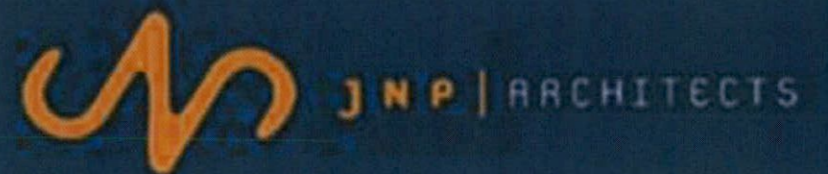


Design Concept Statement

Nursing Home and Independent Living Units for Older
People at Old Greenhills Road, Tallaght

For St Mary's Medical (Tallaght) Ltd

Register Reference: SD22A/0035





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Introduction

The purpose of this submission is a formal response to the RFI and subsequent notes received from SDCC subsequent to the to the draft RFI submitted previously.

The proposed scheme is a mixed 4 Storey development comprising a 106 Bed Residential Nursing Home over 4 floors a pharmacy at ground level. 21 No Independent Living Units in 2 No Blocks. Block is mixed single and two storey Block B is single storey. Car parking for 24 cars, Cycle Spaces, and all associated service areas.

The Planners Report for the proposal already submitted highlights that both,

“the overall design is good quality”.....“the applicant has shown a willingness to improve the design since the most recent refusal”.

It remains the applicant’s intention to reinforce the “good design” and further improve the design.



Context

The St. Mary's Priory site is characterised by the following main features summary (full details provided in the submitted Architectural Heritage Impact Assessment prepared by John Cronin & Associates):

- Large building complex comprising original Priory building with several extensions and one standalone building (Retreat House) constructed over many years with each extension having its own style and character representative of its time
- Each building extension, which makes up the overall existing complex, uses different building materials and have different heights all of which are lower than the original Priory building (which is the dominant building of the complex)
- Lands west of the Priory complex are landscaped formal gardens and extensive tree planting
- Lands south of the Priory complex are grassed areas with trees and vehicular and pedestrian accesses
- Lands east of Priory complex are a mix of large carpark plus a field. The field is bounded by mature trees (which visually and physically separates it from the rest of the Priory site) and open in nature. With a small number of mature category A trees within the open area. The carpark has a large hard (tarmac) surface with extensive mature tree planting to its eastern boundary (with Old Greenhills Road).
- The Priory site is bounded on 3 sides (west, south and east) by an historic stone wall which has been previously modified by:
 - a. Significant lowering on the southern boundary with railing on top to allow views into the Priory and create a vehicular entrance
 - b. Opening of wall on eastern boundary to create a vehicular entrance to the large carpark
- The northern boundary comprises a concrete block wall

The Architectural Heritage Impact Assessment and Conservation Plan submitted with this Planning Application provides details of the history of the overall Priory site and its development over the years and demonstrates that the Application site is suitable for new development due to its location and existing visual/physical separation from the existing Priory buildings without adverse impacts. The proposed development of a Nursing Home and Independent Living Units for the Elderly is acknowledged by the Planning Authority as a suitable use for this location which is situated within The Village neighbourhood of the Tallaght Town Centre LAP. The Application site adjoins and faces onto both a Primary Route (Greenhills Road) and a Secondary Route (Old Greenhills Road) as identified in the Tallaght LAP.



Further Information Request

The key points highlighted in the RFI.

The issues raised in the RFI are discussed in detail in Section 3 of this Design Concept Statement.

- 1(1) Concerns remain in that the character of the Protected Structures will be significantly affected by the proposed Nursing Home and Independent Living Accommodation blocks as the new build will completely dominate this part of the site due to its proposed, height, scale and mass which will be visible within The Priory Demesne and along Old Greenhills Road.
 - (2) It is considered that the proposed development fails to be sensitive within its proposed location and does not reflect the most suitable layout or design for the intended use. A lower scale development providing different levels and design styles would allow for a high quality unique development within the curtilage of a Protected Structure, historical setting and within such close proximity to a village centre.
 - (3) It is felt that given the location of the site adjoining the Priory Complex and in such proximity to the village centre any new development at this location should provide an identifiable contemporary addition, adding the architectural interest to the adjoining Priory and Tallaght Village. It should be noted that Block A, Block B and Block C are the same overall design, which does not allow for variation and unique building types that can add to the character and identity of the site.
 - (4) It is considered that the proposed blocks are dense and require redesign to allow a more subtle and mixed architectural type to reflect a more village/community feel development. There is reference to a "Village Hub" with regard to the location and connection of the associated facilities with the Nursing Home and Independent Living for Older People, however this is not reflected in the overall design of the proposed development. The proposed use on the site is ideal in terms of its location to Tallaght Village and other facilities but the design and layout of the proposed Nursing Home and in particular, the Independent Living Accommodation needs to be more cognisance of the proposed type of development in providing a development that is more suited to this use.
 - (5) Allowing a new entrance at this location will only be considered when a proposed development is deemed to make a contribution to Tallaght Village and the adjoining Protected Structure site in providing for a visually attractive and smaller scale scheme and sustainable development.
2. As signalled in previous decisions and pre-planning guidance, the proposed plot ratio is excessive and taken in combination with the height, the overall intensity of development would contradict the following objectives of the Local Area Plan: - Section 3.4 specification in relation to Building Height
The buildings are still considered to be bulky and monolithic, and laid out in such a fashion that detracts from the parkland setting of the site.
 3. The applicant is requested to provide an outline SuDs Strategy.
 4. (a) The applicant is requested to submit a detailed drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer from proposed developments.
(b) (i) The applicant is requested to submit a drawing and report to show how much surface water attenuation is provided in m3. (ii) Submit a revised report and drawing showing increased surface water attenuation provided. (iii) The applicant should contact Water Services Department of South Dublin County Council prior to submission of revised report and drawing/s.
(c) The applicant is requested to submit a report and drawing to show the location of proposed development superimposed on a CFRAM OPW flood map.
 5. (a) The applicant is requested to: (i) Submit a pre connection enquiry with Irish Water for proposed development. (ii) Obtain a letter of confirmation of feasibility of proposed development and submit same to Water Services South Dublin County Council Planning Authority. (iii) Submit a drawing showing the watermain layout of proposed development.

(b) The applicant is requested to: (i) Submit a pre connection enquiry with Irish Water for proposed development. (ii) Obtain a letter of confirmation of feasibility of proposed development (iii) Submit a drawing showing the waste water layout of proposed development.
 6. The applicant is requested to confirm the no. of staff likely to be employed in the nursing home and to factor this into their assessment and design of car parking in the scheme.
 7. The applicant is requested to provide a Sunlight and Daylight Analysis
 8. (a) A bat survey should be undertaken to establish the presence of bats, the areas of the site used by bats and for what activities or roosting.
(b) Mitigation measures should be reflected in the scheme plans
 9. Section 7.0 Climate Change: Mitigation of the LAP identifies the role of Tallaght in contributing to the response to climate change while integrating and implementing the SDCC Climate Change Action Plan (2019). Section 7.4.4 and 7.4.5 outline the requirements for new developments to have regard to the incorporation of space for future pipework/pipe run, energy centres or other infrastructure and future proofing to enable connection to a decentralised energy network. The Tallaght District Heating Scheme is under construction and will serve the local area with cheaper heat using waste heat from nearby data centres. The applicant should consider how the design of this scheme can integrate with and use the district heating scheme.

Response to draft RFI

Additionally extract from the Response to the draft RFI as follows

- The scale and design of the nursing home building is acceptable. Its status as the primary building on the site would be favourable subject to the independent living units reading as ancillary and functional, and contributing towards a 'village hub' character.
- The proposed material treatments appear to be an improvement and would be acceptable.
- The design has still not transitioned away from bulky, monolithic, independent living blocks. The issue with these blocks remains twofold:
 - Their visibility from outside the site (including the main entrance to the institutional lands, and their visibility from Old Greenhills Road via the new proposed entrance);
 - The layout and character of the development within the site. The ACO has made repeated reference to a 'village hub' layout/character, and I had summarised this as being closer to a residential development in terms of the layout of buildings, streets and open spaces.

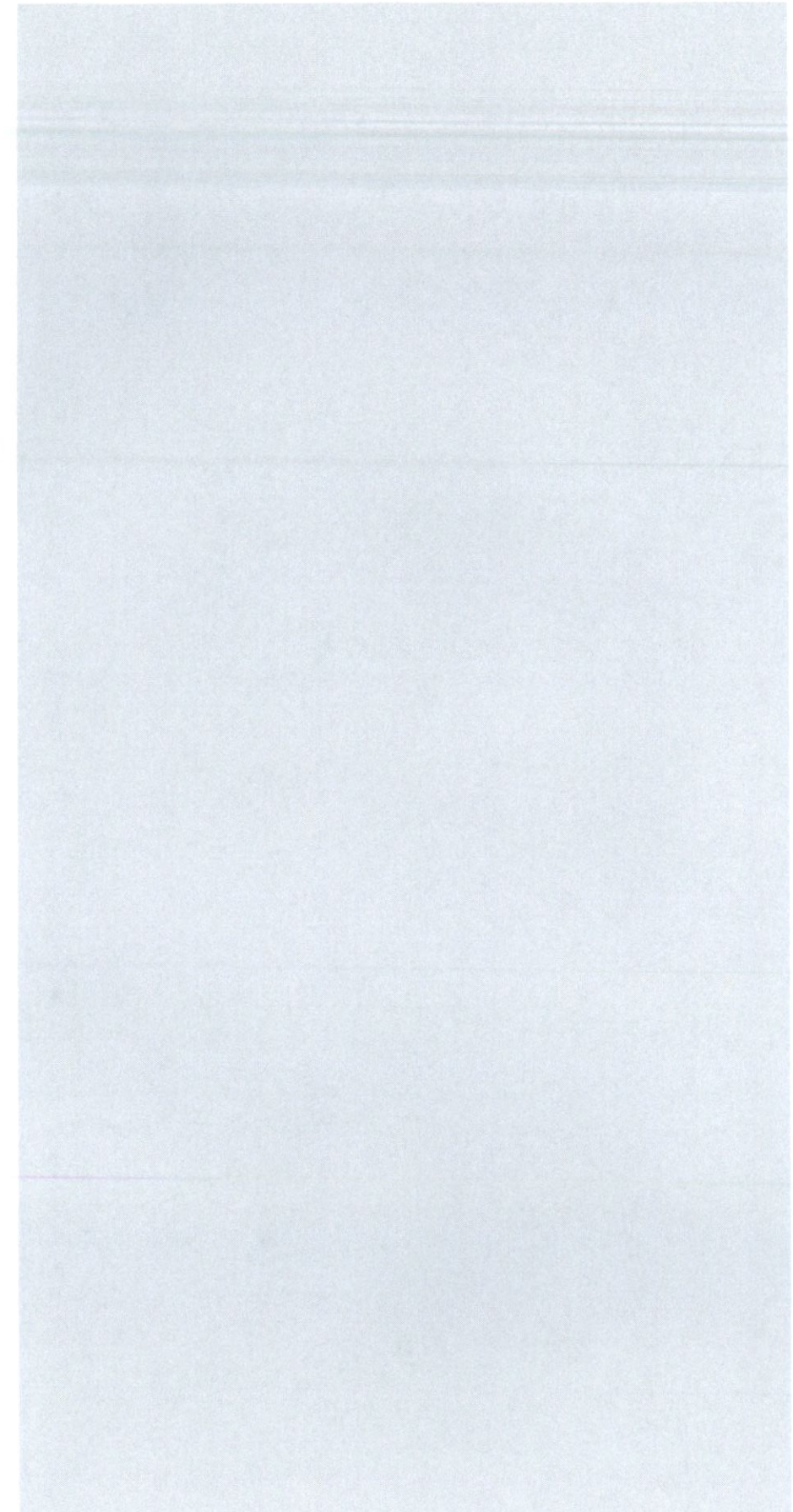
Extracts from the Architectural Conservation Officer's report on SD22A/0035:

"the proposed development failed to be sensitive within its proposed location and does not reflect the most suitable layout or design for the intended use on the subject site... The issue of height and block form still remains an issue which was raised previously... it is important for the new development to sit sensitively into the site and integrate with the adjoining village area, as such it has been previously advised that the architectural form and style of the ... independent living units would provide a unique character to the site with identifiable character and not large block forms... Although the design has sought to reflect the varying heights and varying roof profiles of the existing Priory Buildings, the overall sense of a village hub has not been achieved."

Extract from the Planner's Report:

"The provision of a few large blocks within the site does not fulfil [LAP and ACO's objectives]. A more suitable layout for the residential component would be characterised by a more traditional residential layout while maintaining a network of open spaces, with easily identified routes through the scheme."

Irenie and I discussed at some length what would be an appropriate layout/character of development on the site. Within the site, it is important that the independent living units are arranged in distinct blocks connected by a network of open spaces, including defensible spaces (as such perimeter blocks would be appropriate, akin to a residential development), and that the development would sympathetically address the Priory access and Priory lands. As such concern remains also about the bulk of some of the buildings, and breaking up this mass into smaller, perimeter blocks with defensible spaces, might contribute toward the shift in character that would fulfil the ACO's concerns and LAP objectives



Design Concept

The design concept (as now modified following review of the Additional Information request and associated Planning Authority report) for the proposed development is primarily informed by the surrounding context (including that information contained within the submitted Architectural Heritage Impact Assessment and Conservation Plan) and as well as planning policies contained within the Tallaght Town Centre LAP and comments received from the Planning Authority.

The key features of the design concept include:

- Creation of a new residential living and care facility designed specifically for Older People to include Independent Living Units and a Nursing Home along with social, welfare and healthcare facilities suited to the future residents and local residents
- Development layout designed to create a *Village Hub* whereby all new buildings are arranged around a central Public Open Space area (accessible for members of the public as well as residents of the new development) with the Independent Living Units and Nursing Home having their own shared and private Open Spaces with pedestrian walkways connecting to each
- The new Nursing Home acting as the main/dominant feature of the development contrasting with the smaller scale Independent Living Units
- The new Nursing Home providing a range of social and healthcare facilities for use by its residents (and their families), residents of the Independent Living Units as well as members of the public
- The new Independent Living Units designed specifically for Older People including those with mobility issues
- The design for the buildings to provide a clear contrast between the new Nursing Home and the Independent Living Units buildings thus ensuring a suitable degree of visual interest and variety whilst creating a high quality and unified appearance of its age
- Use of materials chosen to reflect those in the adjacent Priory buildings as well as provide a quality, modern aesthetic and character as well as provide a suitable degree of variety within the development
- Building heights to be subservient to those in the adjacent Priory (i.e. no higher than 4 storey)
- Building detail to project a modern sharp appearance and contemporary style thus adding Architectural interest and contrasting with the original Priory buildings with references to aspects of the priory buildings (e.g. stone colonnade to front of new Nursing Home)
- Creation of a new opening and entrance to the development with views into and beyond to the Priory thus adding visual interest for members of the public along Old Greenhills Road

- Provision of high quality and variety of landscaped Open Spaces with a clear hierarchy of Public, Shared and private spaces
- Creation of a site layout design which integrates the new buildings with existing and new soft landscaping and which protects existing important mature trees within the site and along the southern and western boundaries all of which ensures no adverse visual impact on the existing Priory buildings
- Development designed to ensure Plot Ratio does not exceed the maximum allowable as detailed in the Tallaght Town Centre LAP



Colonnade At Entrance to the Church

The Retreat Centre



The Library



Revised Architectural Design Proposal Summary

Proposal has been modified following review of all the comments made in the Additional Information request and associated Planning Authority report

The key amendments are summarised as follows:

- i. Omission of Block B entirely and provision of a central and easily accessible Public Open Space area situated at the entrance to the development.
- ii. The replacement of Block A with a single and two storey mixed height development.
- iii. The replacement of Block C with a single storey development (Now called Block B)
- iv. ILUs on the ground floor have direct external entrances. ILUs on the first floor are accessed via an open staircase and balcony arrangement
- v. Review of Independent Living Units with design modifications to improve layouts and simplify circulation within each dwelling as well as increasing access from each Block to adjacent shared Open Spaces
- vi. Review of external appearance with design modifications to ensure variety of character between the Independent Living Units and Nursing Home whilst maintaining an overall contemporary aesthetic to contrast with adjacent Priory buildings and create an identifiable contemporary addition to the local area, adding to the architectural interest of the adjoining Priory and Tallaght Village.
- vii. Site layout revised to achieve a parkland type setting, provide for clear public access to and public usage of a Public Open Space area adjacent to the development entrance directly connecting to the public footpath
- viii. Site layout revised with new buildings placed around a Public Open Space along with building design modifications (omission of Block B, reduction in height and revisions to external appearance with suitable contrast between Independent Living Units and Nursing Home along with choice of materials) provide for a sense of place within the site and within the village, that is easily navigable and which protects the setting of the protected structure and its curtilage.
- ix. Design modifications to building to provide views beyond and ensure subservience to adjacent Priory buildings thus protecting the character and integrity of the Priory with existing mature trees on southern and western boundaries retained



The View from the Main
Entrance to the Site



Site Layout

(see wider Site layout on previous page)

A Public Open Space area has now been provided viewed from and adjacent to the development entrance which creates a landscaped focal area for the scheme and reinforces the design concept of creating a *Village Hub* character for the proposed development. The 2 No Blocks Of Single storey and two storey ILUs are arranged adjacent to and directly overlook the Public Open Space which is clearly distinguishable from the other shared and private open spaces associated with the new buildings, Each of the ILUs either overlooks the Priory beyond (Block A) or overlooks and benefits from a private ground floor external amenity space with the existing boundary wall as a backdrop (Block C).

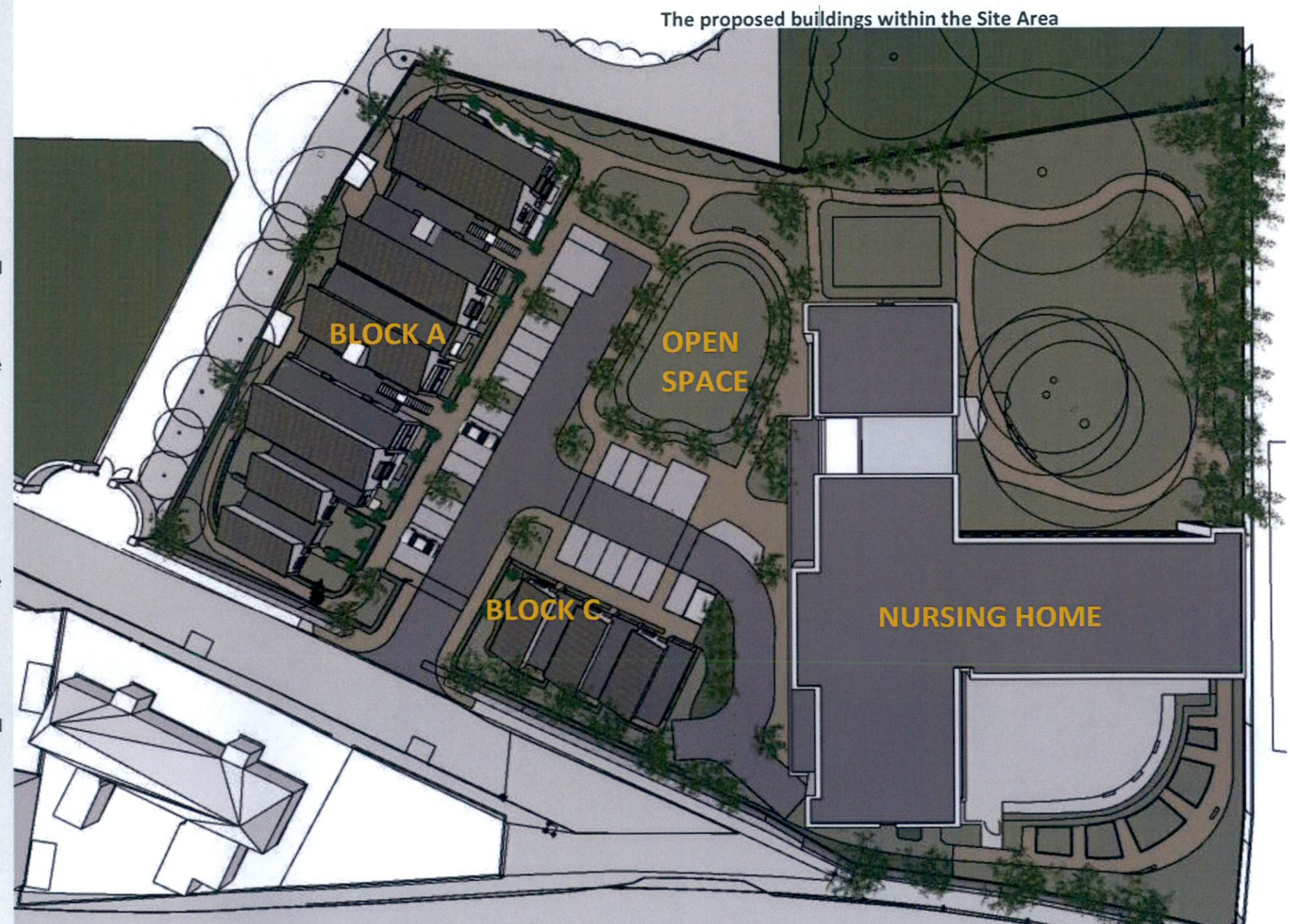
The variation in height and the roof treatment of the ILUs provides very obvious distinction between the ILU and the Nursing Home.

The location of the Public Open Space to the immediate foreground with new buildings surrounding in the background with landscaped spaces and activities between ensures quality interesting views into the development from the public road and footpath through the proposed new opening to the existing boundary wall. The Public Open Space being directly connected to the public footpath on Old Greenhills Road ensures encouragement of use by the public and makes a positive contribution to the existing public realm. Block A remains close to the new entrance as, importantly from a Secure by Design aspect, this provides very good passive surveillance to the development at this location as well as heralds the entrance to the development itself contrasting with the simple detailing to the proposed opening within the wall.

Retention of existing mature trees on the southern and western boundaries ensures that the existing site character of separation from the rest of the Priory site is maintained and assists in clearly distinguishing new from old. Mature trees located within the north west corner of the site are also retained and form a focal point for the shared Open Space area for use by residents of the Independent Living Units and Nursing Home and distinguishable from the provided Public Open Space.

The positioning of buildings within the site provides views between each and towards the adjacent Priory. The areas designed between buildings provides shared Open Spaces which have their own recognisable active and passive recreation facilities (seating areas, walking areas, bowling) which assists wayfinding and navigation as well as strong visual interest and character.

The omission of Block C and reduction of height reduces both the overall Plot Ratio whilst the site coverage, both of which are fully compliant with the LAP policies and objectives.



Open Space

The Revised Design has effectually created a greater sense of openness. The Footprint of Block B has been repurposed as an additional open space. The Plot Ratio for the site is reduced to a level comparable to the Urban Area plans objective for Plot Ratio

The new additional open space is now central to the site. It is overlooked on 3 sides by the 3 buildings proposed on the site. It is clearly seen from the new main entrance from the Old Greenhills Road. It is self-contained and bounded on 2 sides by the access road. Although the vehicular use of the access road is expected to be low, a raised pedestrian crossing point affords safe access for all. Public access to the new additional open space is via the 2 no footpaths on each side of the Main entrance to the site. The landscape scheme for the new additional open space proposes lots of trees, further reinforcing the design objective to create buildings amongst the trees. The open spaces located in all corners of the site. All levels of privacy are provided. Public for the general populous, Semi Private for the inhabitants of the ILU's and Private and secure for some of those who reside in the Nursing Home and adjacent to the 3 single storey ILUs.

The original concept and design intention is further reinforced which provides for the opportunity for easy access to the newly created Public Open Space which is central to the site and is viewed from the Main Access to the site providing a sense of openness and allowing for more open visual routes through the site

Arterial Views through the Site

The views through the site to the areas beyond are maintained and enhanced by

- 1 the glass entrance atrium in the Nursing Home,
- 2 the open space between the ILUs created by the open access staircases to the first floor.
- 3 the Central Public Open Space which ensures an open view to the Priory Buildings to the west beyond the site.

Circuitous walk

The proposed circuitous Walking Route around the site is maintained. Variety is provided by the introduction of various types of landscape treatment punctuated by resting stations and exercise equipment specific for the older population. A contained secure garden area is provided (shown in purple) for the resident of the Nursing Home. Alotments are provided for therapeutic reasons. The residents of the ILUs will be afforded access and use of the therapeutic gardening areas also.



Building Design

The scheme has been re-designed to reduce all ILUs to max 2 storeys high. The designs for these buildings have been reviewed to ensure variation between the ILU and the Nursing.

These variations include:

- Larger proportion of glazing to the Independent Living Units than that on the Nursing Home to provide a lighter/more transparent appearance and character to the Independent Living Units than that in the Nursing Home
- Variation in materials at ground floor
- Embedded balconies in the Independent Living Units

The extent of these variations provides for visual variety whilst maintaining an overall unity to the design and avoiding over complicated appearances. The ground floor variations assist in easy identification of each building whilst creating a distinct overall modern character contrasting with the adjacent Priory buildings.

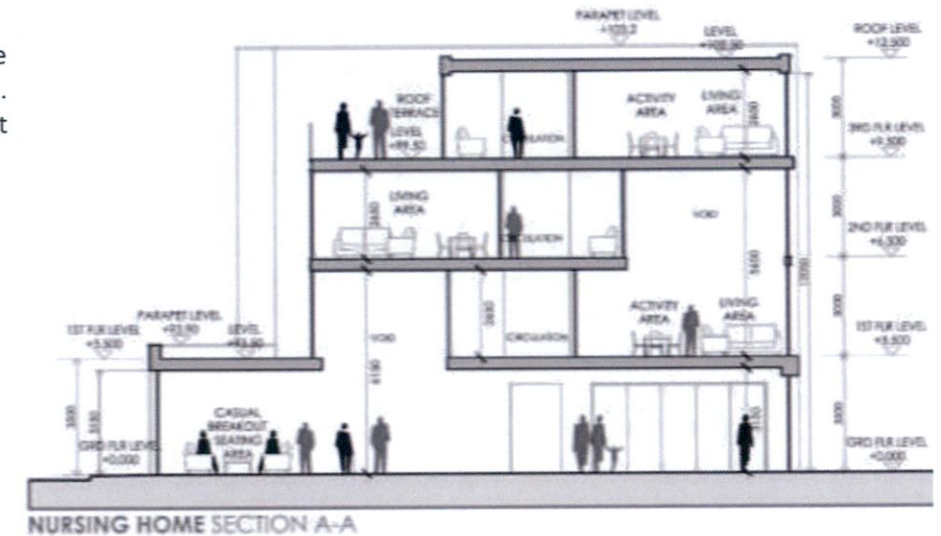
As the predominant/focal building within the scheme (in accordance with the overall Design Concept), the Nursing Home is a modern, contemporary design using high quality materials (stone, brick and glass) with a ground floor stone colonnade feature to announce/identify the main entrance. Window design reflects the privacy aspect of the buildings function with larger glazed elements identifying the communal spaces within. The elevation treatment overall uses a solid/void ratio to create an appropriate level of solidity which emphasises the importance of this building within the overall scheme. (use image Block B & Nursing Home with Landscaping

The floor plans for each individual Independent Living Unit are designed to suit particular locations within each Block and the particular position within the site overall to take account of orientation and views to maximise benefits for each resident. This approach creates building shapes/footprints that are visually interesting and reduce visual massing and a subtle level of visual variation. The extensive use of glazing and embedded balconies, with privacy screens, further reduces scale and mass to suit the setting within a parkland type landscaped environment. Separation distances between each Independent Living Unit Block and the Nursing Home building assists in achieving the objective of buildings set within a landscaped environment and less urban in character whilst also providing views to the Priory beyond (visual permeability) and the development of shared, landscaped, purposeful Open Space areas.

The Nursing Home

The Impact of the form of the Nursing Home has been reduced by the setting back of the south facing External of the glazed link at the Entrance. The effect ensures that the design objective to reduce the effect of the large solid areas of the façade by the introduction of a void like space between. The view of the North-western Open Space is further enhanced as seen on the revised Section below.

The effect created by the staggering of the voids at each level within the glazed link provides a variety of tall spaces that occur at levels 0 and Level 1. Variety is further provided by an external roof top external terrace area at Level 4.



The ILU's

The Materials employed in the ILU's has been re-evaluated in order to create variety between the buildings on the site. Some of the materials are common to all the buildings in order to create unity between the buildings whilst clearly identifying hierarchy and the differing types of accommodation within.

The solid nature of the Nursing home has been retained which reflects the space within. More glass has been introduced into the ILU's to provide a lightness to the facades in contrast with the Nursing Home.

Furthermore the framed effect of the façade treatment inspired by the Library Building in the Priory is retained but set back on the balcony areas on each of the ILU's at the uppermost floor. The effect of this creates a cut out effect on each block of ILU's on all corners.

Variety is expressed by the provision of mono pitch Slate Roofs similar to those seen in the Priory Main Building on the ILUs.

Oriel windows have also been introduced as a special amenity in some of the ILU's on the upper floors.

Redesign of the ILU Layouts

All Independent Living Units have been designed to meet or exceed the standards set down in the Sustainable Urban Housing: Design Standards for New Apartments (March 2018) publication.

The ILU's have been redesigned so that they are easier for the residents to use and to reflect the needs of the over 55s. the design intention is to provide a more open plan layout, with the living space being visible from the entrance door to the apartment.

Within ILU buildings, hallways and shared circulation areas are well lit, with natural light, where possible and adequate ventilation. Internal corridors are short with good visibility along their length. Clear routes are created with windows at the end of the corridor spaces.

Parking

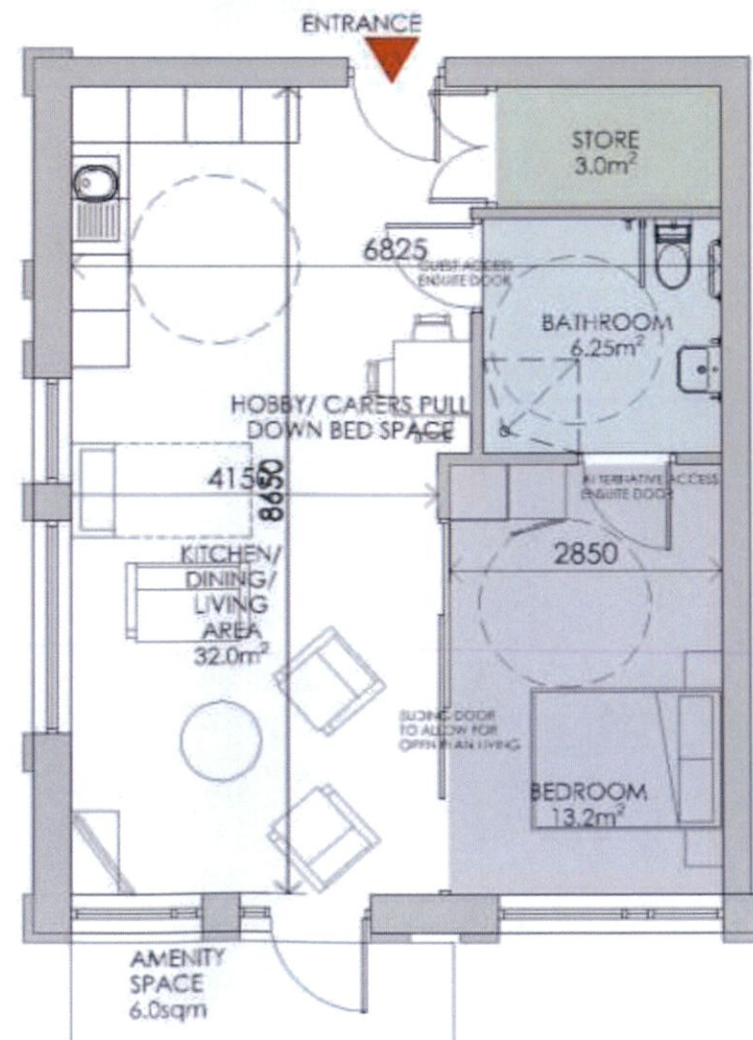
Car Parking

Parking for vehicles is provided in communal bays/groups central to the development within easy access to all of the building's entrances. The layout accommodates 24 spaces situated to suit the individual uses inclusive of 5% disabled spaces and 10% EV charging points.

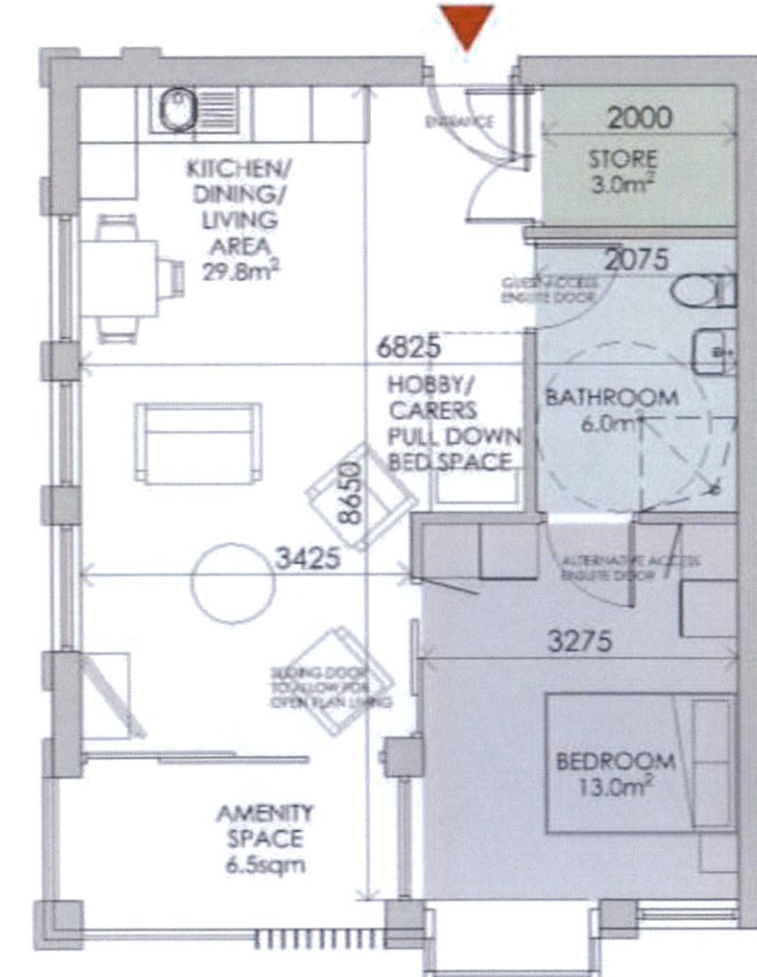
NH 1 Per 8 Beds 14 + 1 Per 2 ILUs =24.

The design creates an informal layout with parking areas integrated within the overall hard and soft landscape design so as not to overwhelm the overall appearance of the development. Parking, whilst located adjacent to the various uses, is communal in order to maximise efficiency. All parking areas are overlooked by each of the buildings within the proposed development to ensure passive surveillance and security.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Images from the Model

A model was created both as a design tool and to express the revisions made to the Proposal. The following Images taken from the Model.

The View taken from inside the Main Entrance to the Nursing Home under the cover of the colonnaded external space looking towards Block B of the ILUs The public Open Space is between the two buildings



The view taken from the Public Open Space the end of the Access Road looking towards the Entrance, the Nursing Home on the left and Block B to the right.

The model is a simple representation of the Open Space. It is proposed that the space will be a heavily planted inviting space populated with various type and heights of planting that will flower at various times of the year reflecting the seasons. There will be walking paths punctuated with rest and chat spaces. Access will be available to members of the Public should they wish to use it and engage with the residents of the ILU's. Access to the space will be via safe well marked signage. It will be a busy enlivened space.



Images from the Model

The view looking south towards the open staircase access area to the upper ILUs. The front elevation of the ILUs is varied by both the subtle variety of quality materials employed and the modelling effect created by the recessed walls and oriel windows at first floor level.



The view from the access road looking south towards the open staircase access area to the upper ILUs. Facilitating the view to Priory Lands beyond



Images from the Model

The View taken from the Access Road looking towards the Front (South) Elevation of the Nursing Home, the Entrance colonnade which is reflective of the entrance to the Church on the Main Priory Building can be seen clearly. The vertical circulation areas at the end of the front elevation, glazed with vertical fin details act as door stops to the elevation. The effect of the glazed link is to break down the mass of the Nursing Home, allow an inviting view towards the Open Space and historic trees beyond. The entrance Area glazed link will be an animated area providing a sense of security to the residents of both the ILU's and the Nursing home alike. The Public Space between the buildings is visible to the left with the mono pitched single story ILUs to the right in the foreground.

