

DESIGN STATEMENT

REVISION 02 - Additional Information

FOR

LUCAN SHOPPING CENTRE - EXTENSION

Project: Lucan Shopping Centre - Extension

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

Date: 03rd Feb 2022

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2. Lucan Area

Lucan is a suburban area located approximately 12 km West of Dublin city centre on the River Liffey, road access to Lucan is from the N4, and M50 motorway Junction 7. Lucan is bisected by the N4 roadway, and bordered / part bisected by the River Liffey.

The Lucan area is predominantly and extensively residential in use, with a very high proportion of land used for residential development and associated uses.

The distinctive character of Lucan can be summarised as follows,

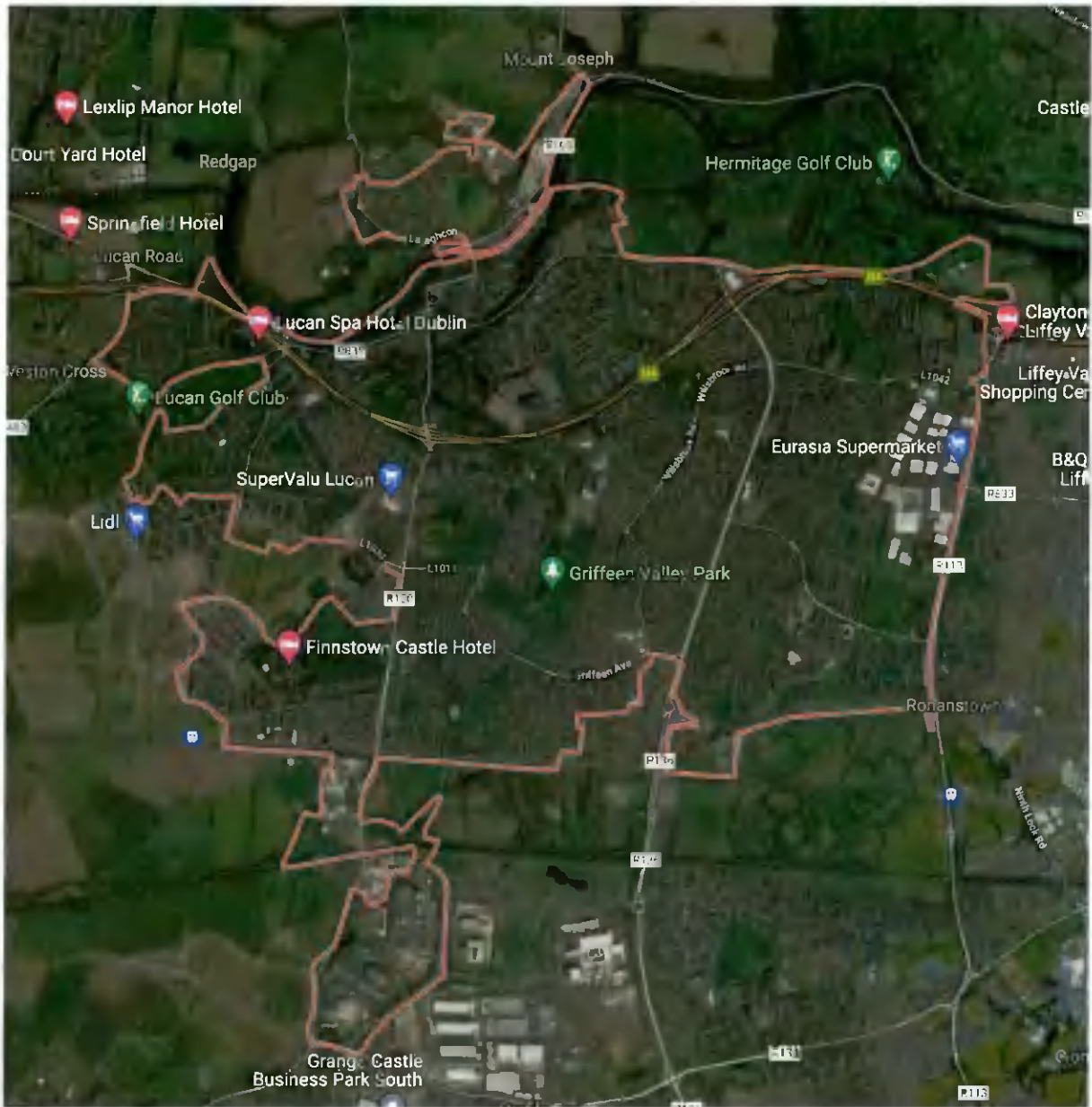
1. Residential housing, predominantly 2 story, and newer 3 storey, 3 and 4 bedroom detached and semi detached units.
2. Parks including, Hermitage, Ballyowen. Griffeen Valley, and Vessey.
3. Schools.
4. Religious institutional buildings.
5. Various retail, medical, food, hospitality, and commercial units.

There are also some significant commercial uses including,

1. Fonthill Retail park
2. Hotels, including Lucan Spa, Finnstown Castle
3. Lucan Shopping Centre

Some new residential developments are underway throughout Lucan, and comprise generally additional housing estates of predominantly 3 and 4 bedroom detached and semi detached units, and multistorey apartment developments.

The revisions to the design carried out as part of the Additional Information have been carried out with careful consideration of the distinctive character of Lucan.



Aerial view (2022) of Lucan and surrounding areas.

3. Surrounding Area

The area surrounding Lucan Shopping Centre is characterised by predominantly existing 2 storey residential developments to the North (Hillcrest), South (Westbury), and West (Hillcrest).

To the East of Lucan Shopping Centre lies the R120 roadway, Lucan Community College, and Scoil Aine Naofa + St. Thomas' Primary School.

Adjacent and West of Lucan Shopping Centre, a large new residential development 'Somerton' is under construction, including a new multistorey apartment building directly adjacent.



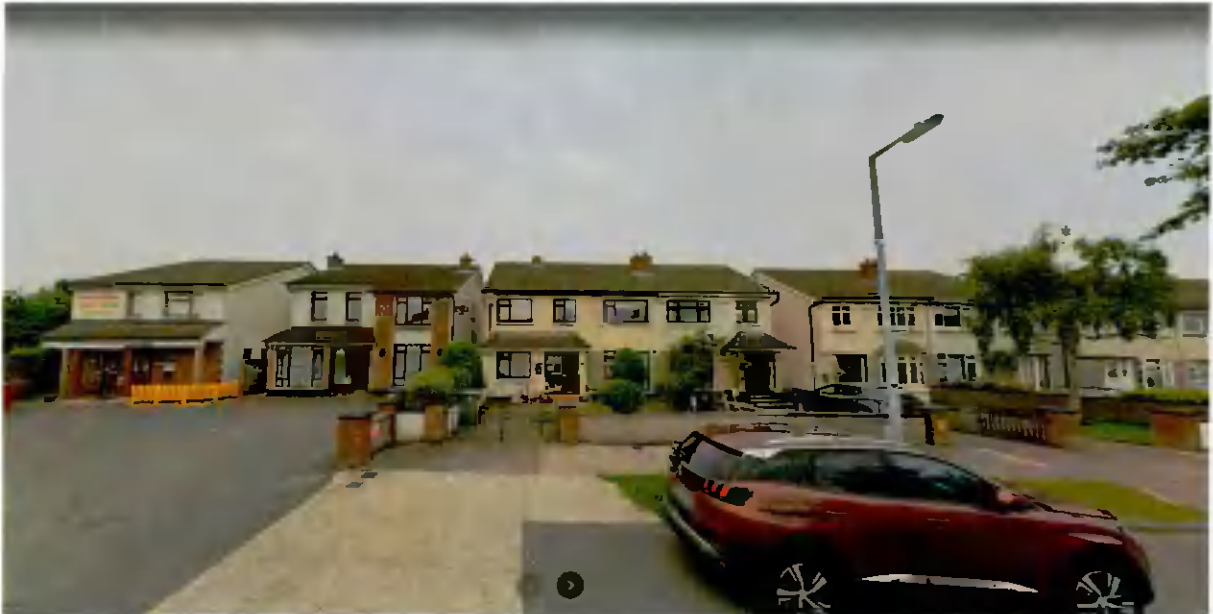
Hillcrest Court, North of the site, view looking South towards Lucan Shopping Centre.



Westbury Drive, South of the site, view looking North towards the rear of Lucan Shopping Centre and part of 'Somerton' site.



R120 roadway and Lucan Community College, East of Lucan Shopping Centre, view looking East.



Hillcrest Grove, West of the site, view looking West.



Lucan Shopping Centre, view looking West.



A large new residential development 'Somerton' is under construction, including a new multistorey apartment building directly adjacent, which can be seen with scaffolding surrounding to the rear of Lucan Shopping Centre, view looking West, January 2022.

4. The Existing Site

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

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

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



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



East view



North view



West view



South view

5. The Applicant's Brief

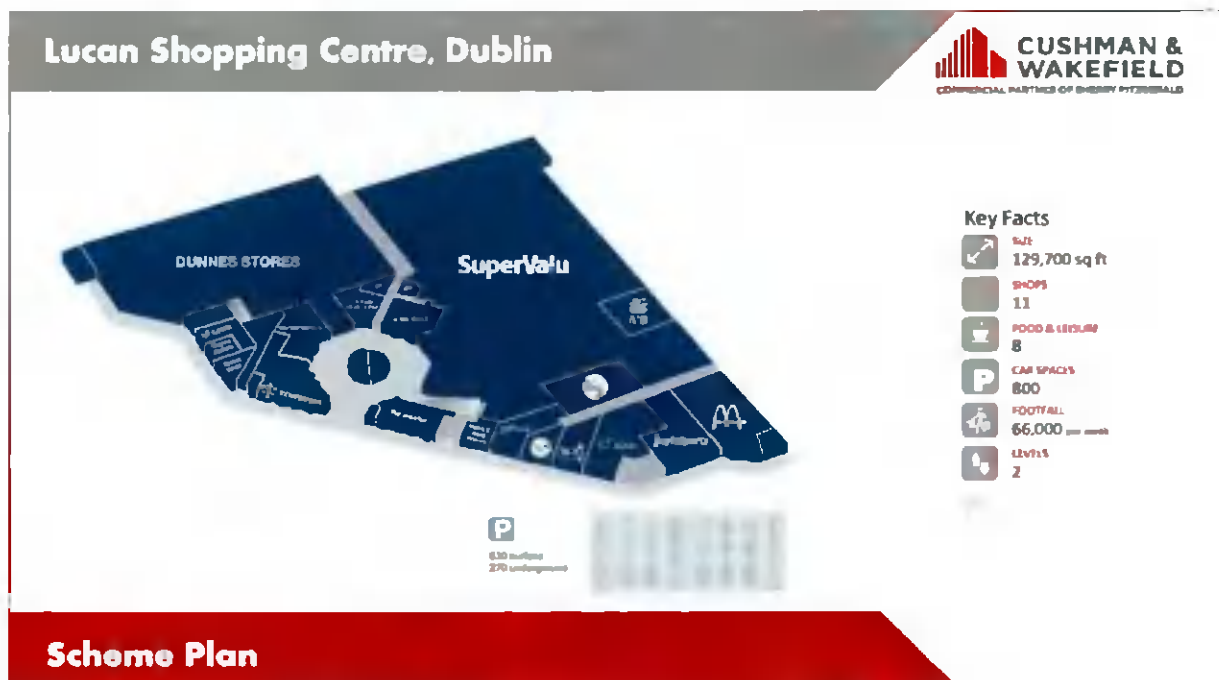
The existing shopping centre is successful and popular, and for the most part is fully occupied by tenants. The applicant identified the need for additional retail and associated use accommodation on the site, as a result of numerous approaches from prospective tenants.

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

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

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

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



Letting agents diagram of the existing Lucan shopping centre facilities.

6. Description of Overall Design

Existing shopping centre & Additional Information

The existing Shopping Centre building is quite dated, but has a distinctive design, with a very prominent pitched roof and a low lying volume. Parts of the shopping centre comprise 4 stories, whereas much of the complex is 2 and 3 stories. The objective with the new proposed extension was for the design to be true to it's time in 2021, and not to be a pastiche emulation of the existing building, however the proposed extension ought to respect and reference the volume and some of the materials of the existing shopping centre.

The design of the extension has been revised to address the concerns of the planning authority as indicated in the request for Additional Information. The design team welcomes the planning authority's comments, and the design of the extension has now been much improved, and it responds more carefully to the existing residential areas to the west and south west.

The connection of the shopping centre with both Hillcrest estate and the new Somerton development has been strengthened by splaying and widening the entrance / exit point, improving the pedestrian and cyclist experience.

The rear Western facade has been redesigned and is now greatly improved, and of the same standard as the front facade. Specifically, brick has been added at lower level, to match the front facade and similar to the existing shopping centre. Additional ground floor fenestration, entrance, signage and 2 storey floor to ceiling windows, have all been added. A staff outdoor seating / amenity area has also been added to the rear, opposite the rear facade. These improvements to the rear facade will also help strengthen the pedestrian / cyclist connection.

The Southern facade has been redesigned and now also includes the addition of 2 storey floor to ceiling windows. The enhancements to the West and South proposed elevations will also enhance the adjacent public realm.

The glazed linked canopy has been reoriented, and redesigned, to provide a more cohesive and fluid connection to the existing shopping centre. Specifically, the new canopy is situated at the same height as the existing canopy, which is retained, and follows a similar glazed and pitched design, which sympathetically harmonises with the existing centre canopy. This particular feature of the design runs forward of the new extension and part way north on the extension relevant to the shopfront below, thereby continuing the articulation of the canopy as a prominent ground floor aspect of the facade.

The overlooking / perceived passive surveillance of the rear pedestrian / cycle connection has been considerably improved by the addition of the previously mentioned 2 storey floor to ceiling windows to the rear West, and revised South facades of the proposed extension, and this will assist to avoid anti- social behaviour.

The route for deliveries was carefully reconsidered by the design team per the Additional Information request, and per the initial design considerations, it still remains the case that it is not possible to adequately provide an alternative route, and extending the existing route to include the new extension is the only viable solution. Considering that only 2 tenants will occupy the extension, deliveries and vehicular movements will be very infrequent. While it is not possible to provide 24 hours a day, 7 days a week, uninterrupted pedestrian / cyclist access, deliveries / vehicular movements in this area are anticipated to be particularly infrequent, only occurring occasionally per week. Thus uninterrupted pedestrian / cyclist access will be provided almost 24 hours a day, 7 days a week, and pedestrian / cyclists will take absolute priority.

Photomontages / illustrations of the enhanced proposed development have been prepared.

The previously proposed large signage letters 'LUCAN' have been omitted entirely from the design, and an appropriate contemporary signage solution is proposed with illuminated signage mounted on the leading edge of the new canopy facing the car park and site entrance.

Enhanced hard and soft landscaping has been provided, and indicated within the drawings. Specifically, additional planters, planted areas, high quality public seating, and lighting has been included. A new staff outdoor seating / amenity area has also been added to the rear of the proposed development, opposite the rear facade. The mini plaza hard and soft landscaping will now provide a more attractive environment, appropriate to this retail environment, and will enhance the public realm in this location.



Photomontage / illustration of the proposed front facade, indicating amended signage, amended new canopy, amended mini plaza, enhanced hard and soft landscaping, amended fenestration.



Photomontage / illustration of the proposed pedestrian / cyclist access between Lucan Shopping Centre and the residential developments to the West, indicating amended signage, amended new canopy, amended mini plaza, enhanced hard and soft landscaping, amended fenestration, enhanced rear facade, enhanced overlooking / perceived passive surveillance.



Photomontage / illustration of the proposed rear facade, indicating amended and enhanced design commensurate with a front facade, amended signage, enhanced hard and soft landscaping, amended fenestration.



Photomontage of the proposed development, indicating amended signage, amended new canopy, amended fenestration, scale of development complements the existing shopping centre and surrounding areas.



Photomontage / illustration of the proposed development, indicating amended and enhanced design, amended signage, amended new canopy, green roof, PV panels, and enhanced hard and soft landscaping.

Extension location

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

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

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

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

Volume

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

The two-storey proposed design is also sympathetic and in keeping with the character and pattern of development in the surrounding areas, and with the existing shopping centre.

Design details

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

These details were reconsidered, and enhanced, in light of the request for Additional Information.

Materials

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

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

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

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

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

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

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

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

These aspects were reconsidered, and enhanced, in light of the request for Additional Information.

Mini plaza & canopy

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

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

These aspects were reconsidered, and enhanced, in light of the request for Additional Information.

Pedestrian / cyclist link to West

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

This aspect was reconsidered, and enhanced, in light of the request for Additional Information.

Common areas

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

Existing basement car park fire escape

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

Roof

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

Hard and Soft Landscaping

New landscaping is included in the form of planter boxes directly in front of the entire extension, front and rear, and new planting either side of the new pedestrian link to the residential development to the West.

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

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

These aspects were reconsidered, and enhanced, in light of the request for Additional Information.



CLIFFHANGER SHRUBTUB SYSTEM WWW.STREETLIFE.NL 15 Linear Metres Approx.

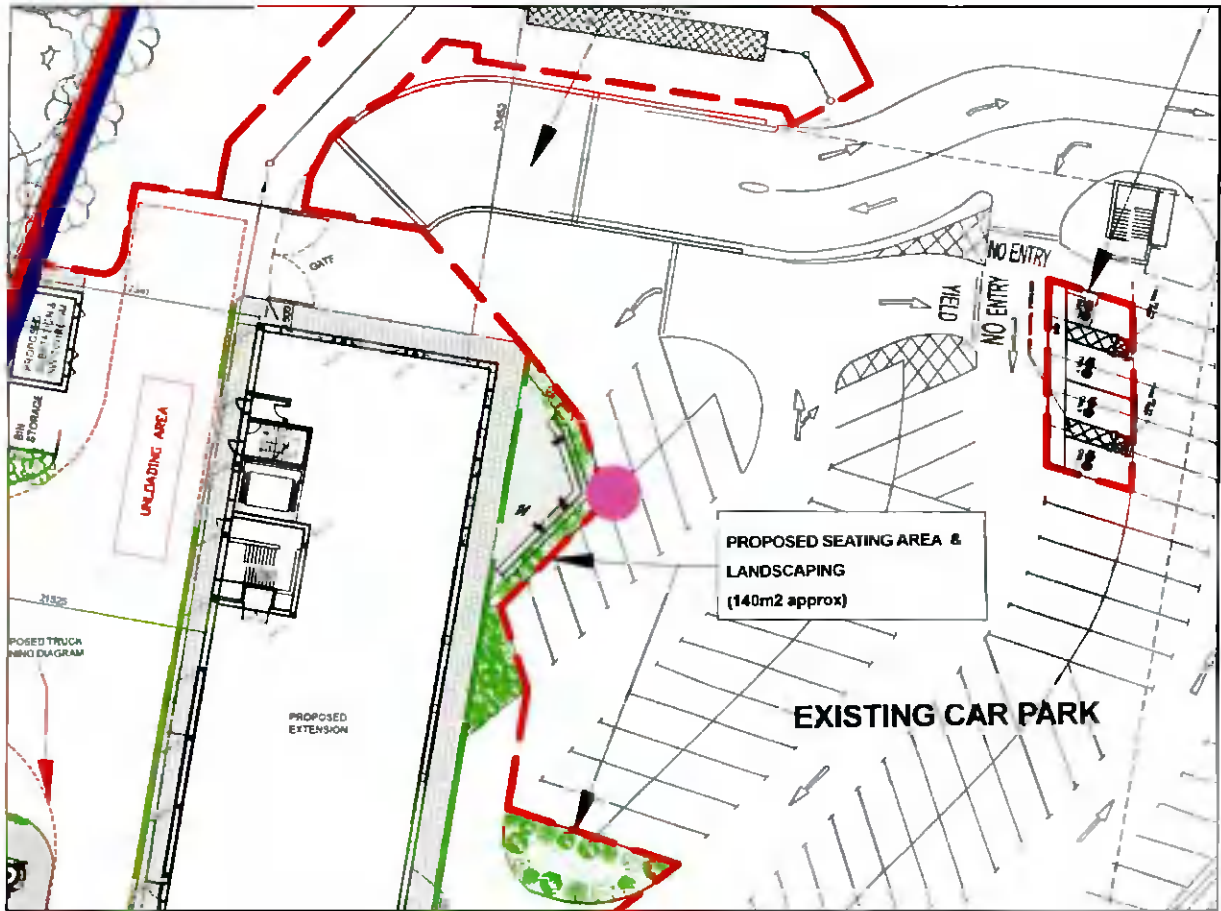
Green strips with inviting floating benches can easily be created on a flat pavement or concrete deck. By realizing inner corners, the decorator creates intimacy. The slat segments have staggered slats at the divisions, which interlock like forks.

The fine slats are available as standard in FSC hardwood or Bamboo Brown. Bamboo Brown is a sustainable material made from bamboo fibres, which have been compressed under high pressure. Bamboo Brown, like hardwood, ages over time when exposed to the outdoors and sunlight.

Length: 264 cm
Depth container/tray+seat: 130/197 or 130/202 cm
Height: 47/70 or 47/92 cm



Image of the enhanced front hard and soft landscaping, with integrated seating.



Location of the enhanced front hard and soft landscaping, with integrated seating.



PROPOSED LANDSCAPING FEATURES



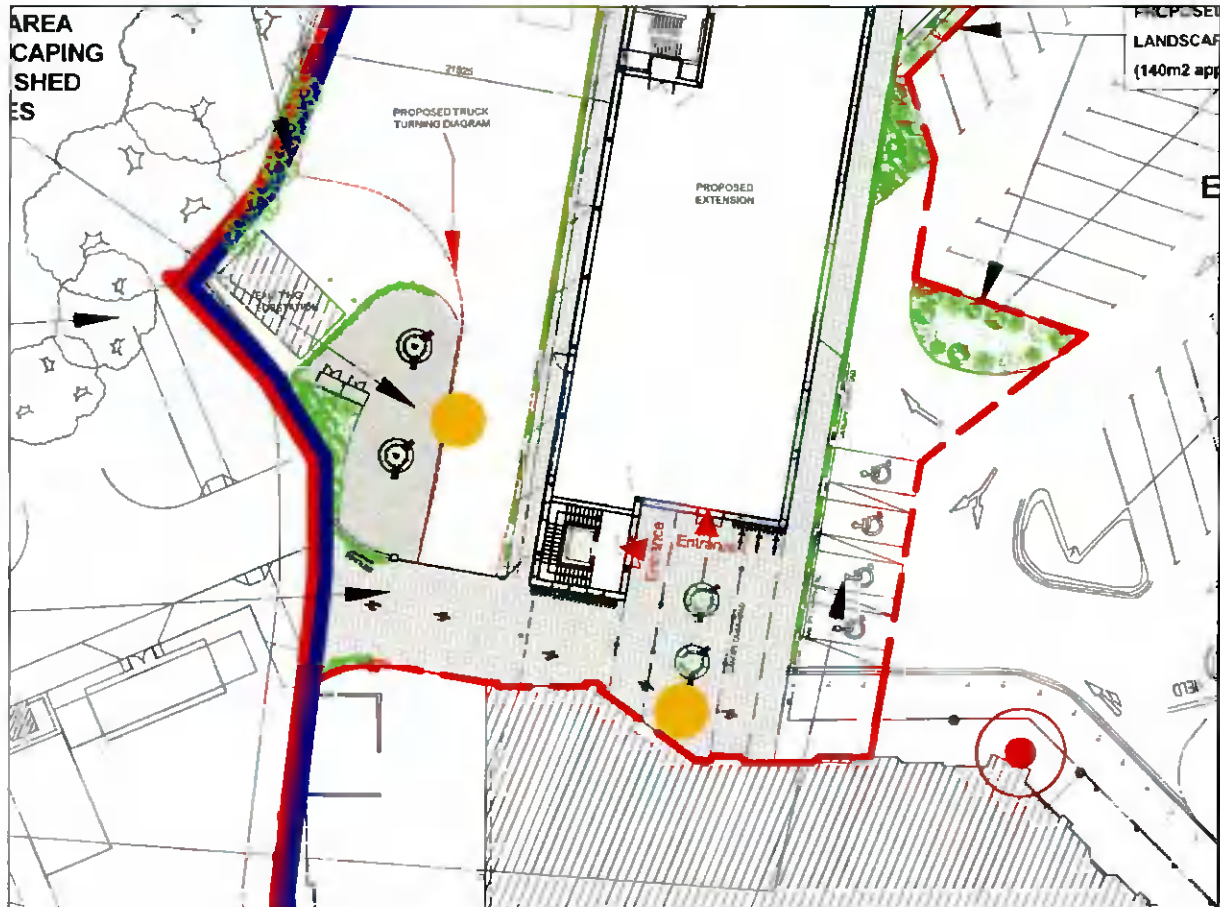
GREEN CIRCLE BANKS WWW.STREETLIFE.NL X 4 NO. 2300MM DIAMETER

The Groene Cirkel Benches are movable seating objects with a spacious tree planter in the center. The Green Circle benches are made of glass fiber reinforced composite or aluminum coated in RAL colour. TwoTone CorTen coating is available for the aluminum version. The circular sofa consists of a seat made of FSC hardwood or Bamboo Brown, a sustainable material made of bamboo fibres. The slats have a standard size of approximately 40x50 mm and are integrated into the construction. The seating objects are delivered fully assembled.



Available in diameters of approx. 180 or 230 cm
Available in standard heights approx. 47 or 85 cm
The standard materials are aluminum finished with a double-layer powder coating (-AL-PC) or composite material (-CO) in various RAL colors

Image of the enhanced mini plaza and rear area hard and soft landscaping, with integrated seating.



Location of the enhanced mini plaza and rear area hard and soft landscaping, with integrated seating.

Gates

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

The applicant notes the Council's concerns regarding the temporary closure of the gates for deliveries. For clarity, we confirm that there will be very limited instances when the gates are closed during trading hours, and only for brief periods.

The occupier of Unit 1 will only require deliveries four times a week. These deliveries will occur in the evening time or after the store has closed. While this operator will sell food and drink, this comprises ambient food and drink that has an extended shelf life (i.e. confectionary, snacks, cereals, tinned food, baking and spreads, tea / coffee, etc). The operator does not sell fresh food or drink therefore, it does not require daily deliveries of fresh food and drink.

When deliveries occur, the gates would be temporarily closed to allow delivery vehicles to access or egress between the existing service yard and new service yard. Once the delivery vehicle has accessed or egressed, the link would be opened again. The gates would not be closed for the entire servicing period. Pedestrians and cyclists would be inconvenienced for a short number of minutes. This would be a similar delay experience by pedestrians crossing a public road at a signalised junction.

In addition to service vehicles to Unit 1 four times a week, there will be a requirement for refuse collection vehicles to access / egress from the new service yard. Refuse collections for the Shopping Centre occur twice a week between 07:00-09:00. Once again, the link would be closed to allow refuse collection vehicles to access / egress for a short number of minutes.

Accordingly, vehicles would need to access / egress a maximum of twice a day (should deliveries and refuse collections occur on the same day). Other days, there may be no deliveries or refuse collections leaving the link open throughout trading hours.

Any inconvenience for pedestrians / cyclists would be for a very short period, similar to the delay experience by pedestrians crossing a public road at a signalised junction. We submit that this provides a suitable balance between the pedestrian / cycle movements and the occasional need for delivery and refuse collection vehicle movements.

Accessible parking and EV charging

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



Location of connection of proposed extension to existing shopping centre.



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

We trust we have demonstrated that considerable enhancements to the proposed design have been carried out in light of the request for Additional Information.

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

Brian Jennings MRAI / MIDI
Architect / Designer / Assigned Certifier
Principal
JENNINGS \ DESIGN STUDIO - Architects

End

