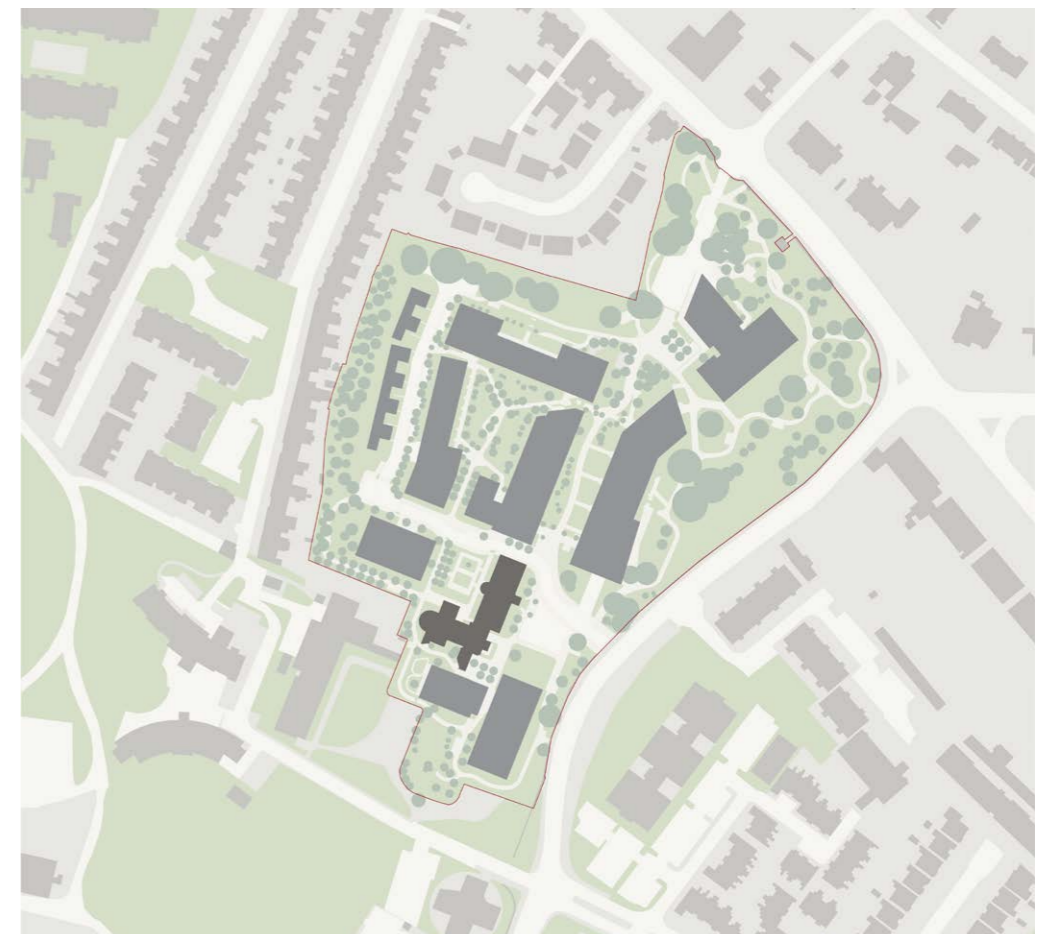

19037C
Milltown Park
December 2025

Sandford Road LRD
Masterplan + Architectural Design
Statement



Sandford Road LRD

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Main: Milltown Park Site Location in Dublin



Introduction

1.1 Executive Summary

O'Mahony Pike Architects were appointed by Sandford Living Limited to carry out architectural design to Planning for the development of an existing underutilised Z12 institutional lands in Dublin 6.

The Sandford Road proposed development at Milltown Park provides a unique opportunity to create a new typology for densification of urban living with a strong sense of place and identity. The proposal will provide Build-to-Sell accommodation in a variety of unit types and sizes. It is considered that this proposal will resolve the existing poorly defined urban character within the site, and provide a template for future development within the wider suburban area, while preserving the need for quality public green space. A key design objective is to integrate a series of open spaces through enhanced permeability and connectivity within the site and also to the adjoining Jesuit Z15 lands to the South.

The site is characterised by a large tree belt running along its Eastern and Northern edge. This provides a high degree of screening and privacy to the site. This natural amenity and its sylvan character has been integrated into the proposed development providing a public 'tree walk' between Milltown Road and Sandford Road.

To the South, it is proposed to retain some of the better quality existing historical buildings. It is proposed to convert the existing Jesuit Chapel and Tabor House into new community/ cultural facilities, with the remaining buildings being removed. The retained buildings will be given a new life and together form an architectural 'set-piece' as the backdrop to the new Milltown Road entrance upon arrival. These buildings along with a new formal forecourt will become the Focal point to the new development, positioned at the 'cross roads' between the new primary North/ South and East/ West links through the development. These buildings and new forecourt will address the new entrance off Milltown Road becoming part of the arrival experience while also knitting them back into the wider urban structure.

The masterplan layout seeks to connect all these elements, new and old into a seamless piece of vibrant place-making. This is achieved through the spatial hierarchy and network of open green spaces providing a high degree of public amenity comprised of the woodland park, courtyards, formal gardens, pocket square and pedestrian avenues which seek to enhance permeability and provide a strong pedestrian focussed green environment at the heart of the development.

Main: Aerial image of development site



Introduction

1.1 Executive Summary - Brief + Use

The clear ambition for the project, is to design a class-leading residential-led mixed-use development; that successfully addresses the need for long term, high-quality sustainable accommodation in Dublin, serving a range of demographic profiles which will also provide dwellings for those seeking to purchase family sized units within the area.

The applicant's vision for the project is to create a scheme, set within an attractive, vibrant, parkland environment that integrates positively with its local setting. The brief was to maintain as many trees as possible to preserve the parkland setting, and to provide a minimum of 25% public open space, which will integrate and enhance the local area for the residents of the development and the wider community. In addition to the provision of high-quality residential accommodation, the brief is to provide exemplary cultural and community facilities within 'The Chapel' and 'Tabor House' retained buildings to encourage an active and integrated community.

Main: Ariel image of proposal

Introduction

1.1 Executive Summary - Project Description

Sandford Living Limited intend to apply for permission for a Large-Scale Residential Development at a c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6, D06 V9K7. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of c. 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300mm diameter pipe along Milltown Road through the junction of Milltown Road / Sandford Road prior to outfalling to the existing drainage network on Eglinton Road (approximately 200 metres from the Sandford Road / Eglinton Road junction), with these works incorporating an area of c. 0.32 hectares. The development site area, road works and drainage works areas will provide a total application site area of c. 4.74 hectares.

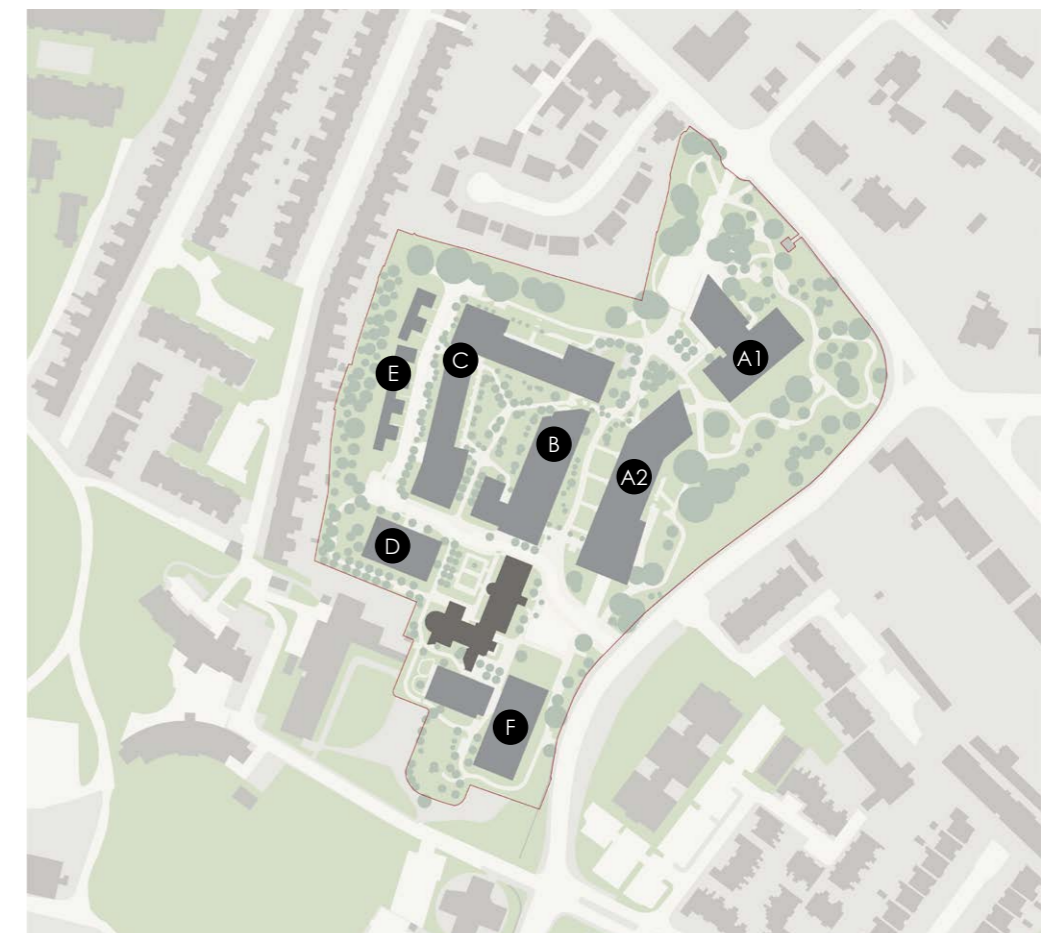
The development will principally consist of: the demolition of c. 4,847.5 sq m of existing structures on site including Milltown Park House (880 sq m), Milltown Park House Rear Extension (2,031 sq m), the Finlay Wing (622 sq m), the Archive (1,240 sq m) and the Link Building between Tabor House and Milltown Park House Rear Extension to the front of the Chapel (74.5 sq m); the refurbishment and reuse of Tabor House (1,575 sq m) and the Chapel (768 sq m) and the provision of a single storey glass entrance lobby to the front and side of the Chapel (52 sq m); and the provision of 562 No. residential units comprising 6 No. three-bed courtyard houses and 556 No. apartment units (70 No. studios, 176 No. one-bed units, 267 No. two-bed units and 43 No. three-bed units).

Block A1 will range in height from 5 No. storeys to 8 No. storeys and will comprise 81 No. apartment units; Block A2 will range in height from 6 No. storeys to 8 No. storeys and will comprise 139 No. apartment units; Block B will range in height from 3 No. to 7 No. storeys and will comprise 74 No. apartment units; Block C will range in height from 4 No. storeys to 7 No. storeys and will comprise 151 No. apartment units; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 30 No. apartment units; Block E will be 2 No. storeys in height and will comprise 6 No. courtyard type houses; and Block F will range in height from 5 No. storeys to 7 No. storeys and will comprise 81 No. apartment units.

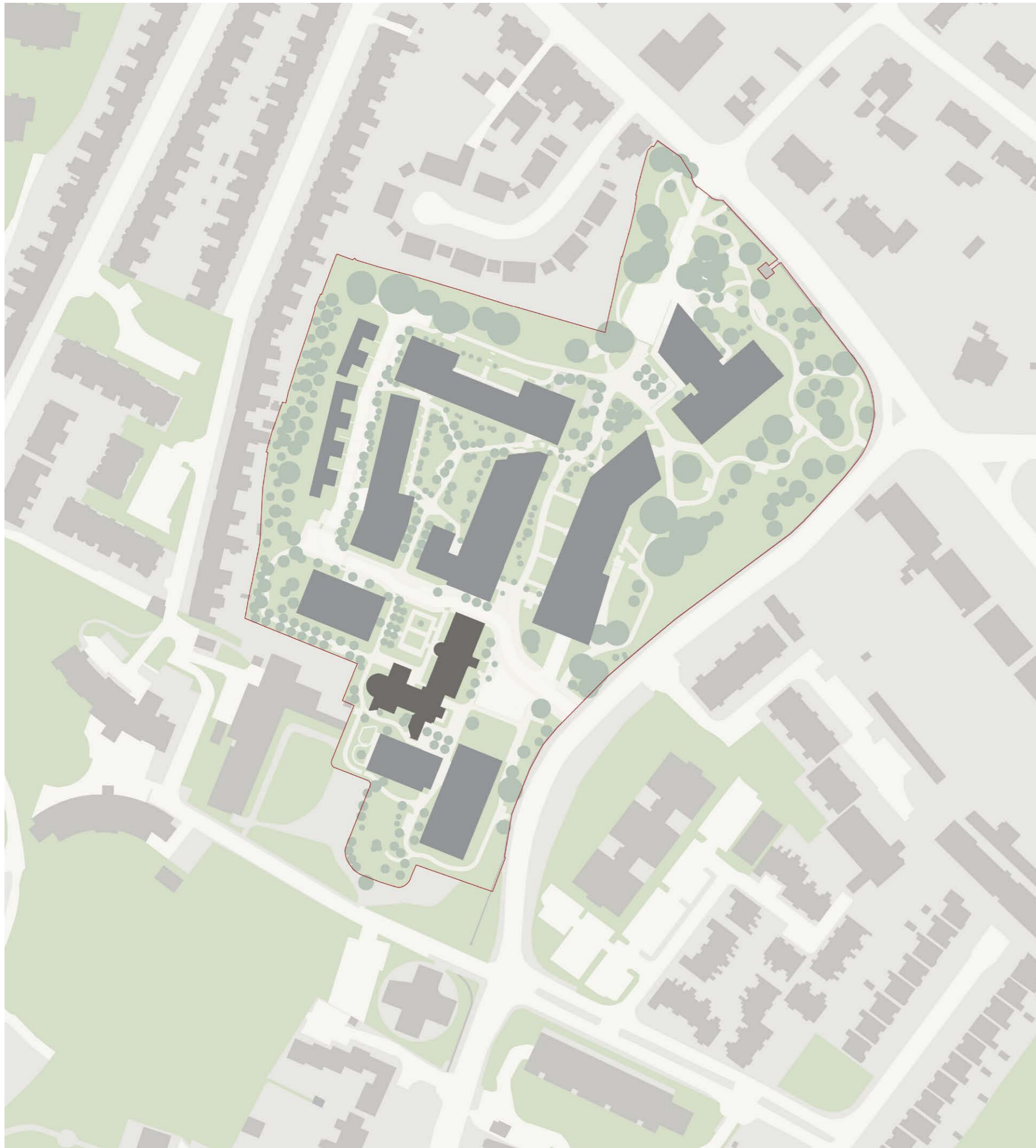
The development also includes the provision of: cultural/community space within Tabor House (4 No. storeys including lower ground floor level) and the Chapel (2 No. storeys including lower ground floor level and mezzanine level) (1,698 sq m) with associated outdoor space (248 sq m); a café/restaurant (179 sq m) and a creche (375 sq m) within Block F with associated outdoor creche play area; ancillary residents' amenities and facilities (324 sq m) within Blocks B & C; and a single storey bin store and substation adjacent to Block F (101 sq m).

The development also provides a new access from Milltown Road (which will be the principal vehicular entrance to the site) in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian/bicycle connections through the site; 319 No. car parking spaces (288 No. at basement level and 31 No. at surface level); set down area for deliveries; bicycle parking; 22 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; hard and soft landscaping including public open space and communal open space; green/blue roofs; PV panels; substations; lighting; plant; lift cores and overruns; and all other associated site works above and below ground.

The proposed development has a gross floor space of c.50,196 sq m above ground level over a partial basement (under part of Blocks A1 and A2 and under Blocks B and C) measuring c. 10,550 sq m, which includes parking spaces, bin storage, bike storage and plant.



Main: Block Arrangement



Introduction

1.1 Development Summary - Current LRD Application

Development Summary	(No)	%
Wider Site Area	4.74 Ha	
Developable Site Area:	4.26 Ha	
Density:	140/Ha	
Site Coverage:	20.65%	
Universal Design:	139	25%
Part V:	56 Units	10%
Dual Aspect:	281	51%
Car Spaces:	319	
Bicycle Spaces:	1343	

Unit Mix	Units (No)	%
Studio	70	12%
1 Bed Apartment	176	31%
2 Bed Apartment	267	48%
3 Bed Apartment	43	8%
3 Bed House	6	1%
Total	562	

Non Residential		
Total Culture/ Community:	1,946 sqm	5.1%
Amenities:	324 sqm	
Childcare Facility	375sqm	(75 Childcare Places)
Cafe/restaurant	179 sqm	

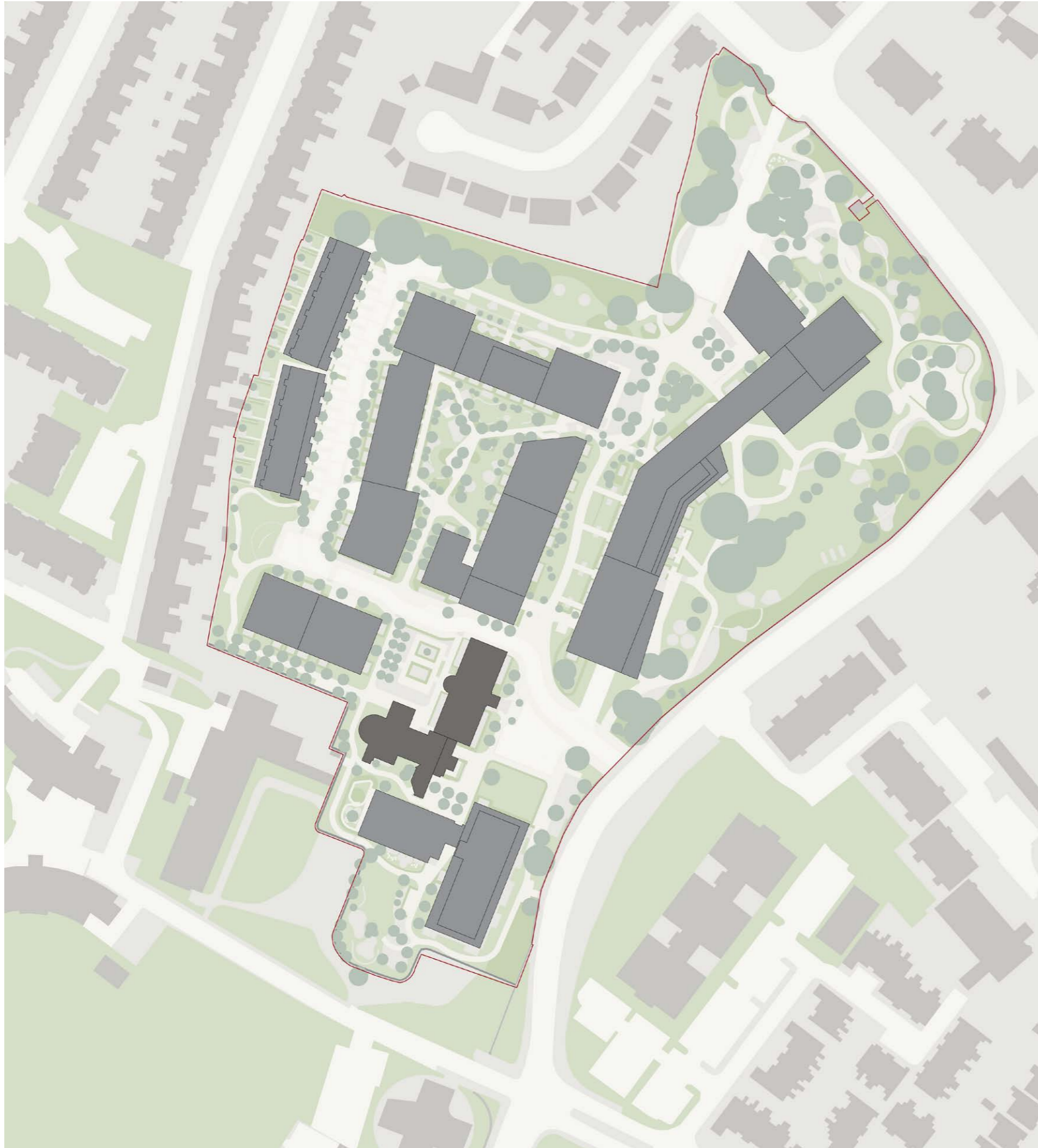
Open Space Provisions		
Public Open Space	15,023 sqm	35.3%
Communal Open Space	4,423 sqm	
Culture/Community Space	248 sqm	
Total	19,694 sqm	



Main: Block Arrangement with Heights
Above: Aerial View

Introduction

1.1 Development Summary - LRD Application 1 - LH29s.317921 (ABP ref.) (Granted 19th Dec 2023 currently under JR)



Development Summary	(No)	%
Wider Site Area	4.74 Ha	
Developable Site Area:	4.26 Ha	
Density:	149.3/Ha	
Site Coverage:	22.7%	
Universal Design:	164	
Part V:	64 Units	10%
Dual Aspect:	329	52%
Car Spaces:	337	
Bicycle Spaces:	1397	(1336 required)

Unit Mix	Units (No)	%
Studio	87	14%
1 Bed Apartment	227	36%
2 Bed Apartment	296	47%
3 Bed Apartment	26	4%
Total	636	

Non Residential		
Total Culture/ Community:	2,189 sqm	5.3%
Amenities:	234.7 sqm	
Childcare Facility	380 sqm	(76 Childcare Places)

Open Space Provisions		
Public Open Space	14,809 sqm	34.8%
Communal Open Space	5,393 sqm	(3,729m2 required)
Culture/Community Space	270 sqm	
Total	20,663 sqm	



Main: Block Arrangement with Heights
Above: Aerial View



Introduction

1.1 Development Summary - Baseline SHD Application (Granted 23rd Dec 2021 but Quashed.)

Remitted back to An Coimisiún Pleanála. Ref. No: TA29S.322160)

Development Summary	(No)	%
Wider Site Area	4.74 Ha	
Developable Site Area:	4.26 Ha	
Density:	157.5/Ha	
Site Coverage:	23.4%	
Part V:	67 Units	10%
Dual Aspect:	343	51%
Car Spaces:	344	
Bicycle Spaces:	1361	

Unit Mix	Units (No)	%
Studio	99	15%
1 Bed Apartment	271	40%
2 Bed Apartment	274	41%
3 Bed Apartment	27	4%

Total Residential Units 671 (667 Granted)

Amenities + Facilities		
Tenant Amenity Ratio:	1,248.8 sqm	1.86 sqm
Childcare Facility (80 Childcare Places)	400 sqm	

Open Space Provisions		
Public Open Space	14,848 sqm	34.9%
Communal Open Space	5,875 sqm	
Total	20,723 sqm	



Main: Block Arrangement with Heights
Above: Aerial View



Main: Block Arrangement

Introduction

1.1 Development Summary - Overview of Changes Between SHD to current LRD Planning Application

Overview of Changes

- 1 **Removal of 4 units in Block E by Condition to the SHD**
This allowed for additional landscape to the south of Block E.
- 2 **Block E Change to courtyard houses in place of Duplex units**
This allowed us to retain treeline to Cherryfield avenue and enhance a biodiverse area through those trees completing a loop around the site.
- 3 **5% Community + Culture Use with added mix uses**
Tabor House and Chapel buildings fully converted to Culture/Community uses,
- 4 **Addition of mix use Commercial elements**
A cafe/restaurant has been added in Block F fronting onto the forecourt.
- 5 **Reduction in Height for Blocks A1 & C**
To reduce impact on neighbouring houses in Norwood drive and Cherryfield Avenue
- 6 **Reduction in footprint for Block D**
To reduce impact on neighbouring houses in Cherryfield Avenue
- 7 **Development Changed to Build to Sell Scheme**
A total overall reduction from 667 at SHD to 562 number of units.
- 8 **Units sizes**
As part of the safe guarding standards the granted scheme already maintained 50% of units being +10% min areas.
- 9 **Units Per Core**
Change to Build to Sell as required by new Development plan. (Max 12 units per core)
- 10 **Unit mix**
Under the new development plan a BTS scheme unit mix requires max of 50% of studio + 1 bed units as per the apartment guidelines.
- 11 **Balconies to all Units**
Additional balconies have been added to all studios of granted scheme which were not provided as part of the SHD application.
- 12 **Community Safety Strategy**
Sets out the features integrated into the design which ensure a high level of safety and security is maintain and avoid anti-social behaviour.
- 13 **Universal Design Statement**
This section sets out the developments compliance with Universal Design Guidelines.

Introduction

1.1 Development Summary

Total site 4.74 Ha
Developable Site Area 4.26 Ha

- ① Eglinton Road 0.32 Ha
- ② Sandford Road 0.08 Ha
- ③ Milltown Road 0.08 Ha



Sandford Road LRD

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Site Analysis

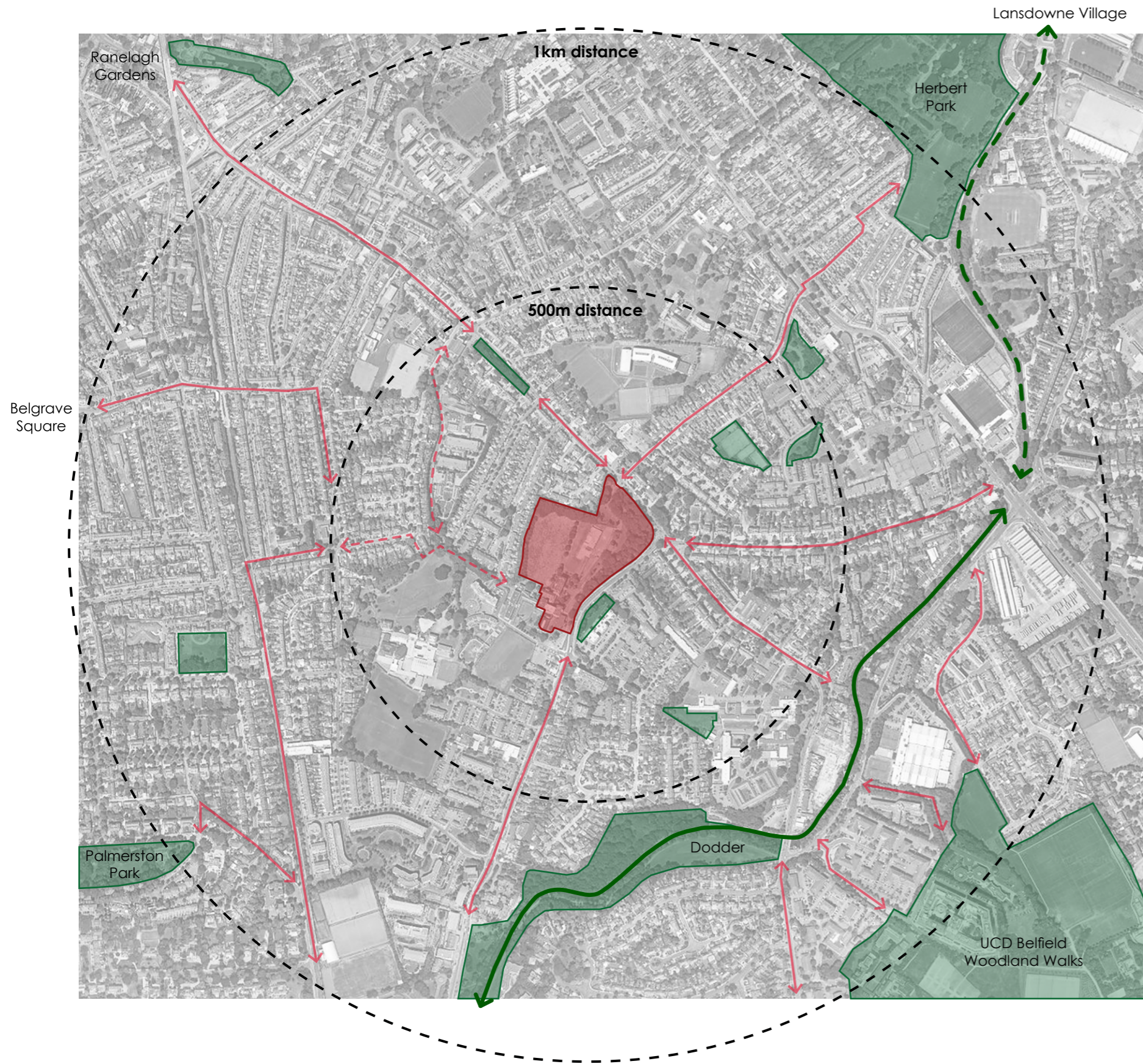
2.1 Strategic Site Location - Local Amenities

The subject site enjoys a location of strategic importance in the future development of Dublin 6. The Sandford Road site is central and accessible as it borders the junction between two major transport arteries, Clonskeagh to Ranelagh and Milltown to Donnybrook.

The site location also benefits from a number of local amenities and transportation links that make it an ideal location for residential use. Dodder Greenway to the South and Herbert Park to the North provide amenity and expansive open space. Several schools are located within walking distance of the site, as well as Ranelagh village to the North West and Milltown to the South. Numerous transportation connections also exist with the LUAS tram line and multiple bus routes all within walking distance. There are also further cycle lanes being developed.

Key

- ① Ranelagh LUAS Station
- ② Beechwood LUAS Station
- ③ Cowper LUAS Station
- ④ Dodder Greenway Route
- ⑤ Royal Hospital Donnybrook
- ⑥ Sandford Park School
- ⑦ Muckross Park College
- ⑧ Gonzaga College
- ⑨ Clonskeagh Hospital
- N11 Quality Bus Corridor
- LUAS Green Line
- Dodder Greenway route



Site Analysis

2.1 Strategic Site Location - Open Spaces

The clear aim of the proposal is to provide new contribution to housing supply which is a fundamental objective of the Dublin City Development Plan (2022-2028).

The Development plan outlines Policies and Objectives under Chapter 10.5.4 - Parks and Open Spaces:

'GI27: To seek the provision of additional public open spaces in areas of deficiency as identified in the Dublin City Council Parks Strategy 2019 (and any future update) and the forthcoming public open space audit for the city centre by: a) securing open space as part of new development / the redevelopment of brownfield lands; b) the upgrading of existing Flagship Parks and Community Grade 1 & 2 Parks to better serve their communities; c) investigating opportunities for access to local schools and colleges; and, d) the development of pocket parks/parklets.'

The proposed Sandford Road scheme sits within the South East City Council and administrative area, and within the Dublin City Parks Strategy 2019-2022 at a local level it is identified that there is a deficit in parks area with a park provision of 11.76sqm per person, which falls below the city average of 36sqm per person. In addition to this, the provisions of parks within close proximity are considered of poor quality due to under use, poor levels of maintenance and unresolved connectivity to their surroundings. The Dublin City Park Strategy document highlights a unique opportunity which the development seeks to utilise: *'The South East area has in fact a lot of open space but this is in private or institutional use and may or may not be freely accessible.'*

In line with Dublin City's Objective 10.5.1 Green Infrastructure, the application addresses the neighbourhood park provision deficit by providing a route through the sites existing mature woodland tree belt via two proposed pedestrian and cycle access points along the perimeter stone and render wall. This new public route through the site, which will be open to the public for the first time, integrates the sites green space into the surrounding green infrastructure with: the Dodder Greenway to the East; the UCD Woodland walks to the South; Herbert Park to the North; and a potential future route via Sandford Close to Ranelagh and West Dublin.

Key

- Existing public green space
- Dodder Greenway route
- Future Dodder Greenway route
- Indicative Green Infrastructure routes
- Potential Green Infrastructure routes Via Sandford Close

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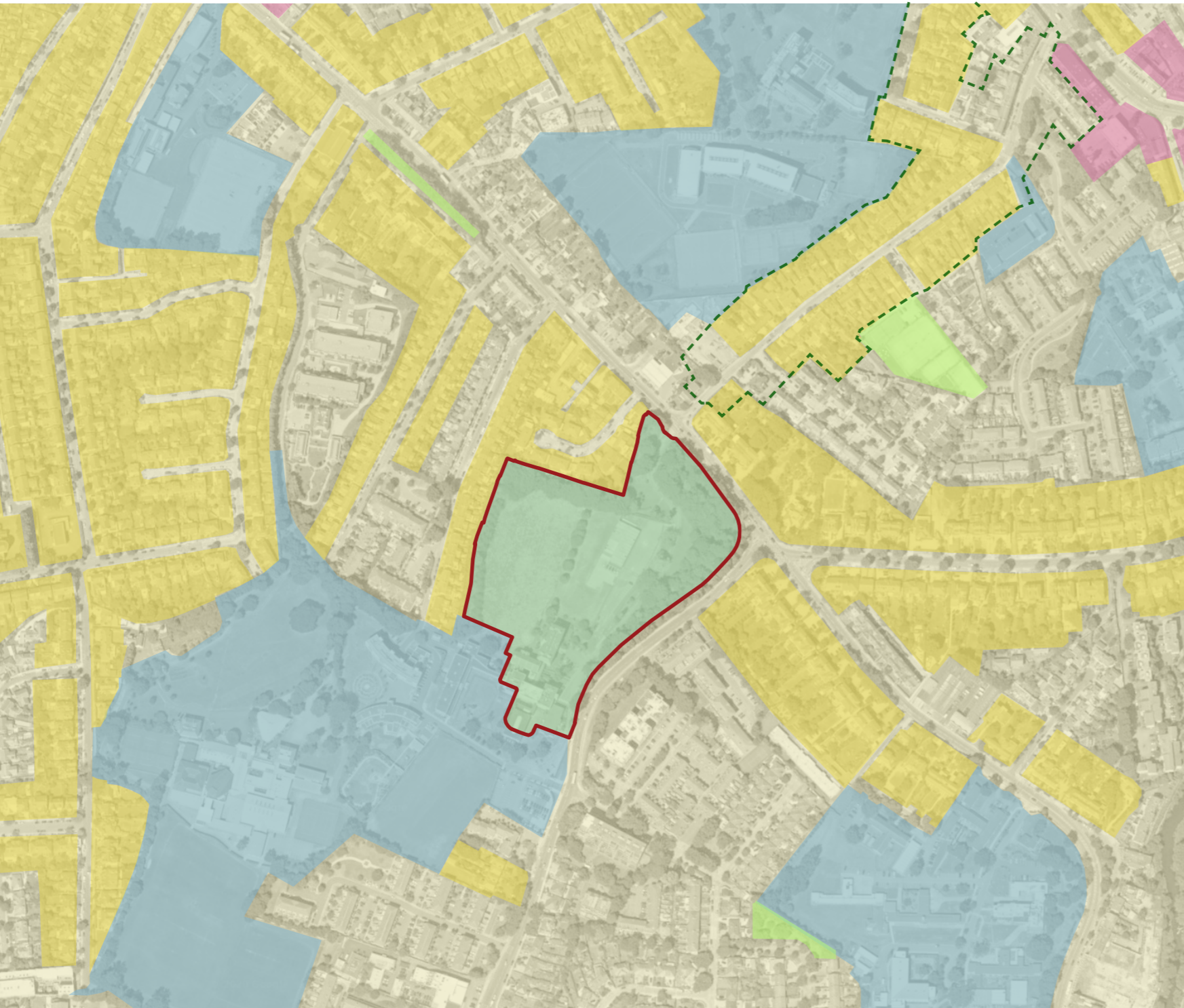
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Site Analysis

2.2 Surrounding Site Context

The Context immediately surrounding the Sandford Road site is predominantly semi-detached and detached houses, with some terraced houses to the West and higher density taller apartment blocks to the South East along Milltown Road. The areas surrounding the site are zoned as residential, conservation, community and social infrastructure.

The site is located at the junction between Ranelagh, Donnybrook, Milltown and Clonskeagh, which creates a need for a design which mediates between these distinct urban conditions.

The site is located in proximity to Belmont Avenue/Mount Eden Road Architectural Conservation Area(ACA) to the north of the subject site. The sensitive status of the ACA has been duly considered as part of the design process of the subject scheme having regard to the following:

The natural set back provided between the site and the ACA due to the position of Sandford Road which runs between the northern boundary of the site and the southern boundary of the ACA;

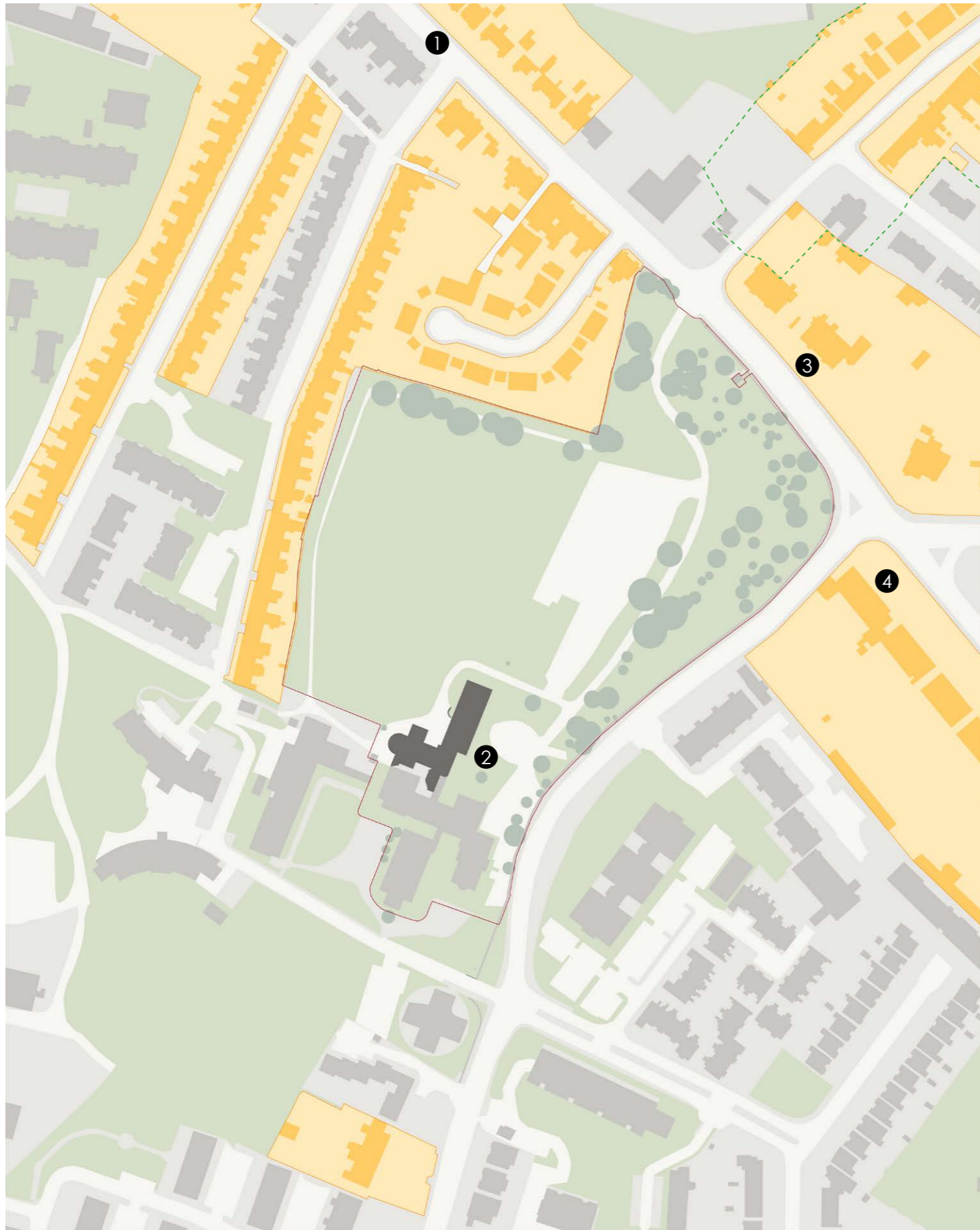
The position of built forms within the site which are set back from the northern boundary with Sandford Road; and the Eastern boundary with Milltown Road.

The mediation in scale and stepping down of building height towards the more sensitive edges.

The provision of public open space along this northern boundary naturally ensures that the building forms are set back from the ACA.

Use Zoning Objectives

- Z1 - Residential Amenities
- Z2 - Residential Conservation Area
- Z4 - Mixed-services facilities
- Z9 - Amenity / Open Space Lands / Green Network
- Z12 - Institutional Land (Future Development Potential)
- Z15 - Community and Social Infrastructure
- Architectural conservation area



Site Analysis

2.3 Conservation and Heritage Assets

The Sandford Road site is abutted by three Z2 Residential Conservation Areas, along the West boundary edge and adjacent to the North entrance and the East corner of the site.

There are several protected structures within these Z2 Residential Conservation Areas including 1-12 St. James Terrace and 132-138 Sandford Road.

Tabor House & Chapel, although not protected structures nor on the NIAH, are prominent and positive historical landmark within the Z12 area which the proposal seeks to retain.

Use Zoning Objectives

- Z2 - Residential Conservation Area
- Architectural conservation area



① 67 Sandford Road



② Tabor House



③ 136 Sandford Road



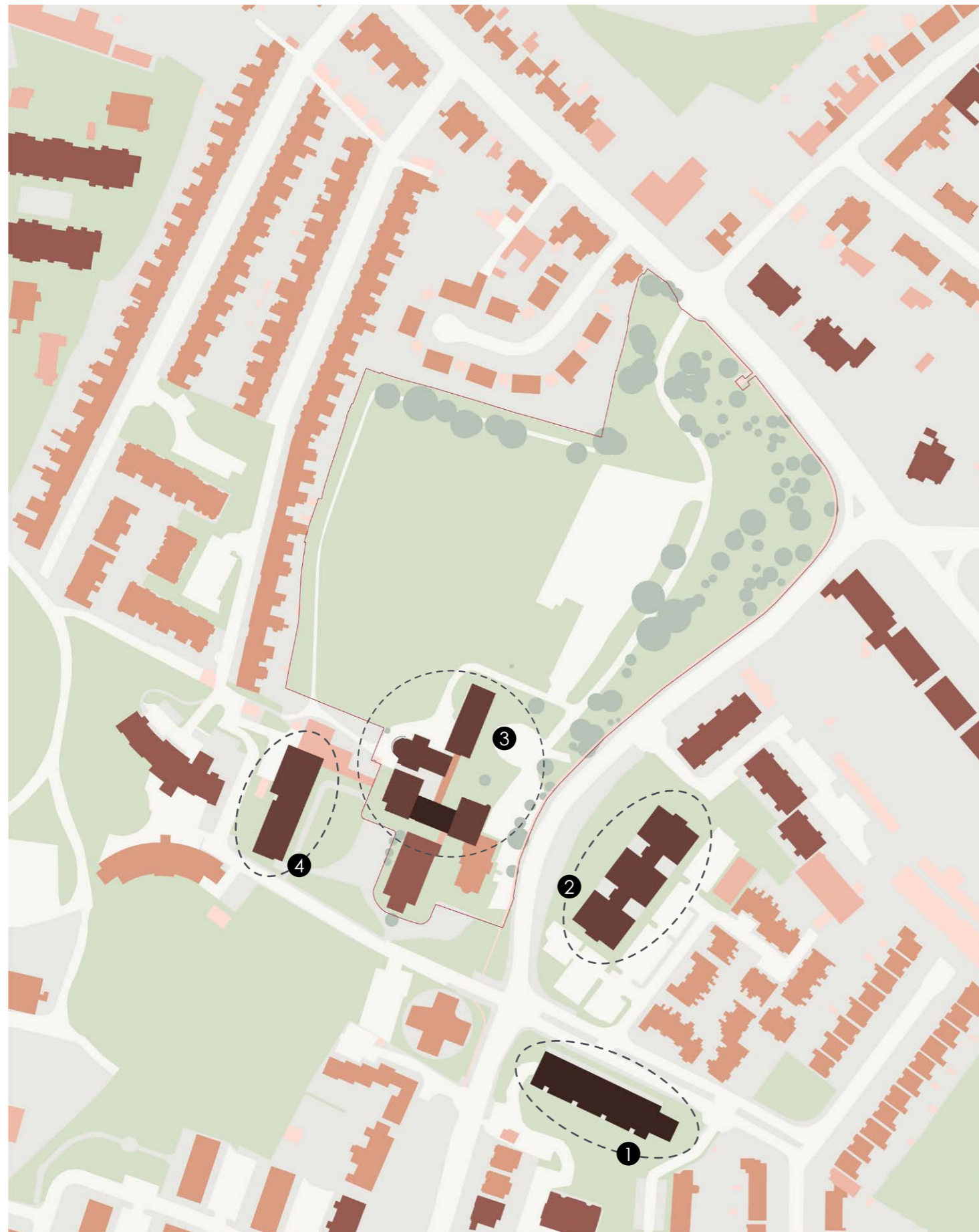
④ 2 St. James Terrace

Site Analysis

2.4 Building Heights

The adjacent study demonstrates the variation in building heights that exist across the site and its vicinity, in particular building height and footprint increases towards the South of the site and along Milltown Road to the East as noted by Cedar Hall and Grove House.

Height is presented in metres in the adjacent diagram rather than storeys to take account of the different floor-to ceiling heights. To the North and West there are mainly 2 storey houses neighbouring the site. However to the South and South East there is a context set of 3 - 5 storey developments, see photos below.



Building Heights



① Grove House



② Cedar Hall



③ Tabor House



④ Milltown Jesuit Centre

Site Analysis

2.5 Transport Network + Residential Activity

The East edge of the Sandford Road site lies along the primary bus, vehicular and pedestrian route from Milltown to Ranelagh and Donnybrook.






As the site is central and accessible it benefits from excellent transport links as it is located 1km from the Beechwood LUAS station, which is a 13 minute walk, and the 'Triangle', the centre of Ranelagh village, is connected to the site by Sandford Road which also offers a LUAS station, bus routes and a cycle route.

Residential traffic is contained largely within Sandford and Milltown Roads adjoining the Sandford Road site. Due to the high concentration of employment activities within Inner City Dublin, Sandford Road is a busy pedestrian route. Along the West edge of Sandford Road, residents from Norwood Park, Cherryfield and Hollybank Avenue enjoy a cul-de-sac condition, which provides a degree of privacy and creates a quiet end of road condition.

A consideration of the wider transport network illustrates the ease of multiple connections and a wide array of travel directions to and from the site.



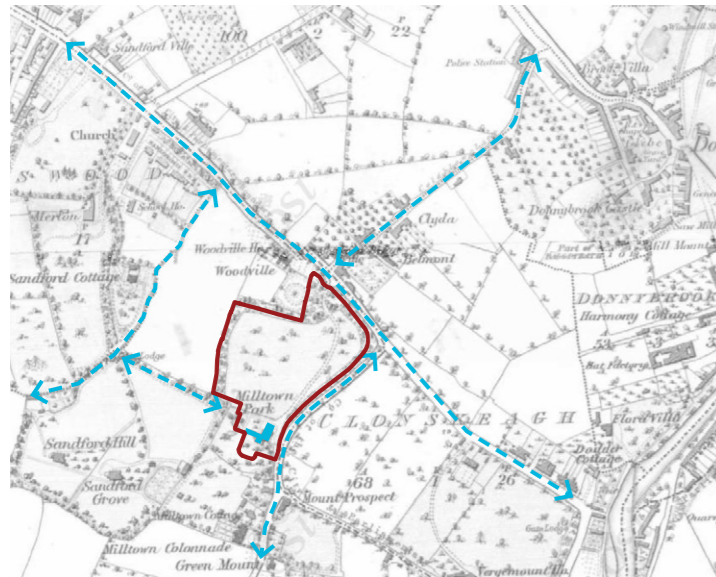
Transport Network

-  Main Road
-  Activity Node
-  Bus Route
-  Residential Route
-  Bus Stop

Site Analysis

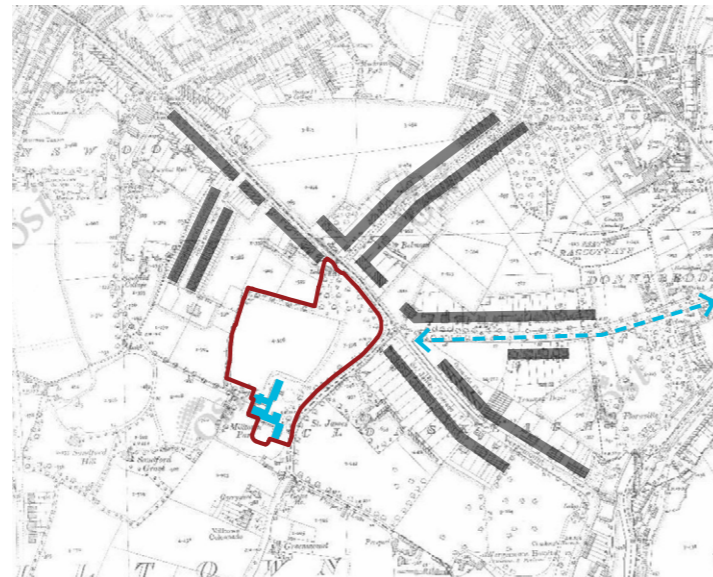
2.6 Historic Development - Sandford Road Site

Through an analysis of the history and urban morphology of the immediate surrounding context to the site, it is possible to understand the development of the surrounding area and the emergence of larger buildings contributing to an increased densification of this part of Ranelagh + Milltown neighbourhoods.



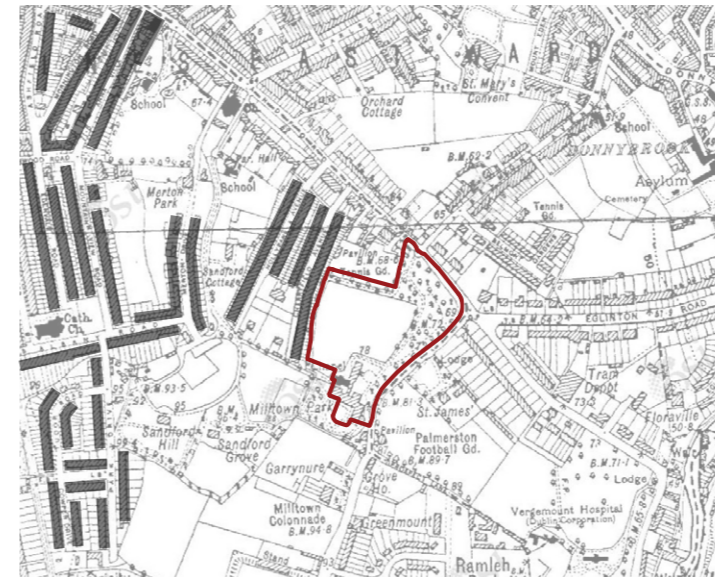
1837

- Georgian House built
- Main access points established
- Site surrounded by fields
- Surroundings buildings mainly within own grounds



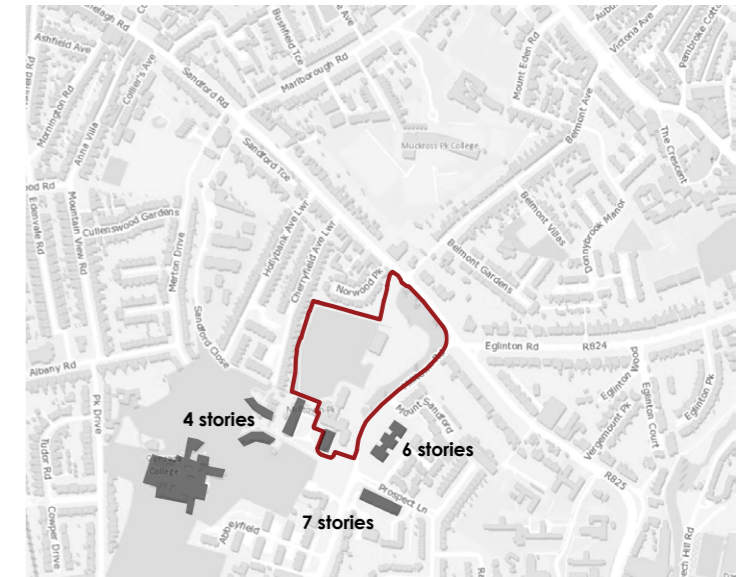
1888 - 1913

- Jesuits buy site and extend buildings
- Suburban grain
- Eglinton Rd built to connect site with Donnybrook
- First signs of suburban grain



1940c

- Suburban grain expands to the west which define the edge of the Sandford Road site



2020

- New scale of development surrounds site
- Campus style development to the south + west
- Apartment blocks to east. (6-7 storeys)



① Bridge over the Dodder, Milltown



② Tabor House



③ Junction at Chelmsford Road

Site Analysis

2.7 Site Opportunities - Photographic Study

Observations from the site help crystallise an understanding of the constraints and opportunities of a site for development. This series of annotated photographs highlight some of these observations. With each visit a deeper understanding of the site and its locale becomes apparent.

Repeated Victorian houses in a variety of colours

The boundary tree belt



1 View looking West along St James Terrace

Blank stone wall adjacent

The site is enclosed by a belt of mature trees



2 View looking South along Milltown Road

Render wall continuing along boundary

Victorian red brick house on Eglinton road visible

Brick head detail on stone wall



3 View looking North along Milltown Road

Boundary wall screens the site from Milltown road

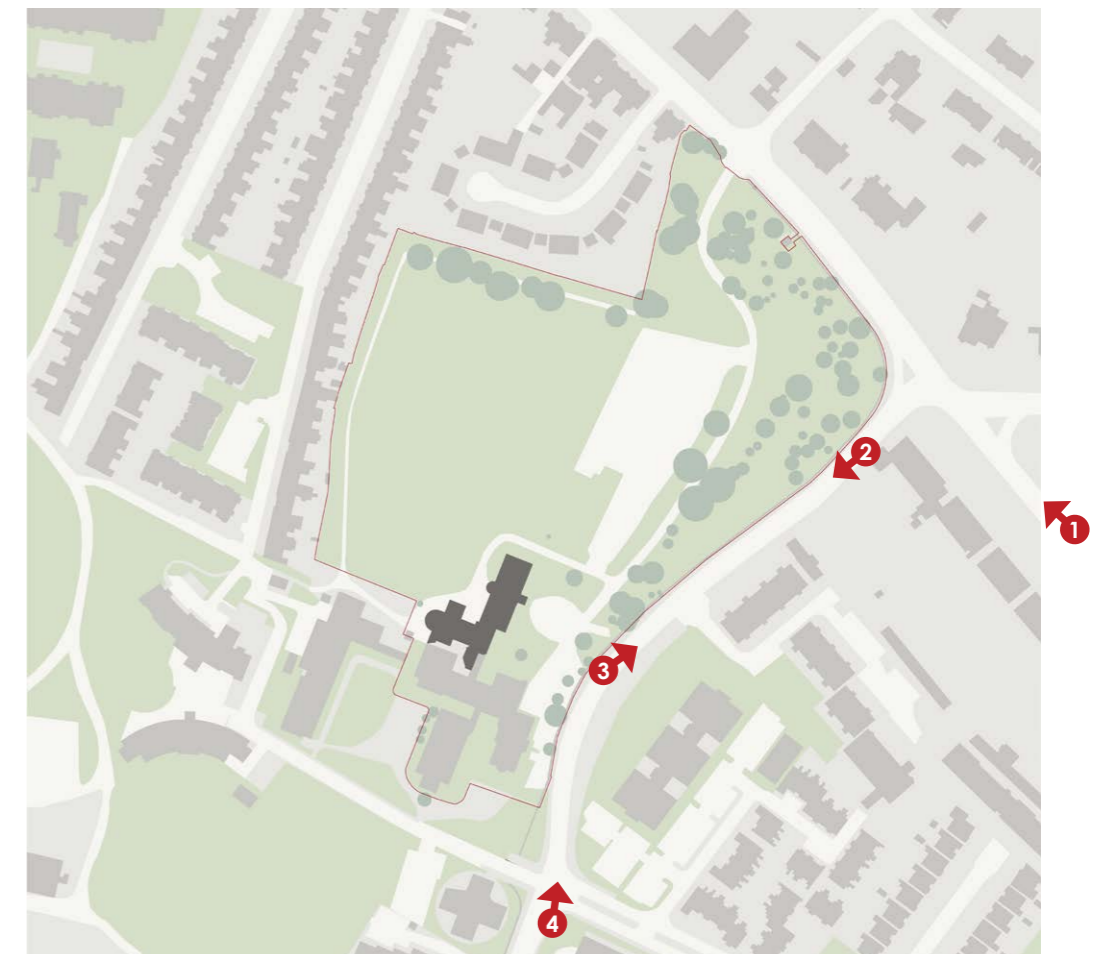
Unplanned cluster of structures are homogenised by rendered façades

Cedar Hall



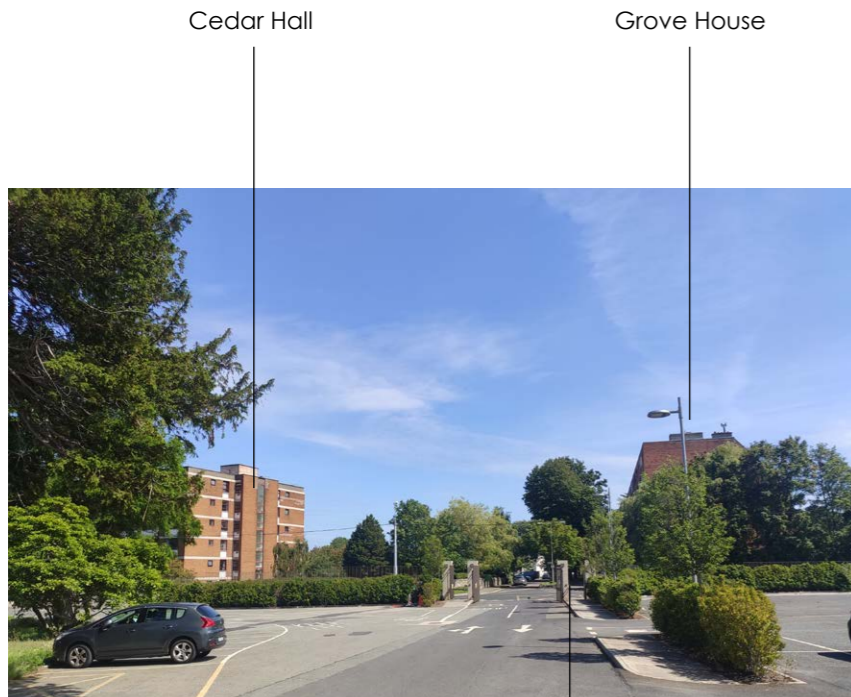
4 View looking North along Milltown Road

Metal railing



Site Analysis

2.7 Site Opportunities - Photographic Study



5 View East from inside Milltown Park

Cedar Hall

Grove House

Modern metal railing and stone gate



6 View looking East along Sandford Road

Strong pitch lines of projecting bays

Street is defined by strong urban grain

Rear of brick terrace finished in render

Painted facade right up to boundary strengthening the urban grain



7 View looking South along Belmont Avenue

Imposing boundary wall

Decorative cast iron gates

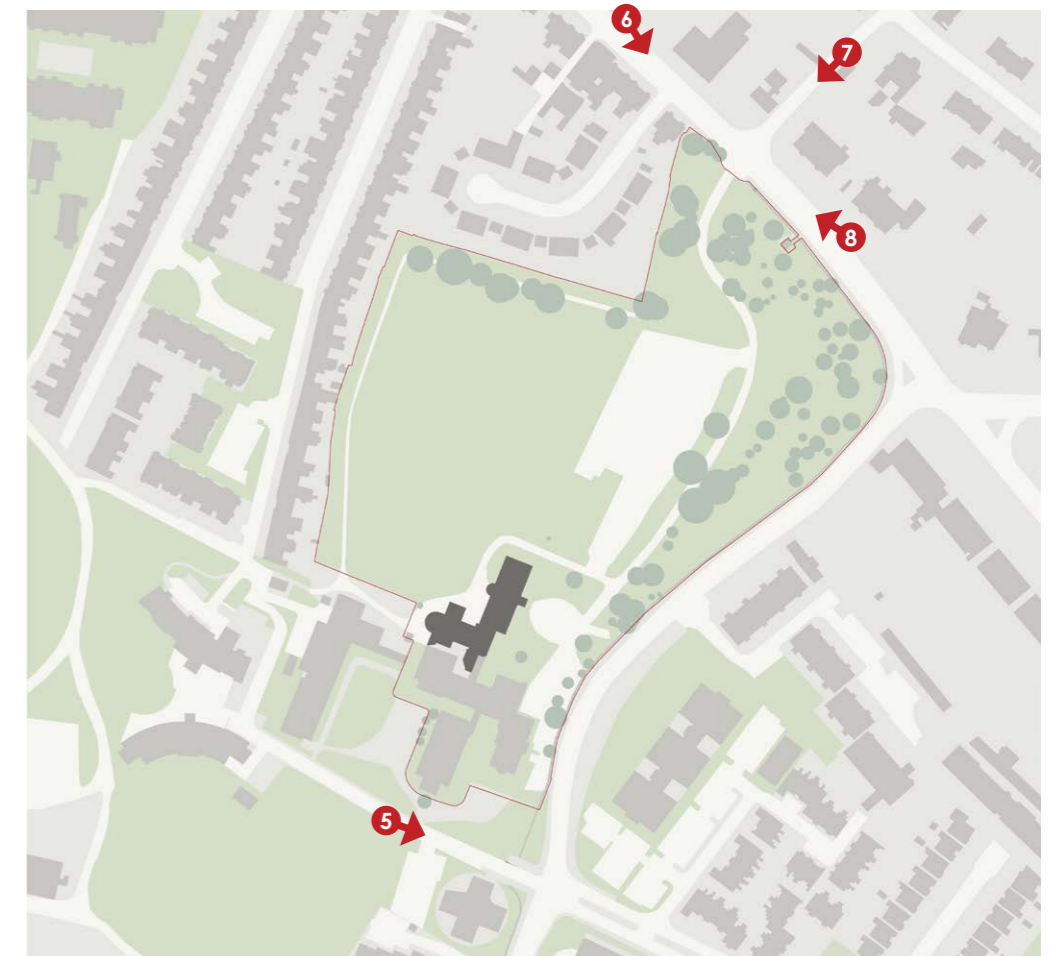
The site is enclosed by a belt of mature trees

Urban grain begins to become denser as you move north towards the city



8 View looking West along Sandford Road

Entrance to site is set back from the road



Site Analysis

2.7 Site Opportunities

The wider context presents a variety of architectural styles, from more traditional, large red brick dwellings to more recent interventions characterised by larger footprint apartment developments along Milltown Road to the South East. Also, observing the immediate context one notices a significant variation of architectural styles and materials. There is an opportunity to provide a development which references the local context and incorporate some of the local materials while also defining its own character and identity.

There is potential to utilise Tabor House as an attractive architectural object building within the new development by providing a new entrance off Milltown Road while also formalising a new forecourt upon arrival and a formal garden to the rear.

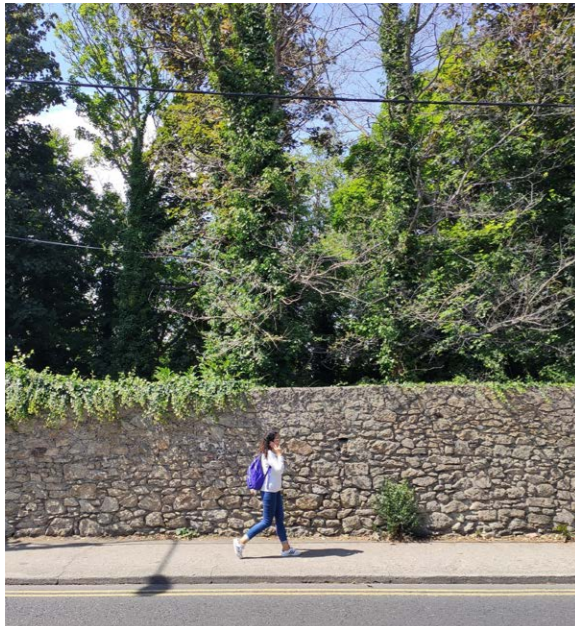
The tree line to the Eastern boundary is a great asset to the site which we have fully integrated within our development from the outset by creating a new public park along this edge.

The existing historic boundary wall forms a strong edge to Milltown and Sandford road. This is retained as part of the character of the site and locality with some minor proposed opening up of areas to allow views into and out of the site in order to enhance the sites connectivity with its wider context.

Currently, there are limited pedestrian access points into the site and there is an opportunity to significantly enhance pedestrian and cycle connectivity and movement through the proposed development. Not only will the site be available to the public for the first time, this would significantly improve permeability in the area.



1 Interior view North of Tree Belt



2 Perimeter Stone + Render Wall



3 Green Space Behind Tabor House and Chapel



4 Tree Belt + Perimeter Stone Wall from Milltown Road



5 Pocket Green Space within Jesuit Complex

Site Analysis

2.7 Site Opportunities

The Sandford Road site is insular in character, with a high perimeter stone and render wall enclosing a mature tree belt to the North and East, the site has become isolated from the surrounding context. The green space is located behind the perimeter wall is away from the main use and thoroughfare of the surrounding context meaning it is underused, unoccupied but holds potential as a public space.

Within the existing tree belt there are some mature trees that are of higher quality than others. The mature Blue Cyprus tree is of particular interest and will play a key role in the design proposal.

When reviewing the quality of the existing buildings on the Sandford Road site, Tabor House and the adjacent Chapel have architectural merit and will be retained to form a new architectural 'set-piece'. The legibility of this composition which will be enhanced by the removal of the other, more cluttered assembly of buildings to the South.

There is an opportunity to utilise the open plan of the Chapel and re-purpose this as an attractive culture/ community space for tenants and local residents within the new development, while retaining its key historical features and character.



1 Mature Blue Cyprus Tree



2 Front Elevation of Tabor House



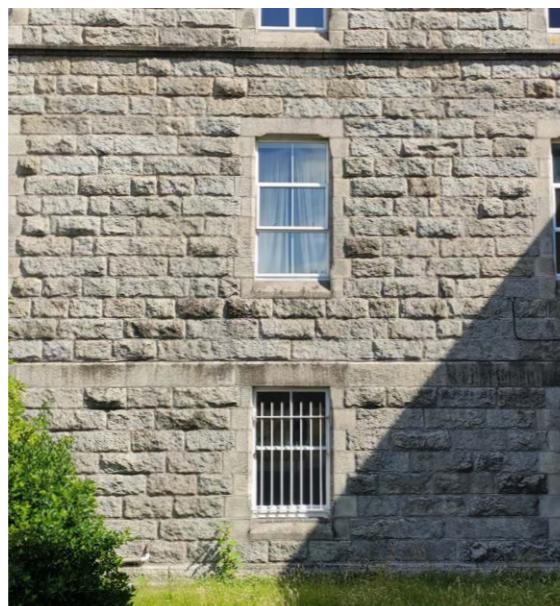
3 View South of Tabor House from Entrance



4 Rear Elevation of Tabor House



5 Link building with Chapel Behind



6 Tabor House Granite Stone Facade



7 Chapel Interior