

**Block D4 Amendments,
Cooldown Commons Phase 3**

Design Report
April 2022

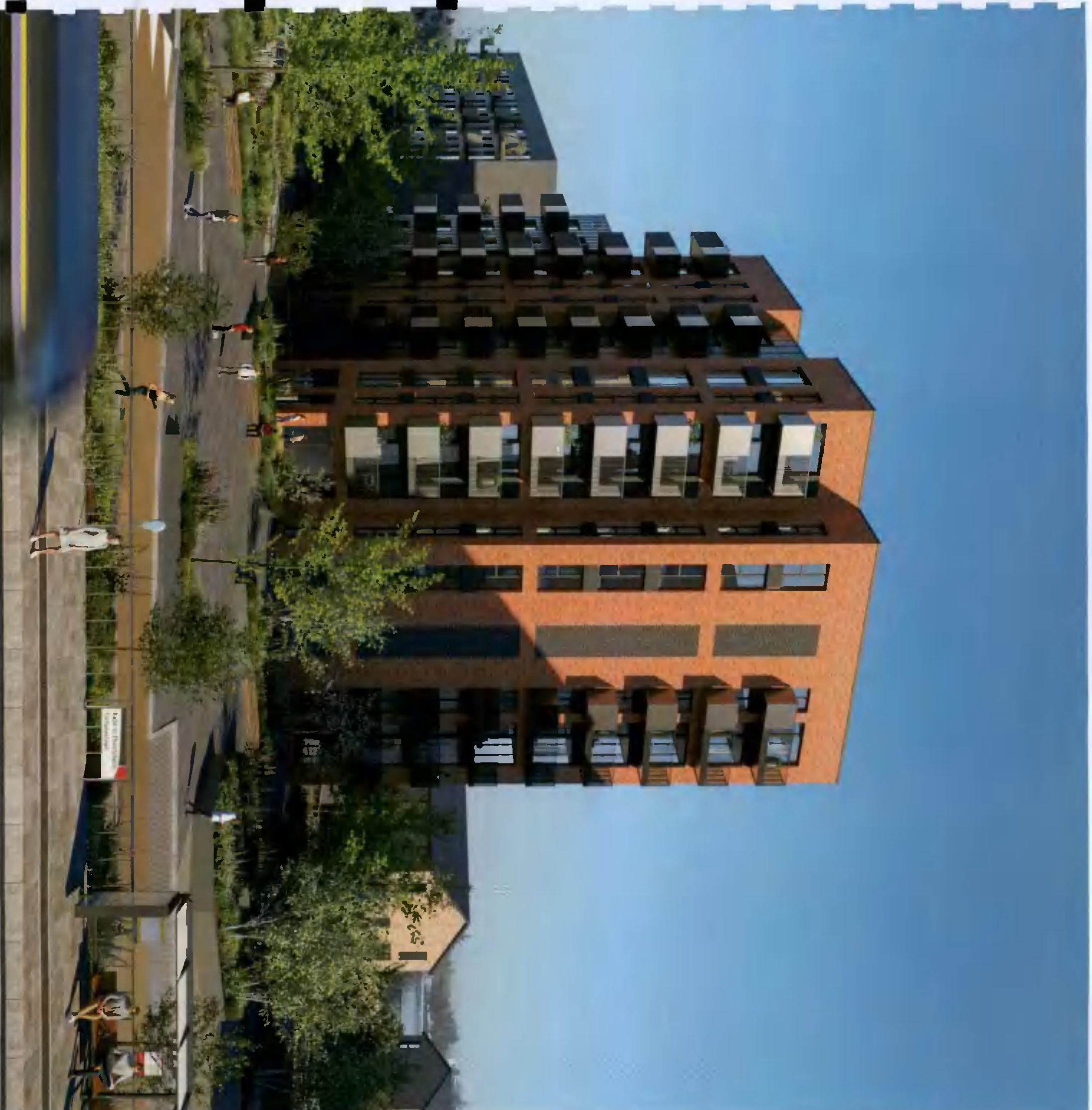




Figure 1 - Top View of the subject site outlined in red

Contents

Introduction	04
Section 01 - Context	06
Section 02 - Connections	07
Section 03 - Inclusivity	08
Section 04 - Variety	09
Section 05 - Efficiency	09
Section 06 - Distinctiveness	10
Section 07 - Layout	15
Section 08 - Public Realm	15
Section 09 - Adaptability	15
Section 10 - Privacy & Amenity	15
Section 11 - Parking	15
Section 12 - Detailed Design	16

Project Description

Cairn Homes Properties Limited intend to apply to South Dublin County Council for an amendment to Block D4 of a strategic housing development ABP-310570-21 at Cooldown Commons and Fortunestown, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortune-stown Luas stop). The proposed amendment to Block D4 is for a reduction in height to 9 storeys (from 13 storeys) and associated reduction in the number of units to 44 (from 60 no. units). Block D4 will have 4 no. 1 beds (no change), 34 no. 2 beds (down from 46 no.) and 6 no. 3 beds (down from 10 no.) all with associated private balconies/terraces to the north/south/east/west elevations. This will result in the reduction in the total number of residential units across the entire development site from 421 no. residential units to 405 no. residential units. All other elements associated with Block D4 and across the development site as a whole will remain the same. The application includes for all other site development works, and site services required to facilitate the amendment to D4 A full development description is included on the statutory notices associated with this application.

Design Team

Applicant	CAIRN Home Properties Ltd
Architect	Reddy Architecture + Urbanism
Planning Consultant	MCG Planning
Engineer (Civil, Structural, Transport & Traffic)	DBFL
Verified Views & Visual Impact Assessment	Model Works
Daylight & Sunlight Analysis	Avison Young
CGI's	Model Works
Aviation Consultant	O'Dwyer & Jones Aviation Planning

Site Statistics	
Total Site Area D4	0.1076 ha
No. of Proposed Units	44
Total Gross Area - Proposed Residential	4805 m ²
Total Gross Area - Amenity	564 m ²
Total Gross Area - (Inc Amenity)	5369 m ²

Introduction

The revised Block D4 comprises of 44 No. units (from 60 No. units). Build-to-sell apartments.

This design report references the submitted strategic housing development ABP-310570-21. Cooldown Commons Phase 3 The proposed amendment to Block D4 is for a reduction in height to 9 storeys (from 13 storeys) and associated reduction in the number of units to 44 (from 60 no. units). The permitted scheme is referenced to provide context and overview to the proposed amendment application.



Figure 2 - Aerial view of the site



Figure 3 - View of the site from South East - VIEW 1



Figure 4 - View of the site looking from north - VIEW 2



Figure 5 - View of the site looking from South - West - VIEW 3

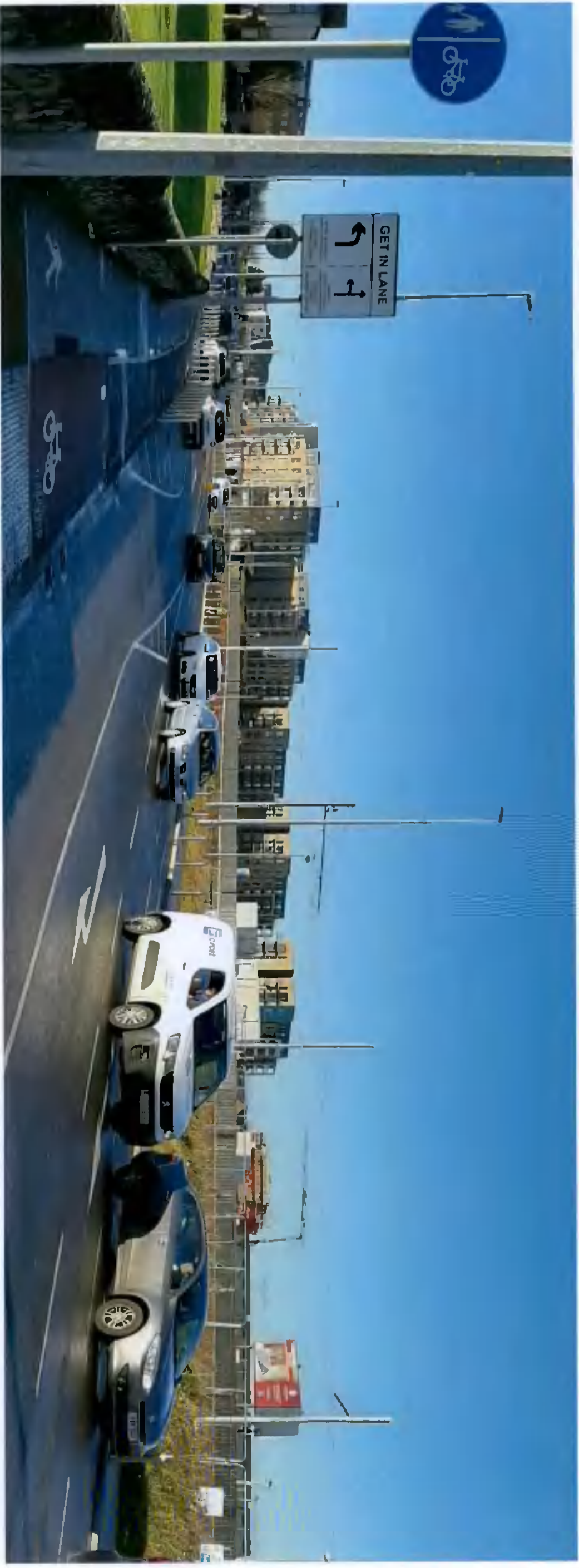


Figure 6 - Panoramic view from City West Drive

01 Context - How does the development respond to its surroundings?

Block D4 forms part of the wider grant ABP-310570-21. The broader site is currently under construction, with ground works having already been commenced in this area with piles, pile caps/starter bars for retaining walls and lift pits for Blocks D1, D2 & D3 are in progress and enabling works for Block D4.

Structural frame above ground floor level in adjacent Block E1 & E2, is in progress.

There is no change in the siting and orientation of the block D4.

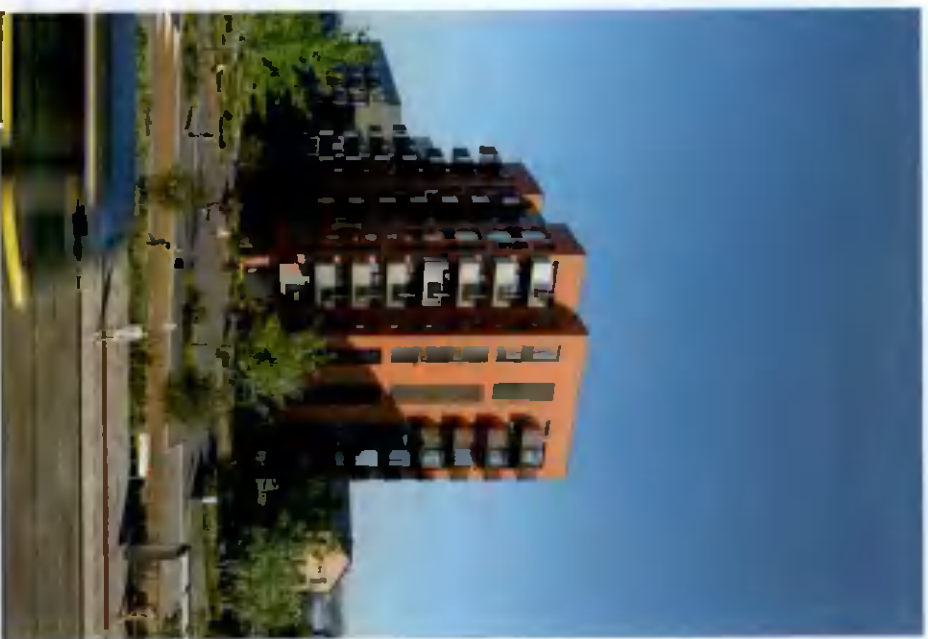


Figure 8 - VIEW 1

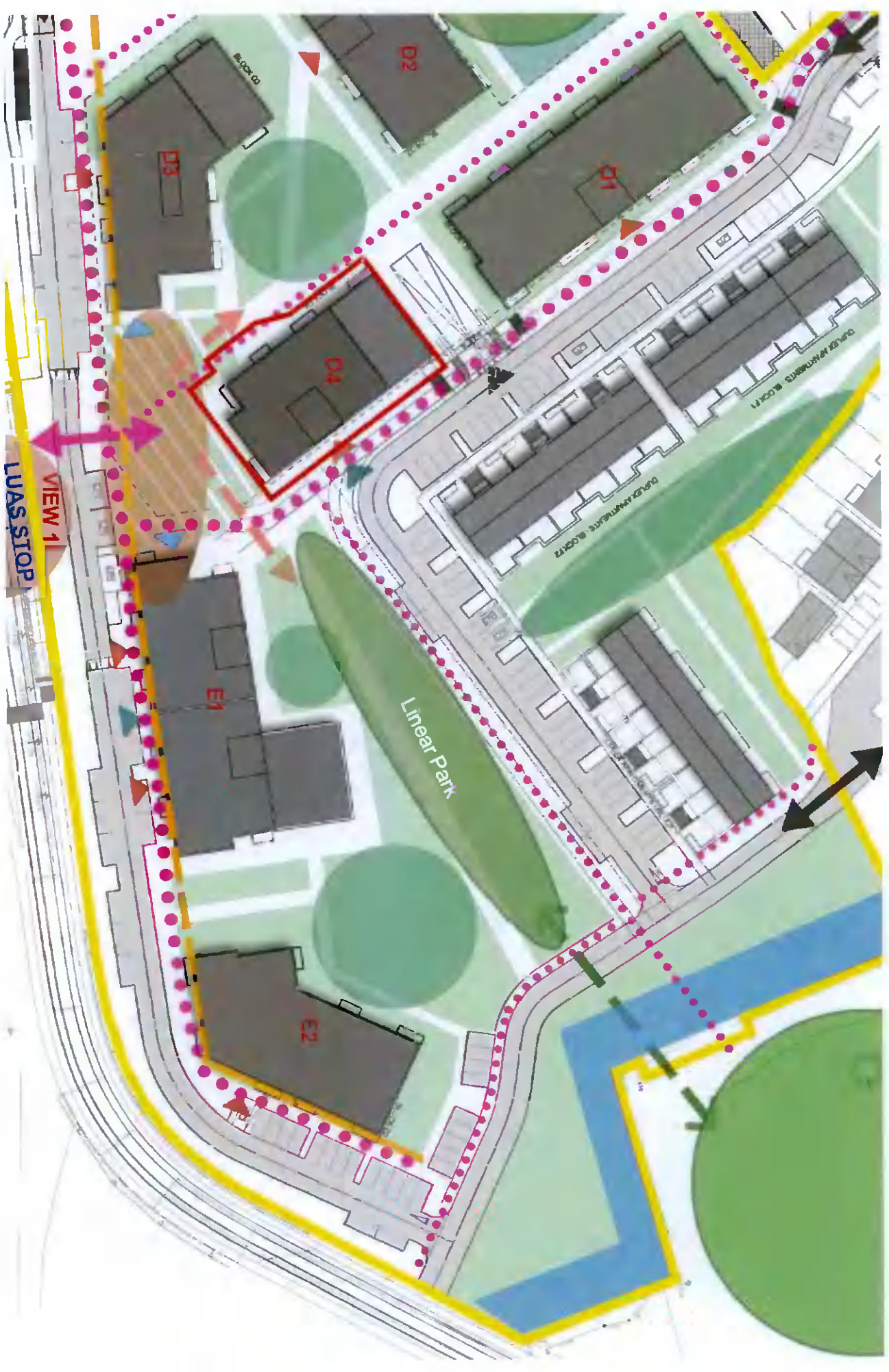


Figure 7 - Sketch Site Analysis 02

02 Connections - How well connected is the new development?

The proposed development Block D4 is positioned at the centre of the previously approved grant ABP-310570-21.

The development is served by three principal transport modes as follows:

LUAS - The development is immediately adjacent to the Fortunestown Luas stop, thus ensuring connectivity to the wider area to both Tallaght town centre and adjacent Saggart village.

Road network - The site sits between the N7 'Nass road' and the N81 'Blessington road'. The site is primarily serviced by the arterial route N82 'Citywest road' and also the local distributor route 'Fortunestown road'. These routes host a variety of Bus services.

Bicycle Lanes - The main arterial routes and local distributor routes host bicycle lanes which connect the site into the Citywest Shopping Centre, which provides support services such as post office to existing and proposed residential development in the immediate and surrounding area.

There is no change arising from the amendment application to the site connectivity.



Figure 9 - Site Connectivity

● — Luas Line ● Luas Stop — Bicycle lane

03 Inclusivity - How easily can people use and access the development?

Block D4 has been designed to be fully accessible and inclusive to all.

The residential amenity located at the ground floor level of Block D4, has been designed and positioned purposely in its central location to serve both the block's immediate residents and also the wider residents of the permitted scheme, grant ABP-310570-21.

Level access is provided to the main entrance, secondary access points and to the external terrace, which is located to the south west of the internal communal amenity.

Public pedestrian routes surrounding Block D4 are clearly identifiable and accessible.

All public open spaces (Plaza, and Parks 01, 02, 03) surrounding the site as per grant ABP-310570-21, have been clearly anchored by the proposed Block D4 and the wider blocks of the permitted scheme, which ensure quality, well designed amenities with both active and passive uses.

There is no change arising from the amendment application to the original strategy of the previously permitted scheme.



Figure 10 - Ground Floor Plan with pedestrian, vehicle and cycle routes indicated

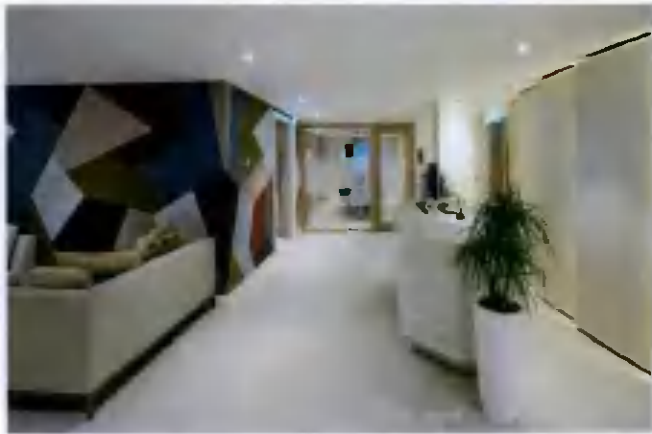


Figure 11 - Residential Lounge



Figure 13 - Informal meeting Place



Figure 12 - Meeting Room



Figure 14 - Games Area

04 Variety

Local Facilities

Block D4 contains a generous residential amenity facility to support the new residents of the development.

The facility has a concierge desk, postal storage, work sharing space, lounge, residents' gym, meeting room, multi purpose room ancillary back room offices and toilets to the serve and operate the facility.

The proposed residential amenity area at 564sqm is 9sqm greater than previously approved scheme of 555sqm. This is due to internal reconfiguration and rationalization of the entrance lobby area. Refer to adjacent figures 15 & 16.

05 Efficiency

There are no changes arising out of this proposed amendment application.

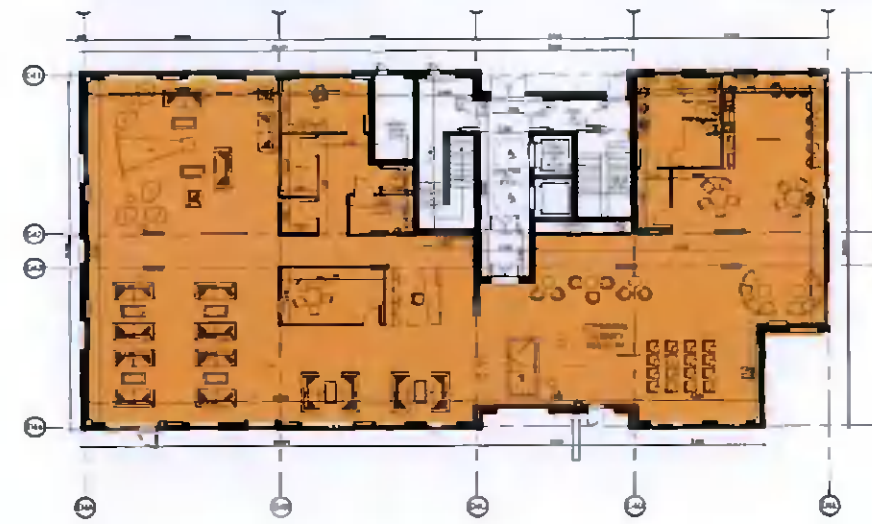


Figure 15 - Ground Floor Site Plan - Permitted



Figure 16 - Ground Floor Site Plan - Proposed

Residential Amenity

06 Distinctiveness - How do the proposals create a sense of place?

The proposed design acknowledges the scale and privacy of the neighbouring properties by the careful consideration of the massing of the amended Block D4, apartment orientations and the separation distances between blocks. This approach also ensures that the maximum access to natural daylight and sunlight for the apartments and external amenity spaces is achieved.

The predominantly north-south alignment of the proposed residential block D4 ensures no single aspect north facing apartments

Block D4 has been arranged around a south facing public plaza which is enclosed along the west by Block D3 and along the east by Block E1.

Any units within the block with a northeast orientation have generally been arranged with views to existing/proposed public and communal open spaces.

There is no negative impact in terms of the proposed Block D4 on adjoining buildings, when compared to the permitted scheme; if anything, there is a slight improvement in sunlight and daylight by the reduction of the building height by 4 storeys.

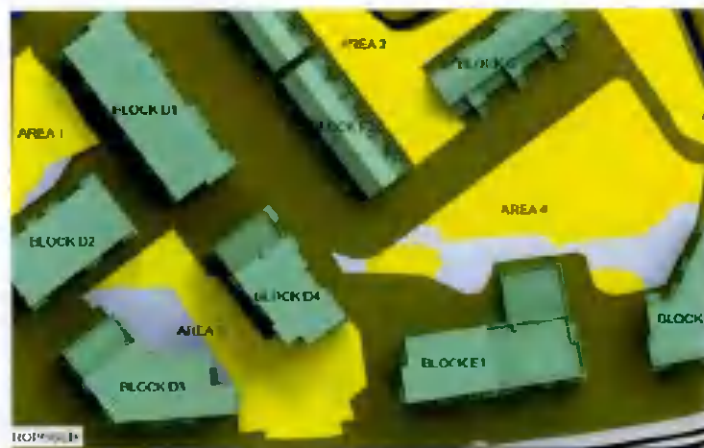


Figure 18 - Extract from Avison Young Report - ABP-310570-21



Figure 17 - Typical floor layout showing single aspect units

- 1 Bed Single Aspect Unit
- 2 Bed Single aspect Unit
- Units with North/East & North/West Aspect

06 Distinctiveness - How do the proposals create a sense of place?

Landmark Building

The proposed amendment application for Block D4, maintains the original intent, ie. that the building achieves a landmark status, by virtue of its prominence, siting/orientation, proportions, architectural expression, its relationship to the public plaza to the south and its materiality. In terms of its overall massing, Block D4 as proposed utilises its central siting to create an enclosure of the public plaza with the two flanking blocks and forms a cluster of taller buildings around it, rather than standing out as a beacon solely due to its height.

A landmark building should add to the legibility and 'sense of place' of a development and the wider area, providing a way finding and an identifying feature for the area. Historically we see distinctive architecture, materiality & expression in form being deployed as characteristics of prominent local landmarks, both historical and contemporary examples such as Highfield Park Student accommodation Dublin 07 by DTA, Percy Place, Dublin 02 by ODOS, and also Dublin Landings, Dublin 01 by RKD/Arrow.

Block D4's massing is presented in a stepped structure. The southern portion is 9 storeys, while to the north it steps down to 6 storeys to engage with the adjacent block D1. refer to fig 20.

In plan, the southern gable has been indented giving a 'Bird's Mouth' effect; in so doing, the volume appears reduced. The length of the east and west elevations have been broken in two, by stepping the façade back at the central core location and mirroring this motif to the west elevation. By using this design mechanism our intention is to visually articulate the facade into two elevational components. This idea is further explored in the parapet heights of these two brick elements which will be slightly higher to the indented linking element 'PPC alu rainscreen cladding'.

Please refer to fig. 28 for Block D4 proposed amendment application elevations.

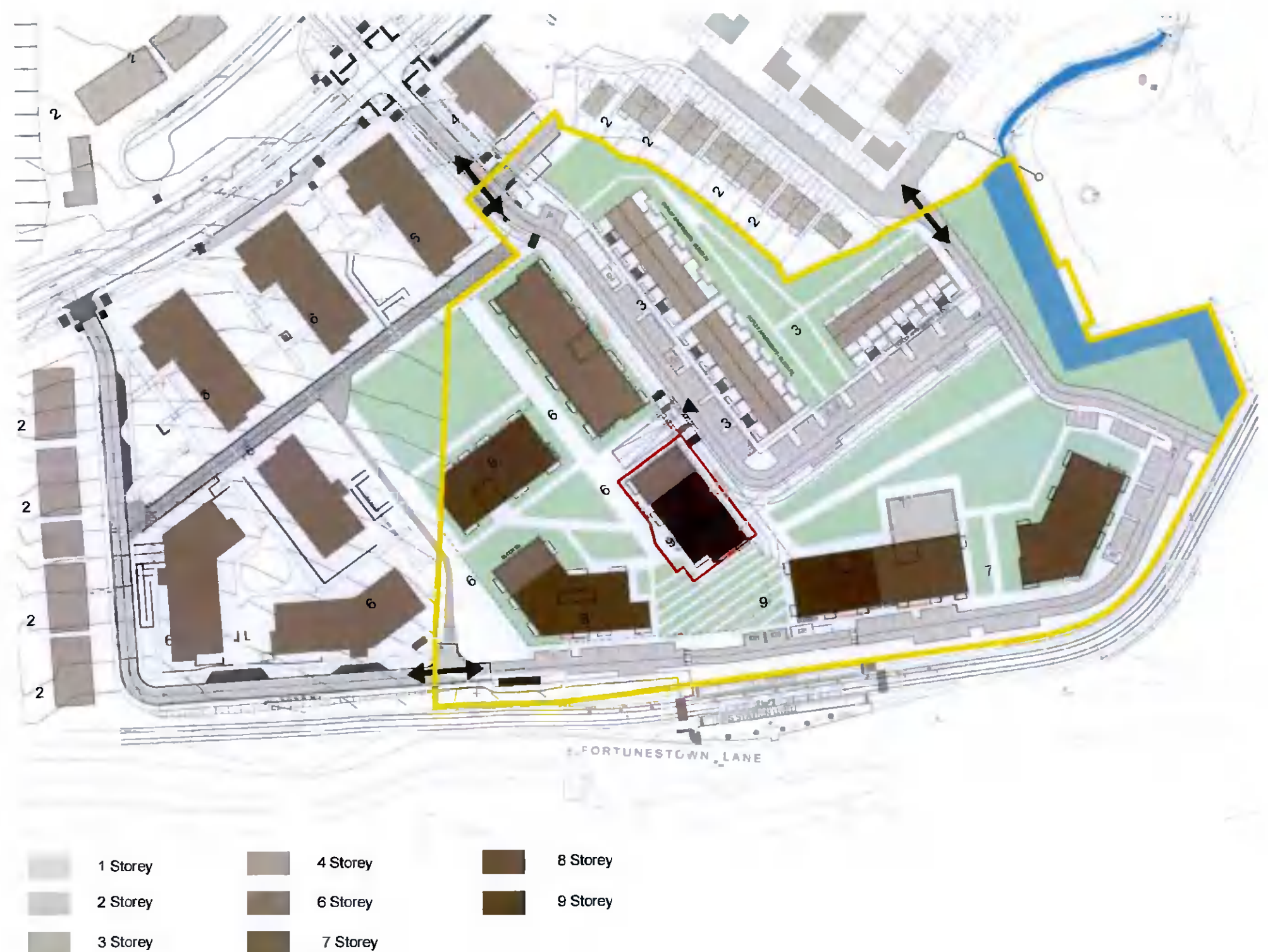


Figure 19 - Sketch Site Analysis - Heights

06 Distinctiveness - How do the proposals create a sense of place?

Block D4 - Critical Design Elements to Create a sense of place

Block D4 has been located in the heart of the development with all routes originating or terminating naturally at this point.

Block D4 addresses 2 of the 3 proposed new public open spaces, the plaza at the Luas Stop and to the Eastern Park No. 02.

Block D4 has been designed with a high quality and durable materials including full height glazing, brick work and selected PPC Alu rainscreen panels. On the southern gable, an additional row of windows has been added to animate both the facade and also to provide additional passive surveillance.

Block D4's massing has been carefully considered to all facades with a pronounced corner indent to the plaza, and a strong vertical strip through the western and eastern facades which address the courtyard and the new linear public park as per grant.

The massing is further broken down by the materiality as key a design consideration. The taller 9 storey element will be treated in red brick. the 6-storey element will be treated with a seamed metal rainscreen cladding, the linking indented elements will be treated similarly.

The main entrance to D4 has been further enhanced by a main framed canopy.

The finish and detail treatment to the block will be contrastingly different to the surrounding blocks of approved scheme.

Red brick will only be utilised on this block to distinguish it from the rest of permitted scheme. The suggested rainscreen cladding will be a complimentary RAL metallic bronze palette. This will give additional depth, as the appearance/ mood will change on time of day and varying light condition. This is broken down further by the standing seams which cast shadows again to create visual interest.



Figure 20 - Block D4 to public park 02

06 Distinctiveness - How do the proposals create a sense of place?



Figure 21 - Site section A-A

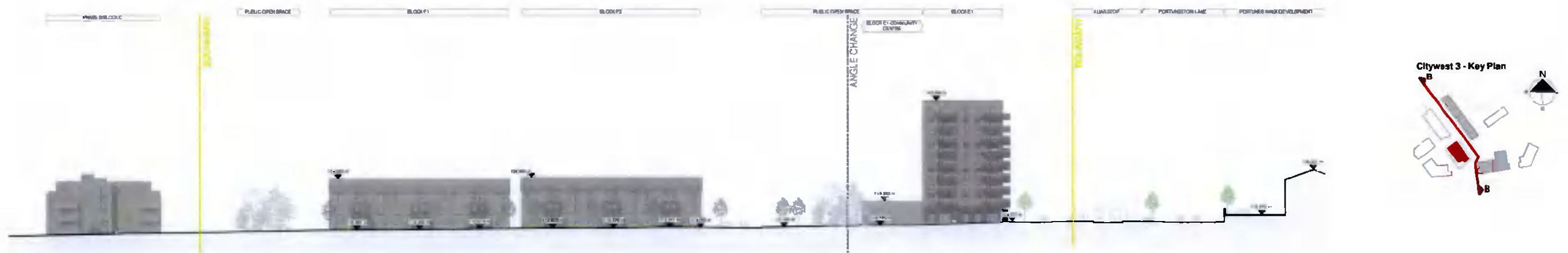


Figure 22 - Site section B-B - (No change to Permitted Section B-B grant ABP-310570-21)

06 Distinctiveness - How do the proposals create a sense of place?

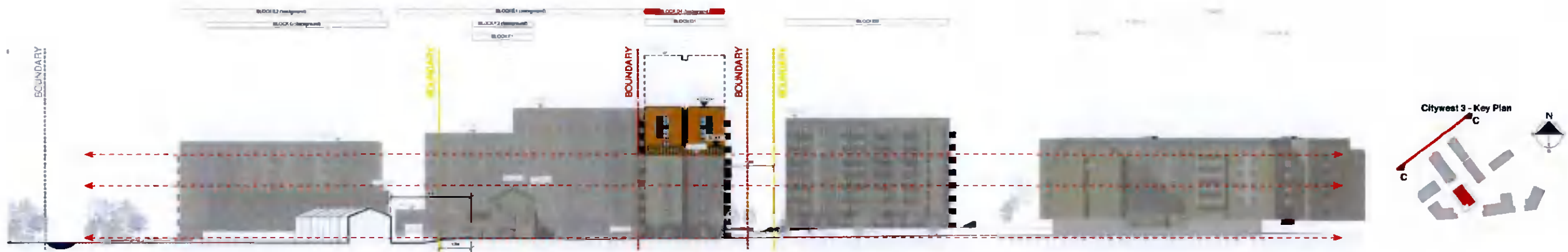


Figure 23 - Site section CC

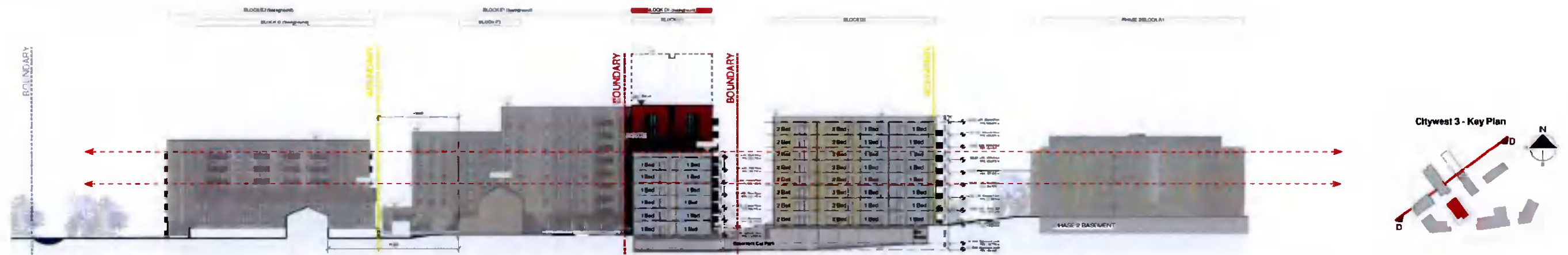


Figure 24 - Site section DD

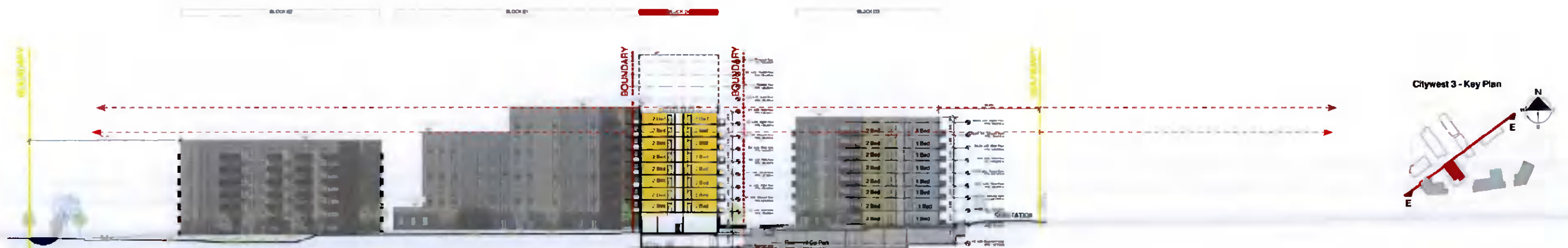


Figure 25 - Site section EE

07 Layout

There are no changes arising out of this proposed amendment application.

08 Landscape Character Area - Urban Plaza

There are no changes arising out of this proposed amendment application.

09 Adaptability

There are no changes arising out of this proposed amendment application.

10 Privacy & Amenity

Apartment Aspect Block D4

Single = 12 Apartments (27%)
Dual = 32 Apartments (73%)

All proposed apartments within the amended Block D4 have their own private amenity space in the form of balconies.

The residents will have access to a dedicated residents amenity facility in the ground floor of Block D4. The facility is supported at ground floor with a dedicated terrace for outdoor events and gatherings.

The layout of the proposed apartment building is such that they will provide in excess of the minimum standards when it comes to the ratio of dual aspect apartments required.

There is no change to the communal amenity space calculation arising out of this proposed amendment application.

11 Parking

There are no changes arising out of this proposed amendment application.



Figure 26 - Typical floor layout showing single & dual aspect units

- 1 Bed Single Aspect Unit
- 2 Bed Single Aspect Unit
- Dual Aspect Unit

12 Detailed Design - How well thought through is the building and landscape design?

In an effort to emphasise its prominence as the focal point of the development - facing directly onto the main Public Plaza, a high quality simple palette of external building materials has been chosen for the Block D4 development.

The palette of materials comprises two contrasting coloured bricks, primarily red brick with horizontal dark brick banding 'spandrel' to glazed bays with suitable coloured PPC Bronze effect colour rain-screen cladding, to compliment the colour tones of brick selection.

Block D4 is the primary architectural focal point of the already permitted development and as such it carries by virtue of its location and distinctive materiality a landmark status.



Selected Red Brick



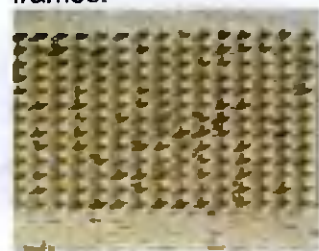
Selected Dark Brick



Composite aluminium clad window and door frames.



Selected Bronze (Brown/Grey) Rain-screen.



Protruding brick feature



5. Balconies



1. SELECTED BRICK
2. SELECTED PPC ALU RAIN-SCREEN
3. SELECTED COMPOSITE ALUMINIUM WINDOW SYSTEM WITH (ALUMINIUM TO GF COMMERCIAL USE) WINDOWS AND DOORS
4. CANTILEVERED BALCONY WITH STEEL PPC VERTICAL RAILING
5. METAL PPC ALU CANOPY / CLADDING BRONZE EFFECT.
6. POWDERCOATED MILD STEEL LOUVERED GRILLES FOR VENTILATION
7. BACK PAINTED GLASS

Figure 27 - Block D4 with material references

12 Detailed Design - How well thought through is the building and landscape design?

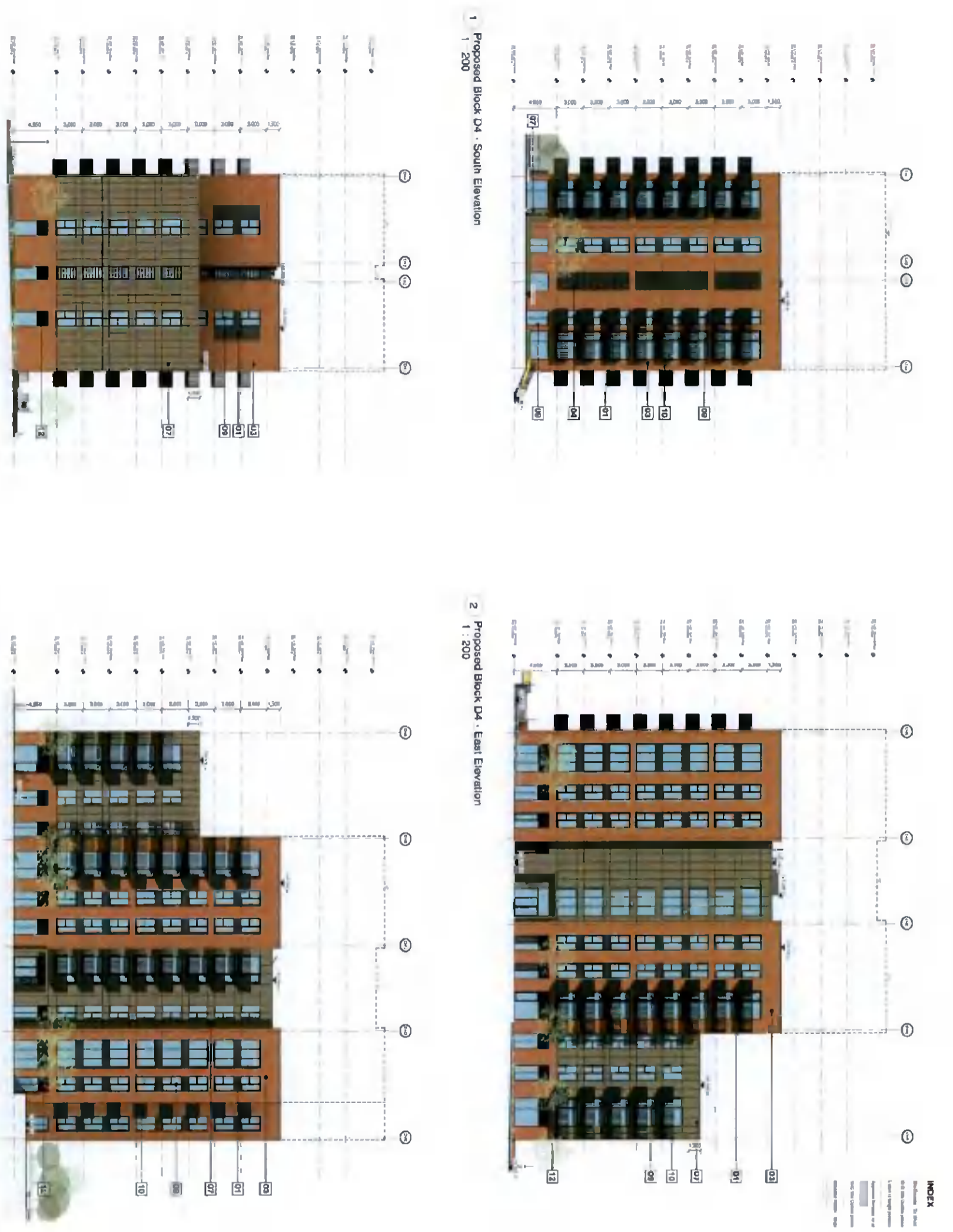
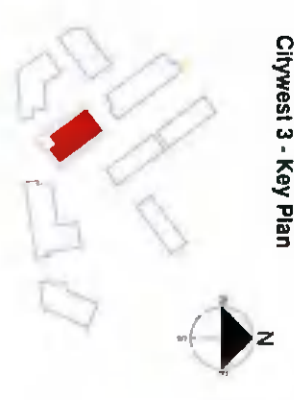


Figure 28 - Facade study 01 - Block D4










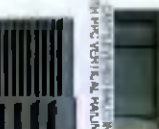
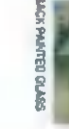



Citywest 3 - Key Plan



EXTERNAL FINISHES

- 1 SELECTED BRICK TYPE 1
- 2 SELECTED BRICK TYPE 2
- 3 SELECTED BRICK TYPE 3
- 4 PROTRUDING BRICK DETAIL
- 5 SELECTED INSULATED RENDER SYSTEM FINISH TYPE 1
- 6 SELECTED INSULATED RENDER SYSTEM FINISH TYPE 2
- 7 SELECTED BROWN GREY MANHOLEN SYSTEM
- 8 SELECTED BROWN GREY FINISH TO CANOPES
- 9 UPVC ALUMINIUM WINDOWS AND DOORS
- 10 CAST/FLYERED BALCONY WITH UPVC VERTICAL RAILING
- 11 BACK PAINTED GLASS
- 12 POWDERCOATED MILD STEEL, LOUVERED GRILLES FOR VENTILATION

	1 SELECTED BRICK TYPE 1		2 SELECTED BRICK TYPE 2
	3 SELECTED BRICK TYPE 3		4 PROTRUDING BRICK DETAIL
	5 SELECTED INSULATED RENDER SYSTEM FINISH TYPE 1		6 SELECTED INSULATED RENDER SYSTEM FINISH TYPE 2
	7 SELECTED BROWN GREY MANHOLEN SYSTEM		8 SELECTED BROWN GREY FINISH TO CANOPES
	9 UPVC ALUMINIUM WINDOWS AND DOORS		10 CAST/FLYERED BALCONY WITH UPVC VERTICAL RAILING
	11 BACK PAINTED GLASS		12 POWDERCOATED MILD STEEL LOUVERED GRILLES FOR VENTILATION

12 Detailed Design - How well thought through is the building and landscape design?

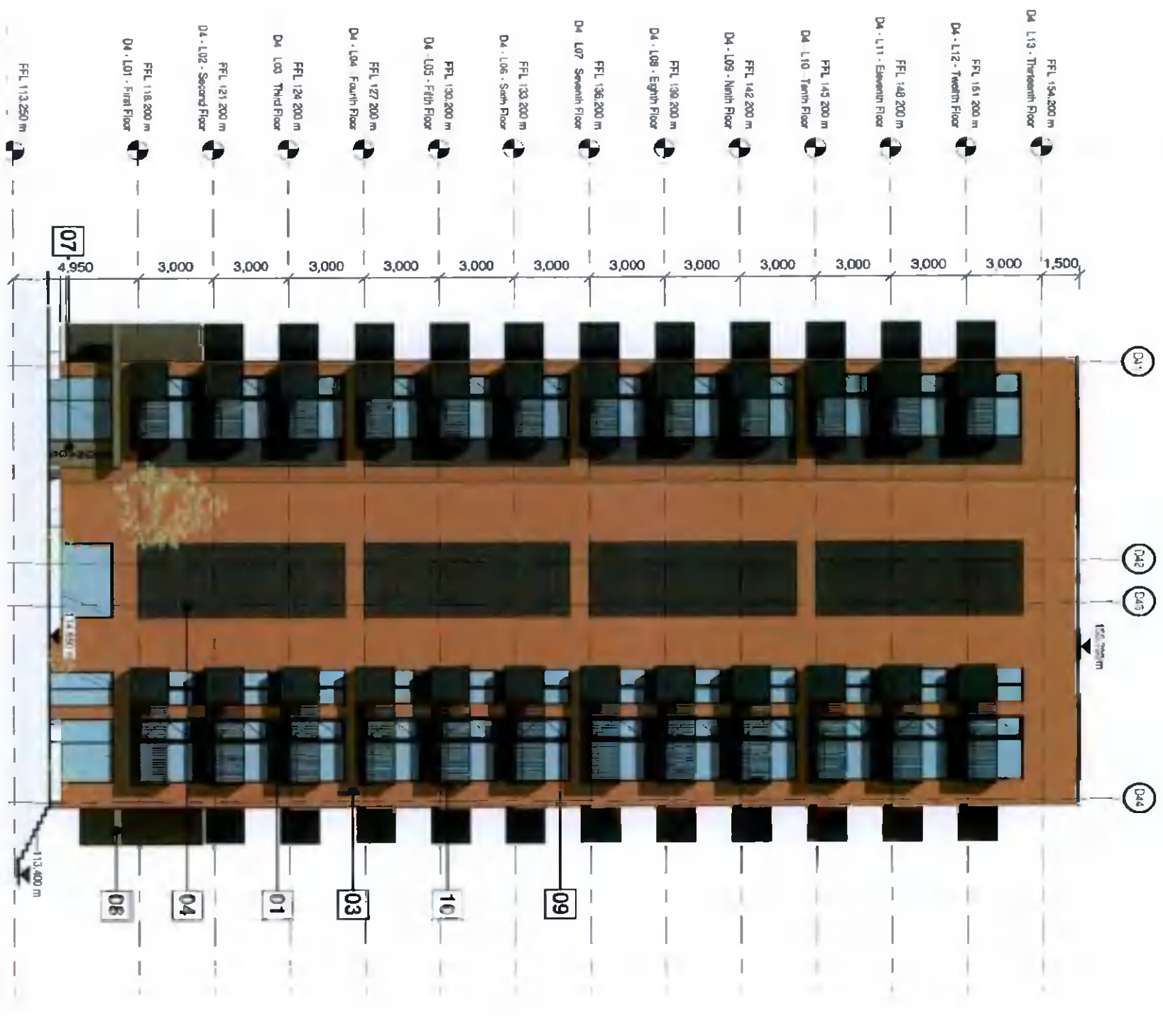


Figure 30 - Permitted Block D4 South Elevation

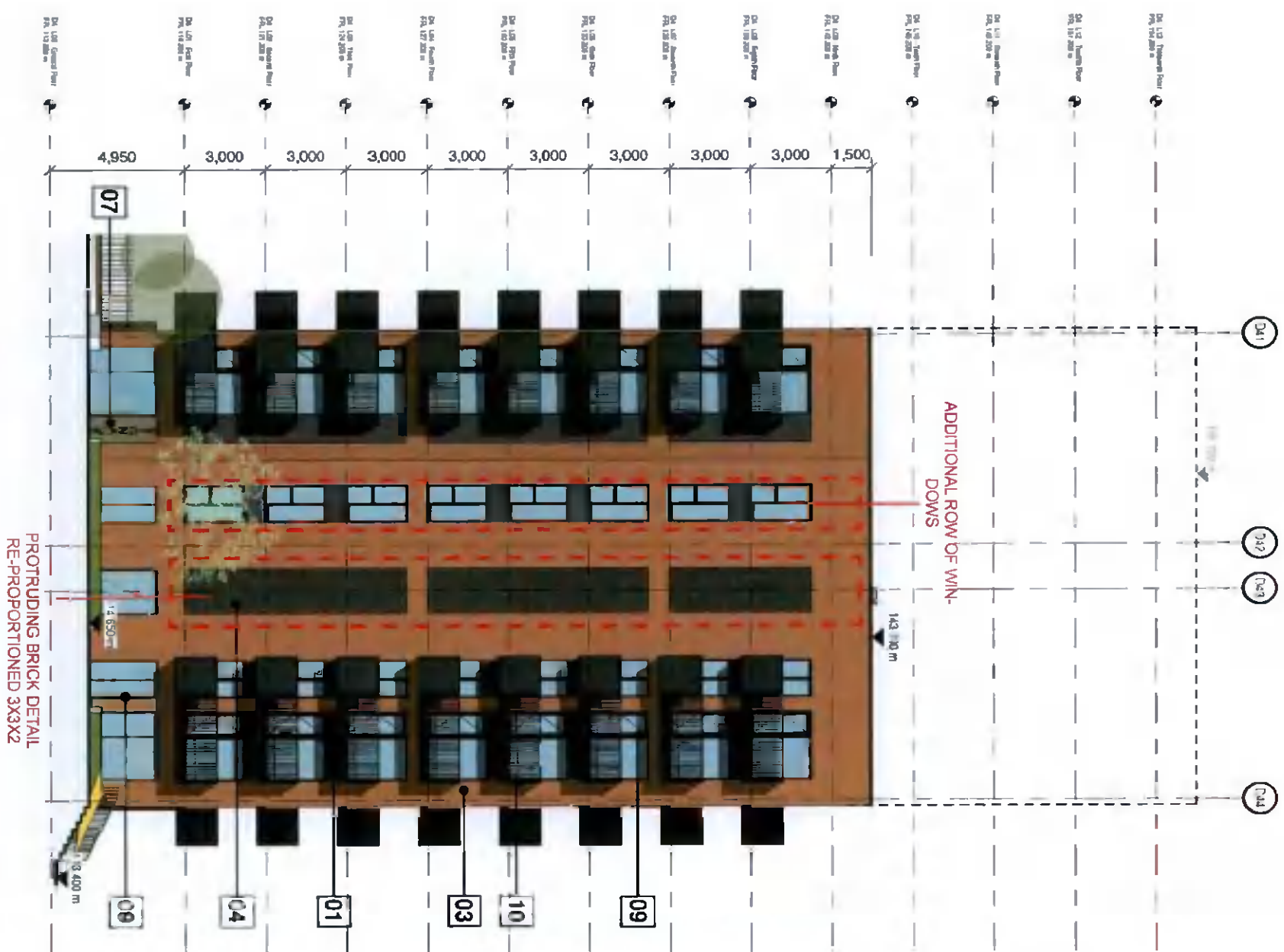


Figure 31 - Proposed Amended Block D4 South Elevation

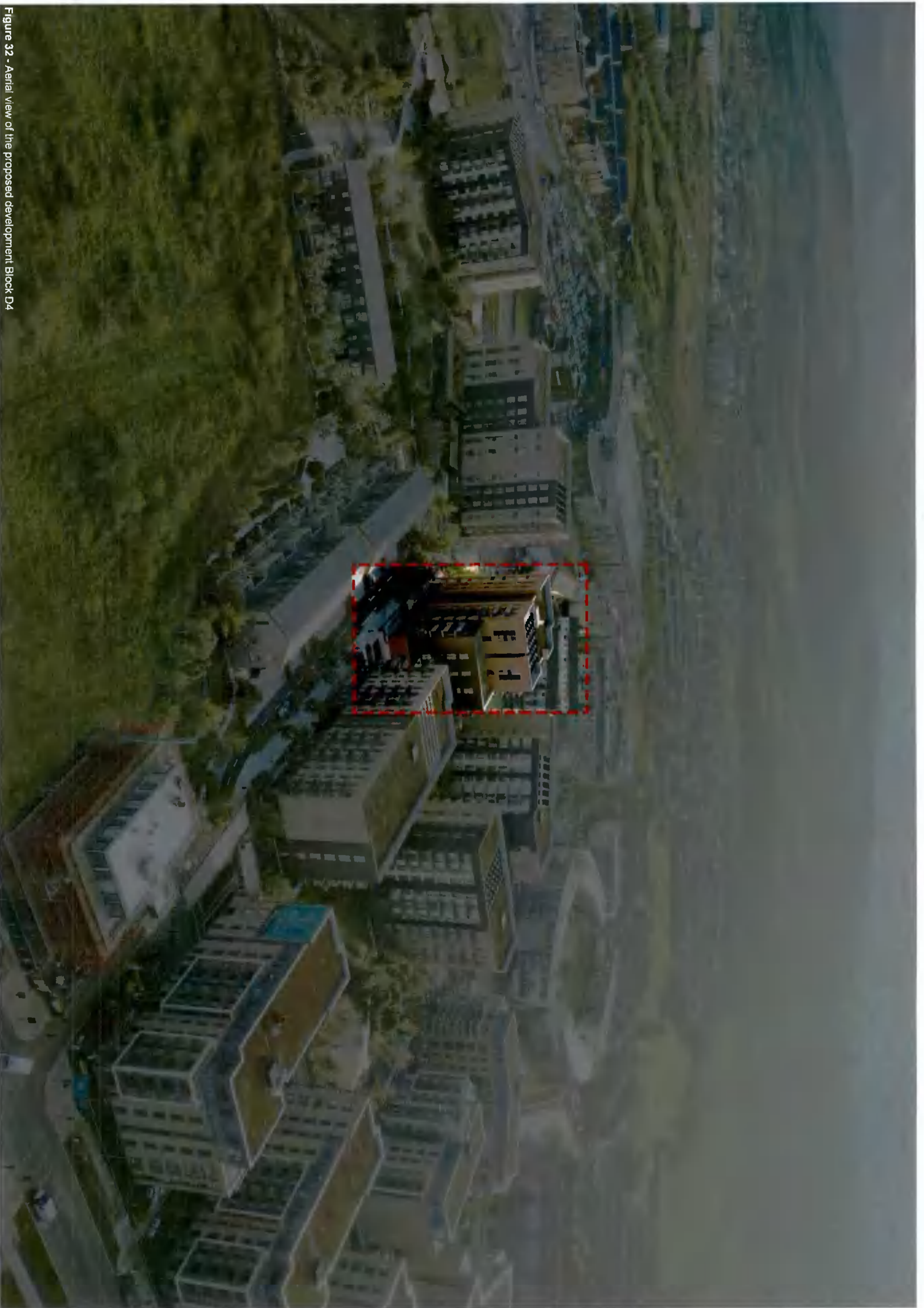


Figure 32 - Aerial view of the proposed development Block D4