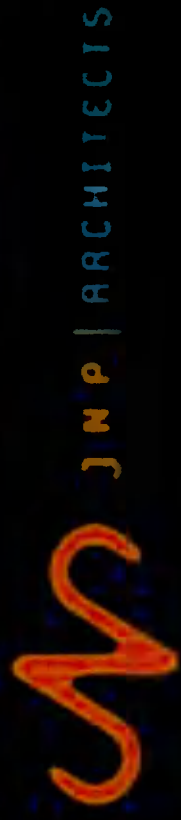


## DESIGN CONCEPT STATEMENT

Nursing Home and Independent Living Units for Older  
People at Old Greenhills Road, Tallaght

For St Mary's Medical (Tallaght) Ltd





# Contents Page No

Introduction	5
<b>01 Context</b>	<b>6</b>
Surrounding Buildings and Uses	6
Arboriculture	7
Land Uses	8
Building Heights	8
Land Uses Zoning Objectives	9
Density Plot Ratio Site Coverage	9
LAP Objectives	10
Site Analysis	11
Archaeology	12
Planning History	13
Conservation	15
Design Concept	17
Pre planning Consultation	20
Response to Surroundings & Qualitative Standards	21
Contiguous Elevations	22
<b>02 Connections</b>	<b>23</b>
<b>03 Inclusivity</b>	<b>23</b>
<b>04 Variety</b>	<b>23</b>
<b>05 Efficiency</b>	<b>24</b>
<b>06 Distinctiveness</b>	<b>25</b>
Existing Buildings	26
<b>07 Layout</b>	<b>27</b>
<b>08 Public Realm and Communal Open Space</b>	<b>28</b>
Elevational Treatment	29
The Independent Living Units	30
The Nursing Home	31
<b>09 Adaptability</b>	<b>32</b>
<b>10 Privacy and Amenities</b>	<b>33</b>
View Aspect and Privacy	33
<b>11 Parking</b>	<b>34</b>
Car Parking	34
Cycle Parking	34
<b>12 Detailed Design</b>	<b>35</b>
Quality Housing Guidelines	35
Spatial Standards and Communal Facilities	35
Social and Affordable Housing V	35
Photomontages and CGI s	36
<b>Drawings</b>	<b>41</b>





This Design Statement has been prepared by JNP Architects on behalf of St. Mary's Medical (Tallaght) Ltd. for development of lands at Old Greenhills Road, Tallaght (part of lands within St. Mary's Priory campus – Protected Structure) for which Planning Permission is being sought.

The Design Statement provides details of the proposed development the development site, the design rationale and how the designs meet and address the following:

- South Dublin County Development Plan 2016-2022
- Tallaght Town Centre LAP 2020
- Urban Design Manual – A Best Practice Guide 2009
- Sustainable Urban Housing: Design standards for New Apartments 2018

The proposed development will comprise new residential, welfare and wellbeing facilities for the growing elderly population in the Tallaght area to provide suitable, purpose built accommodation for people who are able to live independently and those who require nursing care.



## Introduction

The intention and aspiration of the proposed development is to provide a scheme where the buildings are placed within a quality parkland setting with mass, scale and height of buildings subservient to the nearby Protected Structure by firstly making a positive contribution to the immediate area by utilising high-quality design and construction materials and secondly, to contribute to the development aspirations of the Local Area Plan by enhancing the proposed connections within the neighbourhood whilst respecting the historic character of the place.

The proposed development will comprise new residential, welfare, care and wellbeing facilities for the growing elderly population in the Tallaght area.. The area of the site is 0.99 hectares and currently a vacant greenfield site within the Village Neighbourhood in the Area Plan.

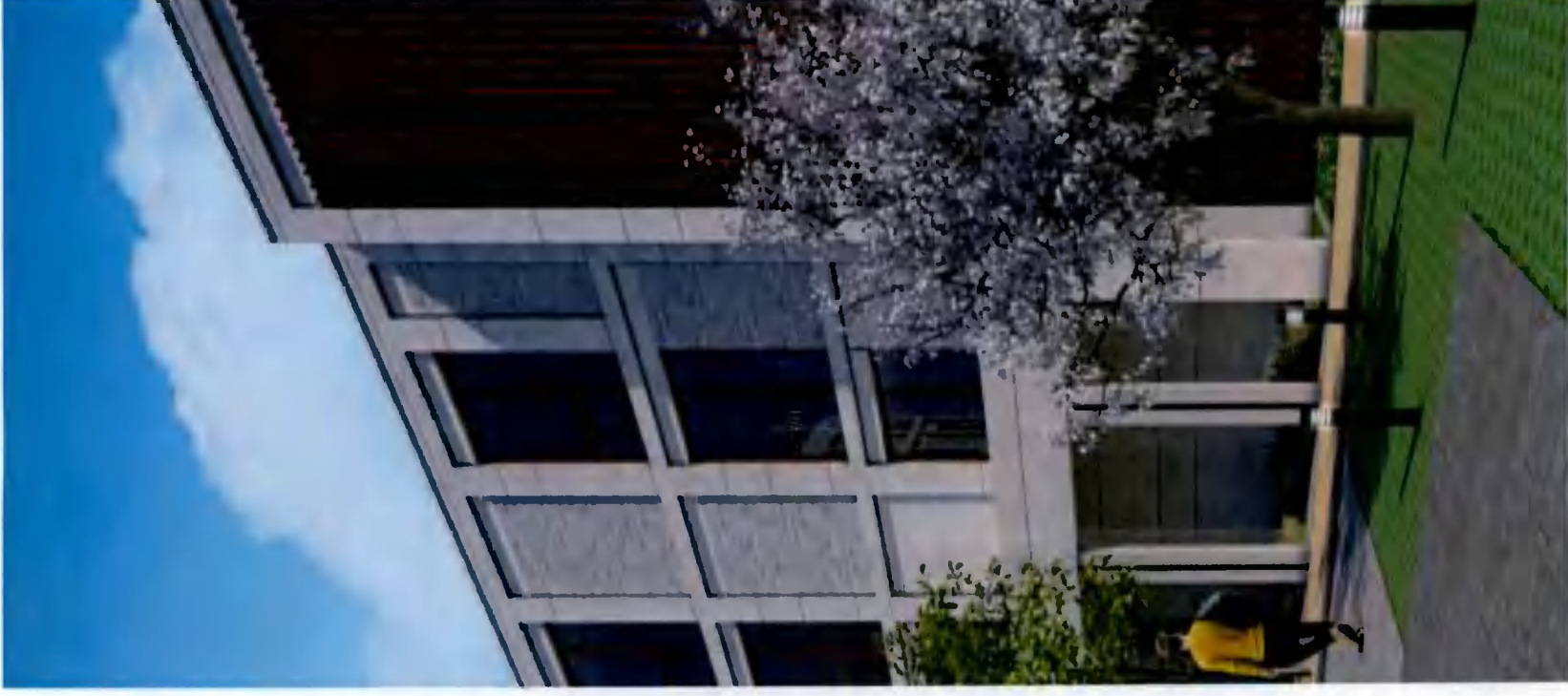
These facilities will be in the form of purpose built and modern buildings to include:

- Nursing Home (in compliance with all HIQA regulations) to include a hairdresser, social spaces, dining areas, lounge areas and activity spaces
- Pharmacy (with emphasis on dispensing and retailing medical and healthcare products more suited to Older Persons)
- Independent Living Units designed for Older Persons (to be managed by an Approved Housing Body)
- Communal Open Space
- Secure Open Space
- Horticultural areas
- External Amenity Spaces
- Soft and Hard landscaping
- Access roads, car parking and cycle parking
- New pedestrian and vehicular access from Old Greenhills Rd
- Siteworks/infrastructure
- Repairs to existing stone boundary wall and new boundary treatment at interface with Priory lands

The proposed scheme is a mixed 4 to 5 Storey development comprising a 106 Bed Residential Nursing Home over 4 floors a pharmacy at ground level. 60 No Independent Living Units in 3 No Blocks ranging from 4 -5 storeys. 11 of which are fully accessible.

Car parking for 30 cars, 80 Cycle Spaces, and all associated service areas.

The site lies within the boundary of St. Mary's Priory (Protected Structure) albeit within a segregated portion of these lands bounded by mature tree planting and fencing





# 01 Context

## Surrounding buildings & uses

The immediate context for the development site is a mix of religious (St. Mary's Priory – Protected Structure), residential, educational and commercial buildings as well as private open space areas.

The proposed development site is surrounded by buildings of various heights and close to vacant land zoned for 4 to 6 storey residential in the LAP 2020.

As noted in the figure above, the buildings forming the St. Mary's Priory campus are characterised by buildings with large floor to ceiling heights and on the older buildings by steep roof pitches and high ridge lines.

The proposed development site was formerly owned by the Priory, unused and separated from the main campus by mature trees and railings on the Western and Southern boundaries. Before development of the Priory the site was part of the grounds of Tallaght House which was remodelled and extended to form the current Retreat House. The Priory itself developed over the years and now is characterised as a campus style facility with a range of buildings including the remnants of Tallaght Castle (the Tower), Priory and Church, administration areas, Retreat House and Library. See Heritage Report, prepared by John Cronin & Associates, accompanying this Planning Application for full details on the history of the site and adjacent lands. The campus style layout of St. Mary's Priory is illustrated below along with photographs of the Library and the Retreat House which are the closest buildings to the proposed development site.

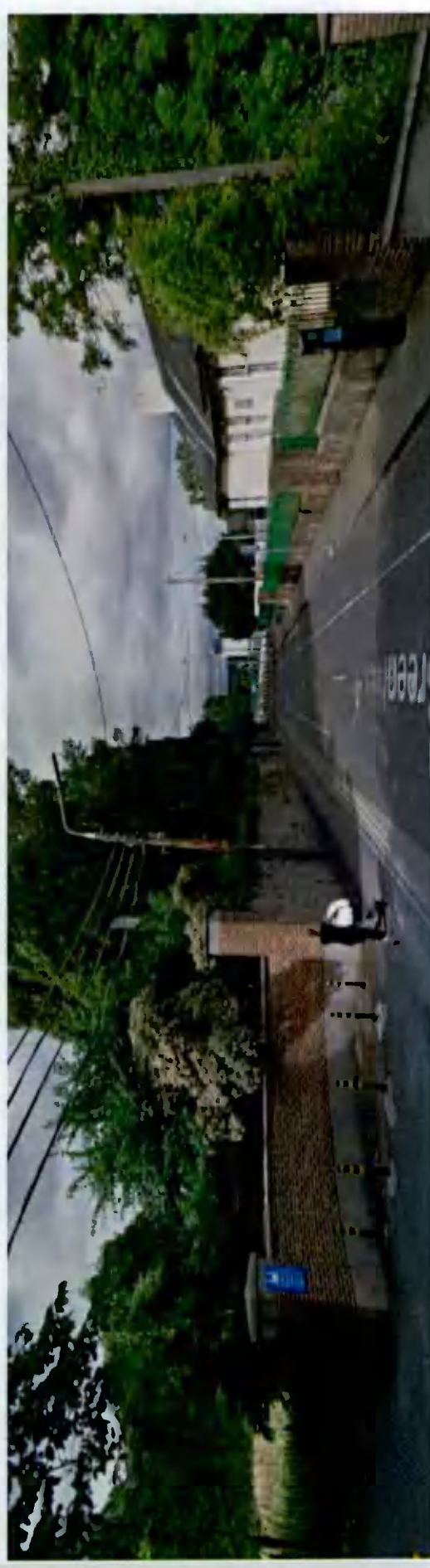
The site is bounded to the West and South by a line of mature trees and shrub planting, to the North by a concrete block wall and to the East by a stone wall with a line of tall Poplar trees behind which are c. 22m high however are nearing or at the end of expected life.

There are significant mature trees, categorised as A and B (Lime & Sycamore), located in the North/North-west part of the site. A detailed Tree survey, prepared by John Morris Arboriculture Consultancy, accompanies this Planning Application.

Good public transport links are available with Bus Stops located within walking distance on Old Greenhills Road (less than 100m) of the Application site. These transport links provide connections to Dublin City Centre.

The Bus Connects Draft Preferred Route Options Report 2020 identifies the Old Greenhills Road becoming a new high frequency bus route, with a Stop adjacent to the proposed development entrance. This proposal will further enhance availability of public transport to residents, visitors and workers associated with the proposed development whilst maintaining vehicular access for servicing and for staff/visitors who cannot use public transport

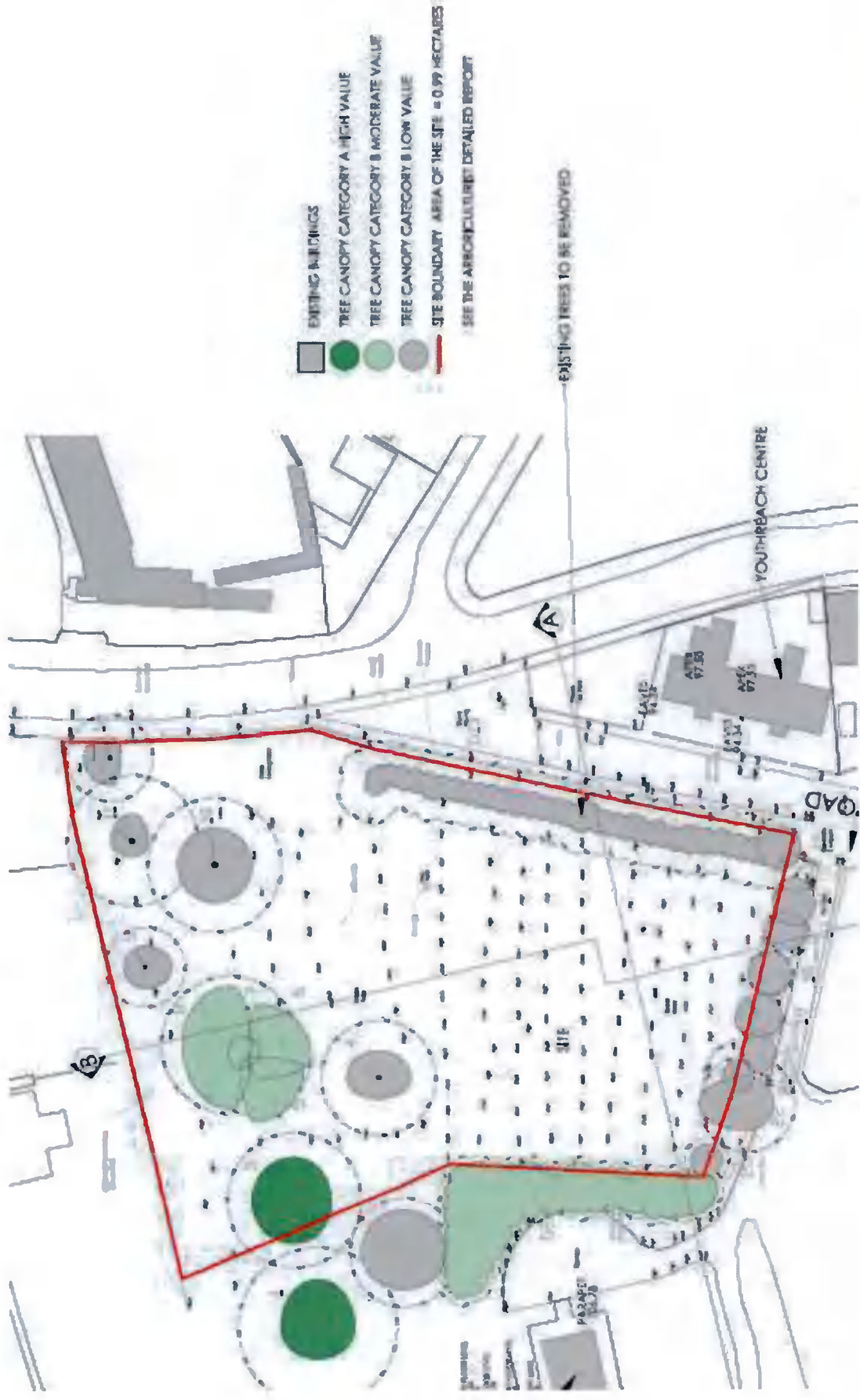
Views Along Old Greenhills Road



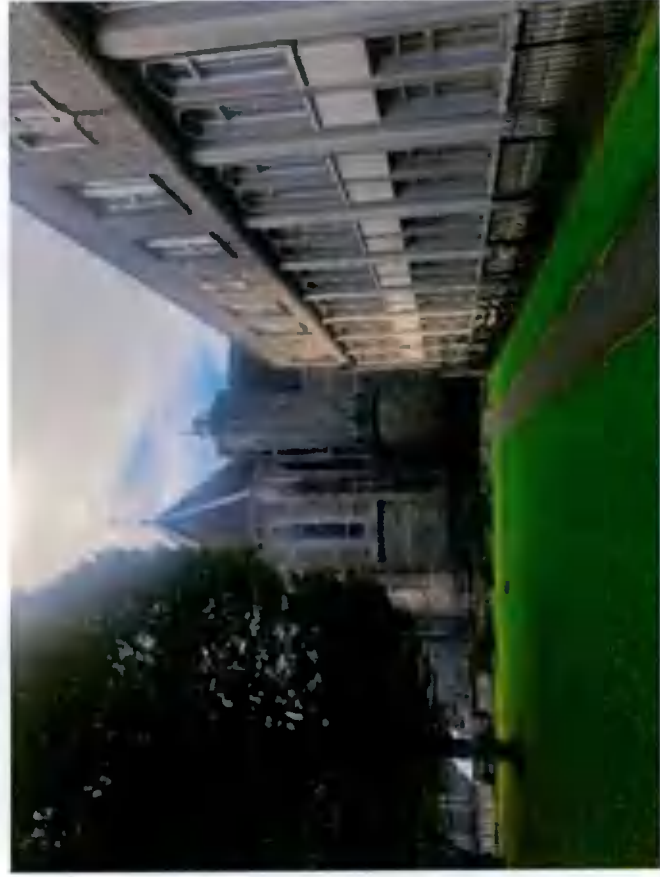


# Arboriculture

Tree Survey



Priory Library



Priory Retreat House





## Land Uses

The immediate context for the development site is a mix of religious (St. Mary's Priory – Protected Structure), residential, educational and commercial buildings as well as private open space areas.

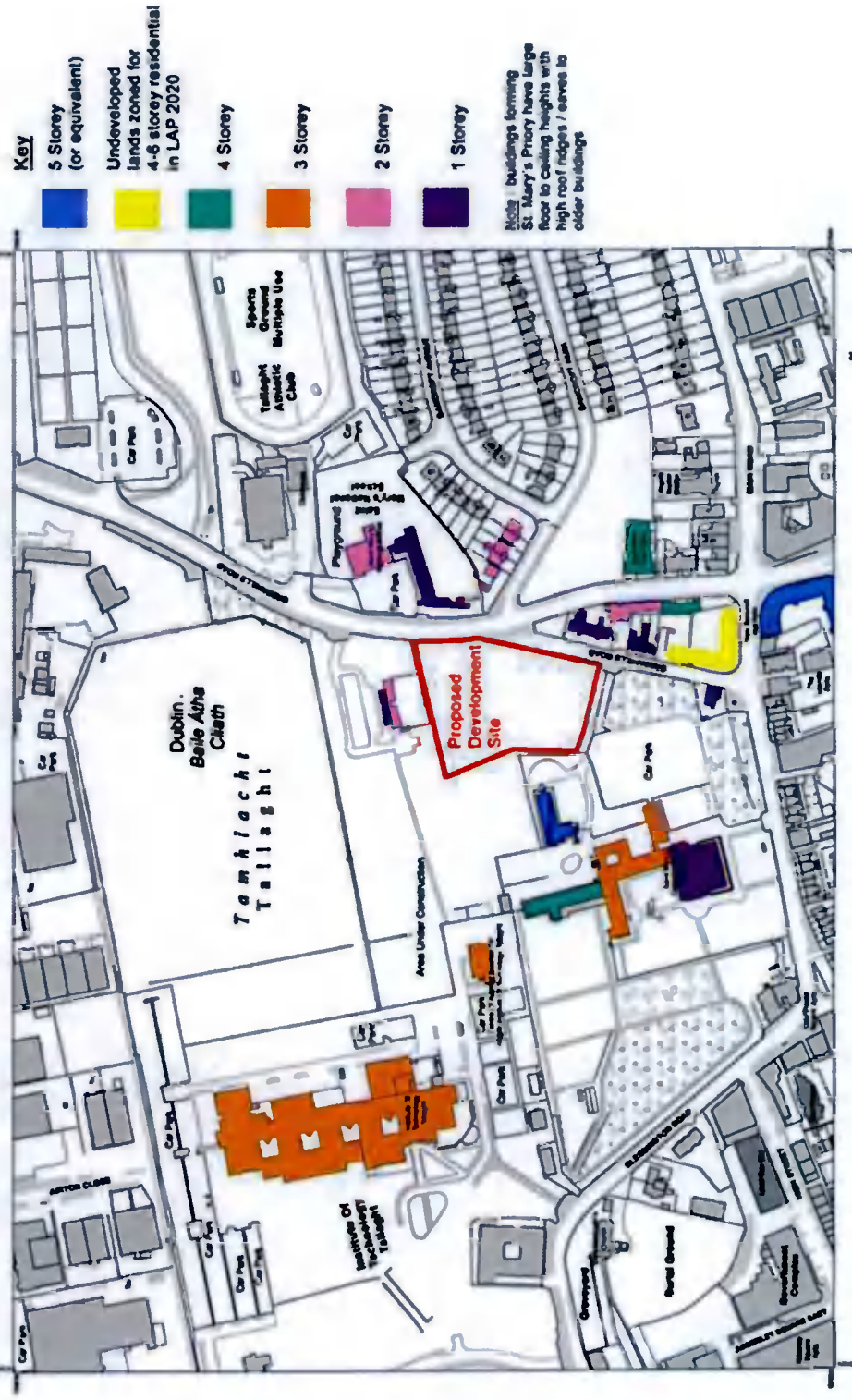
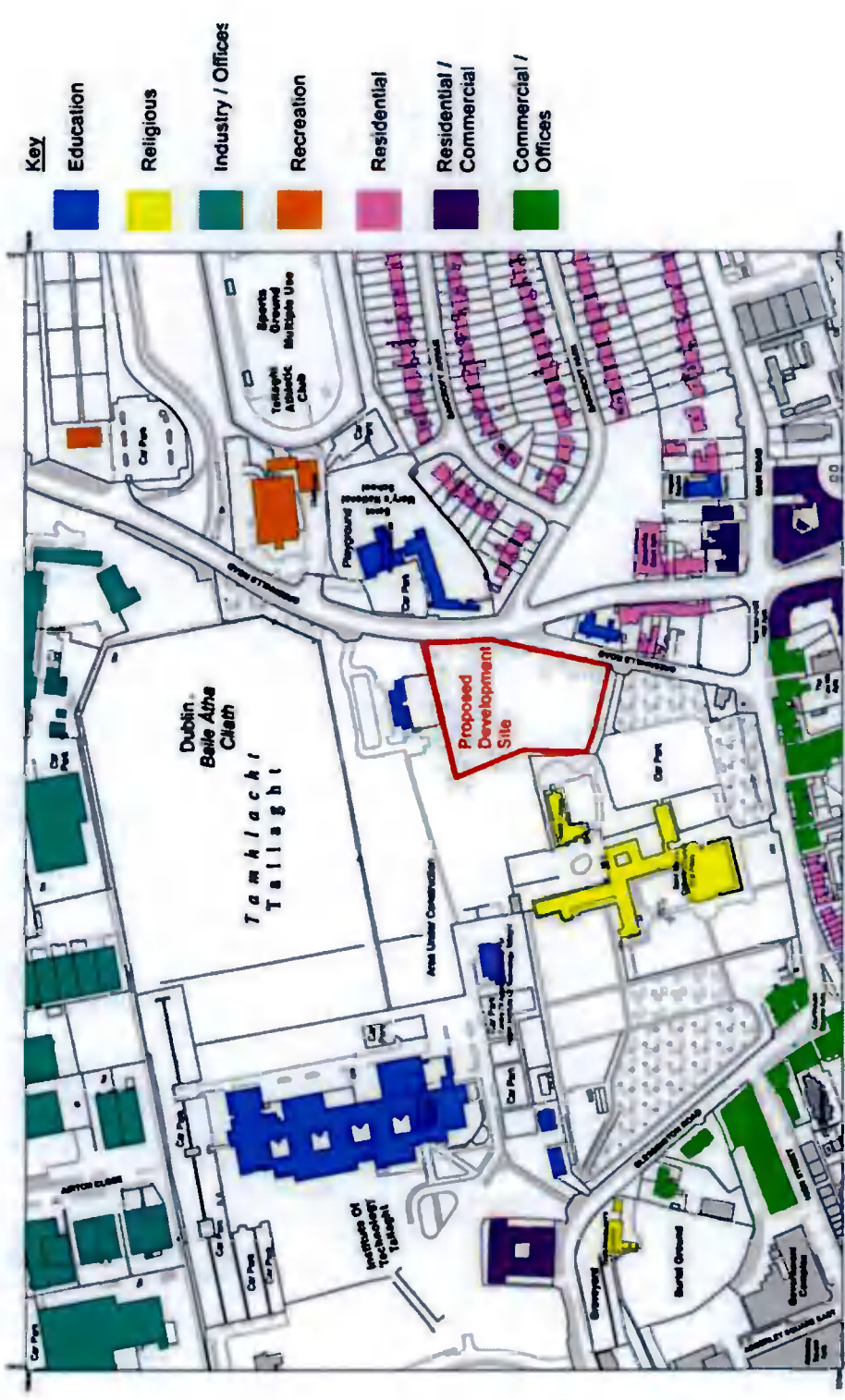
South West of the site is the St. Mary's priory campus comprising a range of buildings of various ages including the original Priory, church, library extension and the remodelling and extension of Tallaght House to form the Retreat House. Immediately South is a vehicular entrance to St. Mary's Priory and a large car park with mature tree planting surrounding.

To the North is a children's education facility which is part of the overall TUD campus with the main TUD educational buildings situated North West of the site.

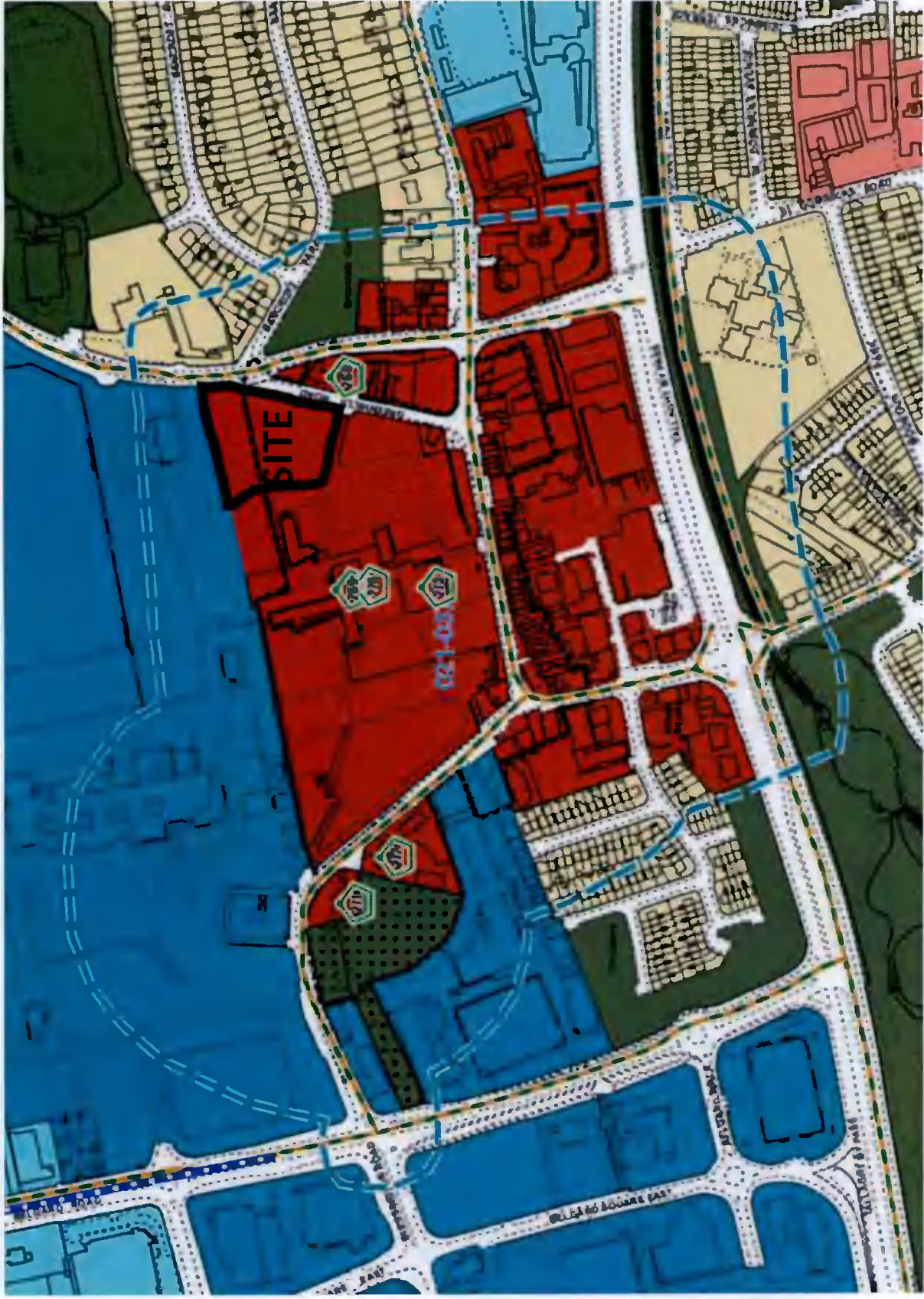
East of the site, beyond the stone wall site boundary, there is a mix of educational buildings (St. Mary's National School and The Priory Youthreach Centre) and residential buildings.

## Building Heights

The proposed development site is surrounded by buildings of various heights and close to vacant land zoned for 4 to 6 storey residential in the LAP 2020.







Extract Zoning Map from CDP 2016-2022

## Land Uses Zoning Objectives

The proposed development site is within lands Zoned VC and TC in the County Development Plan 2016-2022 described as VC: "To protect, improve and provide for the future development of Village Centres" and TC: "To protect, improve and provide for the future development of Town Centres" Furthermore the site, as illustrated in the CDP Map 9 extract, is mostly (but not fully) within an Architectural Conservation Area and within an Area of Archaeological Potential and is adjacent to a number of Protected Structures.

Both VC and TC Zonings permit in principle Nursing Home, Residential (Housing for Older People), Shop-Local/Neighbourhood and Day Centre equivalent facilities

## Density Plot Ratio Site Coverage

The County Development Plan (section 11.3.1) notes that sites within walking distance of town centres and high-capacity public transport facilities should have residential densities greater than 35 dwellings per hectare. The document Sustainable Residential Development in Urban Areas (2009) encourages higher residential densities for developments which are within walking distance (ie 500m) of a bus stop with minimum densities of 50 units per hectare (subject to other design criteria and amenity standards).

The floor area to be created in the proposed development is calculated at 10,792 sqm (Nursing Home, Pharmacy plus Independent Living Units) and the site area is 9,920sq. The resulting Plot Ratio is 1.08.

The footprint areas of the proposed buildings are a total of c. 2,549.7 sqm which represents a site coverage of 25.7% thus providing a highly efficient design suitable within the site context and facilitates significant areas of meaningful Open Space.



## LAP Objectives

The LAP 2020 notes that the proposed site is located within The Village urban neighbourhood and has the Zoning Objective of VC → to protect, improve and provide for the future development of Village Centres.

The Land Use Mix/Urban Function is noted in the LAP as including: residential, appropriate retail, walk to services, cultural, civic, recreational, community and other uses which support the evening economy. The planned uses for the proposed development will comply with the above.

The LAP notes a number of Key Objectives for The Village urban neighbourhood. The following table notes those objectives relevant to the proposed development along with the design responses:

### **VL1 Consolidate mixed use residential uses**

The proposed development comprises a mix of residential facilities for Older People to include Independent Living Units as well as a Residential Nursing Home along with a Pharmacy and a range of communal welfare facilities

### **VL5 Facilitate green infrastructure along public streets**

The proposed development provides new and more appropriate tree planting along Old Greenhills Road which will be visually attractive, improve biodiversity and habitat as well as afford greater protection to the historic stone wall. The development creates a series of communal open spaces which are linked via a series of landscaped pathways

### **VL6 Protect and enhance setting of Protected structures and qualities of the ACA**

The proposed development is located within unused lands bounded by mature trees and is visually separate from the Priory buildings (Protected Structure). Trees on southern and western boundaries will be retained as well as Category A & B trees within the site. Heights of proposed buildings are lower than those closest to the Priory buildings (ie Retreat House) with buildings designed to avoid over dominance of the Protected Structure buildings. Scale and massing of proposed new buildings designed to be subservient to Protected Structure. Existing views towards the Protected Structure(s) are not interrupted by new buildings. Material selection for new buildings (ie stone and glass) chosen to complement Protected Structure, are to be of high quality and durable. Proposed site layout designed to have a series of buildings rather than one building to create a village hub style development. Existing stone boundary wall to be repaired with one opening created for access, the design of which will be subservient to the existing Priory carpark entrance. More appropriate tree planting along Old Greenhills Road to be provided than that existing. Full and detailed Conservation Plan has been prepared.

### **VL8 Protect the character and integrity of the Priory, including its parkland setting and provide for greater public access and usage.**

The proposed development is located on lands formerly used for agriculture and partially as gardens for the former Tallaght House and the site is set apart from the main Priory lands. The formal landscape areas associated with (and to the west and north of) the Priory are not affected by the proposed development. The location of the proposed new buildings does not adversely affect the character and setting of the Priory and does not interfere with any public views of the Priory. The new development will not be gated and will allow greater public access

### **VL9 Protect and preserve Heronry located on Priory lands and extending into TUD.**

An ecological assessment of the proposed development site has been carried out. Herons were not found to be nesting or feeding within the site. Heron nests are to be found south west of the existing Priory buildings which will not be disturbed. The new development includes artificial structures to encourage heron nesting.

### **VL10 Provide for some residential or mixed-use development on lands to the east of the Priory, subject to the above key objectives.**

The proposed development uses comply with this objective via provision of mixed residential (Nursing Home and Independent Living Units along with a Pharmacy.

### **VL11 Any proposals for the future significant development of the Priory or St Maelruans shall be accompanied by a detailed conservation plan which will assess the impact of any development and how it will contribute to the conservation of historically significant structures and landscape elements.**

A Built Heritage Appraisal has been prepared to inform the design process for the new development. An Archaeological Testing Report has also been completed. The Planning Application for the development is accompanied by a detailed conservation plan.



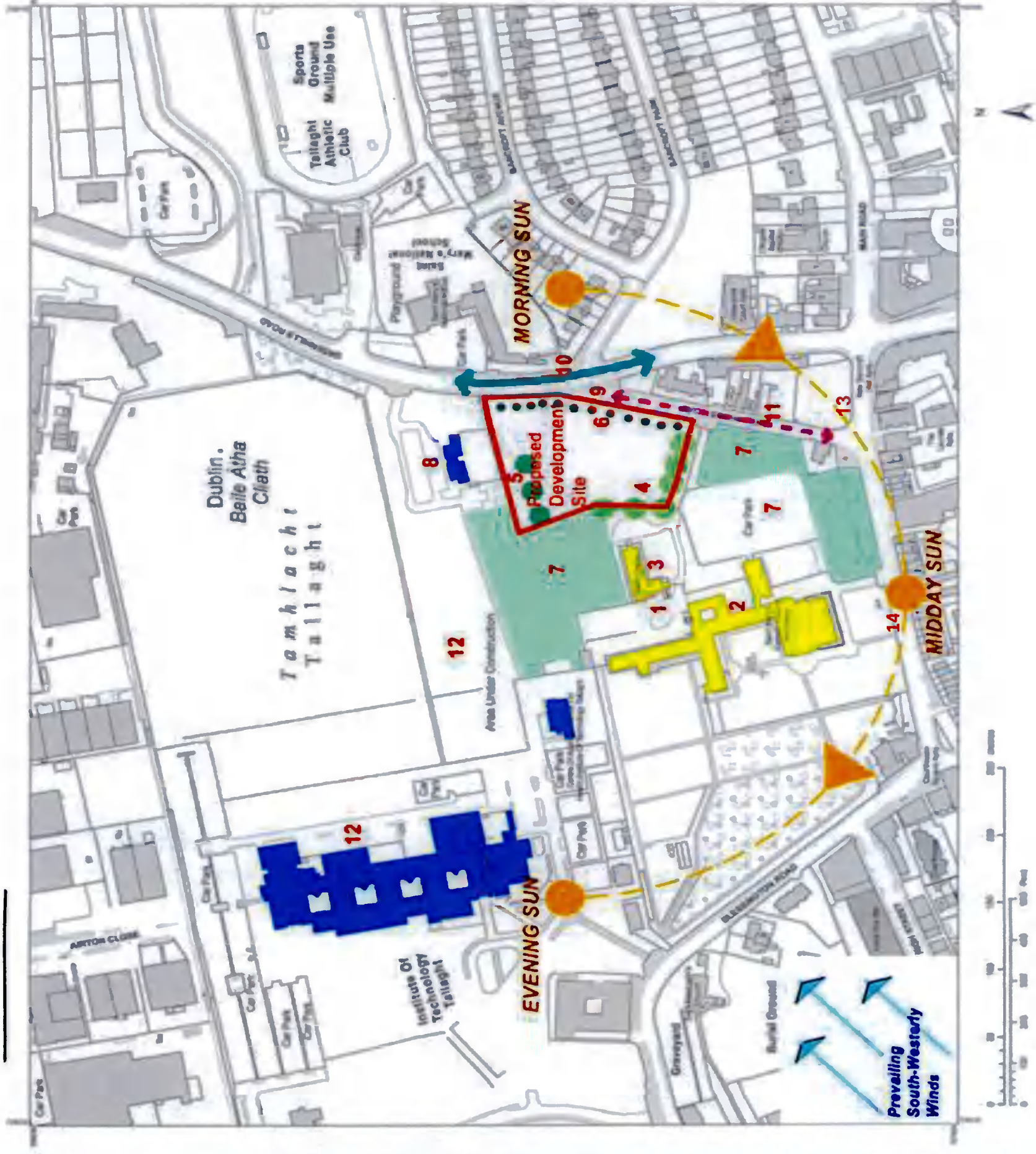


## Site Analysis

It should be noted that a topographical survey of the heights of the Priory Buildings have been undertaken

### Existing Site Characteristics which inform the design concept

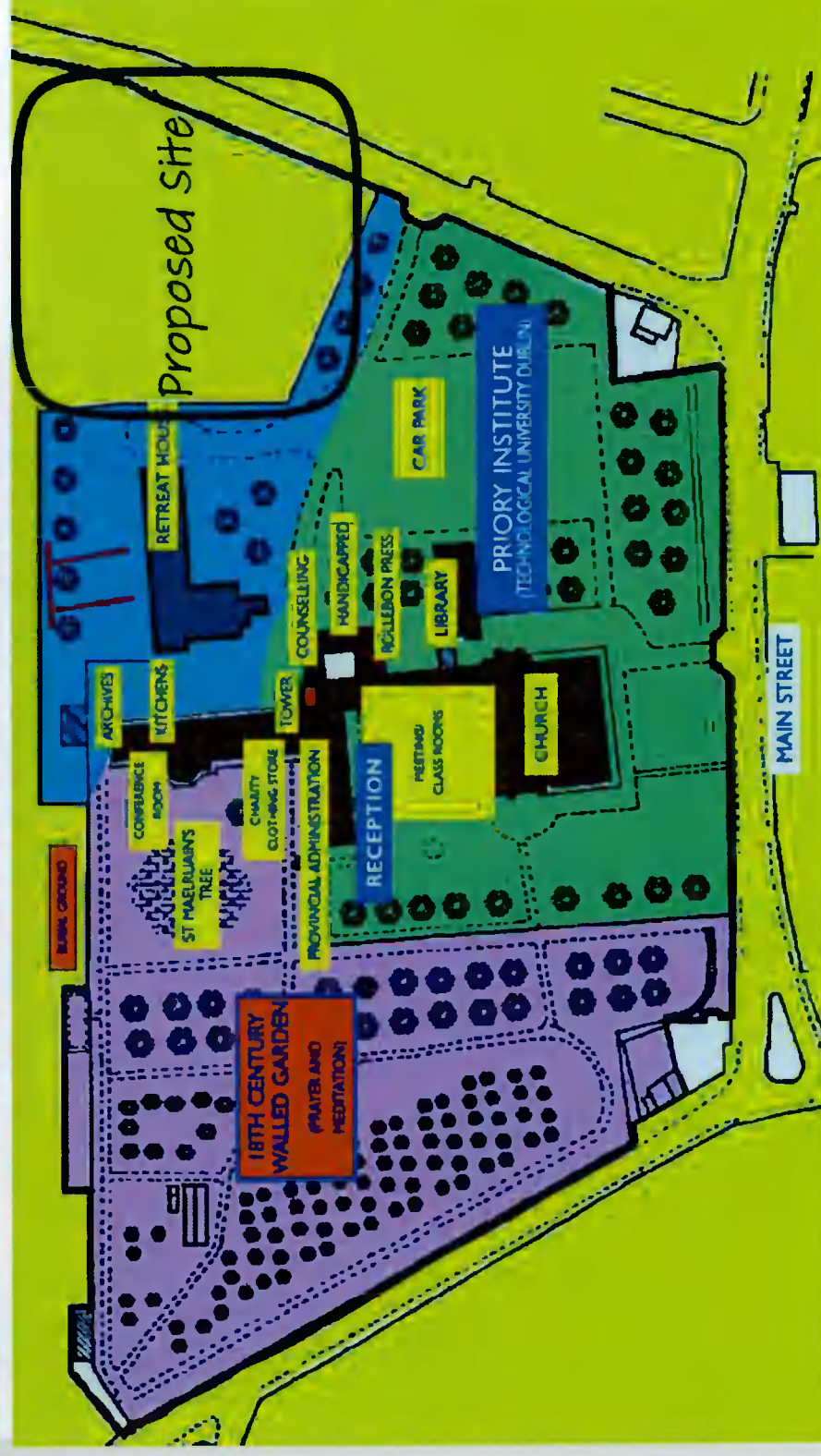
- 1 St Marys Priory Campus Style layout, refer to alignment with Main Street Tallaght
- 2 Main Priory Buildings 23.5 metres height.
- 3 Retreat House 16 metres Height equivalent to 5 Storey
- 4 Existing Mature Trees creating visual segregation of site from other Priory Buildings
- 5 Category A and category B mature trees all to be retained
- 6 Existing Poplar Trees 18 metres high, roots impacting historic wall
- 7 Surrounding Lands, mix of grass land tarmac car park and trees
- 8 Existing Children's Education Centre
- 9 Existing Historic Boundary wall,
- 10 Site frontage onto Old Greenhills Road.
- 11 New proposed bus route and bus stop.
- 12 TUC Campus style layout
- 13 LAP proposed 4-6 storey residential development
- 14 Half height wall with railings to Main Street.





## Archaeology

The proposed development site lies within an Area of Archaeological Potential. A full, on site survey and programme of Archaeological Testing was carried out under license in March 2021 by John Cronin & Associates (a full copy of report accompanies this Planning Application). This involved excavation of a series of trenches within the site to identify and evaluate the existence, location, significance and extent of any features, finds, deposits, structures or buildings of archaeological consequence on the site. No archaeological features, deposits or artefacts were uncovered.





## Planning History

A previous Planning Application for this site was submitted by the same Applicant (Ref. SD21A/0136) in 2021 and was refused for a number of reasons (RFR). These reasons are summarised below along with details of how this proposed development and associated designs have been changed to address the various points raised.

**RFR 1** The proposed development fails to be sensitive within its proposed location and does not reflect the most suitable layout or design for the intended use on the subject site as the new build will completely dominate this part of the site due to its proposed, height, scale and

Designs for the proposed development have been significantly changed, responding to the Planning Authority's reasons for refusal and being informed by a completed Conservation Plan.

The Nursing Home has been reduced in height to 4 storeys with the floor plan now designed as T shape and located in the northern part of the site. It has also been reduced in floor area/footprint size with a reduction in bedroom numbers to 106no. This redesign reduces the overall height, massing and scale of the building whilst the shape creates separate communal and private (secure) external amenity spaces and increases the distance of the building from the eastern boundary wall. Proposed external materials are of high quality and reflect those in the Priory buildings whilst providing architectural interest.

The number of Independent Living Units has been reduced from 108 to 60 no and are now arranged in 3 separate Blocks the heights of which have been reduced to 4 and 5 storey. This redesign, coupled with associated elevational treatment and use of high-quality materials reduces the overall height, massing and scale of the buildings overall whilst ensuring a high degree of visual interest. The use of individual Blocks allows views of the Priory buildings/lands beyond. The arrangement and shape of the Blocks (using the same axis as those buildings within the Priory campus) creates appropriate separation distances from the eastern boundary wall.

**RFR 2** The proposed plot ratio of c.1.4 is contrary to the plot ratio range standards in Section 3.4 of the Tallaght Town Centre Local Area Plan 2020 – 2026 and exceeds the 20% flexibility for planning gain

The designs have now been significantly changed resulting in reduced areas for all buildings proposed. The development still provides significant planning/community gain through the provision of much needed residential accommodation for Older People in Tallaght. The resultant Plot Ratio for the proposed development is 1.08 which is marginally above the upper range standard but is however well within the 20% flexibility limit.

**RFR 3** "The proposed building height is contrary to the LAP 2020-2026 in that the site is not identified for taller buildings ie exceeding 5 storeys. The LAP requires development to be responsive to the local context and protect/enhance Protected Structures.

The LAP does not have specific height polices for the development site. The LAP has a 4 to 6 storey height designation on lands to the south east of the site along Greenhills Road and there are 4 storey apartments existing on lands to the east of the development site. The immediate local context for the development site is the Priory and associated buildings which is a Protected Structure. The proposed development site level is approximately on average c. 1.0m lower than the adjacent Priory lands. The closest Priory building is the Retreat House which is (at its parapet height) 16.8m above the proposed level of the development site. Buildings within the proposed development have been reduced in height to 4 storey for the Nursing Home (12.5m) and 4 & 5 storey for the Independent Living Units (12m & 15m). These heights ensure that the proposed buildings are not higher than the Priory buildings and will be visually subservient. Furthermore, the proposed buildings are located sufficiently distant from the eastern boundary of the site and existing buildings beyond to avoid any adverse visual impact on these buildings.

VIEW ALONG OLD GREENHILLS ROAD FROM MAIN STREET





## Planning History Cont

RFR 4

- i. Buildings are located close to the boundary wall particularly on the eastern side which coupled with building heights would result in a poor and cramped layout.
- ii. Concerns from a heritage perspective on the impact of the new entrance on the setting and character of the Protected Structure.
- iii. Public Open Space is poorly located and away from the majority of the Nursing Home and Apartment Block. Existing trees on eastern boundary will be compromised by proximity of the eastern block – tall trees will impact in light to apartments.

- i. The proposed buildings have been re-designed and repositioned to provide greater distances and setbacks from the eastern boundary wall.
- ii. There is no other access available to the development site. The new opening has been kept to a minimum width and the design is a very simple opening thus being subservient to the existing curved access to the Priory carpark. The new opening will provide good views to the development and Priory beyond and with the designs for the Independent Living Units located near to the new entrance will provide a high quality and visually interesting view from the public footpath thus increasing the quality of the public realm. The creation of this new entrance will not lead to a proliferation of new openings in the eastern boundary wall as the circumstances for this opening are unique to this location.

- iii. Refer to later sections in this Design Report for detailed description of the site layout and landscape design. In summary the site layout has been redesigned to provide Public Open Space associated directly with the Independent Living Units (to the south) and private secure external amenity space (to the north east) associated directly with the Nursing Home. Additional communal Public Open Space is located in the north western part of the site which is shared by residents of the Independent Living Units as well as residents of the Nursing Home and creates a shared social space which incorporates the retained category A trees and is a significant focal space within the proposed development. A looped pathway is provided to link the Open Spaces within the development thus providing a meaningful and interesting feature for residents of the development.

RFR 5 Parking provision of 30 spaces will under provide for the proposed development. SDCC Roads Department recommend provision of 50 spaces for the number of Independent Living Units and Nursing Home bed spaces proposed.

The proposed development has now been reduced to 60 Independent Living Units and 108 bedrooms in the Nursing Home. At the Pre-Planning consultation held 19.11.21 the Roads Department advised that 30 parking spaces would be sufficient for the revised design proposals and number of bedspaces associated. 30 parking spaces are now provided for in the design.

VIEW ALONG OLD GREENHILLS ROAD FROM GREENHILLS ROAD



RFR 6 A detailed Conservation Plan must be prepared for the overall Priory site

A Conservation Plan has been prepared for the overall Priory lands (including the proposed development site) the contents of which have been discussed with SDCC and inputs to the preparation has involved the representatives of the Priory. This Conservation Plan has informed the designs for the proposed development.

RFR 7 Ecological Assessment required to support development proposal.

A detailed Ecological Impact Assessment has been prepared and accompanies the Planning Application for this new proposed development. This Assessment includes information on protection of Heronry in accordance with VL9 objective of the LAP 2020-2026.



## Conservation

The proposed collection of small buildings seeks to pay deference to the existing protected structures in 3 ways:

- 1 Arrangement to match the axis set up by the existing buildings built over many decades.
- 2 Height 4 storey development close to historic building fabric, 5 storey central to development, All buildings are much lower than the existing retreat centre and the buildings beyond.
- 3 Materials and colour palette. Drawn from the existing historic buildings on the greater site area
- 4 Opening up views towards the Historic building fabric from the Old Greenhills Road.

The concept allows for the smaller buildings to be located nearest the existing historic buildings thus reducing the impact of them on them. The largest building the nursing home is furthest from the existing historic building stock. The ILU's offer a buffer between.

The fenestration of both the independent living Units and the nursing home seeks to replicate the grid effect of the colonnade to the front of the church and the vertical emphasis of the windows in both the library and the retreat centre. Albeit it in a contemporary manner. Visual techniques such as glazed links and glazed vertical circulation areas provide visual axis and views through to the gardens beyond to the rear.

Materials and colours are taken from the palette already existing as seen in the previous photographs. Buff and Red brick (limited use), stone, granite, limestone and render.

It is important to note the key views of the site from the Greenhills Road are obstructed by the line of 18 metre poplars, The Historic boundary wall that is in front of them is leaning as a result of the root structure of the trees. The view of the historic buildings are further obstructed. It is fair to say that as a result there is only one long range views of the protected structures. The opportunity exists to provide views to the Historic Buildings by the visual breaks between the proposed development and the new opening to the Old Greenhills Road.

The Old Greenhills Road is now a Cul de Sac and as it is not likely that any further additional development will occur, advantage is



The view from Greenhills road

The View from within the site towards the Priory buildings





## Conservation

taken of the opportunity to create a simple break in the existing wall to create another view of the historic Priory Buildings beyond. The stone boundary wall is leaning in as a result of the roots of the full grown poplars. Removal of which is necessary to protect the wall.

The wall along Main Street is a low half wall with railings above allowing views into the site to the church beyond, this method of opening up sets the precedent for the removal of the short section of wall allowing access to the site. It should be noted that access to the site from the Priory Car Park has been sought and is not available. The existing side entrance to the Priory a later addition reflects the entrance from Main Street. The intention is that the new break in the wall should be a minimal intervention and being visually less invasive. The wall is such that a additional break can be easily absorbed and given that the Old Greenhills Road is now a Cul de Sac, there will be no further intervention along it. As the boundary wall along this area is considered to be of importance with regard to overall character and streetscape value, it is considered that a minor intervention will not reduce or lessen the integrity of the historic nature of the wall in the wider scheme.





## Design Concept

The key concepts for the proposed development are illustrated adjacent and informed by the site analysis and site context to ensure an integrated approach to the immediate receiving environment. The key elements are summarised below

- 1 The Intention is to minimise the impact of the new buildings
- 2 To ensure the retention of the leafy nature of the greater site.
- 3 To provide new views of the historic buildings from within and outside the site in order to protect the historic building fabric.

The key elements are summarised below

- Focal axis are created to encourage and allow views through the site from key vantage points, both along the Greenhills Road and from the Priory Gardens within the greater Site.
- The buildings appear to be an extension of the evolution of the Priory buildings added to over many years in a campus style arrangement. An evolution of the Urban Grain and the Axis created by the adhoc nature the various buildings added to the greater site over the years.
- The accommodations are separated into individual blocks to allow for the landscaped open spaces to permeate between. The resultant buildings to appear to evolve out of the landscape which is of paramount importance in retaining the character of the greater site.

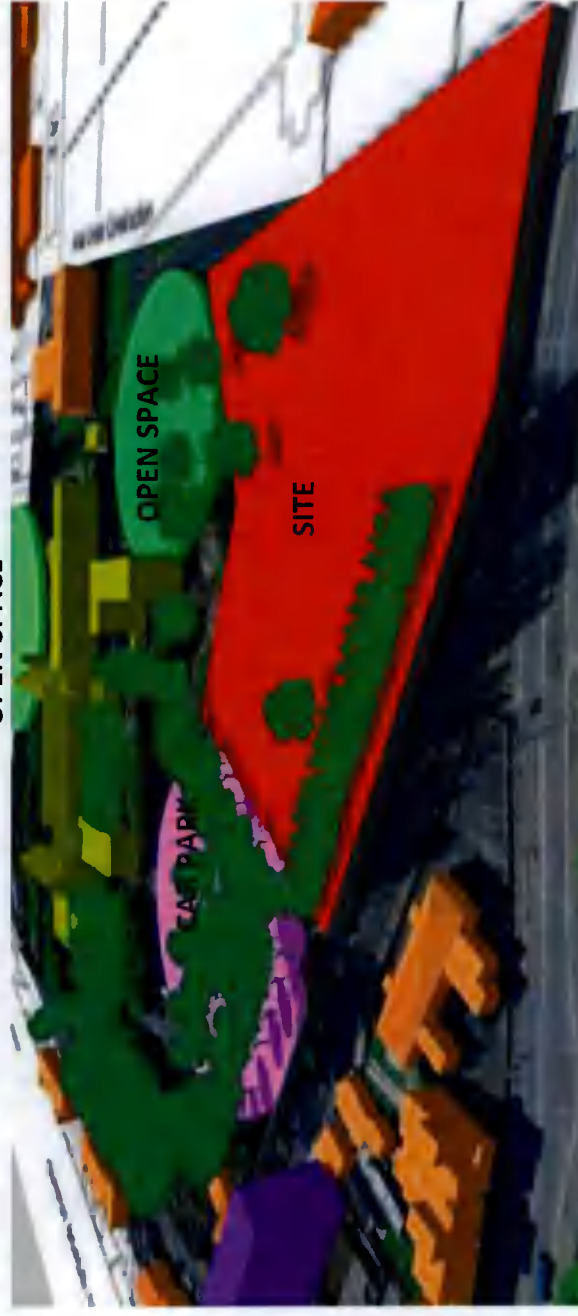
- The effect provides a reduced address to the key boundary interfaces ie in particular the boundary with Greenhills Road. The opportunity for pockets of Tree filled triangulated spaces dotted along the interface with the Greenhills Road is provided. The spaces between the buildings form semi-enclosed spaces which act as vibrant activity hubs with direct connections to key elements/access points within the development including active and passive recreation spaces all of which to be securely accessible and overlooked.

The existing protected structures in green  
The Lap proposed 5 storey building  
in purple



OPEN SPACE

Existing Open areas (green circles)  
Existing Car park (pink circles)



Opening up of the site to the greater  
site beyond



Proposed Visual axis from Greenhills Road  
towards the Priory Buildings

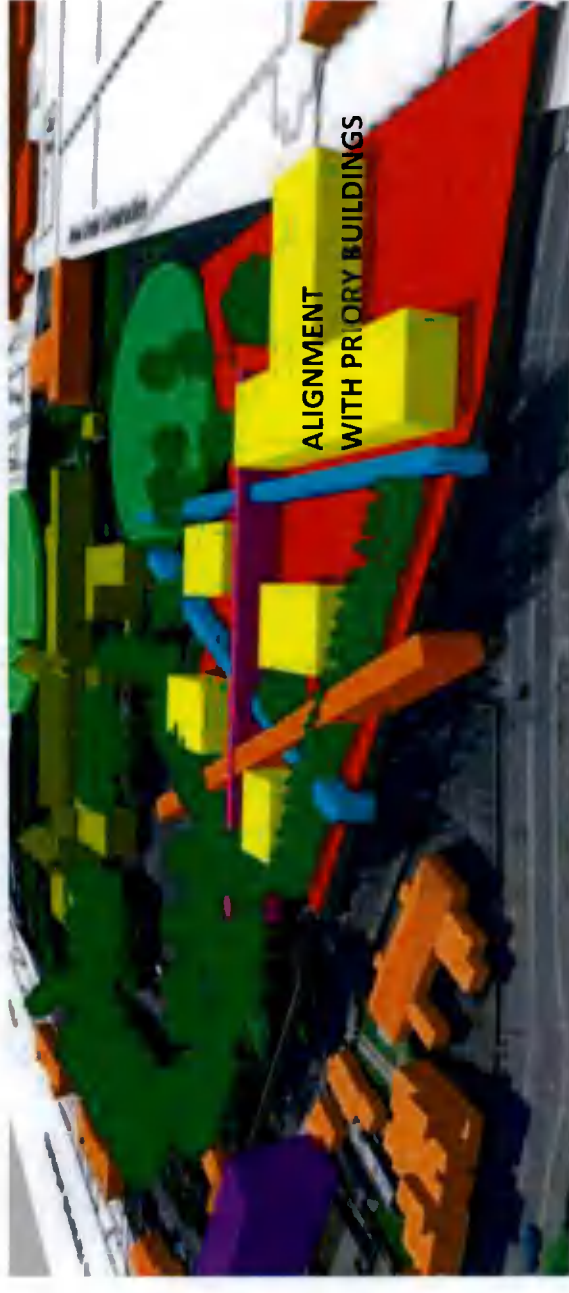
Proposed Visual axis, from the Priory Car  
Park towards the Site

Proposed Visual Axis along the  
Development access road to the gardens  
and retained Category A and B trees  
beyond

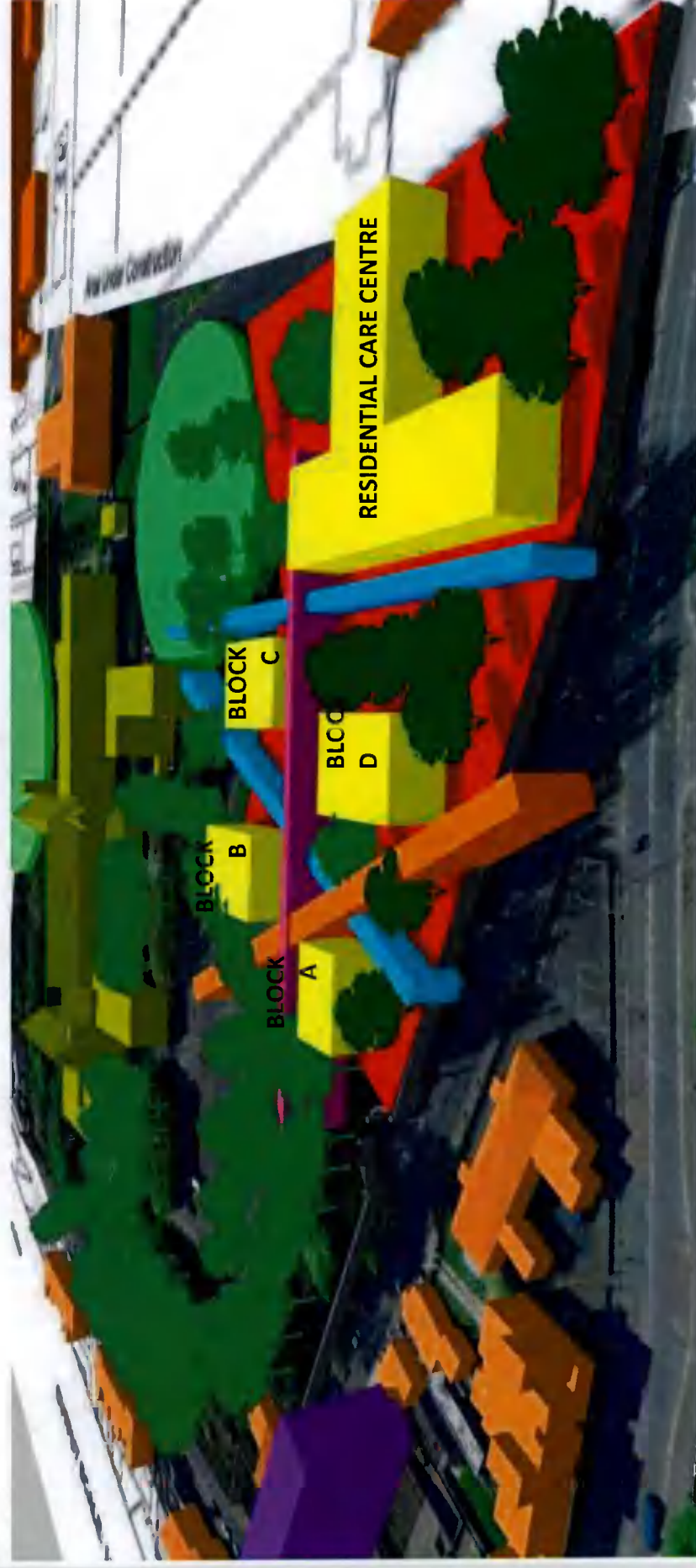


- The proposed development site is adjacent to St. Mary's Priory buildings which have developed over the years and which have various styles, characteristics and building usages. A variety of materials have been used in the Priory buildings including render (dashed and smooth), stone and glass. The existing buildings have a well-defined axis running north/south with a variety of footprints. The proposed development site is visually segregated from the main Priory buildings via mature trees along the western and southern boundaries and is segregated from the Old Greenhills Road by a high stone wall and line of tall poplar trees. The existing Priory buildings have varying heights above ground level and utilise varying roof profiles including steeped pitched roofs as well as flat roofs. The proposed development therefore takes account of and is informed by the above characteristics in regard to:

- o Site Layout: buildings arranged/orientated to reflect the axis of the Priory buildings
- o Independent Living Units accommodation provided in a number of smaller buildings rather than buildings with larger footprints to reduce massing and scale and also to provide views to Priory beyond
- o Nursing Home located to the northern part of the site and designed as a T shape to reduce overall visual mass and create adjacent external amenity spaces
- o Proposed buildings use a variety of high quality materials to reflect those used in the Priory buildings with main materials being stone and glass with selected areas using painted render and brick to introduce colour and visual interest. Designs for new buildings have a modern character to clearly distinguish between old and new
- o Existing mature planting on western and southern boundaries retained to provide visual independence and maintain privacy to the Priory to maintain sense of semi-enclosure characteristic of the site whilst maintaining good visual connections around.
- o Building heights for proposed new buildings respect the existing Priory Buildings by being lower.



**Buildings aligned with the Urban Grain of the existing buildings**





## Design Concept

- Proposed buildings orientated to address key boundary interfaces forming a semi-enclosed amenity spaces, accessible and overlooked, and which create appropriate distances to boundaries.
- New buildings to each have focal points in the form of vertical glazed elements to highlight entrance points and internal social spaces as a method of wayfinding. These glazed elements also create visual interest and variety as well as assist in reducing visual mass



- The design concept is based on creating a “Village Hub”. Landscape design along with building content and layouts play an important role in achieving this concept. A series of Open Spaces are provided along with a looped pathway connecting each. The Independent Living Units have a large communal Open Space area located immediately adjacent which then connects to a large communal Open Space area in the north western part of the site which will be used as a social space shared by residents of the Independent Living Units as well as residents of the Nursing Home. This shared Open Space will also incorporate the retained category A trees as well as artificial nesting facilities to encourage Heronry. Adjacent to this shared Open Space will be a new bowling green for use by all residents. The nursing Home, at the main entrance will incorporate a range of social spaces for use by all residents including a coffee dock, Pharmacy, contemplation space/Oratory, hairdresser and Consultation Room for GP’s and Allied Healthcare professionals (eg chiropodists, Speech & Language Therapists, Dieticians etc). These facilities (which will have direct access to the shared Open Space, will create a focal point for the Village Hub and provide a quality and visually interesting appearance overall. In addition, located on the ground floor of the Independent Living Unit Block B, a shared social space is provided (Garden Activity Pavilion) for residents. This facility, with views towards the development entrance, is designed for a variety of uses including coffee mornings, cookery classes, yoga classes, lifestyle education etc and reinforces the Village Hub concept

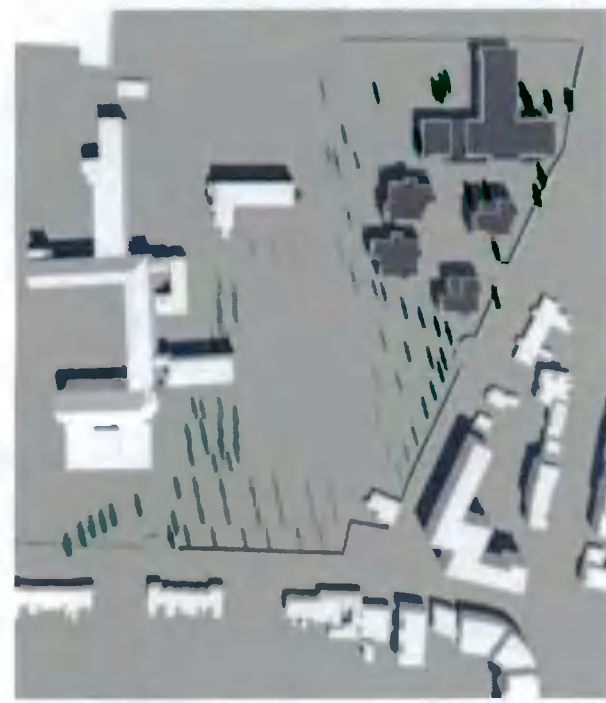
- High quality mature trees (Category A & B) to be retained and used as focal point(s) within shared Open Space area.
- Building heights designed to respect and be subservient to adjacent buildings within the Priory campus
- Building materials to be of high quality and reflect those primary materials used on the Priory campus buildings namely stone, render, metal (as used above the church) and glass.
- New buildings to be distinct and of their age contrasting with historical buildings adjacent whilst maintaining simple forms





# Preplanning Consultation Sketches

The concept remains as presented. Blocks B and C have been combined as suggested by the Planning Team





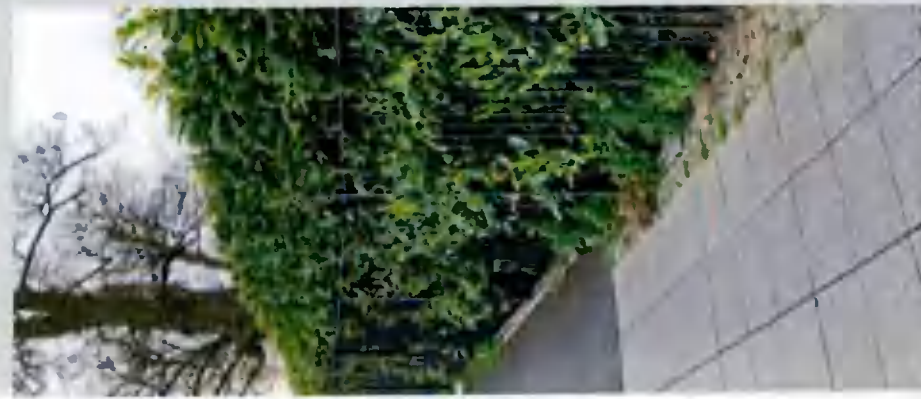
## Response to Surroundings & Qualitative Standards

The proposed development is designed to make a significant and positive contribution to the local neighbourhood and environment and regard to both the proposed uses and the associated building and landscape designs.

Provision of quality healthcare (residential and physical) and quality independent living facilities for Older People within a highly accessible and high-quality setting will ensure a significant enhancement of accommodation for the growing elderly population in Tallaght.

The proposed new development seeks to improve the existing environment whilst being sensitive to its context. The Old Greenhills Road will be enlivened through the location of the new buildings without creating an over dominant presence whilst the new opening within the existing stone boundary wall will provide views into the new development and the Priory lands/buildings beyond.

The design for the proposed development therefore responds to the site's key characteristics in the following ways.



### Site Boundaries and Interface with Surrounding Context

A key feature of the site is its semi-enclosed nature with existing mature trees on the southern, western and eastern boundaries and the stone wall on the eastern boundary. The proposed design seeks to improve the quality of these boundaries through:

- Maintenance of the tree planting on the southern and western boundaries (retaining the existing trees and new planting) whilst keeping a partial opening near the corner of the southern and western boundaries;
- Replacement of Poplar trees on the eastern boundary with more appropriate trees (Columnar Oaks) which will provide enhanced biodiversity and habitat for nesting birds whilst providing a more appropriate visual impact along Old Greenhills Road. The new trees will also alleviate pressure on the stone boundary wall from roots

- Repair and restoration work to stone boundary wall with new opening providing views into the development from passing pedestrians which will enliven the streetscape

The proposed new buildings have been positioned and orientated to respect the axis of the existing Priory building complex and thus create a suitable distance separation to all boundaries with soft landscaping around each. This approach assists in creating a Village Hub and a meaningful landscaped environment whilst providing enlivenment along the Old Greenhills Road. The placing of the buildings behind existing and new trees softens and filters views to the new buildings which assists in the integration with the surrounding context and achieves an appropriate reduction in the overall visual impact.

The new buildings positions and orientation ensure sufficient separation from surrounding buildings to ensure no overshadowing or loss of privacy arises.

The scale and massing of the proposed new buildings are reflective of the scale and mass associated with the nearby Priory buildings however the designs for the new buildings are clearly of a more contemporary nature to distinguish between old and new whilst utilising a mix of modern and traditional materials to reflect and compliment those used in the Priory buildings (ie stone, render, metal and glass).

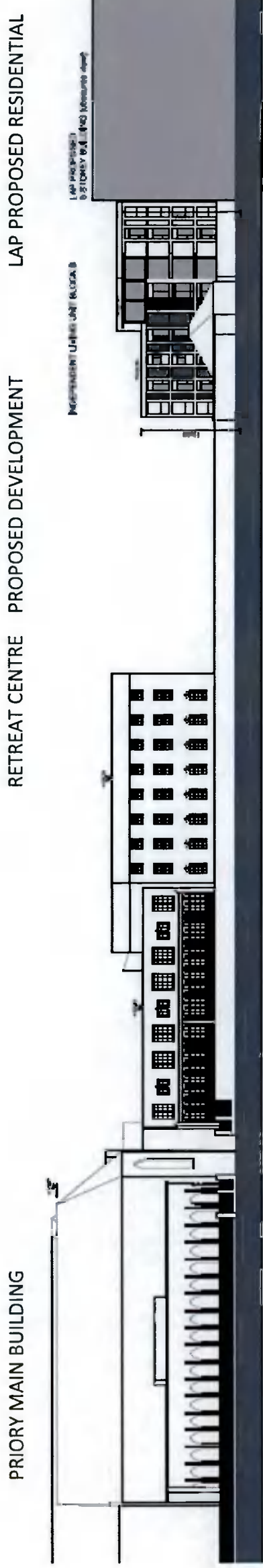
The location, scale, height and elevation treatment including use of materials for the Older Persons Independent Living Units creates an enlivenment to Old Greenhills Road at the development entrance both day and night which enhances this particular location. The quality of the local environment is further improved with more appropriate tree planting than the existing poplar trees as well as restoration works to the existing stone boundary (wall which will remain in place). The provision of the new entrance through the existing stone boundary wall further assists in enlivening the pedestrian experience along Old Greenhills Road. Recognising the status of the stone boundary wall and its historic nature, the new opening is kept very simple and without embellishment, to ensure the overall character of the wall remains intact.

As pedestrians and vehicles pass by the new development the views change to allow a greater presence of the new development along the road and footpath, particularly from the opposite side of the Old Greenhills Road, which creates a suitable enlivenment that improves the overall streetscape as well as providing a high degree of passive surveillance which greatly improves safety for pedestrians. The northern boundary is currently a concrete block wall. The proposed development will include new planting along this boundary.

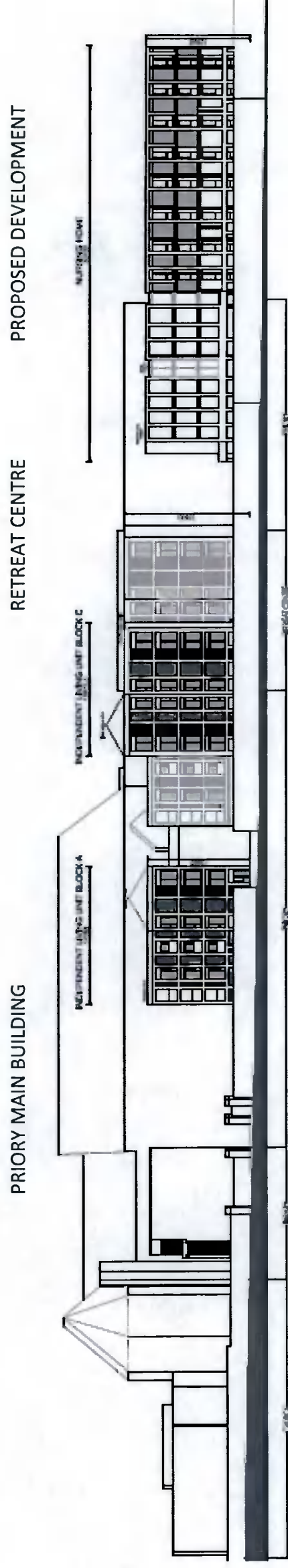
The southern boundary is currently a metal railing along the access avenue to the Priory (from Old Greenhills Road) with mature trees behind which return along the western boundary. The Priory wish to have the southern boundary strengthened with a new additional stone wall (1050mm high) with railing on top (1125mm high) and a new rendered block wall with stone capping (2440mm high) on the western boundary all to maintain security and privacy at ground level. The proposed development will retain all existing mature trees on the southern and western boundaries which will filter views of the proposed new development buildings when viewed from the Priory carpark.



# Contiguous Elevations



Relationship of Existing buildings to the proposed buildings viewed from Main street Note the trees are omitted from the model in the interest of clarity



Elevational section through Old Greenhills Road illustrating the Visual obstruction of the existing historic buildings by the trees



## 02 Connections

The proposed development is situated within easy walking distance of a range of amenities in Tallaght village suited to the future residents of the scheme. Furthermore, the proposed development includes a number of other amenities that will support the concept of a Village Hub with a high-quality neighbourhood for its residents and the local community including:

- Social amenity spaces which will host a range of activities for Older People and those with age related disabilities including a coffee dock overlooking and connecting to the shared Open Space area
- Pharmacy specialising in healthcare, advice and medical supplies for Older People
- Hairdresser specialising in hair care for Older People
- Oratory for contemplation, small religious services and funerals
- Activity Rooms for therapeutic care
- Consultation space for visiting GP's and Allied Healthcare Professionals
- Garden Pavilion for a range of social activities connecting to the Open Space are in the southern area of the development

The site has direct footpath connections to Tallaght Village, Main Street and the Priory itself and there are bus stops within walking distance. The current Bus Connect draft document proposes a bus stop adjacent to the proposed development entrance at Old Greenhills Road becoming a bus route connecting to Dublin City Centre.

The proposed site layout creates a village hub style arrangement suitable for safe cycling and pedestrian activity with a range of covered and open cycle spaces provided to suit short- and long-term cycle parking for staff, residents and visitors.

## 03 Inclusivity

The proposed development has been designed to follow the principles of Universal Design with access to all facilities meeting the needs of all users regardless of age, gender, race or sensory and mobility/cognitive abilities.

With the design approach of creating a village hub all users can easily see and recognise the various key elements (Nursing Home including ground floor social amenity spaces, residential, Pharmacy, Open Space areas) of the scheme which promotes legibility and wayfinding.

Pedestrian routes are easily identified and with low/restricted numbers of vehicles the scheme is overall friendly for both cyclists and pedestrians. An external looped pathway provides a safe and interesting walkway around the site connecting the main open space areas and internal amenity spaces. Communal parking spaces are grouped centrally to allow easy access to all building entrances. Proposed levels internally and externally avoid steps along pedestrian access routes and at building entrance thresholds. All gradients externally are no greater than 1:21.

Passenger lifts are provided to all buildings with generous circulation widths to accommodate 2 wheelchairs passing. Access to all buildings and spaces is designed to be clearly legible to aid wayfinding.

The main communal Open Spaces areas are clearly defined via both hard surfaces and soft landscaping with the retained existing Category A & B trees acting as a focal point within the shared open space area which acts as a social connection space for residents of the Independent Living Units and the Nursing Home. The Open Space areas are well overlooked by all buildings providing a high degree of passive supervision.

The positioning of the new buildings creates a clear distinguishment between public and private spaces thus promoting a sense of security and safety for residents.

## 04 Variety

The proposed development is specifically focussed on the provision of high-quality residential accommodation for Older People. This includes Independent Living Units for Older People (over 55's) in the form of 2Person/1 Bedroom apartment units (exceeding those quality standards contained within the Sustainable Urban Housing: Design Standards for New Apartments 2018 guidelines) as well as a high-quality residential Nursing Home with 100% single occupancy ensuite bedrooms along with a variety of associated welfare spaces to meet and exceed the requirements of HIQA.

In addition to the residential accommodation a variety of amenity spaces are proposed to suit the needs of future residents as well as the local community including:

- Pharmacy specialising in healthcare, advice and medical supplies for Older People
- Hairdresser specialising in hair care for Older People
- Oratory for contemplation, small religious services and funerals
- Activity Rooms for therapeutic care
- Coffee Dock
- Healthcare consultation space for visiting GP's and Allied Healthcare Professionals
- Garden Pavilion for a range of indoor activities, education and social events

The site for the proposed development is very well suited to its purpose insofar as being accessible and close to amenities and public transport whilst providing a suitable degree of security, privacy and tranquillity which is most appropriate for the residents of the scheme.



## 05 Efficiency

The proposed development is designed to ensure efficiency in terms of density, form of construction and layout, building fabric (to minimise energy requirements) as well as efficient use of a site near to a full range of amenities and public transportation.

- The development creates a density appropriate to its location in a Town Centre with easy access to public transport thus reducing reliability on private cars
- Easy access is provided for pedestrians and cyclists with secure and covered efficient cycle parking
- Efficient land use is achieved through a well-planned building footprints and internal building layouts without compromising quality standards of space and amenity
- The development footprint has site coverage of c.25.7% ensuring a high level of external amenity spaces and a Village Hub approach to the site layout which integrates fully with immediate surroundings
- Use of Sustainable Urban Drainage Systems (SUDS) to include permeable surfaces, swales, tree pits, green roofs and underground attenuation all of which ensures controlled run off of surface water.
- Open space is provided in a series of communal areas and secure amenity in the north western, north eastern and southern parts of the site. The Open Space in the southern area is a dedicated amenity for residents of the Independent Living Units whilst the Open Space in the north eastern area is a dedicated and secure external amenity for the Nursing Home. The Open Space in the north western area is a communal public space shared by all residents and an important social space which integrates the retained category A trees. All of the Open Space areas will enjoy good sunlight throughout the day whilst being fully and easily accessible and overlooked by all residents and act as focal points within the proposed development linked via a looped pathway.
- Existing poplar trees, which have reached their mature lifespan, along the eastern frontage to Old Greenhills Road are proposed to be replaced by Columnar Oak trees which will improve biodiversity and natural habitat whilst retaining the height character of the location.
- Areas for horticultural activity for residents is provided adjacent to the apartment block which will enjoy good sunlight from midday to evening.

- The Independent Living Units will utilise the latest heat pump technology (Exhaust Air heat Pumps) for space and water heating as well as ventilation to ensure nZEB standards are met. This technology will be in conjunction with detailed design which achieves high insulation performance, low air permeability rates and avoidance of thermal bridges at junctions
- The Nursing Home will also adopt a fabric first approach to reduction in energy usage with highly insulated building envelope, air tightness values below 3.0 and avoidance of cold bridges. Recycled grey water will be harvested for laundry use. Combined heat & power units will provide the energy source supplemented by solar panels.

- All Independent Living Units and Nursing Home bedrooms benefit from large windows to habitable rooms and therefore reduce reliance on artificial lighting.
- Communal bins are provided within a secure store near in the apartment building at ground floor and accessed internally for ease of use.
- Bins are provided for segregation of waste (general, recyclables and food waste streams) and the Bin Stores have an external access for transportation to the nearby collection point.
- The design of the building uses appropriate repetition of floor plan layouts which creates an efficient form of construction with minimum waste and facilitating off-site construction techniques/modern methods of construction which are demountable and recyclable





## 06 Distinctiveness

Without creating undue or adverse visual competition with the historic Priory buildings, the new buildings within the proposed development have been designed to create their own distinct character with recognisable features as well as creating a sense of place.

The existing poplar trees along the site's eastern boundary at Old Greenhills Road is a distinctive feature in the locality. However, these trees are nearing or have reached the end of their mature life, are causing visible damage to the historic stone boundary wall and do not provide quality habitat or biodiversity. It is proposed to maintain a visible tree presence along this boundary via planting of column oak trees which will grow to a similar height of the poplars but which will not create any root pressure on the stone wall but will provide improved habitat and biodiversity in the locality. Furthermore, these new trees will assist in maintaining a recognisable feature from public areas as well as assisting integration of the new buildings along Old Greenhills Road with its surrounding context.

The site is associated with the surrounding Priory campus. The Priory buildings have a strong north south axis which is continued in the new development through the orientation of all of the new buildings. The proposed development adopts a Village Hub style layout to compliment and be integral with its immediate surroundings with new buildings addressing the key boundaries, being physically separate whilst forming a semi-enclosed hub space from which main entrances to the principle amenity and residential spaces are accessed.

The existing historic Priory buildings are characterised by natural stone walls and narrow, vertically orientated window openings along with steep slated pitched roofs creating a heavy and solid presence.

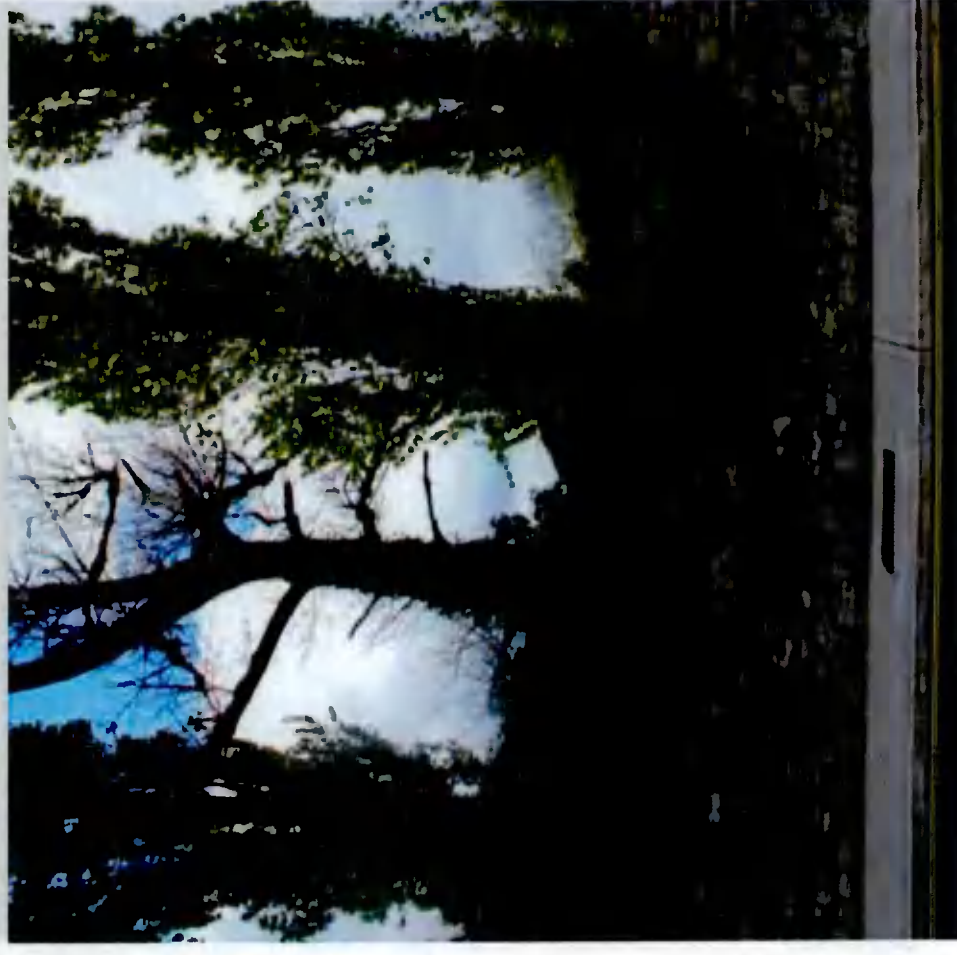
The single storey extension to the Church also uses stone as the predominant material with a green copper feature on its roof.

The Retreat House (formed by remodelling of and extension to the original Tallaght House) comprises a brick and dashed render finish with profiled metal cladding at top whilst the Library extension is primarily a rendered finish (smooth and dashed). Both building use a simple rectangular form with flat roofs contrasting with the older Priory buildings. To achieve a distinctiveness for the new buildings and a contrasting yet sympathetic appearance, the predominant material proposed is a natural stone and glass (with wider openings all of which ensure a modern aesthetic which clearly distinguishes old from new) along with selected areas of painted render and brick to introduce subtle variety and colour.

The use of stone ensures a degree of material continuity between the new buildings and historic buildings as well as a providing a quality and durable finish.

Referencing the simple forms of the extensions to the historic Priory buildings (namely the Retreat House and Library) the new buildings maintain a simple form with a variation in roof profiles using flat and pitched roofs. The building heights also vary from 4 to 5 storey to create variety and visual interest.

The siting of the new buildings within the proposed development ensures the creation of strong visual connections with the surrounding context – Priory, TUD and public realm at Old Greenhills Road – thus providing a new positive identity and sense of place. Similarly, the location of the new buildings within the site create views out thus achieving a strong sense of local identity and avoidance of a sense of separateness or social division.





# Existing Buildings

Colonnade At Entrance to the Church



Retreat Centre



Main Building



## 07 Layout

The site layout responds fully to its contextual characteristics and the design concept of creating a Village Hub.

The Priory wishes to maintain its current level of privacy and security and therefore will not permit sharing the existing access from Old Greenhills Road with the proposed development. Accordingly, a new access from Old Greenhills Road is proposed through the existing stone boundary wall with the formation of a new simple, unembellished opening for vehicles and pedestrians. This opening also achieves visual permeability for the site and visual connection with Old Greenhills Road.

The new access from Old Greenhills Road leads to a central grouped parking area with easy access to all key parts of the development. Dedicated accessible parking spaces and EV charging points are provided.

The proposed site layout creates a series of buildings set in a landscaped environment with a looped pathway connecting communal Open Spaces providing interesting and easily navigable walking routes for all residents around the overall development with clear connection to public footpaths leading to local amenities in Tallaght Village, roads and public transport.

The Independent Living Units are arranged in 3 separate Blocks in heights ranging from 4 to 5 storey with Block B as a mix of 4 and 5 storey. The Nursing Home is located in the northern part of the site which creates an appropriate visual stop at the end of the access roadway.

The orientation of the buildings is on a north/south axis which matches that of the adjacent Priory complex. This orientation allows setbacks of buildings from the site boundaries creating informal open spaces for all residents which benefit from sunlight either sunrise to midday or midday to evening. The T shape of the Nursing Home building not only provides a setback from the eastern boundary wall but also allows creation of distinct open spaces to the east and west for private secure open space and communal/shared Open Space each of which achieves excellent sunlight and appropriate levels of privacy.

A bowling green and Open Space area in the north western part of the site, incorporating retained mature category A trees, creates a significant focal point and shared amenity where residents of the Independent Living Units and Nursing Home can socially integrate. A communal Open Space in the southern area provides a dedicated amenity space for the Independent Living Units residents which

along with the Garden Pavilion facility ensures an enlivened and passively supervised important social space. The secure garden in the north eastern part of the site provides external amenity space dedicated to Nursing Home residents. The looped pathway connecting all of the open spaces has a series of recognisable soft and hard landscape features to ensure visual variety and interest as well as wayfinding aids.

The external layout with careful use of surfaces creates a hierarchy for pedestrians with traffic speeds being controlled by a raised crossing zone and short straight lengths of roadway. The main pedestrian walkways are well segregated from vehicular traffic to ensure safe, interesting and meaningful routes creating a quality external environment for all residents. Landscaping design provides soft landscaping/planted areas around buildings to soften appearance overall.





## 08 Public Realm and Communal Open Space

The site layout and associated Landscape design provides for a range of communal Open Spaces which respond to the setting of the new Independent Living Units and Nursing Home buildings. The overall concept is to create a series of linked amenity spaces around the development providing attractive and interesting walking routes for residents with key focal points along the way which will ensure easy wayfinding. Separation distances between the new buildings provide visual/physical permeability to the open spaces and views to the Priority lands beyond.

A shared communal Open Space and bowling green is located in the north-western quarter of the site which provides active and passive amenity, shelter and privacy for all residents and creates an important social space whilst being highly accessible and passively overlooked to enhance security. This Open Space is directly accessible from the social amenity spaces within the ground floor of the Nursing Home building which are for use by all residents of the development. This feature adds to the Village Hub concept. This Open Space area also contains the retained Category A & B trees of lime and sycamore which act as focal points within this space along with tall man-made nesting facilities to encourage Heronry.

Open Space Ref	Area sqm
OS 1 (shared communal Open Space)	2309
OS 2 (secure Open Space for Nursing Home)	1032
OS 3 (communal Open Space for ILU residents)	488
OS 5 (incidental Open Space)	1190
<b>Total</b>	<b>5019</b>

Communal Open Space is also planned to the south of the development between Blocks A & B which provides external amenity for residents of the adjacent Independent Living Units and which links to the proposed Garden Pavilion and walkway leading to the shared Open Space/Bowling Green in the north west area. This space benefits from morning, mid-day and evening sunlight and provides an attractive and meaningful passive space for residents overlooked by the Independent Living Units.

A private and secure area of Open Space is planned to the north east of the new Nursing Home. This area will benefit from direct sunlight from morning to midday and is overlooked by rooms within the Nursing Home to ensure good supervision. This space contains a range of landscape and horticultural features suitable for the Nursing Home residents

The amount of total Open Space within the proposed development equates to c. 50% of the overall site area.

The layout, design, content and location of these open spaces provide a visually attractive environment for residents and visitors with clear definition between fully communal, semi private spaces as well as private ground floor terraces associated with the apartments.

The design of the open spaces and landscaping overall creates a parkland style environment with buildings set within and the looped pathway, external open spaces and internal amenities combine to achieve the Village Hub concept.

All of the proposed new Independent Living Units at ground floor have their own individual terraces for sitting out (private space) and which will have a planted area between the terrace and adjacent pathway/open space zone thus creating a defensible space to ensure clear definition whilst still maintaining passive supervision. These Units are designed to suit residents using wheelchairs and thus the ground level terraces provide highly suitable private amenity spaces





## Elevational Treatment

In order to achieve a symbiotic connection with the existing buildings in the greater site area, reference was taken from the colonnade to the front of the more recent church and the elevational pattern created by the grid like effect of the window surrounds to the Library building. The fenestration of both provide an architectural language that has been employed in a more modern contemporaneous way to ensure the new buildings are of their time.

The following Design Precedents have been used as inspiration to inform the elevational treatment of the Facades.

A mixture of materials and colours adds architectural interest and breaks up the mass of the blocks. The palette of materials proposed reflects the dominate materials of the existing protected structures and the existing buildings located along the Old Greenhills Rd and within the village core, this includes red brick (limited use), stone, granite, limestone and render (limited use).

While the existing complex consists a variety of forms and a range of material finishes, there is a clear emphasis on the vertical axis particularly with the arrangement of the fenestrations throughout. This has been reflected in the arrangement of the proposed openings. The fenestration is to be a light coloured, smooth, concrete or stone. This reflects the main material finish to the priory buildings, while the smooth finish will be in contrast to the existing, clearly defining the contemporary. The use of brick in a similar tone to the concrete will provide a variation in texture, adding interest to the elevation in a subtle manner, and the copper red colour of the glazing frames add a splash of colour while drawing on the red tones of the brick and cladding of the existing nearby retreat building.





## The Independent Living Units

The proposed development is specifically designed for Older People (over 55's typically) who are able to live independently and for those who need 24-hour care. The internal and external spaces of the proposed development have all been carefully considered in order to ensure designs are specific to the needs of this sector of the population.

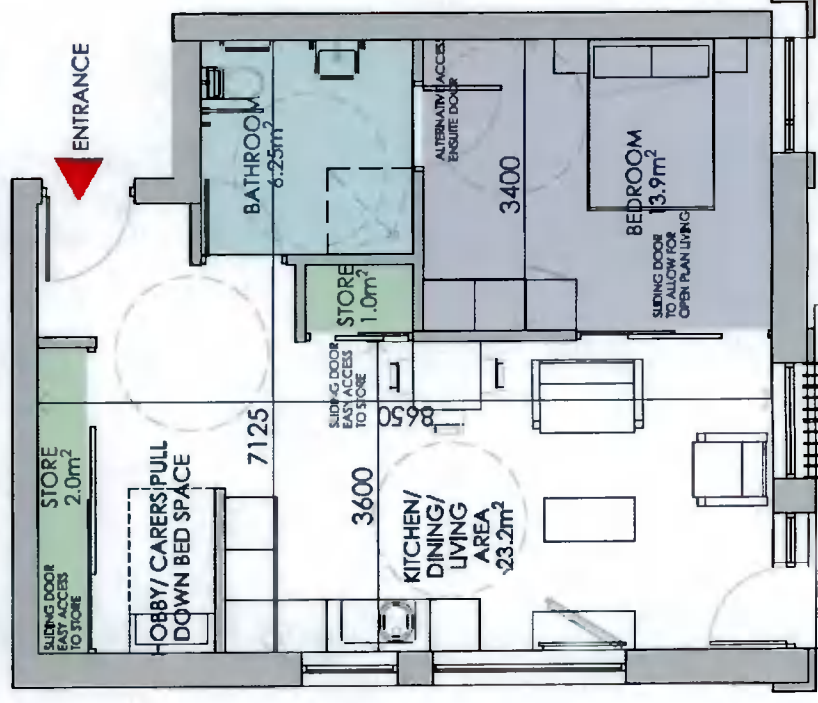
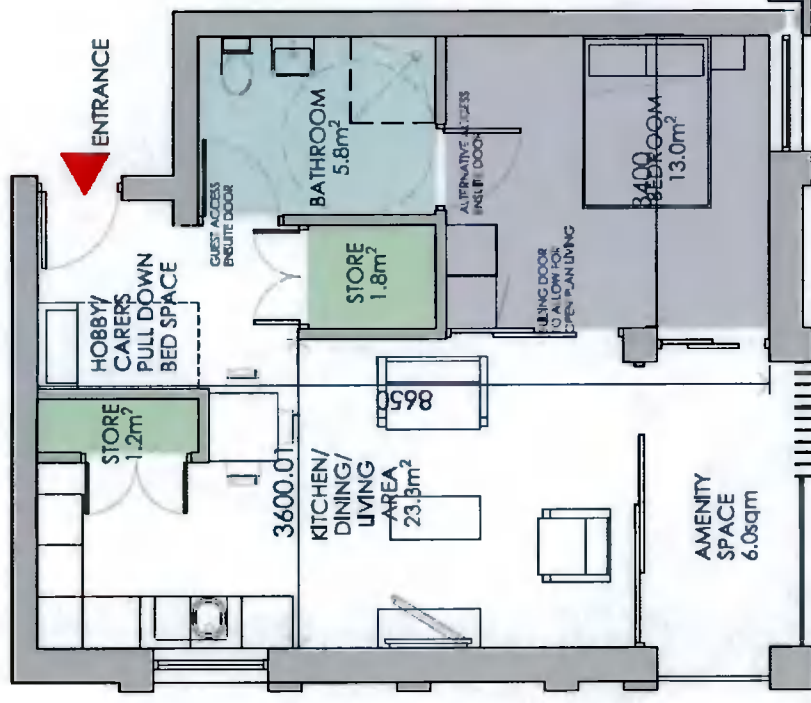
The Independent Living Units are designed in small Blocks with each having level access and a low gradient approach to the entrance as well as full-size lifts to each floor. A Garden Pavilion is provided to create a social hub for residents and is designed to cater for a range of uses including life skills, cookery demonstrations, yoga classes, coffee mornings and small gatherings. This Pavilion, accessible to all residents, directly connects to the adjacent open space area.

The units benefit from forming all the corners on all the blocks ie there are few 'mid terrace' units. The resultant layout ensures that the living dining cooking areas which overlooks the private amenity space in all the units benefits from maximum daylight enters. Dual aspect is achieved in almost all units.

Floor to ceiling windows are utilised to maximise the feeling of space and to provide better visual and physical connection between the internal spaces and the external spaces

Furthermore the layout of the apartments has been designed to minimise internal circulation and avoid dark corridors with no natural light and avoid a multitude of doors which can create confusion for older residents. With the installation of a sprinkler system to each apartment a much simpler and obstacle free internal environment is created with spaces flowing into each other and more direct access to the various spaces within achieved. With the resulting, more open plan arrangement, the main living area is immediately seen from the dwelling entrance (with the circulation route having a degree of natural light) which makes wayfinding very easy and reduces the number of doors in the circulation area. The bedroom is accessed immediately from the living room via sliding door (which is designed for future automation) thus making the most of the space and allowing easy/direct access. Bathrooms are designed as Jack & Jill to allow direct access from the bedroom as well as the living room/kitchen/dining area.

Additional space is provided to all Independent Living Units, achieved through larger dwelling floor areas as well as efficiencies in circulation, which is used to provide more generous room sizes as well as provide a space for a pull-down bed (for overnight use by a carer or family member) or a small hobbies area/workstation.





# The Nursing Home

## The Nursing Home

The internal environment has been designed in accordance with the 'National Quality standards for residential Nursing settings for older people' HIQA, the relevant reference document for Nursing Home design standards. It exceeds the standards as set out in the HIQA guidelines in all cases, for example all proposed bedrooms are single rooms with 'wet room' type en-suites; and the combined total area of communal / living space a minimum of 4 Sq.m. per bed space as defined by the HIQA standards, whereas we propose approximately 8.5 Sq.m. per bed space, which is more than double the HIQA Standards.

All rooms and all stair cores are also compliant the HSE best practice for mattress / bed evacuation.

The proposal improves the provision of services and healthcare in the Tallaght area, reinforcing the sustainability of this neighbourhood in the long term.

The Nursing Home accommodation is arranged along a central route (grey on the diagram) which commences at the 4 storey glazed entrance link where is located the first point of supervision (shown in yellow). The glazed link provides a transparent space through which views are achieved from the entrance to the Amenity Garden beyond to the North West of the Site. The transparency provides a sense of security for the residents and visitors alike.

Adjacent to the glazed link are services reminiscent of an urban street scene, the hairdresser, the shop and the oratory. Which will be a hub of activity, a very social communicative space. (See the Section adjacent.)

Beyond the first point of security is located the nurses station which overlooks the communal amenity areas, the corridors, dining and lounge areas adjacent. Where the access route turns the corner.

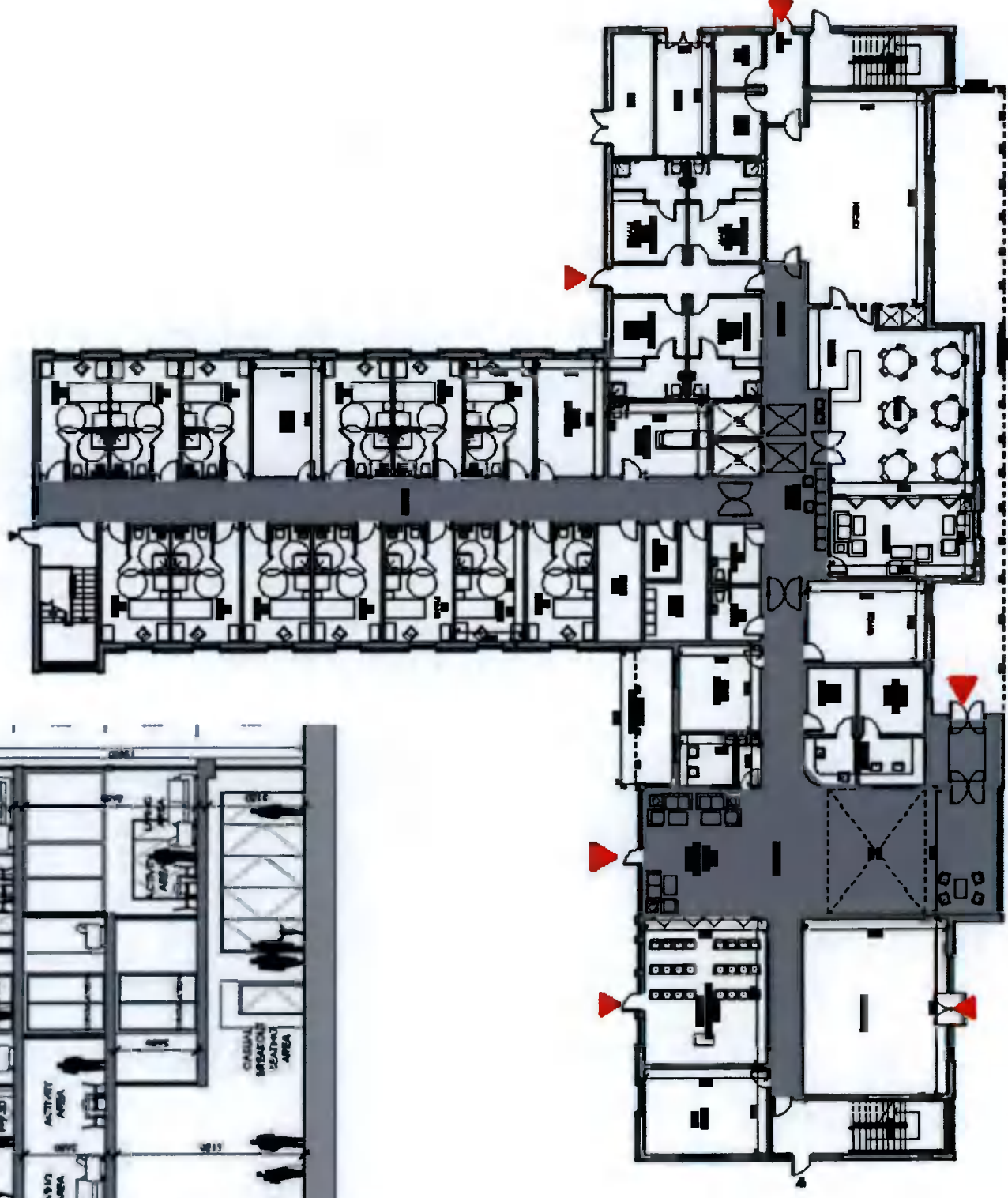
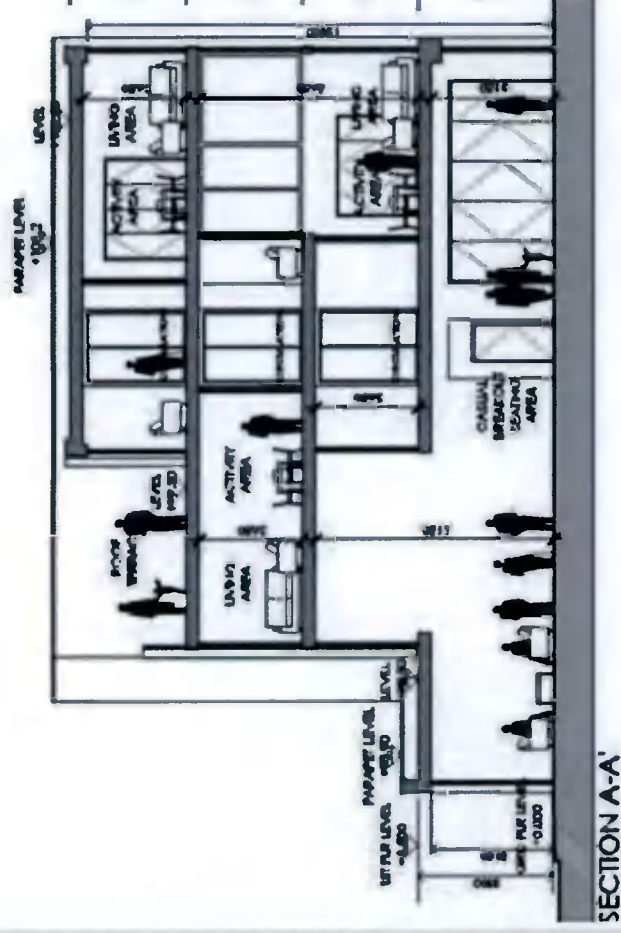
Beyond the treatment and care rooms are the bedrooms, all located on both sides of the access route. Each occupant has their own front door.

Breakout areas are located along the length of the street for conversation.

All of the bedrooms are either east west or south facing and overlook the landscaped gardens on all sides.

A publicly accessible pharmacy separately accessed is located near to the entrance area further enlivening and creating focus and business.

	Bed spaces	Single Rooms	Accessible
Ground Floor	13	13	
First Floor	31	29	2
Second Floor	31	29	2
Third Floor	31	29	2
Total	106	100	6









## 10 Privacy and Amenity

All Independent Living Units have been designed to meet or exceed the standards set down in the Sustainable Urban Housing: Design Standards for New Apartments (March 2018) publication.

### Private Amenity Space

A minimum depth of 1.5 metres is provided to all balconies which are minimum 5 sq m. At ground level, private amenity space incorporates boundary treatment appropriate to ensure privacy and security by the provision of a 'privacy strip' of approximately 1.5m in depth. Private amenity space is located to optimise solar orientation and designed to minimise overshadowing and overlooking.

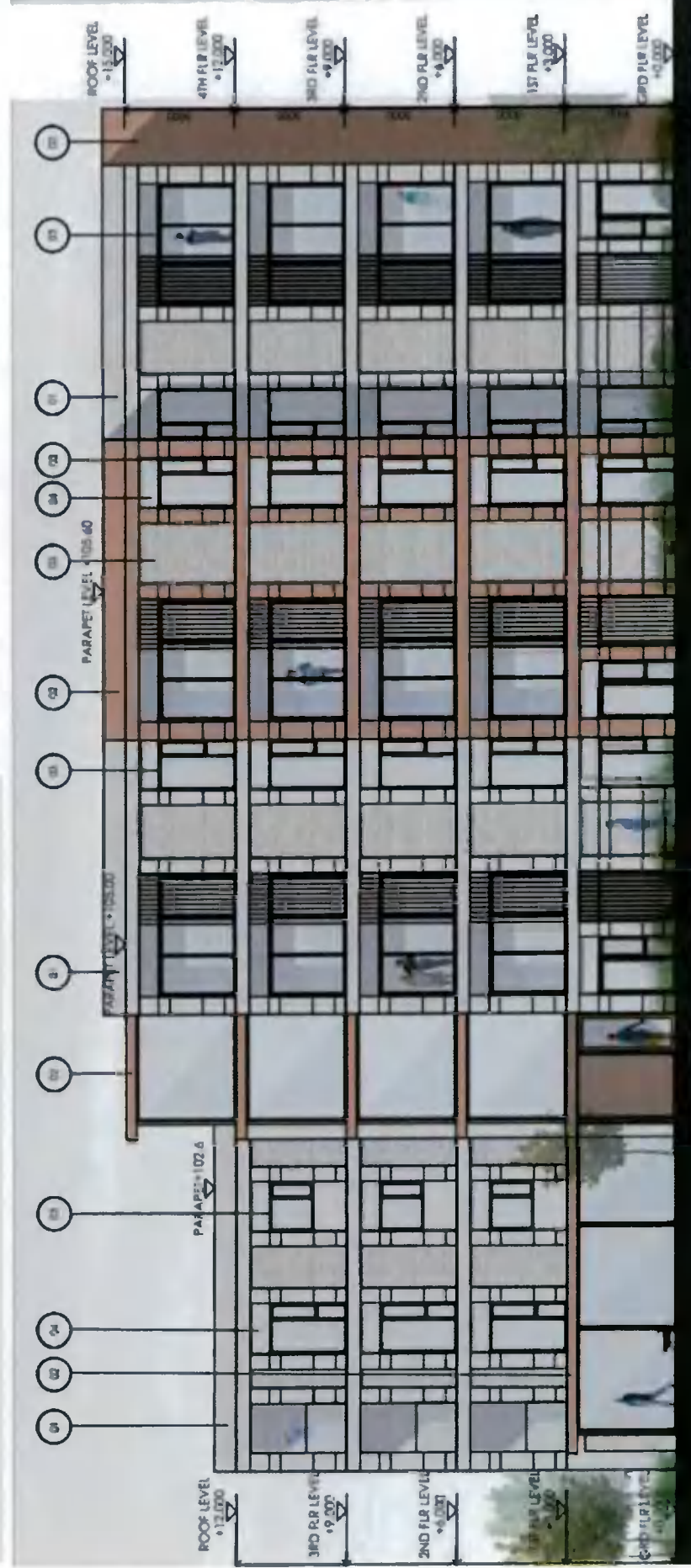
Independent Living Unit	Minimum Private Amenity Space	Private Amenity Space Achieved
Ground Floor Garden Terrace	5sqm	6sqm
Upper Floors Balcony	5sqm	6sqm

### Storage

All Independent Living Units are designed to meet and exceed the minimum floor area standards including storage standards as

	Min Area Reqd	Floor Area provided	Storage Area Provided
One Bedroom Wheelchair Accessible	45 sqm	58 – 64 sqm	3sqm + hobby space? overnight space for carers and family
One bedroom Upper Floors	45 sqm	55.1 sqm	3sqm + hobby space? overnight space for carers and family

illustrated in the following table



### View, Aspect and Privacy

The dwellings within the Independent Living Unit blocks are designed to ensure good views either over the surrounding landscaped open spaces, views over street activity on Old Greenhills Road or the adjacent Prior lands beyond.

The design ensures the majority of dwellings (c. 95%) are dual aspect.

All dwelling units have a recessed balcony at the upper floors which are designed to provide a degree of privacy and shelter.

Landscape design at ground floor ensures a soft landscape buffer between ground floor terraces/habitable rooms and the more public areas. The existing stone boundary wall affords privacy to ground floor units within Blocks A and C and the public footpath along Old Greenhills Road.

The design for the apartments provides for solid walls and floors between each unit all of which have acoustic insulation to prevent both airborne and impact sound transfer between each unit. All kitchens with the apartment block will have storage facilities built in for the segregation of waste.

Bedrooms in the Nursing Home have also been designed to ensure good and interesting views over a variety of locations including over the landscaped areas / Open Spaces as well as the Priority lands/buildings beyond.

Whilst one-bedroom or studio type units would facilitate a maximum 12 apartments per floor per individual stair/lift core, The design layout provides maximum 4 apartments per core.

### Access and Services

Apartment schemes are designed so that they are easy for people to use and to reflect the fact that all people experience changes in their abilities as they progress through the different stages of life particularly later. The provision of 11 no Accessible Units (18 %) embraces this policy.

Within ILU buildings, hallways and shared circulation areas are well lit, with natural light, where possible and adequate ventilation. Internal corridors are short with good visibility along their length.



# 11 Parking

## Car Parking

The County Development Plan 2016-2022 notes maximum parking standards for Nursing Home developments and other uses and states that the maximum provision should not be seen as a target to be achieved.

The proposed development comprises a 106-bedroom Nursing Home along with 60 Independent Living Units for Older People in the form of 2 Person/1 Bedroom apartments. Both buildings will be occupied by people who are not likely to be dependent on private car use for their daily lives.

Furthermore, given the range of amenities to be provided as part of the development along with amenities in the nearby Tallaght Village and the proximity of the development to public transport (existing and planned) it is expected that the level of parking required overall will be low. Also given the above factors the parking rate in the County Development Plan associated with Nursing Homes is likely to be sufficient for the Independent Living Units for Older People.

It is expected that staff will live nearby and travel via public transport. Visitors to Nursing Homes is traditionally low and again there is availability of public transport nearby.

Healthcare visitors to the development will likely travel by car however there will be the ability to share parking spaces as these visitors will arrive at different times.

The car parking provision was discussed at a Pre-Planning meeting with SDCC Roads department who advised that 30 parking spaces would be sufficient for the development given the communal layout arrangement and usage. Disabled Parking bays are provided as well as facilities for electric vehicle charging.

Parking for vehicles is provided in communal bays/groups central to the development within easy access to all of the building's entrances and are defined using permeable paving contrasting with adjacent pedestrian walkways. Each bay is further defined using coloured paving blocks. The layout accommodates 30 spaces situated to suit the individual uses inclusive of 5% disabled spaces and 10% EV charging points. The design creates an informal layout with parking areas integrated within the overall hard and soft landscape design so as not to overwhelm the overall appearance of the development.

Parking, whilst located adjacent to the various uses, is communal in order to maximise efficiency.

All parking areas are overlooked by each of the buildings within the proposed development to ensure passive surveillance and security. Ducting will be provided to all parking spaces for future provision of charging points..

## Cycle Parking

Cycle parking and storage is provided under cover and securely at ground floor within each of the Independent Living Unit blocks accessible internally and externally for security and convenience. 21 cycle spaces long stay are provided with an additional 10 spaces for visitors.

These cycle stores have storage space within for cycle equipment (helmets, pumps, lights etc) and will be fitted with charging points for electric cycles. The Nursing Home and Pharmacy is provided with cycle parking areas adjacent to the entrances 7 spaces long stay with an additional 13 spaces for visitors

Short term cycle parking is provided via lockable racks positioned adjacent to the entrance points of each of the various building uses for convenience and to ensure overlooking by building occupants for security. Ducting for charging points for electric cycles will be provided at each rack.

1 No Cargo Bike Storage is proposed central and easily accessible to the entire development.

52 Cycle Spaces in total.





## 12 Detailed Design

### Density and Mix

The document Sustainable Residential Development in Urban Areas (2009) encourages higher residential densities for developments which are within walking distance (ie 500m) of a bus stop. The density for the proposed Independent Living Units is suited for the site context as well as the resident's profile.

The proposed development provides for a mix of Independent Living Units for Older People along with residential care accommodation as well as communal facilities for residents living on site.

### Independent Living Units Floor Areas and Standards

All proposed dwelling units within the Independent Living Units buildings have been designed to meet and exceed the minimum standards set out in the Sustainable Urban Housing: Design Standards for New Apartments 2020 guidelines publication. SPPR

- All 1-bedroom/2 person apartments exceed the minimum area by at least 10%
- Minimum room dimensions is achieved in all dwellings and exceeded in all dwellings. Minimum Room height is also achieved
- 95% of dwellings are designed as dual aspect
- Storage of 3 sq m provided to all dwellings
- All dwellings have additional space within for hobbies use or overnight accommodation for carers/family members
- Minimum private amenity space exceeded in all units
- Communal spaces located at ground floor of Block B for use by all residents

### Nursing Home Floor Areas and Standards

The proposed Nursing Home exceeds HIQA standards for single occupancy ensuite bedrooms and provision of communal spaces all of which are provided on each floor of the building to avoid excessive travel by residents

### Social and Affordable Housing V

Discussions have been held with the Housing Department, South Dublin County Council following which a proposal was issued to the Housing Department to provide 6 no. 1 bedroom/2 person units for Social and Affordable Housing to comply with Part V of the Planning and Development Act 2000 (as amended including the Urban Regeneration and Housing Act 2015).

This proposal has been acknowledged by the Councils Housing Department.

### Materials Palette

The buildings within the proposed development have been designed to strongly reference those historic buildings within the adjacent Priory campus in terms of finishes, scale, heights and mass. The predominant material used in the Priory buildings is stone and glazing with selected areas of painted render and brick to provide visual interest and colour. All of the external materials will ensure a high quality and durable finish.

Coloured vertical louvres provide privacy to balconies in the Independent Living Unit blocks and screening to the large glazed areas in the Nursing Home to reduce thermal gains.

A stone colonnade feature is designed at the entrance to the Nursing Home which reflects the colonnade at the Priory church.

The use of the above materials creates a modern and contemporary aesthetic to clearly distinguish the new buildings from the adjacent historic buildings within the Priory campus whilst also providing a clear visual linkage between both.

### Large Form Storage

Large Form storage is located in the Ground floor Area adjacent to the Entrance to each block and accessible from the Car Park

### Refuse Storage Facilities

Sufficient communal adequately ventilated storage areas to satisfy the three-bin system for the collection of mixed dry recyclables, organic waste and residual waste is provided for in each of the ILU Blocks and will be managed by the staff.

### Communal Facilities

Given the nature of the occupants it is expected that the laundry facilities will be included in all units.

### Landscape

The proposed development seeks to create a design that successfully integrates new buildings with surrounding landscape and which provides a quality and coherent scheme responding to its context. Existing Category A and B trees located in the north-western quarter of the site will provide a focal point for the shared communal Open Space to be located in this area. Existing mature trees on the sites western and southern boundaries will be retained with the new buildings located behind which create a visual relationship.

Existing tall poplar trees on the eastern boundary will be replaced with Column Oak trees to enhance this area whilst maintaining height as a recognisable feature. These new trees will provide improved natural habitat for breeding birds and biodiversity. The proposed Independent Living Units buildings A & C will be located behind the new Column Oak trees to create a strong visual relationship with the public road and footpath as will the Nursing Home.

All new buildings are located on the site to create a village hub and provide physical separation to allow views through with soft landscaping around each.

A key feature of the landscape design is the provision of a series of open space areas and amenity spaces, each with its own individual character and all linked by a looped pathway thus providing an interesting and meaningful walkway for residents.

Hedge and tree planting along the northern boundary will soften and screen the appearance of the existing concrete block wall. Universal Design

The design for the new Independent Living Units encompasses the principles of Universal Design as detailed in the document Building for Everyone: A Universal Design Approach with the following key elements:

- o Gentle gradients and level pathways to all external areas including links to pedestrian pathways and access to Old Greenhills Road
- o Amenity lighting to all external areas
- o Level access to all building entrances
- o Wide communal corridors for wheelchair circulation
- o Provision of lift access to all floors
- o Window design cill heights to suit wheelchair users avoiding visual obstructions



## 3D Views towards Site



View of the Buildings where they engage with the boundary along Old Greenhills Road, sitting in the landscape rather than enclosing the landscape. Effect is by virtue of the fact that the elevations do not align with the boundary wall at the point. Visual vistas and avenues created between the buildings to the gardens beyond.



## 3D Views Old Greenhills Rd

While the existing complex consists a variety of forms and a range of material finishes, there is a clear emphasis on the vertical axis particularly with the arrangement of the fenestrations throughout. This has been reflected in the arrangement of the proposed openings. The fenestration is to be a light coloured, smooth, concrete or stone. This reflects the main material finish to the priority buildings, while the smooth finish will be in contrast to the existing, clearly defining the contemporary. The use of brick in a similar tone to the concrete will provide a variation in texture, adding interest to the elevation in a subtle manner, and the copper red colour of the glazing frames add a splash of colour while drawing on the red tones of the brick and cladding of the existing nearby retreat building.





## Views within the Site

Either glass or grey or red bricks are employed as infill panels between the clearly defined concrete frames. Where grey brick is used it is within a grey coloured concrete frame. Where red brick is used it is within a copper coloured concrete frame. The effect breaks down the form of the blocks visually and reinforces the vertical emphasis.





## Views of Nursing Home

The elevation of the Nursing Home is punctuated with the infill panels of glass or grey brick. Less red brick is used as we move further away from the referenced retreat Centre. A more subtle use of the copper colour is used where there are large areas of glazing.

The vertical fins appear light when viewed in elevation and create a textured coloured panel when viewed from an oblique angle. This same architectural feature is used on the glazed balconies to tie the group of buildings together and in an effort to provide some privacy.

At the ground floor entrance to the Nursing Home a simple reference is made to the striking colonnade to the south façade of the Church in the Priory Buildings. The single storey double column colonnade creates a sense of place.

The roof over the colonnade provides a horizontal visual detail which visually draws one into the entrance to the Nursing Home. The horizontal roof continues over the entrance to the pharmacy connecting the two entrances to each other visually whilst creating shelter.





## Views within Site

The extensive use of Large trees in the landscape scheme reinforces the intention to set the buildings into the landscape rather than landscaping around the buildings.

The access road will be permeable surface.

Likewise the access pathways will be permeable and meander around the periphery of the site in a circuitous manner, leading from each of the open spaces between each building whilst linking them all together. All to encourage exercise and walk and talk areas for social interaction.

The open areas will be available to the Public. The Entrance is not gated.

