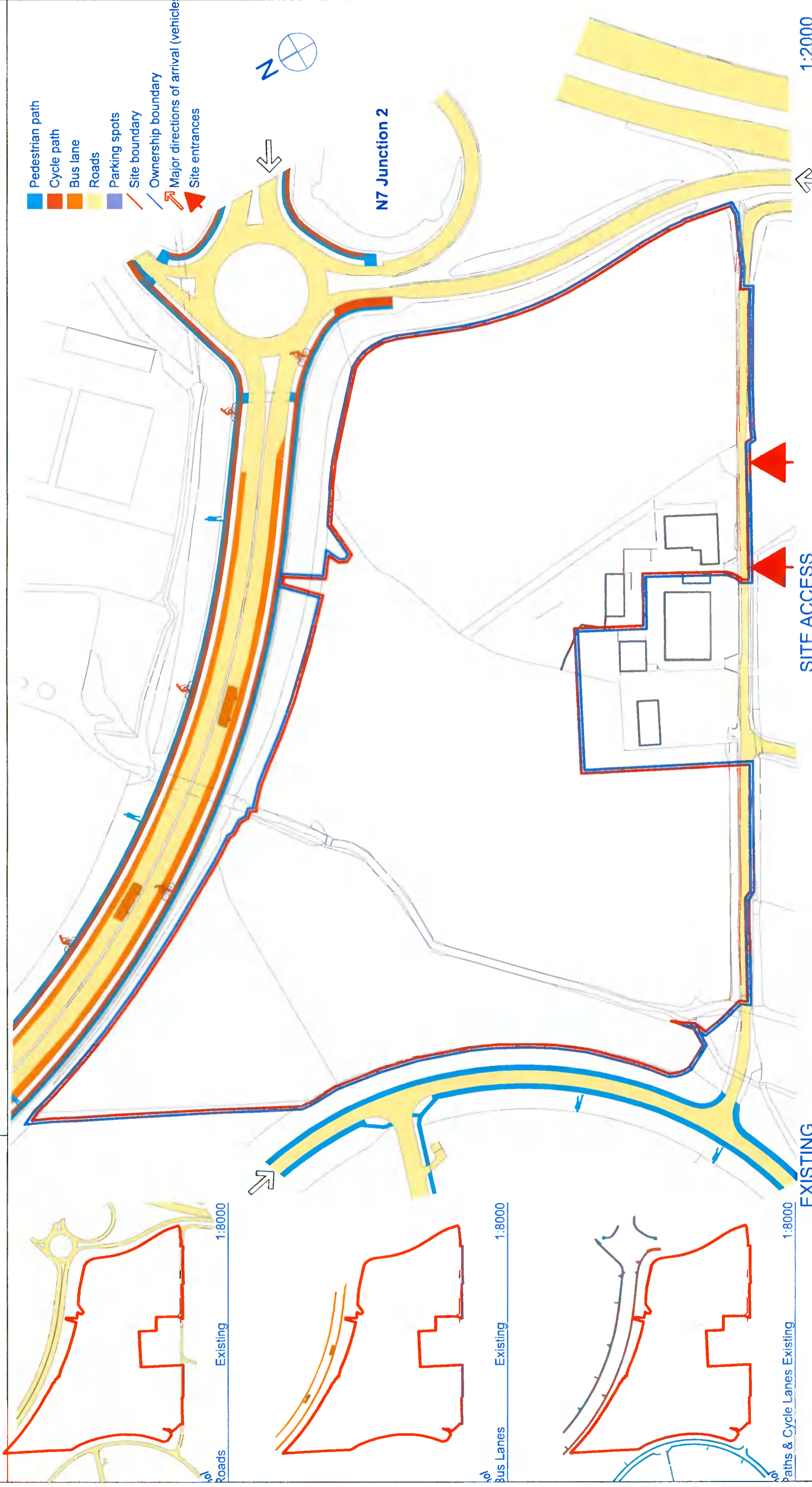


Design Statement

Site Access as existing



IMPORTANT NOTE:
All dimensions are in millimeters. Do not scale from this drawing. This drawing is to be read in conjunction with all other associated drawings, specifications & documentation. The Architect is to be informed immediately if any discrepancy is apparent in this document. All parts of this drawing have been considered within the limitations and guidelines set down in current relevant Irish Building Regulations and Health & Safety standards.

CRITICAL DIMENSIONS TO BE CHECKED ON SITE

CONTACT:
Tel: 056 7755745 / 01 2066507
Fax: 01 6335142
E-mail: info@cvtd.ie
Web: www.cvtd.ie
Company Registered in Ireland No. 413112
© Copyright All Rights Reserved

Project Number	2106 1624
Date	18 02 2022
Drawing Number	A.03.02.3.4

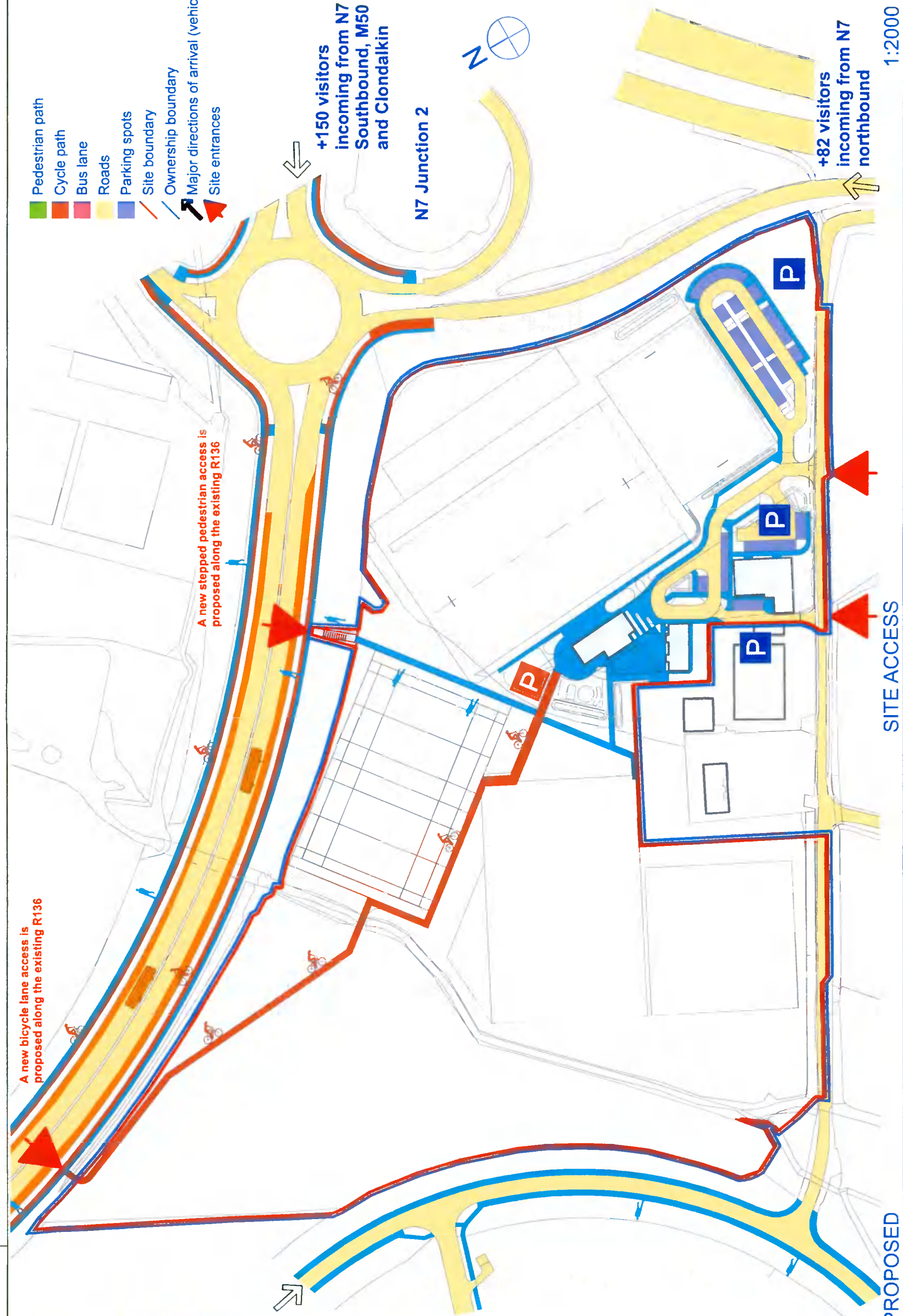
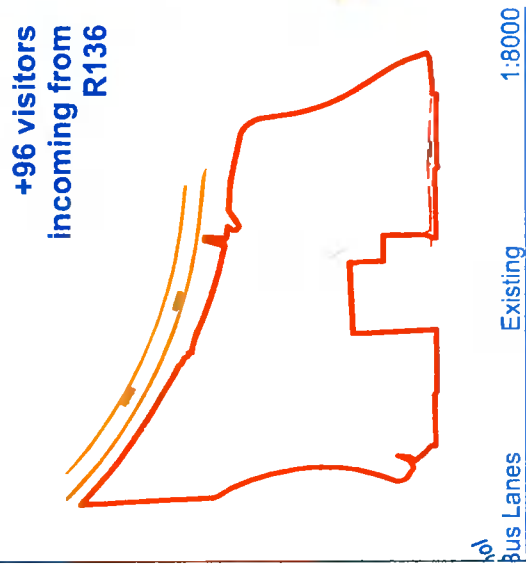
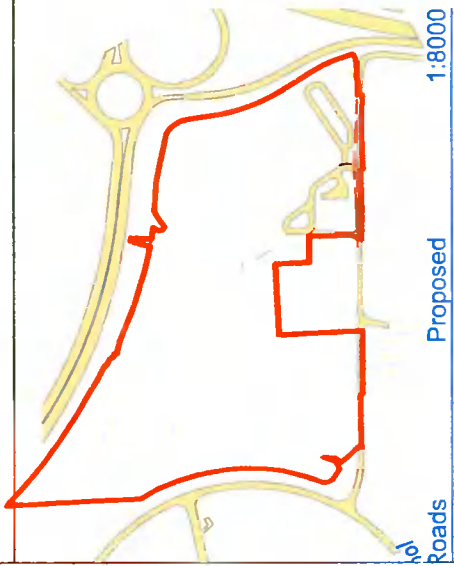
Drawing Title	Site Access - Existing
Drawing Status	Planning
Drawn by	B V, J, C P
Checked by	Bernard Voortman

Job Title & Location
Clondalkin RFC
Kingswood Farm
Moneenallon Commons Lower
Ireland
Clondalkin, Dublin, D22
Client:
Clondalkin RFC

Cummins + Voortman Ltd
Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin

Design Statement

Site Access as proposed



- Pedestrian path
- Cycle path
- Bus lane
- Roads
- Parking spots
- Site boundary
- Ownership boundary
- Major directions of arrival (vehicle)
- Site entrances



Cummins + Voortman Ltd
Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin

Job Title & Location
Clondalkin RFC
Kingswood Farm
Moneenallon Commons Lower
Ireland
Clondalkin, Dublin, D22
Client:
Clondalkin RFC

Drawing Title
Site Access - Proposed
Drawing Status
Planning
Drawn by
B V, J, T, C P
Checked by
Bernard Voortman

Scales
1:2000, 1:8000
Project Number
2106 1624
Date
18 02 2022
Drawing Number
A.03.02.3.5

IMPORTANT NOTE:
All dimensions are in millimeters. Do not scale from this drawing. This drawing is to be read in conjunction with all other associated drawings, specifications & documentation. The Architect is to be informed immediately if any discrepancy is apparent in this document. All parts of this drawing have been considered within the limitations and guidelines set down in current relevant Irish Building Regulations and Health & Safety standards.
CRITICAL DIMENSIONS TO BE CHECKED ON SITE

IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.
CONTACT:
Tel: 056 7755746 / 01 2966507
Fax: 01 6335142
E-mail: info@cvfwd.ie
Web: www.cvfd.ie
Company Registered in Ireland No. 413112
© Copyright All Rights Reserved

Urban Design Principles

1. Context:

The new development seeks to complement the existing rural setting making efficient use of existing agricultural lands for a change of use (sporting infrastructure) from the existing use (agriculture). The development has been kept at a distance from the Cammoc river and any

2. Connections:

The site is well connected to an existing network of roads, bus lanes, footpaths and cycle lanes. The proposed new development proposes new cycle and pedestrian connections away from the proposed vehicular traffic in this development and connected to the main traffic corridor (R136). This will optimise its accessibility by alternative sustainable traveling means (cycle and walk).

3. Inclusivity:

People can easily use and access the development as road and footpath levels have been kept at adequate slope levels. Disabled and parent parking spaces are located in close proximity to the clubhouse without compromising on the quality and functionality of the new spaces.

4. Variety:

This development proposes a good variety of architectural and urban interventions by integrating the repurposed old buildings with the new. The masterplan focusses on clearly identifiable spaces of character in distinct zones, ie. front plaza, chill out coffee shop area with children's playground, training pitches, ecological wildflower areas etc.

5. Efficiency:

This new sports infrastructure makes use of vacant lands and vacant buildings within a rural setting. All areas within the proposed development have a dedicated use, either providing access, an active use, passive / active amenity. Optimal use of the subject lands have been opted for and has been directed away from the Cammoc river in order to protect its sensitive setting.

7. Layout:

The proposed layout has been determined primarily by the location of the existing buildings that can be re-used and the existing access to the site. The gradient of the existing fields adjacent the Cammoc river are gentle allowing the change of use from pasture lands to sports pitches without significant intervention (line painting, grassing, rugby posts & flagpoles). The location of the competition pitch at optimal orientation with lighting masts has been located adjacent the new clubhouse well away from sensitive ecological zones. The

9. Adaptability:

The future potential adaptation of the clubhouse has been allowed for in the current design. The clubhouse as proposed can be expanded on the northern and southern end allowing for the provision of extra changing rooms and new facilities at first floor in time. Lands adjacent to the long term carpark can be used for the increased parking demand subject to good design and planning.



Cummins + Voortman Ltd
Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin

Job Title & Location

Clondalkin RFC
Kingswood Farm
Moneenallon Commons Lower
Ireland
Clondalkin, Dublin, D22

Client:

Clondalkin RFC

Drawing Title

Urban Design Strategy

Drawing Status

Planning

Drawn by

B V, J T, C P

Checked by

Bernard Voortman

Scales

NO SCALE

Project Number

2106 1624

Date

18 02 2022

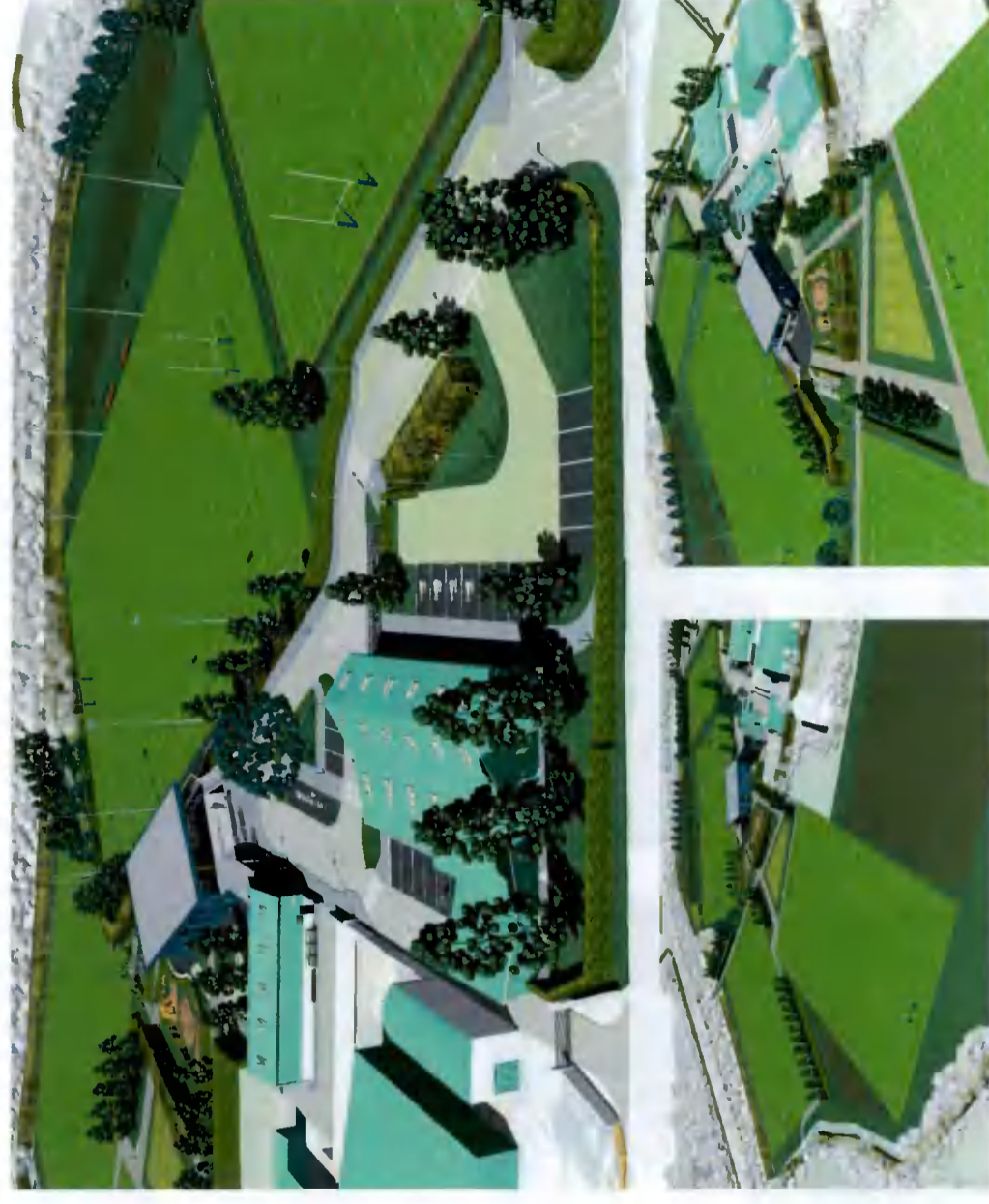
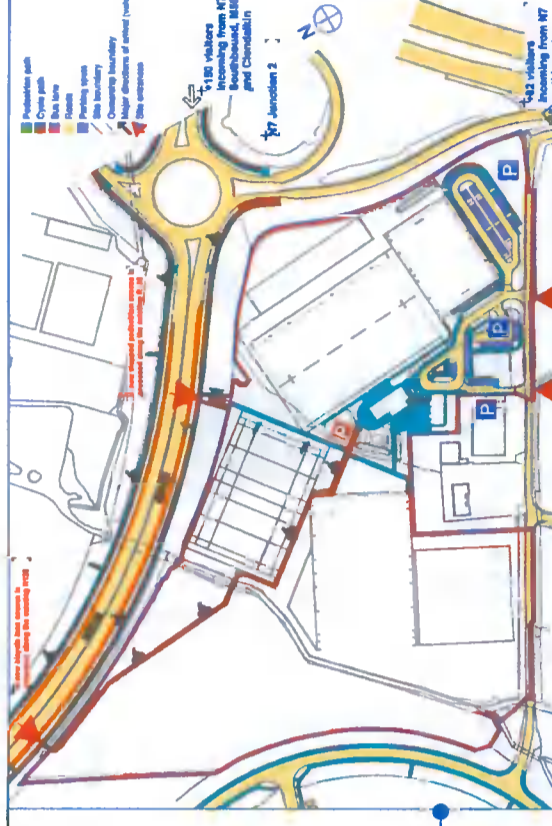
Drawing Number

A.03.02.4.1

IMPORTANT NOTE:

All dimensions are in millimeters.
Do not scale from this drawing.
This drawing is to be read in conjunction with all other associated drawings, specifications & documentation. The Architect is to be informed immediately if any discrepancy is apparent in this document.
All parts of this drawing have been considered within the limitations and guidelines set down in current relevant Irish Building Regulations and Health & Safety standards.

CRITICAL DIMENSIONS TO BE CHECKED ON SITE



3m ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

CONTACT:

Tel.: 056 7755745 / 01 2066507
Fax: 01 6335142
E-mail: info@cvtd.ie
Web: www.cvtd.ie
Company Registered in Ireland No. 413112
© Copyright All Rights Reserved



Design Statement

Visualisations



Cummins + Voortman Ltd
Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin

Job Title & Location
Clondalkin RFC
Kingswood Farm
Moneenallon Commons Lower
Ireland
Clondalkin, Dublin, D22

Client:
Clondalkin RFC

Drawing Title
Visualisations

Drawing Status
Planning

Drawn by
B V, J, C P

Checked by
Bernard Voortman

Scales

NO SCALE

Project Number
2106 1624

Date
18 02 2022

Drawing Number
A.03.02.4.3

IMPORTANT NOTE:

All dimensions are in millimeters. Do not scale from this drawing. This drawing is to be read in conjunction with all other associated drawings, specifications & documentation. The Architect is to be informed immediately if any discrepancy is apparent in this document. All parts of this drawing have been considered within the limitations and guidelines set down in current relevant Irish Building Regulations and Health & Safety standards.

CRITICAL DIMENSIONS TO BE CHECKED ON SITE

IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

CONTACT:
Tel: 056 7755745 / 01 2066507
Fax: 01 6335142

E-mail: info@cvhd.ie
Web: www.cvhd.ie

Company Registered in Ireland No. 413112
© Copyright All Rights Reserved

