



creative innovative flexible



Proposed Lidl Store at Newcastle
Co. Dublin

Architectural Design Statement
18th July 2022

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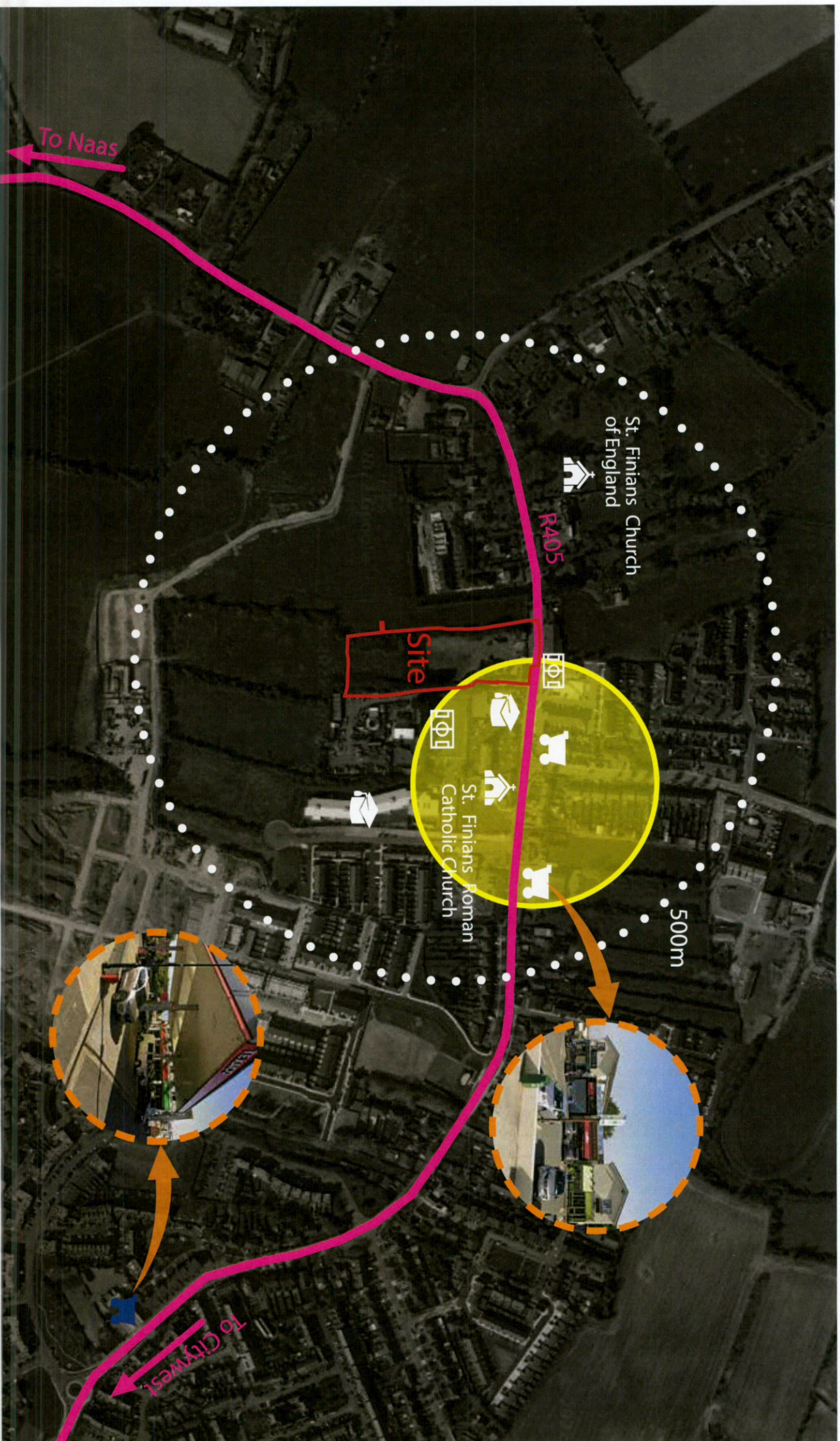
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Section 1 - Context
Site Analysis



Newcastle has grown over the past few years. The main road through the town has remained, with many residential developments forming outwards off this main road. To provide for this population growth the Town has needed an increase in its community, institutional, retail and industrial infrastructure. There are currently only two small retail stores within the area with a Supervalu being constructed nearby.

- Legend
- Town Centre
 - Main Road
 - Church
 - School
 - Supermarket
 - Sports Grounds/ Community Facility

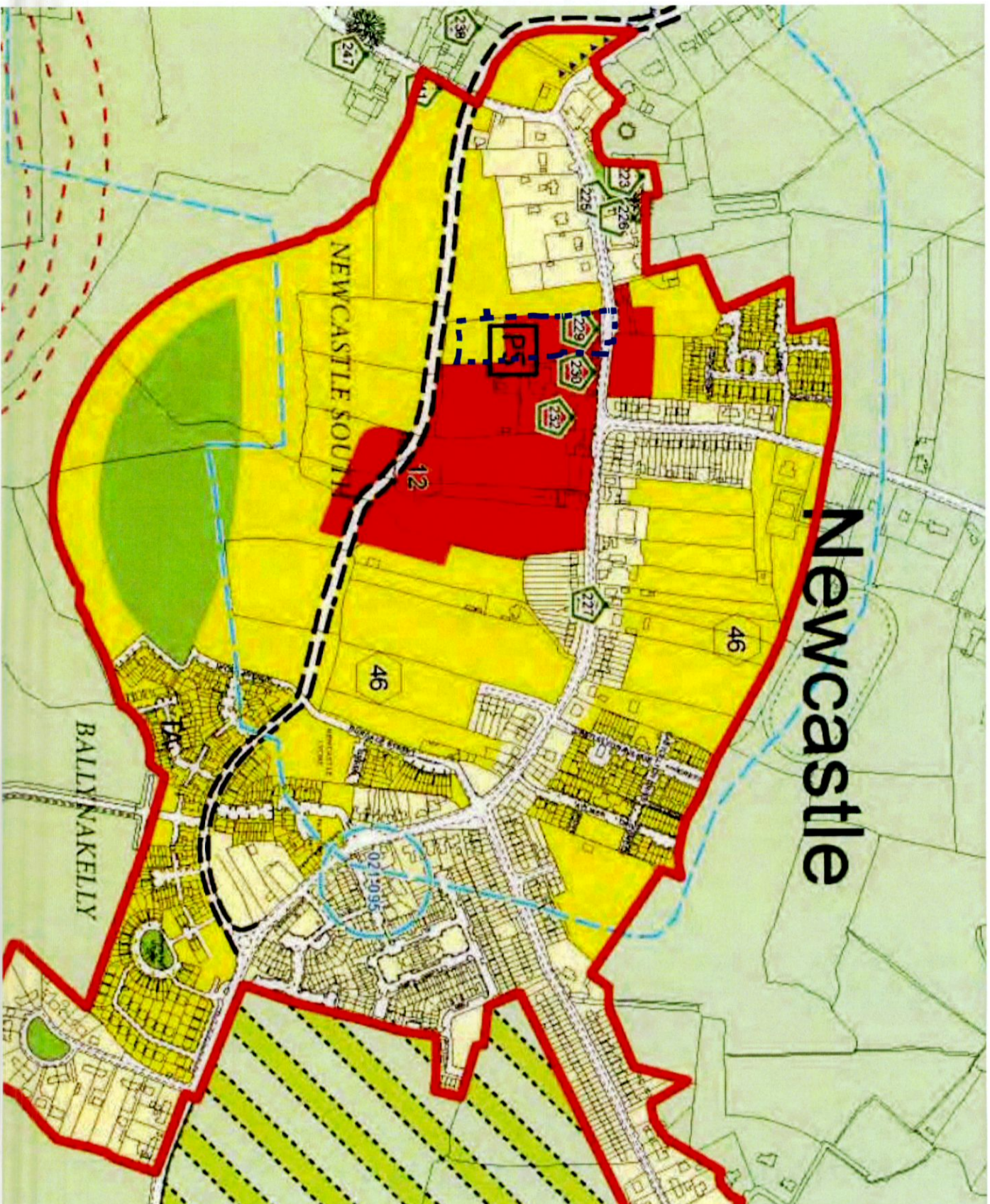


▲ Examples of new housing developments in Newcastle



Section 1 - Context

Newcastle Local Area Plan (2012) - Zoning Map



▲ Newcastle Zoning Map with dark blue dotted outline indicating site boundary

USE ZONING OBJECTIVES

Objective A	To protect and/or improve Residential Amenity	
Objective A1	To provide for new Residential Communities in accordance with approved Area Plans	
Objective B	To protect and improve Rural Amenity and to provide for the development of Agriculture	
Objective LC	To protect, provide for and/or improve Local Centre facilities	
Objective EP2	To facilitate opportunities for manufacturing, Research and Development facilities, light industry and employment and enterprise related uses in industrial areas and business parks	
Objective F	To preserve and provide for Open Space and Recreational Amenities	
Objective GB	To preserve a Green Belt between Development Areas	

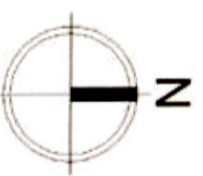
Development Plan Zoning of Plan Lands

The 83.8 Hectares of lands that are zoned for development around Newcastle Village under the South Dublin County Council Development Plan (2010 - 2016) are primarily zoned 'Objective A1' (circa 45.2 Hectares/ 54%), which sets out to provide for new residential communities; followed by lands that are zoned 'Objective A' (circa 24.4 hectares/29%), which sets out to protect and/or improve residential amenity; 'Objective LC' (circa 7.9 hectares/9%), which sets out to protect, provide for and/or improve local centre facilities; and 'Objective F' (circa 6.4 hectares/8%), which sets out to preserve and provide for open space and recreational amenities.

The Site is zoned as two zones:

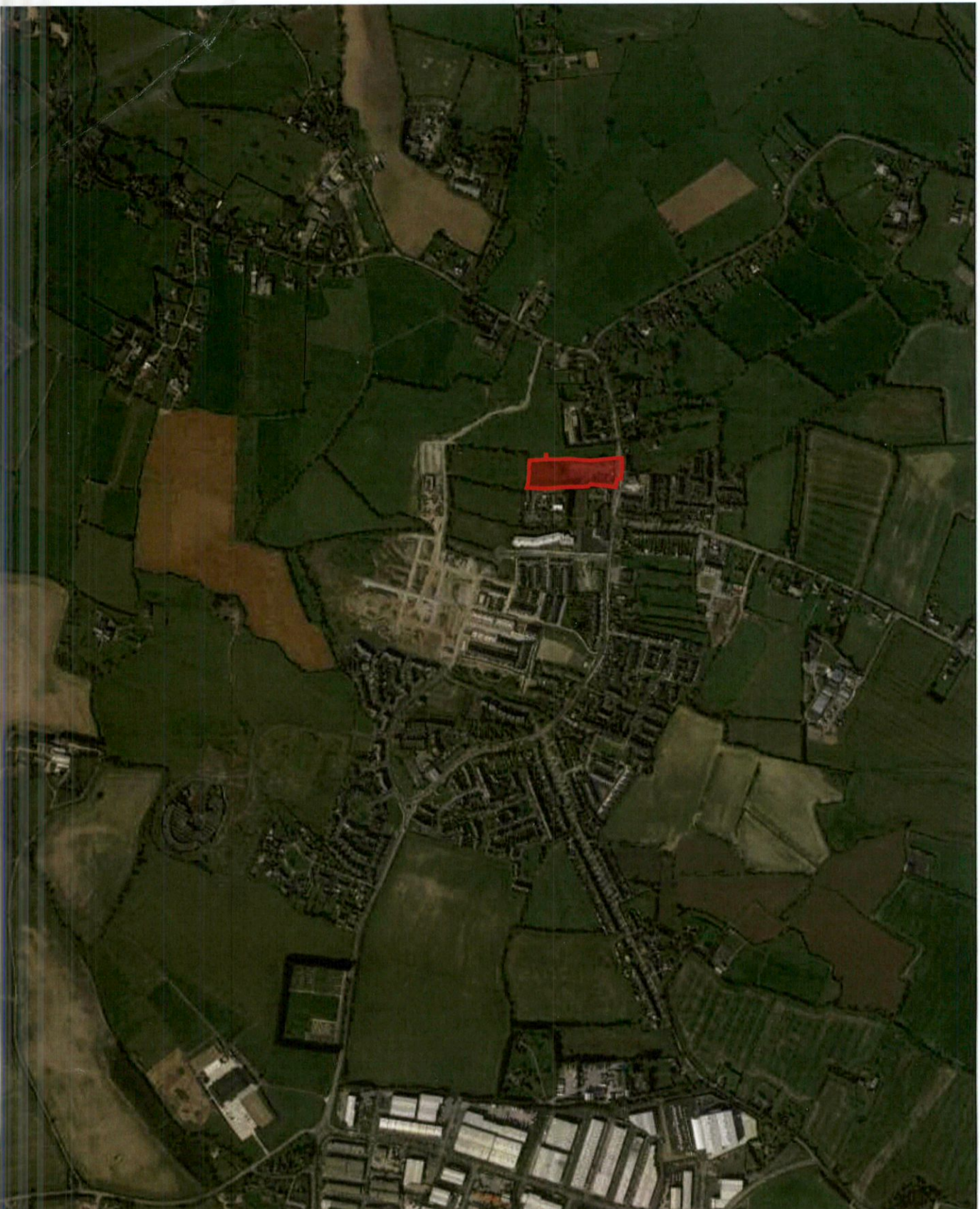
Object LC - This aims to provide a mix of local community and commercial facilities for the existing and developing communities. The aim is to ensure local centres contain a range of community, recreational and retail facilities. Examples of permitted uses are retail, childcare facilities, restaurant/cafe and healthcare facilities.

Objective A1 - The primary concern is the protection of the amenities of established residents. While infill or redevelopment proposals would be acceptable in principle, careful consideration would have to be given to protecting amenities such as privacy, daylight/sunlight, aspect and so on in new proposals.



Section 1 - Context

Introduction & Site Location



▲ Aerial of Newcastle

The subject which is part brownfield, part greenfield measures approx 1.04 Ha located to the centre of Newcastle and lies within the boundary of the Newcastle Local Area Plan (LAP). Newcastle is located about 2Km away from the N7, an important link road to Naas and the M50.

The site is long and narrow and is commonly known as a Burgage plot from medieval times. The site is relatively flat. Adjacent to the site there are some historical buildings and there is a proposal to the South of the site for a Cairn Homes residential development.

This submission will outline a robust site strategy to harness the significant amenities of the location and to deliver a quality, sustainable development, maximising the potential of a site at the focal point of Newcastle.



▲ Kelly's Estate Agents



▲ Newcastle Main Street



Section 1

Section 1 - Context

Protected Structures (National Inventory of Architectural Heritage)



Map of Protected Structures

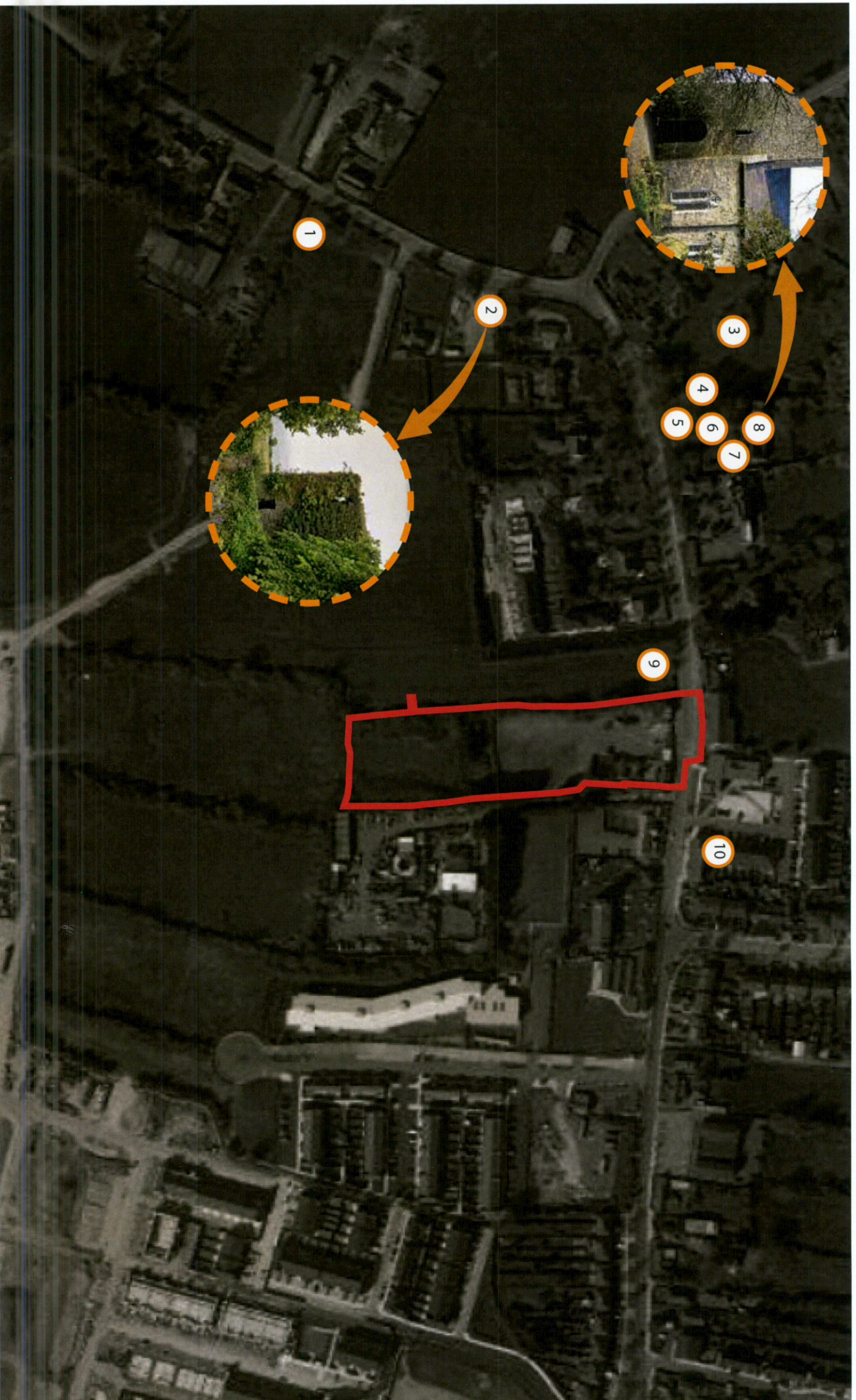
A protected structure is a structure that a Local Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. Details of protected structures are entered by the authority in its Record of Protected Structures. Each owner and occupier of a protected structure is legally obliged to ensure that the structure is maintained and safeguarded from endangerment.

1. Newcastle Lodge
2. Outbuilding
3. Newcastle Farm
4. Outbuilding
5. Public House
6. St. Finians Church of Ireland
7. Keoghs Family Tomb
8. The Old Glebe
9. The Old Glebe
10. The Loft
11. Newcastle National School
12. Newcastle National School
13. St Finians Roman Catholic Church
14. Water Pump

The Loft / Kellys Estate Agents
The proposed site has a protected structure within its boundaries. It is a detached five-bay two-storey house, c.1820. It is coursed rubble limestone walls with a rendered, ruled and lined east gable. There are timber casement windows with brick dressings, a glazed timber panelled door with gabled hood. There is a single-storey extension to re-re.



Section 1 - Context
Sites & Monuments Record



▲ Map of Sites & Monuments

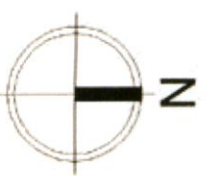
The Sites & Monuments Record (SMR) contains details of all monuments and places (sites) where it is believed there is a monument known to the ASI pre-dating AD 1700 and also includes a selection of monuments from the post-AD 1700 period. There are in excess of 150,800 records in the database and over 138,800 of these relate to archaeological monuments. The remaining 12,000 records are classified as 'Redundant record'; the majority of these relate to obsolete terms, records or features that are not monuments. The records are subject to revision and the data is updated daily.

The below list are scheduled for inclusion in the next revision of the RMP.

1. Castle Tower House
2. Castle Tower House
3. Castle Moat
4. Settlement deserted (Medieval)
5. Castle Tower House
6. Cross
7. Graveyard
8. Church
9. Well
10. Castle Tower House

The Well

Situated in the North West corner of a long narrow holding opposite the medieval parish church at Newcastle Lyons. It is bounded on the East by a patch of spade cultivation. Traces of mortared wall protruding from beneath the sod were interpreted as a possible site of a tower house (O'Keefe 1986, 55, No. 5). Recent clearance has revealed that the mortared wall was actually a covering for a well.



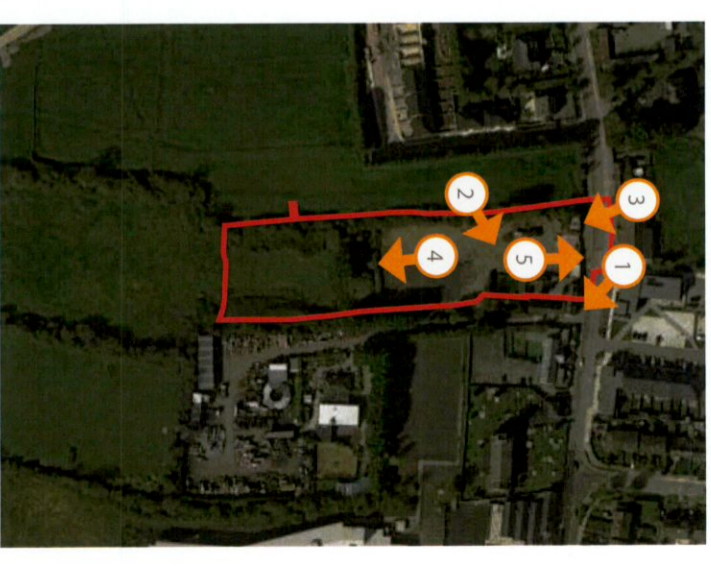
Section 2 - Site
Site Photos



▲ 1. Kellys Estate Agent



▲ 2. View to North West of site



▲ Key Map



▲ 3. Derelict building



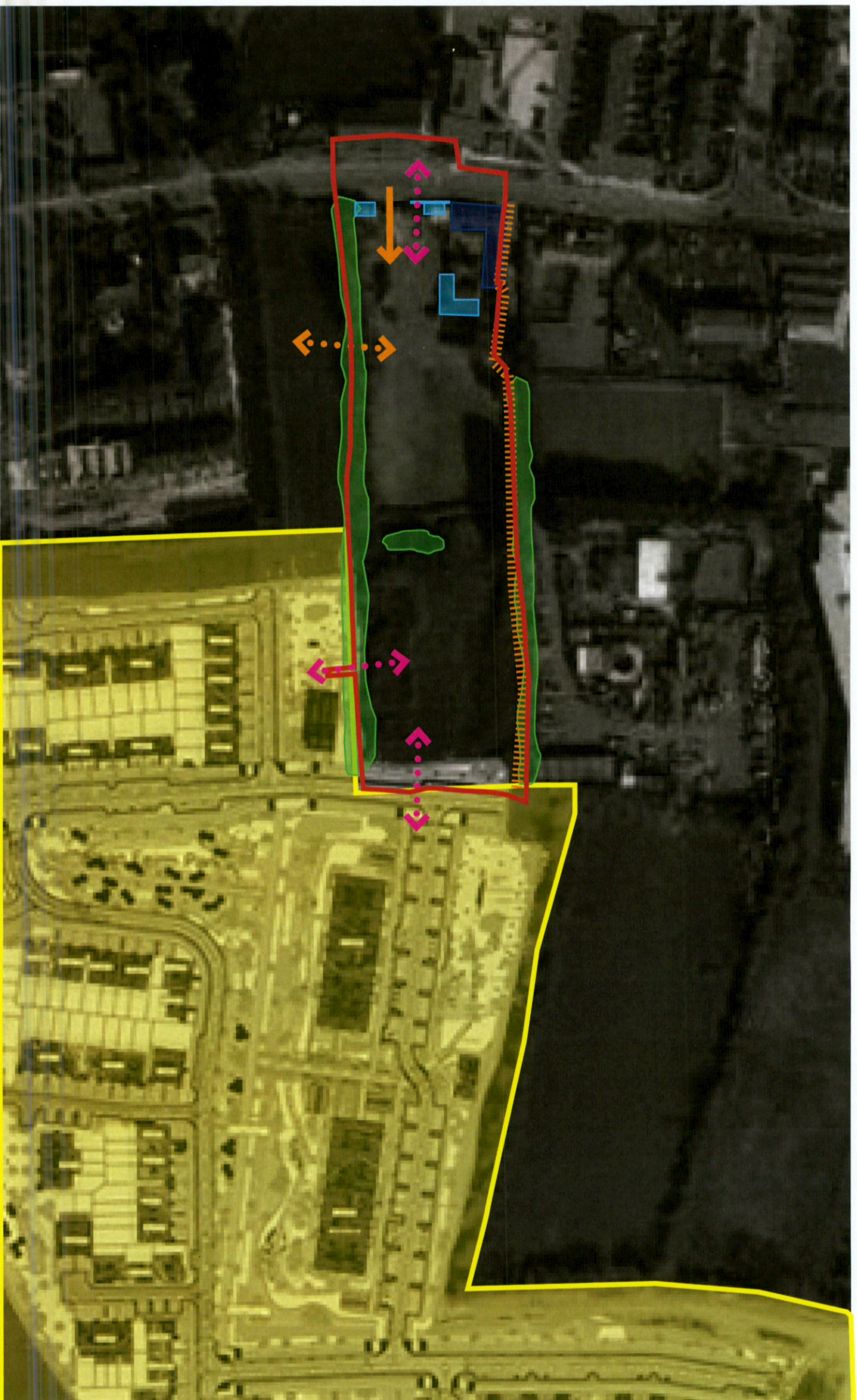
▲ 4. View to South of site



▲ 5. View to North of site



Section 2 - Site
Site Analysis & Constraints



Map of Site Constraints

The part brownfield, part greenfield site has good road frontage with a potential main entrance and pedestrian entrance to the North of the site.

The site is a Burgage Plot with strong hedgerows along its boundaries and the root protection zones of these trees will have to be taken into account.

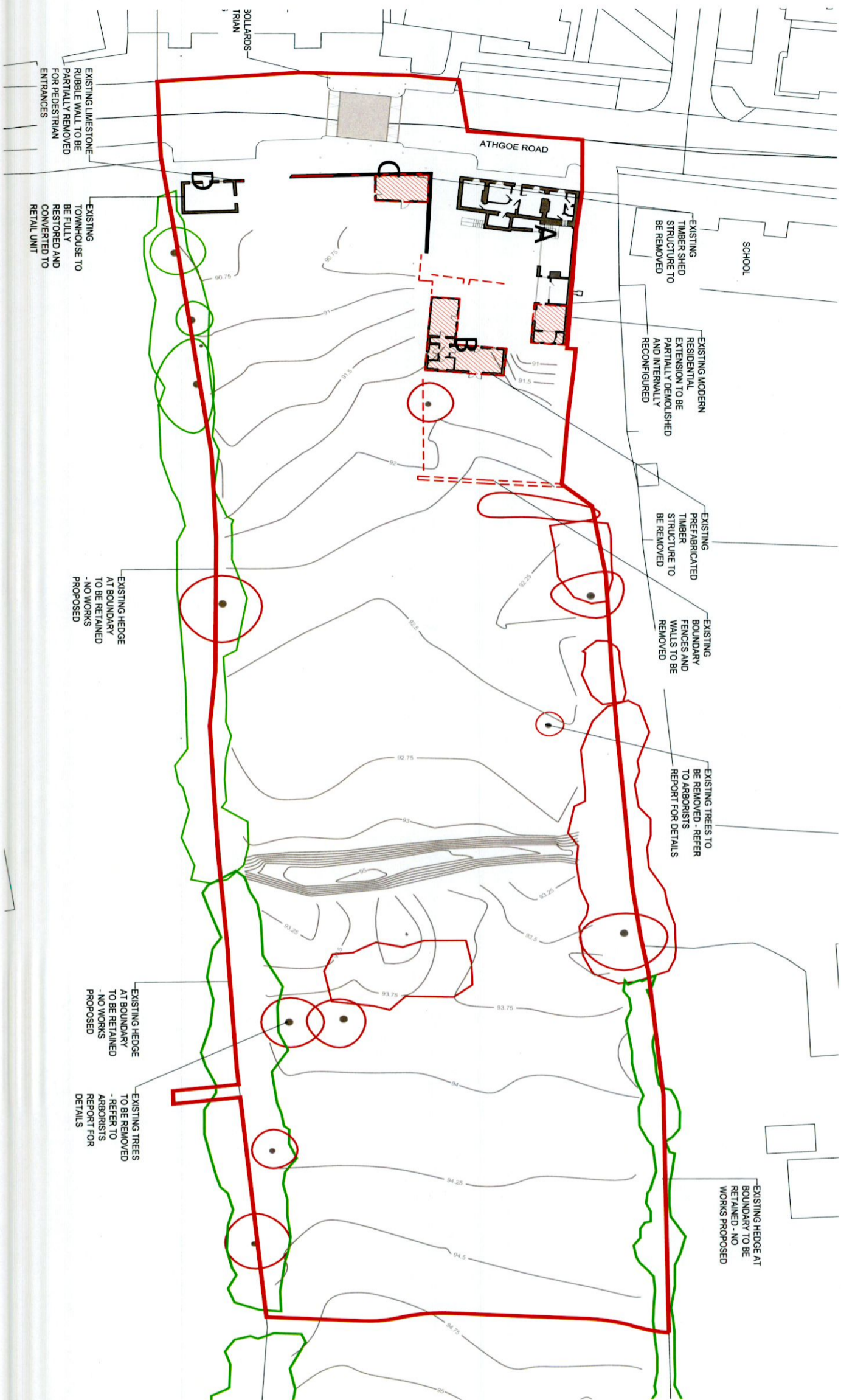
The Proposed Cairn homes development to the South of the site must be looked at with potential connections to this residential development.

It is important to think of the neighbouring buildings to the site. An important aspect is to allow neighbouring buildings to have sufficient space so their privacy remains uninterrupted.

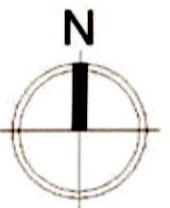
- Legend
- Existing Site Entrance
 - Pedestrian/ Cycle Links
 - Potential Future Links
 - Restraints of overlooking neighbours
 - Existing Hedgerow/Vegetation - refer to Landscape Report
 - Partially Completed Residential Development
 - Existing Buildings on site
 - Protected Structure
 - Existing Wall



Section 2 - Site
Existing Site Plan



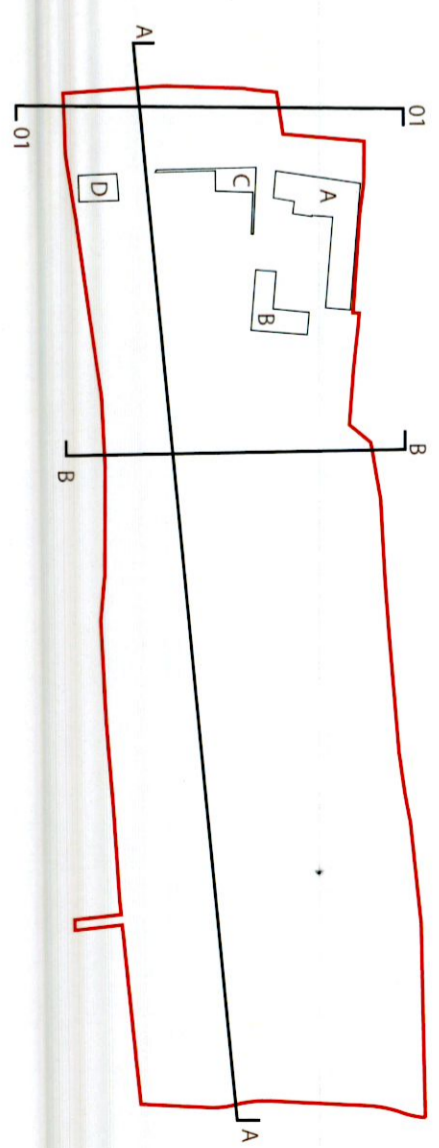
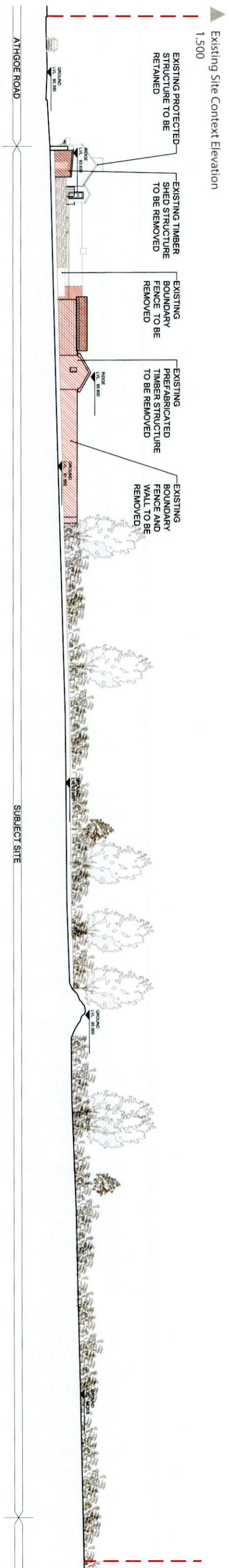
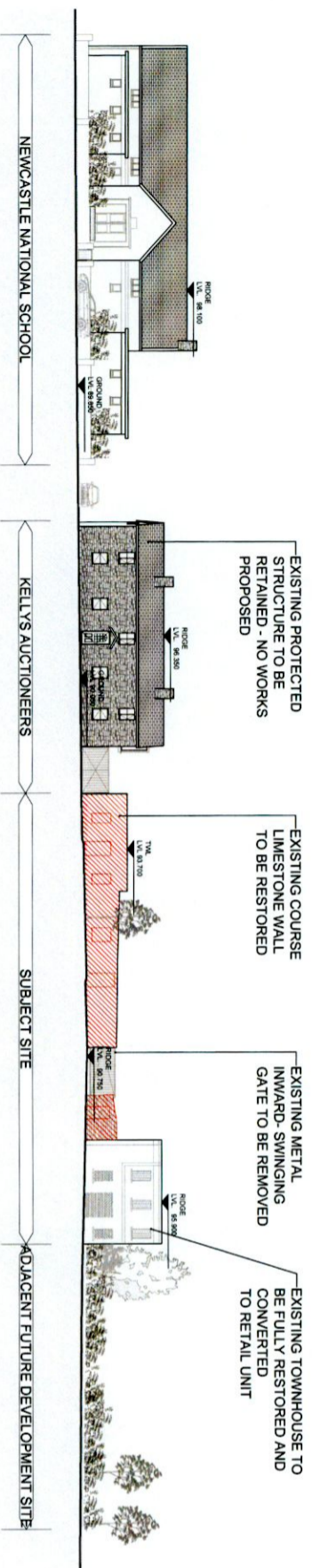
Existing Site Plan
Not to Scale



Section 2

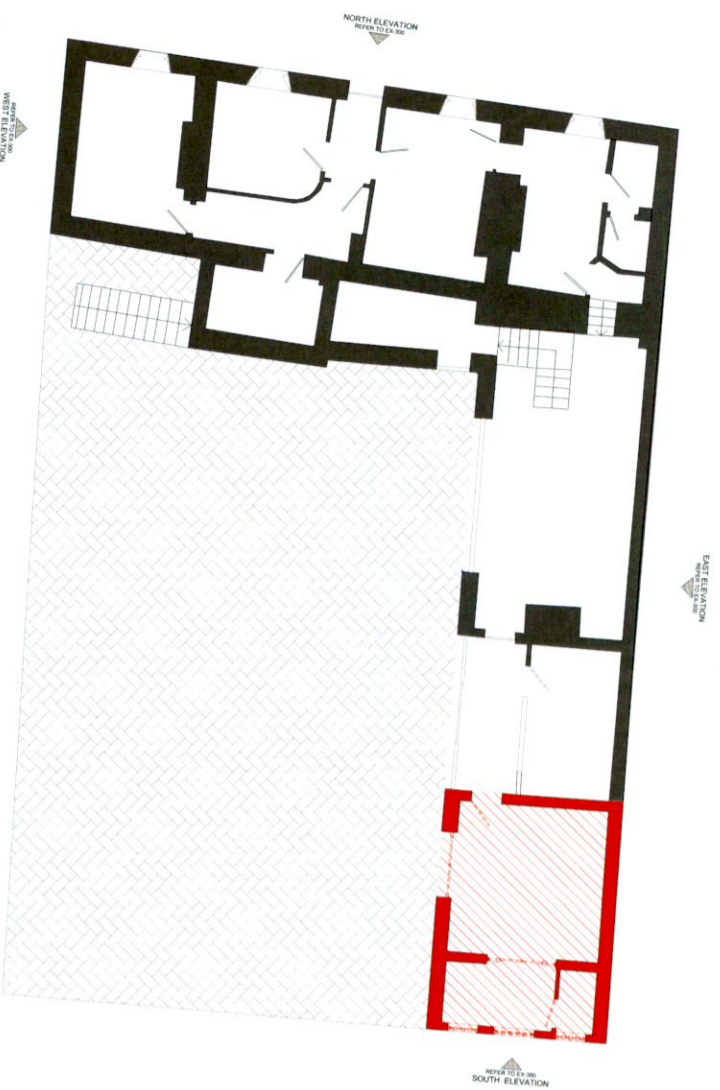
- Building A - Ground Floor Area - 191.7 m²
- Area to be Demolished - 28.8 m²
 - Building B - Ground Floor Area - 62.4 m²
- Area to be Demolished - 62.4 m²
 - Building C - Ground Floor Area - 29.2 m²
- Area to be Demolished - 29.2 m²
 - Building D - Derelict Townhouse
- Ground Floor Area - 40 m²
- Legend:**
- Existing poor quality hedgerows to be removed & reinstated
 - Existing hedgerows to be retained
 - Existing poor quality trees to be removed
 - Existing trees to be retained
 - Existing buildings/walls to be demolished

Section 2 - Site
Existing Site Sections

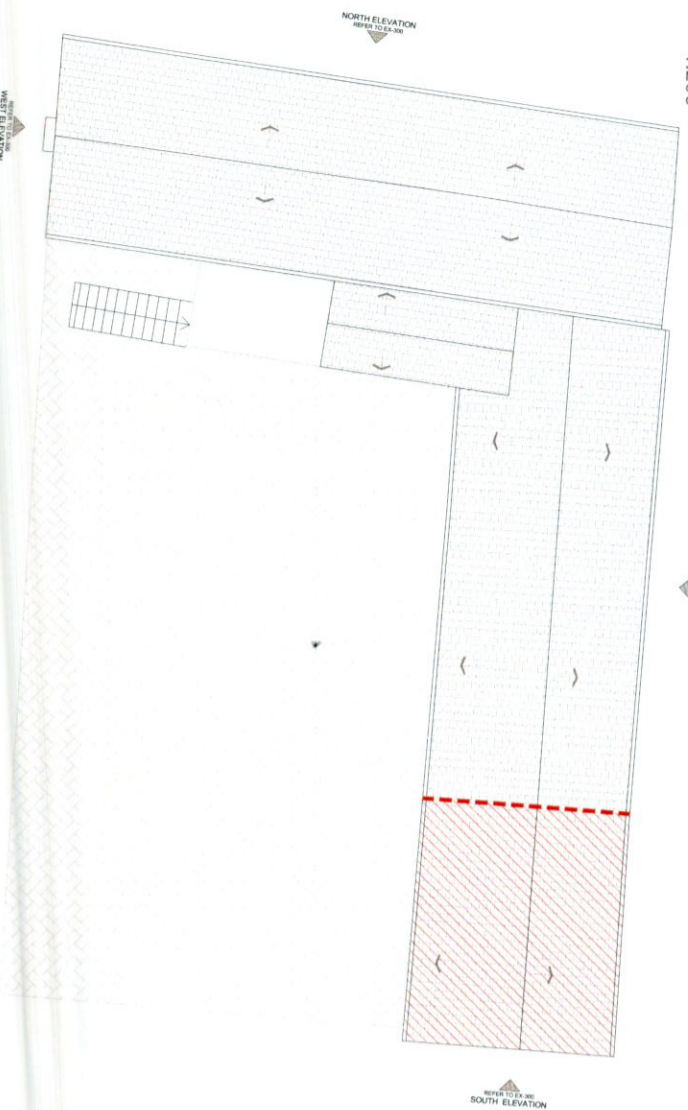


Existing Key Plan
Section 2

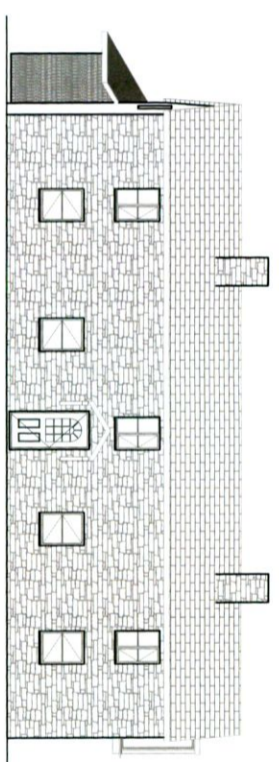
Section 2 - Site
Existing Building A



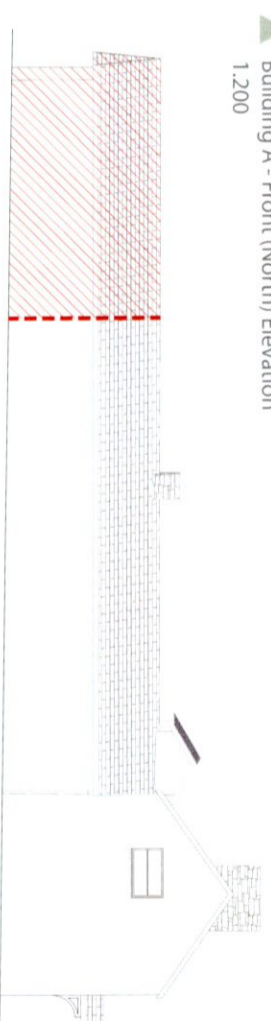
Building A - Ground Floor Plan
1:200



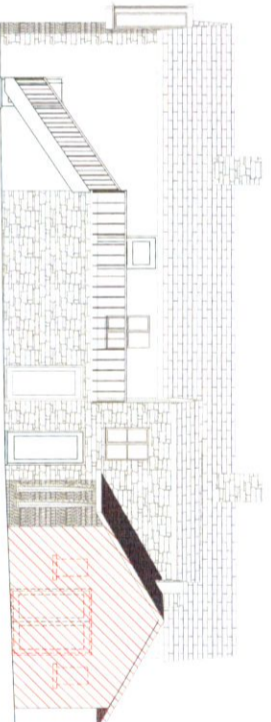
Building A - Roof Plan
1:200



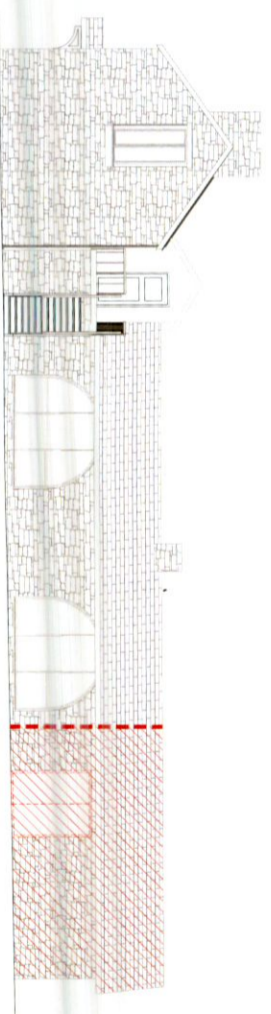
Building A - Front (North) Elevation
1:200



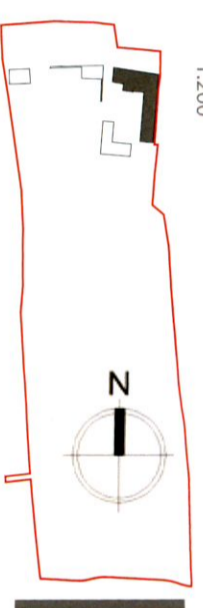
Building A - Side (East) Elevation
1:200



Building A - Rear (South) Elevation
1:200



Building A - Side (West) Elevation
1:200



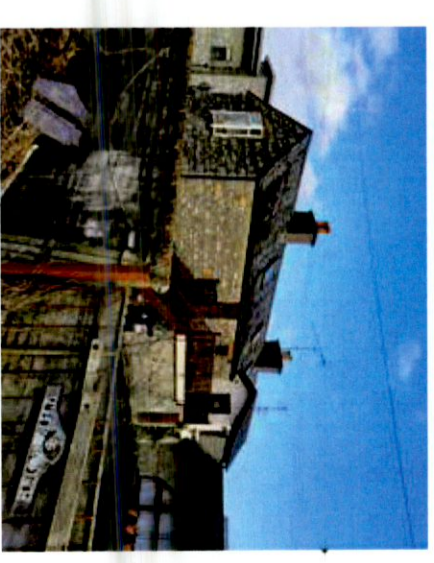
Section 2



Front of Kelly's Estate Agents

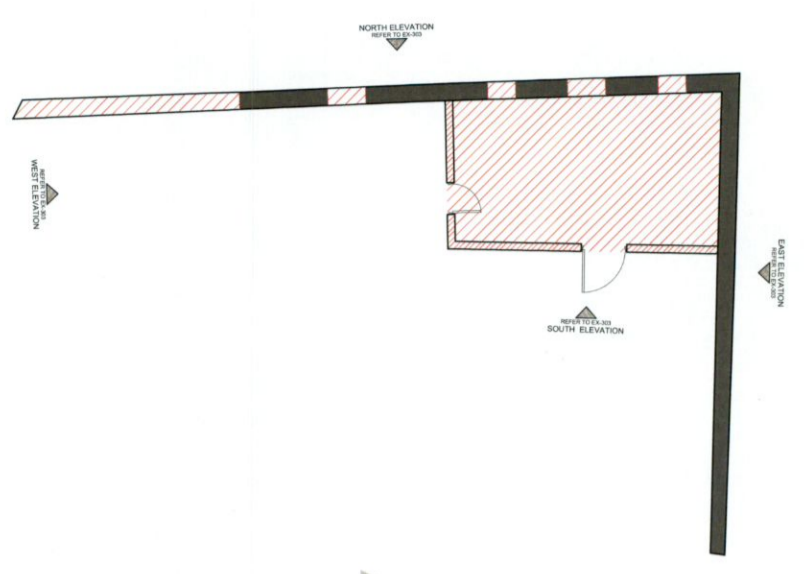


Rear of Kelly's Estate Agents



Rear of Kelly's Estate Agents

Section 2 - Site
Existing Building C



▲ Building C - Ground Floor Plan
1.200



▲ Building C - Front (North) Elevation
1.200



▲ Building C - Side (West) Elevation
1.200



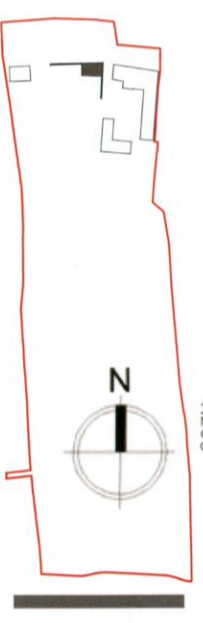
▲ Building C - Side (East) Elevation
1.200



▲ Building C - Rear (South) Elevation
1.200



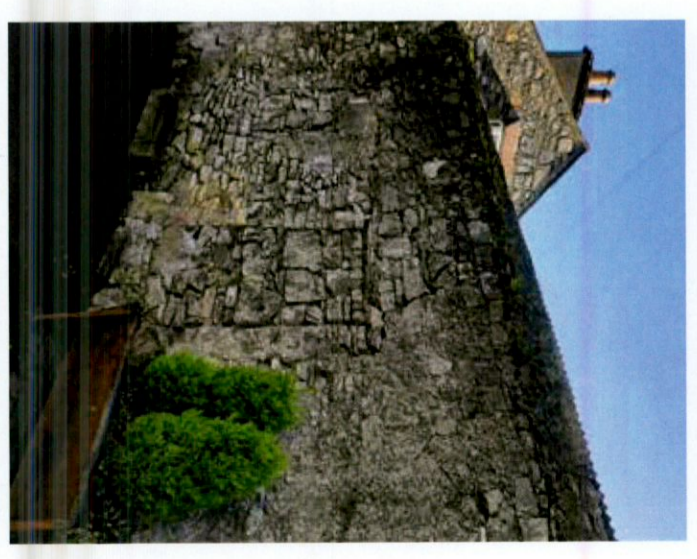
▲ Building C - Section A.A
1.200



Section 2

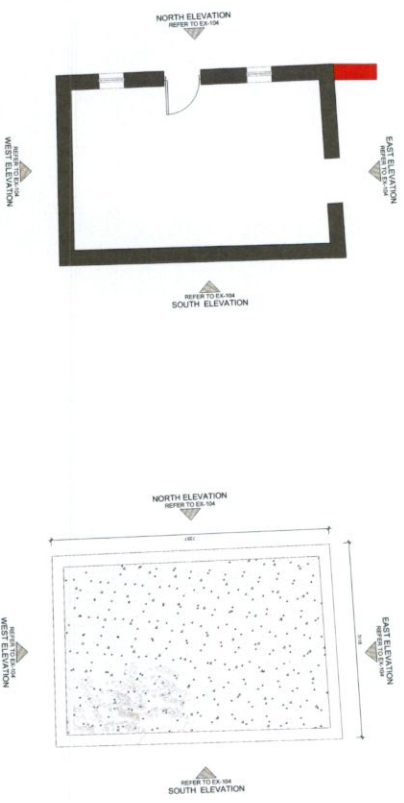


▲ View towards Building C



▲ View towards Northern wall of Building C

Section 2 - Site
Existing Building D



▲ Building D - Ground Floor Plan
1.200

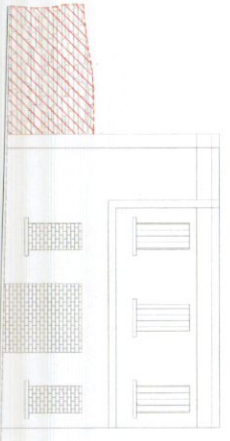
▲ Building D - Roof Plan
1.200



▲ Building D - Front View



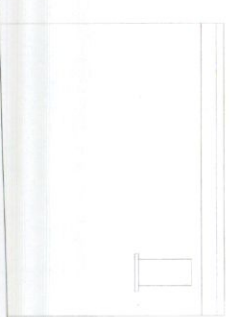
▲ Building D - Front View



▲ Building D - Front (North) Elevation
1.200



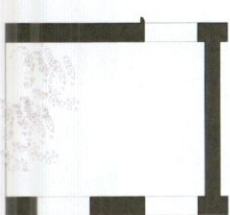
▲ Building D - Side (East) Elevation
1.200



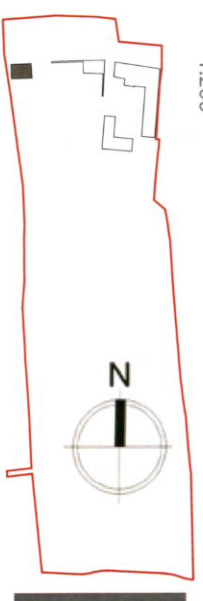
▲ Building D - Rear (South) Elevation
1.200



▲ Building D - Side (West) Elevation
1.200

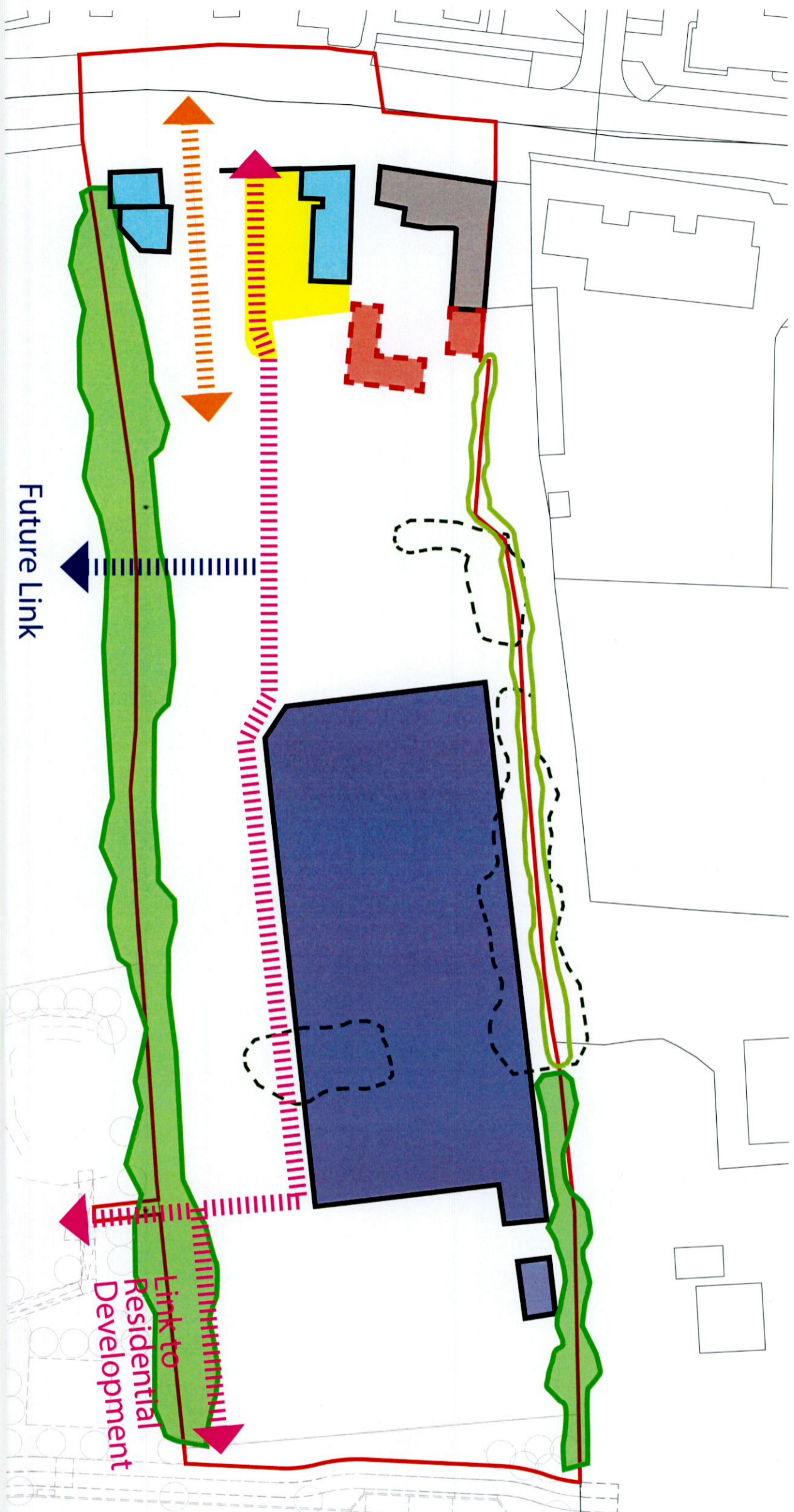


▲ Building D - Section A-A
1.200



Section 2

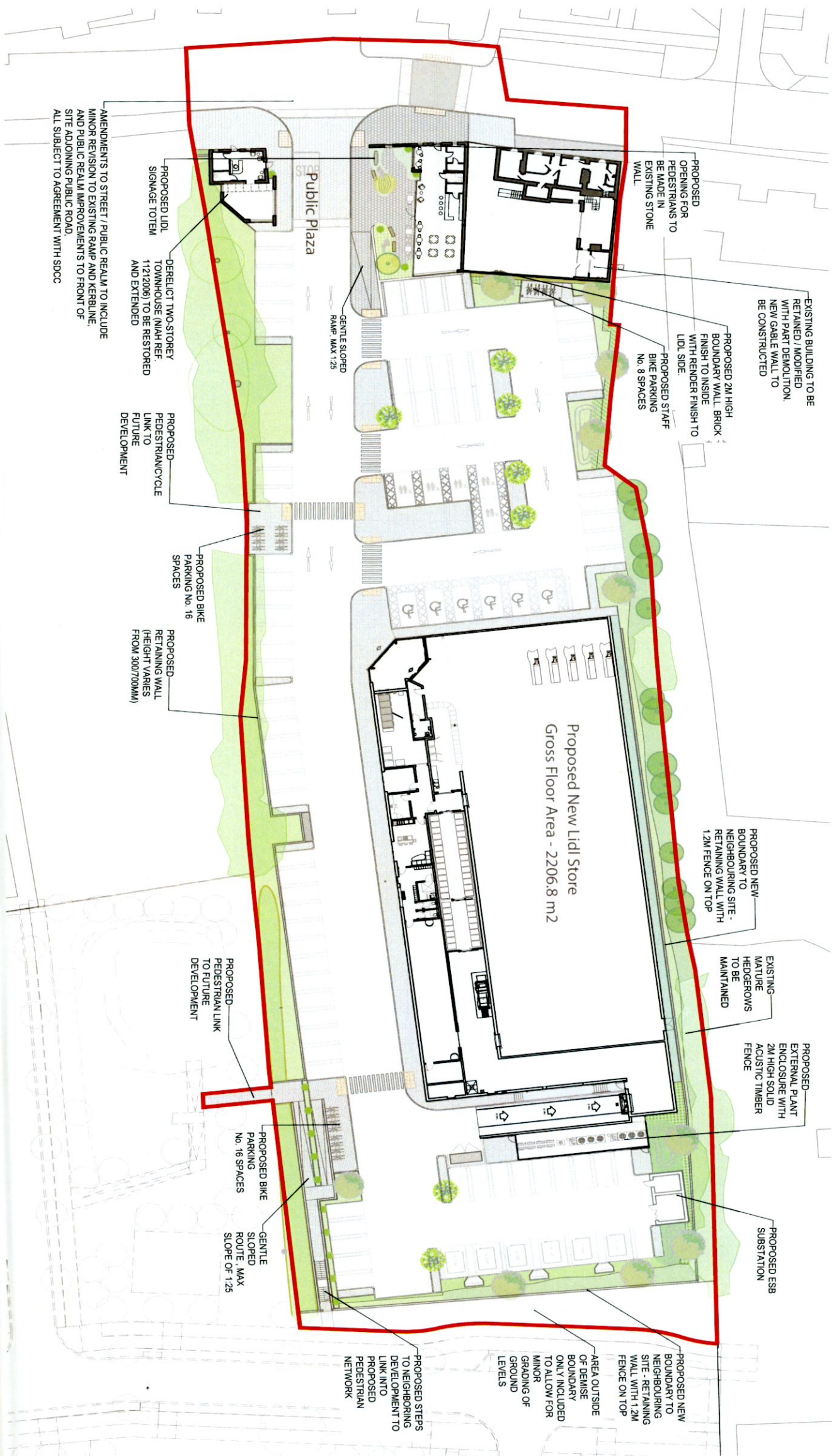
Section 3 - Proposed Strategy
Proposed Concept



- Legend
- Vehicular Entrance
 - Pedestrian / Cycle Links
 - Potential/Future Link
 - Existing hegerows to be retained
 - Existing poor quality hegerows to be removed & reinstated
 - Proposed Hedgerow to be reinstated along boundary
 - Public Plaza
 - Protected Structure
 - Existing building to be demolished
 - Proposed refurbishment of existing structure for retail purposes
 - Proposed Lidl Supermarket



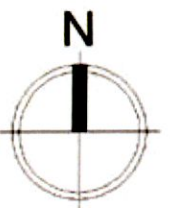
Section 3 - Proposed Strategy
Proposed Site Plan



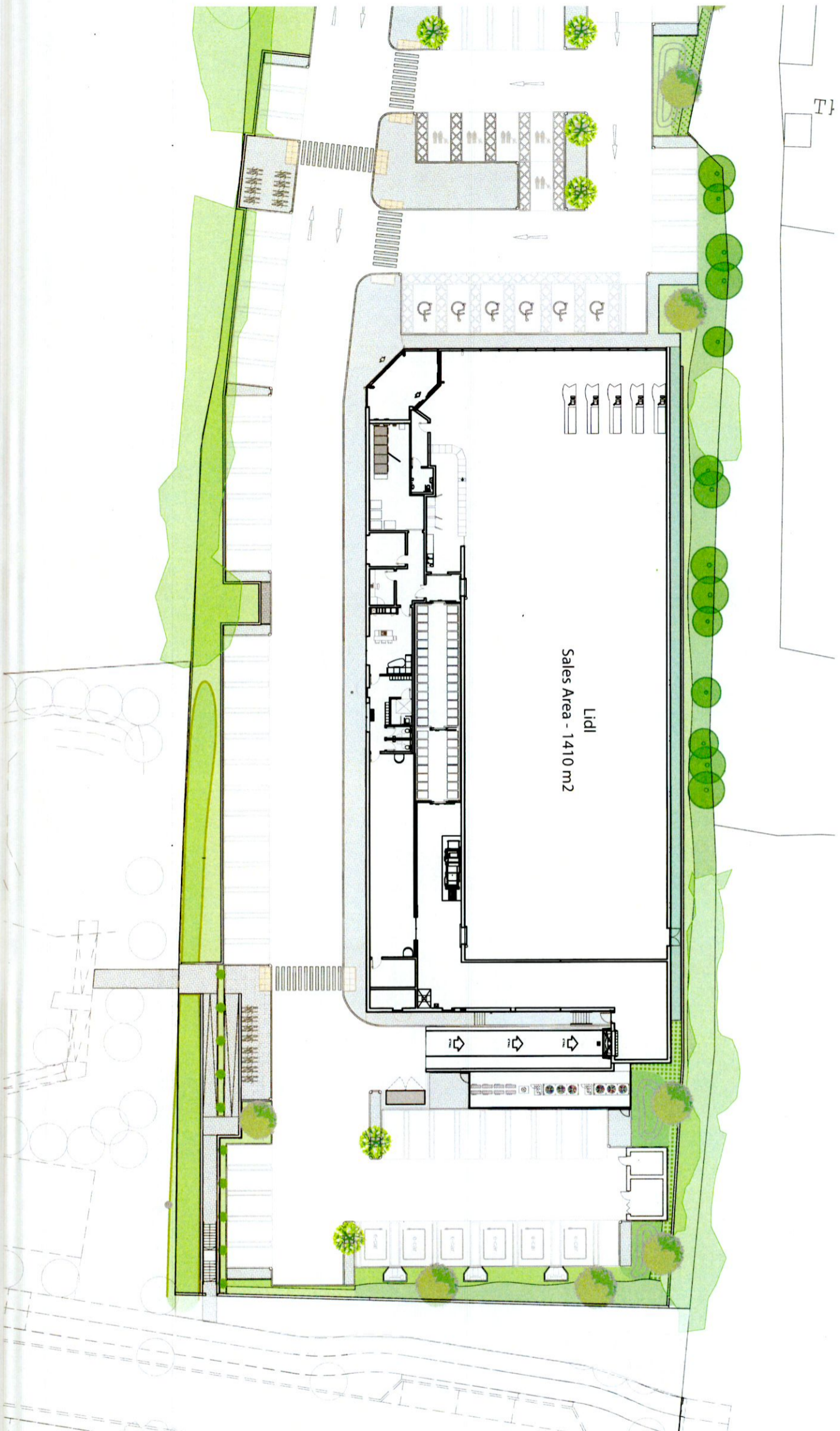
Proposed Site Plan
Not to Scale

- The proposed development aims to invite people in from the main street to the public plaza to revitalise the existing buildings and convert them to prosperous retail units.
- The Lidl store will provide an invaluable amenity to the community as there are currently no larger retail stores within the area.
- The site will also provide an important pedestrian linkage from the Town centre to the proposed Cairn Homes Residential Development.
- 93 No. Car Parking spaces including:
 - 6 No. disabled spaces
 - 5 No. parent & child spaces
 - 6 No. electrical charging points
- 40 No. Bicycle Parking
- Gross Floor Area of Units:
 - Lidl - 2206.8 m2
 - Kelly's Estate Agents - 162.9 m2
 - Proposed Cafe - 117.9 m2
 - Proposed Retail Unit - 60.7 m2
 - Total Gross Floor Area of Units - 2548.3 m2

Section 3



Section 3 - Proposed Strategy
Proposed Lidl Floor Plan



Gross Floor Area - 2,206.8 m²

Net Floor Area - 2,124.7 m²

Main Retail Area - 1,410 m²

Entrance area - 34 m²

Bakery Area - 39.3 m²

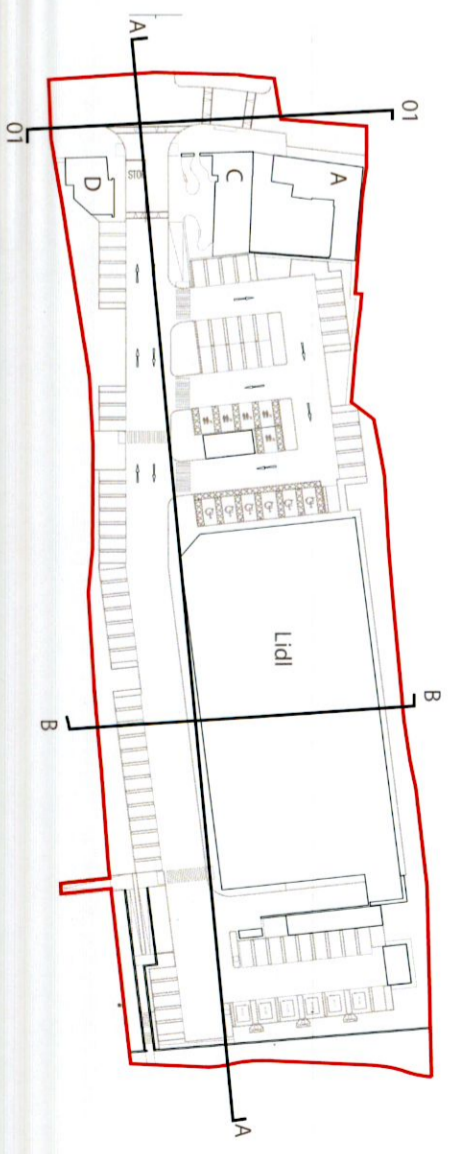
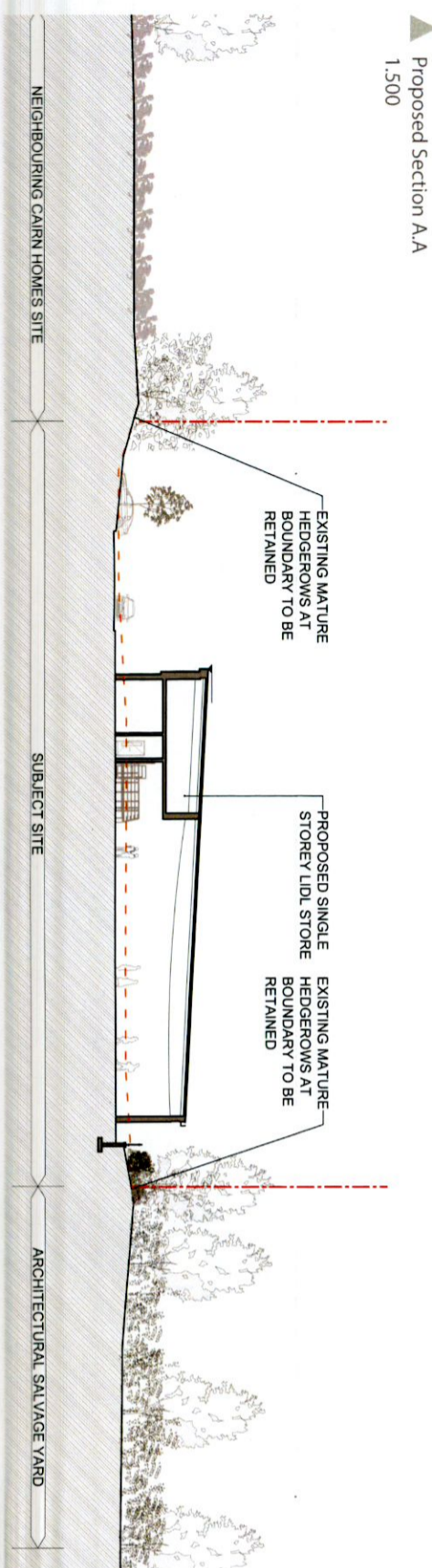
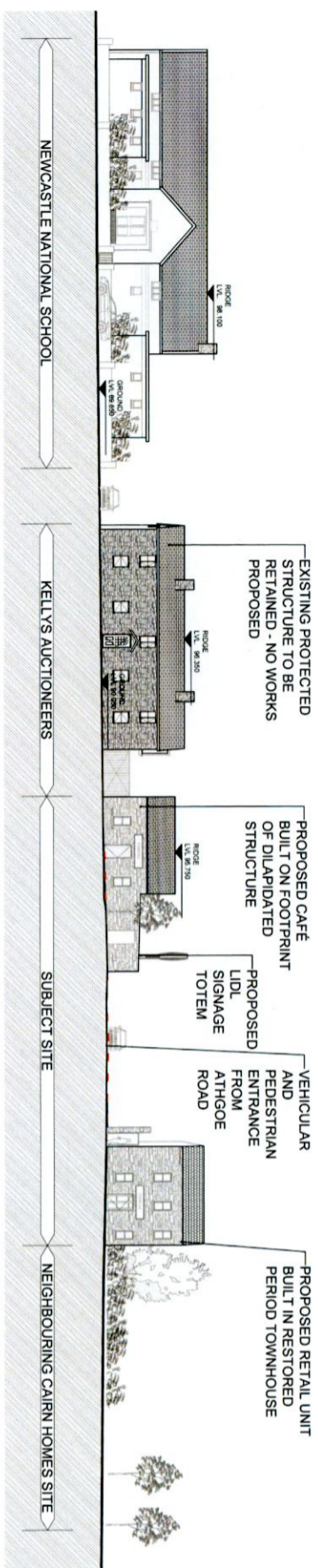
Back of House Area - 624.9 m²

▲ Proposed Lidl Floor Plan
1:500



Section 3

Section 3 - Proposed Strategy
Proposed Site Sections



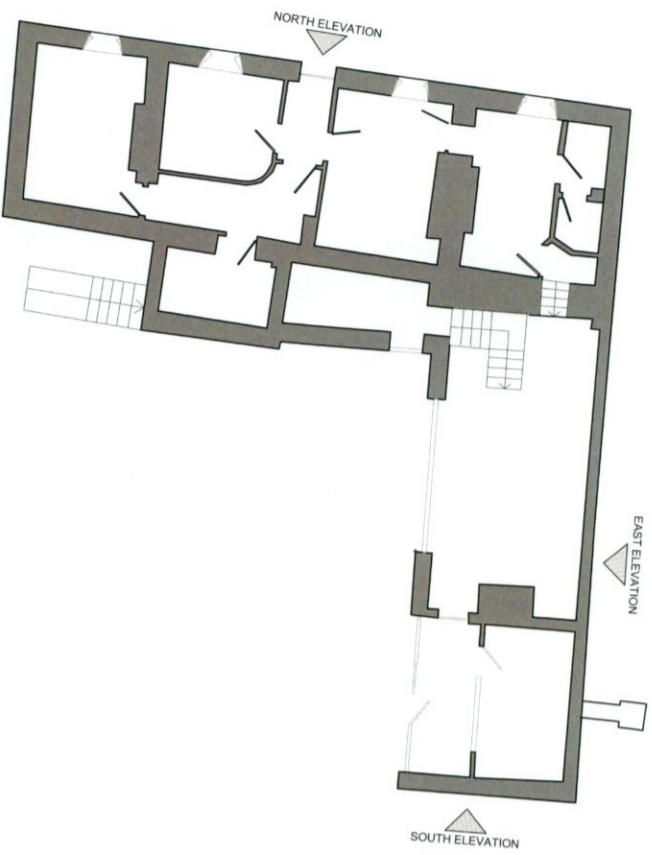
Proposed Section B,B
1,500

Proposed Key Plan

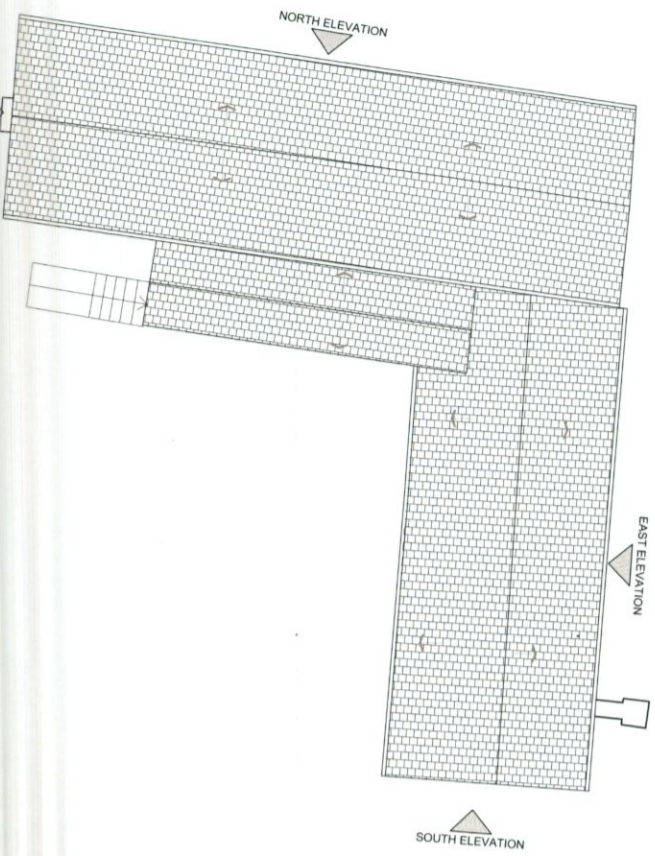


Section 3

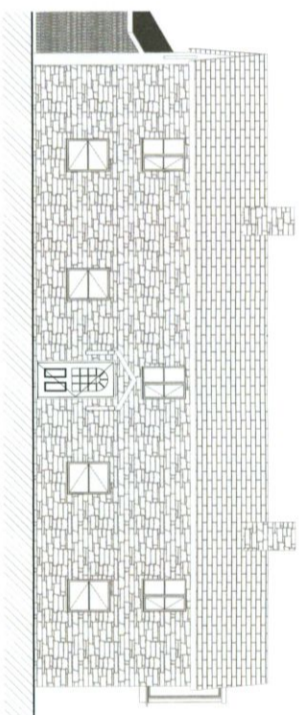
Section 3 - Proposed Strategy
Proposed Building A



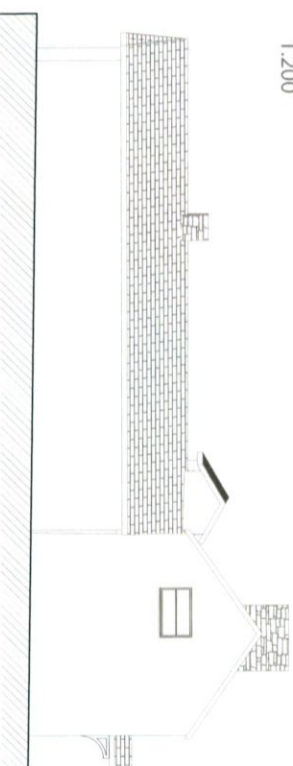
▲ Building A - Ground Floor Plan
1,200



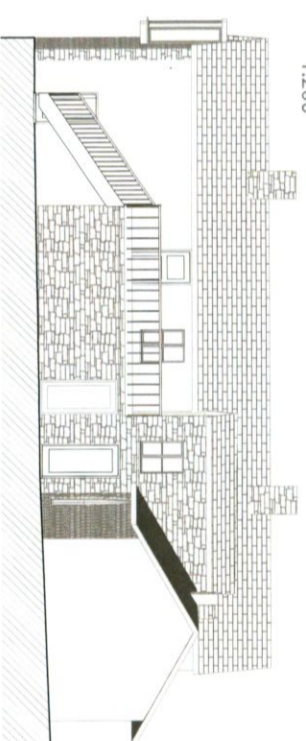
▲ Building A - Roof Plan
1,200



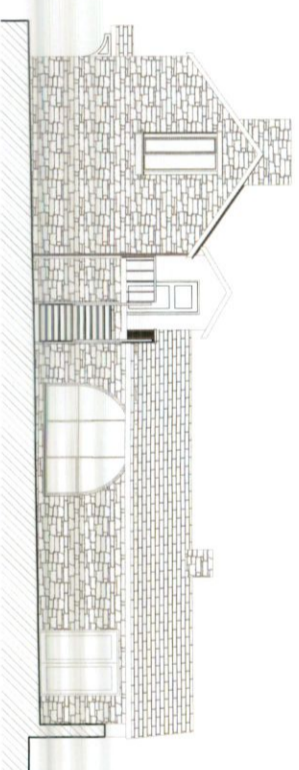
▲ Building A - Front (North) Elevation
1,200



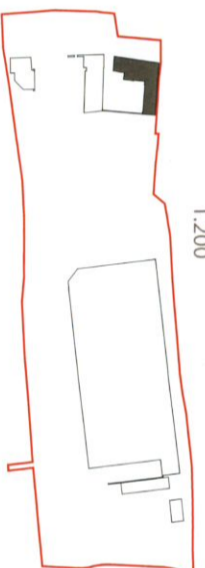
▲ Building A - Side (East) Elevation
1,200



▲ Building A - Rear (South) Elevation
1,200



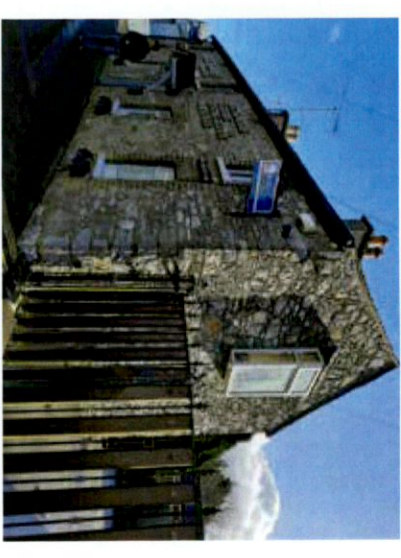
▲ Building A - Side (West) Elevation
1,200



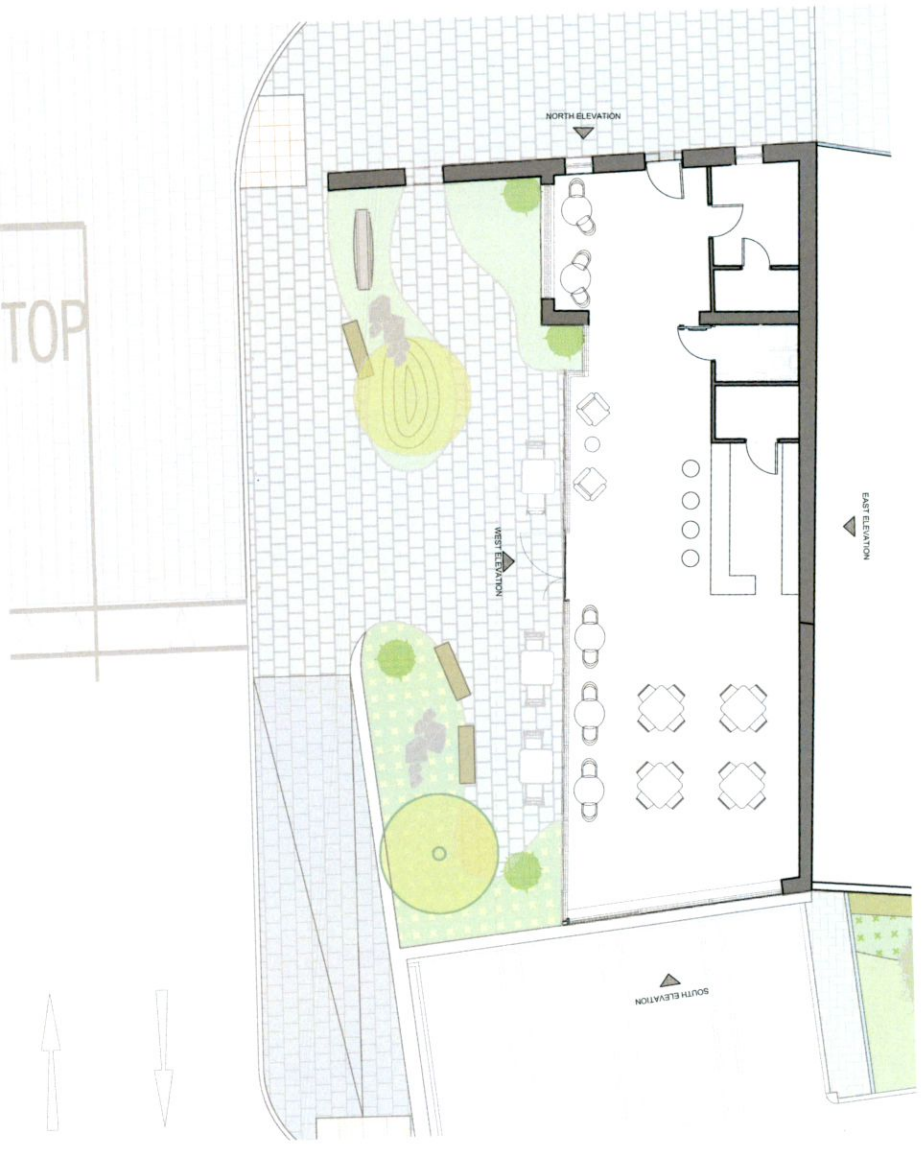
Section 3



▲ Front of Kelly's Estate Agents



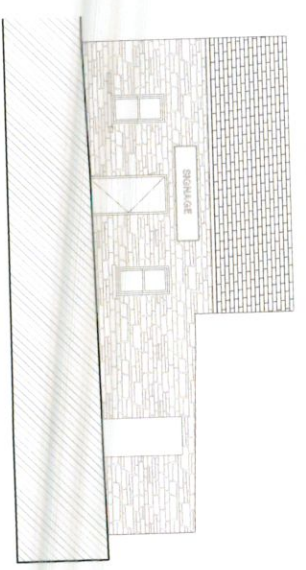
Section 3 - Proposed Strategy
Proposed Building C - Café



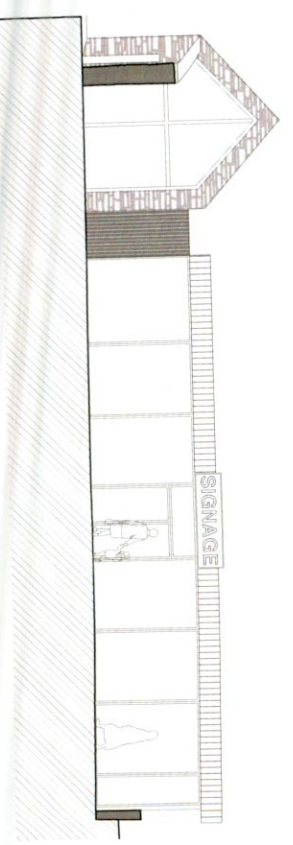
▲ Building C - Ground Floor Plan
1,200



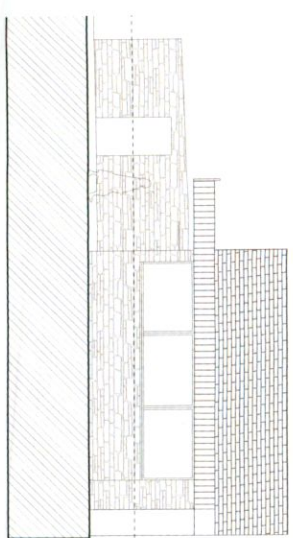
▲ 3D Visualisation of Café & Public Plaza



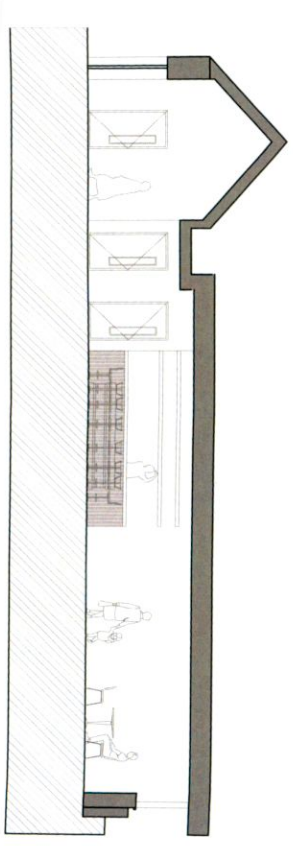
▲ Building C - Front (North) Elevation
1,200



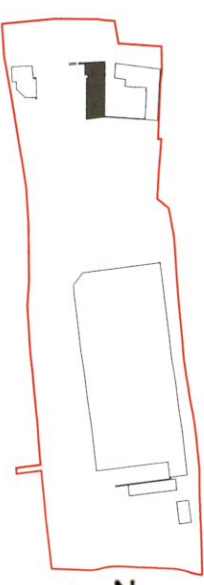
▲ Building C - Side (West) Elevation
1,200



▲ Building C - Rear (South) Elevation
1,200

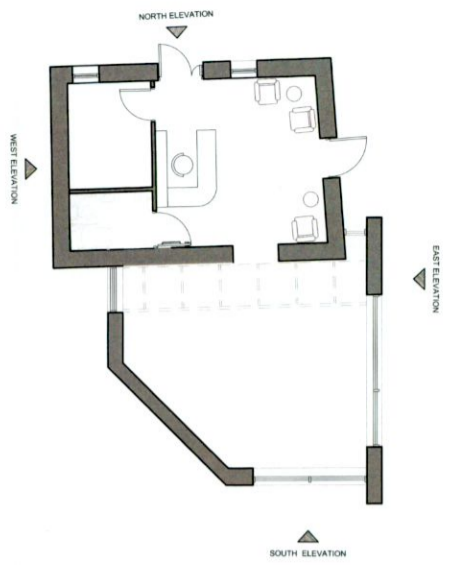


▲ Building C - Section A.A
1,200



Section 3

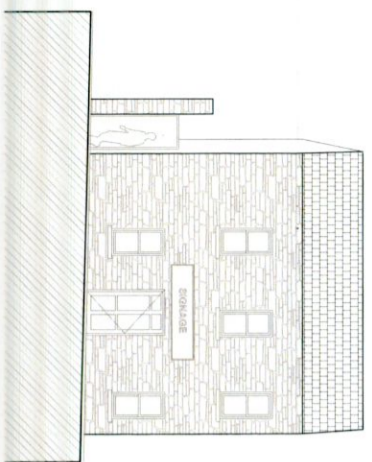
Section 3 - Proposed Strategy
Proposed Building D - Retail Unit



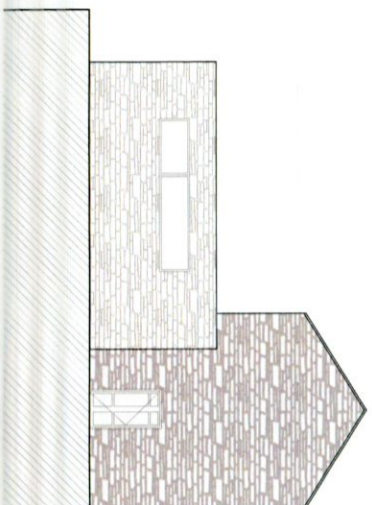
▲ Building D - Ground Floor Plan
1.200



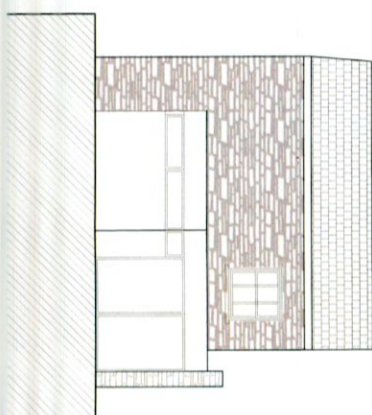
▲ 3D visualisation of Retail Unit



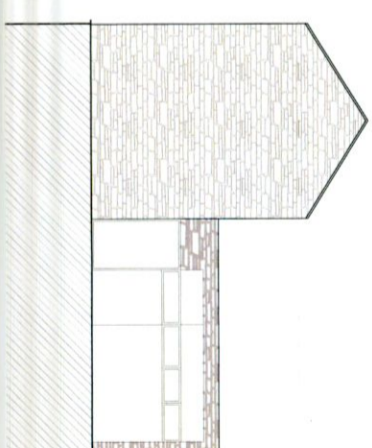
▲ Building D - Front (North) Elevation
1.200



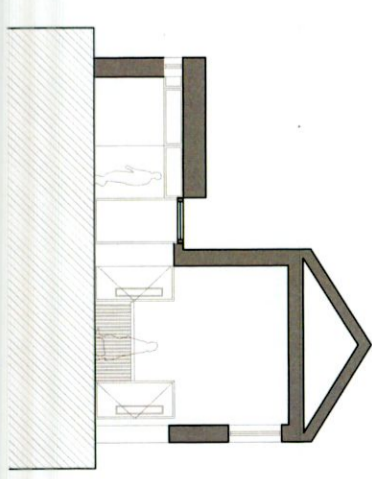
▲ Building D - Side (East) Elevation
1.200



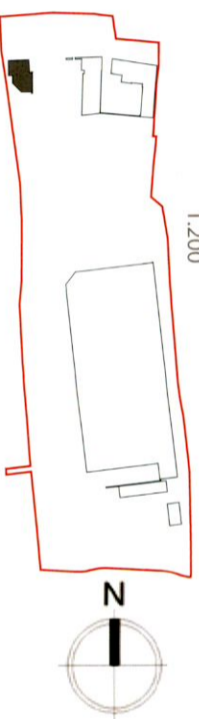
▲ Building D - Rear (South) Elevation
1.200



▲ Building D - Side (West) Elevation
1.200

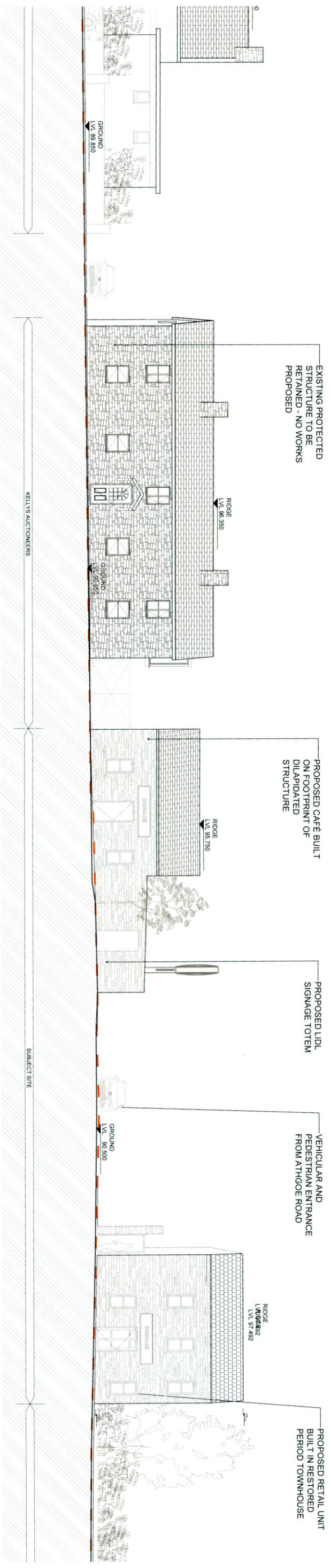


▲ Building D - Section A-A
1.200



Section 3

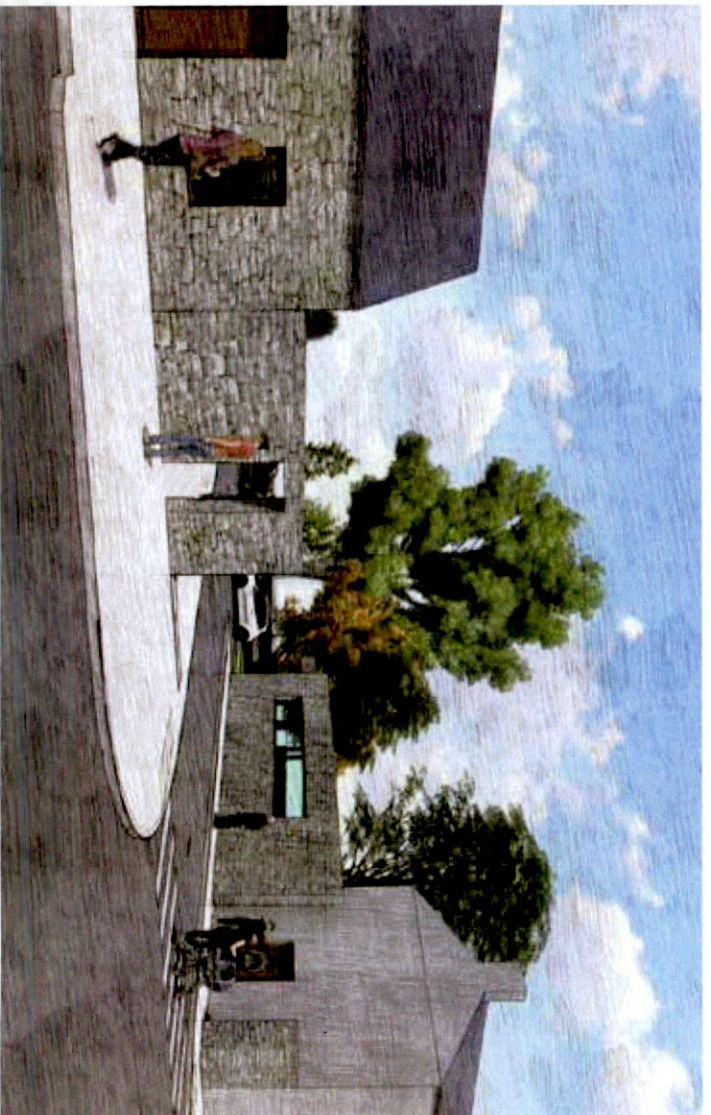
Section 3 - Proposed Strategy Proposed Street Scape



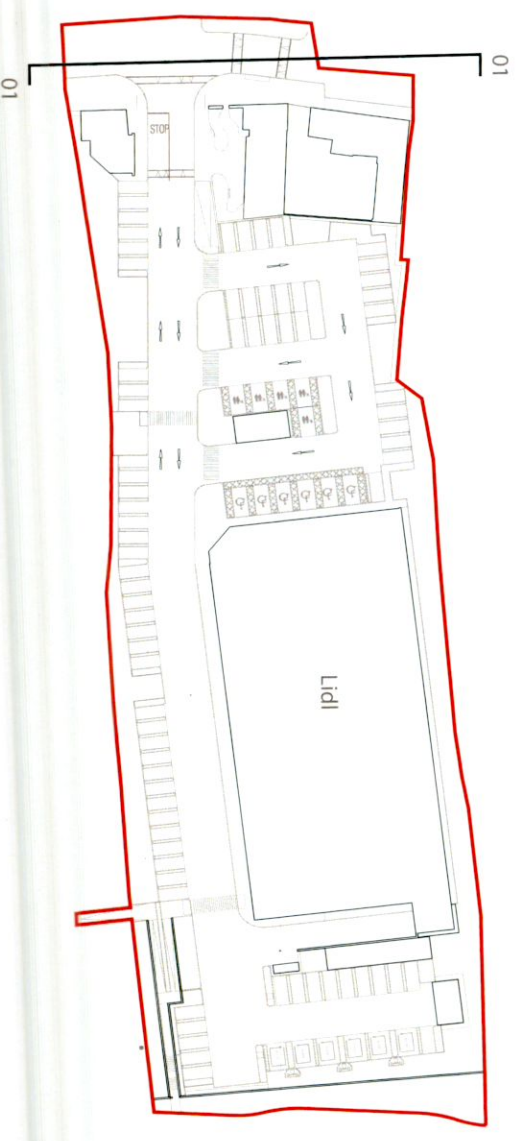
Proposed Streetscape Elevation

An important aspect of this project is to address the street scape in a sensible way. The current streetscape has a strong historical sense to it with two protected structures to the left of the site, the Newcastle National School and the Loft (presently Kelly's Auctioneers) and to the right of the site there is a National Inventory of Architectural Heritage building, with an old stone wall adjoining the Estate agents and NIAH building.

The proposal would see an opening in this stone wall for the main road entrance with a pedestrian entrance route to the side. The NIAH building would see its original windows reinstated and would become a prosperous retail facility for the area. The Estate Agents would remain untouched at the front, with minor alterations to the rear of the property. The overall scheme aims to bring a unity to the streetscape and revitalise old buildings, creating a permeable street edge.

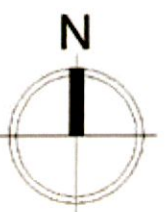


Proposed 3D Visualisation of Streetscape



Proposed Key Plan

Section 3



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