



CHESTERFIELD, CROSS AVENUE, BLACKROCK

ARCHITECTURAL DESIGN STATEMENT

Strategic Housing Development Planning Application

RESIDENTIAL DEVELOPMENT AT CHESTERFIELD, CROSS AVENUE,
BLACKROCK, CO. DUBLIN

Date: October 2018

File Ref: 825-606

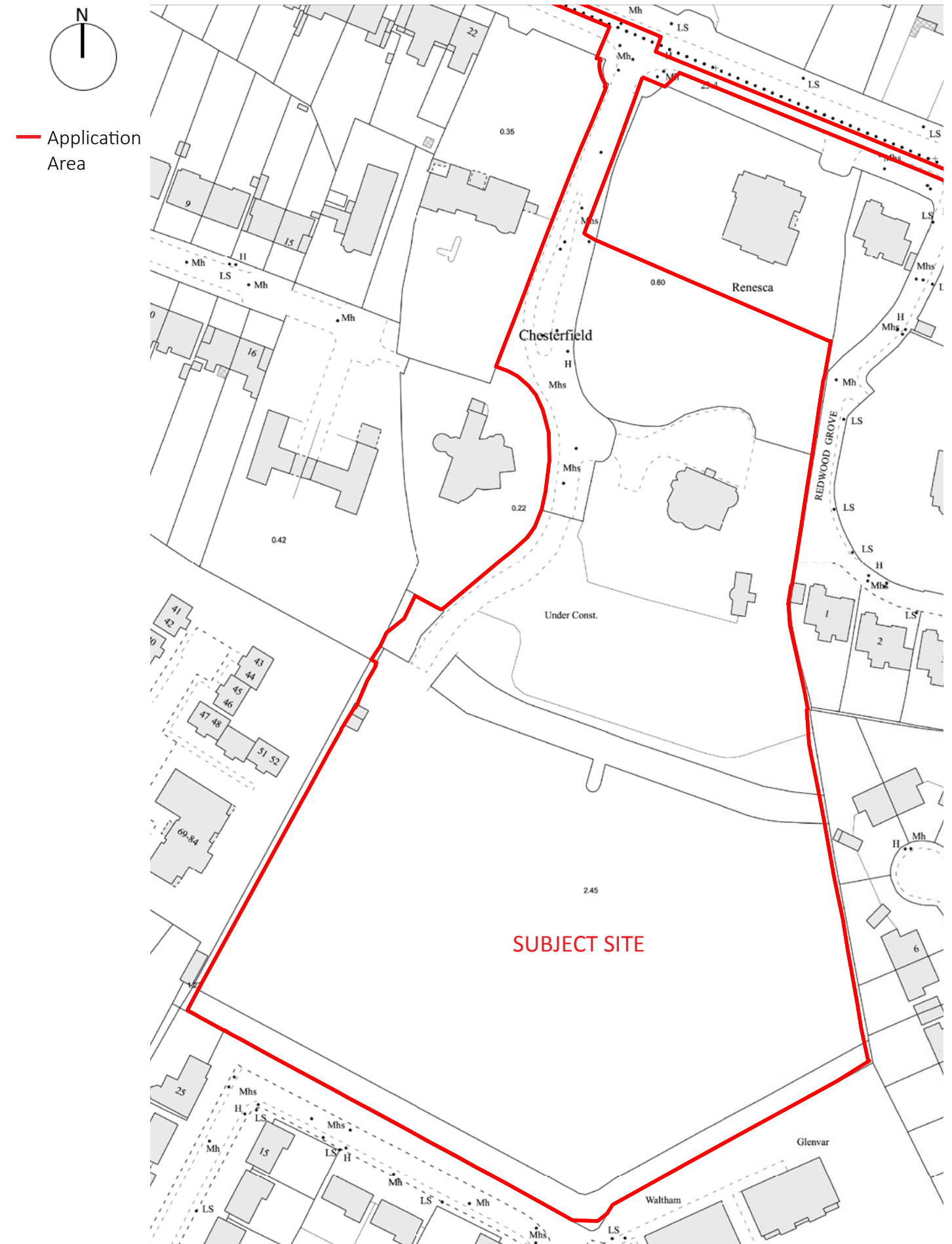


DESIGNED FOR LIVING. BUILT FOR LIFE



TABLE OF CONTENTS

1.0	Introduction
2.0	Existing Context
3.0	Context for New Residential Design
4.0	Layout for New Residential Design
5.0	Inclusivity for New Residential Design
6.0	Variety for New Residential Design
7.0	Efficiency for New Residential Design
8.0	Distinctiveness for New Residential Design
9.0	Public realm for New Residential Design
10.0	Adaptability for New Residential Design
11.0	Privacy/ Amenity for New Residential Design
12.0	Parking for New Residential Design
13.0	Detailed Design - Materials
14.0	Detailed Design - Landscape Strategy
15.0	Conclusion



INTRODUCTION

- 1.1 The Team
- 1.2 Cairn Homes Properties Profile
- 1.3 Summary of Development



1.1 THE TEAM

This architectural design statement has been prepared by McCauley Daye O'Connell Architects with input from Howley Hayes Architects on behalf of Cairn Homes Properties Ltd to demonstrate how the proposed development of the circa 3.2 ha subject site at, Cross Avenue, Blackrock, Co. Dublin, addresses the design criteria set out in the 'Urban Design Manual- A Best Practice Guide'

The information presented in this report has been informed by a team of the following consultants:

McCauley Daye O'Connell - Architects
Howley Hayes - Conservation Architects
McCutcheon Halley Chartered Planning Consultants - Planning Consultants
Barrett Mahony Consulting Engineers - Civil & Structural Consultants
Ethos Engineering - M&E Consultants
ARC Consultants - Visual Impact Assessment and Conservation Architects
KFLA - Landscape Architects
Innovision - 3D Visualisation and Photomontage Consultants
IAC Archaeology - Archaeologist
Arborist Associates Ltd - Arboriculture Consultants
Openfield - Ecology Consultants
Marron Environmental - Hydrogeological Assessment
AWN Consulting - Hydrology
Bat Eco Services - Bat Assessment
Jeremy Gardner Associates - Fire Safety Consultant
Model Works - CGI Consultants
Presentation Models - Physical Model Consultants



McCauley Daye O'Connell is a leading award winning architecture, urban design and interior design firm offering programming, planning, design, strategic masterplanning and consulting services - specialising in innovative design that exceeds client goals and produces environments of high quality.

McCauley Daye O'Connell is a company formed in 2004 by directors who have practiced in Ireland, the USA and Australia over the past 30 years, have collaborated together for many years and have offices in Dublin and London. We have over 30 staff including architects, interior architects, interior designers, architectural technicians, financial control and support staff.

MDO acted as lead design architect for the project with their main responsibility being for the 211 apartments proposed to the south of the site.



Howley Hayes Architects have completed a wide range of diverse projects for new buildings, historic buildings and places dating from the twelfth to the twenty-first century. We are recognised for our work in both contemporary design and for the sensitive conservation of historic buildings, structures and places. Our commitment to design excellence, pragmatism and advanced building technologies has resulted in numerous architecture and design awards and recognition in several esteemed publications in local, national and international contexts. Under the Conservation Accreditation System, implemented by the Royal Institute of Architects of Ireland, Howley Hayes Architects is accredited as a Conservation Practice Grade 1. While diverse, all of the projects undertaken evidence an immaculate attention to detail and material resolution—regardless of scale, and a profound connection to their built and natural contexts.

HH designed the proposed conversion of Chesterfield House together with the courtyard development of 7 homes to the north of the site.

ARCHITECTURAL DESIGN STATEMENT

There has been 2 appointed architects for the scheme, this Architectural Design Statement is a combined effort to assess the whole development against the principles set out in the Urban Design Manual. Please refer to the Architectural Design Statement North Side and Chesterfield House Report accompanying this application for further information.

SUPPORTING DOCUMENTS

Along with the drawings required by regulation, this architectural design report forms a part of the full Strategic Housing Development Planning Application and should be read in conjunction with the supporting technical reports, prepared by the project team and the architecture, landscape drawings and engineering services drawings supplied.



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1.2 CAIRN HOMES PROPERTIES LTD PROFILE

Cairn Homes Properties Ltd is part of Cairn PLC, and is the largest house builder in the State. They are currently active on 10 sites throughout the Greater Dublin Area which have the potential to deliver 3,250 homes in the coming years. In addition, Cairn have a large residential land portfolio with the potential to deliver a further 13,000 homes.

Cairn's developments are aimed across the market spectrum from starter homes (e.g. Parkside, Dublin) to the downsizer market (e.g. Marianella, Rathgar, Dublin) and include a wide variety of unit types from houses to apartments. Cairn is committed to delivering high quality residential development which can be brought quickly to market to meet unprecedented demand.

Some existing developments by Cairn, similar to that envisaged for Cross Avenue include Marianella, Donnybrook Gardens, Albany and 6 Hanover Quay.

Marianella, Rathgar, Dublin

Marianella is a development of 208 apartments and 34 houses, located in Rathgar, Dublin. It is set within an established suburban neighbourhood surrounded by low density housing. The development incorporates a range of unit types and sizes including 1, 2 and 3 bed apartments and 4 to 5 bed houses, along with a range of residential amenity facilities such as a gym, resident's clubhouse and 24-hour concierge. The site contains several mature trees, which were incorporated into the landscape design and a small gate lodge, a protected structure, which will be restored as a 2-bed house. The development launched in 2016, with residents moving in, from October 2017. The apartments have proven popular with existing Rathgar residents seeking to down size from their large family homes. Marianella was awarded 'Best Planning' at the Property Awards 2017.

Donnybrook Gardens, Donnybrook, Dublin

Donnybrook Gardens has planning permission for 86 apartments, and is currently under construction. The site is located in a residential area, surrounded by low rise, low density housing but in close proximity to high frequency public transport and other public amenities. The architectural style is similar to that envisaged for Cross Avenue.

Albany, Killiney, Dublin

Albany was one of Cairn Homes first developments, launched in 2016. Located in Killiney, within the Dun Laoghaire Rathdown administrative area, it is a small development of 20 No. A3 rated 4 and 5-bedroom family homes. The development is set within the curtilage of Albany House, a victorian villa and protected structure. The protected house and outbuildings were carefully and sensitively restored by Cairn Homes into 4 individual homes.

6 Hanover Quay, Dublin

6 Hanover Quay is a modern apartment development located in the heart of the Dublin Docklands and under construction by Cairn Homes. The development includes 120 No. apartments including a mix of 1, 2 and 3 bed apartments, a restaurant and coffee shop at ground floor, and a resident's gym. The development is the first residential scheme in Ireland to utilise a sprinkler system within the apartments. This has facilitated a more efficient and open plan layout than was previously achievable in apartment developments. The result is a more spacious layout and higher quality living environment. The development is currently under construction and is expected to come to market by mid-2018. This development has been shortlisted for 'Best Planning' at the 2018 Property Awards 2018 taking place in November 2018.



Above: Greenfield Park, Donnybrook



Above: 6 Hanover Quay, Dublin



Above: Marianella, Rathgar, Dublin



Above: Albany, Killiney, Dublin



1.3 SUMMARY OF DEVELOPMENT

The design rationale is to create and deliver a high quality sustainable residential development within this strategic infill site which respects its suburban setting and maximises the site’s natural attributes while achieving maximum efficiency of existing infrastructure. The Proposed Site Layout is illustrated on Drawing No. 825-01-07 that accompanies this application.

Cairn Homes Properties Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site (c. 3.4 hectares) at Chesterfield, Cross Avenue, Blackrock, Co. Dublin, A94 PF82. The subject site encompasses an area of c.3.2 hectares and the balance of 0.2 hectares incorporates the public road, Cross Avenue, and is included to accommodate works to facilitate connections to surface water and potable water supply services.

The development will consist of:

- i. the demolition of the non-original fabric of Chesterfield House (210 sq.m GFA) and 3No. derelict sheds (combined 113 sq.m GFA);
- ii. internal reconfiguration and change of use of the existing ‘Summer House’ to caretaker’s office and store;
- iii. the construction of 221No. residential units, with a cumulative gross floor area of 26,738 sq.m comprising;
 - a. 211No. apartments in 7No. blocks ranging in height from 3 storeys to 7 storeys incorporating 29 no. 1 bed, 105 no. 2 bed and 77 no. 3 bed units, all with private amenity space;
 - b. 3No. apartments (1 no. 2 bed and 2 no. 3 bed units) contained within a re-constructed Chesterfield House, all with private amenity space; and,
 - c. 7No. 2-storey 3-bedroom houses comprising 1No. detached and 6No. semi-detached houses to the north of Chesterfield House all with private amenity space.
- iv. the construction of a childcare facility with a gross floor area of 216 sq.m an associated play area of 105 sq.m and 3 no. set-down parking spaces adjacent to the main access road;
- v. the construction of a resident’s amenity facility incorporating a gymnasium, meeting rooms and media room with a gross floor area of 450 sq.m;
- vi. the construction of a concierge office (11.06 sq.m GFA) and ESB sub-station (23.68 sq.m GFA)
- vii. the provision of 274 no. bicycle parking spaces and a total of 325 no. car parking spaces comprising 302 no. at basement level and 23 no. at surface level;
- viii. realignment of the existing on-site surface water feature, surface water attenuation measures and connections to the municipal potable water supply at the junction of Cross Avenue and Booterstown Avenue and the surface water sewer at the junction of Cross Avenue and Mount Merrion Avenue;
- ix. 2 no. future pedestrian access points at the boundary with Clonfadda to the south and Cherbury to the west;
- x. improvement works to the existing entrance on Cross Avenue including the construction of an ornate patterned steel panel (30m x 3.7m) incorporating signage (2.6m x 0.3m) to the east of the existing entrance and signage (2.2m x 1.5m) on the existing wall to the west; works to the public footpath in the form of a raised table pedestrian crossing, realignment of internal access road to 5.5 m and construction of a public footpath of 2.0m from the Cross Avenue entrance.
- xi. Decommissioning of existing water tank.
- xii. all ancillary site development works, plant, waste storage, a garden square, communal amenity space, landscaping, boundary treatment, lighting and solar PV panels.

The total number and mix of apartments is set out below.

Building Ref.	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	Total
B1	2	12	11	25
B2	3	22	6	31
B3	2	12	11	25
B4	2	12	11	25
B5	2	12	11	25
B6	16	10	5	31
B7	2	25	22	49
CH	-	1	2	3
Total	29	106	79	214

A summary of the proposed parking is provided below

Use	Standard
Residents	311
Visitors	11
Creche Staff	3
Total	325

The site has two distinct plots separated by a water feature. To the south, the proposal incorporates 211No. apartments contained within 7No. buildings. The buildings are cognisant of surrounding land uses and range in height from 3-storeys to 7-storeys over basement. Parking for apartment residents is provided within the basement and incorporates 302No. spaces.

Chesterfield House will accommodate 3No. apartments and importantly will retain the protected ‘Original Drawing Room’ (RPS No. 171). 5No. resident parking spaces are provided on the south side of the road leading into the square.

To the north of the house around a garden square, it is proposed to provide 1No. detached dwelling and 6No. two-storey semi-detached houses each containing three bedrooms. The proposed scale of the houses reflects their location adjacent to a third-party property to the north. Each dwelling has 2No. on curtilage car parking spaces and associated private gardens.

Bicycle parking is compliant with Dun Laoghaire Rathdown’s standards and includes 274No. spaces for both short and long stay.

The existing site encompasses a ‘Summer House’ to the south east of Chesterfield House. It is proposed to make minor internal alterations to the layout of the structure to accommodate a care-takers office and for use as a store for landscaping maintenance equipment.

1.3 SUMMARY OF DEVELOPMENT

The Childcare Assessment that accompanies this application establishes that the existing childcare provision available within the catchment area can support the proposed development. Nevertheless, a creche capable of accommodating 24No. children is included within Block 7. 3No. dedicated staff parking spaces are proposed at basement level. It is anticipated that its primary use will be by future occupants of the scheme. However, to facilitate its wider use, a dedicated drop off area is proposed on the western side of the main access road.

The proposal incorporates the realignment of the existing on-site water feature to create a large naturalised pond with a bridge across which will form the primary access for pedestrians. A comprehensive landscape scheme that creates a rus in urbe quality is proposed, incorporating retention of the significant tree stands that surround the site and supplementing this with the planting of c.200 native and ornamental trees. The perimeter landscape includes a woodland walk with a mixture of existing and proposed trees. Throughout the scheme a series of attractive and usable open spaces are created that respond to the needs of the residents. These include a natural playground for children and a kitchen garden for residents.

2No. future pedestrian access points are proposed to promote the principle of permeability, one to the north to Clonfadda and the other to the east to provide connection with Cherbury. The Applicant is engaging with the respective management companies and to date this proposal is meeting with resistance. Making this connection is subject to third party consent.

The existing entrance from Cross Avenue will be improved. The existing pier and curved wing wall at the west side of the entrance onto cross Avenue that is within the control of the Applicant and will be retained. The east side wing wall and pier currently behind solid ply hoarding is outside the control of the Applicant. It is proposed to construct an ornate patterned steel panel incorporating signage that will extend into the subject site.

Minor improvement works are proposed to the existing entrance including amendments to the kerb radii, carriageway width and surface finish with addition of a pedestrian footpath and flat top ramp crossing to meet current standards.

The existing internal access road on the western boundary will be modified to rationalise the alignment and to provide a carriageway of 5.5m to the entrance of the basement ramp. A 2m pedestrian footpath will continue from the access point into the site and crossing points will be provided.

Foul water will discharge to the existing municipal combined sewer on Cross Avenue and this is confirmed as acceptable by Irish Water.

Sustainable Drainage Systems (SuDS) measures are incorporated into the surface water management system. These include interception storage in the form of green roofs and permeable paving (at source) and attenuation storage in the form of an attenuation pond and buried attenuation tank.

It is proposed to construct a dedicated storm water sewer (approx. 590m in length) along Cross Avenue

to connect into the existing municipal storm water drainage network at the junction with Mount Merrion Avenue. Discharge to the new surface water sewer will be restricted via a hydro-brake flow control device and the discharge rate will be limited to the existing greenfield runoff rate of 10.49l/s.

To facilitate a connection to the potable water supply, it is proposed to construct a watermain approx. 200m in length) along Cross Avenue to connect into the existing water network at the junction with Booterstown Avenue.

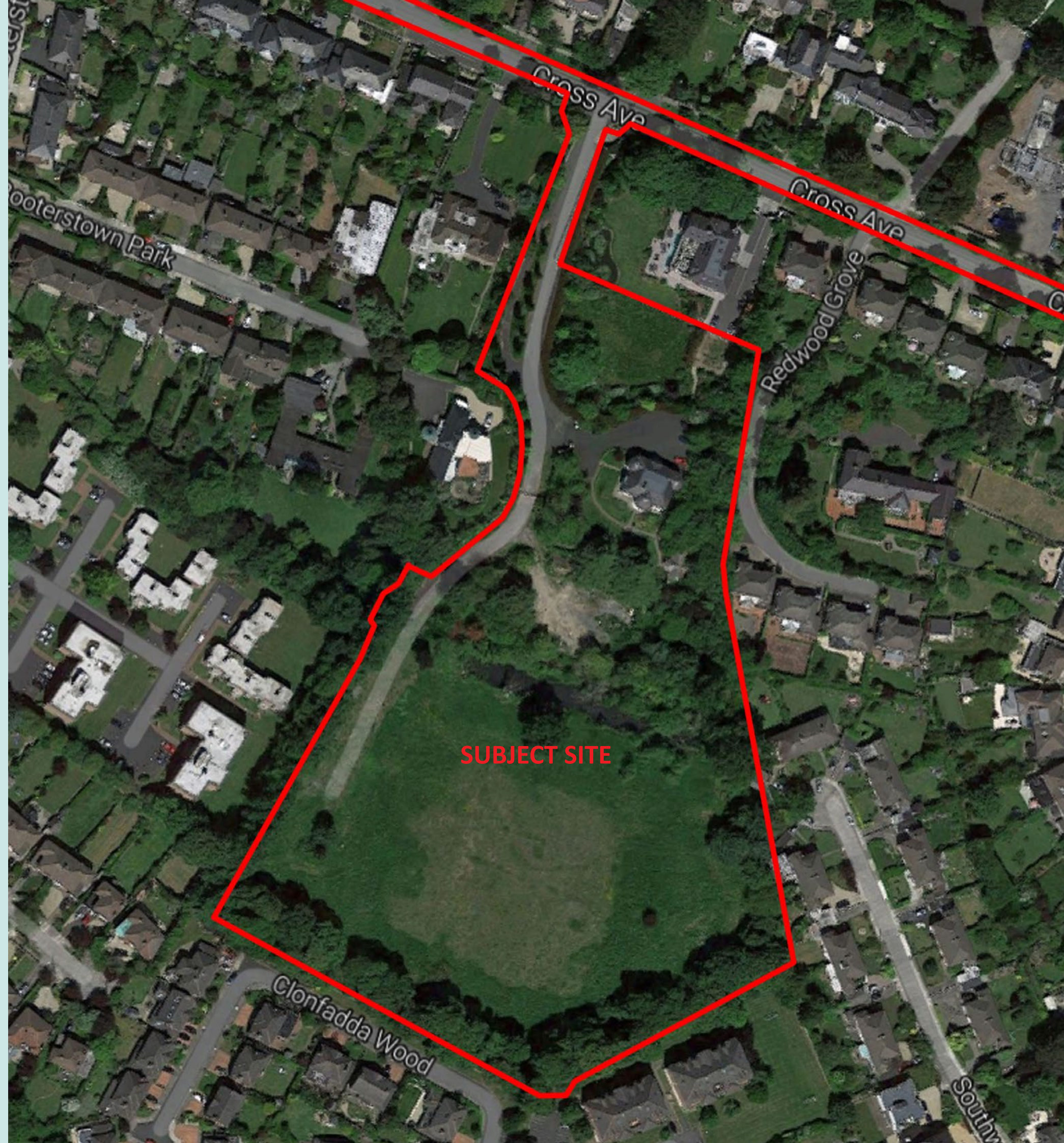
In terms of services, it is proposed to construct an ESB substation to serve the development and back-up will be provided via a standby generator. Gas will be supplied via an existing main gas line located on Cross Avenue.

Waste management facilities are proposed at basement level for each of the proposed 7No. apartment buildings. On the morning of collection, waste will be moved by the Management Company to a temporary holding location on the western site boundary to facilitate pick-up by waste collection vehicles.

NEIGHBOURHOOD

EXISTING

- 2.1 Site Context
- 2.2 Site Zoning
- 2.3 Site Boundary Conditions
- 2.4 Site Photographs
- 2.5 Site Sections
- 2.6 Planning History
- 2.7 Connectivity



2.1 SITE CONTEXT

The subject site is a strategic infill site located to the south of Cross Avenue, east of Mount Merrion Avenue and west of Booterstown Avenue and c.1km southwest of Blackrock village. It is within easy access of public transport and close to major employment centers both in the city center and outer suburbs.

The site is located within an established suburban area and is surrounded by residential development. A detached residential property called 'Renesca' occupies a large site immediately north of the subject site. To the south is Clonfadda, a gated apartment and own-door development. Cherbury Court to the east comprises a mix of apartment and dwellings ranging from two to four storeys. Booterstown Park is to the north west, Redwood Grove is located to the north-east and Southwood Park is to the south west. The site is accessed via an existing entrance, located on Cross Avenue. A continuous line of mature trees surrounds the site to a height of 15-20m.

There is a grade change of approximately 6.4m across the rear of the site from South to North. The site itself incorporates Chesterfield House, which includes a protected room (RPS No. 171). In proximity to the house and on the eastern boundary is a single storey 'summer house', to the south is a garden encompassing mature trees and a man-made pond running in an east-west direction, and forming the boundary with the southern green field area of the site.



2.2 SITE ZONING

The site is zoned Objective A “to protect and / or improve residential amenity”. Residential use is ‘Permitted in Principle’ under this Zoning Objective.

The site is also subject to an objective “to protect and preserve trees.” Two areas are identified, one to the northwest of the house and one to the southeast immediately north of the man-made water feature.

The drawing room within Chesterfield House is identified as a Protected Structure (RPS No. 171).

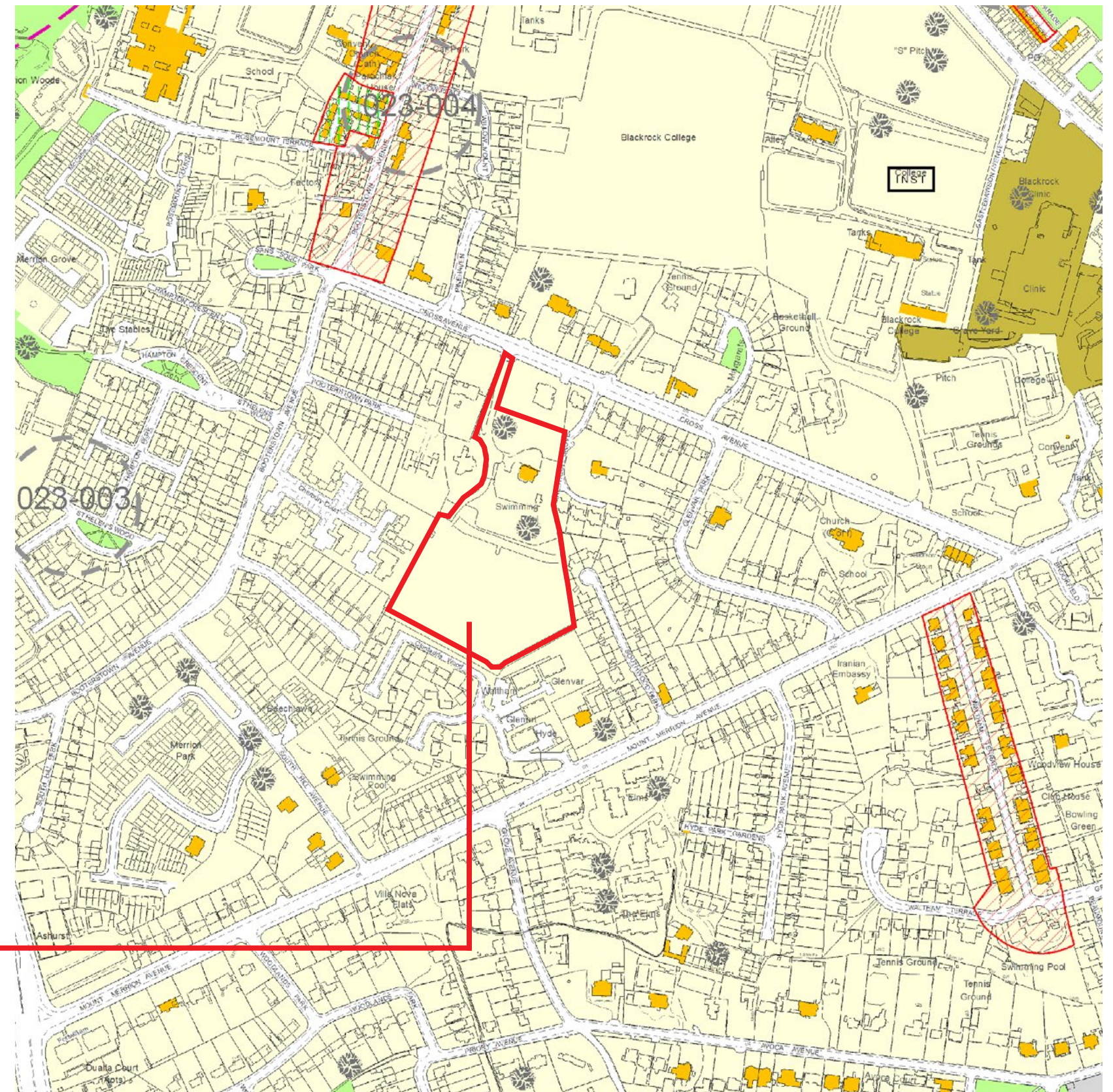
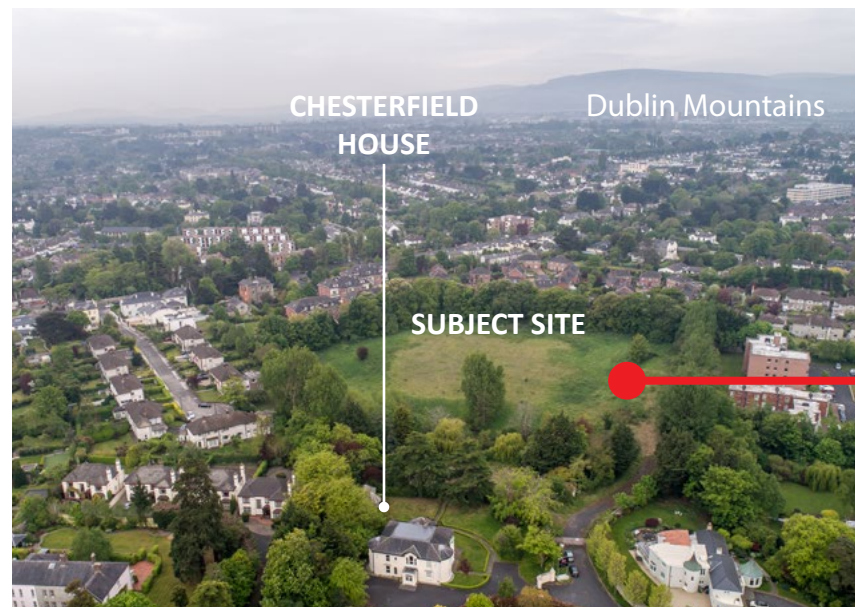
 **OBJECTIVE A** (Existing Residential)

 **PROTECTED STRUCTURES**

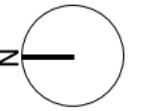
 **TO PROTECT AND PRESERVE TREES & WOODLAND**



Protected Room
in Chesterfield
House



2.3 SITE BOUNDARY CONDITIONS



EXISTING TREES
FORMING A TALL DENSE
PERIMETER EDGE TO
SITE:

BOUNDARY W.
CLONFADDA WOOD
(SOUTH & SOUTH EAST)
MATURE TREE BELT
C. 20m HIGH

BOUNDARY W.
CHERBURY (WEST)
DOUBLE TREE LINE OF
LEYLAND CYPRESS AND
POPLAR 15-20 m. HIGH

EAST OF CHESTERFIELD
HOUSE MIX OF MATURE
DECIDUOUS TREES
15-25m. HIGH

CHESTERFIELD HOUSE
(DRAWING ROOM
PROTECTED ONLY)

EXISTING SUMMER
HOUSE

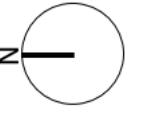
NEIGHBOURING 2
STOREY APARTMENT
BLOCKS

NEIGHBOURING 4
STOREY APARTMENT
BLOCKS

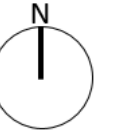
NEIGHBOURING
2 STOREY HOUSES

Existing Site Context Diagram

2.3 SITE BOUNDARY CONDITIONS



2.3 SITE BOUNDARY CONDITIONS



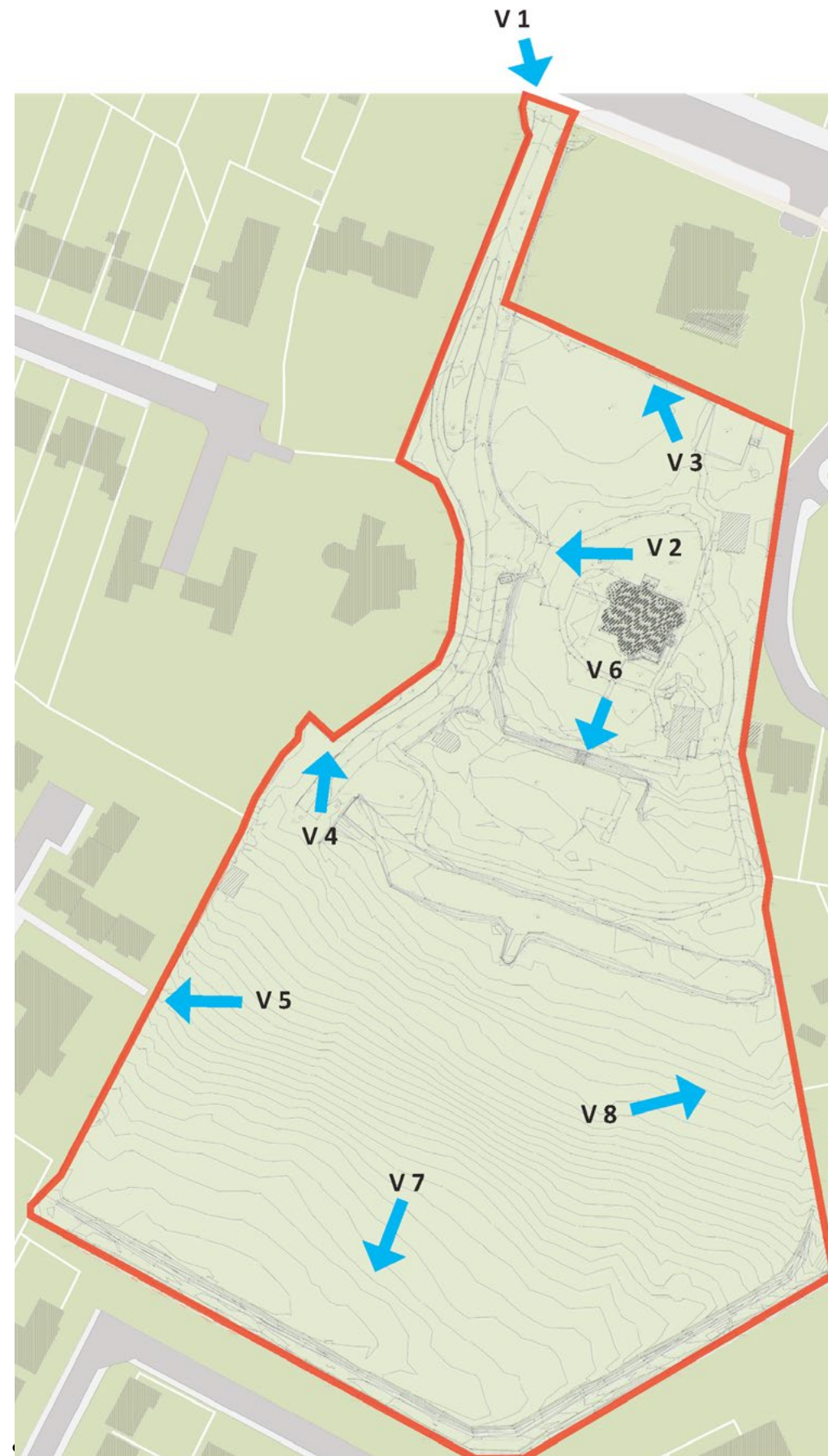
V1



V2



V3



V4



V5



V6

2.4 SITE PHOTOGRAPHS



Existing Trees on Site

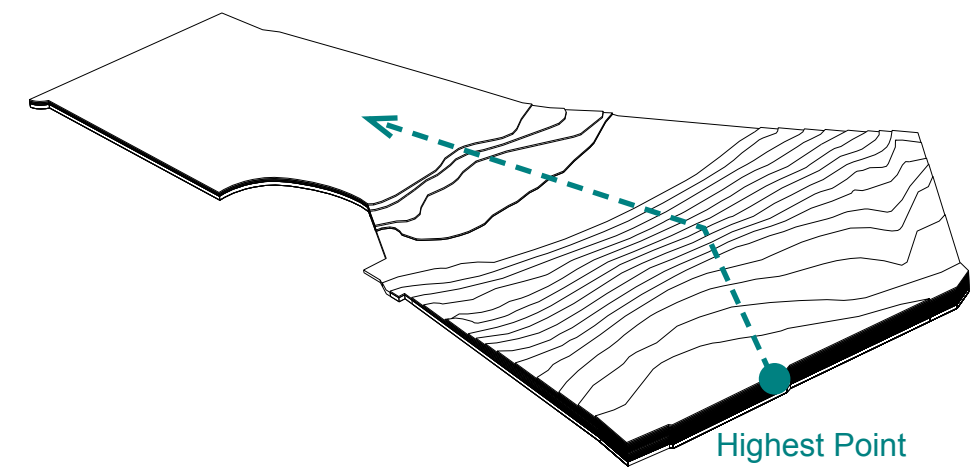


Existing Views of Poolbeg Light House

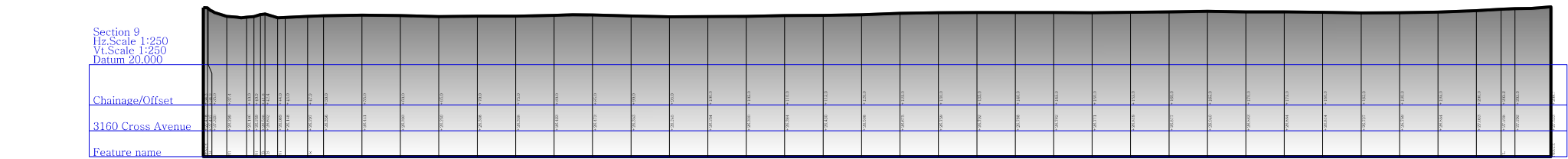


Existing Views of St. Phillip & St. James' Church Steeple

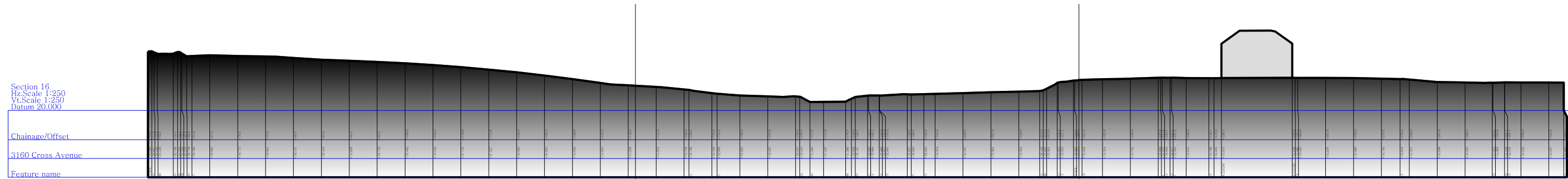
2.5 SITE SECTIONS



The existing site is sloped from South to North with an approximate level difference of 6.4m. There is an existing man made pond on the site. It is to be retained and featured as a significant landmark in the proposed landscape design.

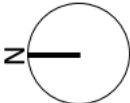


Existing Site Section 1



Existing Site Section 2

2.6 PLANNING HISTORY



Height - Previous Permissions

The most recent planning application for the site, although now expired, was granted by An Bord Pleanála through first party appeal for a development of 90No. residential units comprising 36 houses and 54No. apartments in a part 5-6 storey building over basement.

The apartment building was located closer to the East boundary of the site and to the adjacent properties in Southwood Park. The building in this location extends to 5 storeys in height adjacent to neighbouring properties and up to 6 storeys to the West.

D10A/0591 Planning Application
PL06D.238361 1st Party Appeal
Permission granted for:

1 No. 6 Storey Apartment Building
54 No. Apartment Units
Height 5-6 Storeys

86 No. Houses

SITE BOUNDARY

FPL - FINISHED PARAPET LEVEL

ROOF LEVELS

1 STOREY LEVEL

2 STOREY LEVEL

3 STOREY LEVEL

4 STOREY LEVEL

5 STOREY LEVEL

6 STOREY LEVEL

7 STOREY LEVEL

Please note: The building outlines & dimensions of the previous permission are indicative only

Architectural Design Statement - Chesterfield, Cross Avenue, Blackrock

17

2.6 PLANNING HISTORY

Height - Previous Permissions

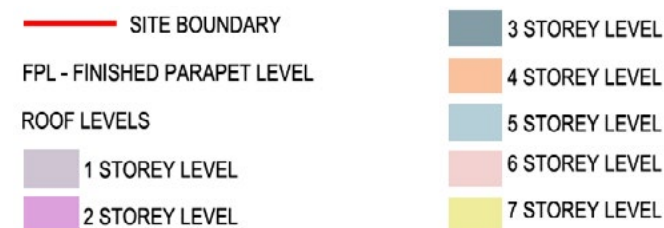
A previous planning application, although now expired, was granted by An Bord Pleanála in 2006 for 142 units in 3 apartment blocks ranging in height from 5-6 Storeys.

The currently proposed development contains 7 apartment blocks, smaller in footprint, arranged as pavilions around a central, terraced courtyard space. The arrangement of the proposed buildings promotes greater permeability through the site than the previous scheme. It also creates a series of 7 highly usable and attractively landscaped character spaces (please refer to chapter 9.1 of this report for a detailed description of each.)

The proposed Blocks 1-5 and Block7- step in height from 7 storeys to the center of the site down to 5 storeys at the perimeter, in a similar fashion to this previously granted permission. Special attention has been applied to Block 6 given an existing sensitive boundary to the East and the proximity of adjacent 2 storey housing. Whilst positioned in a similar location to the previous permission's Block A, it steps from 6 storeys down to 3 storeys affording greater sensitivity to the neighbouring properties located at the Eastern boundary of the site.

D06A/0069 Planning Application
PL06D.218536 3rd Party Appeal
Permission granted for:

3 No. Apartment Blocks
158 No. Units
Height from 5-6 Storeys



Please note: The building outlines & dimensions of the previous permission are indicative only

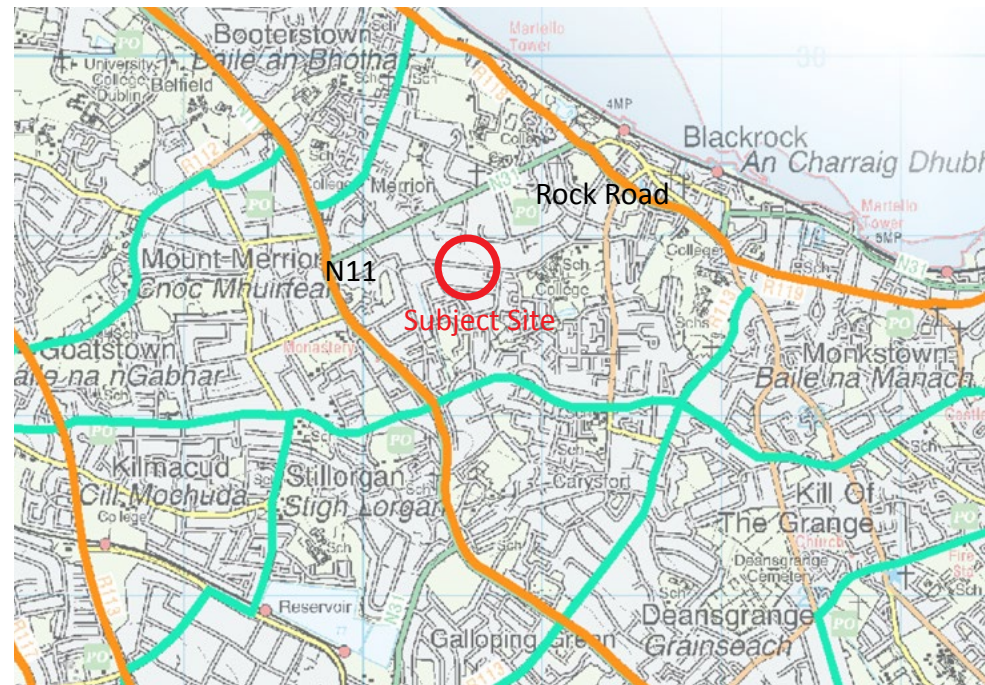
2.7 CONNECTIVITY

The subject site is well connected in terms of road and public transport links. Booterstown DART station is c.850m northwest of the site (walk time c.10 minutes), while Blackrock DART station is approximately 1.4kms to the northeast. A bus service links Blackrock DART Station with Mount Merrion Avenue, with bus stops at the junction of Mount Merion Avenue and Cross Avenue.

The nearest bus stop is c.500m from the site, on Mount Merrion Ave. There is a QBC along the N11, c.850m south of the site, and served by 9 No. bus routes (7B, 7D, 17, 46A, 46E, 47, 116, 118 and 145). On the Rock Road, Grotto Avenue bus stop is c. 1km north of Cross Avenue and is served by 4 No. bus routes; 4, 7, 7A and 84A.

There are radial cycle routes on the N11 and Rock Road and an orbital cycle route on Booterstown Avenue.

- Radial Cycle Route
- Orbital Cycle Route



Cycle routes in proximity to site - DLR Cycle Network Map



Transportation routes in proximity to site

2.7 CONNECTIVITY

The site is located c.1km from Blackrock, a coastal urban village, with an eclectic mix of architectural styles and a well-developed sense of place. The main street is populated with small, locally owned and run businesses. There are 2 No. shopping centers in Blackrock, the Frascatti Centre, with Marks and Spencer's as the anchor tenant, and the Blackrock Centre including SuperValu.

Local services are available within a 5-minute walk time (less than 500m) and include a convenience store and health care facility proximate to the junction of Cross Avenue and Booterstown Avenue, while a local shop, off-license and bakery are located at the junction with Mount Merrion Avenue.

There are 6 No. pharmacies, 7 No. general practioners and 5 No. denstists within 1km of the site. 6 No. primary schools, 4 No. post primary and 1No. further education facility are located within 1km of the site and the wider area offers access to a range of educational facilities including, University College Dublin, less than 3kms to the northeast of the site and Smurfit Business School, 2kms to the south.

- LOCAL SHOP/CENTRE
- RELIGIOUS INSTITUTION
- GP PRACTICE
- CHILDCARE FACILITIES
- SECONDARY SCHOOLS
- PRIMARY SCHOOLS
- PARKS & RECREATION
- PUBLIC HEALTH CENTRE



Amenities located within a 1km. proximity to site

2.7 CONNECTIVITY

Blackrock Park, a substantial area (11.28 hectares) of public open space is an approximately 10-minute walk time from the site. It offers an important recreational role within the area. It offers distinct internal spaces, a playground and it is a key link on both the County Cyle Network and Urban Greenway Network. Carysfort Park and Rockfield Park are less than 2kms east of the subject site and offer large expanses of green open space, with playing pitches.

PUBLIC OPEN SPACE

- Educational Institution & Sports Club Grounds
- Public Parks



Access to local green space amenities (Distances measured with Google Maps Journey Planner using walking and driving routes)

NEIGHBOURHOOD

PROPOSED

3.1 Development Context

4.1 Layout

5.1 Inclusivity

6.1 Variety



3.1 DEVELOPMENT CONTEXT

How does the development respond to its surroundings ?

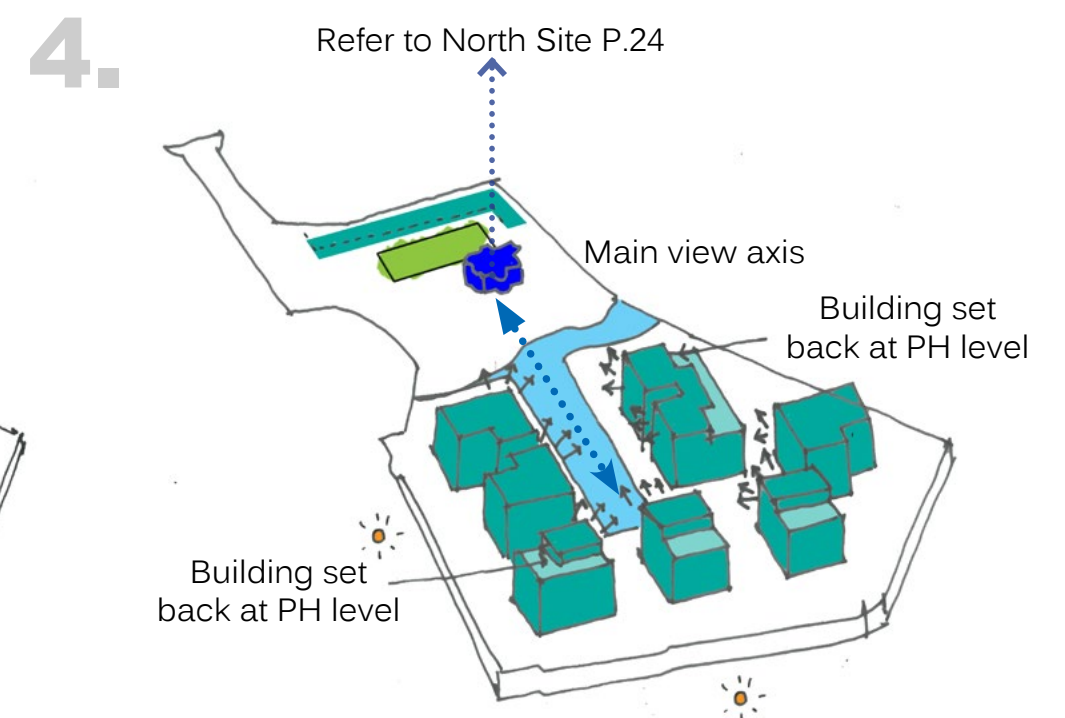
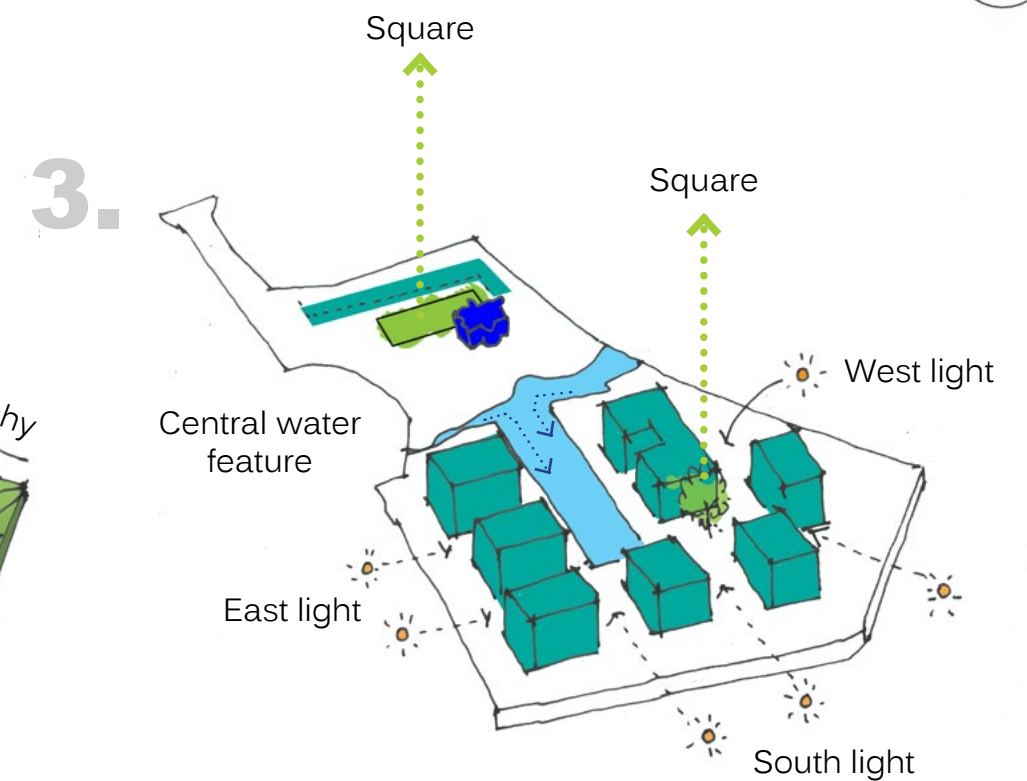
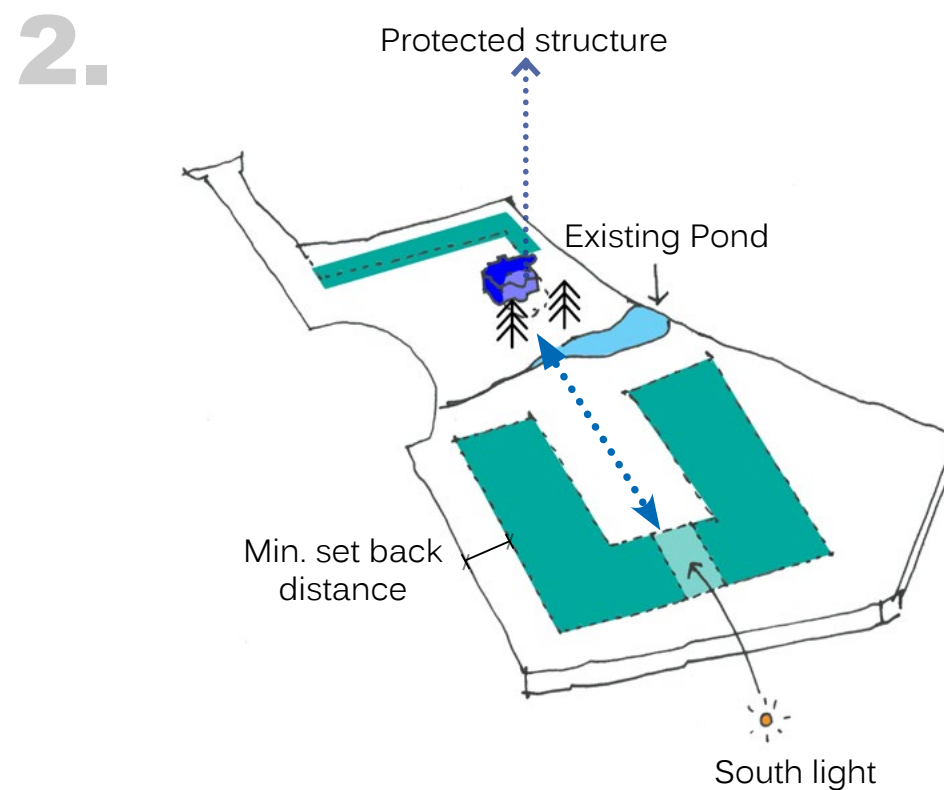
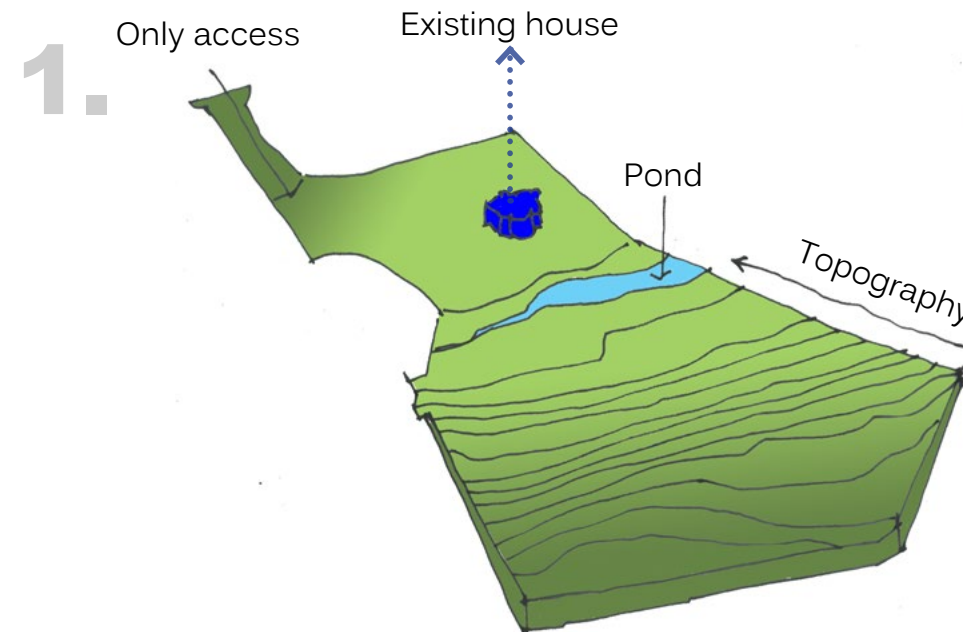
- *The development seems to have evolved naturally as part of its surroundings*
- *Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users*
- *Form, architecture and landscaping have been informed by the development's place and time*
- *The development positively contributes to the character and identity of the neighbourhood*
- *Appropriate responses are made to the nature of specific boundary conditions*

The principal elements of the proposed residential development include:

- 221 No. of 1, 2 and 3 Bed Apartments within a series of 7 No. Buildings
- 1 No. x 3 Bed Detached House
- 6 No. x 3 Bed Semi-Detached Houses
- 3 No. x Apartments - 1 No. 2 Bed and 2 No. 3 Bed Units within the reconstructed Chesterfield House with one unit containing the refurbished protected 'Drawing Room'.
- Associated car parking spaces - predominantly underground, except for the proposed houses and visitor surface spaces
- Creche
- Residents amenity space
- Summer house
- Landscaping

The apartment buildings on the southern section of the site take the form of an array of pavilions within the landscape surrounded by courtyards and gardens, reflective of the prevailing character of the surrounding area. The residential apartments contained within each pavilion building take advantage of a corner aspect orientation with large windows allowing high levels of natural light. The pavilion buildings generally step up from 5 storeys at the perimeter of the site, respectful of neighbouring properties, to 7 storeys in the center, with the exception of Block 6 which steps from 3 up to 6 stories.

Each pavilion building is formed with generous, planted and terraced balconies, full height glazing with sliding doors with vertical red brick and stone clad panels, in keeping with the existing character of Cross Avenue. All apartments and houses will be A3 rated with a high standard of material,



3.1 DEVELOPMENT CONTEXT

How does the development respond to its surroundings ?

- *The development seems to have evolved naturally as part of its surroundings*
- *Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users*
- *Form, architecture and landscaping have been informed by the development's place and time*
- *The development positively contributes to the character and identity of the neighbourhood*
- *Proposal seeks to re-establish an appropriate setting and retain the special interest of the room*

The principal elements of the north site development include:

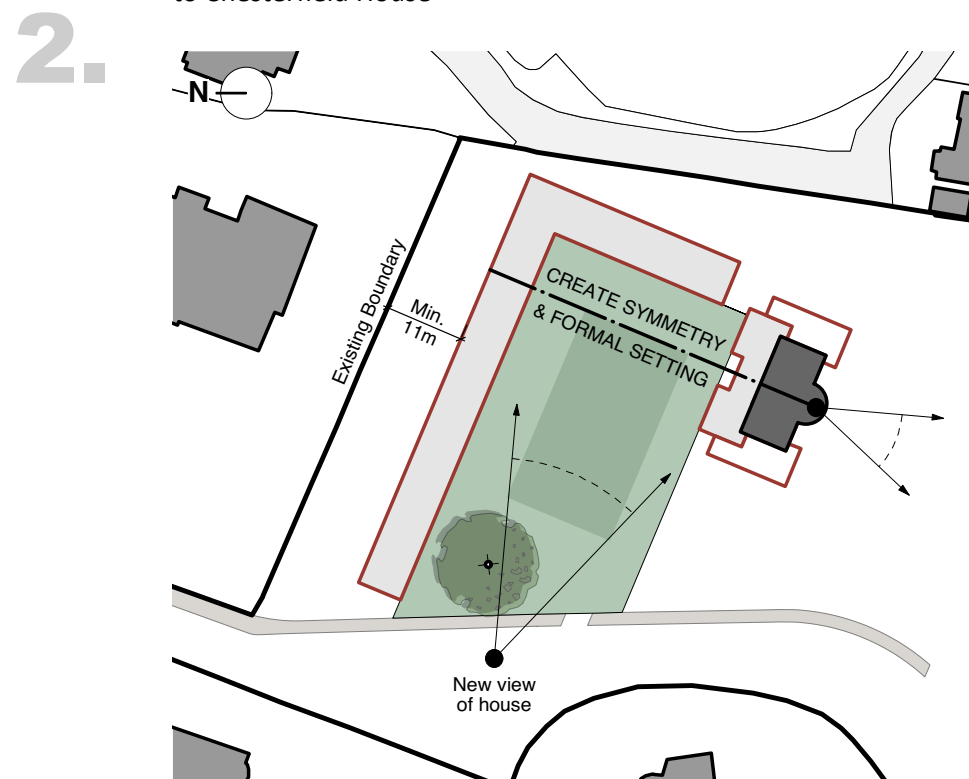
- 3 No. Apartments within a redeveloped Chesterfield House
- 1 No. x 3 Bed, Detached House
- 6 No. x 3 Bed Semi - Detached Houses
- Formal green spaces to enhance the setting of the main house
- Ha-ha feature to provide privacy while retaining views of Chesterfield House

The proposed scheme for the redesign of the structure into which the historic drawing room is set, proposes the removal and modification of detracting, poorly-designed extensions of the 1970s and their replacement with a sensitive contemporary intervention that respects the spirit of the former house. These new interventions re-create the lost symmetry of the former historic house. This formal approach is applied to new setting through the creation of an intimate rectangular garden square to the north.

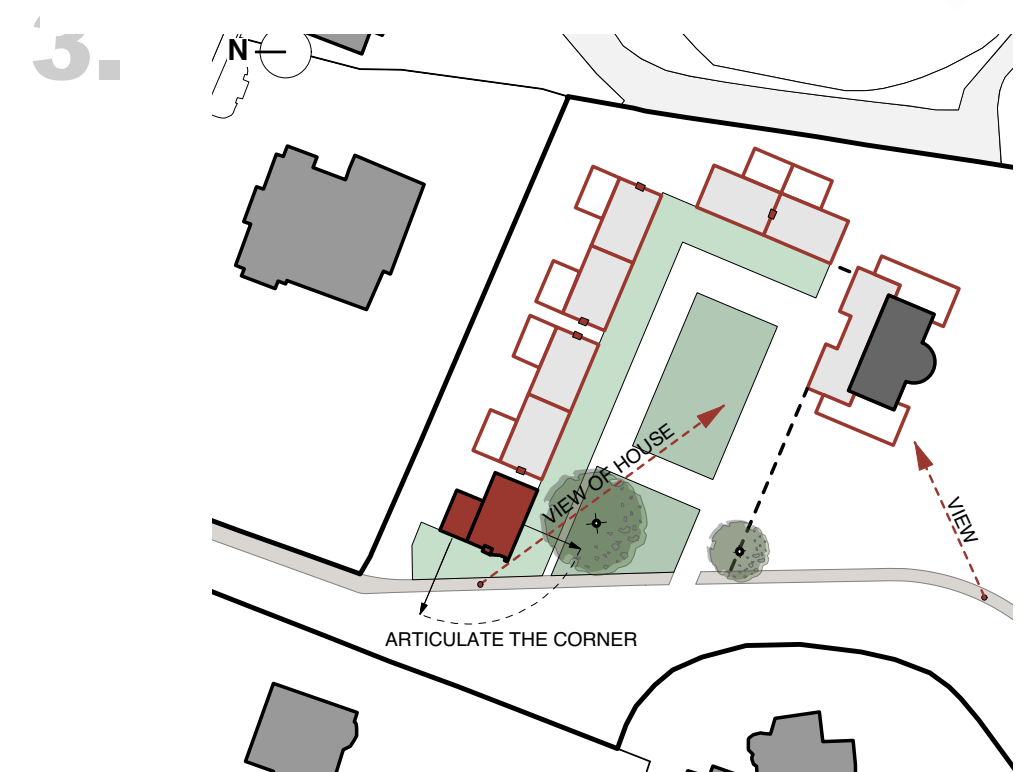
The idea of the garden square picks up the Arts and Crafts garden city concept and references local precedent of fine garden squares surrounded by a hierarchy of buildings in Monkstown and Dun Laoghaire. This square is defined by houses on the north and east sides and by the remodelled former house, containing three generous apartments, on the west side. The open western end of the square allows fine views of the remodelled house within its new formal setting, on the east side of the approach road leading to the large apartment development that is proposed a short distance to the south. From this new apartment development the preserved historic fabric of the former house will become the focal point, contained within a new symmetrical composition. These proposals offer an appropriate and complementary setting for the protected drawing room and a much improved and respectful site context, reinforcing the significance of the surviving historic fabric and making the former house the centerpiece of the entire scheme.



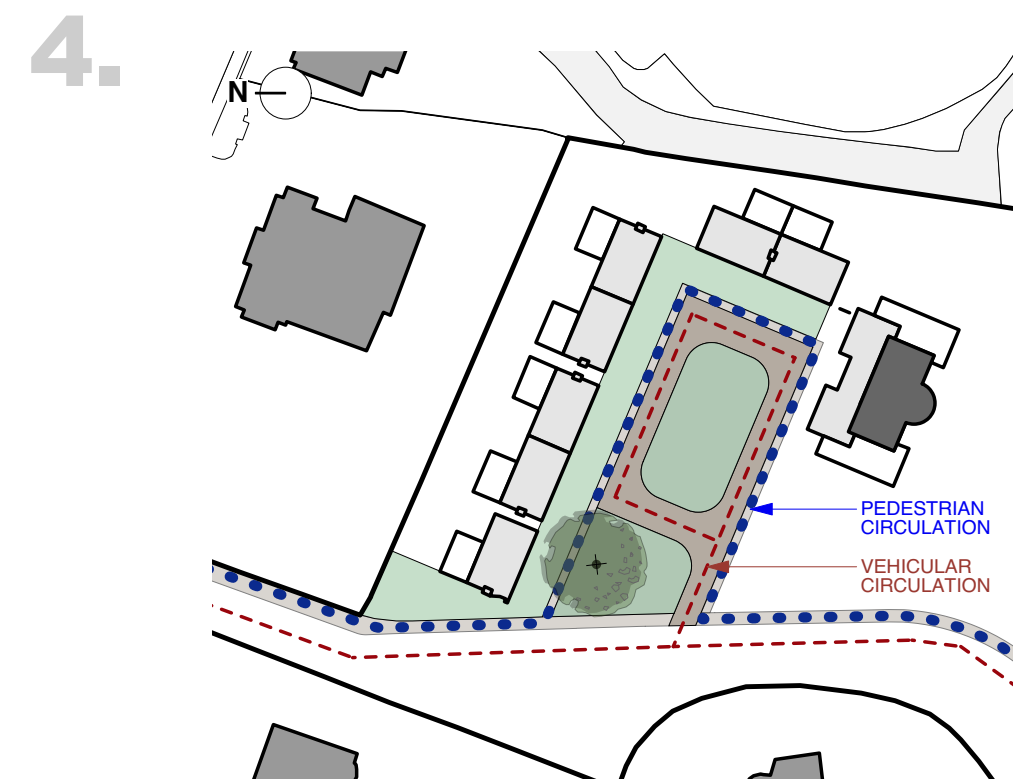
Non - original and compromised elements removed. Open up views to Chesterfield House



Create a formal setting for the protected room & restore symmetry



Articulate the corner to create a strong sense of place



Reduce impact of vehicular circulation. Create enclosure

3.1 DEVELOPMENT CONTEXT

How does the development respond to its surroundings ?

Access to the site is provided from the existing vehicle and pedestrian entrance located on Cross Avenue. Underground parking is provided to accommodate the car parking space requirements, bin storage requirements and mechanical plant-room requirements for the development.

The external ramped entry into the car park is located on the western boundary of the site and is set into the landscape, with car parking spaces placed below grade to minimise the visual and physical impact of the car-parking. Provision has been made for 3 visitor car parking spaces above grade, located at a drop off point on site with a further 8 located in the basement car park. Secure, covered, separately accessed bicycle parking is provided below ground to house long-stay bicycle spaces. Visitor bicycle parking is provided above grade in several locations around the site, in close proximity to the entrances of the proposed buildings in the development.

The protected 'Drawing Room' of Chesterfield House is to be retained and incorporated into a new apartment scheme. The proposal removes and modifies the poorly-designed extensions of the 1970s and replaces them with a sensitive contemporary intervention that respects the spirit of the former house. These new interventions re-create the lost symmetry of the former historic house, while emphasising the strong formal relationship between the bow ended sitting room and the garden it overlooks. To the north, the redeveloped house is given a formal setting through the creation of a garden square that opens up new views of the house.

The development aims to achieve a balance between density and open space within the site through the ample provision of high quality public and communal open space. The cumulative public and communal open space provision in the development substantially exceeds both the national and DLRC thresholds.



Clearly Defined Public & Communal Open Spaces



- Development Entrance
- Underground Car Park Entry
- Communal Amenity Space
- Public Open Space
- Existing Pond
- Woodland Play area

Public/Communal Open Space Provided		
Public Open Space	4475.18	
	14.19%	
Communal Open Space	8149.86	
	25.84%	
TOTAL AREA (sqm.)	12625.04	
% OF SITE AREA	40.04%	

Public/Communal Open Space Required

Dwelling Type	No. of Units	People/ Unit	Open Space Req. 20 sqm /Person	15% Site Area (SRDUA Guidelines)
1 BED	29	1.5	870	
2 BED	106	1.5	3150	
3 BED	86	3.5	6090	
TOTAL AREA (sqm.)	221		10110	4078.24
% OF SITE AREA			37.19%	

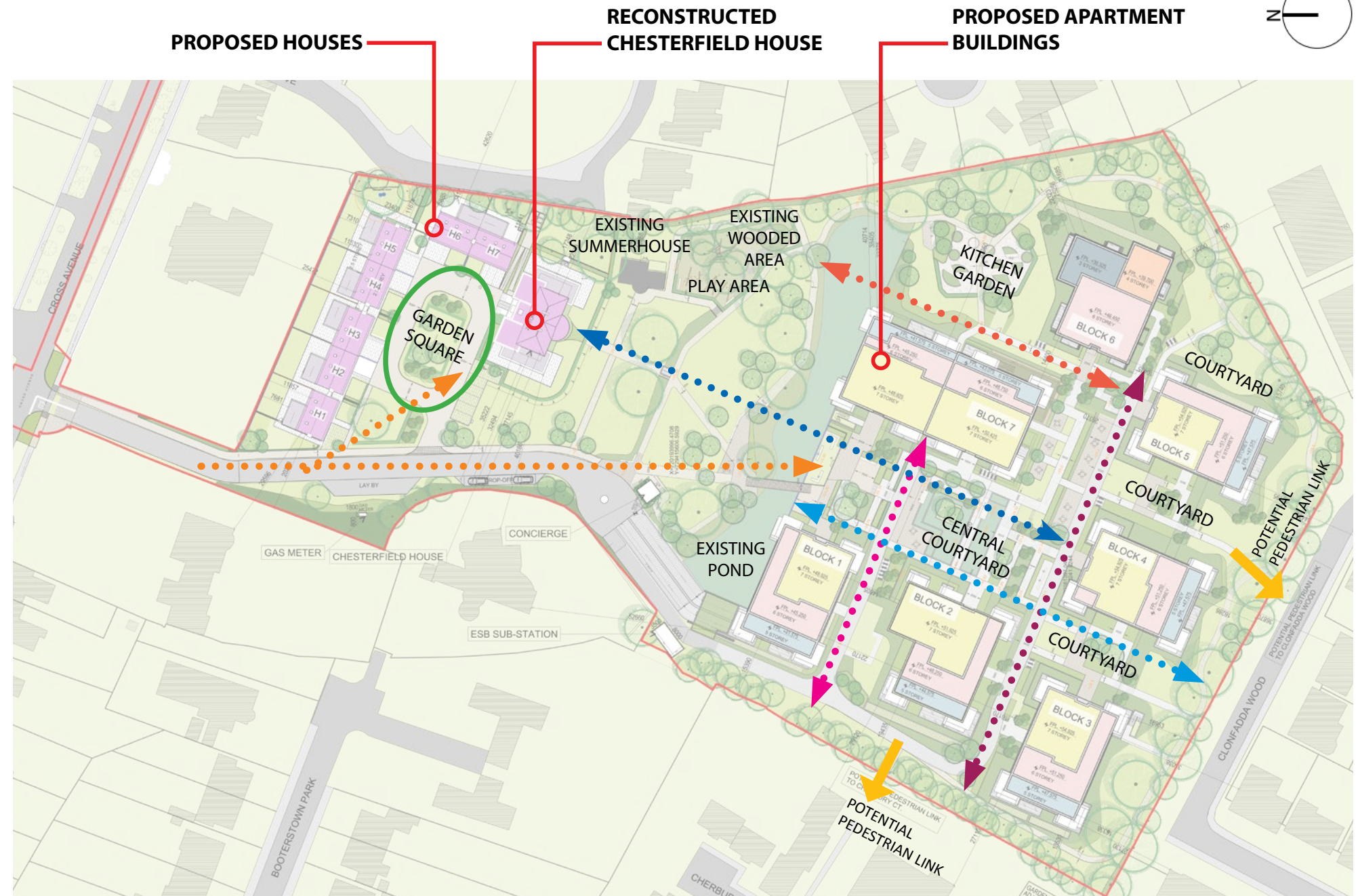
4.1 DEVELOPMENT LAYOUT








How does the proposal create people friendly streets and spaces?

The proposed design will create a high quality residential development which will respect the existing surrounding area. The question of density plays an important role in ensuring that the best use is made of land intended for development.

The Development Plan seeks to maximise the use of zoned and serviced residential land. Consolidation through sustainable higher densities allows for a more compact urban form that more readily supports an integrated public transport system. This has the potential to reduce urban and carbon footprint.

The proposed apartment buildings are carefully designed to minimise impact on the surrounding buildings and existing tree-lined and landscaped site. The buildings take on the form of a series of pavilions within the landscape. A series of stepped courtyard spaces are located between the buildings, providing residents with access to communal gardens. All of the proposed new pavilion buildings face onto a central, landscaped feature courtyard. The scheme is designed to ensure surveillance and maintain existing vistas such as the main vista from Chesterfield House, across the existing pond and through the site, whilst also creating new view corridors to character areas such as the existing wooded area and pond, and proposed gardens and water features. The layout of the scheme is designed to promote permeability whilst also creating a sense of community.



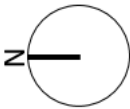
-  Houses arranged to face new proposed garden square
-  Sight line from main entrance to Chesterfield House and proposed new apartment development across existing pond
-  Sight line from Chesterfield 'Drawing Room,' across existing pond and through central feature courtyard
-  Sight line through proposed central courtyard down to existing pond
-  Sight line down to existing wooded area
-  Sight line through buildings into central courtyard
-  Sight line between buildings and through a series of character courtyards



Keyplan

4.1 DEVELOPMENT LAYOUT

Site Plan of Proposed Development



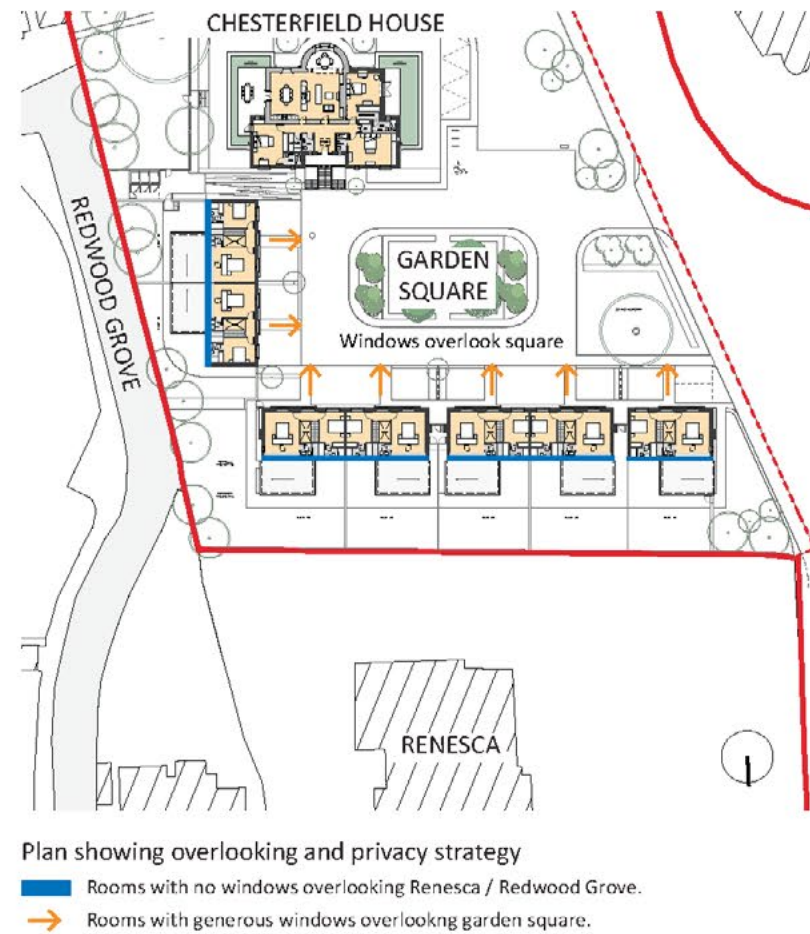
4.1 DEVELOPMENT LAYOUT

Buildings Heights & Massing

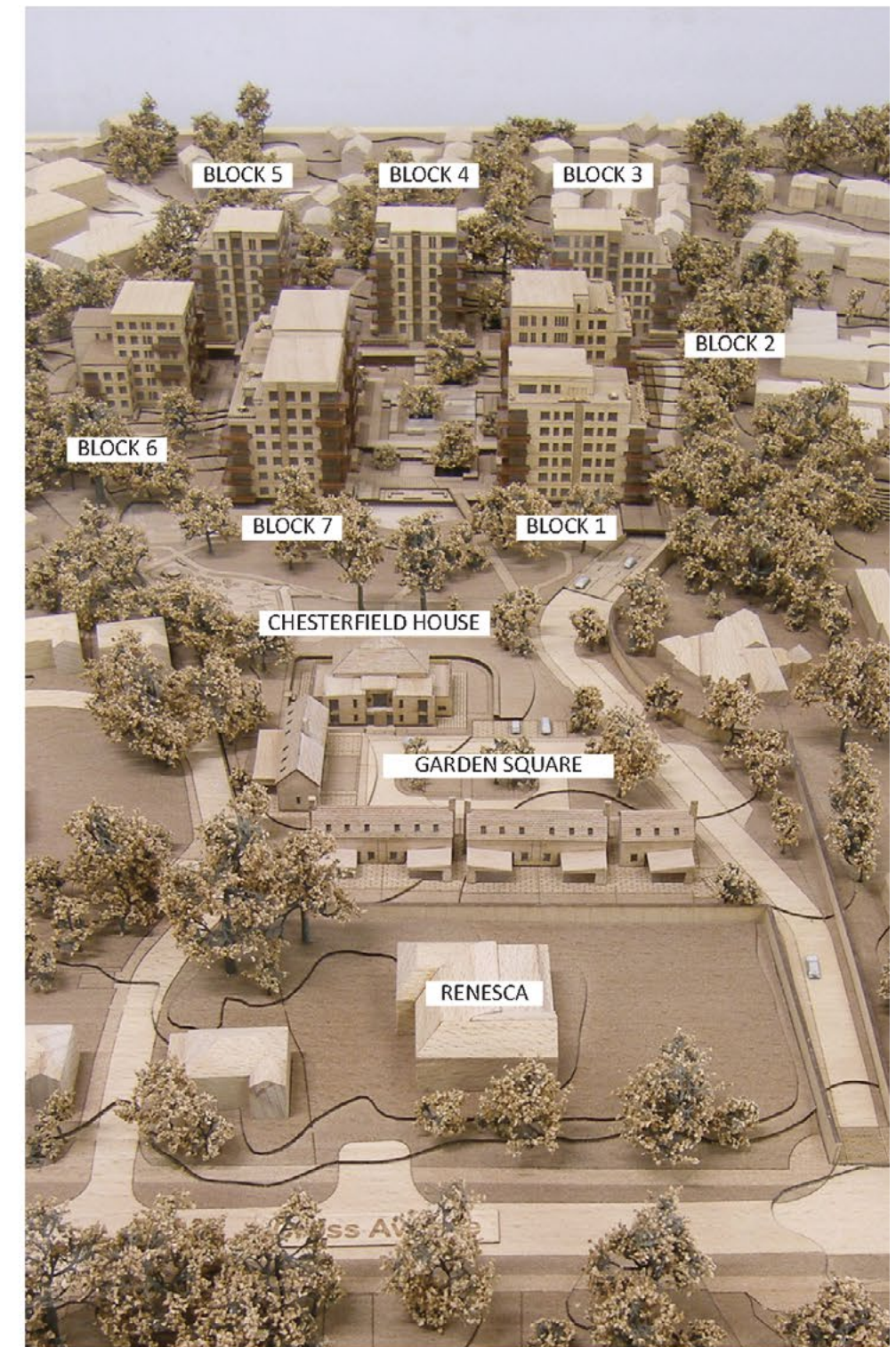
Chesterfield House is given a new more appropriate setting through the creation of an intimate, rectangular garden square. This square is defined by 2storey houses on the north and east sides and by the remodelled former house, containing three generous apartments, on the west side. The open western end of the square allows fine views of the remodelled house within its new formal setting. The proposal offers an appropriate and complementary setting for the protected drawing room and a much improved and respectful site context, reinforcing the significance of the surviving historic fabric and making the former house the main landmark gateway to the entire scheme.

The proposed houses to the north of Chesterfield Houses are setback 7m from the northern boundary at ground floor and 11m at first floor. This allows a generous separation distance of 25m between the first floor of the proposed houses and Renesca (neighboring property).

A further effort to avoid overlooking to Renesca and Redwood Grove has been made by locating all en-suites and wardrobes along the north and east boundaries. These rooms receive all their daylight through roof lights while the bedrooms and landing have generous windows looking over the garden square



Section & Contiguous Elevation: Showing the relationship of Chesterfield House and proposed houses to the garden square and Renesca



Photograph of physical model showing proposed massing

4.1 DEVELOPMENT LAYOUT

Buildings Heights & Massing

There are 4 different apartment block types within the proposed scheme, with 7 apartment buildings in total. Careful consideration was taken of the existing neighbouring context, site topography, density and appropriate distances between buildings, in the development and location of each block type.

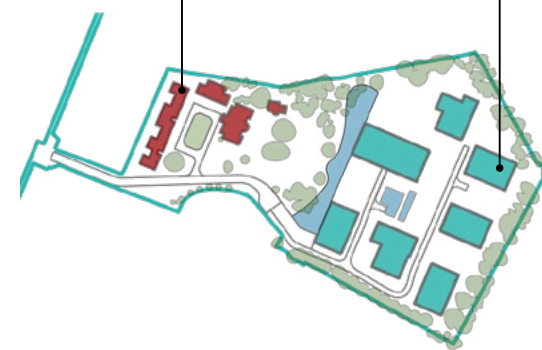
- Block type A typically has 5 apartments per core, with 6 on the ground floor.
- Block type B typically has 4 apartments per core, with 5 on the ground floor.
- Block type C typically has 8 apartments per core, with 7 on the ground floor and a Creche.
- Block type D typically has 6 apartments per core, with 7 apartments on the ground floor.

Block type A steps from 7 storeys to the center of the development, facing the main feature courtyard, down to 5 storeys at the back to be sensitive to adjacent properties, minimise overshadowing and create generous South-West facing outdoor terraces for the penthouse apartments.

Similarly, block types B and C step from 7 storeys to the center of the development down to 5 at the perimeter and ensure a distance greater than 34m. to the adjacent houses located to the South and East.

Block type D has a maximum of 6 storeys, stepping down to 4 storeys to the East to be sensitive to the neighbouring 4 storey apartment buildings and down to 3 storeys to the North-East to be sensitive to the adjacent 2 storey houses.

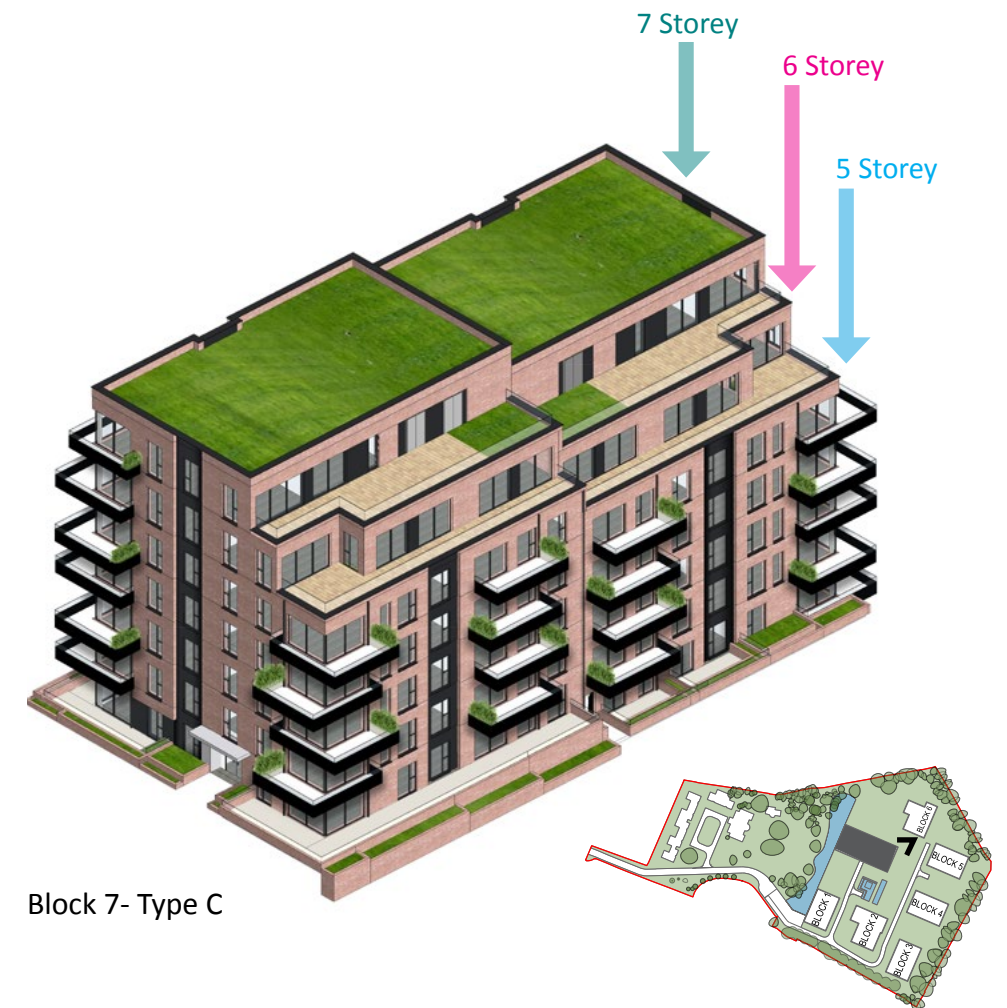
 Lower density & massing Houses
  Higher density & massing Apartments



Keyplan



Block 1- Type B



Block 7- Type C

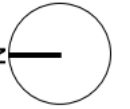


Block 2- Type A



Block 6- Type D

5.1 INCLUSIVITY & ACCESS FOR NEW RESIDENTIAL DEVELOPMENT



How easily can people use and access the development?

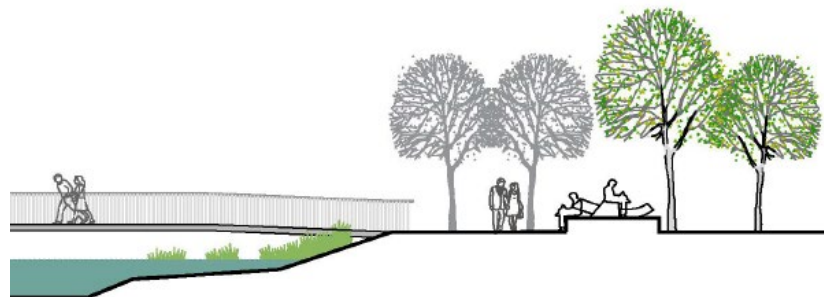
- Urban Design Manual:
- *New homes meet the aspirations of a range of people and households*
 - *Design and layout enable easy access by all*
 - *There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly*
 - *Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all.*
 - *New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers*

Response: To the north of the site, a public path provides access from Cross Avenue to series of open, accessible public spaces. A formal garden square to the north of Chesterfield House and a playground and main public open space for the development to the south. All of these areas are made accessible by a network of generous paths with a maximum slope of 1:20. The South portion of the site can be accessed via a pedestrian bridge that crosses the pond. A paved path is provided in front of each of the apartment buildings to the South of the site, which acts as an access path to the building lobbies. Level access at 1:20 ensures easy universal access for all. A wide 3.7m central path circles around the center of the South portion of the site and provides fire/emergency vehicle/maintenance access to each the buildings. Significant public and private landscaped outdoor spaces including the children's natural playscape, woodland walkways, courtyards and a communal kitchen garden provide enhanced amenity for all ages within the development. Please refer to accompanying landscape plan and report.



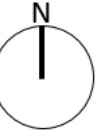
Pedestrian Access Diagram

- ACCESS TO COMMUNAL OUTDOOR AMENITY SPACE
- ACCESS INTO PRIVATE OUTDOOR AMENITY SPACE
- PRIMARY ROUTE (MAX 1:20 SLOPE)
- SECONDARY ROUTE

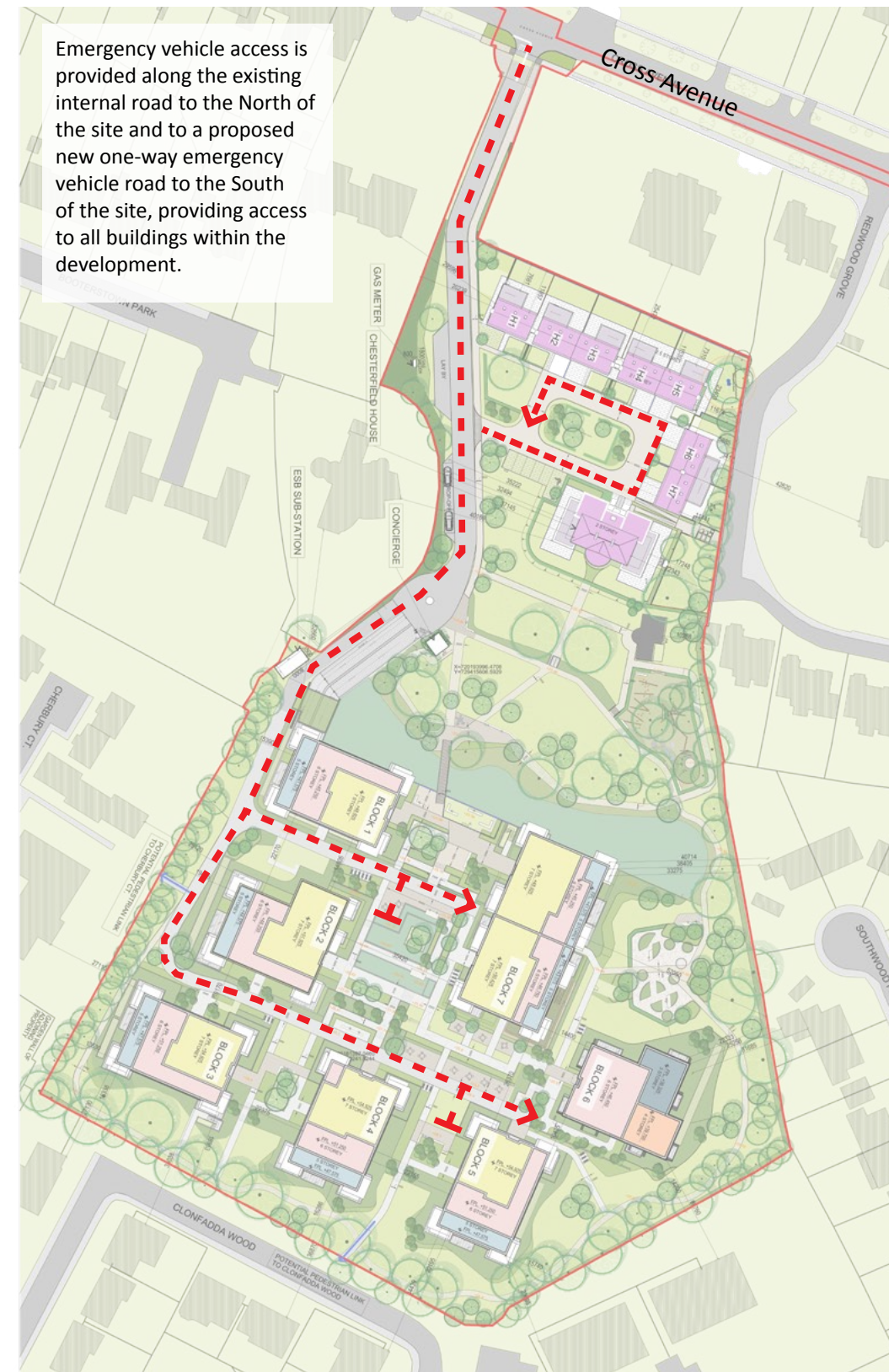



5.1 INCLUSIVITY & ACCESS FOR NEW RESIDENTIAL DEVELOPMENT

How easily can people use and access the development?



 Car Movement Diagram



 Emergency Vehicle Movement Diagram

6.1 VARIETY FOR NEW RESIDENTIAL DEVELOPMENT

How does the development promote a good mix of activities?

- Urban Design Manual:
- *Activities generated by the development contribute to the quality of life in its locality*
 - *Uses that attract the most people are in the most accessible places*
 - *Neighbouring uses and activities are compatible with each other*
 - *Housing types and tenure add to the choice available in the area*
 - *Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood.*

Response: The proposed development is located within an existing residential neighbourhood, with houses and apartment buildings located adjacent to the site. The new development promotes social integration by providing a diverse range of dwelling typologies for a variety of tenures. It contains a mix of 1 Bed, 2 Bed and 3 Bed apartment types that differ in size and layout offering a variety of solutions to people of all ages and family size. This balance of apartment types reflects the demands of the local context. A series of 7 No. 3 bedroom detached and semi-detached houses are also provided on site allowing for further choice in dwelling type available in the area.

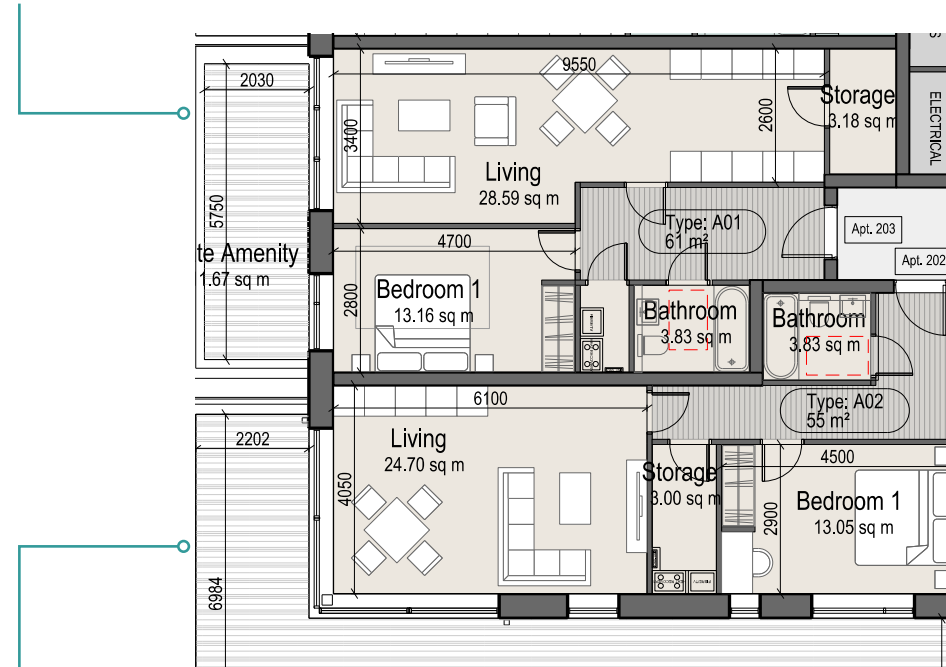
The apartments are designed to be predominantly dual (corner) aspect with only 21% of apartments being single aspect. Please refer to accompanying area schedule and audit for an accurate breakdown of sizes and apartment types.

The landscape is designed to be an active space ideal for children to play in a safe environment. The creche is located within the most densely populated area in anticipation that it will primarily serve the needs of the occupants.

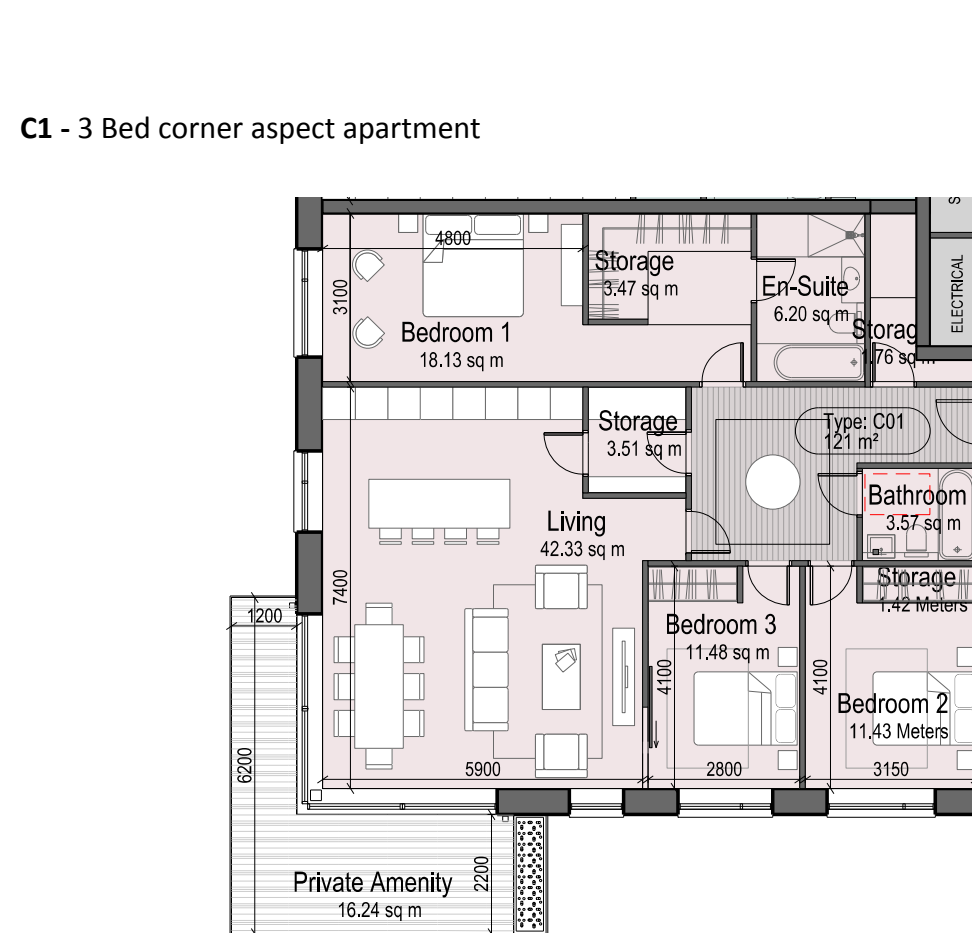
The central outdoor courtyard and resident's amenity facility are located at the heart of the development where they can be easily accessed. The amenity contains a gym, meeting rooms, club/lounge, media room and office. A potager / kitchen garden is provided to the East of the development to cultivate a sense of community. It can be used by residents throughout the year to grow herbs, vegetables and flowers. Please refer to the landscape drawings and report provided with this application for further details.

TYPICAL APARTMENT TYPES

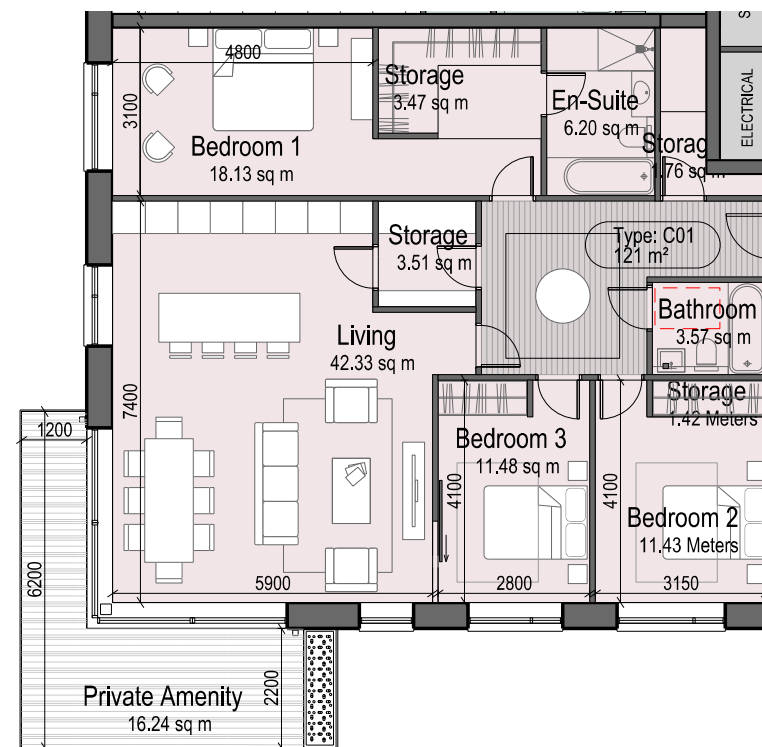
A1 - 1 Bed single aspect apartment



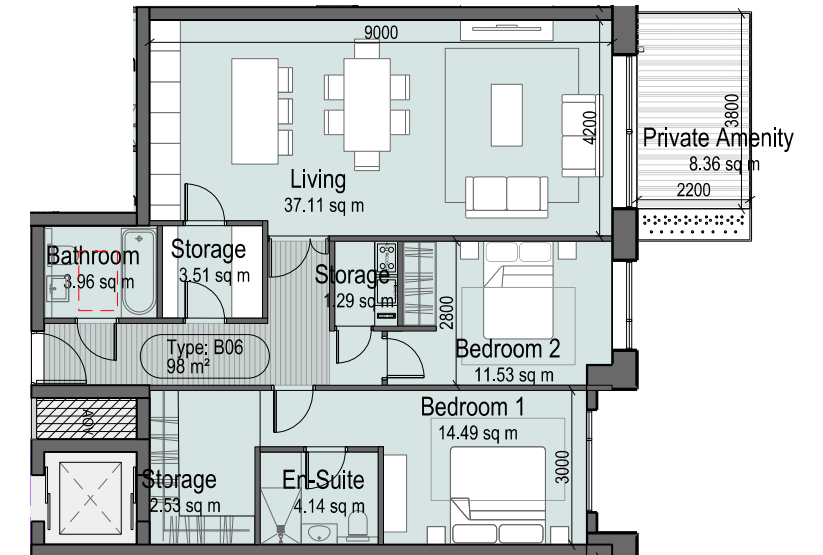
A2 - 1 Bed corner aspect apartment



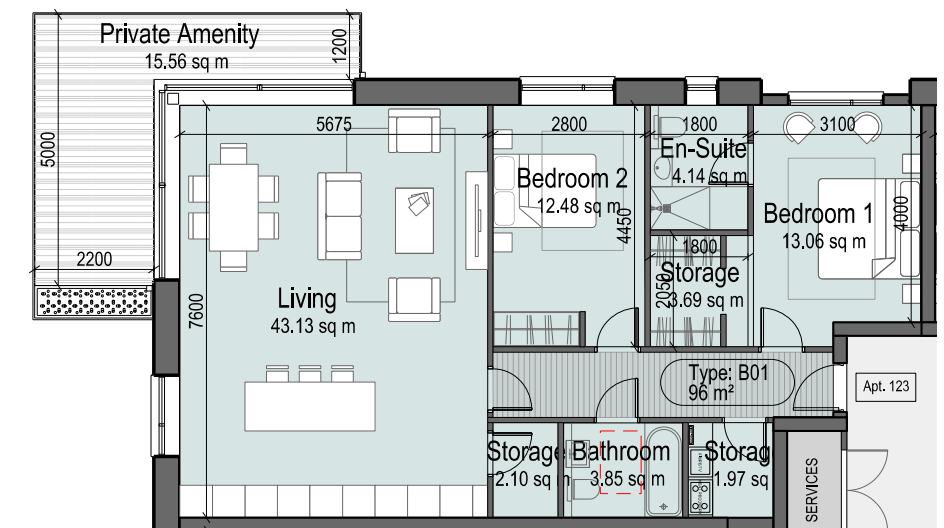
C1 - 3 Bed corner aspect apartment



B1 - 2 Bed single aspect apartment



B1 - 2 Bed corner aspect apartment



6.1 VARIETY FOR NEW RESIDENTIAL DEVELOPMENT

How does the development promote a good mix of activities?

Response: The proposed scheme is compatible with its neighbouring residential uses and activities. The residential development reflects the existing zoning for the site “to protect and / or improve residential amenity”. Since there will be no commercial activity, noise levels will not have any significant impact on neighbouring dwellings. The crèche has been carefully situated at the upper terrace within the site to reduce noise levels. This, coupled with high quality amenity provision within the development, extensive landscaping areas and existing mature trees surrounding the site, ensures privacy and respect between neighbouring dwellings.

The development acknowledges the changing demographics of DLRCC population by providing suitable opportunities to downsize/ trade down into apartment living. The development adheres to best practices in providing comfortable access for elderly and both ambulant and non ambulant users. The site is situated in an amenity rich local area and is well served with footpaths and transport links providing an ideal solution for elderly and people with disabilities.

UNIT MIX

	1 BED	2 BED	3 BED	TOTAL
BLOCK 1 TYPE B				
No. of Apartments	2	12	11	25
BLOCK 2 TYPE A				
No. of Apartments	3	22	6	31
BLOCK 3 TYPE B				
No. of Apartments	2	12	11	25
BLOCK 4 TYPE B				
No. of Apartments	2	12	11	25
BLOCK 5 TYPE B				
No. of Apartments	2	12	11	25
BLOCK 6 TYPE V				
No. of Apartments	16	10	5	31
BLOCK 7 TYPE C				
No. of Apartments	2	25	22	49
CHESTERFIELD APARTMENTS				
No. of Apartments		1	2	3
GARDEN CT HOUSES				
No. of Houses			7	7
TOTAL	29	106	86	221

1 BED

2 BED

3 BED

13 %

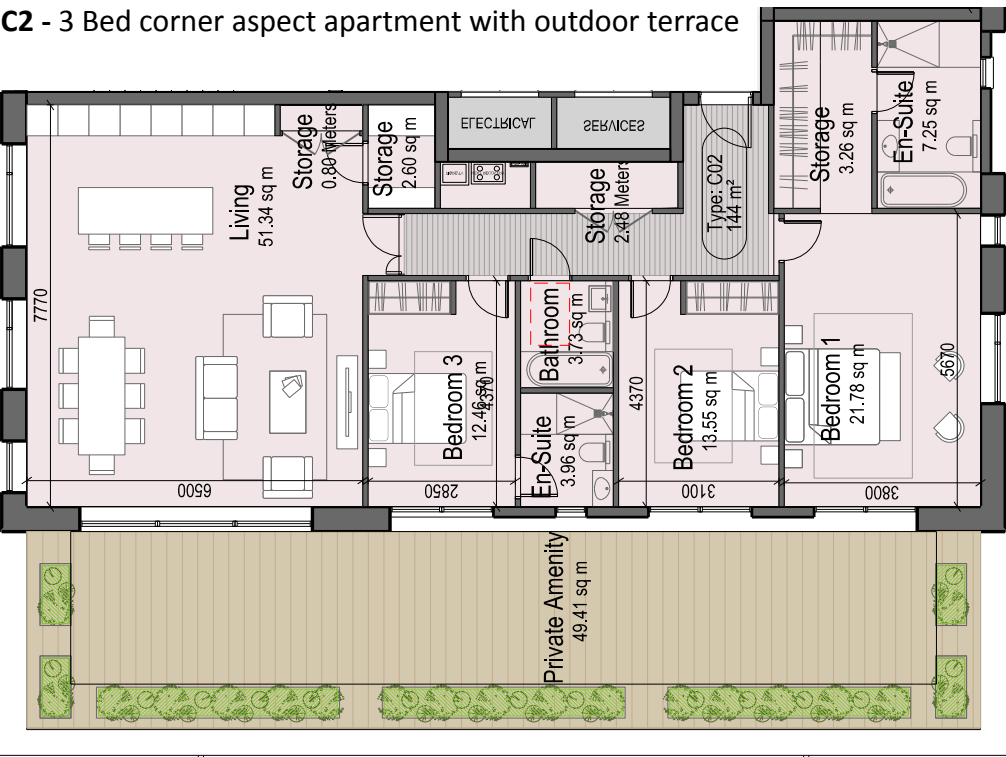
48 %

39 %

OVERALL DEVELOPMENT SUMMARY

BLDG No.	Type	No. of Units	Gross Floor Area	Net Internal Floor Area	Net/ Gross %	Site Area	Plot Ratio	Units / Hectare	No. Single Aspect Units	No. Dual Aspect Units
BLDG 1	B-01	25	3176	2647	83				1	24
BLDG 2	A-01	31	3724	3185	86				7	24
BLDG 3	B-01	25	3176	2647	83				1	24
BLDG 4	B-02	25	3234	2704	84				1	24
BLDG 5	B-01	25	3176	2647	83				1	24
BLDG 6	D-01	31	2655	2158	81				12	19
BLDG 7	C-01	49	5760	5155	90				23	26
Chesterfield House	CH	3	459	419	91					3
HT-1A	GCH	1	136	136	-					1
HT-2A	GCH	2	136	136	-					2
HT-2B	GCH	2	136	136	-					2
HT3A	GCH	1	136	136	-					1
HT3B	GCH	1	136	136	-					1
ESB Sub-station	ESB	1	24	24	-					
Concierge	SEC	1	11	11	-					
Residential Amenity	RA		450	450	-					
CRECHE	CR		216	216	-					
3.1535										
TOTAL		221	26738	22941	86	31535.00	0.85	70.08	46	175
%									21	79

C2 - 3 Bed corner aspect apartment with outdoor terrace

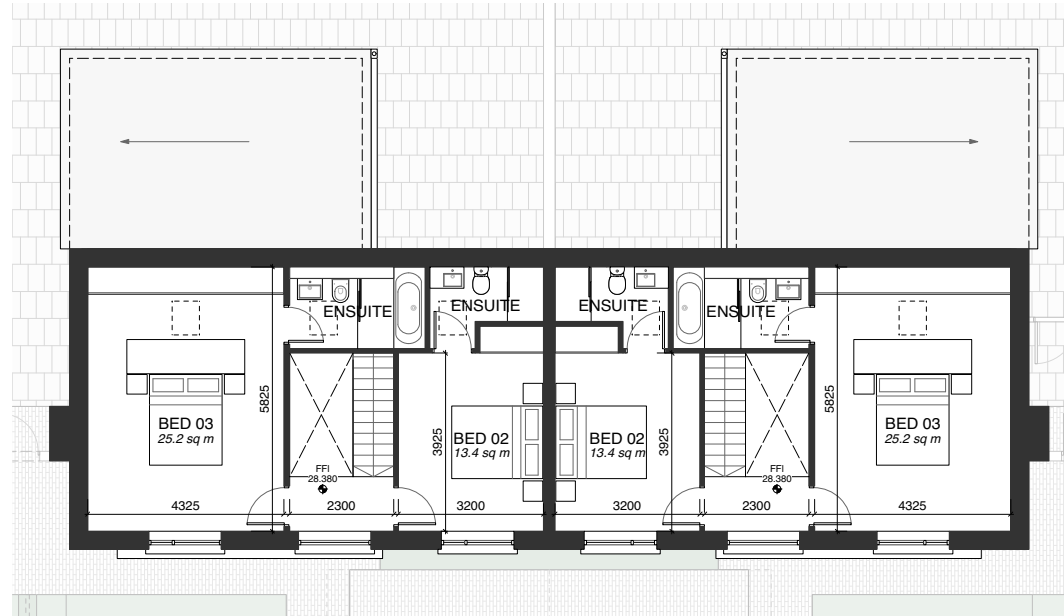


PH4 - 3 Bed corner aspect penthouse apartment with large outdoor terrace

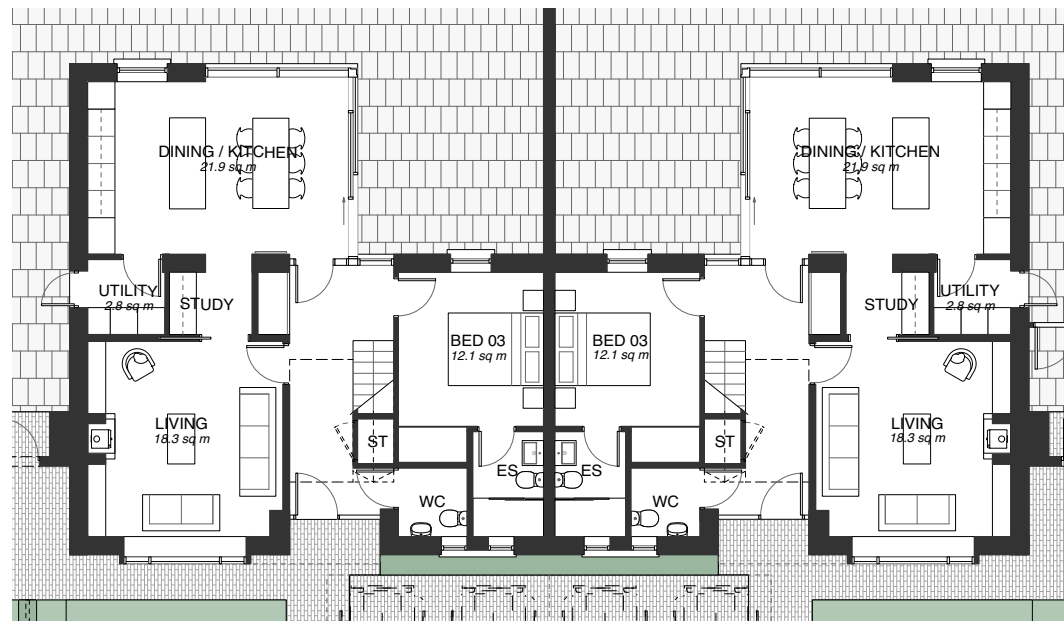


6.1 VARIETY FOR NEW RESIDENTIAL DEVELOPMENT

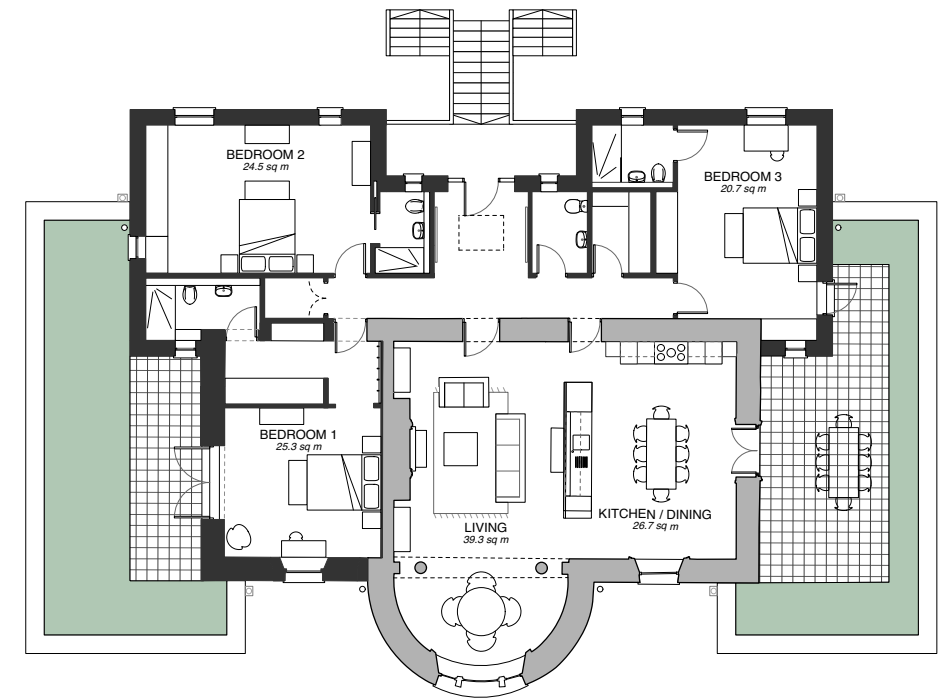
How does the development promote a good mix of activities?



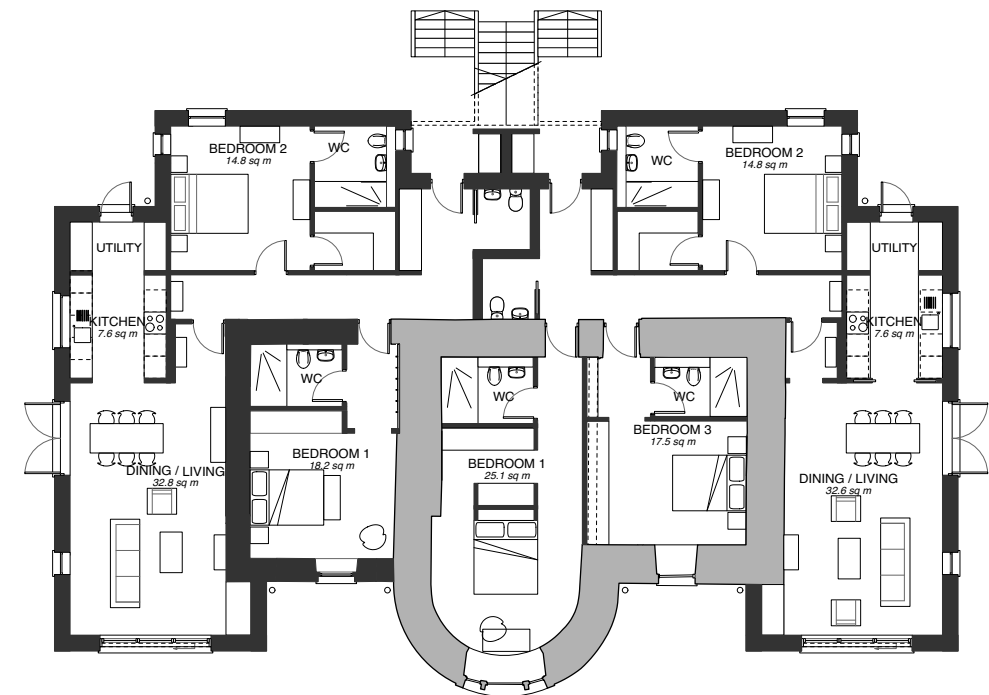
FIRST FLOOR PLAN
2 Bed, Semi-Detached House



GROUND FLOOR PLAN
2 Bed, Semi-Detached House



UPPER GROUND FLOOR PLAN
1 No. 3 Bed Apartment in Chesterfield House



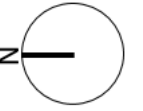
LOWER GROUND FLOOR PLAN
1 No. 3 Bed & 1 No. 2 Bed Apartments in Chesterfield House

SITE

- 7.1 Efficiency
- 8.1 Distinctiveness
- 9.1 Public Realm



7.1 EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT



How does the development make appropriate use of resources, including land?

- Urban Design Manual:
- The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design
 - Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems
 - Buildings, gardens and public spaces are laid out to exploit the best solar orientation
 - Appropriate recycling facilities are provided

Response: The proposed development is located in close proximity to the N11 QBC and under 1 km distance from Booterstown Dart station. The existing site is under-utilised and over-grown with an unmanaged wooded area. In response to the existing site context the proposed new development promotes the design of a sustainable new community. The scheme will provide a density of 70 gross units per hectare. Through a more efficient use of land, utilising both local amenities and transportation links, the development encourages a more efficient and sustainable quality of life for its residents.

The proposed development will be fully compliant with Part L. The pavilion buildings have been carefully sited to exploit solar orientation with the majority of apartments in the scheme enjoying a corner aspect orientation. This will ensure that residents can benefit from both morning and evening light and reduce the use of artificial lighting. Please refer to the accompanying daylight analysis.

Sustainable urban drainage systems have been employed in the design of the scheme for rain water management. The existing pond on site has been redesigned for storm water attenuation and 60 % the roofs in the development have been designed as green roofs to reduce storm water run off. Please refer to the Engineering Services Report accompanying this application for further information.



Solar Path Diagram



Pond for Stormwater Attenuation



Green Roofs

7.1 EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT

Chesterfield Refurbishment & New Building

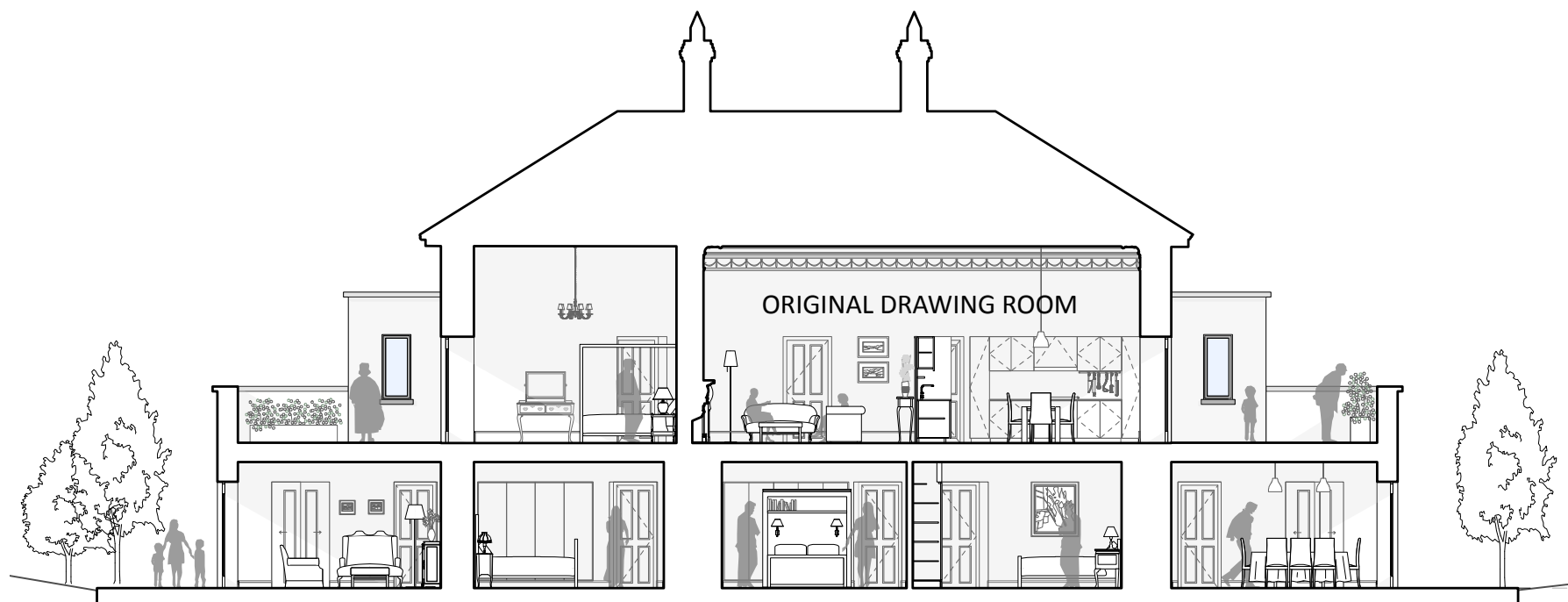
Urban Design Manual: *The scheme brings a redundant building or derelict site back into productive use*

Response: The original drawing room is incorporated into a scheme of 3 apartments and given an improved setting in the form of a 3-sided garden square.

The proposed scheme for the redesign of the structure into which the historic drawing room is set, and the context in which it stands, proposes the removal and modification of detracting, poorly-designed extensions of the 1970s and their replacement with a sensitive contemporary intervention that respects the spirit of the former house. These new interventions recreate the lost symmetry of the former historic house, while emphasising the strong formal relationship between the bow ended sitting room and the garden it overlooks. Symmetry is carried through into the proposed new north wing to the rear of the historic drawing room, where a new formal entrance is created, with staircases rising and descending to the two different floor levels within. The architectural language of the replacement wings is contemporary in style, while the west bay of the main central house will be rebuilt to match exactly the easterly bay of the historic drawing room. References to historic detail are made subtly and in spirit rather as pastiche, or in an historicist replication manner, to ensure that the historic fabric is complemented by the new interventions and the new interventions sit comfortably beside the historic fabric.



CHESTERFIELD HOUSE SOUTH ELEVATION



SECTION THROUGH CHESTERFIELD HOUSE

7.1 EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT

Chesterfield Refurbishment & New Building- 3D Views



VIEW OF ENTRANCE TO CHESTERFIELD HOUSE FROM THE GARDEN SQUARE

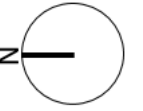
7.1 EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT

Chesterfield Refurbishment & New Building- 3D Views



AERIAL VIEW OF CHESTERFIELD HOUSE AND THE GARDEN SQUARE FROM THE SOUTH-WEST

8.1 DISTINCTIVENESS FOR NEW RESIDENTIAL DEVELOPMENT



How do the proposals create a sense of place?

- Urban Design Manual:
- The place has recognisable features so that people can describe where they live and form an emotional attachment to the place
 - The scheme is a positive addition to the identity of the locality
 - The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout
 - The proposal successfully exploits views into and out of the site
 - There is a discernible focal point to the scheme

Response: The development has been designed to provide a series of connected but distinctive character areas, each providing a unique sense of place for residents.

Character Area 1

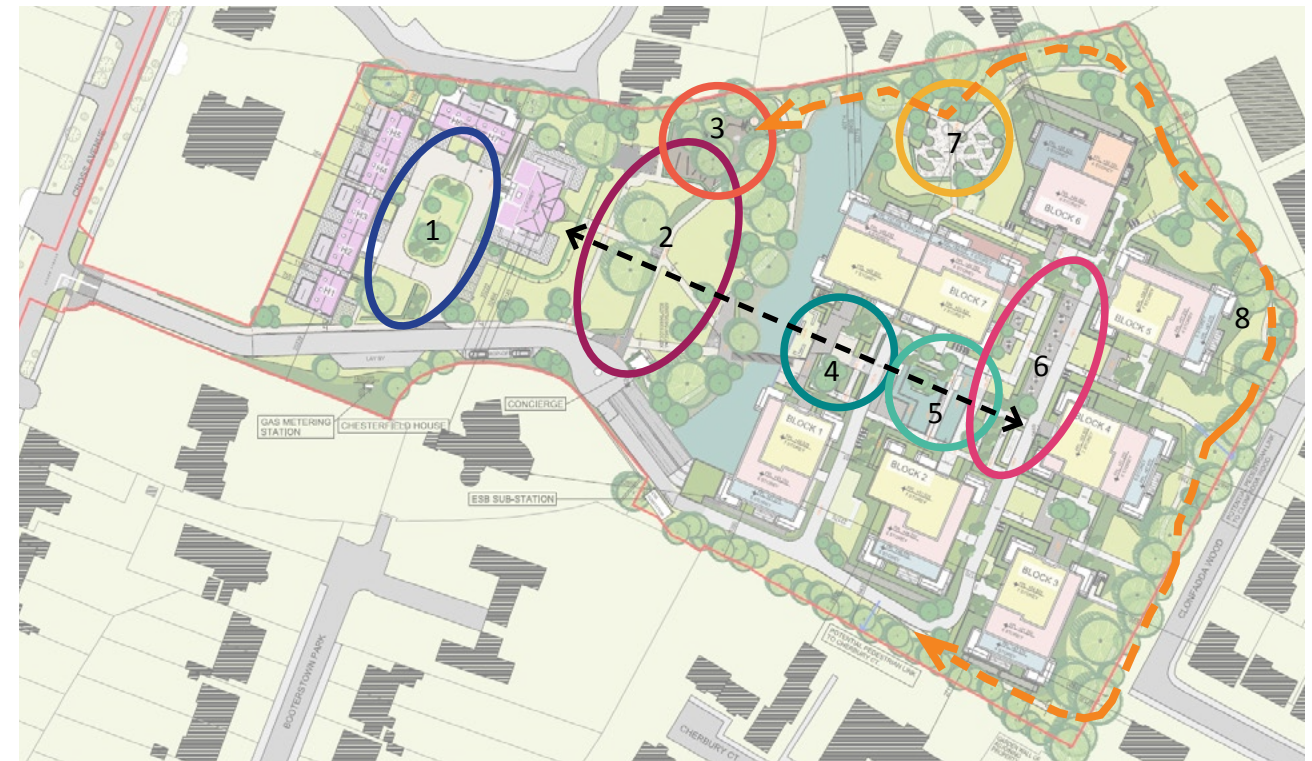
On entering the development you are greeted by rectangular garden square. The idea of the garden square picks up the Arts and Crafts garden city concept and references local precedent of fine garden squares surrounded by a hierarchy of buildings in Monkstown and Dun Laoighaire. This square is defined by houses on the north and east sides and by the remodelled former house, containing three generous apartments, on the west side. The open western end of the square allows fine views of the remodelled house within its new formal setting.

Character Area 2

Adjacent to this is an active, public open parkland that faces onto the existing central pond on site. Proposed winding paths surround existing tall trees dotted around this leafy, landscaped, south facing area.

Character Area 3

A woodland play area is located to the East of the public park. It provides a natural children's playscape exploiting the existing woodland context. It is designed to be well lit, safe and is actively overlooked.



Character Areas Diagram

- 1. Formal Upper Terrace
- 2. Active Open Space
- 3. Woodland Play Area
- 4. Lower Terrace
- 5. Water Terrace
- 6. Upper Terrace
- 7. Potager (Ornamental Kitchen Garden)
- 8. Woodland Walk

Character Area 1 - Formal terrace of houses facing public green with existing feature tree



Character Area 2 - Active public open space



Character Area 3 - Woodland Play Area



8.1 DISTINCTIVENESS FOR NEW RESIDENTIAL DEVELOPMENT

How do the proposals create a sense of place?

There is an existing grade change on site of 6.4m. The apartment buildings within the scheme have been designed as a series of pavilions with the landscape facing onto a central courtyard that is stepped to form 3 distinctive terraces.

Character Area 4

The lower terrace of the central courtyard is bounded to the east and west by red bricked apartment blocks with large, dramatic, planted balconies. It is designed as a large space for residents to gather and enjoy the views of the central pond.

Character Area 5

Stepping up the central courtyard is the water terrace which provides a serene setting for calm and contemplation.

Character Area 6

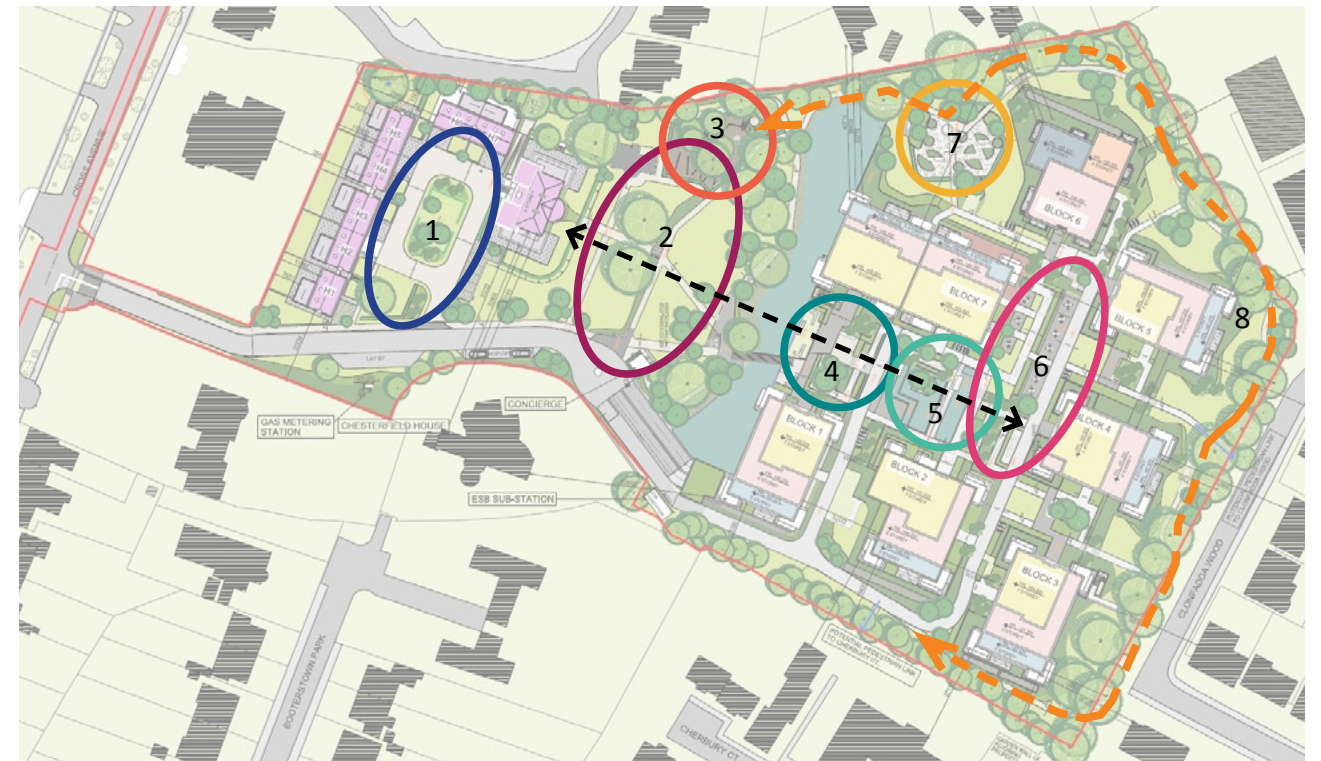
At the top of the central court is the upper terrace which is an area that is activated by the residential amenity and gym facility opening onto the terrace. Seating and planting are provided for residents to meet, sit and talk in a relaxed setting.

Character Area 7

A well lit and overlooked kitchen garden is provided to the North-East of the site for residents to grow herbs, vegetables and flowers.

Character Areas 8 & 9

A winding, informal woodland walk is provided for residents at the perimeter of the site, bounded by tall trees. This woodland area flows and is extended into the more intimate courtyard gardens located between buildings.



Character Areas Diagram

- 1. Formal Upper Terrace
- 2. Active Open Space
- 3. Woodland Play Area
- 4. Lower Terrace
- 5. Water Terrace
- 6. Upper Terrace
- 7. Potager (Ornamental Kitchen Garden)
- 8. Woodland Walk

Character Area 4 and 5 - Water Terrace



Character Area 6 - Communal amenity opening onto the Upper Terrace



Character Area 7 - Ornamental Kitchen Garden



9.1 PUBLIC REALM FOR NEW RESIDENTIAL DEVELOPMENT

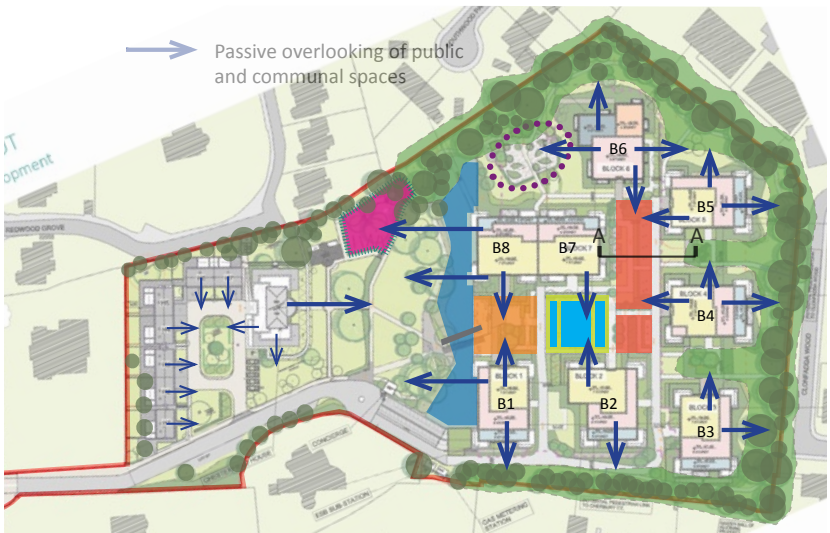
How safe, secure and enjoyable are the public areas?

- Urban Design Manual:
- All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use
 - The public realm is considered as a usable integrated element in the design of the development
 - Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighborhood
 - There is a clear definition between public, semi private, and private space
 - Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

Response: The proposed new public space are entirely overlooked by the buildings in the development. It forms a usable space and a complimentary addition to existing local amenities. The proposed children's natural playscape enjoys passive surveillance from Block 7.

Public and private amenity spaces are clearly defined in the scheme with the existing pond on site creating a natural distinction between the two. Large open communal courtyards provide strong visual connections and continuity between buildings.

The development is designed to be predominantly pedestrian and cyclist only with a car park located below ground. All apartments are provided with generous private outdoor balconies and terrace spaces.



Detail Section A-A describing passive overlooking of communal spaces

HOME

10.1 Adaptability

11.1 Privacy & Amenity

12.1 Parking

13.1 Detailed Design

14.1 Detailed Design / Landscape



10.1 ADAPTABILITY FOR NEW RESIDENTIAL DEVELOPMENT

How sustainable and adaptable are the apartments?

Urban
Design
Manual

- Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation
- The homes are energy-efficient and equipped for challenges anticipated from a changing climate
- Homes can be extended without ruining the character of the types, layout and outdoor space
- The structure of the home and its loose-fit design allows for adaptation and subdivision, such as the creation of an annex or small office
- Space in the roof or garage can be easily converted into living accommodation

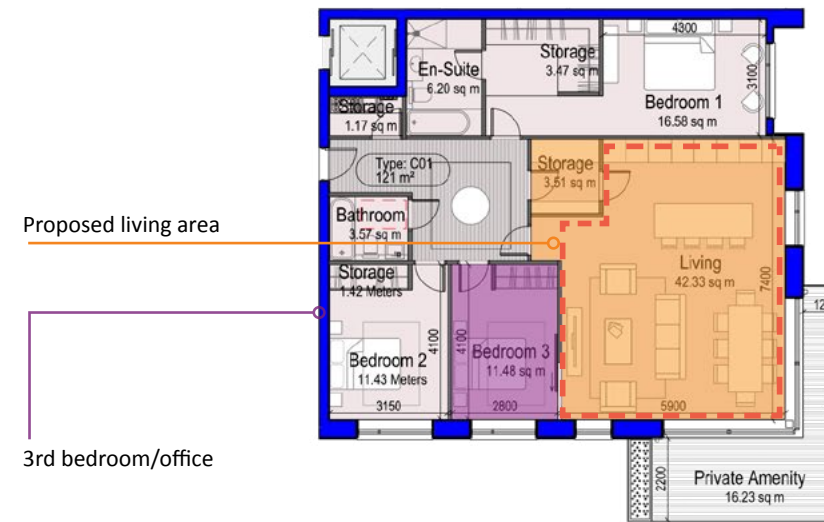
Response: All apartments are provided with an open plan kitchen, living and dining room. The internal walls in the apartments are designed to be predominantly non structural. The majority of apartments within the scheme are generous in area. This allows for easy future adaptations to layouts, as indicated in the diagrams to the right. The larger two and three bed apartments in the scheme are designed to be flexible with the option of subdivision into an office space, secondary walk in closet or enlarged living/dining area.

All of the proposed houses are generous 3-Bed units with large living spaces that link the front and back gardens. Each house has private side access to the rear garden. The utility room joins the living spaces to the access lane, giving total flexibility to how the house can be used and removing all clutter from the front & back gardens.

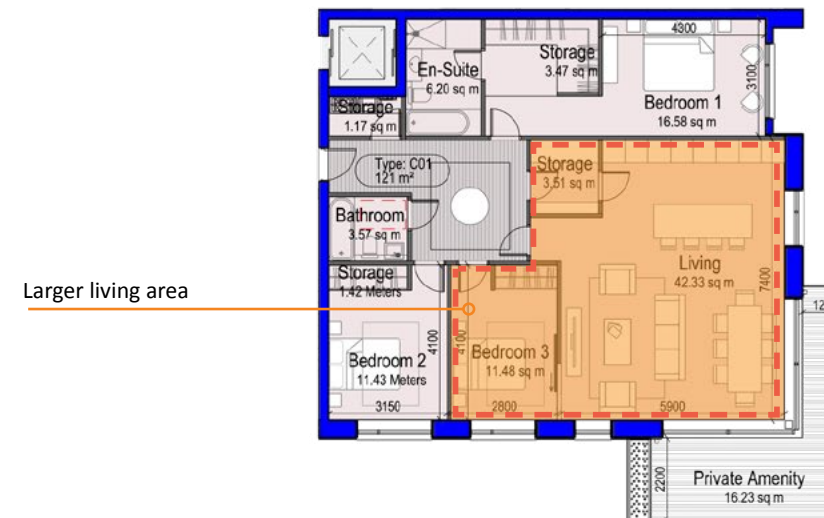
All dwellings are designed to maximise daylight admittance, and building fabric is highly insulated meeting or exceeding the requirements of the current Part L of the Building Regulations. Apartment structure minimises air leakage paths, with the provision of mechanical ventilation heat recovery to maintain air quality. Lighting will be high efficiency LED type throughout. Apartments will achieve a minimum A3 BER rating.

- Structural Walls
- Large Open Plan Flexible Living Spaces
- Non-Structural Walls (All internal walls in Apartments)

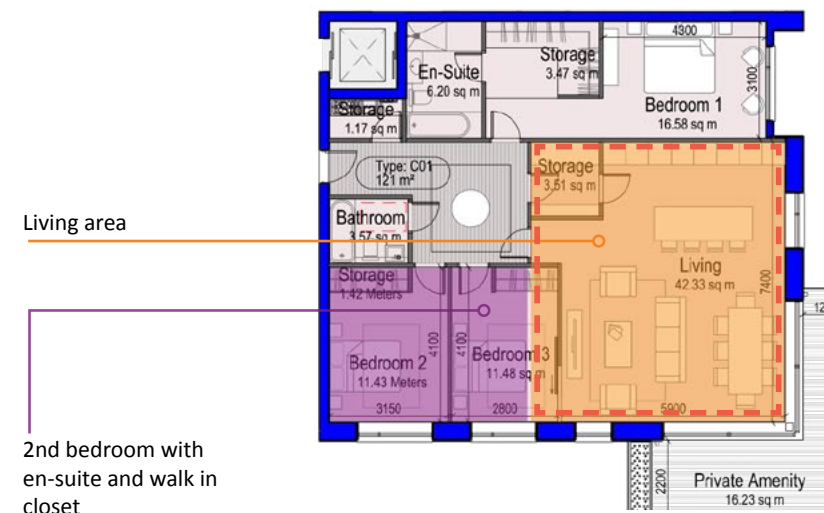
Typical 3 bed Apartment



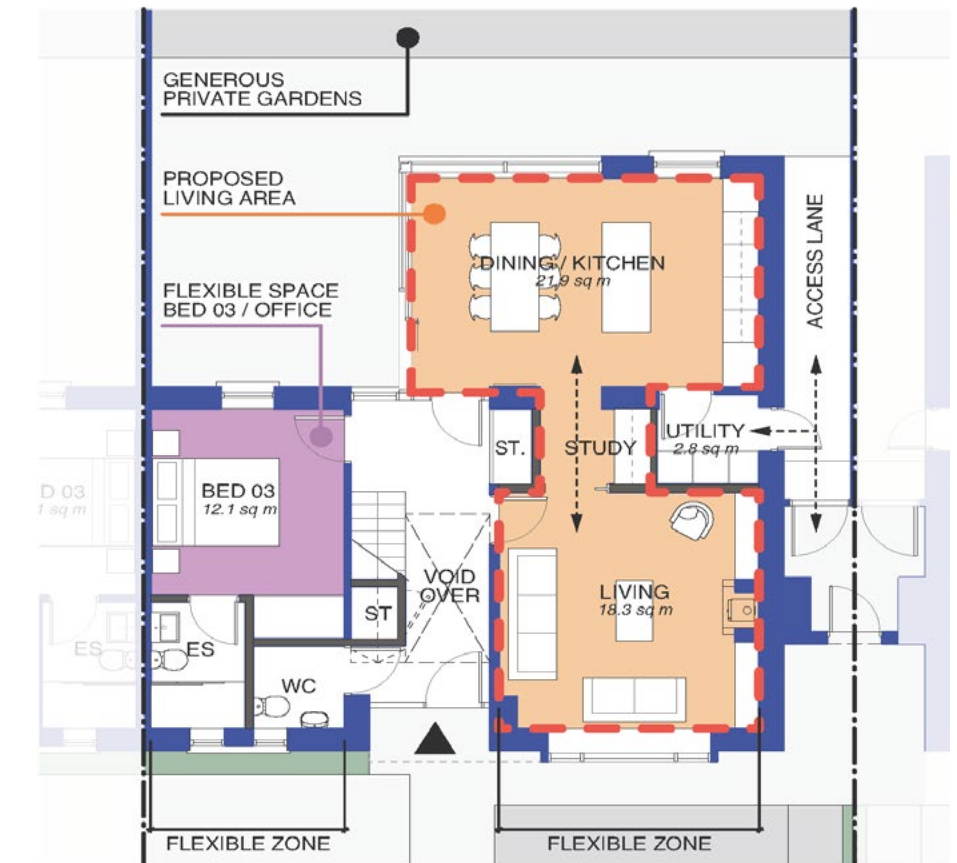
Adaptability- Option 1



Adaptability- Option 2



Typical House Layout



11.1 PRIVACY/ AMENITY FOR NEW RESIDENTIAL DEVELOPMENT

How does the scheme provide a decent standard of amenity?

- Urban Design Manual:
- Each home has access to an area of useable private outdoor space
 - The design maximises the number of homes enjoying dual aspect
 - Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout
 - Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.
 - The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.

Response: All apartments are provided with ample private outdoor space. The balconies overlook the shared open amenity space.

The apartments in the scheme are designed to a high standard with the aim of maximising natural daylight throughout living areas. The majority of apartments in the scheme (79 %) are corner (dual) aspect apartments, and exceed Part E sound requirements. Adequate storage is provided in all apartments exceeding minimum requirements.

To the north of Chesterfield House, all the proposed houses are provided with generous front and rear gardens as well as having access to an intimate garden square. The ground floor apartments in Chesterfield House have large private patios. A 'ha-ha' feature creates privacy while maintaining views of the house.

Apartment Layout Strategy Diagram





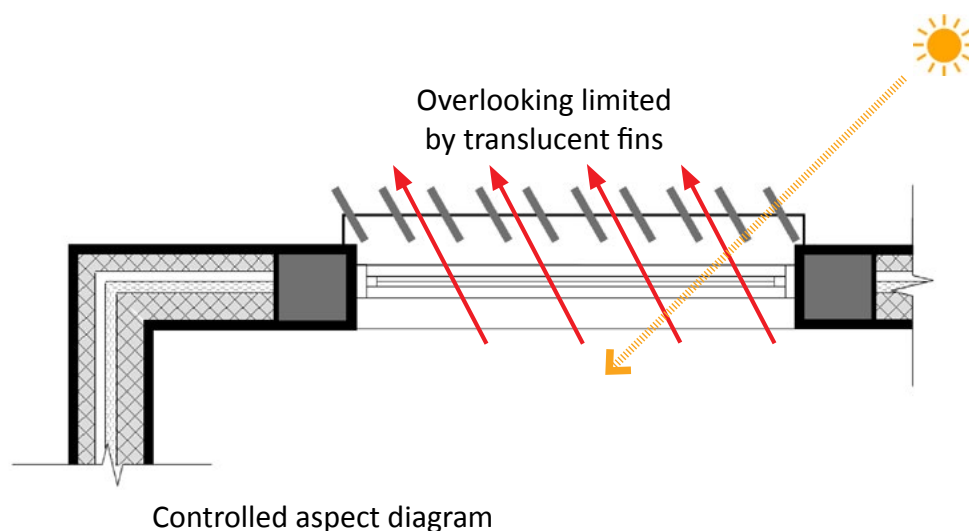
11.1 PRIVACY/ AMENITY FOR NEW RESIDENTIAL DEVELOPMENT

The proposed development aims to maintain the privacy of its residents and prevent the overlooking of neighbouring properties. The existing perimeter of tall trees surrounding the site (15-25m in height) will be maintained to screen the development from neighbouring properties with the distances between the proposed apartment blocks and adjacent properties exceeding 22m. in all cases. In areas within the development where the distances between facades is under 22m. controlled aspect glazing will be introduced to maintain privacy and prevent overlooking. The design is maximising internal and external separation distances.

The proposed houses to the north of Chesterfield Houses are setback 7m from the northern boundary at ground floor and 11m at first floor. A further effort to maintain privacy has been made by locating all of the first floor en-suites to the north.

The units will be tested in terms of both internal and external daylight standards and a shadow analysis will accompany the application.

-  Overlooking limited by location and positioning of windows
-  Overlooking limited by translucent fins



Controlled aspect diagram



Areas within the development where controlled aspect glazing will be introduced to ensure the privacy of residents

12.1 PARKING

How will the parking be secure and attractive?

- Urban
- Manual:
- Appropriate car parking is on-street or within easy reach of the home's front door, unless the development is designed as car-free, as in the Vauban experience
 - Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation
 - Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces
 - Materials used for parking areas are of similar quality to the rest of the development
 - Adequate secure facilities are provided for bicycle storage

Response: Car Parking

Adequate car parking is provided on site with 325 parking spaces in total. The parking is located predominantly below ground in order to have a minimal impact on the site and to maximise both private and public open space.

Disabled car parking spaces are provided at below ground (located beside each lift core) with one additional disabled space at surface level (immediately to the south of Chesterfield House).

To the north of Chesterfield House, the proposed 3 Bed houses have 2 curtilage parking spaces each with an additional 6 surface spaces provided for the 3 apartments in Chesterfield House. There are 3 visitor car parking spaces located at the drop off area near the entrance to the site.

Bicycle Parking

Cycling is positively encouraged within the proposed development. 222 No. secure, covered resident bicycle parking spaces have been provided in a mezzanine level below ground, located directly adjacent to the main access road through the development and in close proximity of the entrances to the apartment buildings. A further 3 secure resident spaces have been provided to the North of the site adjacent to Chesterfield House. 49 No. Visitor spaces are sited across the development at grade and located in close proximity to the entrances of each of the proposed buildings.

Bin Stores

Secure communal bin stores have been provided below ground in order to be hidden from sight. A bin store is provided at each underground car park level and can be accessed by residents using the elevator cores.

For the Chesterfield House apartments there is a communal bin store provided in a secure shed to the east of the house.

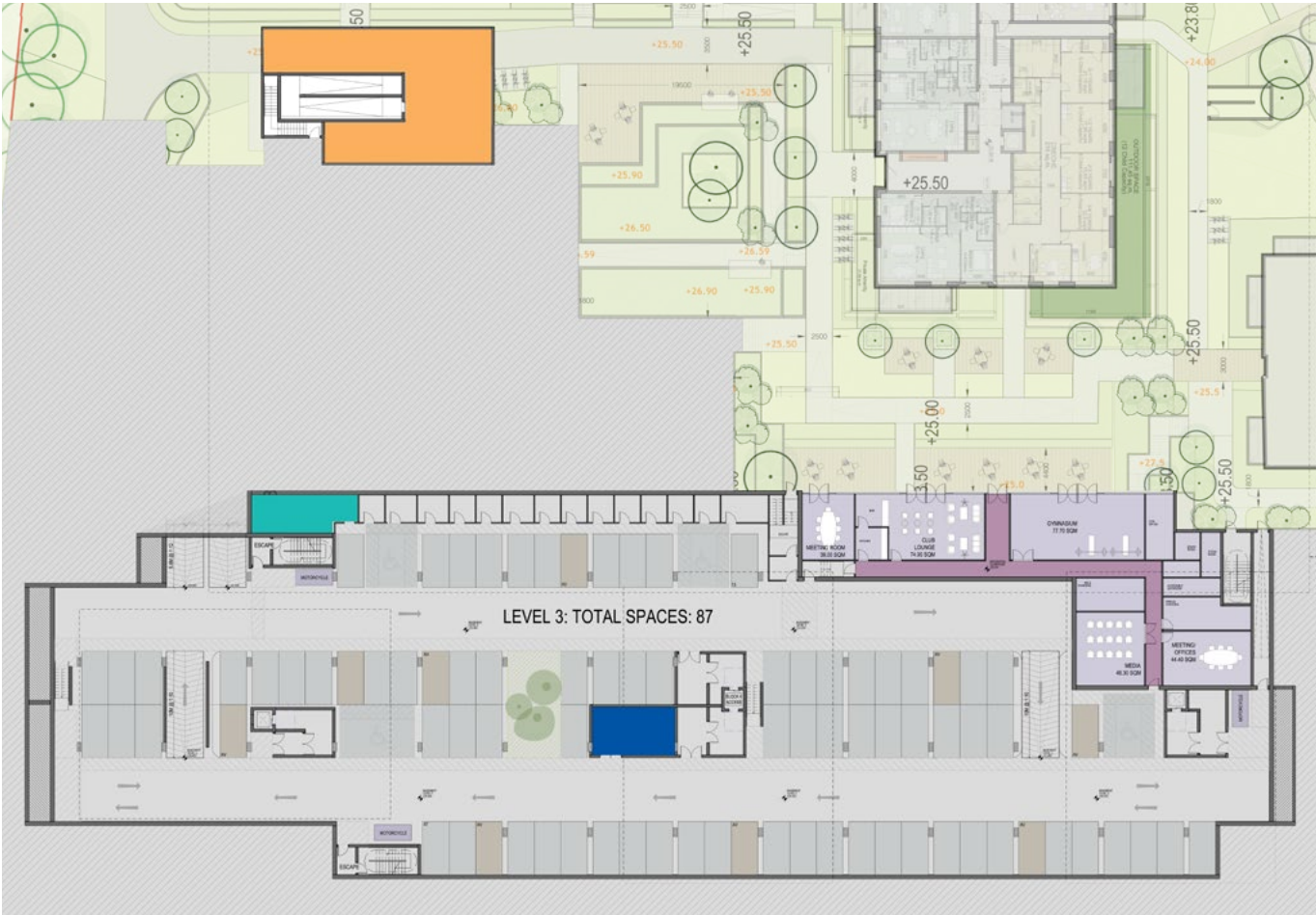
PARKING PROVIDED

	Total Car Parking Provision	Total Disabled Car Parking	Total Motorcycle Parking	Total Bicycle Parking
Resident Parking	310	10	9	222
Visitor Parking	11	2		49
Crèche Staff Parking	4			
TOTAL	324	12	9	271

- Plant
- Bin Storage
- Bicycle Parking Spaces
- Car Parking Spaces
- Visitor Parking
- Crèche staff



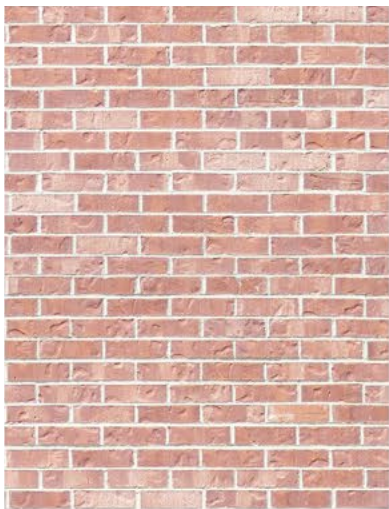
Above: Lower Underground Car Park Plan



Above: Upper Underground Car Park Plan

13.1 DETAILED DESIGN- MATERIALS HOUSES

How well thought through is the building and landscape design?



Selected light red brick



Recessed entrance with view to garden



Strong chimneys mark corners



Render and brick modeling



Aluminum windows



Slate and Standing seam metal roofs



View of Chesterfield House, formal garden square and proposed houses from the west.



View of Chesterfield House from the south-west

13.1 DETAILED DESIGN- MATERIALS APARTMENTS

How well thought through is the building and landscape design?



1. Selected light red brick



2. Glazed balcony with dark grey detail at lower section



3. Double glazed windows with dark grey aluminum clad frame



4. Stone detail or similar



5. Dark grey panel to compliment balcony design



6. White soffit panel



7. Planting incorporated into balconies



Building Type B Elevation



Massing View of Proposed Building Type B

MODEL

Note: All materials will be agreed with Dun Laoghaire Rathdown County Council.

14.1 DETAILED DESIGN

Landscape Strategy



Existing character areas

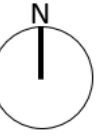


Existing entrance

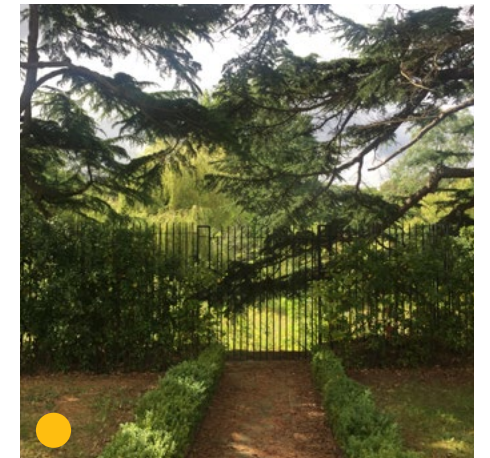


Proposed entrance

Please refer to the Landscape Design Drawings and Landscape Strategy Report accompanying this application for further information.



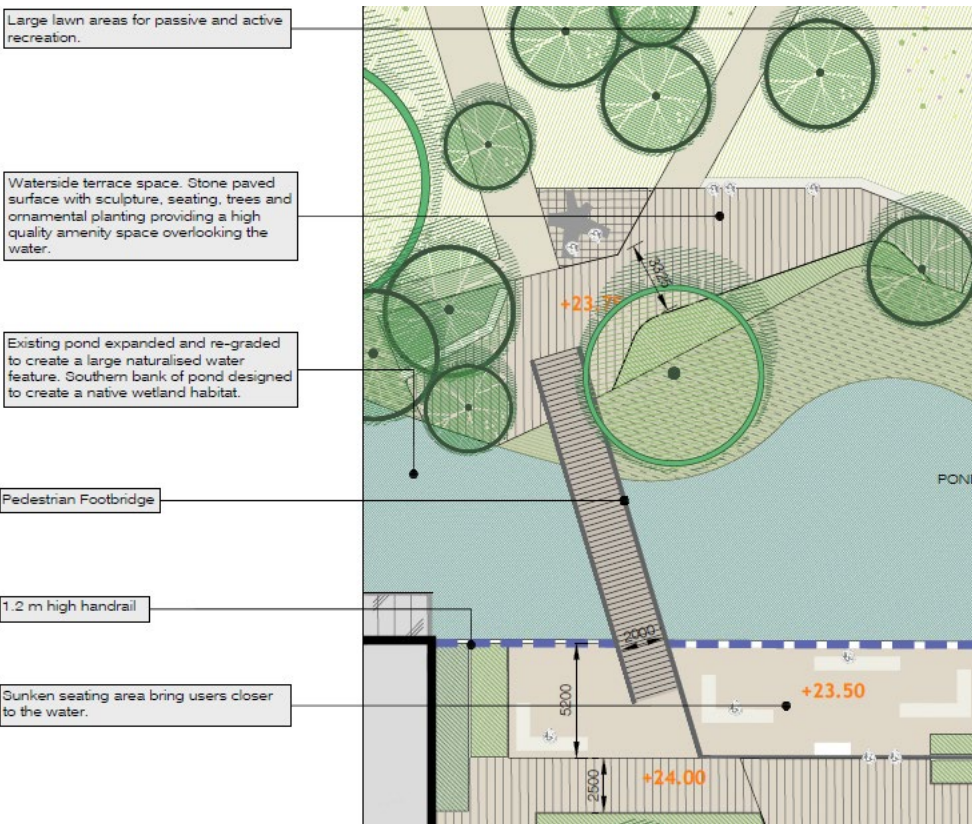
Landscape Masterplan



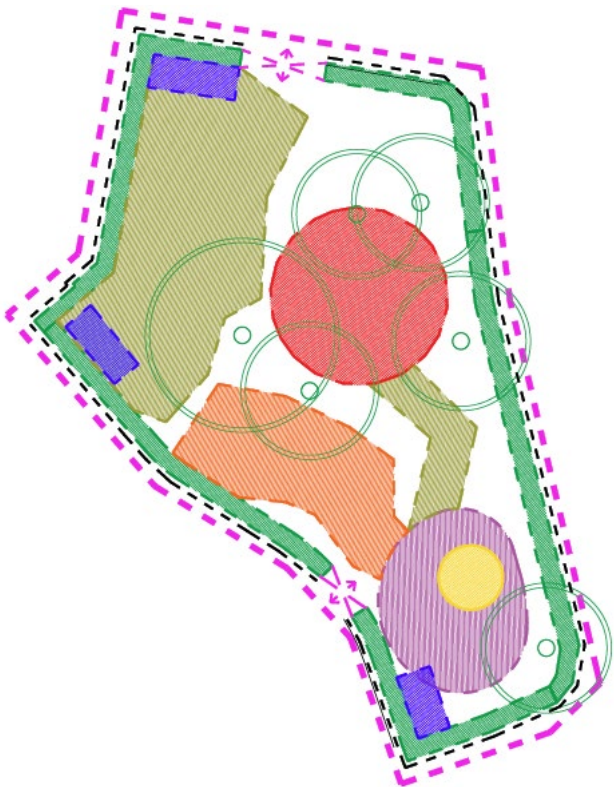
Existing photographs

14.1 DETAILED DESIGN

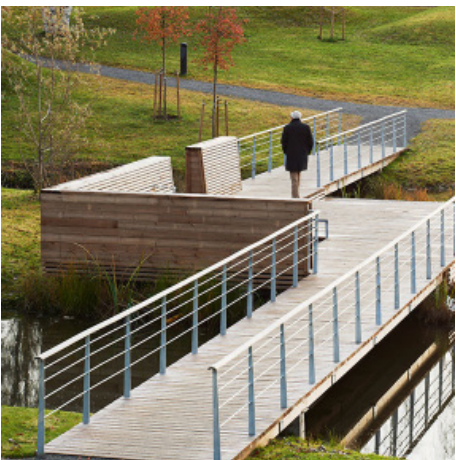
Landscape Strategy



Play Strategy Diagram

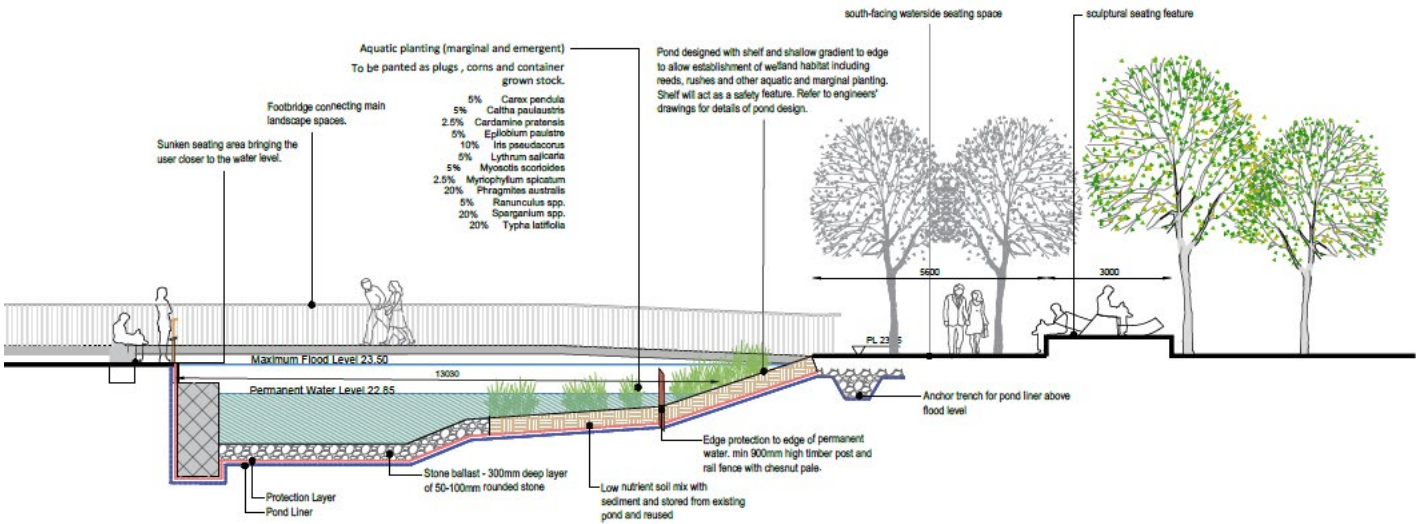


Please refer to the Landscape Design Drawings and Landscape Strategy Report accompanying this application for further information.

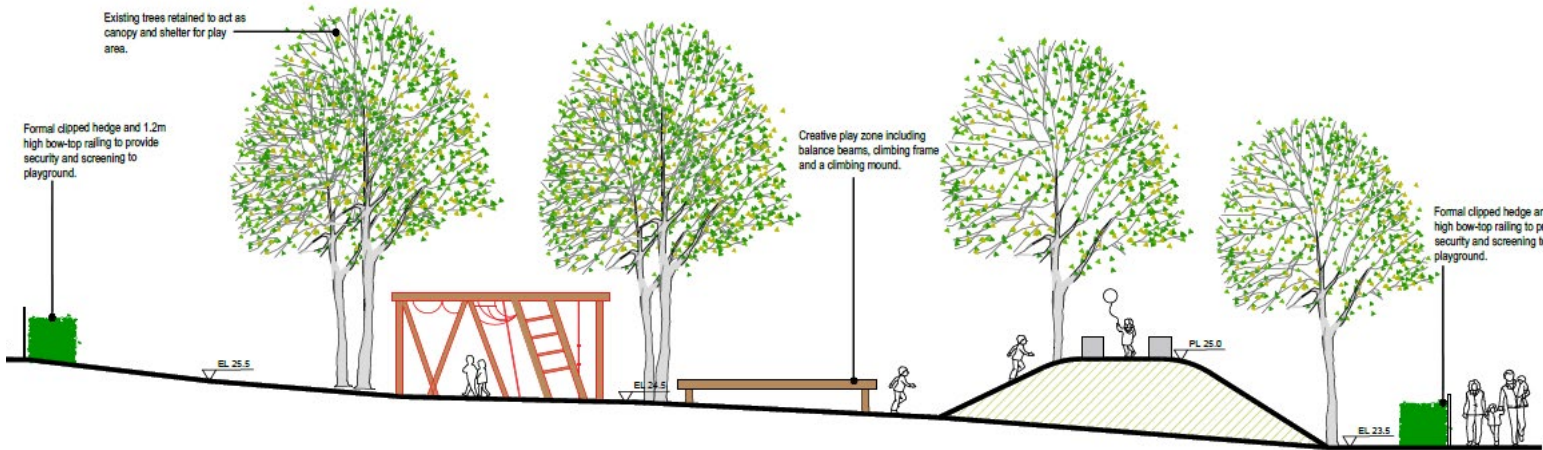


Existing Pond Strategy

Proposed re-aligned pond, plaza and footbridge landscape detail design



Section through pond



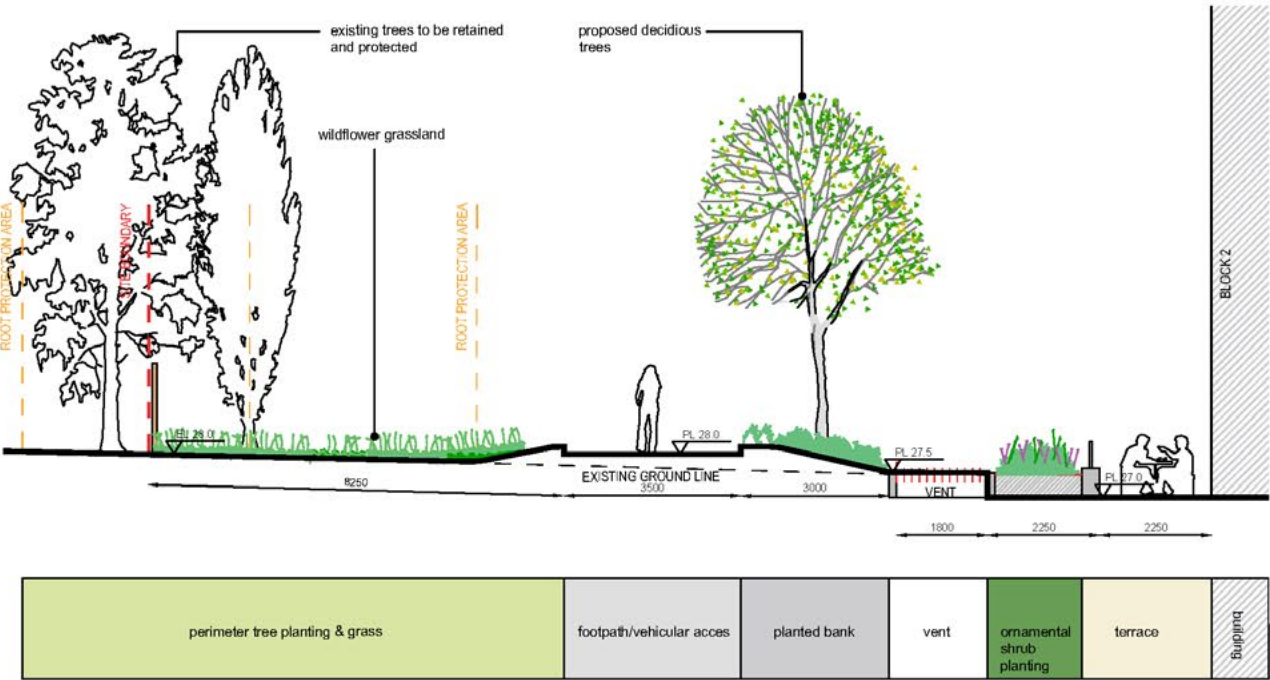
Section through play area



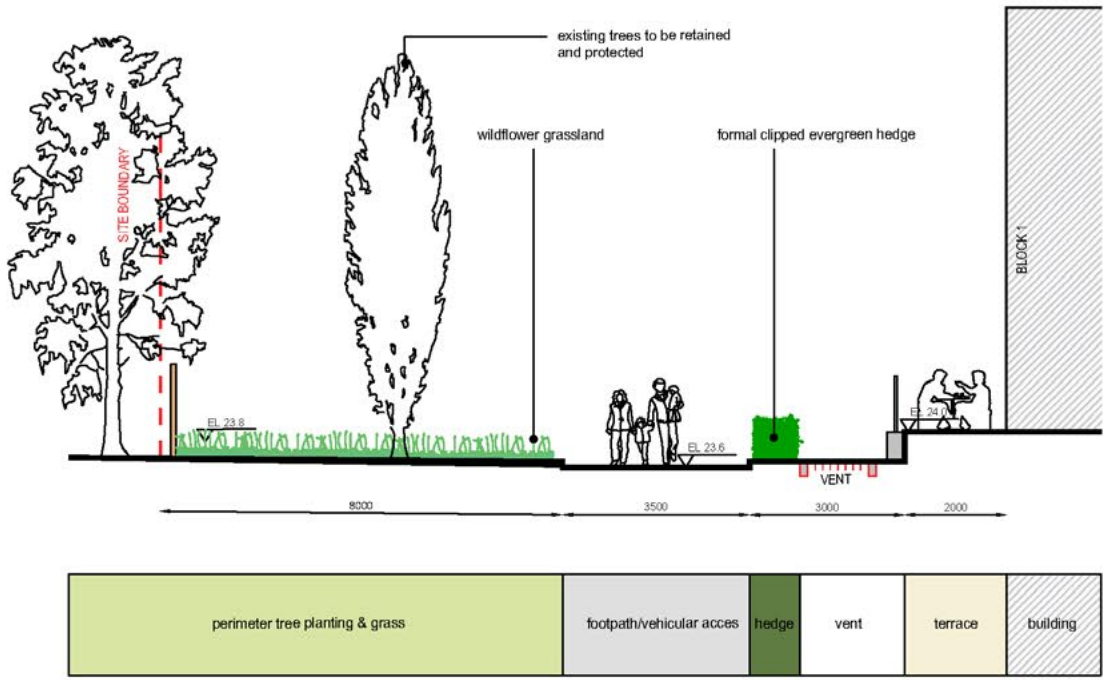
14.1 DETAILED DESIGN

Landscape Strategy

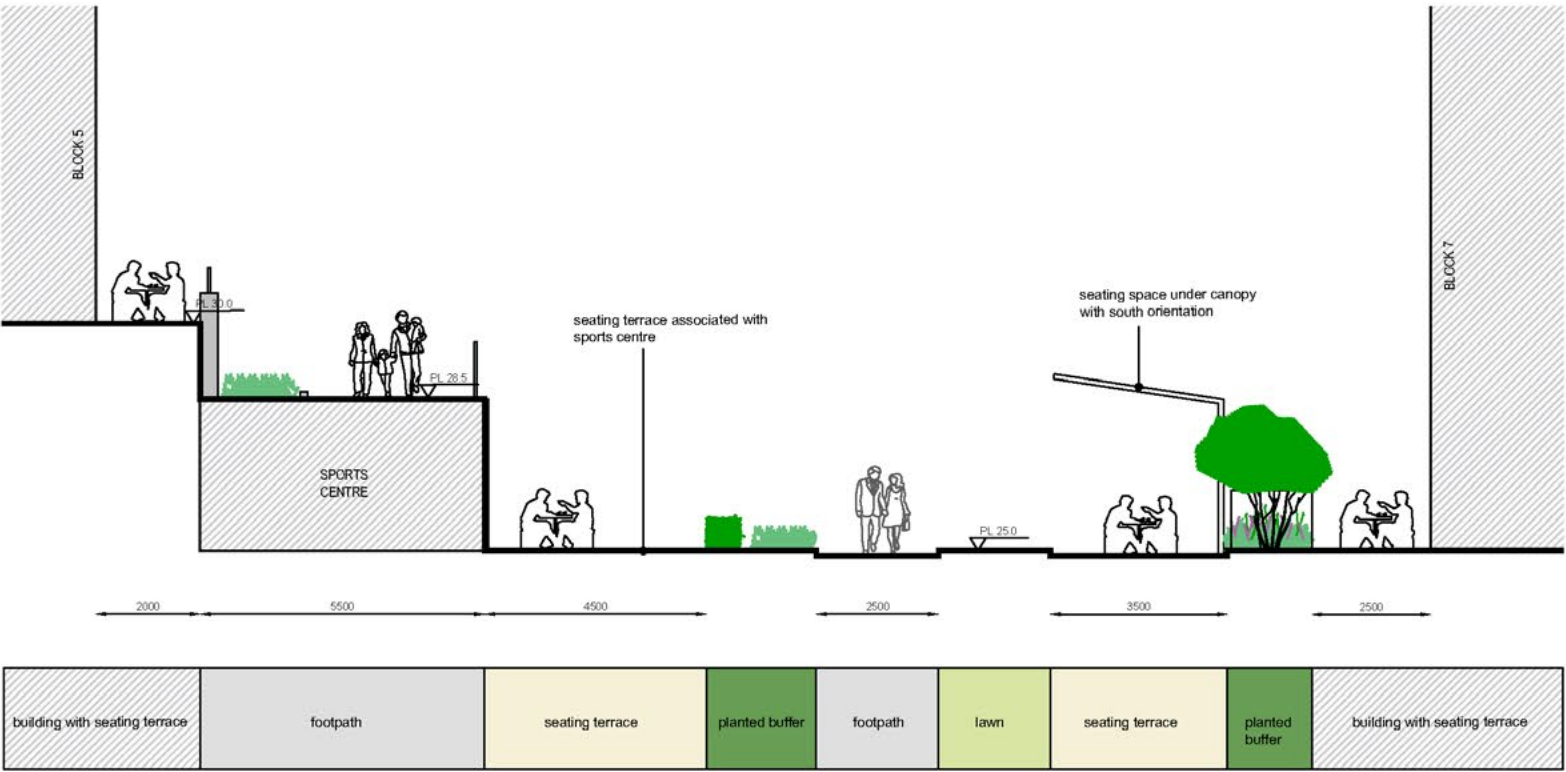
Please refer to the Landscape Design Drawings and Landscape Strategy Report accompanying this application for further information.



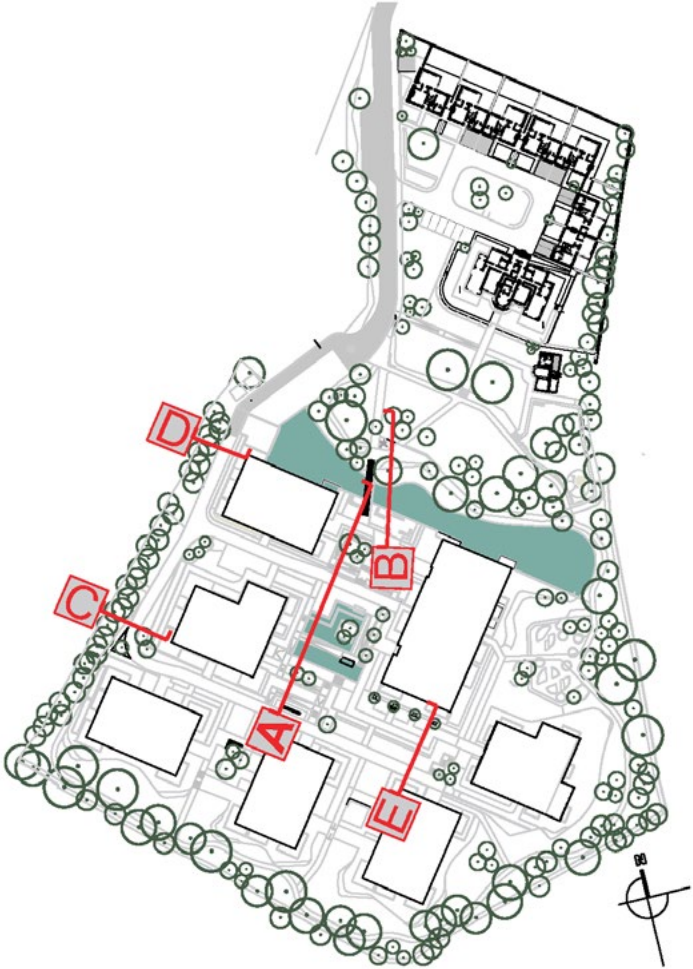
Section C-C | 1:100



Section D-D | 1:100

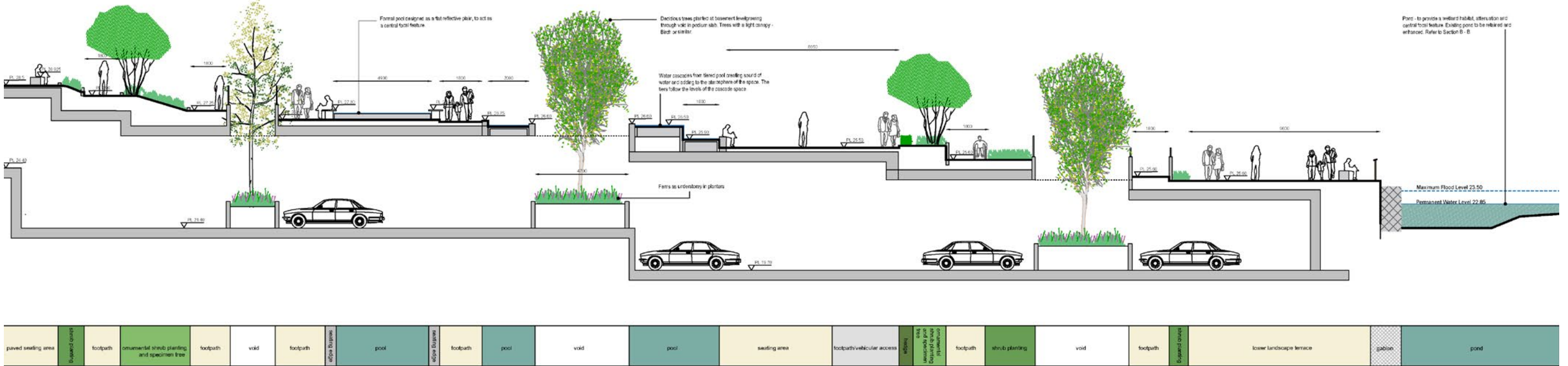


Section E-E | 1:100



14.1

Please refer to the Landscape Design Drawings and Landscape Strategy Report accompanying this application for further information.



Section A-A | 1:100

Coloured Asphalt Surface



Stone paving



Hardwood and steel furniture



Kitchen garden precedent



CONCLUSION

15.1 Conclusion



15.1 CONCLUSION

The proposed development of 221 residential units, crèche, residents clubhouse, associated play area and public open space amenities will create an attractive, new, high quality neighbourhood in Cross Avenue, Blackrock. The proposed scheme is an optimum use of a strategic infill site which has been carefully designed to create a sustainable, well orientated and good quality mix of houses and 1, 2 and 3 bedroom apartments.

The proposed houses to the north of the site offer an appropriate and complementary setting for the protected drawing room and a much improved and respectful site context, reinforcing the significance of the surviving historic fabric and making the former Chesterfield house the main focal point to the development.

The development is designed to respect and enhance the detailed parameters set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022.

The development has been laid out to provide an amenity space that is actively monitored and that can be enjoyed by the residents of the proposed development and the wider community. We respectfully submit the proposed development for the consideration of the Planning and Development Authority.

The proposed scheme is designed to minimise its impact on the existing environment whilst promoting the unique features of the site and contributing to the overall social amenity by creating a new sustainable development.

