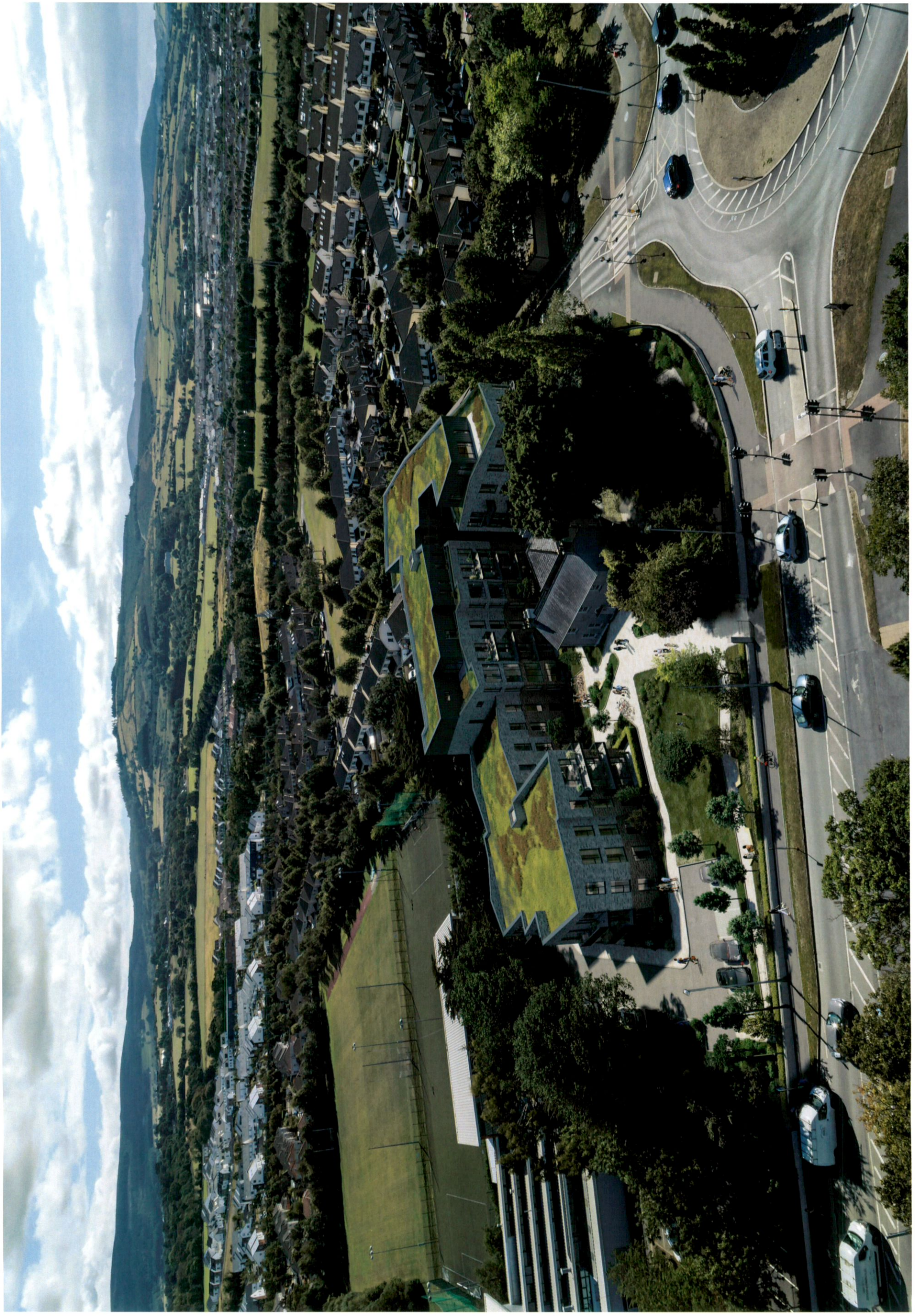


The image is a collage of three distinct scenes. The top portion shows a grey building facade with three white-framed windows. The middle portion features a close-up of a solar panel with a grid of photovoltaic cells. The bottom portion depicts a large, leafy green tree against a light sky. The text '5.0 Efficiency' is overlaid on the bottom portion of the collage.

# 5.0 Efficiency



# 5.0 Efficiency

## 5.1 Design Efficiency

5-A

5 - EFFICIENCY

HOW DOES THE DEVELOPMENT MAKE APPROPRIATE USE OF RESOURCES, INCLUDING LAND?

The density of the proposed scheme makes efficient use of these valuable 'res' zoned lands in close proximity to Knocklyon centre and includes an appropriate high quality public open space which is located within the scheme to provide an enhanced external amenity for the future residents and surrounding community.

The apartment units are suitable to accommodate a range of home types for a variety of age demographics and families. They are designed to ensure there is adequate space and generously sized communal and private open space available within the development.

The proposed development will comply with NZEB (Part L 2019 Dwellings). The principles underpinning Part L compliance are energy demand reduction through passive measures and increased energy supply from renewable and efficient sources. The proposed development will follow this principle and exceed compliance requirements through exemplar design practices. Please see accompanying Sustainability and energy generation report prepared by Marson Consulting Engineers for further details.

### Efficiency

One of the driving forces of the design rationale for the scheme has been to protect and maintain the existing view from the existing protected structure, Scholarstown House. In order to preserve the sensitive view of and from the existing house the proposed block has been arranged around the side and back of the existing house, taking cognisance all site constraints such as the school adjacent and surrounding neighbourhood.

Alongside the vista the massing of the proposed building has been reduced and sculpted to detract the impact to the periphery of the view and be sensitive to the setting. The main height of the block has been proposed to the rear of Scholarstown House where it fronts onto Orlagh Grove road, to continue the street frontage of the existing shops and amenities and continue the urban edge. The massing and layout has been carefully proposed to compensate for the downward modifiers incorporated to the front of Scholarstown house and the adjoining school.





# 6.0 Distinctiveness



# 6.0 Distinctiveness

## 6.1 Distinctiveness

**6-DISTINCTIVENESS** 

**HOW DOES THE PROPOSAL  
CREATE A SENSE OF PLACE?**

The site is unique with an existing building of merit built in 1908 after a fire which destroyed 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 Rathfarham 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 outbuildings would have been constructed behind the house over time with them being replaced and changed through the passage of time leaving nothing of merit at this time.

The existing Scholarstown house, complemented by the exiting setting to the front of the structure creates a unique opportunity for the new building to offer a new lease of life and celebration of the existing house and associated gardens. The existing building will be refurbished and the existing residential use maintained guaranteeing the protection of the structure by offering it a contemporary functional use as two family homes.

The new build has been designed to be both sensitive to the existing place and setting of Scholarstown house while also maximising the potential of the site and benefit of the place and quality of the setting. The new build responds to the urban edges of the site creating new opportunities for engagement with the public

realm. The new form creates a new backdrop to the existing building while also making it the focal point to the scheme creating a unique place for the residents and public to enjoy.

The proposed scheme will create a distinctive residential neighbourhood and is of a density and character that embraces its location and provides a mass to ensure a timely delivery.

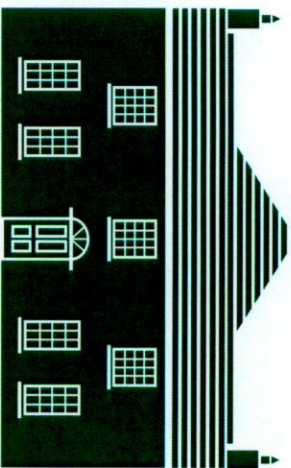
The proposed layout of the streetscape and carefully considered building design will create a high quality environment, which will in turn contribute to character and heritage of the area. The proposed layout also creates flexible internal and external communal open spaces for use by all residents.

The design of the apartment building creates a distinct language for the scheme with variety in facade design and materiality applied throughout the scheme which offers a unique language that contemporarily juxtaposes the existing building stock while also being consistent with an overall high quality facade design language. This overall language utilises a complementary material palette which creates a positive, distinctive legibility through the scheme.

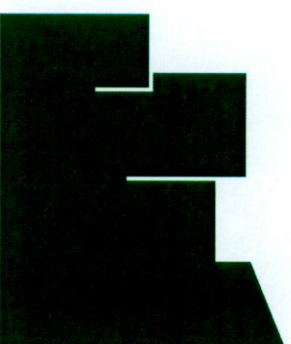


# 6.0 Distinctiveness

## 6.1 Distinctiveness



Celebrate the existing Scholarstown house as the heart of the scheme within a quality landscaped setting.



The buildings have been designed to create a distinctive style that is modern and contemporary in nature. The use of quality materials will help to create a distinctive scheme.



Open space has been provided for in a number of ways. Courtyard and green spaces to provide open space amenity for both the public and scheme residents. See accompanying landscape architects report for full details on the landscape design strategy.



Buffer zones have been provided to all the ground floor units to allow for privacy. These buffer zones have been carefully integrated within the overall landscape strategy.

Communal external amenity open spaces will provide spaces for families to live, play and congregate with others in the community.



The proposed development includes for the provision of a mix of home types ranging from one, two and three bedrooms that will attract a mix of individuals, families and older people to occupy the development. Facilities have been included to provide for all of these types.

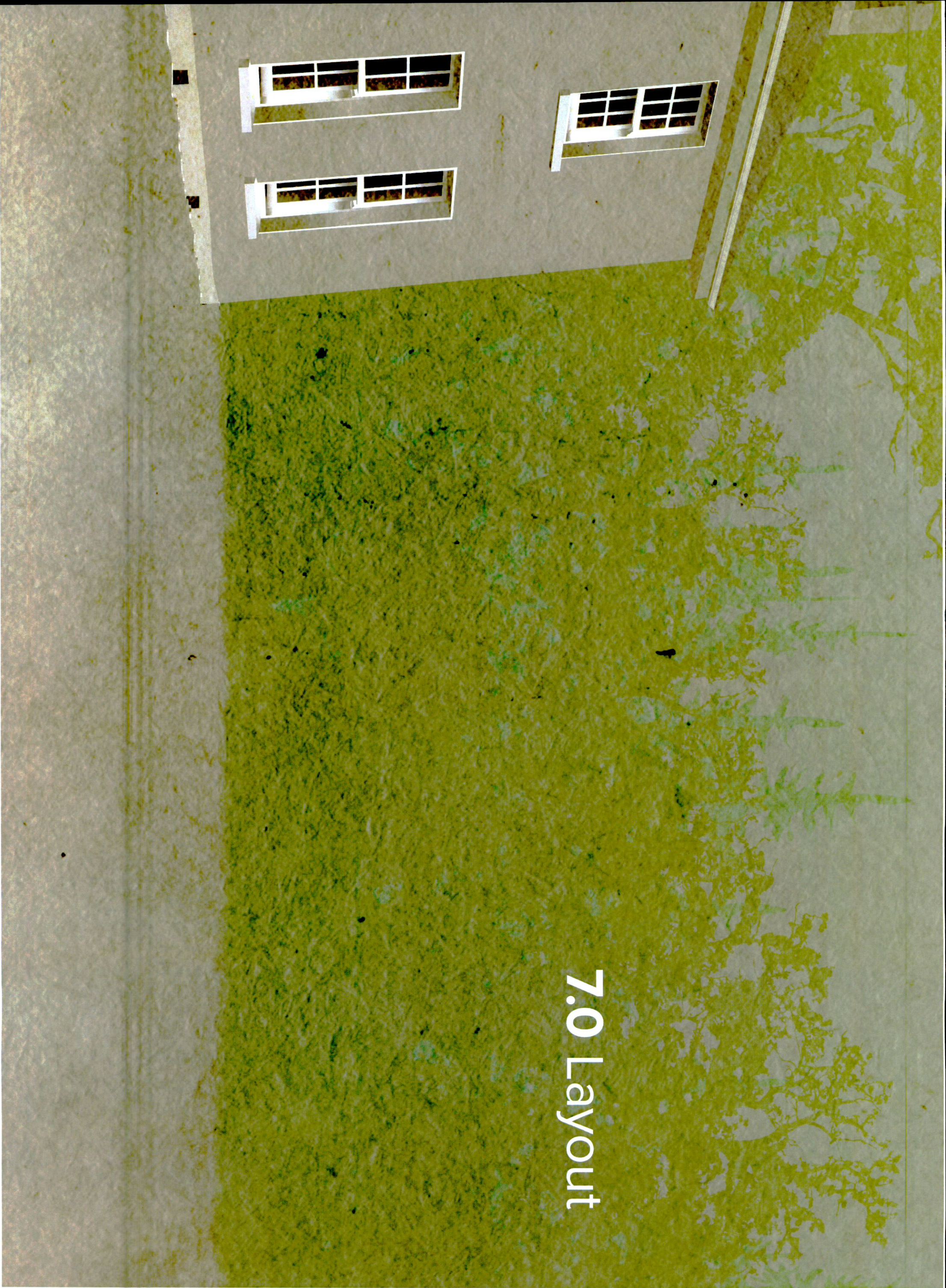


A large amount of bike storage facilities has been provided to ensure that there are no impediments to people being able to store them. This includes accessible bicycle storage for those with mobility impairment and also spaces for cargo bicycles.





# 7.0 Layout

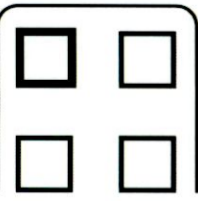


# 7.0 Layout

## 7.1 Initial Design Concepts



### HOW DOES THE PROPOSAL CREATE PEOPLE-FRIENDLY STREETS AND SPACES?



The proposed site layout creates an apartment block which respects the setting of Scholarstown house and responds positively to the existing setting and forms. The proposed new apartment building ranges in height and form, of a human scale which is set within the public and communal green open spaces. The layout has been developed as a result of the collaborative work of the design team.

The carefully curated design considered the following:

- Scholarstown House and setting
- An improved and attractive public realm to encourage people to enter and engage with the open space creating activity.
- Permeable connectivity through the site which also responds to the privacy of ground floor units private open spaces.
- Purposeful screening where deemed appropriate creating attractive landscape features to any sensitive boundary conditions and creating privacy between the site and adjacent spaces as appropriate.
- Minimal vehicular routes and parking on grade to provide enhanced landscaping.

The buildings are designed to create a new backdrop to Scholarstown house while also responding to the alignment of the Orlagh Grove road and Scholarstown road edges respectively. The layout responds to the existing site constraints while appropriately connecting back to the wider community and associated amenities. The site layout strategy is based on best practice urban design principles.

### Initial Design Concepts

CW O'Brien architects prepared a number of preliminary sketch design options which explored the potential development of high quality build to sell residential accommodation on the site which would compliment the existing setting of the protected structure. The design options aimed to create a unique place where residents would build a community with the protected structure becoming the focal point within the scheme and adopting best practice placemaking techniques.

The primary considerations informing the sketch design process are as follows:

1. Respect and Respond sensitively to the existing protected structure (Scholarstown House) on site.
2. Provide a purposeful reuse of the existing Scholarstown House which will aid in the protection of the building going forward.
3. Maximise the potential of Scholarstown house as a focal point of architectural heritage within the scheme.
4. Ensure the architectural and landscape schemes are designed cohesively to integrate and enhance the existing setting of Scholarstown House.
5. Utilise best practice urban design principles and place making to establish a new community within this urban site which benefits from existing sustainable transport modes.
6. Provide much needed high quality apartment accommodation on a under utilised urban site which is zoned RES 'To Protect and/or improve residential amenity'.

### Preliminary Sketch Layout

The preferred sketch design option which responded to the above design aims was evolved and is illustrated on the following pages.

The preferred design option also carefully considers:

#### Setting

The orientation, location within the site, existing access routes of Scholarstown house and the existing site landscape elements.

#### Views/Aspect

The existing aspect from the front (NE) accommodation within the house.

#### Orientation

Maximise the benefit from the site orientation providing good quality solar penetration to the external communal landscaped spaces, minimise north facing apartment units, maximise views and east/west/south facing units.

#### Context

Respond to the new and evolving context of the site with a scale and massing appropriate to the urban location and current apartment building context of adjoining sites.

#### Urban Edge

Create a strong urban edge to Orlagh Grove

#### Existing Agricultural Sheds

The existing agricultural buildings have been confirmed as of no merit and will be demolished as part of this planning application proposal.

The preliminary design options have been developed based on a strong understanding of the site dynamics providing the basis of a scheme which is heritage and landscape led and responds to this setting.

# 7.0 Layout

## 7.2 Proposed Site Strategy

### Sketch Design Concept

The sketch design layout enhances the protected structure as a focal point within the site. A new building form creates a courtyard feel to the setting of the protected structure. The new forms create enclosure to the south east, south and west of the existing building while preserving the vista from the front elevation of the dwelling house.

The new building forms act as a back drop to the existing building with the building massing increasing from 3 stories to the south east to 4 stories with 5th storey setback to the less sensitive south west urban edge onto Orlagh Grove road.

The proposed design strategy maximises the potential of the accessible urban sites location while also being sensitive to the existing setting. A high quality landscape strategy prepared by CSR landscape consultants integrates the new and old into an enhanced public and communal landscape.

### Design Strategy

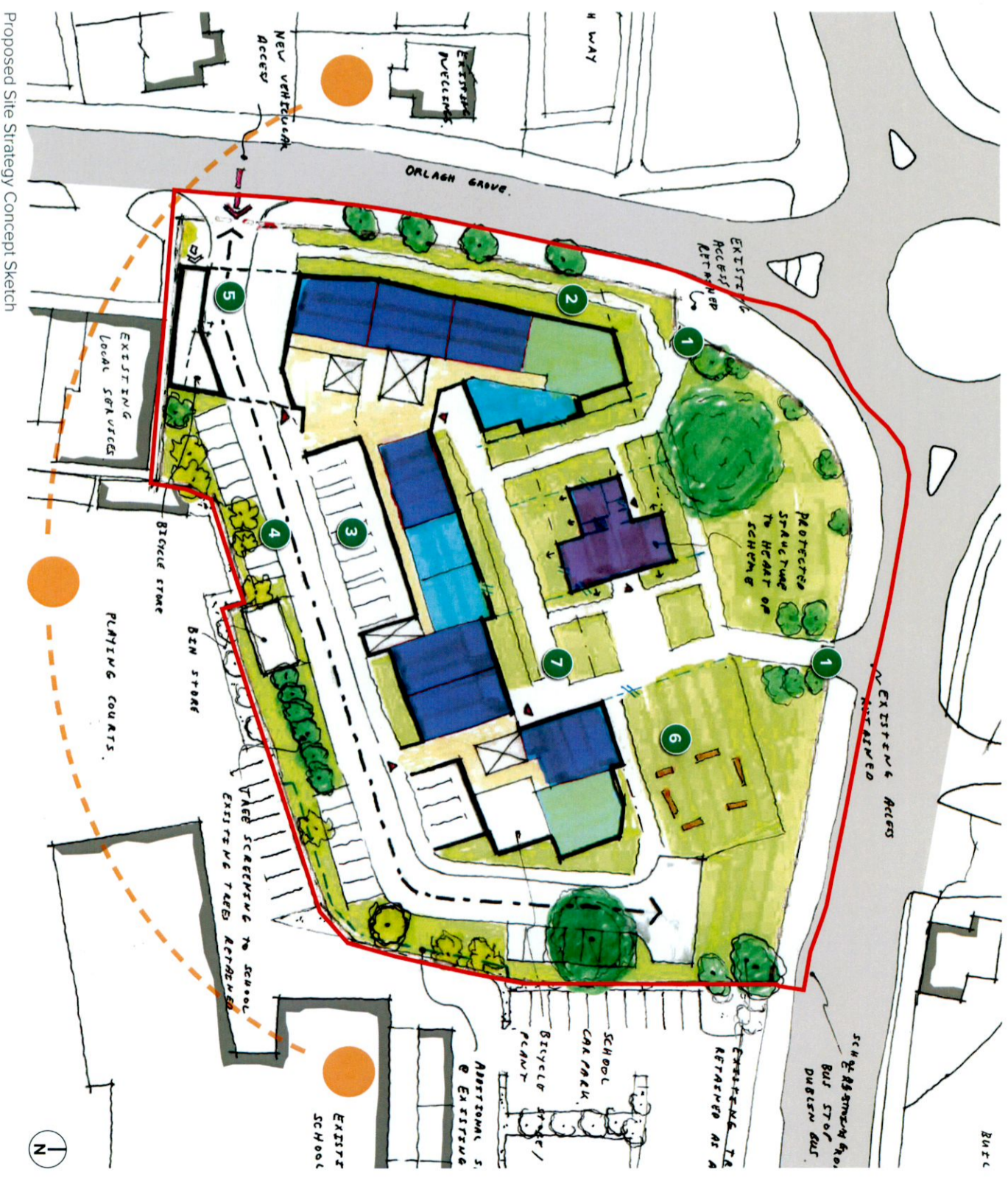
The layout maintains the existing aspect from Scholarstown house creating a vista onto the landscaped spaces. The new building forms provide a new backdrop to Scholarstown house when viewed from Scholarstown road replacing the existing derelict outbuildings.

Scholarstown house provides a focal point within the scheme with the existing access routes to the north and west maintained as pedestrian routes. A new vehicular access point is created to the South West corner onto Orlagh Grove. Car parking is provided on grade and to undercroft spaces.

The separation space between Scholarstown house and the new building is carefully controlled to provide spaces in between of a human scale..

Generous landscape spaces at ground level with buffer zone and boundary planting enhancing the setting. Boundary treatments are carefully designed to avoid any potential overlooking issues.

- Key**
- 1 Existing Access Retained For Pedestrian Use
  - 2 Urban edge onto Orlagh Grove
  - 3 Ongrade / Undercroft Carparking
  - 4 Separation and Landscape Buffer Zone to Existing School
  - 5 New Pedestrian and Vehicle Access onto Orlagh Grove Road
  - 6 Front Vista To Protected Structure Maintained
  - 7 Semi communal amenity space courtyard enclosure



Proposed Site Strategy Concept Sketch

# 7.0 Layout

## 7.2 Proposed Site Strategy

### Design Evolution

The design process has been an extensive and iterative process from initial concept stage through to engagement with SDCC Conservation officer and subsequent pre-planning meeting with SDCC. Comments made at these engagements were taken on board during the subsequent design stages which produced the current design proposal. This process has allowed the scheme to respond to the specific site challenges and evolving surrounding character, creating a richer and more successful development proposal. As outlined in earlier chapters, numerous factors informed the design process in conjunction with the guidance of SDCC development plan 2022-28 (notably Chapter 5 and Appendix 10), which all contributed to refine the final building form, massing and height.

#### Key

- 1 Careful Design Response To Protected Structure
- 2 Strong Urban Edge To Orlagh Grove Road
- 3 Residential Entrance
- 4 Redesign layout to remove 1 Bed north facing units.
- 5 Residence Internal Communal Amenity Space
- 6 Tree soft landscaping buffer to site boundary
- 7 Vehicular Access (visitor & resident), Fire Tender/Refuse / Maintenance/ Services Access
- 8 Plant / Bicycle Storage
- 9 Existing Pedestrian Access To Be Retained
- 10 Specimen Sycamore Tree Retained
- 11 Vista To Protected Structure Retained
- 12 Existing Pedestrian Access To Be Retained
- 13 Secure Bicycle Storage; standard/cargo/universal

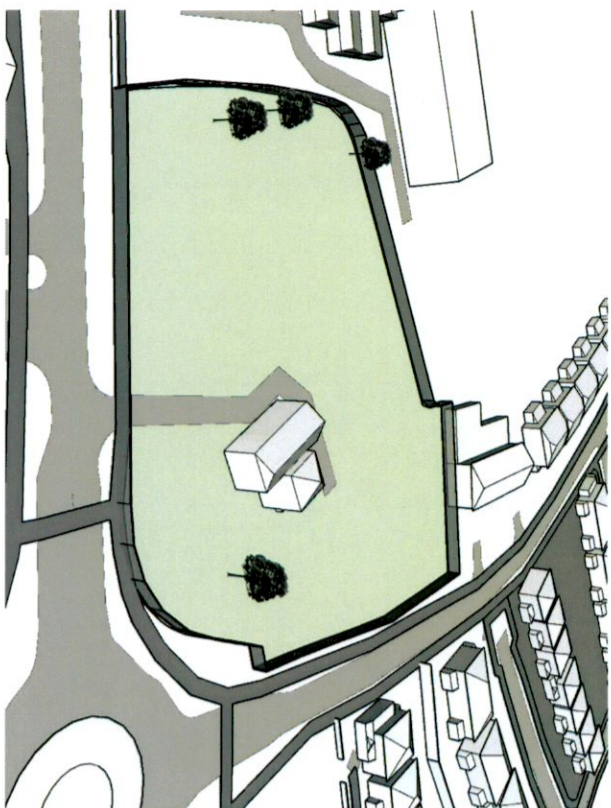
- Existing Original 2 Storey House
- Existing 3 Storey House Extension
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Bicycle Store



Evolving Site Strategy

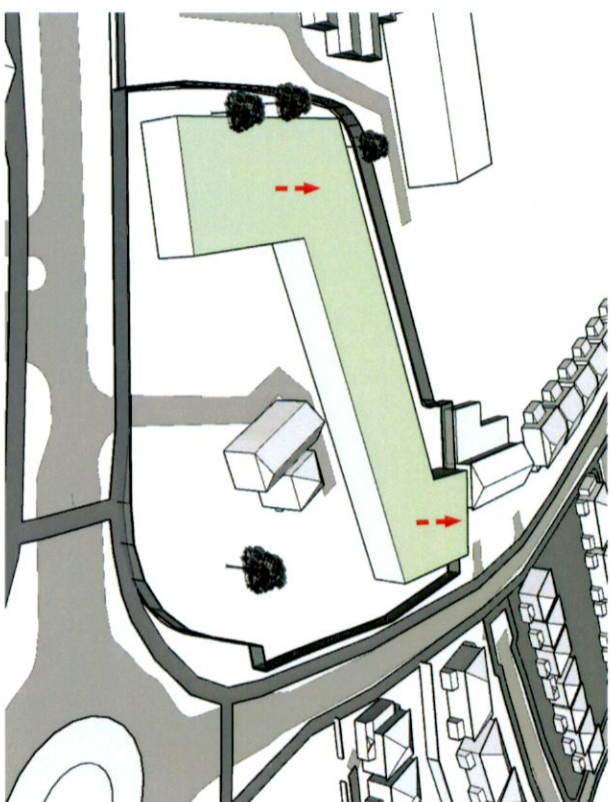
# 7.0 Layout

## 7.3 Final Massing Development



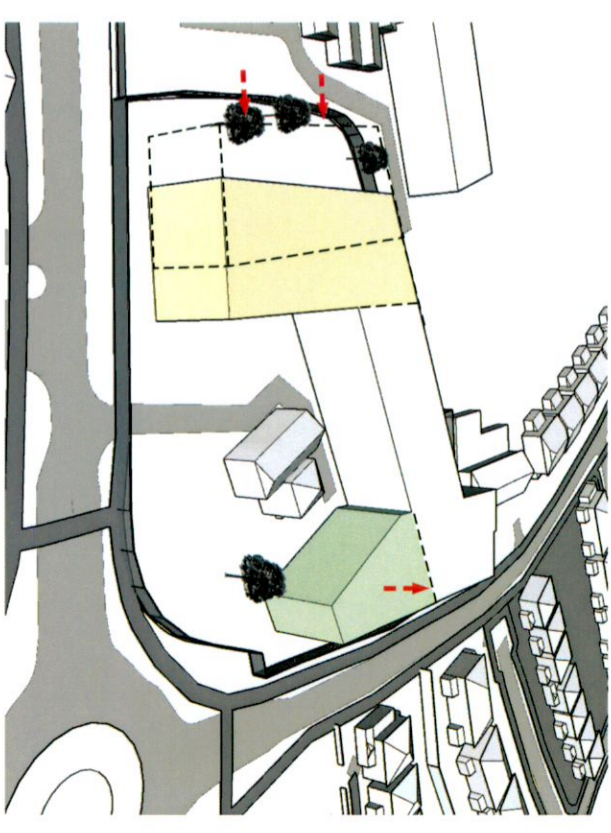
### 1. Site

Existing Protected Structure and landscape elements of merit to be retained.



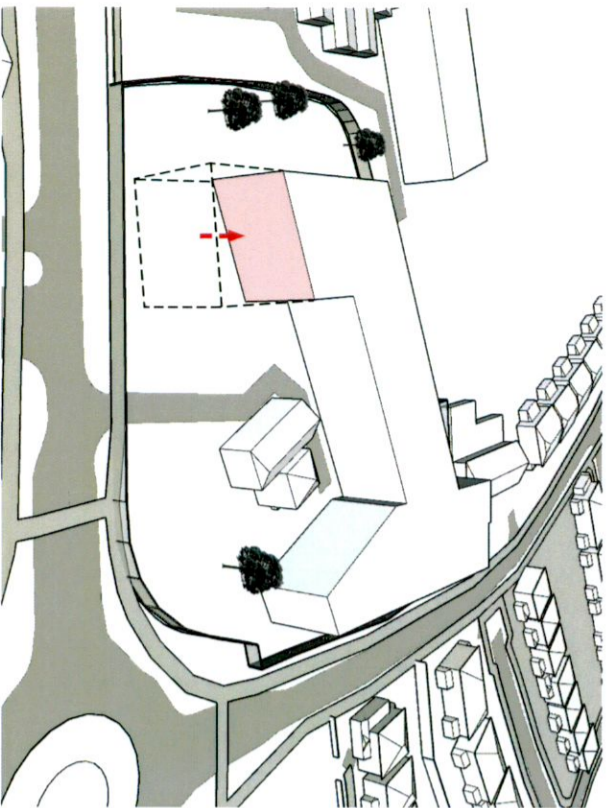
### 2. Responding to Site constraints

Maximise the potential of the urban accessible site while taking cognisance of the existing elements to be retained.



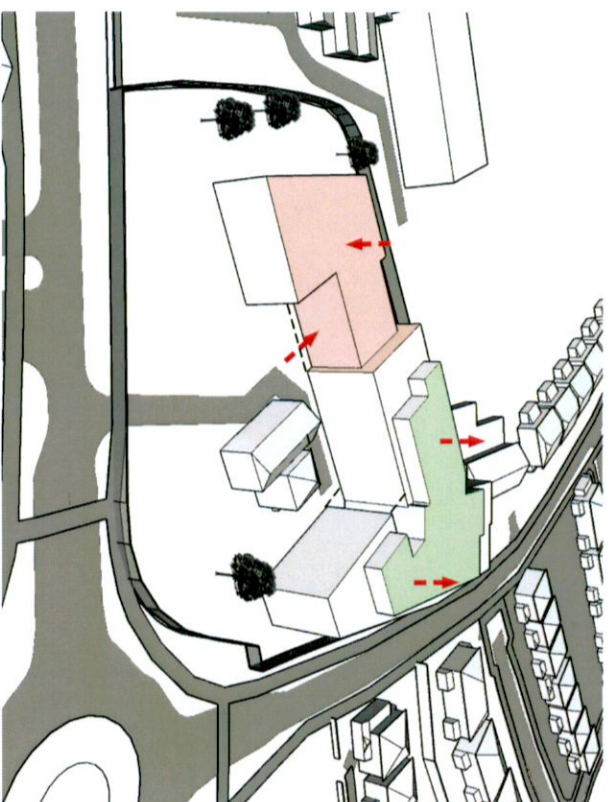
### 3. Identity

Responding to existing contextual building forms and heights. Reshape the block form to create a privacy buffer zone to school and enhance placemaking.



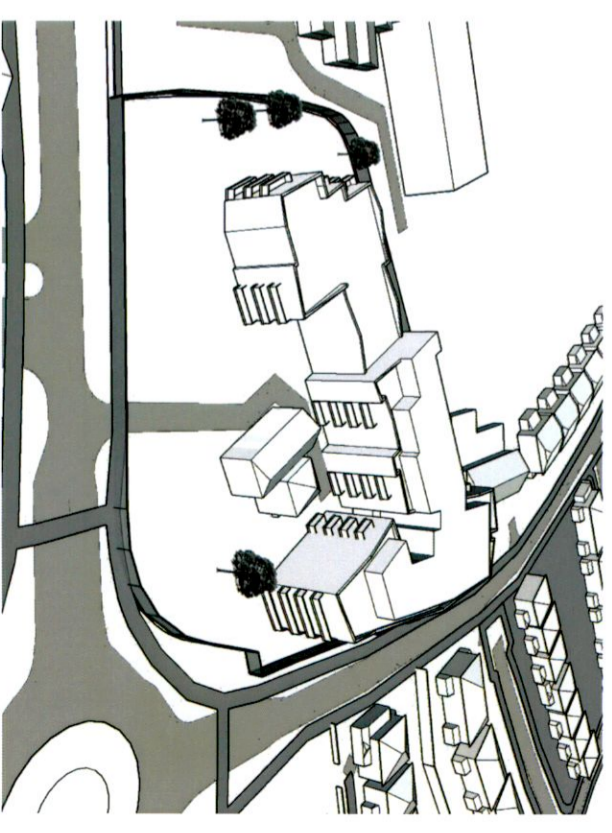
### 4. Modulation

Protect and enhance the vista to the existing house. Erode massing to reduce heights stepping down towards the existing house.



### 5. Light Penetration

Modulate the massing forms to maximise light penetration and privacy.



### 6. Facade Articulation

Create a new urban edge onto Orlagh Grove road. Articulate façades responding to historical site setting.



The image is a collage. At the top, there is a photograph of a light-colored house with three white-framed windows. Below this is a large, textured green area that resembles grass or a similar natural surface. At the bottom, there is a row of stylized, green trees against a light background. The text '8.0 Landscape Design' is centered in the lower half of the image.

# 8.0 Landscape Design





# 8.0 Landscape Design

## 8.1 Observations & Objectives

**8 - PUBLIC REALM**

**HOW SAFE, SECURE AND ENJOYABLE ARE THE PUBLIC AREAS?**

The site layout proposes to maximise the permeability and connectivity to and through the site prioritizing the quality of open space within the development.

The proposed building responds to the existing setting and context of Scholarstown House and associated views and existing landscape features. It is proposed to combine the communal amenity space and public open spaces providing a high quality landscape design providing sustainable place making. The landscape layout promotes greater connectivity and permeability throughout the development through the provision of well-connected spaces providing seating, play and bio-diversity. This strategy creates a welcoming open space / parkland setting which enhances the urban setting and complements the character of the area. The existing gates to the development will be retained for heritage value but left open, providing features that lets the user know they have entered a unique space. All open space will be maintained by a private management company.

These public realm enhancements have been designed holistically within the overall landscape strategy to create safe, secure and enjoyable spaces for the public and residents. Overall the design will create high quality public open space including areas of public realm, play facilities, areas for passive and active recreation and social/community interaction. Passive surveillance has also been carefully incorporated into the design strategy.

Please refer to CSR landscape consultants drawings and report for full details on external landscaped spaces.

### Observations and Objectives

#### Main features of merit

- Protected structure Scholarstown House
- Aspect open landscaped setting of the protected structure
- Other structure a two storey old barn to be demolished
- Mature trees including cypress, false cypress, black poplar, sycamore, beech tree
- Dense boundary trees and shrub
- Driveway towards the House and gravel surfacing around
- Potential view of the Dublin Mountains beyond school

#### Brief requirements for external areas:

- Minimum Public Open Space: 10% of site area, which is minimum 660m<sup>2</sup>.

*(Please refer to CSR Landscape report for detail on SDCC Dev Plan Table 12.22 requirements: 2.4Ha per 1,000 population.)*

- Minimum Communal Open Space: depends on apartment unit number and types:
  - Studio - 4m<sup>2</sup> / unit 0 unit
  - One bedroom - 5m<sup>2</sup> / unit x32 units
  - Two bedrooms - 6m<sup>2</sup>(3p) / unit x1 unit
  - Two bedrooms - 7m<sup>2</sup>(4p) / unit x33 units
  - Three bedrooms - 9m<sup>2</sup>(5p) / unit x10 units
- Minimum Communal Open Space: 487 m<sup>2</sup>
- Total Public and Communal Open Space required = 1147m<sup>2</sup>
- Total Public & Communal Open Space Provided = 2057m<sup>2</sup>
- Children's Play Areas: combined for semi private and public open spaces.
  - 85 - 100m<sup>2</sup> for toddlers and children up to the age of 6 for schemes of between 25 and 99 units.
- Total Play Area Provided = 114m<sup>2</sup> within the open space



Proposed Landscape Plan - Open Spaces

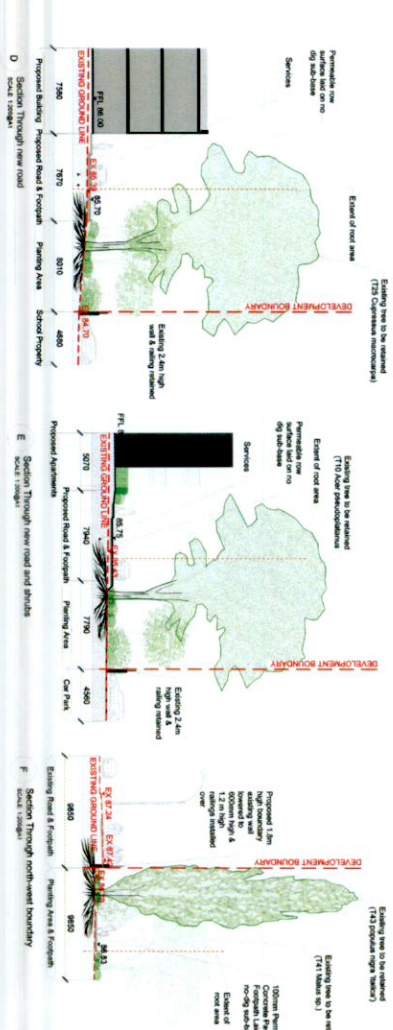
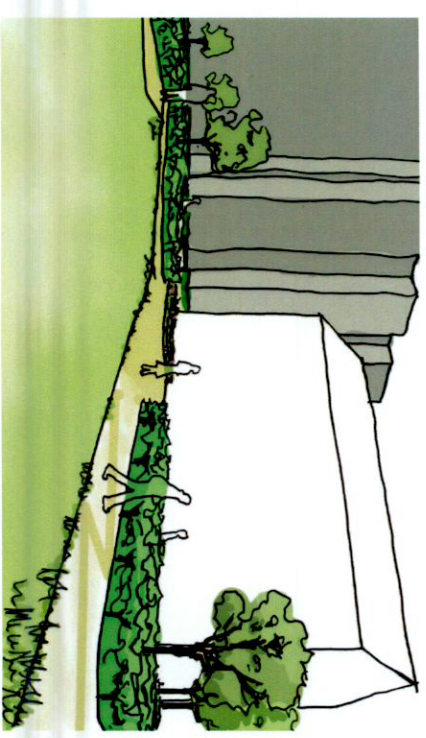
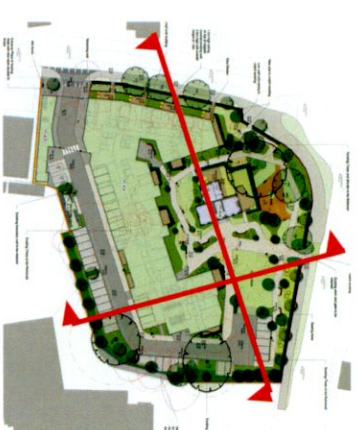
**Key**

- Combined Open Space
- Existing Entrances
- Proposed Entrance



# 8.0 Landscape Design

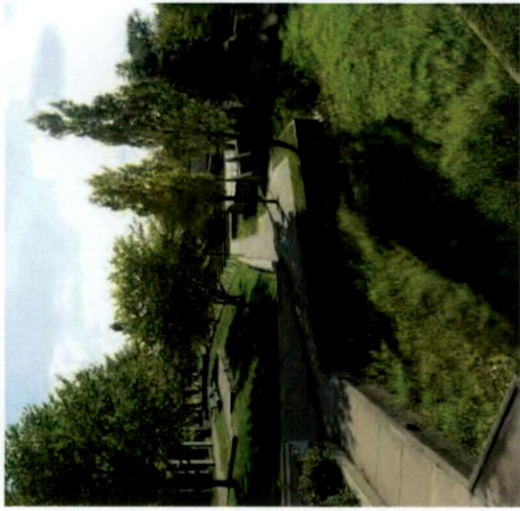
## 8.3 Perspective and Sections



Sections Through Boundary

# 8.0 Landscape Design

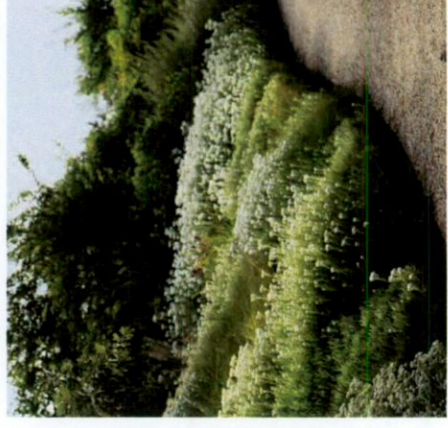
## 8.4 Landscape Design Concept Referencing Images



Examples of Open Space / Communal Open Space Style



Examples of Play Space



Precedent of Landscape Design Concepts

# 8.0 Landscape Design

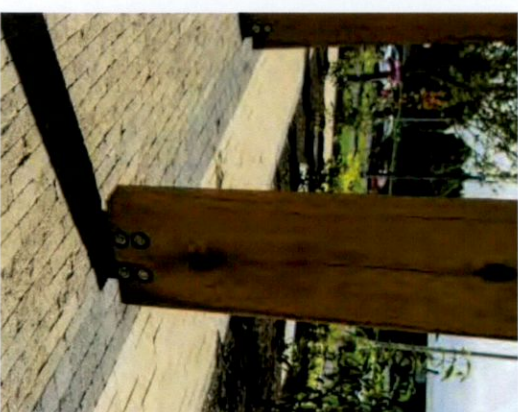
## 8.5 Landscape Material Finishes



Concrete pavers and block paving to footpaths



Recon Concrete slab paving to entrances and plaza



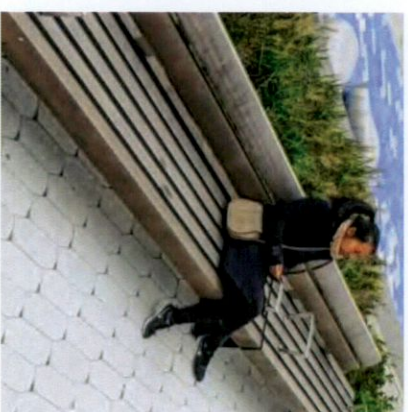
Private garden/terraced paving



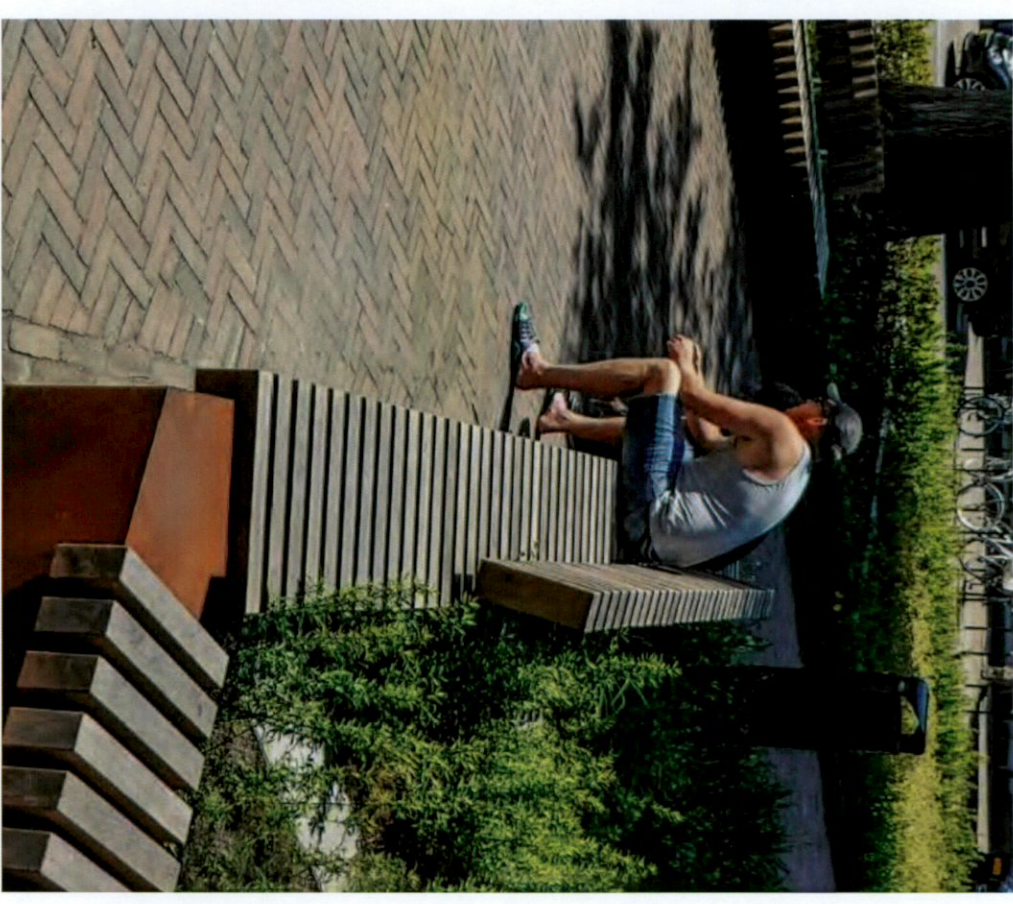
Self-binding gravel



Permeable concrete paving to parking areas



Seating, timber and steel



Seating, timber and steel



Engineered wood chips to play areas



Natural play elements, rocks and logs



Bins, steel



Steel bike stand

