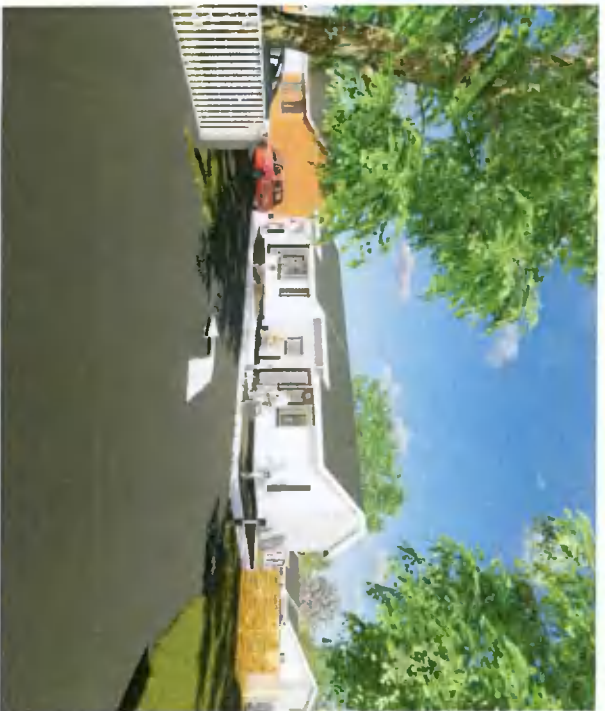


# Development at 'The Priory + Leabeg', Kiltipper Road, Dublin 24

Architectural Design Statement - October 2021



Design Statement - Development at 'The Priory + Leabeg' on the Kiltipper Road, Dublin 24

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## 01 Introduction

This Design statement has been prepared by Fitzgerald Kavanagh + Partners Architects in support of the planning permission by Peter McVerry Trust for the residential development at the existing sites of 'The Priority' + 'Leabeg', at Kiltipper Road, Dublin 24.

It describes the site location and context, explains how the proposal has been developed in response to the existing context and outlines key aspects of the proposed design, materials and compliance with current guidance including the 'Urban Design Manual'.

This report should be read in conjunction with all other reports, drawings and documents submitted as part of this submission.

### Project team

- AHB - Peter McVerry Trust
- Architecture - Fitzgerald Kavanagh + Partners
- Quantity surveyor - Brendan Merry + Partners
- Civil / Structural Engineer - MCE Consultants

### External Consultants

- Ecological Surveyor - Donna Mullen  
(Wildlife Surveyors Ireland)
- Arborist - Michael Garry (Arbor Care Ltd)



▲ Google Street View of Subject Site  
(Source Google Maps Online)

## 02 Summary Of Proposal

This proposal comprises of two existing rural housing sites, which it is proposed will be combined into a new housing development to meet the needs of the social housing development policy in South County Dublin.

The existing sites of 'The Priory' and 'Leabeg' were originally utilised as private homes in the rural setting of Kiltipper. In recent years the sites have been managed by the 'North and East Housing Association' as a hostel and facility, this was taken over and is now managed by the Peter McVerry Trust. Following the recent purchase of the Leabeg property, it is the wish of the client to develop these lands further for the permanent rehousing of individuals who meet the housing need.

The proposal looks to utilise the existing 'Priory' Hostel building and continue its current use with little changes to the existing building, while constructing 10no additional single storey terraced dwellings which form a ribbon around the existing building. These 10no units will be single storey 1 bed units with accessible access throughout. The remainder of the site has been designed and landscaped to take account and use of the existing developed landscaping to the rear of the site. Through a series of areas for social use and landscaping, the site will be enjoyed by the future occupants. The site also includes provisions for bicycle and car parking along with a new main entrance point which acts as a spine on the site.

This design statement further identifies the proposed development in drawing and modeling format as currently envisaged on the subsequent pages and attached drawings.

South Dublin Development Plan Standards The Peter McVerry Trust - Residential Development, Kiltipper Road, Dublin 24				
	Current Standard/ Recommendations	1 Bed Units	Total Units	Comments
<b>Total Proposed Units</b>		<b>10units</b>	<b>= 10units</b>	
Total Floor Area:	As per SDCC development plan 2016-2022 (50m <sup>2</sup> )	51m <sup>2</sup>	513m <sup>2</sup>	Dwelling mix use for social housing need
Existing Building			208m <sup>2</sup>	Priory Building to be retained
To be demolished			353.12m <sup>2</sup>	
Total Site Area			5,832 m <sup>2</sup>	
Density	35 dwellings per hectare		10 units	35/0.58h /= 21units
Aggregate Floor areas: Living Dining and Kitchen	Minimum requirements	23m <sup>2</sup>		
Storage Requirements	Minimum requirements	3m <sup>2</sup>		
Private Open Space	Minimum requirements (48m <sup>2</sup> ) per house	•	40m <sup>2</sup>	Each house contains a 5m <sup>2</sup> terrace to meet the apartment guidelines
Public Open Space	Minimum requirements 10% site area	•	2,752m <sup>2</sup>	
Bedroom minimum sizes	Single 7.1sq m Double 11.4sq m	•		
Bicycle Parking Spaces	1 per unit and visitor parking	10	24	
Car Parking Spaces	1 per unit and visitor parking	10	14	



South Dublin Development Plan  
Design Standards 2016-2022

**03 Site Constraints**

<b>Development Constraints</b> <b>The Peter McVerry Trust - Residential Development, Kiltipper Road, Dublin 24</b>		
Constraints	Mitigation measures	Comments
<b>Site Zoning</b>	Site development and planning developed from the bases of the difficult site boundary lines.	The SDCC Development plan 2016-2022 notes a split in the zoning through the site of 75% 'New Residential Community' + 25% 'Protect Rural Amenity'. Development may only occur in the 75% zone and within this, other factors had to be considered from neighbouring properties to wayleaves. All new development must occur in the area zoned RES-A and this has been carefully adhered to on the site.
<b>Sight Lines, Existing Buildings</b>	Forming a massing which represents the area and addresses the road with a new site entrance.	Site massing was considered to mimic the existing form to the front road elevation of two single storey dwelling forms. A new site entrance to the front to create an 'in' and 'out' site access with appropriate sight lines has also been developed.
<b>Existing Site Level Change</b>	Stepping the dwellings into the landscape to reduce the need to cut and fill on the site	There is an existing fall of 2.5m from the road to the north most point on the site. This level change has been considered in the stepping of the units into the landscape to minimise the requirement for substantial cutting and filling and groundworks on the site.
<b>Existing Foul + Surface Drainage Routes</b>	Neighbouring Elder Health Housing development (Kelland Homes Ltd) letter of support attached	There are no existing drainage routes from the site to a public system, septic tanks are only available. Following correspondence between the applicant and Kelland Homes an agreement to work on connecting both foul and surface overflow into the routes that run through the south of their site has been established. This proposal is to be further developed at tender stage between all parties.
<b>Existing ESB Wayleave</b>	Proposed building line has been offset 30m from the centre of adjacent ESB 220kV pylon	Following correspondence between ESB networks and the applicant, a wayleave to the north of the site has been established. All proposed development of dwellings does not occur within this development zone.
<b>Vehicular Access</b>	New in and out vehicular access route has been established with car parking facilities to meet the current guidance regulations.	Site parking has been reimaged to allow for parking facilities which meet the SDCC Development Guidance 2016-2022 and a new ingress and egress system has been established. This allows for safe passage in and out of the site via a new site entrance which meets the required site boundary sight lines provision.
<b>Pedestrian Access</b>	Separate front entrance link from the SDCC park and the proposed development is sought and a pedestrianised route through the site has been established.	Proposed SDCC Part 8 park (south of subject site) is a potential additional amenity to our site. We propose for SDCC roads department to link our site to this area in any future roads upgrade works to link these two areas. This should be provided via a pedestrian crossing across Kiltipper road to meet the park. In the proposal there is provision for the pedestrian link from our site entrance to the all properties and internal pedestrianised zones have been developed.
<b>Surface Water Retention</b>	A swale which is connected to an attenuation tank has been proposed to address poor drainage on the site	Following soakaway testing on the existing site, no infiltration was noted due to the existing ground condition. It is proposed to include a site swale, which will temporarily fill with water during heavy downpours and the overflow will run to the proposed attenuation tank on the site before exiting the site via the surface water outfall route. This site swale will be landscaped with native flowers to make it an attractive centre piece of the site proposal.
<b>Existing Foliage and Hedgerows</b>	See attached 'Landscape Plan' and 'Arborist's Report'	Trees of a poor condition will be removed but all existing mature trees will be retained on the site. The proposal was developed around the client's desire to retain as many trees on the site as best possible.
<b>Existing Ecology</b>	See attached 'Bat Survey'	On the request of the local authority planning officer during the pre-planning phase of the project, a bat survey of the site has been conducted to establish if any in-season nesting has been occurring. Please find attached the completed bat survey with recommendations for inclusion of bat houses in the future.
<b>Recycling + Bin Storage Facilities</b>	Bin storage with access for collection providers considered in development	Provisions for recycling and refuse collection facilities have been considered and developed to provide adequately sized facilities. These facilities have been sited so they are readily accessible to the users but also for collection purposes on the site.
<b>Sustainability Provisions</b>	TGD part L, M and F provisions considered in development, see extract below.	Current guideline recommendations on energy, accessibility and ventilation have been considered in the design of the site and the units to maximise use and energy efficiency of the units. This is to meet current regulations but also to enhance the user's experiences in the units.

**FKP building constraints list**

## 04 Existing Site Appraisal

The site is located along the Kiltipper Road, Dublin 24. The two adjoining rural sites in the proximity of recently constructed Elder Heath and Ellensborough residential housing developments.

The site itself is not directly overlooking any of these housing developments as a buffer zone to the north has been left by an existing ESB pylon and there is a small family home located to the west this gives both sites a natural element of privacy. The two existing properties on the site are two single storey family homes, one of which has been converted under into a hostel unit and the other remains as a stand alone housing unit.

### The Priory Site

The main building is a single storey rectangular form building with mix of rendered blockwork and red brick with a tiled pitched roof. The Priory site has been further modified under planning permission SD15B0202, to include ramps and guarding to assist with access. The main building appears to have been constructed in the late 80s to early 90s and the greater site boundary stretches so the rear gardens surround the smaller Leabeg site.

### The Leabeg Site

This comprises of a single storey rectangular form building with rendered blockwork and a tiled roof. Also possibly constructed in the late 80s early 90s with later modifications were made to the building under planning permission S01B/0630 to modify the rear of the property and add additional spaces and terraces to the rear of the property. Leabeg is the smaller site of the two properties and has a rectangular sloping garden space.

### Landscaping

One of the striking aspects of the existing site is the mature landscaped gardens to the front and the rear of the property which include some spectacular examples of mature Eucalyptus, Willow, Norwegian Maple Trees (along others) and a mature high hedge line. This array of trees creates a natural buffer on all three sides to the neighboring sites. One of the challenges on this site is the gentle fall from south to north which occurs, this measures 2.5metres from road to north most corner on the site and has been considered in the siting of the proposal.

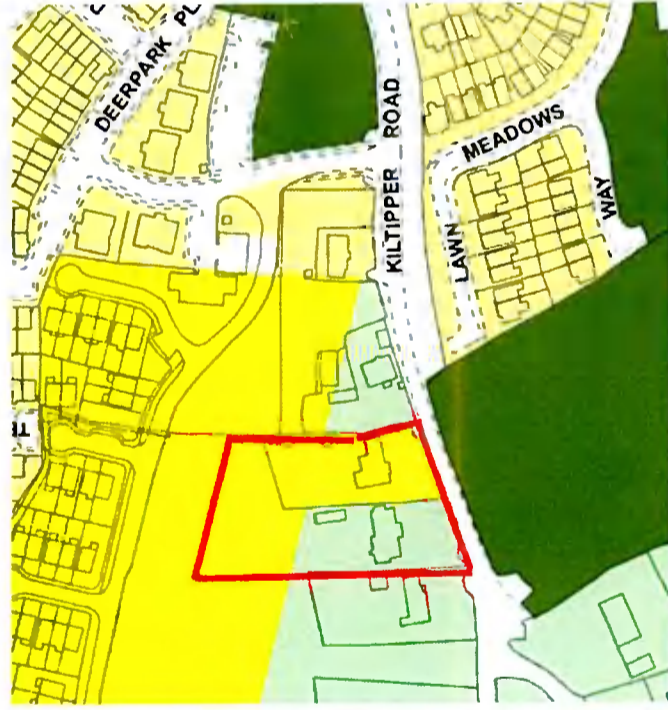
One of the main site constraints is the zoning of the development into two defined areas.

### Zone 1: Existing Priory building

**RU - To protect and improve rural amenity and to provide for the development of agriculture.**

### Zone 2: Gardens and Leabeg site

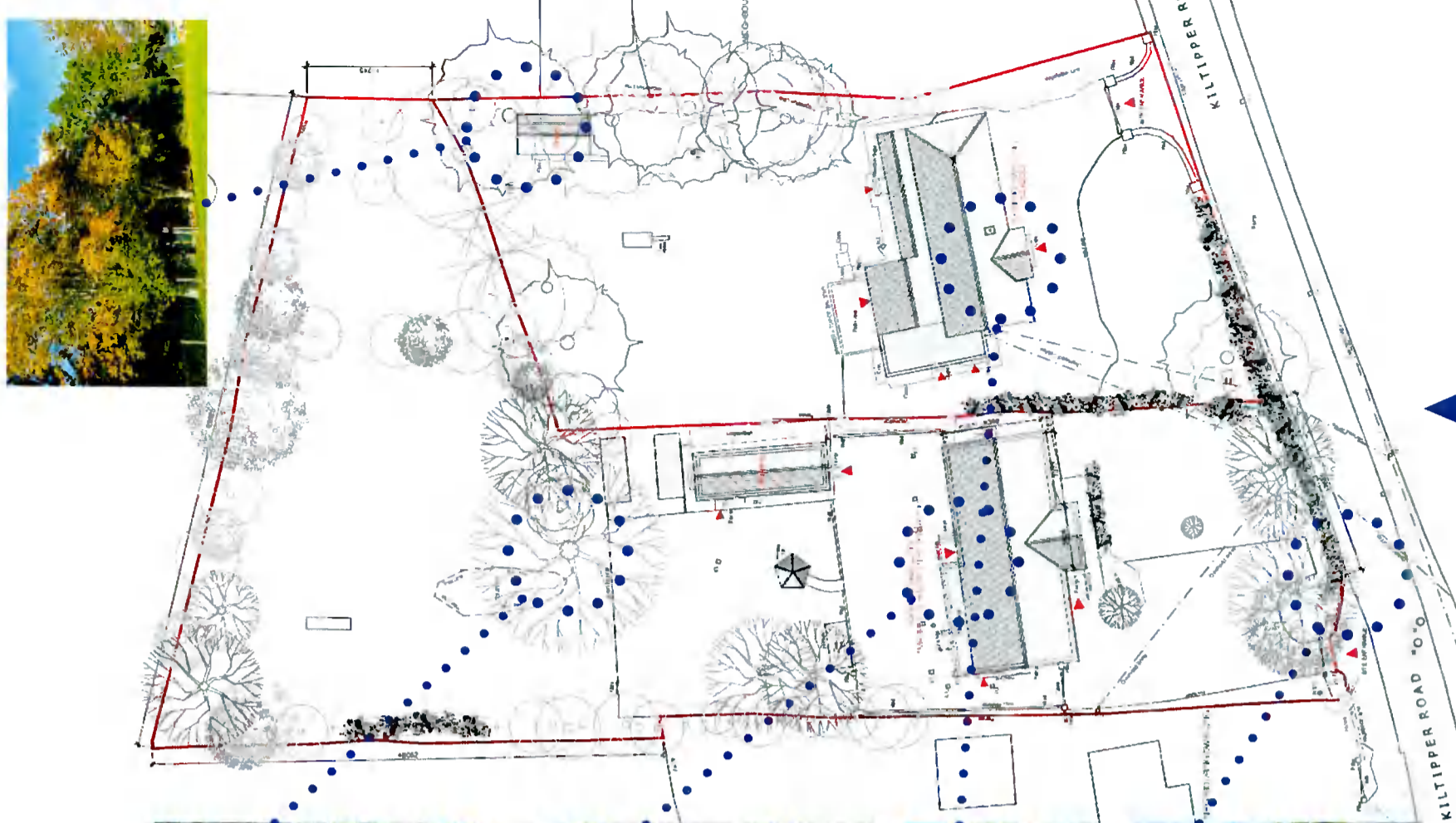
**RES-A - To Provide for new residential communities in accordance with approved area plans.**



Current Site Zoning SDCC Development Plan 2016-2022



Existing Site Images



FKP Existing Site Plan NTS

## 05 Design Summary

The design has been considered to be sympathetic to the existing area and embedded into the existing site, which has a gentle slope from front to back. The typology for the area is a mix between single storey rural dwellings with large garden areas and a typical two-storey terrace or housing estate style cluster of houses. The design for this development needed to be considerate of both these aspects of living while meeting the needs of our client and its occupants.

The design proposal was developed from a number of central ideas which emerged, including the following:

- to provide buildings which are sympathetic to their surroundings, including the building line, heights and surrounding areas.
- to rejuvenate the site with a strong statement terrace to the front to mimic the existing Leabeg house but a re-imagined communal courtyard space to the rear with linear blocks of terraced housing which step away from the main front elevation.
- to carefully control the massing of the proposed development so that it sits comfortably within the site context and does not cause adverse impacts on neighbouring properties.
- to carefully consider and include materials which are in harmony with the existing building and surrounding buildings to give a clarity of architectural expression.
- to respect the ecosystem of the existing site by retaining as much greenery as possible within the site and placing the linear blocks around established Trees to take advantage of their natural features.



▲ FKP Proposed Render of Block B



▲ FKP Proposed Render of Entrance View

## 06 Urban Design Manual

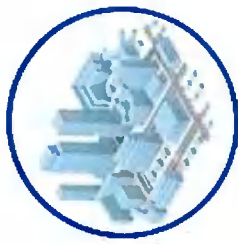
This site proposal has been developed with regard to the 12 criteria assessment as set out in the Department of Environment, Heritage Local Government Urban Design Manual, May 2009, as the following sub categories. The Urban Design manual is focused on the creation of sustainable high quality neighbourhoods in this scheme has been described using the 12 criteria as a guiding principle. To avoid repetition the design statement indicates by use of icons where each of the criteria has been responded to at the scale of Neighbourhood, Site and Home. A brief synopsis of how each criteria is met is provided for in this section and the design is further presented on the following pages;



### Context

**How does the development respond to its surroundings?**

The development does not alter the existing appearance from the road, with the majority of development occurring behind the original two housing units, where a small cluster is formed. The heights and the appearance of the buildings are in keeping with the original design and appearance of the buildings in the context of the area. The development is not directly attached to the connecting local paths, it is proposed for SDCC to extend current footpaths to this location to connect the development and link with the public amenity.



### Connections

**How easily can people use & access the development?**

The use and access around the development has been considered with the user in mind. Gently sloping paths lead to level access entrances into each of the units. Within the properties, each unit has been designed with toilets, kitchens, lobbies and spaces will comply with TGD Part M - 'access for people with disabilities'. This was a key brief requirement from our client and something that has been considered throughout.



### Inclusivity

**How does the development promote a good mix of activities?**

The planning of the units and forming and three distinct blocks has created opportunities for social spaces to be formed inbetween the edges of the building forms. Each block has use of all of these spaces depending on their needs. Each unit is the same in this development. This housing mix falls outside that of the planning guidelines for residential mix, however in our clients experience mixed occupancies for this user group, pose particular risks of security and conflict. Also given the statistics, there is a need for 1 bed units.



### Variety

**How does the development promote a good mix of activities?**

The planning of the units and forming and three distinct blocks has created opportunities for social spaces to be formed inbetween the edges of the building forms. Each block has use of all of these spaces depending on their needs. Each unit is the same in this development. This housing mix falls outside that of the planning guidelines for residential mix, however in our clients experience mixed occupancies for this user group, pose particular risks of security and conflict. Also given the statistics, there is a need for 1 bed units.



### Public Realm

**How safe, secure & enjoyable are the public areas?**

The rear area, as indicated already, is a communal open space for use by the residents, and has passive surveillance from the hostel to the rear of the property. The site itself is protected and private from the outside due to the existence of an extensive mature tree and hedge line on all sides of the property.



### Efficiency

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

The buildings will be designed to NZEB standards for negligible heat loss through the building fabric. It will also take advantage of the buildings orientation by the use of PV panels on the roofs and air-heat pumps, all in compliance with TGD part L. The rear gardens will be redesigned with hard and soft landscaping incorporating a proposal for SUDs, and promoting amenity space and biodiversity.



### Distinctiveness

**How does the development promote a good mix of activities?**

The development further enforces a communal typology by connecting all housing units by orientating them towards the rear private garden space. The use of social spaces within the development also looks to create a communal feeling in the shared spaces in the development.



### Layout

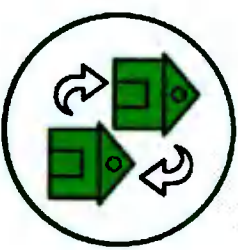
**How does the proposal create people-friendly streets & spaces?**

The site layout is set out to the existing urban grain. The new interventions within the front areas look to provide accessibility and use, while the rear of the development promotes privacy and communal use. The proposed proportion of the streets and paths make the layout usable by multiple users at one time, along with the scale considerate of the development size.



DoEHLG Urban Design Manual 2009





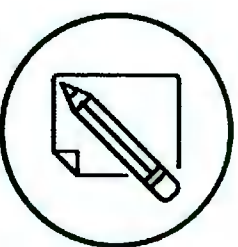
### Adaptability

#### How will the site cope with change?

The proposed development has been designed to the clients current brief of requirements. However if things were to change in the future, the adaptability of the units is very important. Each unit is large enough to accommodate an abled bodied person or a disabled individual, however these units can be modified and adapted to the users needs with the buildings structure spanning from face to face to allow flexibility in the unit layout as required in the future.

The site has also been planned out to allow for the expansion of the hostel unit in the future as may be required. The Priority site is zoned for 'Rural amenity' however if this was to be rezoned in the future, it is possible that further permitted development may be sought to add to the site numbers and site layout.

One of the Trust's core beliefs is that homelessness will be eradicated in the current numbers in the next c20years. At this point some emergency housing will revert back to social housing stock. It is the client's wish to design housing which can be supplied to the local areas housing list in the near future if so required.



### Detailed Design

#### How do the buildings provide a high quality amenity?

The scheme has been designed with consideration for the guidelines set out in the "Sustainable Urban Housing: Design standards for new apartments, March 2018" and the "South Dublin County Council Development Plan 2016-2022".

Each unit, is a 1 bed unit, and has been laid out to be in excess of 51sqm, and meeting minimum internal room requirements, as per the planning guidelines.

The regulations require private open space and the communal open space per unit. Creating walled spaces which promote exclusion is not in our client's design strategy. Instead each unit has been provided with a rear terrace area of 5m<sup>2</sup>, which meets the guidelines for a 1 bed apartment unit with open gardens to the front and sides.

There is ample communal open space throughout the proposal at the rear of the properties and between residential block is in excess of the guidelines. These communal spaces are enhanced by external seating and covered spaces which promote community.



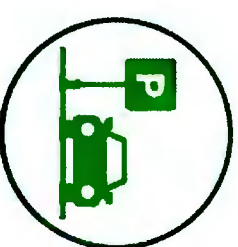
### Privacy and amenity

#### How well thought through is the building design?

To maximise the usable space and units on the site a series of terraced buildings have been programmed on the site to create a connection and intersect the rear garden spaces. This design move creates a mix between private open spaces and communal connected spaces on the site which enhance the inclusivity of the development for its user. The use of amenity at this development is the aspect which the design looks to promote as a key design goal throughout.

The approach to each building, was to design a unit which is fully accessible to mobility impaired users but also take account of the units orientation as each unit benefits from being dual-aspect with north-south or east-west orientations throughout.

The residential units will be of good quality and durable. Fitzgerald Kavanagh + Partners have completed a number of similar residential projects for the Peter McVerry Trust, and exemplar photos have been included on the previous pages to suggest the standard of finish envisaged for these units. See the planning drawings for details.



### Parking

#### How will the parking be secure and attractive?

Each property originally had some form of informal private parking to the front of each building. In the proposal the parking provision has been increased to meet the minimum standards of 1no. space per housing unit provided with additional units for the hostel of 4no. Special users like electric cars and disabled parking spaces have been provided in line with the current development guidelines of South Dublin.

In total 14no. car parking spaces have been provided to the front of the development and an additional 24no bicycle parking spaces provided throughout the site, which is over and above the minimum standards of what is required.

One of our clients aims was to provide a new main entrance to the site which acts as a central spine to the whole development. This new entrance has been positioned to take prominence on the site and allow safe entrance in and out of the site. This also is connected to the existing Leabeg entrance gate which now creates an in and out one-way access system for the parking provision on the site.

## 07 Context + Connection

The local context of Kiltipper should be considered a bufferzone between sub-urban housing and rural in the every expanding infilled area of Dublin 24.

Zoned partially rural but also for community growth the area directly north and to the far east and south have become built up with estate style housing developments. This is made up of:

- Elder Heath development (328no units)
- Ellensborough development (148no units)

Although surrounded by these larger housing developments the proposed development is secluded from the surrounding properties by its isolation of being far enough along Kiltipper road and stepped off the road to allow privacy to be given to the site.

The mature tree and shrub growth and ESB pylon boundary to the north create a barrier between the Elder Heath site and the proposed development and it is proposed that this will be retained in the final scheme to maintain with boundary.

The ESB have been engaged regarding the ESB wayleave and guidance has been sought on the extent of this wayleave. This extends 30m from the centre of the 220kV ESB pylon which is positioned just north of the site. Following review with ESB an area of limited development has been established and the applicant will look to engage further with ESB at tender and construction phases of this development.



Context



Connections

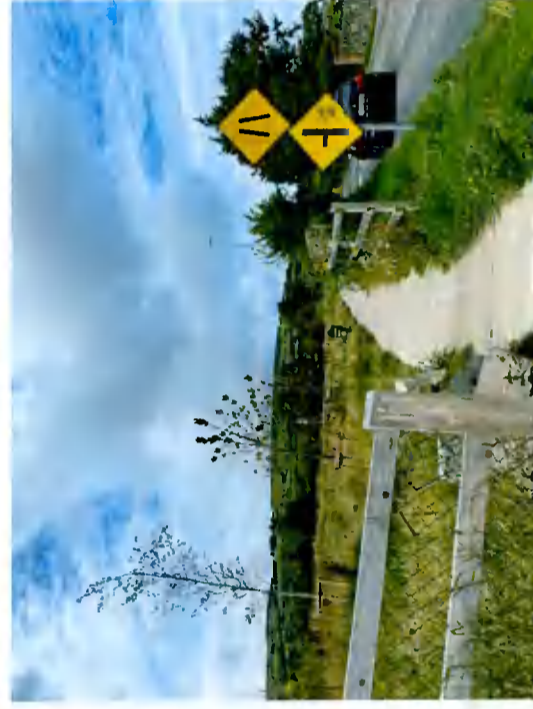
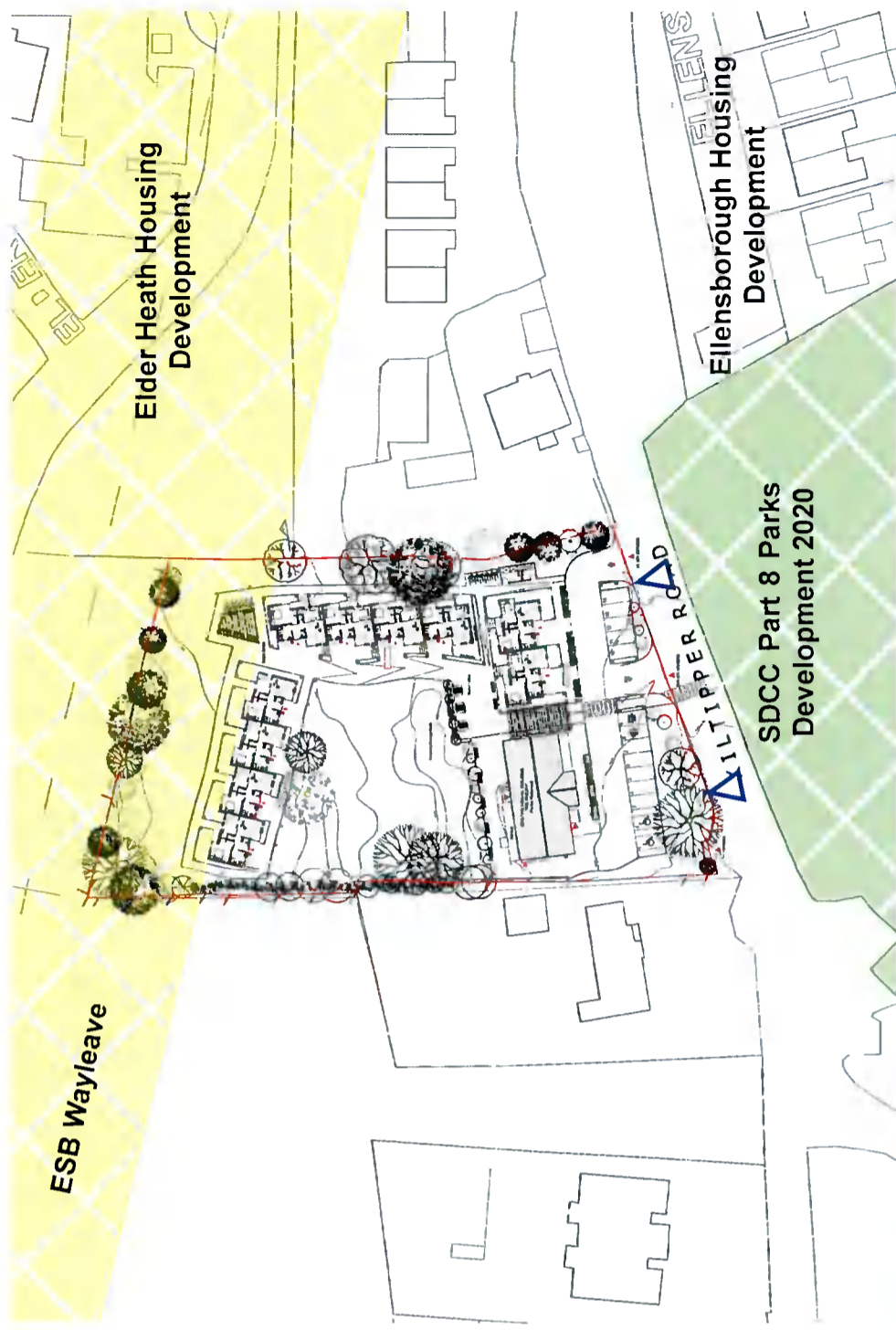
In the general area the next closest homeless services facility is:

- Depaul (Firhouse)
- Focus (Tallaght)
- Enable (Tallaght)
- Tallaght Homeless Advice Unit
- Sophia (Tallaght)

The unit is currently connected to the locality by a private bus service which is run by the Trust to local amenities currently. It is proposed in the future development that this service will be expanded to include the new 10 units of housing in the scheme. This will link the occupants with some essential services not directly accessible in the Kiltipper area.

The site is located north of the proposed expansion of the Kiltipper parks development by South Dublin County Council and it is envisaged that the occupiers may utilise this local amenity via the front entrance access. It is proposed that the council could extend the current public footpath and pedestrian crossing facilities to the proposed development to assist with safe passage to these amenities in the future by our development.

Connection within the site has been a key development strategy, with the existing hostel linked back to the new proposed housing units by way of interconnected shared surface covering. This ensures that each unit can be serviced and link back to the main hostel building, which will be manned by administration and maintenance staff at all times of the day. Although the end users of these units are self-sustaining, the client has found that additional support does help the transition period. Thus linking all buildings together in a ribbon form reinforces that sense of community within the development throughout.



Local Context  
Key plan (NTS)

Site Photos of  
Elder Heath  
and Park  
Development  
(Source  
K.Brady 2021)

## 08 Inclusivity + Variety

Following the aspirations of our client, the use and access of the site is important. This will allow the end users to work as a small internal community which helps the goals of forming independence and self-sustenance to the occupiers.

Each of the units has been designed to include for disabled access and level access throughout the properties, along with Part M shower rooms and kitchens. One of the key factors within this is the a large percentage of homeless people suffer some form of physical disability. Our client is trying to address a need they are seeing within their user group by providing accessible homes and spaces.

Some of the accessible features provided:

- Level access to the front of each property
- TGD part M accessible doors throughout
- TGD part M shower rooms and toilets
- TGD part M kitchens and counter heights
- Increased storage facilities for mobility impaired users
- Open plan units with large circulation spaces to accommodate different users
- Gently sloping pathways and surfaces to meet requirements
- Level access social areas with coverings
- Well lit external spaces
- Wide pathways and access routes for assisted users.
- Maintained external public open spaces to keep the development open for all and welcoming

The development promotes a good range of variety on spaces which will also look to promote the use of the site.

The external spaces have been designed to accommodate a range of scales of different occupying groups to encourage use and community. A mix of small external communal areas linked to the back of the development give the users a shared space which can be occupied for a number of occasions and uses.

The vast garden and mature tree / hedged boundaries can be enjoyed throughout the development as these spaces are linked via internal and rear facing path ways which contribute to the enjoyment of the development.

The proposal includes for 10no 1 bed single storey units. This mix does not meet the criteria for housing diversity in the South Dublin Development plan. However from guidance by our client, in their experience single or pairs mix better than family units in these types of social housing developments.

Fitzgerald Kavanagh + Partners recently completed a similar scale protect with the same client in Ravenswood North County Dublin. In that development FKP worked with Fingal to deliver 6no single units to a similar user group. Drawing on these experiences we would be looking to employ similar strategy here of using one house typology that is altered to suit its location on the site.



Exemplar Images of Inclusive Devices



FKP Proposed Site Plan (NTS)



Inclusivity



Variety

## 09 Distinctiveness + Efficiency

The siting of the development within the existing setting has been well considered to develop an efficient scheme which takes account of this sites constraints.

One of the main site constraints is the zoning of the development into two defined areas.

### Zone 1 : Existing Prioory building

**RU** - To protect and improve rural amenity and to provide for the development of agriculture.

### Zone 2 : Gardens and Leabeg site

**RES-A** - To Provide for new residential communities in accordance with approved area plans.

This gives a clear indication of the development zone to the front and rear of the property which has been adhered to. These are also some other site factors to consider:

- ESB wayleave to the north of the site. In correspondence with ESB a wayleave corridor must be left to the north of the site due to a 220Kv pylon in the area.
- Existing Tree, hedge rows. It is the clients desire to retain as much as the existing trees as possible while removing any that are at the end of life.
- Access requirements to the site require to be reinforced with a distinct change in the access and egress from the site via a new main entrance



Distinctiveness



Efficiency

ESB Wayleave Zone

Zoned Res A - New Residential Communities

Existing Trees to be Retained

Existing Hedges to be Retained

Zoned RU - Protect Rural Amenity

Zoned Res A - New Residential Communities

Existing Trees to be Retained

- Access to refuge and recycling facilitates on the site.
- Cycle and car parking facilities for all users.
- The main hostel building being the linch pin on the site and the main focal point of use.

The distinctiveness of the property and the individual designs of the units is formed on the representation of homely features which are common place in each users minds. Simple natural building forms with stepping roofs make the association with home easy to achieve by the user.

The properties as blocks are formed as terraces which step through the landscape but are linked via boundary walls and visual boarders to the properties. This forms a hard edge to the boundary treatment of each dwelling to step the entry point further away from the door. This gives an element of privacy to the owner and a sense of place.

All the developed units have a subtly to the scale of the existing site as single storey units have been identified as non overpowering on the site form. Each unit also benefits from have a duel or triple aspect view which take the benefits of siting to maximise solar gain throughout the gain in the front and rear of each unit. This allows them to be energy efficient and pleasant to live in throughout the year.



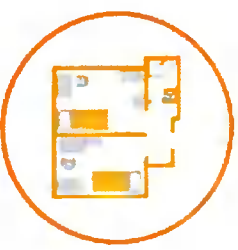
## 10 Layout + Public Realm

The public realm of the site is clearly defined and linked back to the sites main focal points by the use of shared surfaces and pathways. One of the distinctive factors in this proposal is the shared public amenity spaces which it is hoped will be inhabited frequently by the end users.

This has been encouraged by the planning of these surfaces to include light planting and furnishing for shared use. The shared spaces must be a usable integrated element and this is what has been achieved.

The layout of the site plan takes into account the following factors:

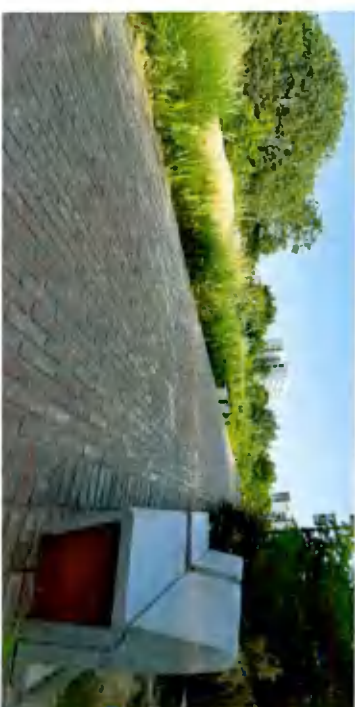
- There is a clear definition between the public, semi-public and private uses of the spaces
- Pathways are an integral part of the design which a landscaped to enforce the public realm element of the design.
- Storage and refuge areas are defined and designed to create privacy to these zones
- The site is safe with a large element of passive surveillance to the scheme.
- The front elevation acts a buffer to the semi-private area to the rear
- Users must park at the front and walk through the development to the units.



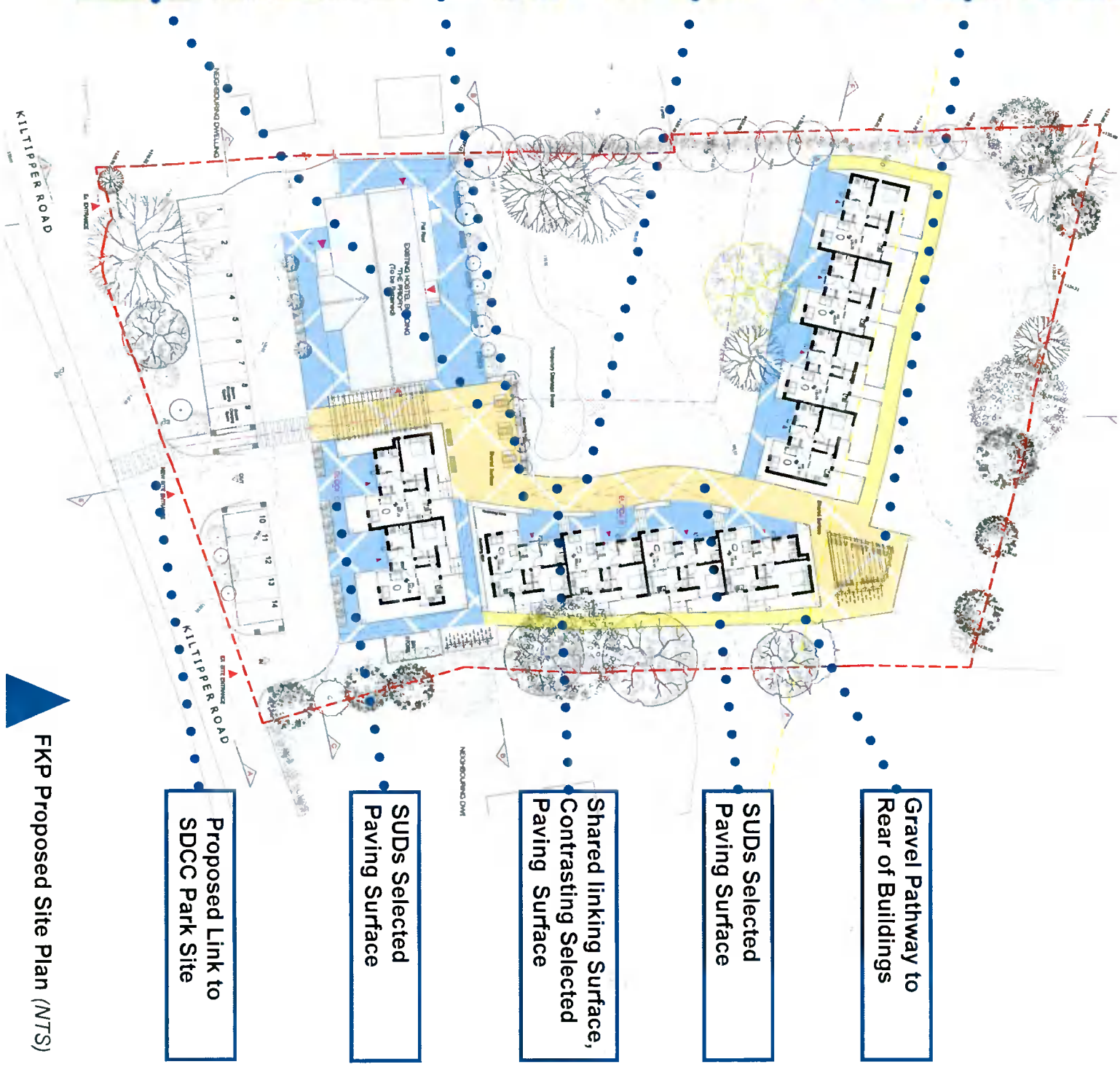
Layout



Public Realm



Exemplar Public Realm Images



FKP Proposed Site Plan (NTS)

## 11 Adaptability + Privacy and Amenity

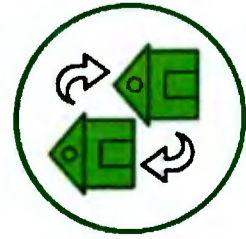
In the 2021 Minister for Housing's 'Housing for All' housing action plan, one of the key aims is to 'eradicate homelessness by 2030'. This is to be achieved by increasing the housing stock and increasing tenancies by 1,200 over five years for homeless people, deliver 90,000 social houses including 9,500 new homes.

The development at the Kiltipper site looks to address some of the goals set out in Housing for All by providing 10 no single bed homes provided by an approved housing body.

The design of the units has been laid out in an open plan form with ancillary spaces surrounding a main open plan living space. This loose fitting design allows for adaptability of the home in the future as requirements may change.

The design has been considered to make it energy-efficient and equipped for change in the future. TGD part L has been considered and implemented throughout the scheme to take advantage of the site and orientation. High quality products like triple-glazed windows and high insulation products have been proposed to reduce energy costs and comply with NZEB requirements on the development.

The site is adaptable and could be phased or extended in the future to include further development, subject to an additional planning application.



Adaptability



Privacy and amenity

Fitzgerald Kavanagh + Partners have considered the current guidelines laid out in the South Dublin County Council Development Plan 2016-2022 and the DoHLP 'Quality Housing for Sustainable Communities' 2007 in the development of this scheme.

Some of the key considerations in meeting the current guidelines on are as follows:

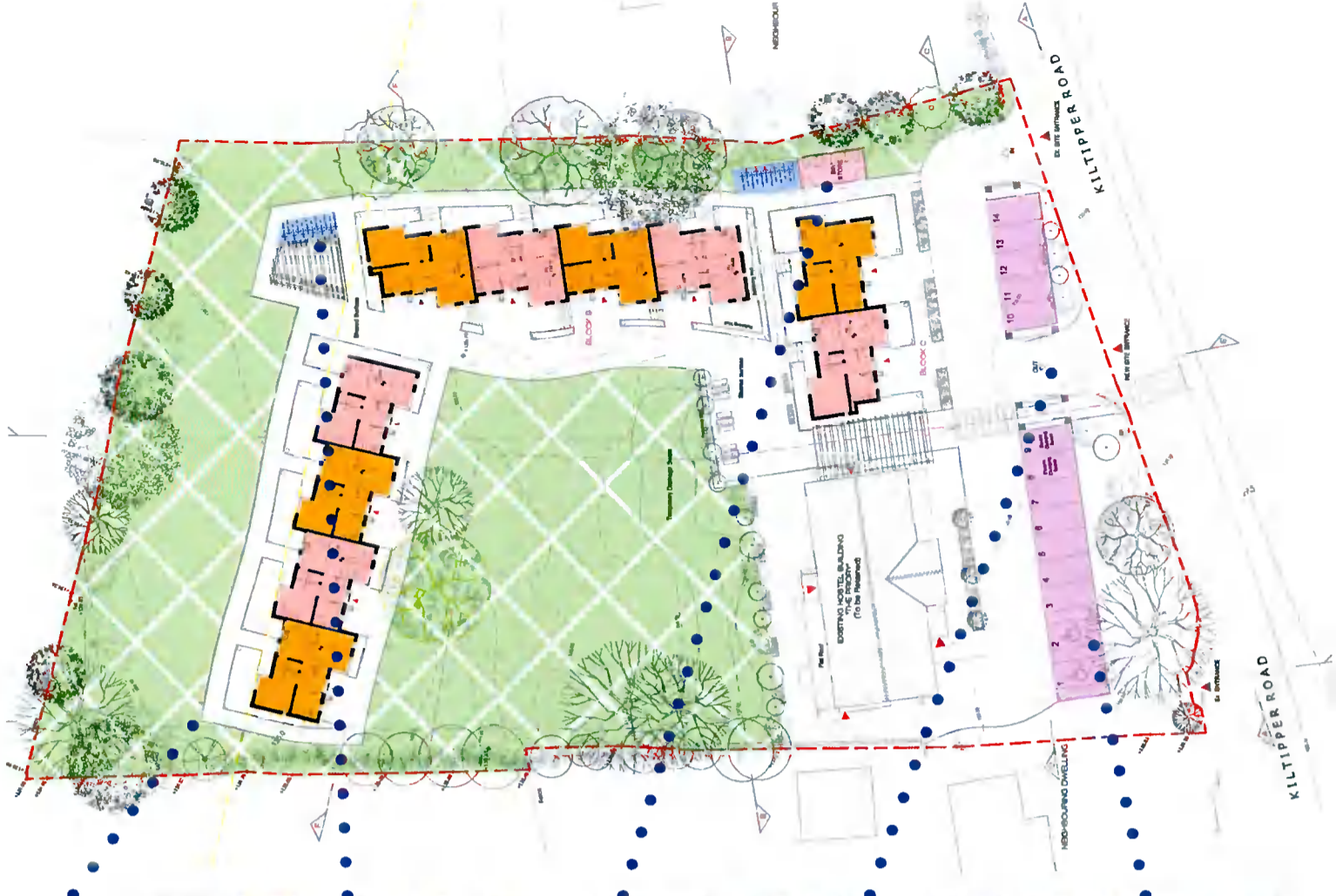
- Minimum house area guidelines  
1 bed house = 50m<sup>2</sup>
- Building height = Under 35m
- Aggregate living, dining + kitchen areas = as shown
- Minimum bedroom areas and widths = as shown
- Private amenity spaces = 5m<sup>2</sup> per unit
- Public amenity spaces = as shown
- Bicycle parking provisions = 1.5 per unit plus
- Car Parking provisions = 1 per unit plus 4no. for a hostel unit.
- Bins storage = 4 x 1100 lts bins

These guidelines along with design best practice have been considered throughout the design process to arrive at a consolidated design solution that meets the needs of client and standards.

### Landscaped Public Amenity Space around Proposed Development



Images of Exterior Site Features



## 12 Detailed Design + Parking

The detailed design of the individual units focuses on a subtle use of three materials in the scheme. These were selected as they are readily identifiable to the user as homely. These include:

- Rendered blockwork walls in bright reflective colours.
- Brickwork facade in subtle colours to contrast the main house.
- Tiled roofs in classic grey / black colours.

Using this palette of materials and reinforcing the architecture by creating extended gables and projecting forms to bookend terrace blocks in the scheme

Subtle uses of boundary low walls and garden areas create a buffer zone in front and to the rear of each of the units to give an element of privacy but to also site the building in its location further.

The siting of the buildings in the stepping landscape form a relationship between the form and the existing site. This will reduce the need for much cutting and filling on the site during the construction phase. This also gives a subtle expression of each gable as they step away from the next dwelling which is a design intent.

Public spaces have been covered where possible to promote use and a natural palette of materials which complements the landscaping has been selected in these areas to enforce place making.



Detailed Design



Parking

As noted previously, many of the Peter McVerry Trust's end users presenting with some diagnosed form of disability it has formed part of our project brief to provide one unit which is fully accessible for independent living.

The guidance laid out in the building regulations state that in relation to access and use the requirements:

*"All buildings should be designed and constructed so that:*

*a) people can safely and independently approach, gain access and use a building, its facilities and its environs; and,*

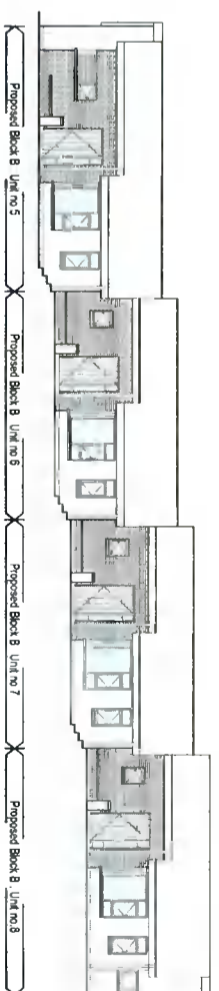
*b) elements of the building do not constitute an undue hazard for people, especially for people with vision, hearing or mobility impairments."* TGD Part M

Parking facilities on the site have been considered to separate parking from the use of the individual housing units. The intention was always for the user or visitors to leave their vehicles at the front of the property and walk through the site to the housing units. This element of zoning the sites use and marking an approach point is an architectural move to separate the requirement for transport from the overall facility use.

Parking provisions at the site have been considered to include disabled parking and electric car charging facilities, which meet the current standards and regulations set down in the latest SDCC Development plan.



Reference Images Wienerberger 'Marziale' brick



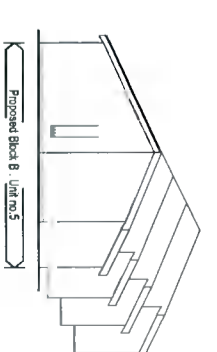
FKP Proposed Front Elevation (NTS)



FKP Proposed Rear Elevation (NTS)



FKP Proposed Block B Floor Plan (NTS)

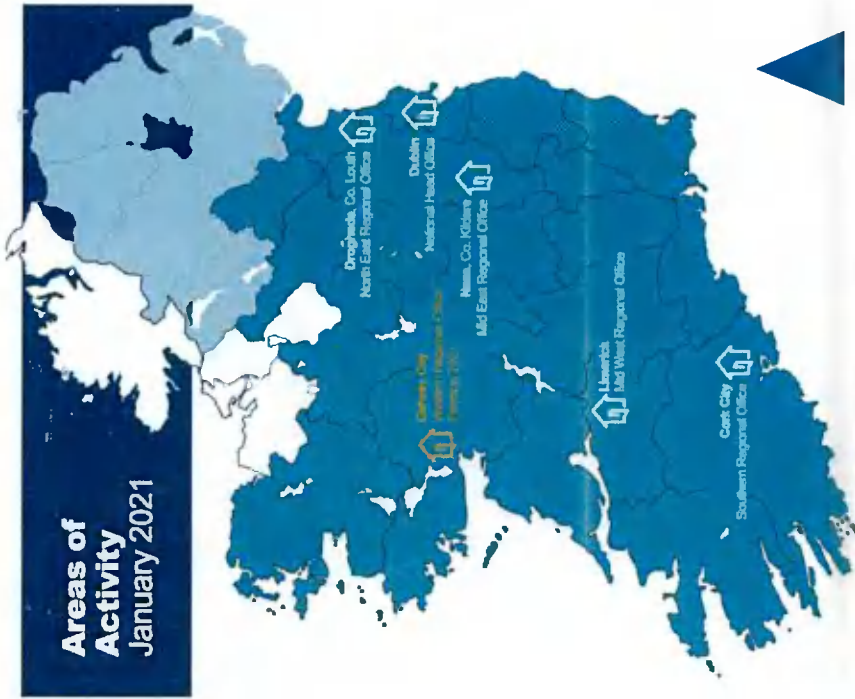


### 13 Client + Use

The client for this proposed development is the 'Peter McVerry Trust' who are an approved housing body for the provision of the delivery of social housing in Dublin and throughout Ireland. The Trust's vision is:

"An Ireland that supports all those on the margins and upholds their rights to full inclusion in society"  
 Ref: Peter McVerry Trust Strategic Plan 2021-2025

This is achieved in part by "providing low-threshold entry services, primarily to younger persons with complex needs, and offers pathways out of homelessness based on the principles of the housing first model". The Trust has looked to achieve this in recent years with a mixture of providing homeless services and working with county councils to deliver housing units for the sole purpose of the re-homing of individuals.



PMVT Country Wide Reach Map

At the Priory site, the Trust took ownership of the current hostel unit with ancillary spaces for the function of providing temporary shelter for required users. The Trust offers transport to local areas to its users back to transports links in the local areas.

The current site has been landscaped and maintained to give privacy and enhanced use to the visitors to the site and a good working relationship remains between the Trust and the local neighboring properties.

The Trust's main objective is to re-home as many individuals as possible, through this they are looking to develop the Kiltipper Road site into a mix of hostel use and permanent residence through their removing scheme. Thus, the Trust wish to add an additional 10no. single storey housing units of 1 bed occupancy to this site to reduce the homeless service need further in South Dublin.

**Key Figures:**


- Peter McVerry Trust Supported 1,300 people into housing in 2020.
- Peter McVerry Trust supported over 7,800 individuals across all services in 2020
- There are over 8,000 individuals accessing emergency accommodation in Ireland to June 2021.
- Of these 8,000 individuals over 70% are classed as single adults.
- Dublin accounts for 70% of the total homeless total in the country.

The Trust has worked with a number of local authorities in the last number of years to deliver social housing in Dublin. Please find adjacent some recently completed precedent projects completed by the same client and design team.

<b>Project;</b>	New Street South
<b>Client;</b>	Peter McVerry Trust
<b>Architect;</b>	Fitzgerald Kavanagh + Partners
<b>Units;</b>	8 units
<b>Stage;</b>	Completed March 2021



<b>Project;</b>	St. Agatha's Court
<b>Client;</b>	Peter McVerry Trust
<b>Architect;</b>	Fitzgerald Kavanagh + Partners
<b>Units;</b>	12 units
<b>Stage;</b>	Completed May 2017



<b>Project;</b>	Ravenswood Development
<b>Client;</b>	Peter McVerry Trust
<b>Architect;</b>	Fitzgerald Kavanagh + Partners
<b>Units;</b>	6 units
<b>Stage;</b>	Completed February 2019



Site images of completed works 2019-2021  
 (Source FKP Construction Images)



## 14 Environmental Statement

In support of the South Dublin County Council's ClimateAction Plan 2019, the proposed development at Kiltipper will be designed to minimise operational energy and facilitate sustainable transport through generous provision of bicycle storage and the sites proximity to public transport.

The buildings will be constructed to NZEB standards. An airtight, highly-insulated-fabric and compact form will result in negligible heat-loss through the buildings fabric.

New dwellings must meet the requirements of:

- Providing that the energy performance of the building is such as to limit the calculated primary energy consumption to be carbon neutral
- Providing the nearly zero required extent of energy to be provided by non-renewable sources
- Avoiling of heat gain through the fabric of the building
- Providing energy efficient space and water heating systems with efficient heat sources.
- All gas or oil boilers must meet seasonal efficiency of 90%

The supply of hot water and space heating will be on a boiler system in each dwelling. This energy will be supplied by air-to-water-heat-pumps. The centralised system will simplify the maintenance requirements for building owners. Should the district heating network extend to the site in future, the system can adapt to tap into this waste heat with only minor adjustment.

The houses will be mechanically ventilated with either a heat recovery system or extract system. The buildings electric power requirements will be supplemented by a photovoltaic array on the roof.

The living spaces are orientated to receive evening sunlight. This heat will be conserved through use of triple glazing.

All rain-water will be dealt with under the principles of 'Sustainable Urban Drainage' through attenuation on the site and soakaway where feasible. This will relieve the public systems during storms and reduce impact on waste-water-treatment plants capacity. The proximity of adjacent water supply and drainage systems will facilitate simple connection. The use of a swale on the site has also been utilised to hold water on the site so that the attenuation tank facility does not become burdened through heavy rain fall spells. This swale will also act as a landscaping feature with planted features to promote the site further.

The building's structure will be designed with the embodied energy of materials in mind. Blockwork walls, on concrete slabs with full fill insulated cavities and high specification windows and roof insulation will meet the TGD part L regulations. Prefabricated timber trusses, blockwork walls and non-labour intensive trades will make the construction process simple to construct.



New Street South Development - PMVT - FKP completed project 2021



Examples of Air-to-water Heat Pumps and P.V Panels



### 15 Schedule of Areas

JOB REF	20-23
<b>Revision</b>	
	Kiltipper Road

#### Room Area Schedule

UNIT No.1		UNIT No.2		UNIT No.3		UNIT No.4	
RG-01	Hall	RG-01	Hall	RG-01	Hall	RG-01	Hall
RG-02	Store Rooms	RG-02	Store Rooms	RG-02	Store Rooms	RG-02	Store Rooms
RG-03	Shower Room	RG-03	Shower Room	RG-03	Shower Room	RG-03	Shower Room
RG-04	Kitchen/Living/Dining	RG-04	Kitchen/Living/Dining	RG-04	Kitchen/Living/Dining	RG-04	Kitchen/Living/Dining
RG-05	Bedroom	RG-05	Bedroom	RG-05	Bedroom	RG-05	Bedroom
	4.96		4.96		4.96		4.96
	3.13		3.13		3.13		3.13
	6.25		6.25		6.25		6.25
	23		23		23		23
	11.4		11.4		11.4		11.4
<b>GROUND FLOOR TOTAL</b>		<b>GROUND FLOOR TOTAL</b>		<b>GROUND FLOOR TOTAL</b>		<b>GROUND FLOOR TOTAL</b>	
51		51		51		51	

UNIT No.5		UNIT No.6		UNIT No.7		UNIT No.8	
RG-01	Hall	RG-01	Hall	RG-01	Hall	RG-01	Hall
RG-02	Store Rooms	RG-02	Store Rooms	RG-02	Store Rooms	RG-02	Store Rooms
RG-03	Shower Room	RG-03	Shower Room	RG-03	Shower Room	RG-03	Shower Room
RG-04	Kitchen/Living/Dining	RG-04	Kitchen/Living/Dining	RG-04	Kitchen/Living/Dining	RG-04	Kitchen/Living/Dining
RG-05	Bedroom	RG-05	Bedroom	RG-05	Bedroom	RG-05	Bedroom
	4.96		4.96		4.96		4.96
	3.13		3.13		3.13		3.13
	6.25		6.25		6.25		6.25
	23		23		23		23
	11.6		11.4		11.4		11.4
<b>GROUND FLOOR TOTAL</b>		<b>GROUND FLOOR TOTAL</b>		<b>GROUND FLOOR TOTAL</b>		<b>GROUND FLOOR TOTAL</b>	
52		51		51		51	

UNIT No.9		UNIT No.10	
RG-01	Hall	RG-01	Hall
RG-02	Store Rooms	RG-02	Store Rooms
RG-03	Shower Room	RG-03	Shower Room
RG-04	Kitchen/Living/Dining	RG-04	Kitchen/Living/Dining
RG-05	Bedroom	RG-05	Bedroom
	4.96		4.96
	3.13		3.13
	6.25		6.25
	23		23.8
	14.3		11.6
<b>GROUND FLOOR TOTAL</b>		<b>GROUND FLOOR TOTAL</b>	
52		52	

<b>OVERALL INTERNAL AREA</b>	513
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UNIT MIX	Area	No.	%
Breakdown of Units by Type			
1 Bed House (Accessible Unit)		10	100%
Total Number of 1-beds	513	10	100%
<b>TOTAL</b>	<b>513</b>	<b>10</b>	<b>100%</b>

No. of Persons per Apartment	Persons	No.
Breakdown of Units by Type		
1 Bed House (Accessible Unit)	2	10
<b>TOTAL NO. PERSONS ACCOMMODATED</b>	<b>20</b>	<b>10</b>

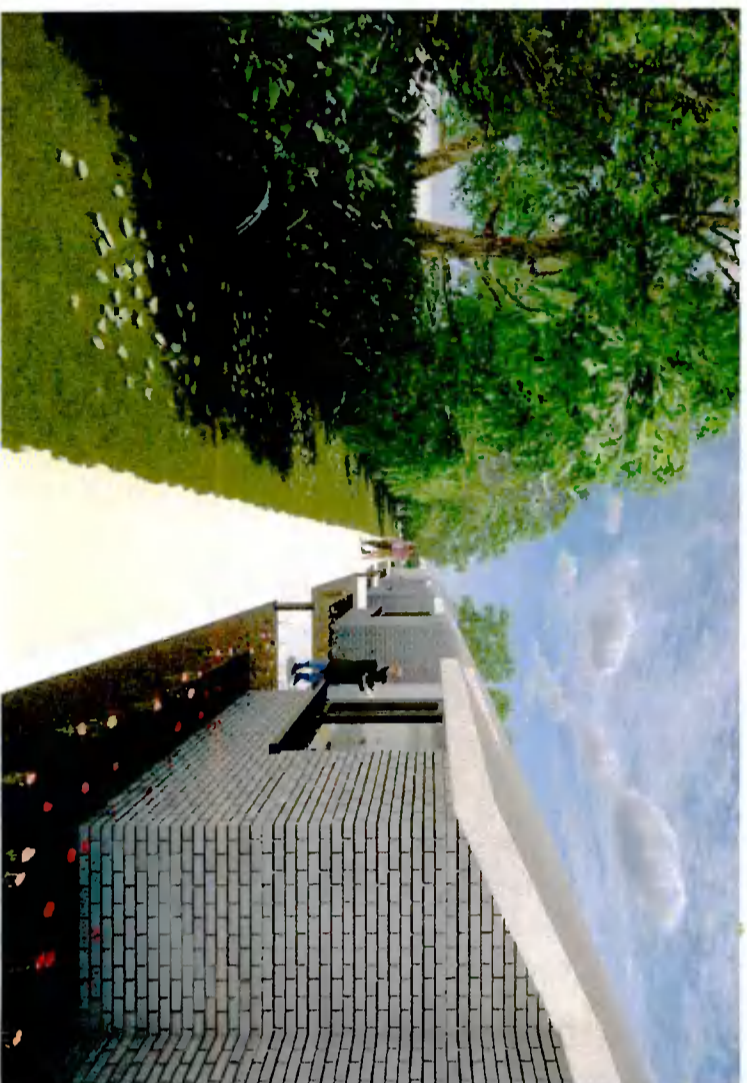
16 CGI Images



FKP Proposed Render of Front Elevation



FKP Proposed Render of Entrance View



FKP Proposed Render of Rear Elevation



FKP Proposed Render of Block B



## 17 Conclusion

In summary we believe that the proposed scheme will provide a well-mannered and considered scheme, which reflects the existing rural nature of the streetscape but re-imagining the cluster form to the rear that promotes community.

It will allow for the reoccupation of the site for social living with individual or couples catered for and privacy of the occupant paramount. Nature and context are key design elements as the proposal is formed in the land and nature remains untouched around the dwellings. The development will rejuvenate the site and its context and bring new life and activity to the site.



**FKP Proposed Render of Front  
Elevation of Block B**

Design Statement - Development at 'The Priory + Leabeg' on the Kiltipper Road, Dublin 24

**Appendix : Site images**



▼  
Img 01 : Rear of Leabeg Property



▼  
Img 02 : Rear of Leabeg Property



▼  
Img 03 : Rear of Leabeg Property



▼  
Img 04 : Side View of Leabeg Property



▼  
Img 05 : Front of Leabeg Property



▼  
Img 02 : Existing Trees on Leabeg Site

Appendix : Site images



▲  
Img 07 : Front of Leabeg Property



▲  
Img 08 : Front of The Priory Property



▲  
Img 09 : Rear of The Priory Property



▲  
Img 10 : Rear of The Priory Property



▲  
Img 11 : Rear Single Storey Building, The Priory Site



▲  
Img 12 : Rear of The Priory Property

