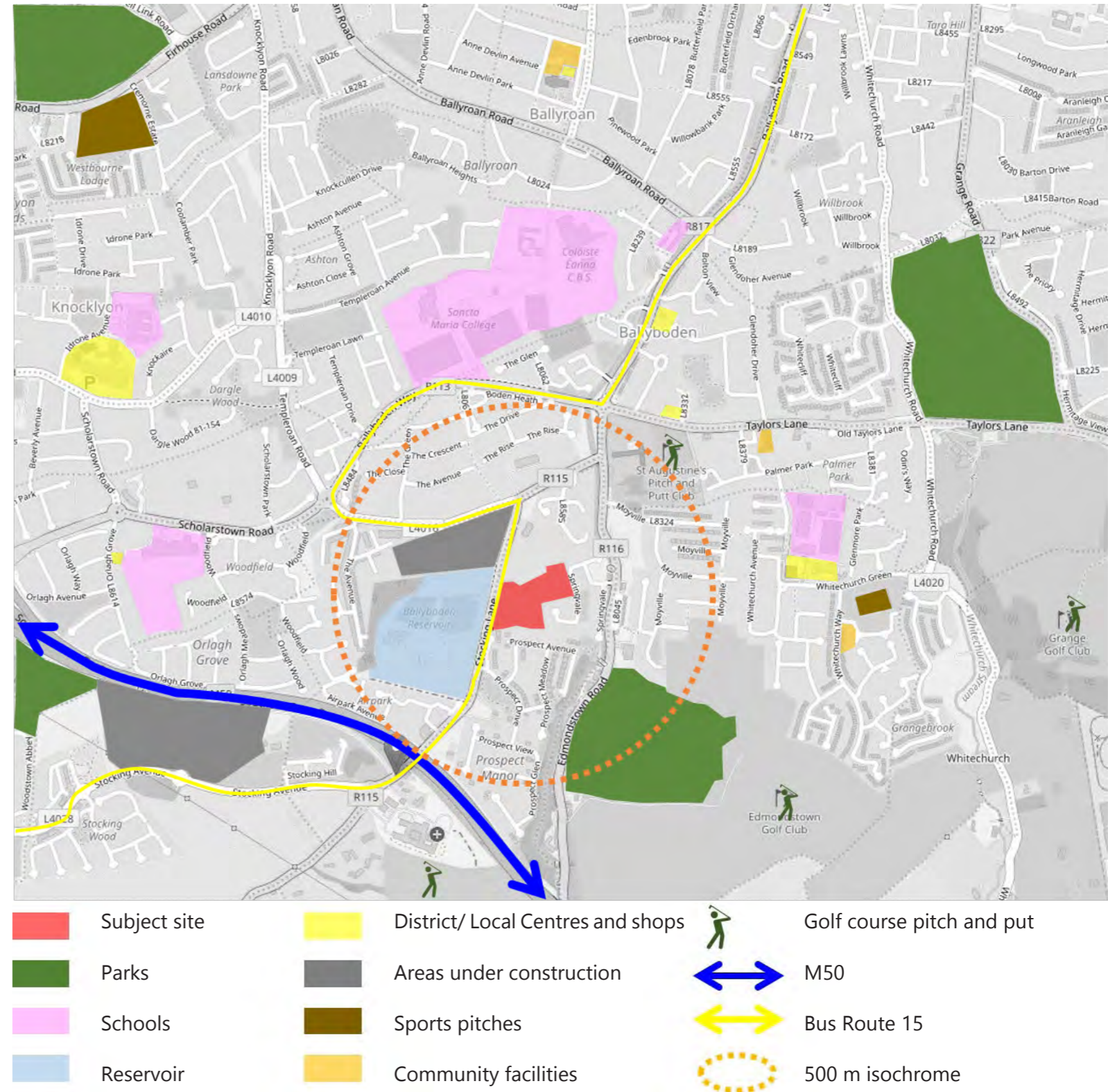


2. Location and Site Context

2.1 Location

The application site fronting Stocking Lane is served by the Dublin Bus route 15b serving Ringsend Road to Stocking Avenue. The development's location makes it easy for the bus to serve the scheme as it is located 20m north of the bus stop. The existing neighbourhood of residential suburban housing estates was established in the 1980s. The area is well served by schools with primary and secondary schools within a c. 2.5 km radius and by places of worship. Knocklyon Shopping Centre is the closest medium retail centre c.1.5 km. Two smaller shops are located to the north east within walking distance.

Figure 5: Location Context





2.2 Site Context

The irregular shape site net c.2.4 ha is set in grass with a gentle slope from west to east. The use of the site is agricultural. The site frontage onto Stocking Lane is characterised by hedging and mature trees in various condition. The housing estate to the east, Springvale, is lower in level than the application site and an estate road bounds the site to the east. The Springvale estate wraps around the application site to the southeast. The rear gardens of Prospect Avenue bound the site to the south of the application site. An existing vehicular access is available at the north west corner of the site off Stocking Lane which also serves the private dwelling, St.Winnows. To the north of the site are a number of detached houses which are accessed from Stocking Lane.

The Waterworks lies across the road and drainage pipe serving the reservoir crosses the site in an east-west direction. This is a major piece of infrastructure with pipe having a diameter of 1m and is at a depth of 4-5m. It is required to drain the reservoir.

2.3 Assessment

The opportunities and constraints are outlined in sections 4.1 and 4.2 of this report. In summary, the residentially zoned lands are well served by public transport and can achieve a good level of permeability to surrounding areas. Any development has to be designed around the major constraint of the Irish Water overflow pipe requiring a 10m building free zone running east west through the site. While this is a building free zone, there is no specific wayleave burden on the title.

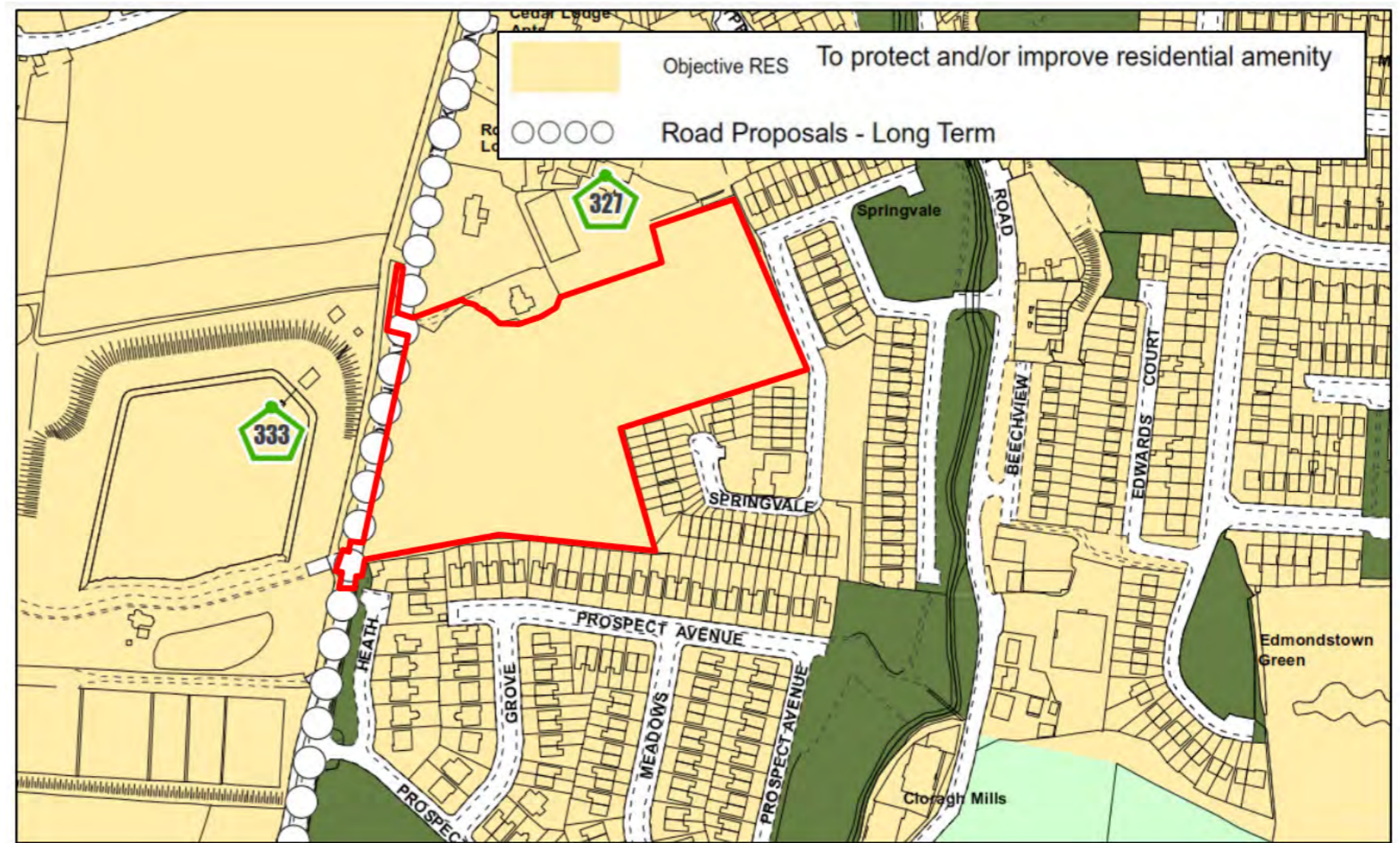
3. Planning

3.1 Planning Policy

South Dublin County Development Plan 2016 - 2022

The lands at Stocking Lane are zoned Res 1 - Residential in the South Dublin County Development Plan 2016 - 2022. The adjacent lands to the north, south and east are also zoned residential. No specific objective applies to the site. A Road Objective is illustrated on the Zoning Map for Stocking Lane, connecting Taylor's Lane at the north to Mount Venus Road (R113) at the south. The proposal is to 'enhance pedestrian and cycling facilities and exploit the tourist potential of the route.'

Figure 6: Zoning map with red line (Extract from South Dublin County Development Plan 2016-2022)



3.2 Planning History

A previous application P.A.Reg.Ref SD18A/0225 was refused in 2018 by SDCC.

In summary, reasons for refusal included inter alia:

- The layout of apartment blocks did not provide the perimeter blocks. The design layout incorporated was poor layout quality and quantity of public open space and was dominated by car parking spaces and internal road network in the case of Blocks F1 and F2.
- Unsatisfactory public open space, including play areas.
- Non-compliance with the Design Manual for Urban Streets.
- Issues pertaining to surface water.
- Single-aspect units faced north.
- The positioning of apartment blocks in the centre of the site and associated semi-private open space requirements; and
- Other issues, relating to minimum space requirements, landscaping and planting.

A Strategic Housing Development application was refused by An Bord Pleanála ABP.Ref.308763-20 on the 25th March 2021 for the development of 131 residential units. The development was refused on one ground as follows:

‘Having regard to the provision of the South Dublin County Development Plan 2016-2022, specifically Housing (h) Policy 9

– Objective 3 requiring proposals to comply with Section 11.2.7 of the South Dublin County Development Plan 2016-2022, which states that new residential development that would adjoin existing one and/or two-storey housing, shall be more than two storeys in height, unless a separation distance of 35m or greater is achieved, and to the form, height layout of the proposed development, it is considered that the proposed development materially contravenes the Housing (H) Policy 9 – Objective 3 of the South Dublin County Development Plan 2016-2022.

Furthermore, the statutory requirements relating to public notices and the submission of a material contravention statement have not been complied with by the applicant. Accordingly, the Board is precluded from granting permission in circumstances where the application is in material contravention of the development plan and where the statutory requirements referred to above have not been complied with.’

The present application essentially addresses this ground.

Figure 7: Previous application P.A.Reg.Ref SD18A/0225



4. Constraints and Opportunities

4.1 Strengths and Opportunities

The lands are zoned for residential development and are fully serviced.

It is well served by public transport with a bus stop adjacent on Stocking Lane, c.20m south.

Attractive views are available to the Dublin Mountains towards the South.

There are mature trees on either side of Stocking Lane provide for an attractive setting.

Access is available from Stocking Lane.

The field is relatively flat and also gently slopes towards the Owendower River making it relatively easy to drain.

The site can be connected by cycle/pedestrian links with the adjoining Prospect Manor and Springvale estates.

4.2 Weaknesses and Threats

There is an existing Irish Water pipe which is the overflow pipe from the adjoining reservoir. It constrains layout options.

Trees along the boundaries constrain layout options.

There is a need to protect the residential amenities of Prospect Manor and Springvale.

There is a level difference between the application site and Springvale.

Figure 8: Constraints and Opportunities



-  View to Mountains
-  Existing access
-  Slopes
-  Hedges / Trees
-  Cycle / Pedestrian
-  Pedestrian crossing
-  Irish Water pipe
-  Sunpath
-  Bus stop

5. Options

5.1 Option A

1. Block of apartments to the north is too small.
2. Road to rear of Prospect Manor undesirable.
3. Reduces usable open space.
4. Open space to rear of Prospect Manor and Springvale undesirable

Figure 9: Option A



- Detached, semi-detached & terraced housing 2/3 storeys
- Apartment 2/3 storey
- Apartment 4-storey
- Creche
- Public open space

5.2 Option B

1. Road to rear of development adjacent to Prospect Manor and Springvale.
2. Open space not centred or enclosed.
3. Difficulty providing access to Springvale.

Figure 10: Option B



- Boulevard
- Trees and hedges retained
- Access points
- Potential inter-connections (Cycle/Pedestrian)
- Development by others

5.3 Option C

1. Provides for adequately sized perimeter blocks
2. Appropriate relationship with adjoining houses in Springvale and Prospect Manor
3. Differentiates between private, semi-private and public open space
4. Allows for retention of trees along boundaries.
5. Lack of building frontage to Stocking Lane.
6. Open space not centred

Figure 11: Option C



5.4 Option D

1. Central open space.
2. Provided perimeter blocks.
3. Provides frontage to Stocking Lane
4. No vehicular access to Springvale

Figure 12: Option D



5.5 Option E

1. Inadequate provisions of open space.
2. Open space not centred.
3. Provides vehicular access to Springvale.
4. Provided perimeter blocks and provides frontage to Stocking Lane

Figure 13: Option E



5.6 Option F (Selected option)

1. Well located central open space
2. Provides pedestrian and cycle access to Springvale.
3. Provided perimeter blocks and provides frontage to Stocking Lane.

Figure 14: Option F



6. Layout Concept

6.1 First Principles and Objectives

Access and movement

- Creation of a highly walkable and cycleable environment that offers pedestrian and bicycle users direct access, connectivity and route choices.
- Provision of a street hierarchy.

Open Space and Landscape

- Creation of an open space network with a hierarchy of spaces, public, communal, semi-private and private.
- Retention of significant natural features of trees and further planting.
- Careful placement of open space to function as focal points and central features.

Land Use and Density

- Distribution of land uses to create a sustainable and efficient urban structure to promote integrated and active places including residential, creche and retail.
- Provision of a range of dwellings and/or commercial unit types and sizes to support a balanced mix of household types and market choice.
- The proposed density is 55 units per ha.

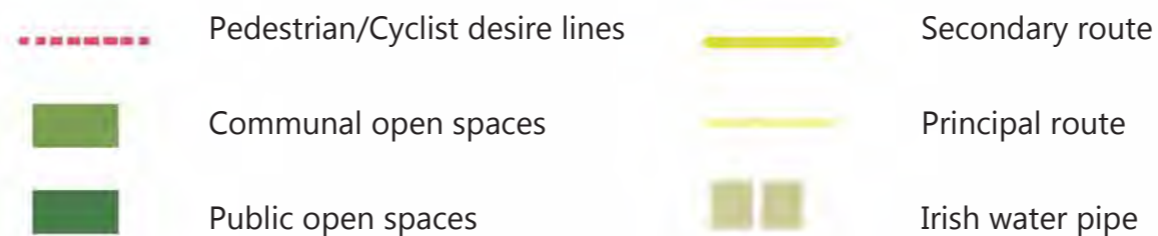
Built form

- Clear definition of streets and spaces (public, semi-private and private) creating a legible and secure environment.
- Perimeter blocks for apartments.
- Distribution of heights to reinforce the urban structure with taller buildings located along key movement route.
- Respect of neighbouring property and differing levels.

Phasing

- Scheme to be one phase of development.

Figure 15: First Principles and Objectives



6.2 Preferred Option - Layout Concept

Access and movement

- There are two vehicular access points.
- New connection to Springvale allowing direct access and connectivity on east-west axis.
- Potential connections to north and south.
- Provision of a street hierarchy.

Open Space and Landscape

- Retention and enhancement of trees.
- Two accessible open space areas with dedicated play areas and football pitch.
- Communal open space enclosed by perimeter blocks.
- Semiprivate open space for duplex units.
- Private open space for all apartments and houses.
- Enhanced landscaping.

Land Use and Density

- Residential, creche and retail.
- Density to be c 55 units per ha.

Built form

- Clear definition and hierarchy of streets providing legible environment.
- Perimeter blocks for apartments.
- Variation in heights.

Figure 16: Preferred Layout Concept



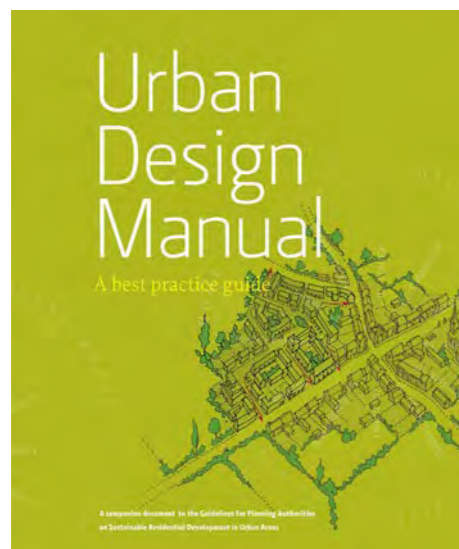
B

DESIGN CRITERIA STATEMENT

1. Urban Design Response

This detailed design has been developed with regard to the 12 criteria assessment as set out in the Department of Environment, Heritage Local Government (DoEHLG) *Urban Design Manual*, May 2009 as follows which are expanded on in this document:

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



2. Context

How does the development respond to its surrounding?

The site is bounded to the west by Stocking Lane. The eastern boundary is formed by the Springvale. The southern boundary is formed by prospect Manor and Springvale. The northern boundary is formed by houses named Coolamber, St.Winnows No. 4 Stocking Lane, and Rookwood House.

The site is within the bounds of South Dublin County Council. It is zoned Objective RES in the Development Plan 2022: "To protect and improved residential amenity."

Rookwood House is a protected structure to the north of the application site.

Stocking Lane is a gateway to the Dublin Mountains. There are trees along the boundary to Stocking Lane. The existing footpath and cycle lane that serve other developments to the south of the site are situated on the west side of Stocking Lane.

The proposed development is residential in nature which accords with the zoning and general surrounding areas.

The proposed development provides for higher density and height on its western end creating an urban edge. The materials used respond to the natural environment with granite proposed. Trees are retained where possible around the perimeter of the site and along Stocking Lane.

Figure 17: Site Context



Stocking Lane



Stocking Lane



Prospect Manor



Springvale



Scholarstown Wood



Scholarstown Wood



3. Connections

How well is connected is the new neighbourhood?

The site is located approximately 8 km south of Dublin City Centre. The access to the M50 is approximately 2 km south along Scholarstown Road.

The 15B bus passes along Sticking lane at an average of every 15 minutes. There is a further bus service 15 on Scholarstown Road which is with a 10 minute walk.

There are three shopping centres with a 5km radius, Rathfarnham, Nutgrove and Knocklyon Shopping Centres.

The development provides for a new pedestrian crossing on Sticking Lane at the north western corner, connecting with the existing footpath on the western side of the road. The existing crossing at the south western corner would be improved providing access to the cycle lane on the western side of Sticking Lane and the bus stop. This would increase pedestrian connectivity through and from the site and to access playing fields and amenities in the general area, further north, namely St.Enda’s GAA pitches, and to the south, including the Edmonstown and Rathfarnam golf clubs and further afield. Three schools are located within 3km from the site, the provision of a new crossing and a new access to Springvale will help increase east-west permeability and penetration across the urban fabric.

A pedestrian and cycle access is provided to Springvale.

The development will connect well to Prospect Manor to the south and to the new Sticking Wood development to the west.

Sticking Lane is a gateway to the Dublin Mountains with

Figure 18: Connectivity



- Public Open Space
- Communal Open Space
- Pedestrian / Cycle access

facilities such as the Hell Fire Club and forest walks.

Cycling and pedestrian routes are provided through the development area linking Stocking Lane with Edmonstown Road. These routes are proposed along open spaces and along desire lines to public transport and neighbourhood facilities.

The main cycle route is provided north to south along the western boundary and east to west along the spine road.

The routes link to the school, church, retail facilities and public parks along Scholarstown Road and Taylors Lane.

Residential road pavements are designed to link to the main cycle/pedestrian routes. The roads within the development are 5.5m wide and there is a variety of road surface finishes.

Figure 19: Cycle and Pedestrian Routes



4. Inclusivity

How easily can people use/ access the development?

Pedestrian routes and linkages are provided through the development area linking Stocking Lane with Edmonstown Road.

The main open space is located to the north of the apartment blocks and central to the site which is easily accessible to all future residents.

The layout is such that the open spaces are overlooked which provides excellent passive security.

The site also utilises the building free zone along the line of the of the Irish Water overflow pipe. These routes are proposed along open spaces and along desire lines to public transport, neighbourhood facilities.

The proposed development will provide a range of unit type from 1 bedroom to 5 bedroom units. Three and four bedroom terraced houses, one, two and three bedroom apartments will provide for a range of people and households.

The scheme aims to provide an inviting aspect to the site and avoids physical and visual barriers with an attractive boundary treatment and passive monitoring.

The Part V submission includes social housing provision for 10% of the dwellings.

5. Variety

How does the development promote a mix of activities?

Variety in the development is provided through a range of design proposals in both the built environment and in the landscaping layout.

In the development there are 11 No. different unit types.

Summary of accommodation		
Houses		
Unit Type	No of Units	Gross internal m2
1-bed		
2-bed		
3-bed	1	110
4-bed	11	1430
5-bed	9	1530
Total	21	3070
Apartments		
Studio		
1-bed	29	
2-bed	61	
3-bed	20	
Total	110	9929
Basement car parking		
Total Residential	131	
Cumulative Gross internal residential		12999
Non Residential		
Creche (22 child spaces)	1	128
Shop and basement store	1	81
ESB	1	14
Cumulative Non residential		223
Basement less shop store		2557
Cumulative Residential		12999
Total gross internal area		15779
% of non-residential		1.8%

The housing form is simple while providing variations in facades with selected brick stone and render finishes. The porches are detailed in pressed metal. The building edges alternate between planted areas, street edges and defensible boundaries opening onto shared community spaces. The mix of unit types and orientation will allow for an interesting and broken elevational treatment. Passive surveillance is designed to provide security.

The proposal includes a variety of active and passive open space with communal, public and private open space.

Figure 20: Housing Distribution Layout



Figure 21: View at Entrance-Corner Shop



The mix use of proposed is principally composed of residential floorspace but also includes an element of retail and community/creche floorspace which will contribute the needs of existing and future residents.

6. Efficiency

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

The site restriction of the 10 metre wide development free zone over the overflow pipe from the Irish Water Treatment Works to the Owendore River is used for the main spine road.

The high density 4 storey apartments are positioned in the centre of the site. The eastern perimeter adjacent to the apartments is addressed with a 3 storey apartment block. The remainder of the site is mostly addressed with 2 and 3 storey houses. Balconies and second floor windows are orientated towards the centre of the site away from boundaries.

The landscaped areas are designed to provide amenity and biodiversity. The spaces are a mix of soft and hard landscaped areas with a playground.

All houses and duplexes have on-street car parking in the development. The higher density apartments have basement parking.

The orientation of the development has been optimised to benefit the buildings, gardens, and public open spaces. The proposal delivers a net density of 55 units per ha.

The efficiency of the scheme design is based on its structured lifetime adaptability (see section 9). This principle is based on the market demand for variable sizes of households over a lifetime. Instead of moving house and diminishing community ties with friends and family, the house and duplex design provides for future sub-division for an aging demographic.

Terraced and duplex units provide an efficient method of building smaller units and adapting them in the long-term.

All dwellings will meet Part L of the Building Regulations regarding energy efficiency. The design maximises the natural daylight. The main heating system will be with heatpumps.

The apartments block will be fitted with PV Panels to contribute meeting the energy needs of future residents.

Waste storage for the multi-units element is located in the basement. Other units have access to their own recycling storage which has been designed to easily accessible without being visually intrusive. Block M has its own waste storage located on its northern facade.

Communal open space for the 4 storey apartment block is oriented to the south, as is the central public open space to ensure their usability and enjoyment by future residents.

7. Distinctiveness (including Character Areas)

How do the proposals create a sense of place?

The scheme provides a variety of dwelling types to integrate with the existing developments to the south and east of the site.

The low density houses to the north of the site were all constructed on septic tanks, either before 1964 or when when the land was zoned for agricultural use. This context is changing in the context of new foul and water services, transport and residential zoning.

The distinctive nature of the development seeks to reach a balance with the existing neighbouring housing stock.

The proposed development of this layout with its roads, footpaths, cycleways and public space are set against the backdrop of it's existing use as a greenfield agricultural site.

The site has views of the Dublin mountains. The higher floor of the apartment block has views over the Dublin Mountains.

The proposal will provide a positive addition to the area, retaining a lot of the existing trees to maintain the identity of the site utilising the site's existing landform.

The materials used will reflect the local materials of granite and brick and render.

Character Areas

Four distinct character areas were created to provide interest and variety within the site. These areas are:

The Green Zone

- Open space and play areas.

Enclosed Urban zone - Urban Edge+Green

- Higher building form.
- Perimeter blocks around an enclosed courtyard and three storey apartment blocks.

Brick/Stone Housing

- Predominantly terraced, two and three storey houses, private open space.
- Located along spine road and around space near Springvale.

Urban Transition Zone

- Provides a transition to 2 storey housing in Springvale and Prospect Manor.
- Two and Three storey buildings.
- Buildings allow for appropriately designed front and rear facades.
- Overlooking the communal open spaces.

Figure 22: Character Areas



8. Layout

How do the proposals create people-friendly streets and spaces?

The scheme has been designed to create an observed open space, overlooked by the apartments and houses. The central feature creates a sense of place and will be an attractive local amenity as well as destination for local children. The design layout of this scheme has been developed by adapting to constraints presented by the site location making the most efficient use of land and utilising it to provide connectivity to adjacent estates.

The main constraint is the 10 mt-wide development free zone which is the overflow pipe from the Irish Water Reservoir.

The main spine road is structured along this line and this is bounded by the apartments on the south side and the open space on the north side. Further to the east of site it provides a formal vista for the terraced homes and smaller play area to the east of the site. We also refer to AECOM's Transport and Traffic Assessment which shows how the internal road layout complies with the requirements of DMURs.

The street hierarchy favours pedestrians and cyclists over cars. Traffic speeds are controlled by the design and layout and raised tables where appropriate.

Blocks F,G,H and J form a perimeter block away from the existing Prospect Manor estate to the south with a view to protect the amenities of existing residents.

Blocks L and M provide an extension of the urban edge along Stocking Lane and help to frame the public open space.

The terraced houses have front gardens with a footpath between the front garden and the car parking on the main spine road. This is due to the constraint of the overflow pipe and the proximity allowed for piped services.

The ground floor duplex and apartments have privacy strips between the front doors and the public footpaths. The communal open space to the east of block K allows for the

retention of trees along that boundary.

The proposed layout allows for retention of mature and semi-mature trees with the development site

Creche and Shop Facilities

The proposed facilities include a creche and a shop.

The 128 m² creche is located in Block L. This section of road provides drop off parking spaces with access on the passenger side to a footpath leading directly into the creche.

The creche has an external play area, with part of it covered.

The requirement for a shop in this location is that the nearest shops are Cost-Cutters on Taylors lane, Spar in Ballycullen, and a local newsagent in Orlagh Grove. The proposed location of the shop is in a central location to housing developments along Stocking Lane, Scholarstown Road and Edmonstown Road. It will contribute to reducing car journeys.

The proposed shop is 64m². The entrance is accessible from parking spaces on the main spine road. There is a loading bay for a van on the spine road no 1.

The proposed opening times would be between 8 am and 10 pm, although these would need to be agreed with the Planning Authority.

There is no access directly from inside the apartment block.

The public realm to the front of the shop offers a formality to the corner location.

Figure 23: Site Layout



9. Public Realm

How safe, secure and enjoyable are the public areas?

The main open space is located in the northern centre of the site. The footpath and cycle lane are accommodated within the site while avoiding the root zones.

The public pedestrian and cycle lane on the western side of Stocking Lane is accessed by a signalled traffic lights at the south western corner of the site.

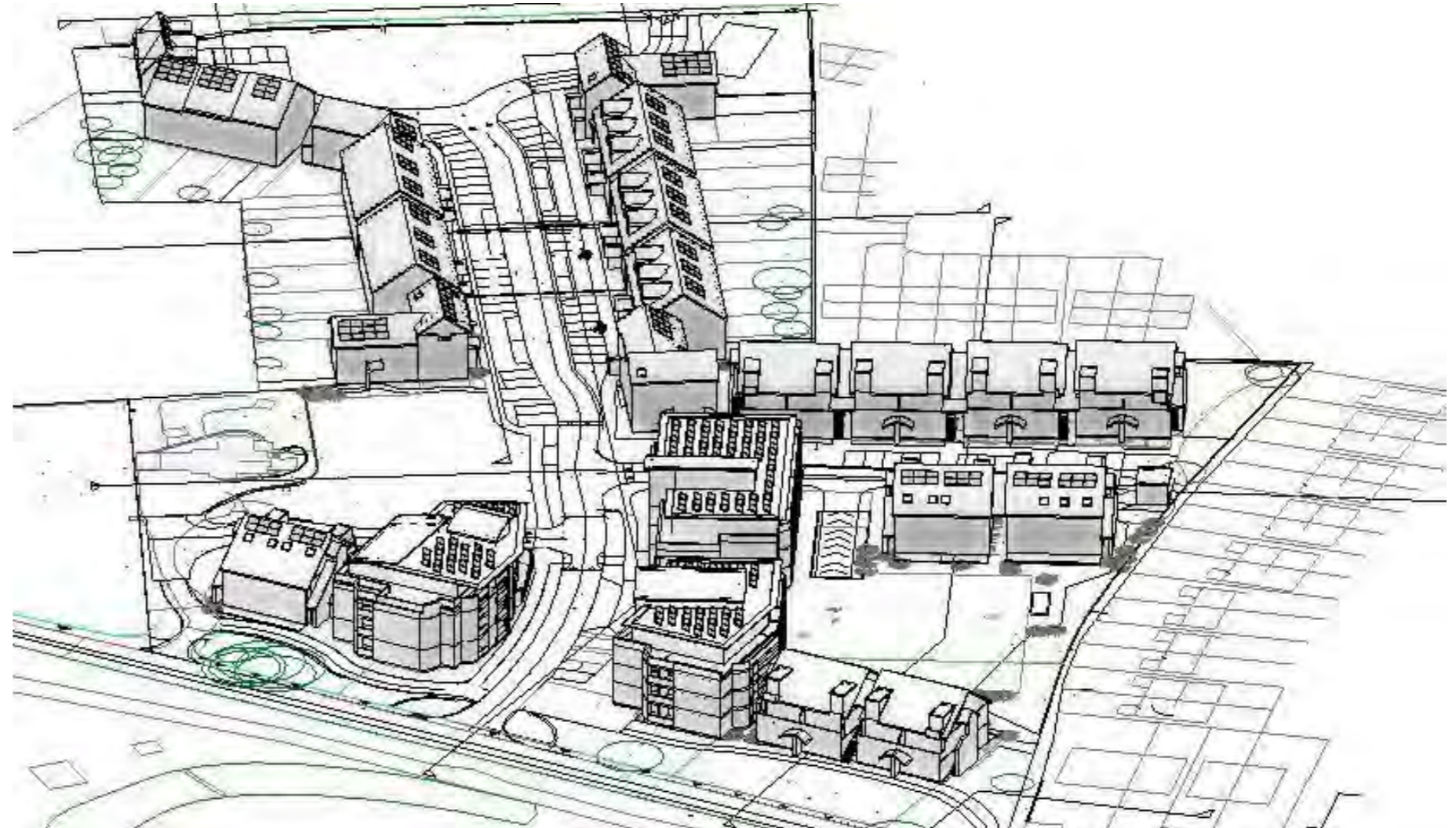
The public spaces within the development are accessible to all the residential units and car access is regulated in favour of pedestrian priority zones.

The main open spaces are overlooked by surrounding dwellings providing a safe amenity and passive surveillance for the children and adults alike.

The layout seeks to maximise the views from within the homes over the public spaces to provide passive supervision.

The home zones provide less formal street scape encouraging pedestrian interaction.

Figure 24: Site View West



10. Adaptability

How will the building cope with change?

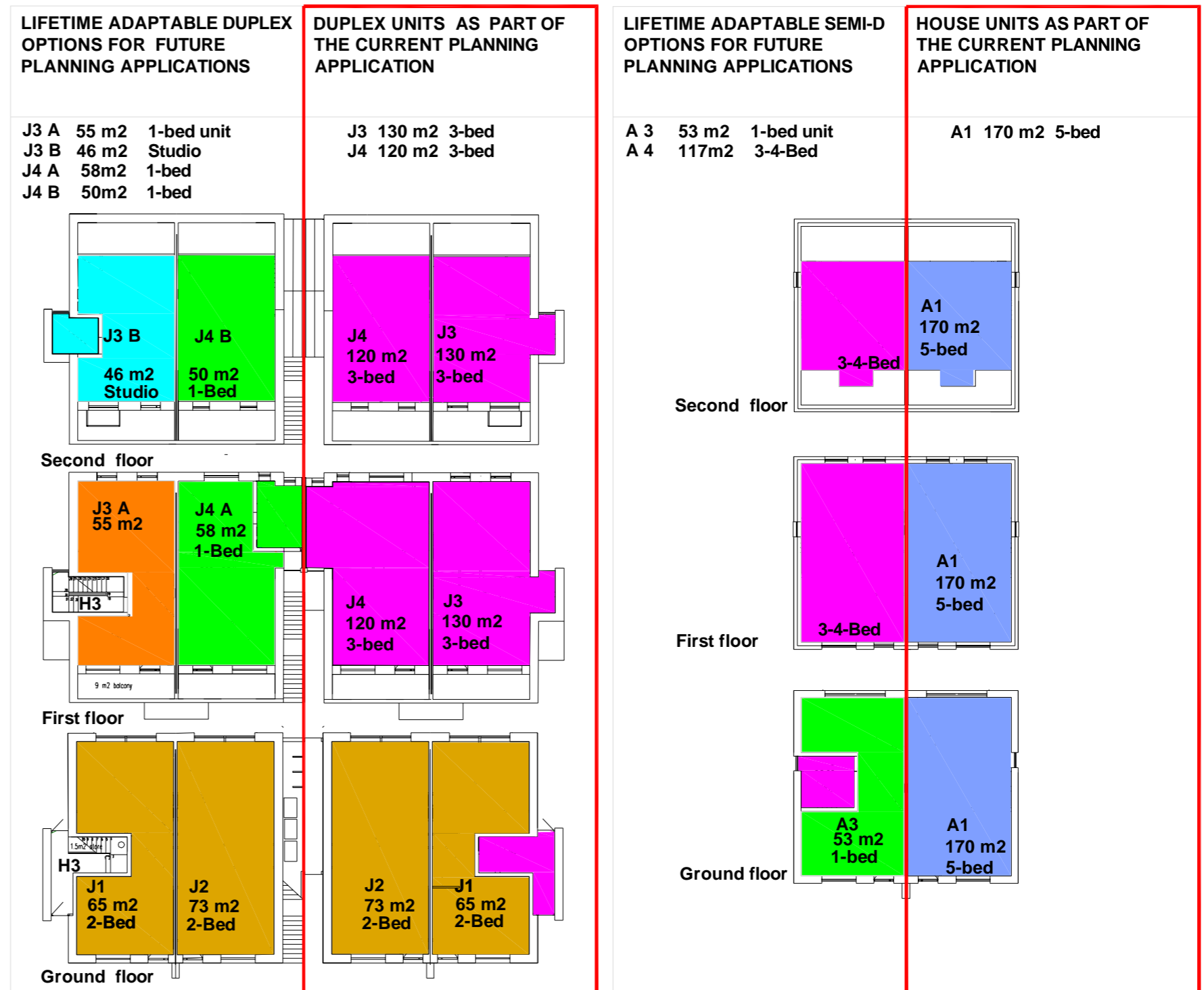
The National Planning Framework 2040 supports Lifetime Adaptable Homes under the National planning Objective 34.

The Lifetime Adaptable Design is in accordance ISO.20887:2020 "Sustainability in Buildings and Civil Engineering Works- Design for Disability and Adaptability- Principles, requirements and guidance"

Adaptability has traditionally been defined as houses that can be extended as usual. Lifetime time adaptable homes are defined in this design statement as being connectable and subdividable in compliance with the principles of universal access.

The lifetime aspect has been introduced since 2018, due to rapid demographic change. 70% of Irish households consist of 3 persons or less. People over the age of 65 will double by 2040, to 1.4 million. It is therefore beneficial that homes can be subdivided to allow elderly people to stay in the same location and to either rent or sell part of their home for pension and /or inheritance planning. The needs of a household lifecycle means the units should be easily amalgamated again as larger homes. Regulatory compliance for both amalgamation and subdivision would be subject to new planning applications at any point in the future. Therefore the future adaptation options indicated in this section are not submitted for detailed assessment by the Planning Authority and ABP in this current application, however they do offer a suite of options for lifetime adaptability in the future, at least cost.

The houses and the duplex units have been designed for lifetime needs by using the FlexiStorey system for lifetime adaptable homes. The Planning Authority and ABP are requested to consider the standard HQA for the homes as they are presented in this application.



Design Manual for Urban Roads and Streets

The layout is cognisant of the principles set out by DMURS relating to the creation of high quality public realm.

Enclosure

A sense of enclosure spatially defines streets and creates a more intimate and supervised environment. "A sense of enclosure" is achieved by orientating buildings towards the street and placing them along the edge, the use of street trees can also enhance the feeling of enclosure.

Active Edge

An active frontage enlivens the edge of the street creating a more interesting and engaging environment. An active frontage is achieved with frequent entrances and openings to ensure the street is overlooked and generate pedestrian activity as people come and go from buildings

Pedestrian Activity / Facilities

The sense of intimacy, interest and natural surveillance that is created by a street that is enclosed and lined with active frontages enhances a pedestrian's feeling of security and well-being. Good pedestrian facilities (such as wide footpaths and well designed crossings) also make walking a more convenient and pleasurable experience that will further encourage pedestrian activity.

Place as Part of the Design Equation.

The main open space is located along Stocking Lane, which has the mature oak tree among other trees lining the road. The footpath and cycle lane are accommodated within the site while avoiding the root zones.

The public pedestrian path and cycle lane on the western side of Stocking Lane are accessed by a signalled lights at the south western corner of the site.

The public spaces within the development are accessible to all the residential units and car access is regulated in favour of

pedestrian priority zones.

The main open spaces are overlooked by surrounding dwellings providing a safe amenity and passive surveillance for the children and adults alike.

The road and parking areas have been integrated in the landscape plan with:

- permeable paving
- frequent tree planting between car parking spaces
- hedges
- attractive home zoning

11. Privacy and Amenity

How do the buildings provide a decent standard of amenity?

Amenities of Future Residents

Each house will have access to a minimum of 70m² private open space.

Duplex units have patios on the ground floor of 13 m²

Upper floor duplex units have balconies of ranging from 5 m² to 9 m² depending on whether they are 1 bed or 3 bed.

1 bed apartments have a minimum balcony size of 5 m²

2 bed apartments have a minimum balcony size of 7 m²

3 bed apartments have a minimum balcony size of 9 m²

The perimeter block of E,F,G,H,J,K provides for communal open space with pedestrian gates. These are designed to minimise overlooking, and prevent sound emissions.

Distribution of heights to reinforce the urban structure.

Building Heights

Taller buildings located are along key movement routes opposite largest area of open space.

Heights have regard to existing two storey pattern of development and differing levels to east (c.2m).

The landscape drawings clearly distinguish between private open space (for houses and apartments); communal open space for apartments which will be under management company control; and public open space for the entire development. All provision is in accordance with Development Planning standards and revisions of the Apartment Guidelines.

Figure 25: Building Heights



Figure 26: Site View South East



82% of the units proposed are dual aspects. All the units which are single aspect are south facing. The internal layout has been devised to avoid sound transmission and avoid overlooking, particularly in the enclosed urban zone.

Good daylight and sunlight will be provided for within the scheme as illustrated in Figures 26 and 27. Privacy strips are provided to the front of the ground floor units in the duplex block and in the blocks. The houses are also separated from the public realm by a planted strip, separating the storage space is provided in accordance with relevant guidelines.

Facilities & Amenities for Future Residents

In addition to the private, communal and public open space provision and play facilities, the development also provides a corner shop, which is much needed in the area. Furthermore, a carefully designed childcare facility is proposed with its own outdoor play area and easy access to central open space and public play area.

Amenities of Existing Residents

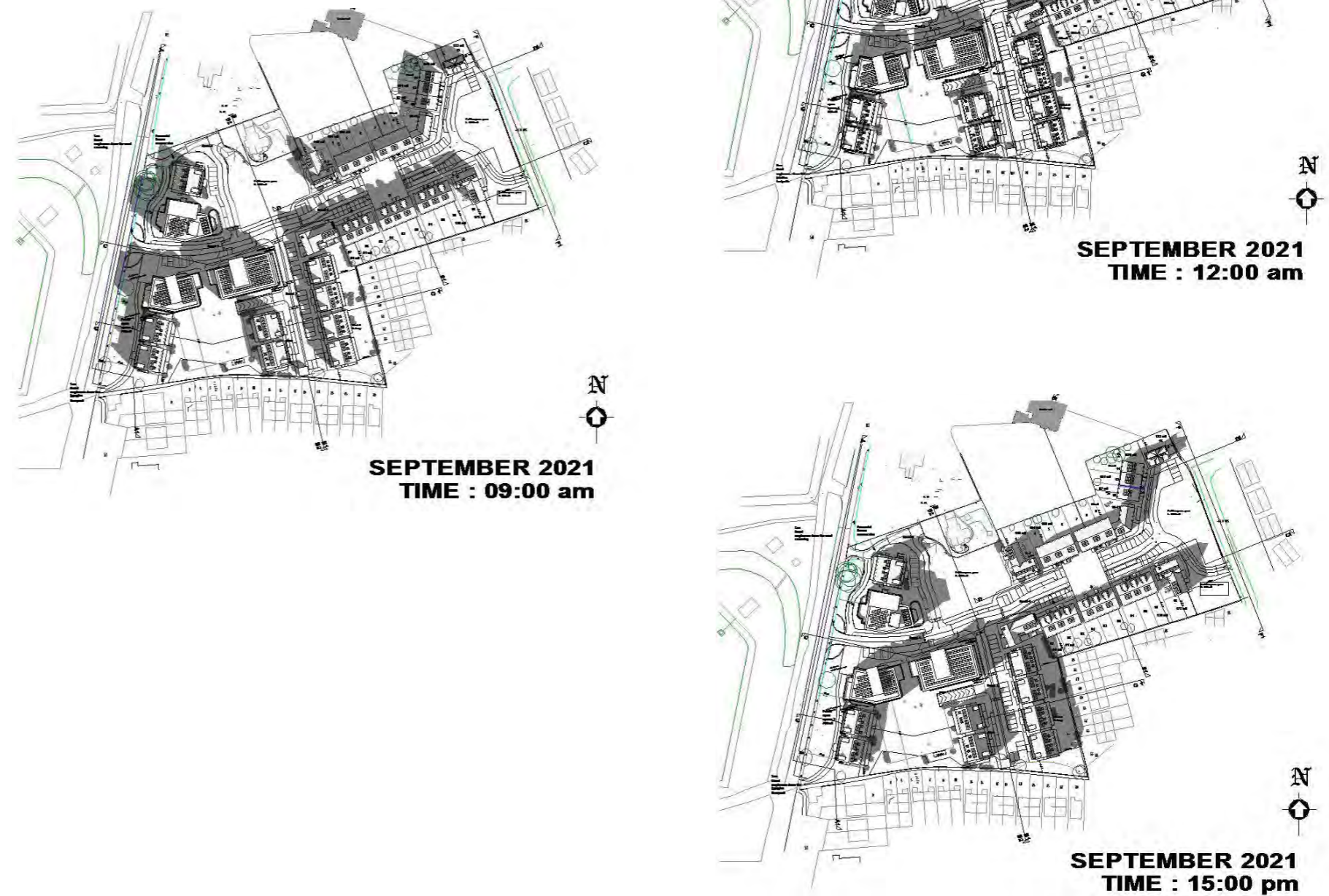
The ABP opinion requires the application to address the amenities of adjoining properties. The entire scheme has been carefully designed to avoid overlooking or loss of privacy for the residents of Springvale and Prospect Manor. The houses along the east-west spine road are two storey at the rear and have garden depths of minimum of 11m. This protects the amenities of residents in Springvale, where the houses side onto the development site. Trees are retained along the northern boundary to protect the amenities of Rookwood House. A daylight and sunlight analysis is submitted as part of this application

The duplex units in Block K are two storey to the rear, where they back onto the houses in Springvale and balconies are to the front to avoid overlooking at the rear of properties. Velux roof lights on the rear of Block K to the second floor accommodation are 2m above finished floor level to avoid overlooking and to protect the amenities of the adjoining residents in Springvale. The end duplex units in Block H, L and K have a side on orientation to the house in Prospect Manor

with no overlooking. There is no overlooking of St.Winnows or Coolamber.

As the site is to the north of Springvale and Prospect Manor there is little or no potential for overshadowing of these housing areas as illustrated in Figure 26 and 27.

Figure 27: Shadows September Solstice



12. Parking

How will the car parking be secure and attractive?

The overall car parking is as follows:

Houses and duplex blocks E, J and K have surface car parking.

The width of the car spaces are 2.4m to allow for the 5.5 m wide roads plus a 0.5m space. Parking is integrated with landscaping to soften the road and parking layout.

Car parking for apartment blocks F, G, L and the duplex block H are accommodated underground. 4 Disabled spaces are next to the lift cores.

Electrical power points are also provided on certain parking spots with an infrastructure to allow future charging points.

288 Bicycle parking bays are provided in the basement and on the surface for the duplex Block E and the apartment blocks F and G.

Secure bicycle parking for blocks H, J and K are provided at ground floor level underneath the first floor entrances.

- A total of 167 car parking spaces, of which:
- 88 are at surface level and 79 in the basement under apartment blocks F and G.
- 5 are dedicated visitor parking spaces.
- A total of 288 cycle parking spaces
- 5 no. motorcycle spaces.

A mixed layout for car parking is proposed along the spine road with both parallel and perpendicular parking space. Parallel parking is proposed to be bound along the footpath by tree planting (four trees for every two spaces) to allow for visual amenity and visually narrow carriageway.

Figure 28: Parking Layout- Cars



13. Detailed Design

How well thought through is the building and landscape design

The proposed materials take their inspiration of the local area and views onto the Dublin mountains to provide for a high quality development. The sylvan character of Stocking Lane will be retained thanks to the proposed planting of medium to large growing trees to the west of site

Elevations and Materials

Buildings F, G and L

- Brick and Cut Wicklow Granite, Random Granite
- Some Plaster
- Metal and Granite and Concrete Cills
- Glazed Balconies
- Pre-patinated Green Copper to roof overhang
- Copper coloured aluminium to vertical second floor walls.

Buildings E, H, J, K and M

- Brick and Cut Wicklow Granite, Random Granite
- Some Plaster
- Metal and Granite and Concrete Cills
- Glazed Balconies
- Pre-patinated Green Copper to roof between blocks

House Types A,B and C

- Brick and Cut Wicklow Granite, Random Granite
- Some Plaster
- Metal and Granite and Concrete Cills
- Concrete Roof Tiles

Apartment Buildings F & G

- Brick and Cut Wicklow Granite, Random Granite
- Some Plaster
- Metal and Granite and Concrete Cills
- Glazed Balconies

Figure 29: Elevation for Type F and G



Cut Wicklow Granite



Random Wicklow Granite



- Pre-patinated Green Copper to roof overhang
- Copper coloured aluminium to vertical second floor walls.

Buildings E, H, J & K

- Brick and Cut Wicklow Granite, Random Granite
- Some Plaster
- Metal and Granite and Concrete Cills
- Glazed Balconies
- Pre-patinated Green Copper to roof between blocks

House Types A,B and C

- Brick and Cut Wicklow Granite, Random Granite
- Some Plaster
- Metal and Granite and Concrete Cills
- Concrete Roof Tiles

Figure 30: Elevation for Type K



The red brick would be used in 25% of the units to provide visual distinctiveness.



The yellow brick would have a white mortar to mirror the development on the other side of Stocking Lane, Scholarstown Woods.



**Stocking Lane SHD 2
Concept Plan and Design Criteria Statement**

Oct 2021



Matt Barnes
Architect