

PROPOSED DEVELOPMENT FOR MULDOWNEY'S PUB AND
ADJACENT LANDS, RATHCOOLE, Co. DUBLIN



January 2022

DOWNEY

Document prepared by

Downey Architecture.

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On behalf of

Lorat Trading Ltd

for Lands at

Main street, Rathcoole,

Co Dublin

January 2022

DOWNEY



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01 | INTRODUCTION

PURPOSE OF URBAN DESIGN STATEMENT

This document is being submitted to South Dublin County Council to outline Downey Architecture's approach to the delivery of the design of this Proposed Development on lands at Main Street, Rathcoole, County Dublin.

The purpose of the urban design statement is to support planning applications, demonstrating how a proposal contributes to the creation of place, responds to its context, contributes towards the development of a legible and permeable urban form which is focused on public and sustainable transport and strengthens existing communities and neighbourhoods. An urban design-led approach to the development management process ensures that higher standards of design and layouts are fully integrated into proposed developments.

The urban design statement considers four fundamental themes which have

informed the design process and have influenced the final proposed layout of the development. The themes include:

1. Context
2. Connectivity
3. Urban Design
4. Built Form & Architecture

Alongside the four fundamental themes mentioned above, the 12 criteria established in the Urban Design Manual: A Best Practice Guide (see table 1) have also informed and influenced the proposed development and will be considered throughout this document, where applicable and relevant. This approach allowed the proposal to be considered at a range of different levels in order to demonstrate how it will contribute to the creation of a sustainable, high-quality urban community, which capitalises on its unique context.

THE 12 CRITERIA

- 1- CONTEXT
- 2-CONNECTIONS
- 3-INCLUSIVITY
- 4-VARIETY
- 5-EFFICIENCY
- 6-DISTINCTIVENESS
- 7-LAYOUT
- 8-PUBLIC REALM
- 9-ADAPTABILITY
- 10-PRIVACY AND AMENITY
- 11-PARKING
- 12-DETAILED DESIGN

TABLE 1: Urban Design Manual: A Best Practice Guide (2009)

Urban Design Manual

A best practice guide



IMAGE : Cover Urban Design Manual: A Best Practice Guide (2009)

PROPOSED DEVELOPMENT

Lorat Trading Limited intend to lodge an application for Development on lands at Main Street, Rathcoole, County Dublin.

The proposal is to demolish some of the existing structures on site and construct a development comprising of 23 no. residential apartments within 2 no. 3-storey blocks and the reconfiguration, renovation and extension to the existing cottages on site.

Access to the proposed development is to be obtained via the existing access point onto 'Eaton way', which runs parallel to the western boundary of the site.

The description of the proposed development as per the statutory public notices is as follows:

"The proposed development will consist of the demolition of some existing structures on site and the construction of a development comprising of 23 no. residential units within 2 no. 3-storey blocks (1 no. three storey block consisting of 3 no. 1 bed and 12 no. 2 bed

units [Block B] & 1 no. three storey block consisting of 6 no. 1 bed units [Block A,] the reconfiguration, renovation, and extension of the existing cottages along Main Street to provide 2 no. 2 bed units and all associated site development works to facilitate the development".



IMAGE : General Layout - not to scale

INTRODUCTION AND GENERAL DESCRIPTION

The subject site, is located on the northern side of Main Street, Rathcoole, adjoining the western boundary of Muldowney's Pub. The site which extends to approximately 0.33 hectares, comprises of three single storey cottages with associated outbuildings, Muldowneys pub and the car-park to the rear of Muldowney's Pub.

Access to the site is via a cul-de-sac which bounds the western boundary of the site. This cul-de-sac currently serves the car-park of Muldowney's Pub, the Church of the Holy Family and Scoil Chronain's National School. Along the northern boundary of this cul-de-sac, perpendicular to the subject site are 15 off-street parking spaces.

The proposed apartment development is 3 storeys in height and split in to 2 blocks with 3 cottages renovated into apartments.



IMAGE: Dublin Map with Location and Distance Radius



IMAGE : Proposed Site Plan - Not to Scale

02 | CONTEXT

HISTORICAL CONTEXT

Rathcoole (Irish: Rath Cumhail) is said to obtain its name from the fact that Finn McCumhall's father built a rath there. In the 13th century it was formed as one of the smallest manors of the Archbishop of Dublin. Rathcoole became an important place, the first stage on the coach road from Dublin to the south of Ireland, it contained several fortified houses and was maintained as the defensive outpost of Pale. The Old Munster arms Hotel was constructed in 1648 after the Garrison was set up by the government by depleting Irish forces. Rathcoole house was built in 1750. In 1831 it was bought by Patrick Sheil of Coolmine, and the older part of the house was demolished in 1933. A monument is situated beside the courthouse on the main street to commemorate the locals in the 1798 rebellion. Rathcoole was bypassed with the construction of a dual carriageway in 1968. A third lane between Rathcoole and Newlands Cross, a flyover, a footbridge and a connecting road to Saggart were completed in 1999.



IMAGE : Ordnance Survey Map 1837-1842



IMAGE : Ordnance Survey Map 1888-1913



IMAGE : Ordnance Survey Map 2005-2012

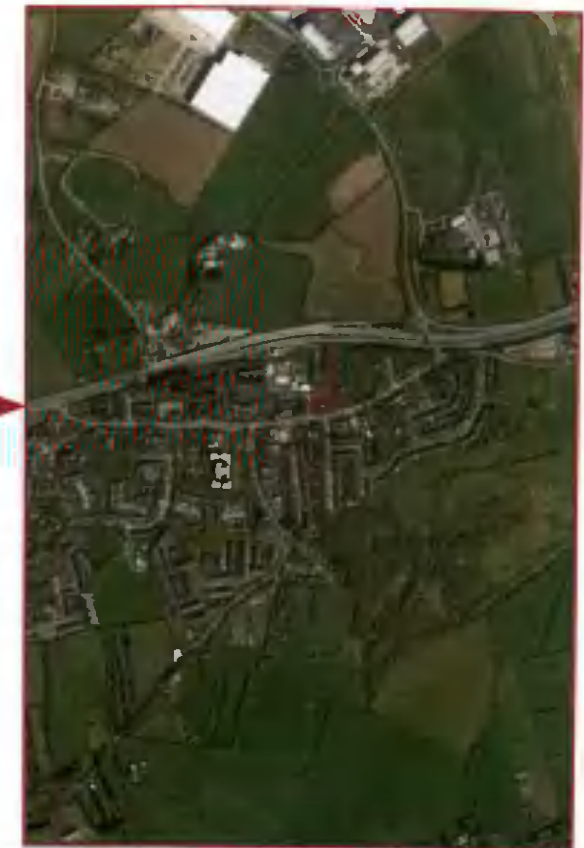


IMAGE : Ordnance Survey Map 2021

IMAGE : Historical Context

POLICY CONTEXT

The site is located within the administrative area of South Dublin County Council. The South Dublin County Council Development Plan 2016-2022 sets out the policies and objectives for the sustainable development of the City.



IMAGE: Policy Context

SITE CONTEXT

Muldowneys Public House is situated on Main Street Rathcoole with car parking to the rear of the property on an L shaped plot of land. There is secondary access to the Public House, Keg Store and its outdoor smoking shelter from this car park. The vehicular access is via a secondary road off main street. The secondary spur road off Main Street provides access to some community facilities within the village, namely the Catholic Church, the Community Centre and Scoil Chrónáin playing field.

There are three houses in the south west corner of the site with only the corner house being occupied presently. The other two buildings are smaller single storey and one room deep without external amenity space. The ancillary storage areas of the public house are immediately to the north of these two buildings limiting the possibility to redevelop them separately to the public house.

The identity of the two small houses on main street are compromised by the sprawl of pub buildings to the rear which in turn present an unattractive view of the pub to the car park. There are two gated access points off main street at either side of the main pub building, neither of which are exploited at present. The car park itself is poorly defined and the long narrow portion of the site is overgrown and underutilised.

IMAGE : Site Context



LAND USE ZONING

The land use zoning pertaining to the subject site under the South Dublin County Development Plan 2016-2022 is 'Objective VC': "To protect, improve and provide for the future development of Village Centres";

The vision for this zoning objective is "the protection and conservation of the special character of the traditional villages and provide for enhanced retail and retail services, tourism, residential, commercial, cultural and other uses that are appropriate to the village context".

Residential use is permitted in principle under this land use zoning.

SPECIFIC OBJECTIVES

Urban Centre Policy 3 Village Centre – Objective 6: "To encourage and facilitate the re-use and regeneration of derelict land and buildings for appropriate centre uses and encourage the full use of buildings, and in particular the use of upper floors and backlands, with due cognisance to the retail sequential approach, quality of urban design, integration and linkages"

IMAGE: Legend

Use Zoning Objectives

- Objective R2A To protect and/or improve residential amenity
- Objective R2A To provide for new residential communities in accordance with approved area plans
- Objective R2E To provide for strategic development in accordance with approved planning schemes
- Objective R2E To facilitate enterprise and/or residential-led regeneration
- Objective T1 To protect, improve and provide for the future development of Town Centres
- Objective M1C To protect, improve and provide for the future development of a Major Retail Centre
- Objective D1C To protect, improve and provide for the future development of District Centres
- Objective VC To protect, improve and provide for the future development of Village Centres
- Objective L1C To protect, improve and provide for the future development of Local Centres
- Objective R2E To provide for and consolidate retail warehousing
- Objective E2E To provide for enterprise and employment related uses
- Objective O2S To preserve and provide for open space and recreational amenities
- Objective O2S To protect and enhance the outstanding natural character and amenity of the Liffey Valley Escalator Valley and Dublin Mountains areas
- Objective R2U To protect and improve rural amenity and to provide for the development of agriculture

Specific Objectives:

- Proposed Post Primary School
- Proposed Primary School
- Service Sites
- Specific Local Objectives (See Written Statement for Details)
- To provide for Transfer Accommodation Sites to be Selected
- To provide for Traveller Accommodation
- To protect and/or provide for a Burial Ground
- Contour Lines
- SOZ Planning Scheme Boundaries
- County Boundary

Transport

- Junction Proposals
- Road Proposals - Long Term
- Road Proposals - 10 Year
- Long Term High Capacity Public Transport (RPA Preferred Route)
- NTA Greater Dublin Cycle Network Plan
- Proposed Local Cycle / Pedestrian Link

Conservation

- To Preserve Prospects
- Tree Preservation Order (See Written Statement For Details)
- Record of Protected Structures (See Written Statement for Details)
- Record of Monuments and Places (See Written Statement for Details) (For Areas of Archaeological Potential see Index Map)
- Protect and Preserve Significant Views
- Geological Sites for Protection
- Bohemabreena Reservoir Catchment
- Archaeological Conservation Areas (ACA)
- Proposed Natural Heritage Areas (pNHA)
- Special Protection Areas (SPA)
- Liffey Valley Special Area Amenity Order 1980 (SAAO)
- Special Area of Conservation (SAC)

Note:
See Index map for details of approach areas and height control zones for Casement Aerodrome, Baldonnell and Bickweston Aerodrome, Bickweston Park.

The terms of the Transport Proposals shown on the map are diagrammatic only and are subject to change during the detailed design process.

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SITE LOCATION

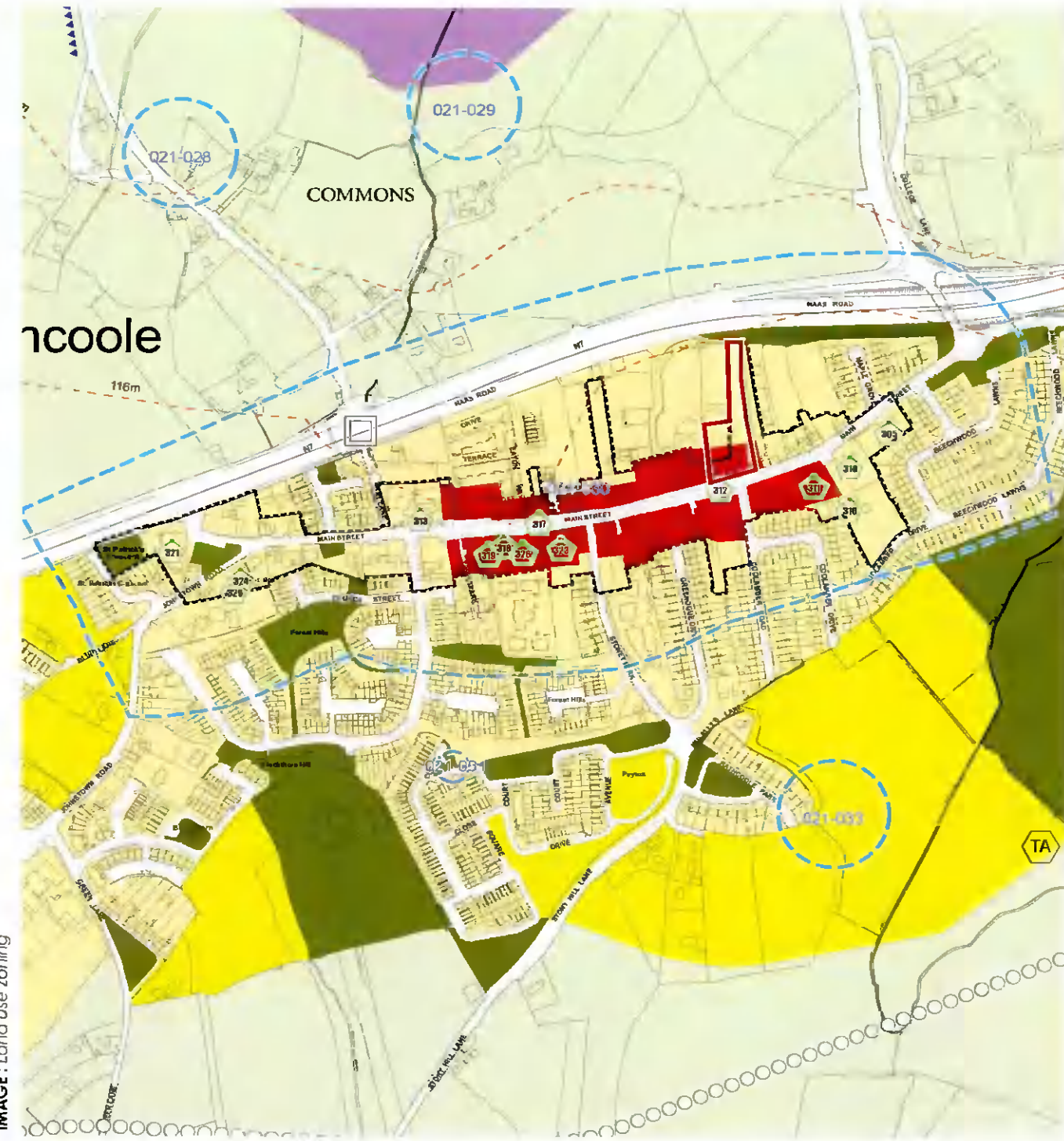


IMAGE: Land Use Zoning

PLANNING HISTORY

Downey Planning have carried out an examination of the planning history of the subject site which determined that there have been a number of planning applications made on the overall landholding for which this proposal relate. The most relevant planning history on the lands is as follows:

- **Reg. Ref. SD07A/0867 - REFUSED**

Applicant: Frank and Mark Smith

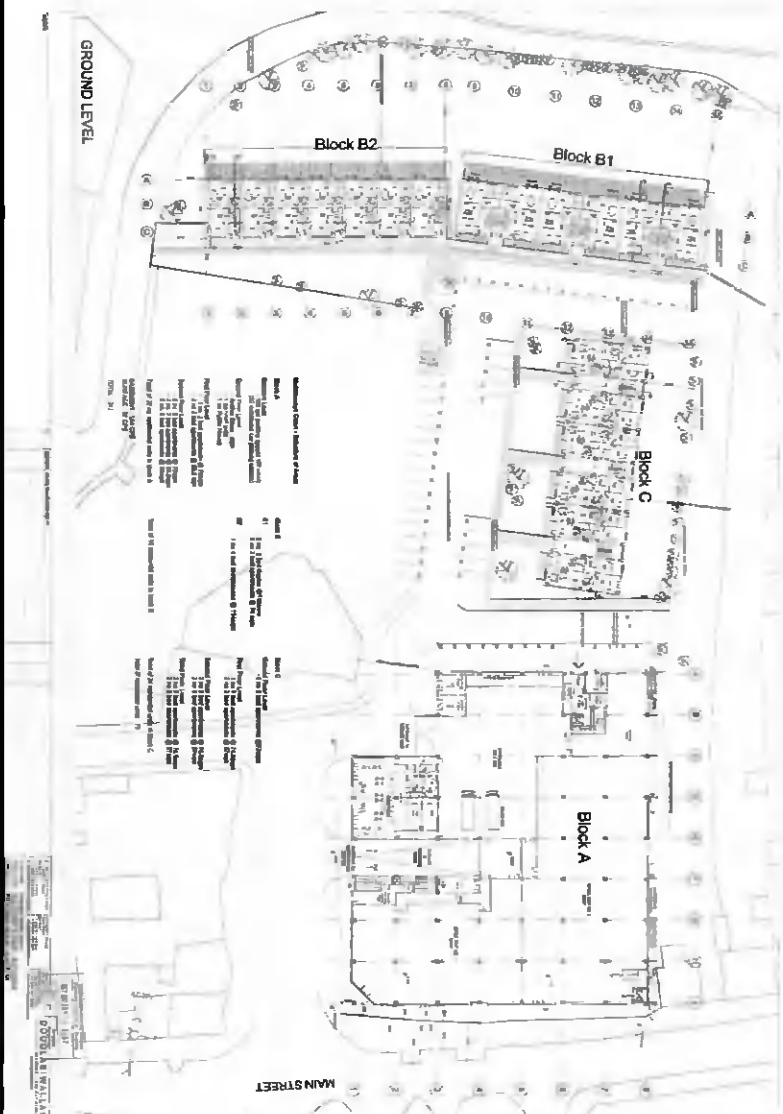
Decision date: 16 July 2008

Description: The demolition of the existing pub, business centre, cottages and outbuildings and their replacement with a mixed use residential and retail development consisting of four blocks: Block A being three floors comprising 26 by two bedroom apartments and six by three bedroom apartments on first and second floor over a pub and two retail/food stores at ground floor above basement car parking, Block B1 being three floors comprising six by three bedroom duplex apartments and six by two bedroom apartments, Block B2 being three floors comprising seven by four bedroom houses, Block C being four floors comprising 18 by two bedroom apartments and six by three bedroom apartments above basement car parking, basement parking for 184 cars and surface parking for 57 cars and associated site works at Muldowney's Pub, Main Street, Rathcoole, County Dublin.

IMAGE : Refused Site Layout - REF: SD07A/0867



IMAGE : Refused Site Layout - REF: SD07A/0867



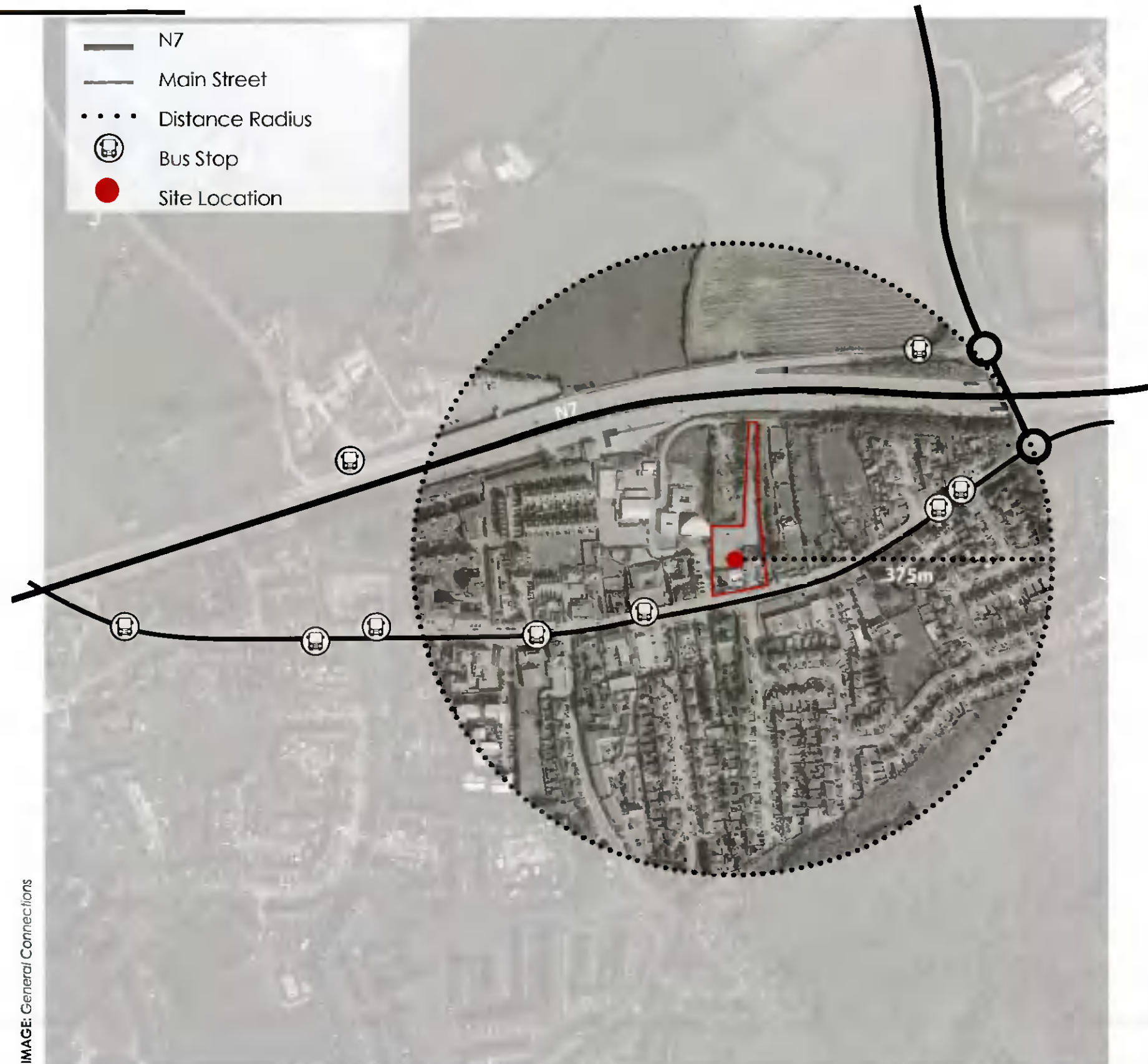
03 | SITE ANALYSIS

GENERAL CONNECTIONS

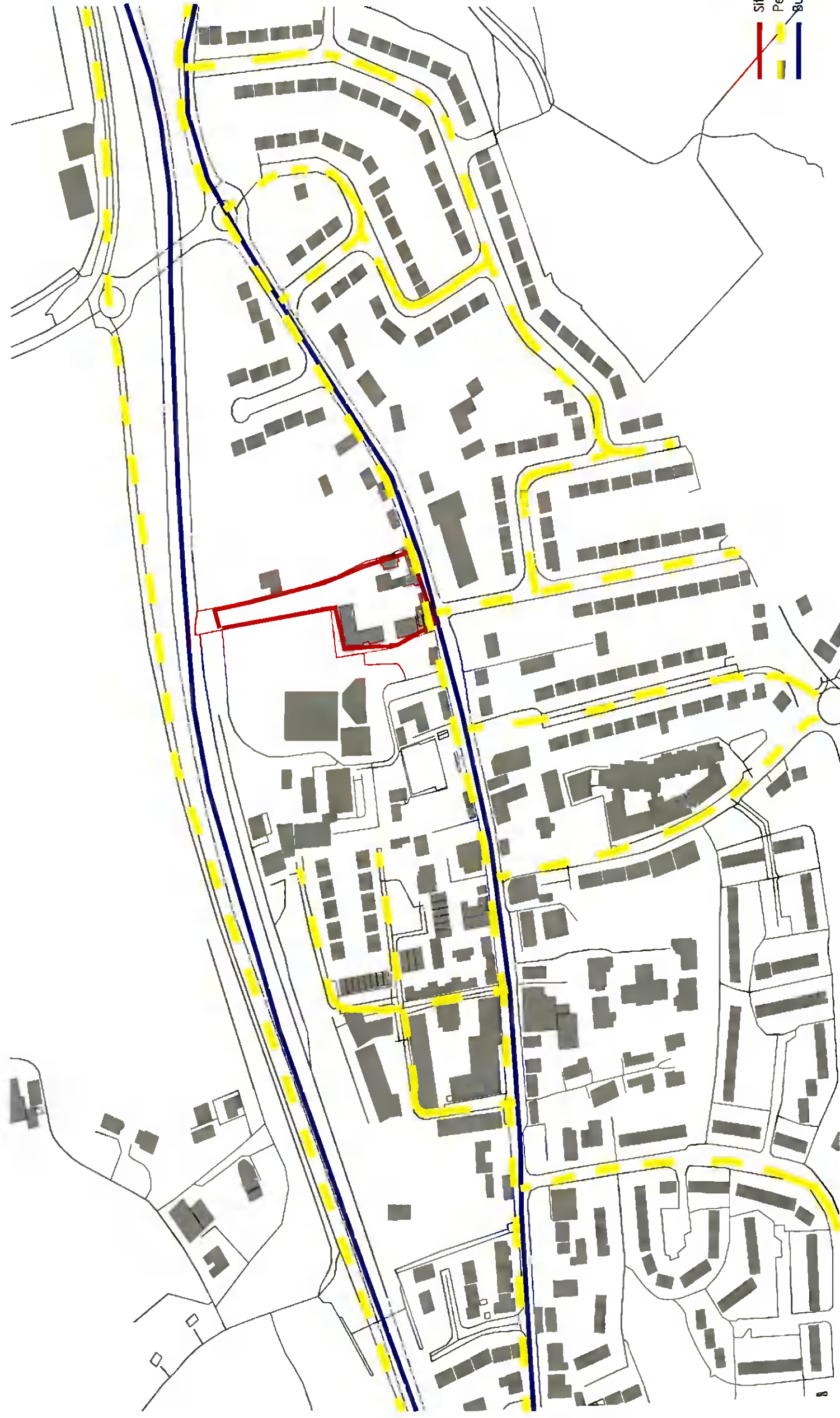
The subject site extends to 0.33 hectares and is located at the corner of the Main Street in Rathcoole. The lands are situated approximately 23km south west of Dublin City Centre, and benefit from a central location within Rathcoole and the services and amenities offered within.

The lands pertaining to the subject site enjoy access to a wide range of services at such a strategic location within close proximity to schools, local shopping and public transport being offered within the area and the surrounding environs. The site is located within walking distance of Holy Family National school, Lisheen Nursing homes, Church, Bank of Ireland and other convenience stores.

The site on Main Street, Rathcoole, is in close proximity to a number of village amenities and services. Rathcoole Shopping Centre is located to the south and Tesco Express is south-west of the site. The number 69 and 69X serve Rathcoole from Hawkins Street on an hourly basis, the bus stop is located 100m from the subject site. The N7 Naas Dual carriageway is located 200m to the rear of the site. Access to the N7 Naas Dual carriageway is via a roundabout located approximately 300 to the east of the subject site.



PEDESTRIAN CONNECTION



THE NEIGHBOURHOOD

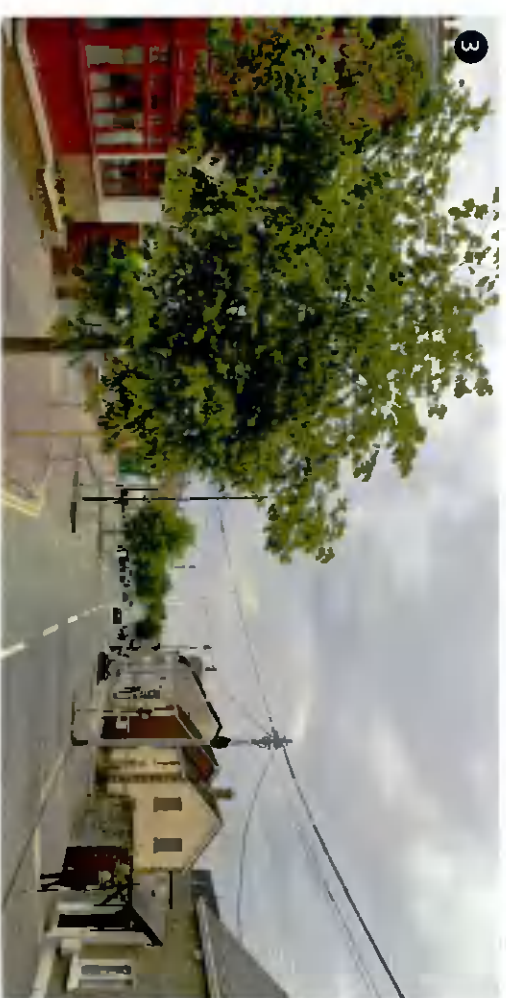


IMAGE: Conceptual Sketches

IMAGE 16: The Site Key Plan

THE SITE

The following visual assessment focuses specifically on the site, illustrating current uses, access and boundary conditions.

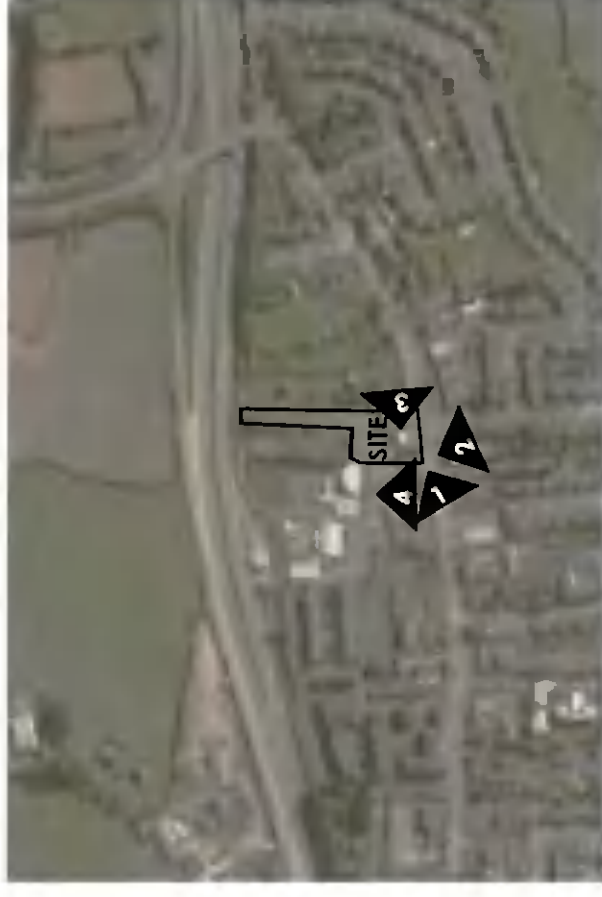
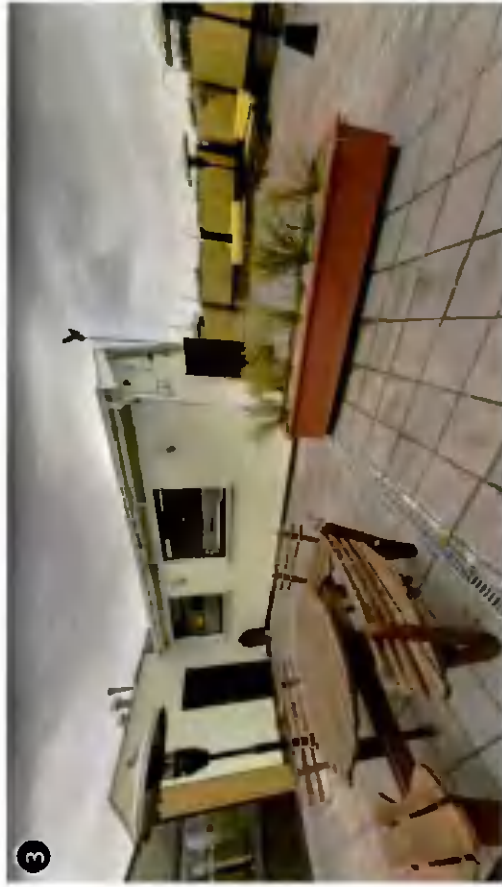
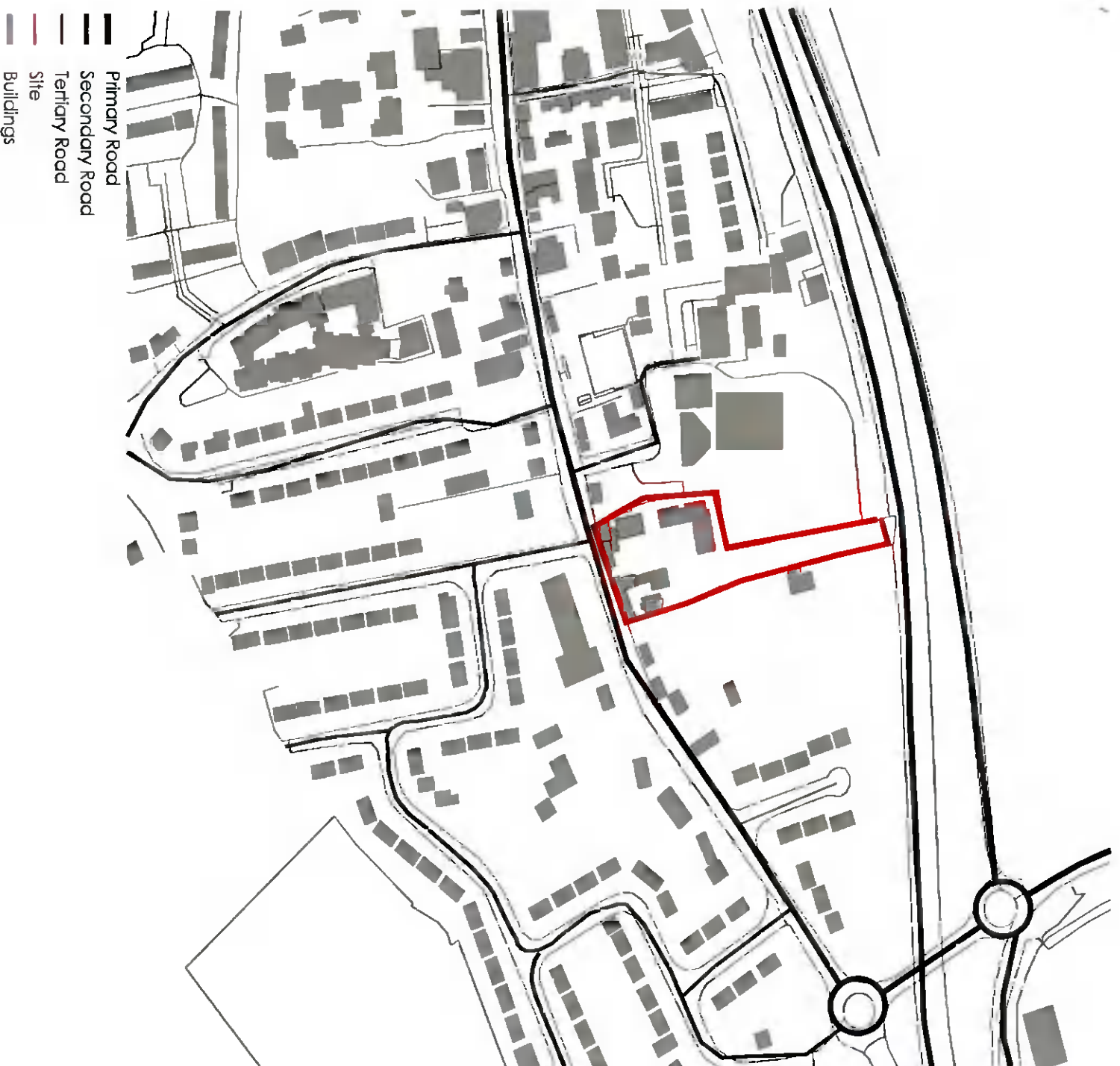
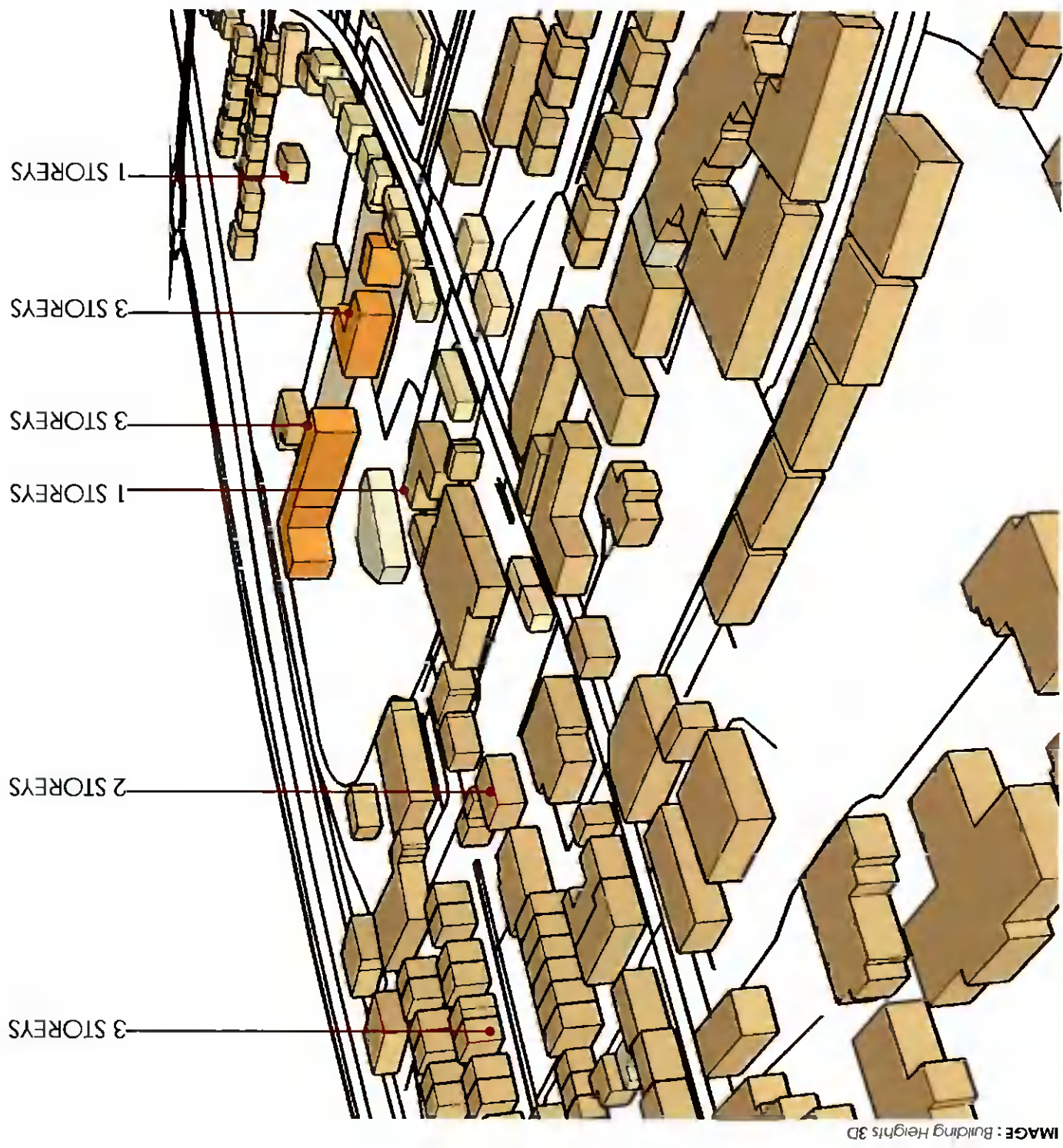
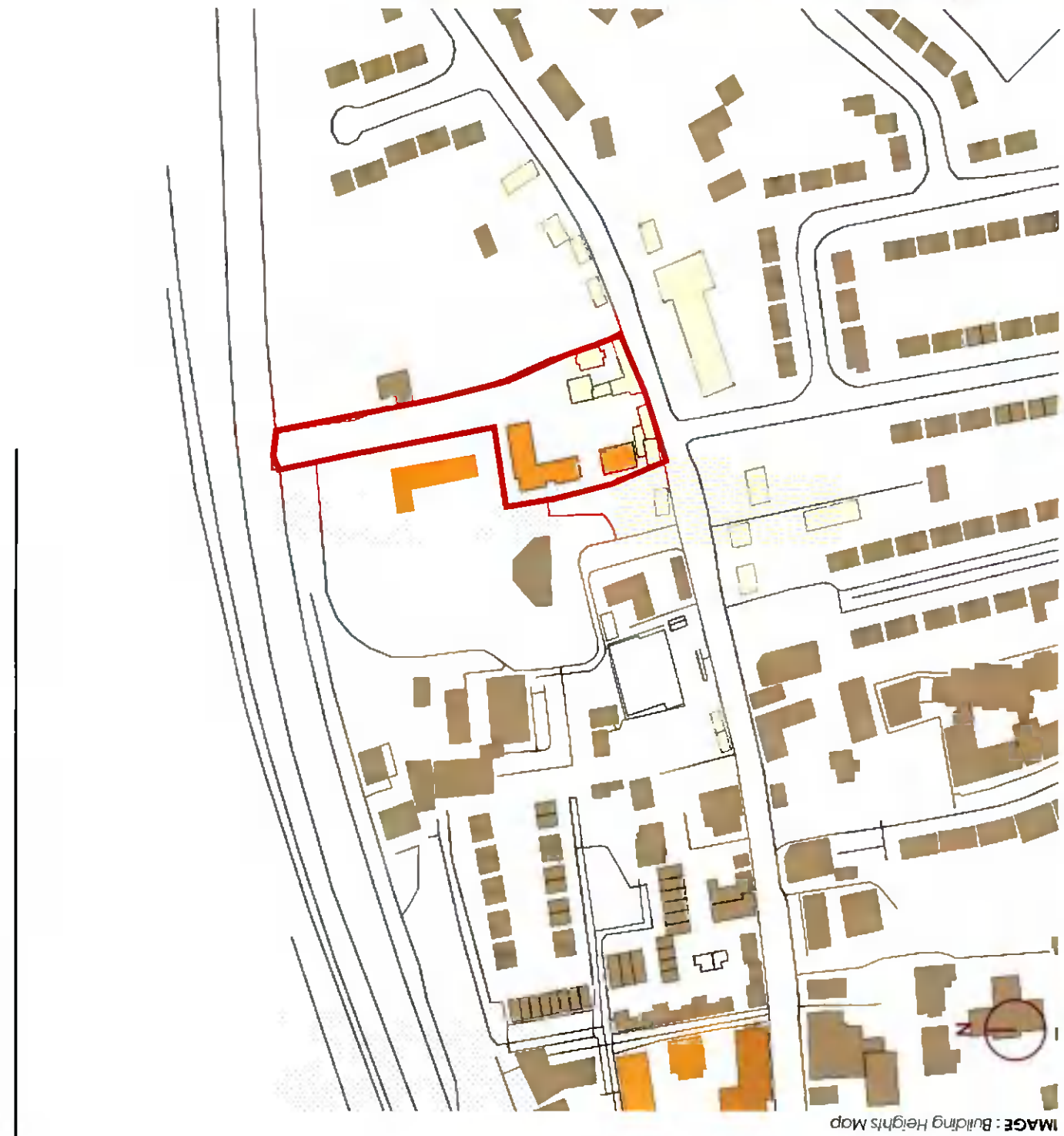


IMAGE 16: The Site Key Plan

URBAN STRUCTURE



BUILDING HEIGHTS



04 | DESIGN STRATEGY

DESIGN EVOLUTION

At the preplanning meeting the Local Authority directed that any future development will need to have active frontage onto main street and as it turns the corner towards the entrance to the car park.

A contemporary design will be accepted here, once the materials reflect the existing building stock and do not have any negative impact on the ACA.

The planners raised concern regarding how the proposed development could be integrated into the area.

The planners outlined that any future proposal would need to consider the site configuration and context, with active street frontage on the edges. The proposed layout of the car-park lacks integration with the Pub, the service yard and access route for kegs would need to be away from residential areas. It is important to ensure the development is not piecemeal, consider the relationship with the Church and the street. The principle of development to the rear of the Pub and the re-use and extension of the cottages to the front was accepted by the planners. All development plan standards should be adhered to with any future application. The planners would welcome an application which would provide active frontage along the street scape of the site, including the corner and a proposal which would 'tidy up' the day-to-day use of the site and Pub facilities.

Based on feedback from the pre planning meeting we propose to integrate the new development into the urban fabric of the town and street, connecting the development to the town via visual links with physical connections and permeability linking external spaces. Linkage of street to church via the development.

A street frontage to the western open space with the church as the focal point is key to the sequencing of external spaces.

A new inner street connecting the main street to the linear church open space is created.



IMAGE: Pre-planning Design Layout

DESIGN EVOLUTION

The new internal space/inner street is squares linked surrounded by 2 L shaped blocks. Pedestrians meandering and permeating through different scale spaces with the public house as its backdrop.

The new proposal connects physically to the main street and is not remote or detached from the town as per the previous proposal. It creates an edge to the external church space to the west, but is respectful in form, materials, scale and arrangement with a set back of the northern block proposed to enable the church to breath within the space. By linking the southern block to the cottages we have created two L shaped plan block arrangements around two inner squares which form an urban edge to the western open space and church.

In order to create the inner street the various outbuilding/ sheds have been demolished to create a contemporary south facing urban space.

As the two smaller houses on main street are currently derelict and the area to the north of them is currently home to a disused storage structure it is proposed to redevelop this courtyard as an attractive outdoor space.

The existing cottages in their entirety will stay on the site and be renovated as respect to the town and streets historic context and ACA.

The entrance and vehicular access road to the site are along the western edge of the development. This creates a buffer from the church, setbacks from western and northern boundaries, set back of the northern block from the church and allows the pedestrianisation of the inner southern street adjacent the main street.

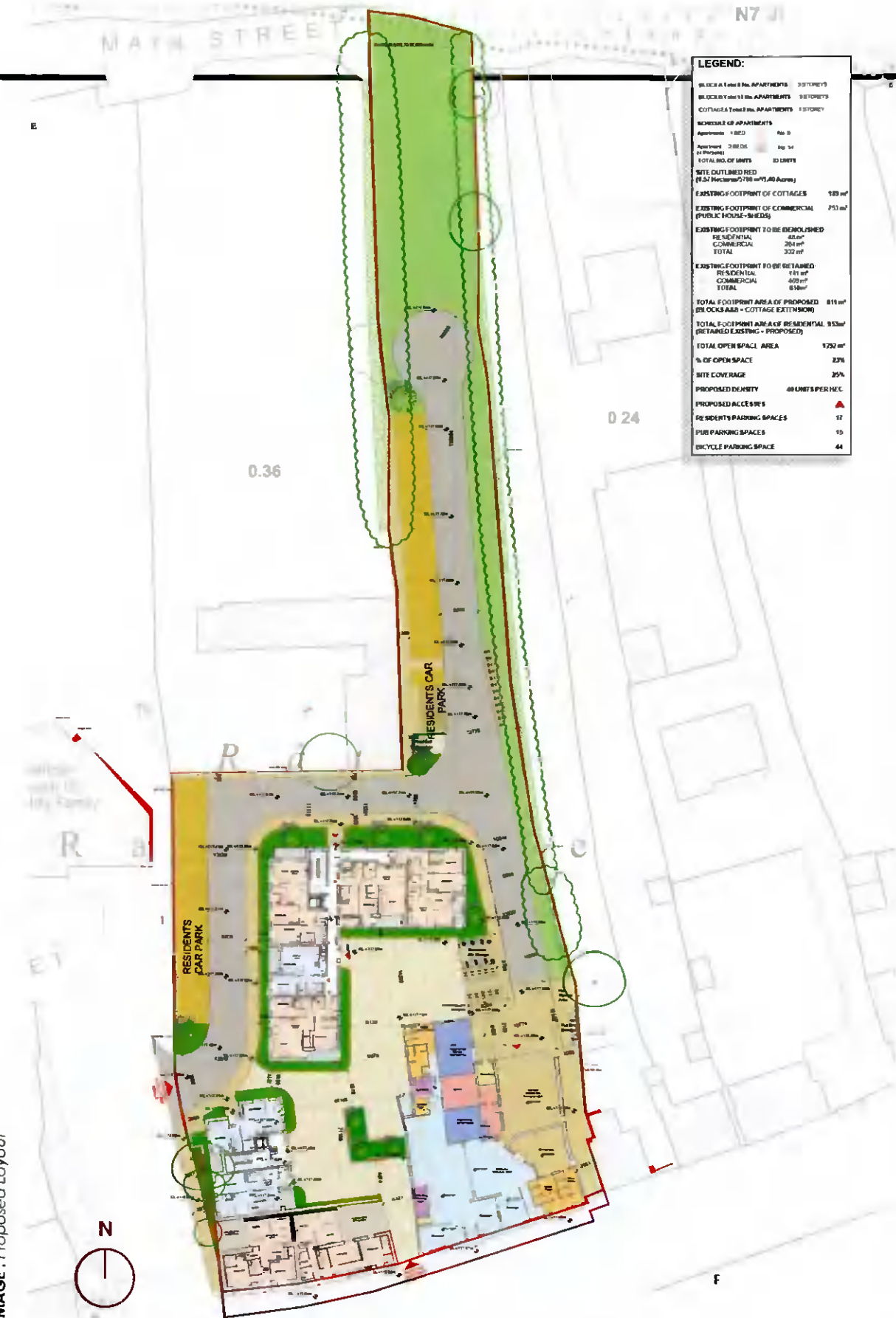
Pedestrian access is directly from the main street beside the pub.



CONCEPT

- We propose to integrate the new development into the urban fabric of the town and street, connecting the development to the town via visual links with physical connections and permeability linking external spaces.
- Linkage of street to church via the development.
- A street frontage to the western open space with the church as the focal point is key to the sequencing of external spaces.
- A new inner street connecting the main street to the linear church open space is created.
- The new internal space/inner street is squares linked surrounded by 2 L shaped blocks .
- Pedestrians meandering and permeating through different scale spaces with the public house as its backdrop.

IMAGE : Proposed Layout



05 | PUBLIC REALM

CONNECTIONS AND STREET FRONTAGES



IMAGE : Existing Links



IMAGE : Existing Street Frontages



IMAGE : Proposed Links



IMAGE : Proposed Street Frontages

BUILT FORM & ARCHITECTURE

The proposed apartment development is 3 storeys in height and split in to 2 blocks with 3 cottages renovated into apartments.

It is intended to treat the southern, smaller block with respect to scale of the cottages. Breaking down the scale of the 3 storey block with the use of dark grey composite cladding on a section of the upper floor as it faces the cottage to the south. Relieving the scale of the building to a two storey render element as it abuts the cottage wall. We propose the introduction of a glazed opaque panel to the upper floor living room to provide privacy to the gardens below.

Further respect and deference is demonstrated on the western external space as the scale of the building tiers up with a setback L shaped block northern block from the church, set back from the church to respect its dominance at the end of the street. 3 stories in height are maintained with a mixture of render and dark grey composite panels. Set back balconies create a simple, down played and respectful façade/ form in relation to the lower scale church with inset external spaces and no projections.

A series of double height intervention with balconies add interest to the facades and on the southern Block B acts as a focal point to draw pedestrians into the inner street. The northern courtyard is a more respectful/quieter space with minimal overlooking from apartments.

While the southern square connects spaces and invites permeability.

Dark Grey Composite Cladding



Double Height Intervention



L-Shaped Block



PERMEABILITY

We proposed link is from the main street through the development to the church and street beyond by locating the development closer to the main street. We propose to integrate the new development into the urban fabric of the town and street, connecting the development to the town via visual links with physical connections and permeability linking external spaces. Linkage of street to church via the development.

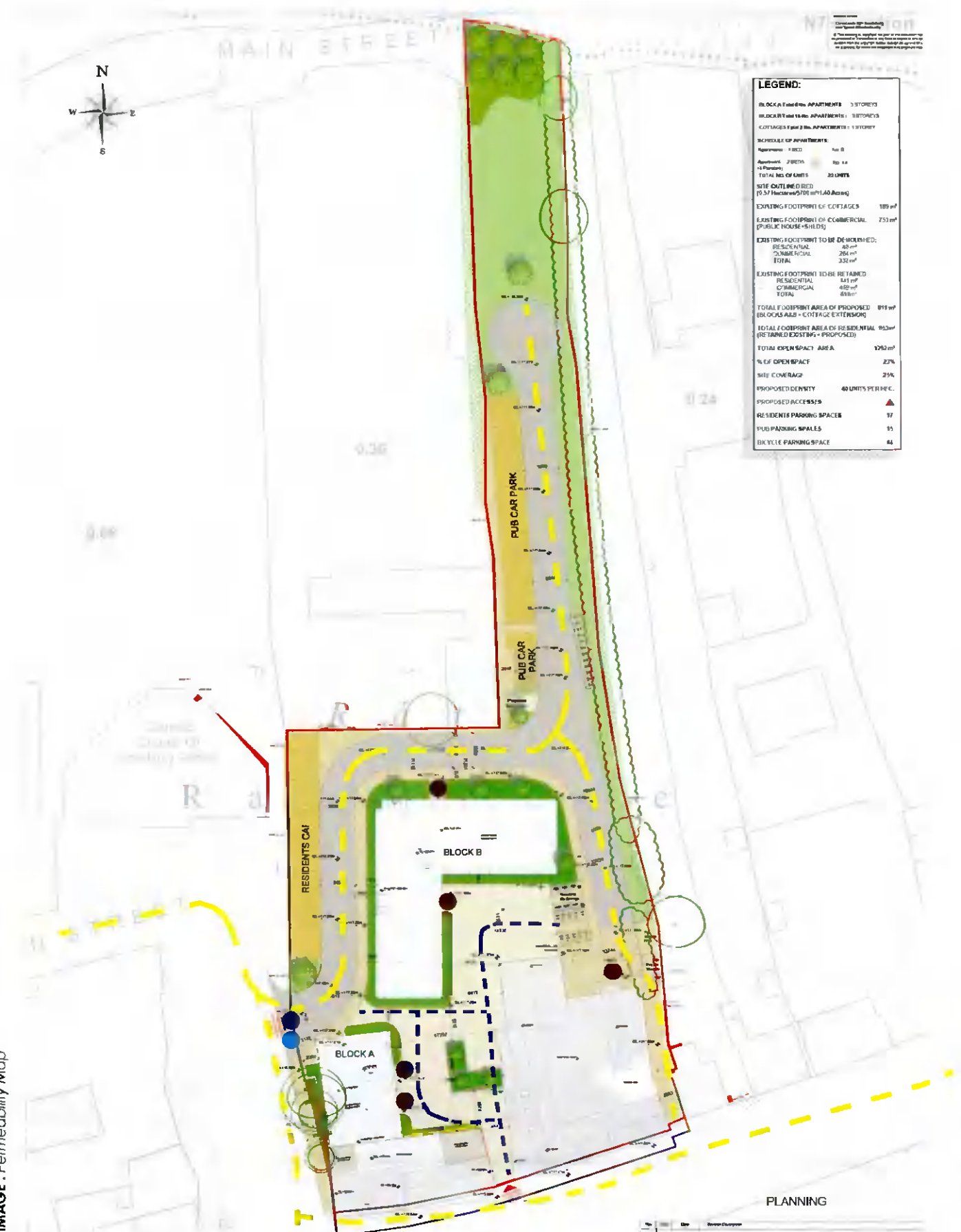
A street frontage to the western open space with the church as the focal point is key to the sequencing of external spaces. A new inner street connecting the main street to the linear church open space is created. The new internal space/inner street is squares linked surrounded by 2 L shaped blocks. Pedestrians meandering and permeating through different scale spaces with the public house as its backdrop.

The new proposal connects physically to the main street and is not remote or detached from the town. It creates an edge to the external church space to the west, but is respectful in form, materials, scale and arrangement with a set back of the northern block proposed to enable the church to breath within the space.

By linking the southern block to the cottages we have created two L shaped plan block arrangements around two inner squares which form an urban edge to the western open space and church.

- Vehicular Entrance to the Site
- Public Entrances
- Private Entrances
- Site Location
- Pedestrian Public walks
- Pedestrian Semi-Public Walks

IMAGE: Permeability Map



OPEN SPACE AREAS

The new street /square which is a combination of 2 external courts, each one adjacent its respective block are washed in southern sunlight over the single storey cottages located to the south of the site. A landscape zone with seating around sits in the middle of the southern external space.

This landscaping screens the northern section of the inner street/square to provide privacy from the main entrance. The residential open space is separate from the pub out door space to provide privacy and separation from the use of the pub. Further separation is provided via bike/bin storage structure.

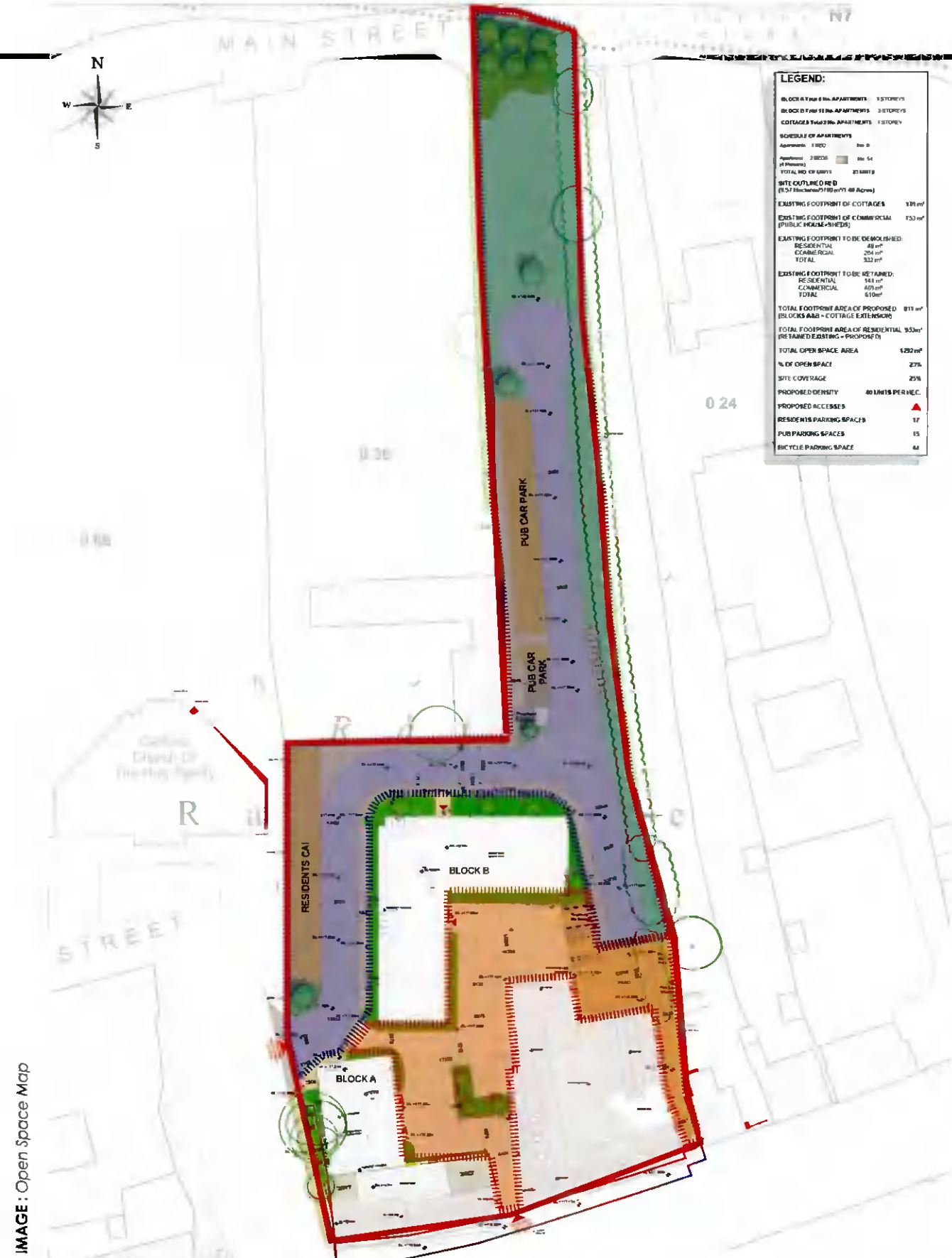
The scale of this inner courtyard space is such and it's width generous enough to allow for western light from over the cottages. The low scale of the existing pub and building to the east and south ensure good interrupted daylight during morning and daytime

The northern block has a southerly aspect out over the inner street with easterly aspect to apartments out over the church external space

Block A has good southern and westerly aspect also. Block A with the pub and inner courtyard located to its east enjoys a good deal of privacy with minimal overlooking

Block B south façade overlooks the square with minimal apartments directly across. It has balconies facing lands the north east and west with no adjacent apartments interrupting privacy

-  Semi-Private Open Spaces
-  Public Open Spaces
-  Site Location



06 | LANDSCAPE

Landscape Areas and Concepts

The main aims of the proposed Landscape scheme is to provide a pleasant and usable open space for residents of the proposed residential development, as well as the redeveloped pub.

The public space has been placed at the heart of the development and will be landscaped in high quality concrete flag paving ensuring the space is accommodating to a variety of uses including gathering areas for friends, public events and recreational space.

An attractive and colourful soft landscape edge will line the building footprint. Planting beds will feature a timber knee rail that will define the soft edge but also protect the plants until maturity. A central raised planter constructed using reclaimed stone from elsewhere on-site, will feature copious timber seating areas for residents and attractive Ornamental tree planting (*Amilanchier lamarkii*).

Main street will be enhanced with hanging flower baskets, Window boxes and will feature an entrance feature, with signage at the opening along Main street leading to the development.

Block paving footpaths will add to the Public realm of the area pathways are shown as 1.8m. Links throughout the residential development and to all pub areas.

The tree planting will be largely native and Existing vegetation will be retained where possible.



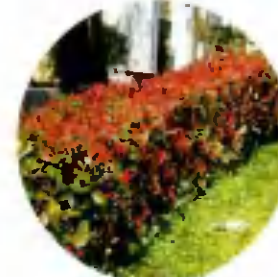
IMAGE : Proposed Boundary Treatment



IMAGE : Treated Hardwood Timber Slat Fence



Tree Planting



Ornamental Shrubs



Tobermore Tegula 'Golden'



Concrete Flag Paving



Stainless Steel Bike Stand

IMAGE : Landscape Layout



Softscape | Planting Palette

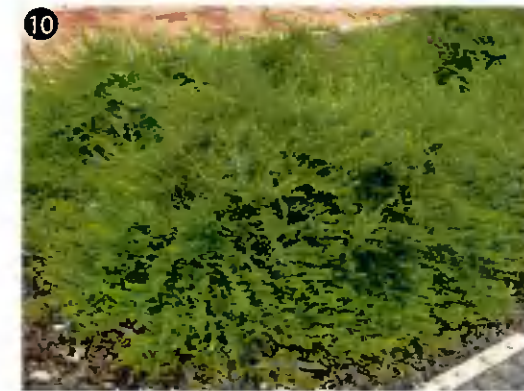
The aim is to provide an attractive visual amenity environment for the proposed new development and create an ecological friendly zone.

SHRUBS

1. *Cornus alba*
2. *Cornus sanguinea*
3. *Carex 'Buchanii'*
4. *Cistus corbariensis*
5. *Frangula alnus*
6. *Euonymus fortunei* 'Emerald Gaiety'
7. *Hebe 'rakiensis'*
8. *Viburnum opulus*
9. *Lavandula angustifolia*
10. *Lonicera nitida*
11. *Luzula nivea*
12. *Ilex aquifolium*
13. *Polystichum setiferum*
14. *Pittosporum 'Irene Patterson'*
15. *Sarcococca confusa*

PROPOSED TREES

- i. *Betula pendula*
- ii. *Amelanchier lamarckii*
- iii. *Acer campestre*
- iv. *Arbutus unedo*



07 | DETAILED DESIGN

VARIETY - BLOCK A

Block A has good southern and westerly aspect. Block A with the pub and inner courtyard located to its east enjoys a good deal of privacy with minimal overlooking.



IMAGE : Block A - South Elevation

BLOCK A SCHEDULE OF APARTMENTS

Three Storey Building

Apartment One-bed - No. 06

Total No. of Units - 06 Units

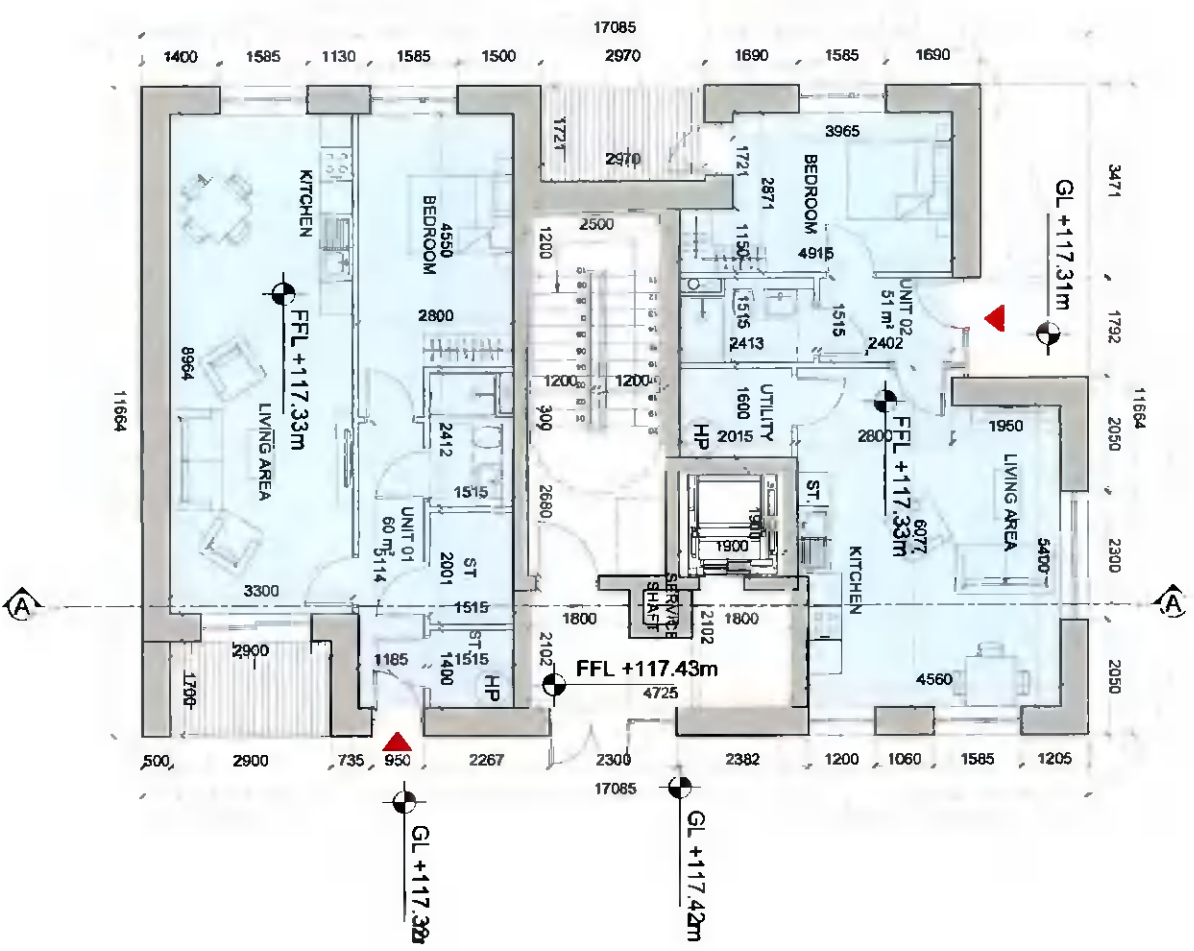


IMAGE : Block A - Apartments Ground Floor - Not to Scale

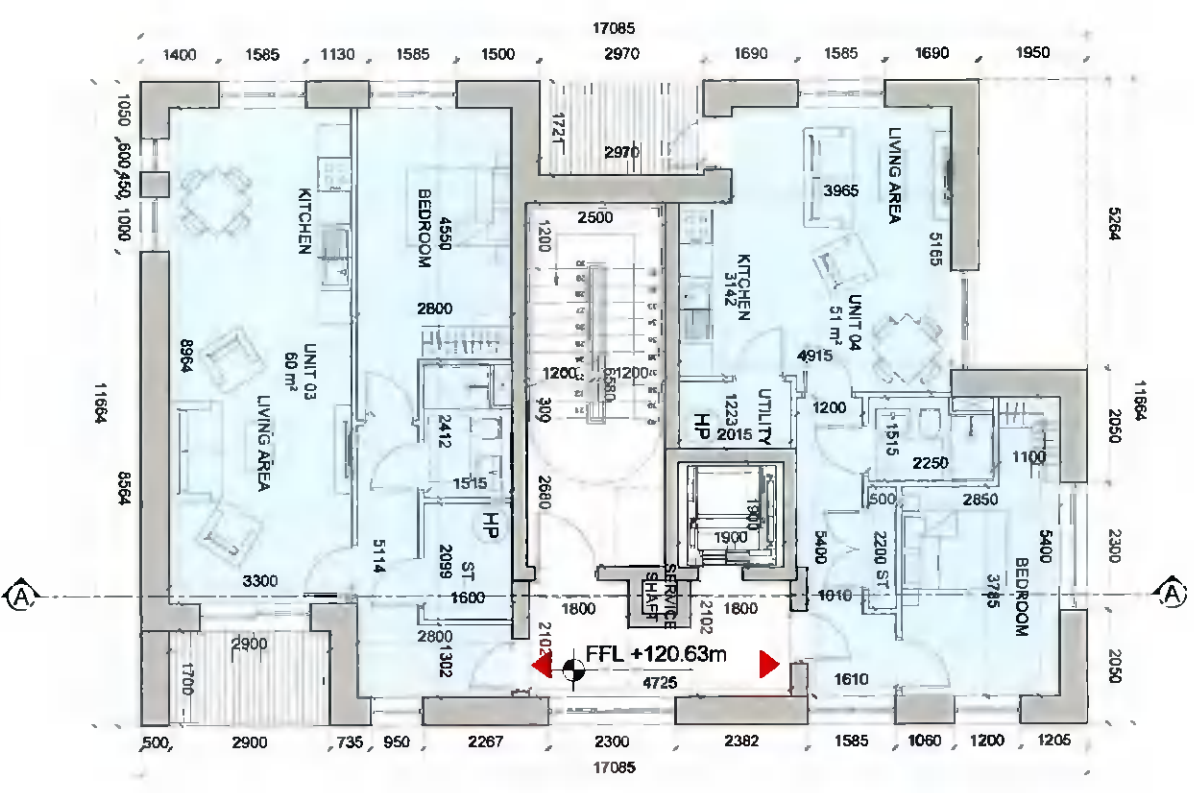


IMAGE : Block A - Apartments first and second floor - Not to Scale

VARIETY - BLOCK B

Block B south façade overlooks the square with minimal apartments directly across. It has balconies facing lands the north east and west with no adjacent apartments interrupting privacy.



IMAGE : Block B - West Elevation

BLOCK B SCHEDULE OF APARTMENTS

Three Storey Building

Apartment One-bed - No. 3	<input type="checkbox"/>
Apartment Two-beds - No. 12	<input type="checkbox"/>
Total No. of Units	- 16 Units



IMAGE : Block B - Apartments ground floor - Not to Scale



IMAGE : Block B - Apartments first and second floor - Not to Scale

PUB FUNCTION

- Keg Deliveries to the front of the pub off the main street are proposed.
- A new bin compound separating the pub yard and the residents amenity space is proposed to the rear of the pub clad in timber.
- Bin truck access is proposed to the rear of the pub via the yard.
- Fire tender access proposed via the same route to the rear
- Storage for the pub is proposed in the new yard space to the rear
- Secondary entrance from car park for pub visitors and pub yard located to the back of the pub. Existing rear entrance to be closed and used in emergencies only.
- Existing rear window to games room to be turned into a door and used as an access from the yard to the storage area
- Existing separate cold and dry storage areas to be removed to make way for new internal street and new storage areas, dry and cold to be relocated to internal pub floor area.
- Games room to be removed to provide cold storage area and a new dry goods area is proposed in open pub floor plate.
- Now new interventions to the pub are proposed and the pub area and its outdoor covered space and garden to function as before with minimal change.
- Separation for the residents garden space and the pub function is proposed in order to protect the amenity of the residents



IMAGE: Reconfigured Public House Plan

DAYLIGHT ASPECT

The scale of this inner courtyard space is such and its width is generous enough to allow for western light from over the cottages. The low scale of the existing pub and building to the east and south ensure good interrupted daylight during morning and daytime.

The northern block has a southerly aspect out over the inner street with easterly aspect to apartments out over the church's external space.

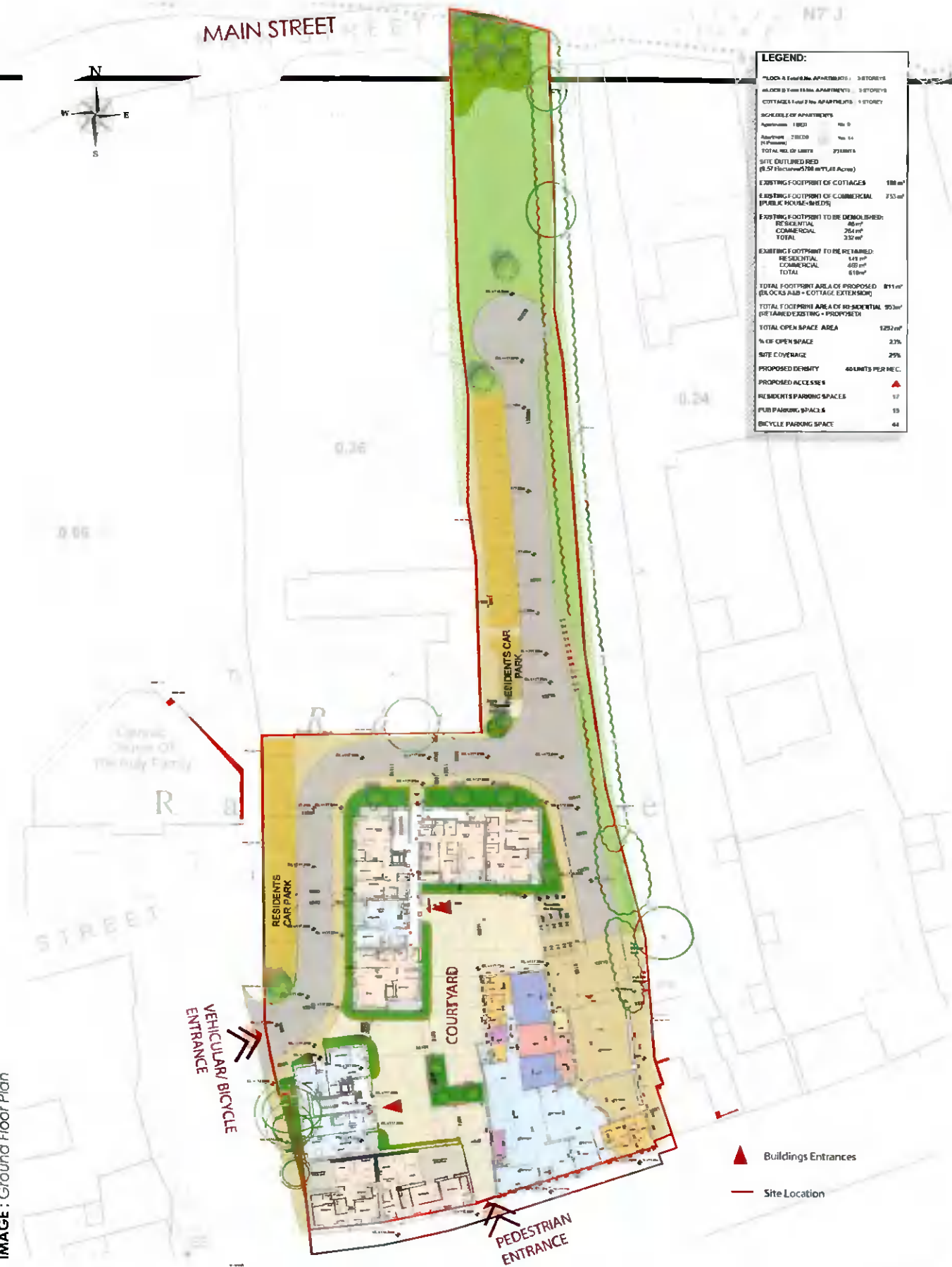
Block A has good southern and westerly aspect also. Block A with the pub and inner courtyard located to its east enjoys a good deal of privacy with minimal overlooking.

Block B south façade overlooks the square with minimal apartments directly across. It has balconies facing lands the north east and west with no adjacent apartments interrupting privacy.

IMAGE : View of the Proposed Development



IMAGE : Ground Floor Plan



PART V - ALLOCATION

PART V ALLOCATION - BLOCK B

1 Bed Apartment	Ground Floor	Unit 08	1
2 Bed Apartment	Ground Floor	Unit 10	1
1 Bed Apartment	Ground Floor	Unit 13	1
2 Bed Apartment	Ground Floor	Unit 15	1
1 Bed Apartment	Ground Floor	Unit 18	1
TOTAL OF PART V UNITS			5



IMAGE : Block B - Apartments Second Floor Part V Allocation



IMAGE : Block B - Apartments First Floor Part V Allocation



IMAGE : Block B - Apartments Ground Floor Part V Allocation

UNIT TYPE - MINIMUM FLOOR AREAS AND STANDARDS

All apartments have been designed in accordance with the Dublin City Development Plan 2016-2022 and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines complying with or exceeding the minimum standards.

61% of the apartments are dual aspect and many of the others have a splayed arrangement of windows in the principal living spaces to enhance views and daylighting of the units, agreeing with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines.

IMAGE : One Bed Apartment (Block B)

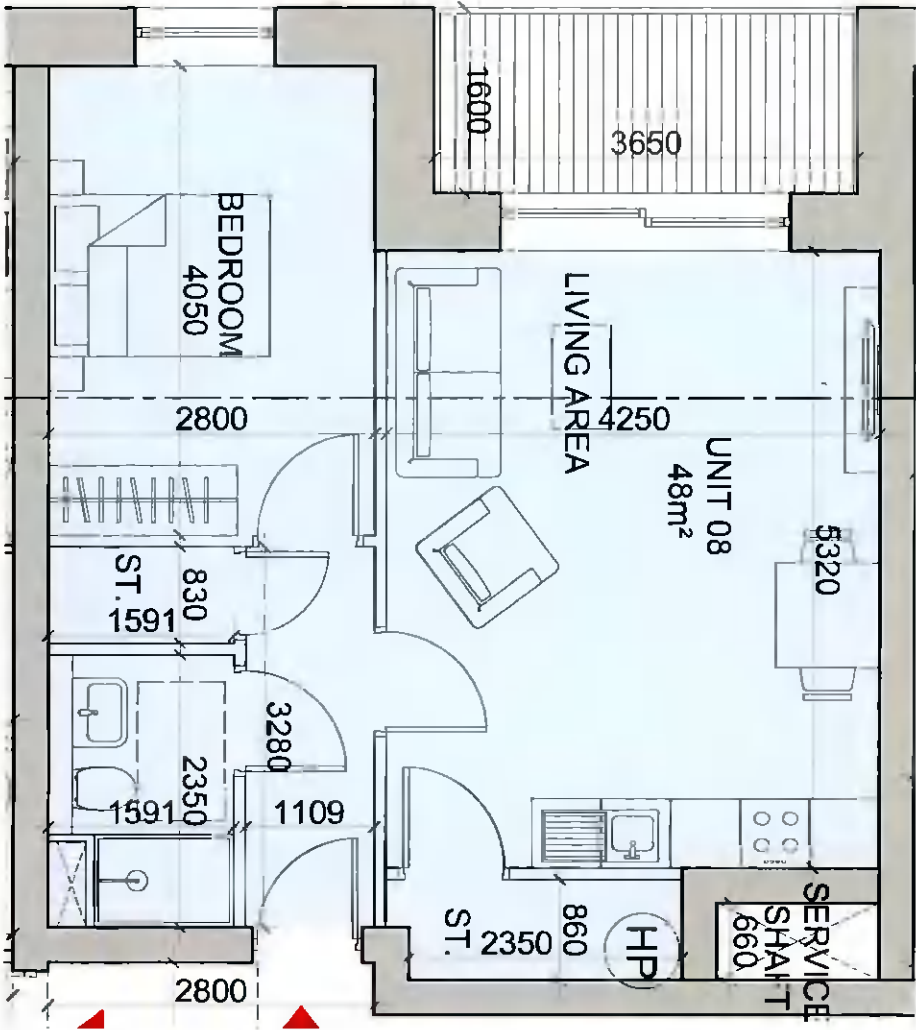
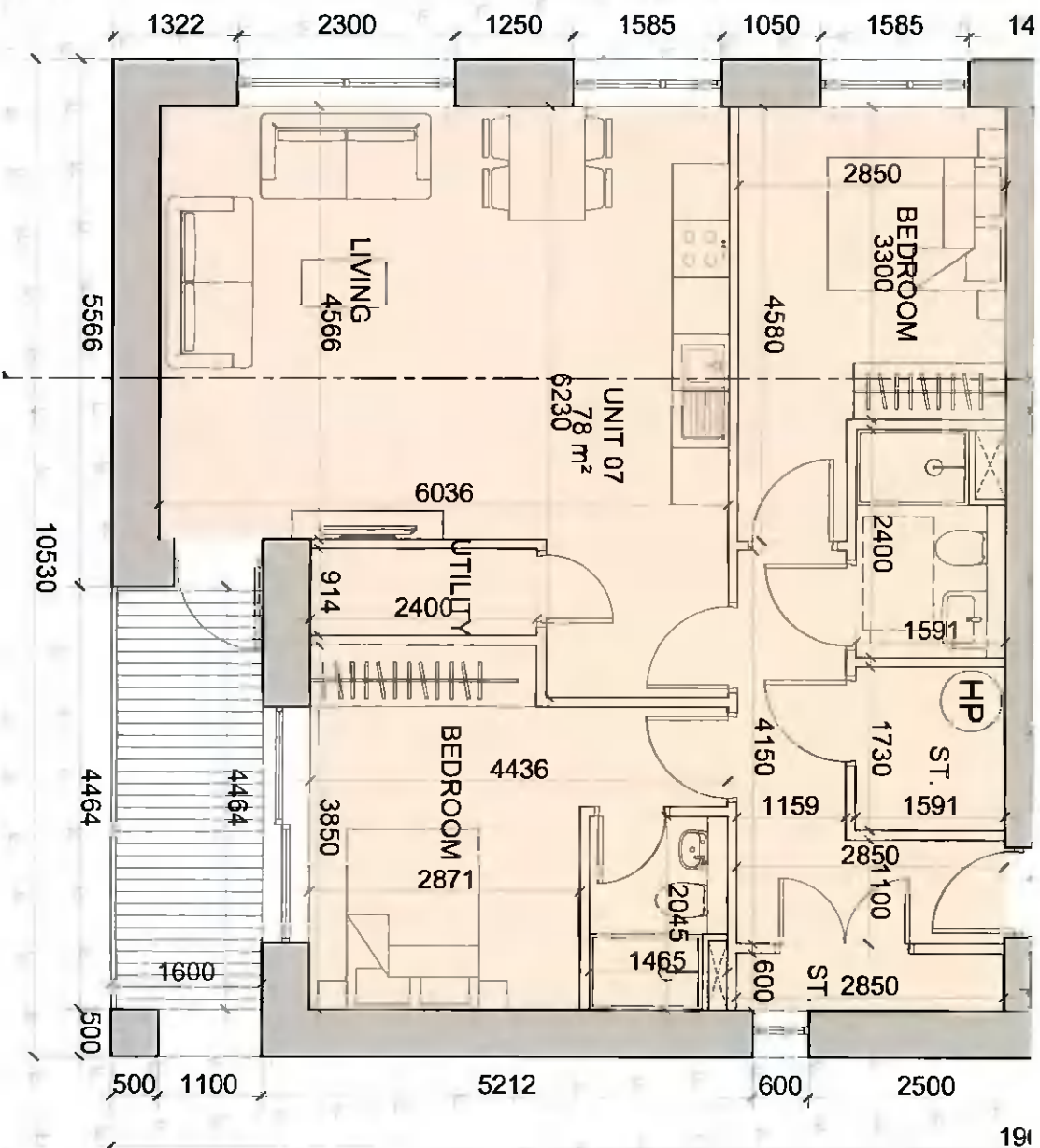


IMAGE : Two Bed Apartment (Block B)

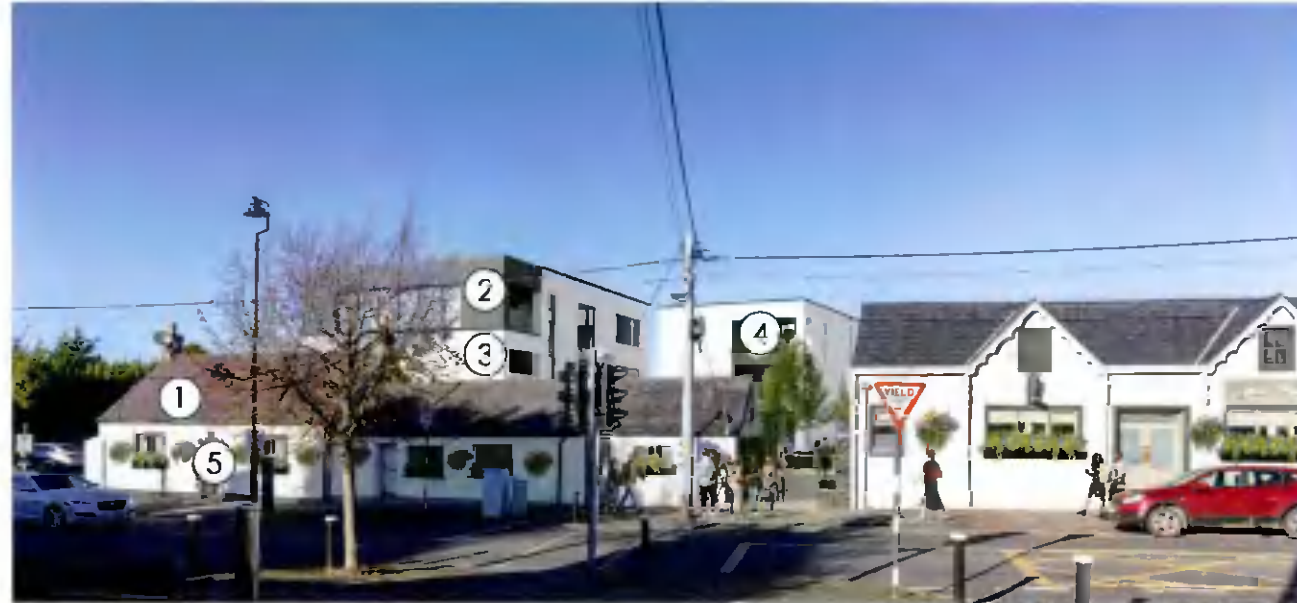


MATERIALS CONNECTING TO THE SURROUNDING AREAS

Materials have been sensitively selected with the ACA and wider context in mind. Render and a contrasting dark grey composite material are proposed. The charcoal grey composite cladding will mimic the slate roofs of the pitched roof existing buildings on the street.

The composite material is a continuation of the trend of mansard roofs in recent developments further to the west at Eaton way and Eaton Drive, developments which are visible from the main street and car park across from the proposed development.

The stone and render wall will be maintained on the Gable of the cottages. Any sections of this wall whether stone or render along the western and southern facade will be cleaned and stripped of vegetation and recapped in order to preserve the existing structure as sensitively as possible.



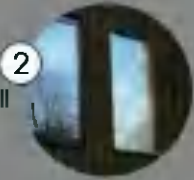
IMAGES : Proposed development



IMAGES : Surrounding Built Context



1 slate roof tile



2 dark grey wall cladding



3 vegetation removed and walls repainted

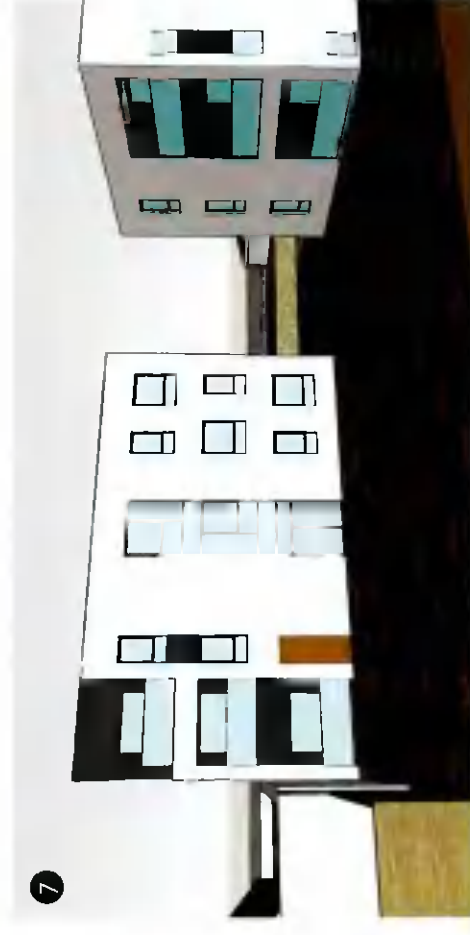
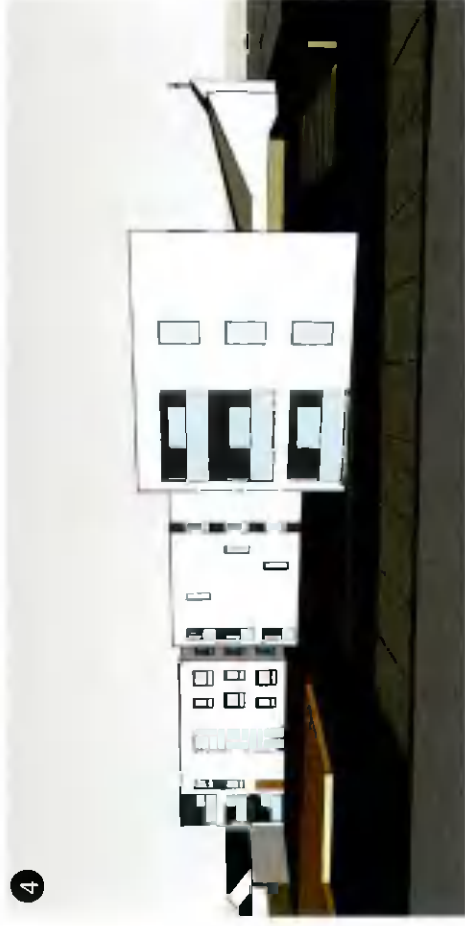
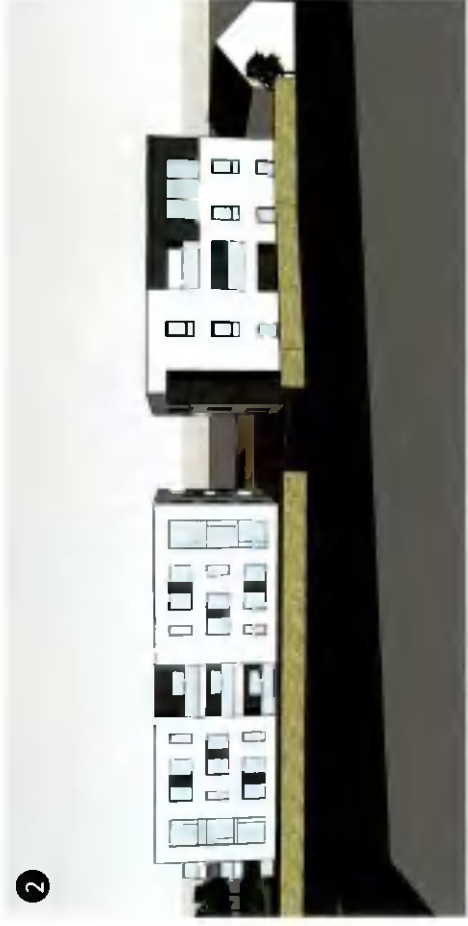
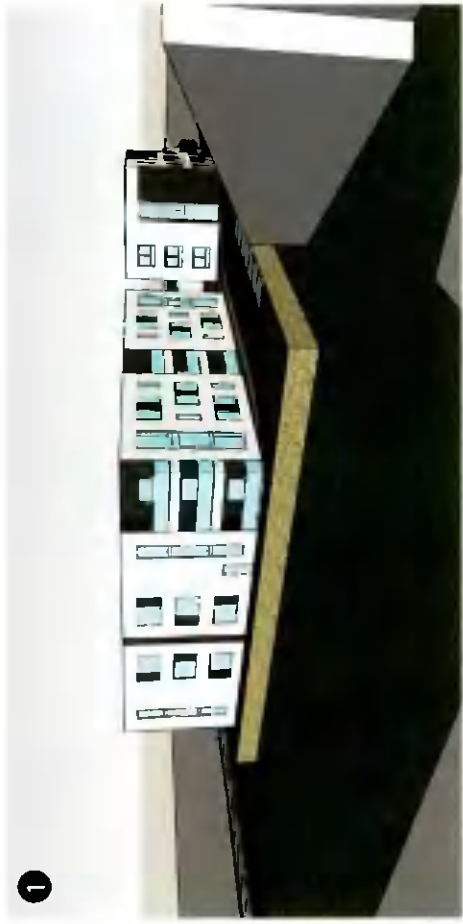


4 selected triple glazed aluminum framed windows



5 selected composite door

CGI



The following visual assessment focuses specifically on the site, illustrating current uses, access and boundary conditions.

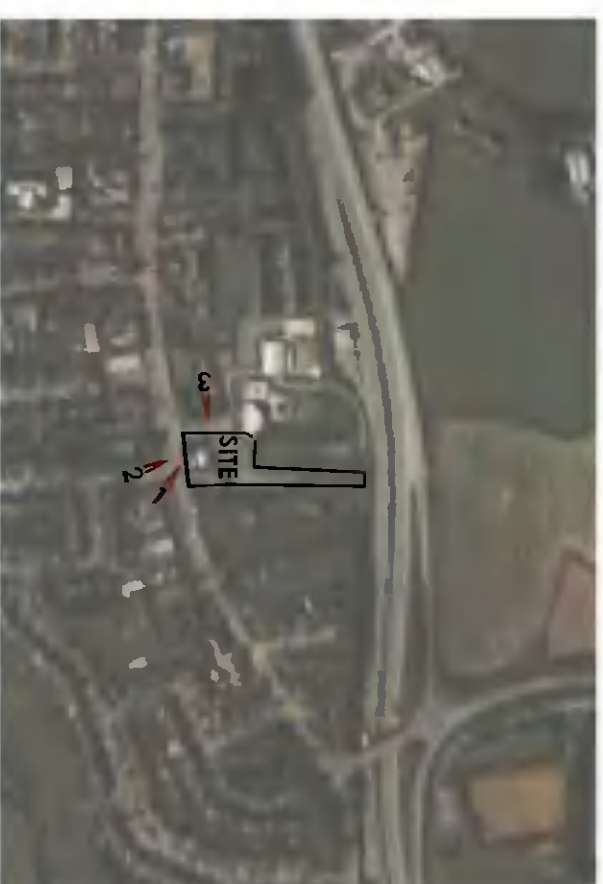
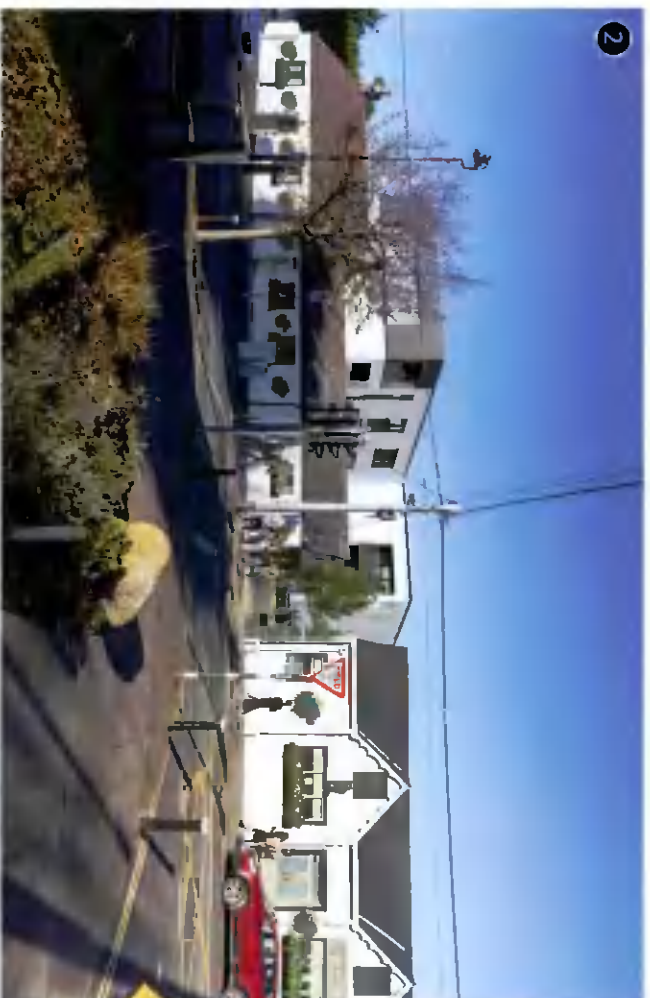


IMAGE 16: The Site Key Plan

CONSERVATION

Existing Cottages

The cottages are to be retained on the site and turned into 2no. bed apartments with their own private open space to the rear. Internal walls will be demolished and sections of the existing rear walls removed to provide for extensions with large amounts of glazing to connect to the open space. Living/dining and kitchen space will be located to the rear with bedrooms to the front.

Exploratory works will be undertaken to the existing roof and new felt and retiling is proposed. The cottages will be upgraded with new insulation for Parts L and party walls upgraded for sound. New triple glazing is proposed.

The walls are proposed to be painted white with window surrounds in dark grey. The facades will be tidied up with any redundant signage removed.

The scale of the new apartment buildings will be respectful to the new cottages and materials will break the scale of the new buildings with that in mind.

A new active frontage will turn the corner and create a street on the western edge with the pub at its end as a focal point. The existing stone and rendered wall to the west will be maintained and refurbished.

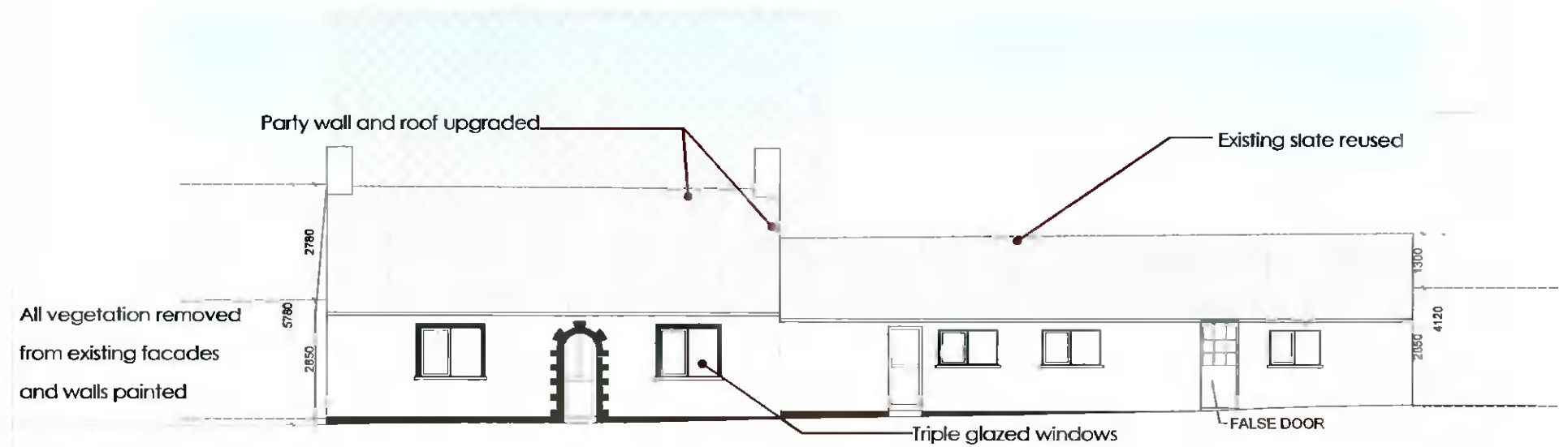


IMAGE :Proposed Elevation Cottages - South

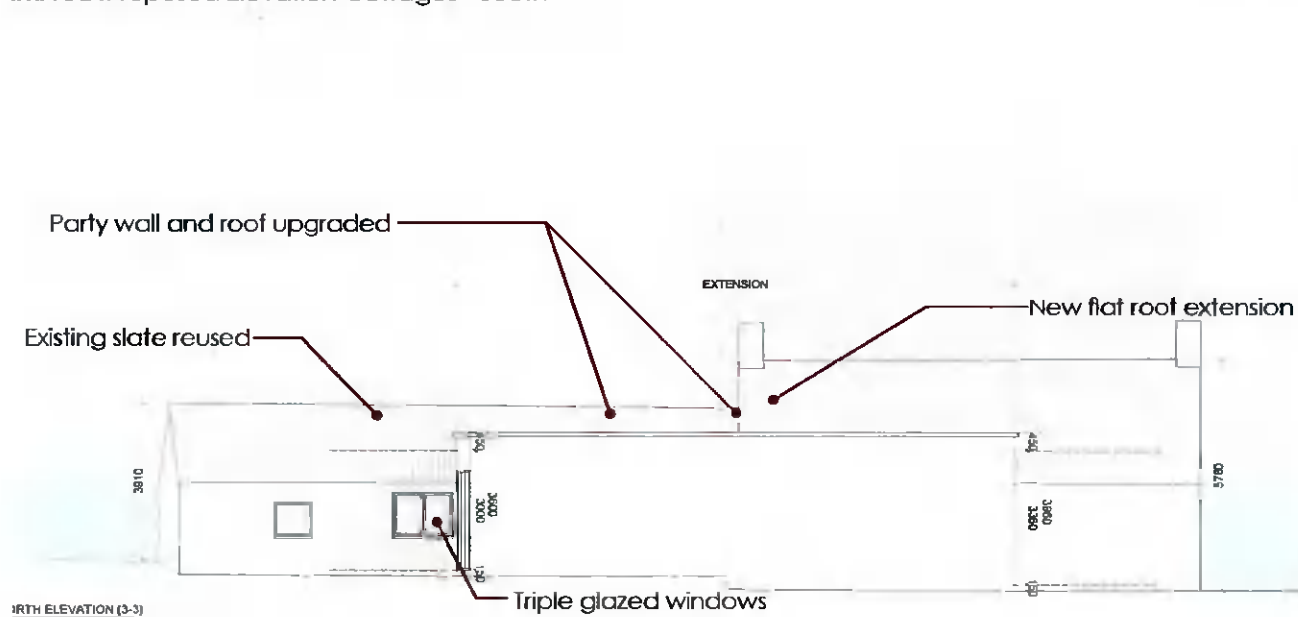


IMAGE :Proposed Elevation Cottages - North



IMAGE : Demolition Plan - Not to Scale

CONSERVATION

Existing Pub

Walls will be painted and non material works to the external front façade is proposed. Storage structures will be removed to cater for the new internal street connecting from the main street. The existing rear canopy to smoking area will be removed. The existing external open space sheltered by the existing canopy to the east will remain.

Internal works are proposed to relocate cold and dry goods storage internally within the pub. The use of the pub will be kept separate from the proposed residential buildings with separate external courtyard. The residential open space is separate from the pub out door space to provide privacy and separation from the use of the pub. Further separation is provided via bike/bin storage structure. The existing rear entrance door will be closed and used only in emergency.



IMAGE :Reconfigured South Public House Elevation

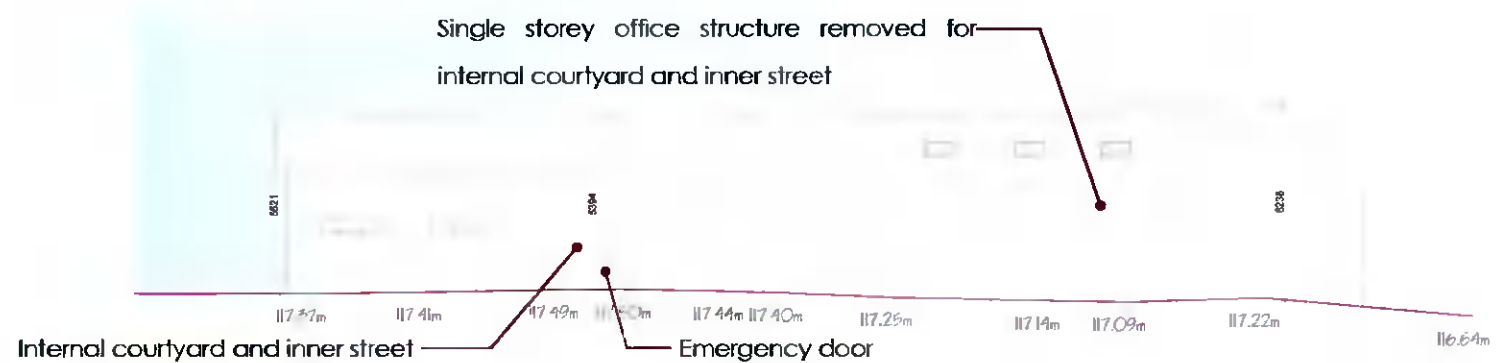


IMAGE :Reconfigured West Public House Elevation

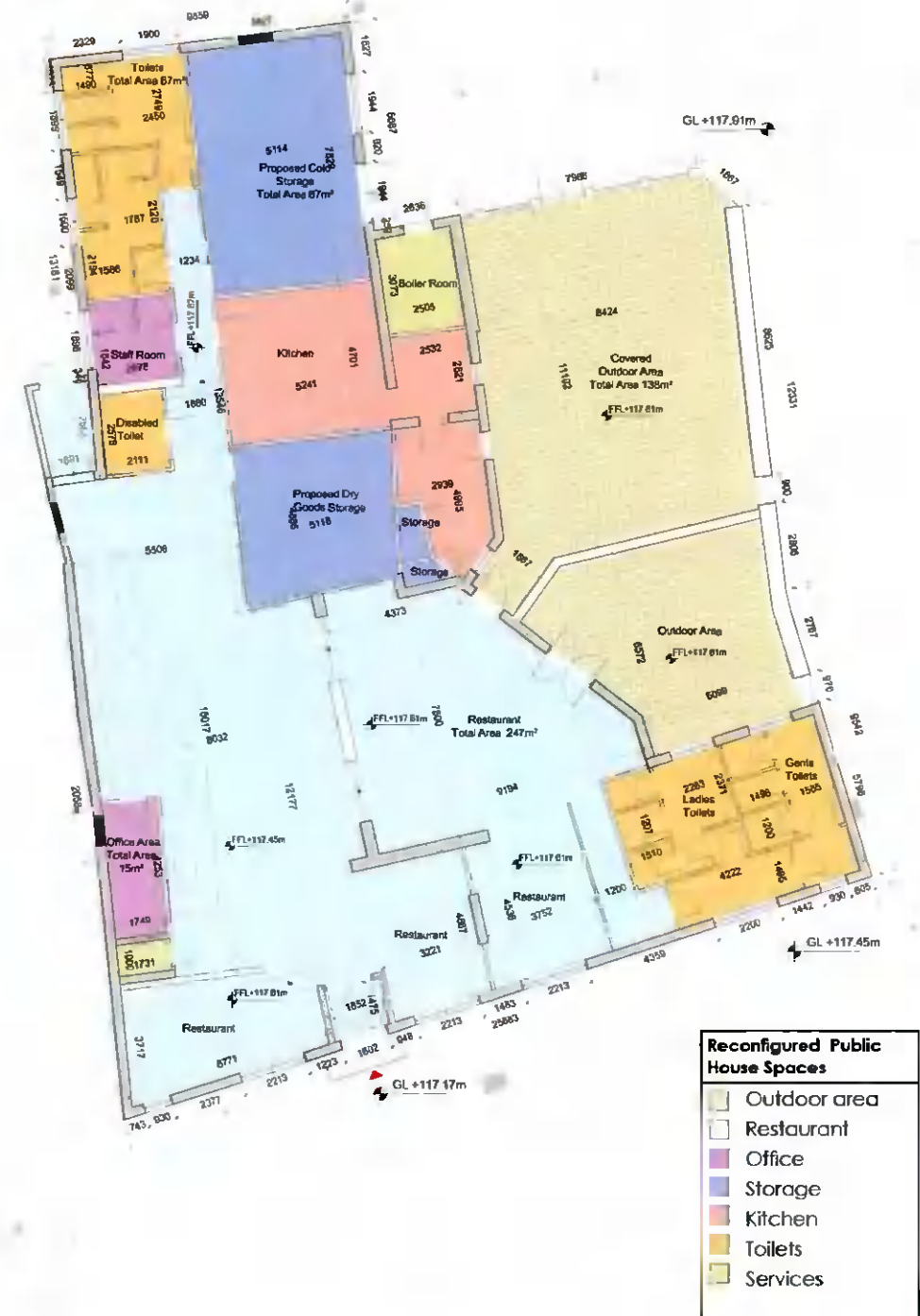











IMAGE : Reconfigured Public House Plan

09 | CONCLUSION

DESIGN OVERVIEW

In the design of the proposal we have complied with the principles of Universal Design, as contained within 'Building for Everyone: A Universal Design Approach' under the following headings:

01  External Environment	02  Entrances & Horizontal Circulation	03  Vertical circulation	04  Internal Environment	05  Sanitary Facilities	06  Facilities	07  Building Types	08  Building Management	09  Planning and Policy
<ul style="list-style-type: none"> • Provision made for disabled parking. • Disabled compliant footpaths and ramps. • Tactile paving surfaces 	<ul style="list-style-type: none"> • Entrance lobbies sized to allow for a wheelchair turning circle. • Corridors wide enough to accommodate wheelchair users. • Doors and ironmongery are compliant with access requirements. 	<ul style="list-style-type: none"> • Lift provision. • Handrails on both sides of circulation stairs. • Refuge space in all stair cores. 	<ul style="list-style-type: none"> • All public spaces well lit. • Proposed visual colour contrast in public areas. • Public areas are well ventilated. • Proper signage in public spaces. 	<ul style="list-style-type: none"> • Bathroom spaces meets disabled access requirements. • Proper lighting in sanitary facilities 	<ul style="list-style-type: none"> • Electrical points are located in the zone for wheelchair users. • Sanitary facilities are located in the zone for wheelchair users. • Heights of window sills meets the requirements of the wheelchair user. 	<ul style="list-style-type: none"> • Entrances by design are clearly identified due to the choice of material finish. • Approach is compliant to regulations with regard to disabled access. 	<ul style="list-style-type: none"> • Concierge office on site. • Concierge office as a point of reference for information. • Evacuation plans set by the management of the estate. • On going review of policies. 	<ul style="list-style-type: none"> • Development Management. • Parking policy implemented by management company. • Public realm and amenities will be well maintained.

FINAL CONSIDERATIONS

This Architectural/Urban Design Statement which has been prepared by Downey Architecture to accompany the planning application request by our client Lorat Trading Ltd for a residential development at Main Street, Rathcoole, Dublin has assessed the contextual built environment and urban structure, illustrating how the proposal will contribute to best practice urban design by reintegrating the site back into the built fabric.

The statement has discussed the following themes: Context, Connectivity, Urban Design, Built Form and Architecture, and has established that the proposed development responds well to its local, neighbourhood and regional contexts and is in keeping with the South Dublin County Development Plan 2016-2022. The proposal will connect the Main Street to the Church through the proposed development. Also, the proposal creates an edge to the streets and the external church space.

The Architectural/Urban Design Statement has taken a strategic approach to the proposed scheme, setting out the framework and establishing principles which have informed the design process and proposal.

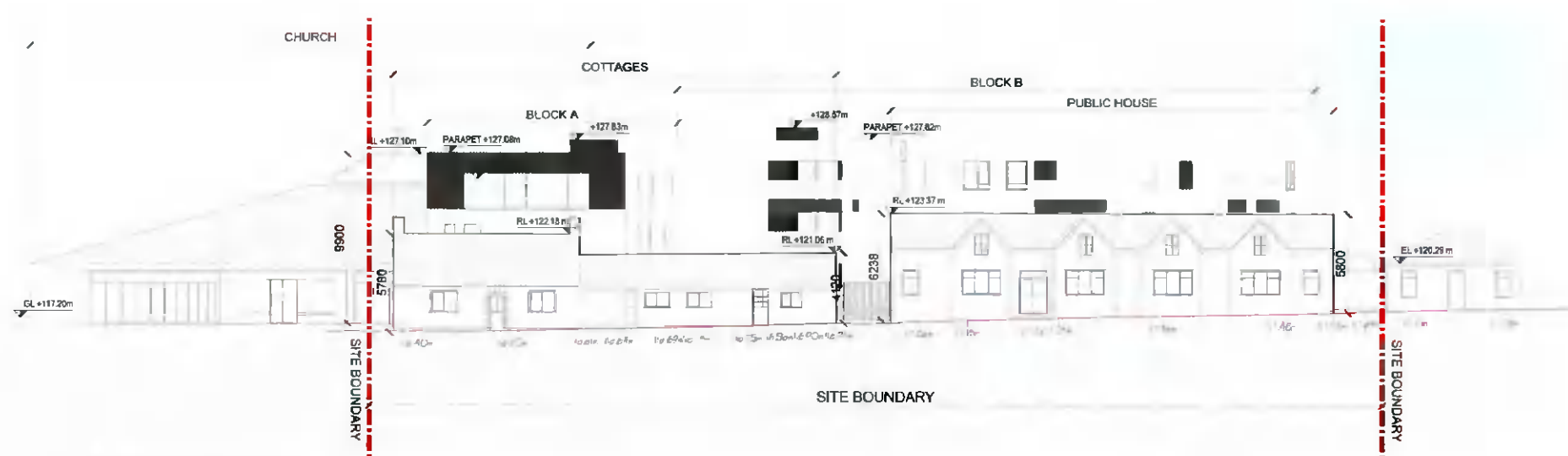


IMAGE : Contiguous Elevation - South

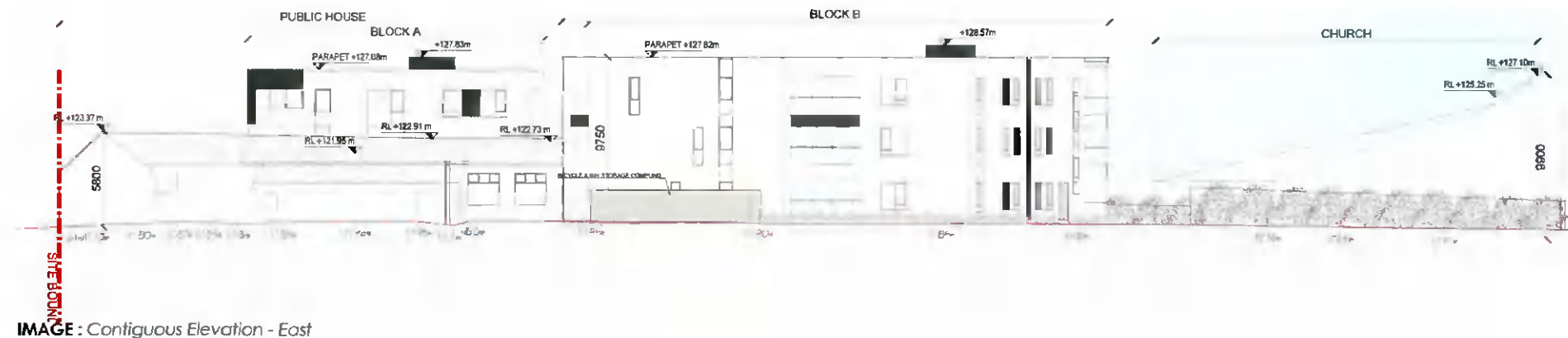


IMAGE : Contiguous Elevation - East

10 | APPENDIX

12 POINTS

01 NEIGHBOURHOOD

02 SITE

- 1 - C O N T E X T - The proposed development provides for an appropriate approach to its context within walking distance of a high frequency bus network. The buildings range in height from 1 to 3 storeys, thus gradually increasing to visually connect with the surrounding built environment.
- 2 - C O N N E C T I O N S - The proposed residential development is accessed from Main Street, Rathcoole. Bus routes Nos. 126 and 69 provide transport services directly into Dublin City Centre. There are 2 no. proposed Bus-connects routes within walking distance of the subject site: Lucan to City Centre and Liffey Valley to City Centre.
- 3 - I N C L U S I V I T Y - The design of the proposed blocks provides active frontages along all frontages overlooking the existing road and as well as proposed pedestrian circulation/open space area, thus providing increased passive surveillance. The proposed open space areas in the form of a central courtyard and pedestrian footpaths, alongside the high-quality inviting nature of the areas will ensure the proposed spaces are actively used.
- 4 - V A R I E T Y - The proposed residential scheme provides for a mix of 1-2 bed apartments, residential amenity spaces: central courtyard, and generous pedestrian circulation. The overall development provides for high quality amenity space to future residents and visitors (public/ semi-public).
- 5 - E F F I C I E N C Y - The proposed development will be sensitively integrated with the existing built environment in the immediate area, noting the separation distances proposed, appropriate screening provided, and the orientation of the units. The units are suitable for all family and age demographics, and are designed such that there is adequate space and generously sized private open space available within the development. All selected materials will be of high-quality, low maintenance and durable, the variety of which adds interest to the development.
- 6 - D I S T I N C T I V E N E S S - The proposed development will form a distinctive residential neighbourhood and is of a density and character that assimilates to its location within walking distance of a high frequency bus network. It is considered that the proposed central courtyard and pedestrian circulation through the development allows for further permeability to the scheme and encourages activity within the area.

02 SITE

03 HOME

- 7 -LAYOUT- The layout of the proposed development has been developed as a result of the collaborative work of the design team. The key objectives embedded in the design approach from the outset were: to provide an improved and attractive public realm; active and passive recreational areas; permeability and ease of access; and appropriate screening of the development as viewed from outside the subject site.
- 8 -PUBLIC REALM- The proposed site layout aims to maximise permeability and connectivity to and through the site with an emphasis on quantum and quality of open space within the development of the area. At the same time, the position of the blocks provide active frontages along all frontages and overlooking the existing road and proposed open spaces to maximise passive surveillance and active streetscapes.
- 9 - ADA P T A B I L I T Y - The residential units proposed are suitable for all family and age demographics. The majority of the units exceed the minimum standard for unit size and can be adapted to follow the needs of the future residents.
- 10 - P R I V A C Y A N D A M E N I T Y - Ground floor private terraces/balconies will be screened by a planted buffer zone, to ensure that residential amenity is protected, while at the same time ensuring that visual surveillance of the public realm is enhanced, in order to create a safe environment for residents and visitors.
- 11 - PA R K I N G - Surface level car parking provided on site for both residents and the customers of the public house with an access from the west boundary of the site. A total of 32 no. car parking spaces of which 17 no. are designated for the residents, and 15 no. are for the commercial use for the public house. A total of 44 no. bicycle spaces provided on site for the residents, of those 24 no. bicycle spaces are located on the east boundary of the site opposite the car parking, and 20 no. bicycle spaces are in a dedicated store located directly to the development central open space.
- 12 - D E T A I L E D D E S I G N - The design of the proposed scheme has been the subject of a full analysis/feasibility study of the proposed site and its surrounding landscape and it is considered that the proposed development represents a high-quality design whilst optimising the appropriate use of the site. Furthermore, the proposed development represents an opportunity to deliver a high-quality residential development at this location within Rathcoole, adjacent to bus networks and a wide range of existing social, community and physical infrastructure, which will help meet the ever-increasing demand for residential accommodation in the Greater Dublin Area.