

# Design Statement

Proposed Development at Former McEvoy's Public House, Main Street, Newcastle Co. Dublin



**demesne**

Architects + Interior Designers  
Desmond House  
Main Street  
Maynooth  
Co. Kildare

T: +353 (0)1 610 6900

E: [info@demesne-architects.ie](mailto:info@demesne-architects.ie)

W: [www.demesne-architects.ie](http://www.demesne-architects.ie)



# Design Statement

This document is being submitted to outline Demesne Architecture's approach to the delivery of the design of this proposed development for 18 no. residential units at McEvoy's Public House, Main St, Newcastle, Co. Kildare.

The design team for the residential development includes Demesne Architects, David Mulcahy Planning Consultant, DOBA Consulting Engineers, Malones Consulting M&E Engineers, Anthony Johns Landscape Architect.

## Purpose of Urban Design Statement

The purpose of the Urban Design Statement is to support planning applications, demonstrating how the proposal contributes to the creation of place, responds to its context, contributes towards 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 12 criteria established in the Urban Design Manual: A Best Practice Guide (see table 1) will be considered throughout this document, where applicable and relevant. This approach will demonstrate how the proposal has been considered at a range of different levels, where an urban design-led approach has formed an integral part of the design process.

## Proposed Development

The proposed development is for a residential development comprising of 18 no. residential units consisting of duplexes and apartments within two and three storey blocks. Currently the site contains derelict buildings namely McEvoy's Public House.

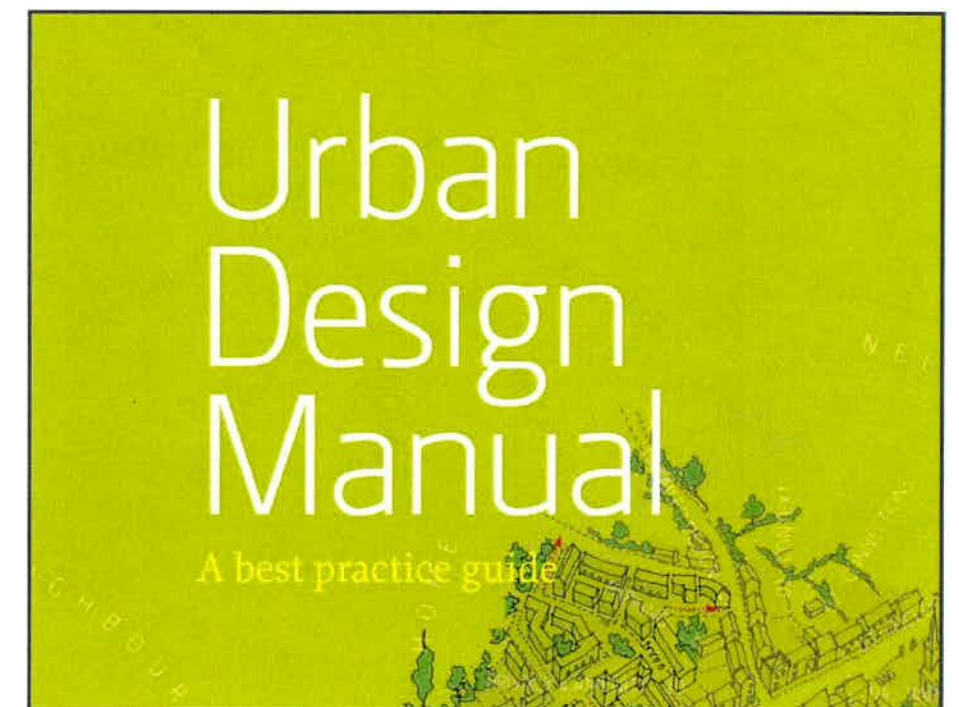
The development includes 1 to 3 bedroom units, all dual aspect and facing on to a landscaped open space. The development also includes parking for 26 No. vehicles. The existing vehicular entrance is retained, along with new vehicular exit and pedestrian access on to Main Street.

TABLE 1:

URBAN DESIGN MANUAL: A BEST PRACTICE GUIDE (2009)

### 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





# Design Statement

## General

The site is on the western edge of Newcastle, located on the corner of Hazelhatch, Athgoe and Main Street. The site is in a state of disuse and contains derelict burned out structures, namely former McEvoy's pub and a cottage.

## Planning History

Planning permission was previously refused in 2007 by An Bord Pleanála for mixed use development on the site, Ref. PL 11.220186. There is no further record of planning applications for the site.

## Location and surroundings

The site is located within an architectural conservation area and is in the vicinity of several protected structures and monuments. Recorded monuments adjacent to the site include a 13th century castle motte, St. Finian's church and a castle tower.

## Zoning

Under the 2022-2028 SDC Development Plan the site is zoned: REN "To provide for new residential communities in accordance with approved area plans".

## Local Area Plan

The Newcastle LAP dates from 2012 and is due to expire in 2022. The LAP identifies the site and surrounding sites as "settlement edge" and notes redevelopment of the public house. This is not a viable option and the current national housing shortage needs to be taken into consideration.

## Policy Context

The 2022-2028 SDC Development Plan is the principle planning policy document that informs future development. The Development Plan identifies Newcastle as a "self sustaining town", within the category of "medium sized town". The Development Plan sets out a number of policies and objectives for residential developments, including the following:

### Policy H7: Residential Design and Layout

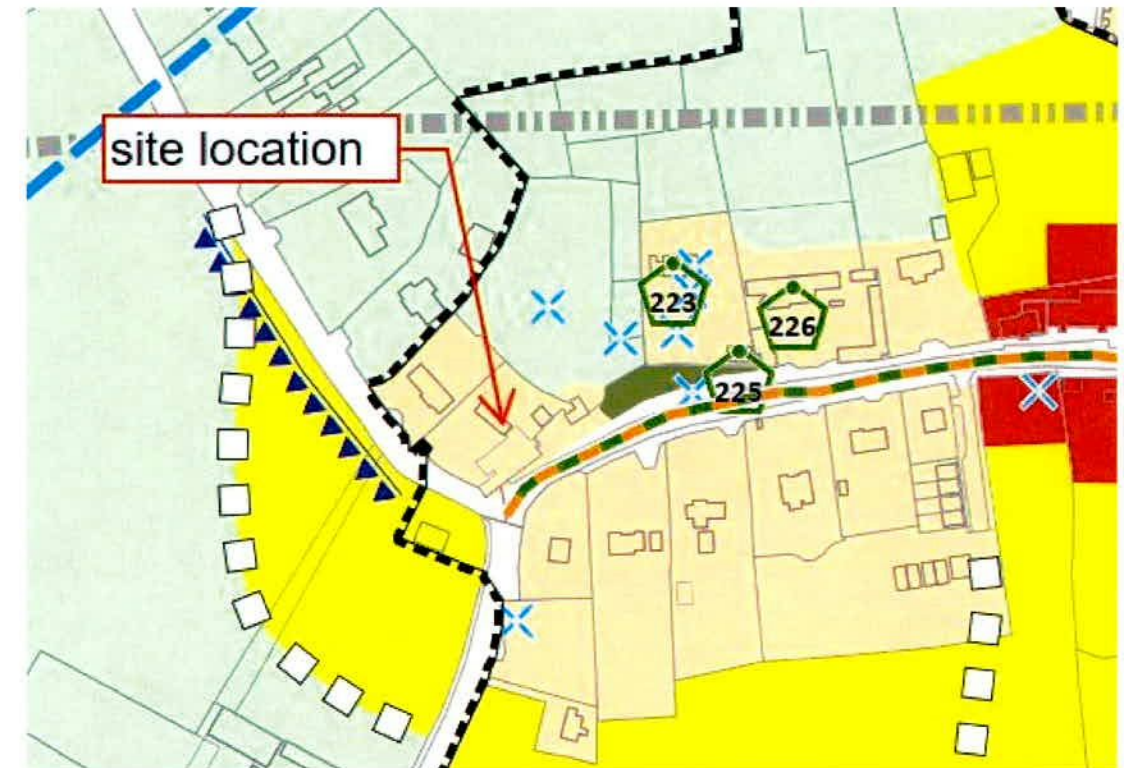
Promote high quality design and layout in new residential developments to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

### H7 Objective 1:

To promote a high quality of design and layout in new residential development and to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development in accordance with the standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and the accompanying Urban Design Manual – A Best Practice Guide and the Design Standards for New Apartments (DHLGH as updated 2020) and Chapter 13 Implementation and Monitoring.

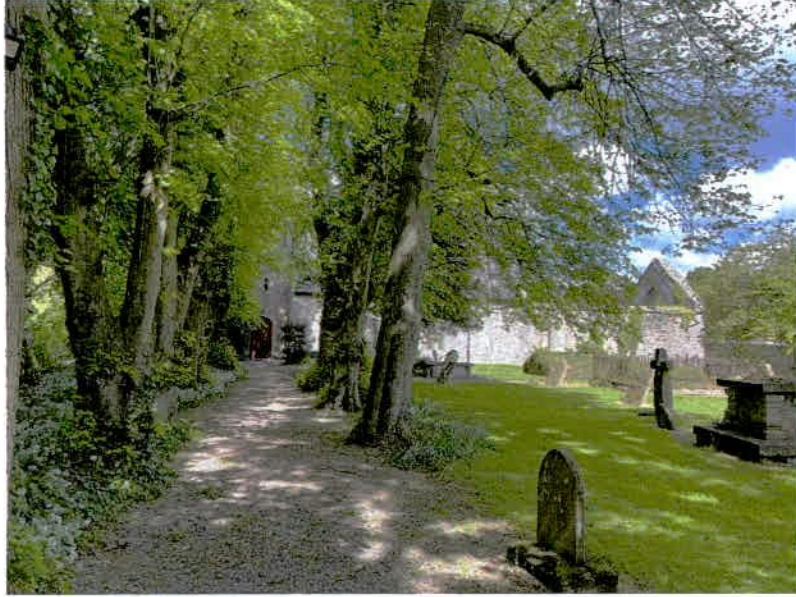
### H7 Objective 3:

To support the principle of permeability schemes that provide improved connections between housing estates and their surrounds for walking and cycling whilst taking account of anti-social behaviour, and only progressing vehicle permeability schemes where necessary.





# Design Statement



ST. FINIAN'S CHURCH OF IRELAND



DERELICT PUBLIC HOUSE



MAIN STREET



AMENITY SPACE BESIDE SITE



MAIN STREET



MARKET SQUARE



# Design Statement



DERELICT PUBLIC HOUSE AND COTTAGE



DERELICT PUBLIC HOUSE



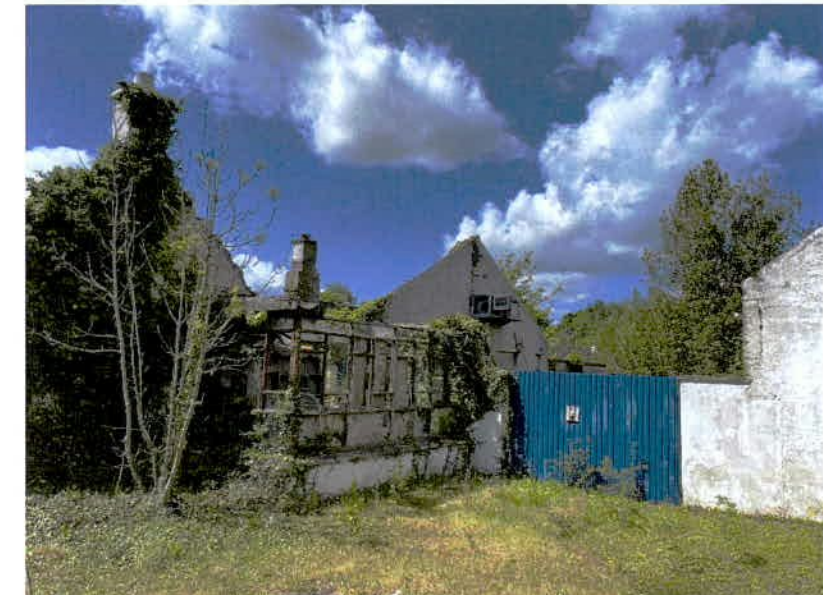
HAZELHATCH ROAD JUNCTION



DERELICT COTTAGE



ATHGOE / HAZELHATCH / MAIN STREET JUNCTION



DERELICT PUBLIC HOUSE

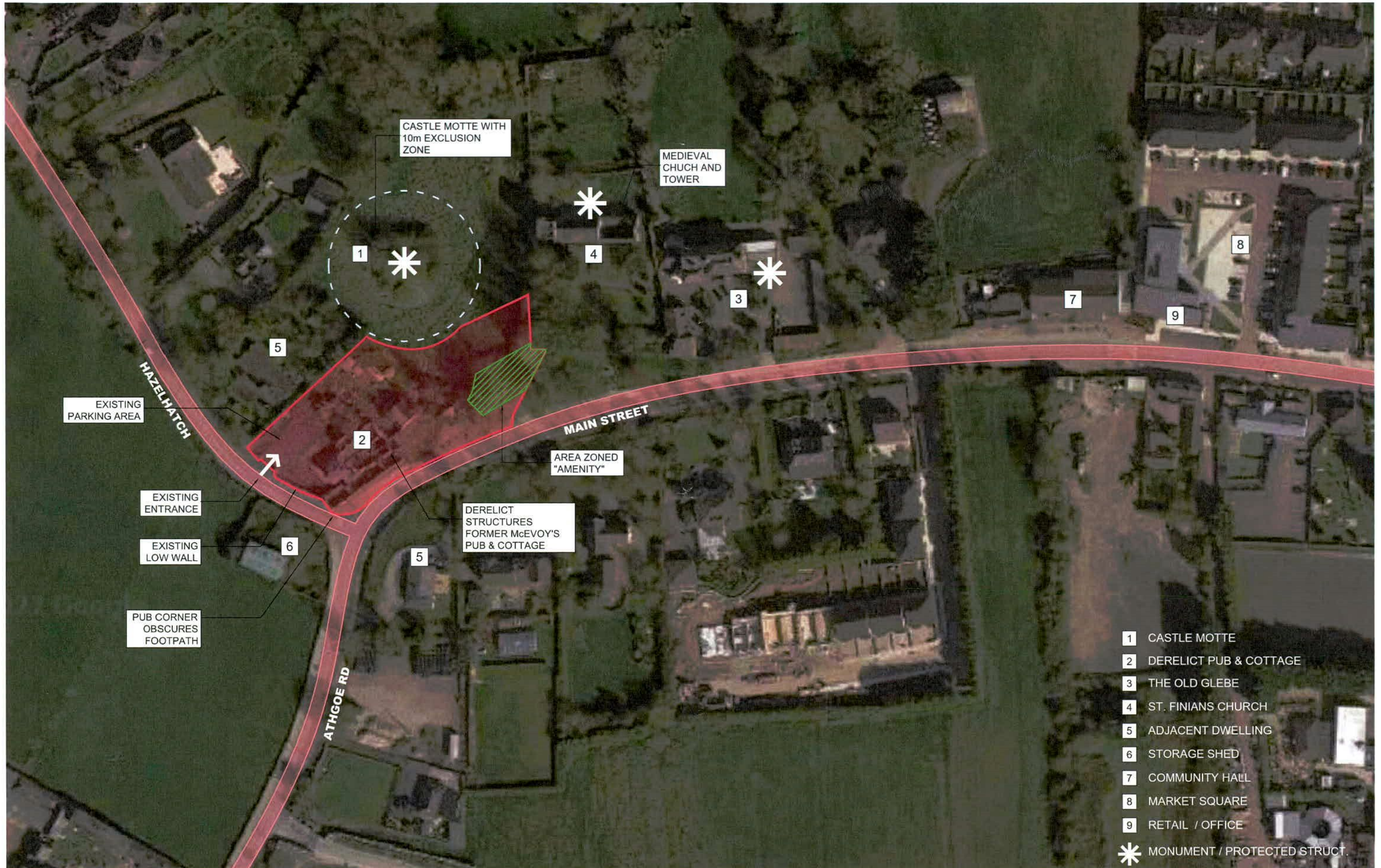


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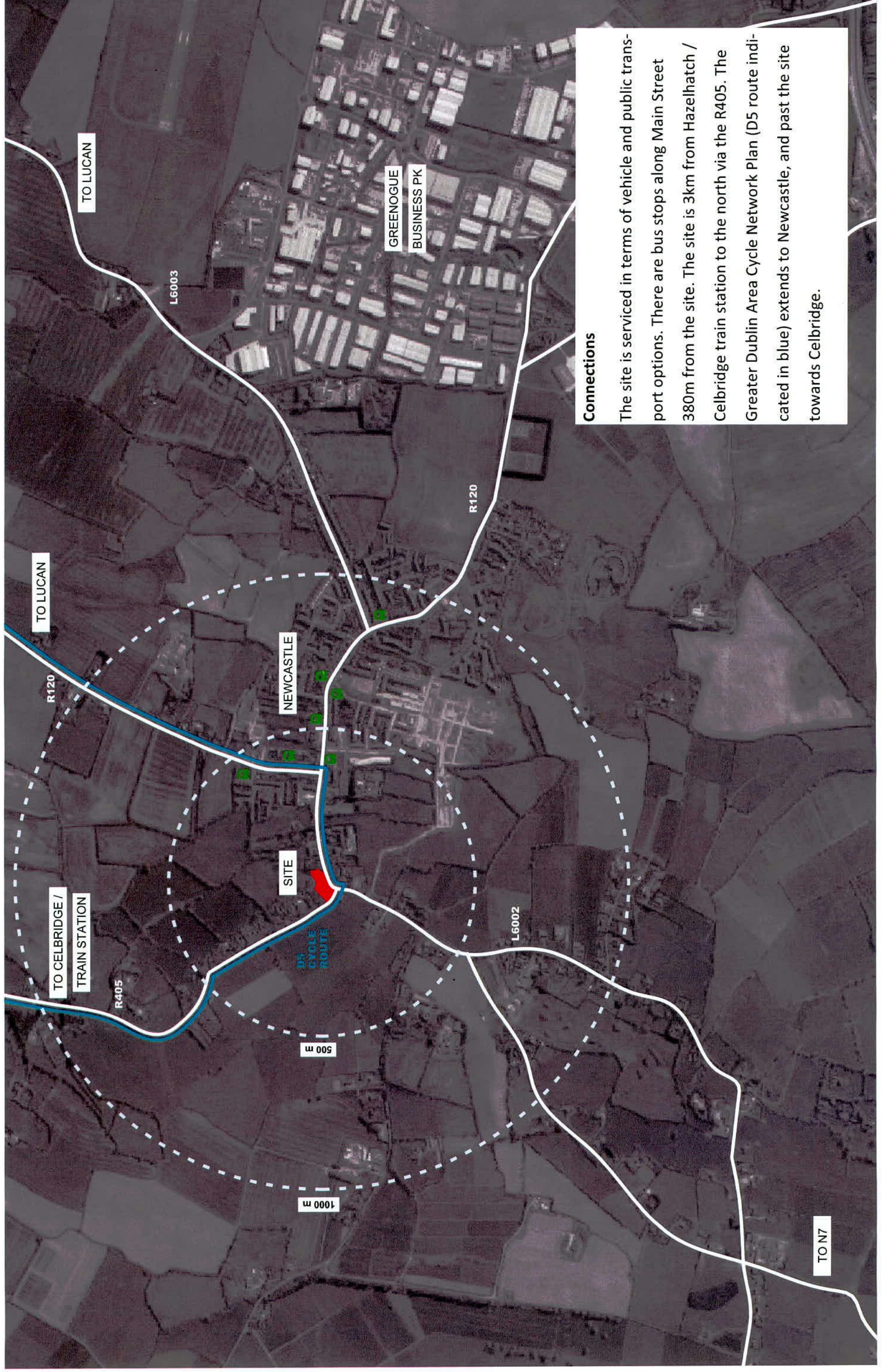
# Design Statement



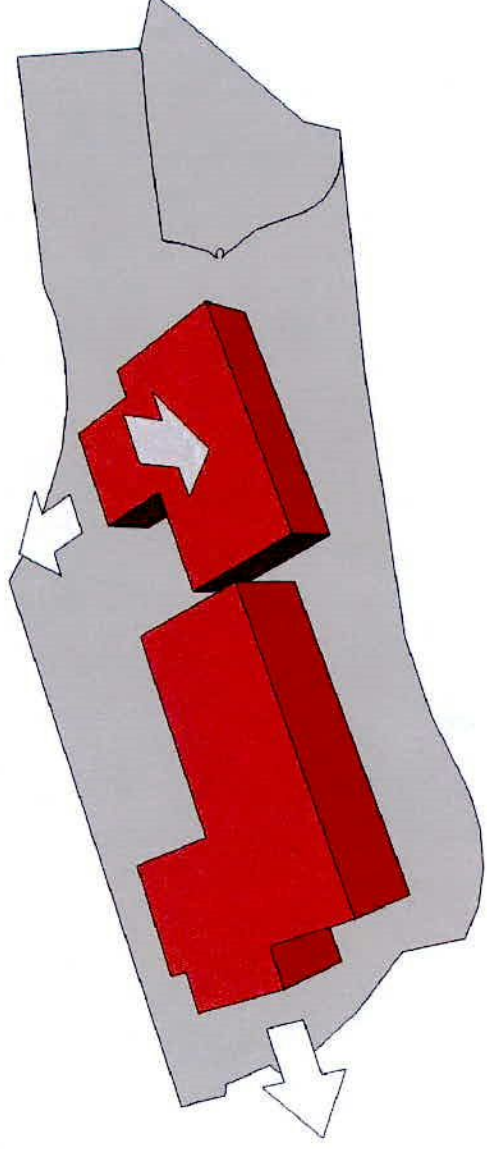
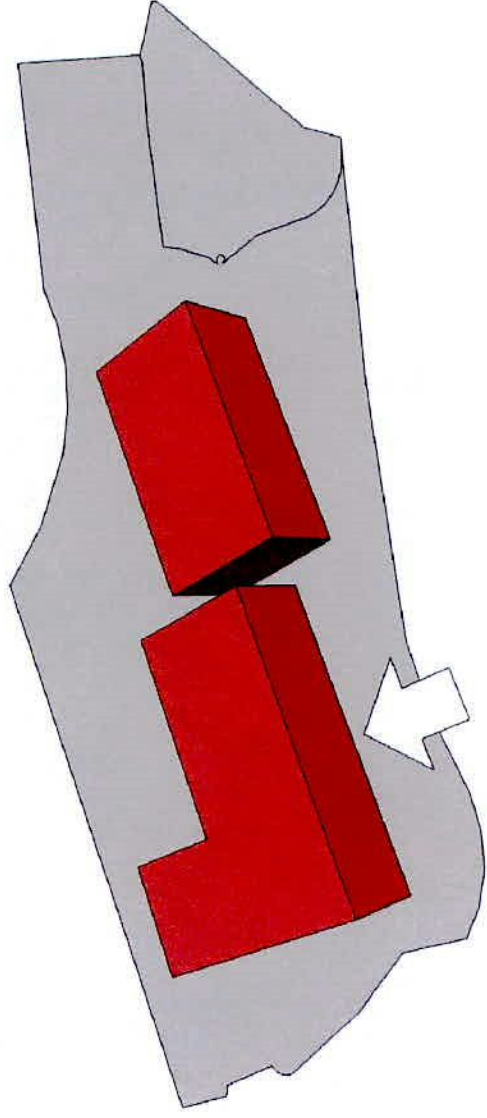
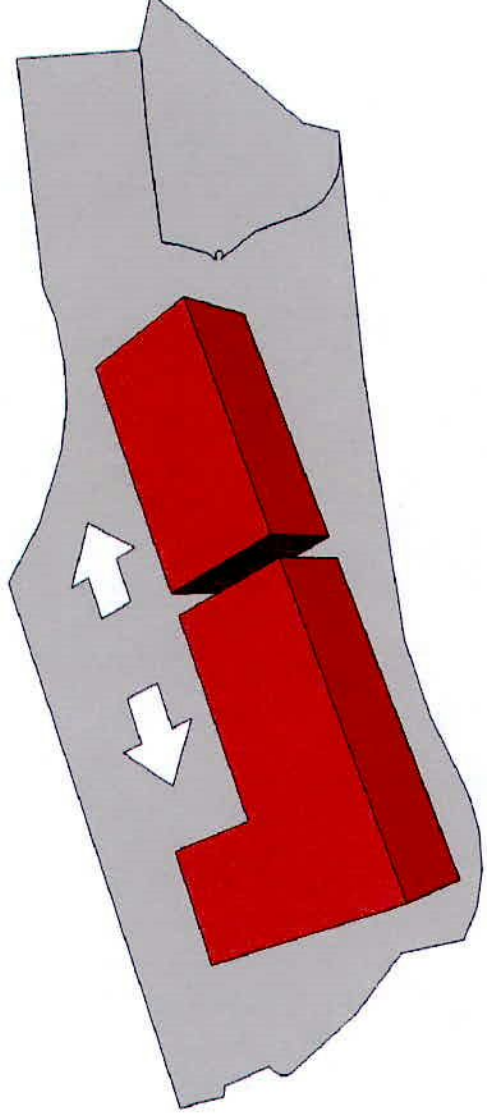
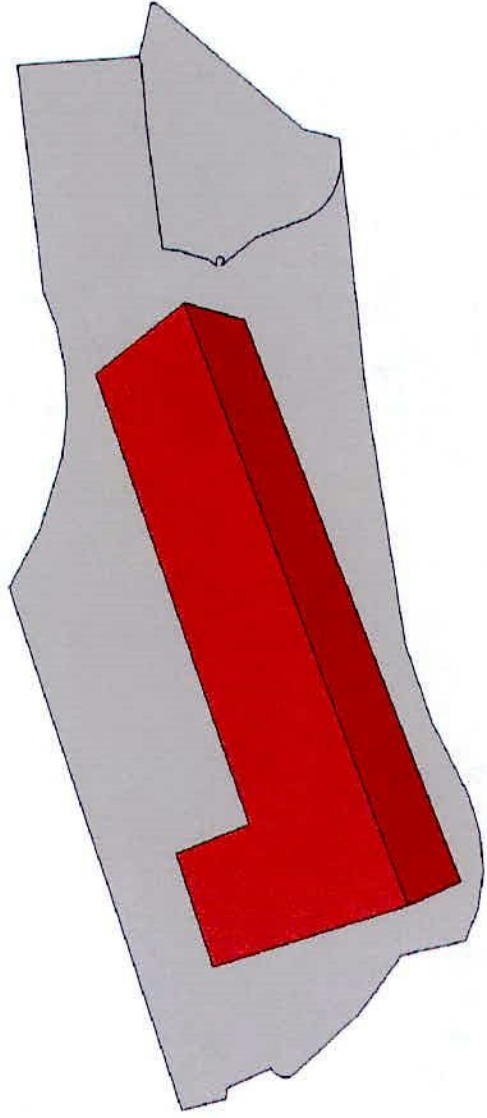
- 1 CASTLE MOTTE
- 2 DERELICT PUB & COTTAGE
- 3 THE OLD GLEBE
- 4 ST. FINIANS CHURCH
- 5 ADJACENT DWELLING
- 6 STORAGE SHED
- 7 COMMUNITY HALL
- 8 MARKET SQUARE
- 9 RETAIL / OFFICE
- \* MONUMENT / PROTECTED STRUCT.



# Design Statement









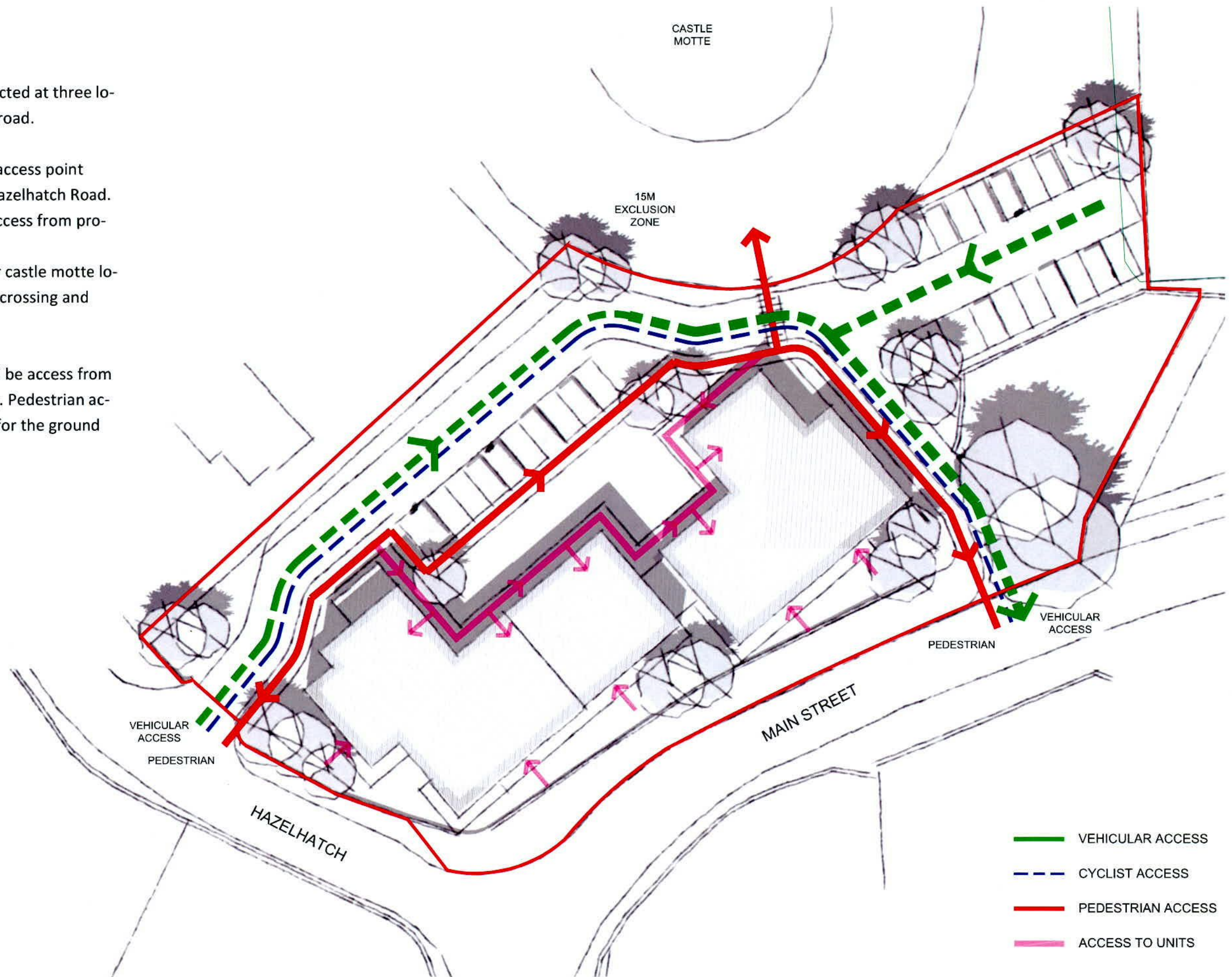
# Design Statement

## Connections

On a local scale, the site is connected at three locations to surrounding sites and road.

- Main vehicular and pedestrian access point from existing west entrance at Hazelhatch Road.
- Vehicular exit and pedestrian access from proposed location on Athgoe Road.
- Pedestrian access to the former castle motte location via an internal pedestrian crossing and gate access

Internally the proposed units will be access from the rear adjacent the car parking. Pedestrian access is also possible to the front for the ground floor units.





# Design Statement

## Inclusivity, Variety, Efficiency, Distinctiveness

- The scheme is made up of two distinct blocks.
- The three storey block forms a visual corner anchor to the development.
- The access roadway is minimized and to the rear of the site, with the building located to the front of the site.
- The one-way exit only access on to Main Street allows for through access for vehicles, including service vehicles thereby eliminating the need for large vehicle turning heads.
- The site layout is permeable and accessible to pedestrians by footpaths, along with pedestrian access to the grass mound (location of former castle motte) to the rear of the site.
- The site is accessible for cyclists from both entrance / exit points.
- The site is also accessible for pedestrians and provides access to the former motte location adjoining the site.
- The proposed building shape faces communal open space to the rear and the side and provides for passive surveillance to these areas.
- There is mix of unit types throughout the development, which adds to the choice and variety across the layout.
- Vehicular access is by way of entrance and exit from Hazelhatch road, and exit to Main Street thus eliminating the need for internal service vehicle turning circles and maximizing green space





# Design Statement

## Layout, Public Realm

- The buildings are broken down into 2 separate blocks, with different heights.
- The taller 3 storey block is on the main corner junction, creating a focal point for the design.
- Views of the Castle Motte adjoining the site is preserved to the east and west of the site.
- Dedicated pedestrian access to the Motte created and accessible through the site.
- The mix of unit types cater for different housing demand in the local area.
- The scheme proposes a 3 storey block at the corner junction, providing a distinct taller pivot point with lower 2 storey block to the eastern side.
- External refuse and storage areas are single storey
- Most of the units are own door entry units.
- 11 No. of the units are entered and have front doors at ground level
- 6 No. of the units are through lobby entry





# Design Statement

## Adaptability, Privacy & Amenity, Parking

The proposed development is for 18 No. units, spread over two blocks. There is a mix of unit types, single storey and duplex units. The taller block on the corner defines the site corner junction and provides a visual anchor to the scheme. Living areas within the units can be modified and adapted to the tenant's requirements.

A low wall to the front of the site provides privacy from the roadside, vehicles and pedestrians. This also provides protection for small children living in the ground floor units from vehicles and running out onto the road. Entry to the 8 No. ground floor units is also possible from the front of the buildings.

Mixed planting provide screening to the parking areas, and also some of the private open space. This created a distinction between public and private areas. Local amenities and facilities are within walking distance of the site. Parking is at the rear of the units, providing close proximity to unit front doors.





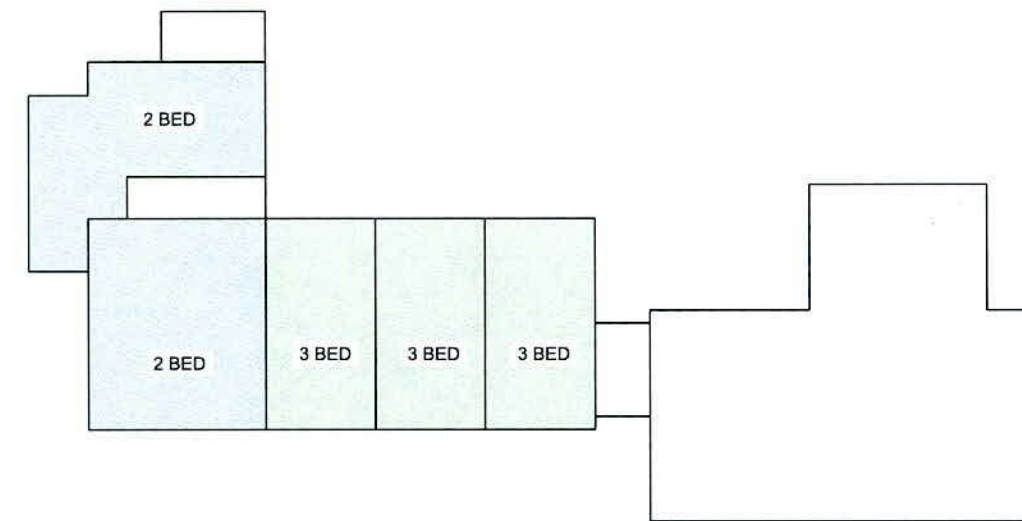
# Design Statement

**The breakdown consists of:**

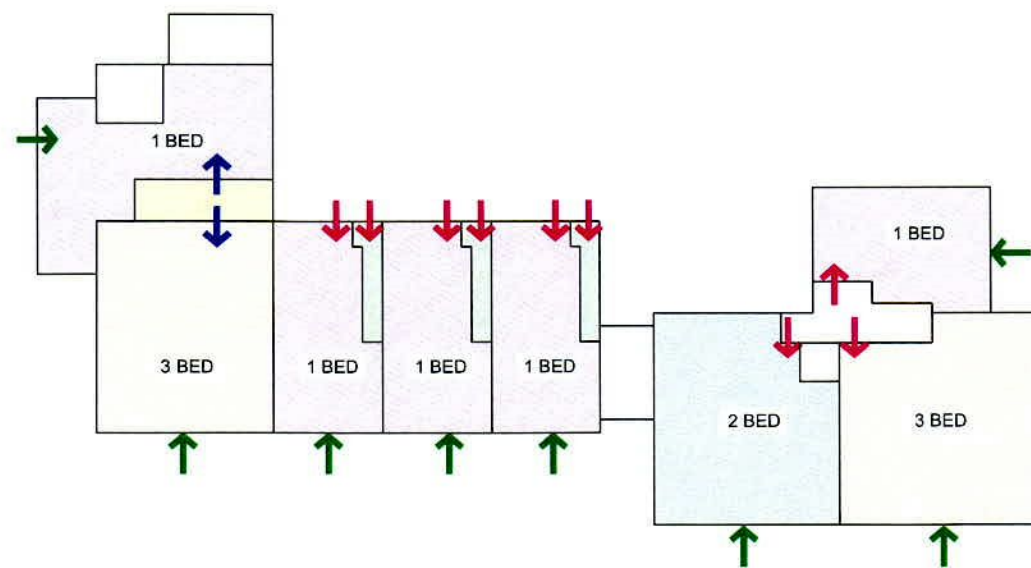
- 6 X 1 Bed apartments
- 6 x 2 Bed apartments
- 3 x 2 Bed duplex
- 6 x 3 Bed apartments

- Enclosed refuse storage
- Enclosed general storage
- Covered bicycle storage

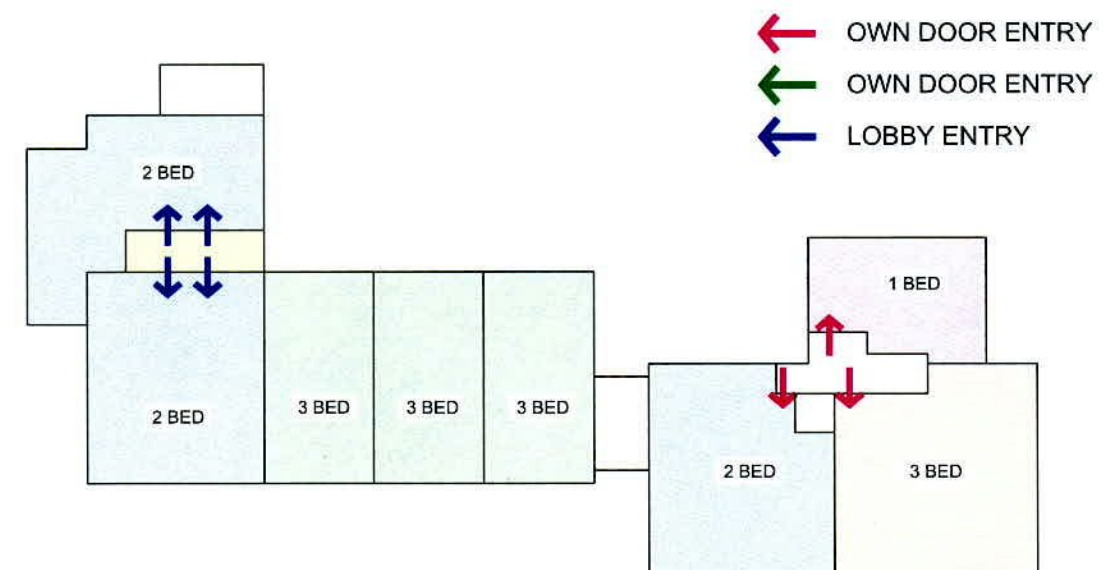
- 2 Accessible parking spaces
- 24 parking spaces
- 36 Bicycle spaces



SECOND FLOOR



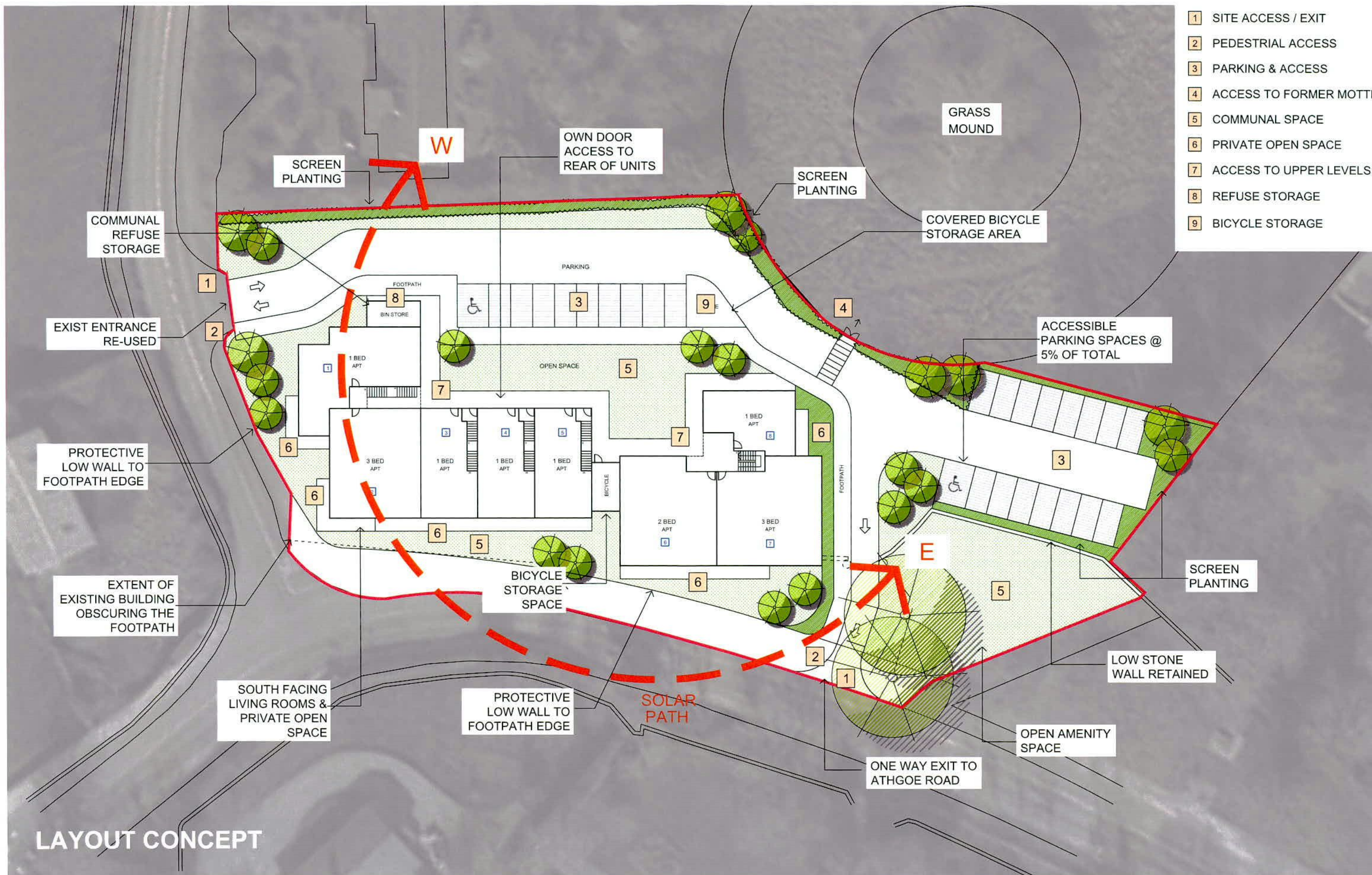
GROUND FLOOR



FIRST FLOOR



# Design Statement

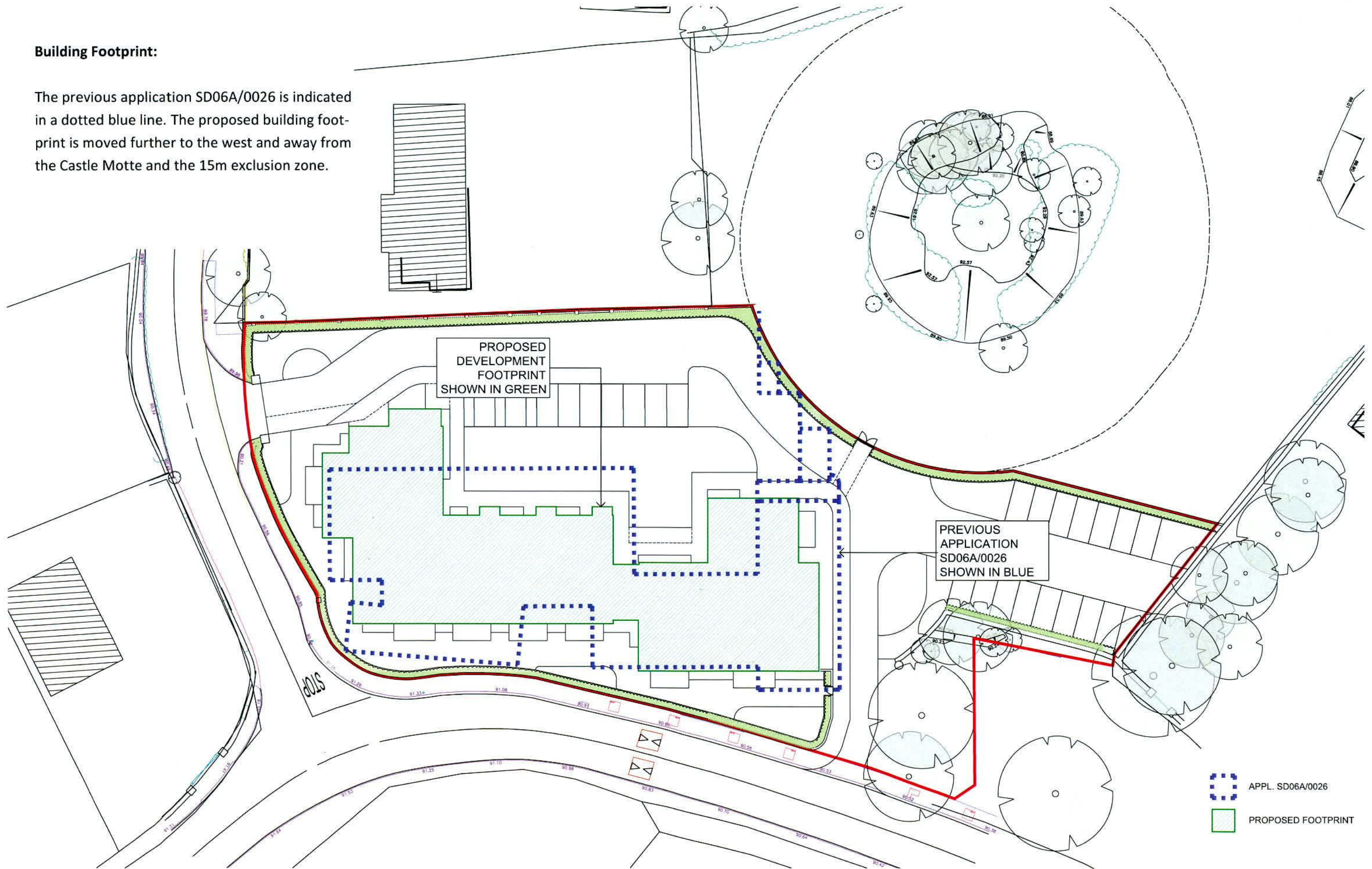




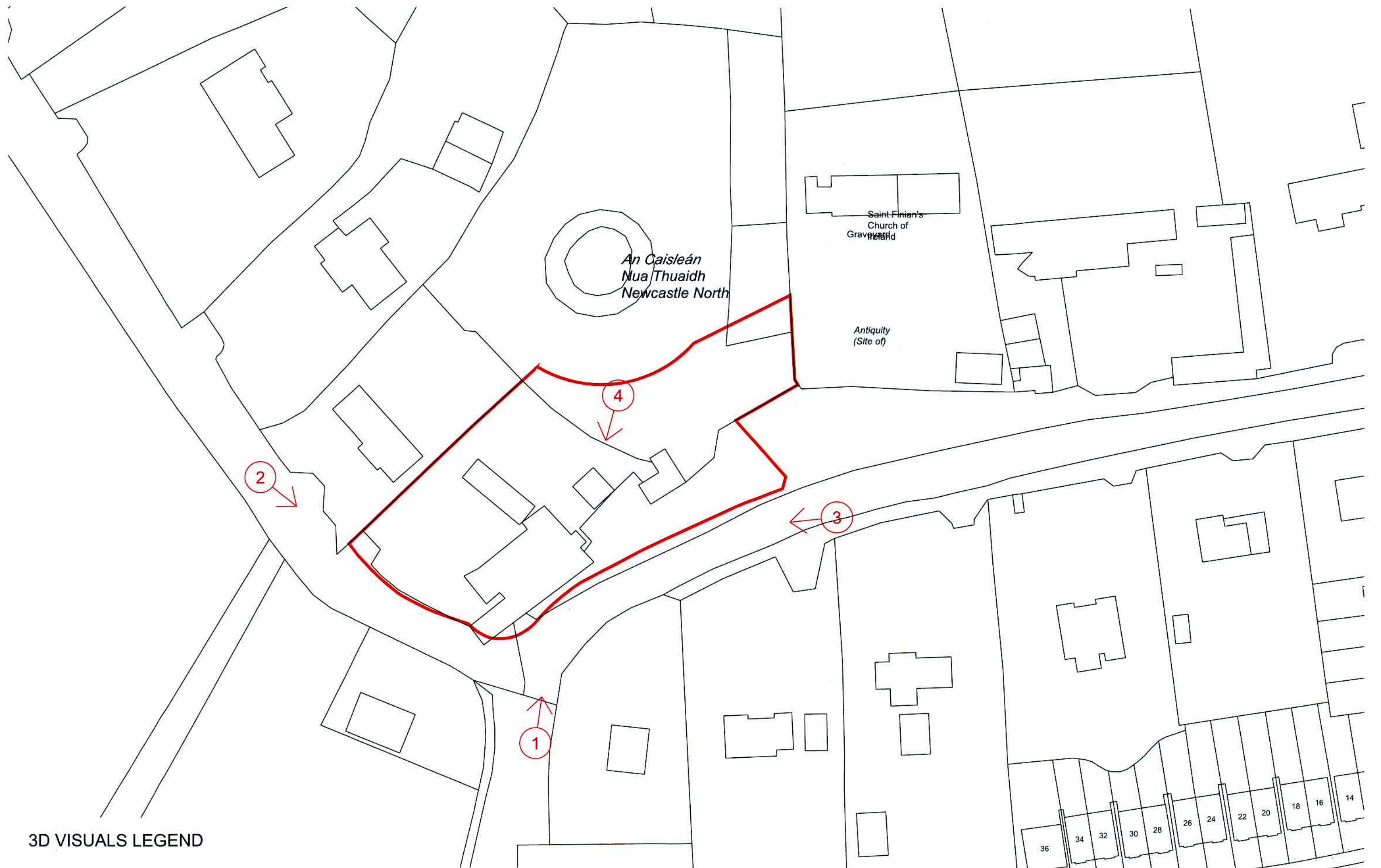
# Design Statement

## Building Footprint:

The previous application SD06A/0026 is indicated in a dotted blue line. The proposed building footprint is moved further to the west and away from the Castle Motte and the 15m exclusion zone.







3D VISUALS LEGEND









3D VISUAL 1