

Sandford Road LRD

Contents

1.00 Introduction

- 1.1 Executive Summary
-

2.00 Site Analysis

- 2.1 Strategic Site Location
 - 2.2 Surrounding Site Context
 - 2.3 Conservation and Heritage Assets
 - 2.4 Building Heights
 - 2.5 Transport Network and Residential Activity
 - 2.6 Historic Development
 - 2.7 Site Opportunities
-

3.00 Masterplanning

- 3.1 Existing Site Assets + Features
 - 3.2 Z12 lands
 - 3.3 Masterplanning Framework
 - 3.4 Design Principles
 - 3.5 Height Strategy
-

4.00 Design Proposals

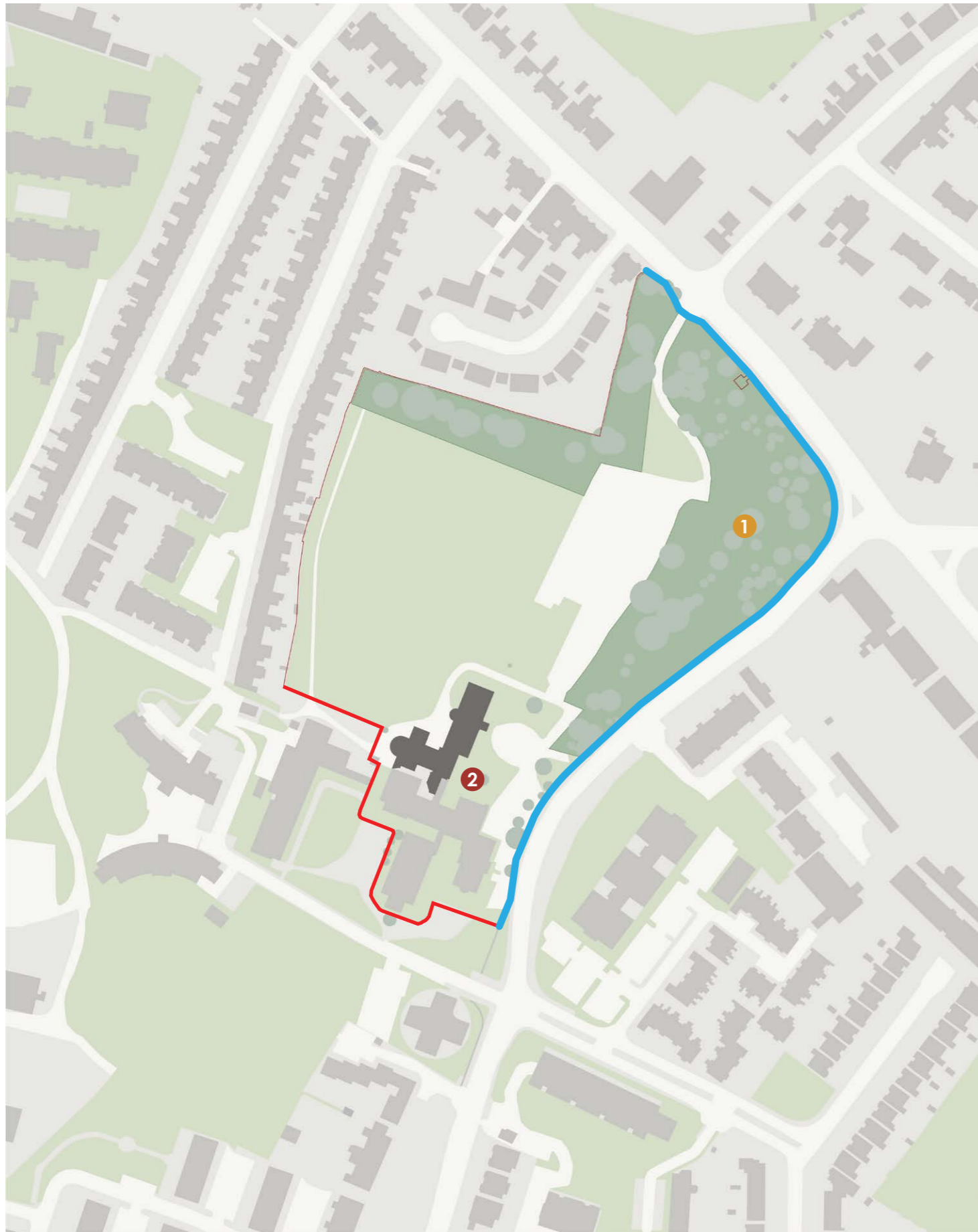
- 4.1 City as a Collage
 - 4.2 Massing Strategy
 - 4.3 Site Plan
 - 4.4 Overview
 - 4.5 Amenities + Facilities
 - 4.6 Building Form + Architectural Expression
 - 4.7 Materiality in Context
 - 4.8 Materiality in Detail
-

5.00 Character Area

- 5.1 Illustrative Views
-

Appendix

- A North + Dual Aspect Units
- B Part V Provision
- C Housing Quality Assessment
- D Schedule of Accommodation
- E Existing Building Feasibility Study



Masterplanning

3.1 Existing Site Assets + Features

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 has been integrated into the proposed development, enhancing its sylvan character and providing a public 'tree walk' between Milltown Road and Sandford Road.

To the South, the existing historical buildings of note, the Chapel and Tabor House, will be retained. These buildings will take on a new life with the Chapel and Tabor House becoming the central cultural and community facility for the proposed development. These two buildings will become the Focal point of the proposed development, positioned at the 'cross roads' between the primary North/South and East/West links through the development. These buildings and the forecourt will also serve to address the new entrance from Milltown Road, becoming part of the arrival experience while also reintroducing them back into the wider urban area. A new cafe/restuarant has been intoduced at the entrance to further invite the public into the site.

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. A new stone wall in the same style has been added to the southern boundary separating the remaining Jesuit lands from the proposed site.



1 Existing Tree Belt



2 Tabor House + Chapel



Perimeter Stone + Render Wall



Perimeter Stone Wall to South

Sandford Road LRD

Contents

1.00 Introduction

- 1.1 Executive Summary
-

2.00 Site Analysis

- 2.1 Strategic Site Location
 - 2.2 Surrounding Site Context
 - 2.3 Conservation and Heritage Assets
 - 2.4 Building Heights
 - 2.5 Transport Network and Residential Activity
 - 2.6 Historic Development
 - 2.7 Site Opportunities
-

3.00 Masterplanning

- 3.1 Existing Site Assets + Features
 - 3.2 Z12 lands
 - 3.3 Masterplanning Framework
 - 3.4 Design Principles
 - 3.5 Height Strategy
-

4.00 Design Proposals

- 4.1 City as a Collage
 - 4.2 Massing Strategy
 - 4.3 Site Plan
 - 4.4 Overview
 - 4.5 Amenities + Facilities
 - 4.6 Building Form + Architectural Expression
 - 4.7 Materiality in Context
 - 4.8 Materiality in Detail
-

5.00 Character Area

- 5.1 Illustrative Views
-

Appendix

- A North + Dual Aspect Units
- B Part V Provision
- C Housing Quality Assessment
- D Schedule of Accommodation
- E Existing Building Feasibility Study

Masterplanning

3.2 Z12 Lands

Lands zoned Z12 across Dublin are predominantly large blocks of land consisting of buildings and associated open spaces which have been designated as having 'Future Development Potential'. The present use on these lands generally include existing or previous community-related development including schools, colleges, resident institutions and healthcare institutions such as hospitals.

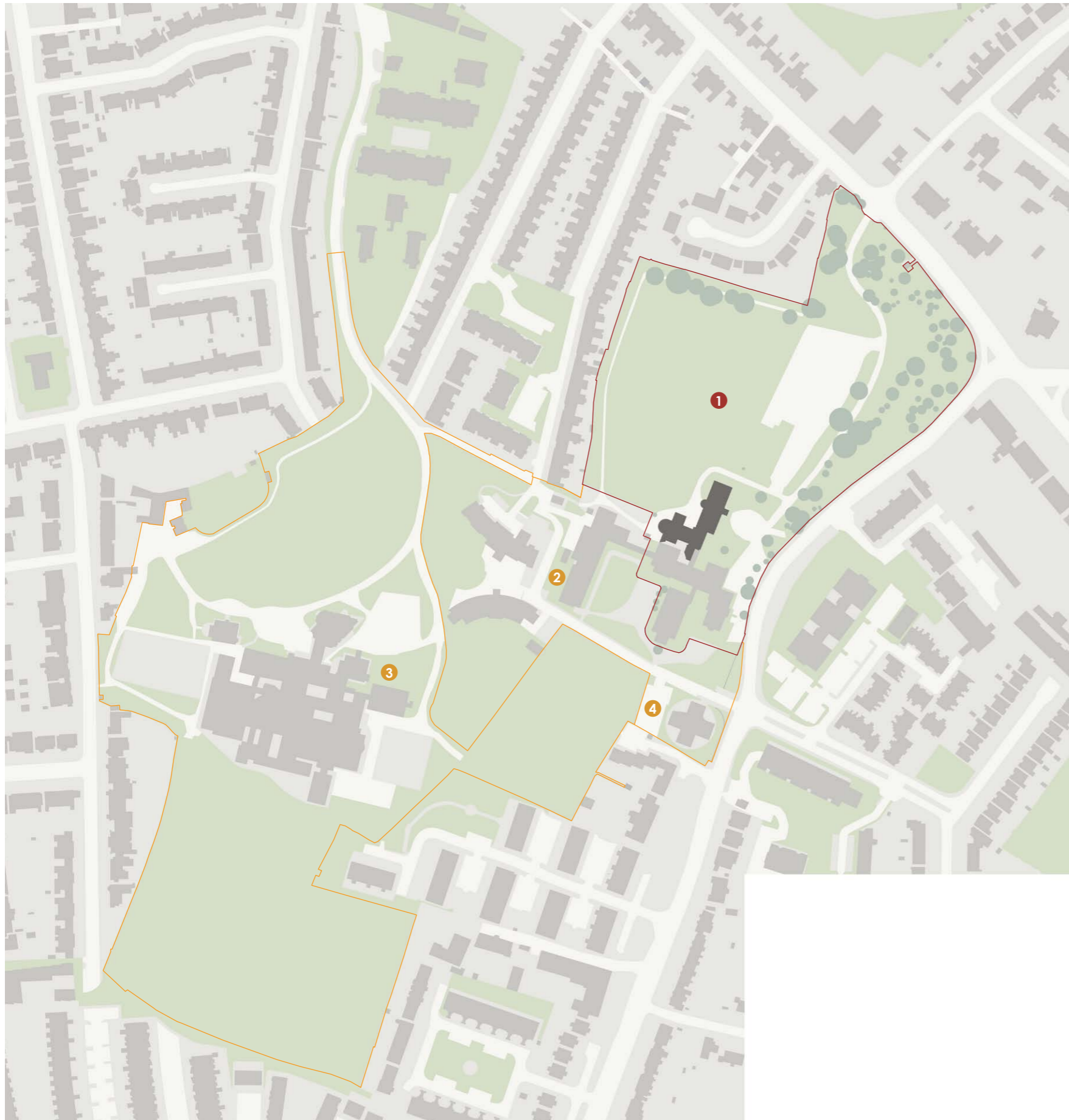
The Jesuit's sold these lands in 2019 to the applicant, a letter has been received from the Jesuit Community which confirms that the lands are no longer required by the Community. The Jesuits have also confirmed that they have kept a portion of lands to the south of the subject site which addresses their future operational needs due to a decline in vocations. The wider lands have become impossible to maintain by the Jesuits as the lands are surplus to their requirements.

In relation to this development the subject site is zoned Z12 land, and has been sold to the applicant in 2019. This section illustrates the proposed masterplan aligns with the DCC 2022-2028 Development Plan land-use zoning objectives **14.7.12 Institutional Land (Future Development Potential) – Zone Z12**, which have been summarised below:

1. Preparation and submission of a masterplan setting out a clear vision for the future for the development of the entire land holding.
2. Minimum of 25% of the site will be retained as accessible public open space to safeguard the essential open character and landscape features of the site. Where such lands are redeveloped, the predominant land-use will be residential.
3. To ensure a co-ordinated approach to the creation of new high-quality public open space linked to the green network and/or other lands, where possible.
4. The minimum 25% public open space shall not be split up into sections/fragmented and shall comprise soft landscape suitable for relaxation and children's play.

Masterplan Key

- ① Z12 Sandford Road Developable Site
- ② Z15 Jesuit Lands
- ③ Z15 Gonzaga Lands
- ④ The recent granted planning application by the Jesuits for a two-storey archive storage and office building Ref: 3116/22.



Masterplanning

3.2 Z12 Lands

1. Preparation and submission of a masterplan setting out a clear vision for the future for the development of the entire land holding.





The site is zoned Z12 'Institutional Land (Future Development Potential)' which 'may be developed for other uses in the future' and 'where such land are redeveloped, the predominant land use will be residential'. The clear vision of this Z12 zoned land is to convert the previously inaccessible, private land to publicly available housing units and public open space which is consistent with the Z12 objective.

There is also the opportunity to provide future masterplan connections to the wider Z15 lands South through to the Jesuits lands green space and by reinstating a historical link West towards Ranelagh via Sandford Close and Cherryfield Avenue. The masterplan strategy ensures that the future development of the Z15 lands could take place as a series of distinct phased plots, independent of the needs of each other but with potential future links between the lands if required. This urban strategy seeks to illustrate the feasibility of these future pedestrian links when viewed alongside the development of the wider area.

The landscape design facilitates future public use within the development by integrating the proposed open green space, which held potential communal and institutional value but was inaccessible to the public, into the surrounding context with permeable public links both proposed and future that will integrate the proposal into the wider community.



Masterplan Key

-  Potential Access West to Ranelagh Via Sandford Close and Cherryfield Avenue
-  Potential Access to Z15 Lands
-  Potential Pedestrian Connections
-  New Route Through Z12 Lands

Masterplan Key

-  Z12 Application Site
-  Z15 Jesuit Lands
-  Z15 Gonzaga Lands
-  Permitted Jesuit Archive Building

Masterplanning

3.2 Z12 Lands

2. Minimum of 25% of the site will be retained as accessible public open space to safeguard the essential open character and landscape features of the site.

The proposed development retains the large parkland along the eastern boundary of the site and incorporates a series of pathway routes or tree trails through for residents and the wider public to utilise. The scheme also provides additional public open space in the central plaza area in the heart of the development, which is connected to the parkland through a generous three storey archway, and also a significant green fringe along the northern boundary. The opening up of the site to the public will provide additional open space for the surrounding neighbourhood to utilise, which is a significant planning gain and public amenity given that the lands are currently closed off from the public.

The proposed density of the scheme works towards achieving a more compact city and in turn, contributes to the creation of vibrant neighbourhoods. The creation of this new public open space provides the infrastructure to support the growth of a sustainable, well connected city. The required public open space to be provided is 25%. The following chart outlines the open space provisions forming part of this LRD planning application. The comparison indicates the positive uplift in area from the required 25% to 34.8%



Combined Ground Floor Open Space - Current LRD proposal

■	Z12 Public Open Space (4.26 ha)	Required: 10,637 m2 (25%)	Provided: 15,023 m2 (35.3%)
■	Z15 Potential Open Space (10.6 ha)	Required: 4,771 m2 (25%)	Provided: 10,740 m2 (34.6%)
■	Z15 Sports Space (10.6 ha)	Provided: 42,669 m2 (40.2%)	

Masterplan Key

- ❶ Z12 Application Site
- ❷ Z15 Jesuit Lands
- ❸ Z15 Gonzaga Lands
- ❹ Z15 Proposed Jesuit Archive Building





Masterplanning

3.2 Z12 Lands

3. The creation of new high-quality public open space linked to the green network and/or other lands,

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.

Masterplan Key

-  Green Infrastructure Route
-  Proposed New Route Through Site
-  Route Through Green Belt
-  Main Access to Z12



Masterplan Key

-  Z12 Sandford Road Application Site
-  Z15 Jesuit Lands
-  Z15 Gonzaga Lands



Above: Cameo representation of opening in existing perimeter wall

Masterplanning

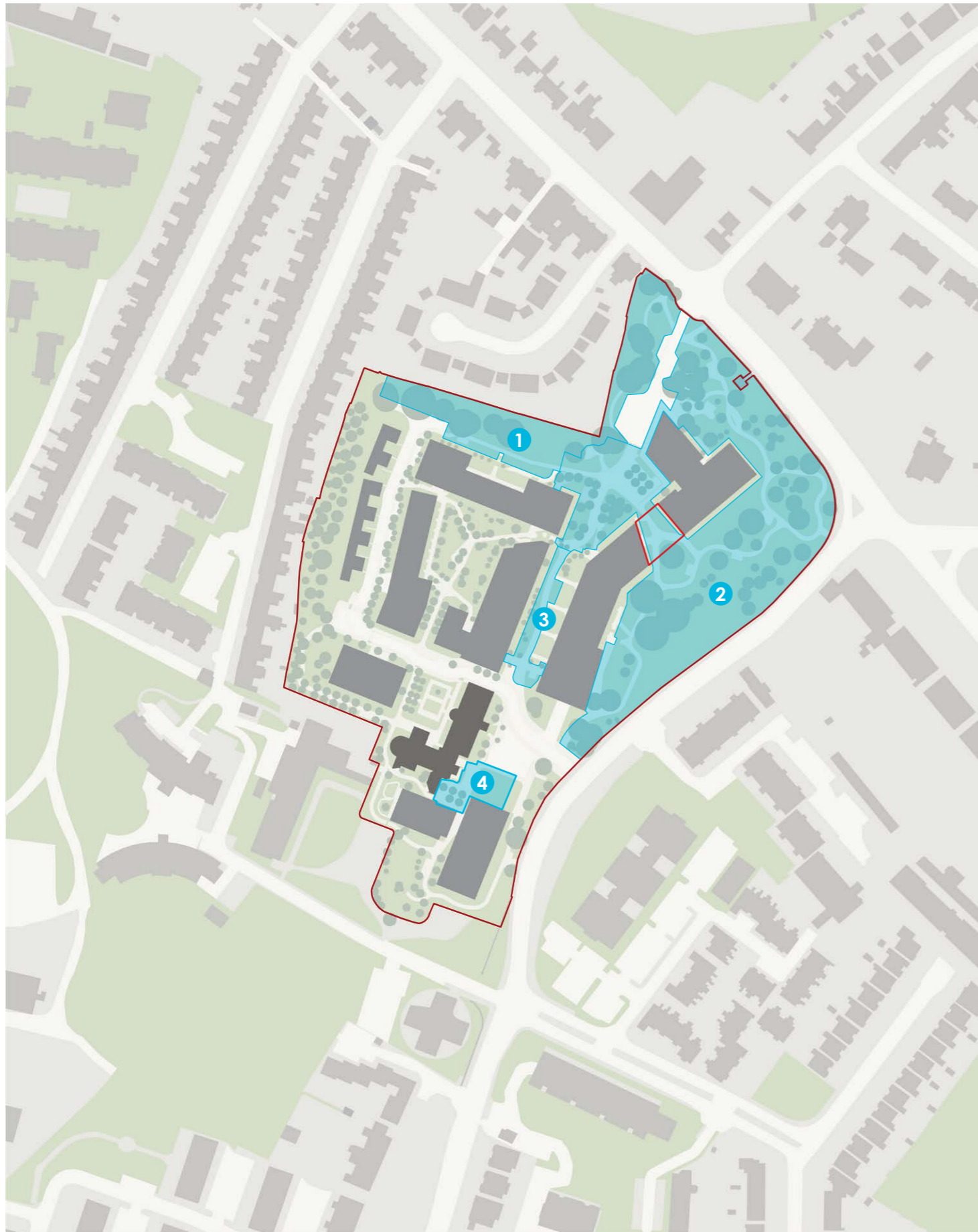
3.2 Z12 Lands

4. The minimum 25% public open space shall not be split up into sections/fragmented and shall comprise soft landscape suitable for relaxation and children's play,

The proposed development has public open space of 35.3% which is provided in one large area. The two main zones of this space are the Plaza / Avenue to the North East and the Tree belt to the East of the site. These two zones are connected by a large three storey archway through block A which ensures there is no fragmentation of Public Open Space. For further detail on this space, please see Cameo's Landscape report. Additional space has been provided outside the proposed cafe/restaurant in the forecourt

Public Open Space Key

- 1 Woodland Glade (7.05%)
- 2 Public Open Space (25.57%)
- 3 Boulevard (1.4%)
- 4 Forecourt / Cafe / restaurant (1.3%)



Above: Three storey archway connecting the two Public Open Green Space zones

Sandford Road LRD

Contents

1.00 Introduction

- 1.1 Executive Summary
-

2.00 Site Analysis

- 2.1 Strategic Site Location
 - 2.2 Surrounding Site Context
 - 2.3 Conservation and Heritage Assets
 - 2.4 Building Heights
 - 2.5 Transport Network and Residential Activity
 - 2.6 Historic Development
 - 2.7 Site Opportunities
-

3.00 Masterplanning

- 3.1 Existing Site Assets + Features
 - 3.2 Z12 lands
 - 3.3 Masterplanning Framework
 - 3.4 Design Principles
 - 3.5 Height Strategy
-

4.00 Design Proposals

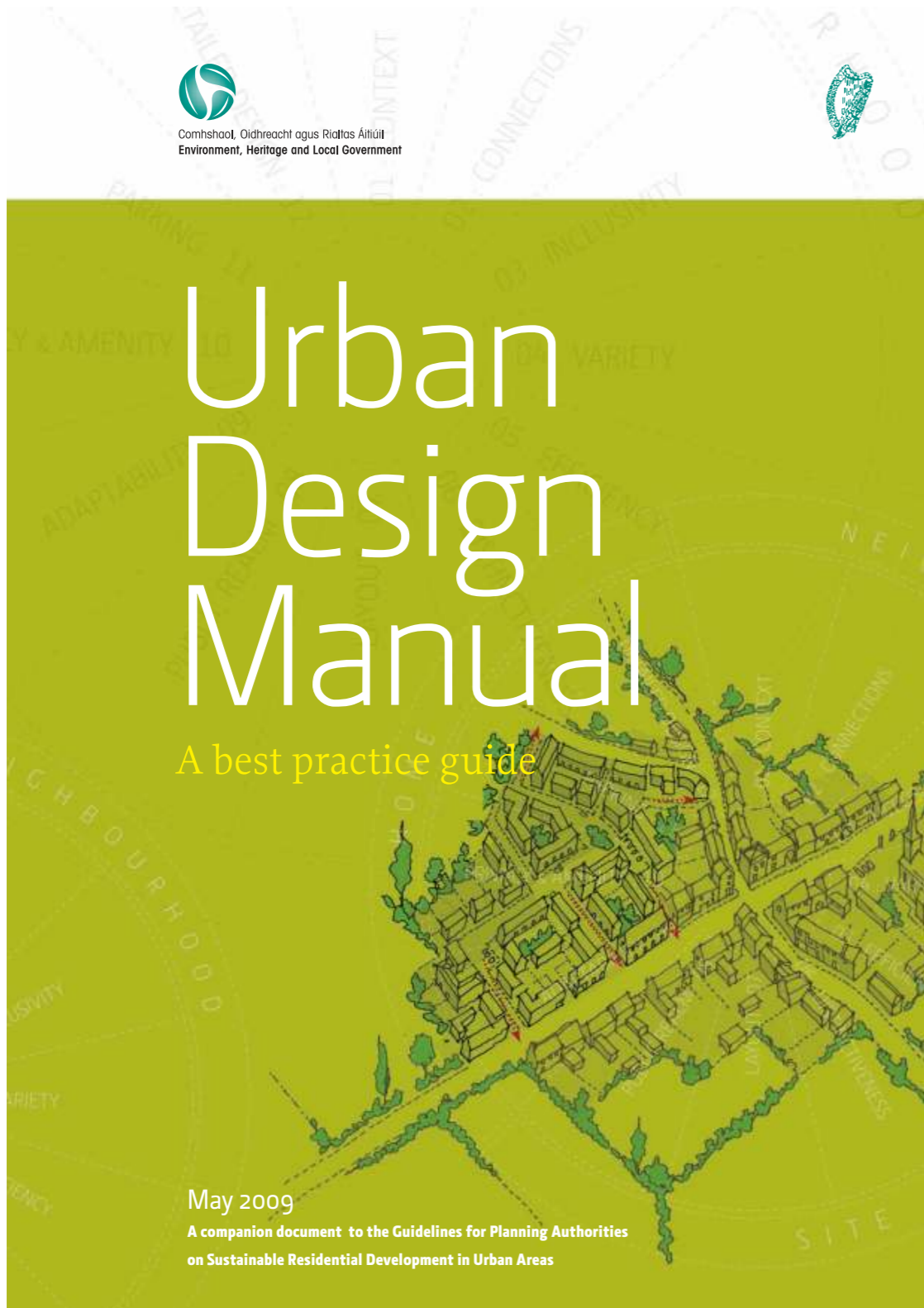
- 4.1 City as a Collage
 - 4.2 Massing Strategy
 - 4.3 Site Plan
 - 4.4 Overview
 - 4.5 Amenities + Facilities
 - 4.6 Building Form + Architectural Expression
 - 4.7 Materiality in Context
 - 4.8 Materiality in Detail
-

5.00 Character Area

- 5.1 Illustrative Views
-

Appendix

- A North + Dual Aspect Units
- B Part V Provision
- C Housing Quality Assessment
- D Schedule of Accommodation
- E Existing Building Feasibility Study



Masterplanning

3.3 Masterplanning Framework - DoEHLG Urban Design Manual

This detailed design has been developed with regard to the 12 criteria assessment as set out in the Department of Environment, Heritage Local Government (DoEHLG) Urban Design Manual, May 2009 as follows:

1. Context
2. Connections
3. Inclusivity
4. Variety
5. Efficiency
6. Distinctiveness
7. Layout
8. Public Realm
9. Adaptability
10. Privacy and Amenity Parking
11. Parking
12. Detailed Design

The Urban Design Manual focuses on the creation of sustainable high quality neighbourhoods and as such the residential neighbourhood in this scheme has been described using the 12 criteria as a guiding principle.

A brief synopsis of how each criteria is met is provided for in this section and design is described and presented in further detail in the following pages.



Masterplanning

3.3 Masterplanning Framework - DoEHLG Urban Design Manual

Neighbourhood



Context

How does the development respond to its surroundings?

The perimeter buildings of the site have been developed to respond to the surrounding street patterns, building typologies, and building forms to ensure an appropriate response which will minimise the adverse material impacts upon the existing dwellings in the surrounding neighbourhoods.

The development provides suitable separation distances to adjoining properties, and where necessary mitigates any overlooking risks through architectural design and window orientation, whilst providing appropriate boundary treatment on site to protect the residential amenity and landscape character of the environment.



Connections

How well is the new neighbourhood / site connected?

The development opens up the Z12 lands with the primary route through the site from the existing entrance to the North on Sandford road to the proposed entrance to the South East on Milltown Road.

The site is also connected to the surrounding neighbourhoods with the proposed public route from the North East through the mature woodland that creates a natural buffer to the site. These new connections are carved through the existing boundary wall, linking the woodland walk and the new public open green space to the wider community.

The development is well serviced by bus stops on both Milltown and Sandford Road, with the Beechwood LUAS Station a 1.0km walk from the site. The development also provides substantial on grade cycle storage.



Inclusivity

How easily can people use and access the development?

Landscape design and detailing of streets and footpaths provide for movement by mobility impaired persons, level access to dwellings and shared surface streets without curbs. The layout and landscape will comply with the requirements of Part M of the Buildings Regulations - Access for People with Disabilities. The development will also provide on and below grade parking spaces.

The development priorities pedestrian and cycle usage throughout the site, including the large parkland. The primary route through the site excludes vehicular access, and the remaining shared surfaces engenders an atmosphere where vehicle use is secondary to pedestrian and cycle. The woodland trail is also only pedestrian and cycle access, the basement car parking is only accessible from the south entrance from Milltown road.

The development also includes a 10% social housing provision.

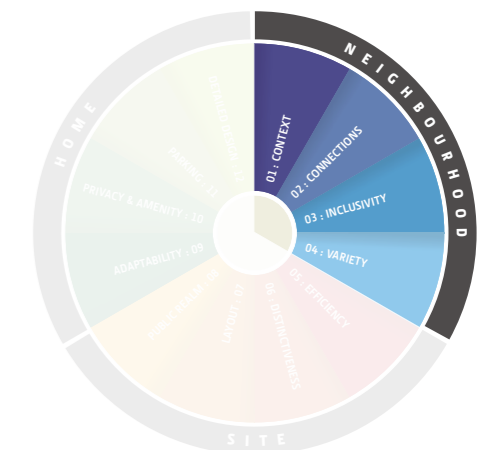


Variety

How does the development promote a good mix of activities?

The development, which has a good mix of activities including residential, a crèche, cafe/restaurant, community/cultural spaces and public open spaces, takes advantage of the sites existing features to create a strong sense of place, the scheme approaches placemaking by considering the site in five character areas which introduce a subtle variety in scale, height and materiality to enrich the overall urban experience.

- Zone 01 - Tree Lined Pedestrian Avenue
- Zone 02 - Parkland
- Zone 03 - Historic
- Zone 04 - Courtyard
- Zone 05 - Homezone



Masterplanning

3.3 Masterplanning Framework - DoEHLG Urban Design Manual

Site

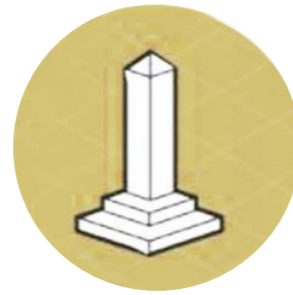


Efficiency

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

With the sites close proximity to public transport the development makes efficient use of the land with a proposed density of 140 units per hectare. The proposal ensures that the existing underutilised Z12 lands now provide 35.3% public open green space, with the retained and enhanced woodland belt promoting biodiversity throughout the area.

The proposed surface water drainage network accords with SUDS principles, divides the site into five drainage catchment and discharges to an existing public surface water drain on Eglinton Road at a controlled greenfield runoff rate.



Distinctiveness

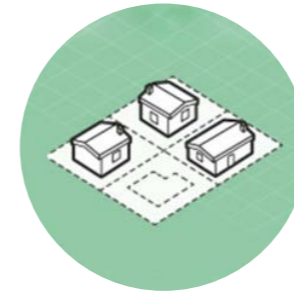
Does the layout have distinct variations in character so as to provide visual variety?

To create a strong sense of place, the scheme approaches placemaking by considering the site in five character areas which introduce a subtle modulation and variety in scale, height and materiality to enrich the overall street scape.

The proposed development rationalises the existing piecemeal development of unplanned buildings by retaining Tabor House and the Chapel as a focal point within the new Development.

The design approach to the landscape enhances the strong and positive identity of the site, whilst the new public open space creates a shared amenity with the local community. The proposal looks to open the previously inaccessible green space to the public, with the pedestrian routes permeating the site.

In order to reduce vehicular movement across the site this scheme includes a basement car park which will filter the majority of cars from the South into the proposed basement in order to provide appropriate levels of parking without negatively impacting the public realm experience, with minimal parking outside block E Homezone for on surface parking. This shared surface will instil a sense of ownership of the public realm to pedestrians and cyclists.



Layout

How does the proposal create people-friendly streets and spaces?

The proposal is laid out as a response to both the site character: woodlands, chapel and tabor house, institutional lands; and the surrounding context and existing urban grain. In response to the previously enclosed nature of the site, the proposal aims to open the site up to the wider neighbourhoods with the new entrance off Milltown road, the lowering of the render wall on the junction and the new pedestrian and cycle access points to the public open space, which help to create a generous and varied street scape. The mix of dwelling types together with a varied use of form, material and finishes, create a definitive sense of place to the new development.

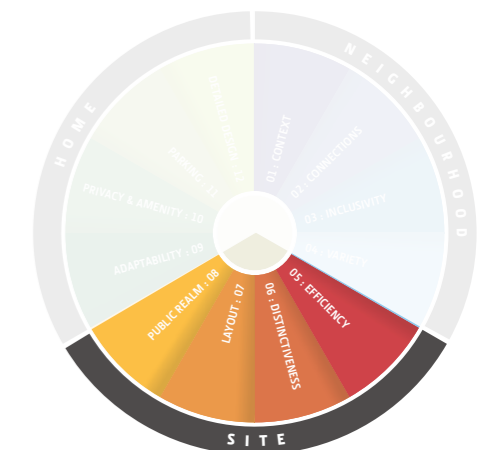
Whilst 319 car parking spaces have been provided within the development, the shared surface engenders an atmosphere where vehicle use is secondary to pedestrian and cycle.



Public Realm

How safe, secure and enjoyable are the public areas?

The layout and design has taken into account security and passive surveillance, providing a high level of passive surveillance over the internal streets and the public open space. The design of the dwellings provide direct frontage onto all public and private spaces creating a safe, secure and enjoyable residential development.



Masterplanning

3.3 Masterplanning Framework - DoEHLG Urban Design Manual

Home



Adaptability

How will the buildings cope with change?

A percentage of the proposed units exceed the minimum standards for residential unit sizes, along with this the development provides a mix of dwelling sizes to allow residents choice and adaptability in the future.

The architectural style is a 'New Dublin Vernacular' and reflects the requirements to balance considered and context-led design with the need to satisfy sustainability objectives.

Consideration has been given to the requirements of Building Regulations in relation to durability and design life. The development is designed to incorporate the guidance and best practice principles to ensure that the long-term durability and maintenance of materials is an integral part of the design and specifications of the proposed development.

This proposal also includes 25% of the total development as Universal Design compliant units. These will provide greater level of flexibility for future residents.

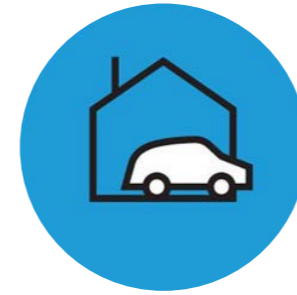


Privacy and Amenity

How do the buildings provide a high quality amenity?

All units have been provided with a balcony or terrace as the private amenity, the courtyard houses have a combination of terrace and small garden. In addition to this the over provision of Communal Open Space and Public Open Space provides the residents with additional outdoor amenity space. The development also has residential amenity space on the ground floor of block C and Culture / Community space in the Chapel and Tabor House buildings.

The proposal seeks to maximise the internal separation distances as far as possible, and in the majority of instances goes well beyond the required 16m to the rear of existing dwellings stated in the Compact settlement Guidelines. Where there are sensitive edge conditions we have mitigated by providing this further set back and to the west a courtyard style house was introduced to avoid upper level windows to Block E. Block C has been further reduced in height (since the previous applications) with the top level further recessed creating a generous set back to Neighbouring estate to the North.



Parking

How will the parking be secure and attractive?

The development mix has been provided with 319 car parking spaces, with some dedicated visitor spaces in line with the requirements. Private parking spaces are predominantly concealed in the basement car park or on grade in front of Block E which is a homezone shared surface.

Bicycle parking is provided in covered external cycle storage dotted throughout the development + in the basement, promoting the use of bikes throughout the local community.



Detailed Design

How well thought through is the building and landscape design?

The selected brick finishes, window selection, and roof design will complement the current buildings stock in the area, with areas of individual brick patterns, around windows and entrances used to imbue the houses with their own individual identity. Each block has its own approach to massing and materiality to creating a positive, context-led, contribution to the local area.

The materiality of the landscape design has also been thought through, please refer to Cameo's landscape report for further information.



Sandford Road LRD

Contents

1.00 Introduction

- 1.1 Executive Summary
-

2.00 Site Analysis

- 2.1 Strategic Site Location
 - 2.2 Surrounding Site Context
 - 2.3 Conservation and Heritage Assets
 - 2.4 Building Heights
 - 2.5 Transport Network and Residential Activity
 - 2.6 Historic Development
 - 2.7 Site Opportunities
-

3.00 Masterplanning

- 3.1 Existing Site Assets + Features
 - 3.2 Z12 lands
 - 3.3 Masterplanning Framework
 - 3.4 Design Principles
 - 3.5 Height Strategy
-

4.00 Design Proposals

- 4.1 City as a Collage
 - 4.2 Massing Strategy
 - 4.3 Site Plan
 - 4.4 Overview
 - 4.5 Amenities + Facilities
 - 4.6 Building Form + Architectural Expression
 - 4.7 Materiality in Context
 - 4.8 Materiality in Detail
-

5.00 Character Area

- 5.1 Illustrative Views
-

Appendix

- A North + Dual Aspect Units
- B Part V Provision
- C Housing Quality Assessment
- D Schedule of Accommodation
- E Existing Building Feasibility Study

Masterplanning

3.4 Design Principles

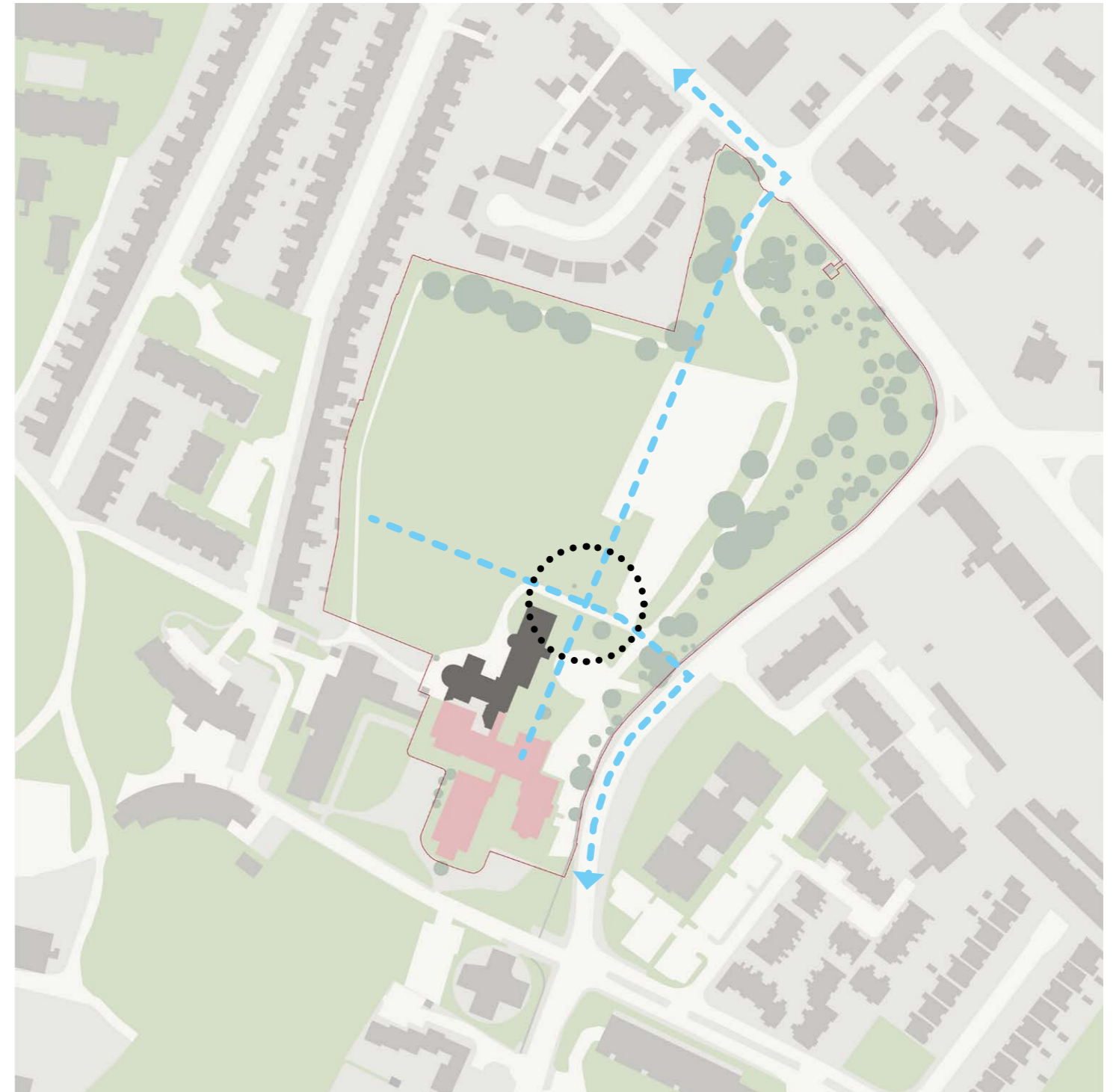


1 Permeability + Woodland

Opening a public route through the mature woodland that creates a natural buffer to the East of the site.

Key

- Mature Woodlands
- Current Route
- Existing Public Route
- Proposed Route Through
- Proposed Route Around



2 Intersection + Focal Point

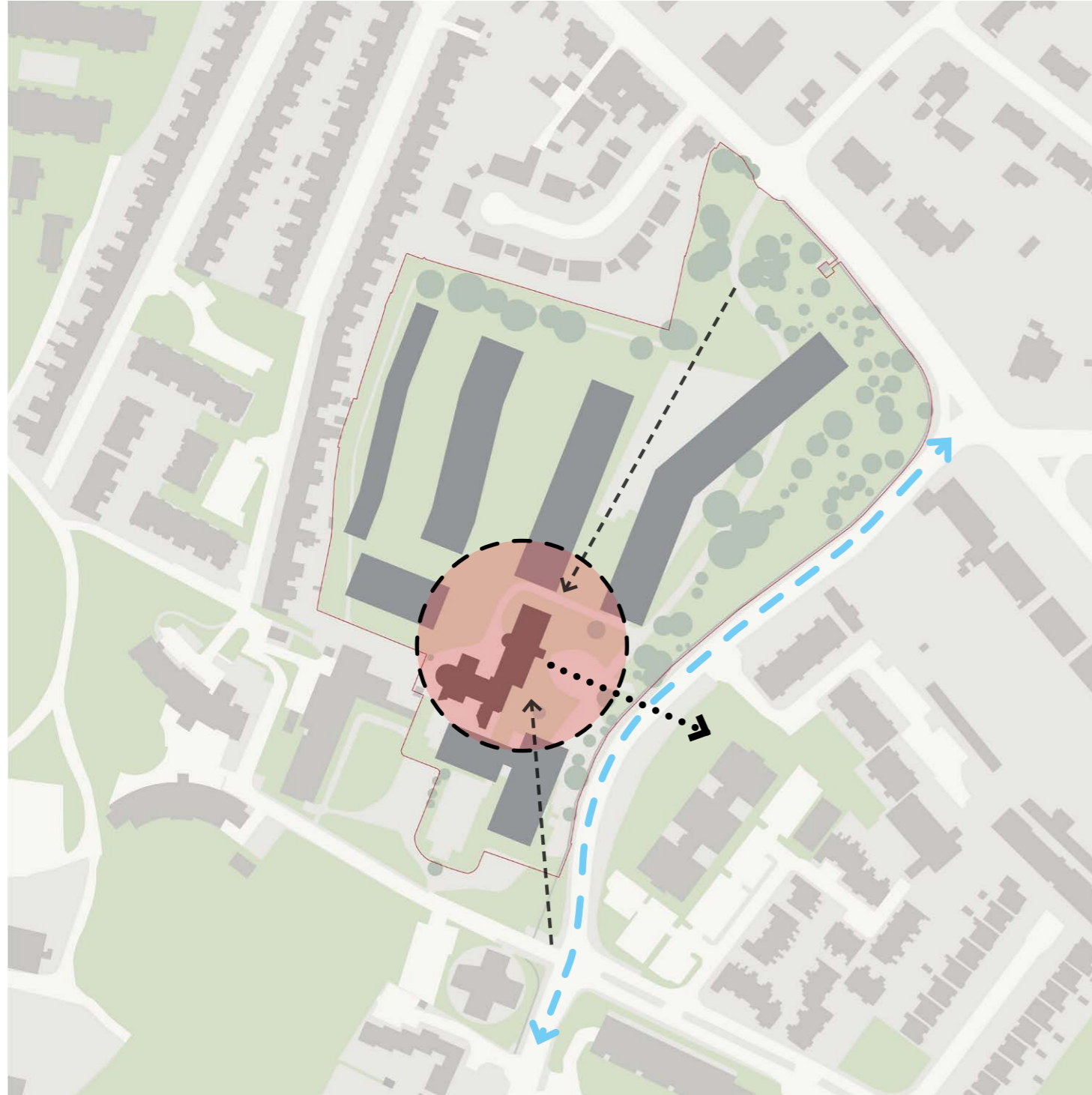
The two main proposed internal routes intersect each other creating an activity node in-front of the historic buildings.

Key

- Activity Node
- Primary Access Routes
- Removal of Existing Buildings

Masterplanning




3.4 Design Principles

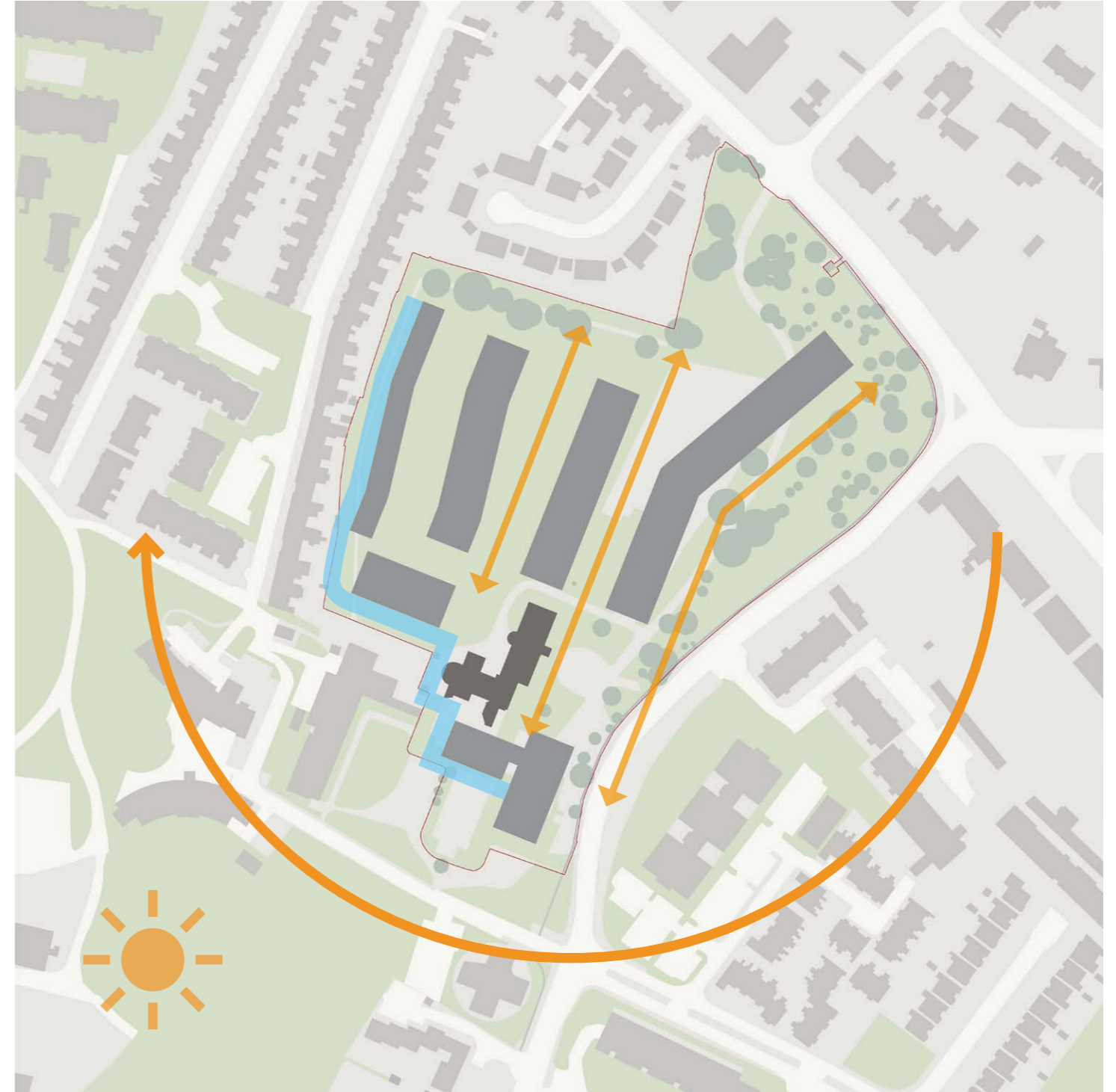


3 Historic Buildings + Setting

Opening the site up to Milltown Road to expose the concealed historic Tabor house facade.

Key




-  Historic Building Zone
-  Facade Direction
-  High Road



4 Orientation + Building Form

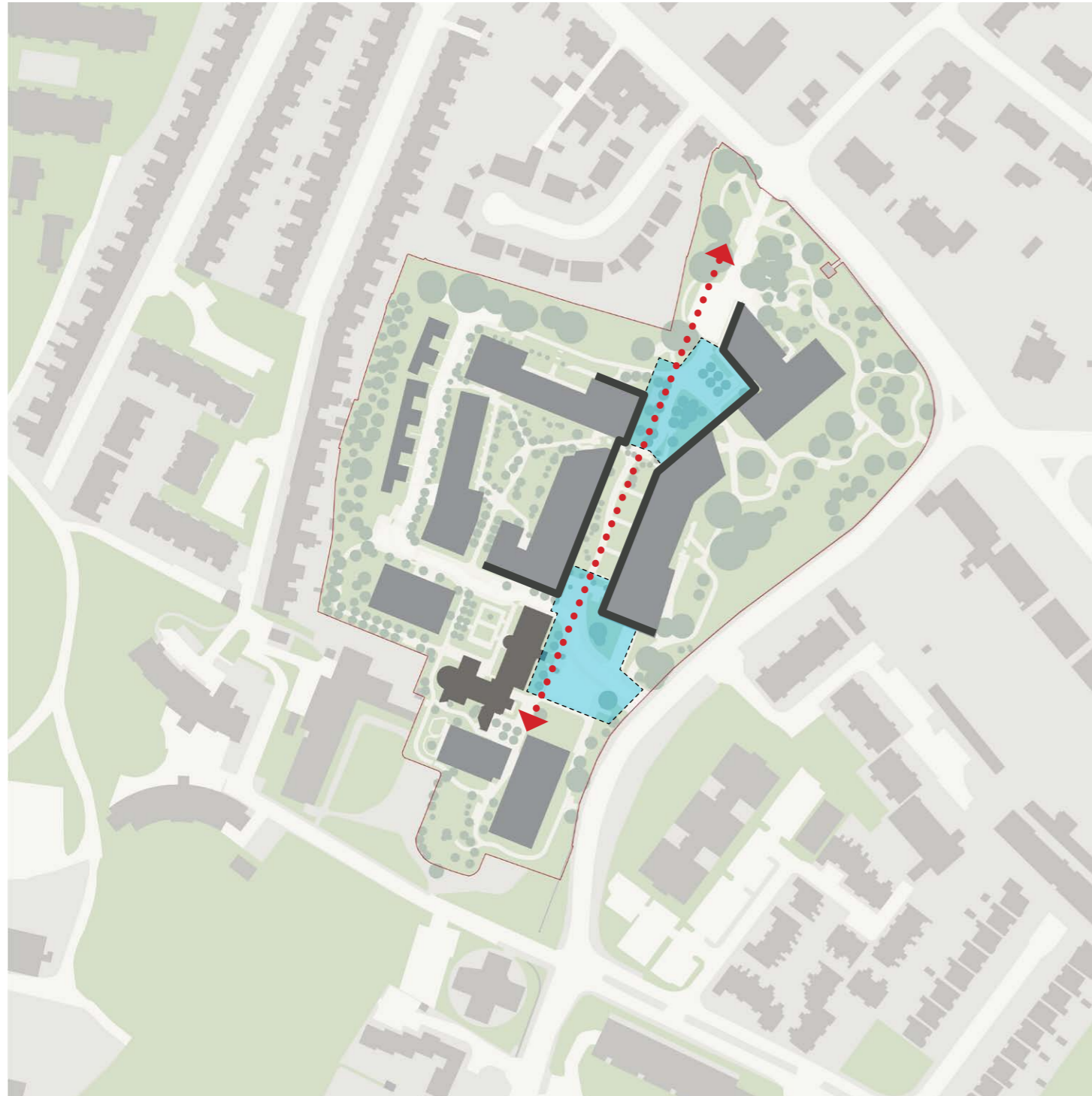
The proposed urban arrangement introduces finger blocks as a new urban typology for the site. Each block has a subtle shift in direction as a response to its particular urban condition.

Key

-  Sun Path
-  Optimal Building Orientation
-  Hard Edge Buffer Against Prevailing South-Westerly Wind

Masterplanning




3.4 Design Principles

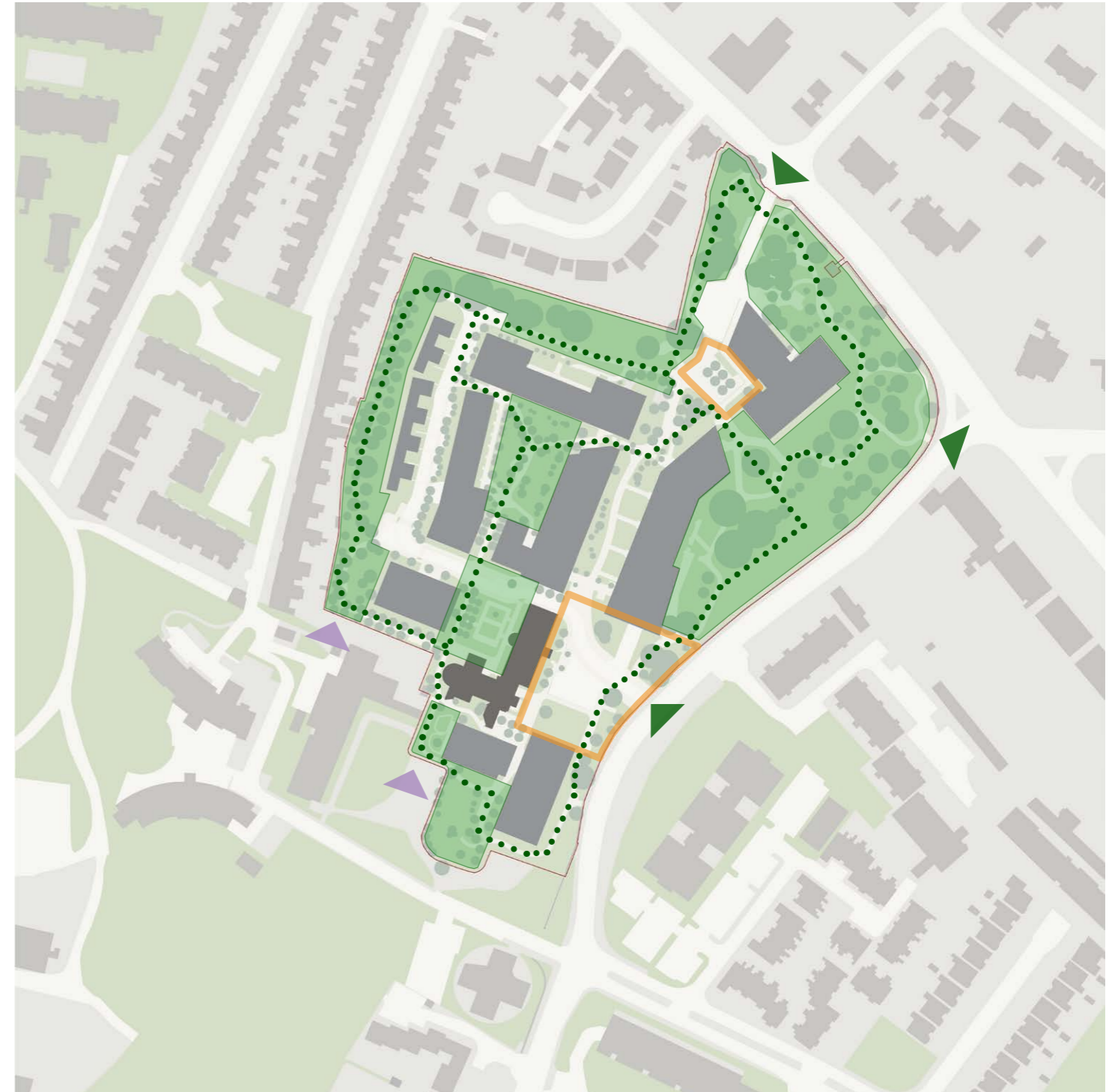


5 Frontages + Axial route

The axial route between the forecourt and the plaza is defined by the building frontages.

Key






-  Frontages
-  Plaza + Forecourt
-  Axial Route

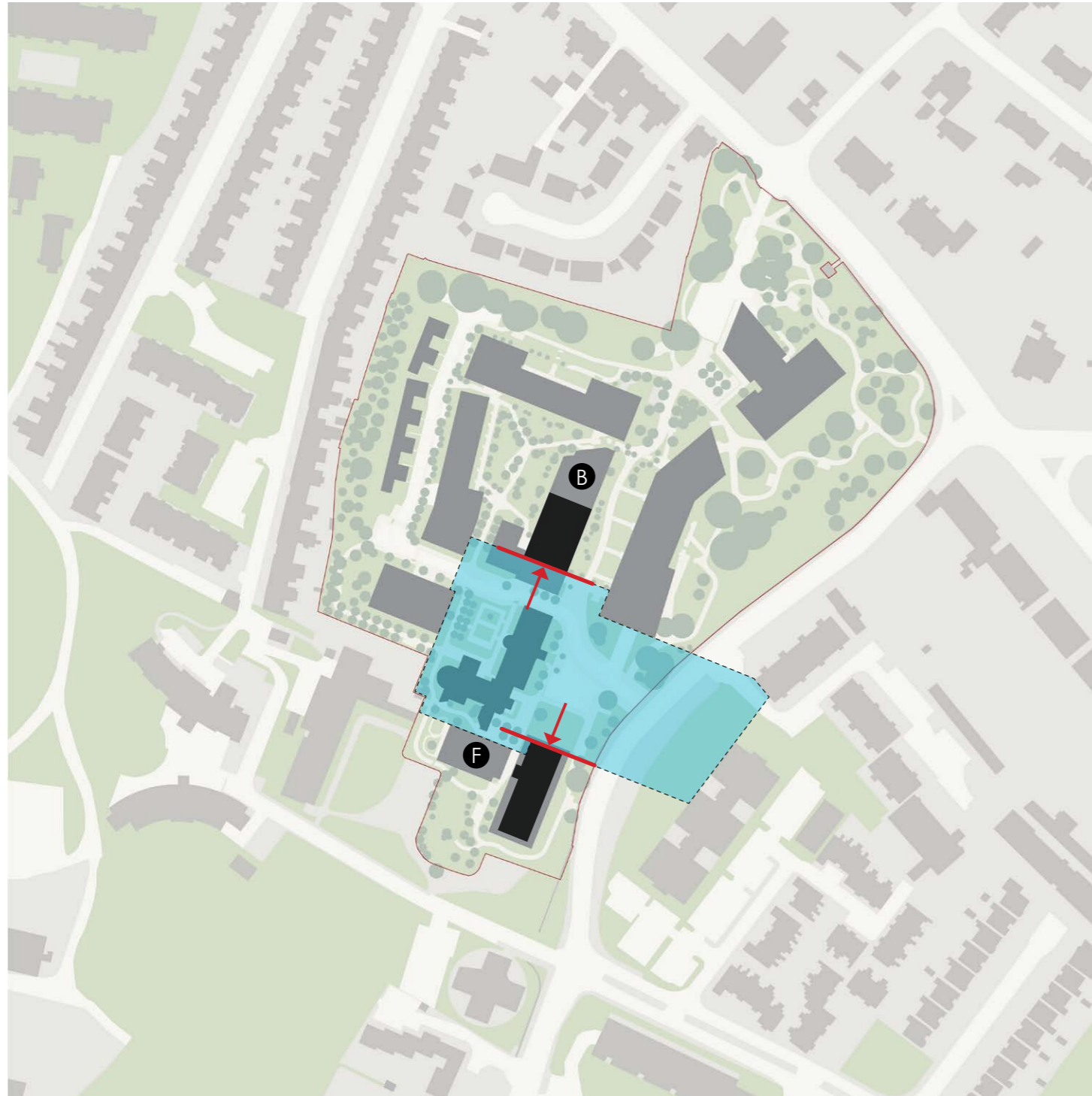


6 Connecting Green Spaces

This arrangement of buildings form the sequential hierarchy of external spaces, negotiating the movement from fully public woodland to semi public park behind Tabor House, and private internal courtyard.

Key

-  Route
-  Green Spaces
-  Plaza + Forecourt
-  Connections to Wider Community
-  Potential Connection






7 Responding to Historic Buildings

The Blocks B + F high level set backs are shifted to respond to the Historic building datums and separation distances.

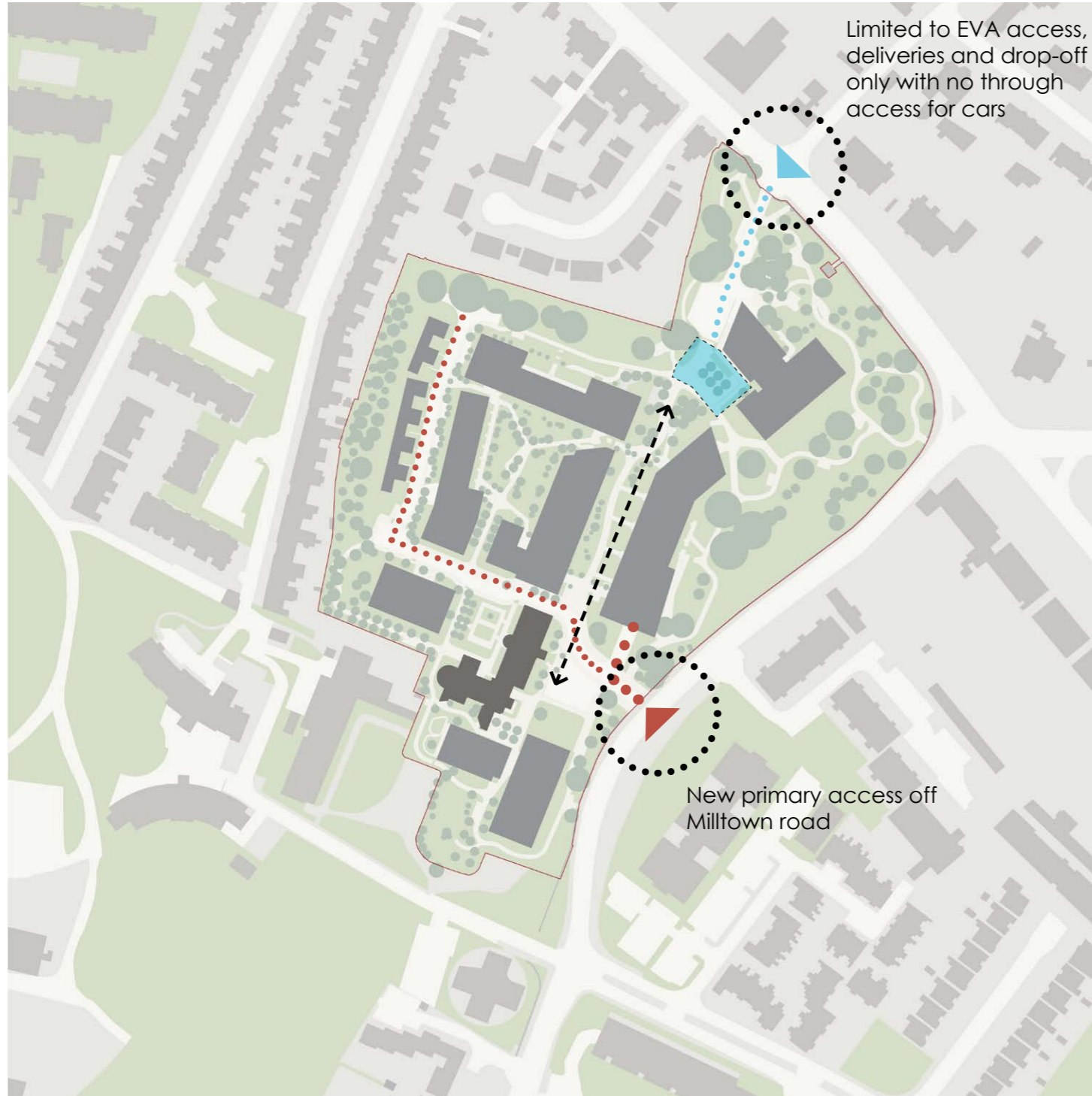
With this application we have also created a community hub around the historic buildings with Amenities, Cafe/Restaurant, and the Crèche all opening onto the forecourt ensuring the historic buildings are at the core of the development.

Key

-  Historic Building Zone
-  High Level Setback
-  Facade Line

Masterplanning

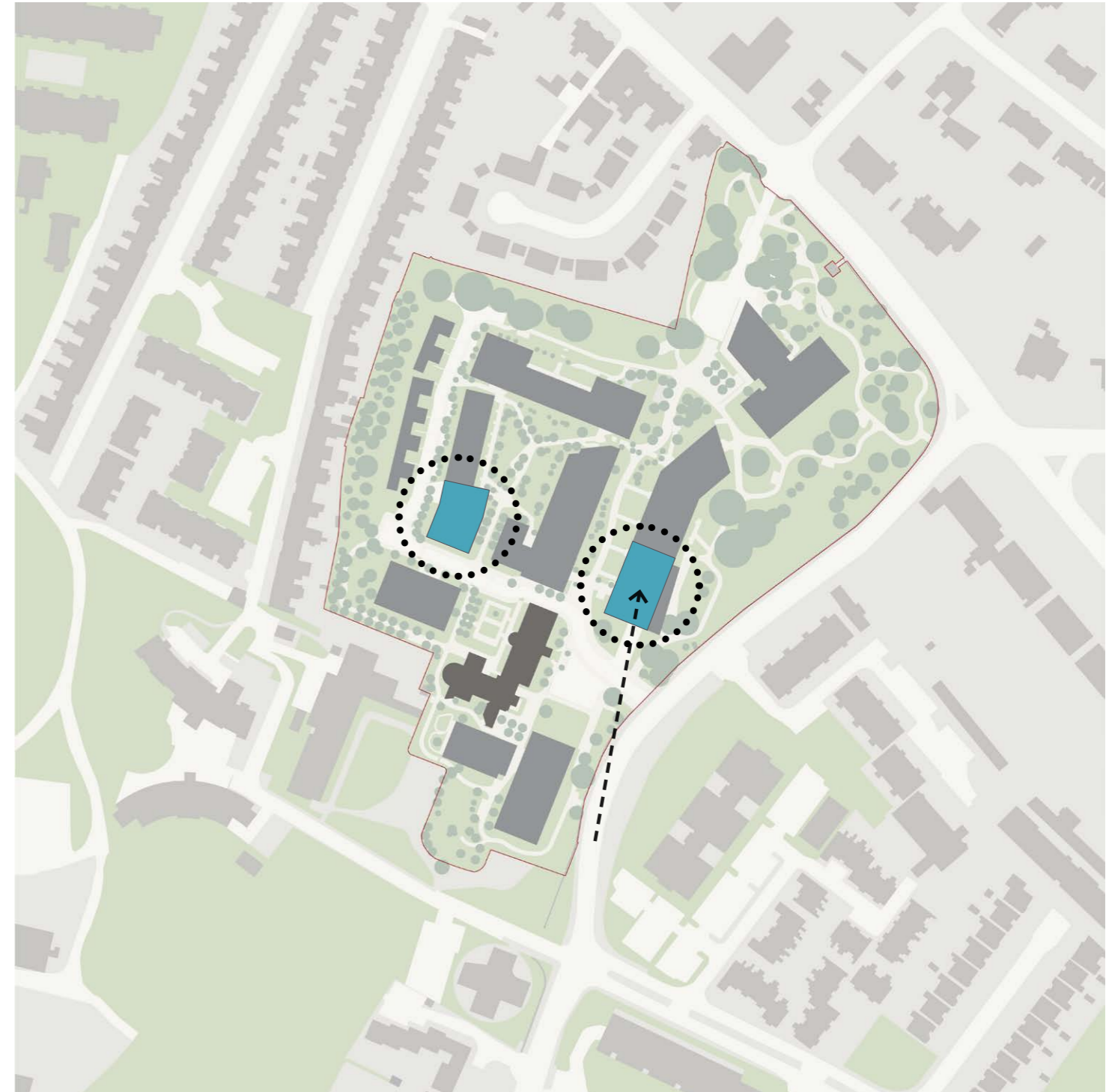
3.4 Design Principles



8 Traffic Movement

The existing North entrance to the site is retained and a new entrance to the South which will be the principal vehicular entrance for the scheme.

- Key
- Plaza
 - Service access from the North
 - Traffic from the South entrance
 - Development entrance
 - Pedestrian axial route



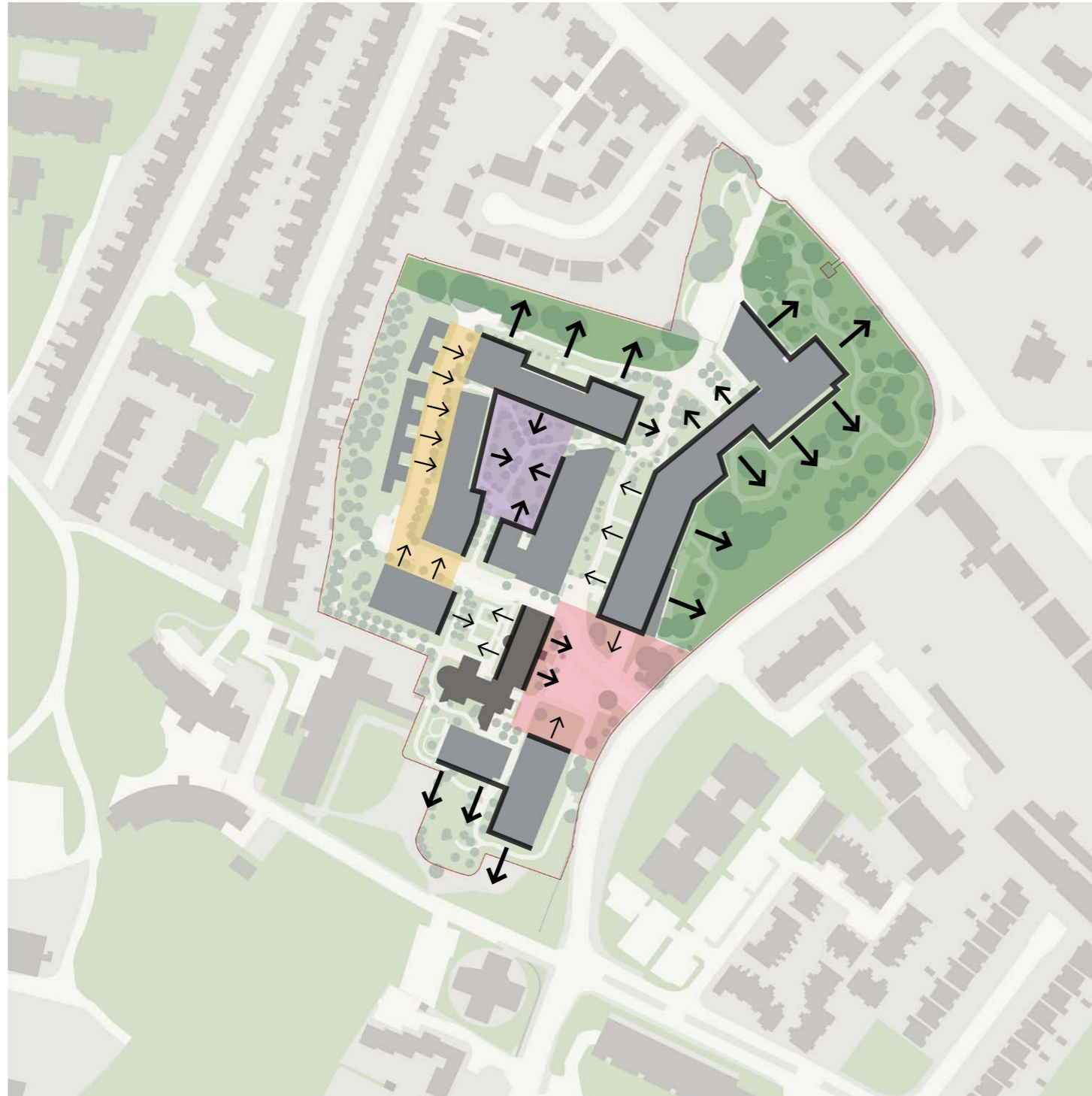
9 Defining Forecourt + Courtyard

The proposal provides a clear and legible strategy to height in order to enhance wayfinding, placemaking and to create a development of character areas by introducing subtle variety in scale and height to enrich the overall architecture while ensuring a rich resident experience and environment with a strong sense of place.

- Key
- Anchor Buildings
 - Wayfinding + Placemaking

Masterplanning

3.4 Design Principles

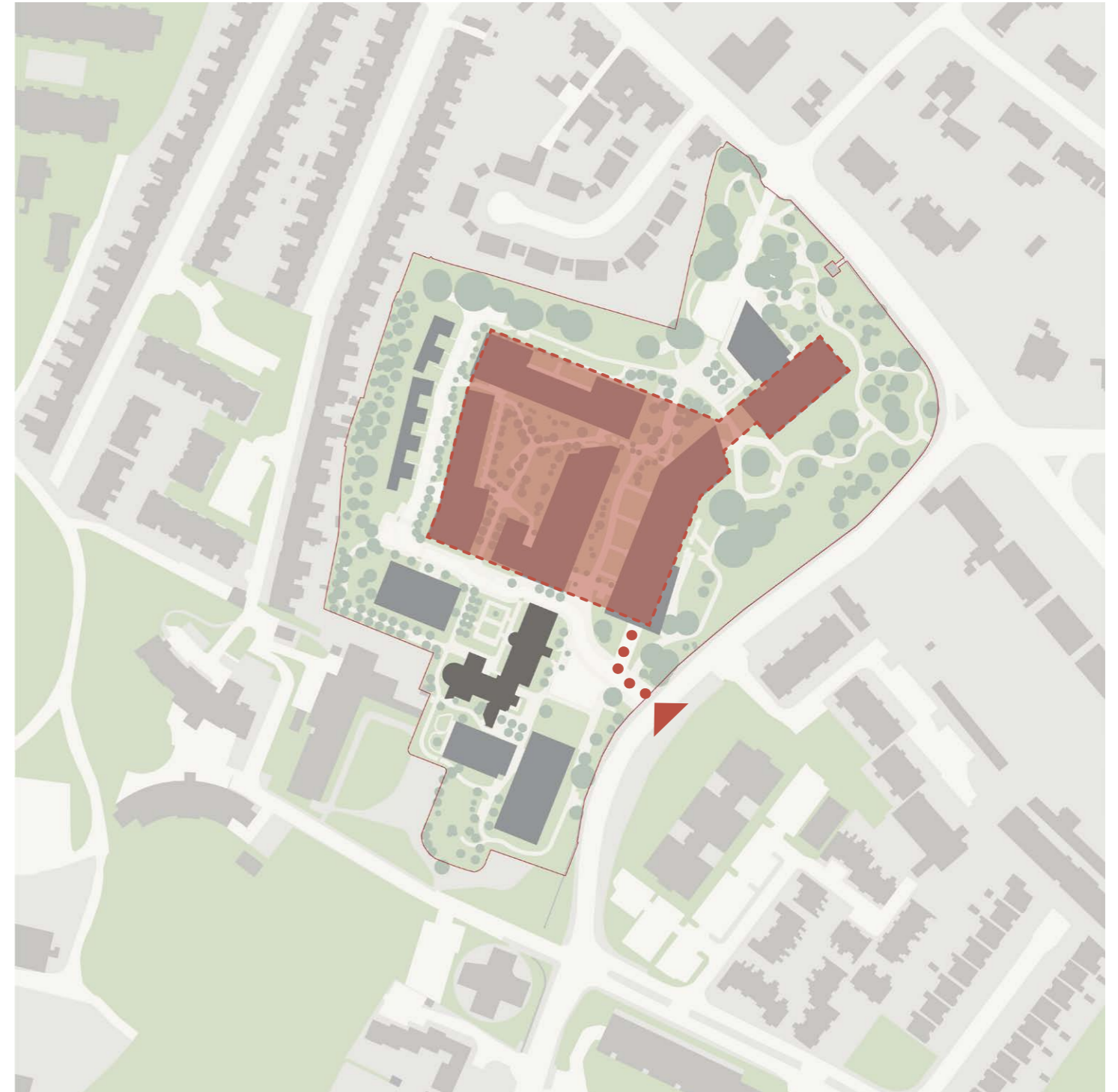


10 Aspect + Views

The scheme provides views out onto high quality green space which provides a great amenity for the residents.

Key

- Green Space
- Homezone
- Courtyard
- Forecourt
- Aspect + Views



11 Basement Car Parking

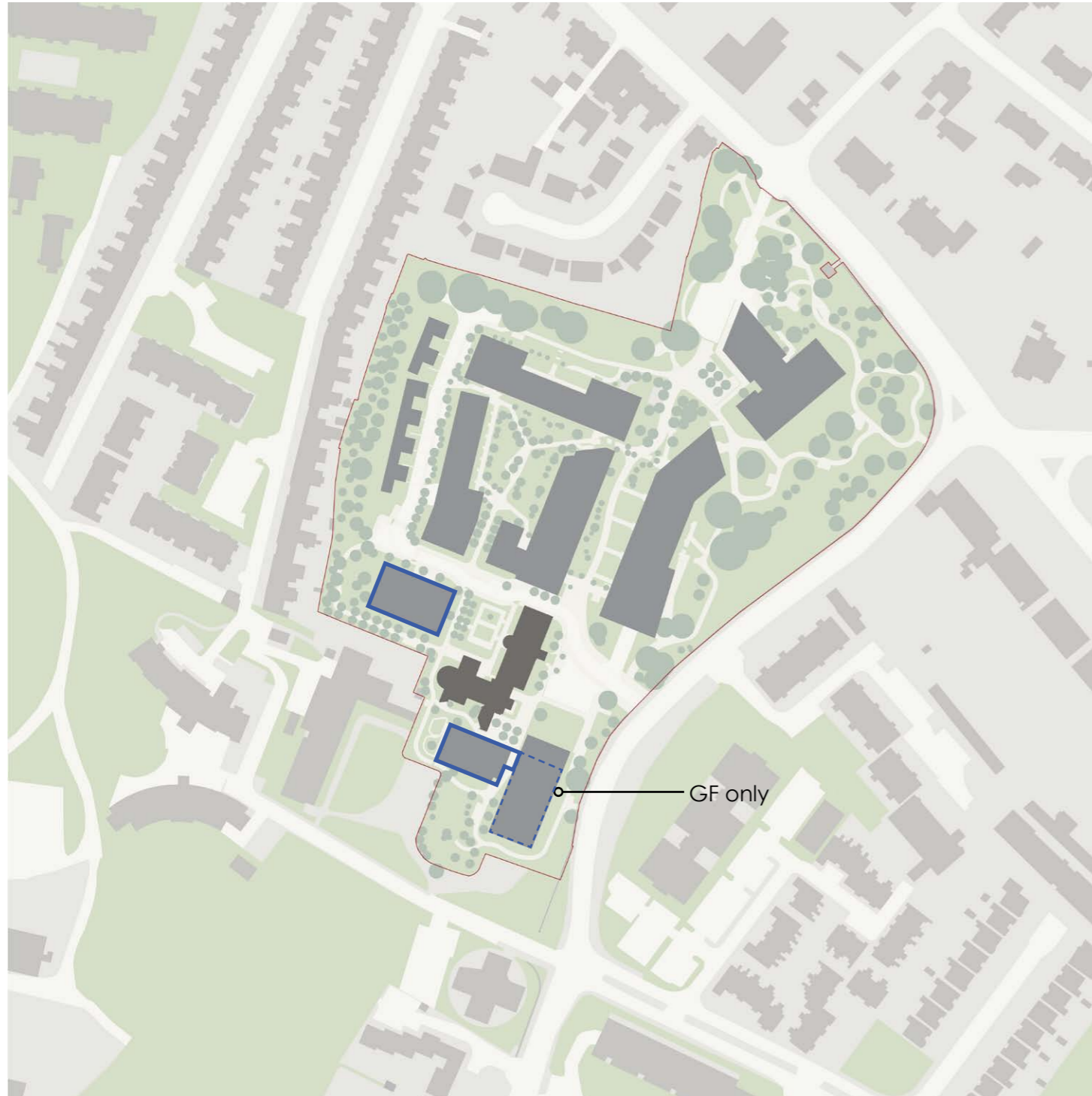
In order to reduce vehicular movement across the site this scheme includes a basement car park which will filter the majority of cars from the South into the proposed basement in order to provide appropriate levels of parking without negatively impacting the public realm experience, with minimal parking outside block E Homezone for on surface parking.

Key

- Basement Car Park
- Traffic Route

Masterplanning

3.4 Design Principles

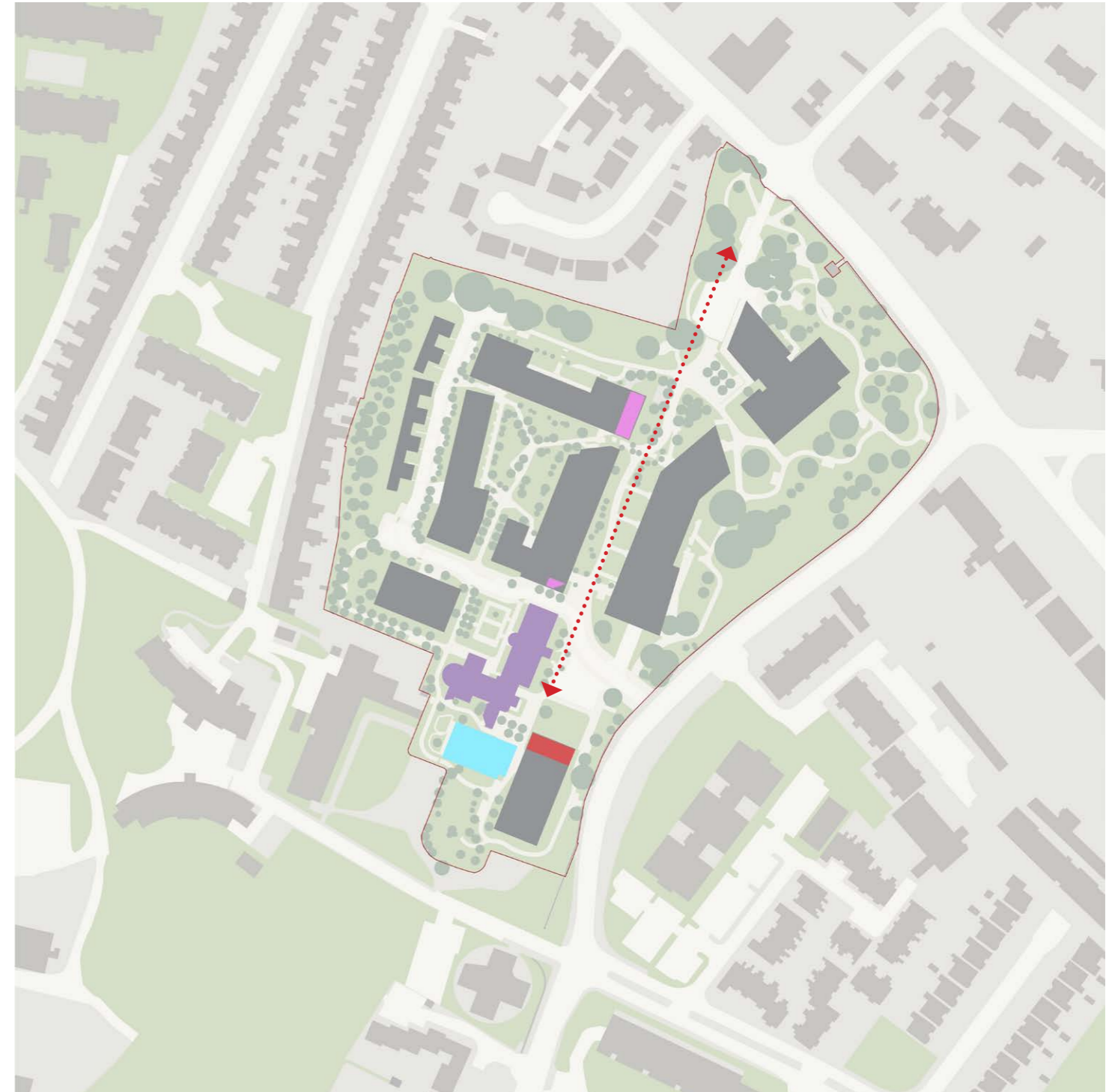


12 Development Split

The scheme BTS units will provide dwellings for those seeking to purchase in the area. The developments Part V contribution of 10% will be split across block D and F.

Key

 Proposed Part V Contribution



13 Cultural, Community + Amenities

The cultural and community uses in the Chapel and Tabor House buildings address the forecourt, alongside a cafe/restaurant in Block F framing the space. There are residential amenity spaces located in the ground floor of block B.

The crèche is located in the ground floor of block F to give it both good accessibility from the forecourt and privacy within the development.

Key

-  Axial Route
-  Childcare
-  Cafe/Restaurant
-  CCA
-  Resident Amenity

Masterplanning

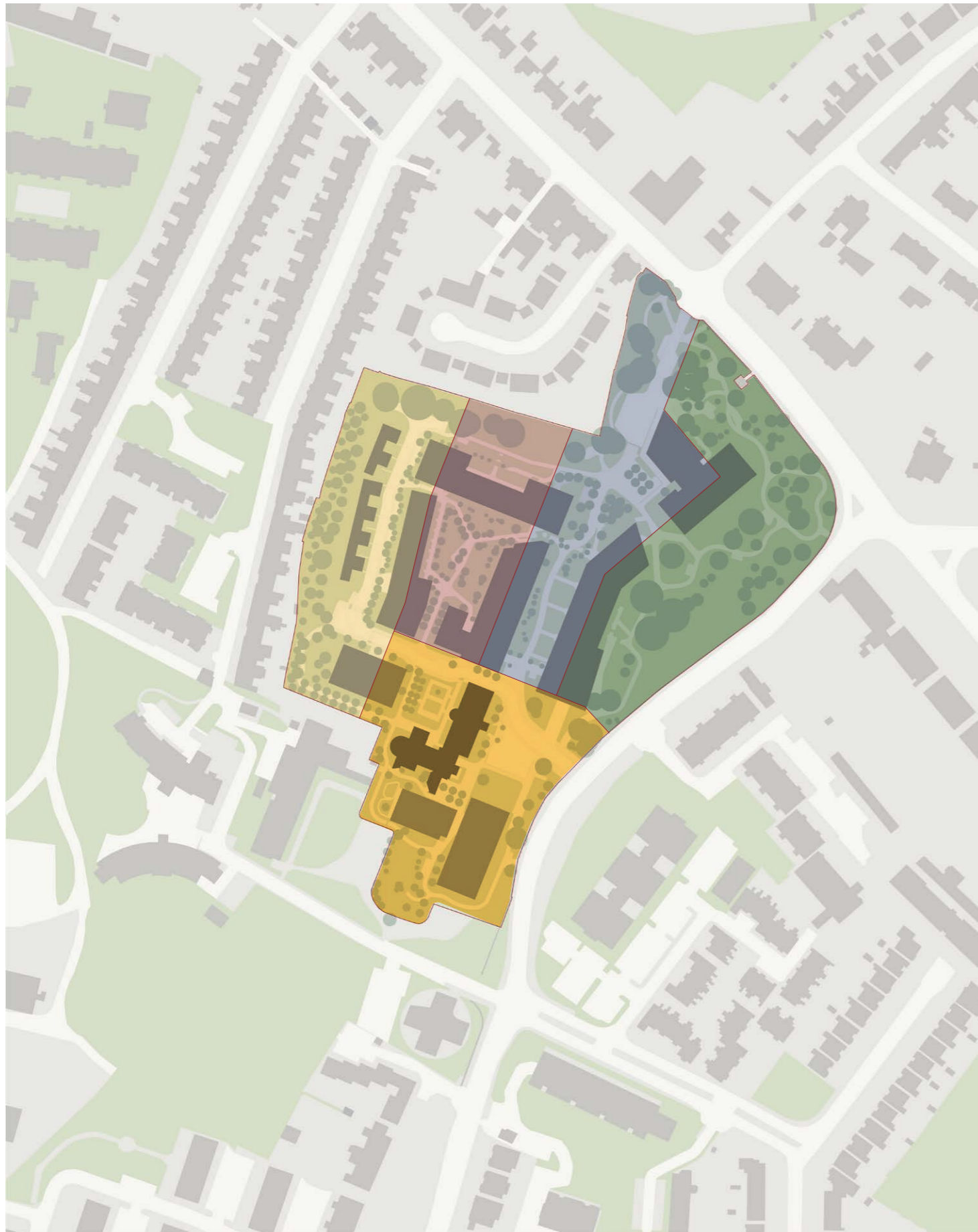
3.4 Design Principles - Character Areas

The Masterplan includes for a series of Character areas which are informed by the unique site characteristics and local land features as well as the area's immediate local context.

The Masterplan weaves together these complimentary spaces ensuring that variety is a key component within the spatial experience of the development while also retaining an overall unifying language and identity to this new residential community.

Such character areas vary between the more expansive Eastern woodland park area which is characterised by the existing, retained tree belt to more intimate Homezone along the Western edge with 2 storey own door family units fronting the street. The existing Chapel and Tabor house establish a more 'historical quarter' as a focal point to the new Milltown Road entrance. This area also acts as a public anchor to the South of the development and is connected through the proposed tree-lined pedestrian and cycle boulevard which runs North/ South and terminates with a pocket public square as its opposing anchor to the North. This emphasis the rich spatial experiences and variety of character areas which are integrated into and give life and richness to the masterplan.

These 5 character areas or zones are identified in the adjacent diagram.



Character Area Key

- Zone 01 - Tree Lined Pedestrian Avenue
- Zone 02 - Parkland
- Zone 03 - Historic
- Zone 04 - Courtyard
- Zone 05 - Homezone

Masterplanning

3.4 Design Principles - Landscape Ground Floor Plan

The corresponding plan encapsulates the masterplan design principles into the overall site layout plan and illustrates the strong integration between architecture and landscape design.

(Please refer to the Landscape Design report for more details)



Main: Cameo Landscape Illustrative View

Sandford Road LRD

Contents

1.00 Introduction

- 1.1 Executive Summary
-

2.00 Site Analysis

- 2.1 Strategic Site Location
 - 2.2 Surrounding Site Context
 - 2.3 Conservation and Heritage Assets
 - 2.4 Building Heights
 - 2.5 Transport Network and Residential Activity
 - 2.6 Historic Development
 - 2.7 Site Opportunities
-

3.00 Masterplanning

- 3.1 Existing Site Assets + Features
 - 3.2 Z12 lands
 - 3.3 Masterplanning Framework
 - 3.4 Design Principles
 - 3.5 Height Strategy
-

4.00 Design Proposals

- 4.1 City as a Collage
 - 4.2 Massing Strategy
 - 4.3 Site Plan
 - 4.4 Overview
 - 4.5 Amenities + Facilities
 - 4.6 Building Form + Architectural Expression
 - 4.7 Materiality in Context
 - 4.8 Materiality in Detail
-

5.00 Character Area

- 5.1 Illustrative Views
-

Appendix

- A North + Dual Aspect Units
- B Part V Provision
- C Housing Quality Assessment
- D Schedule of Accommodation
- E Existing Building Feasibility Study

Masterplanning

3.5 Height Strategy - Overview

Height Baseline - Design strategy is to establish baseline height of 5 storeys within the centre of the scheme which, depending on the contextual edge condition and degree of separation, steps up or down 2 storeys.

Anchor buildings - These elements of 7-8 storeys provide accent and variation at either end of the axial route between the forecourt and the plaza which enhances legibility, wayfinding and connectivity.

Urban Marker - The proposed 8 storey 'urban marker' acts as a reference point within the local area to enhance legibility and placemaking by announcing the development sitting within an expansive site which is otherwise concealed from the wider community behind an existing 3M high perimeter wall and existing mature tree belt.

Placemaking - The location of this urban marker responds to the wider context and urban morphology by marking the key junction and transition between the merging neighbourhoods of Milltown, Ranelagh, Clonskeagh and Donnybrook. The design intent, massing and orientation of this building specifically responds to the view South from this junction on Eglinton road creating an elegant 'punctuation mark' as the building extrusion emerges at a suitable height above the horizontal 'green veil' around the perimeter of the site along the North and East edges. As such, at the neighbourhood scale it acts as a 'reference point' in the landscape.

Emerging Context - A taller building in this location it will add interest to the skyline and provide a visual reference point. While the site is on the periphery of the City Centre, it is in an area of emerging urban character with substantial developments to the South and East.

Green Belt - This urban marker addresses the flow of the park as it winds its way around the North/ East corner while also signifying the wide 3 storey pedestrian archway connection between the park and the central plaza space. With the exception of the urban marker the rest of the development will be below the height of the existing mature tree belts which are retained and provide a 'green veil' to the perimeter of the site along the North and East edges.



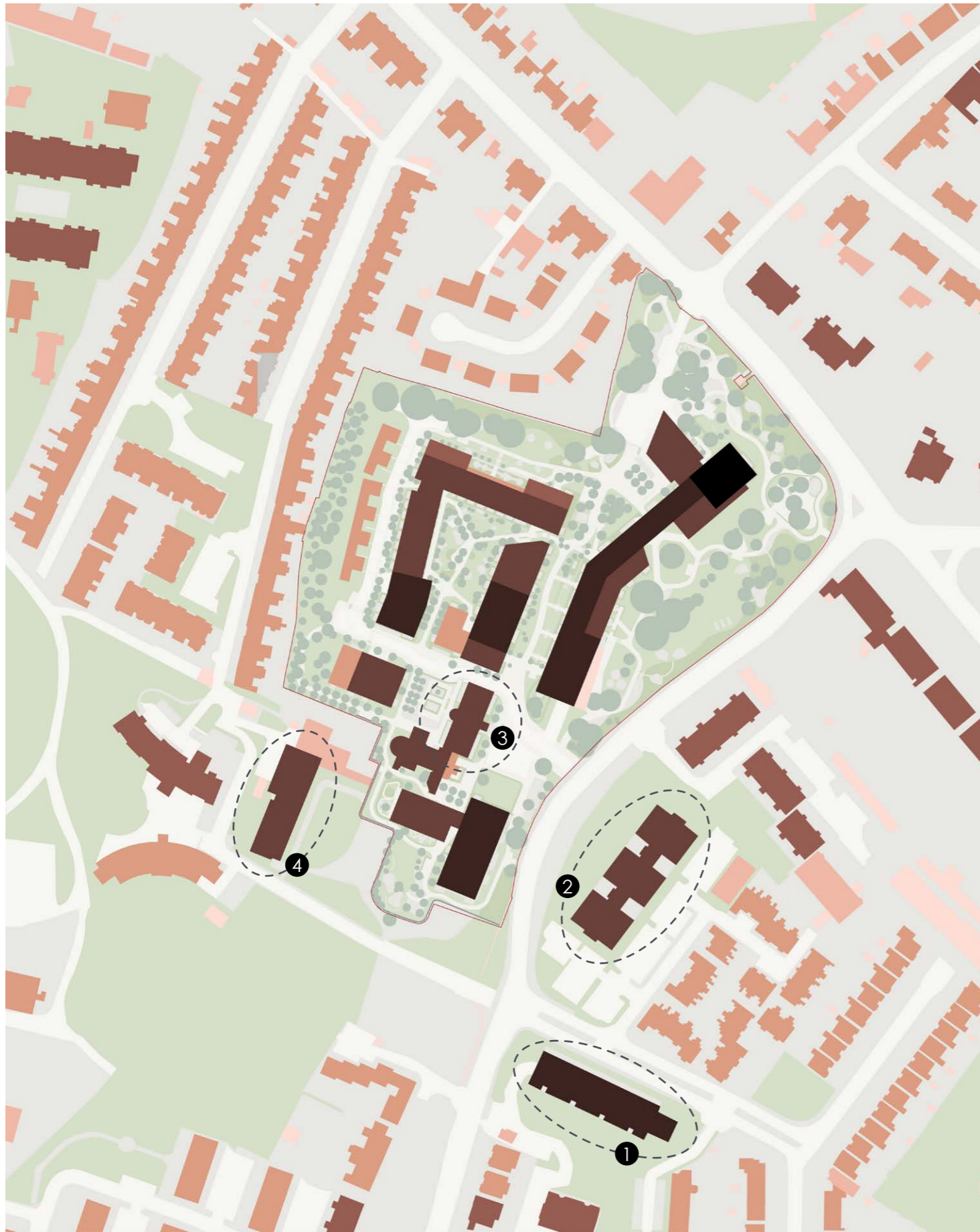
Main: Axo view of massing

Masterplanning

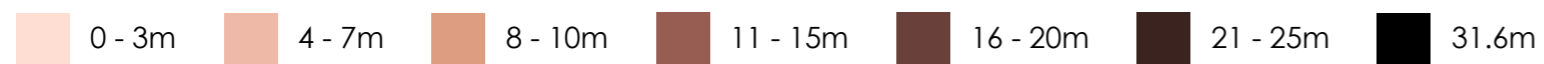
3.5 Height Strategy - Emerging Context

The scale of the more contemporary developments of Grove House, Cedar Hall and the Milltown Jesuit Centre which surround the site, anchored by the historical height of Tabor House, provide an established context height of 5-7 storeys. In order to pick up these height datums, the proposed development baseline height is 5-7 storeys, which is consistent with the existing context.

Height is presented in metres in the adjacent diagram rather than storeys to take account of the different floor-to ceiling heights.



Building Heights



1 Grove House



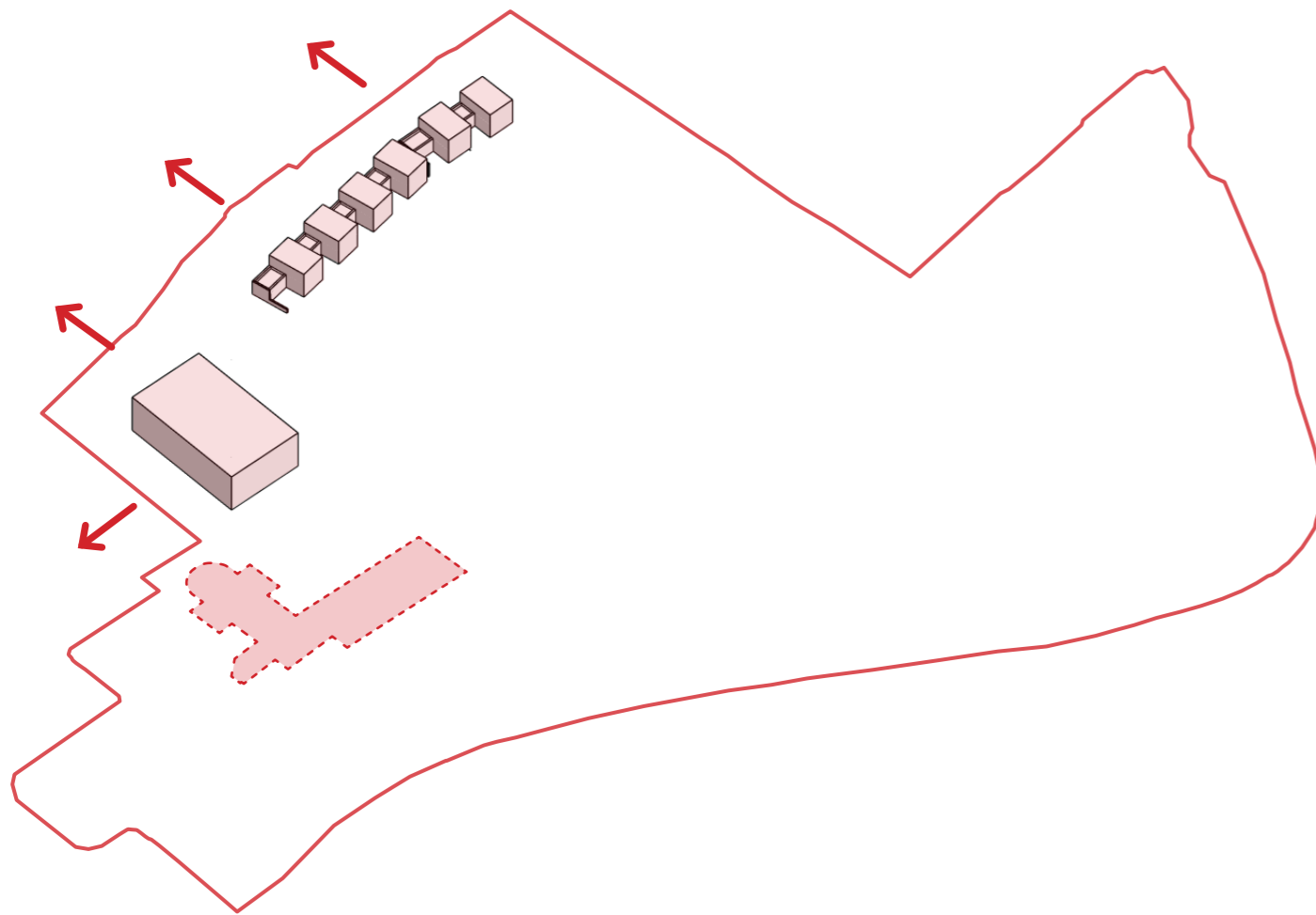
2 Cedar Hall



3 Tabor House

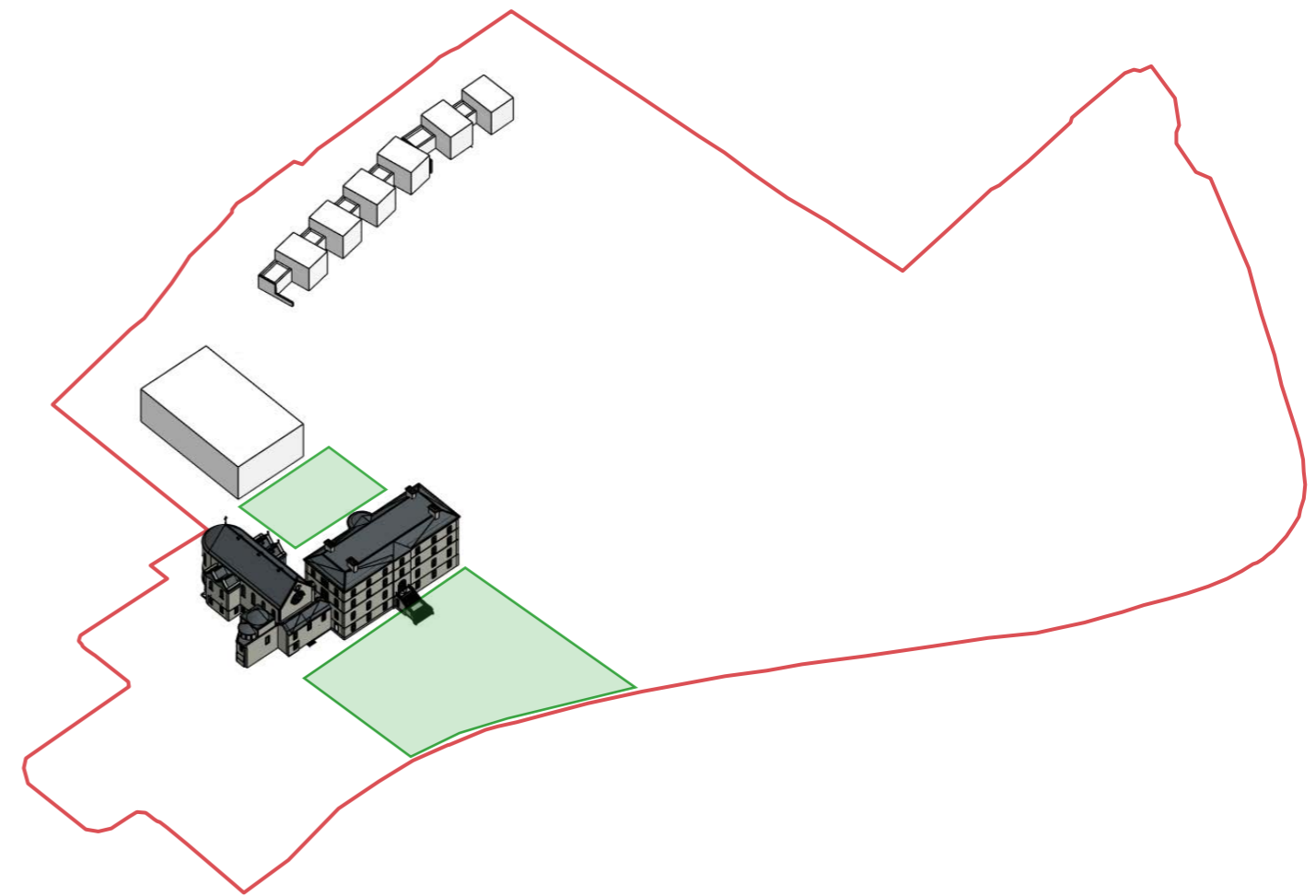


4 Milltown Jesuit Centre



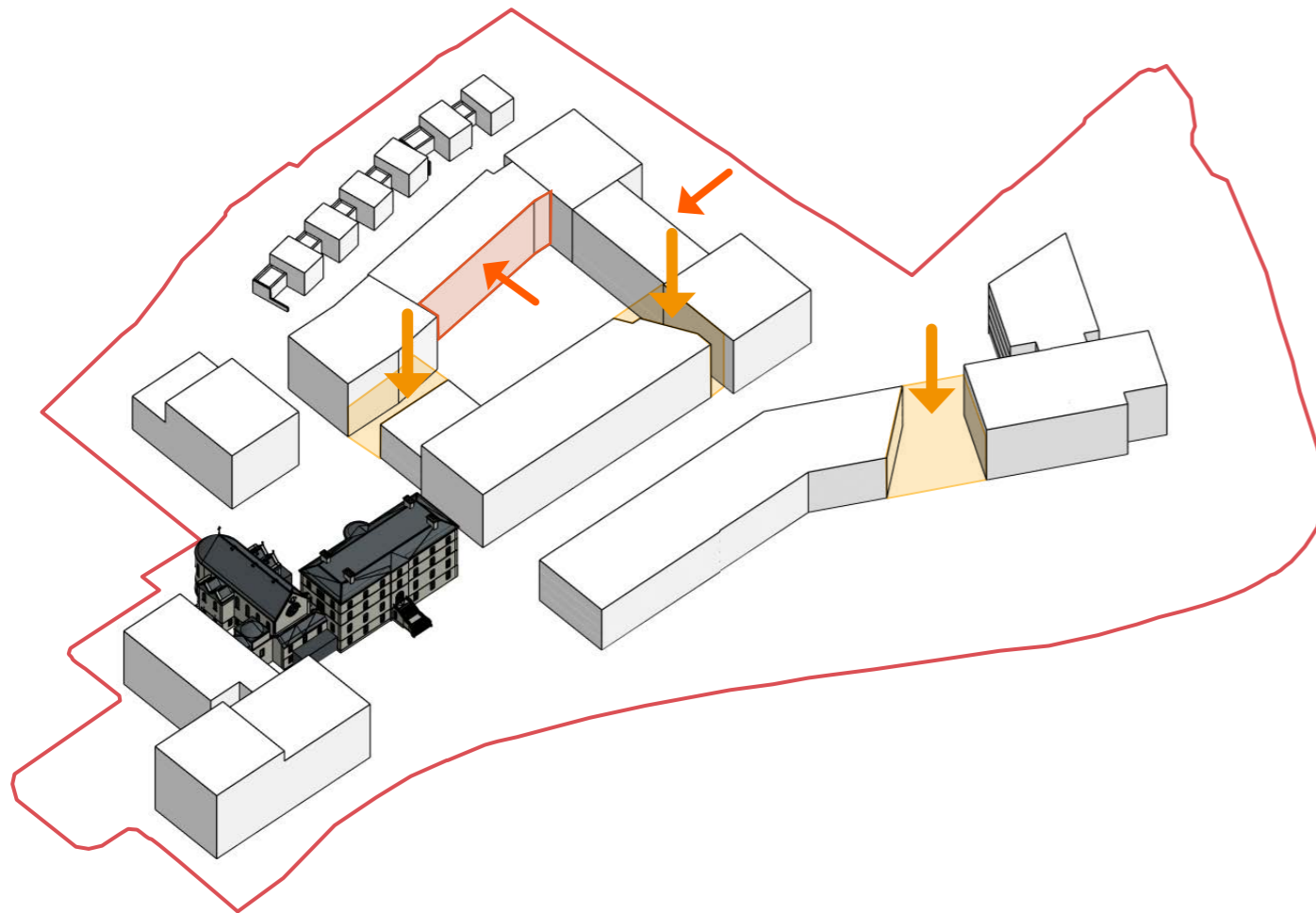
1 Scaling down to perimeter edge

The design provides a transition between the adjacent urban grain of Cherryfield Avenue & Hollybank Avenue, which sets a clear precedent for the proposal to mirror separation distances and scale for the design of Block E, and the rest of the development. This 2 storey building line provides a hard edge as a buffer against the prevailing South-Westerly wind.



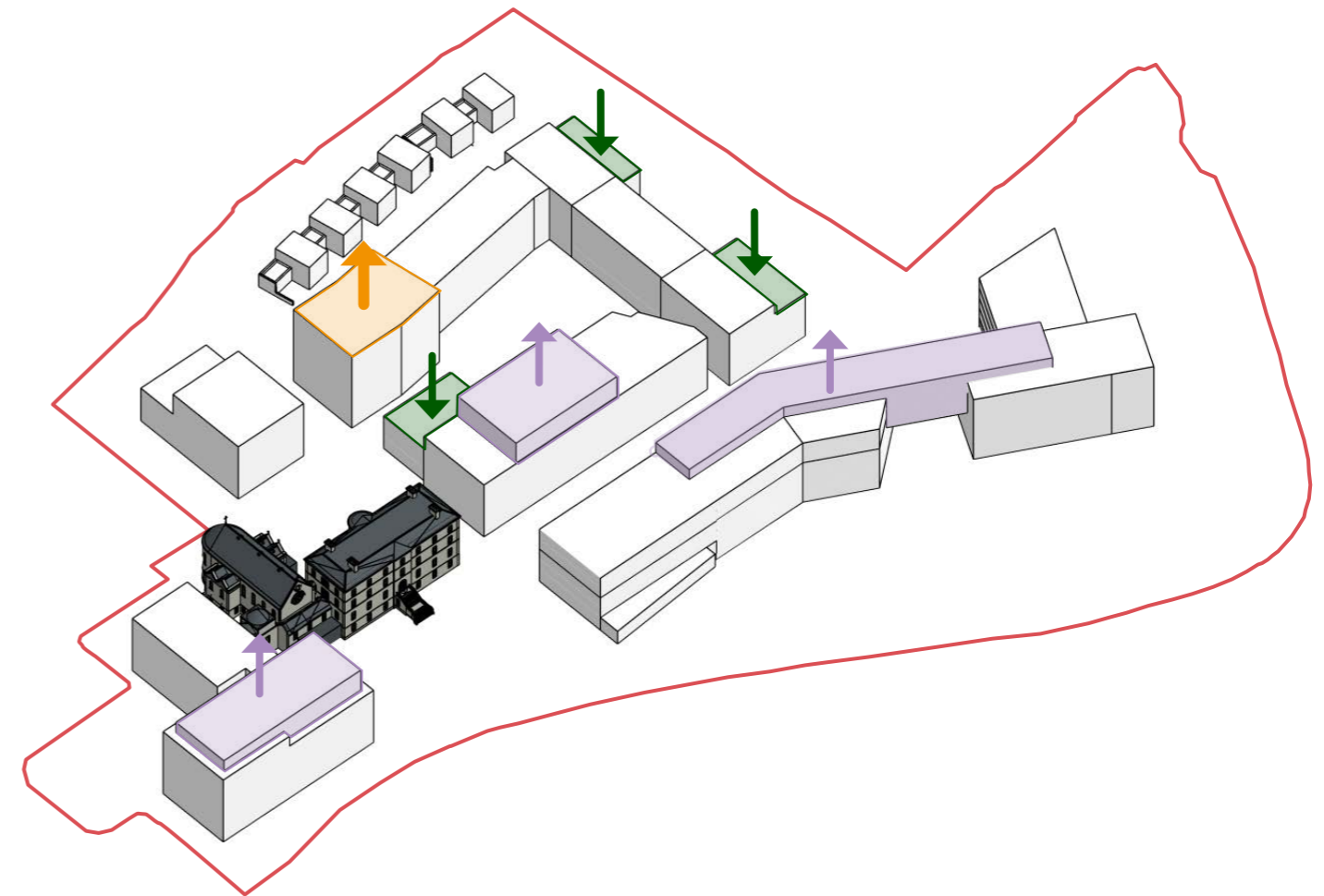
2 Setting to historic structures

Removal of other 'ad hoc' existing buildings allowed us to reinstate the chapel and Tabor house as 'object buildings' giving them breathing space and allowing them to become a focal point in the new setting



3 5 storey baseline

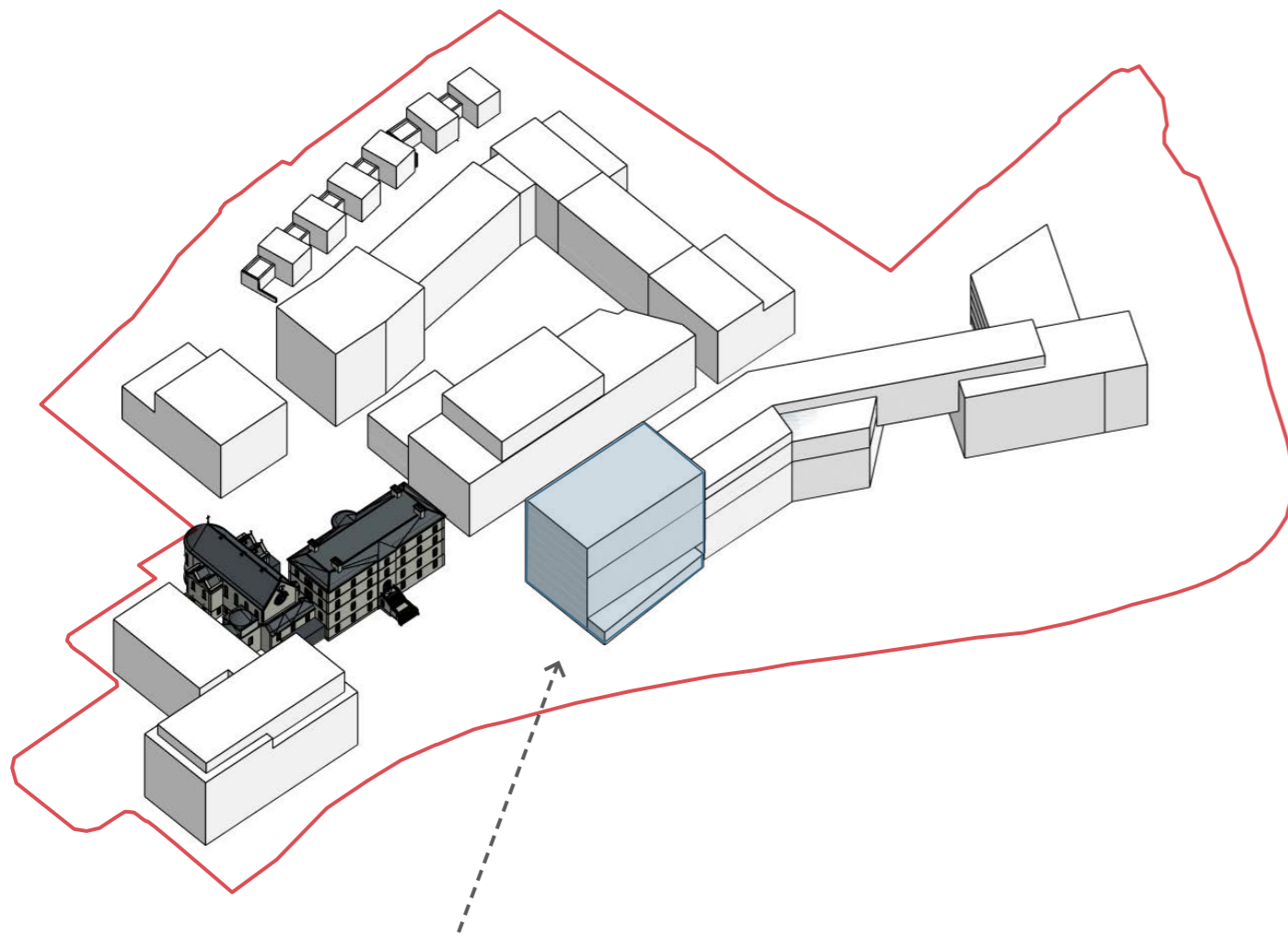
The design strategy is to establish baseline height of 5 storeys within the centre of the scheme which, depending on the contextual edge condition and degree of separation, steps up or down 2 storeys.



4 Height variation

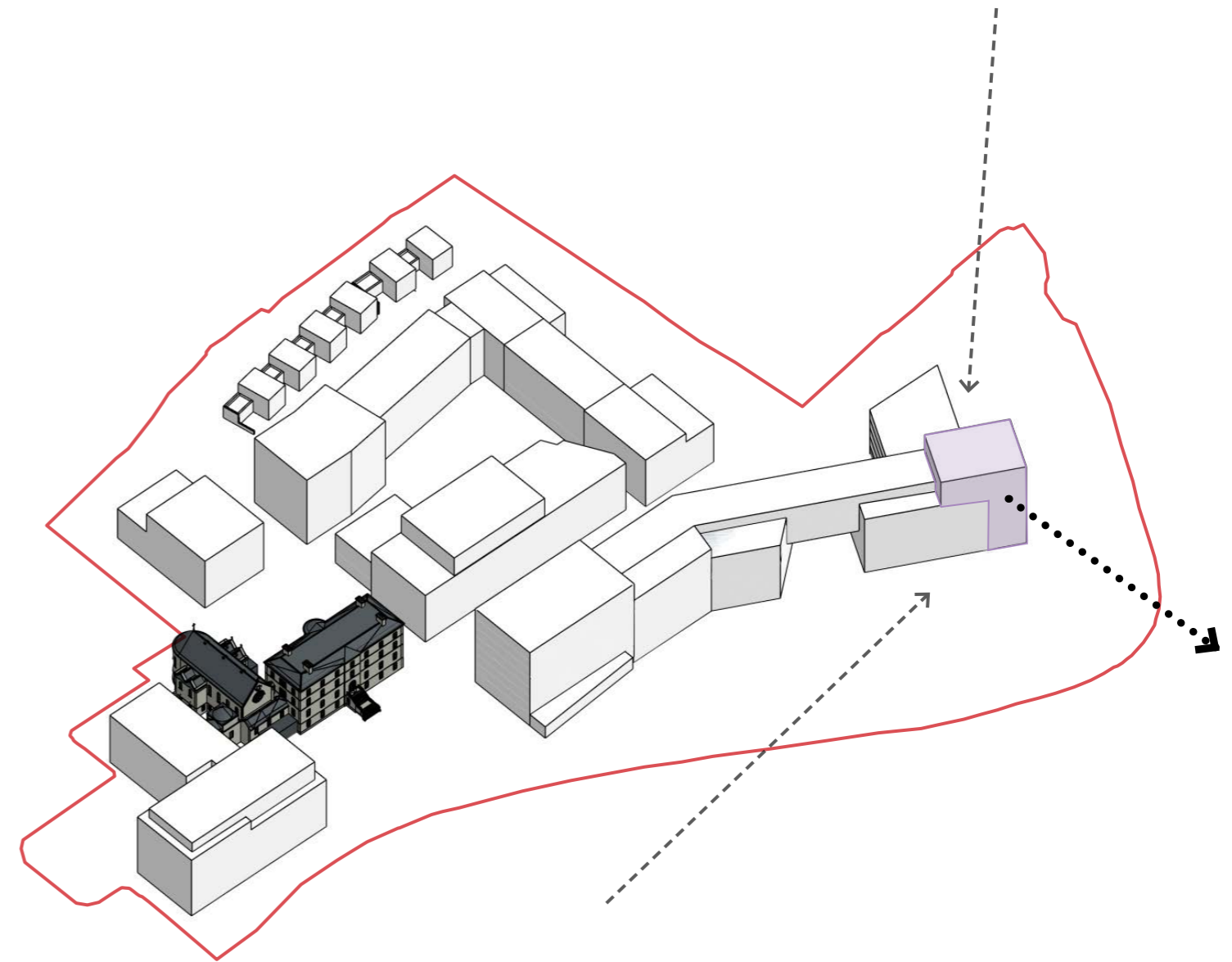
The careful modulation in height within the overall urban structure creates 'Amplified Height' where parts of buildings deviate from the prevailing 5 storey baseline and read as lighter 'pop-up' roofscape elements which are generally setback from the edges. These subtle variations are considered appropriate to add variation and architectural interest in the overall composition .

The stepped massing composition forms a light 'bridge element' across the linear block forming a 3 storey archway between the public square and woodland park framing views of the existing blue cedar tree.



5 Anchor building defining forecourt

The proposal provides a clear and legible strategy to height in order to enhance wayfinding, placemaking and to create a development of character areas by introducing subtle variety in scale and height to enrich the overall architecture while ensuring a rich resident experience and environment with a strong sense of place.



6 Placemaking and identity

The proposed 'Urban Marker' makes a positive contribution to place-making by anchoring the public square and intersection of internal connections between the public woodland park to the East and North fringe and the new tree lined avenue. At the scale of the wider neighbourhood, announces the scheme and improves legibility within the wider urban area while addressing the intersection between Milltown, Sandford, Eglinton and Clonskeagh Road.

Masterplanning

3.5 Height Strategy

The Urban Development and Building Height 2018 guidelines state a key objective of the National Planning Framework, if we are to deliver the required housing numbers without displacing developments and growing urban areas further outwards, is to significantly increase the overall density, scale and heights of buildings while also focusing on the development of urban infill sites and the reuse of existing buildings.

The guidelines encourage local authorities to move away from restrictive approaches to building height and density that continue an unsustainable pattern of development whereby cities continue to grow outwards rather than consolidating and strengthening the existing built up areas and fail to make: *'optimal use of the capacity of sites in urban locations where transport, employment, services or retail development can achieve a requisite level of intensity for sustainability.'*

Increased building height is a key factor in assisting modern placemaking and improving the overall quality of our urban environments. They can also play a role in higher density developments by indicating important street junctions and public spaces which reinforces and contributes to a sense of place within a city.

The proposed configuration seeks to address the surrounding urban conditions by working with existing and historic building lines. Several different massing options were tested against the surrounding building heights and urban grain which resulted in a number of new building datums, with each responding to its adjacent urban condition. The proposal evaluated several different options which looked to provide a similar level of density in alternative urban forms. These have been outlined in the Environmental Impact Assessment Report, Section 4.0 - Examination of alternatives.



Main: Proposed roof heights
Above: Proposed massing heights

Design Proposal

3.5 Height Strategy - Separation Distances

The overall building form and layout is set up by a series of key adjacencies and continuation of existing building lines. These set up a series of urban blocks, each responding to different conditions.

The following pages explain the sectional relationships and stepping down towards the boundaries relative to the separation distances to the existing residential neighbouring properties. These have been used throughout the design process in order to reduce the impact of the proposal on adjacent neighbouring properties.



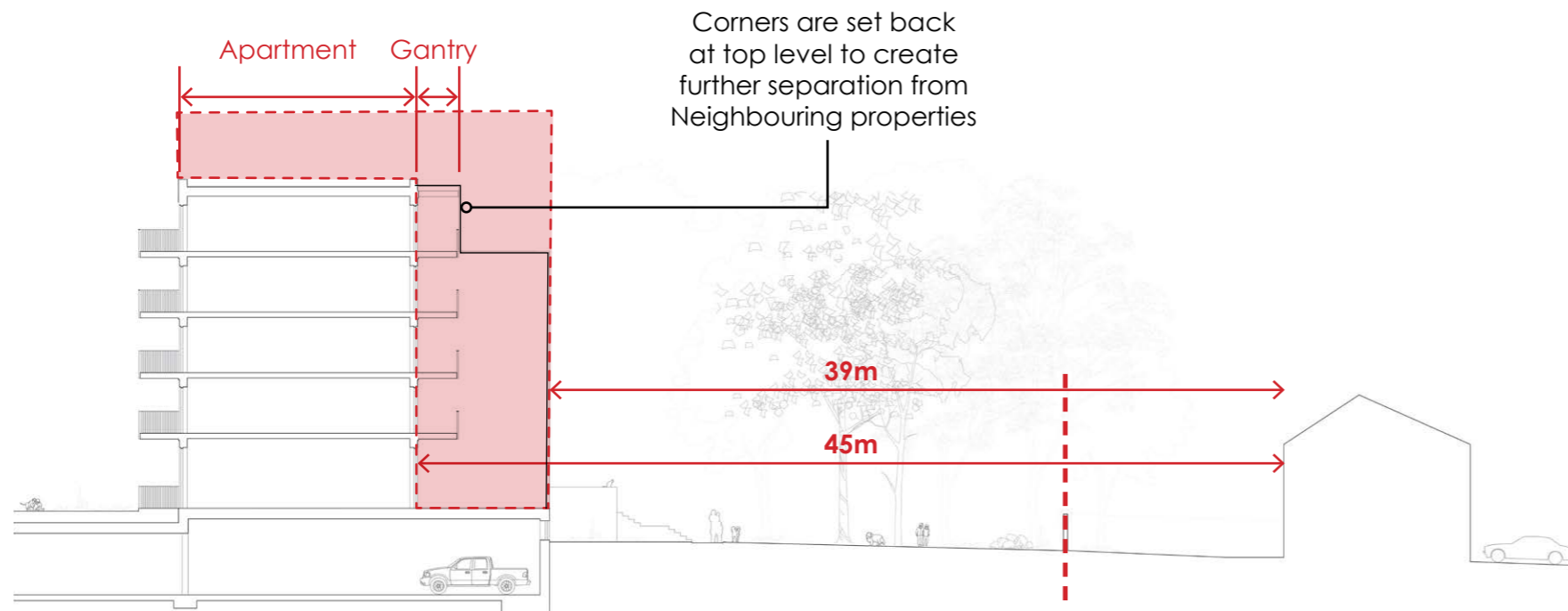
Main: Plan of programmatic arrangement
 Above: Axo of programmatic arrangement

Design Proposal

3.5 Height Strategy - Separation Distances - Norwood Park

The separation distances between the Sandford Road proposal and the Norwood Park properties range from 32.5m to 45m separation at which point the orientation of the neighbouring buildings rear facade rotates away from the corner of Block C.

The adjacent section highlights the a-typical design of block C. There is a set back to the middle which is achieved with dual aspect through units that are accessed from an external gantry. This increases the separation distances to the homes on Norwood Park, and internally to the courtyard, while also removing the north facing units. There is also a set back top level to either end of Block C now with reduced height of 5 storey lowering the impact of the overall massing to the Northern boundary.



Key

Red hatch indicates the previous massing of block C from the SHD pre-app. This was reduced in height and set back to create further separation from adjacent properties.

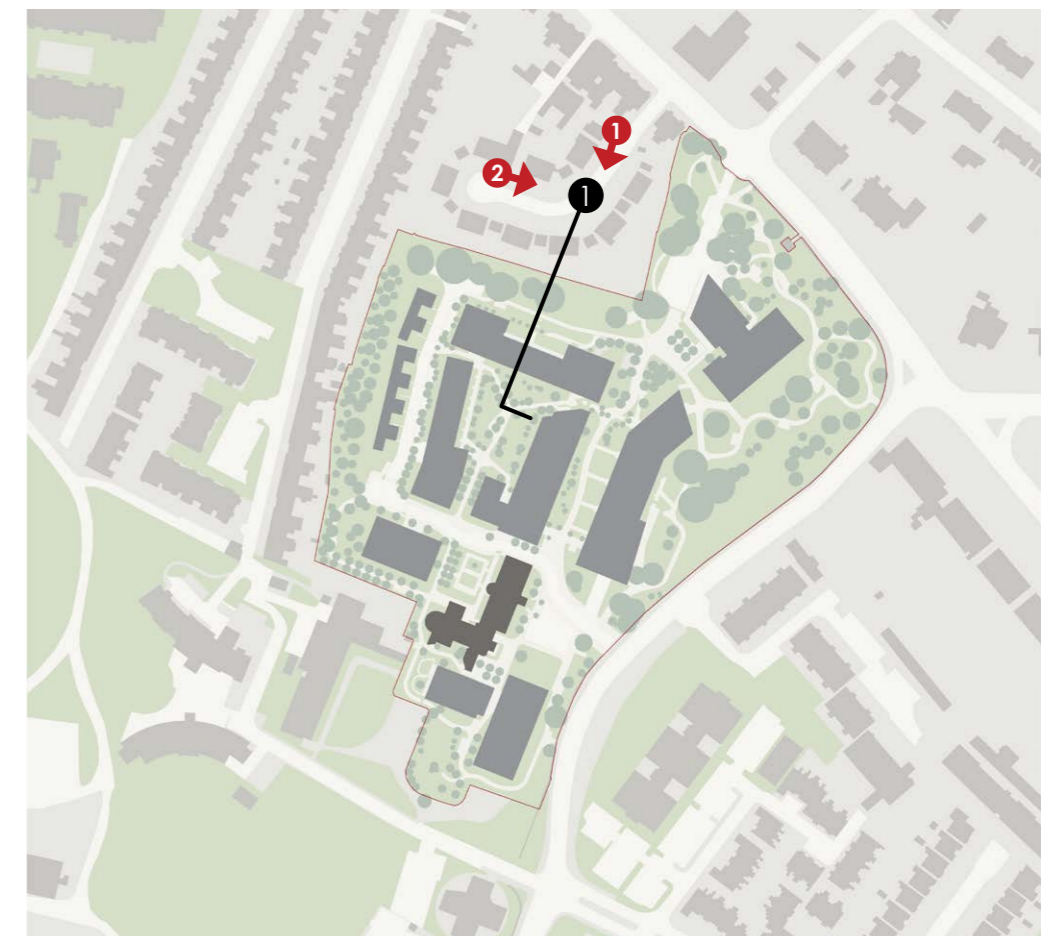
1 Proposed Site Section



1 Verified View 10



2 Verified View 11



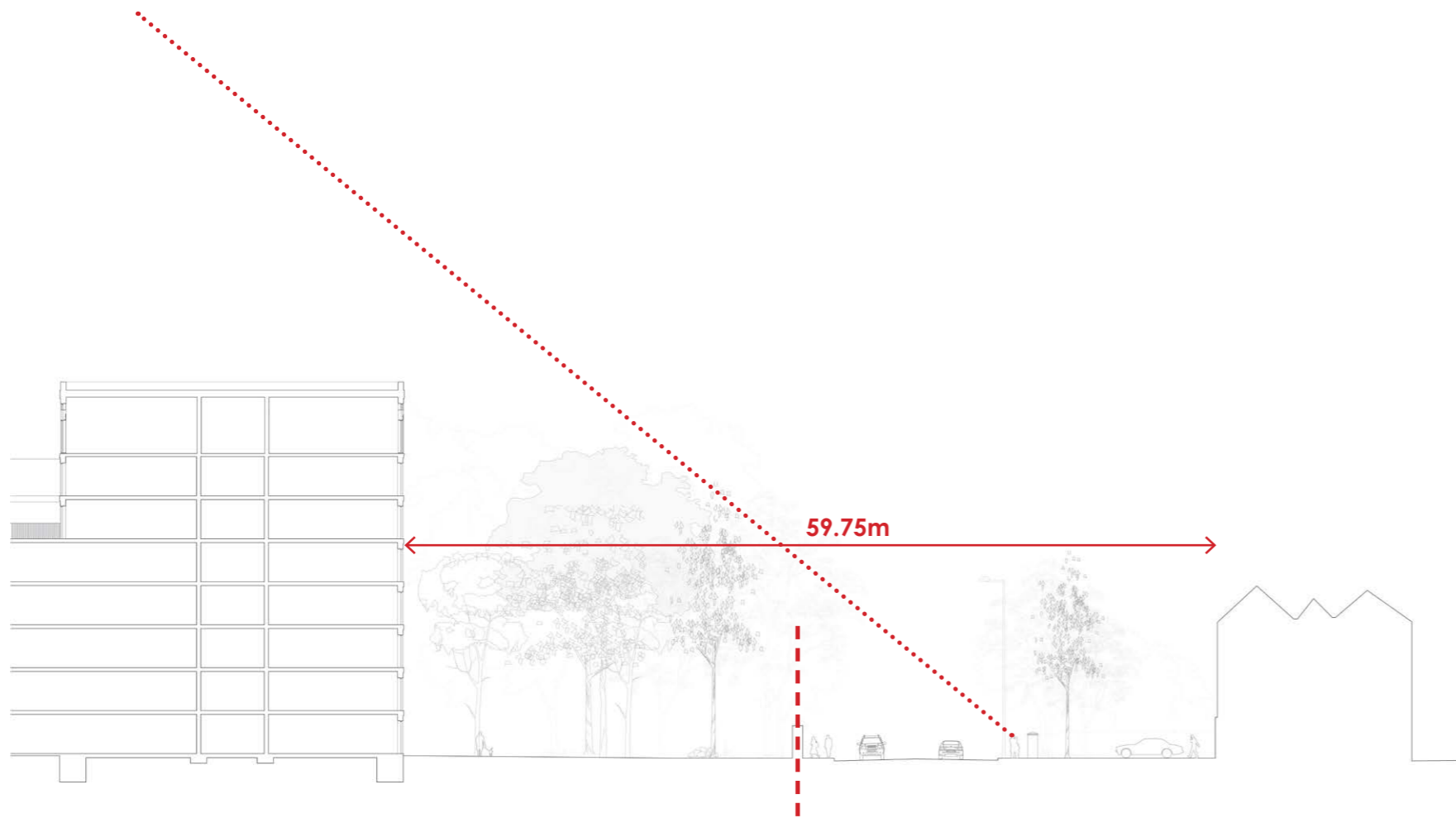
Main: Proposed site section
Above: Development key plan

Design Proposal

3.5 Height Strategy - Separation Distances - Sandford Road

The separation distances between the proposed development and the Sandford Road properties to the North are 59.75m.

In addition to the considerable setback distance provided along the Northern boundary, the visual impact from Sandford Road is diminished further by the presence of the existing mature tree belt which provides a continuous 'green veil' along the Northern and Eastern boundary to the site.



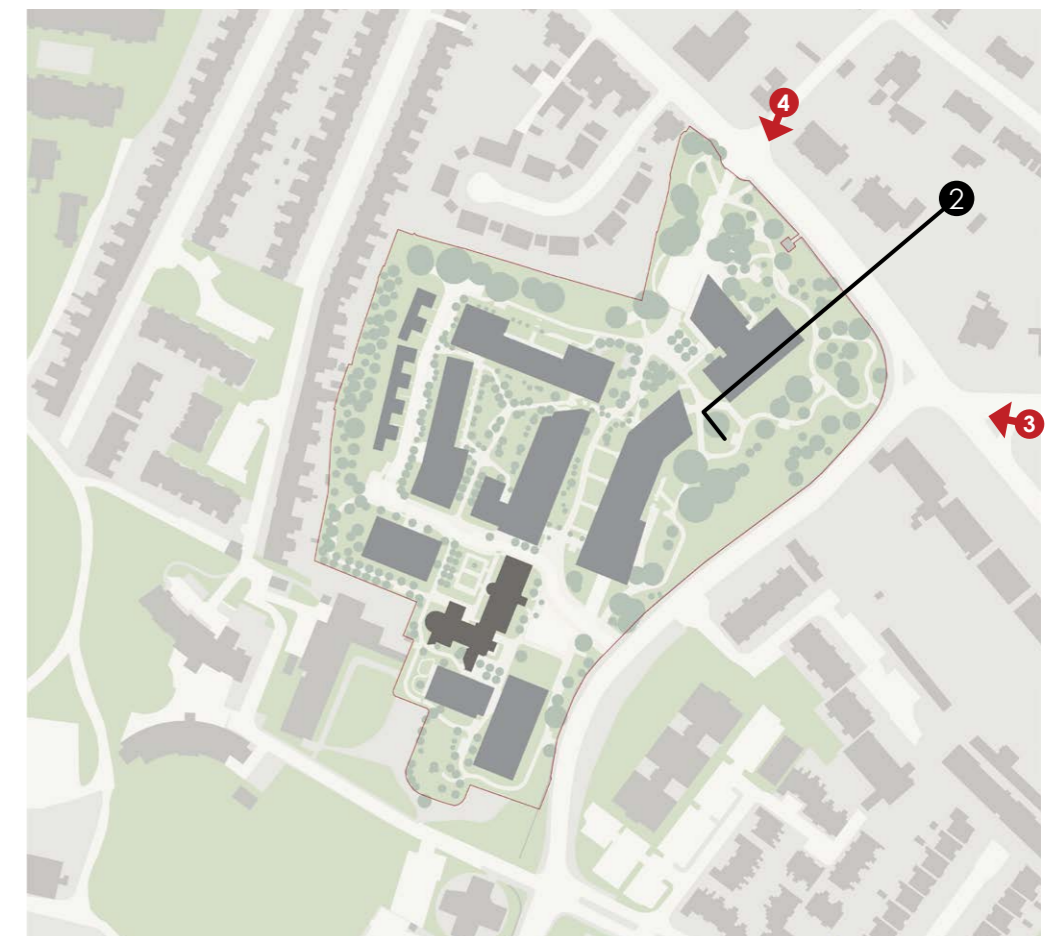
2 Proposed Site Section



3 Verified View 08



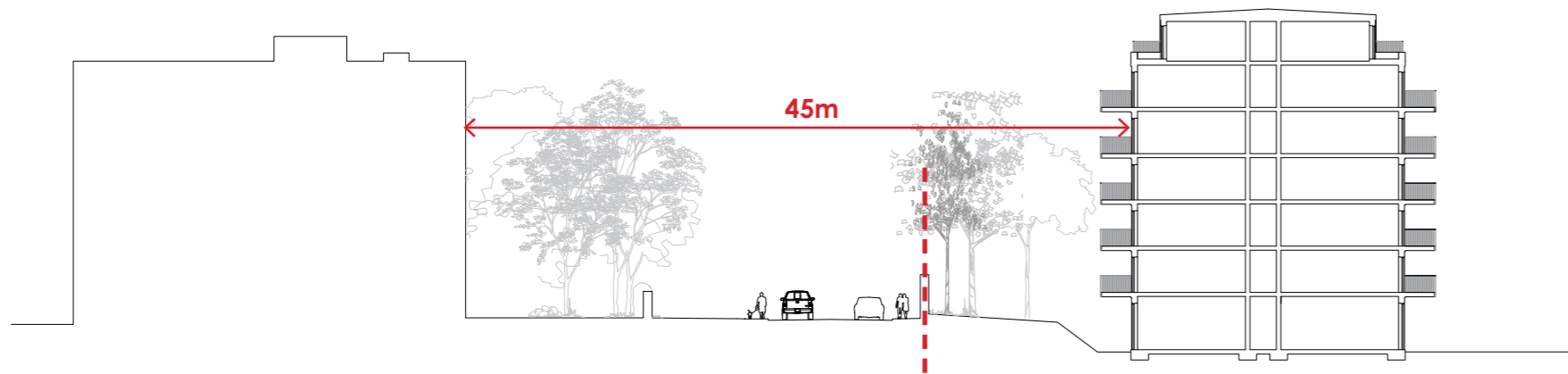
4 Verified View 04



Design Proposal

3.5 Height Strategy - Separation Distances - Milltown Road

The separation distances between the proposed Sandford Road Block F and the 6 storey Cedar Hall apartment block on Milltown road is 45m at its closest point.



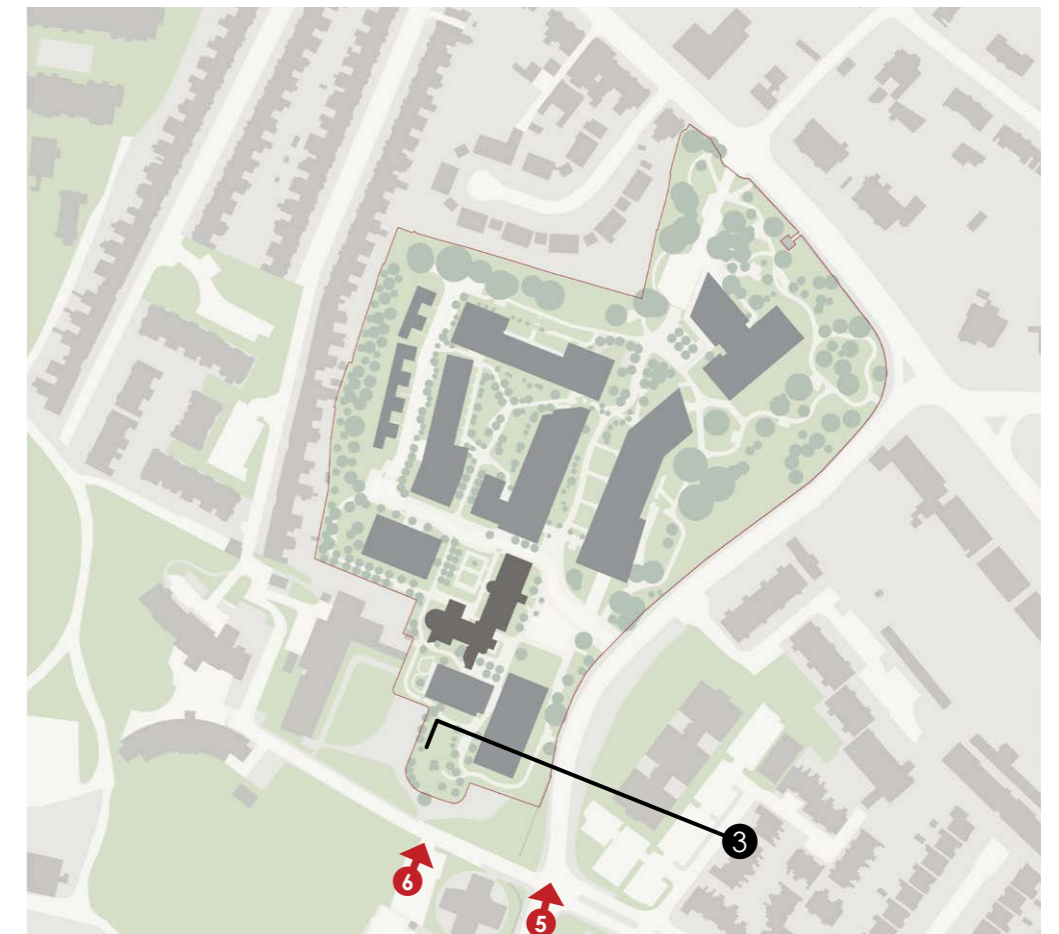
3 Proposed Site Section



5 Verified View 18



6 Verified View 19



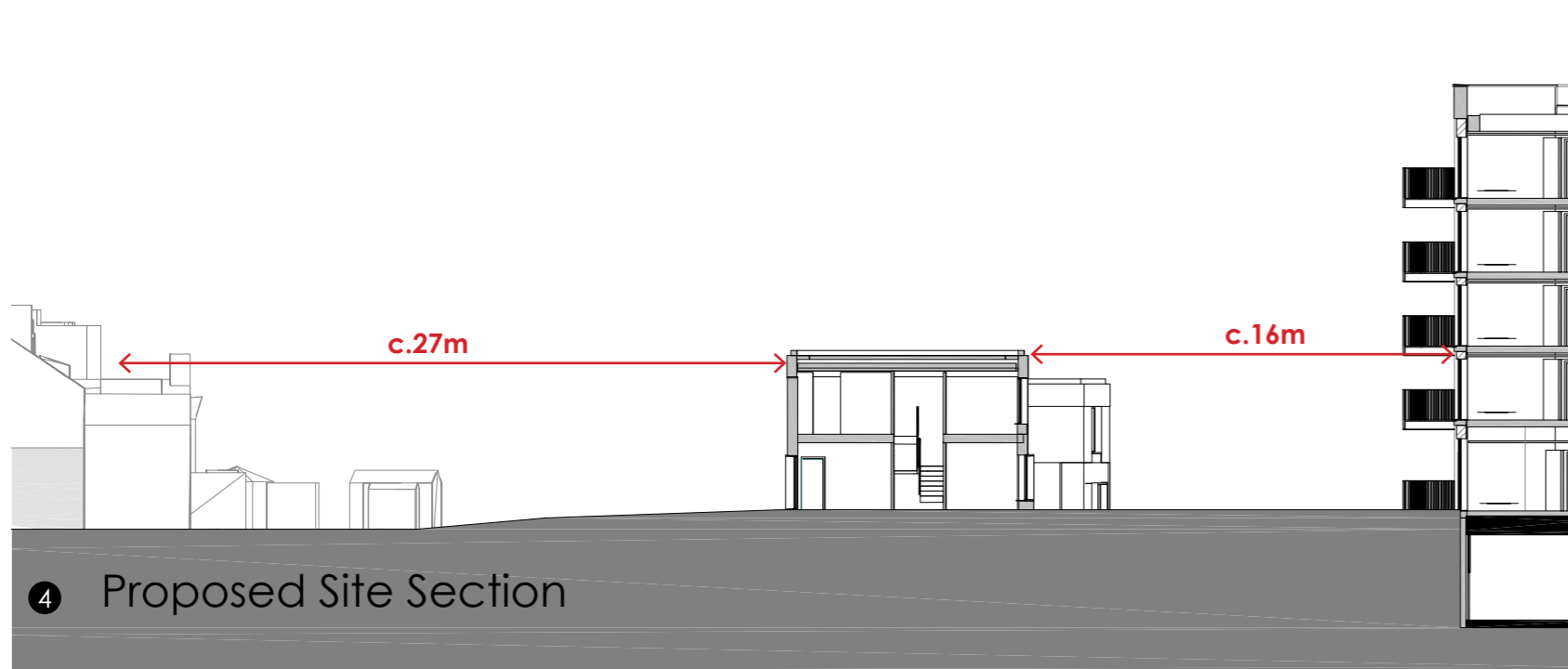
Main: Proposed site section
Above: Development key plan

Design Proposal

3.5 Height Strategy - Separation Distances - Cherryfield Avenue

The separation distances between the Sandford Road proposal and the Cherryfield Avenue properties maintains an upper distance of 30m separation. The potential issue of overlooking has been addressed by retaining the existing treeline and also avoiding rear facing windows on the upper levels of the courtyard house typology.

In addition, the stepping down in building height to 2 storeys along this edge is more compatible with the scale of the existing residences along Cherryfield Avenue.



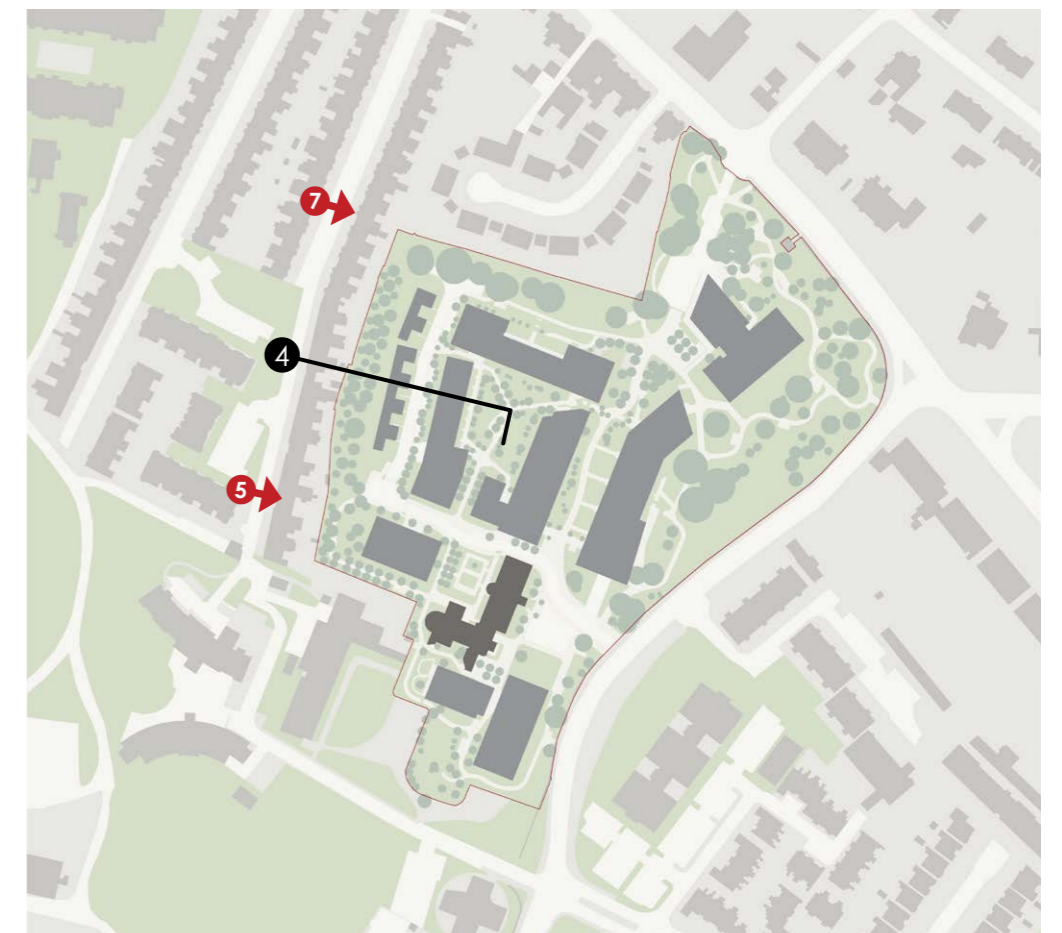
4 Proposed Site Section



5 Verified View 13



7 Verified View 12



Masterplanning

3.5 - Height Strategy - Context Height Ratio

The height ratio of the higher building when compared to the prevailing contextual height is a useful indicator of the extent of its tallness in its specific context. We call this the context height ratio (CHR). The CHR provides a simple expression of the tallness and level of impact that a higher building will have within its context as well as on the surrounding skyline. The CHR allows a relative categorisation of higher buildings in reference to whatever their context is, rather than providing heights in absolute terms. As such it provides a contextual higher building definition that can be applied across areas of very different height characteristics.

In respect of the CHR four different height classifications can be identified:

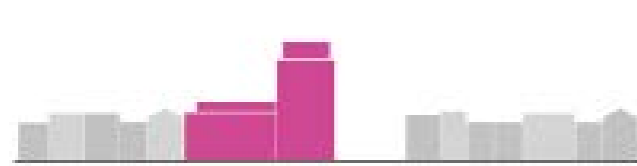
- Local High Point - CHR less than 2x Context Height
- Large Building - CHR 2-3x Context Height
- Local Landmark - CHR 3-5x Context Height
- District Landmark - CHR more than 5x Context Height

Given that the visibility and impact of a high building increases with its height, this impact has to be proportionate and meaningful. This is a fundamental tall building premise that should guide tall building work. The height of a taller building should generally correspond to the hierarchy of places, and be proportionate to the relative importance of the place or function marked by the building in the context of the wider settlement.

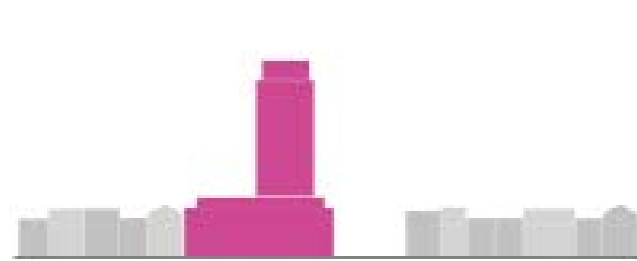
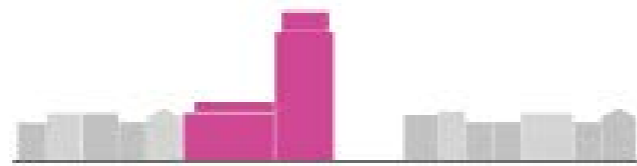
Main: Tall buildings hierarchy concept diagram by Urban Initiatives Studio



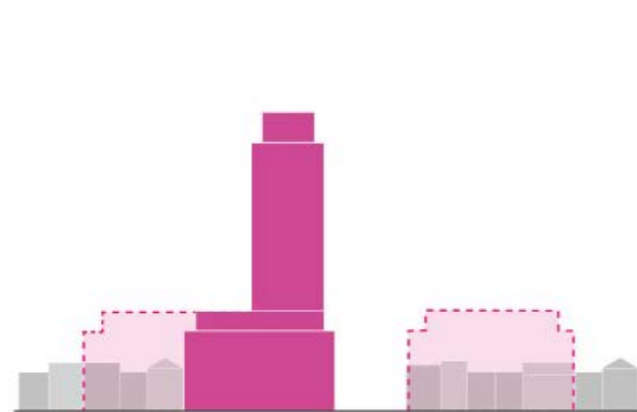
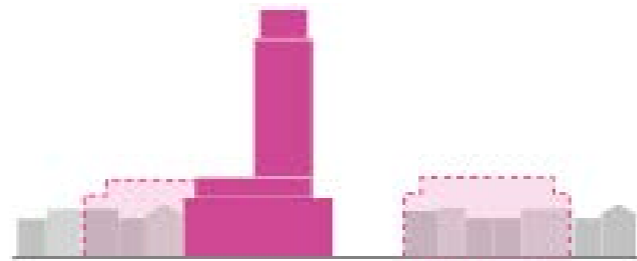
Context Height Ratio - Local High Point
(less than 2x wider context height)



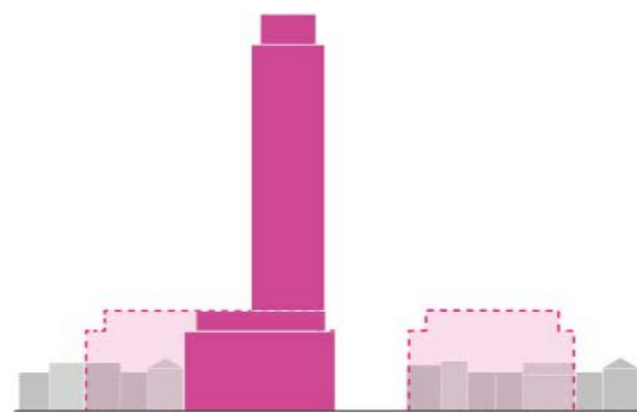
Context Height Ratio - Large Building
(above 2x to 3x wider context height)

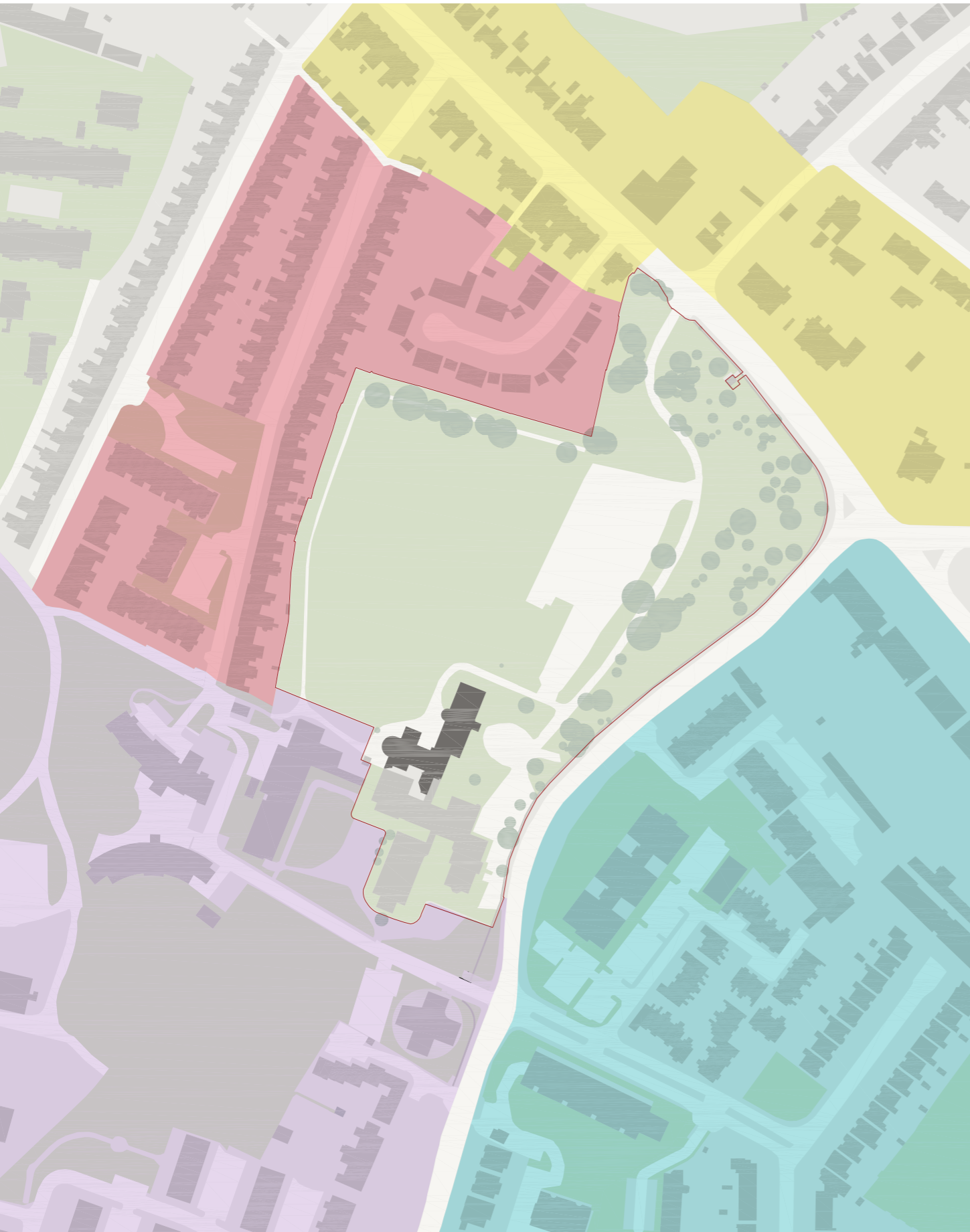


Context Height Ratio - Local Landmark
(above 3x to 5x wider context height)



Context Height Ratio - District Landmark
(above 5x wider context height)





Masterplanning

3.5 Height Strategy - Prevailing Contextual Height

When discussing the height of a proposed development, defining the prevailing contextual height of the surrounding area is a key exercise to undertake. This allows the conversation around proposed building heights to be site specific rather than responding to inflexible, generic maximum height limits which can undermine wider national policy objectives to provide more compact forms of urban development as outlined in the National Planning Framework.

When defining the prevailing contextual height we start by looking at the prevailing and thematic heights of the surrounding buildings. The adjacent study categorises the surrounding Sandford Road site areas into four zones:

	Zone 01	Sandford Road 3-4 Storeys
	Zone 02	St James' Terrace + Milltown Road East 3-6 Storeys
	Zone 03	Jesuit Z15 Lands + Milltown Road West 2-5 Storeys
	Zone 04	Norwood park + Cherryfield Avenue 2 Storeys

Increasing the general height of an area by a few storeys, as recommended by national policy, can deliver a sizable uplift in the overall density and capacity of an area, increase activity levels and vitality and result in a more compact urban form. Such an increase in density will need to be supported by sufficient transport and other infrastructures as well as the provision of quality open spaces and amenities.

While tall buildings have a role to play in increasing densities locally, they are also important in contributing to the character and identity of places, enhancing legibility and articulating the skyline, acting as catalysts for regeneration, offering diversity of accommodation and contributing to vitality and place making.

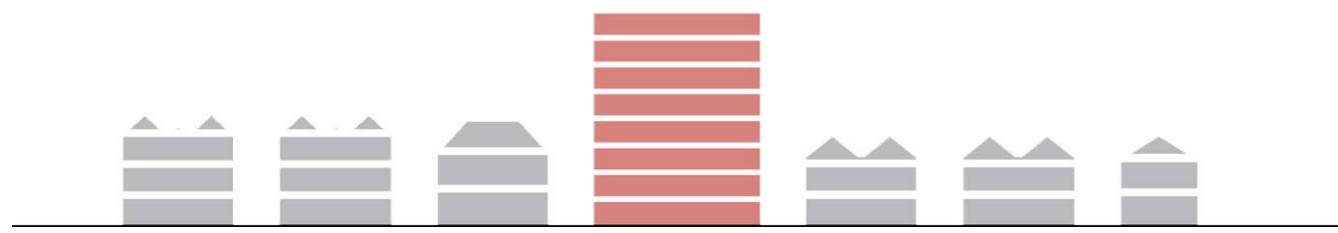
Masterplanning

3.5 Height Strategy - The Context Height Ratio

The Dublin City Development Plan defines Tall Buildings as those over 50m. The main sensitivity around tall buildings is their potential negative impact on the city's historic core, Architectural Conservation Areas and heritage assets as well as the intrinsically low-rise character of the wider city. A building can however be considered high when its height exceeds the 'prevailing' and 'thematic' height making it taller than other buildings in the area, giving it a greater presence and impact, both locally as well as on the city skyline.

High building is however a relative term, the proposed eight-storey building might be a 'local landmark' building in a predominantly low density suburban area, yet would be considered a 'local high point' in an urban five to six storey context, and a 'mid-rise' building in the Docklands high-rise cluster. In this light, the tallness of a buildings must be considered in relation to their local context.

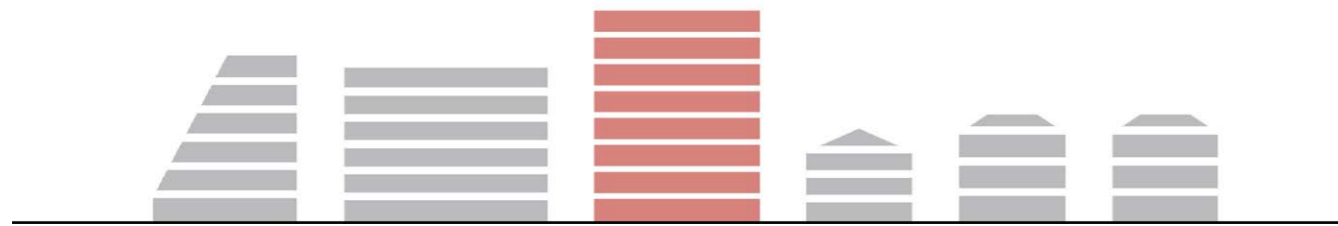
Based on Context Height Ratio, the height of the 8 storey urban marker is considered to be within the parameters for the scale of a 'local landmark' in zone 4 and 'large building' in zone 1 & 3. However, given the emerging 3-6 storey prevailing contextual height in zone 2, the 8 storey urban marker would be modest in scale and within the parameters of a 'local high point'.



Zone 01
Sandford Road

Prevailing Contextual Height: 3-4 Storeys

Proposed 8 Storey Building
Large Building 2.4 x CH



Zone 02
St Jame's Terrace
Milltown Road East

Prevailing Contextual Height: 3-6 Storeys

Proposed 8 Storey Building
Local High Point 1.7 x CH



Zone 03
Jesuit Z15 Lands
Milltown Road West

Prevailing Contextual Height: 2-5 Storeys

Proposed 8 Storey Building
Large Building 2.2x CH



Zone 04
Norwood park
Cherryfield Avenue

Proposed 8 Storey building



Main: 8 Storey height diagram
Above: Proposed massing