

Architectural Impact and Design Rationale Report

Residential Development at
Main Street, Newcastle, Co. Dublin

Additional Information Submission to South Dublin County Council
February 2023

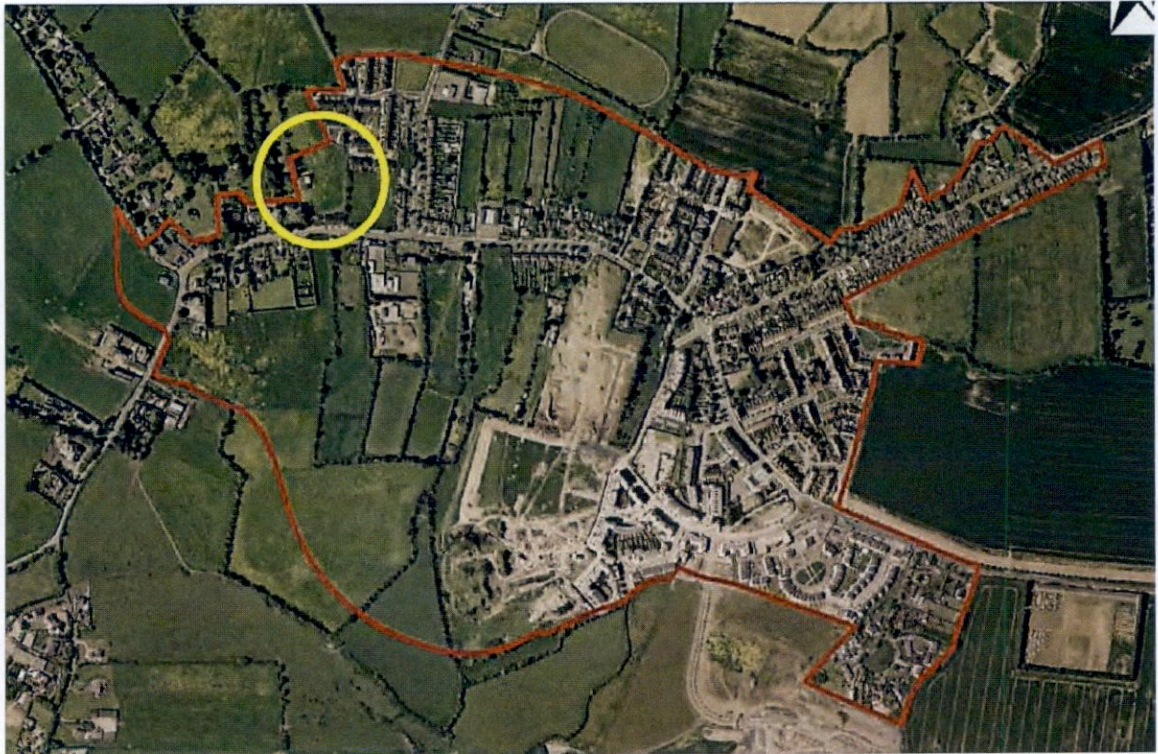
1.0 Introduction

This Architectural Impact and Design Rationale report has been prepared in support of the Additional Information submission to South Dublin County Council for a propose residential development of 29 no. dwellings at Main Street, Newcastle, Co. Dublin on behalf of our clients Deane & Deane Ltd. This document is a summary of the proposals and design strategies which are fully described in the drawings and reports accompanying the submission.

This Architectural Impact and Design Rationale report has been informed by detailed inputs from other members of the design team. In addition to the general arrangement drawings required for submission under the planning regulations, this report should be read in conjunction with detailed reports as prepared by other members of the design team.

2.0 Receiving Environment

The subject site of this application lies to the west of Newcastle village and is well connected to local community amenities, commercial centres, educational facilities, and transport links. The village of Newcastle is defined by its historic burgage plots and local landmarks. There are numerous residential developments in the vicinity of the Village Core as the village continues to expand relative to the Newcastle Local Area Plan 2012. This application seeks to make a considered and high-quality addition to the residential amenity of Newcastle.



Application site shown in relation to the village of Newcastle, and the extent of the Newcastle Local Area Plan 2012 shown in red

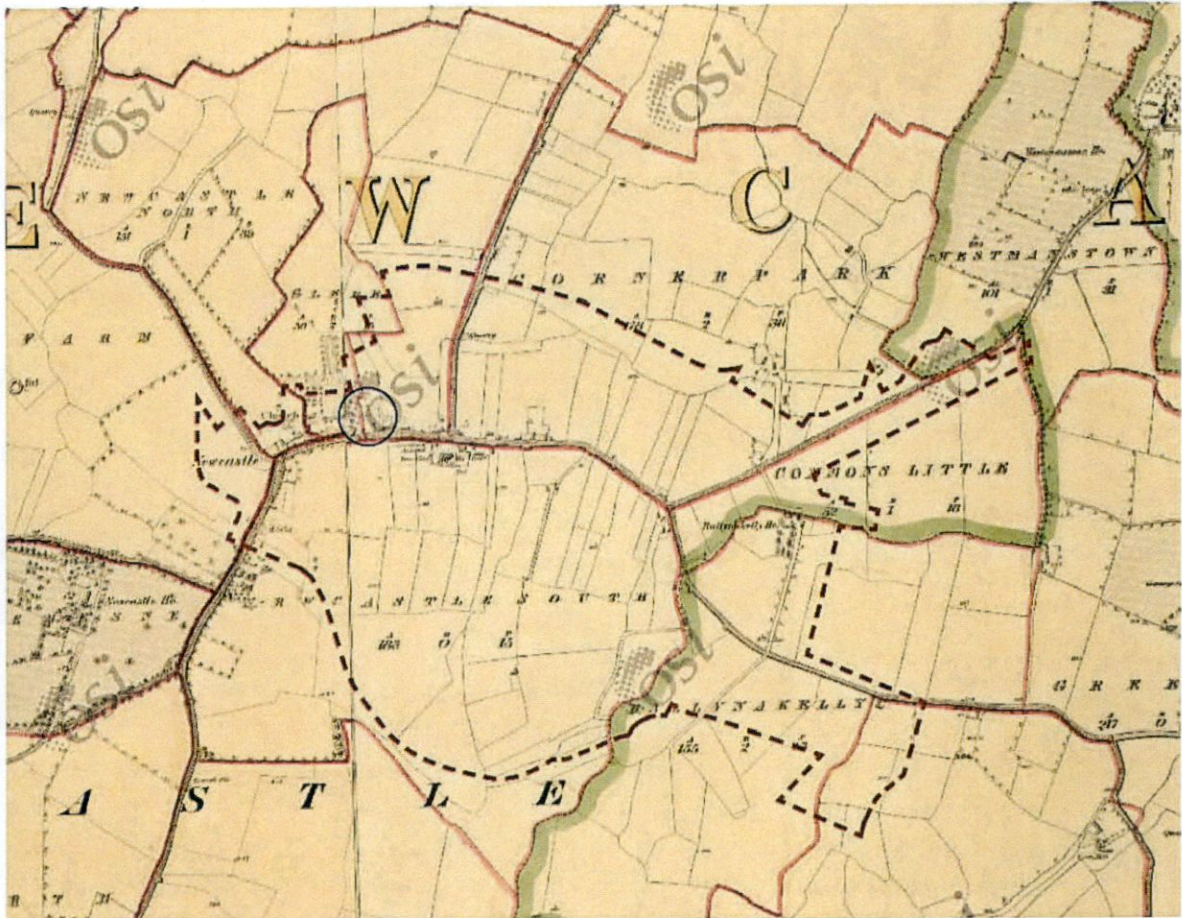
The existing site extends from Main Street, Newcastle to the Glebe residential development to the north of the village. It is bounded to the East by the existing residential developments of the Glebe and Market Square. To the west it is bounded by mature trees that delineate the historic townland boundary. Lands to the north are zoned Rural and Agricultural, and to the south the site is bounded by St. Finian's Community Hall and the Main Street. Currently on the site there are 2 no. agricultural sheds which are no longer in use and are to be demolished as part of this application.



Aerial View of Existing Site

The village of Newcastle still retains much of the burgage plots that defined the medieval allotments to the north and south of Main Street. The hedgerows that line these plots contribute to the green infrastructure of the village and these plots are defined as areas for village expansion in the Newcastle Local Area plan 2012.

To the west of the subject site of this application the boundary is mature planted trees that define the townland boundary, separating the Glebe to the west and Newcastle North to the east.

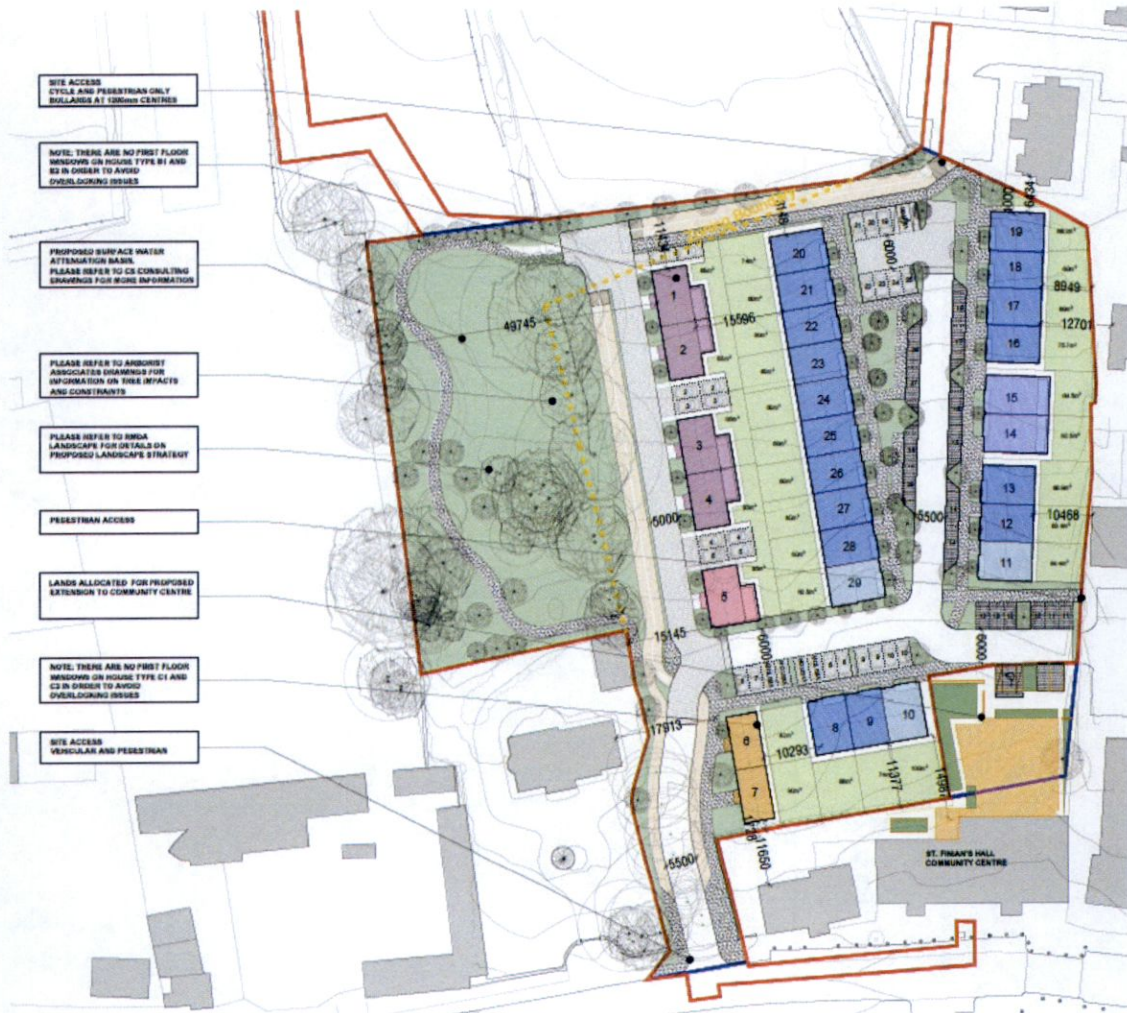


- Newcastle Local Area Plan
- Subject Site

Application site shown in relation the historic townland boundaries

The site is bounded to the west by a historic townland boundary that is heavily planted with mature trees. This boundary separates the townlands of the Glebe to the west and Newcastle North to the east. It is proposed to retain these trees and maintain the historic townland boundary on the site, the mature trees adding to the visual amenity within the scheme.

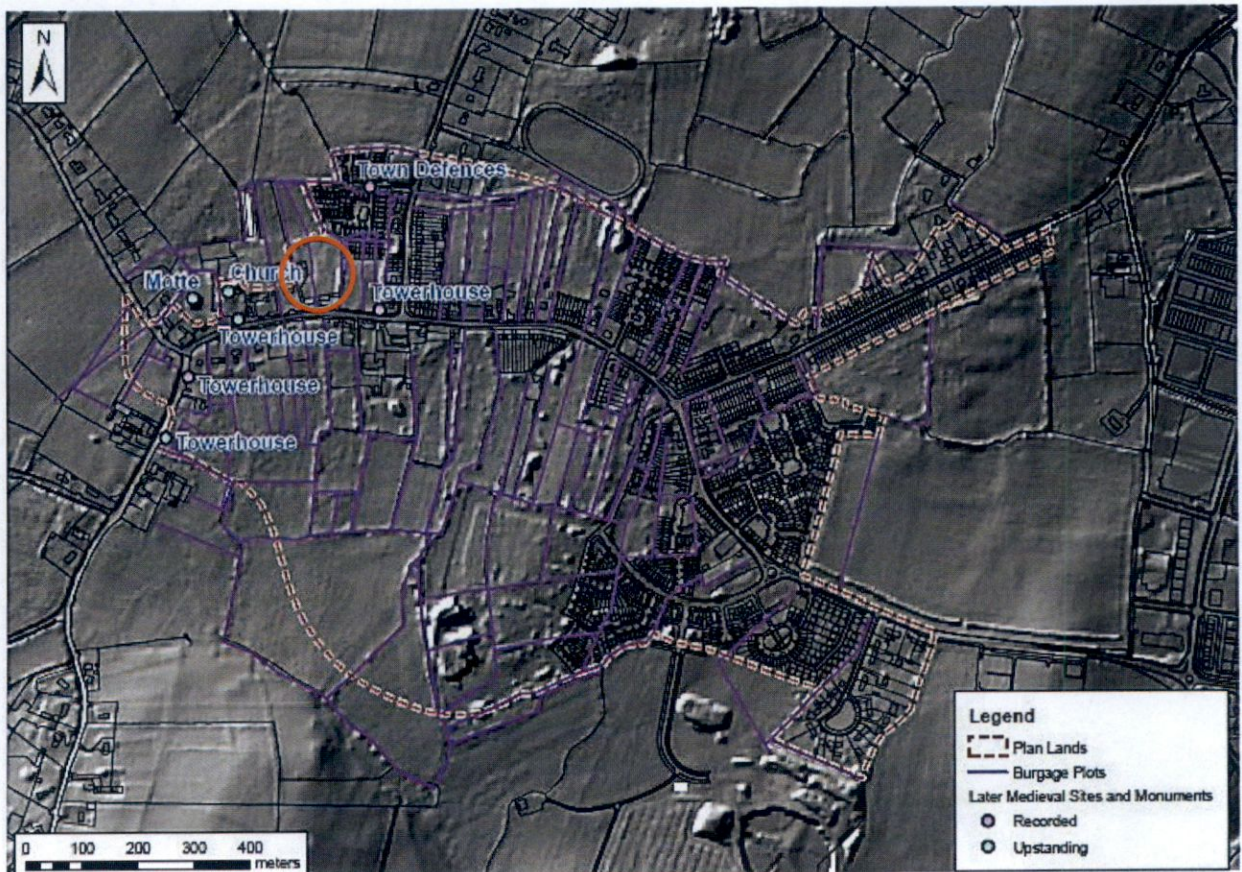
3.0 Proposed Development



4.0 Urban Structure and Grain

The proposed development seeks to make a considered addition to the village of Newcastle by respecting the existing urban grain of the village itself and the site's immediate context. The village has been defined by the Anglo-Norman burgage plot system whereby there was a network of hedgerows extending perpendicular to the Main Street that are still evident today.

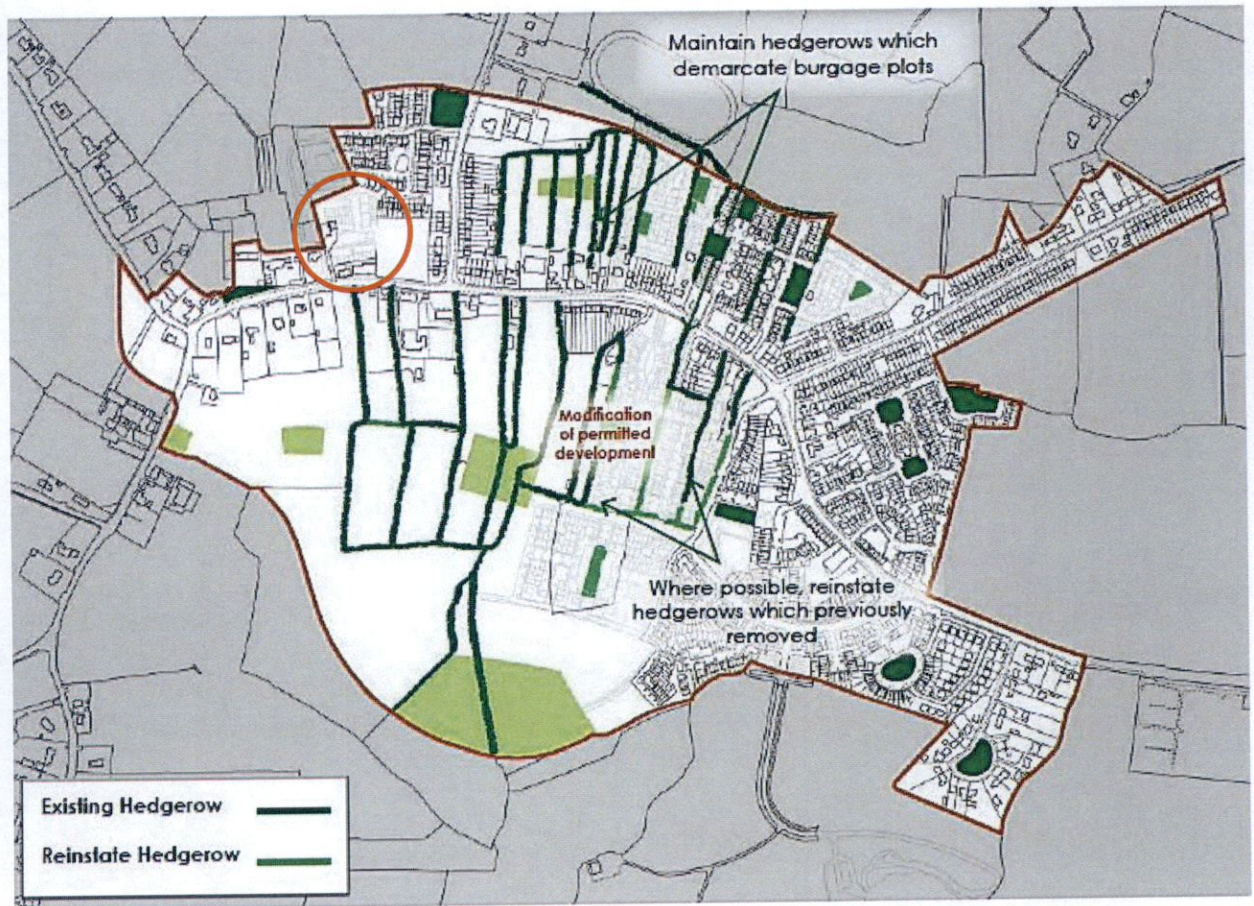
The settlement structure of the Anglo-Norman Manorial system comprised a series of demesne farms. The initial Anglo-Norman settlement phase in Newcastle is most evident in the form of surviving burgage plots and surrounding open field systems. The burgage plots initially served medieval domestic houses that fronted onto the Main Street and extended perpendicularly behind these houses. Surviving burgage plots are clearly evident to the north and south of Main Street.



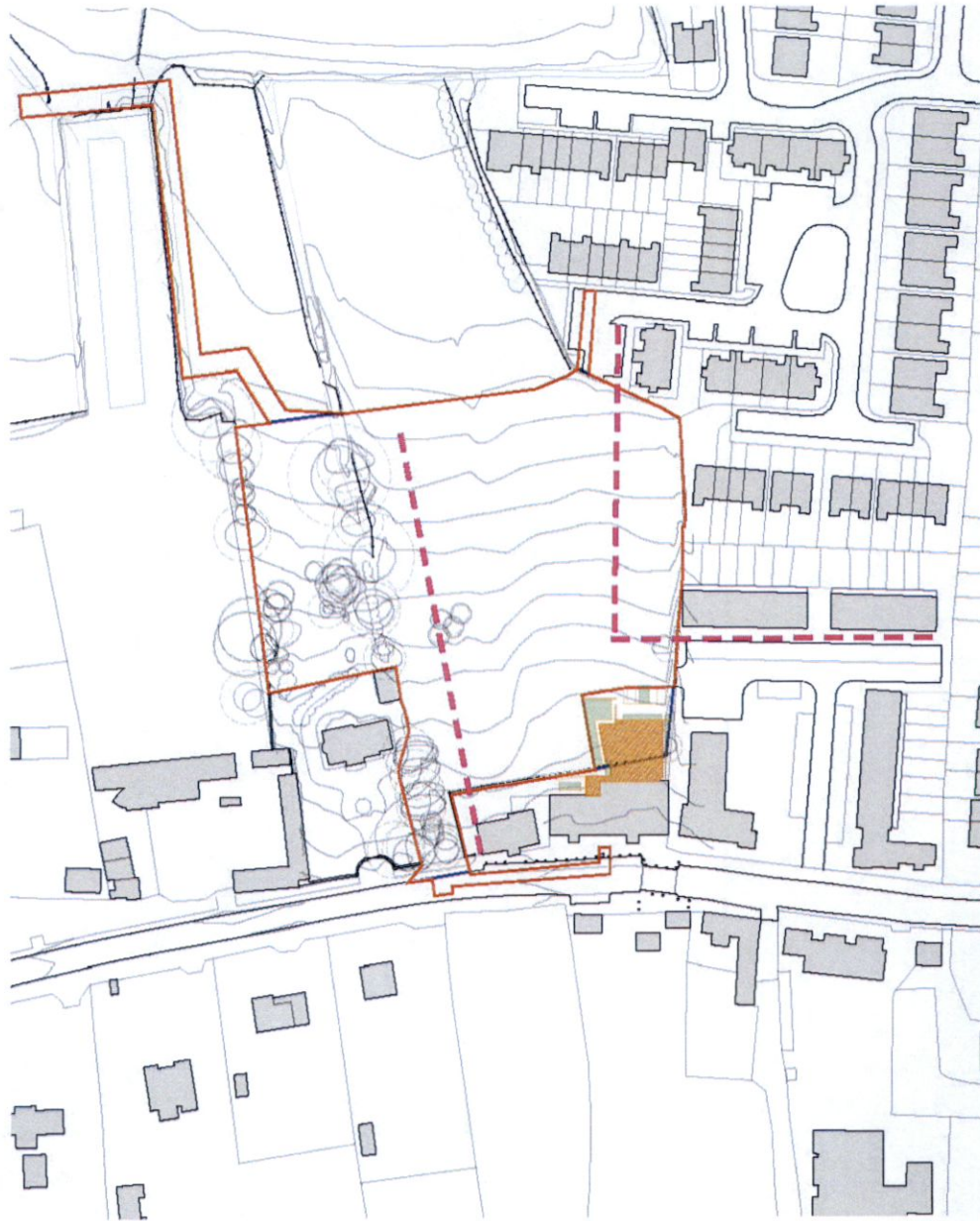
Location of Recorded Later Medieval Sites and Monuments Overlaid on Topographical Map of Newcastle Village. Subject site located at red circle

The Newcastle Local Area Plan (2012) sets out to retain and reinstate the historic field, townland and burgage plot boundaries and associated hedgerows and ditches that characterise Newcastle Village on the basis of their heritage value in terms of culture and biodiversity including potential foraging routes for protected species such as bats. This will include for the incorporation of existing and reinstated burgage, townland and field hedgerow boundaries and ditches within the design layout of developments including linear areas along and within parks, squares, gardens, medians and verges.

The retention and reinstatement of these field delineations, hedgerows and ditches will help retain elements of historic character throughout the village and provide a comprehensive network of wildlife corridors and corridors for the sustainable management and drainage of water.

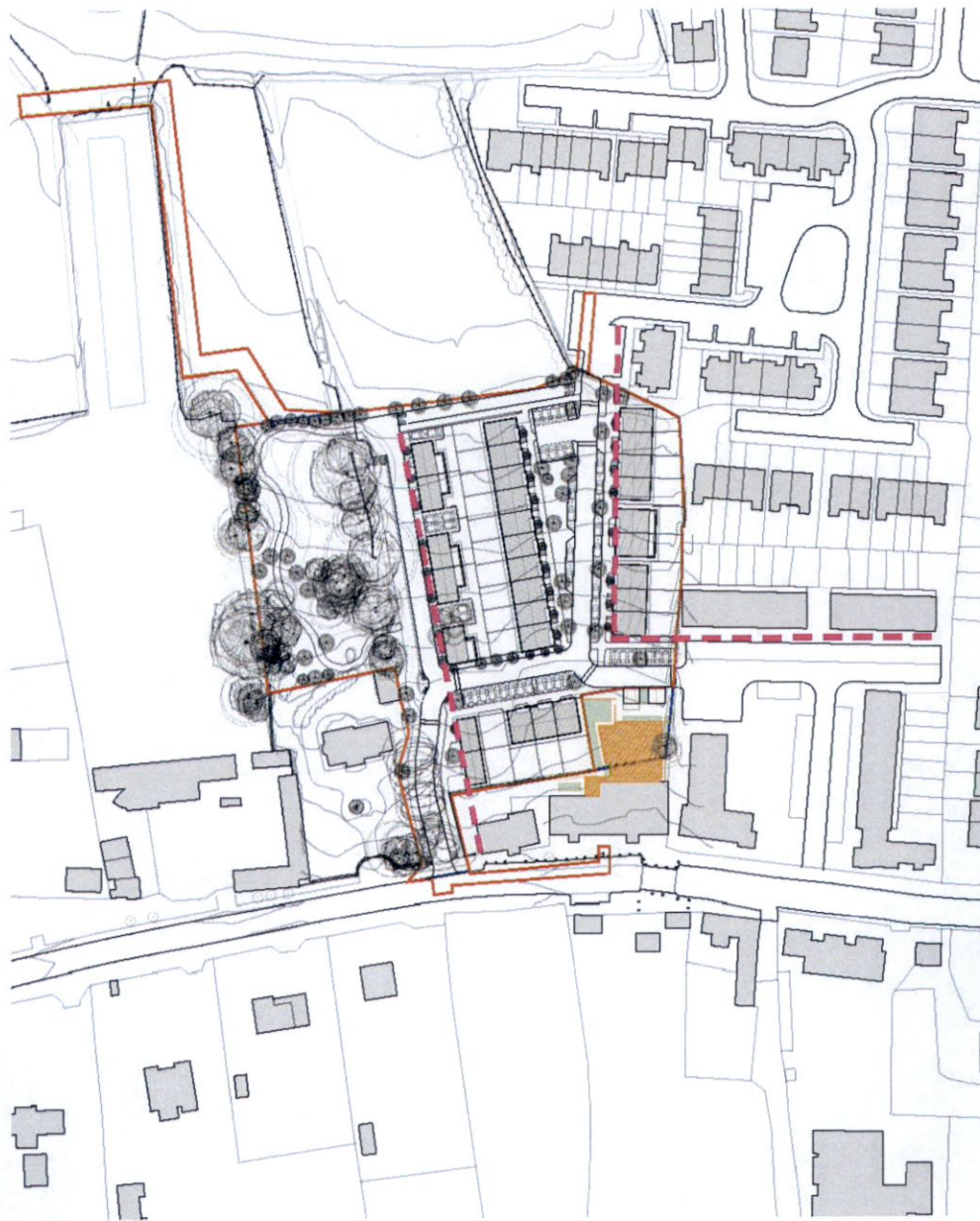


'Retention, Incorporation & Reinstatement of Burgage & Townland Boundaries' Fig 5.3 of the Newcastle LAP 2012. Subject site located at red circle



The existing site provides opportunities for a development to respond to its context by reacting to the urban grain of the area. This is both in the residential developments that make up the immediate context and the lineage of burgage plots around the Main Street.

Existing hedgerows extend perpendicular to the Main Street and define an urban grain in the village. The adjacent residential developments to the site offer opportunities for connection, continuing a streetscape and for making pedestrian connections.



Our proposal integrates itself into the existing and historic urban grain of Newcastle. The residential units proposed align with the existing developments adjacent to the site. The block of houses numbered on the site layout at nos. 1-5 and 20-29 are fronted on both sides by a high-quality public realm. This residential set piece is perpendicular to the Main Street and parallel to the existing hedgerows.

5.0 Density and Unit Mix

Our proposal consists of 29 no. houses. The mix of units is largely terraced, this is in line with PN12 of the Newcastle LAP which states that:

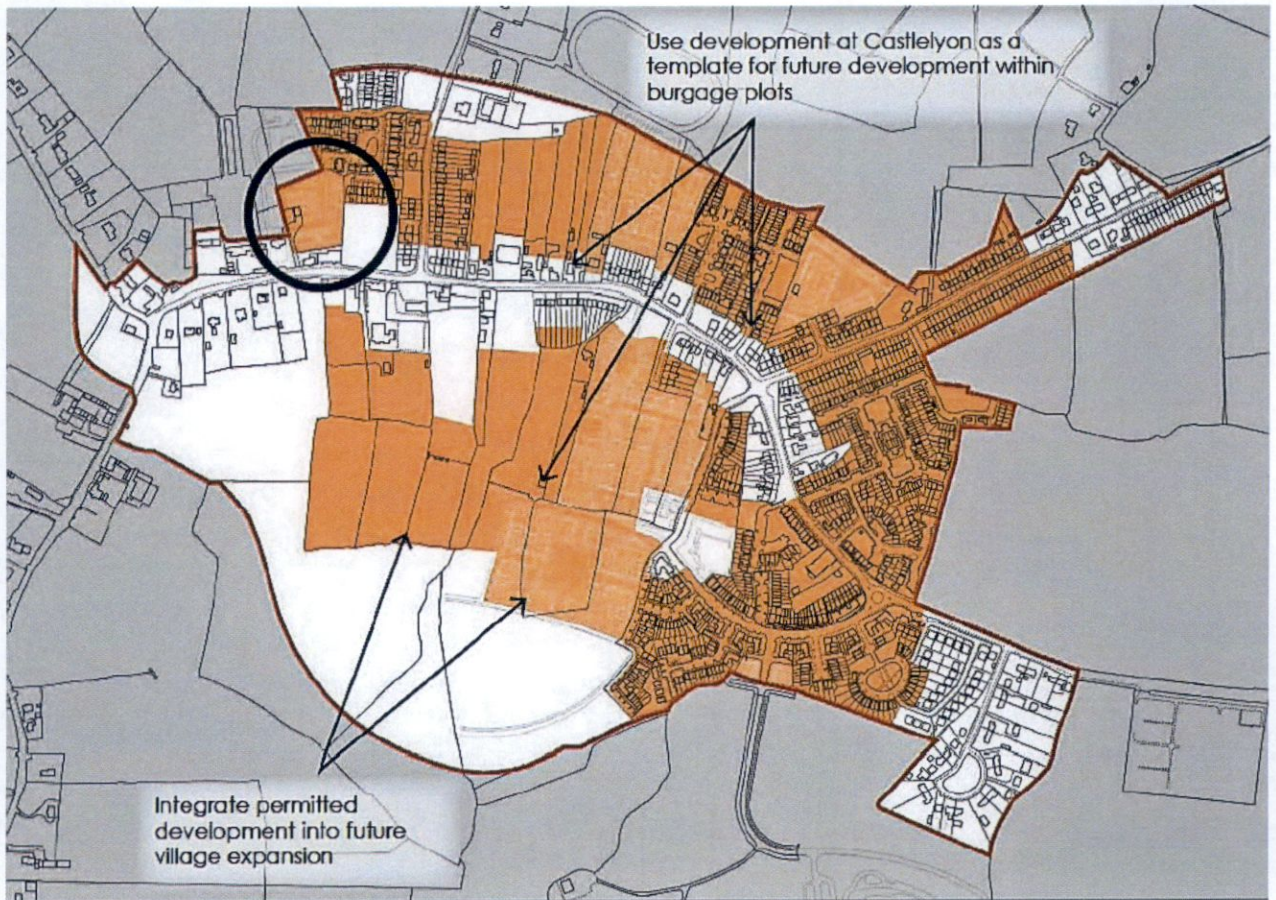
Development of the Village Expansion area of the Peamount Neighbourhood shall largely comprise terraced houses with opportunities for detached and semi-detached housing. The dwelling mix on sites that are subject to extant permissions should be amended accordingly where possible. Extensions of duration of permission should only be granted where development granted prior to the adoption of this Plan accords with the prescribed dwelling mix. (Objective PN12)

Type	No. Units	Proportion
2 Bed House	2	7%
3 Bed House	27	93%

Typology	No. Units	Proportion
Terraced	20	69%
Semi-Detached	8	28%
Detached	1	3%

6.0 Height and Scale

All units proposed are 2-storey which aligns with the local residential context in Newcastle. The density/scale of the proposed development is derived from the following



Application site circled in relation to area designated 'Village Expansion' in the Newcastle Local Area Plan 2012

The 2012 Local Area Plan provided for a Village Expansion Area primarily in the eastern and western quadrants of the Plan Lands and on zoned lands to the north of Main Street. The site of this application as highlighted in Fig 5.

The following table overleaf outlines the density requirements set out by the 2003 Local Area Plan for residential development in each neighbourhood. The density requirement for the site of this application is derived from both its location on Main Street, requiring a density of 30-35 units per hectare, and its classification as an area of Village Expansion, requiring a density of 25-30 units per hectare.

Table 6.1 Overall Development Summary of Neighbourhoods

	Main Street	Sean Feirm	Burgage North		Burgage South	Taobh Chnoic	Ballynakelly West	
Gross Area (Ha.)	13.7	5.4	8.4		9.7	12	8.4	
Parks, Major Streets, Existing development (Ha.)	-	0.8	2.9		1.19	6.5	0.9	
Net Area excl. 10% for infrastructure (Ha.)	-	4.1	5		7.7	5	6.8	
Estimated Dwellings ¹	Infill Development only	70	A ²	B ³	210	90	A ²	B ³
			140	187			200	377
Average Net Density (dwellings per hectare)	30-35	15-20	25-30	37.5	25-30	15-20	25-30	55
Estimated Population ⁴	-	198	396	529	594	255	566	1,067

	Ballynakelly/ Newcastle Manor	Aylmer Road	Peamount Road		Ballynakelly Cottages	Total ⁵	
Gross Area (Ha.)	17.8	7.7	6.7		4.1	76.1	
Parks, Major Streets, Existing development (Ha.)	16	5.9	4.5		-	38.7	
Net Area excl. 10% for infrastructure (Ha.)	0.18	1.6	2		-	34	
Estimated Dwellings ¹	50	45	A ²	B ³	Infill Development only	A ²	B ³
			50	69		855	1,098
Average Net Density (dwellings per hectare)	25-30	25-30	15-20 Village Edge 25-30 Village Expansion	35	-	25	32
Estimated Population ⁴	127	127	142	195	-	2,419	3,107

1. Based upon average density for character areas prescribed under Land-Use and Density strategy. Each planning application will be assessed on its own merits and adherence to the Plan's objectives and standards.
2. Number of dwellings and average density if all undeveloped zoned lands within Neighbourhood, including lands subject to extant permissions, were developed in accordance with this plan's density strategy.
3. Number of dwellings and average density if existing planning permission for development granted prior to this plan within Neighbourhood subject to extant permissions were fully constructed and remaining undeveloped lands were developed in accordance with this plan's density strategy.
4. Based on occupancy figure of 2.83 people per household (this figure is similar to both the National average and the average of household size within the Newcastle ED in the 2006 census).⁵ Column excludes Main Street and Ballynakelly Cottages with the exception of Gross Area (Ha.).

Table extracted from the Newcastle Local Area Plan 2012 outlining density requirements

7.0 Materials

The proposed development aims to create a sense of place and there is a consistent architectural style throughout the development, and a simple material palette and design language.

The success of the scheme heavily relies on the quality of its delivery. High quality, durable and low maintenance materials have been selected for the proposed development. The investment into the public realm particularly will enhance the local building stock. Buildings are designed to be simple and in keeping to this development, while being respectful to existing buildings and future developments. This is achieved by carefully considering the scale proportion and materials of buildings.

In order to create a distinctive development, all units use a similar pallet of materials, finished with render and brick.

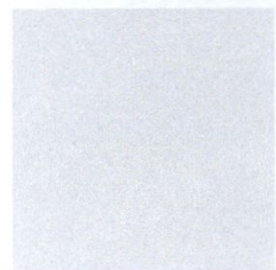


Proposed Material Palette

1. Selected Grey Roof Slates
2. Selected Smooth Render Finish
3. Selected White Brickwork



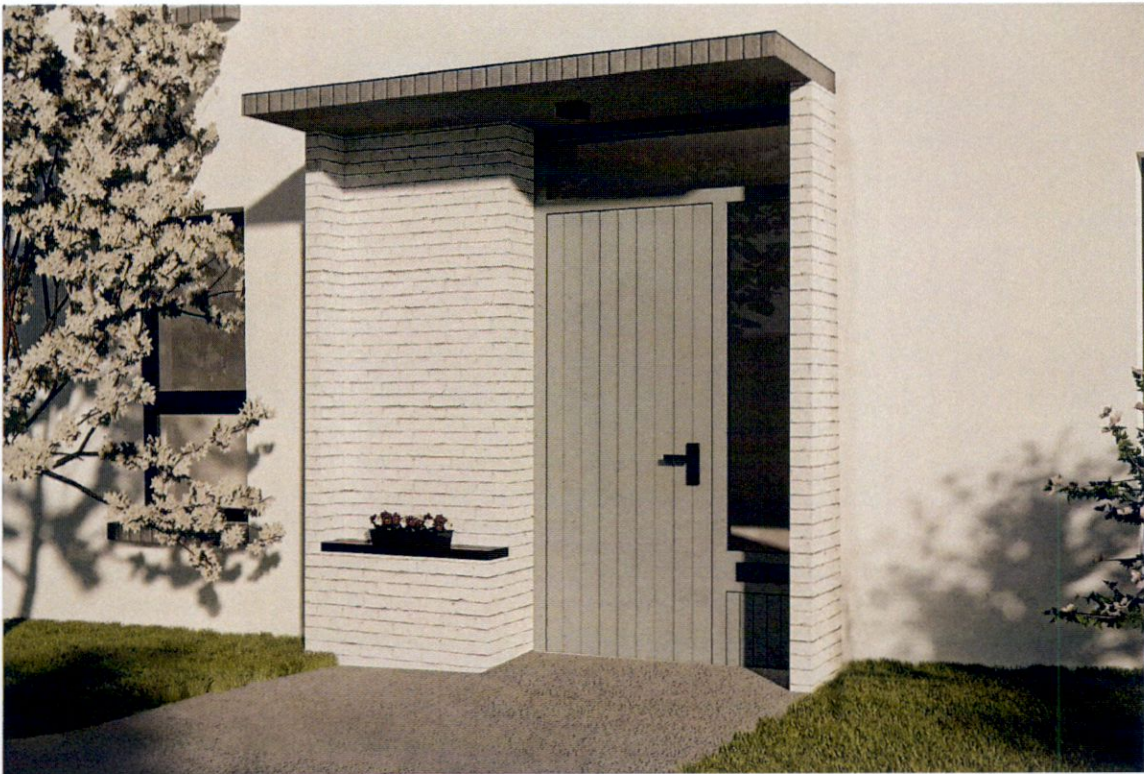
1.



2.



3.



Detail of Typical Proposed Porch

Walls:

Plain render has been selected for typical elevations with brick porches are proposed to each unit where a more hard-wearing materials are needed as this is a point of frequent contact with the building

Roofs:

Slate pitched roofs to all units.

Windows:

Coloured high performance UPVC/Aluminium window frames with double or triple glazing.

Rainwater Goods:

High quality UPVC coloured gutters and down-pipes.

Fascia and soffits:

8.0 Landscape

Refer to the landscape proposals prepared by RMDA Landscape that accompany this submission of Additional Information to SDCC.

9.0 Views and Landmarks



View of Site looking West



View of the North End of Site

10.0 Historic Development

Refer to the archaeology report submitted at planning stage prepared by ICON Archaeology which addresses the historic context of the site and the local area.