

Proposed Residential Development at Gordon Park

for

Greenwalk Development Ltd.



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Executive Summary

This is a proposal for 77 dwellings consisting of 63 houses and 14 duplex apartments on an infill site on the Old Naas Road in Kingswood Village.

The site has been in use as a rugby club grounds for sometime but now is too small for the club who are acquiring a larger site in the locality to accommodate the increased numbers in the club with the requirement for more pitches and training area. The sale and development of the land will enable the move.

The site is on the northern edge of the village bounded by the Old Naas Road to the west, Roadstone Sports and Leisure facilities to the north and east, and by existing housing to the south.

Key Stats

Gross site area (Ha)	2.28 Ha
Net site area (Ha)	1.96 Ha
Dwellings proposed:	77
Part V units proposed:	8
Gross density (units/ha)	33.8/Ha
Net density (units/Ha)	39.3/Ha
Build heights (floors)	2 - 3
Residential floor area (m ²)	8191.9m ²
Plot ratio	0.418
Built footprint (m ²)	4636m ²
Site coverage	20.3%
Anticipated population	220
Public open space (Ha)	0.258 Ha
Site % public open space	11.3%

Dwelling Typologies

Summary Residential Schedule of Accommodation

	Houses	Duplexes	Total	
1-bed	0	7	7	9%
2-bed	8	0	8	10%
3-Bed	55	7	62	81%
Total	63	14	77	
	82%	18%		

S.247 Meetings

A preliminary scheme was presented to SDCC Planning Department to establish the design principles. While the proposal was welcomed a number of detail concerns were mentioned. These were addressed and a follow up S.247 meeting followed.

In order to preserve the roadside trees, it was suggested that the proposed southern entrance be abandoned, and that a single entrance from the north be considered. The northern entrance transpired not to be possible for reasons outside of the applicant's control.

The Old Naas Road contains a high-pressure gas main and the foul sewer serving the site. The relative location and levels of the two services prevent a foul connection cross-over from being made towards the northern end of the site. This means the foul connection has to be at the southern, and higher end of the site. As a result ground levels have to be increased at the northern end to obtain the necessary falls on the drainage system. This difference in level precludes a vehicular entrance to the northern part of the site.

There is only one tree to be removed, and the balance are to be preserved. The arborist notes that the tree in question, a multi stemmed sycamore, already had limitations. In order to compensate, the proposal also includes a wide inner verge so good-sized trees can be planted inside the site boundary to ensure the longer term continuity of the tree lined character.

A concern about long lengths of exposed rear garden walls was addressed by extending the flanking houses with single storey wings with street windows. These are double fronted entrance facades with active fronts, and further overlooked by houses opposite.

A link from the adjacent estate can be facilitated in the southwest corner. The last proposed house here has its entrance elevation facing the connection and so provides good overlooking. Provision is made for a possible link in the southeast corner also, however there are issues with the level change (c.1.5m) and that connection would be into an area where children play. Residents tend to be more protective of such situations preferring not to have throughput of relative strangers. The proposed houses here are considerably lower than the existing so the rear elevations will not be obvious, the roofs being the most dominant.

The hedgerow along the eastern boundary will be kept and augmented as appropriate. A fence will be installed tight to the hedge to ensure children cannot access the stream. The hedge along the balance of the boundary is lighter and will be retained and augmented where possible.

Materials were also discussed. The dominant character of the site will be the tree lined edge and stone wall facing the Old Naas Road, all reinforced with new tree planting. Within the site, the access leads around to a green which is contiguous with the extensive sports grounds next door.

Planning and Site Context

The site is mainly zoned for residential development. A portion of the northern part of the site is zoned for mixed use, residential being a permitted use.

The site is located on the Old Naas Road on the northern approach to Kingwood Village. Roadstone Sports and Social club is located to the east, private properties accessed off the Old Naas Road lie to the south and the north, and the houses of Silken Park lie to the south. There are a number of existing businesses in the vicinity, including used cars, architectural salvage and memorial headstones, all the west of the road.



The main street of Kingswood Village is the Old Naas Road and its gentle curvilinear nature adds to the charm of arrival as the village gradually unfolds. While the village is almost entirely residential with just a few fine-grained businesses there is a sense of its centre, which is a short distance from the subject site.

The Old Naas Road is accessed from Junction 2 on the N7 onto the R136 Cookstown Road, while the village links via Kingswood Road to both Citywest Campus and Cheeverstown Luas stops, each c.1.5km away.



Site Description and Analysis

As befits playing pitches, the site appears broadly flat and falls gently to the north.

It has c.138m frontage onto the Old Naas Road on its western side. The boundary is mainly a limestone wall behind a grass verge with occasional trees. The trees are not of great quality, (mainly multi-stemmed sycamores) but they do add character and a sense of arrival to the village. Access to the sports facilities on the site is currently towards the north of the site directly opposite the salvage yard. This gives access to a large tarmac car park, with the clubhouse beyond, and the pitches occupying the balance.

The eastern side bounds Roadstone Sports grounds and there are good views west across the pitch-and-putt and playing fields, and beyond to the Dublin foothills. A hedgerow forms most of this boundary, along with a change in level, the Roadstone lands being lower. The northern part of the boundary is formed by the edges of various private outbuildings. The Fettercairn Stream, a tributary of the Camac River, forms the boundary along the southern portion of the west boundary before turning sharply back into the Roadstone lands.

The southwestern and southern boundaries are onto existing residential areas, the former with a house and the grounds of an apartment complex behind the boundary hedge, while the southern boundary comprises a high concrete block wall with the gable ends of a recently constructed development behind (Silken Park). This development is on built up ground, probably to facilitate drainage and this results in a modest change in level at the end of the first cul-de-sac, and a considerable c.1.5m change in level at the end of the second.

There is a cottage on the Old Naas Road on the western boundary and this has windows from a garage or annexe directly on the boundary of the subject site. There are also some windows on the site boundary in the buildings making up the northern boundary.

There is a large watermain crossing the site which generates a wayleave. It takes an angular route in a broadly diagonal trajectory from the southeast and exiting near the club entrance to the northwest. The wayleave is c.10.4m wide and this combined with required separation distances to other services and buildings creates a considerable area which is not developable in the normal sense. It is thus excluded from the net site area.

An added complication relates to a high-pressure trunk gas main running down the Old Naas Road, and the location of the foul sewer west of it thus requiring a cross-over. The level and location of each is such that we cannot achieve a cross-over at the northern part of the site. We need to be as far south as we can to get the necessary clearances. The effect of this is that the ground levels in the northern part of the site have to be built up in order to get a gravity connection and this in turn precludes access at grade and a vehicular connection at this location.



Site constraints map.

October 2021

Proposed Scheme

Access to the site is from the southern end of the road frontage. The road loops in from there in a well enclosed street, first with an unfolding contained view, then rounding the first bend a framed forward view of the small park is seen, then reaching the green space there is a sense of arrival. The road continues to park the duplex block, and access the housing terrace facing its space.

The scheme was originally considered as loop road connecting two entrances, but this transpired not to be possible for vehicles. The loop however is there for pedestrians. A tear drop turning facility allows refuse vehicles and other traffic to return as it came in without reversing movements.

The frontage of the scheme takes its cue from the existing character: the trees with the sense of something behind, the limestone wall and rural feeling verge, and the absence of suburban footpaths. The front wall is retained and extended along portions of the boundary where it has been lost. The footpath is pulled into the scheme and the rural verge and trees remain. The wall is kept at its existing height which allows pedestrians behind to see and be seen by passing traffic. There is continuous frontage development providing passive surveillance. The ground at the duplex block is raised by over a meter and this is concealed behind the new length of limestone faced wall. A railing is mounted on top for safety and as the level change gradually tapers out the path drops relative to the wall until it is at the same level as the verge.

Duplex blocks provide scale but also a village grain sympathetic to the character of the village. The duplex edge is close to the road and continues in a terrace of houses slightly set back with room for a verge wide enough to plant without tree pits. This allows continuity of the veil of roadside trees and compensates for the loss of one tree to form the entrance and gain sightlines. Regard should be had to the arborist's report in relation to the roadside trees. While they are young and vigorous, they are multi stemmed and may need gradual replacement over time.

The duplex blocks have entrance doors on both the street and inner elevations thus ensuring activity on both sides. Private terraces, both at ground and first floor, face out over the enclosed communal gardens. The orientation is just south of east.

The houses are in terraces and provide strong continuous frontages. Corner houses are employed whereby the roof is turned 90° with a gable ending the terrace, and a full entrance elevation is provided on what would otherwise have been the side of the house. This provides good passive surveillance and is used along with kitchen extensions that extend the built edge where two such houses occur back-to-back. This greatly reduces the length of exposed rear garden wall. The side walls do however allow for the relief of some street side foliage, and only occurs where there are houses opposite providing overlooking.

The location of House No. 36 was discussed and its relationship to the open space. It acts as an important vista closer for the road to its north, and has long views down open space offering passive surveillance in a direction not otherwise available. It is a corner house and its entrance facade faces onto the link path to the adjacent development, again providing an important overlooking function.

The open space is located where it can feel like a continuation of the landscaped sports ground beyond and so giving it a feeling of space beyond its size. Attenuation and suds will be integrated to compliment its biodiversity and ecological quality. It comprises 11.3% of the site area.



Proposed Site Layout

October 2021

Dwelling Typologies

Dwelling Mix

There are 77 dwellings proposed, 63 of which are houses, 7 are garden apartments, and 7 are duplex units above.

Houses.

There are 55 three-bedroom and 8 two-bedroom houses proposed, all are 2 storey. There are six different house types making a common language for the scheme. The houses are in terraces of varying lengths. There are corner houses with the main double fronted entrance façade on what would otherwise be the side, and in some cases the elevation is stretched with an extension along the garden boundary increasing street enclosure and overlooking. This house is varied to use as a wide house with no first floor overlooking to the rear where such is required either because of site geometry or proximity of adjacent properties. Mid terrace houses occur in both two and three bedroom format, and finally there are end houses which occur where terrace ends are adjacent. The predominant house grid is 6m.

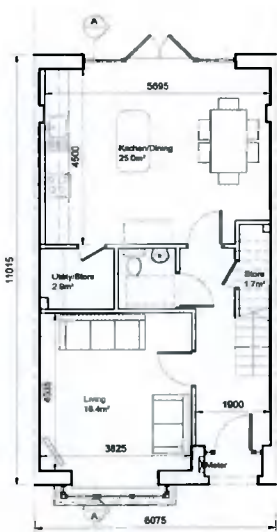
The language and materials are proposed as red brick and slate roofs to street frontages. Brick specials used for entrances and thresholds are only available in red brick. Stone/recon cills and detailing are also proposed.

Duplex and garden apartments.

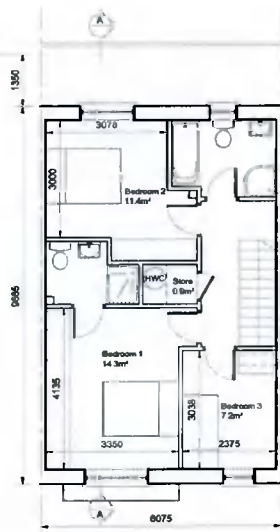
The duplex block is also on a 6m grid ensuring that the scale and grain is a comfortable fit with the housing. The material palette and detailing will also be similar.

The upper three bedroom duplex is accessed from the Old Naas Road elevation providing animation and activity, while the one bedroom garden apartments have direct access to the communal gardens.



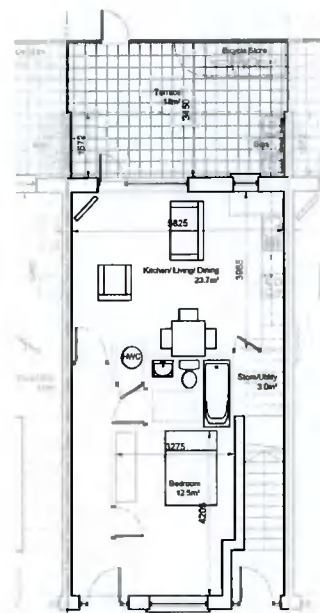


Ground Floor
59.6sqm
Total Floor Area 111.6m²

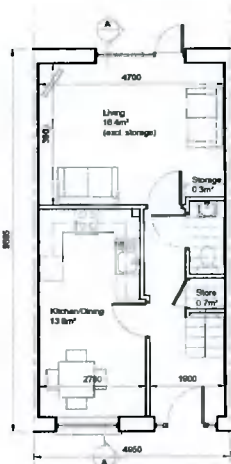


First Floor
52.0sqm

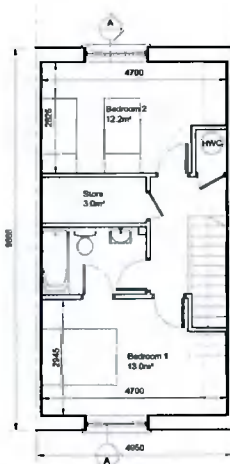
House Type N1 Floor Plans



Ground Floor
Garden Apartment

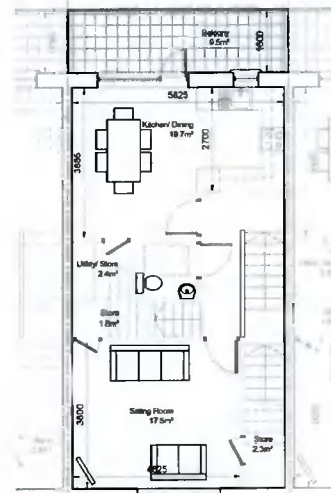


Ground Floor
42.0sqm
Total Floor Area 84m²

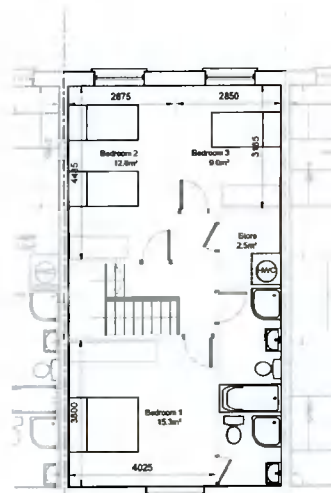


First Floor
42.0sqm

House Type N7 Floor Plans



First Floor Duplex



Second Floor Duplex

Duplex Floor Plans

Urban Design Guidelines

01 Context

The development uses the existing tree lined approach to Kingswood to ground the scheme naturally into its surroundings. It will be a positive contribution to the character and identity of the place. The scheme makes a strong edge to the village entry.

02 Connections

The scheme is located close to the centre of Kingswood which has modest commercial facilities that will increase in tandem with new population. The site entrance is pulled towards the village to enhance its sense of belonging/connection. There a legible route network linking from Old Naas Road providing a pedestrian loop with vehicular traffic restricted to one point entry only. Linkages are provided to the adjacent housing and provision is made to link a park along the Fettercairn stream.

03 Inclusivity

It is easy for people to use and access the development. There is a good range of dwellings for all life stages consisting of one bedroom garden apartments, three bedroom duplex units, and two and three bedroom houses. The main open space is central in the scheme as a wayfinder and facilitates wider views over adjacent sports grounds. Buildings reinforce legibility of edges and desire lines.

04 Variety

The scheme provides a good mix of dwellings suitable to its village location. It will support the provision of retail and services in Kingswood village for the benefit of all.

05 Efficiency

The development is at a density of c.39/Ha which is suited to its location close to the village and c1.5km from the Luas. It is an efficient use of land, replacing a sports club on zoned residential land close to the village. The club is moving to a larger site locally as the existing grounds and facilities are no longer sufficient. The amenity and biodiversity of the Fettercairn Stream is protected and enhanced. Two thirds of the houses and all of the apartment/duplex units have private/communal amenity with southern exposure.

06 Distinctiveness

The tree lined approach into the village is reinforced and becomes emblematic of the entry into the scheme, and protects a village asset. The focal point of the scheme is the public open space which is located to exploit views over the adjacent parkland/sports grounds.

07 Layout

The layout is simple and legible proportionate to its size. There are active frontages and all dwellings are own door. Roads are part of place and vehicle movement does not dominate. Streets are an integrated part of the place and homezones assist in defining hierarchy.

08 Public Realm

The main public open space is the central and orientating element of the scheme. It is overlooked by surrounding houses and visually open to a parkland setting beyond. Play areas are located here with appropriate passive surveillance. Public and private areas are clearly defined.

Urban Design Guidelines

09 Adaptability

Houses are designed to be capable of expansion either into the rear gardens or into the attics.

Typical house type N allows ground floor to be adapted to have a bedroom to the front, the wc/utility room joined to make a disabled access bathroom, with an expanded open plan living area to the rear. This allows the upper floor to be used for family or carer accommodation.

Houses are designed for maximum energy efficiency, and all are dual aspect ensuring solar gain is possible.



10 Privacy and Amenity

Every dwelling has its own private outdoor amenity space, most with southern exposure. The apartments/duplex have east facing terraces and an enclosed communal area with southern exposure.

All dwellings are dual aspect. All dwellings have adequate threshold space to the front to ensure privacy. All dwellings will be acoustically separated as required by regulation.

11 Parking

All dwellings have secure and well overlooked parking. Houses are almost all parked on curtilage, duplex/apartments are group parked. The finishes on parking areas compliment their settings, whether on street, on curtilage or off homezones.

12 Detailed Design

Some of the stone wall along Old Naas Road is to be repaired and extended. Exposed boundary walls in key positions within the scheme will also be stone faced for continuity.

Parking is integrated into the landscape layout, mostly on curtilage.

The materials proposed for the buildings are high quality permanent finishes. Full brick fronts are proposed to public areas and a slate finish is proposed for roofs. Special brick detailing is proposed around entrances and thresholds.

Development Standards

Public Open Space

The open space is located along the eastern boundary where it can feel like a continuation of the landscaped sports ground beyond and so giving it a feeling of space beyond its size. Attenuation and suds will be integrated to compliment its biodiversity and ecological quality. It comprises 11.3% of the site area.

Incidental open space is provided along the Old Naas Road frontage. This comprises threshold planting on front of the duplex block, and a wider planted band on front of the houses which serves to reinforce the tree planting along the limestone boundary wall. Further incidental planting is located along the northern boundary providing a landscape context for the parking.

Please refer to Cunnane Stratton Reynolds Landscape Architects drawings for detail of the proposals.

Private Open Space

An area of communal open space is provided on the eastern side of the duplex block. This is sized in excess of the apartment guidelines standards and is open to the south providing good sunlight.

Rear gardens to house meet the area requirements of 55sqm for a two bedroom and 60sqm for a three bedroom house.

Gardens are generally 11m in depth, while some wide frontage houses are deployed where the design seeks to avoid overlooking properties to the rear. Such gardens are usually larger than normal and may be shallower as the overlooking issue is eliminated.

Two thirds of the houses (41/63) have rear gardens facing broadly between southeast and southwest.



Development Standards

Parking

Parking is provided generally at 2 spaces for three-bedroom dwellings and 1 space for 1 and 2-bedroom units.

Houses are generally parked on curtilage. The duplex parking is grouped off street north of the block.

Provision is made for electric charging. For houses with on curtilage parking the point can be provided beside the ESB meter. In grouped parking provision for charging is provided at the back of the footpath. Please refer to Engineers' drawings/documents.

House Standards

All houses meet the requisite standards in SDCC Development Plan. Please refer to the HQA for confirmation.

Apartment Standards

The apartment content consists of three-bedroom duplex units over one-bedroom garden apartments.

- Ground floor apartments have a floor to ceiling height of 2.7m.
- All meet relevant minimum floor areas standards (see HQA)
- All units are more than 10% over minimum.
- All units are dual aspect.
- There are no single north aspect units.
- The communal space is open to the south and exceeds BRE requirements for sunlight.

Part V

There are 77 dwellings proposed and 8 of these will be designated for Part V provision. Please see Planning Report for further detail.



Planning - Residential Quality Audit - Duplex - Part V											01/10/2021		
Type	No of Type	Description	No. Of Storeys	Floor Area m ²	Agg Living Area m ²	Main Living Area m ²	Agg Bed Area m ²	Bed 1 Area m ²	Bed 2 Area m ²	Bed 3 Area m ²	Total Storage Area m ²	Required Private Amenity Space m ²	Total Floor Area
D1	1	End Terrace 1 Bed - 2 Person	1	55.7	25.1	25.1	14.4	14.4	-	-	3.9	18	55.7
D2	5	Mid Terrace 1 Bed - 2 Person	1	53.2	23.7	23.7	12.5	12.5	-	-	3	18	266
D3	1	End Terrace 1 Bed - 2 Person	1	54.8	25.6	25.6	14.8	14.8	-	-	3	7.5	54.8
D5	1	Mid Terrace 3 Bed 5 Person	2	118.8	37.2	17.5	37.1	15.3	12.6	9	9	9.5	119.8
Total	8												496.3

Conclusion

This is a proposal for 77 dwellings consisting of 63 houses and 14 duplex apartments on an infill site on the Old Naas Road in Kingswood Village.

The site has been in use as a rugby club grounds for sometime but now is too small for the club who are acquiring a larger site in the locality to accommodate the increased numbers in the club and with that the requirement for more pitches and training areas. The sale and development of the land will enable the move.

The proposed scheme has been designed to form a natural extension of Kingswood Village and the access at the village end of the site supports its sense of proximity. The design has sought to build on the character of the Old Naas Road approach, particularly the leafy end, and within the site to exploit views over the extensive Roadstone sports grounds to provide for a strong sense of place.

Building forms are simple vernacular shapes, responding to the need for strong frontages, turning corners well and creating a human-scale intimate neighbourhood. Materials are durable and traditional; good quality well-detailed brick facades and slate roofs.

