

# Sandford Road LRD

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# Design Proposal

## 4.1 City as Collage

The city is formed as a gradual accumulation of building forms and uses, which combine into a rich urban fabric. The proposed Masterplan at Sandford Road reflects the prevailing form, scale and massing in the area, relating positively to neighbouring structures, new or old.

In responding to the varied historical building fabric surrounding the site, the proposal is expressed as a collection of individual but related building forms. This provides a varied backdrop for urban life, while creating a strong sense of character and identity.

In line with Dublin City Council Development Plan (2022-2028) - Built Heritage and Archaeology (11.1);

*'It is recognised that the city's heritage contributes significantly to the collective memory of its communities and to the richness and diversity of its urban fabric... The City's historic buildings, streetscapes villages, Georgian terraces and squares, Victorian and Edwardian architecture, industrial heritage, institutional landmarks, modernist buildings of the 20th century, urban core and the Medieval City, together with its upstanding monuments and buried archaeology contribute to its local distinctiveness and help create a strong sense of place for citizens and visitors to the city and its neighbourhoods.'*



Main: Proposed massing axo  
Above: Block arrangement

# Design Proposal

## 4.2 Massing Strategy

The following pages detail the various studies undertaken to develop the urban massing throughout the scheme design.

For each block a variety of massing, proportions, and roof forms were tested to develop a massing form that responds to the unique brief and context. In conjunction with these massing models, a series of studies were undertaken from the verified views, to assess the visual impact of the proposals on the neighbouring areas.

By approaching the overall composition of the scheme from two viewpoints, a building form emerged that creates a strong urban form, while minimising the impact on the existing residential context.



Main: Axo drawing

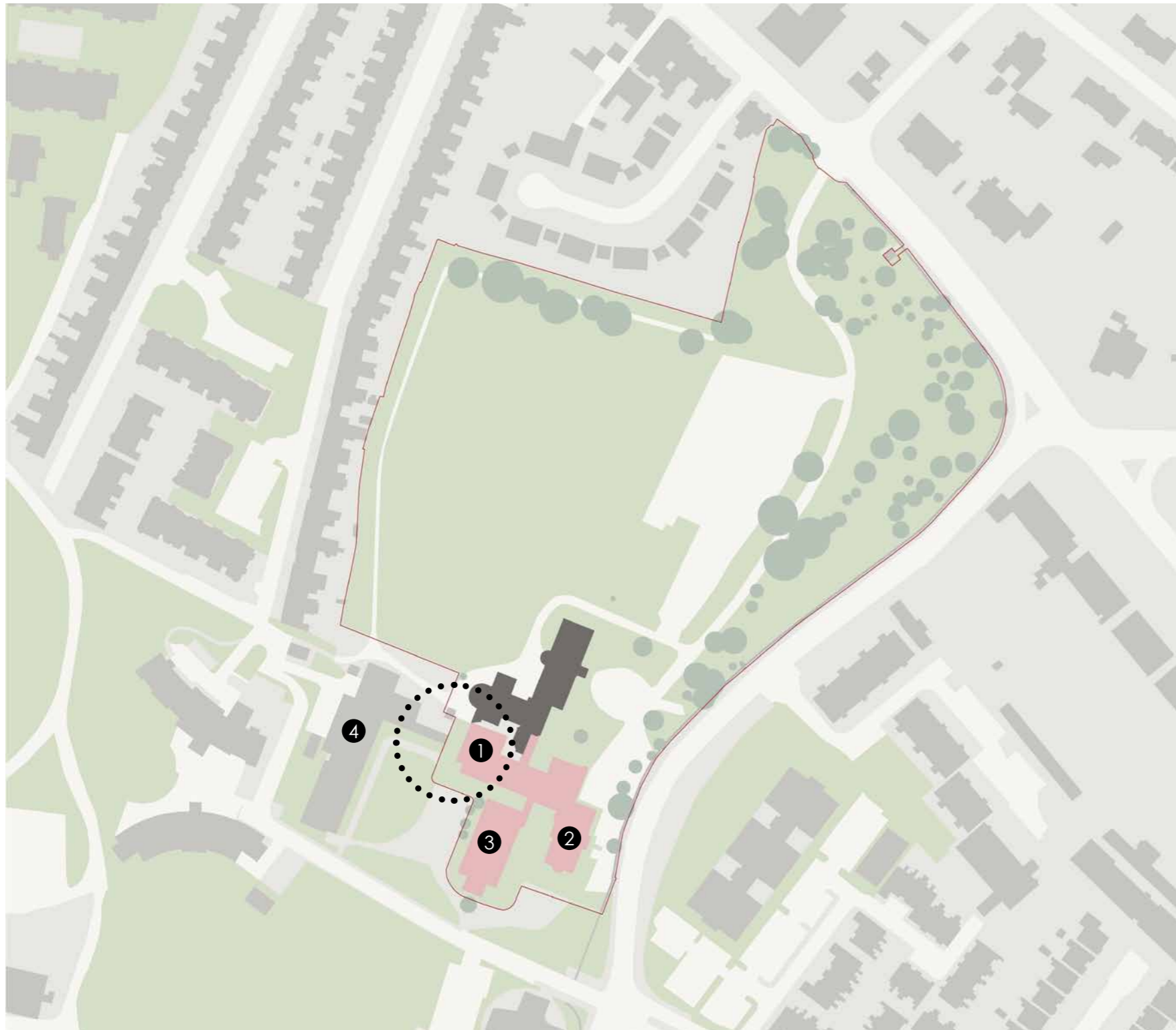
# Design Proposal

## 4.2 Massing Strategy - Existing Buildings

The Southern edge of the Sandford Road site exhibits a piecemeal development of unplanned buildings at varying scales. The existing buildings on the site have evolved over the years as a sequence of extensions to the original Milltown Park House. The proposed development will look to rationalise these site conditions by retaining Tabor House and the Chapel as a focal point within the new Development. In addition the Milltown Jesuit centre was linked to these existing buildings within the Sandford road site by a red brick corridor. This link element has been removed up until the site boundary, at the same time that the new boundary wall was constructed.

### Key

- Existing Tabor House and Chapel
- Removal of Existing Buildings
- 1 Link Building
- 2 Finlay Wing
- 3 Archive Building
- 4 Milltown Jesuit Centre



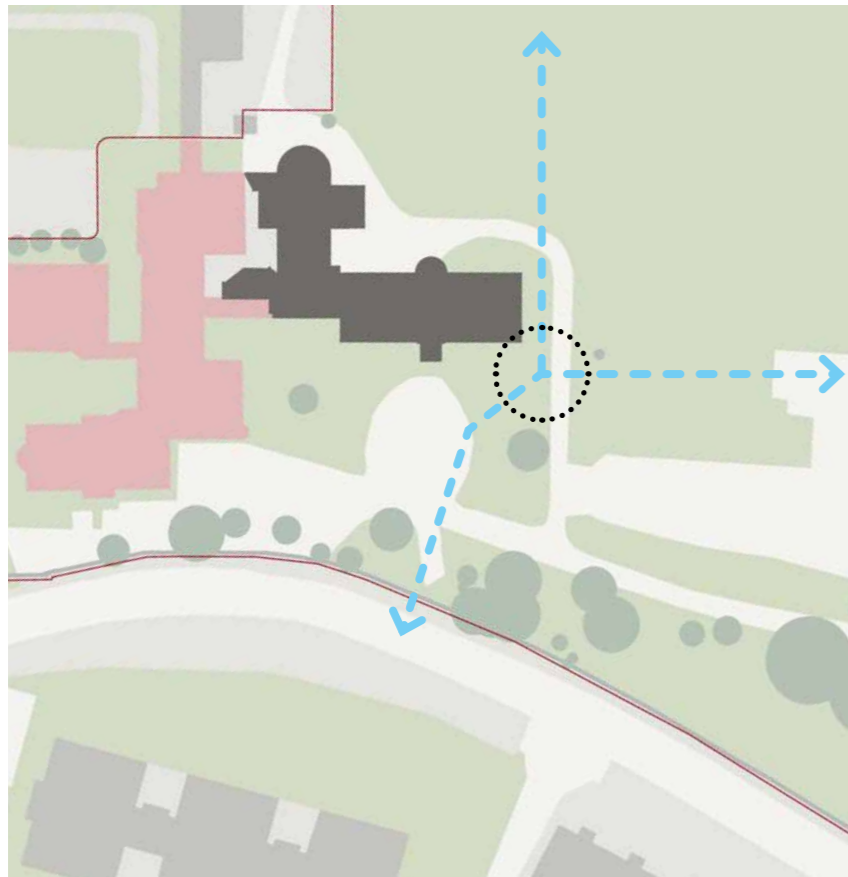
Main: Site plan highlighting the existing buildings to be removed  
 Left: Photos of the Sandford Road existing buildings  
 Above: Aerial View of Existing Buildings

# Design Proposal

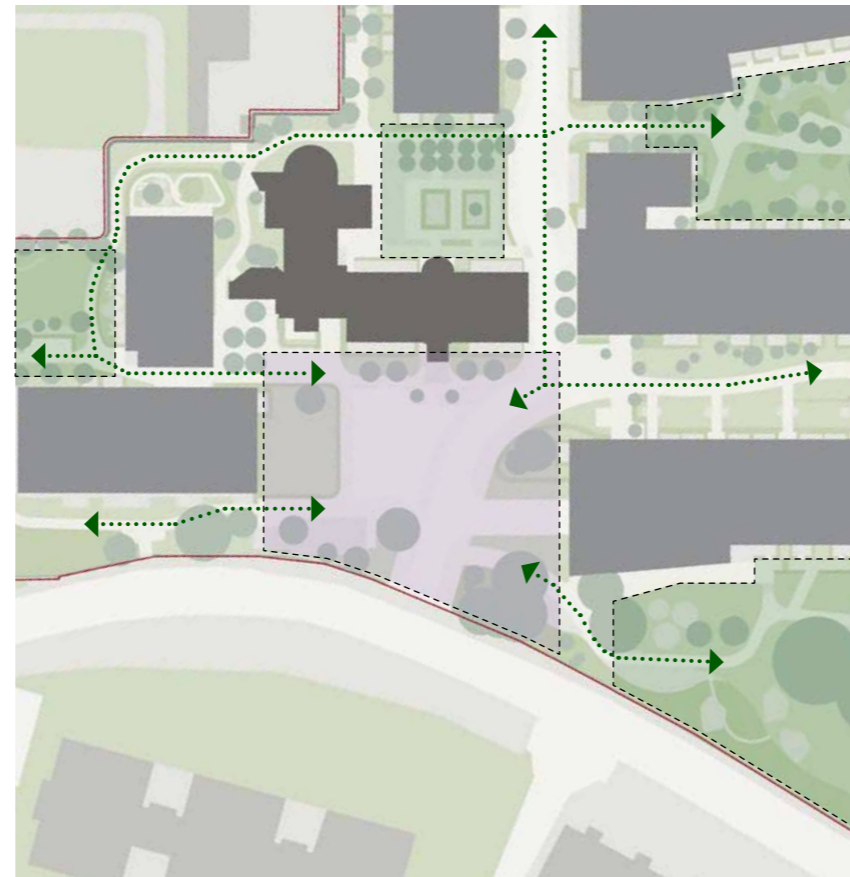
## 4.2 Massing Strategy - Existing Buildings

Key masterplanning principles that relate to the existing buildings and their setting within the overall scheme, as the centrepiece of the Development.

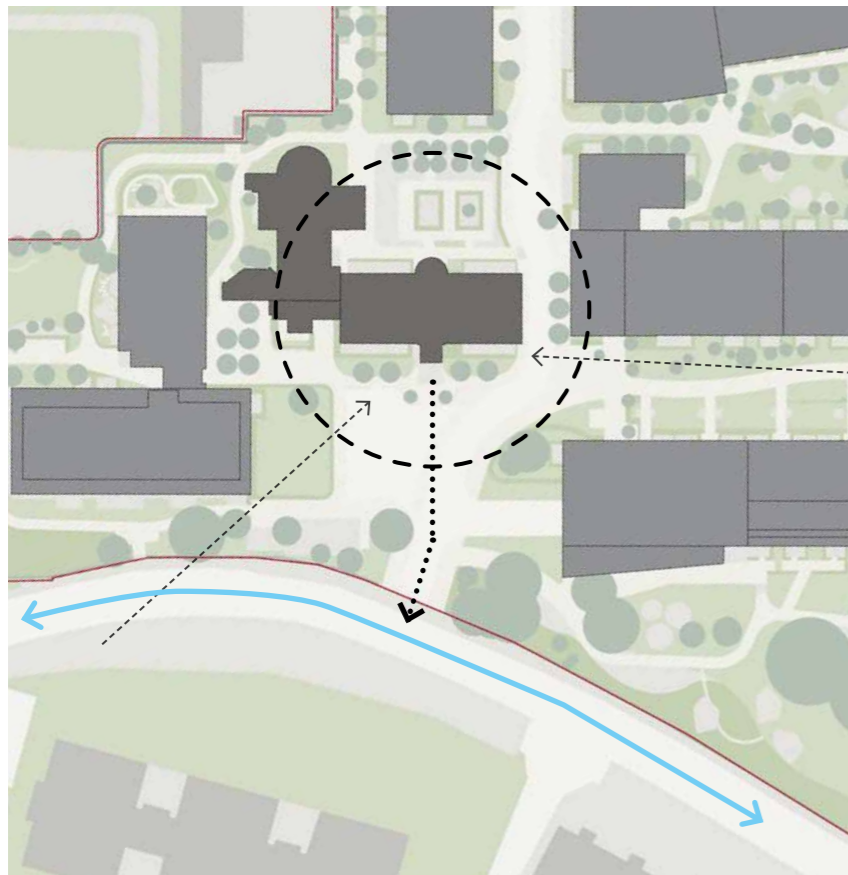
- 1 Internal routes intersecting at the focal point of the masterplan
- 2 Green spaces linking from north to potential future links to the institutional lands to the South
- 3 Tabor House & the Chapel in a new landscape setting with new access and improved visibility from Milltown Road
- 4 Tabor House & the Chapel as focal point of the new masterplan framed by blocks to the North and South
- 5 At ground floor Block B cuts back create a visual link from the main route to the pocket park behind Tabor House. This cut back is clad in a pigmented pre cast concrete to signal its prominence in the overall hierarchy as the main residential entrance that addresses the forecourt



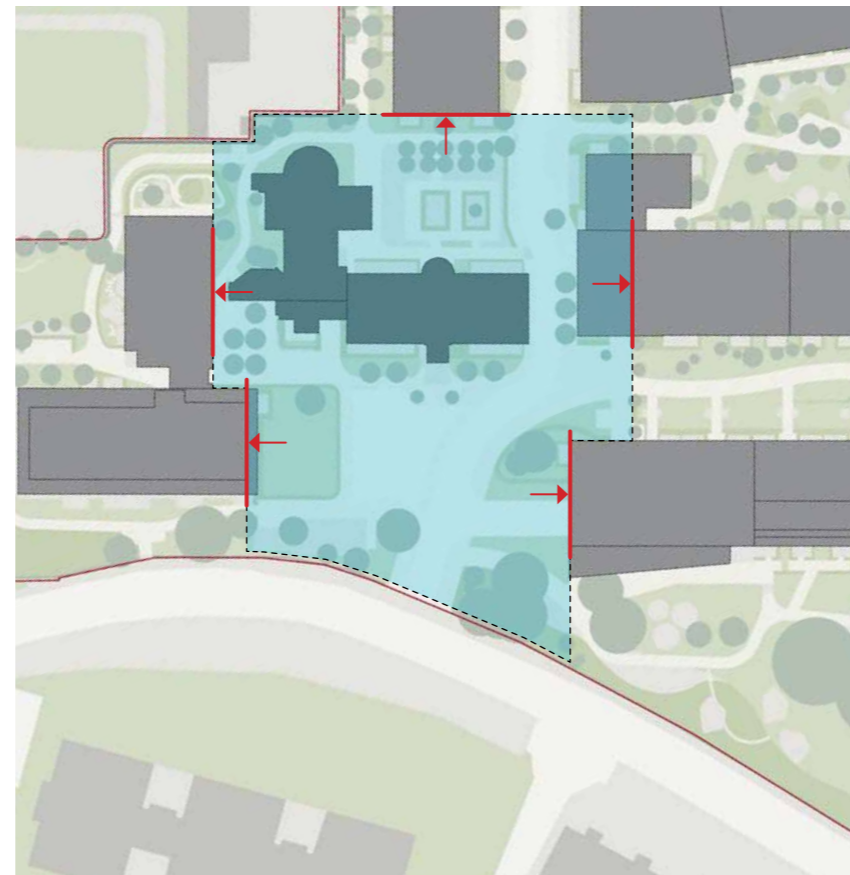
1 Removal of Existing Buildings and Focal Point at Intersection of Internal Routes



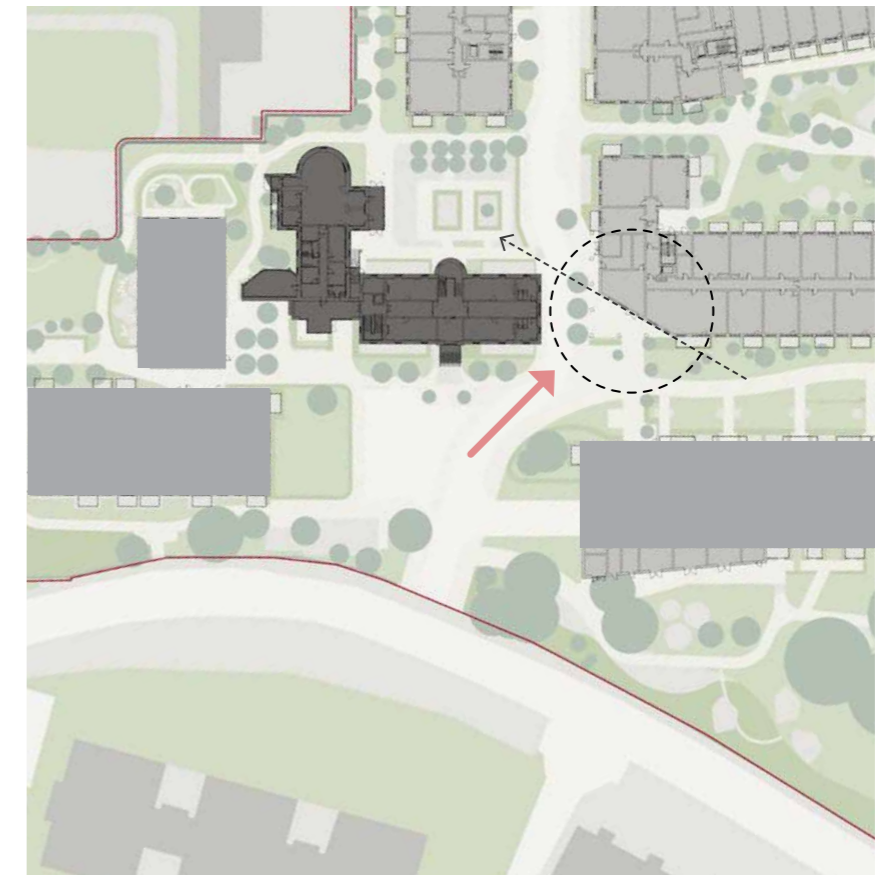
2 Connecting Green Spaces



3 Historic Buildings + Setting



4 Responding to Historic Buildings



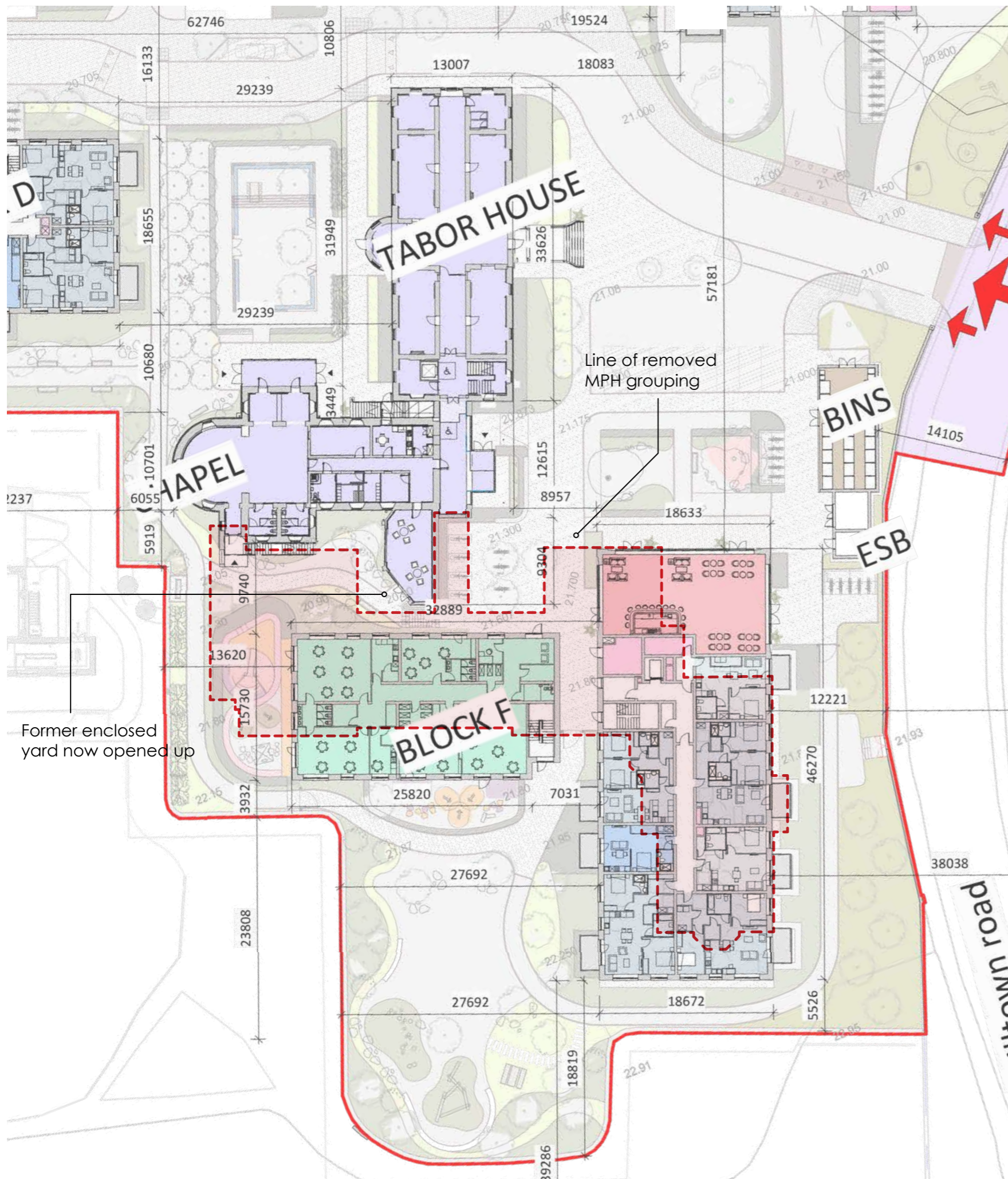
5 Forecourt Relationship to Colonnade + Link to Pocket Park Behind Tabor House

# Design Proposal

## 4.2 Massing Strategy - Existing Buildings

The relationship of the new Block F to the chapel opens up the previous courtyard which had been created with the former Milltown Park House Extension building. The facade line is in keeping with the former MPH extension building but in opening up the west corner it allows greater permeability. The new facade line of Block F also opens up the former enclosed yard between it and the chapel allowing better aspect to the corner units to the west side of Block F onto a landscaped zone, which provides the point for future potential connection to Jesuit Z15 lands beyond.

The set-piece of Tabor House and the Chapel combine to form a predominant focal point upon arrival into the development from the new entrance off Milltown Road.



Main: The Chapel relationship with Block F  
 Above: Image of Secret Garden and relationship to Block B

# Design Proposal

## 4.2 Massing Strategy - Existing Buildings

Tabor House and Chapel are routed within the new development creating open spaces both to the front forecourt and to the formal gardens behind.

The Chapel is proposed to be cultural/ community space set in the heart of the new community. Tabor House is to be adapted into cultural / community space, taking advantage of the existing buildings character.



1 Chapel entrance + Block F set back



2 Ground floor cut away + top level set back



3 Separation between Tabor + Block C

# Design Proposal

## 4.2 Massing Strategy - Existing Buildings (OPINION RESPONSE)



We respectfully acknowledge the Conservation Officer's comment stating: "The eaves heights / parapet heights are denoted on the elevation and section drawings as they are more representative of the heights of structures. The parapet heights of new structures should relate to the parapet / eaves heights (i.e top of the vertical elements) heights of the extant structures rather than the ridge height (which is generally hidden in the 3D context)."

While we fully appreciate the Conservation Officer's preference for relating new structure heights to the established eaves/parapet line, we maintain that relating the proposed parapet height to the ridge height of the adjacent historic buildings is the correct and more visually cohesive approach for the following reasons:

The core premise of the Conservation Officer's objection rests on the assumption that the ridge height is "generally hidden in the 3D context." We must respectfully clarify that in the specific context of the Sandford Road site, and as demonstrated comprehensively within the submitted CGI views. A sample of these views is illustrated on this page.

As illustrated in the cgi views, the ridge line of the adjacent historic structures is highly visible and forms the dominant horizontal datum when viewed from key public vantage points.

The relationship between the existing ridge line and the proposed parapet is crucial for establishing a balanced upper building mass, preventing the new structure from appearing overly squat or disproportionate relative to the adjacent rooflines. By aligning the new parapet to the historic ridge, the design achieves a visual termination point that reads as a sensitive extension of the existing established massing envelope.

The design strategy ensures that the proposed development's upper termination point is intentionally set below the highest point of the historic buildings (which, in many cases, is the chimney stack or ornamental ridge element), but uses the ridge itself as the primary stepping reference, which is the most prominent visual element establishing the top of the adjacent built volume.

While we respect the general architectural principle cited by the Conservation Officer, we assert that in the specific 3D visual context of Sandford Road, the ridge height offers a clearer and more appropriate visual relationship for determining the maximum height of the new structure. Furthermore, this approach is directly supported by established planning precedent on the site, as previously approved by Dublin City Council.

We believe the proposed parapet height, as depicted in the drawings, represents a careful, sensitive, and contextually grounded design solution that minimises visual impact and respects the established massing of the historic buildings.

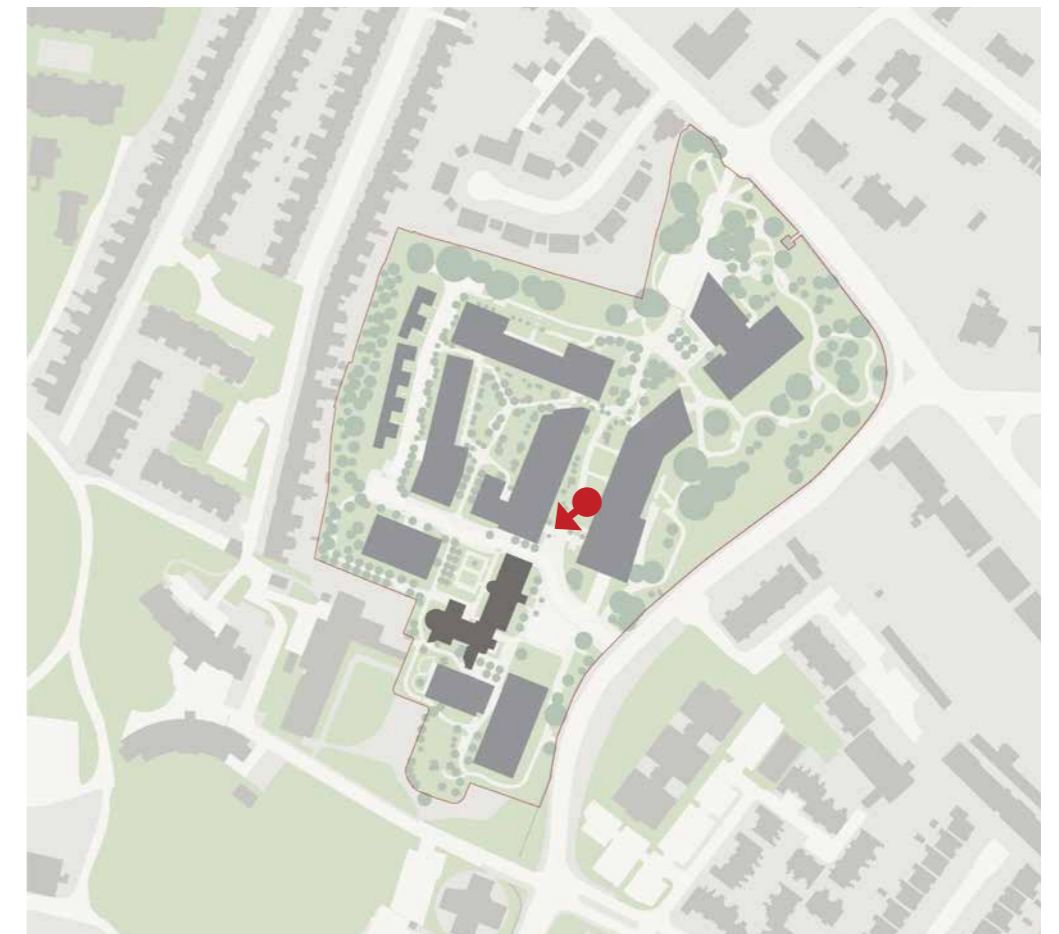
# Design Proposal

## 4.2 Massing Strategy - Existing Buildings

Tabor House is revealed by the set back amenities in Block B on approach from the pedestrian street

The sensitive retention and repurpose of Tabor House and the Chapel will be further developed once the final Cultural / Community user has been determined as per agreement with DCC at the Opinion meeting.

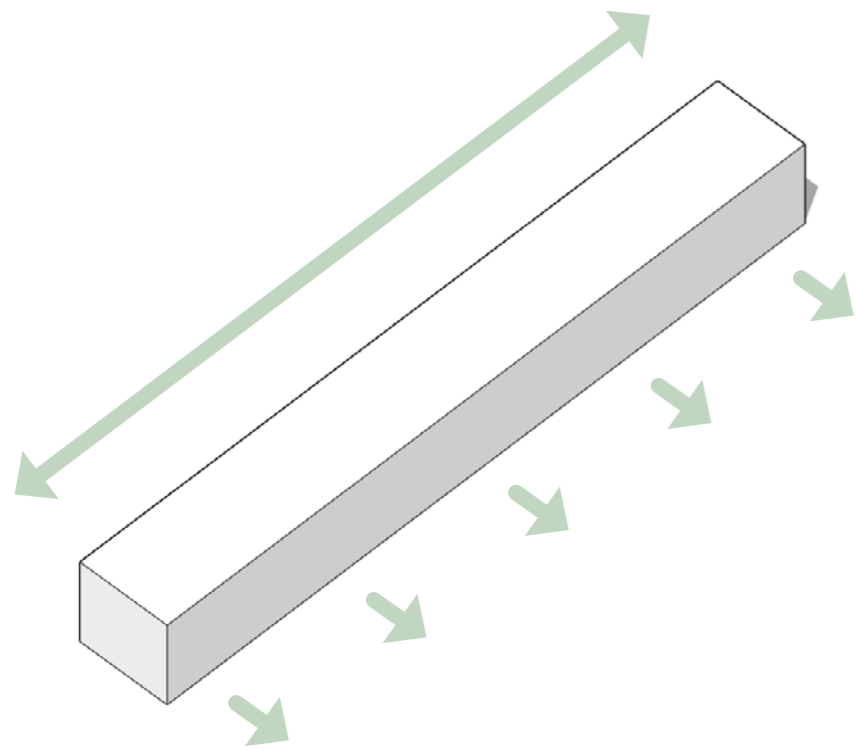
Although the final use is not known, the design within this application has been outlined to create a sense of the spaces which will be available for the new Cultural / Community use. While some upgrades will be necessary the aspiration is to retain the character of these spaces while bringing them in line with current standards and allowing for flexibility in their future use.



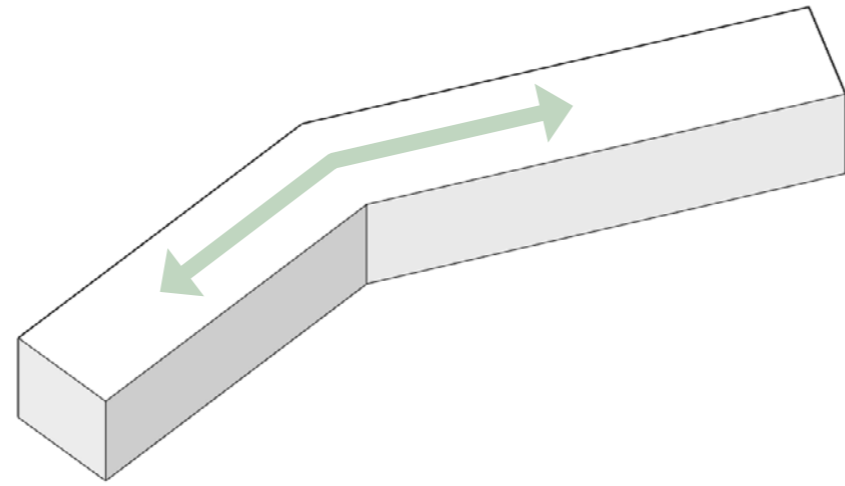
View 04

# Design Proposal

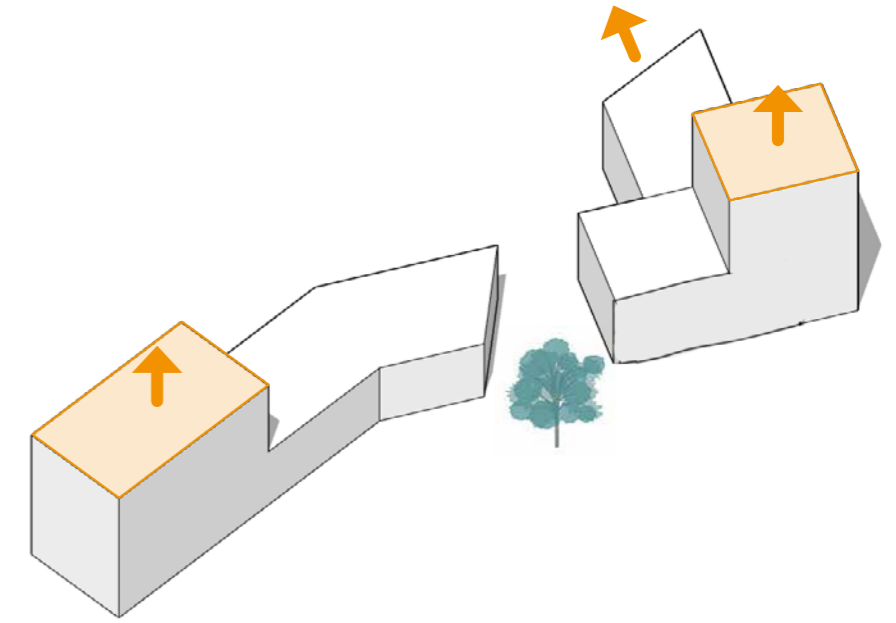
## 4.2 Massing Strategy - Linear Block



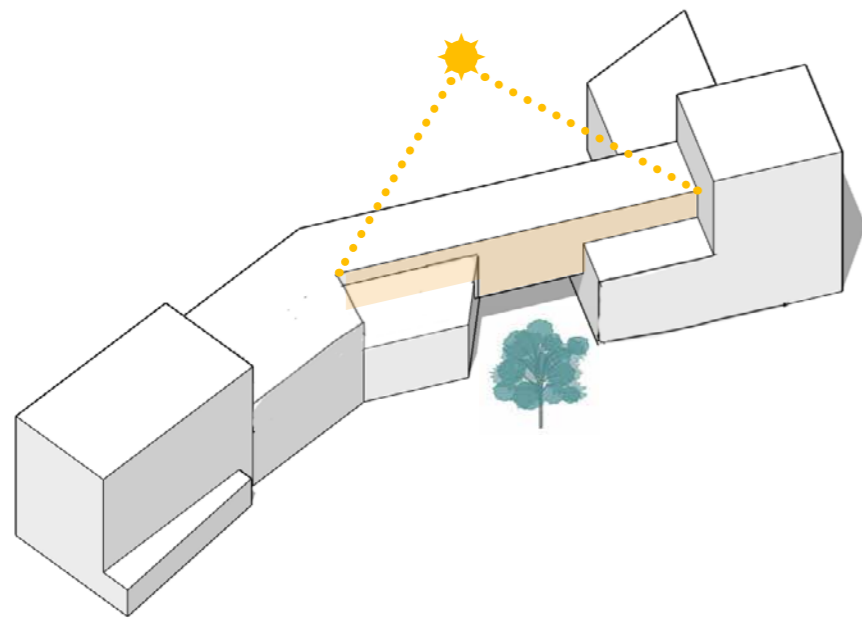
1 Linear Block + Avenue



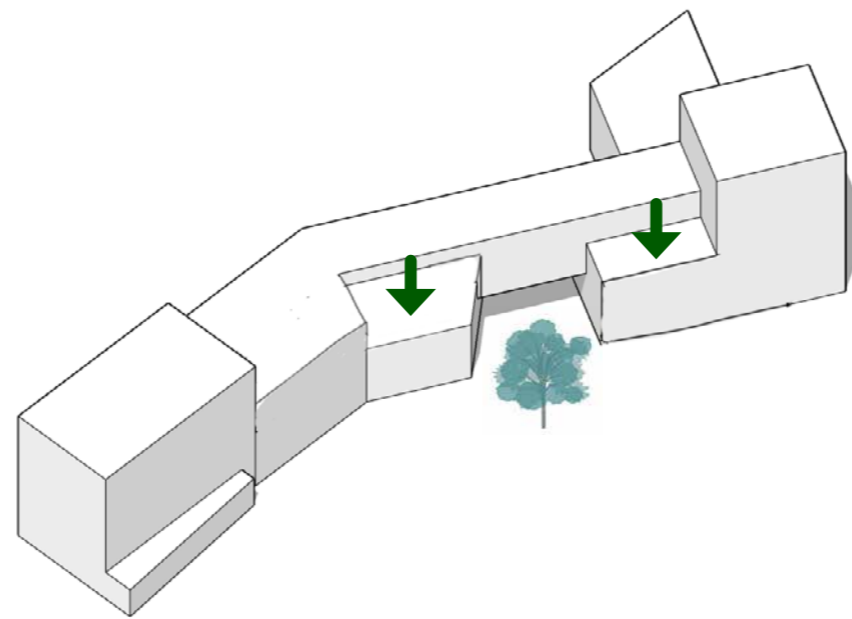
2 Cranked Form Responding to Tree Belt



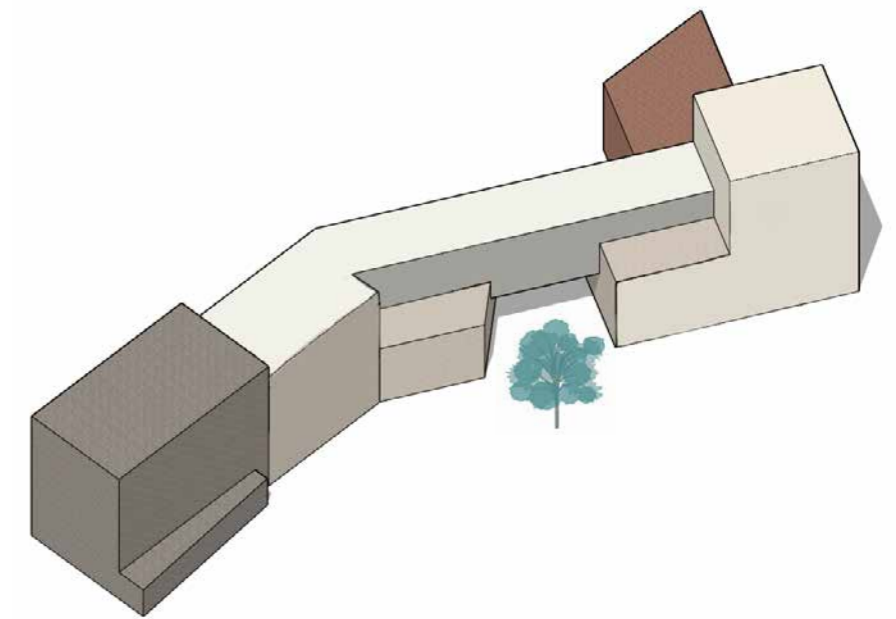
3 Extruded Mass + Landmark



4 Archway + Connectivity



4 Archway + Stepped Terraces



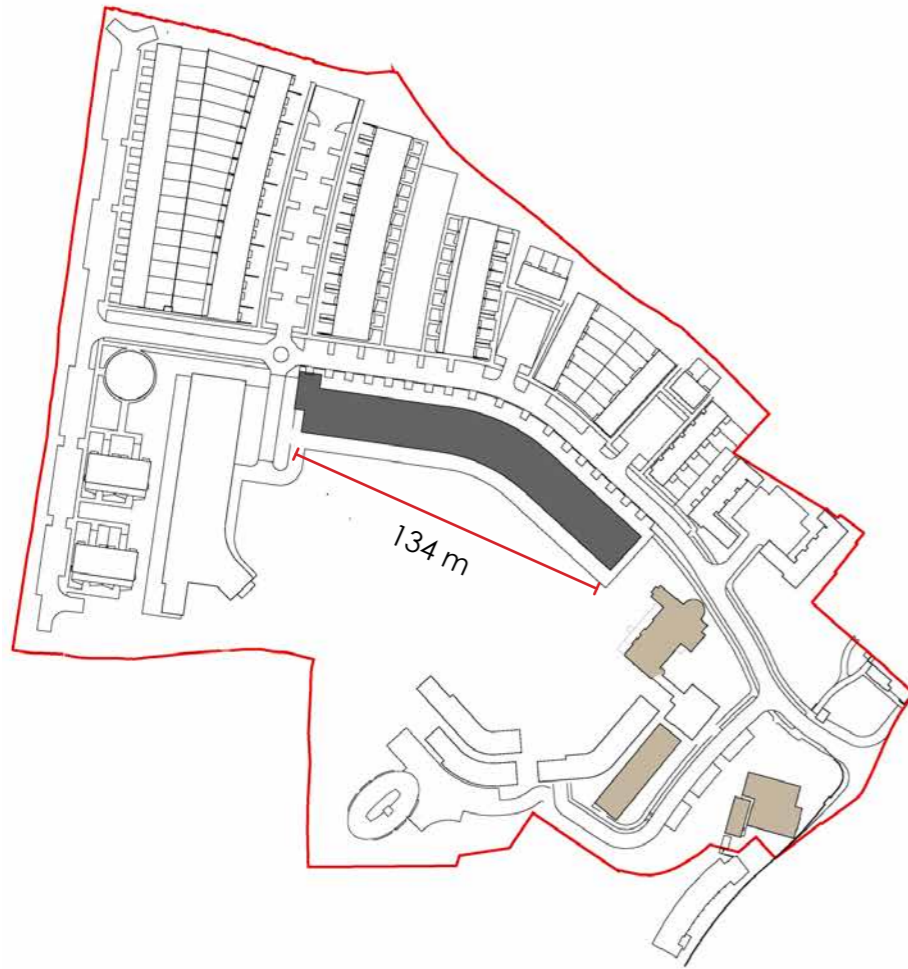
4 Material Composition

# Design Proposal

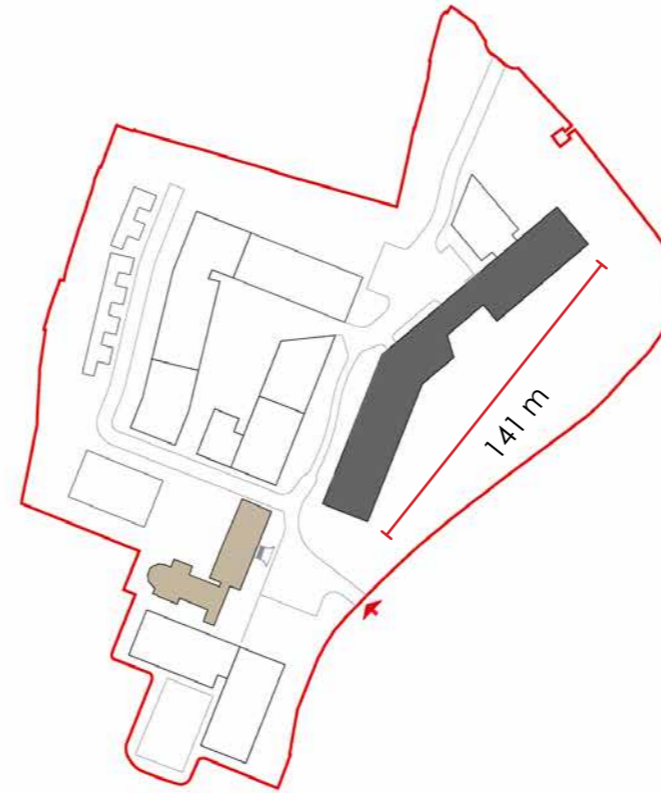
## 4.2 Massing Strategy - Linear Block - Comparison Study

Scale comparison between the long block of Mount St Anne's and Sandford Road Proposal.

The proposed block A1/A2 linear element is similar in scale and length to the building built as part of the Mount St Annes scheme and serves to provide good edge containment to the open space as well as passive surveillance.



Mount Saint Anne's - Milltown



Sandford Road - Milltown



Main: Comparison with Mount St. Anne's  
Above: Images of Mount St Anne's linear block  
Aerial view of Mount St Anne's complex

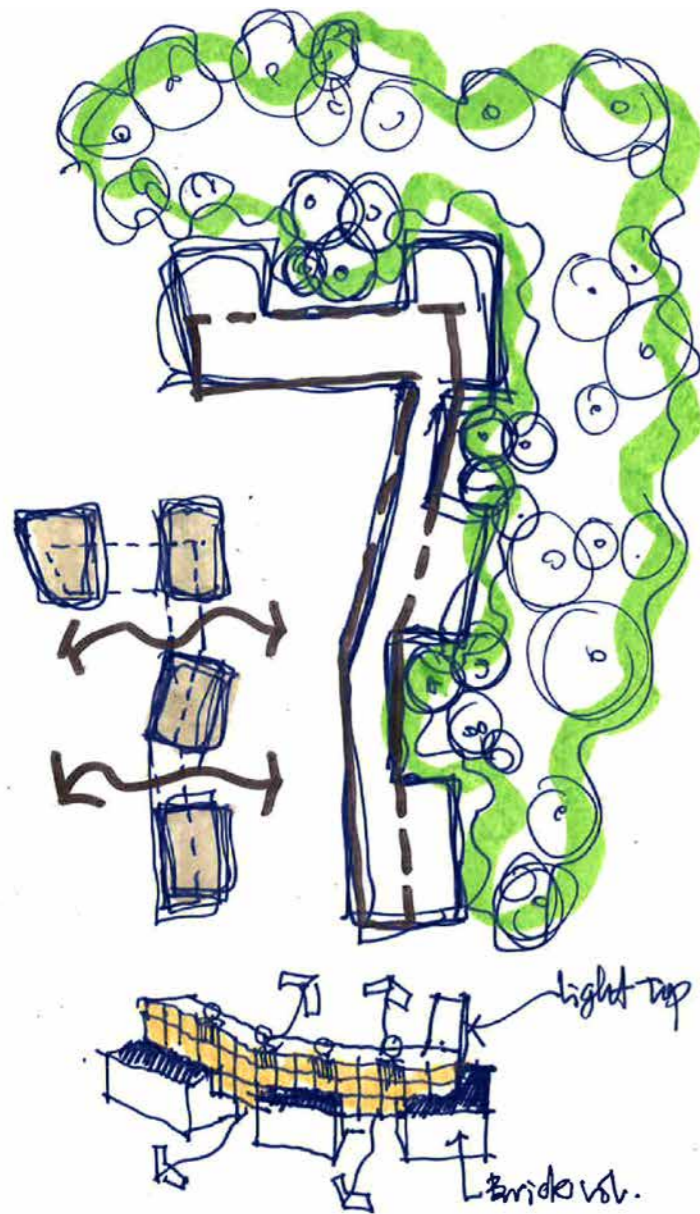
# Design Proposal

## 4.2 Massing Strategy - Linear Block - Relationship with Woodland

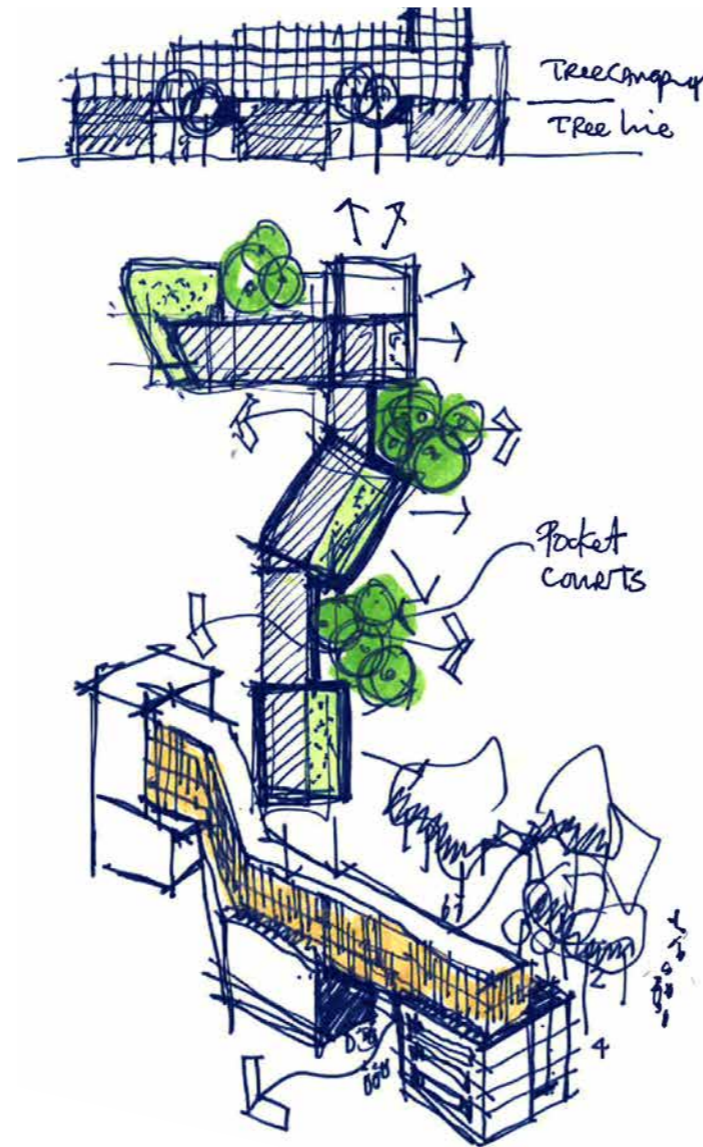
From the outset we investigated the relationship between the existing woodland park to the East and our proposal, looking to enhance connectivity between the park and the internal public square while improving permeability through the site. We also opened the site to provide a public short-cut along the natural desire line from the new Milltown entrance to Ranelagh Village via this parkland edge and exiting through the existing entrance at Sandford Road.

The expansive 3 storey archway through the linear building which connects the internal public square to the parkland denotes the significance of the mature blue cyprus tree at the intersection with the tree belt. Block A was designed in direct response to this signature tree whereby the cranked geometry of the building and location of the archway combined to celebrate this interface and provide for a strong connection between the architecture and landscape design.

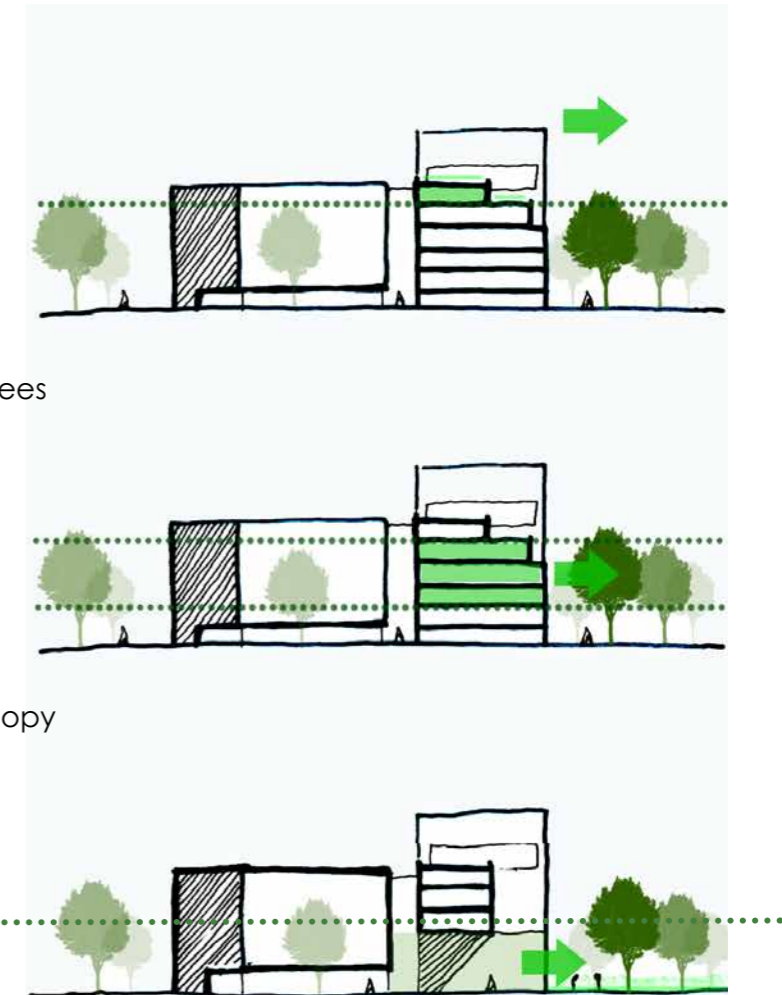
We explored the building in section, studying the views into the tree belt from the apartments at various heights, we also created setbacks in the building form at high level to create wider private terraces, availing of the mature tree belt and this rich amenity space.



Building and Landscape



Opening in linear block



Above Trees

Tree Canopy

Forest Floor

# Design Proposal

## 4.2 Massing Strategy - Linear Block

A detailed series of massing studies were undertaken to determine the appropriate scale and composition of the linear A block and its relationship to the woodland park edge as well as defining the internal tree lined street/ boulevard on its Western side.

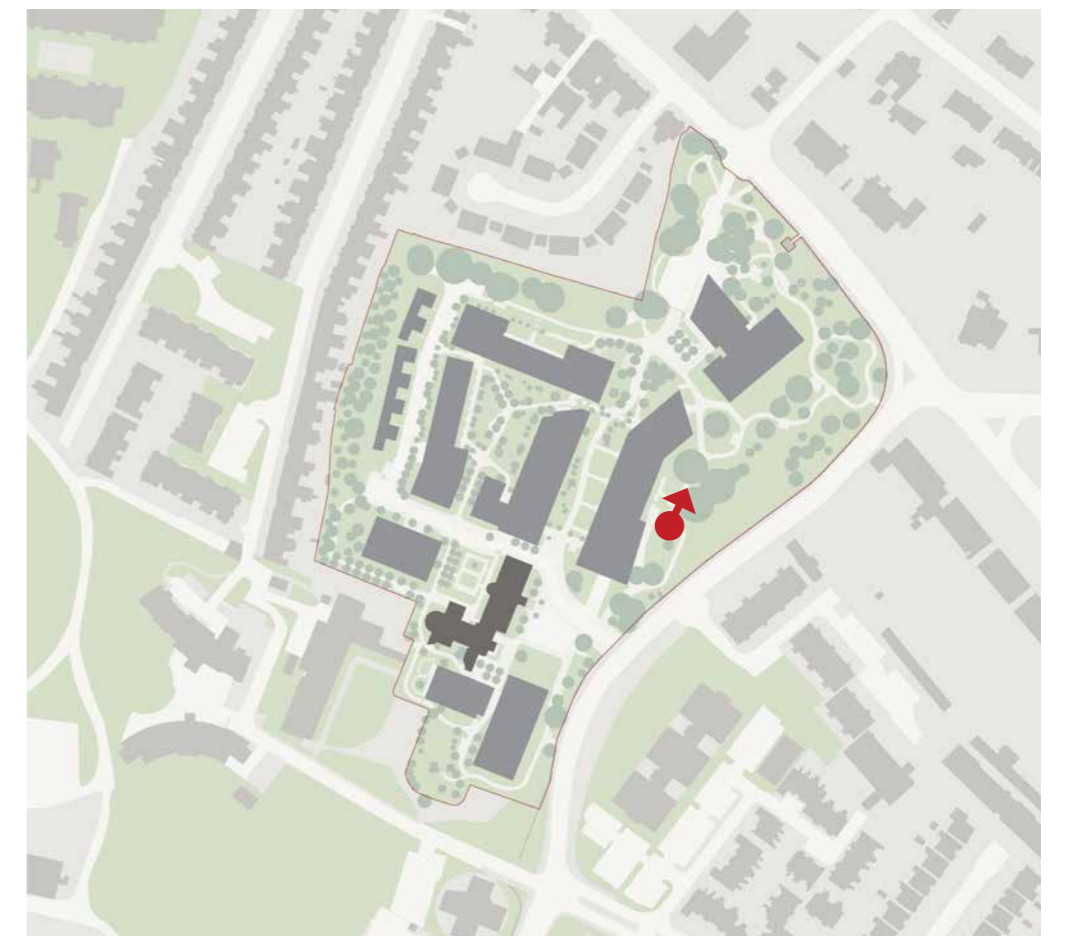


## Design Proposal

### 4.2 Massing Strategy - Linear Block

On the park side, setback levels are introduced creating a setback form in lighter metal and glass panels. The extruded 8 storey element at the North end acts as an urban marker and addresses the public park as it transitions from East to along the North edge and also addresses the junction at the corner of Milltown Road and Sandford Road as the gateway into Ranelagh village. This volume is linked to the main building by way of a 'bridge' element. This is achieved by reducing the depth of the plan at the upper levels to a single loaded corridor with access to own door units directly off an open gantry bridge. A more solid building volume acts as an anchor to the Southern end of the block and responds to the new entrance off Milltown Road.

The overall composition of these elements brought together in the attention to the material and detail articulation of the parts results in a very compelling contemporary architectural building form which celebrates its relationship to the woodland park while enhancing linkages to the public square and the rest of the development ensuring ease of access to the woodland park for the Public and Residents alike.



CGI View

# Design Proposal

## 4.2 Massing Strategy - Linear Block

The Western side of the linear block forms one edge of a strong North/South tree lined street which is pedestrian and cycle focussed with no vehicular access.

The street runs between the 2 opposing focal points and public spaces which close the view at either end. At the North end is the public square, while the Southern end reveals the existing Chapel and Tabor house which are set within a new formal forecourt setting and relationship to the new entrance off Milltown Road.



Main: Cameo Illustrative view showing own door access units along internal pedestrian street  
Above: Landscape Plan showing own door access units from the internal pedestrian street

# Design Proposal

## 4.2 Massing Strategy - Linear Block



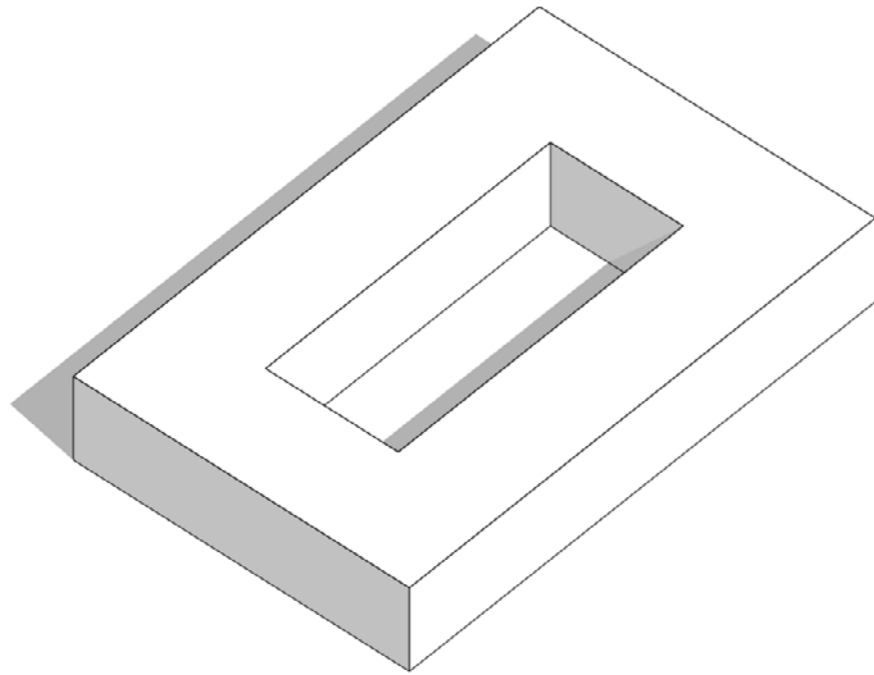
# Design Proposal

## 4.2 Massing Strategy - Linear Block

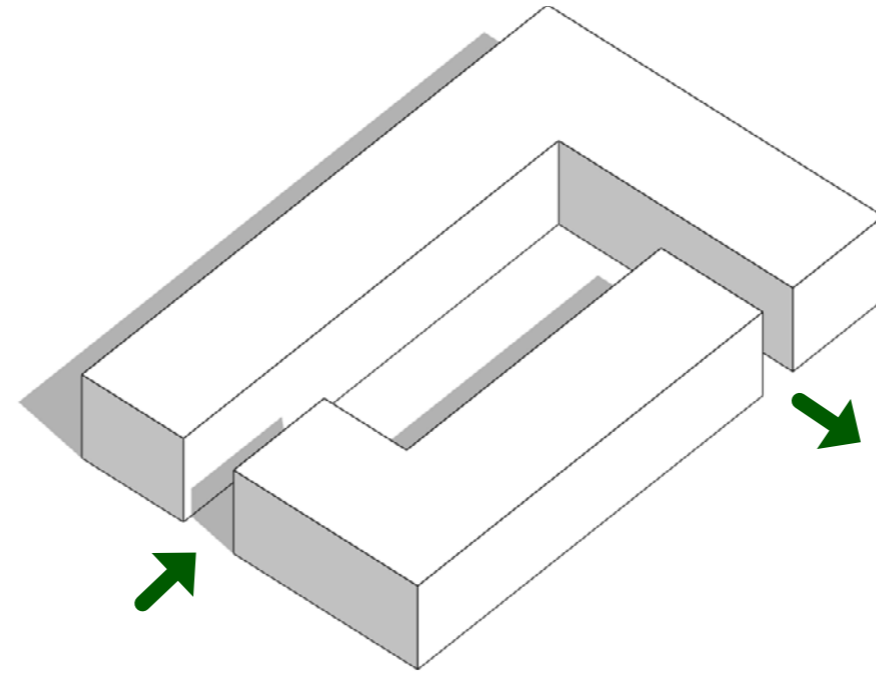


# Design Proposal

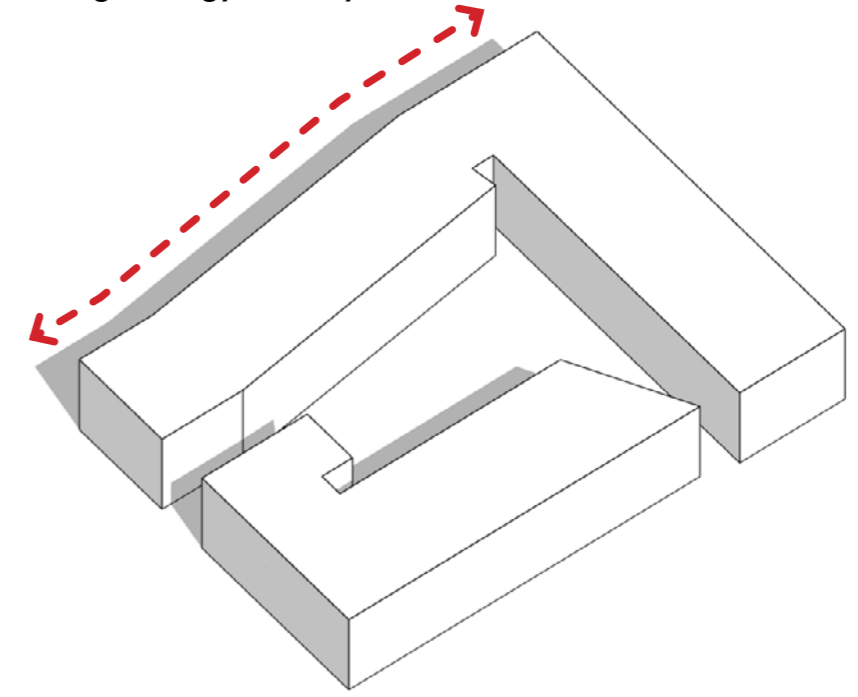
## 4.2 Massing Strategy - Courtyard Block B+C



1 Perimeter Courtyard Block

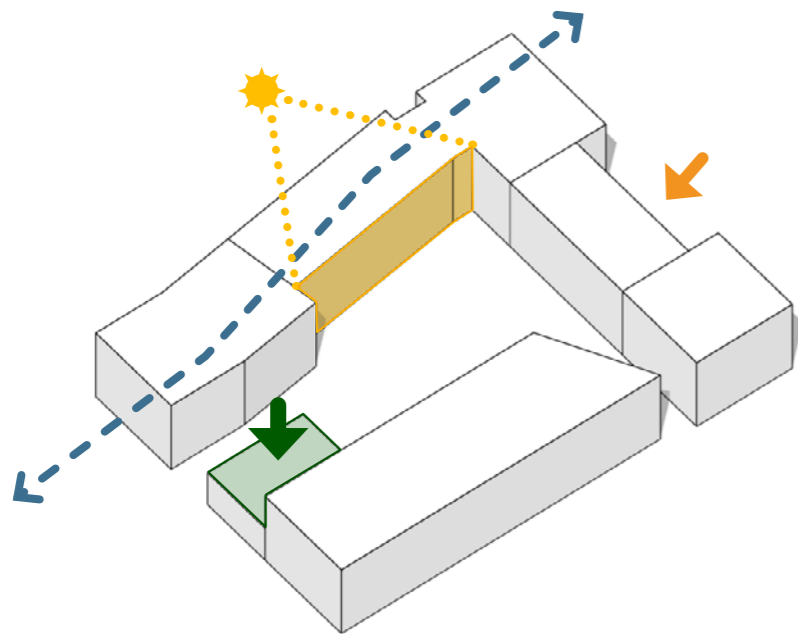


2 Permeability

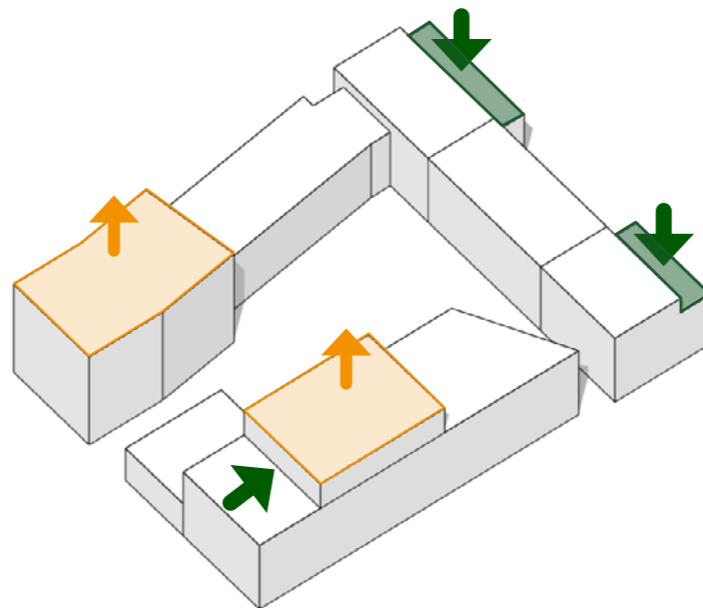


3 Form Responding to Site Boundary

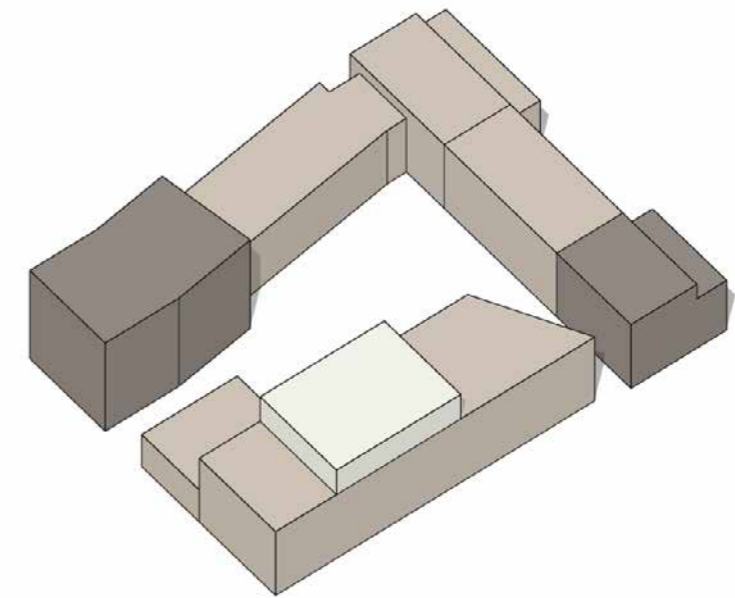
accent and variation



4 Set Back to North + Sunlight Access



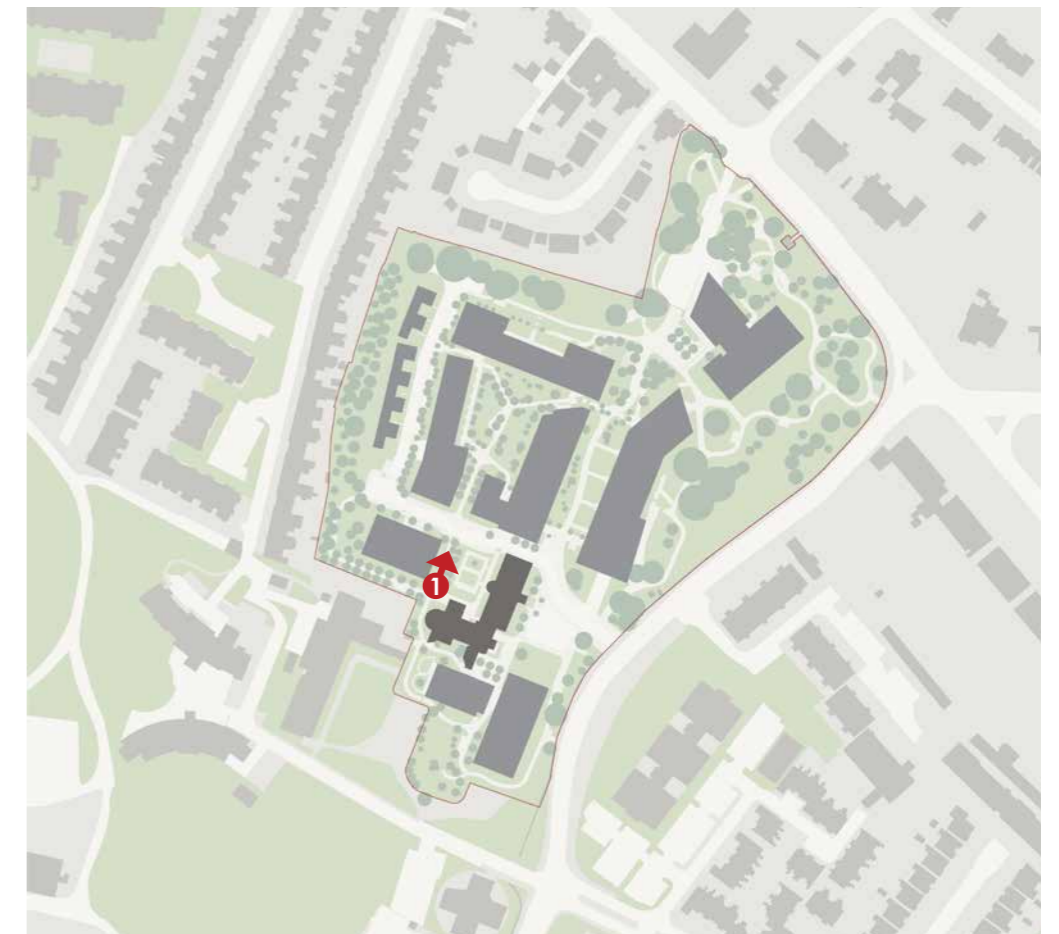
5 Height Variation Responding to Context Condition



6 Material Composition

# Design Proposal

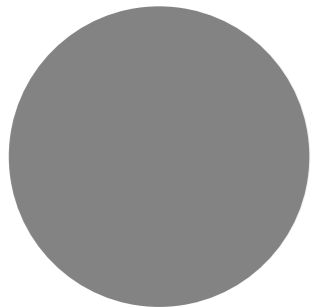
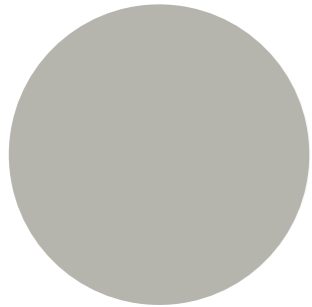
## 4.2 Massing Strategy - Courtyard Block



Main: Internal courtyard View  
Above: Internal courtyard dimensions

## Key

- 1 Light brick in stretcher bond with light colour flush mortar joints
- 2 All metalwork, window and door framing to colour match RAL 7038
- 3 Semi-concealed services behind expanded metal mesh ceiling panels
- 4 Structural columns colour match other metalwork & windows



## Design Proposal

### 4.2 Massing Strategy - Courtyard Block

The addition of gantry access to the courtyard blocks North and West provides own door through units that add variation and improve the overall dual aspect ratio. The shallower plan of Block C along the Western side of the courtyard also provides for greater separation distance within the courtyard and facilitates an enhanced area for communal landscaping.

The gantry access deck is an intrinsic part of the design for this block and its unique location within the scheme. It has been conceived to maximize views to the mature woodland to the north, and it enables the provision of dual aspect views from those units to also enjoy and benefit from Southerly views into the communal courtyard.

As well as circulation to access residential entrances, the deck caters for private outdoor amenity zones. It is a space to promote a sense of community and relationships between neighbours. The adjacency of domestic spaces to the deck will ensure positive overlooking of the communal courtyard garden. The entrance threshold to these upper level units are designed with recessed own doors and bedroom windows to create a semi-private setback margin. A planter box provides for a simple defensible space zone and enhances privacy.

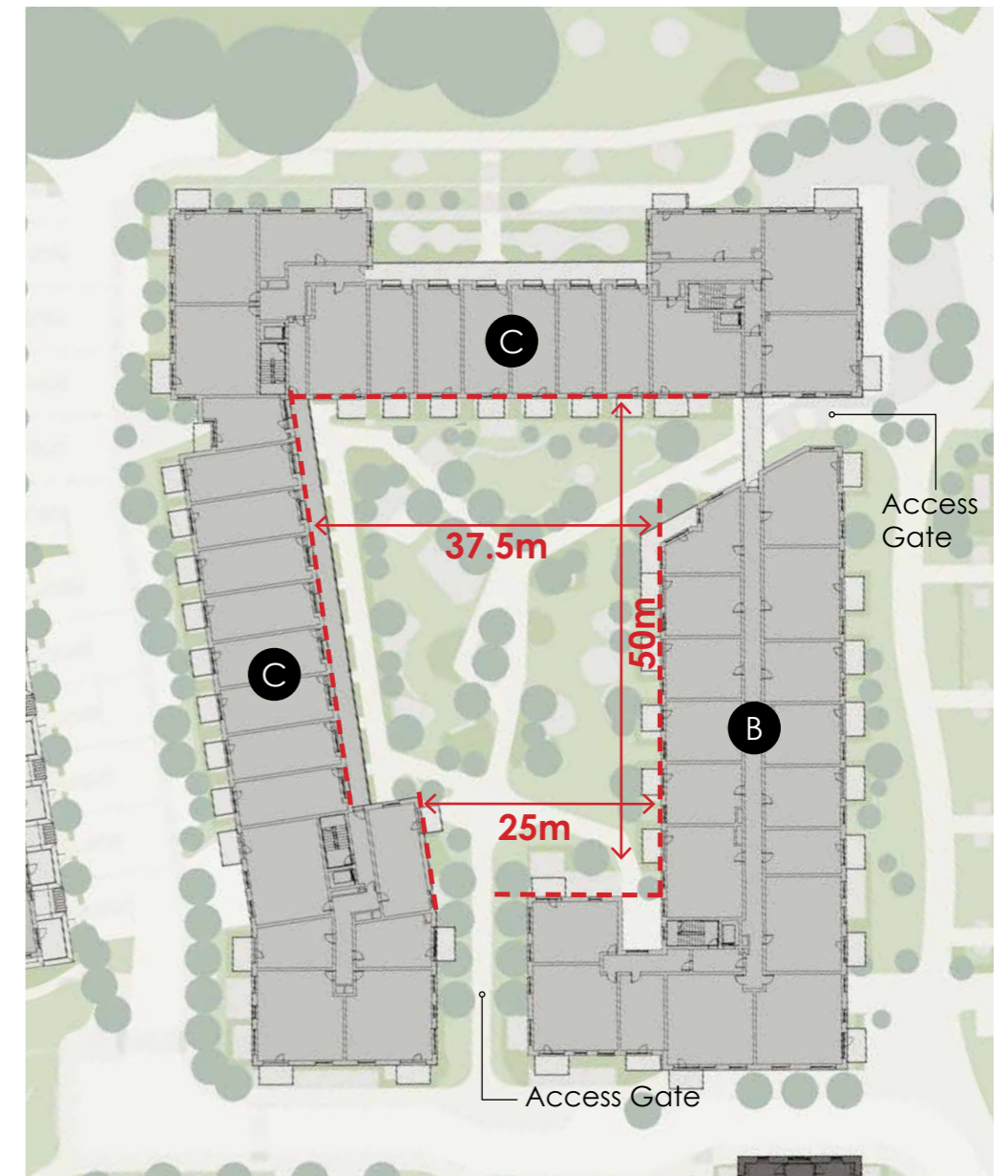


Main: Courtyard Block Gantry Bay Study  
Above: Image of Gantry Deck Access

# Design Proposal

## 4.2 Massing Strategy - Courtyard Block

The courtyard is a generous space which benefits from good sunlight access. The central space is created by a series of buildings of varying height which form the perimeter and create the sense of enclosure which gives this space its unique sense of Character within the overall development. The overall perimeter form and massing is 'carved' to maximise on sunlight penetration into the space while also allowing a visual and physical connection to the other spaces outside the courtyard. In itself, it is part of an overall sequence of open spaces which are connected and allows for permeability through it to other areas of the development.



Main: CGI of Courtyard  
Above: Figure ground showing courtyard separation distances

# Design Proposal

## 4.2 Massing Strategy - Courtyard Block



# Design Proposal

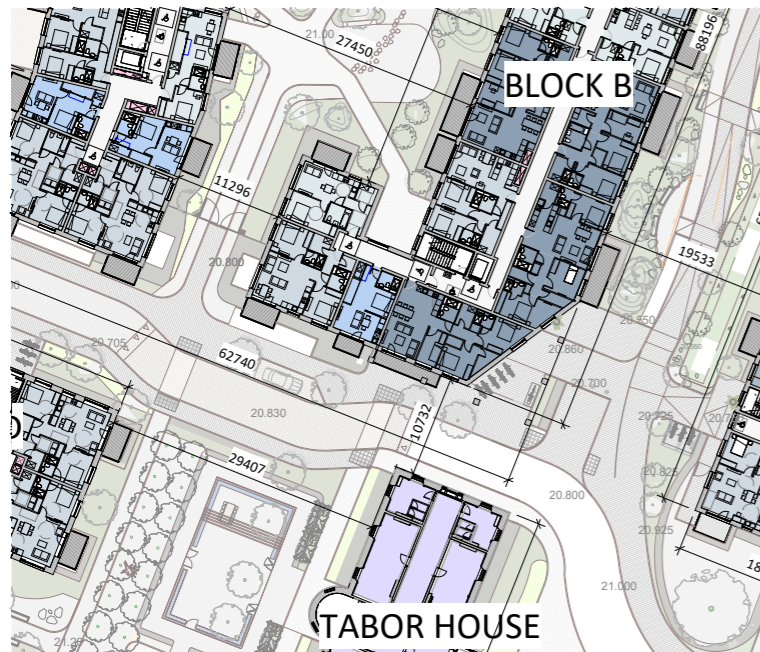
## 4.2 Massing Strategy - Courtyard Block (OPINION RESPONSE)

*“An alternative arrangement shall be considered to the projecting balconies opposite the gable end of Tabor House. It is noted that it should be possible to provide balconies within the overall frame of the new building instead.”*

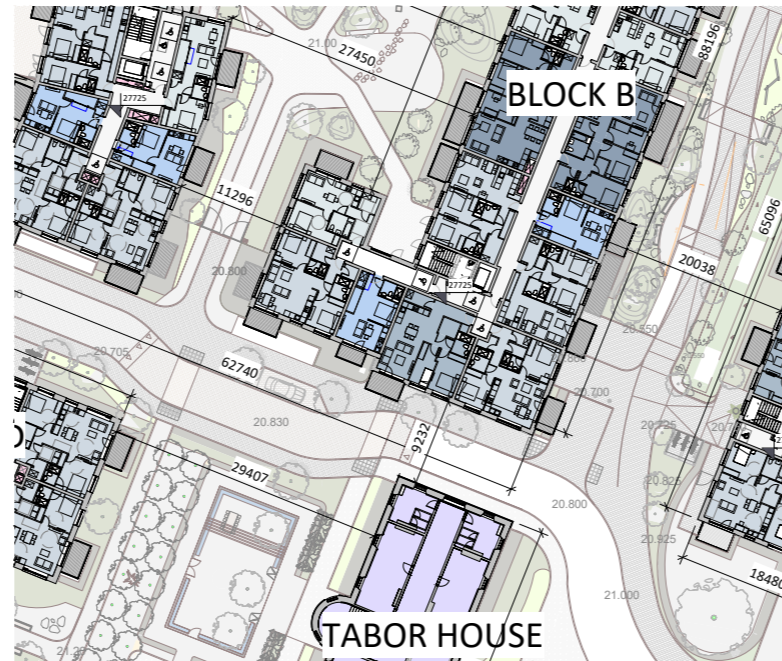
We confirm that the design now provides an alternative arrangement that fully adheres to the Council's request.

Level 01: As indicated on the Site Plans prepared by OMP, the balcony at this level is now entirely contained within the colonnade structure. This ensures the balcony projection remains within the overall frame of the building envelope, thereby eliminating the previous perceived negative impact opposite Tabor House.

Level 02: To further mitigate any potential for overlooking or proximity issues, the balcony at this level has been relocated to the western edge of the unit. This strategic placement ensures that the balcony is not positioned directly opposite the gable end of Tabor House, addressing the sensitive visual and amenity relationship between the two buildings.



Level 01

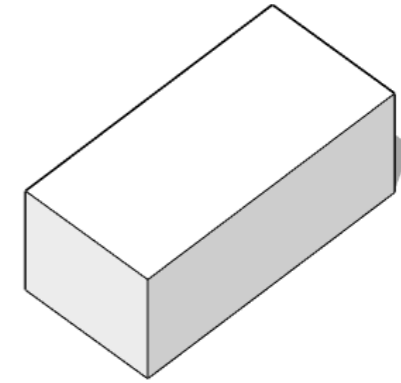


Level 02

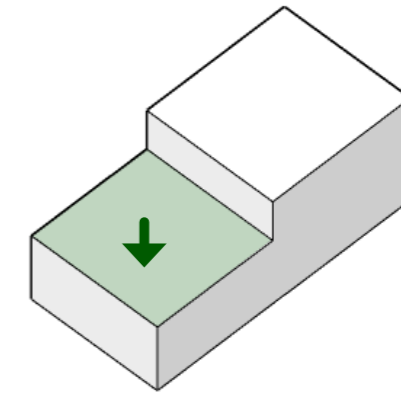


# Design Proposal

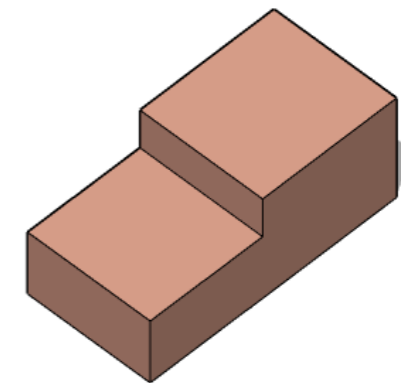
## 4.2 Massing Strategy - Block D



1 5 Storey Typical Block



2 Responding to low rise neighbours



3 Materiality

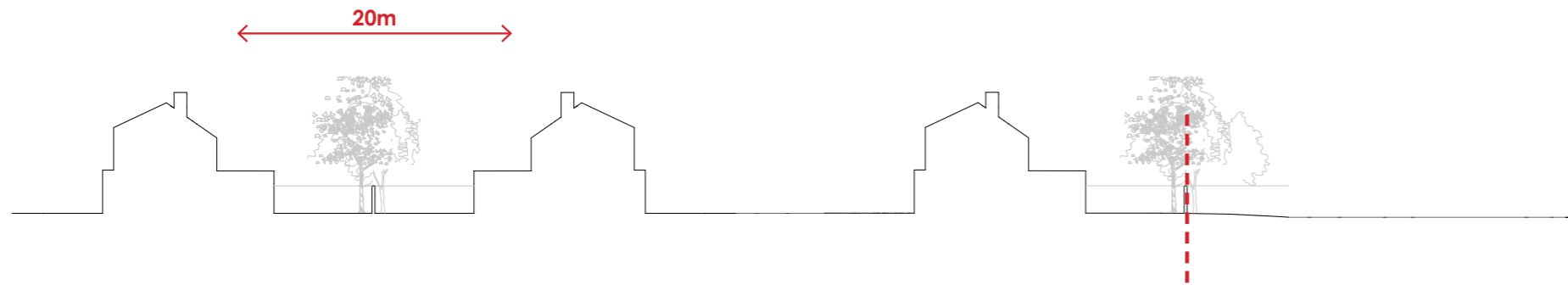
# Design Proposal

## 4.2 Massing Strategy - Terraced Block

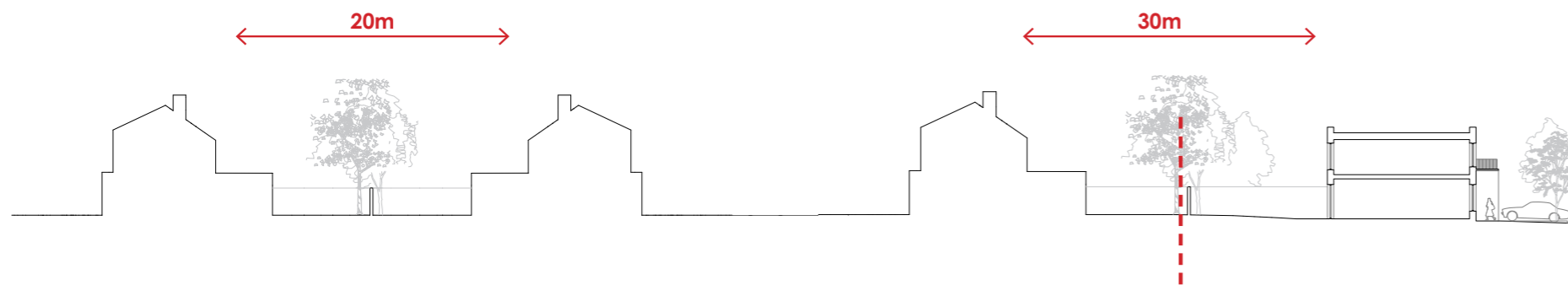
The adjacent urban grain of Cherryfield Avenue & Hollybank Avenue sets a clear precedent for the proposal to mirror the separation distance and scale for the design of Block E.

The sectional studies show a careful modulation in height with a 2 storey building proposed along the Western edge which responds appropriately to the existing scale along Cherryfield Avenue.

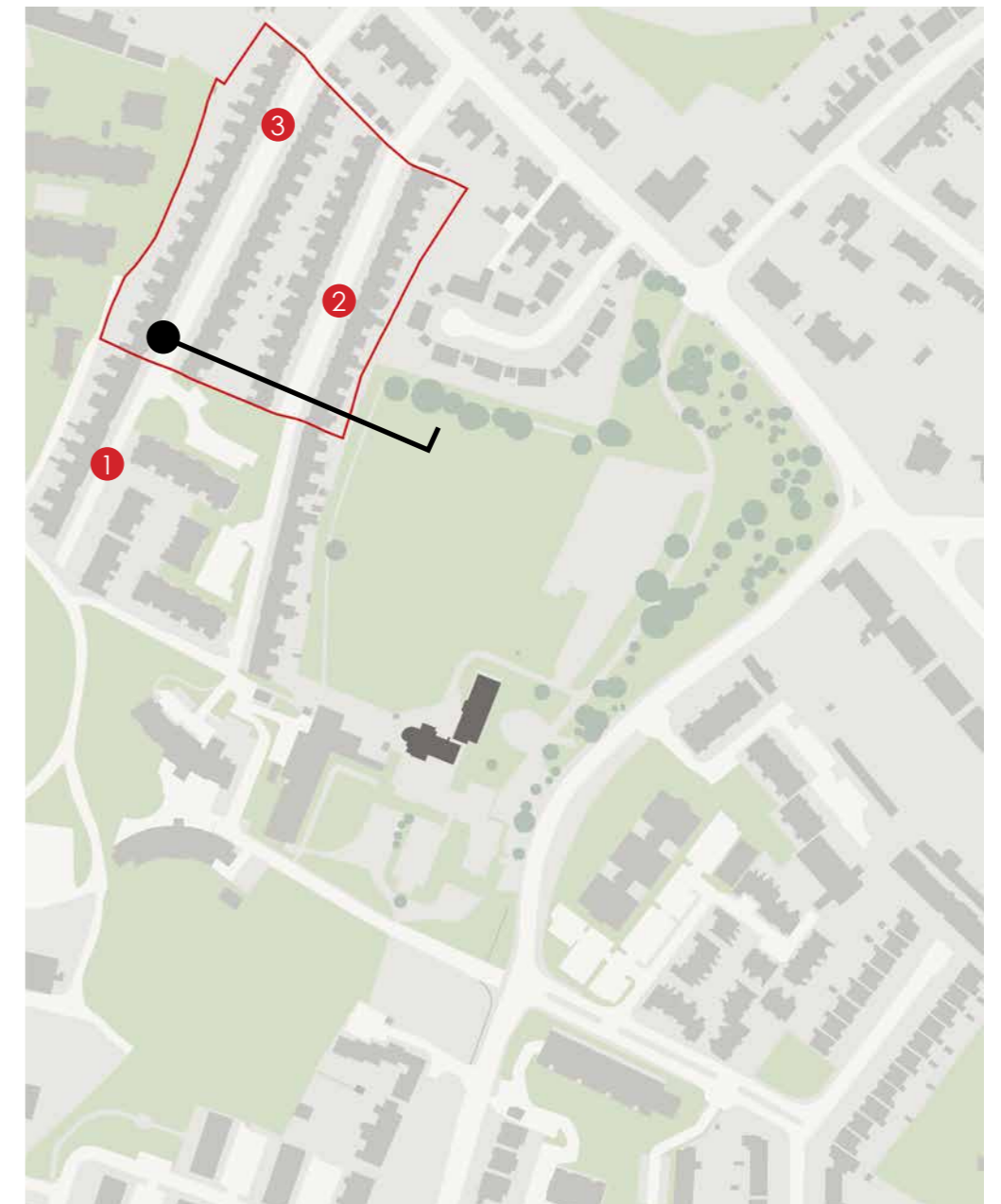
Block E comprises of units with own door access off the street which is developed as a Homezone with shared surfaces and a focus on high quality residential design and landscaping.



### ● Existing Site Section



### ● Proposed Site Section



1 Hollybank Avenue Upper



2 Cherryfield Avenue Lower

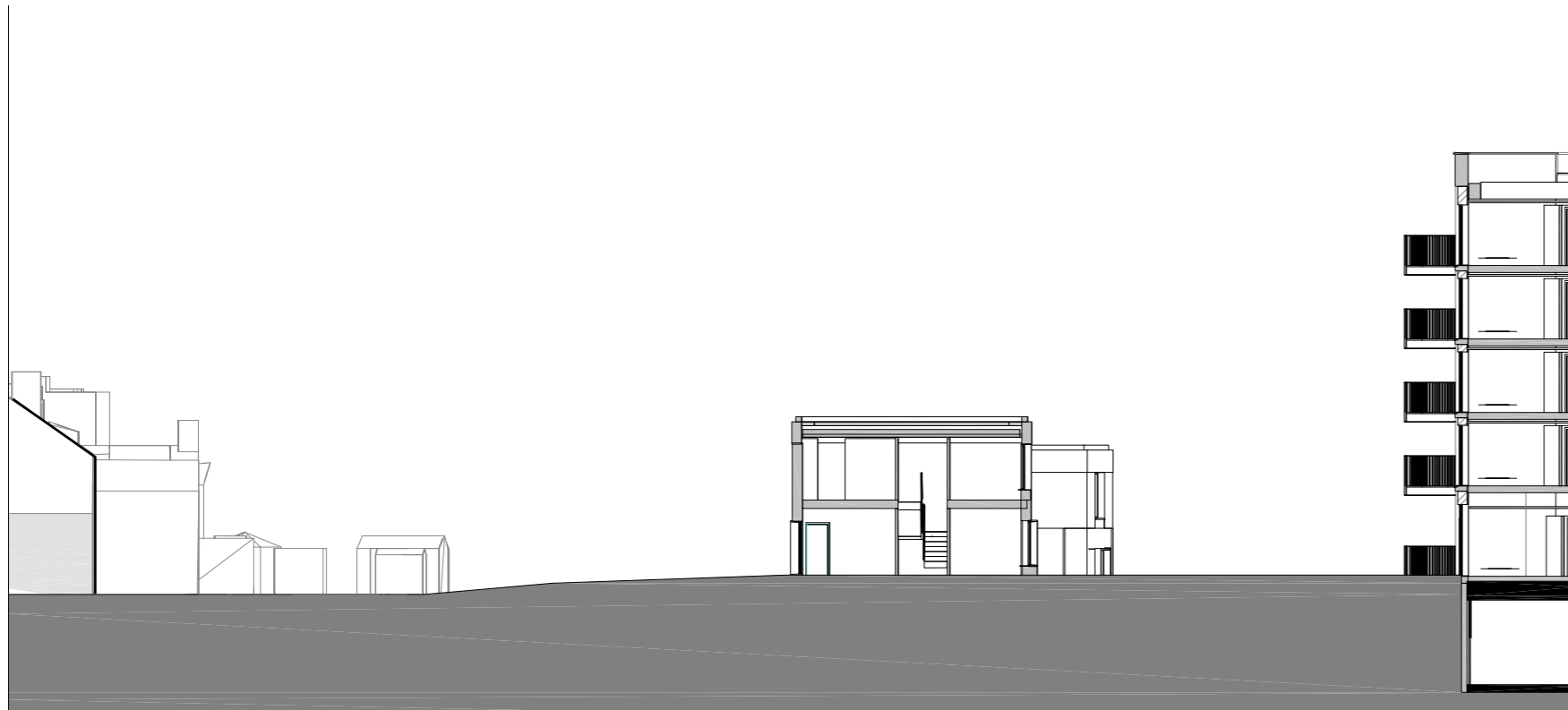


3 Hollybank Avenue Lower

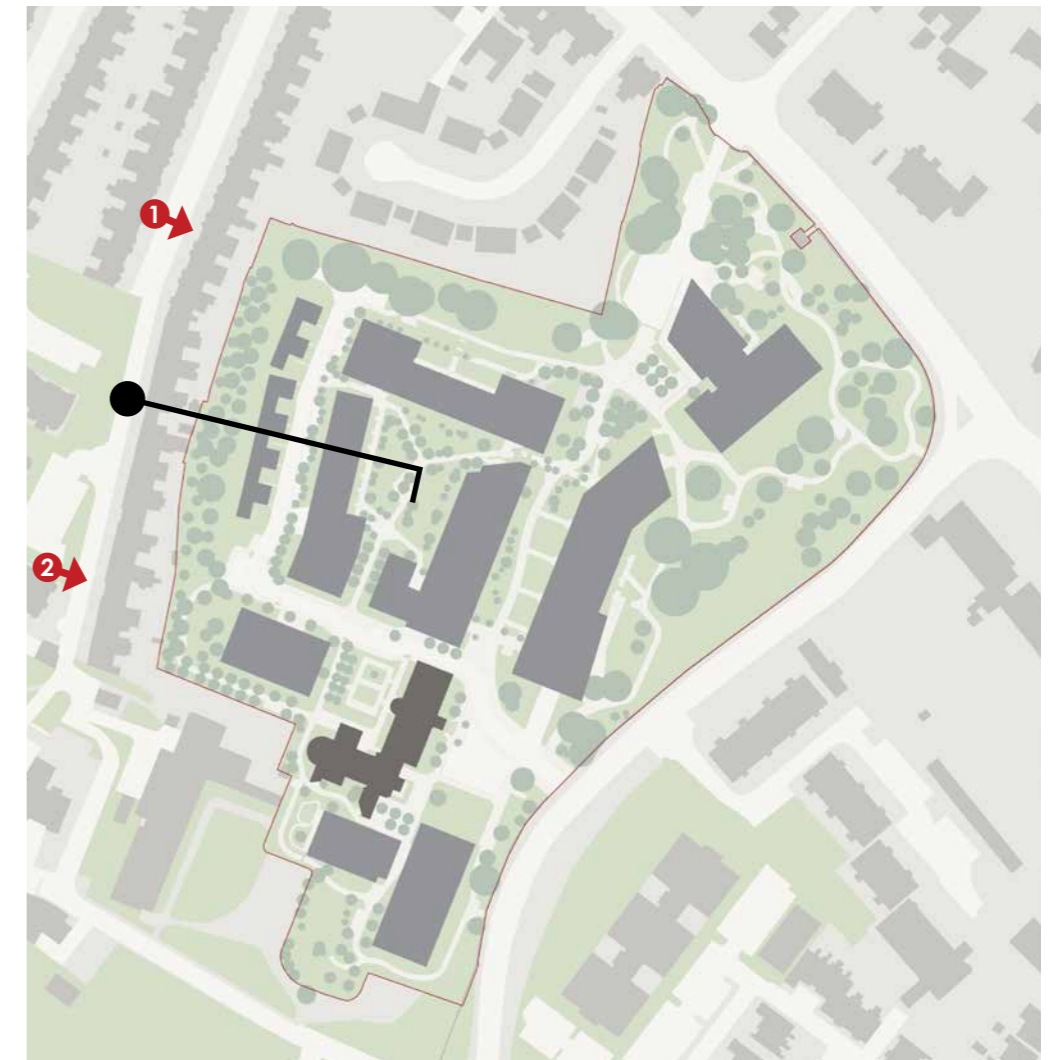
# Design Proposal

## 4.2 Massing Strategy - Terraced Block

The Block E design provides a transition between the low-rise two storey dwellings in Cherryfield Avenue Upper + Lower to the proposed five storey brick datum of Block C. During the design of this block studies were undertaken from the verified views, to assess and minimise the impact of the proposal on neighbouring residential areas.



● Proposed Site Section



1

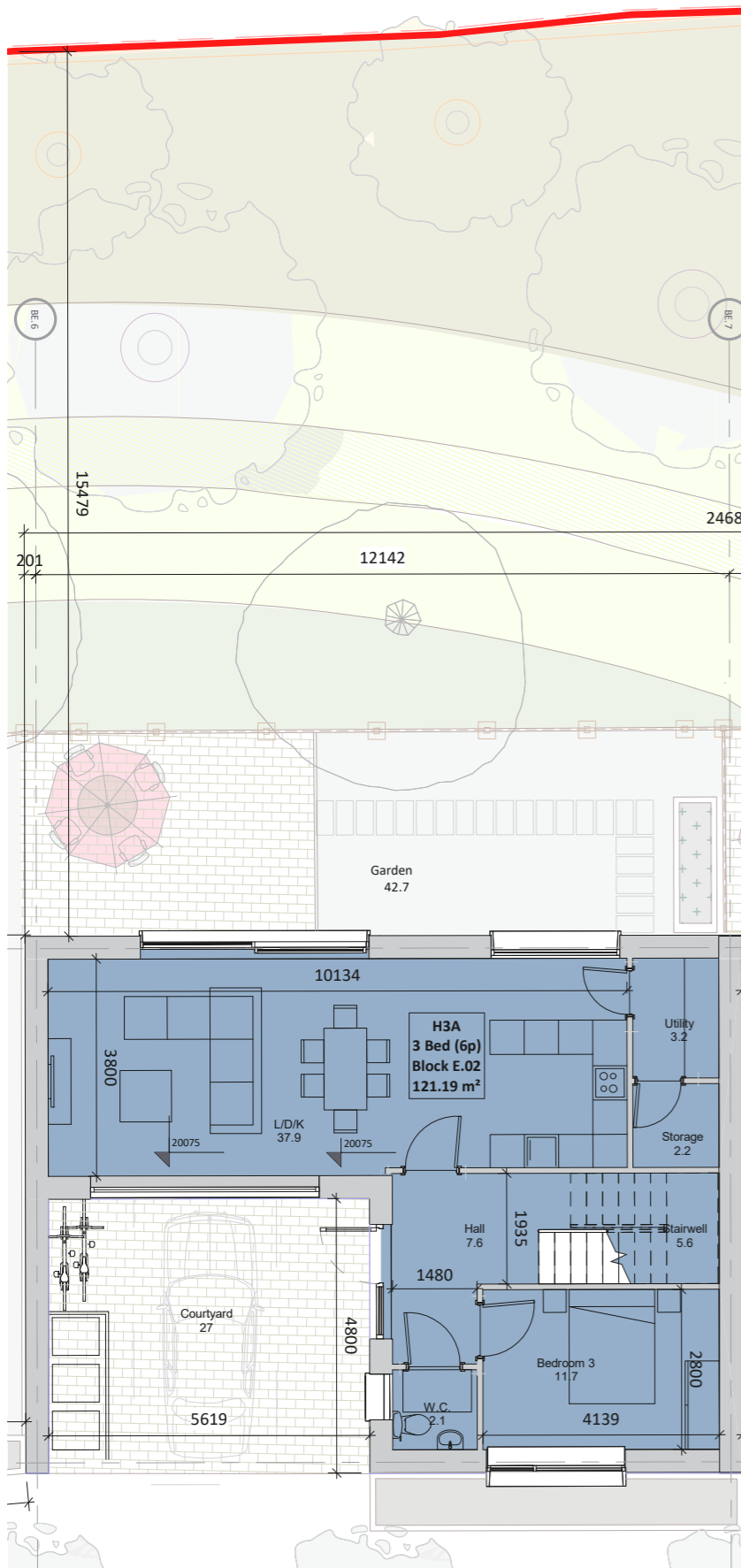


2

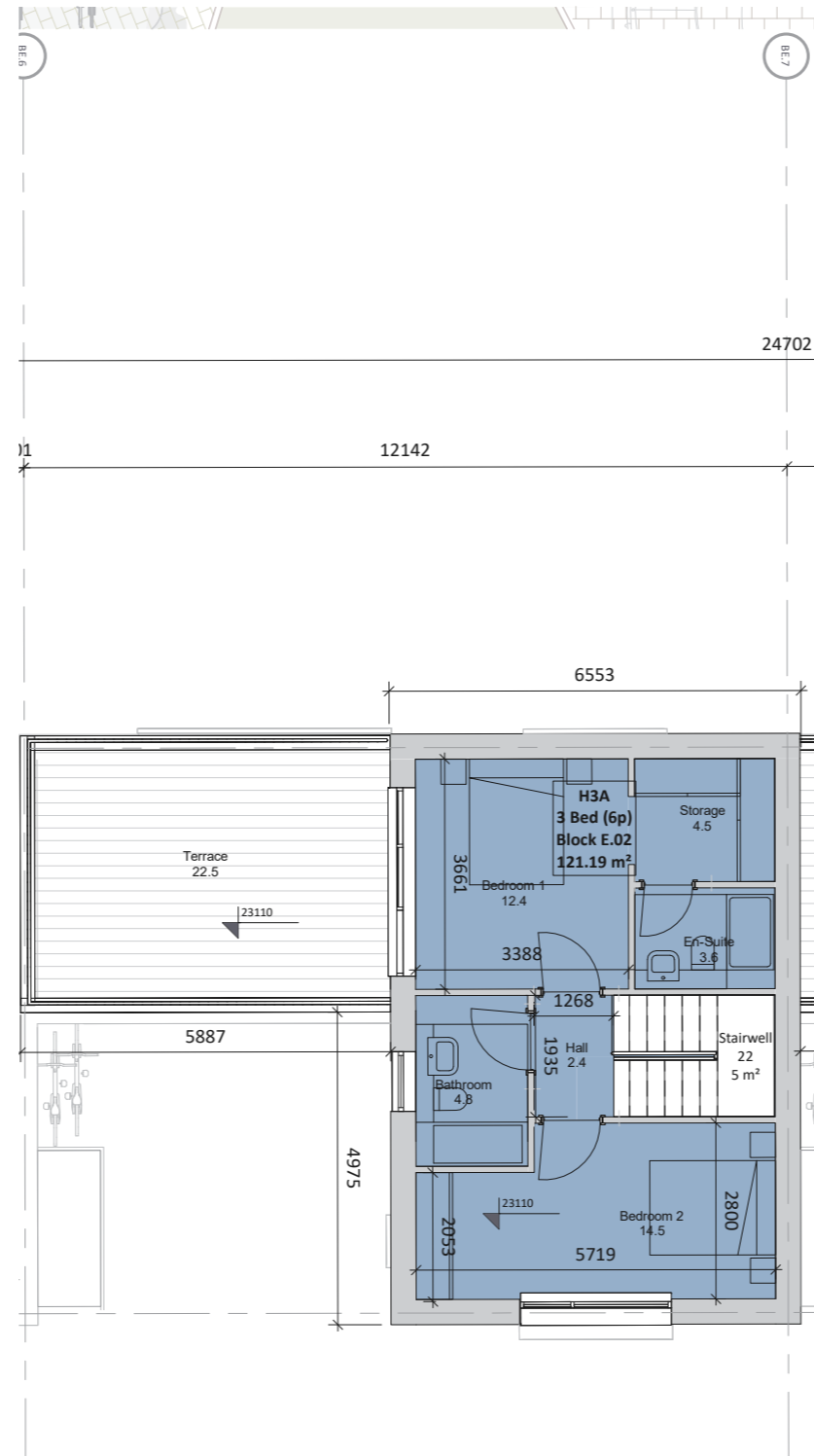
# Design Proposal

## 4.2 Massing Strategy - Terraced Block

The proposal has oriented these courtyard houses to have all of the upper floor windows facing into the courtyard and not opening to the rear facing the adjacent terraced houses to the West. The depth of these units allows for the retention of some trees to the boundary also providing further buffer to the neighbouring houses to the rear.



Ground Floor Plan



First Floor Plan



Front Elevation of Block E



Main: Block E Typical Unit Plan  
Above: Landscaping Image of Block E typical facade

