Project Design
Architects
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DESIGN STATEMENT

PROJECT:

Kilnamanagh Shopping Centre Extension

6, Mayberry Rd, Tallaght, Dublin 24

PREPARED BY:

Kenneth Byrne MRIAI

Manuel Lanza-Ennis BArch.

DATE:

18th July 2022

RIAI	Registered Architect	Architect Accredited in Conservation	PSDP Accreditation
	2022	G3	P

Architects

00. CONTENTS

01. INTRODUCTION

The purpose of this Design Statement is to illustrate the design criteria considered in response to South Dublin County Council Development Plan demonstrating the suitability of the following development consisting of:

The proposed development seeks an extension, change of use and alterations to Kilnamanagh Shopping Centre. A two storey extension is proposed along the centre's eastern elevation (Grounds floor area 1,780sqms and First Floor Area 877sqms). Change of use of the first-floor retail area (last used by Dunnes Stores as textile sales space) which will be extended and subdivided to provide for two new non-retail, service units. Unit No.1 will extend to c.1,411 sq.m for use as a Health Centre and Unit No. 2 will extend to 790sqms for use as a gym. Removal of condition 3 of PA Ref: SD06a/0095 to allow for the increased net sales area. This will allow for the increase in net comparison sales space at ground floor level. New entrance ramp and steps at the north of the extension. The southern lobby entrance into Dunnes Stores will be demolished and replaced with a new glazed lobby entrance measuring. New walkway canopy generally on the north and south elevations. New ramped access next to existing pedestrian entrance steps on Mayberry Road. Reconfigure existing entrance to Treepark Road including revised parking layout generally around the east side of the building to allow for an adjusted, one-way, system around the centre. Car parking as a result of the extension reduces from 473 spaces to 373 spaces. four electric vehicle parking spaces. Covered cycle parking. New enclosed service yard wall and gates to existing service area on the west side of the centre. New signage proposed to elevations including two Totem signs. Recladding on elevations. Additional landscaping treatment generally around the east side of the centre arising from the amendments to the car park. Landscaping works and all drainage works including SUDS measures. All other ancillary works to facilitate the development,

on proposed site on behalf of our clients Better Value Unlimited Company

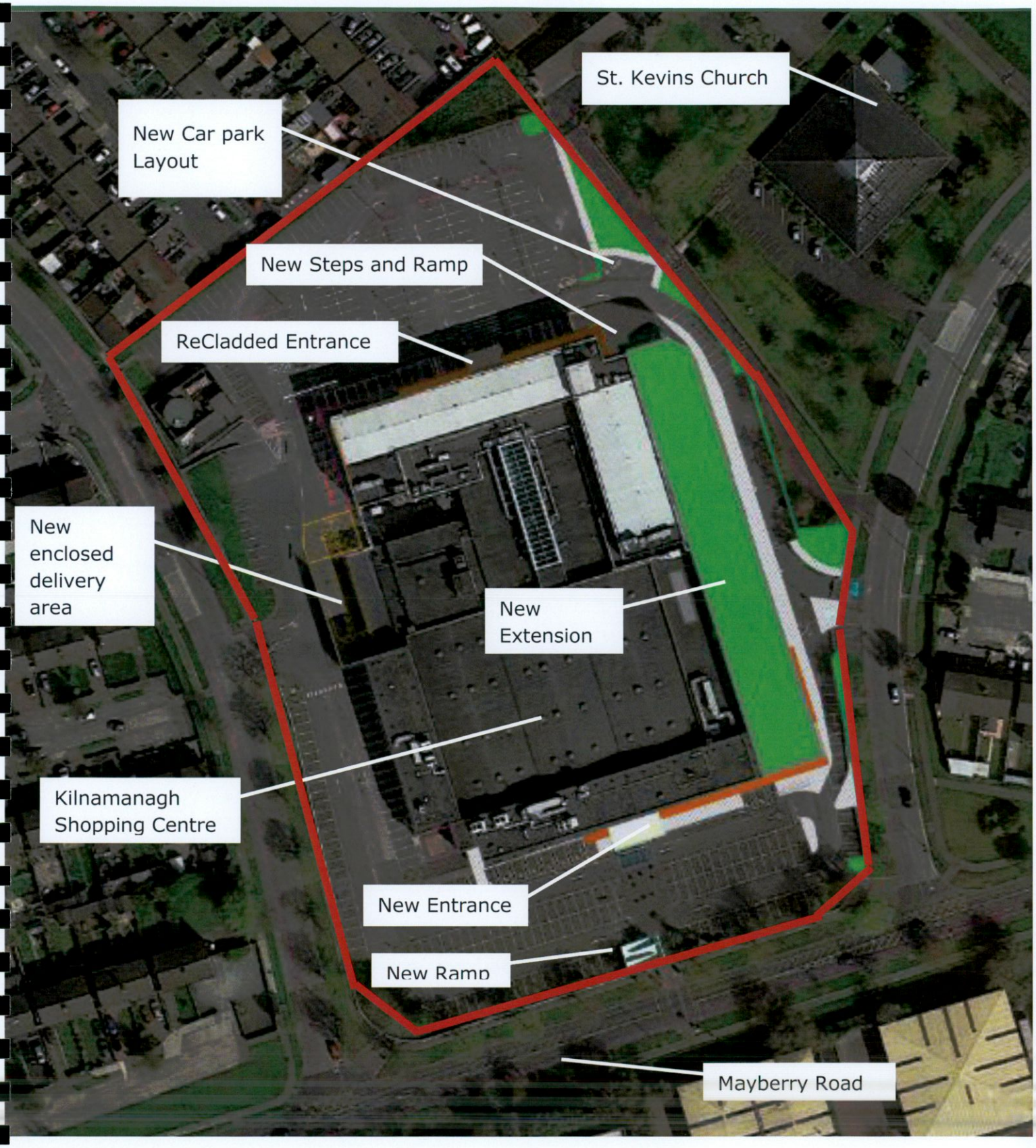
Existing Street view – Mayberry Road

02. SITE DESCRIPTION

The existing site is Kilnamanagh Shopping Centre located between Treepark road and Mayberry Road in Dublin 24. The current configuration of the Shopping centre has an Anchor use of Dunnes Stores with both grocery and textile offering on ground and first floor levels with Mall and shop units off the rear car parking area. Car parking is available front and rear of the centre with access points to East and West boundaries with pedestrian access from South boundary – Mayberry road.

Aerial Satellite image – Source: Google Earth.

03. LANDSCAPE CHARACTERISTICS



04. SITE LAYOUT & DESING

The proposed extension to the east side of the current shopping centre allows for a re-configuration of the main retail area to ground floor from its current first floor location. This allows in turn to develop the first floor areas for better use as Gym and Health Centre facility and increases the offer in terms of mixed use of the centre and more retail friendly approach for anchor tenant.

The design and layout of the proposed development to a large degree follows the internal reconfiguration of the store. It is not possible to extend the building to the west as this is the main service location. In addition, there are restrictions on convenience sales space which also sites on the west side of the store which would require substantial ground floor reorganization of the entire ground floor plate.

The movement of the textiles area from the first floor to the ground floor area also justifies the extension to the east of the store. Another design criteria of the proposed design is to open up and elevate the east elevation by introducing a substantial glazed component. This will help to integrate the building and its internal use visually into the wider community and removes the dead elevation from this entrance elevation. The introduction of ground floor display window and the upper floor windows to the Health Centre will now provide an overlooked space to the entrance.

Sample of Glazed wall with copper framing, ceramic cladding and signage

06. BUILDING DESIN

The building design concept is to provide an upgraded modern exterior to the existing centre and provide a more inclusive connection between the public and the building introducing additional uses and services for the existing centre.

Sample of Glazed wall with copper framing, ceramic cladding and signage

URBAN DESIGN REQUIREMENTS

To form a functional street network, the major routes through and to/from the site should be direct and clearly defined by role (i.e. public transport, pedestrian/ cyclist, vehicular).

The existing building has good connectivity to bus routes / Luas and the new design will enhance the use of the site for one journey. In addition the new landscaping proposed with enhance the green journey through the site from external points. New covered bicycle shelters will be provided to front and rear entrance points to encourage cycling

To promote higher levels of accessibility and legibility, the street network should be laid out in a series of compact blocks that form a grid like structure. Universal access throughout the area should be provided for pedestrian and cyclists. Vehicle access may need to be limited to discourage thorough traffic in some areas.

The main entrance use is to the east which is now limiting the traffic to flow in one direction around the building. Provision of cover secure bicycle parking will allow customers and staff cycle to work and shopping reducing the number of car journeys to the centre.

The Design Manual for Urban Roads and Streets (DMURS) provides for a safer street environment, designed according to their 'function' and 'context' to be 'self-regulating' (i.e. passively traffic calmed).

See comprehensive surveying / report and design input from NRB traffic consultants in relation to entrance design / traffic assessment audits etc

To reduce its visual impact, and enable more efficient use of space and visitor provision, parking should be provided mainly on-street and / or in small courtyards of up to 20 spaces (low to medium density development). In higher density and / or mixed use development parking should be provided mainly in basement or well-designed multi-story structures.

Not applicable to existing Shopping centre environment.

Open space should form an accessible interconnected network designed to retain a sites natural features, protect biodiversity, provide variety, and high levels of amenity.

New design for all accessible pedestrian entrance proposed to provide a ramped access point to the main pedestrian access. All pedestrian points of access to be fully compliant with dipped footpath and rumple strips to enhance the accessibility to the site.

To promote a greater sense of place, development should be designed around major parks and squares as a focal point or feature. Incidental left over spaces are not acceptable.

Not applicable to existing Shopping centre environment.

Open space design (including parks, squares, streets and SUDS) must deliver high quality usable space within a Landscape Masterplan that defines the role of each space.

See attached landscape masterplan to the development for details on proposed upgrade works to landscaping throughout the existing development.

LAND USE AND DENSITY

More intensive land use/ higher densities should be focused around public transport interchanges and along major routes for more sustainable development patterns.

The introduction of Health Centre and Gym increases the use of the site and allows multiple uses for customers within the same journey to the centre.

A choice of residential dwellings types should be provided within each neighborhood to allow residents fulfil their 'life cycle' within the same neighborhood.

No applicable to existing Shopping centre environment.

Sample of dark ceramic cladding with copper canopy and white signage

BUILT FORM

Higher buildings should be located at appropriate locations within centres, around key destinations and along public transport routes to support more sustainable development patterns and create a more legible urban form.

Transition should be provided where new development adjoins established areas of a lower scale.

The propose extension is of similar height and form to the existing building and only the upgrade of external finishes will update the entire shopping centre on completion.

To maximize security and activity, buildings should be arranged as perimeter blocks to directly address streets and spaces and to clearly define public and private areas (without needing extensive walls and fences). External openings onto streets and space should be maximized, including building typologies on corners to provide a 'dual' frontage.

The current design and built form with 360 degree accessibility from the car park is maintained with the new design enhancing the look and feel of the current building with upgrade external finishes / additional glazed elements and feature

To create variety and promote a more legible urban structure, the architectural style, materials and finishes should be varied throughout each neighborhoods, along major routes and around other areas of interest (such as open spaces). To maintain the architectural integrity of the development service boxes, bin stores and other utilities should be architecturally integrated into the design of buildings.

No applicable to existing Shopping centre environment.

Sample of dark ceramic cladding with copper canopy and white signage

Irish Water / Drainage

ORS have liaised with Irish Water in relation to the proposed water supply and wastewater connection for the development. It is proposed that the extension will use the existing connection to the public water supply and foul sewer network to supply the development.
A pre-connection enquiry was lodged on the 1st of June 2022 with Irish Water and a confirmation of feasibility letter from Irish Water dated 13th June 2022, confirmed that a water and wastewater connections are feasible without any infrastructure upgrade.
A copy of the confirmation of feasibility letter from Irish Water is attached ORS report
Existing water, wastewater and surface water infrastructure maps in the locality of the site have been sourced from South Dublin County Council Water Services Department and are attached in ORS report
The proposed building extension will be located on an area of the site which is currently used as car parking and is impermeable. Therefore the proposed building will not increase the impermeable area on the site and in fact through use of SuDS measures including a green roof and attenuation system, the surface water management on the site will be improved as a result of the proposed extension.

An extensive green roof system is being provided on the proposed extension. This will provide ecological, aesthetic and amenity benefits and will help retain rainfall at the source and reduce the volume of runoff and attenuate peak flows. The green roof will absorb the majority of rainfall received during ordinary rainfall events and will contribute to the attenuation of flows for larger events.

Energy Report and Assessment.

A building shall be designed and constructed to ensure that the energy performance of the building is such as to limit the amount of energy required for the operation of the building and the amount of carbon dioxide (C02) emissions associated with this energy use insofar as is reasonably practicable.

Primary Energy & Heating/Cooling Generator Efficiency:

It is proposed to heat and cool the new extension with a constant volume air system delivered from a packaged air handling unit. The air handling unit will comprise both supply and return air fans and will include heat recovery [plate heat exchanger or run around coil] to pre-heat the supply air using recovered heat from the extract air. Specific fan power for both fans will not exceed 1.6 (W/l/s).

The primary heat generator will be an electrically driven air to water heat-pump with full invertor technology for independent and simultaneous cooling and heating. The system will be complete with a controls package in accordance with Section 1.4.2.6 Table 4 Part L 2021.

Low Energy LED lighting:

One of the largest energy consumers within a building is lighting. Retail area lighting for the new extension will comprise good quality high efficiency LED lighting system c\w an automatic switching system.

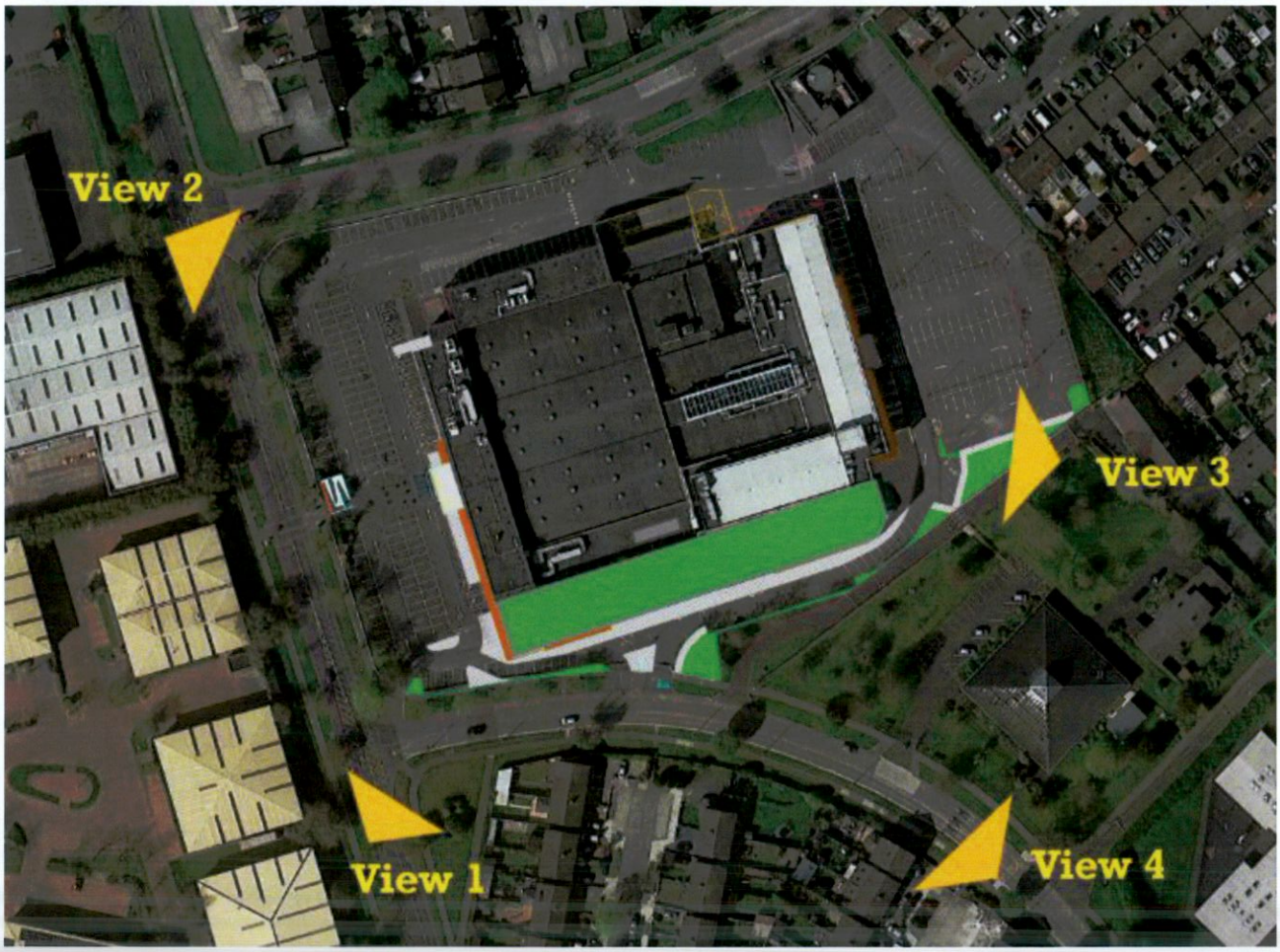
Low Energy Electronically Controlled Primary Pumps:

We propose to select primary circulation pumps (where required) with electronically controlled motors based on permanent magnet and compact stator technology. They will continually adjust operation to meet changes within the system demand.

It is proposed to provide 4No. EV charging spaces in the locations as indicated on PDA drawing DS-69-PL-09 with infrastructure being provided for a further 11 future EV charging spaces.

See attached report on energy by T5 consulting engineers outlining principle of design for Part L

Comparison Existing-Proposed Intervention



Satellite View with views location points

07. CONCLUSION

To summarize, Kilnamanagh Shopping Centre located between Treepark road and Mayberry Road in Dublin 24, currently Anchor use of Dunnes Stores with both grocery and textile offering on ground and first floor levels with Mall and shop units off the rear car parking area. Car parking is available front and rear of the centre with access points to east and west boundaries with pedestrian access from south boundary – Mayberry road.

We have incorporated site elements to improve the accessibility to the building, pedestrian access from Mayberry road will include a ramp, all other pedestrian access points to include fully compliant with dipped footpaths and rumble strips. We also include the provision of cover secure bicycle parking will allow customers and staff cycle to work and shopping reducing the number of car journeys to the centre.

The design and layout of the proposed extension to the east of the development to a large degree follows the internal reconfiguration of the whole store, moving the textiles area from the first floor to the ground floor area, allowing to develop the first floor areas Gym and Health Centre facility.

Another design criteria of the proposed design is to open up and elevate the east elevation by introducing a substantial glazed component. This will help to integrate the building and its internal use visually into the wider community and removes the dead elevation from this entrance elevation. The introduction of ground floor display window and the upper floor windows to the Health Centre will now provide an overlooked space to the entrance.

Nevertheless, on attention to sustainability an extensive green roof system is being provided on the proposed extension, providing ecological, aesthetic and amenity benefits and will absorb the majority of rainfall received during ordinary rainfall events and will contribute to the attenuation of flows for larger events.

It is proposed to heat and cool the new extension with a packaged air handling unit, comprise both supply and return air fans and will include heat recovery system to pre-heat the air supply using recovered heat from the extract air. The primary heat generator will be an electrically driven air to water heat-pump with full invertor technology for independent and simultaneous cooling and heating.

Finally, as the main energy consumption element on retail is lighting, for the new extension will comprise good quality high efficiency LED lighting system c\w an automatic switching system. Another element to take in consideration on power consumption are pumps, we include on oir proposal primary circulation pumps (where required) with electronically controlled motors based on permanent magnet and compact stator technology. And last but not least it is also proposed to provide 4No. EV charging spaces noted on plans.

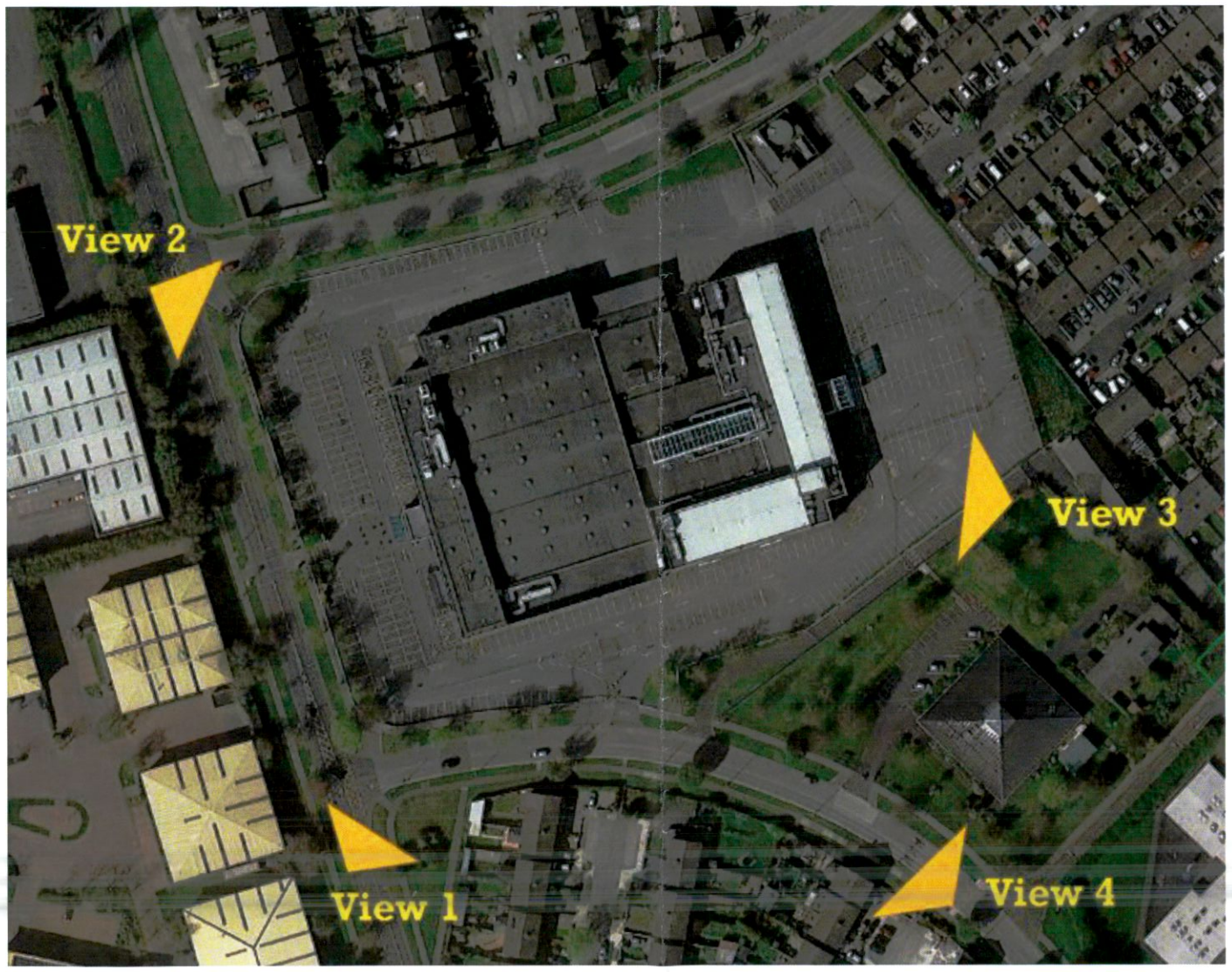
Existing External Facades

Existing External View 1

Existing External View 2

Existing External View 4

Existing External View 3



Satellite View with views location points

Proposed Street view No.1 – Mayberry Road

Existing Street view No.1 – Mayberry Road

Proposed Street view No.2 – Mayberry Road

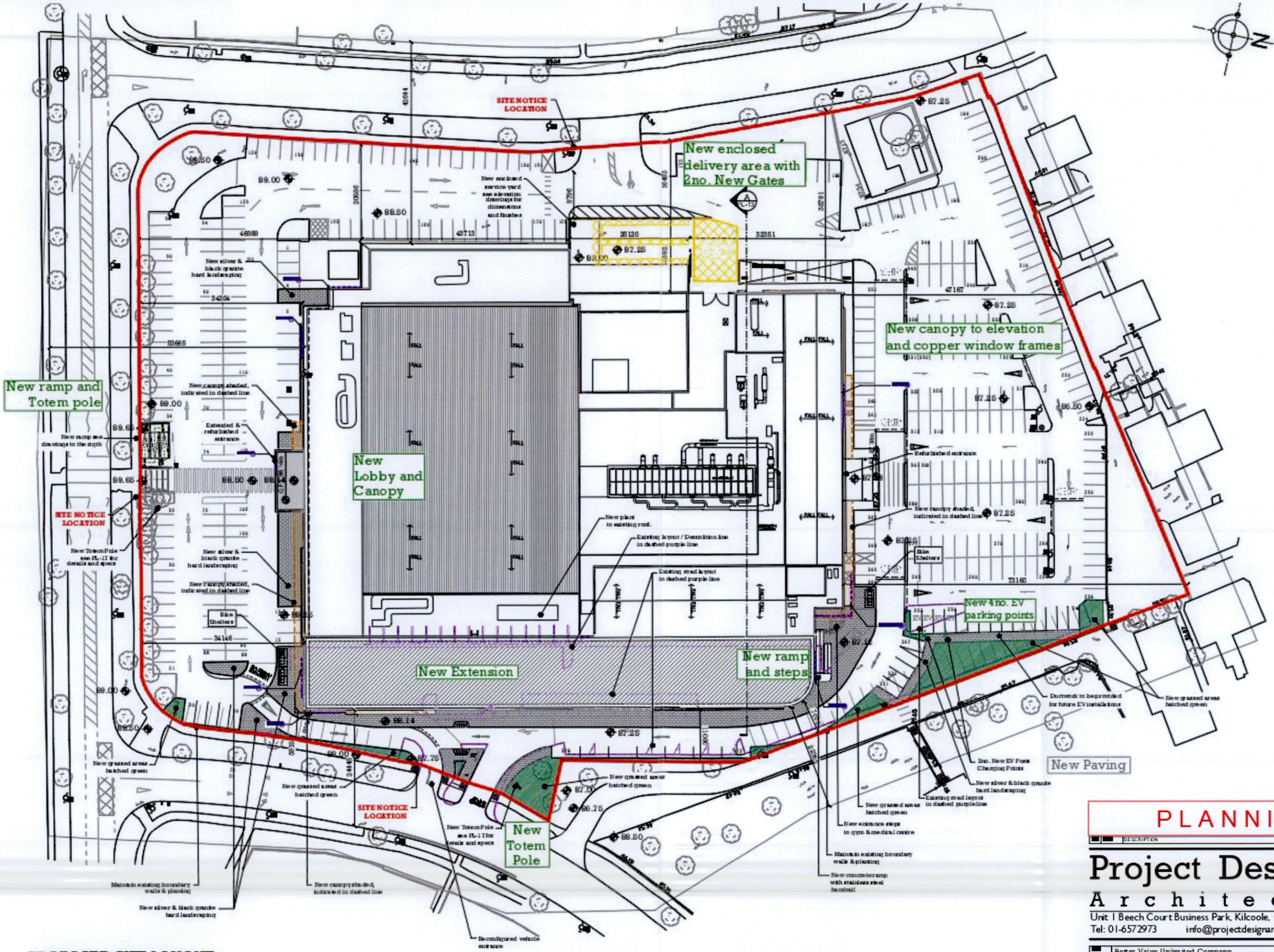
Existing Street view No.2 – Mayberry Road

Proposed Street view No.3 – Treepark Road

Existing Street view No.3 – Treepark Road

Proposed Street view No.3 – Treepark Road

Proposed Street view No.3 – Treepark Road



PROPOSED SITE LAYOUT
SCALE: 1:500 @ A1

Car Parking spaces No. 378

Bike Parking spaces No. 30

PLANNING

DESCRIPTION	

Project Design Architects
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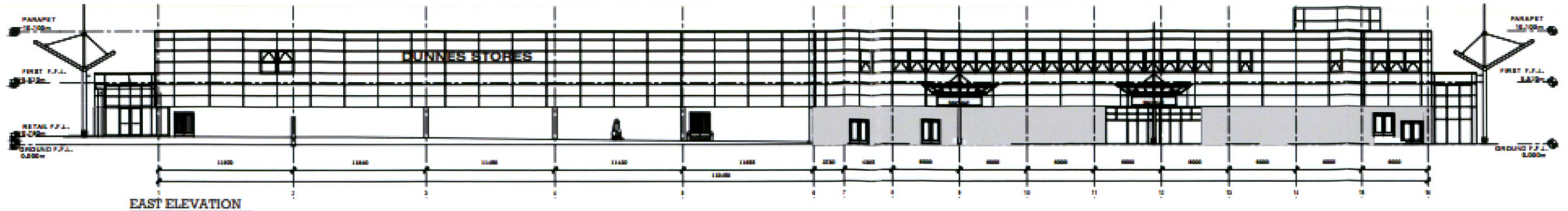
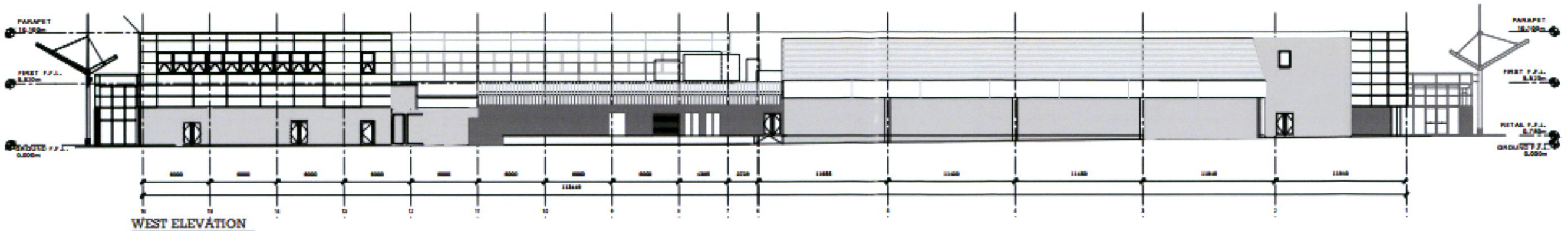
Tel: 01-6572973 info@projectdesignarchitects.com

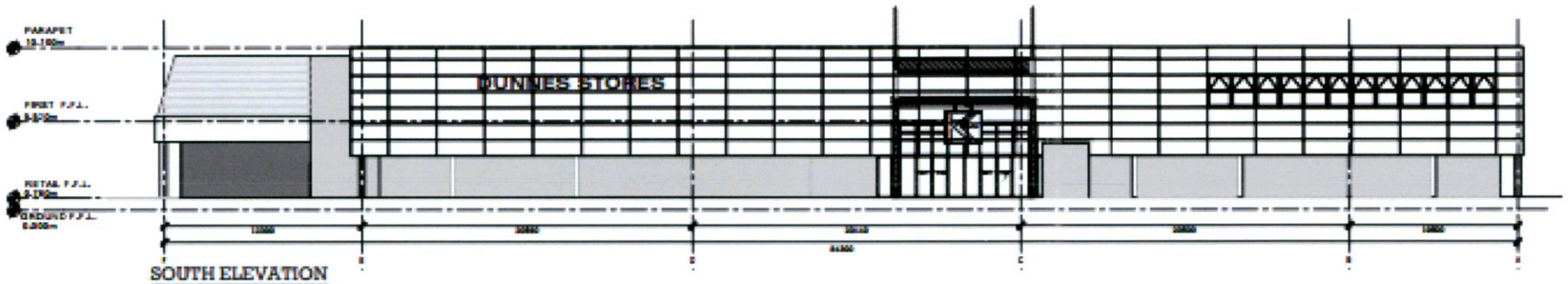
Better Value Unlimited Company	
Kilnamanagh	
Proposed Site Layout	
18.07.2022	
PDS	
1:200 @ A1	DS-69 -PL- 09 *



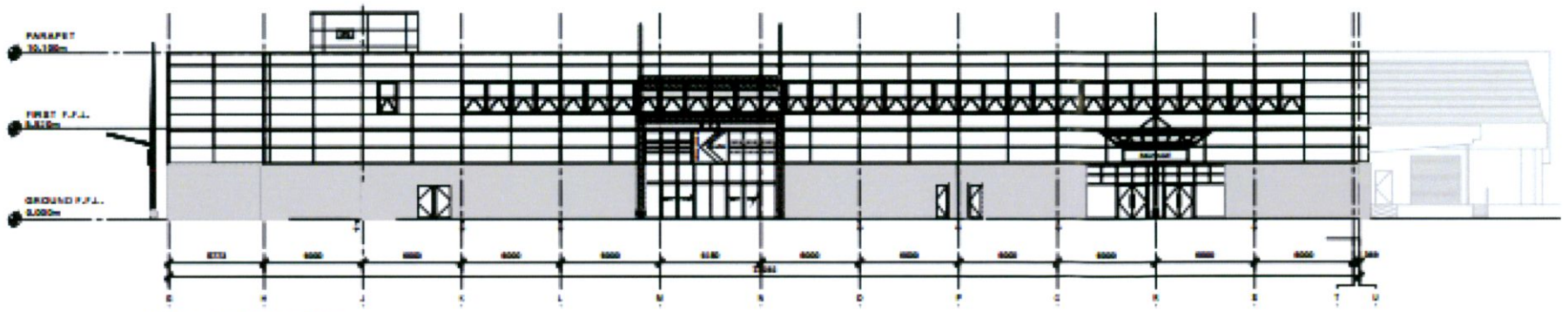
EAST ELEVATION



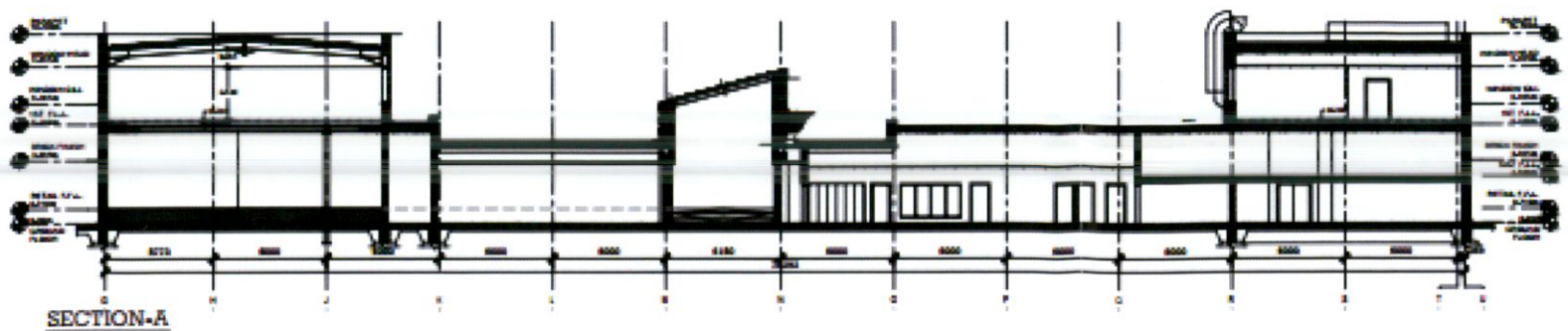
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SECTION-A

EXISTING ELEVATIONS
SCALE: 1:200 @ A1

EXISTING

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Better Value Unlimited Company
Kilmacanogh
Existing Elevations.

DS-69-EX-05 *

GROCERY STORAGE

STAFF

STAFF

MEZZANINE

FIRST FLOOR

STOCKROOM

FALL

93.07

93.08

92.65

92.66

92.67

93.87

EXISTING FIRST FLOOR PLAN
SCALE: 1:200 @ A1

EXISTING MEZZANINE FLOOR PLAN - STOCKROOM 3
SCALE: 1:200 @ A1

EXISTING

Project Design
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Client: Better Value Unlimited Company
Project: Kilmacanogh
Title: Existing Firstd Floor

DS-69-EX-03 *

GROCERY STORAGE

STAFF

STAFF

MEZZANINE

FIRST FLOOR

STOCKROOM

Change of Use

Change of Use

New Copper Framed Windows

New Copper Canopy

New Copper Canopy

NEW CLADDED ENTRANCE IN COPPER RAL 8029

RECLAD ENTRANCE IN COPPER RAL 8029

New Copper Framed Windows

New Copper Canopy

New Copper framed Glazing

New Extension

Void

New Entrance Ramp and Steps

New Copper Framed Windows

FALL

EXISTING MEZZANINE FLOOR PLAN - STOCKROOM 3
SCALE: 1:200 @ A1

PROPOSED FIRST FLOOR PLAN
SCALE: 1:200 @ A1

PLANNING

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Tel: 01-6572973 info@projectdesignarchitects.com

Better Value Unlimited Company
Kilmacough
Proposed First Floor

DS-69-PL- 011 *

New enclosed area for delivery and 2no. New Gates

Flat Roof

Canopy

Flat Roof

Flat Roof

Flat Roof

Flat Roof

Flat Roof

Flat Roof

Flat Roof

FALL

New Copper Framed Windows

New Copper Canopy

NEW CLADDED ENTRANCE IN COPPER RAL 8029

RE-CLAD ENTRANCE IN COPPER RAL 8029

Signage 24

Signage 21

Signage 25

Signage 23

Signage 26

Signage 22

Green Roof
1,420m²

New Extension

New Entrance, Ramp and Steps

New Copper framed Glazing

New Copper Framed Windows

D01 PL-12

PROPOSED ROOF PLAN
SCALE: 1:200 @ A1

D01 PROPOSED ROOF DETAIL
SCALE: 1:25 @ A1

PLANNING

Project Design Architects
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Tel: 01-6572973 info@projectdesignarchitects.com

Better Value Unlimited Company

Kilmacanogh

Proposed Roof Plan

DS-69-PL- 012 *

CHILDRENS WEAR

CHILDRENS WEAR

WOMENS WEAR

WOMENS WEAR

LINGERIE

MENSWEAR

MENSWEAR

HOMEWARE

BEDROOM

BATHROOM

CONFECTIONARY

DRINKS

DUNNES STORES

EXISTING

EXISTING GROUND FLOOR PLAN
SCALE: 1:200 @ A1

Project Design Architects
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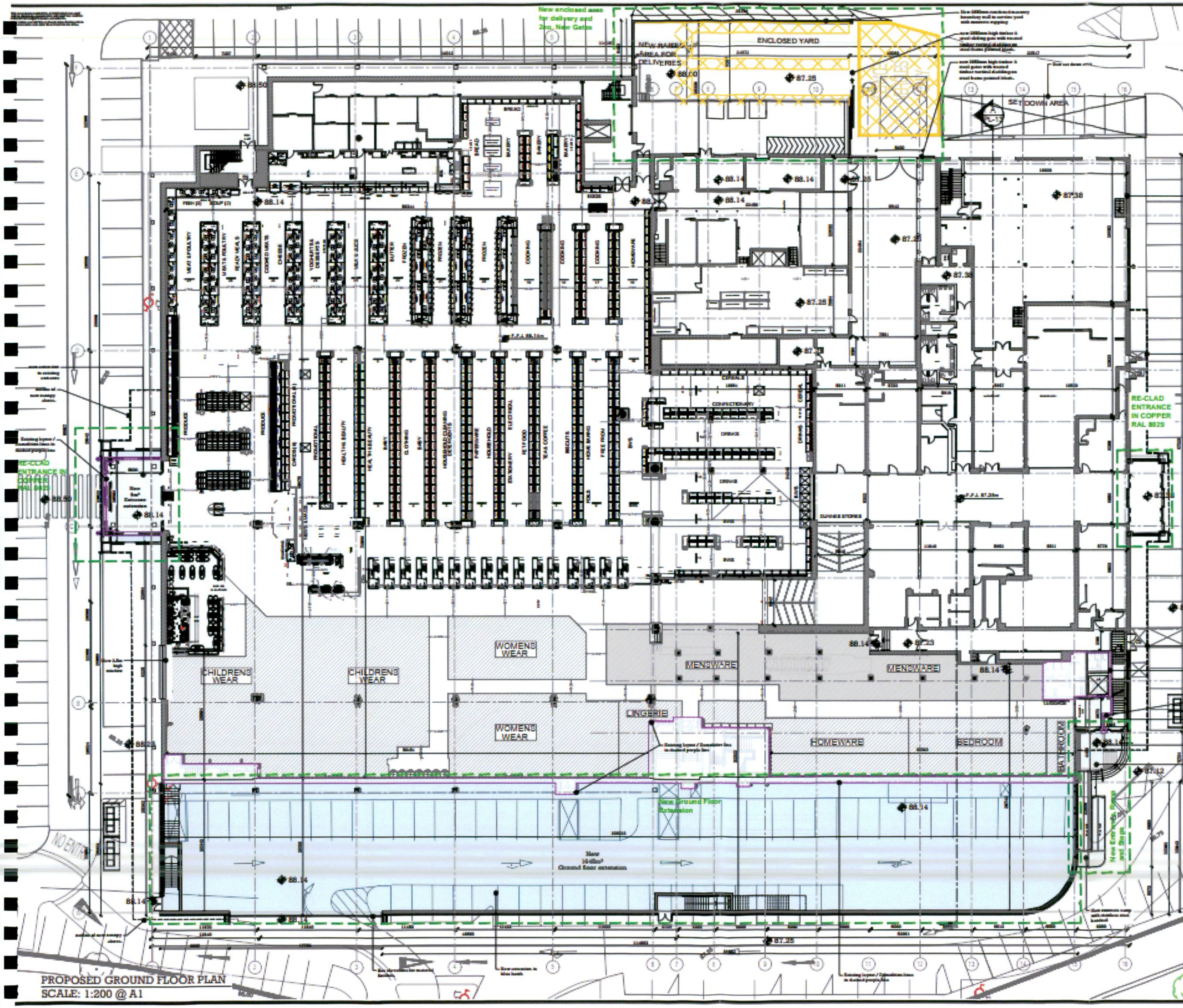
Better Value Retained Company
Kilmacanogh
Existing Ground Floor

DS-69-EX-02 *



New enclosed area for delivery and 2no. New Gates
ENCLOSED YARD
NEW RAISED AREA FOR DELIVERIES
SET DOWN AREA
RE-CLAD ENTRANCE IN COPPER RAL 8029
MEAT & POULTRY
READY MEALS
COOKED MEATS
CHEESE
YOGHURTS & DESSERTS
MILK & JUICE
BUTTER
FROZEN
BREAD
BAKERY
COOKING
HOMEWARE
PRODUCE
PROMOTIONAL
HEALTH & BEAUTY
BABY
CLOTHING
HOUSEHOLD CLEANING DETERGENTS
PAPERWARE
HOUSEHOLD
STATIONERY
ELECTRICAL
PETFOOD
TEA & COFFEE
BISCUITS
HOME BAKING
FREE FROM
CONFECTIONARY
DRINKS
CEREAL
CHILDRENS WEAR
WOMENS WEAR
MENSWARE
LINGERIE
HOMEWARE
BEDROOM
BATHROOM
New Ground Floor Extension
New Ground floor extension
New Entrance, Ramp and Steps
NO ENTRY
PROPOSED GROUND FLOOR PLAN
SCALE: 1:200 @ A1

PLANNING

Project Design Architects

Unit 1 Beech Court Business Park, Kilcoole, Co. Wicklow

Tel: 01-6572973 info@projectdesignarchitects.com

Better Value Unlimited Company

Kilmacanogh

Proposed Ground Floor

DS-69-PL- 010 *

Site Notice Location

N

87.25

89.50

89.00

88.50

87.25

A
EX-05

87.25

89.00

89.65

89.65

88.50

88.14

87.38

87.25

87.25

86.50

Site Notice Location

87.25

88.25

87.40

87.12

89.00

88.50

88.14

88.00

87.75

87.25

87.00

86.75

Site Notice Location

86.50

Car Parking spaces No. 478

EXISTING SITE LAYOUT
SCALE: 1:500 @ A1

EXISTING

REV	DATE	DESCRIPTION	DRAWN

Project Design Architects
Unit 1 Beech Court Business Park, Kilcoole, Co. Wicklow
Tel: 01-6572973 info@projectdesignarchitects.com

Client	Better Value Unlimited Company
Project	Kilnamanagh
Title	Existing Site Plan
Date	06.04.2022
Drawing No.	
Revision	
Drawn	FOS
Scale	1:500 @ A1

DS-69-EX-01 *