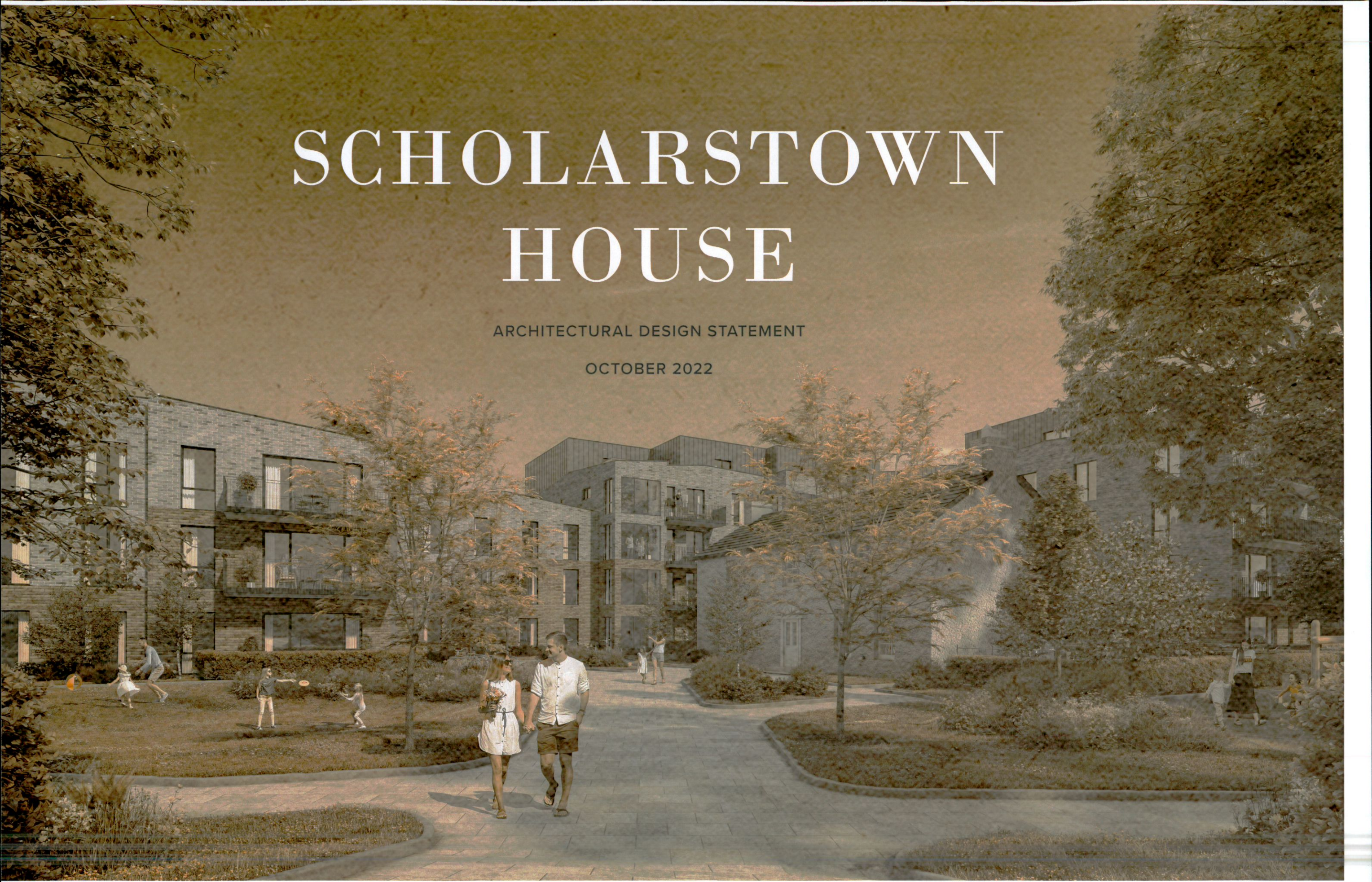


# SCHOLARSTOWN HOUSE

ARCHITECTURAL DESIGN STATEMENT

OCTOBER 2022





AERIAL VIEW OF THE SITE OUTLINED IN RED

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Issued On	20 October 2022

**Disclaimer**

It should be noted that all drawings within this document are not to scale.  
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# Development Team



Scholarstown House

**Developer**  
Emmaville LTD

**Architect**  
C+W O'Brien Architects

**Planning Consultant**  
HW Planning Associates

**Civil & Structural Engineer**  
Horgan Lynch Consulting Engineers

**Mechanical & Electrical Engineer**  
Marson Consulting Engineers

**Landscape Consultant / LVIA**  
Cunnane Stratton Reynolds

**Conservation Consultants**  
John Cronin & Associates

**CGI/Daylight Sunlight Assessment**  
3D Design Bureau

**Ecology**  
Altemar Ltd.

**Waste Management**  
AWN Consulting

**Commercial Advisors**  
CBRE

**Arboricultural Consultant**  
Charles McCorkell Arboricultural Consultancy

**Fire Safety Consulting Engineers**  
Daire Byrne & Associates

# Introduction

## Architectural Design Statement

This Design Statement (DS) has been prepared by CW O'Brien Architects on behalf of Emmaville Limited as part of a full planning application submission for a residential development located at Scholarstown House, Scholarstown Road, Dublin 16.

This design statement comprises of a presentation of the design proposal which has been developed following initial engagement with the SDCC conservation officer and pre-planning application meeting with SDCC. This design statement should be read in conjunction with the accompanying Housing Quality Assessment and drawing pack which set out the vision for the future development of the proposed site.

The proposal is for a Build to Sell residential development which takes cognisance and carefully responds to the site context and the existing two storey Scholarstown House which is a protected structure dwelling house located on the site.

The scheme aims to improve the urban area with significantly enhanced public and communal open space which responds to and creates a focal point of the existing house.

## Development Description

The development will consist of:

- a) The demolition of the 4 no. existing shed structures on site within the curtilage of the protected structure;
- b) The retention and conversion of Scholarstown House (Protected Structure) into two no. units comprised of 1 no. 2-bed and 1 no. 3-bed units served by private open space in the form of ground floor terraces. The proposed works to Scholarstown House include but are not limited to internal re-configuration; the re-location of the staircase to its original location within the house; the removal of non-original features including the closing up of non-original openings; and the creation of a new door opening within the existing alcove, and the blocking up of a window opening both located on the northern elevation.
- c) The construction of a 5-storey apartment block containing 74 no. apartment units comprised of 32 no. 1-bed apartments, 33 no. 2-bed apartments, and 9 no. 3-bed apartments all served by private open space in the form of balconies and/or ground floor terraces.
- d) The proposed development also includes 100 sq.m of residential amenities and facilities consisting of but not limited to a reception, communal amenity room and parcel room.
- e) The development will be served by a total of 40 no. car parking spaces including 8 no. EV parking spaces and 183 no. cycle parking spaces accessed via a new pedestrian and vehicular access off Orlagh Grove with the existing entrances on Scholarstown Road and Orlagh Grove being re-configured to provide for pedestrian and cycle access.
- f) The development will also consist of all ancillary development works required to facilitate the development including but not limited to, plant rooms, a substation, bin stores, landscaping, boundary treatments and lighting.

The development to be applied for includes a building on the South Dublin County Council Record of Protected Structures: Scholarstown House (RPS Ref: 322).

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm and may also be viewed on the Council's website – [www.sdcc.ie](http://www.sdcc.ie).

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

# C+W O'Brien Architects

## About Us



## We make exceptional places + spaces

C+W O'Brien is a leading, award winning architects practice and part of the Corstorphine + Wright Architects Group with 10 offices across Ireland and the UK, including Dublin, London, Warwick, Manchester, Liverpool, Newcastle and Glasgow and two offices within the Birmingham area.

Marrying 35 years of professional experience with cutting edge technologies, we produce design solutions that enhance the built environment, transform cities and communities and achieve outstanding commercial success for our clients.

Across our network of offices, our 140+ strong team of people includes some of the most talented and dedicated professionals in the industry, working on projects across all sectors and regions of the country.

Our exciting portfolio of innovative clients includes Ireland's largest property PLCs, along with the leading

developers and property and pension funds. Whilst our specialities cover a wide range of sectors, the bulk of our revenue arises from complex and large scale, mixed use developments featuring residential, student accommodation, commercial, hotel and leisure.

Recently, our achievements have included becoming part of the Architects Journal top 100 practices in 2015 and 2016, and receiving a number of prestigious awards such as the Irish Public Sector Magazine's Excellence in Business Award for Architecture and Project Management two years in a row. We have also received awards from a number of UK bodies including the British Council for Offices, the British Council of Shopping Centres and the International Council for Shopping Centres.

The Dublin branch is led by Arthur O'Brien, who joined Corstorphine + Wright's London office having previously run OBK Architects in Dublin, a thriving

architects practice in Ireland with a team of 70+ staff. After initially working as a director at Corstorphine + Wright's London office, Arthur made the move to re-establish the Dublin office.

The opening of the Dublin office was part of a programme of expansion, which has since continued with the opening of new offices in Galway, Glasgow, Leeds and Birmingham City Centre. We are now in talks to form additional offices to further increase our geographical coverage.

As a practice, we stand out as one of the few architects with the range of skills to take projects through from concept to completion, offering both the vision to design world-class schemes and the technical skills and commercial awareness required to deliver them on time and within budget. We understand that great architectural designs need to be aspirational, but they also need to be deliverable

and to work in the real world and so we take a holistic approach to our projects, making sure that we consider them from every angle.

We ensure that our developments don't just look good; they also deliver incredible and long-term value, meeting our clients' objectives and the needs and desires of the end users for whom they were built.

In addition to our architectural talent, we employ an in house team of graphic designers and 3D animators who add value for clients throughout a project. By helping us to accurately convey the vision for the project and forming the basis for developed virtual environments that can be tested and altered, these sketch models and animations help to speed up the design process. Always at the forefront of industry developments, we invest in the latest technology and skills to help us to continually innovate and go the extra mile for our clients.

# C+W O'Brien Architects

## Practice Credentials

C+W O'Brien Architects are a registered architectural practice with the RIAI and RIBA, and an ISO 9001 certified company. As a part of the Corstorphine + Wright Architects Group with 10 offices across Ireland and the UK, we are currently an Architects' Journal Top 100 practice, and have been for a number of years.

In 2019, C+W O'Brien was awarded the The Public Sector Magazine award for Excellence in Architecture & Project Management for the fourth consecutive year. We were also shortlisted finalists in four categories at the Irish Construction Industry Awards.

C+W O'Brien have been shortlisted for a number of awards including for "Housing Project of the Year" at the Building and Architect of the Year Awards for our project Stoneleigh in Craddockstown.

Our Student Residence project "Carman's Hall" with Heyday, was shortlisted for both the Interior Project of the Year, and Fit Out Project of the Year at the Irish Building and Design Awards.

**IRISH CONSTRUCTION INDUSTRY AWARDS 2018**

**AJ 100**

**THE PUBLIC SECTOR MAGAZINE**

**Building and Architect of the Year Awards 2018**

**UVDB**  
empowered by Achilles

**BCO**

**Constructionline**  
Part of Capita plc

**ICSC**

**BDA**

**ISO 9001 REGISTERED**

**RISQS**  
RAILWAY INDUSTRY SUPPLIER QUALIFICATION SCHEME

**UK GREEN BUILDING COUNCIL**  
Member

**Acclaim Accreditation**

---

**Bury Street ABINGDON**

- BCSC Gold Awards**  
Winner of the 'Refurbishment and/or Extension (under £5m)'.

**The Council House DERBY**

- BCO National Award 2014**  
Best Refurbished / Recycled Workplace category for Derby City Council
- Civic Trust Award 2012**  
Derby City Council
- Regional Excellence Award 2013**  
The best large commercial building for Derby Council
- Gold Award 2012**  
Derby Council House

**Whiteley Town Centre FAREHAM**

- ICSC European Shopping Centre Awards 2014**  
Winner - 'Best New Development' in the medium retail projects category
- BCSC Gold Award**  
Shortlisted for the 'New Centre' 2013 award







# 1.0 Context

# 1.0 Context

## 1.1 District



The proposed mixed-use scheme responds sympathetically to its surrounding context, resulting in an appropriate site layout which does not create an adverse impact on nearby established uses or amenities.

The current site is a predominantly greenfield site being presently occupied by a protected structure and number of derelict agricultural sheds. The proposed site is currently zoned by South Dublin County Council as a 'Res' zoning objective, to protect and improve residential amenity.

The site location is in close proximity to Knocklyon village and is recognised with an appropriate design response to create a landmark to identify the Scholarstown Road area.

While acknowledging the proposed site is an existing private residential property, the SDCC 'Res' land zoning aspirations set out a framework for the redevelopment of the area. We believe this proposed residential led development on the subject site is an appropriate solution for this site re-enforced by the sites proximity to Knocklyon, the M50 and the existing and proposed improved bus routes connecting the area with the wider city centre.



Aerial View of Site Location

- |                   |                                |                                |
|-------------------|--------------------------------|--------------------------------|
| <b>Key</b>        | 1 Marley Park                  | 6 Rathfarnham                  |
| M50 Motorway      | 2 Bushy Park                   | 7 TU Dublin Tallaght           |
| Proposed Site     | 3 Tymon Park                   | 8 Tallaght University Hospital |
| Motorway Junction | 4 Dublin City Centre           | 9 Dundrum Town Centre          |
|                   | 5 Ballymount Industrial Estate | 10 Rathmines                   |

# 1.0 Context

## 1.2 Site Location



Bird's Eye View of Site From South

# 1.0 Context

## 1.3 Site Description

### Site Description

The subject site is located in the townland of Scholarstown, Dublin 16. The site is bounded to the north by the R113 Scholarstown Road and to the west by Orlagh Grove. St Colmcille's Community School is located on the adjoining lands to the east and south. The south (west) corner of the site is adjoined by a number of small units providing local services.

There is a Dublin Bus stop on the Scholarstown road along the northern boundary of the site which serves Bus No.175. There is also a Dublin Bus stop serving the No.15 Bus within a 5minute walk on Scholarstown Road.

The site contains Scholarstown House (a two storey protected structure with later three storey rear extension) and a number of agricultural outbuildings.

The site provides a mature setting to the existing structures with an arborist tree survey prepared by Charles McCorkell advising a number of existing conifer trees and a small number of deciduous trees are located within the site which are not of merit. The most notable tree is a mature sycamore tree located to the north west corner of the site which has been taken into careful consideration within the design proposal from initial design concept stage.

A full arborist report prepared by Charles McCorkell accompanies this planning application and is complemented by a high quality landscape strategy prepared by Cunnane Stratton Reynolds landscape consultants.

**Site Area (Red Line) : 0.79 hectare ( 1.95 acre)**



Aerial view from north of Site



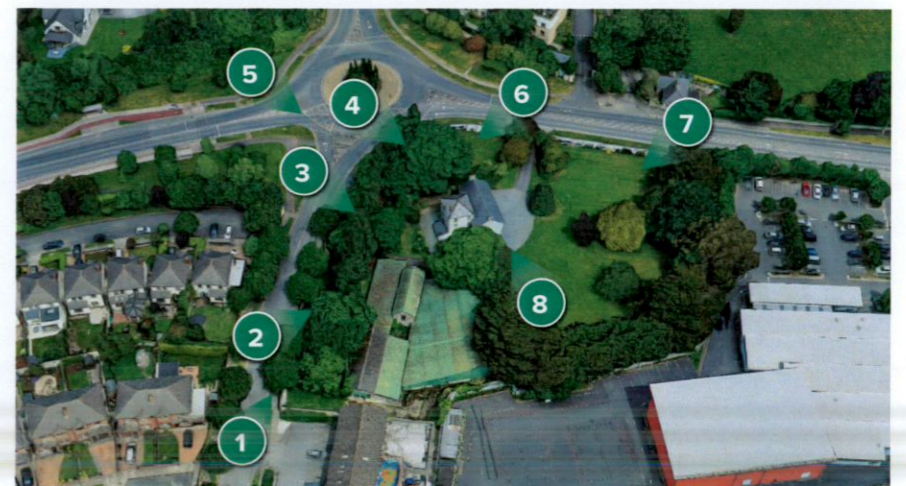
Aerial view from West of Site



Aerial view from East of Site

# 1.0 Context

## 1.4 Site Photos



# 1.0 Context

## 1.5 Planning Policy & Guidelines

### Planning Policy

The subject site is located within the South Dublin County Council (SDCC) area. The scheme has been designed to respond to the requirements of the South Dublin County Development Plan 2022 - 2028.

The plan takes cognisance of the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES). In line with these provisions the quality of the design and character of an area are critical factors for making places attractive and distinctive. 'Placemaking' which aims to strengthen the connection between people and the places they share, creating the right types of environments in which people can live work, visit, socialise and invest in, is a key factor in producing distinctive communities.

The development plan sets out policy objectives for achieving quality design and placemaking which has been taken into account within the design process for the Scholarstown House design scheme.

This design statement aims to demonstrate how 'the plan approach' has been taken into consideration and incorporated into the design of the development, including the materials and finishes proposed and demonstrating how the eight overarching principles for the achievement of successful and sustainable neighbourhoods have been addressed:

- The context of an area
- Healthy Placemaking
- Connected Neighbourhoods
- Public Realm
- The Delivery of High-Quality and Inclusive Development
- Appropriate Density and Building Heights
- Mix of Dwelling Types
- Materials, Colours and Textures

This design statement is set out to provide a detailed analysis of the proposal based on the 12 design criteria set out in the 'Urban Design Manual' (2009) and reflected in the South Dublin County Council's Building Height and Design Guide.

### Density and Building Heights

Chapter 5 'Quality Design and Healthy Peacemaking' sets out the vision of SDCC to:

*'Create a leading example in sustainable urban design and healthy placemaking that delivers attractive, connected, vibrant and well-functioning places to live, work, visit, socialise and invest in.'*

The development plan states: The adoption of the National Planning Framework (NPF) represented the advent of significant changes to planning policy in Ireland at national and regional level. The NPF articulates a set of shared goals for every community across the country to deliver a programme of compact urban growth.

National Policy Objective 13 requires the inclusion of planning policy provisions and standards:

*'including in particular building height and car parking to be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. Such standards shall be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.'*

The Urban Development and Building Height Guidelines (2018) expand on the requirements of the NPF by setting relevant planning criteria for considering increased building height to achieve greater densities in various but principally urban city-centre locations and suburban and wider town locations. To ensure compliance at local level with the overarching planning policy requirements at national level, SPPR1 states:

*"In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height."*

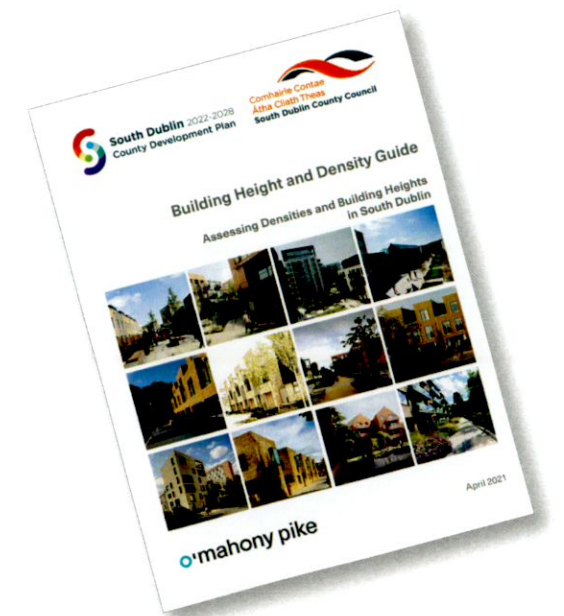
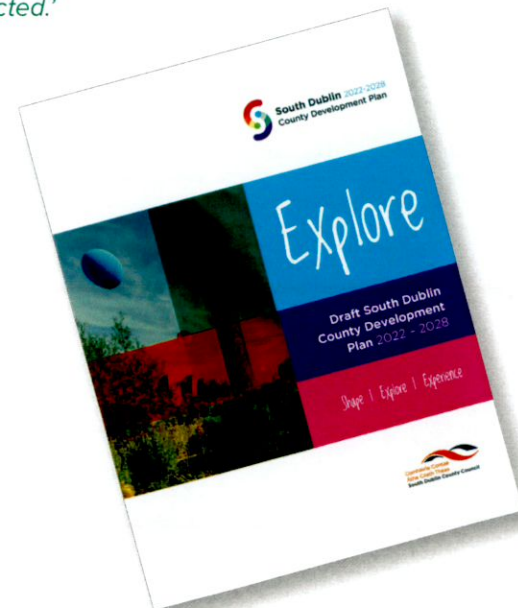
In response to such policy provisions and guidelines, in particular SPPR1, the SDCC development plan is accompanied by South Dublin County's Building Height and Density Guide (Appendix 10).

The Building Height and Density Guide (BHDG) for South Dublin County forms the primary policy basis and toolkit to employ the delivery of increased building height and density within the County in a proactive but considered manner.

The objective and considerations complemented with the vision set out in Chapter 6 'Housing' (and overall development plan visions), creates the ambitions for residential led schemes:

*'Ensure the delivery of high quality and well-designed homes in sustainable communities to meet a diversity of housing needs within the County.'*

The design proposal has been informed by the unique conditions of the subject site regarding, existing protected structure, site orientation, site green elements, adjacent developments and associated uses, site connectivity/public transport links, to propose a design solution which responds to the visions of the SDCC development plan.



# 1.0 Context

## 1.5 Planning Policy & Guidelines

### Development Standards

The proposed development is designed to meet or exceed the requirements and standards of "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, December 2020" and "SDCC Development Plan-Chapter 12 Implementation and Monitoring".

A variety of apartment types of single and dual aspect are designed with an efficient layout to ease mobility and maximise daylight penetration. Area standards for all dwellings are compliant with the requirements set out in the guidelines. The arrangement of kitchen/dining / living spaces is orientated for passive surveillance and large windows and doors to the living spaces (combined with the open plan kitchen/living spaces) to ensure quality day/sunlight benefits are maximised. Practical aspects of access and use are considered in detail with particular reference to Part M of the Building Regulations and Universal design guidelines for homes in Ireland. Storage spaces are distributed throughout the circulation areas, living spaces, and bedrooms, with utility areas located adjacent to kitchens to meet or exceed where possible the requirements for storage

A spatial hierarchy of public through semi-private to private zones has been established at building edges by the use of landscape elements, designed to protect the privacy of the ground floor units while also promoting social interaction, safety, and security.

Please refer to accompanying Housing Quality Assessment for further detail.



# 1.0 Context

## 1.6 Site Zoning

### South Dublin Development Plan 2016-2022

- **Zoning Objective RES:**  
To protect and/or improve residential amenity

### South Dublin Development Plan 2022-2028

- **Zoning Objective RES:**  
To protect and/or improve residential amenity



Table 11.5: Zoning Objective 'RES': 'To protect, improve and / or improve residential amenity.

#### USE CLASSES RELATED TO ZONING OBJECTIVE

##### Permitted in Principle

Housing for Older People, Nursing Home, **Open Space**, Public Services, **Residential**, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.

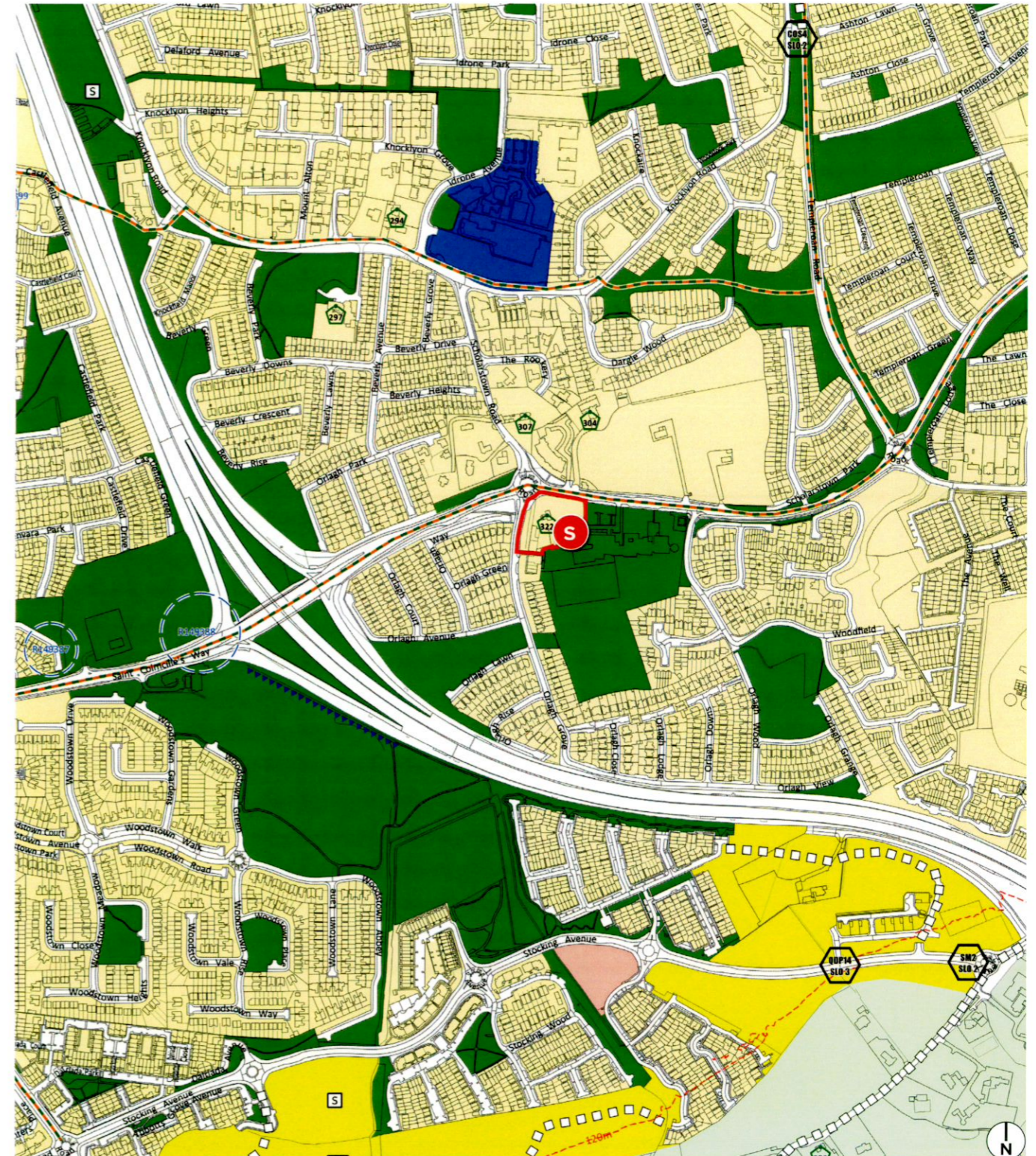
##### Open for Consideration

Advertisements and Advertising Structures, Allotments, Agriculture, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Childcare Facilities, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel/Hostel, Home Based Economic Activities, IndustryLight, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational Facility, Recycling Facility, Restaurant/ Café, Service Garage, Shop-Neighbourhood, Sports Club/Facility, Stadium, Veterinary Surgery.

##### Not Permitted

Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/ Asphalt Plant in or adjacent to a Quarry, Conference Centre, Data Centre, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry Special, Nightclub, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Retail Warehouse, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Social Club, Transport Depot, Warehousing, Wholesale Outlet, Wind Farm, Work-Live Units.

- Key**
- S** Location of Site
  - Objective RES** - To protect and/or improve residential amenity
  - Objective RES-N** - To provide for new residential communities in accordance with approved area plans
  - Objective REGEN** - To facilitate enterprise and/or residential-led regeneration
  - Objective TC** - To protect, improve and provide for the future development of Town Centres
  - Objective MRC** - To protect, improve and provide for the future development of a Major Retail Centre
  - Objective DC** - To protect, improve and provide for the future development of District Centres
  - Objective VC** - To protect, improve and provide for the future development of Village Centres
  - Objective LC** - To protect, improve and provide for the future development of Local Centres
  - Objective RW** - To provide for and consolidate retail warehousing
  - Objective EE** - To provide for enterprise and employment related uses
  - Objective OS** - To preserve and provide for open space and recreational amenities
  - Objective RU** - To protect and improve rural amenity and to provide for the development of agriculture



South Dublin Development Plan 2022 -2028: Land Use Zoning



# 1.0 Context

## 1.7 Historic Maps

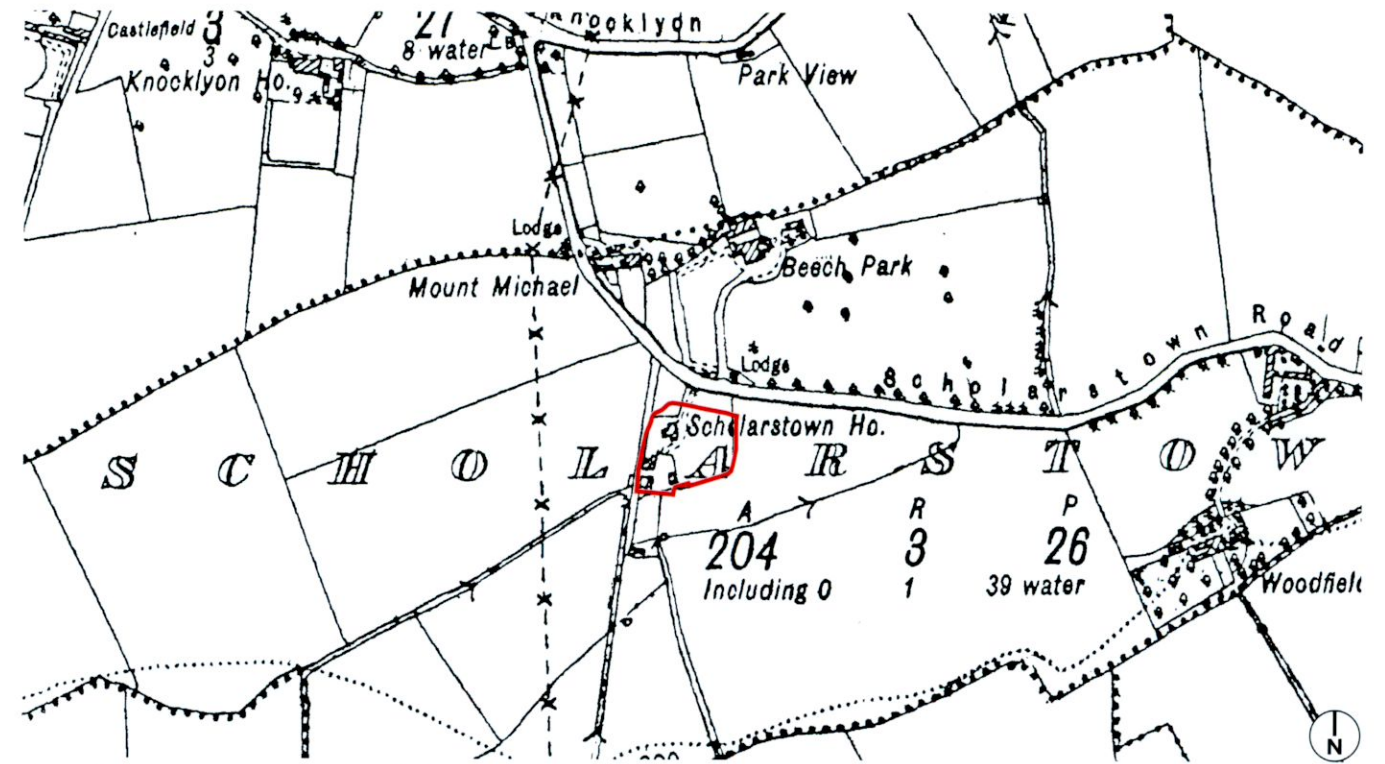
### Protected Structure

#### Record of Protected Structures.

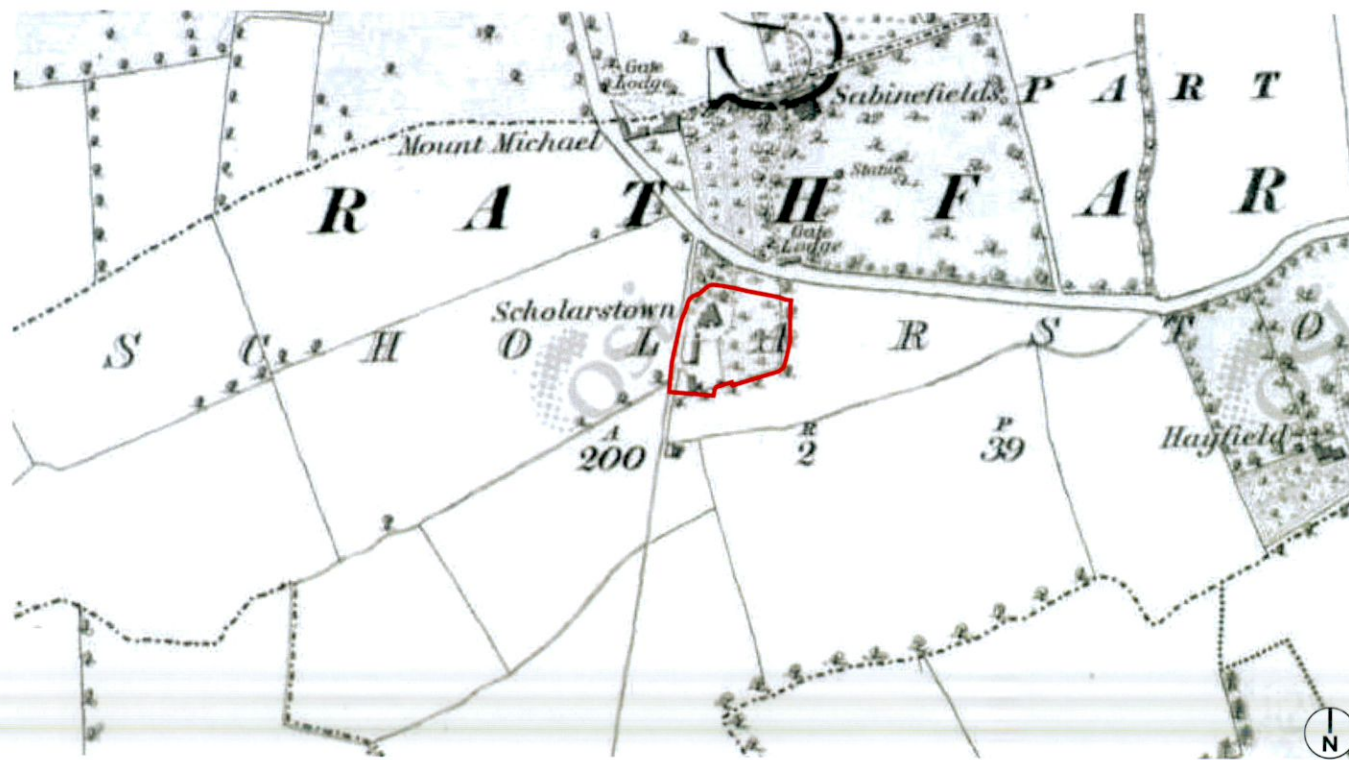
#### Scholarstown House - Reg. No. 11216036

*"Detached three-bay two-storey house, rebuilt after a fire in 1909, reputedly first built in 1588 for Bishop Adam Loftus. Roughcast rendered walls. Timber sash windows, wider to first floor and paired to ground floor outer bays. Central glazed timber door with segmental-arched radial fanlight above flat projecting bracketed timber hood. Pitched slate roof with gable chimney stacks. Large three-storey square-plan wing to rear, with further ancillary buildings in garden."*

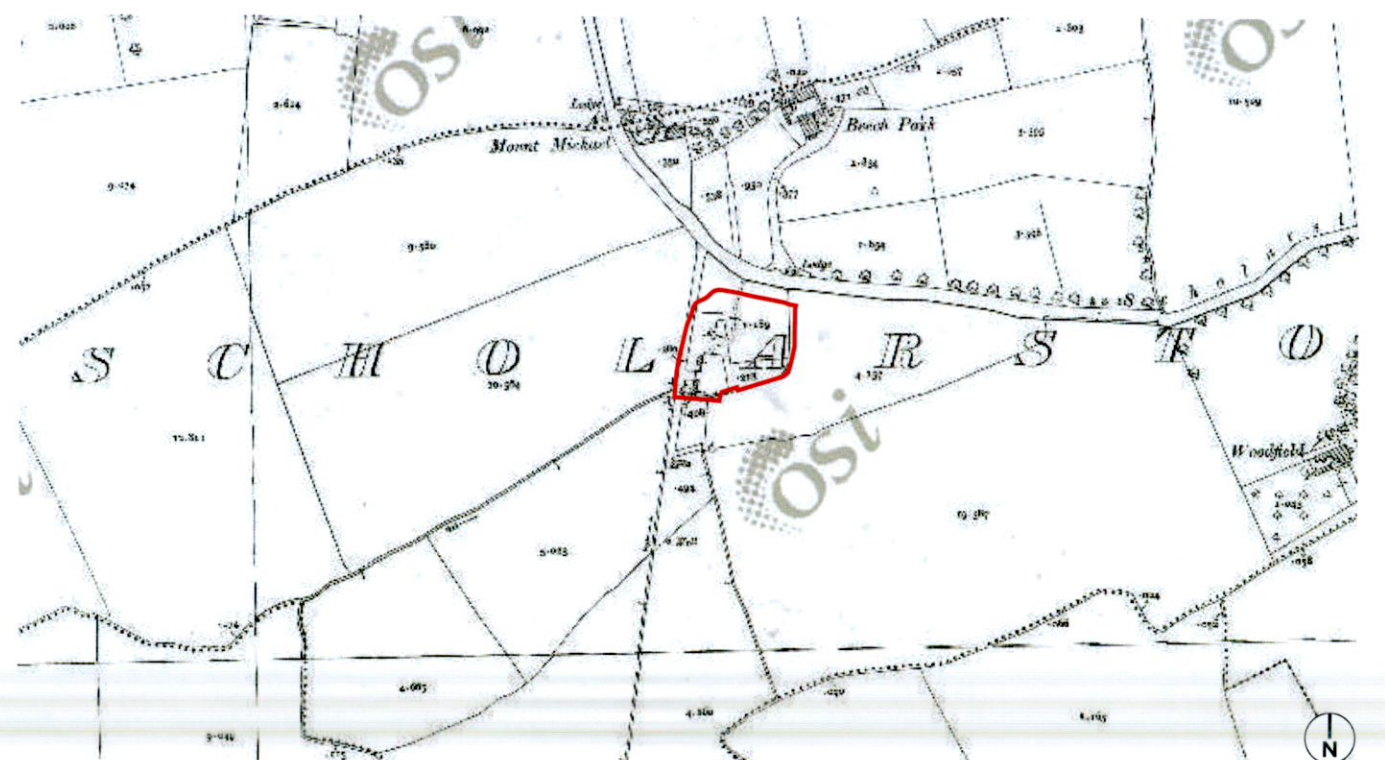
Description taken from National Inventory of Architectural Heritage Ireland.



OSI Historic 6 Inch (1938) Indicative Red line boundary



OSI- Historic 6 Inch B&W (1829-41) Indicative Red line boundary



OSI-Historic 25 Inch (1897-1913) Indicative Red line boundary

# 1.0 Context

## 1.8 Scholarstown House

### Scholarstown House - Reg. No. 11216036

The adjacent photos have been taken from the National Inventory of Architectural Heritage Ireland in conjunction with the below survey data.

Rating:	Regional
Categories of Special Interest:	Archaeological, Architectural, Technical
Original Use:	House
In Use As:	House
Date:	1900-1915
Date Recorded:	15.05.2002

#### History

The original Scholarstown House was first built in 1588 for Archbishop Adam Loftus, after he acquired the townland of Scholarstown as part of the Manor of Rathfarnham following their confiscation from Lord Buttevant in 1583. Over the past four or five centuries, the residents of Scholarstown House were mostly tenant farmers. The earliest recorded tenant was Henry Jones who passed away in 1641.

Lucy Loftus	1691-1716
Philip Wharton	1716-1723
William Conolly	1723-1789
Somevell Family	1789-1836
La Touce	1836-1876
Richard Duncan King (Tenant Michael Walsh burnt house down)	1876-1901
Jolly Family	1901-1928
O'Brien Family	1928-



Scholarstown House: Rear Elevation (NIAH)



Scholarstown House: Front Elevation (NIAH)



Scholarstown House: Side Elevation (NIAH)

# 1.0 Context

## 1.8 Scholarstown House

### Description of the Existing Building

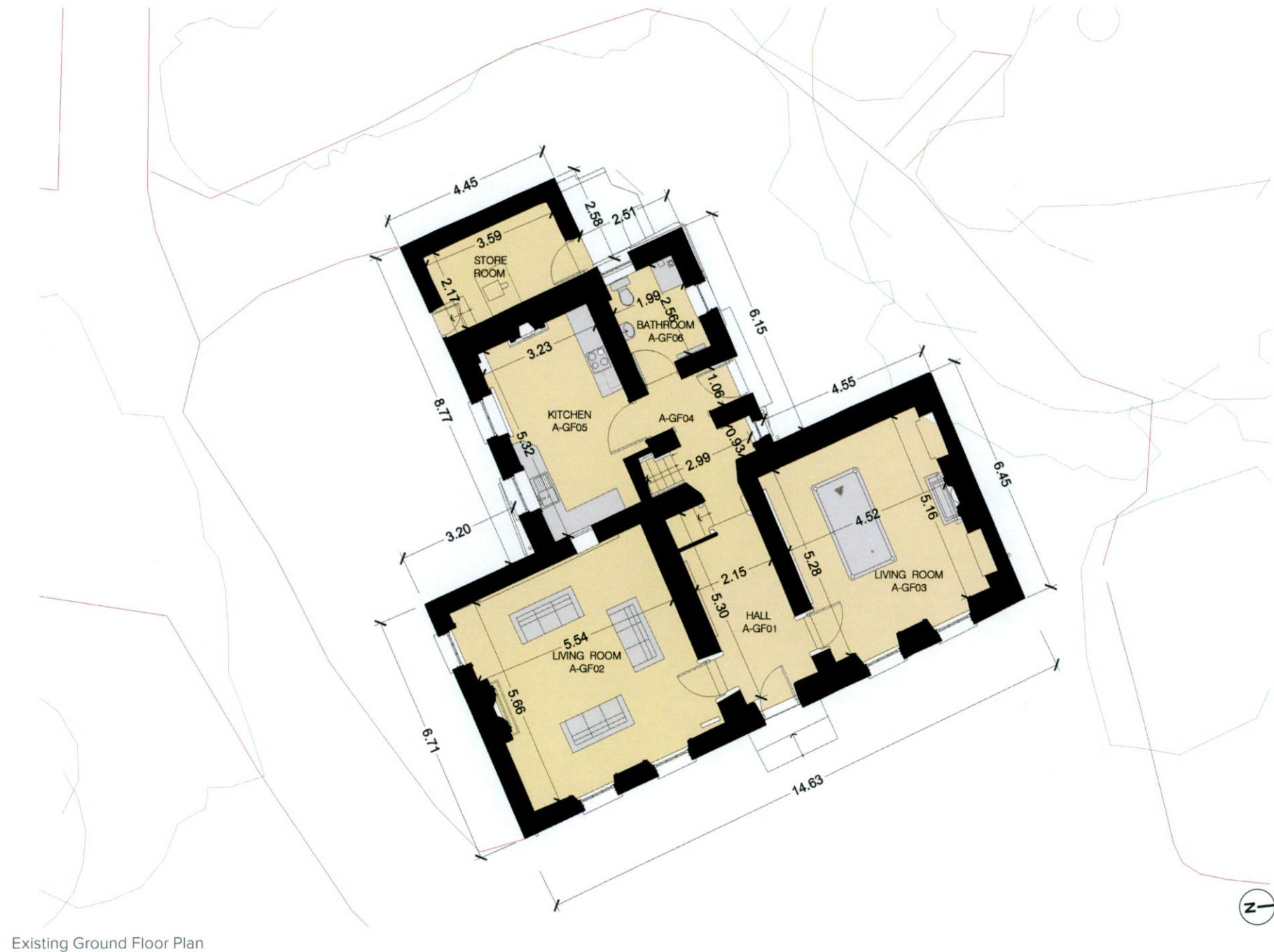
Scholarstown House, referred is a detached three-bay, two-storey building set in its own grounds on a corner site at the junction of Scholarstown Road and Orlagh Grove . The boundary wall is of modern concrete construction and there are a number of outbuildings to the southwest. The walls are rough cast rendered and painted with square-headed openings with replacement painted timber sash frames and stone sills, the door which is a modern replacement retains a stone step. The pitched roof has a replacement natural slate covering and rendered chimneys. A three-storey return is centrally located to the rear with a hipped slate roof. A small single-storey storeroom with a lean-to roof is located on the western elevation of the return.

### Description By John Cronin & Associates Ground Floor

The doorway leads to an entrance hall (labelled GF01) with wallpaper covering to the walls and polystyrene ceiling covering; the floor has modern tiles. Two reception rooms are located off the hallway, GF02 and GF03. GF02 is lit from the front by two replacement sash windows and has a painted timber four-panelled door and architrave.

GF03 is lit from the front by two replacement sash windows and has a painted timber four-panelled door and architrave. The walls are wallpapered and retain a picture rail and moulded cornice. A splayed opening to the rear of the entrance hall leads to a rear hall (GF04) and return which is occupied by a bathroom (GF06) and kitchen (GF05).

The bathroom (GF06) has modern bathroom fittings and tiles and a pair of painted timber two-over-two ogee horned sash windows and a painted timber early twentieth-century four-panelled door.



# 1.0 Context

## 1.8 Scholarstown House

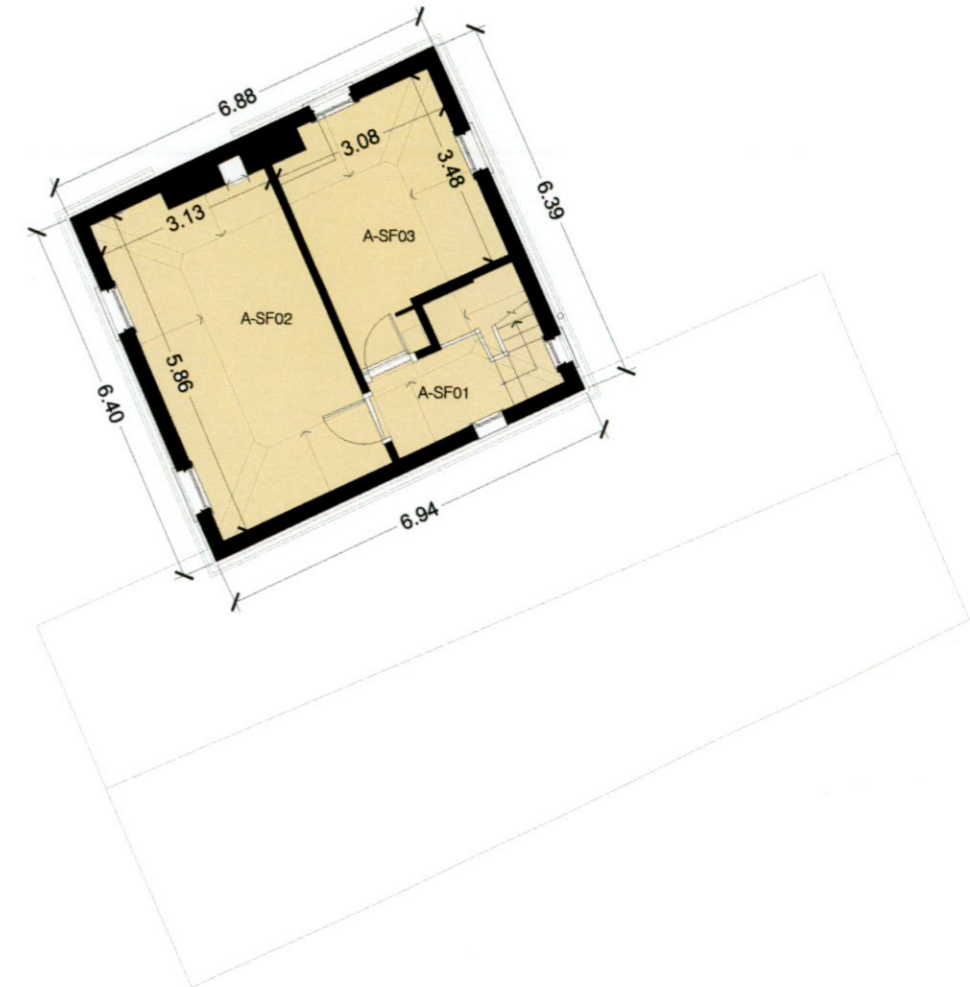
### First Floor

A simple twentieth-century staircase leads to a landing (labelled FF01) and the first floor which is occupied by four bedrooms, a bathroom and a WC. The bedroom FF02 is lit by a modern replacement painted timber sash window to the front and a two-over-two painted timber sash to the south. FF03 is lit by a modern replacement painted timber sash window to the front. FF04 is lit by a three-over-three painted timber ogee horned sash

window to the rear. The rear bedroom (FF06) is lit by a modern replacement painted timber window to the south. The bathroom (FF07) has modern bathroom fittings and is lit by a pair of two-over-two convex horned sash windows. A small WC adjacent to the bathroom has a painted timber one-over-one ogee horned sash window.

### Second Floor

A narrow modern staircase leads to the second-floor attic level which is occupied by a small landing (SF01) and two rooms. FF02 has a small fireplace opening in the chimney breast and a painted timber four-panelled door. FF03 has a painted timber five-panelled door.



Existing First Floor Plan

Existing Second Floor Plan



# 1.0 Context

## 1.9 Green Spaces & Building Density

### Urban Form - Building Setting

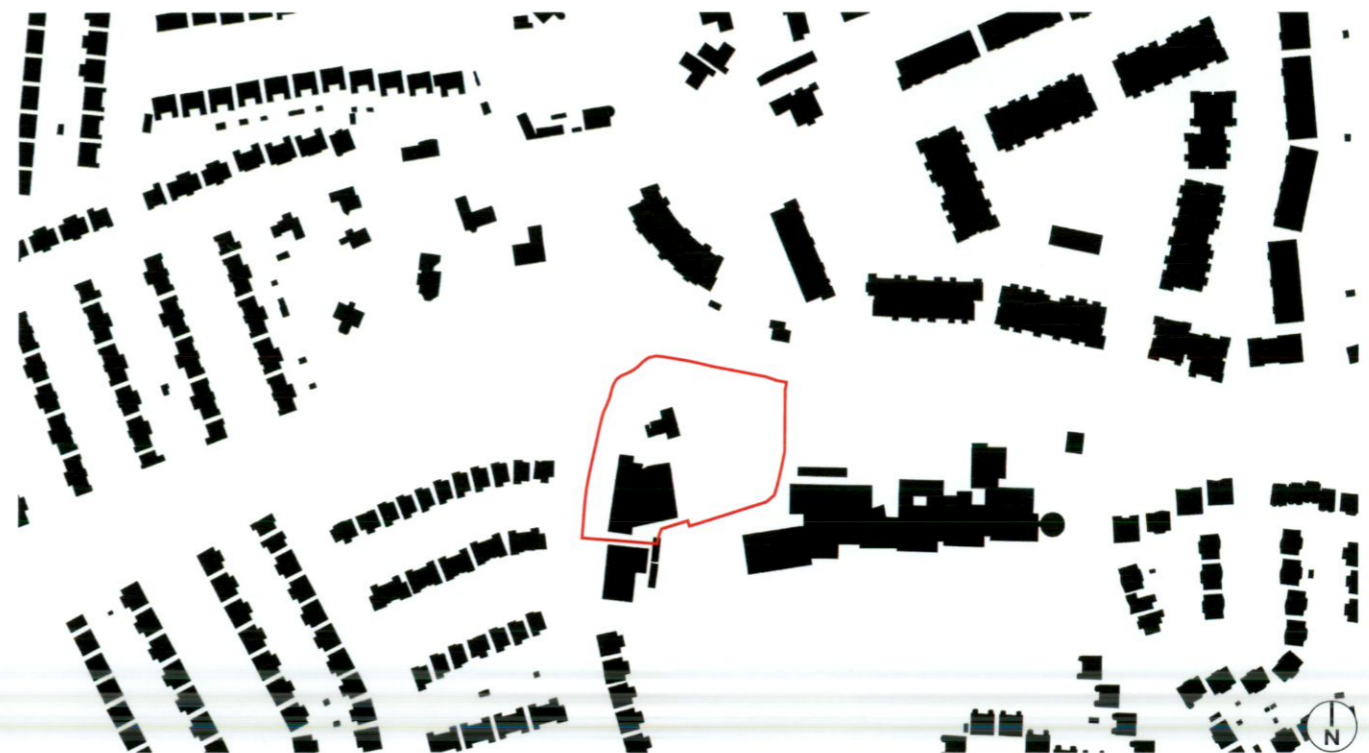
The adjacent graphic illustrates the contextual urban form and green spaces in which the site is located. The graphics illustrate an evolving transition of urban grain and form at a road junction (roundabout) where primarily two storey residential dwellings to the west of Orlagh Grove road meet contemporary apartment blocks of 4+ stories towards the east which lack any definite urban grain.

The graphics highlight the opportunity for the subject site to create an urban language and form which sits within the evolving context and creates a transition between the existing local services units to the south, 4+storey existing and under construction apartment buildings to the north of the roundabout and also open up and celebrate the existing green spaces and structure of Scholarstown house which currently remains hidden behind the blank concrete boundary wall.

- Contextual Green Spaces - Key**
- Site Boundary
  - Public
  - Private
  - Buildings



- Contextual Building Density - Key**
- Site Boundary
  - Existing Buildings



Existing & Under Construction Context

# 1.0 Context

## 1.10 Contextual Schemes

### Surrounding Context

Recent apartment schemes have been completed and commenced in the immediate vicinity contributing to the emerging context along Scholarstown Road. The lands adjacent to the proposed site on the opposite side of Scholarstown road have and are begin developed to accommodate residential schemes.

### Rosmor Apartments

Three storey with penthouse apartment building comprising:

- 4 no. 3 bed apartments
- 26 no. 2 bed apartments,
- 7 no. 1 bed apartments.
- 65 no. car spaces, bicycle storage, refuse storage area,
- Private vehicular/pedestrian entrance off Scholarstown Road,
- New boundary wall treatment to north boundary and associated landscaping at the time of construction.
- Main choice of exterior materials are timber cladding, painted render and brick.

The adjacent drawings have been taken from the South Dublin County Council Planning Applications Portal.

**Permission Granted - 16/10/2002**



#### Key

- Rosmor Site Boundary
- Scholarstown House Site Boundary

# 1.0 Context

## 1.10 Contextual Schemes

### Two Oaks

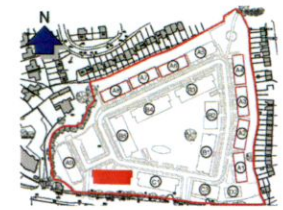
- 590 residential units (480 Build-to-Rent apartment and 110 Build-to-Sell duplex units and apartments).
- Ancillary residential facilities and commercial floorspace.
- Total floor space of the development is 51,252sqm including a basement of 5,888sqm (which provides car and bicycle parking, plant and bin stores)
- 480 'Build-to-Rent' units will be provided in 8 blocks ranging from 4 - 6 storeys in height.
- 110 'Build-to-Sell' units will be provided in 9 duplex blocks which will be 3 storeys in height.
- 2 storey ancillary amenity block which comprises a gymnasium, lobby, kitchenette and lounge at ground floor level and lounge at first floor level in addition to a roof terrace.
- 2 storey retail/ café/ restaurant building comprising 2 retail units at ground floor level and a café/ restaurant unit at first floor level
- A creche, management Suite and café/restaurant within the apartment blocks at ground floor level.

Permission Granted - 09/03/2020

Project Stage: Under Construction



Two Oaks - Block C2 - South (Scholarstown Road) Elevation



#### Key

- Two Oaks (590 units) Site Boundary
- Scholarstown House Site Boundary



Aerial CGI View of Two Oaks

# 1.0 Context

## 1.11 Functions

### Surrounding Functions - St Colmcille's Community School

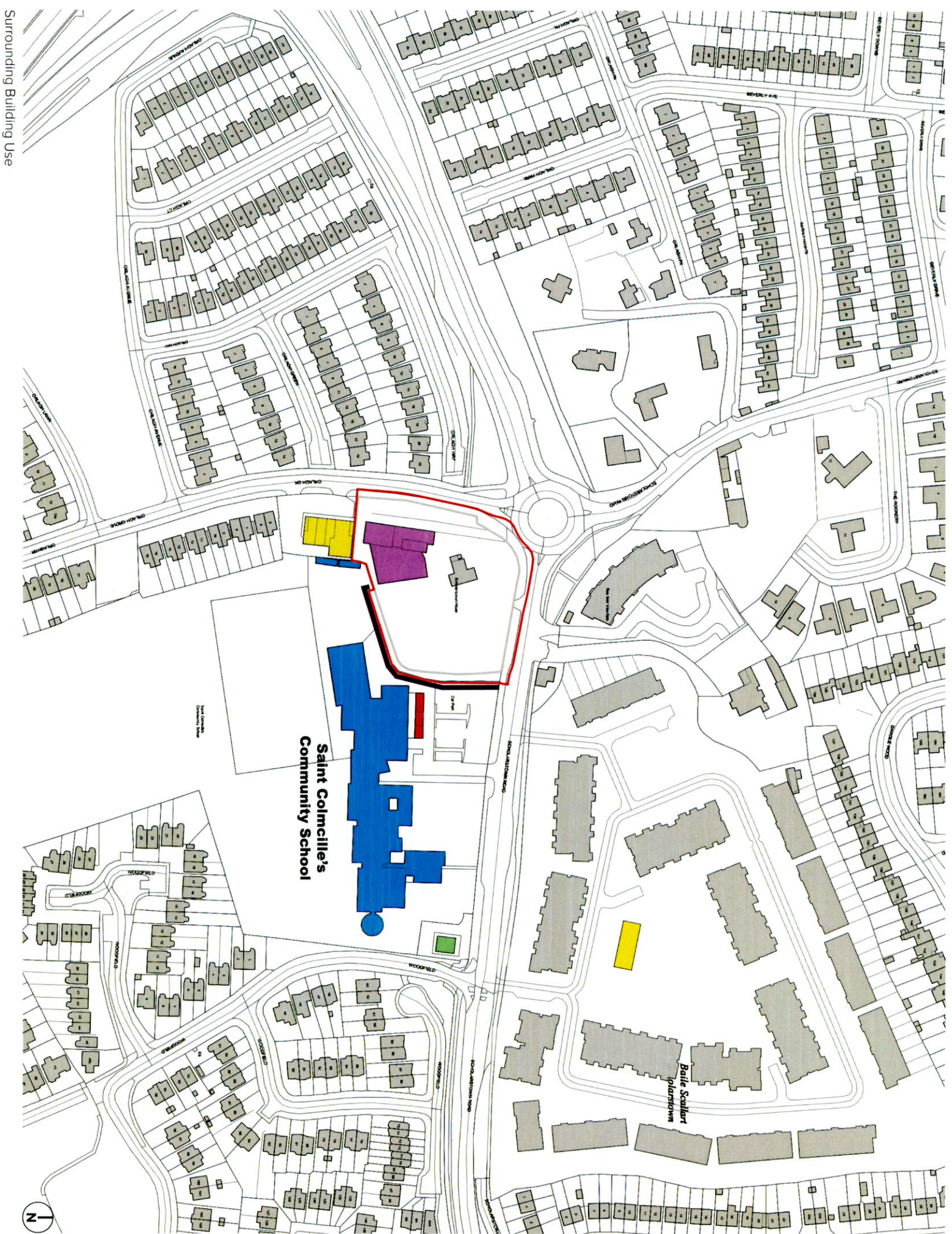
The site is adjoined by local services units to the south and St Colmcille's Community School to the south east. Emmaville Limited has engaged with St Colmcille's Community School to agree a realignment of the existing boundary wall to the location as indicated on the adjacent graphic.

This realignment is proposed to aid in rectifying an existing 'pinch point' which is a difficulty for vehicle circulation around the existing school building.

The proposed design also carefully considers the existing condition of boundary trees and includes a landscape proposal which will enhance the existing screening to the school lands from the proposed scheme.

Please refer to accompanying architectural site plan drawing for further detail.

- Surrounding Building Use - Key**
- Site Boundary
  - Boundary Wall Subject To Realignment To Provide Additional Circulation Space To St Colmcille's Community School
  - Education
  - Residential
  - Local Services
  - Agricultural
  - Religious
  - Compressed Natural Gas Station



Surrounding Building Use







A photograph of a grey building with white-framed windows and a large green lawn. The building is on the left side of the frame, and the lawn is on the right. The text "2.0 Connectivity" is overlaid on the lawn area.

## 2.0 Connectivity

# 2.0 Connectivity

## 2.1 Local



The site has close proximity to the Scholarstown bus stops (No 1149 and 4487), 2 minutes' walk away from the application site, offering a good public transport service with direct links to city centre. There are also numerous bus connections a short walk away at Knocklyon.

The design approach of the proposed development ensures passive surveillance of all pedestrian footpaths within the site is achieved and also passive surveillance to the boundaries which stimulates connectivity with the surrounding amenities while also being designed to avoid overlooking the adjacent school.

### Local Context

The adjacent graphic illustrates the local Dublin bus stops adjacent to the site and also the primary amenities within a 5 minute and 10 minute walk from the site. There are a number of local services uses to the south of the site which include Spar convenience store, Beauty Clinic and take away food outlets.

- Key**
- Proposed Site
  - Bus Stop
  - St. Colmcille's Community School
  - Supervalu Knocklyon
  - Ballycullen GAA Pitches
  - Knocklyon United FC Ballycullen Pitches
  - Scholarstown Family Practice
  - St Comcille's Church
  - Ballyboden St. Enda's All Weather Pitches
  - Dublin Bus Stop (No.175 Bus)
  - Dublin Bus Stop (No.15 Bus)
  - Dublin Bus Stop (No.175 & No.15 Bus)



# 2.0 Connectivity

## 2.2 Connectivity

### Connectivity

The design approach ensures the passive surveillance of all pedestrian footpaths both within and surrounding the site which stimulates connectivity with existing public road and footpath routes. The existing 2.1m wall which surrounds the site will be reduced to a c.600mm high wall with a 1.3m high metal railing to improve the urban edge and enhance visual links and passive surveillance.

The design solution proposes a new vehicular access to the south west of the site onto Orlagh Grove road which allows the two no. existing gated access points to be used for pedestrian/cyclist access only. These two pedestrian access points will allow easy access to/from Orlagh Grove road and Scholarstown road respectively.

Currently the No 175 Dublin Bus runs east and west on Scholarstown Road. There are currently 2 bus stops within approx 25m/50m to the north east. There is also a No 15 Dublin Bus stop within 50m of the site to the north west along St Colmcille's Way.

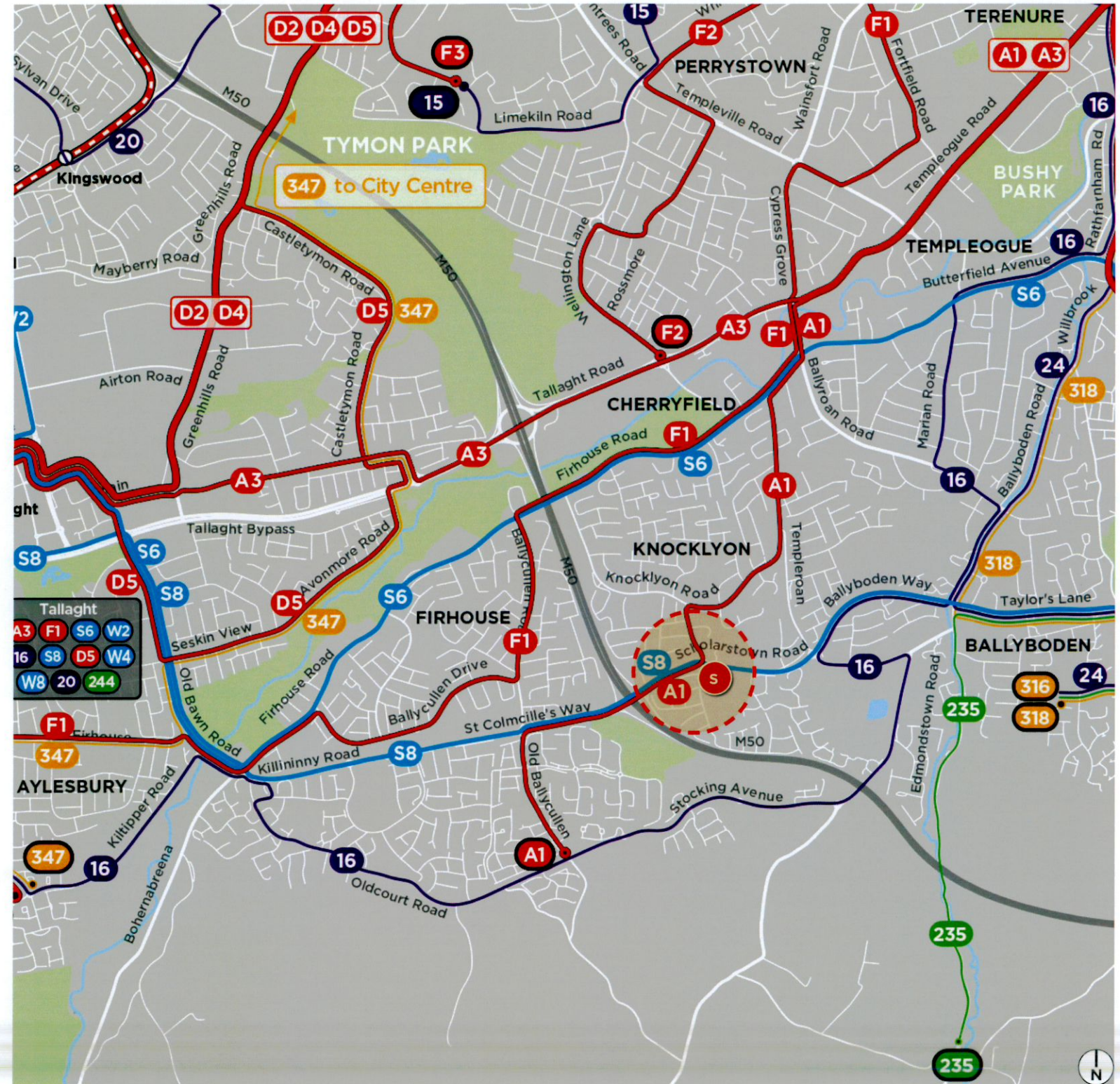
A dedicated cycle lane also runs along Scholarstown road which encourages active transport.

Scholarstown Road forms part of the Bus Connects plans with the A1 Spine/Branch route and the S8 Orbital route running past the site on Scholarstown road. Please see adjacent extract from Bus Connects Online Map which illustrates the site location in the context of the Bus Connects planned routes and associated stops which will further improve public transport links to the site.

Bus Routes	
Within 10 mins Walk	
Dublin Bus Routes	No's - 15, 15B, 175

**Key**

- Location of Site
- Spine / Branch Routes
- Orbital Routes
- Other City Bound Routes
- Local Routes
- Peak Time Routes
- Terminus



Extract from Bus Connects Online Map - Proposed Routes

# 2.0 Connectivity

## 2.3 Tallaght to Ballyboden Cycle Route

### SDCC / NTA Improvement Works: 2017

SDCC in conjunction with the National Transport Authority is proposing improvement works that will be carried out from the approaches to the Orlagh Grove Roundabout (just east of Junction 12 of the M50) to the recently upgraded Knocklyon Road junction (beside Knocklyon Shopping Centre). These measures will improve the quality of lives for its users by focusing on improved pedestrian, cyclist and vulnerable road user facilities and improved facilities for public transport users.

The scheme aims to improve the public realm by providing upgraded footpaths, shared pedestrian & cycle space, improved drainage measures, additional landscaping, improved signage and new signalized

crossing locations on the approaches to the Orlagh Grove roundabout. Providing improvements along the length of Scholarstown Road that is heavily used by school pupils attributed to several primary and secondary schools located in the vicinity of the proposed scheme.

The proposed works will comprise the following:

- The provision of almost 0.5km of off road shared cycle and pedestrian space from the Knocklyon Road junction to and around the Orlagh Grove roundabout.
- Improved crossing facilities at the entrances to Beverly Drive and the Rookery housing estates.

- Improved crossing facilities on all four arms of the Orlagh Grove roundabout.
- Upgraded public lighting using efficient LED lighting.
- Bus stop improvements with Real Time Passenger Information (RPTI) and improved set-down facilities.
- Removal of numerous existing ESB and Eir overhead cables that span throughout the scheme.
- Additional landscaping works throughout the scheme
- Provision of new and improved drainage
- Provision of new public lighting, road markings and cycle route signage



Client	South Dublin County Council & National Transport Authority		
Project	Tallaght to Ballyboden Cycle Route Scholarstown Road		
Dwg. Title	Proposed Road Layout		
Drawn By	KT	Date	May 2017
Checked by	RG	Scale	1:500 @ A1
Dwg. Progress	Contract		
Dwg. No.	12_098_00_2010		

# 2.0 Connectivity

## 2.4 Access to Site

### Existing Access Locations

The site is currently provided with two access points. The first, which provides pedestrian and vehicular access to Scholarstown house and existing sheds is located on the northern boundary off Scholarstown Road.

The second vehicle and pedestrian access is located on the north west boundary off Orlagh Grove. This gateway provides access primarily to the existing sheds.

- Key**
- ➔ Existing Vehicular And Pedestrian Access
  - ➔ Unused Existing Vehicular And Pedestrian Access
  - ➔ Traffic Routes







A photograph of a grey building with white window frames and a large green lawn. The building is on the left side of the frame, and the lawn is on the right. The text '3.0 Inclusivity' is overlaid on the right side of the image.


## 3.0 Inclusivity

# 3.0 Inclusivity

## 3.1 Site Accessibility

- 3-INCLUSIVITY** 
-  **HOW EASILY CAN PEOPLE USE AND ACCESS THE DEVELOPMENT?**
- 

### Key

-  Existing Vehicular And Pedestrian Access
-  Unused Existing Vehicular And Pedestrian Access

The existing site is surrounded by a c.2.1m high concrete wall which hides Scholarstown House from public view. The existing house may be considered a hidden gem hidden from the passer by. The existing house is accessed by a narrow vehicle/pedestrian gate to the north of the site onto Scholarstown Road. There is also an existing unused access to the north west onto Orlagh Grove Road.

The proposed design strategy reacts to the primary route of Scholarstown Road and Orlagh Grove Road. Protecting the front vista from within the existing protected structure was an important design consideration, preserving the historical setting to the front aspect. With the existing front aspect from within Scholarstown house being retained, this strategy provides a large northerly located public open space which connects to a number of connectivity routes through the site and through to Orlagh Grove road. The scheme will also include a range of communal amenity spaces and facilities for children of different ages, parents and the elderly.

The existing boundary wall which surrounds the site will be reduced in height with a new railing being installed to allow visual connections from the public realm into the site enticing the public into the public open space within.

The Landscape composition will include paths and footpaths that provide for movement by any person with mobility impairment. The goal is to create a place that both the people in the local community and residents of the scheme will use for leisure. This will be achieved by creating spaces that people can pass through but also where they may wish to stop for a time to meet or reflect.

The layout and landscape will comprise roll-over kerbs and level access which will comply with the requirements of Part M of the Building Regulations– Access for People with Disabilities. The scheme will be accessed by pedestrians from a number of connection points to the northern and western boundaries. These connection points and associated level changes are considered carefully and designed sensitively into the landscape design strategy.

Vehicular access is provided from Orlagh Grove to the south west of the site. This location was identified through traffic analysis, response to level changes between the site and Orlagh Grove road, existing trees and other site considerations.

Carparking is primarily provided on grade with a small number of car parking spaces provided in under-croft parking areas which allows the best possible landscape design to be achieved.



# 3.0 Inclusivity

## 3.1 Site Accessibility















Inclusive design, universal design and design for all are terms used to describe an approach of developing products, services and environments, which are usable and attractive for a large number of people regardless of age, gender, language and ability.

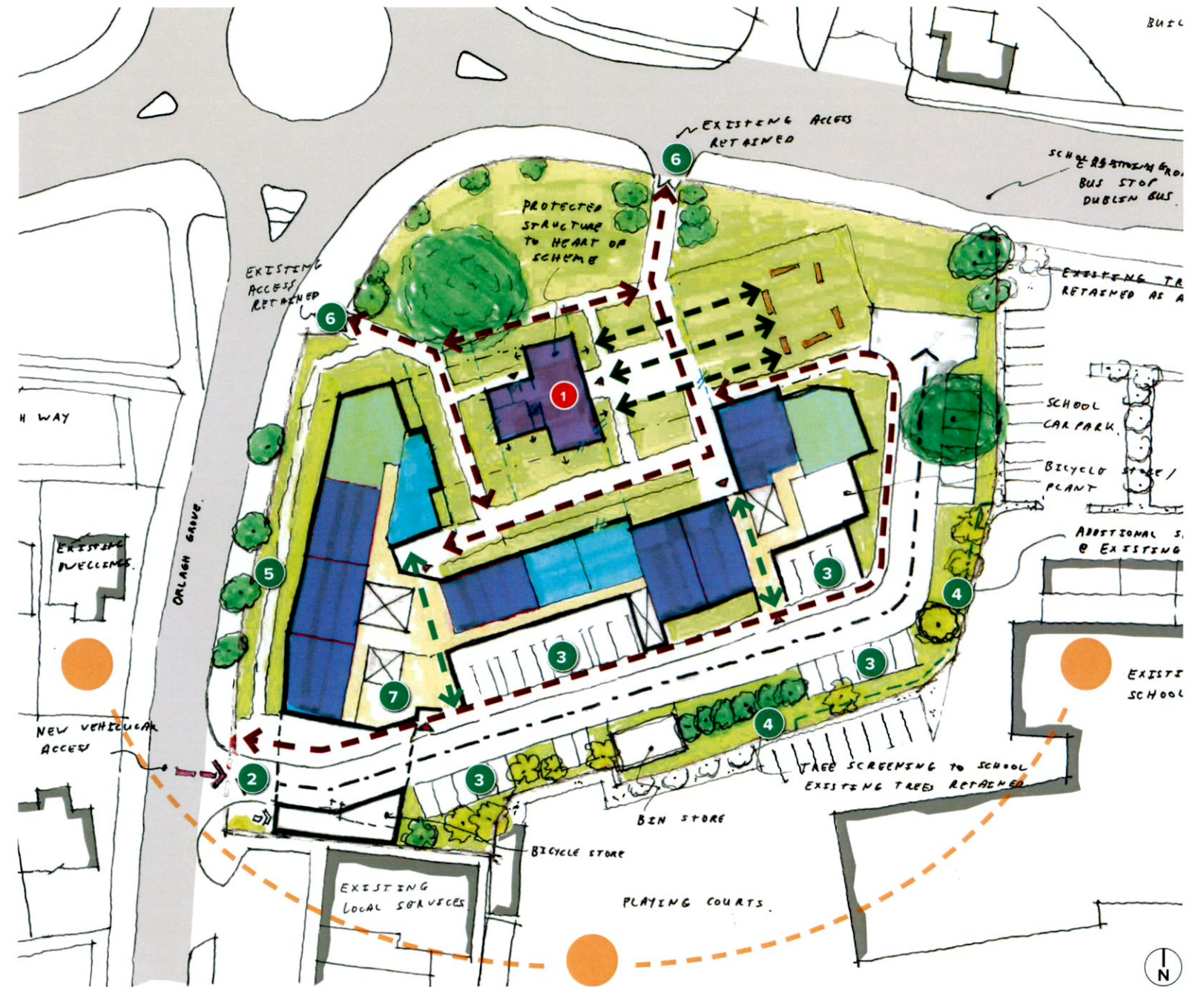
The three terms inclusive design, universal design and design for all, are today often used interchangeably. The principal behind them is basically the same, "to promote an approach to design that understands and respects the needs of a diverse range of users" The terms are used in different parts of the world as a result of their origin. Even though the goal is primarily the same, methods have been developed with a close connection to specific terms.

The quality of buildings and spaces has a strong influence on the quality of people's lives. Decisions about the design, planning and management of places can enhance or restrict a sense of belonging. They can increase or reduce feelings of security, stretch or limit boundaries, promote or reduce mobility, and improve or damage health. They can remove real and imagined barriers between communities and foster understanding and generosity of spirit. These considerations have influenced the design development of Scholarstown.

Even though accessibility has improved over the last decade, and planning policy has shifted, with investment providing new facilities to once-excluded communities, the fact remains that poor and disadvantaged people are far more likely to live in poor quality environments. Social, cultural and economic inequalities are still being literally built into new places, and planners and designers need to examine more closely the impact of their decisions.

The Scholarstown design strategy has evolved from the policy of inclusivity first within the design as this philosophy is especially important within multi-unit residential projects which have an added advantage of being a place where people of many persuasions can come together to break down the barriers that exist between them.

- Key**
-  Pedestrian/Cyclist Access Routes
  -  Front Vista to Protected Structure
  -  Residential Access
  -  Scholarstown House
  -  New Vehicular / Cycle Access from Orlagh Grove road
  -  Ongrade/Undercroft Parking
  -  Separation and Landscape Buffer Zone to School
  -  Urban Edge to Orlagh Grove
  -  Existing Access retained for Pedestrian Use
  -  Communal Amenity Space
  -  1 Bed Residential Apartment
  -  2 Bed Residential Apartment
  -  3 Bed Residential Apartment
  -  Circulation Space



Proposed Site Strategy Concept Sketch



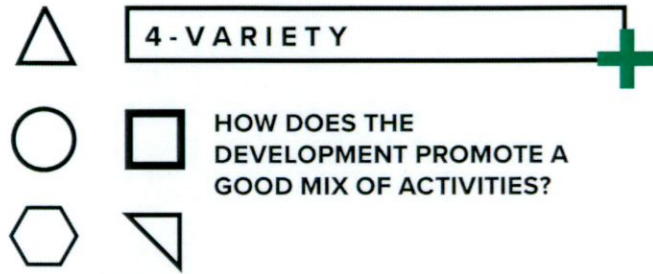
A photograph of a grey building with white window frames and a large green lawn. The building is on the left side of the frame, and the lawn is on the right. The text '4.0 Variety' is overlaid on the lawn area.

## 4.0 Variety



# 4.0 Variety

## 4.1 Design Rationale



The development seeks to balance the provision of a residential apartment scheme complimented with residential BTS amenity spaces for the benefit of the residents. The two internal amenity spaces are sufficiently sized to be flexible, providing multi-functional spaces to meet the varying requirements of the future residents.

The proposed development provides for a mix of One, Two (two bed three person and two bed four person) and Three bed apartments which vary in size and orientation in order to ensure a mix of tenures across the scheme.

The external communal open space also contribute to a rich and diverse public open space and mix of activities. These external landscaped spaces include pedestrian routes through a variety of soft landscape treatments dispersed with seating areas, play areas and plazas. The communal open spaces are separated from the public open spaces sensitively with soft landscape features which prevents the public from entering the resident communal open spaces in a non-intrusive manner.

All of the above combined with the proximity to both Knocklyon and Ballyboden complemented with easy public and active transport links create a sustainable development in a district/accessible location.

The scheme design also includes private amenity spaces which are accessible off the primary living spaces to each apartment unit.

These private amenity spaces are provided in the form of balconies which are a feature on the upper level apartments. Private terrace areas with separation/privacy planting are provided on those units which open onto ground level. A number of top floor units also benefit from roof terrace style private amenity space.

As a whole the scheme is a well-considered quality new building which respects and responds to the renovated existing Scholarstown House. Set adjacent to a mature residential location to one side and an evolving contemporary new build scheme and school to the other, the site enjoys good access to public transport and established amenities. The scheme also provides consumers for existing shops and pupils for schools.



Typical 1 Bed layout illustration: Single aspect



Typical 2 Bed layout illustration: Single aspect



Typical 3 Bed layout illustration: Dual aspect

