

SUBMITTED WITH PLANNING REF: SD18A/0363

Urban Design and Architectural Statement

Planning Reference SD18A/0363



Architectural Design Statement Prepared on Behalf of

Pavement Homes Ltd

By

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Urban Design & Architectural Design Statement For Proposed Residential & Commercial Development Located at Main St, Newcastle, County Dublin

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1.0 Introduction:

This Urban Design & Architectural Statement has been prepared as part of the further information request for the planning application for the proposed residential development located at Main Street, Newcastle, Co. Dublin. Newcastle is located at the junction of the R120 and the R405 regional roads. It lies approximately 3 km north of the N7 at Rathcoole, 6 km south east of Celbridge, and 9 km west of Tallaght. The village lies west of Casement Aerodrome (Baldonnell), the HQ of the Irish Air Corps. It features a public house and two churches. Peamount Hospital, a long term care facility, is 2 km north of the town centre on the R120. The preliminary results of Census 2016 have today been released by the Central Statistics Office (CSO), with an additional 13,544 people living in South Dublin County since the last census in 2011. Newcastle saw a 13.6 per cent increase in its population, of 509 people to 3168. Located within the village are the following amenities:

- Post Office;
- Convenience Stores;
- Public Houses;
- Chemist;
- Schools;
- Community Centre;
- Religious Facilities.

Newcastle is located within 5 minutes to Citywest Business Park and the Luas line, which can provide easy access to the city centre and further areas such as Sandyford. The existing road network provides easy access to the village and to adjoining villages, towns, cities and counties, a very desirable feature for commuters. Newcastle is also serviced by Dublin Bus (number 68a) (please refer to Appendix One for bus timetable) and the Dual way Village Link to Newcastle and The Square, Tallaght.

2.0 Site Analysis:

The lands in which this proposed application is located are currently zoned as RES-N, "to provide for new residential communities in accordance with approved area plans"; please refer to image one below. Therefore, it is my opinion that the principal of this proposal does not contravene the zoning policies of the current South Dublin County Development Plan 2016 – 2022 and The Newcastle Local Area Plan 2012.

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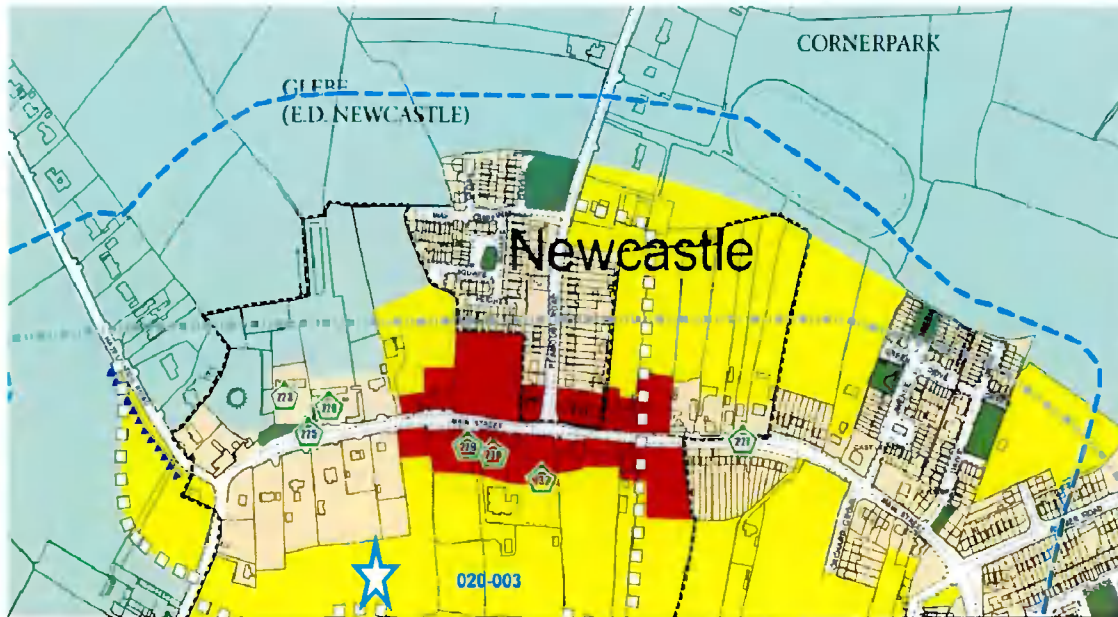


Image 1: Zoning objectives for the subject site. Site outlined denoted by blue star. Zoning Objective is RES-N, “to provide for new residential communities in accordance with approved area plans”;

The subject site rises away from the main access road and the site is bounded by existing large residential detached houses to the North along the public road, and agricultural lands to the East, West & South. The site is orientated in such, that any proposed development would be facing in a south / south western direction. It is my opinion that the layout, orientation and design of the proposed development have been done so as to provide any future resident of the dwellings proposed with a very high quality and standard of living.

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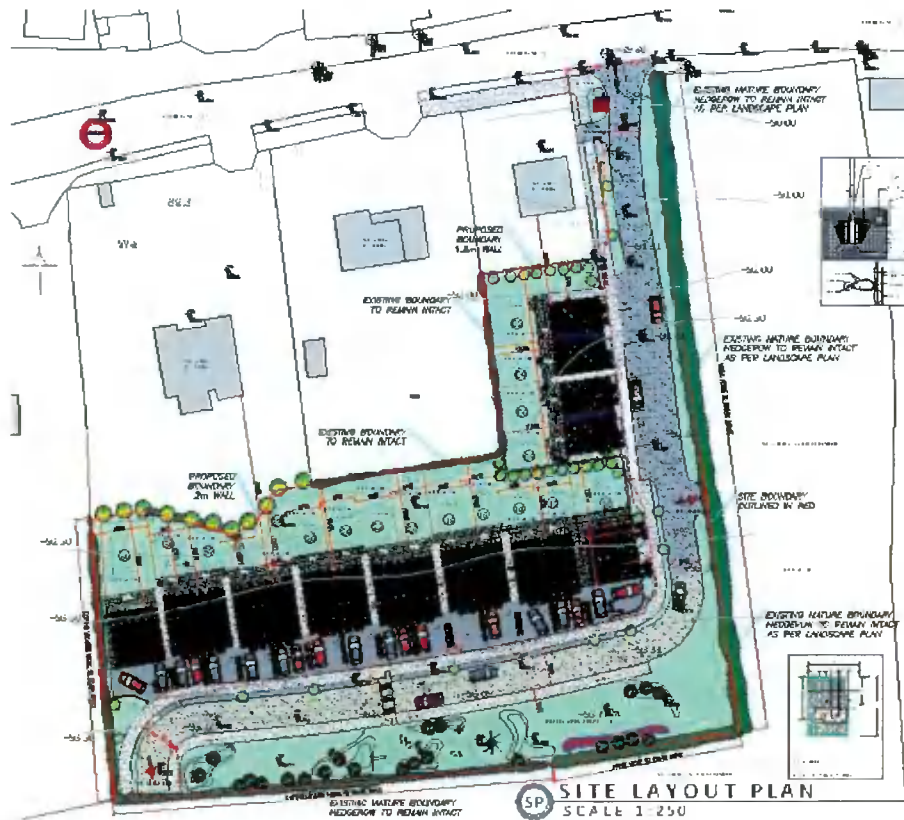


Image 3: Proposed development.

Services:

At present the site is fully serviced by existing services including;

- Foul Sewer;
- Surface Water Sewer;
- Public Waterman's &;
- ESB.

Please refer to the enclosed drawings for further details in regard to the services element of this proposed development.

4.0 Design Rationale

The design of the proposed dwellings has been done so as to provide the type of accommodation that any future occupant's requirements would be met. Guidance has been sought from the Quality Housing for Sustainable Communities so as to ensure that the dwelling provided firstly meet the

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required development standards and also so that the dwelling are suitable for persons of all ages and abilities.

4.1 Building Height & Orientation:

As the orientation of the dwellings dictates the layout of the internal areas of the dwellings, this resulted in the dwellings rear elevations either facing in a North Eastern and Western direction. The maximum, building height within this proposed development is 9.35m.

4.2 Public Open Space:

The proposed open space is centrally located and directly overlooked by all properties. The public open space has been designed so that it is as big as possible. The open space accounts for 14% of the overall site area and is provided with a natural play area for young children.

4.3 Dwelling Standards:

Strict adherence with the Design Standards of 'Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities' has been applied to the proposed residential units. For example, the internal layout and space provision ensures that the rooms are the correct size and area and storage facilities are plentiful in the units. I believe that the floor plans and layouts of the houses provide for the comfort, convenience and safety of the occupants in their use of the dwelling. The single bedrooms have a floor area greater than 7.1sqm and the double bedrooms have a floor area greater than 11.4sq.m. The living rooms all incorporate a minimum width of 3.8m and all of the dwellings incorporate storage facilities in accordance with Table 5.1 of 'Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities', as per paragraph 11.3.1 (iv). Every dwelling complies with Table 11.20 in terms of space standards for the dwellings.

The external facades of the proposed residential units incorporate a mix of house designs, finishes and different roof levels which I believe provide for a visually pleasing development.

It is my opinion that the dwellings allow for flexibility and adaptability for future needs without the need for constructing extensions onto the existing dwellings. I believe that it was extremely important to provide a high quality design of the internal areas of the dwellings so that there would never be a need to extend the dwellings. As you may note from the enclosed proposals the dwellings

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can provide for a high standard of living to future occupants and provide value for money for their future investment.



Image 3: Sample scene of houses.

The key principles of Urban Design have been provided in this proposed development, such as:

1. Permeability:

The layout of the proposed development is well connected to the existing community and allows for the choice of direct routes to all local destinations, encouraging walking and cycling, facilitates public transport generating high levels of pedestrian activities. The development permits for casual social interaction and has been designed to allow for informal supervision thus providing security.

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2. Legibility:

As you will note from the proposed development it has been designed in such a way that creates distinctive places and spaces that can be easily 'read' and is extremely easy for a person to find their way around. This has been achieved by designing the development at a human scale and in response to the positive features of the development rather than technical demands of traffic or the internal logic of the site.

3. Accessibility:

The site is located less than 100m from the village centre of Newcastle and connected to the village centre by existing footpaths and public roads resulting in this site being extremely accessible to public transport and local facilities.

4. Choice:

This development will provide a person with an attractable choice in regard to the type of dwelling they wish to reside in; street to walk along; provide a park to play; plentiful modes of transport; facilities to use and above all a choice that will bring about a good quality of life for all living and visiting the area, thus achieving greater equality within the County and compliance with Housing Policy 10.

4.5 **Cost Control for Housing Design:**

My client has from the outset stressed his budget for constructing this development which I have had to design around. Therefore, the design of the layout of site, the design of the dwelling units and the design of the external finishes have all been done with a budget in mind. The design of the dwellings as you may note from the enclosed drawings are of simple form with straight 'A' roofs, easily constructed and without the need for major structural supporting features. It was decided to use a selected brick finish and Sand Cement Plaster finish to the facades of the dwellings.

My client is allowing two years for the completion of this project. He has secured funding and is available to commence the work on foot of planning approval.

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5.0 Compliance with South Dublin County Council Development Plan 2016 – 2022 and Newcastle Local Area Plan 2012:

Along with the relevant guidance documents in regard to the design of sustainable housing developments it is very important to note that strict compliance with the South Dublin County Council Development 2016 – 2022 has been applied to the proposed development.

As you may note from the design of the proposed development, it has been done so as to comply with The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and The Guidelines on Quality Housing for Sustainable Communities, DEHLG (2007) with particular reference so that the development impacts positively on quality of life and comprises attractive safe streets with a mix of house types, sizes and designs; that have good pedestrian, transport links; and where housing is within walking distance of neighbourhood centres, community facilities and open space.

The density of the proposed development does not contravene the Objective of the Newcastle Local Area Plan, which permits 15-20 dwellings per hectare; this proposed development incorporates 18 dwellings on a site measuring 0.7 hectares, therefore complying with the aforementioned Objective.

With regard to Policy 07 – Urban Design in Residential Development particular attention was paid to Section 2.2.1 of the South Dublin County Development Plan 2016 – 2022 which you will note as you have read throughout this report.

HOUSING (H) Policy 7 Urban Design in Residential Developments

It is the policy of the Council to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

H7 Objective 1:
To ensure that residential development contributes to the creation of sustainable communities in accordance with the requirements of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) (or any superseding document) including the urban design criteria as illustrated under the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009).

H7 Objective 2:
To ensure that residential development provides an integrated and balanced approach to movement, place-making and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2013).

H7 Objective 3:
To support public realm improvements as part of infill developments.

H7 Objective 4:
That any future development of both residential and/or commercial developments in Palmerstown Village and the greater Palmerstown Area shall not be higher than or in excess of three stories in height.

Table 1: Housing (H) Policy 7 as taken from the South Dublin County Development Plan 2016 - 2022

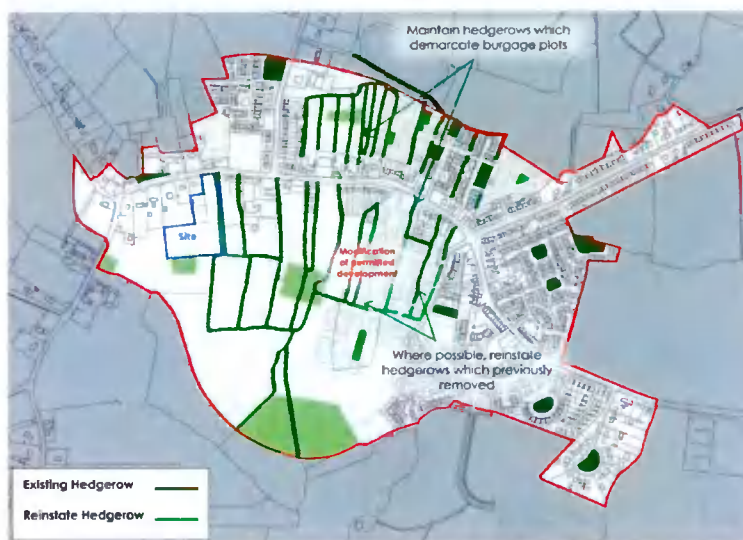
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Vision of the Plan:

The Newcastle Local Area Plan (LAP) aims to create an environment that has a strong sense of identity that offers a good quality of life building upon its past. The Newcastle Local Area Plan provides a series of objectives and policies as guidance so that a beautiful village with quality useful spaces that realise and enhance the full potential of Newcastle's rich natural and built heritage. Newcastle is a developing village that must sensitively address the contrast between existing and new elements whilst retaining much of its existing character.

Natural Heritage:

The proposed development has been designed taking into account its natural surroundings and also adjoining surroundings. The proposed development follows the natural topography and a detailed landscape plan has been included with the application. The existing hedgerow boundaries and networks have been preserved, where possible with only a small section of boundary hedgerow being removed. The hedgerow that is being removed does not form part of the original Burgage and Townland Boundaries as per Image one below, in accordance with section 4.3.2 and 5.4 of the LAP. A comprehensive Bat survey was carried out and it has been noted that the proposed development will not have a negative impact on any species of bat or their habitats as required under EU Habitats Directives. Bat 'Eco-Hops' are provided throughout the development as you may note from the site layout included in accordance with 4.3.3 and 7.2.23 of the LAP.



1. Existing Burgage plots and the location of the proposed development site.

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Water Management and Flood Risk:

The development site has been assessed in terms of any potential flood risk and a comprehensive Flood Risk Assessment has been included with this application, which has found that there are no historical flooding events at this location and nor does the proposed development create any flood risks to adjoining lands or properties in accordance with section 4.2.2 of the LAP.

Strategy:

The strategy of the LAP is to update the framework and objectives of the 2003 LAP in a manner that fully incorporates existing historical features and the Village's rich biodiversity including protected structures, recorded monuments and Burgage hedgerows within a contemporary environment. The strategy can be laid out under four headings;

1. Green Infrastructure:

The proposed development has been designed and engineered in such a manner that it protects the natural and built environment of the area. The development has been sensitively designed around the existing conditions present on site with minimal disturbance to the existing boundaries and hedgerows. The management of the surface water from the site has been done in the most sustainable manner that allows for the system to operate without risk. The provision of accessible open space with natural play areas provides multiple social and environmental benefits to the society in which it is located.

2. Accessibility and Movement:

The site is located less than 100m from the village centre of Newcastle and connected to the village centre by existing footpaths and public roads resulting in this site being extremely accessible to public transport and local facilities.

3. Land Use and Density:

The proposed development has been designed and submitted to South Dublin County Council in accordance with the zoning objectives of the LAP and the South Dublin County Development Plan 2016 – 2022. The density of the proposed development is in accordance with pars. 5.5.4 and 6.4.3 of the LAP which permits a density of 15 – 20 units per hectare. This proposal is for 18 units on site area of 0.71Ha.

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4. Built Form:

The proposed development provides a simple network of streets and footpaths with each building fronting onto the street and open space with a design that is in keeping with the area. The layout of the streetscape of the proposed development includes both on street car parking and parking within the curtilage of the houses which are denoted by planting rather than physical boundary walls. The proposed development is coherent with the adjoining existing dwellings that front onto Main Street in accordance with SF9 of the LAP.

Street Design:

As mentioned previously, the layout of the streetscape of the proposed development includes both on street car parking and parking within the curtilage of the houses which are denoted by planting rather than physical boundary walls. The finish of the street surface on the western area of the site will vary from the main access route running north to south on the site. The change in road surface creates a safer environment by the creation of the 'Homezone' area. Having discussed the surface option of the road at this particular location of the site it was decided to propose the Tarmac with brick chippings as any other surface requires high maintenance and in the example of paving, a greater risk of potential claims. As the roads are being taken in charge by SDCC we felt that discussion this with the roads department was key to the selection of road finish. The streets of this proposed development form an integral part of the development and the streetscape character adds to the visual amenities of the area in accordance with Housing Policy 7. It is the aim of this development that this new urban development will create or contribute to become a sustainable neighbourhood in which people can work, shop and access amenities, recreation and education within their own locality.

Building Design and Height:

The proposed dwellings have been design in accordance with Quality Housing for Sustainable Communities and vary in house type in accordance with section 5.6.3 of the LAP.

Sean Feirm:

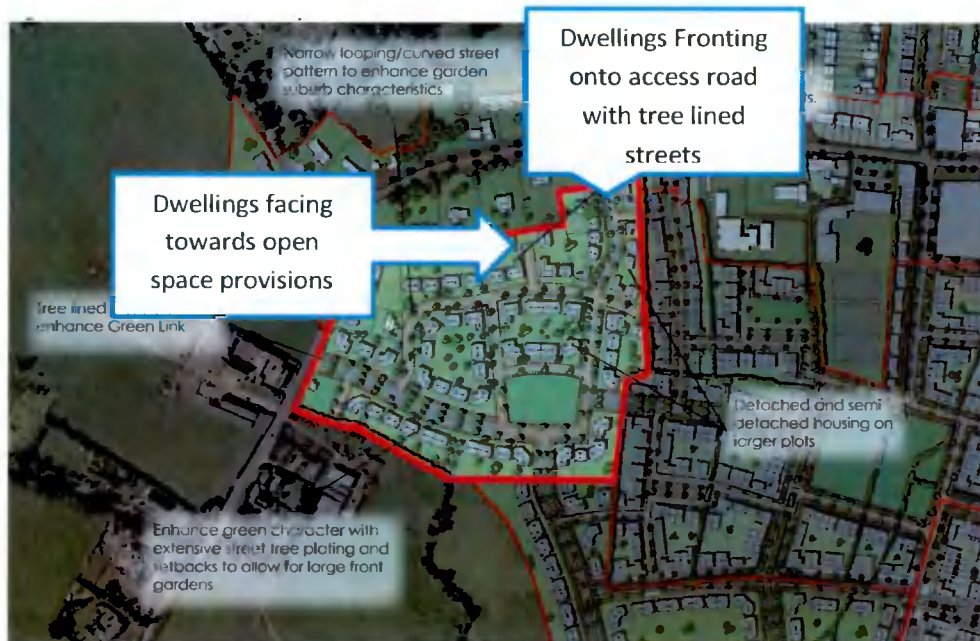
The Sean Feirm neighbourhood forms part of the western area of the planned settlement framework for Newcastle. It is an objective to incorporate a neighbourhood with the characteristics of a garden suburb to include detached and semidetached dwellings, which the proposed

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development provides. The dwelling houses located to the north of the proposed development site are directly adjacent to the access of the main street and form a streetscape with on street parking which keep the characteristics of the Main Street. The dwellings located along the western axis of the development site are provided with landscaped front gardens with paving and planters that differentiate between the houses. The changes in road surface creates a 'Homezone' area and as the dwelling houses are provided with landscape features rather than physical boundaries results in the creation of an open pedestrian friendly environment in accordance with Objective SF1 of the LAP.

The open space provision includes a natural play area which creates passive and active recreation facilities as per Objective SF2. The tree lined streets links the development site to the adjoining future development lands at two key locations whilst also connecting to the main street as per Objective SF3 of the LAP.

The land use and density and previously mentioned is in accordance with Objective SF7 of the LAP with a total of 18 units provided on a site in 0.71Ha. The layout of the proposed development which transitions from the Main Street to the lands at the rear of the existing houses has been done in such a manner that is coherent with the existing dwelling houses and only comprises of detached and semi-detached houses as per Objective SF8.



2. Sean Feirm extract map taken from Newcastle Local Area Plan. The proposed development has been design taking into account the Objectives and Policies of the LAP.

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Standards and Design Criteria:

The proposed development has been designed taking into account the qualitative and quantitative standards and urban design criteria in accordance with Objective SC1 of the LAP.

1. *Context: How does the development respond to its surroundings?*

- The proposed development evolves naturally around its surroundings.
- The form and architecture of the proposed development appears to have evolved around its place and time.
- The development is a positive contribution to the character of the immediate area and to its natural surroundings.
- Careful consideration has been provided to the natural boundaries of the development and the protections of the same.

2. *Connections: How well connected in the new neighbourhood?*

- The development is provided with attractive routes for pedestrians and road users.
- The development is located within 50m from the main access point to adjoining mixed use facilities that are present on the main street and adjoining developments.
- The layout allows for future connectivity to adjoining development lands.

3. *Inclusivity: How easily can people use and access the development?*

- As mentioned previously the development is located directly adjacent to the Main Street and the provision of pedestrian facilities that connect directly to the existing public footpath infrastructure creates an inclusive development to all.
- The removal front boundary walls to the dwellings removes unnecessary physical and visual barriers.
- All public open areas have been design for inclusion by all. The public open spaces cater for both elderly and young children alike.

4. *Variety: How does the development promotes a good mix of activities?*

- The varieties of houses types provide a choice to potential home owners.
- The proposed development is compatible with adjoining uses of neighbouring developments.

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5. *Efficiency: How does the development make appropriate use of resources, including land?*

- The development as designed provides an excellent use of the land available with a density that is appropriate to the area.
- The orientation of the proposed development allows for the best possible use of solar gain.
- The retention of the natural site boundaries provides a barrier against the prevailing winds and elements.

6. *Distinctiveness: How does the proposal create a sense of place?*

- The development by way of its location is easy to find and easy to direct too.
- The layout of the development creates a central focal point by the creation of the Homezone area.
- The dwellings are orientated so they overlook the adjoining streets and open spaces.
- The layout of the dwellings allows them to exploit the views of the existing countryside rather than adjoining properties.

7. *Layout: How does the proposal create people friendly streets and places?*

- The linear layout of the development allows for the permeability of this development to future developments as envisaged in the LAP.
- The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers.
- Traffic speeds are controlled by the layout rather than speed bumps.

8. *Public Realm: How safe, secure and enjoyable are the public open spaces?*

- All public open space is overlooked by the surrounding homes so that this amenity is owned by the residents and safe to use.
- The public realm is considered as a usable integrated element in the design of the development.

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- The Children's play area is sited where it is overlooked, safe and contributes to the amenities of the neighbourhood.
- There is a clear definition between public, semi-private, and private space.
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

9. *Adaptability: How will the buildings cope with changes?*

- The dwellings will be A Rated properties with the highest energy performing standards applied.
- The dwellings are adaptable on the ground floor with internal walls being movable without affecting the overall structure.
- The roof space of the dwellings will be 'cut-roofs' allowing for the future development of the upper areas of the building without creating physical changes to the building.

10. *Privacy and Amenity: How does the scheme provide a decent standard of amenity?*

- Each home has access to an area of useable private outdoor space.
- The design maximises the number of homes enjoying dual aspect.
- Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout.
- Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.
- The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.

11. *Parking: How will the parking be secure and attractive?*

- Appropriate car parking is on-street or within easy reach of the home's front door.
- Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation.
- Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces.
- Materials used for parking areas are of similar quality to the rest of the development.

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12. *Detailed Design:* *How well thought through is the layout design and landscaping?*

- The materials and external design make a positive contribution to the locality.
- The landscape design facilitates the use of the public spaces from the outset.
- Design of the buildings and public space will facilitate easy and regular maintenance.
- Open car parking areas are considered as an integral element within the public realm design and are treated accordingly.
- Care has been taken over the siting of flues, vents and bin stores.

6.0 Car Parking:

The minimum parking standards that have been applied to this proposed development have been taken from chapter 11.4.2, 11.4.3, 11.4.4 and table 11.23 of the CDP. The basis of the calculations for the parking standards apply to Zone 2 (residential) as we feel that this proposed development complies fully with this zone.

Please refer to the Site Layout Plan WDPH – NWC – 01 for all details on the car parking requirements and provisions.

7.0 Masterplan:

Section 11.2.2 and Table 11.17 of the South Dublin County Development Plan 2016 – 2022 provides key considerations when designing an overall plan for a proposed development. When designing this proposed development key consideration was given to the following headings and compliance with the same denoted opposite the heading in Table 2 below:

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Masterplan Considerations	
Access & Movement	The proposed development has been designed so that any future occupants can easily identify the street hierarchy showing the function of streets. The development promotes a highly walkable environment but the lack of existing public cycle lanes prevents the provision of cycle lanes, however, bicycle parking is provided throughout the development.
Open Space & Landscape	The provision of the open space amenities are greater than the required standards and is also located in a position that 80% of the dwellings provided, directly overlook the open space amenities.
Land Use & Density	The proposed development is in accordance with the Zoning Matrix.. The density does not contravene Objective MSW6 of the Newcastle Local Area Plan 2012
Built Form	The proposed development provides a clear definition of streets and public spaces. Buildings fronting onto the public streets and open spaces vary in design and height and design around the public realm rather than the public realm being designed round the buildings.
Phasing	The proposed development will be constructed in one phase.

Table 2: Masterplan Considerations.

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8.0 Materials Palette:

The following images are provided to give the reader a visualization of the materials proposed for this development. The use of these materials will ensure that the development does not create any negative impacts on the existing visual amenities of the area, whilst providing the development with its own sense of identity. The use of the Casa Lena brick to the front facades of the dwelling houses provides the dwelling with a clean and maintenance free finish. It also ensures that the dwellings are in keeping with one another and prevents the units being subject to change, for example a home owner decided to paint their property a different colour from the adjoining houses. Furthermore the use of this brick which is similar to brick used on the adjoining property located on the Main Street (Kelly's Auctioneers) keeps a part of the character of the main street within the development. The windows proposed are to be uPVC windows with grey frames which create a more seamless window.

In regards to the external finishes of the driveway and surrounding areas, it is proposed to use the Castlestone limestone paving. As one may note the existing street façade of Newcastle village has buildings which incorporate limestone. The use of the limestone to the driveways carries this characteristic throughout the development. Planters shall be used to differentiate between the adjoining dwellings rather than physical and visual barriers creating a Homezone area. It is important to note that if planning permission is approved all external finishes should be agreed in writing prior to the commencement of works in the event that a product proposed is discontinued.

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a) Casa Lena brick and grey uPVC windows.



b) Donard roof tiles produced by Roadstone.

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c) Castlestone Limestone paving to driveways.



d) Example of similar development where the front of the dwellings are divided by planters creating an open and barrier free environment.

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9.0 Architectural Impact Assessment on Newcastle Architectural Conservation Area:

Background:

The village of Newcastle Lyons is considered to be one of the more significant manorial villages of the Pale. The settlement may have begun as a pre- Norman settlement, and Swan has suggested the possibility an early ecclesiastic enclosure north- west of the village (Bradley 1998, 136). Newcastle is first mentioned as a royal manor in 1215, however borough status is not recorded until the late 15th century. The village was enclosed by ditches, but there is no evidence that it was ever walled or even gated.

Objective 1 UC3 (SDCC CDP 2016 – 2022):

To protect and conserve the special character of the historic core of the traditional villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of the villages informs the design approach to new development and renewal, in particular in Architectural Conservation Areas (ACAs).

Compliance Statement:

The proposed development site is located to the rear of existing dwellings facing onto Main Street, Newcastle. These dwellings are a mix of design with no Architectural merits with regard to conservation or heritage. The proposed development has been designed so that when entering the proposed development from Main Street the development feels more of an extension of the village centre rather than a housing development. The design of the proposed dwellings has been done so that the dwelling houses are vernacular in shape and form and in keeping with the characteristics of the Main Street, rather than a modern dwelling design that would not be in keeping with its natural built heritage. Furthermore, the development has been cited so as to cause minimal disruption to the existing Burgage plots that are present in the area with the removal only of recently planted garden trees and hedgerow. The development as proposed renews the existing Main Street which will in time direct toward future developments located to the rear of this proposed development.

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Objective 2 UC3 (SDCC CDP 2016 – 2022)::

To promote design standards and densities in traditional village centres, that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale and external finishes.

Compliance Statement:

As mentioned above the design of this proposed development has been done keeping the existing characteristics of the village of Newcastle and which in our professional opinion becomes an extension of the village. The density is in keeping with the permitted densities as highlight earlier in this report. The proposed materials will ensure that the development incorporates its own sense of identity whilst keeping the characteristics of the adjoining areas.

It is the policy of the Council to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of such areas.

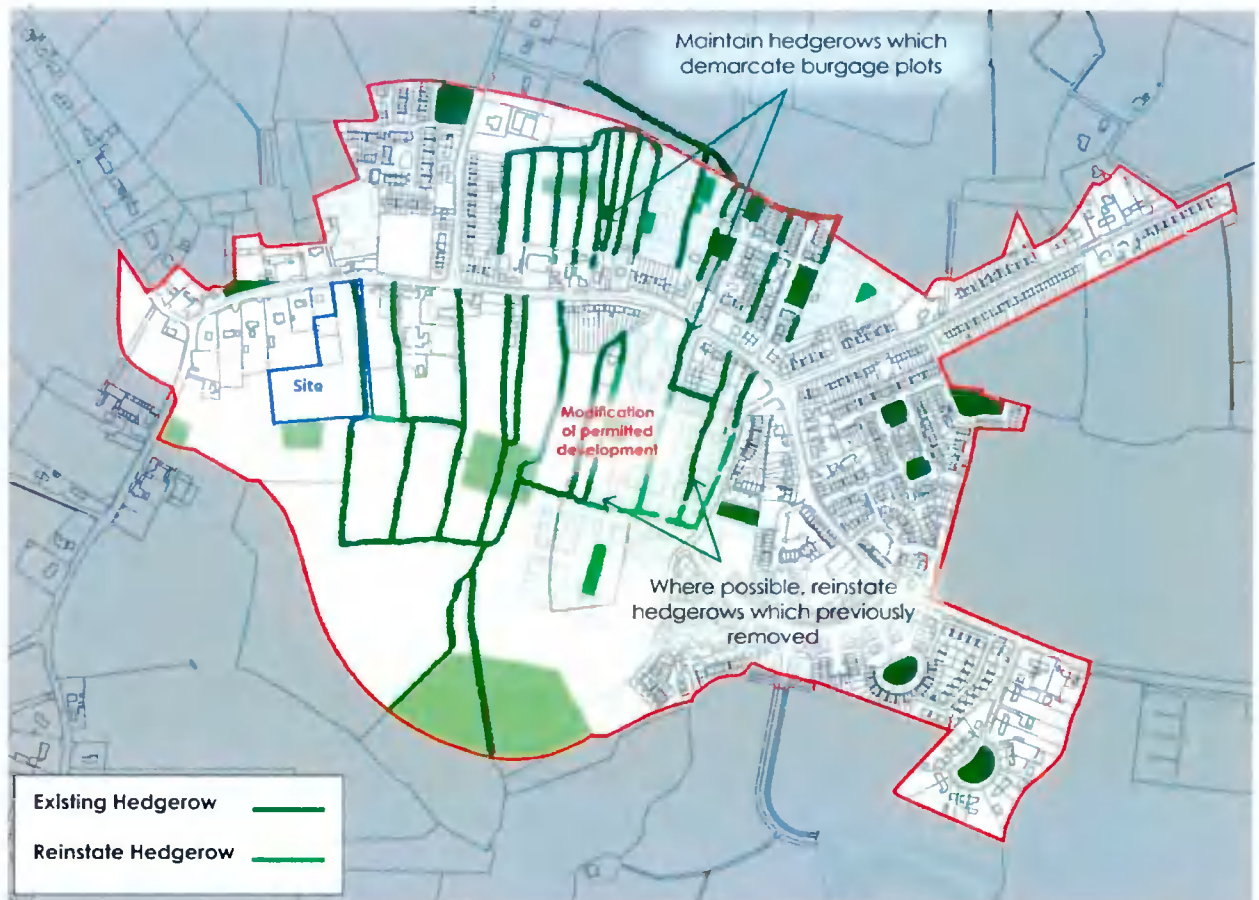
HCL4 Objective 1:

To avoid the removal of structures and distinctive features that positively contribute to the character of Architectural Conservation Areas including buildings, building features, shop fronts, boundary treatments, street furniture, landscaping and paving.

Compliance Statement:

This proposed development does not propose to alter any existing distinctive features that positively contribute to the ACA. One may think that the proposed development by way of the removal of some of the existing boundary hedgerow could possibly be contrary to the above, however, it is extremely important to note that the Burgage plots adjacent to this development are being protected and preserved with only recent garden hedging being removed. Image 1 below as taken from the Newcastle LAP clearly denotes the existing Burgage plots with no reference to the hedgerow that is being removed.

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1. Existing Burgage plots – Proposed development does not interfere with the Burgage plots as denoted above.

HCL4 Objective 2:

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

Compliance Statement:

As mentioned above the design of this proposed development has been done keeping the existing characteristics of the village of Newcastle and which in our professional opinion becomes an extension of the village. The density is in keeping with the permitted densities as highlight earlier in this report. The proposed materials will ensure that the development incorporates its own sense of identity whilst keeping the characteristics of the adjoining areas.

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HCL4 Objective 3:

To address dereliction and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within Architectural Conservation Areas.

Compliance Statement:

Not applicable to this development.

HCL4 Objective 4:

To reduce and prevent visual and urban clutter within Architectural Conservation Areas including, where appropriate, traffic management structures, utility structures and all signage.

Compliance Statement:

The proposed development by design results in no requirement for traffic calming or management structures. All utility structures will be located in areas that are out of sight and no signage is proposed.

HCL4 Objective 5:

To support public realm improvements proposed within Architectural Conservation Areas under South Dublin County Council's Villages Initiative subject to compliance with the Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011).

Compliance Statement:

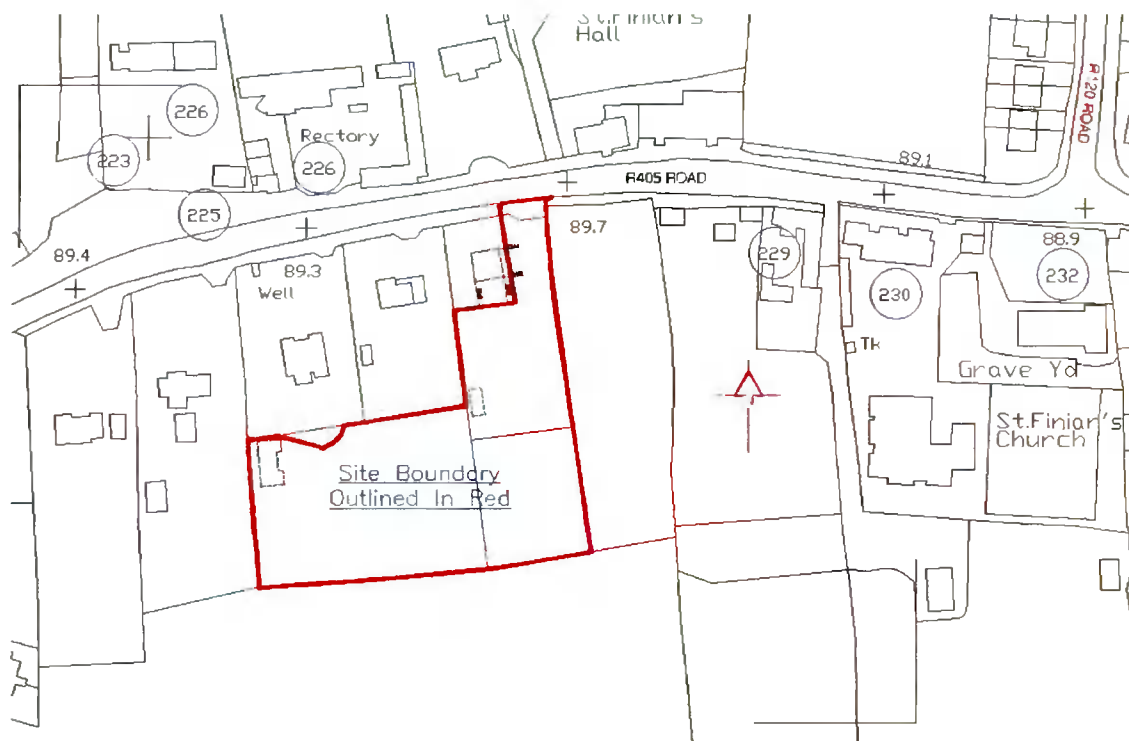
Pavement Homes Ltd are currently developing a mixed use development directly adjacent to this proposed development which has been designed (by William Donoghue & Associates Ltd) around a new Market Square. This public realm will be an extremely important addition to the village and shows the contractors commitment in ensuring that their developments are carried out to the highest standards. The public realm as part of this proposal is the public open space areas. There is no such requirement to provide a play area, however it is proposed to include a natural play area which will be a focal point for the proposed development and adjoining residential areas, thus creating a public realm for the village rather than solely for the development.

Urban Design & Architectural Design Statement For Proposed Residential & Commercial Development Located at Main St, Newcastle, County Dublin

Protected Structures:

The map denoted the image below details the locations of the existing protected structure in the immediate vicinity of the development site.

Reference	Address / Location	Description
223	St Finian's Church of Ireland	Church & Cross (RM)
225	St Finian's Church of Ireland	Medieval Four Storey Tower House with Arched Doorway (RM)
226	The Old Glebe	House, Tower House (RM)
229	The Loft	Detached Five Bay Two Storey House
230	Newcastle National School	Detached Two Bay Two Storey House
232	St Finian's Roman Catholic Church	Church, Graveyard and Gates



2. Map Denoted subject site and adjoining protected structures.

Urban Design & Architectural Design Statement For Proposed Residential & Commercial Development Located at Main St, Newcastle, County Dublin

There is no protected structure located within the development boundaries and therefore the proposed development will not have a negative impact on the same.

Archaeological Impact:

A comprehensive Archaeological Test Report has been completed on the subject site and is included with this further information response. The recommendations of this report will be strictly adhered to at all times during construction works and our client has no objection to conditions being applied to their planning permission (if approved) that an Archaeologist must be present on site during all excavation works. The remains of a previous out house were discovered during the test excavations in the South Eastern corner of the development site. This was previously the location of a potential link road to future developments located to the rear of the subject site, which we have now omitted from this proposal so as to preserve this discovery.

10.0 Conclusion:

In concluding this report, I thank you for taking the time in reading this report and I hope that this proposed development will receive a favourable decision. The proposed development in my opinion does not contravene the policies and standards of the current County Development Plan and the Newcastle Local Area Plan, and other relevant guidance documents. This development if permitted will provide an attractable and social area for people wishing to reside in, without taking from its natural surroundings or interfering with adjoining amenities or properties.

Signed:



W. Donoghue.

14th April 2019