



Architectural Design Statement

DOCUMENT:

3514-EML-XX-XX-RP-A-900

DEVELOPMENT:

Transitional Care Facility
Unit 21, First Avenue, Cookstown Industrial
Estate, Dublin 24

CLIENT:

Bartra Property (Cookstown) Limited

DATE:

September 2022

PREPARED BY:

eML architects
37 Fitzwilliam Place
Dublin 2

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1 INTRODUCTION

This development proposal is for a 131-bed transitional care facility, extensive landscaping including public open space as part of the proposed LAP “pocket park,” tertiary access route connectivity through the site in line with the LAP, car and bicycle parking, waste stores, plant areas and other support accommodation necessary to facilitate the above uses, all of which are described in the accompanying drawing sets. A full development description is included on the site and newspaper notices, as well as the accompanying application form and report from Brock McClure Consultants.

This document should be read in conjunction with the suite of drawings, reports, and forms submitted with it, including:

- All drawings listed on the eml architects Drawing Register & Distribution Sheet (Appendix B)
- All reports and input from the wider design team listed below:

Brock McClure Consultants

O'Connor Sutton Cronin Consultant Engineers

J.V. Tierney & Co. Consulting Engineers

Áit urbanism + landscape

3D Design Bureau

CMK Hort + Arb

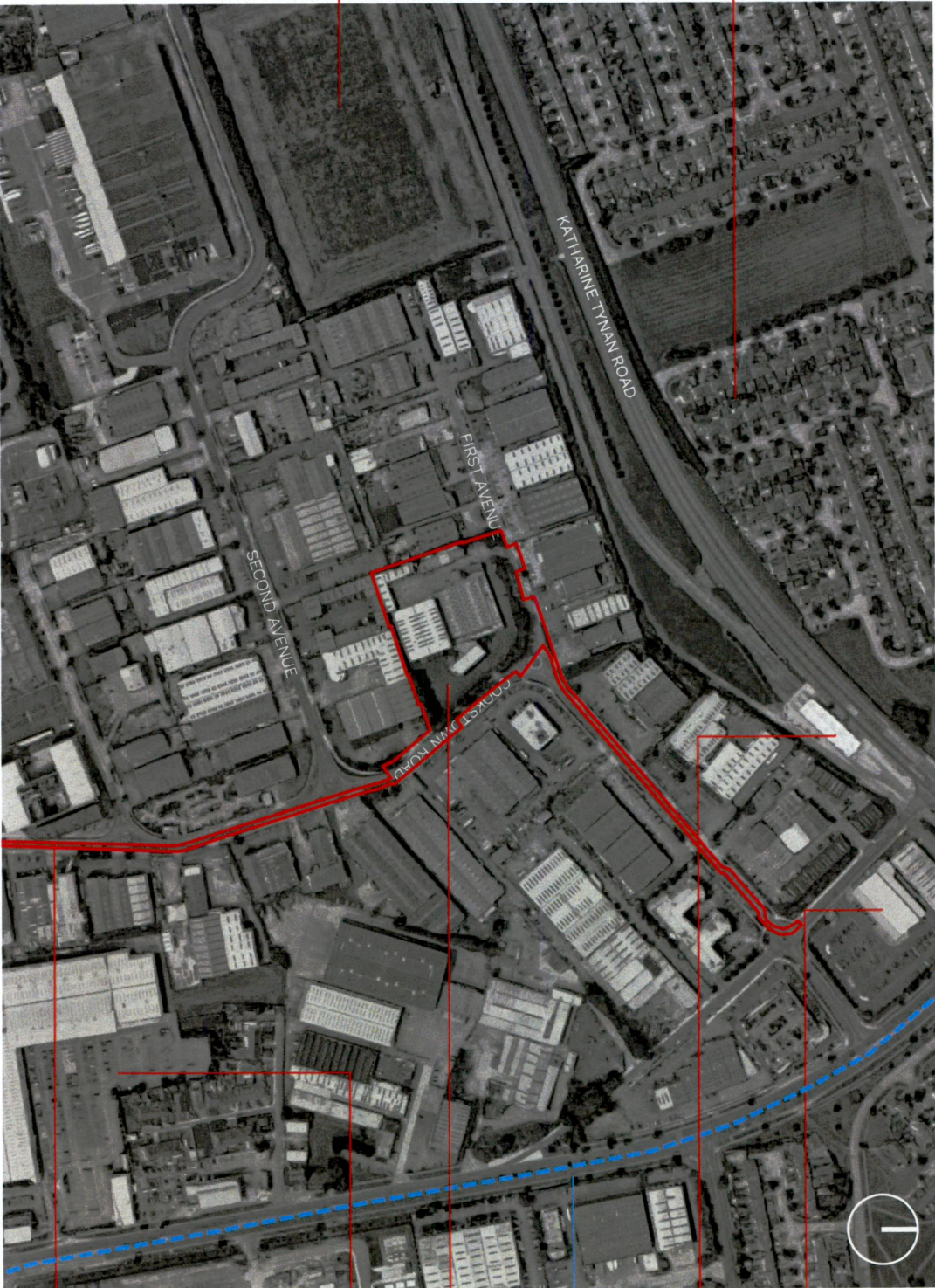
AWN Consulting

RSK Group

Enviroguide Consulting

2 SITE ANALYSIS

2.1 SITE LOCATION



BELGARD HEIGHTS HOUSING ESTATE

EXISTING OPEN SPACE

ALDI

BELGARD LUAS STOP

76 / 76A BUS ROUTE

PROPOSED SITE

BELGARD RETAIL PARK

ROUTE TO TALLAGHT TOWN CENTRE

2 SITE ANALYSIS

2.1 SITE LOCATION

The proposed site is located in the regeneration area of Cookstown Industrial Estate, with the immediate neighbours including industrial units, retail warehousing, and offices of varying quality and states of occupancy. It is approached from Belgard Road to the east, and Cookstown Road as it comes northwards from Tallaght Town Centre. In the wider context the Belgard Heights housing estate lies across the Luas tracks to the north, an open green space and Cookstown Way lie to the West, Tallaght hospital and the Town Centre are c. 800m to the south, and the Belgard Retail Park is to the south-east along with other retail warehousing outlets.

The National Inventory of Architectural Heritage (NIAH) lists no structures of note in the area; the nearest record is c. 900m to the south-west. Similarly, early edition OS maps show no historic structures on the proposed site in late 19th and early 20th centuries.

The Belgard Luas stop is approximately 200m away as the crow flies, and the local area plan envisions an improvement in connectivity to this through upgraded landscaping along existing secondary and tertiary routes, as well as new connections through to Katharine Tynan Road from Cookstown Road.

The Local Area Plan also envisions that the area will benefit from generous outdoor amenity spaces in the form of a new Cookstown Urban Square to the south-east of the site along the new secondary road, as well as the pocket park to the south-west corner of the proposed site which will be delivered in part through this proposal.



2 SITE ANALYSIS

2.2 SITE DESCRIPTION AND FEATURES

The site occupies a very prominent position on Cookstown Road, the primary approach to the regeneration-zoned lands of Cookstown Industrial Estate from Belgard Road. Currently the site is occupied by under-utilised industrial/distribution buildings, ancillary offices and hard standing. It is in close proximity to the Belgard Luas Station, the 76 and 76a Dublin Bus route on Belgard Road and a wide range of community, educational, recreational and retail amenities and services as outlined in the Brock McClure planning report that accompanies this application.

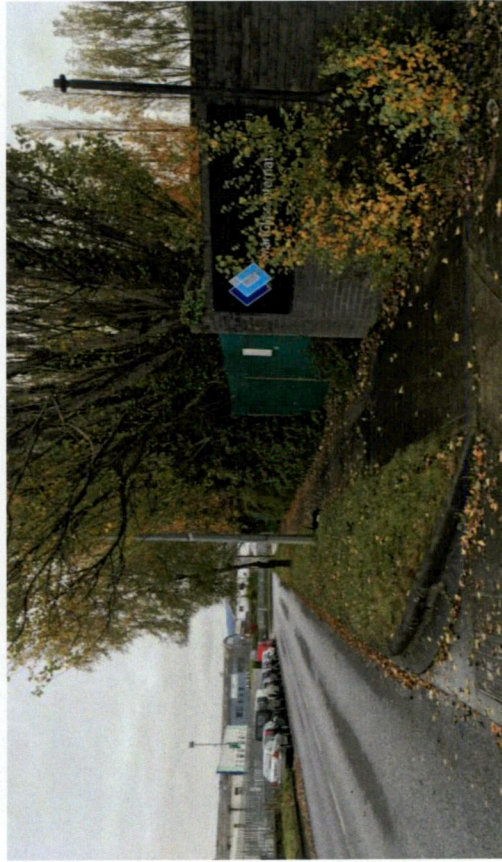
The existing boundary to First Avenue and Cookstown Road consists of a high steel railing and tall mature poplar trees directly behind. The site is on axis with Cookstown Road, the main approach for pedestrians, cyclists and motorists and the vista is currently closed by tall poplar trees along the site boundary.

To the west the site adjoins a commercial site with a low, single storey warehouse structure set on hardstanding. To the south the site adjoins the blank, profiled panel-clad, rear elevation of the 'Cookstown Square' enterprise centre.

SITE PHOTOS, CLOCKWISE FROM TOP: EXISTING BOUNDARY TO FIRST AVENUE, EXISTING AREA OF HARDSTANDING WITH PARKING, EXISTING AREA OF HARDSTANDING, WITH BOUNDARY POPLAR TREES TO SOUTH



2 SITE ANALYSIS



SITE PHOTOS, CLOCKWISE FROM ABOVE: NORTH-EASTERN CORNER OF SITE SHOWING AREA OF HARDSTANDING WITH BOUNDARY TREES, VIEW AT BOUNDARY LOOKING SOUTHWARDS ALONG COOKSTOWN ROAD, VIEW OF EXISTING VACANT BUILDINGS ON SITE.

2 SITE ANALYSIS

2.3 PLANNING CONTEXT

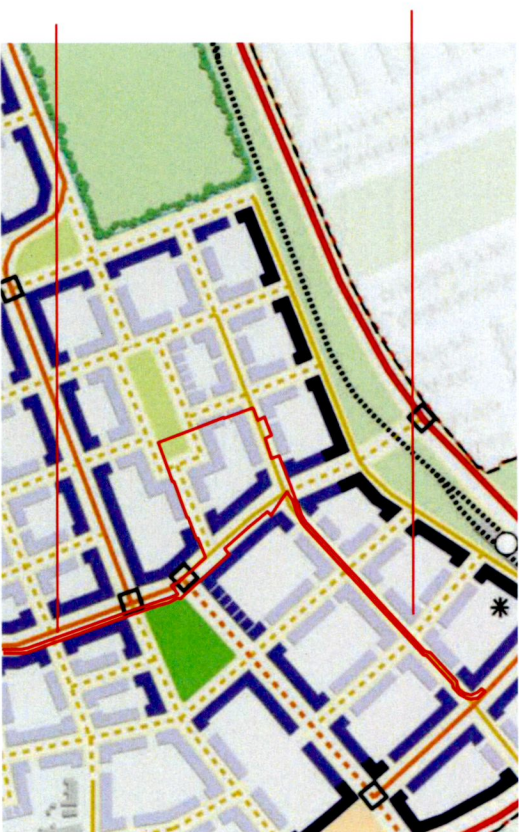
The scheme is proposed in the context of the Tallaght Town Centre Local Area Plan 2020, and forms part of a development parcel labelled CT-C in the Cookstown neighbourhood. The LAP views the Cookstown area as “an attractive mixed-use residential and employment led neighbourhood with distinctive urban qualities and high levels of access to public transport and the urban centre,” with objectives focussing on the desire to create a vibrant mixed-use neighbourhood, with an urban feel and a variety of building types and uses.

The proposed layout reflects the LAP vision to facilitate connectivity and linkages on these lands within the plan area, and involves the creation of a tertiary route from Cookstown Road to the proposed pocket park.

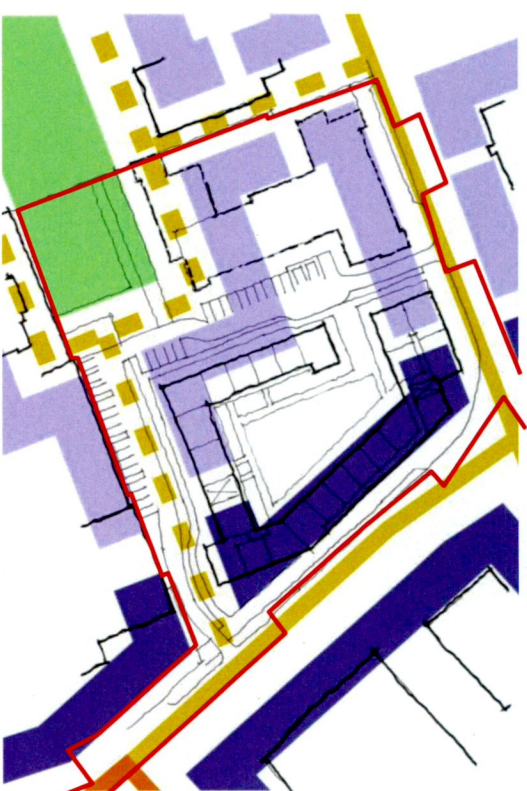
The proposed scheme creates a strong basis for the re-development of adjoining sites through the upgrade of roads/streets, provision of tertiary routes and a public pocket park. The block formation does not impact the development of adjoining sites and the proposal maintains good setbacks from the site perimeter where required as part of the LAP. The proposal establishes a new building line and a clear urban character along First Avenue, and sets out the design basis for residential development on the north-east portion of the (this will be subject to a separate LRD application).

FOOTPATH AND CYCLEWAY
UPGRADES TOWARDS
BELGARD LUAS STOP

FOOTPATH AND CYCLEWAY
UPGRADES TOWARDS
TALLAGHT TOWN CENTRE



TOP: EXTRACT FROM THE
CURRENT LOCAL AREA PLAN
WITH SITE OUTLINE IN RED.
BOTTOM: PROPOSED PLAN
OVERLAID ON LAP.

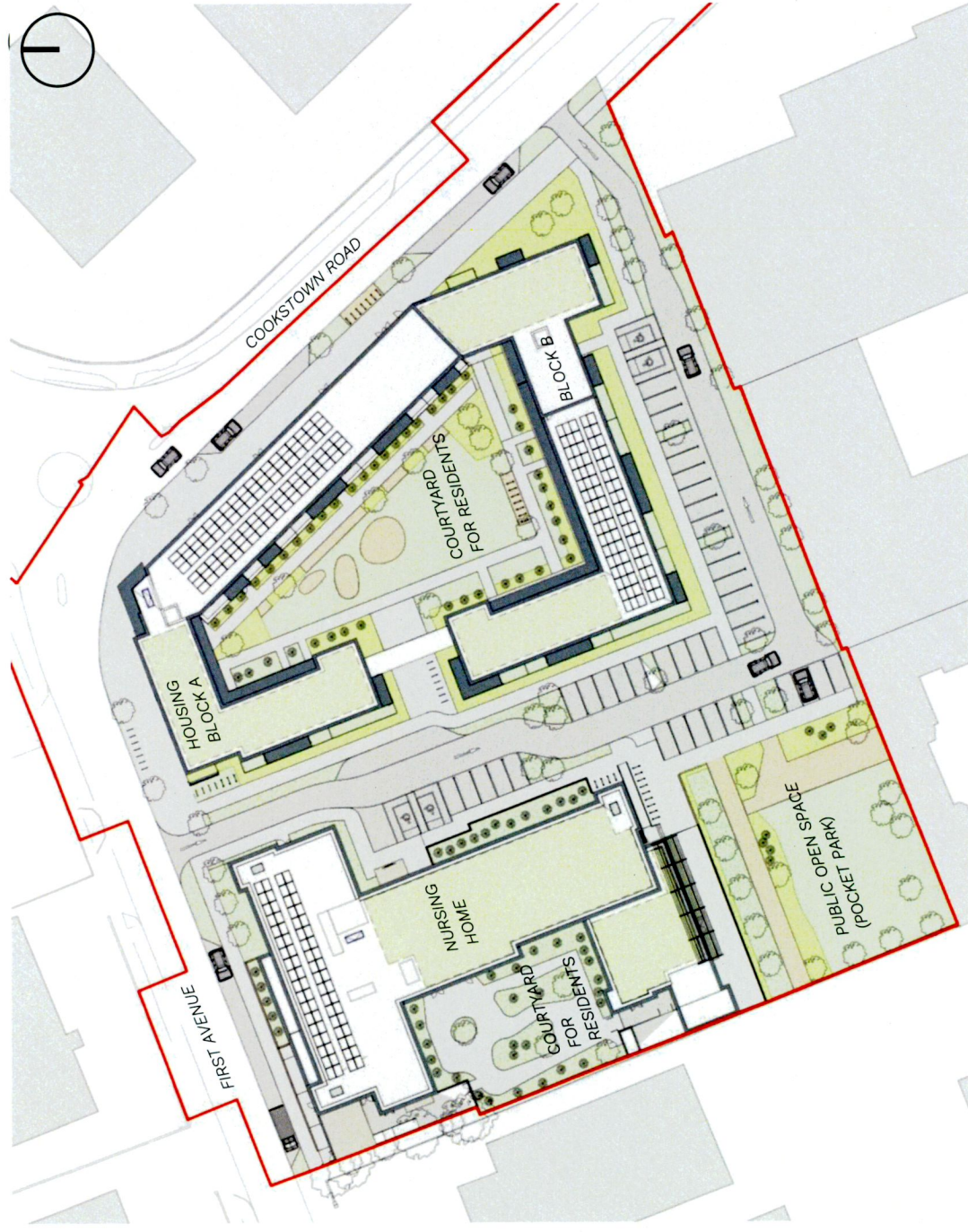


2 SITE ANALYSIS

2.4 PREVIOUS APPLICATIONS

In 2019 Bartra made an SHD planning application to develop this site to deliver a mix of 'built to rent' apartments and shared living (ref. ABP-303911-19). The accommodation was proposed in four blocks arranged around a central landscaped public open space. This preceded the adoption of the local area plan (LAP), and so the strategic approach to developing the site has changed since then.

Following publication of the LAP, a new application was made in 2021 (SD21A/0196) which took into account the LAP vision of a more urban form of development based upon a traditional, hierarchical street network that encourages linkages between neighbourhoods and pedestrian and cyclist permeability. A mixed-use scheme was proposed with a 5-storey nursing home, and a deck-access perimeter block of apartments varying in height from 5 to 8 storeys. The scheme also proposed the partial accommodation of a local pocket park in the south west corner and a tertiary route/homezone that links between Cookstown Road and First Avenue via the proposed pocket park.



PLAN FROM PREVIOUS APPLICATION IN 2021

3 PROPOSED DEVELOPMENT

3.1 OVERVIEW

The proposed Transitional Care Facility is a specialised healthcare unit providing the following services:

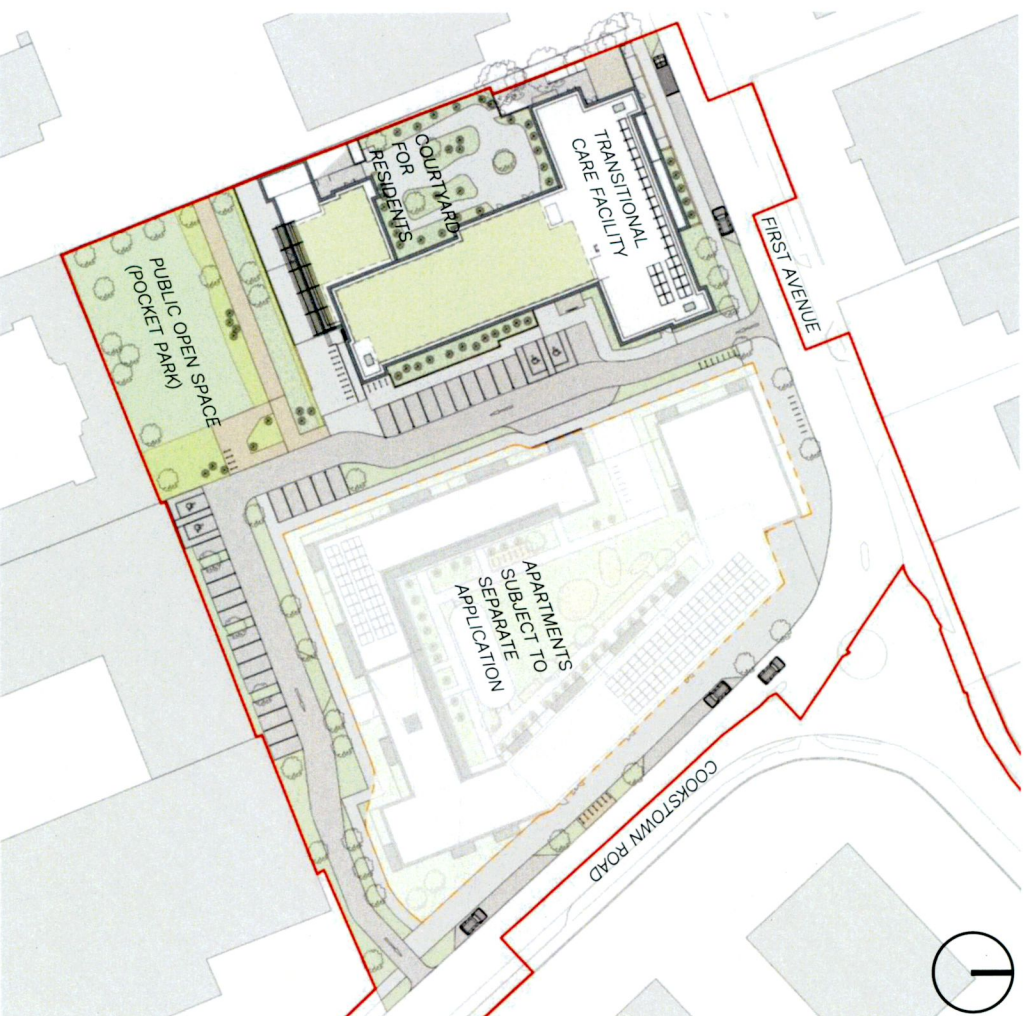
- Step-down facility bridging the gap between the local healthcare setting/hospital and home environment;
- Mobile diagnostics including x-ray and ultrasound tests;
- Specialised dementia care unit; and
- Respite services

The proposed unit differs substantially from the traditional nursing home having regard to the clinical healthcare environment and range of services listed above.

A Transitional Care Facility in this rapidly developing area answers the need for such a service within a growing area of significant population. As detailed in the planning report, this Transitional Care Facility is in line with the vision of Staintecare and the HSE Annual Service Plan, delivering enhanced community care and reducing our dependence on the current hospital-centric model of care. Its proximity to Tallaght hospital means it can also be used as a step-down facility allowing patient recovery within their community while also serving as a step-up facility.

The site owned by the applicant is a corner site at the junction of First Avenue and Cookstown Road. The care facility is designed as a T-shape placed on the west side of this plot, and is predominantly five storeys with a green roof (over a small single storey element) enclosing a communal residents garden which has a south westerly aspect. An area of Public Open Space is to the south of this.

The development as a whole is tied together with a landscape plan designed with Ait U+L which includes privacy planting, quality hard landscaping, a generous secure courtyard for facility residents, and a public open space which forms part of the new pocket park in the area.



ABOVE: DEVELOPED SITE PLAN AS SUBMITTED

3 PROPOSED DEVELOPMENT

3.2 SITE STRATEGY AND DESIGN EVOLUTION

The objectives of the Local Area Plan have been a driving force behind the site layout and strategy from an early stage. As has been demonstrated in the earlier overlays on the LAP maps, the proposed design closely follows the masterplan layout in terms of block depth (relatively narrow), and new routes (new tertiary routes accounted for).

The site strategy for the Transitional Care Facility matches the aspirations and guidance of the LAP with a strong activated façade to First Avenue while creating a northern edge to the new public open space to the south.

The main entrance is from the east; adjoining the entrance and with an easterly orientation is the oratory as well as the administration areas with both addressing the primary internal home zone route through the site. Ambulance drop off and parking is also provided at the entrance. A planted landscaped privacy zone is proposed outside the ground floor residential rooms to provide a sufficient set back from footpaths, parking spaces and public areas.

The northern wing of the scheme addresses First Avenue where animation is achieved at ground level by the main staff café / break out room, staff areas as well as activity, physio and bedrooms at upper levels. Service access for kitchens, laundry and waste is provided at the western end of the First Avenue frontage.

The proposed residents' bedrooms mainly have eastern, western or southern aspect and are on upper floors. Ground floor bedrooms have southern or eastern orientation or address the internal landscaped garden facing west or north.

Communal dining, sitting and family rooms look west onto the proposed landscaped garden. Communal and social activity at ground floor level can expand into the garden while upper levels around the garden will avail of extensive glazing and south/south-westerly views over the garden and a south westerly aspect.



ABOVE AND RIGHT: EARLY SKETCHES OF ELEVATIONAL DEVELOPMENT.

3 PROPOSED DEVELOPMENT

3.2 SITE STRATEGY AND DESIGN EVOLUTION (CONT'D)

The design team have prioritised the provision of quality amenity spaces, landscaping and the support of sustainable transport means throughout the design process. A large quantity of bicycle parking is provided for both residents and visitors, and permeability through the site will enable new connections through the site to the Belgard Luas stop currently a short walk away. The new tertiary routes through the site provide linkages from one urban block to the next and prioritise pedestrians and cyclists, and will ensure the various elements of the wider neighbourhood (pocket parks, urban squares, facilities) are easily accessible.

A substantial length of footpath and cycleway upgrades will be undertaken as part of the application in order to improve connectivity to the Luas and Tallaght Town Centre – please refer to details provided separately by O'Connor Sutton Cronin Consulting Engineers.

The landscaped garden, a valuable amenity for residents, will get ample south westerly sunlight, while any bedroom windows facing the western boundary are set back over 18m from the boundary wall which will ensure privacy. The roof of the single storey element to the south is a green roof with an integrated south-facing planted pergola. This further enhances the aspect from upper floors, contributes to biodiversity and allows flora and fauna to flourish around the facility to benefit residents, visitors and the public.

Another significant landscape feature is the 2-storey high landscaped pergola addressing south over the public open space. This will integrate with the green roof behind and along with the residents' communal garden provides extensive landscape views from much of the rooms and accommodation in the care facility.



ABOVE: VIEW OF CARE FACILITY FROM PUBLIC OPEN SPACE

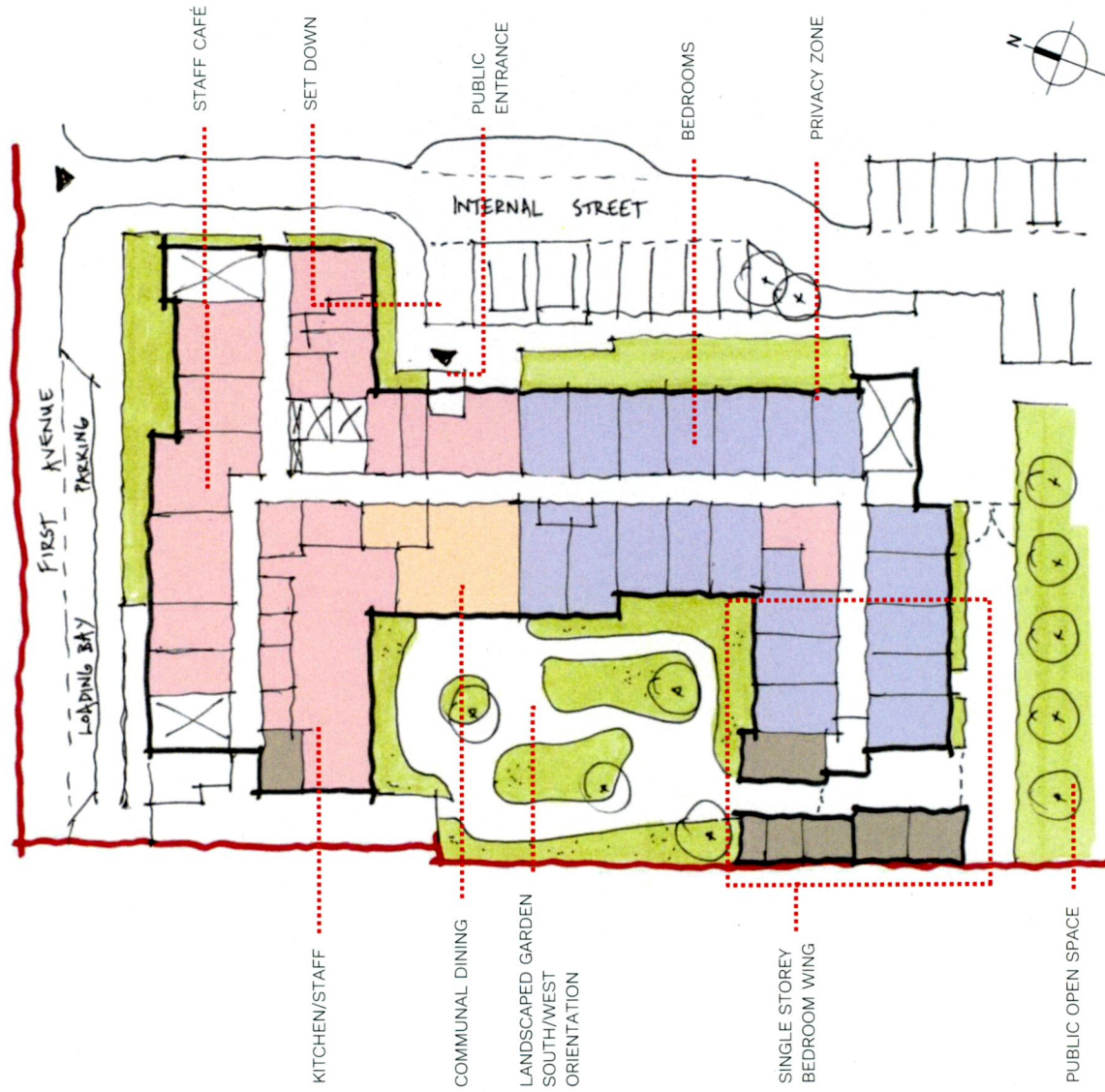
3 PROPOSED DEVELOPMENT

3.3 HIQA STANDARDS AND GUIDELINES

The design and layout of the care facility takes full account of the current HIQA standards and guidelines and has been developed closely with our clients Bartra Healthcare, recognised leaders in the sector. This covers the design, area and distribution of accommodation, the provision of amenity space for residents and the design of catering, laundry and waste facilities. The location of this facility also allows for residents to become part of a developing and growing community a situation that will only improve in the future and is a recognised benefit to both residents and the community.

In general, the healthcare facility responds positively to the civic, architectural and planning objectives of the LAP. Its form and scale complement the overall site strategy and residential scheme without compromising future adjoining development. Furthermore it has been designed, with an expert in the healthcare sector and a proven track record, to meet the need of residents, the community and their future healthcare needs. Along with the future residential element on the adjacent portion of the applicant's site (subject to a separate LRD application) it will make an overall positive contribution to Cookstown, Tallaght and South Dublin.

RIGHT: SKETCH SHOWING ORGANISATION OF FUNCTIONS AT GROUND FLOOR LEVEL



3 PROPOSED DEVELOPMENT

3.4 HEIGHT AND MASSING

The height and form of the building has been informed from the early design stages by sunlight and shadow tests; the southern block is kept lower in height to ensure quality sunlight into the courtyard. Sunlight and shadow tests have been conducted by JV Tierney Consulting Engineers to examine the quality of the courtyard space, and the design has been developed in response to this.

The Transitional Care Facility is designed as a T shape and is predominantly five storeys with a green roof (over a small single storey element) enclosing a communal residents garden which has a south westerly aspect. Along First Avenue this scale provides a civic presence while a glazed accommodation stairs marks this prominent corner and the main entrance to the overall site. The central spine of the home ends in a five storey gable looking south over the proposed pocket park, and includes social space, bedrooms and a second feature glazed stair. The lower height of the southern wing maximises direct sunlight within the courtyard. This approach is further enhanced by a two-storey planted pergola, integrated with the green roof, completing the edge to the public park and addressing the amenity and privacy of residents.

TOP RIGHT: VIEW OF THE NORTH-EASTERN APPROACH ALONG COOKSTOWN ROAD.

RIGHT: VIEW FROM SECOND AVENUE TO THE SOUTH- VIEW FROM WESTERN END OF FIRST AVENUE



3 PROPOSED DEVELOPMENT

3.5 URBAN DESIGN AND ACCESS

In designing the buildings and landscape for this site the team has considered how this development will contribute to the wider area and facilitate related developments as part of the vision of the LAP. The changes being brought about with the regeneration of Cookstown will dramatically change the way people move through the area, and it is envisioned that this mixed-use development will provide a key link between the urban blocks.

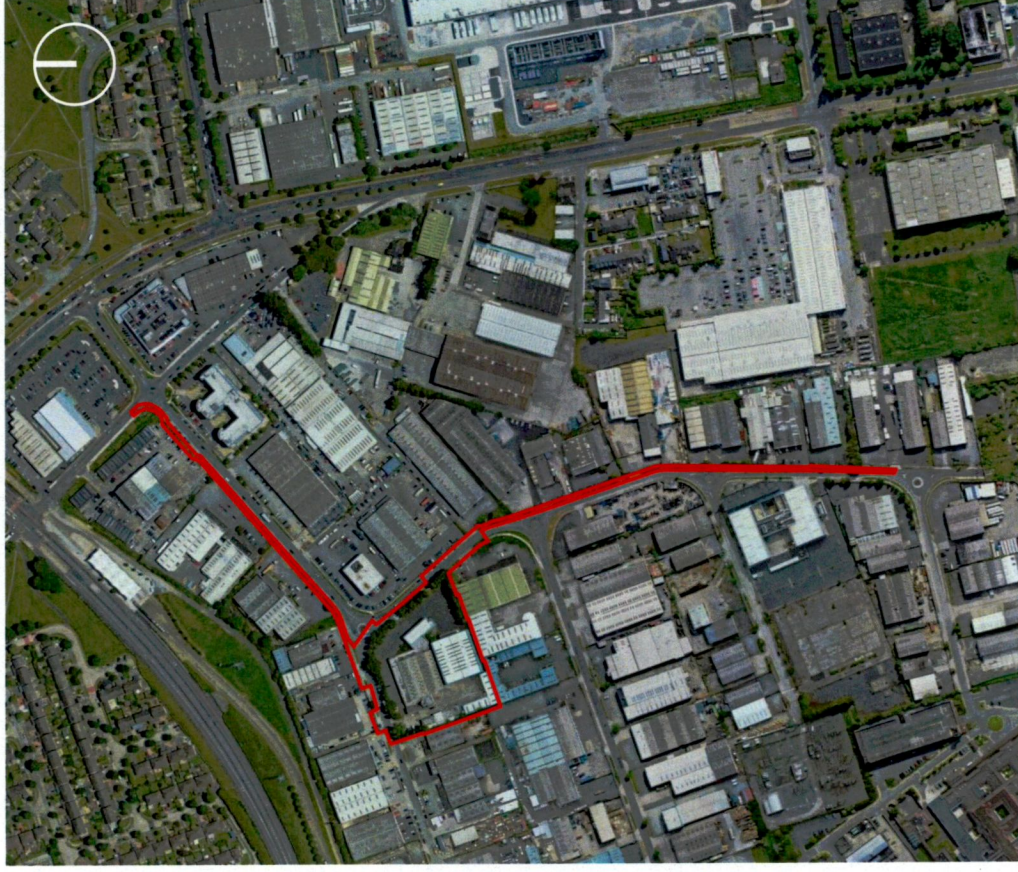
In response to feedback from South Dublin County Council and An Bord Pleanála, the proposed application now includes a significant length of footpath and cycleway upgrades from 4th Avenue to the northern end of Cookstown Road to improve connectivity to the surrounding neighbourhood.

On the site itself, a hierarchy of external spaces is proposed which will ensure accessibility for visitors while maintaining security and privacy for residents of the facility. The external edges of the site along Cookstown Road and First Avenue are generous public footpaths, while on the internal streets, paving and strips of planting delineate the routes through the site and guide visitors towards public areas such as the pocket park. The internal street has been designed as a one-way "homezone" route which prioritises pedestrians and cyclists.

A generous courtyard garden has been created for residents with a southerly orientation; this provides a centre and focus for the facility year-round. Along with this the design team have used planting as a boundary treatment and for screening to First Avenue, to provide privacy and setback for any bedrooms at ground floor level and to break up car parking.

Street furniture including seating and Sheffield stands are grouped and positioned to avoid obstructing routes, and adequate lighting will be provided to assist visually impaired people. In general the design aims for equality of access with level surfaces, non slip materials and resting places at key access points.

Overall the design of the outside spaces will make them attractive and safe, with useful external features and street furniture, and environmentally appropriate paving and planting.



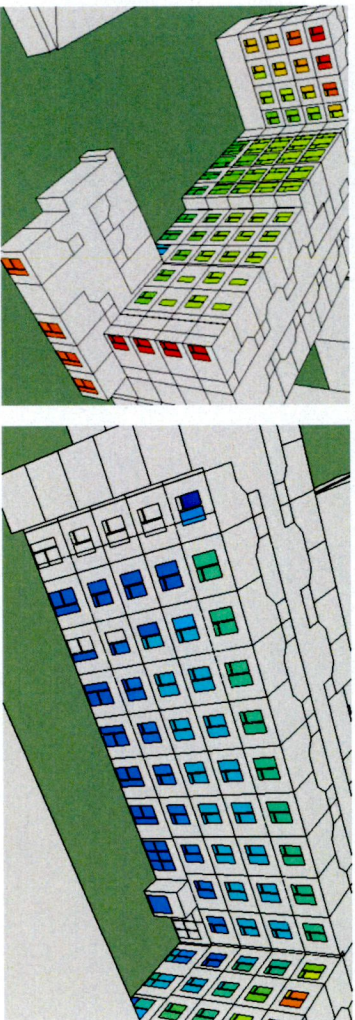
ABOVE: AERIAL SHOWING EXTENT OF UPGRADE WORKS PROPOSED TO IMPROVE ACTIVE TRAVEL TO AND FROM THE SITE.

3 PROPOSED DEVELOPMENT

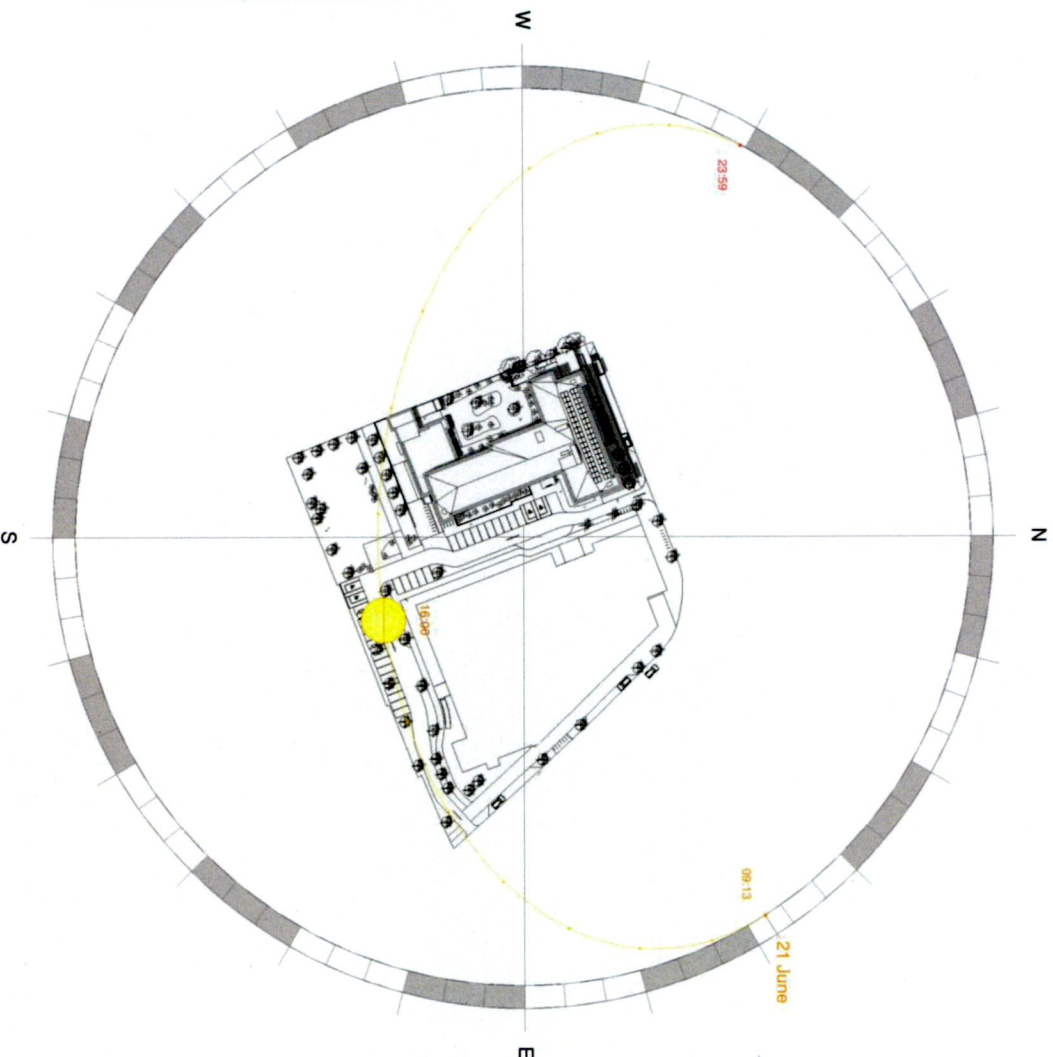
3.6 DAYLIGHT AND SUNLIGHT

For a full discussion of the daylight analysis please refer to the separate report from JV Tierney Consulting Engineers. A brief summary of some items is presented here for context and ease of reference.

Considerable work has been undertaken by the design team to ensure that the development provides quality of light for residents of the care facility and their amenity areas. The result is a final daylight analysis that indicates 98.1% of all occupiable rooms in the Transitional Care Facility will meet target daylight levels when assessed against BS EN 17037. Any rooms which fall below this level are also considered by the design team to be reasonably well lit. As noted in the daylight standards used, "natural lighting is only one of many factors in site layout design" and the standards are not designed to be used as instruments of planning policy, but the high compliance rate will nonetheless ensure quality spaces for residents.



ABOVE: EXTRACTS FROM ANALYSIS BY JV TIERNEY. RIGHT: EXTRACT FROM EARLY SUNLIGHT STUDIES BY EML ARCHITECTS.



3 PROPOSED DEVELOPMENT

3.7 PALETTE OF MATERIALS

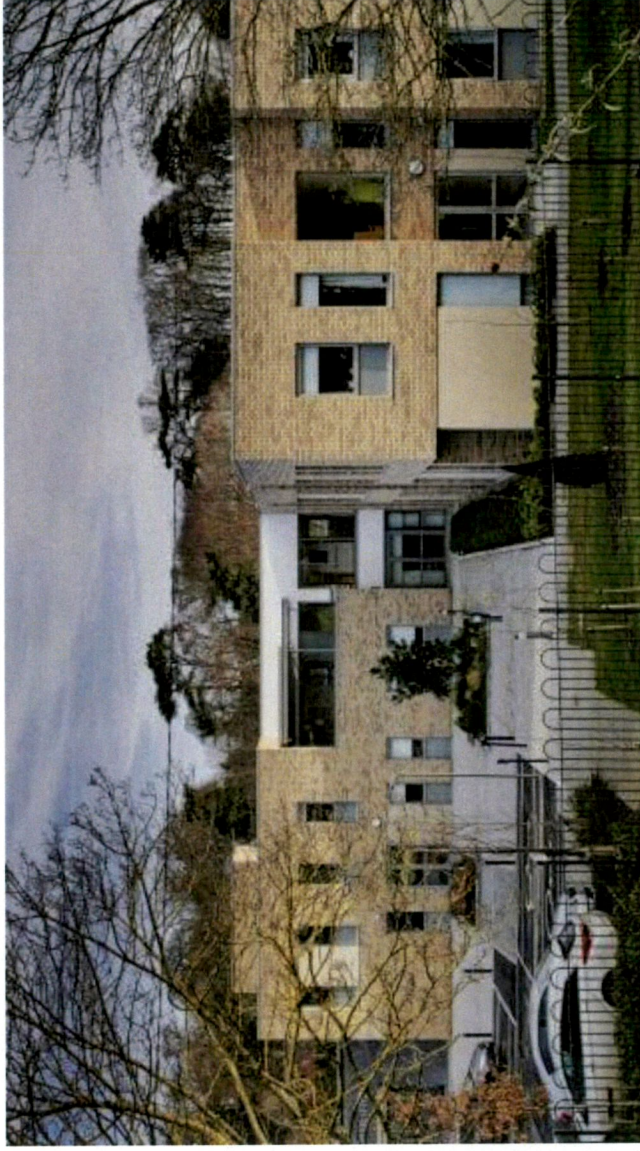
The material palette has been developed with reference to Irish and international architectural precedents, as well as the local context. The design team have also considered how changing seasons, weather conditions and light will affect the buildings over time and selected materials which are hard-wearing, will weather in a predictable and controlled fashion, or have been considered carefully in the context of long-term maintenance and appearance.

Façade: A buff brick mix is proposed as the predominant finish and is particularly focussed on the public-facing facades. Off-white render accompanies this and is used on internal courtyard elevations. Feature elements of render are introduced to the brick elevations to visually offset windows and break down the uniformity of their placement. This creates a dynamic expression which is further continued through the accent colours in the courtyard.

Roof: Sedum planting is proposed to portions of the roofs (44%) as shown on the accompanying drawings. Areas directly underneath photovoltaic panels will not use sedum as a precaution against fire risk.

Landscaping: Áit urbanism + landscape have prepared a comprehensive landscape plan and specification featuring a mix of native trees, dense groundcover and hard-wearing, accessible surfaces. Refer to the accompanying landscape report for further details.

Glazing: Large elements of glazing are used for key elevational features. These serve to activate facades, enhance the civic presence of the buildings and facilitate casual supervision while also maximising the daylight and quality of these rooms and spaces.



CLOCKWISE FROM TOP: EXAMPLE OF BUFF BRICK MIX PAIRED WITH METAL DETAILS AND AREAS OF RENDER (FOUR FERNS NURSING HOME, FOXROCK); BUFF BRICK SAMPLE; ACCENT RENDER ON THE TRANSITIONAL CARE FACILITY, TYPICAL OFF-WHITE RENDER



4 CONCLUSION

The publication of the Tallaght Town Centre Local Area Plan 2020 has provided an opportunity to review and evolve designs for this site on the junction of First Avenue and Cookstown Road.

The design aims to follow the vision and structure of the LAP with proposals for urban street edges, permeability, and open space as part of a larger neighbourhood pocket park. The proposed use as a Transitional Care Facility will add to the diversity of uses as the Cookstown area regenerates and ensure a vibrant neighbourhood develops with new locals enjoying the benefits of the pocket park and safe, accessible streets.

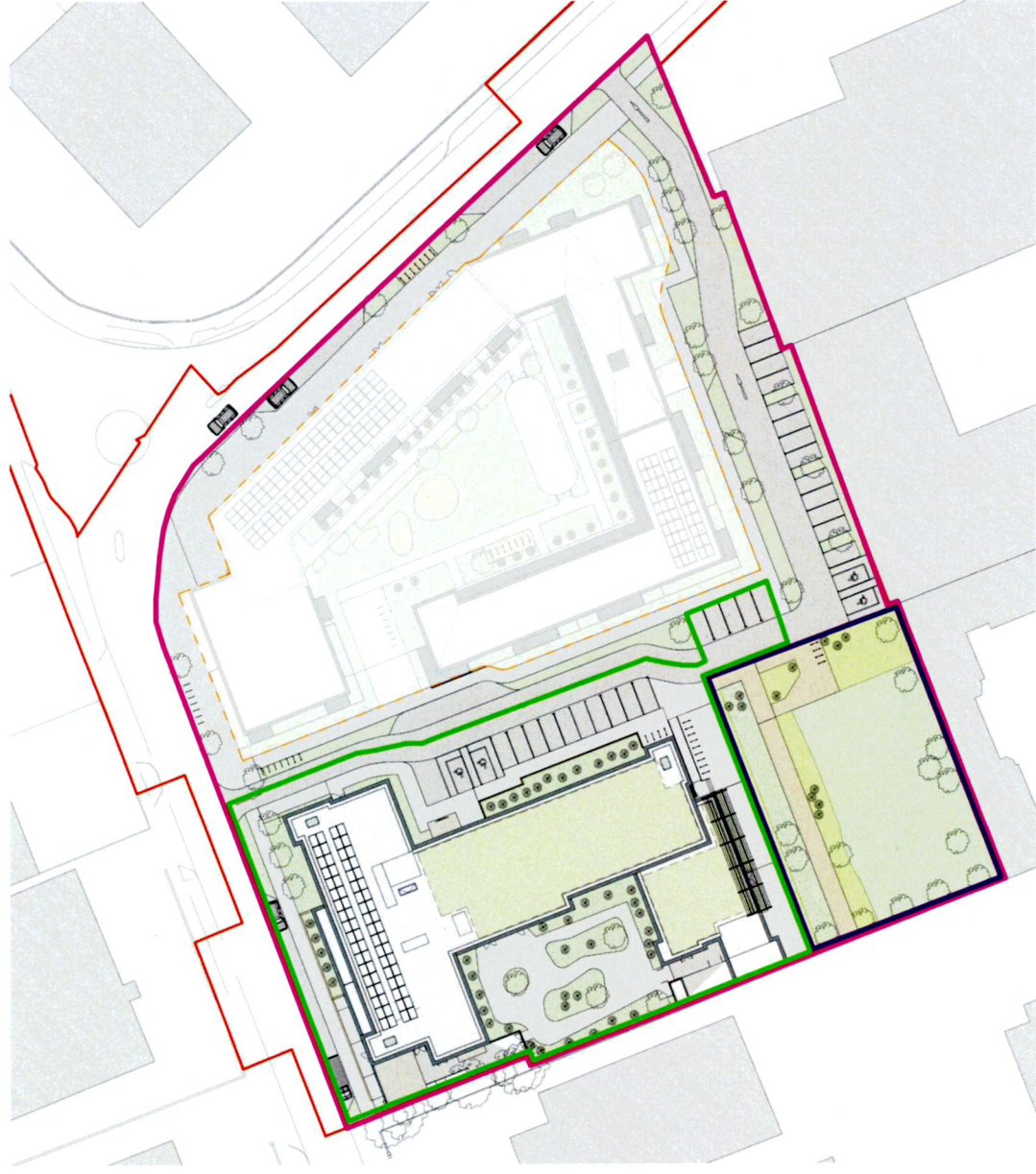
It is envisaged that when complete, the proposed development will positively contribute to the sustainable development and enhancement of the Cookstown area.



APPENDIX A: KEY PROJECT DATA

Transitional Care Facility	
Number of residents	131
Car Parking Spaces (TCF dedicated)	17
Bike Parking Spaces (TCF dedicated)	26
Private Courtyard Area	519 m ²
(A) Gross Floor Area	6,743 m ²

Site	
(B) Subject Site (red line inc. drainage works, road upgrades – see OS map)	1.627 ha
(C) Plot outline	1.162 ha
(D) Public Open Space (% of C)	11% (1286m ²)
(E) Development Site Area (excludes D)	0.3784 ha
(F) Plot Ratio (A ÷ E)	1.78
(G) Site Coverage (ground floor area ÷ E)	41%



APPENDIX B: DRAWING REGISTER

DRAWING REGISTER & DISTRIBUTION SHEET



www.eml.ie



Project: First Avenue

Issue: Planning

Job. No.: 3514

Media Type	Day	Month	Year	Quantity	Revisions
Hard Copy		9			
Email/File Transfer		22			
CD					
Distribution					
Client/Contracting Authority					X
Design Team					X
Planning Authority					X
BCMS					
Drawing Description	Drg. No.	Size	Scale	Latest	Revisions
OS Map	N/A	A0	1:1000	X	X
Existing/Demolition Site Plan	3514-EML-ZZ-00-DR-A-0001	A2	1:500	X	X
Existing/Demolition Site Sections & Elevations	3514-EML-ZZ-ZZ-DR-A-0200	A1	1:200	X	X
Proposed Site Layout - Ground Floor (TCF) - Part 1	3514-EML-ZZ-00-DR-A-0002	A0	1:500	X	X
Proposed Site Layout - Ground Floor (TCF) - Part 2	3514-EML-ZZ-00-DR-A-0003	A1	1:500	X	X
Proposed Site Plan - Roof Level - Transitional Care Facility	3514-EML-ZZ-05-DR-A-0006	A2	1:500	X	X
Proposed Site Plan - Taking-in-charge - Transitional Care Facility	3514-EML-ZZ-08-DR-A-0009	A2	1:500	X	X
Proposed Site Plan - Development Areas - Transitional Care Facility	3514-EML-ZZ-08-DR-A-0010	A2	1:500	X	X
Proposed Plan - Basement & Ground Floor - Transitional Care Facility	3514-EML-OC-ZZ-DR-A-0101	A1	1:200	X	X
Proposed Plan - 1st & 2nd Floor - Transitional Care Facility	3514-EML-OC-ZZ-DR-A-0102	A1	1:200	X	X
Proposed Plan - 3rd-4th Floor - Transitional Care Facility	3514-EML-OC-ZZ-DR-A-0103	A1	1:200	X	X
Proposed Plan - Roof Level - Transitional Care Facility	3514-EML-OC-ZZ-DR-A-0104	A2	1:200	X	X

Drawing Description	Drg. No.	Size	Scale	Latest	Revisions															
Proposed Section AA & DD - Transitional Care Facility	3514-EML-ZZ-ZZ-DR-A-0201	A1	1:200	X	X															
Proposed Section EE - Transitional Care Facility	3514-EML-ZZ-ZZ-DR-A-0202	A1	1:200	X	X															
Proposed East and West Elevations - Transitional Care Facility	3514-EML-ZZ-ZZ-DR-A-0301	A1	1:200	X	X															
Proposed North and South Elevations - Transitional Care Facility	3514-EML-ZZ-ZZ-DR-A-0302	A1	1:200	X	X															
Design Statement	3514-EML-ZZ-ZZ-RP-A-0900	A4	N/A	X	X															
Schedule of Accommodation	3514-EML-ZZ-ZZ-RP-A-0901	A4	N/A	X	X															