

CLONBURRIS T2

ARCHITECTS
FURTHER INFORMATION
RESPONSE

Planning Reg Ref: SDZ22A/0018

July 2023

CAIRN



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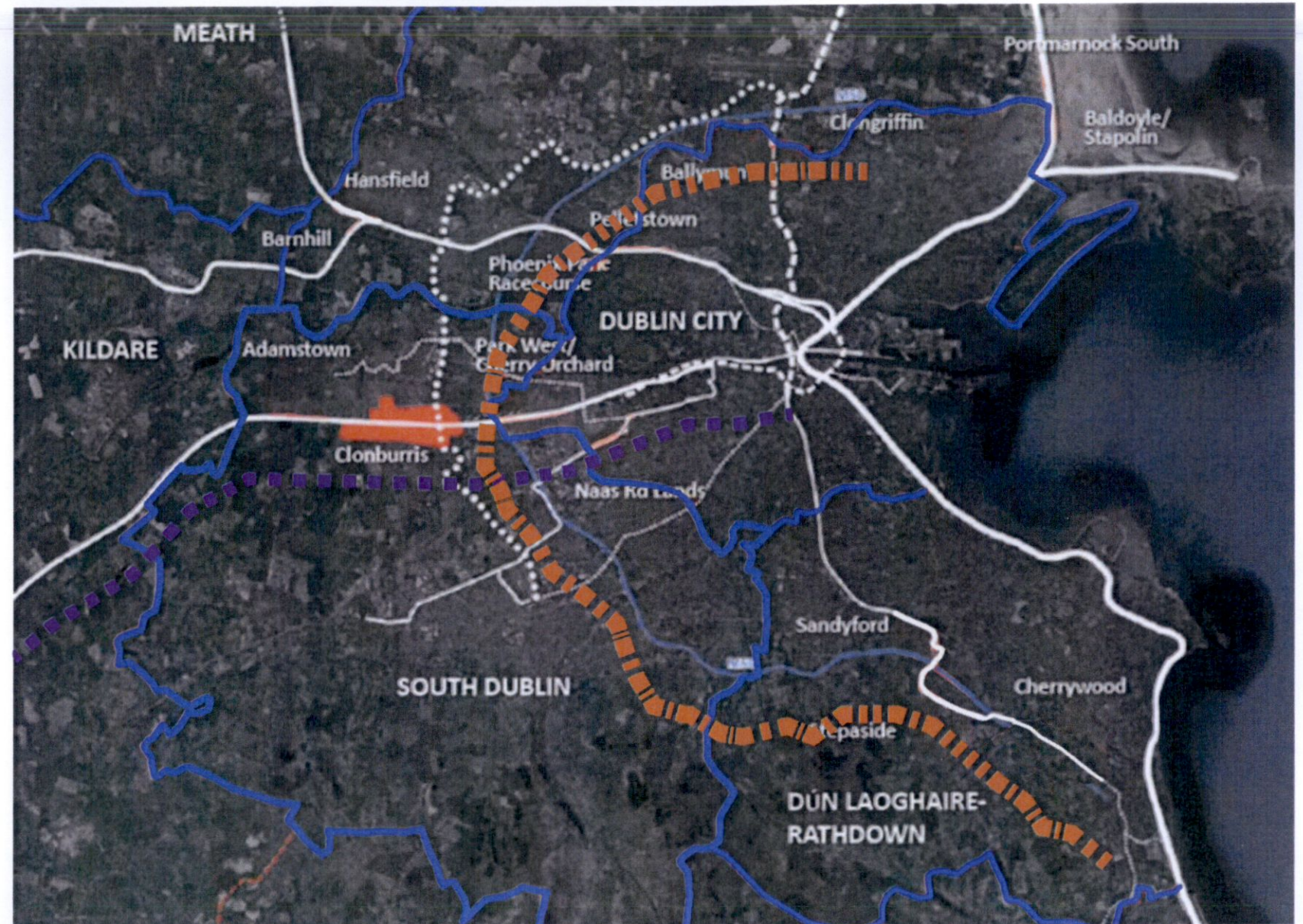
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PROJECT TEAM:

Applicant:

Cairn Homes Properties Ltd.

Architect:

Altu Architects

Planning Consultant:

John Spain Associates

Civil & Structural Engineer's:

DBFL Consulting Engineers

M&E Consultants:

OCSC

Landscape Architects:

Murray & Associates

Introduction



The design response to the Further Information request from South Dublin County Council results in a development of 607 Dwellings in 7 Blocks (A, B, D, E, F, G & H), 7 Number Retail units (1,150sqm), a creche (600sqm) and an Employment Office Building (4,516sqm Block C). The development includes a large urban square and linear park adjacent to the Fonthill Road and contains 1,548 cycle parking spaces and 385 car parking spaces.

A detailed Schedule of Areas is attached as an appendix to this document.

The redesign of the proposed development is a considered and meaningful response to the Further Information requirements, with a particular focus on increasing the activation at ground floor level and proposing a more distinctive quality to the landmark Employment Office Building.

This document outlines the response to the architectural design related elements, with other aspects of the Further Information Response are addressed in reports by JSA, DBFL and Murray Associates.

Summary of Key Design Revisions to Planning Scheme to meet the requests of SDCC's Further Information:

- Additional 262.5 sqm of retail frontage added to scheme comprising an increase of retail area from 887.5sqm to 1150 sqm
- Additional 13No Residential units to scheme with 11No located at street level with own door to increase extent of active uses
- New design approach to Landmark Employment Building to create a distinct urban marker

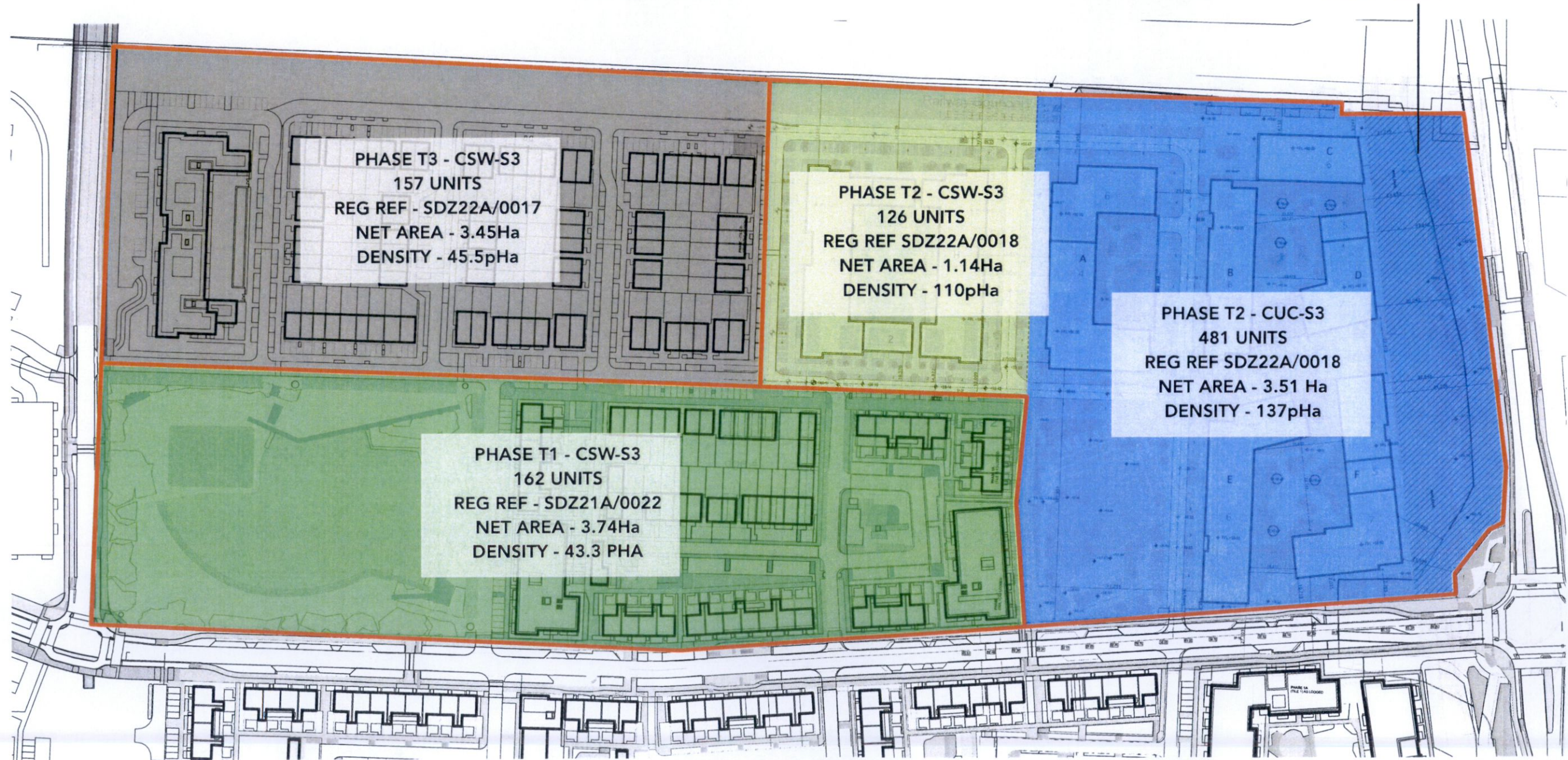
Item no. 1 Phasing/Density

Item no. 1 (b)

b. The applicant is requested to set out the net development area for CUC-S3 and the net development area for CSW-S3. The applicant is requested to detail how the total net development area for CSW-S3 is met through applications SDZ21A/0022, SDZ22A/0017 and SDZ22A/0018.

CSW-S3		CUC-S3	
T3	445 UNITS		481 UNITS
T2	NET AREA - 8.33Ha	T2	NET AREA - 3.51Ha
T1	DENSITY - 53,4pHa		DENSITY - 137pHa

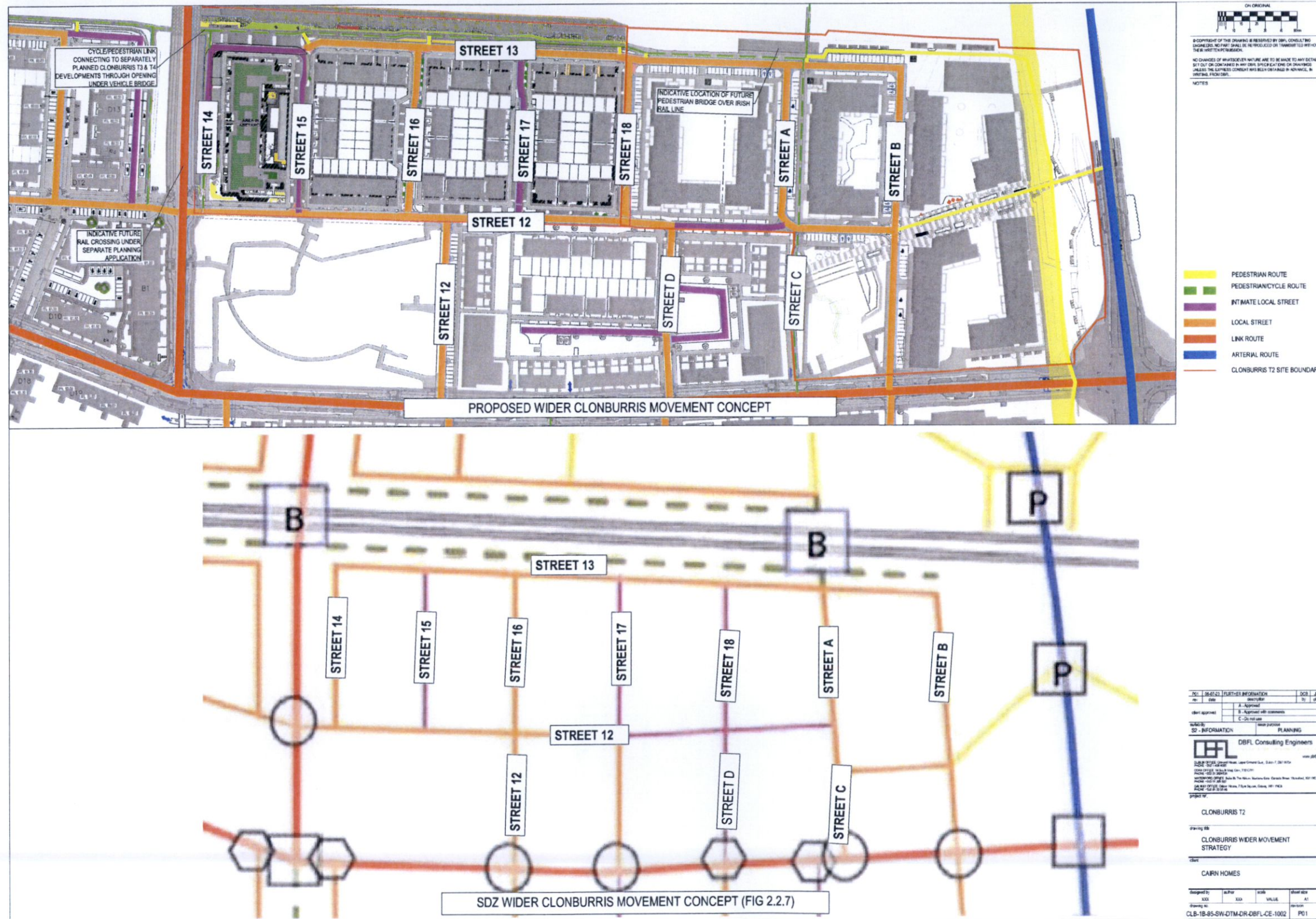
EXCLUDING WAYLEAVE AREA
 Gross Area: 3,84 ha
 Net Area: 3,51 ha



Item no. 1 (c)

The applicant is requested to demonstrate that the strategic pedestrian / cycle route to the north of the site, along the railway, links to the cycle track proposed on the adjacent sites.

Please refer to DBFL Consulting Engineers FI Report

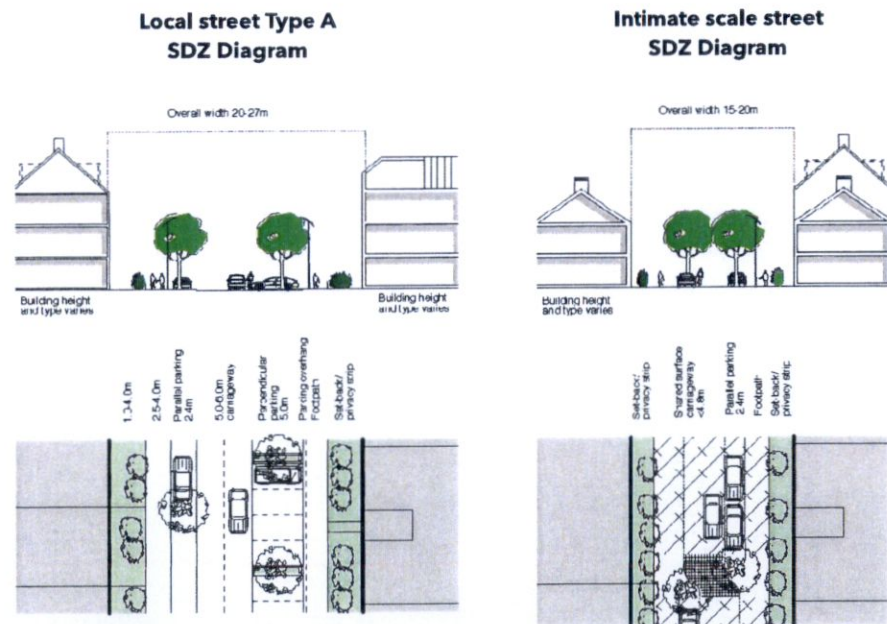


Item no. 1 Phasing/Density

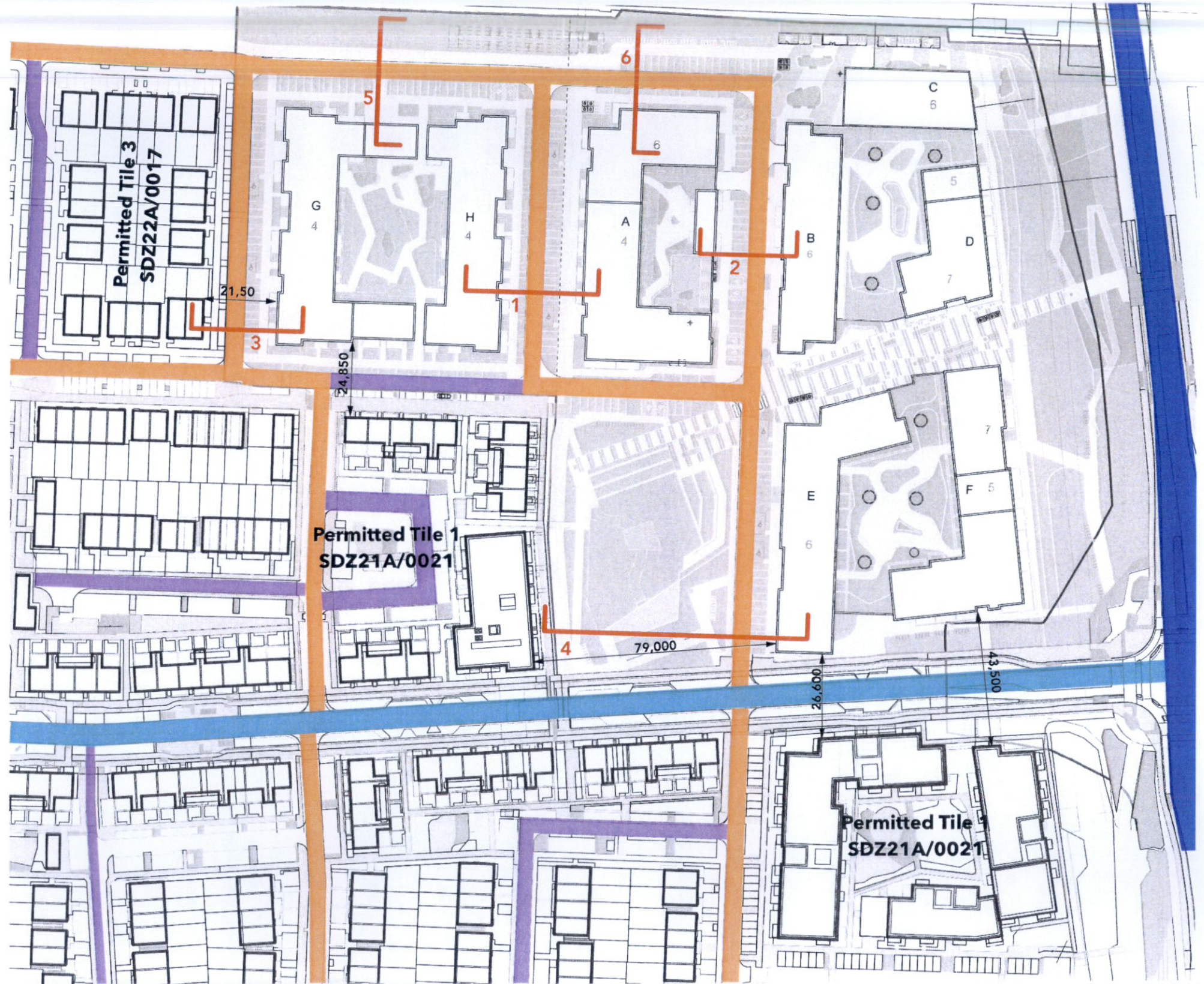
Item no. 1 (d)

d. Street design: The applicant is requested to provide a clear layout plan indicating: - The road typology - Width between building frontages (including areas with planning permission or under consideration applications) - Carriageway width - Footpath width - Privacy strip width (if present) - Location of street trees. Cross sections should also be provided where relevant.

In response to Item 1d, the site Layout Plan has been revised to include additional dimensions. The road typology is shown on the included diagram in line with the requirements of the SDZ Planning Scheme and also on a separate Movement Strategy drawing prepared by DBFL consulting engineers. The following pages include a series of 3d street cross sections with dimensions of each element to help demonstrate adherence to the requirements of the SDZ Planning Scheme.

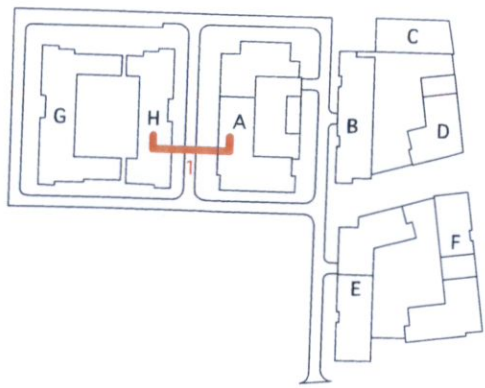


- STREETS:**
- existing arterial route
 - proposed link route
 - proposed local street
 - proposed intimate local street

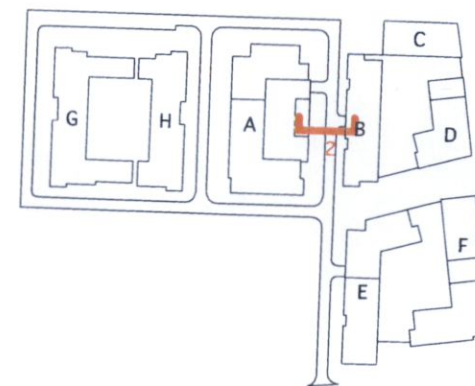




Local street Type A
section 1

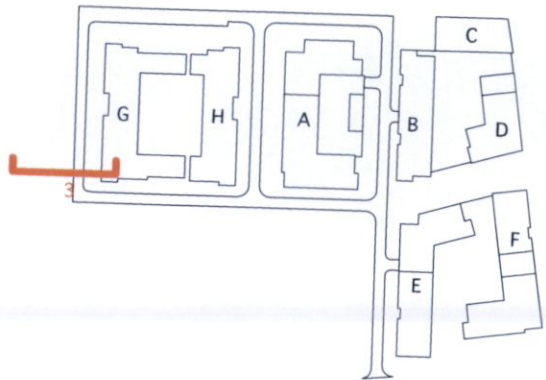


Local street Type A
section 2

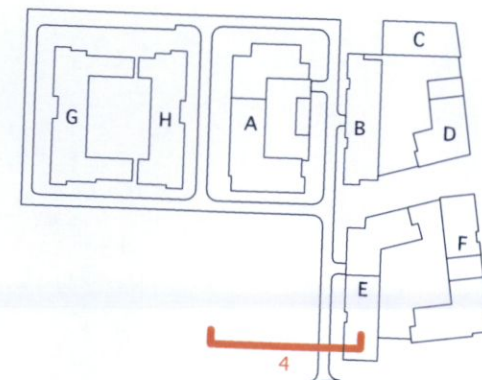




Local street Type A
section 3



Local street Type A
section 4

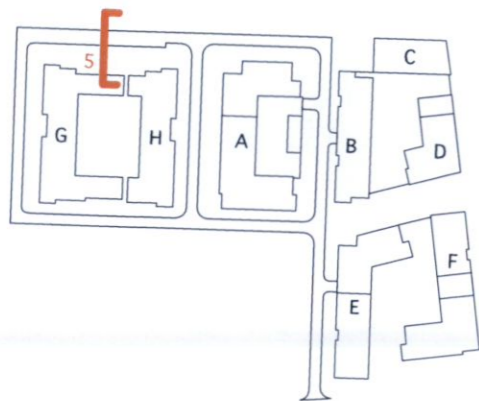


23,35 m



GREEN BUFFER 3,900 FOOTPATH 5,500 LOCAL STREET A 5,500 PARKING 2,500 FOOTPATH 6,850 BLOCK G

Local street Type A
section 5

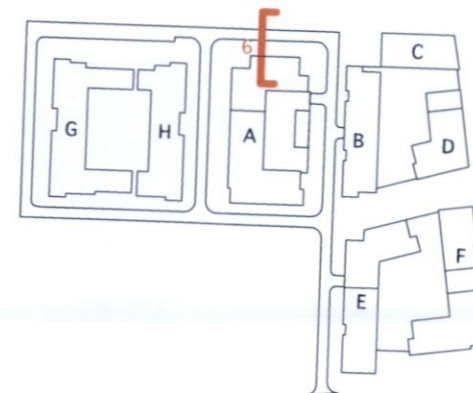


21,36 m



GREEN BUFFER 3,500 FOOTPATH 5,500 PARKING 5,500 LOCAL STREET A 2,400 PARKING 2,500 FOOTPATH 2,000 GREEN BUFFER BLOCK A

Local street Type A
section 6



Item no. 2. Design

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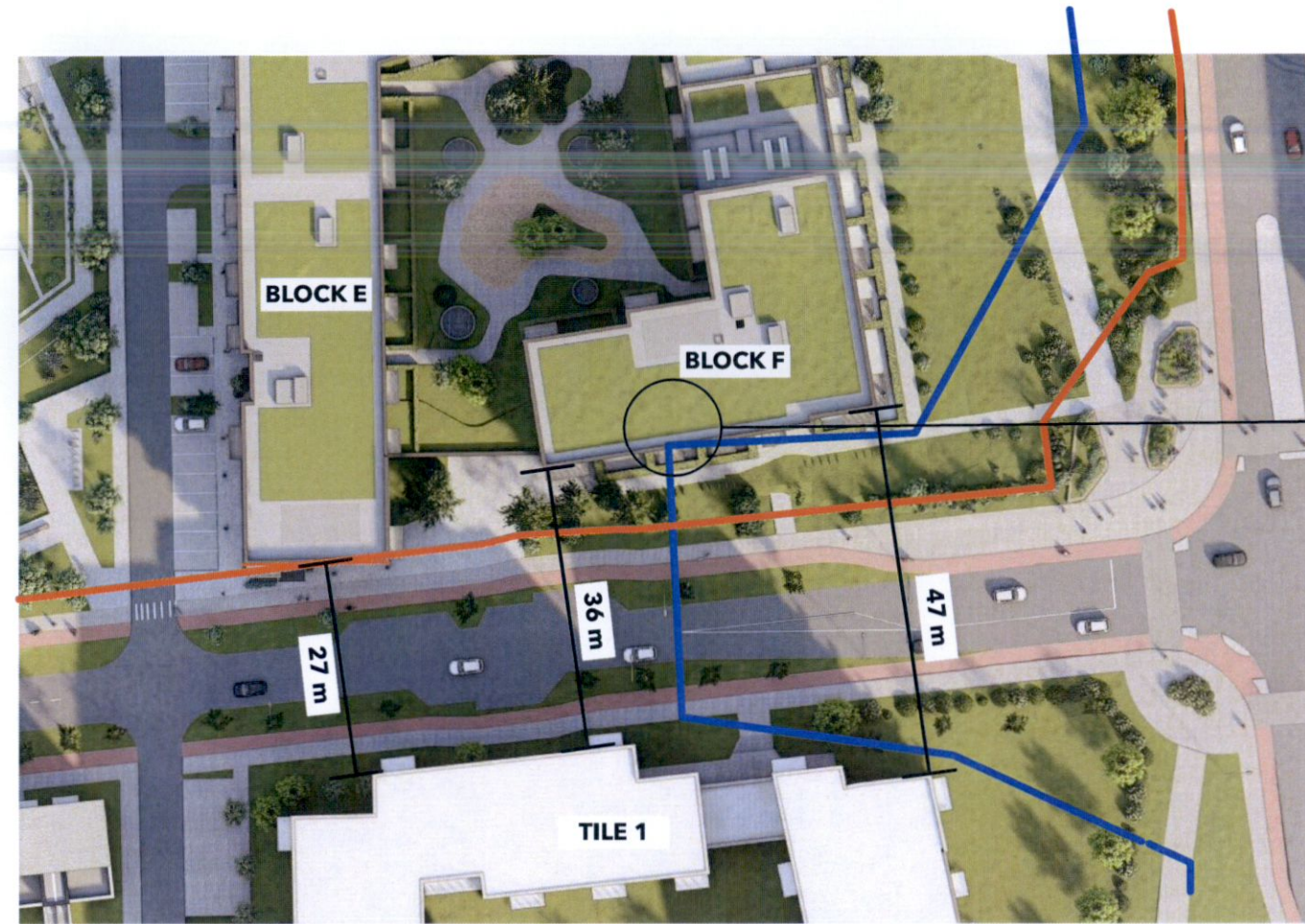
Item no. 2 (a)

a. It is noted that the scheme envisages a perimeter block to the south, where blocks E and F are located. It is noted that there is a break in this frontage at present and also that Block F is set off the southern link road. There do not appear to be any physical constraints to providing a strong frontage at this location. The applicant is requested to redesign this area to provide building frontage to the link street.

Block E&F are designed as a perimeter block, fully enclosed at street level, with a narrow break on the south elevation above podium level to allow daylight/sunlight to the landscaped internal courtyard and improve the dual aspect ratio to the apartments in this location.

The southern building line of Block E and F is tight to the Applicant's ownership line and mirrors the profile of Block A in permitted Tile 1, which also graduates outwards to the east to respect the ownership line. Both buildings create an urban entrance gateway to Clonburriss from Fonhill Road and the distance between the blocks is an appropriately scaled urban entrance to this new neighbourhood. From an urban design perspective the mirrored layout is preferred on either side of the entrance.

The apartment buildings on either side of the Link Street move closer together tracking the land ownership line to establish a building line along this street. Additional own door residential units have been introduced to the ground floor of Block F to bring added activity at street level. Well designed landscaping completes a strong and attractive frontage from the linear park on the east to the urban square to the west of Blocks E & F.



ALTU

Entrance to Link Street from Fonthill Road



TILE 1

SOUTH LINK STREET

TILE 2 - BLOCK F

Item no. 2. Design

Item no. 2 (b)

b. The applicant is requested to provide a layout plan indicating how the proposed street network, frontage distances and heights fit with the permitted context or that which is in development

The neighbouring diagram indicates how the proposed development knits with the permitted context and how the proposed street network, frontage distances and heights respond to the SDZ Planning Scheme requirements. Proposed Tile 2 (CUC-S3) is adjacent to Tile 1 (CSW-S3) and Tile 3 (CSW-S3) which are also being developed by Cairn Homes. During the design process coordination meetings were held between the respective Design Teams to ensure that each neighbouring development will be designed with respect to heights and distances between opposing buildings in accordance with the requirements of the SDZ Planning Scheme.

BUILDINGS HEIGHT:

- 6 storeys commercial
- 6-7 storeys
- 4-5 storeys
- 1-3 storeys

STREETS:

- existing arterial route
- proposed link route
- proposed local street
- proposed intimate local street



Item no. 2. Design

Item no. 2 (c)

c. There are concerns with the level of active uses provided along secondary shopping frontage areas and also along the southern link street frontage. The applicant is requested to provide a revised layout, which provides more appropriate uses along the secondary retail frontage and also activates the area along the link street

3No additional retail units have been included to the northern edge of Blocks E&F fronting the pedestrian street to provide an increased cluster of retail frontage on this secondary shopping street. This addition has increased the proposed retail use from 887.5sqm to 1,150sqm.

Furthermore, 13no apartments have been provided to further activate street frontage as follows:

On the opposite side of the pedestrianised street between block D&F, own door dwellings have been introduced to the southern and eastern edge of Block D, plus a landscaped activation area, adjacent to the café unit which provides additional interest and seating. The landscaped area is orientated towards the south and will enjoy good sunlight and daylight.

In addition own door ground floor dwellings have been introduced to the south elevation of Block F to help activate the southern link street



Item no. 2. Design

Item no. 2 (d)

d. There are concerns regarding the street between Blocks A and B, where there are few ground floor units and a significant level of plant / cycle storage etc. There are also concerns regarding the level of active uses along the pedestrianised street. The applicant is requested to consider more active uses (including the provision of more apartments) along this street.

In response to the point above, additional ground floor own door apartments have been added to Blocks A, D & F to activate the street, while still maintaining a level of natural ventilation to the under-croft car park. The southern part of these blocks is activated by the creche to the west and café to the east.

As noted above 3 No additional retail units (total area 262.5 sqm) have been introduced to the south side of the pedestrianised street and own door apartments and a landscaped activation area have been introduced to the northern edge. Further activation is provided to the north (in commercial building)

Item no. 2 (e)

e. The applicant is requested to give further consideration to the design of the ground floors of Blocks B, D, E and F and articulate the ground floor main façade, including in terms of shopfront design where areas of retail are proposed and articulation of the main entrances

In response to this request an additional eleven ground floor apartment units have been added throughout Blocks A, B, D and F. There is no opportunity to add units to Block E which has extensive retail frontage at ground floor level. All these apartments have own door access to the outside to enhance the occupant's interface with the surrounding streets and landscaped areas.

The redesign has considered rearrangement of shopfront windows to reflect further refinement of the layouts. The entrance areas of the apartment buildings have been emphasised with selected materials and corresponding signage. Where appropriate canopies were shown. Additional coloured panels at ground floor level were introduced to the commercial building. Please refer to CGIs.



Item no. 2. Design

BLOCK A ADDITIONAL UNITS:

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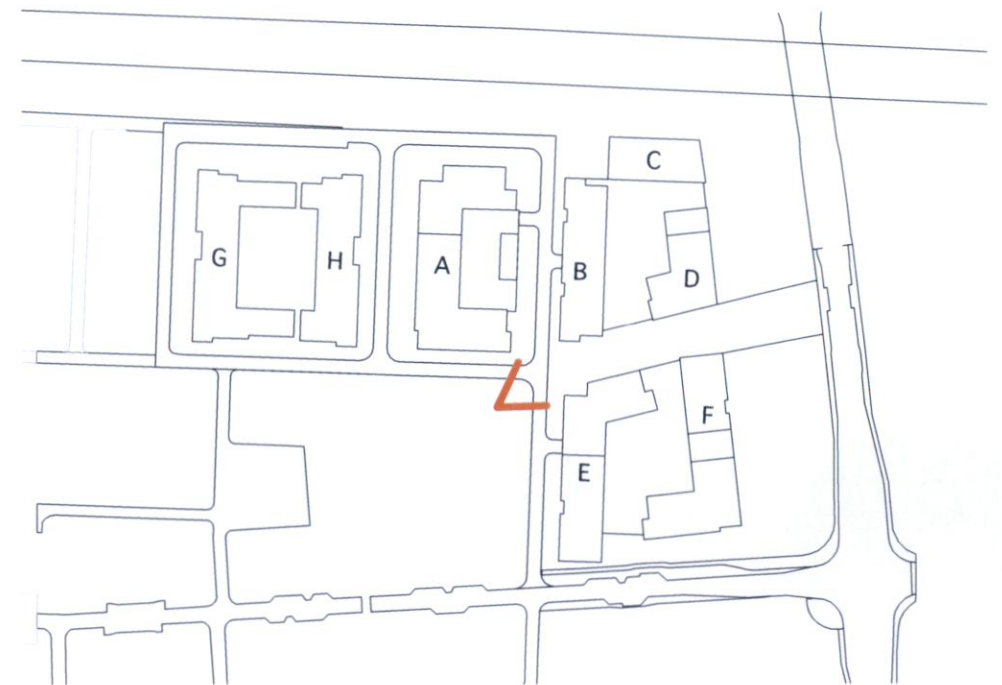
NEW PAVILION BLOCK TO EAST EDGE OF BLOCK A
CREATES ADDITIONAL 2NO OWN DOOR
RESIDENTIAL UNITS TO THE STREET WHILE
MAINTAINING SUNLIGHT/DAYLIGHT TO LANDSCAPED
PODIUM ABOVE



ALTU

Item no. 2. Design

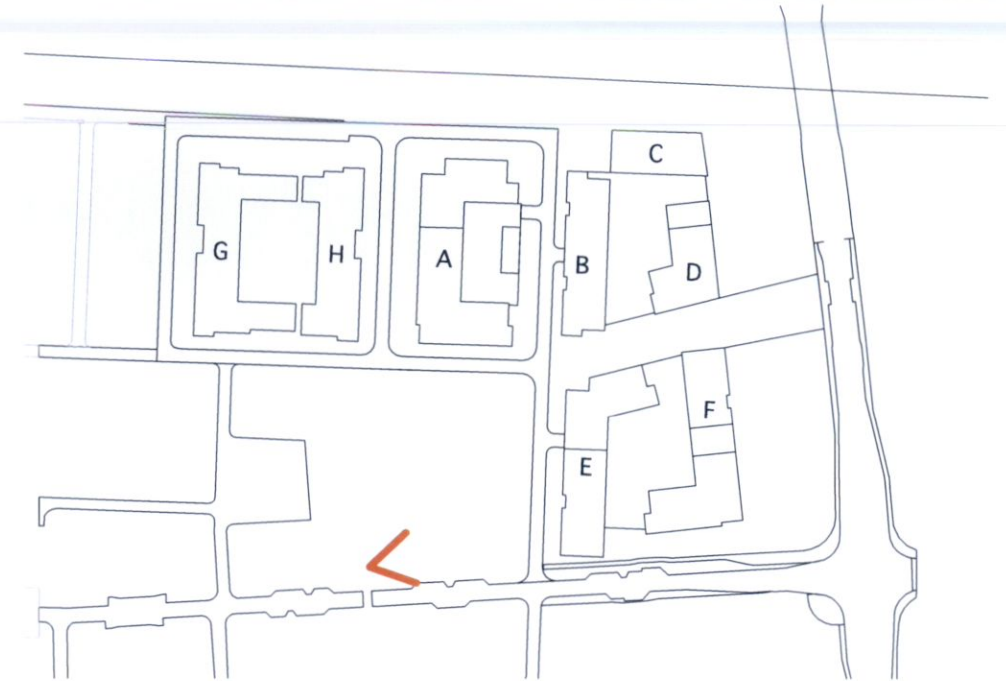
ACTIVE FRONTAGE:



Item no. 2. Design

ACTIVE FRONTAGE:

CAIRN



ALTU

Item no. 2 (f)
Access to private waste storage in residential schemes should be restricted to residents only - the applicant is requested to confirm that the scheme meets this requirement.

Waste and recycling management for the residents of Blocks A, B, D, E & F is provided via communally accessed 4 container systems with underground compactors for general waste and recycling. These are situated in four separate public locations to cater for the waste needs of residents. A secure access system (e.g. Fob) will ensure that the use of the refuse and recycling stations are restricted to residents. This system is seen as best practice in a European context and is better for the environment. Blocks G & H is served with a more traditional bin store, with access restricted to residents only.

Dedicated bin stores are provided to retail units, the employment building and the creche. We confirm that access will be restricted to these units.



Example of external bin system

BINS STRATEGY:

- bins residential
- bins creche
- bins employment building
- bins retail units
- outdoor bins system



Item no. 3. Retail

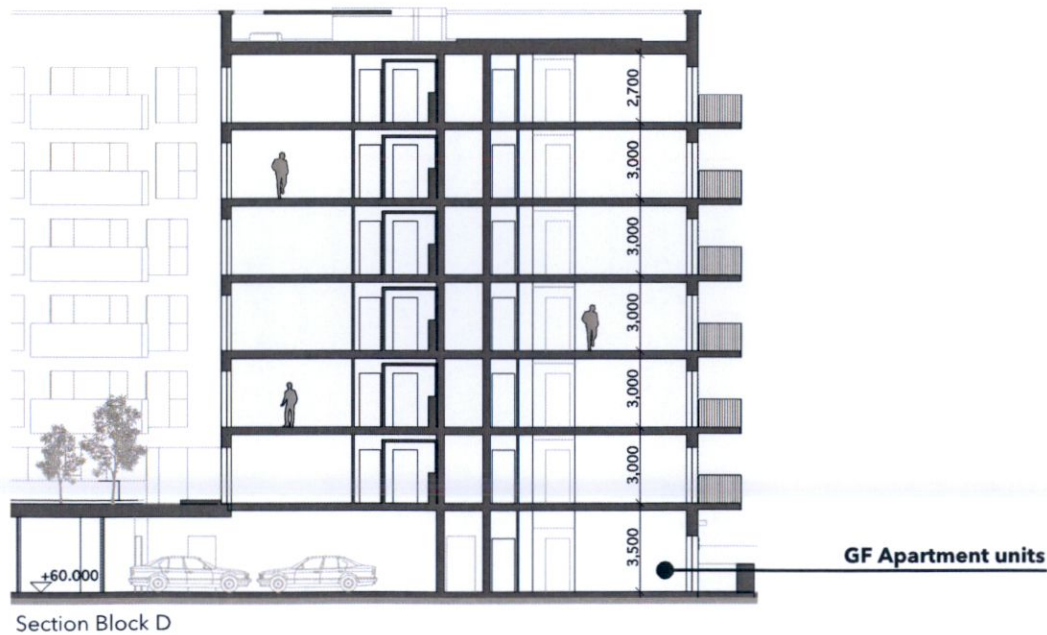
Item no. 3 (a)

It is noted that, whilst some retail is provided at ground floor, a significant portion of the shopping streets (secondary retail frontage in this instance) are not retail use. Whilst the provision of other uses, such as the creche is welcomed, it is apparent that a significant portion of shopping frontage is dedicated to residential amenities and areas for plant or cycle storage. The applicant is requested to provide more active / flexible space along the secondary frontages.

Item no. 3 (b)

In accordance with Section 2.5.7 Planning applications for retail development shall provide a general breakdown of retail floorspace to be provided and should have regard to the accompanying Retail Study and the indicative breakdown of floorspace into convenience, comparison and retail services. The applicant is requested to provide this information.

The previously proposed residential amenity use in Blocks D and F have been replaced with a cluster of 3no additional retail units and ground floor apartments along the pedestrianised street. The retail provision has increased by 262.5 sqm and providing an activate frontage on this street. It should be noted that the retail uses form the key pedestrian footfall routes between the urban square and public transport destinations. It should also be noted that the section height of the own door units has been designed for flexible readaptation should the demand for additional retail or employment use exist in the future.



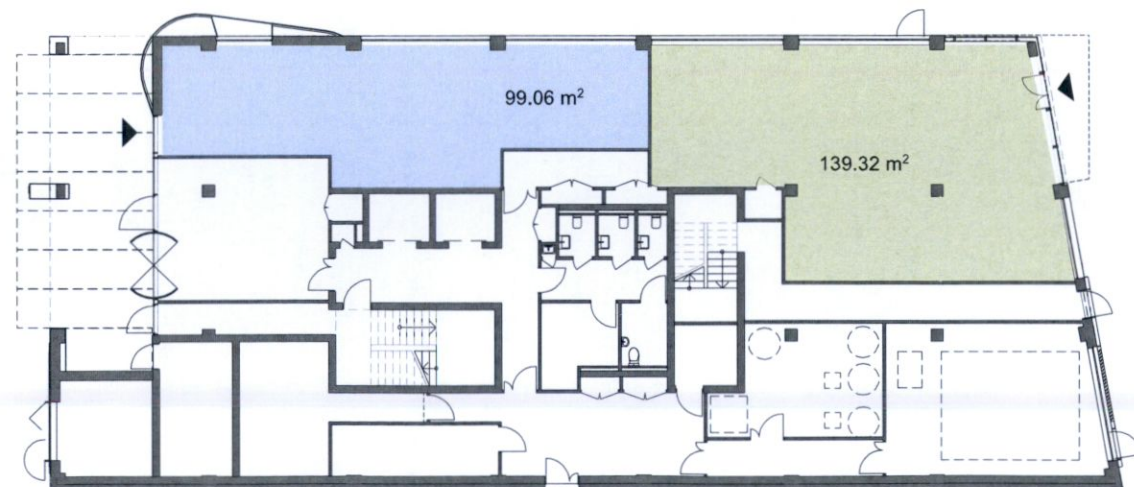
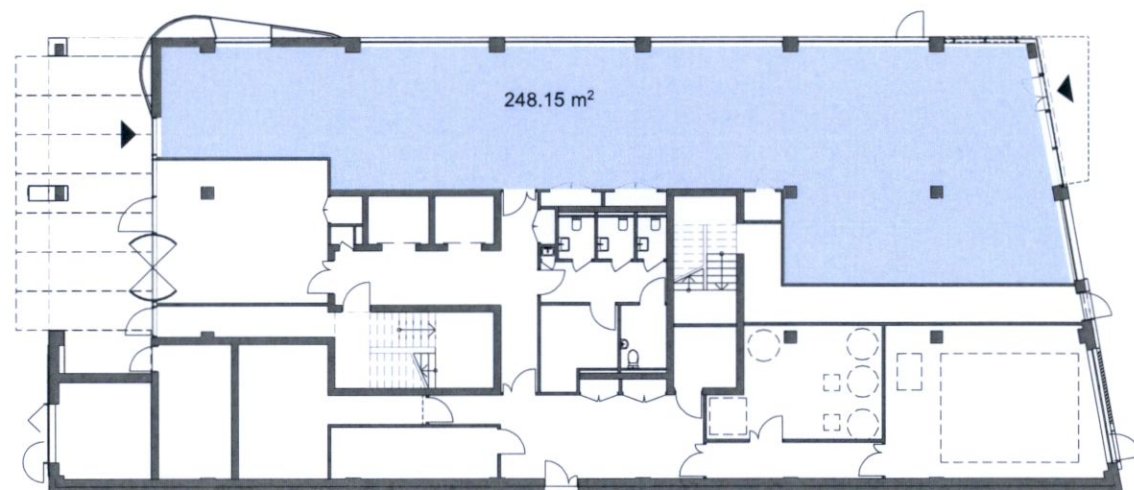
Item no. 4 (a)

Item no. 4 (a)

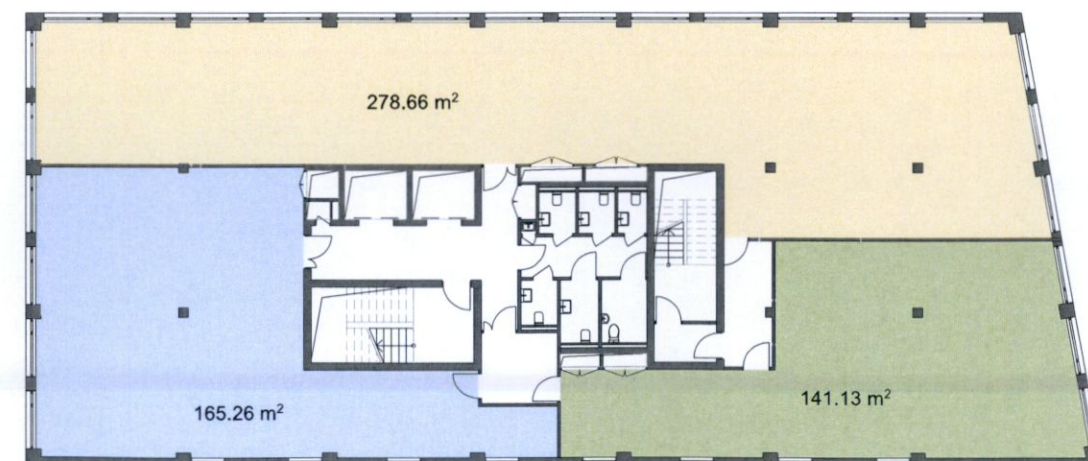
In accordance with Section 2.6.3 As a minimum, 10% of the employment floorspace provided in the Urban Centres shall be in the form of small-medium sized units/ incubation units of between 100 – 300sq.m. It is noted that the commercial building generally provides large open plan office space in excess of this. The applicant is requested to indicate that 10% of the proposed floorspace meets the above requirement.

The Employment Building has been designed for flexibility in subdivision of all floor plates to provide units of between 100-300 sqm above the 10% provision. This allows the full building to meet the potential needs of future end users. The plan indicates how this can be achieved.

GROUND FLOOR SUBDIVISION



TYPICAL FLOOR SUBDIVISION



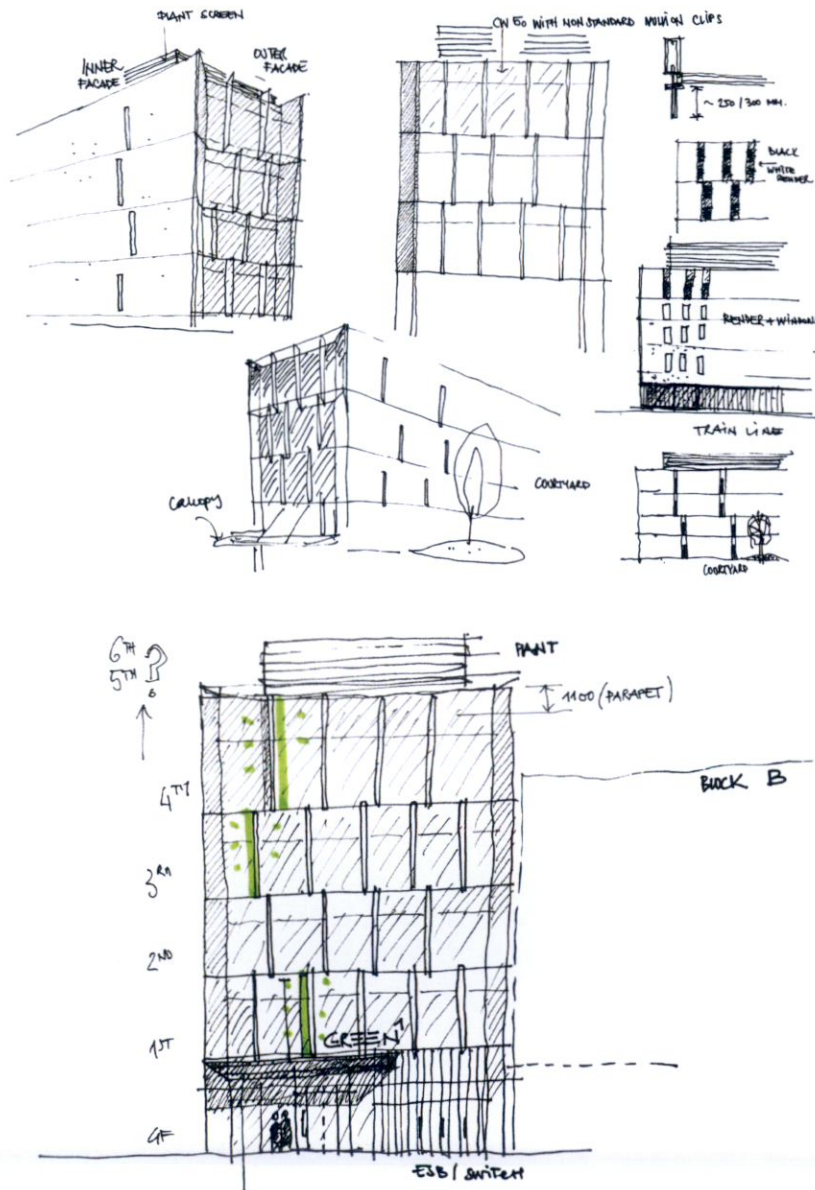
Item no. 6 (a)

a. The applicant is requested to detail the design evolution of the landmark building and how the current proposal was deemed the most acceptable design. The applicant should set out details of any design competitions.

The design process to select the best and most appropriate design of the Landmark Building was carried out by a group of designers from ALTU architects. Internal workshops and design reviews were organized before presenting various options to the Client and Planning Authority.

Working in a BIM environment various options were tested in 3D and numerous CGIs and virtual massing models were created, to study how the proposed building will work in the wider context. Initial proposals with smaller windows, different proportions and more formal articulation of the facade were abandoned as not meeting Landmark building criteria.

DESIGN DEVELOPMENT:



Item no. 6. Landmark Building

Item no. 6 (b)

b. Landmark Buildings should be designed in a manner that is distinctive from surrounding buildings both in terms of architectural treatment and use of materials. To further emphasise their place-making function, Landmark Buildings shall incorporate high quality public realm treatment in terms of surrounding street planting, furniture, lighting and materials etc. The design of such buildings shall therefore be based on a coherent design concept that is clearly communicated via a Design Statement and Landscape Plan.

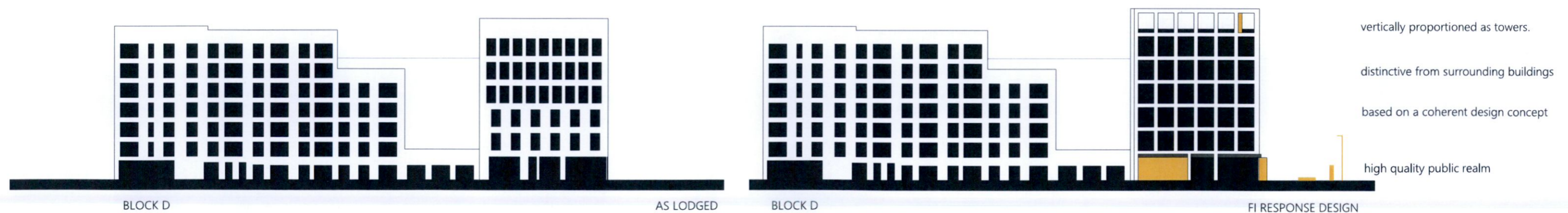
The applicant team has carefully considered the request above and a further evolution of the design approach to the Landmark Building is now proposed. The rationale is to create a stronger vertical emphasis with a clearly defined articulated frame to present a contemporary node building adjacent to the Fonthill Train Station.

The Landmark Building sits on the north-east corner of the site fronting the main railway corridor and will be visible from a distance. As such, the design approach is to create a distinct and coherent form that will act as a key marker for the urban core. The architectural language is completely different to the surrounding brick and render clad residential buildings, adding to its distinctiveness as a landmark.

To the east, north and west sides, a glazed façade sits behind a crisply detailed fibre cement frame which continues above the office levels to provide additional verticality and a visual enclosure to the roof area. The depth of the frame also provides a level of solar shading to the office floorplates. A louvred plant screen sits inboard of this to conceal the building's plant and lift motor room.

A different fenestration treatment is applied to the south elevation, with a reduction of glazing and a greater ratio of solid façade to provide a level of privacy to the residential courtyard of Blocks B & D and reduce solar gain to the office floors. At ground level, full height glazing is proposed to the office areas and the entrances are signalled by protruding curved elements clad in coloured aluminium panels.

A redesign of the landscaping is proposed to create a distinct sense of place, with quality hard and soft landscaping of a more civic nature compared to the surrounding residential buildings. Please refer to Murray & Associates design statement for more detail.





AS LODGED



NEW PROPOSAL



Item no. 6. Landmark Building

Item no. 6. Landmark Building

CAIRN



Area schedule



AREA SCHEDULE:

as lodged

Residential:	52660 sqm	53399 sqm
Retail:	1150 sqm	887 sqm
Employment:	4516 sqm	4516 sqm
Creche:	600 sqm	609 sqm

APARTMENT SCHEDULE:

1 Bed :	264	255
2 Bed :	271	273
2 Bed 3P :	40	34
3 Bed :	32	32
Total :	607	594

Thank you

