

Design Proposal

4.2 Massing Strategy - Terraced Block (OPINION RESPONSE)

“Submit revised drawings for Block E addressing the Planning Authorities concerns with regard to the size of the rear garden and appropriate screening to this open space to provide adequate privacy.”

We acknowledge the Planning Authority’s concerns regarding the size and privacy screening of the rear gardens for Block E and have significantly revised the design to address these points fully.

Garden Size and Context

The revised site layout and garden design, detailed on the submitted drawings demonstrate the following:

Maximised Area: The rear gardens have been maximised in size to the greatest extent possible, consistent with the overall site layout and providing an appropriate and functional amenity space for the residential units.

Tree Retention: The design has carefully considered the location of all existing mature trees, and the garden boundaries have been drawn to accommodate and protect these valuable existing specimens, ensuring the revised garden areas integrate seamlessly with the established landscape context. The size achieved represents the optimal balance between providing private amenity space and respecting the existing ecological features.

To ensure adequate privacy for these open spaces, a comprehensive screening solution has been incorporated, as shown in the updated elevations and landscaping plans. The height and specification of the screening is designed to exceed the minimum requirements for residential privacy, ensuring a secluded and comfortable environment for future residents.

The area behind the rear gardens of Block E is a biodiversity corridor and there is only a mown pathway through this zone so will not be heavily used by the residents so as not to impact the privacy or the natural habitat. This area is not included in the POS or COS calculations for that reason.

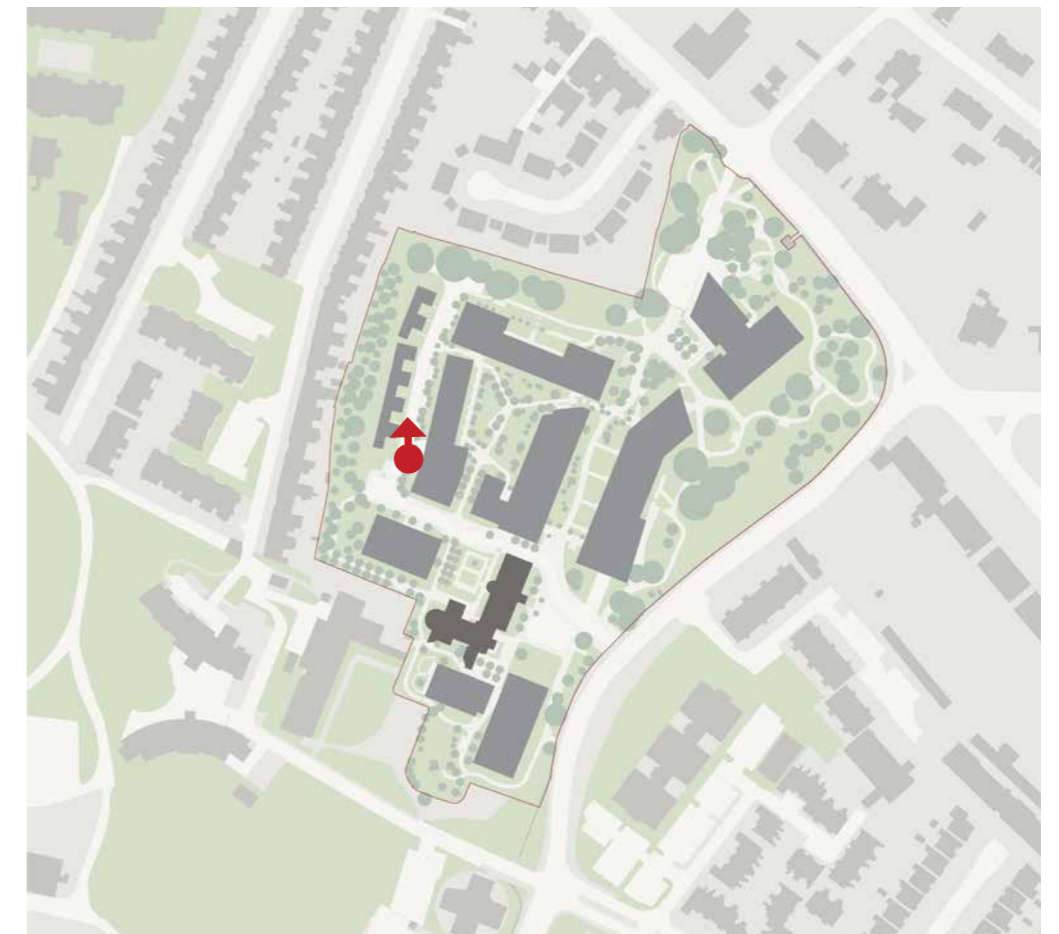
We are confident that these revisions address the Planning Authority’s concerns, providing rear gardens of appropriate size and ensuring robust, effective screening to deliver adequate privacy for all Block E units



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4.2 Massing Strategy - Terraced Block

The use of a red brick finish along this edge was chosen in order to better reflect and assimilate with the existing wider urban context and the historic use of red brick on some of the larger 3-4 storey dwellings in the area.

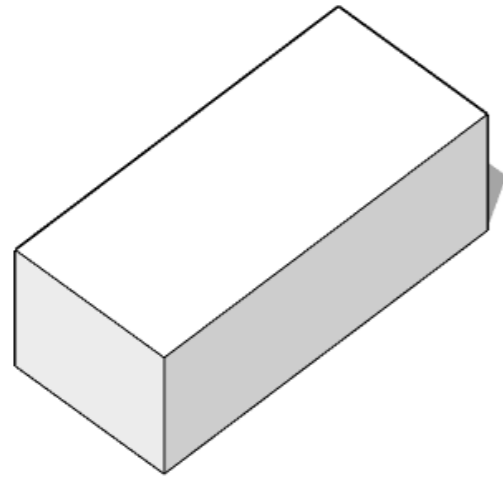


CGI View

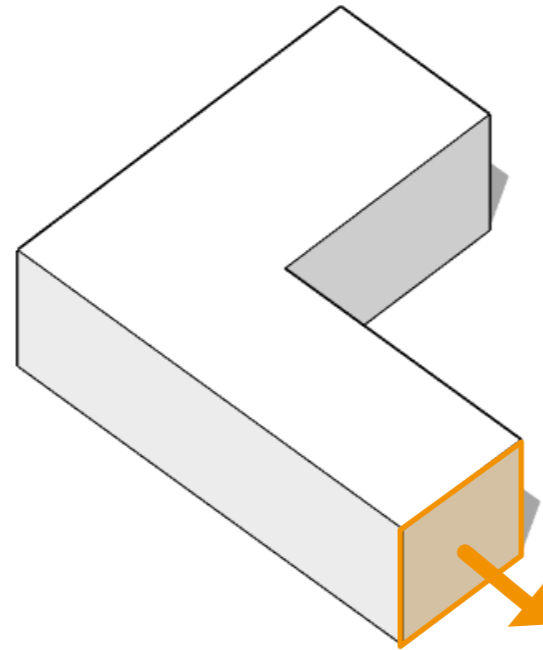
Design Proposal

4.2 Massing Strategy - Block F

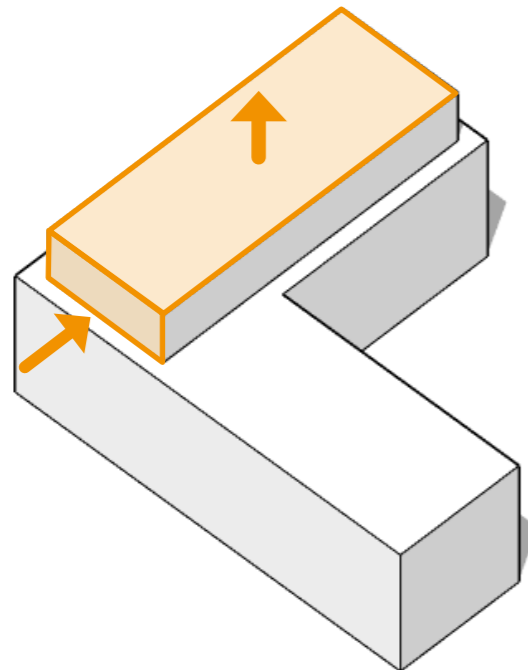
The accompanying images detail the various studies undertaken to develop the urban massing throughout the design stages.



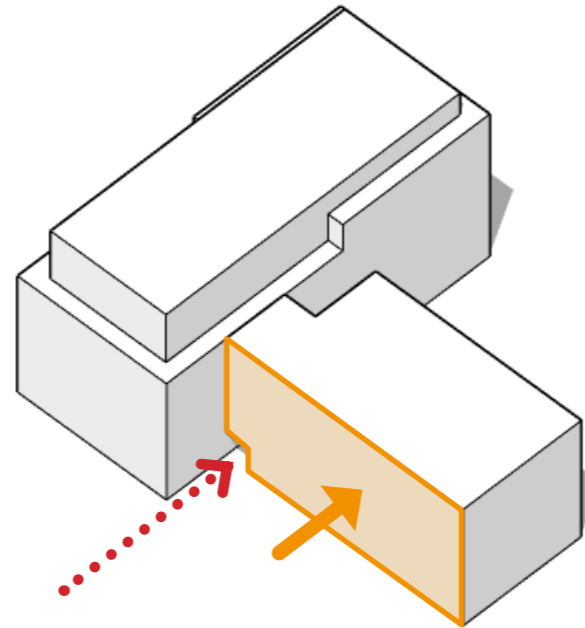
1 5 storey element defining the South West Edge condition



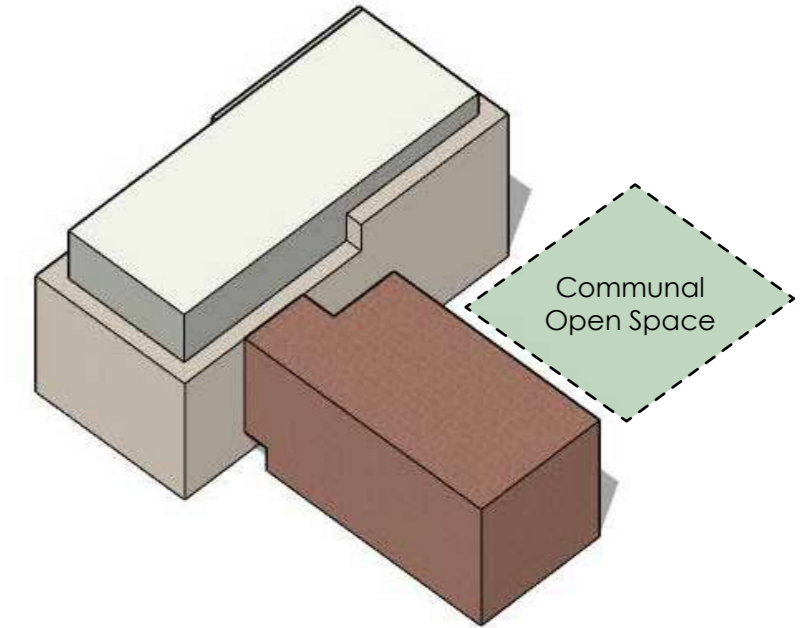
2 Mass extrusion responding to Chapel adjacent



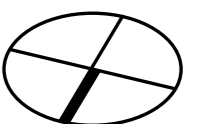
3 Set back height responding to Forecourt



4 Archway entrance and North face setback from Chapel



5 Material Composition

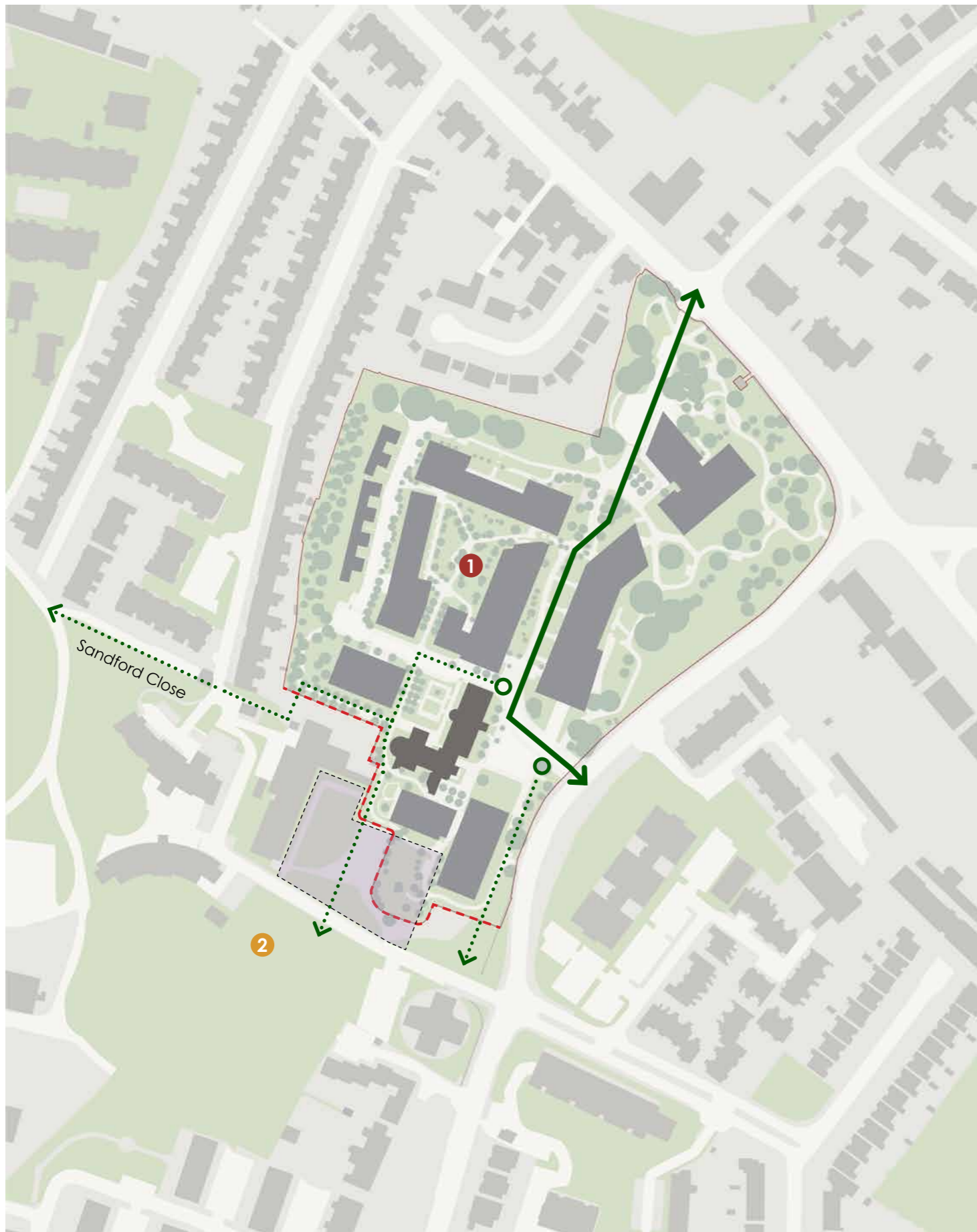


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4.2 Massing Strategy - Block F

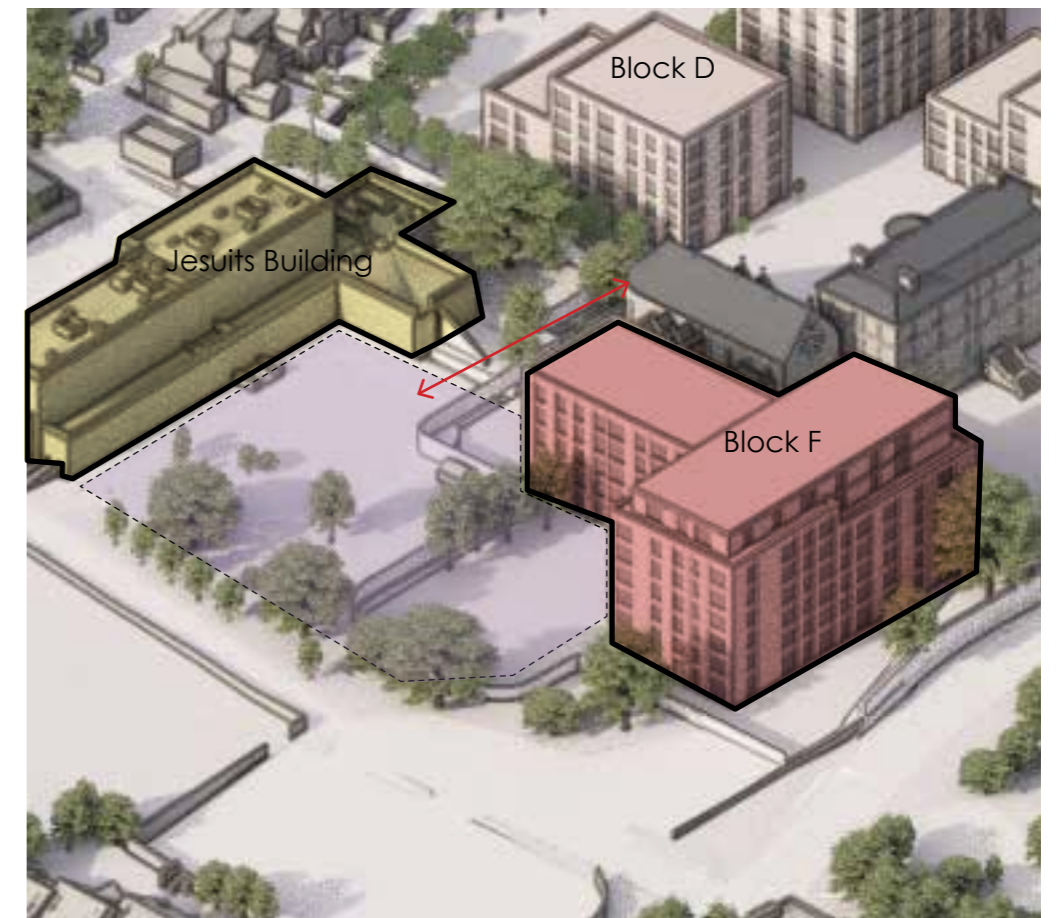
The massing of block F was designed to contribute to a sense of enclosure for the forecourt, the building heights and façade lines set back to give space to the Chapel and define the communal open space to the South.

There is also the opportunity to provide future masterplan connections to the wider Z15 lands to the South and reinstating a historical link West towards Ranelagh via Sandford Close. The masterplan strategy ensures that the future development of the Z12 and 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 available if required.



Masterplan Strategy

- ① Z12 Application Site ② Z15 Jesuit Lands [Red dashed line] Existing Stone Wall [Green solid line] Proposed Main Route
- [Dotted green line] Possible Future Connections

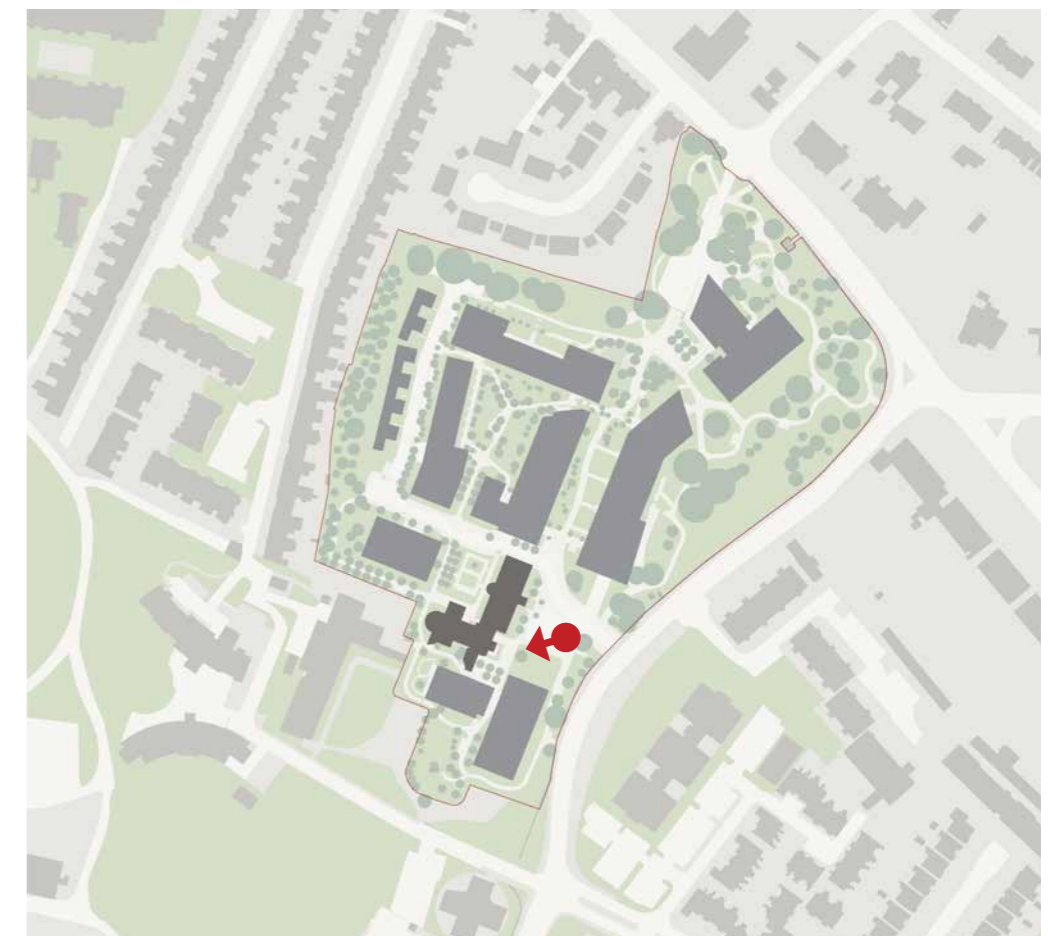


Main: Future Connections to Jesuit Z15 Lands
Above: Axo view of block F

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4.2 Massing Strategy - Block F

The massing of block F was designed to complete the hard edge around the forecourt, the set back from the chapel creates a route around. This building form also creates a sense of enclosure around the crèche and communal open space. The cut out on ground floor also provides direct access from the forecourt to the communal open space, and in addition allows for a visual connection to the wider Z15 lands. The variation in height was driven by optimising sunlight access and upper level set back to provide breathing room for the Chapel and Tabor House.



CGI View



Sandford Road LRD

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- D Schedule of Accommodation
- E Existing Building Feasibility Study

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4.4 Overview - Aerial Views



Main: View from the South-West

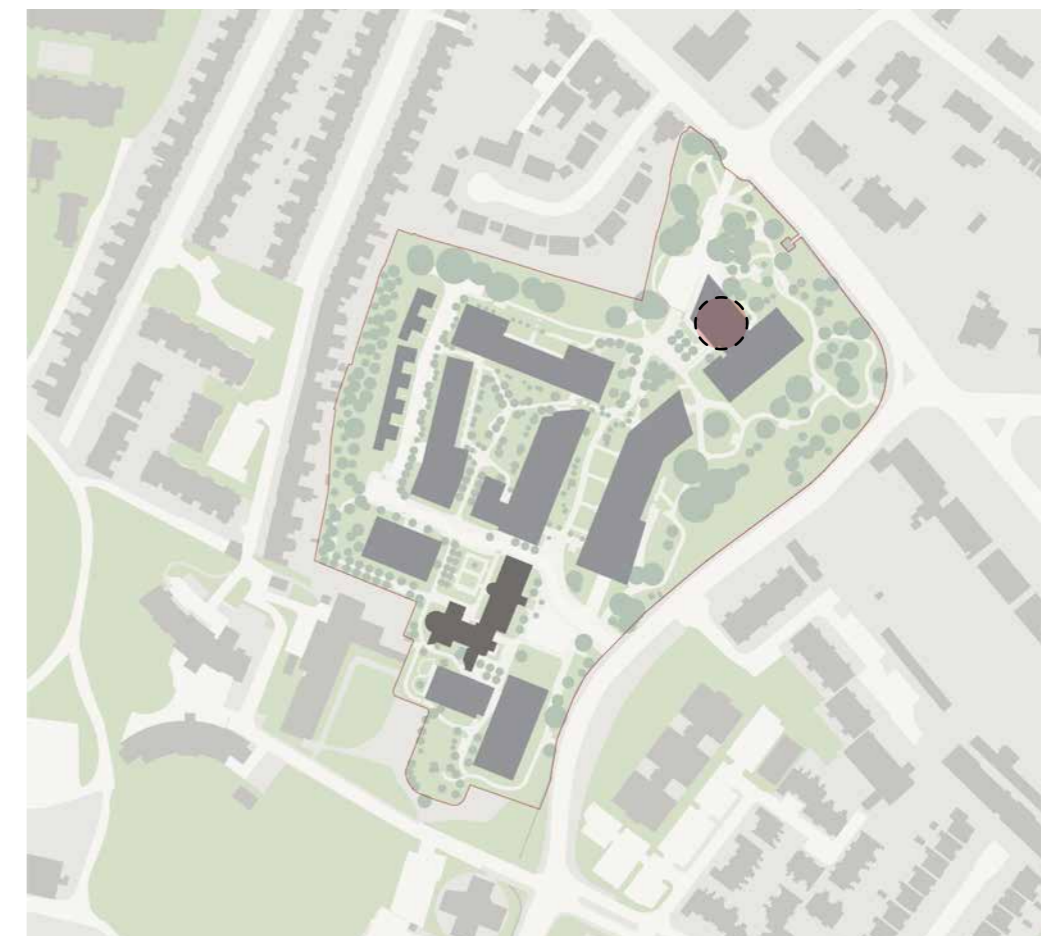
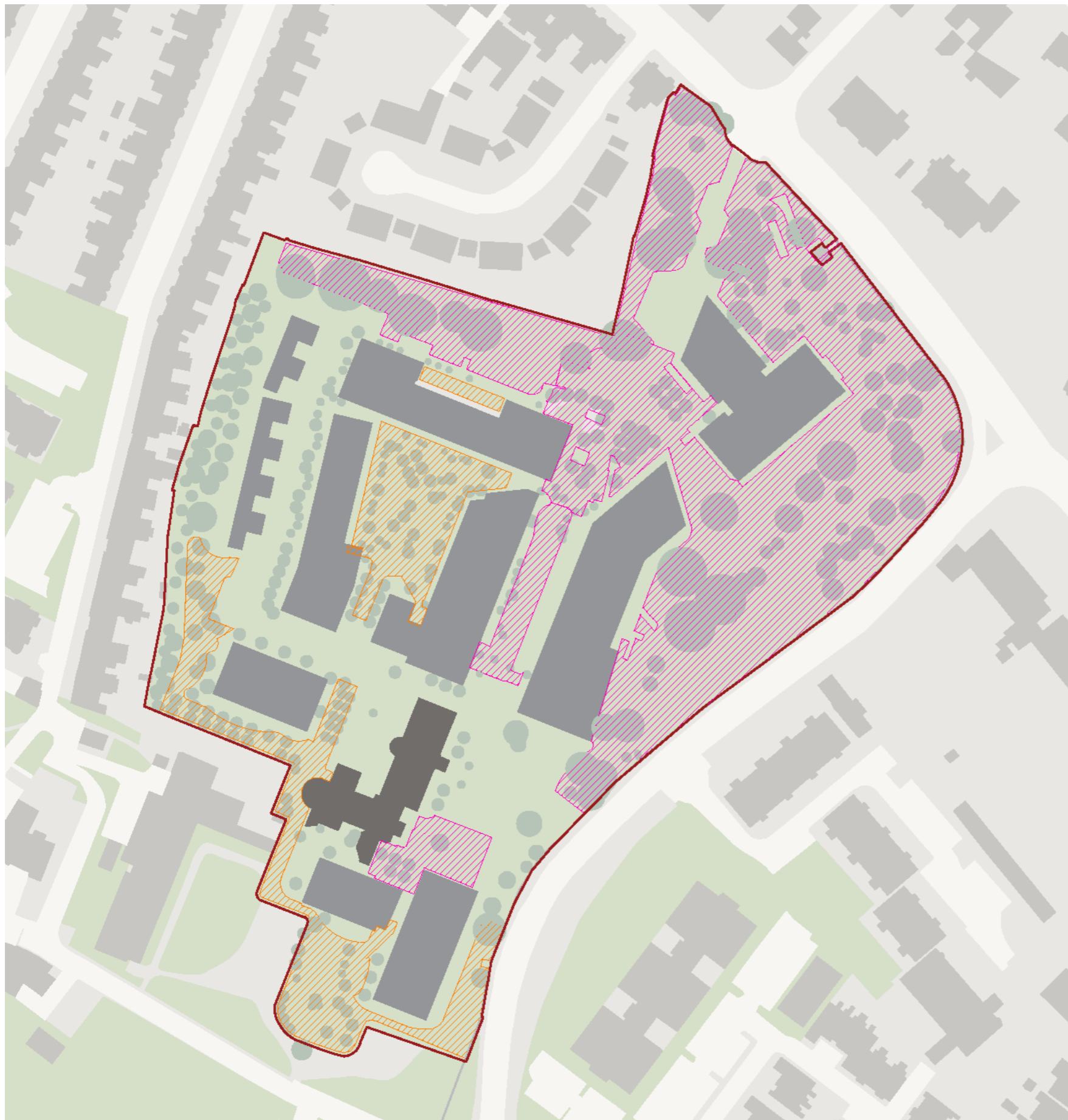
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4.4 Overview - Combined Public Open + Private Amenity Space

Refer to Thornton O'Connor Planning Report - **Section 7.7** Private Open Space for clarity on the proposed private amenity space compliance with SPPR8. The adjacent public open space diagram shows the over provision of public open space to support the justification within Thornton O'Connor Planning Report. 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 35.3%.

Combined Ground Floor Open Space - Current LRD proposal

Public Open Space			
Required:	10,637 m2	(25%)	
Provided:	15,023 m2	(35.3%)	
Communal Open Space			
Required:	3,363 m2		
Provided:	4,423 m2	(109 sqm2 upper levels included)	
	4,423m2	TOTAL	



Open Space Key



Public Open Space



Communal Open Space

Main: Combined public & communal public open space ground floor diagram
 Above: Upper Level Communal Open Space

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4.4 Overview - Dual Aspect Unit

Although it has been determined that the site requires 25% dual aspect to be provided, we have provided 51% dual aspect units which exceeds the minimum requirement.)

Breakdown by Block

Block A1	39 Units
Block A2	38 Units
Block B	28 Units
Block C	122 Units
Block D	20 Units
Block F	34 Units

Apartment Total 281 Units

Block E 6 Units

Development Total 287 Units



■ Dual Aspect Unit

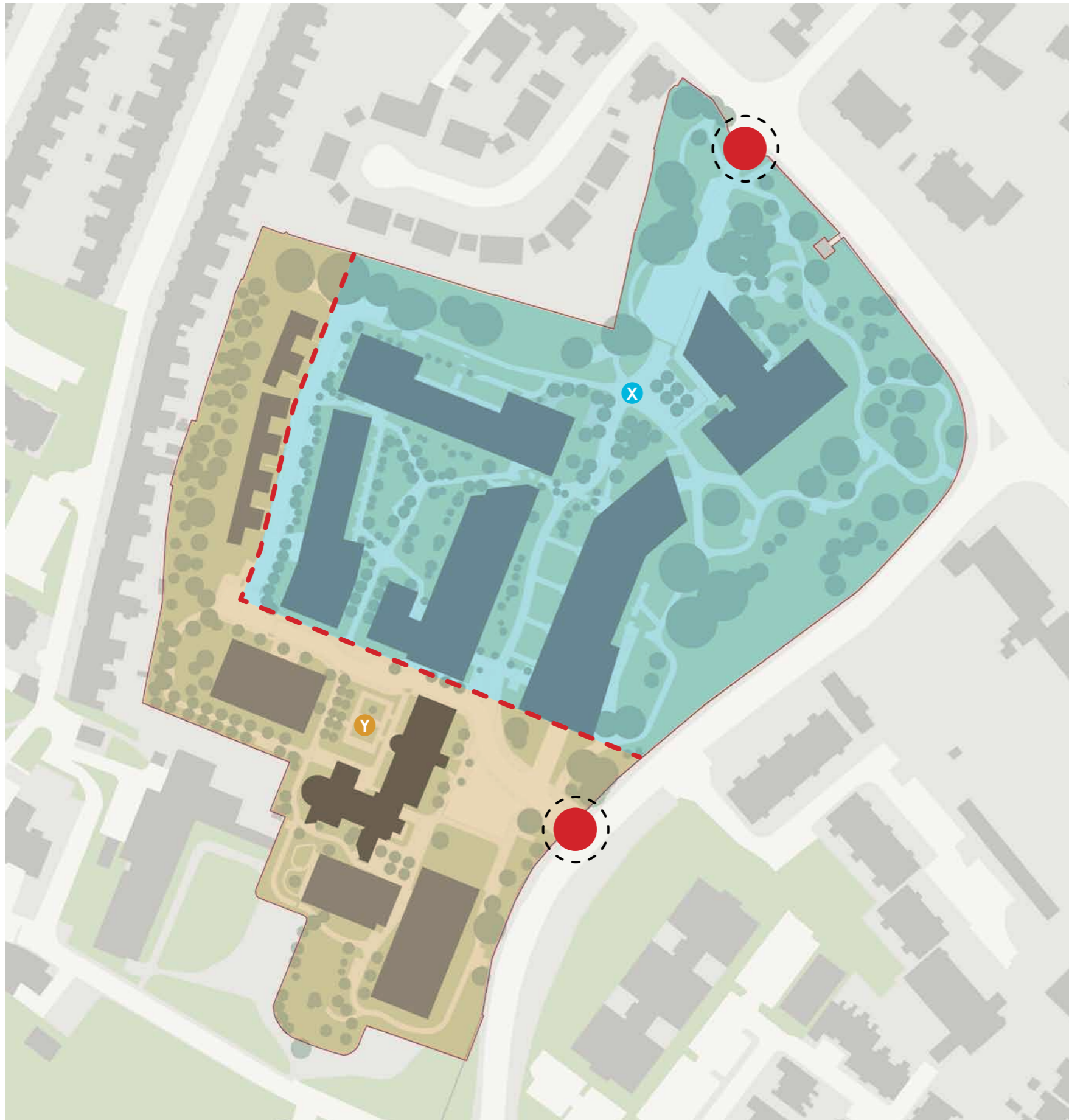
Typical Plan

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4.4 Overview - Construction Phasing

High Level Construction Programme Commencement Date

Phase	Works
Phase 1	Site Set Up, Enabling Works and Demolitions
Phase 2	Basement Box
Phase 3	Block D, F and works at Tabor House and The Chapel
Phase 4	Block A1, A2, B, C, E



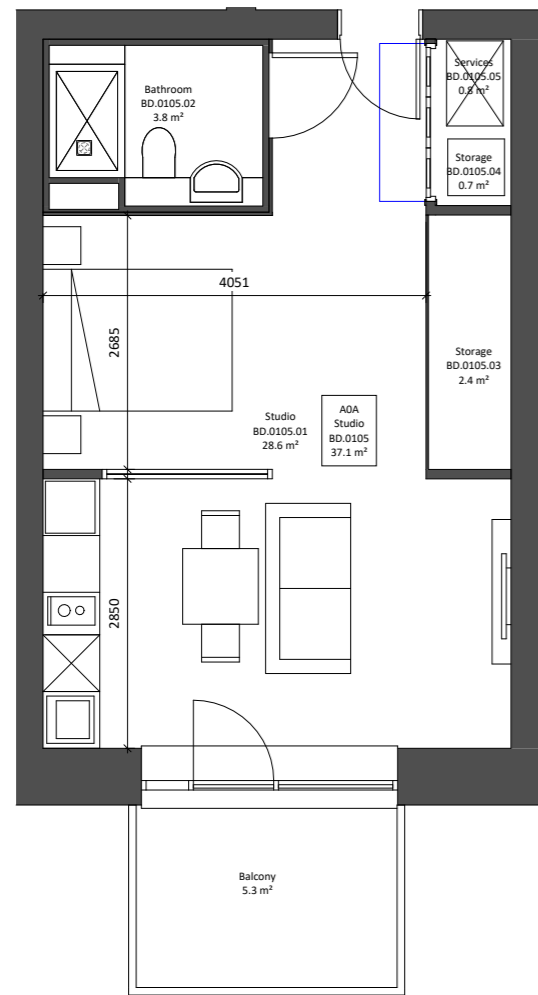
Key

-  Construction Area - Phase X
-  Construction Area - Phase Y
-  Construction Phase Access
-  Construction Phasing Line

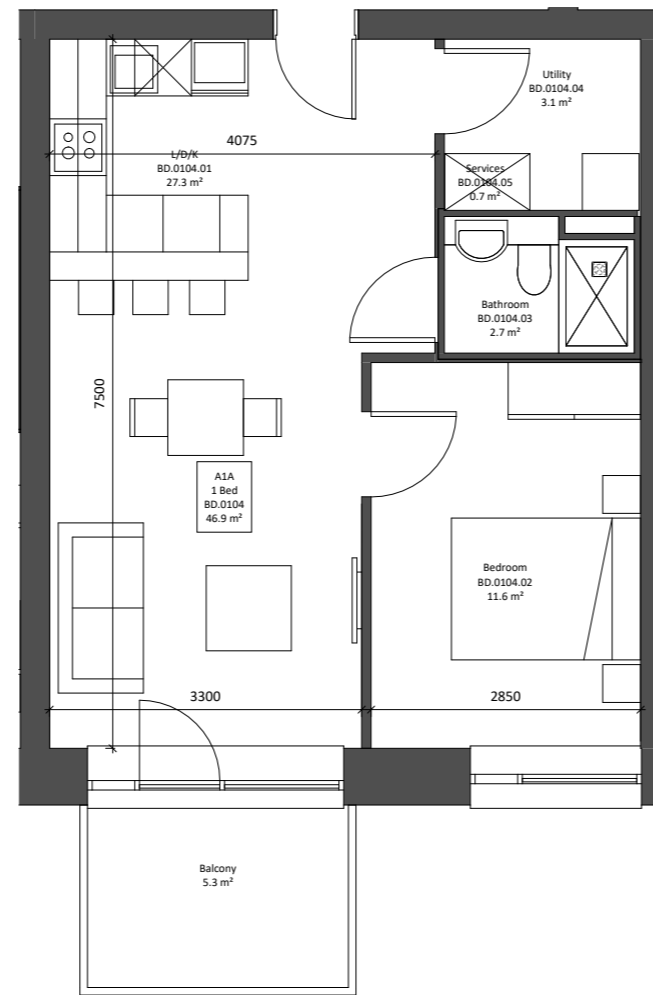
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4.4 Overview - Typical Units

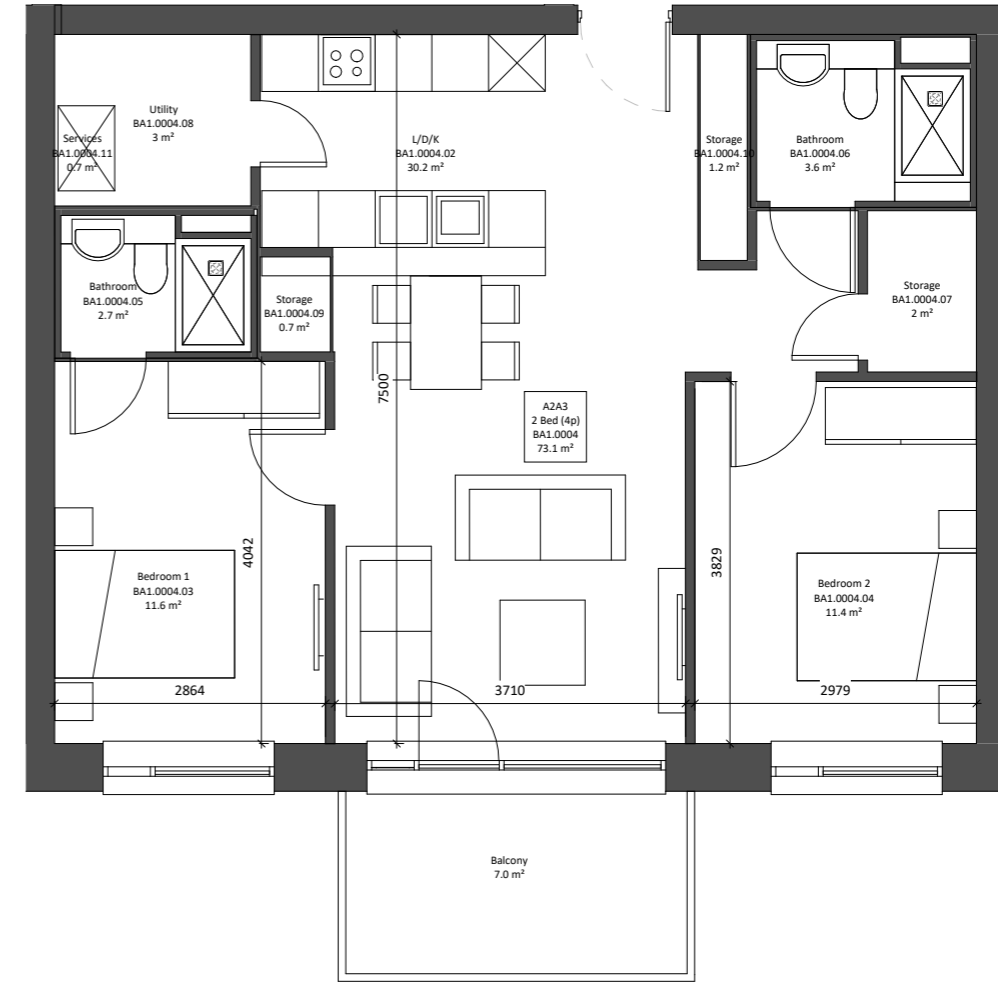
The residential blocks provide different apartment types in response to their various conditions:



① Unit Type - Studio
1:50



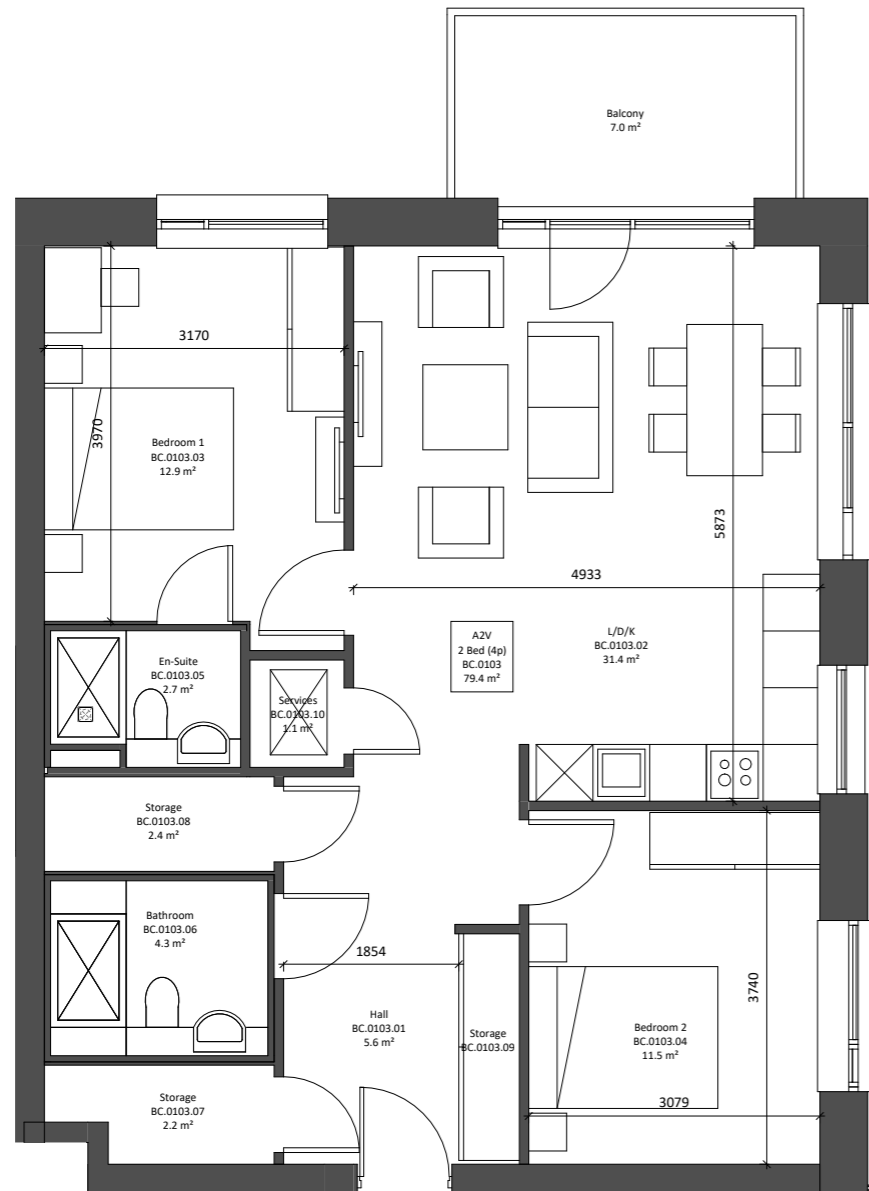
② Unit Type - 1 Bed
1:50



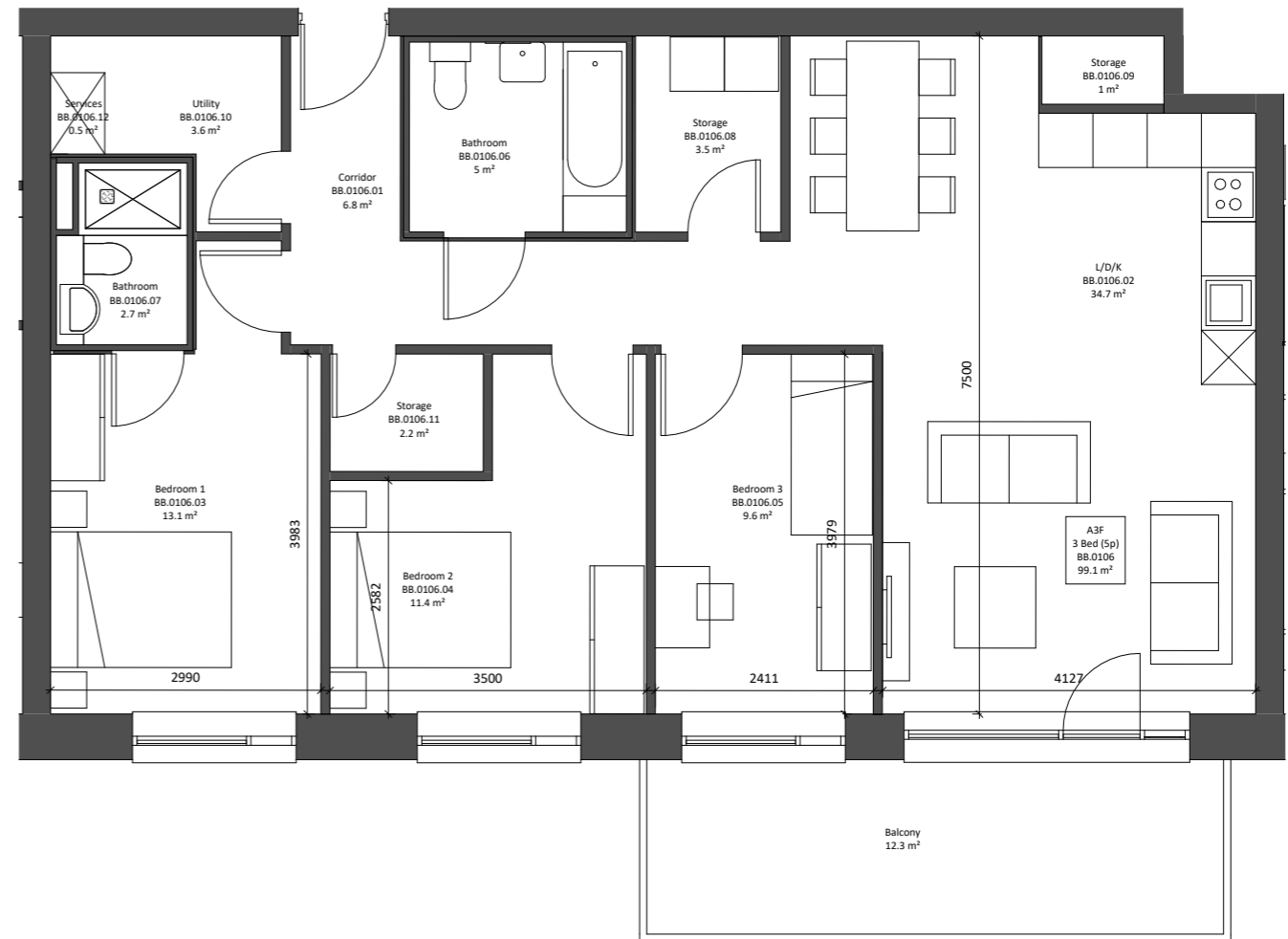
③ Unit Type - 2 Bed
1:50

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4.4 Overview - Typical Units



① Unit Type - 2Bed
1:50



① Unit Type - 3Bed
1:50

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4.4 Overview - Universal Design Statement

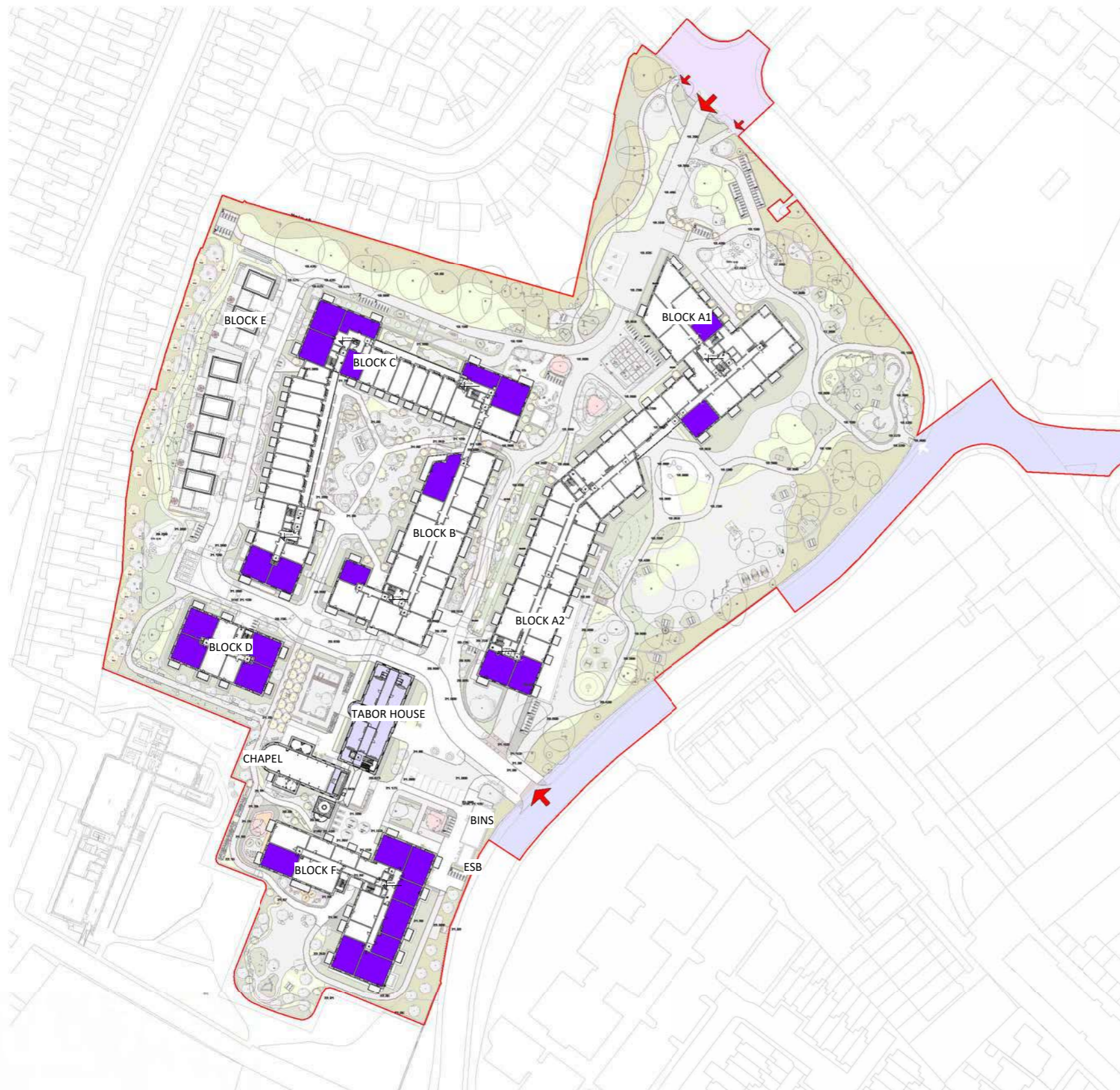
There are several Policies and Objectives covering Universal Design (UD) that are set out in the Dublin City Development Plan 2022- 2028, these include:

QHSN12 To encourage neighbourhood development which protects and enhances the quality of our built environment and supports public health and community wellbeing. Promote developments which: 'cater for all age groups and all levels of ability / mobility and ensuring that universal design is incorporated to maximise social inclusion'

QHSN16 To promote built environments and outdoor shared spaces which are accessible to all. New developments must be in accordance with the seven principles of Universal Design as advocated by the National Disability Authority, Building for Everyone: A Universal Design Approach 2012.

QHSNO11 It is an Objective of Dublin City Council: To ensure that 50% of apartments in any development that are required to be in excess of minimum sizes should be designed to be suitable for older people/ mobility impaired people, people living with dementia and people with disabilities in accordance with the guidelines set out in the Universal Design Guidelines for Homes in Ireland 2015, the DHLG&H's Design Manual for Quality Housing 2022 and the DHP&LG & DH's Housing Options for Our Ageing Population Policy Statement 2019.

CCUV38 To promote the development of high-quality streets and public spaces which are accessible and inclusive in accordance with the principles of universal design, and which deliver vibrant, attractive, accessible and safe places and meet the needs of the city's diverse communities regardless of age, ability, disability or gender.



Location Key

Universal Design Units

Universal Design Unit Summary

Blocks	Total Units	UD Units
Block A1	81	12
Block A2	139	23
Block B	74	10
Block C	151	38
Block D	30	15
Block E (Houses)	6	0
Block F:	81	41
Total	562	139 (25%)

Main: Universal Design Unit Locations

Design Proposal

4.4 Overview - Universal Design Statement

'Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home' was published by **Age Friendly Ireland**, June 2021 and is relevant to apartment buildings and houses. In line with DCC's policy **QHSN16**, the proposed development sets out the designs compliance with **Universal Design Guidelines** that the National Disability Authority propose.

Feature 01 - Dwellings should be within 1.5km of Neighbourhood

The house should be located close to amenities such as shops, health, cultural and leisure facilities and be within walking distance of public transport. The public realm should be safe and well maintained with accessible routes for walking and cycling. Communal space to facilitate interaction with neighbours is important, with low maintenance seating and planting to create a pleasant environment

Design Response:

Dwellings are within walking distance of public transport and amenities (UD guidelines & National Policy). In addition, the scheme provides resident amenities, community/cultural space, Cafe/Restaurant, and crèche on site. The proposal also ensures gradients can accommodate accessibility within the site (part M). In addition, the communal space facilitates interaction between neighbours as these spaces are located between or adjacent to the accommodation blocks and are easily accessible from apartments but are also gated to create a safe environment. These spaces are low maintenance with a well considered landscape design to create a pleasant environment for residents.

Feature 02 - Level Access to private garden, balcony or terrace

Access to the garden, balcony or terrace from the home should be level and wide enough for everyone to use easily. There should be sufficient space for a range of activities for all ages and sizes, for recreation and more functional needs such as drying clothes and growing food. Views onto the external environment help people orientate themselves in the neighbourhood, and also appreciate the time of day or night.

Design Response:

The proposed access doors to private open space are a min 800mm, with level access. The paved ground floor terrace areas are all 2m deep, for the full width of the unit and balconies are all 1.5m deep which can accommodate recreation as well as functional needs such as drying clothes and growing food, in line with the Apartment guidelines. Where windows have transoms they are not within 800mm-1500mm zone to ensure unobstructed views from habitable rooms. All universal design units have *views onto either internal green space or external environment which all help orientate yourself within the wider neighbourhood, and also appreciate the time of day or night.*

Feature 03 - Entering and Moving Around

Include wider external and internal doors. Features such as sliding or pocket doors, 'cat and kitten doors', or barrier free doorways may be considered for ease of movement. There should be sufficient internal and external storage space for mobility aids and other items.

Design Response:

The proposed units have wider internal and external doors, all with barrier free doorways for ease of movement. All doors in the UD units are unobstructed opening section of 800mm-850mm. They also have wider than Part M Internal corridor widths of 1050-1200mm. These units also include clear circulation space of 800mm on all 3no. sides of a double bed, and the double room accommodates a turning circle of 1.5m. In addition to this, the room layouts all provide 750mm between furniture items and front of windows.

Feature 04 - Ease of Approach & Enter

Provide level access at front and rear of the home. The approach route to the home should be accessible with a level or gentle gradient. A covered porch provides shelter. External illumination is important for navigation and security. Consider a hard-standing patio area to the rear of the house flush with the internal floor level. Age Friendly car parking should be provided for residents and guests. A distinct design helps people to identify their own entrance, for example by using design features such as door colours, planting or porch canopy design.

Design Response:

All of the UD units have level access at front of home, they provide level access to private terrace of 2m deep to units. The design of the UD units will help people identify their own entrance with either colour, planting or a front porch. These units also provide an entrance space with a turning space of 1.5 x 1.5m internal and 1.8mx1.8m external.

Feature 05 - Guest Bedroom

Older people have told us that having additional space in their home for overnight guests is very important to them; 93% of survey respondents said they wanted a minimum of two bedrooms in order to consider right sizing.

Design Response:

The UD units all provide a separate guest bedroom of a minimum 8.13 sqm single or 13 sqm double room. This room can be a flexible space and double up as a home office, playroom etc. The guest room will be lockable to accommodate the privacy of a future Carer.

Feature 06 - Accessible, Adaptable Toilets & Bathrooms

An Age Friendly home should have accessible and adaptable toilets and bathrooms on the ground floor. In the entry level toilet, ensure that it is designed for the future installation of a wet-room level access walk-in shower. Consideration should be given to locating the toilet room adjacent to the living room. This would facilitate the conversion of the living room into a bedroom if the need arises.

Design Response:

All UD units should have an accessible and adaptable WC at entrance level. This WC is 1.5m x 1.8m to allow for the future adaptation to a wetroom. With all toilets & WC walls must be constructed to take the weight of Part M fittings & fixtures, the main bathrooms will be provided with minimum internal dimensions of 2.1 x 2.4m. There is an allowance for a soft spot from all main bathroom to the adjoining Master Bedroom or Living Room.

Feature 07 - Energy Efficient

The home should be designed to reduce energy requirements and be energy and cost efficient. Heating systems should be low maintenance and reliable with simple instructions and accessible controls. Underfloor heating is particularly useful in the event of a fall.

Design Response:

The UD units will aim to located control panels max 1200mm above floor level, with a clear space of 100 x 750mm in front of the panel. These units have been designed to energy efficient and low maintenance.

Feature 08 - Elements & Systems

Technology and security features such as video door entry, alarm, community alarm/panic button, remote management of heating system and broadband should be considered for incorporation as required. The home should be capable of adopting further assistive technology in future such as automatic windows/blinds, front door illumination, security camera and/ or intercom.

Design Response:

Within the UD units, all sockets will be 450mm above floor level and all switch's and controls below 1200mm. Category 6 cabling will be provided for future connections, even if broadband not available. At the entrance level, there is a provision for capped electrical points. The units also provide external power sockets to allow for charging of mobility vehicles / chairs / scooters.

Feature 09 - Security Systems

Design should be completed in accordance with current Crime Prevention through Environmental Design (CPTED) guidance. Use CPTED principles including good natural surveillance, good lighting, community interaction, public/private space definition and good physical security.

Design Response:

The UD units will all be fitted with security systems in accordance with Crime Prevention through Environmental Design guidance. In addition, CPTED has been implemented throughout the design, ensuring good natural and passive surveillance is provided, that good lighting is designed, and that community interaction has been accommodated through the communal open spaces which are all accessible to the UD units, and that there is a clear definition between private and public space, with good physical security.

Feature 10 - Easy to use Fixtures

Ensure that all fixtures and fittings such as lever door handles and lever taps are Age Friendly and easy to use. Controls (for example, heating system) should be accessible. Simple features such as visual contrast, signage, labelling of switches, will make it easier for all residents to understand and interact with their living environment as their needs change.

Design Response:

The UD units will all be provided with lever and pull handles instead of knobs, and all mixer taps will have lever for single handed and closed fist use. In addition to this, all fixtures and fittings will have a colour contrast between their background.

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4.4 Overview - Universal Design Statement

In line with DCC's policy **QHSN16**, the proposed development sets out the designs compliance with the **7 Principle of Universal Design** that the National Disability Authority propose.

Principle 1: Equitable Use

The design is useful and marketable to people with diverse abilities.

Design Response:

All parts of the development are accessible to all users. All external and internal common areas are fully accessible and the development also comprises Universal Design apartments that are not segregated from other units within the development. The apartments are designed to be useful and marketable to people with diverse abilities. All of the proposed UD units have been accommodated within the typical unit layouts, and have the same amenities as other apartments. The UD unit locations are mixed throughout the scheme within the oversized (+10%) units, and are not identifiable externally as different units to reduce stigmatisation and to ensure there is no segregation. These units have been afforded the same privacy, security and safety that are available to all other users.

Principle 2: Flexibility in Use

The design accommodates a wide range of individual preferences and abilities.

Design Response:

The UD units have been designed to accommodate a wide range of individual preferences and abilities, this has been achieved by providing several different adaptable arrangements to ensure that choice in methods of use is offered. The units also can offer flexibility to accommodate right or left handed access, along with a built in flexibility to facilitate users accuracy and precision within all aspects of the home and to be adaptable to the user's pace over time. All of the UD units within the proposed Sandford Road development are currently designed to UD level and can be adapted to UD+ or greater in the future at such time which suits the occupant. We have for example bathrooms adjacent to bedrooms with soft spot in the wall should a hoist be required in the future.

Principle 3: Simple and Intuitive Use

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

Design Response:

The site layout is clear to understand and to navigate with good distinction made between public and private areas. Two distinct external open spaces are provided that have different characteristics. On approach, via the access road, the public space is revealed and is demarcated by a railing separating it from the private garden areas of the residential development and from the canal towpath. The gate onto the towpath from the public plaza remains open during daytime indicating the permeable nature of the site and the direct connection with the amenity of the canal. The three residential buildings and the landscaped garden are visible from the arrival point and access to the buildings is straight ahead.

Principle 4: Perceptible Information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

Design Response:

The UD units have been designed to ensure that all information can be communicated effectively to the user irrespective of ambient room conditions or the users sensory abilities. This also extends to creating adequate contrast between this essential information and its surroundings, to maximise legibility of information, making it easy to give instruction and directions. The design also accommodates for a variety of techniques and devices used by people with sensory limitations. Wayfinding signage and user information throughout the development will include text and pictorial information to designate uses and to direct users to their destinations within the development. Resident amenities and support facilities are available for all residents in the development and a management service will be available to all.

Principle 5: Tolerance for Error

The design minimizes hazards and the adverse consequences of accidental or unintended actions.. Provide warnings of hazards and errors.

Design Response:

The design of the development aims to minimise hazards and the adverse consequences of accidental or unintended actions. All external and internal common areas are designed to be accessible and will be Part M compliant. Potential hazards (eg. changes in ground level or doors / windows opening onto circulation routes) have been minimised or eliminated, will be identified where required and protection will be provided as appropriate. In addition, common areas and UD units will include features that reduce risk to users such as provision of appropriate space, suitable lighting levels, suitable door closers or automation of doors where required etc.

Principle 6: Low Physical Effort

The design can be used efficiently and comfortably and with a minimum of fatigue.

Design Response:

The UD units have been designed in a way to be used in an efficient and comfortable way, in order to create minimal fatigue through use. This is achieved by ensuring users maintain a neutral body position that reasonable operating forces are accommodated, and that repetitive actions are minimised in order to minimise the need for sustained physical effort. Access gates, intercoms, door handles, window handles, brassware in kitchens and bathrooms, light switches, electrical sockets, lift call buttons, kitchen furniture design, will be designed and sourced to be suitable for use by all.

Principle 7: Size and Space for Approach and Use

Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Design Response:

External pathways, entrance lobbies, circulation corridors, stairs and lifts, refuse and bike stores, car spaces are all designed to be of appropriate size and space for approach, reach, manipulation and use, regardless of the user's body size, posture or mobility.

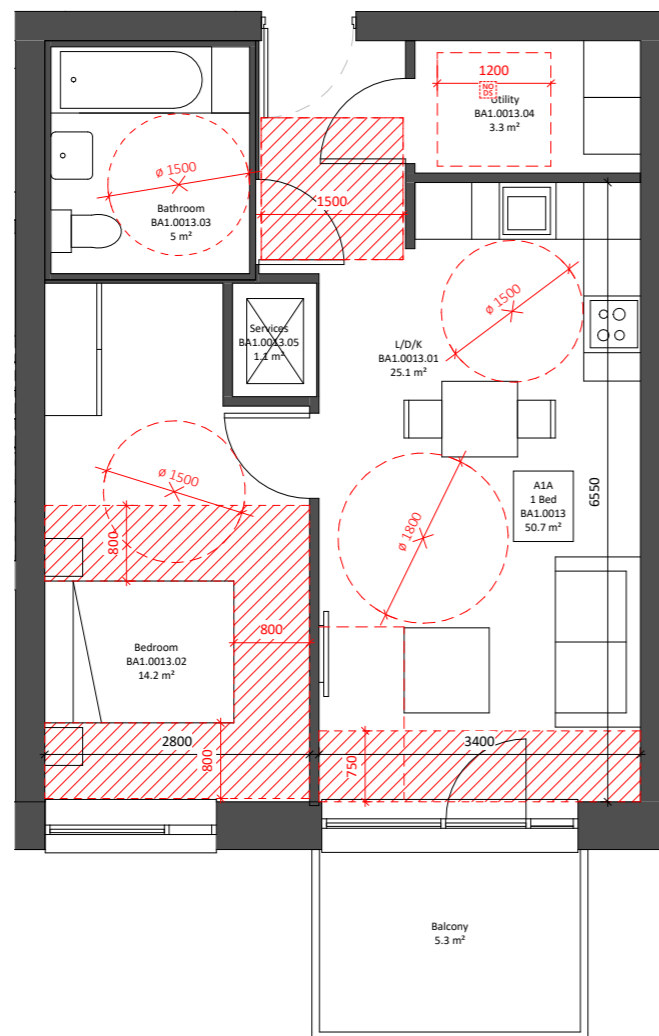
The UD units have been designed to provide appropriate size and space for approach, reach, manipulation and use regardless of the user's body size, posture or mobility. The layout has been designed to provide a clear line of sight to important elements for any seated or standing user. Importantly the layout has been designed to provide adequate space for the use of assistive devices or personal assistance for the user.

Importantly the layouts of the buildings and of the UD apartments have been designed to provide adequate space for the use of assistive devices or personal assistance for the user.

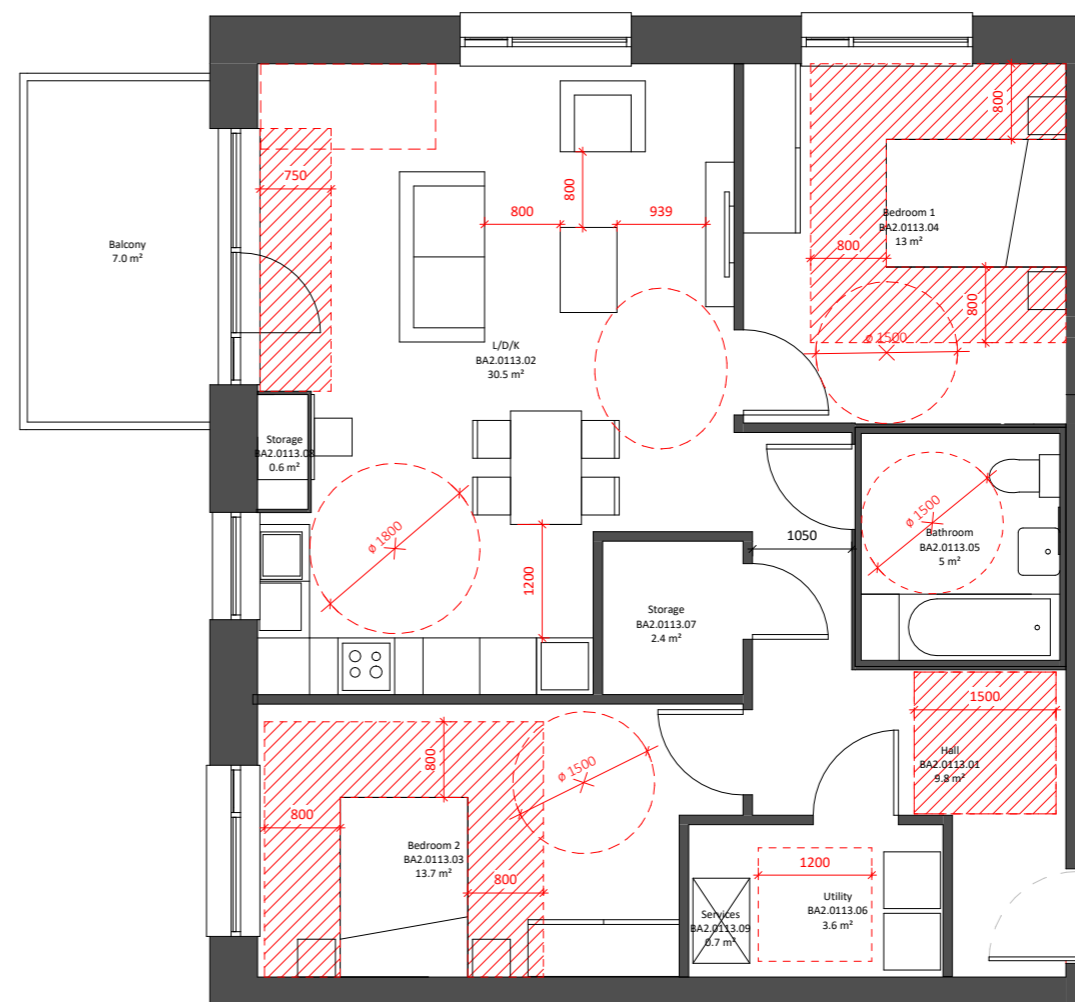
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4.4 Overview - Universal Design Statement

To illustrate compliance with DCC's policy **QHSNO11**, the proposed Universal Design Typical Unit types are displayed below.



① Unit Type - 1Bed (2P) UD
1:50

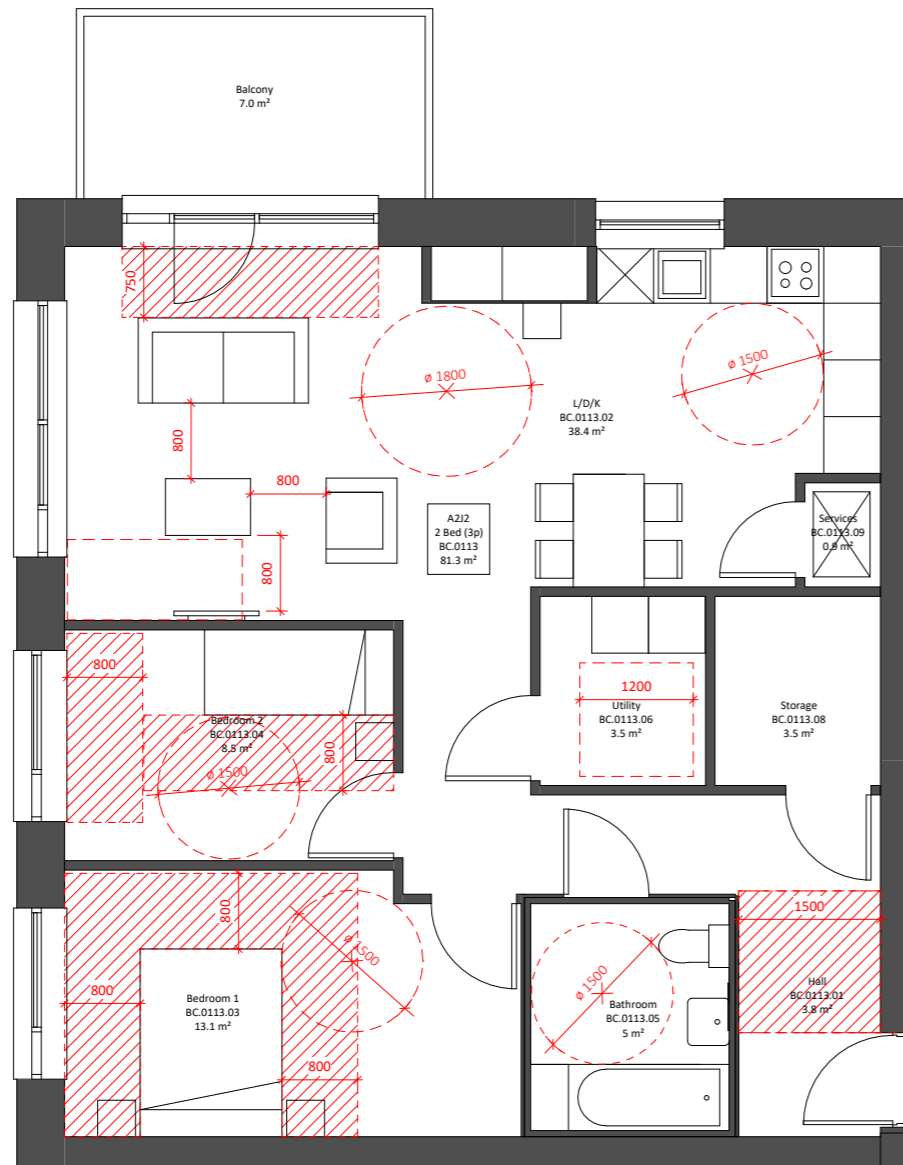


② Unit Type - 2Bed (4P) UD
1:50

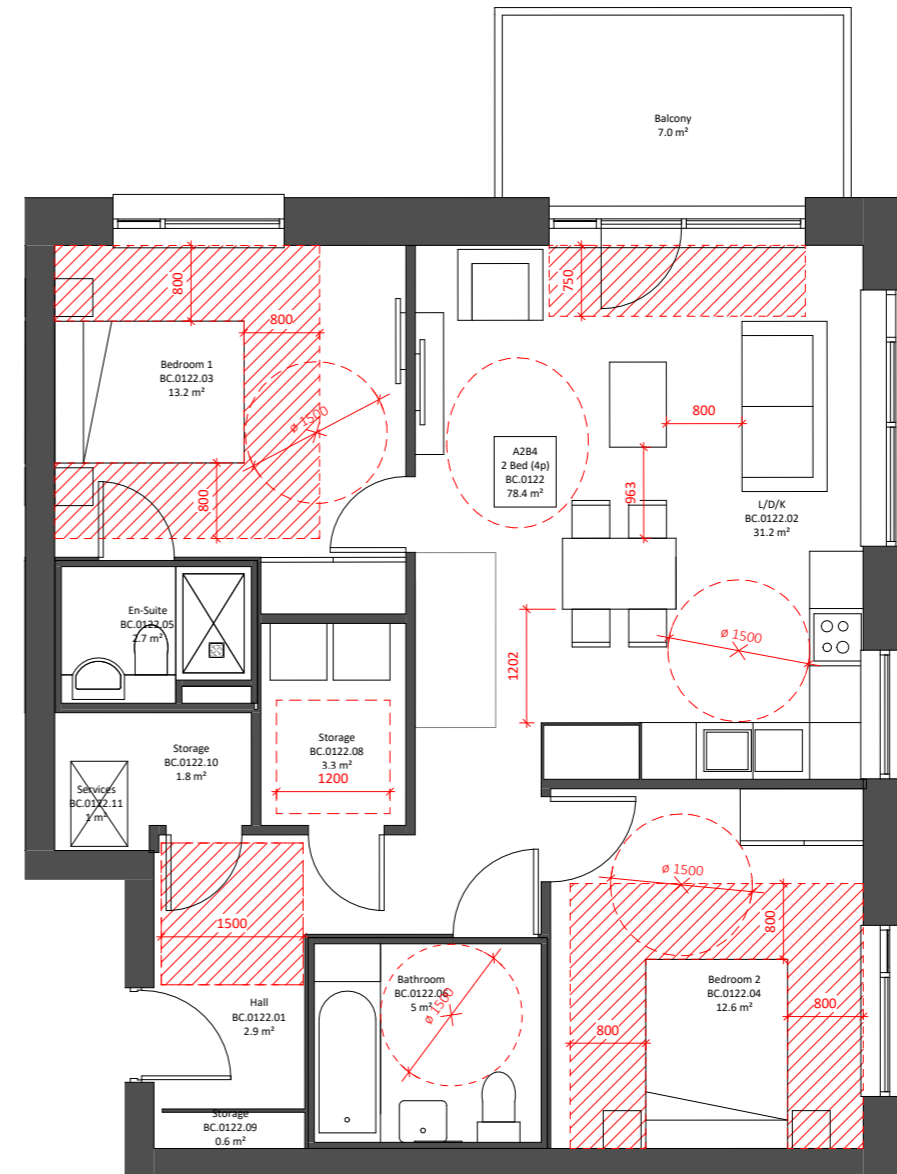
Design Proposal

4.4 Overview - Universal Design Statement

Universal Design Typical Unit Study



① Unit Type - 2Bed (3P) UD
1:50

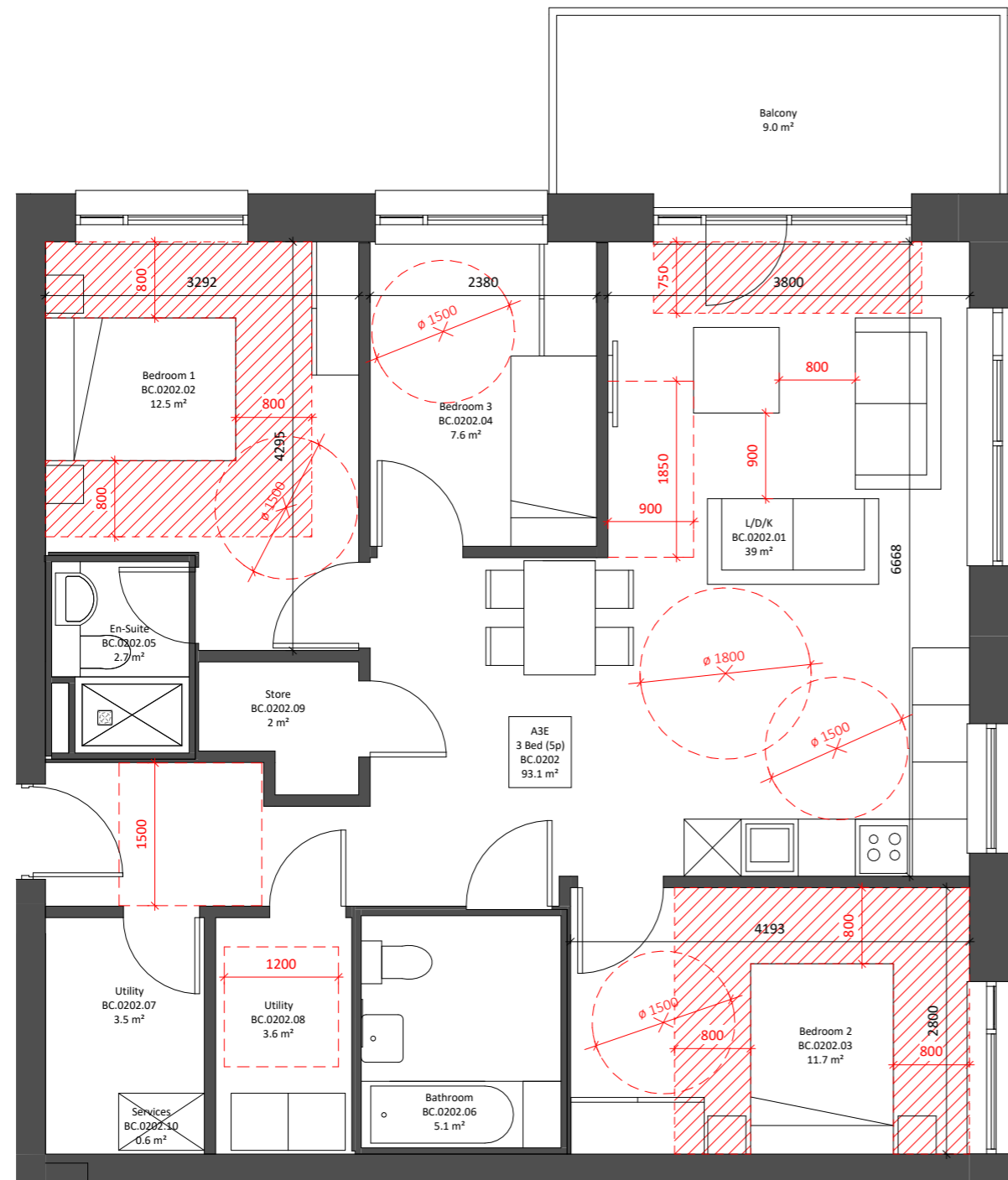


② Unit Type 2BED (4P) Coner UD
1:50

Design Proposal

4.4 Overview - Universal Design Statement

Universal Design Typical Unit Study



② Unit Type - 3Bed
1:50

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4.4 Overview - Community Safety Strategy

15.4 - Key Design Principles - *'The relationship between buildings and their adjoining spaces strongly influences the sense of personal safety and design plays a key role in ensuring that spaces are well designed and have appropriate passive surveillance.'*

In line with Section 15.4.5 of the Dublin City Council Development Plan (2022-2028) this Community Safety Strategy sets out the features integrated into the design which address the measures highlighted below, that ensure a high level of safety and security is maintain and avoid anti-social behaviour by:

1. Maximising passive surveillance of streets, open spaces, play areas and surface parking.
2. Avoiding the creation of blank façades, dark or secluded areas or enclosed public areas.
3. Eliminating leftover pockets of land with no clear purpose.
4. Providing adequate lighting in line with Development Standards.
5. Providing a clear distinction between private and communal or public open space, including robust boundary treatment.
6. Enabling residents to watch over the entrance to their home; recessed entrances should be avoided and front doors should also be overlooked from other houses or from well-trafficked public areas.
7. Locating back gardens next to other back gardens or secure private areas rather than on to roadways or other public areas.
8. Ensuring that the layout and design of roads within residential areas encourages appropriate traffic volumes and speeds.
9. Providing clear and direct routes through the area for pedestrians and cyclists with safe edge treatment, maintaining clear sight lines at eye level and clear visibility of the route ahead.
10. Using materials in public areas which are sufficiently robust to discourage vandalism.
11. Avoiding the planting of fast-growing shrubs and trees where they would obscure lighting or pedestrian routes; shrubs should be set back from the edge of paths.
12. Consulting with An Garda Síochána crime prevention design advisor where appropriate; Dublin City Council will also have regard to the Guidelines on Joint Policing Committees as established under the Garda Síochána Act 2005 as amended (2014), in order to ensure safe and secure communities.

Main: Sketch Axonometric Overview



Design Proposal

4.4 Overview - Community Safety Strategy

The concept of community safety is about people being safe and feeling safe in their own community. At the heart of this policy is the principle that every community has the right to be and feel safe in order to thrive and flourish. Ireland is generally regarded as a safe country in international terms, with relatively low crime rates and a general feeling of safety and security.

The Community Safety Strategy sets out a set of design principles to be adopted at the new community at the Sandford Road development. The community safety policy will ensure the community will be designed and constructed to feel safer by making community safety a priority. The existing site has historically had problems as it was cut off and hidden from the street. However the new design opens the site up to the wider community and ensures the principles of community safety are adopted in the scheme.

The proposed development will bring a lot of positives to the local community including the provision of 562 new homes, a new public park and community facilities. The measures detailed below have been designed to create an environment that can support a safe approach. Success will require strong collaborative leadership to achieve the necessary inter agency delivery as well as proactive and ongoing dialogue with the local community. The primary goal of the strategy is to foster safe local areas for families, residents and businesses and that feel more secure.



Main: CGI B of Sandford Road proposal viewed from within the mature tree belt looking North across the public green space



Point 01

Maximising passive surveillance of streets, open spaces, play areas and surface parking.

Passive surveillance is achieved in this development through maximising visibility by creating clear sight lines, effective lighting, creating active edges of developments, and elimination of entrapment spots. The streets, paths and public spaces are all overlooked and yet deliver privacy to individual dwellings. The compact nature of many of the spaces and specific placement of front doors, windows and balconies from main living rooms, means almost every single part of the scheme, including parking areas feels to be under good passive surveillance.



Point 02

Avoiding the creation of blank façades, dark or secluded areas or enclosed public areas.

The design and layout of the scheme has been careful to design out blank façades with none provided in the development. In the few locations that undercofts have been created which, if not considered, could result in dark areas, undercroft illumination has been provided in these key areas to provide bright and safe pedestrian routes. The public areas of the development have been located to ensure their connectivity, not only to the street and wider community, but have been designed as part of an interconnected route around the site, ensuring there are not enclosed public areas.



Point 03

Eliminating leftover pockets of land with no clear purpose.

The proposed landscaping design has maximised the available land surrounding the proposed building blocks. There are no pockets of lands that have not been integrated into the landscape design, with a wide range of public and communal functions.

Milltown Park, Sandford Road, Dublin 6

Design Book 10 - Lighting Report
PTL - 762

Pritchard Themis
38 Bocking Street
London E8 3FP



Point 04

Providing adequate lighting. Development Standards

Pritchard Themis lighting report details measures taken to provide adequate lighting for community safety.

Point 05

Providing a clear distinction between private and communal or public open space, including robust boundary treatment.

There is a clear distinction between private open space, communal open space and public open space within the development. First this is achieved by locating the communal open space deeper within the development, out of the natural pedestrian route through the site. This clear distinction is additionally created through fencing, planting, signage and entrances gates, that clearly define public and private open space. In addition to this, all ground floor private amenity areas are divided from the public space with the creation of defensible space, defined by a combination of railings, planting gated entrances.

Point 06

Enabling residents to watch over the entrance to their home; recessed entrances should be avoided and front doors should also be overlooked from other houses or from well-trafficked public areas.

There are no recessed entrances within the development, and all residential entrances on ground floor are overlooked by either other residential units or directly from well trafficked public areas.

Design Proposal

4.4 Overview - Community Safety Strategy



Point 07

Locating back gardens next to other back gardens or secure private areas rather than on to roadways or other public areas.

Block E is the only block within the development that has back gardens, located in the home zone character area.



Point 08

Ensuring that the layout and design of roads within residential areas encourages appropriate traffic volumes and speeds.

This design and layout of this compact development prioritises walking and cycling over vehicles by creating measures use to ensure satisfactory standards of personal safety and traffic within the scheme. First the development is closed to domestic vehicles from the Northern entrance, second from the South Western entrance vehicles are filtered into a basement carpark located close to the entrance to minimise vehicular traffic on grade. The proposed development has considered the need for access to all dwellings for refuse collection, emergencies, deliveries and the reduction of vehicles.

Shared surfaces such as raised table crossings and 'homezones' are used to enforce a sense of character and reduce vehicular speed within the development. We have created child and pedestrian-friendly home zones, through careful location of access streets, shared surfaces and parking areas



Point 09

Providing clear and direct routes through the area for pedestrians and cyclists with safe edge treatment, maintaining clear sight lines at eye level and clear visibility of the route ahead.

The scheme design will be designed, detailed and managed to make them legible for users, especially pedestrians and cyclists, without losing the capacity for variety and interest. Legibility within the development will be promoted in both the overall structure and form of the environments and in appropriate detail within them.

Signage has a vital role in way finding and enhancing the legibility of public and private routes. The adopted signage will be legible - using strong colours, clear contrasts, standard symbols and simple graphics so that they will be easily understood by all. Signs will be located strategically at entrances and near activity nodes with routes to the bus stops on Sandford Road and Milltown Road are visible and logical with an ease of access in and out of the site.

Design Proposal

4.4 Overview - Community Safety Strategy



Point 10

Using materials in public areas which are sufficiently robust to discourage vandalism.

This development set out several measures that discourage vandalism. Firstly, a contemporary palette of materials is proposed for all blocks of the Sandford Road façades. These have been chosen because they are robust, low maintenance and for their inherent life cycle properties. The choice of external materials has been driven by the requirement for a fully sustainable, green and robust design solution. The high-quality façade materials are designed to look as good over their design life with brick, precast concrete, render and high quality aluminium clad windows have all been chosen to ensure minimal facade staining.

External Doors and Windows will be of high quality and are chosen for their inherent security features. Windows are easily accessible for opening and cleaning designed to minimise the risk of children falling out and are fitted with easy opening restrictors in accordance with Technical Guidance Document B – Fire Safety 2006. Window & Door Security features will include Multi point locking systems, Parental Control Locks and Security Locks for windows and doors. Free swinging door closers are fitted to the front door of dwellings and other doors regularly used by residents linked to the fire system where closures are required.

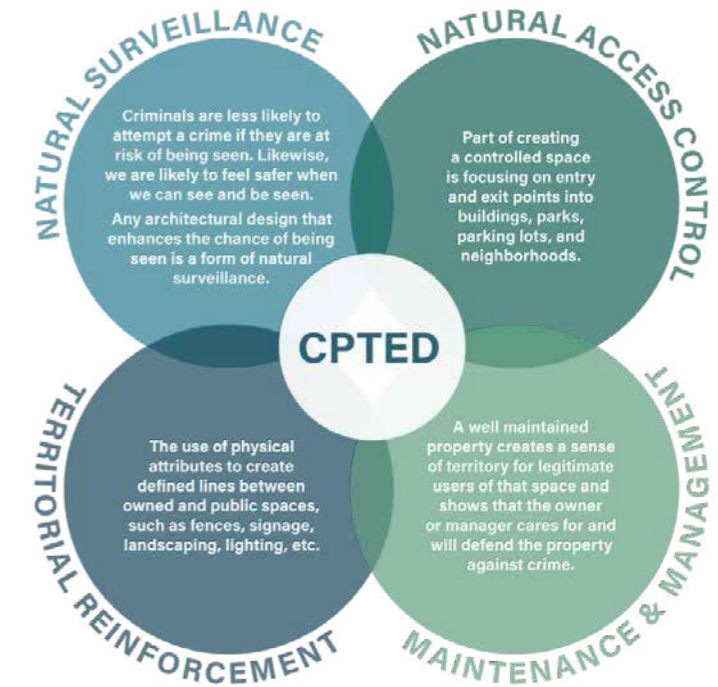


SANDFORD ROAD, DUBLIN 6
LANDSCAPE DESIGN STATEMENT

Point 11

Avoiding the planting of fast-growing shrubs and trees where they would obscure lighting or pedestrian routes; shrubs should be set back from the edge of paths.

Refer to Cameo planting schedule for clarification the shrubs and trees.



Point 12

Consulting with An Garda Síochána crime prevention design advisor where appropriate; Dublin City Council will also have regard to the Guidelines on Joint Policing Committees as established under the Garda Síochána Act 2005 as amended (2014), in order to ensure safe and secure communities.

A community liaison officer will be employed for the project to consult with An Garda Síochána crime prevention design advisor where appropriate. The management company employed to maintain the development shall also continue to liaise with the appropriate authorities to ensure the community is safe and secure for the residents.

Crime Prevention Through Environmental Design (CPTED) is the creation, through effective design, of a physical environment conducive to the overall security of the community. This is achieved through the establishment of 'defensible space' by extending the citizen's area of territorial concern from private through to public space whilst encouraging a sense of collective responsibility.

The proposed development at Sandford Road will extend the new communities influence over the public space through a collective responsibility for security and safety. Central to the concept of collective responsibility is the idea of problem ownership. If residents are only concerned with their own private interests, and ignore crime and behaviour which does not affect them personally, crime becomes easier to commit.

Sandford Road LRD

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Design Proposal

4.5 Cultural, Community, Amenities + Restaurant/Cafe

The Cultural / Community, and Cafe/Restuarant facilities are located to address the forecourt in order to activate the urban realm at ground floor. Below is a detailed proposal showing the community and Cultural as well as some amenity facilities and local cafe/restaurant uses.



Cultural + Community

Building	Areas
Chapel	662
Tabor House	1036
Secret Gardens	248
Internal Subtotal	1,698
Overall Total	1,946

Residential Amenities

Building	Areas
Block B (mgt. suite)	76
Block C (Gym + co working)	248
Total	324

Commercial Facilities

Building	Areas
Block F Crèche	375
Block F Cafe/Restaurant	179

Key

- Amenity
- Crèche
- Residential
- Cafe/Restaurant
- Culture / Community

Main: Low Level Communal Amenity

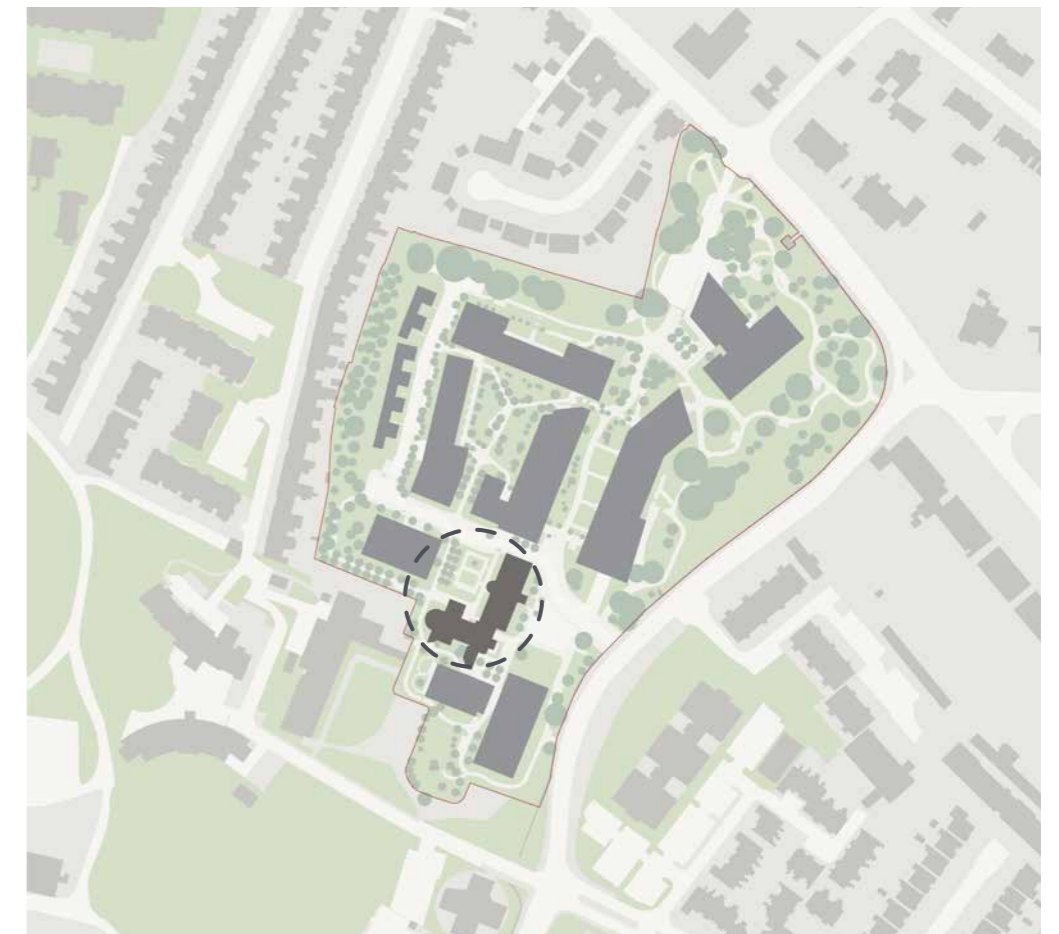
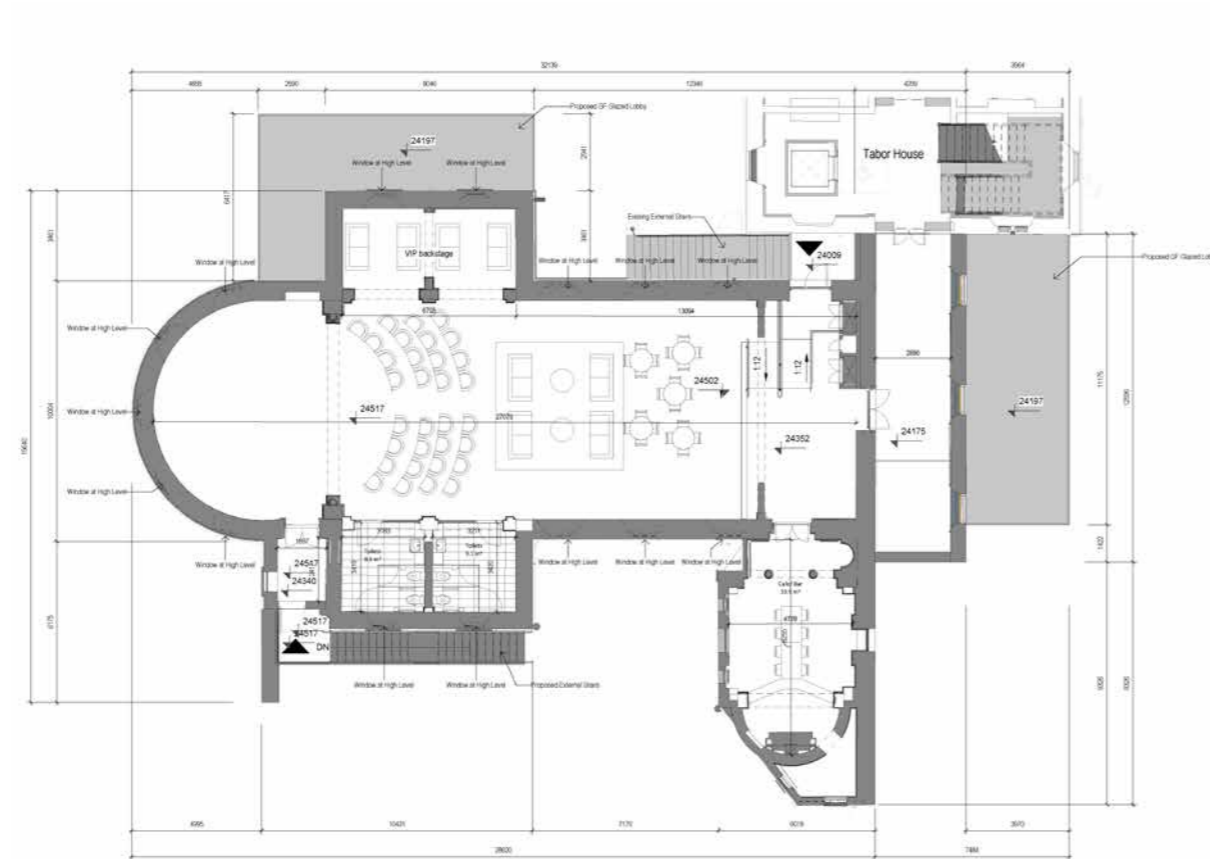
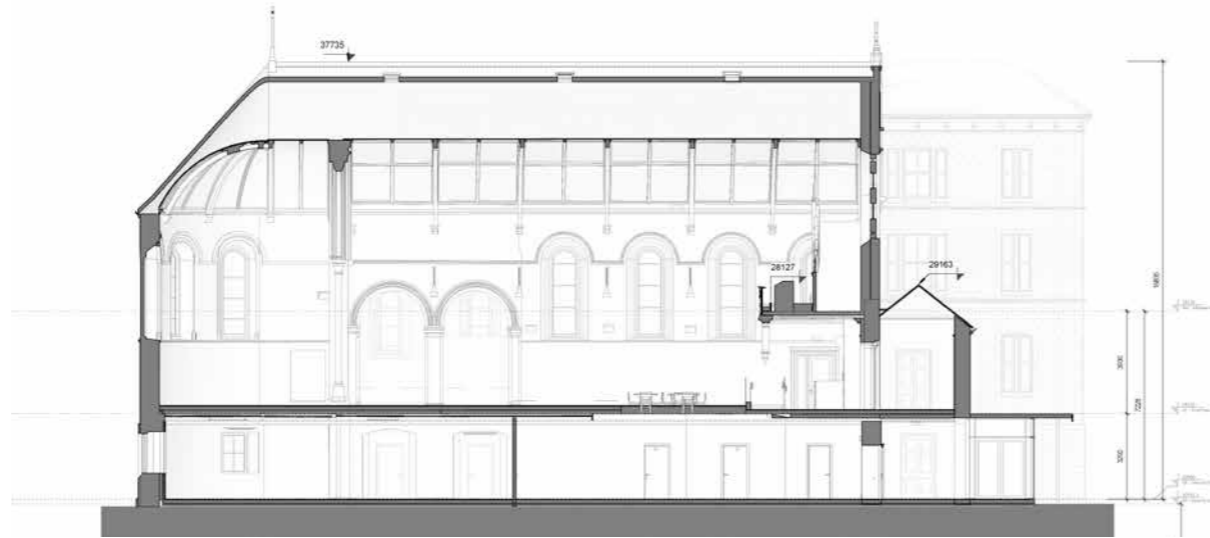
Design Proposal

4.5 Cultural, Community + Amenities - Chapel

The retention of the Chapel and Tabor house buildings were central to our masterplan from an early stage, creating a focal point for this new neighbourhood.

There are many potential uses for the retained buildings, for example, the Chapel could house the main Cultural hub for the new development with an impressive 'great hall' on the first floor which could be used for a number of activities from performances, screenings to local community gatherings or simply somewhere to lounge and relax.

While the lower level could provide a number of different sized rehearsal spaces with the flanking rooms converted to changing rooms, showers and a small kitchen facility which could support any events or gatherings above in the 'great hall'.



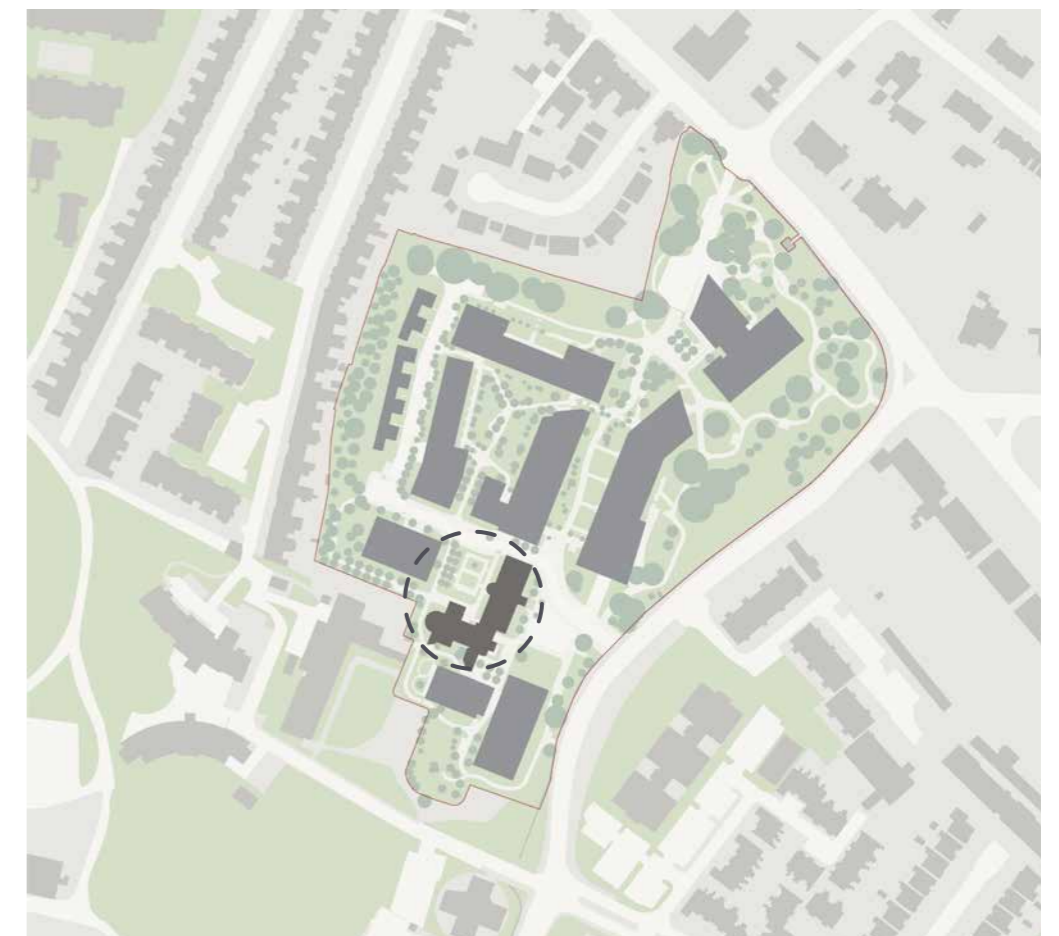
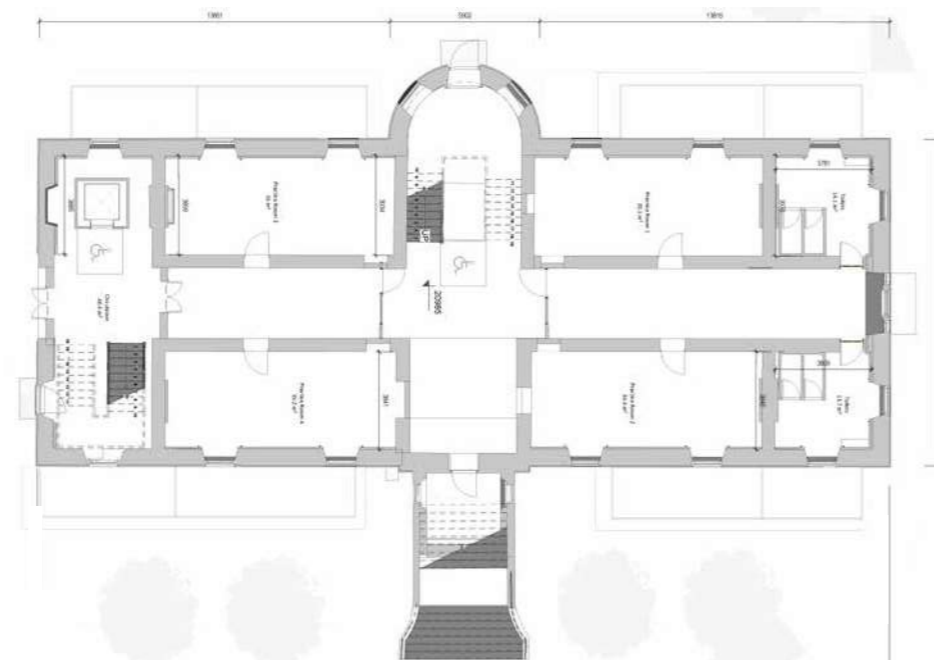
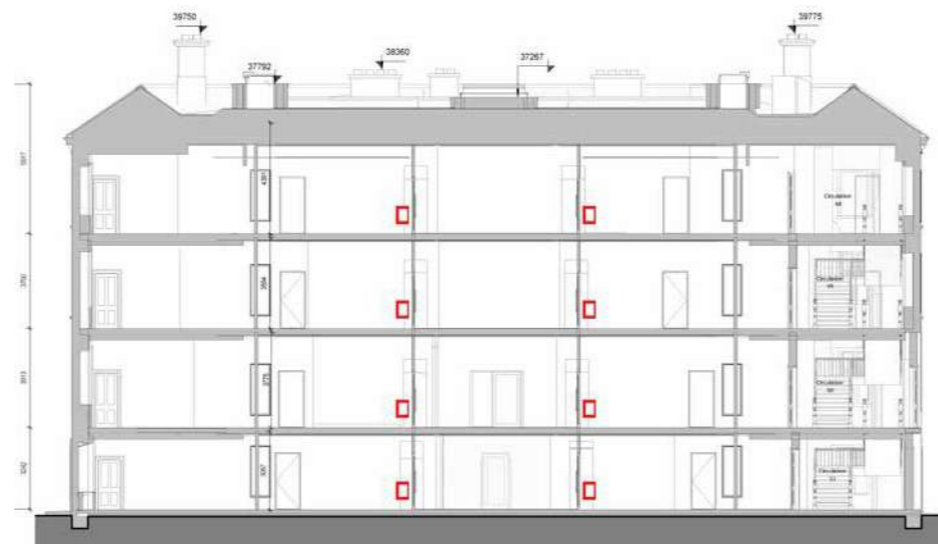
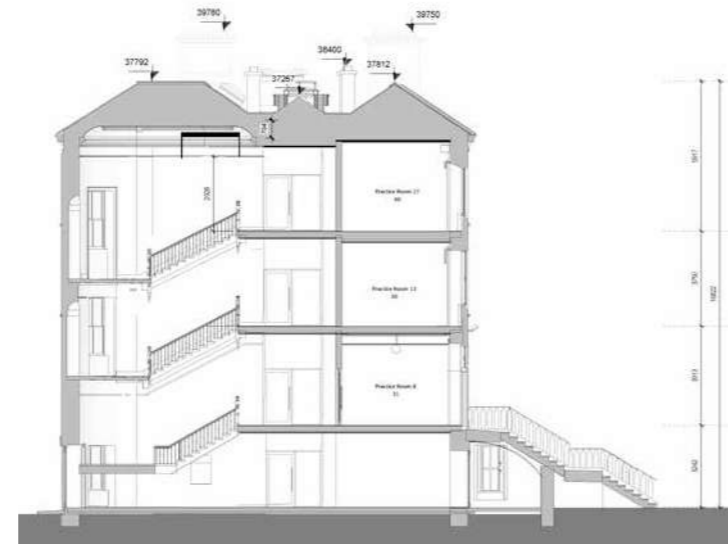
Main: Chapel Plan and Section
Above: Key Plan

Design Proposal

4.5 Cultural, Community + Amenities - Tabor House

Tabor House also lends itself to many potential uses, it could for example contain studio spaces design to house a variety dancers, musicians and artists. The cultural accommodation that could be housed in Tabor House would be split across the four levels; with the ground floor dedicated to dance and performance rehearsal spaces, the first floor recording / practice rooms for musicians and the top floors will be house a collection of artist studios, creating a hierarchy of program across the levels. This lower level also has the potential to connect to the secret garden to the rear of Tabor house which will be planted as an edible garden with natural produce ranging from fruit bearing shrubs, herb gardens and a variety of fruit trees, such as apple, pear and plum.

It is proposed that the exact layout of these spaces will be agreed with DCC post-planning, as agreed during the LRD Opinion Meeting. This is because securing a successful planning permission, and the subsequent construction of the development would reasonably take 2-3 No. years, in which time an appropriate end-user(s) will be found for these spaces.



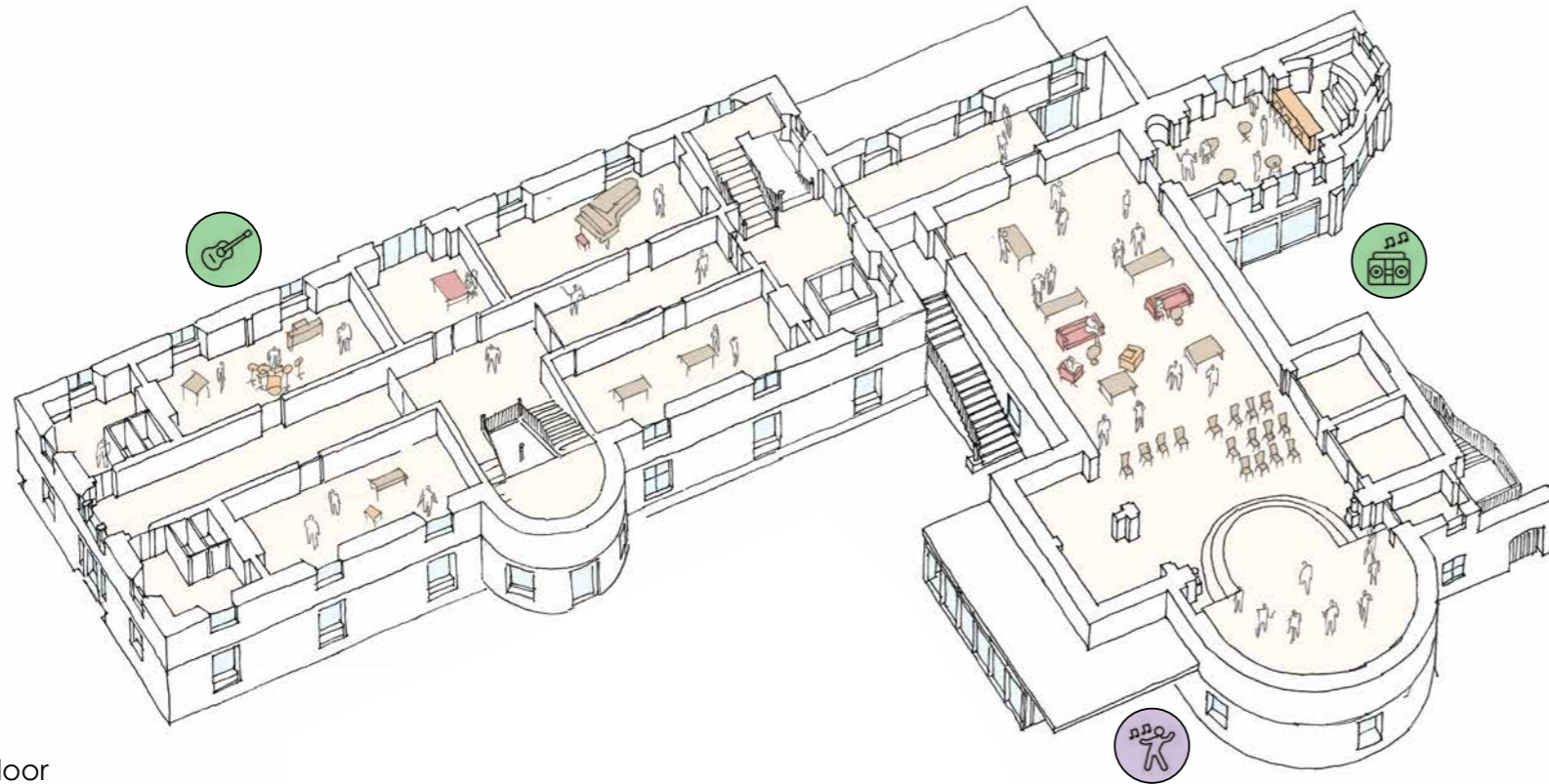
Main: Tabor House Plan and Sections
Above: Key Plan

Design Proposal

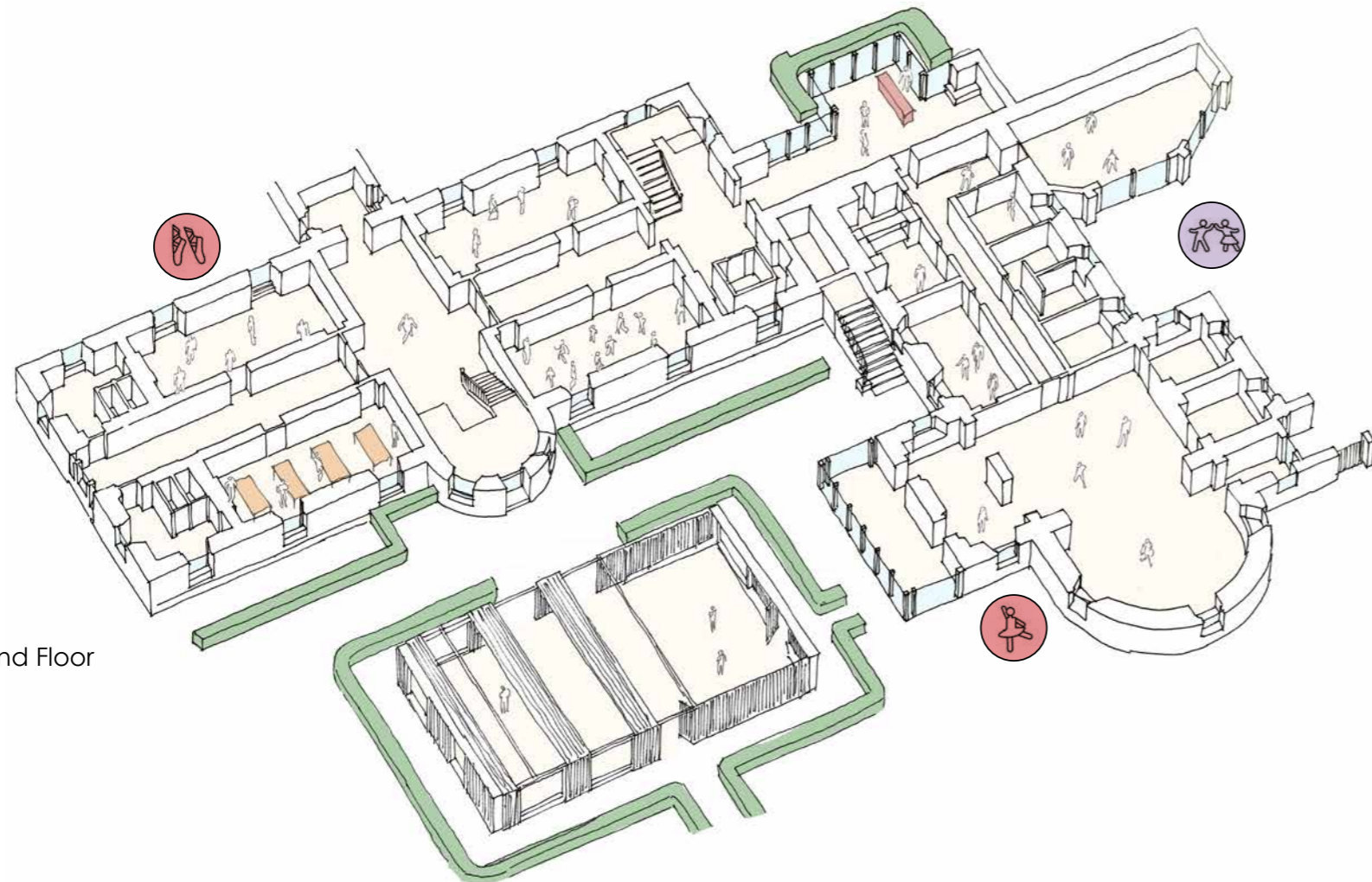
4.5 Cultural, Community + Amenities - Chapel

The adjacent axonometric views show the ground and first floor of the Chapel and Tabor House re-imagined as a Cultural and Community space, one of several uses these buildings could accommodate.

They indicatively depict dance and music rehearsal spaces within the re-purposed existing buildings, the interior image below explores the Chapel's as the new cultural hub in use.



First Floor



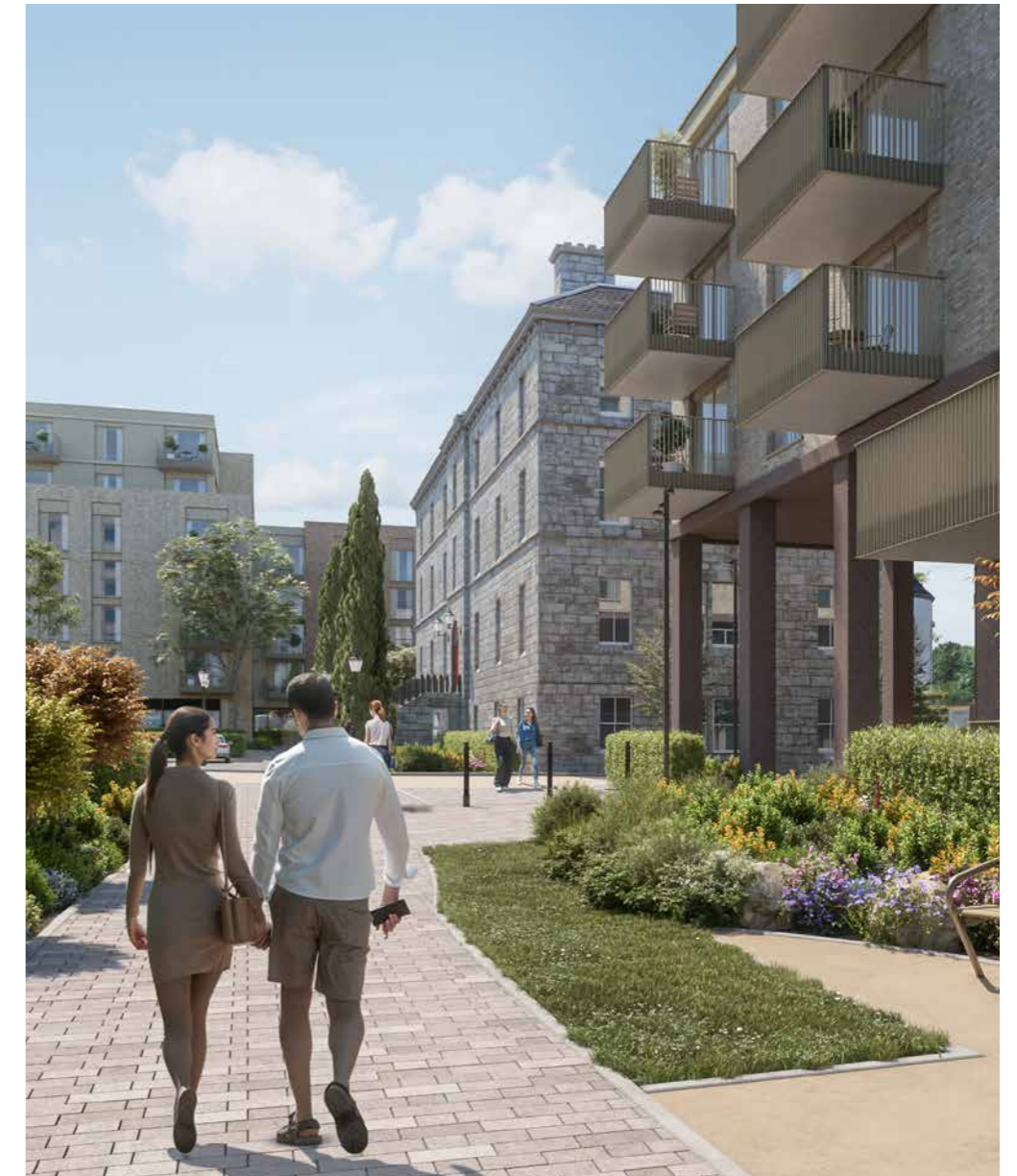
Ground Floor



Main: Chapel + Tabor House Axonometric
Above: Indicative Internal View

Design Proposal

4.5 Cultural, Community + Amenities - Tabor House + Chapel



Main: Forecourt Chapel Entrance

Design Proposal

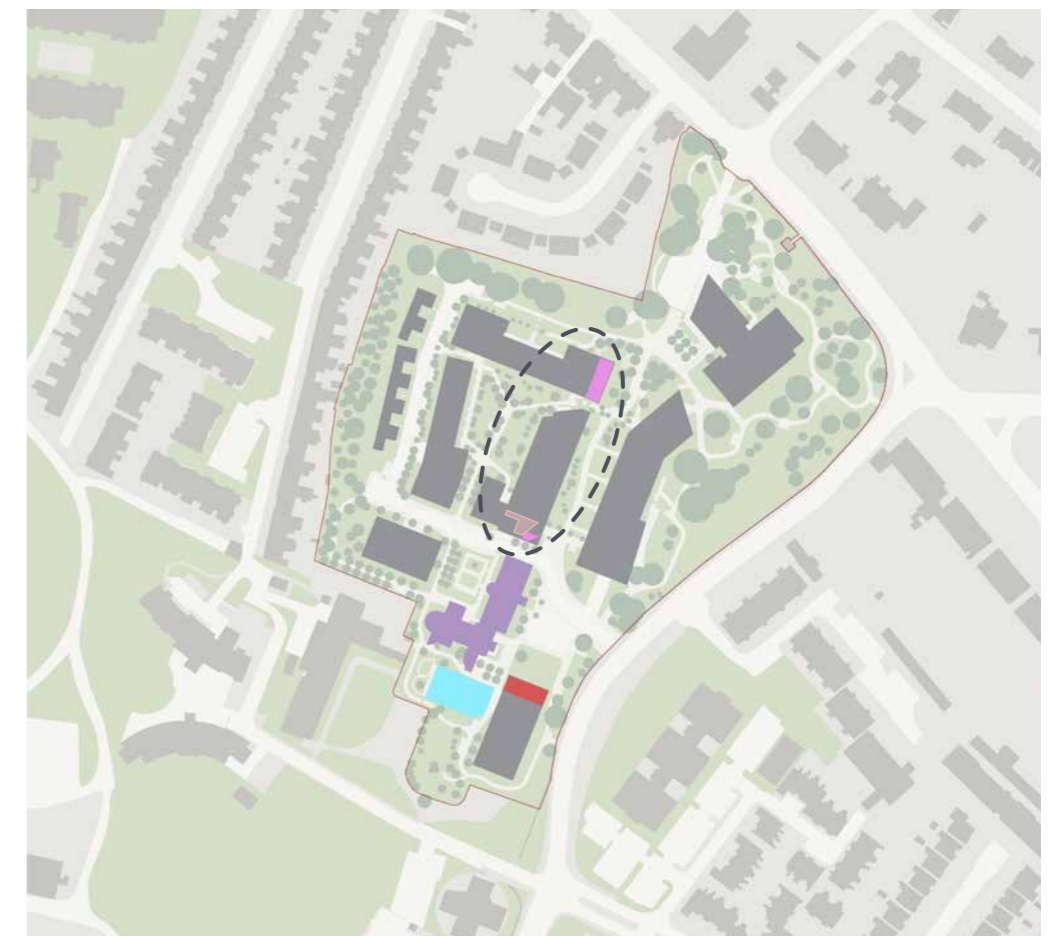
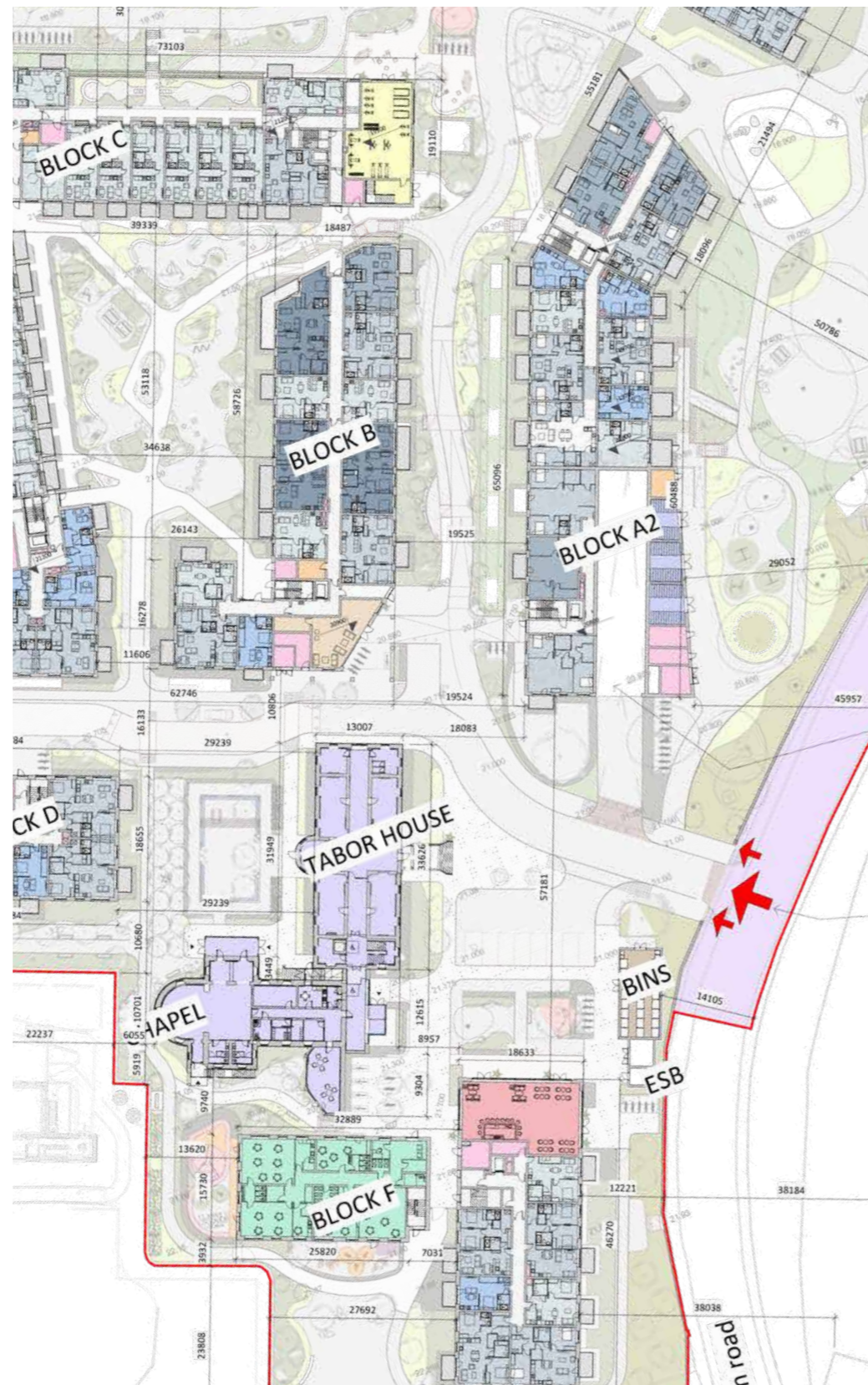
4.5 Cultural, Community + Amenities - Block B Amenities

Block B - 24-Hour Concierge, Management Suite

As a central point for the development, this corner of Block B welcomes residents from the Milltown entrance with a concierge here will serve the residents needs from parcel delivery to repairs

Block C - Gym + Co-working space

Opening onto the green avenue just off the northern plaza this centrally located amenity space will help to animate the ground floor with provision of a gym and build on the services provided across this development with a co-working offering on the mezzanine level.



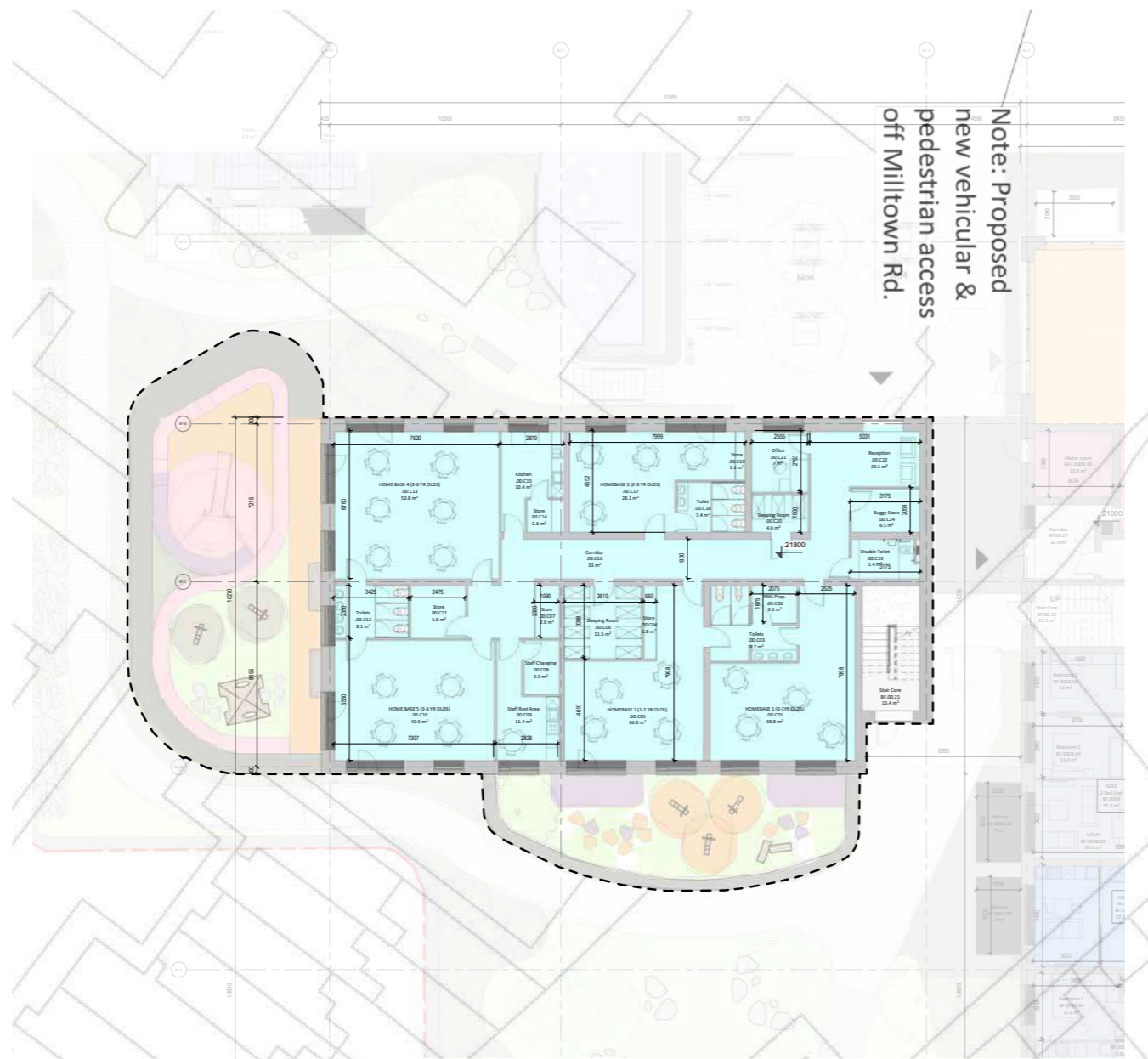
Main: Block B + C Ground Floor Amenity Space
Above: Key Plan

Design Proposal

4.5 Cultural, Community + Amenities - Crèche

The Community and Social Infrastructure Audit (incl Schools & Childcare), outlined that a demand for 11 childcare spaces would be generated as a result of the proposed Large Scale Residential Development.

It is relevant to note that demand for places in existing facilities may increase in the medium to long term as other permitted schemes are built and occupied. Hence, the proposed scheme is providing for a childcare facility with a floor space of c. 375 sq. m and an indicative capacity of 75 child places.



Note: Proposed new vehicular & pedestrian access off Milltown Rd.

Crèche Accommodation Area

- Play Area
- Children's room
- Kitchen Area
- Children Toilets
- Sluce
- Staff room/changing
- Staff Toilet changing
- Public Toilet - Disabled
- Storage
- Sleeproom
- Reception / Admin + W
- pram+pushchair store
- Manager's Office-meet

Total area of Crèche Provided 375



Key
 Crèche

Design Proposal

4.5 Cafe // Restaurant (OPINION RESPONSE)

In response to the request for further details concerning the proposed commercial unit, which is intended for either Restaurant or Café use, the following operational and servicing information is provided:

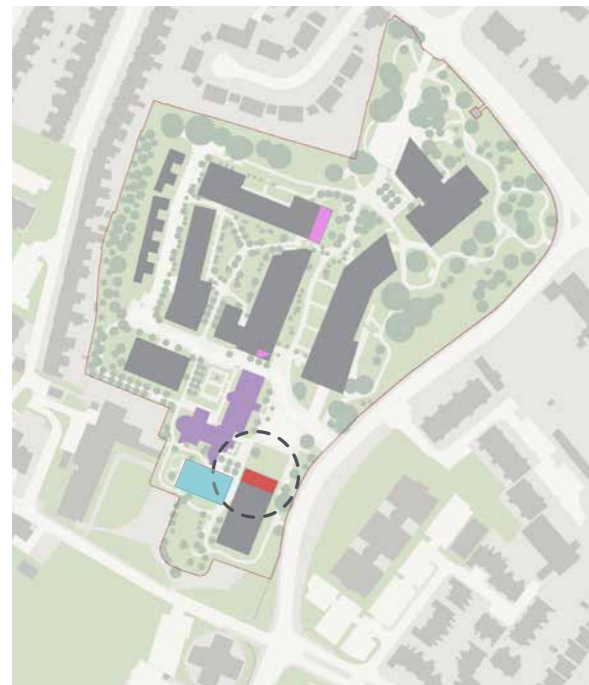
All external signage for the Restaurant/Café will be controlled under the terms of any future grant of permission to ensure a minimal and sympathetic approach suitable for an area with historic buildings. The applicant is willing to accept a condition requiring the submission of full details of all proposed signage for written approval by the Planning Authority prior to installation, guaranteeing compliance with conservation standards.

The general supply and extract ventilation for the restaurant, café use spaces will be facilitated by way of a louvred band on the façade perimeter of these premises. This louvred band will allow for intake and exhaust ducts to connect into the back of the spandrel panel behind the louvre. The intake and exhaust ducts will be interconnected with ceiling mounted Heat Recovery Ventilation Units which contain filters, heat exchangers, dampers, heating coils, etc. to temper the incoming air and supply fresh filtered air to the occupied spaces whilst extracting stale warmer air and exhausting through the HRU to atmosphere. This is a very common, energy efficient, and effective ventilation strategy for premises of this nature. If there is heavy cooking uses required in the Café/restaurant then there is a dedicated extract riser provided to roof level to exhaust cooking odours to avoid nuisance smells.

The proposed hours of operation for the commercial unit are set to accommodate the maximum operating window required for either Restaurant or Café use, designed to protect the amenity of the residents and the locality:

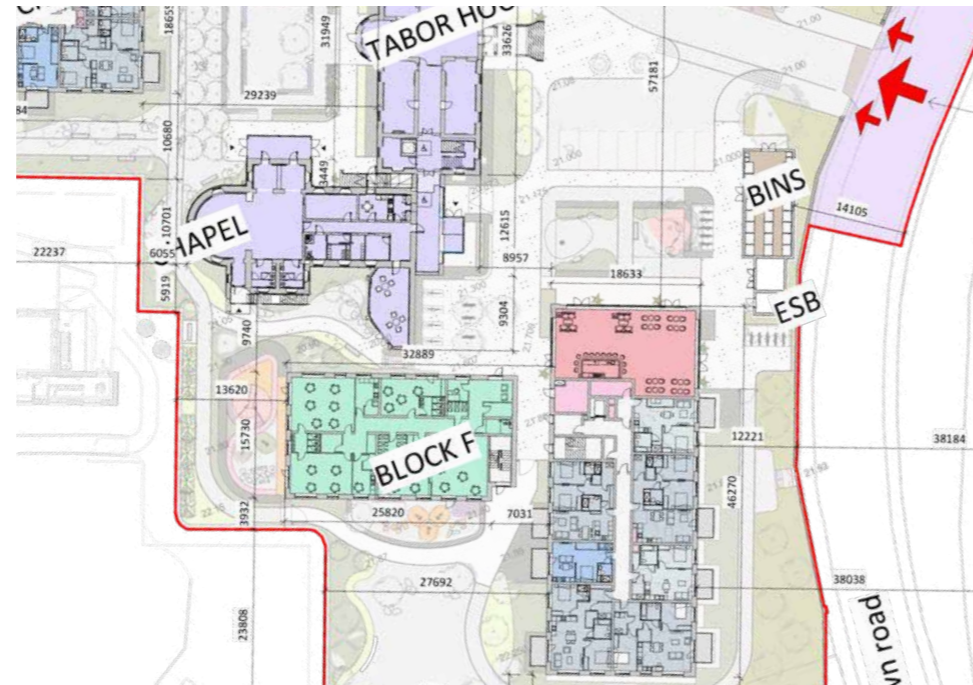
(Restaurant/Café)
07:00 to 20:00 (Monday - Sunday)

The commercial unit may require occasional operation outside these hours for cleaning or maintenance, but public access will be restricted to the stated times.



Key

 //Cafe//Restaurant



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4.6 Building Form & Architectural Expression

In line with Dublin City Council Development Plan (2022-2028) - Architectural Design Quality (15.4.2);

'Through the use of high quality materials and finishes and the appropriate building form, the architectural quality of development should positively contribute to the urban design and streetscape, enhancing the overall quality of the urban environment. In particular, development should respond creatively to and respect and enhance its context. Key principles to consider are: The existing context and the relationship to the established pattern, form(s), density and scale of surrounding townscape, taking account of existing rhythms, proportion, symmetries, solid to void relationships, degree of uniformity and the composition of elevations, roofs and building lines. The scale and pattern of existing streets, squares, lanes and spaces should be considered.'

During design development O'Mahony Pike Architects undertook a series of studies, developing a 'taxonomy of place' analysing the unique character of the Sandford Road area.

This study catalogued the wide range of building typologies, forms, materials, and architectural elements that exist surrounding the Sandford Road site.

By understanding the unique urban fabric of the Sandford Road site we have developed an architectural expression that is in harmony with it's context, and develops a fitting code of architectural expression.



Eglinton road



Sandford road



Ranelagh road



St James terrace

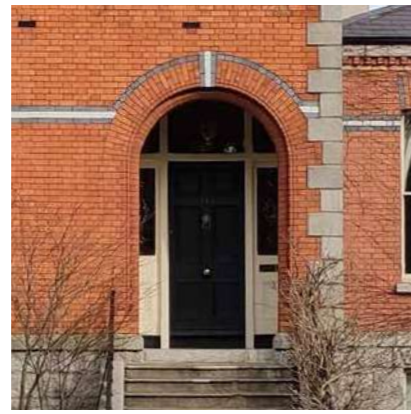


Cherryfield avenue, Hollybank avenue, Belmont Avenue



Milltown road





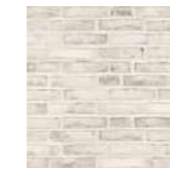
Design Proposal

4.7 Materiality in Context

Both the historical and contemporary context heavily rely on brick as the predominant building material, with a wide variety of colours and types reflecting the piecemeal development of the area over a prolonged period of time. Although alternative materials have been explored, brick feels a natural choice for the base material for our proposal.

It is our intention that through considered sampling and selection, brickwork for the body of the buildings will bring a domestic, softened and textural quality to the building, whilst also echoing character traits of its context in the area.

However the three main contextual conditions surrounding Sandford Road are broadly coherent in three broad hues:



Buff/Brown Brick, reflecting the predominant brick type along Ranelagh Road, as well as working with the painted render St James Terrace. This colour choice also responds to the sites Tabor House & Chapel buildings.



Red/Brown, reflecting the predominant use of red along Eglinton Road, Sandford Road & Belmont Avenue.



Grey Brick, referencing the harder facing base and edge stone which is apparent on the historical housing facade typologies to create a hard wearing street interface plinth.

Main: Detail taxonomy swatches

Design Proposal

4.7 Materiality in Context

The completed building expression provides a simple building form that reinterprets the surrounding building fabric to relate positively to neighbouring structures and create a harmonious whole.

The architecture of each building varies enough to ensure a diverse and interesting urban fabric, albeit within a considered palette of complimentary materials and colours.

Subtle variations in the architectural expression and material palette of the different blocks to ensure a diverse and interesting urban fabric, albeit within a considered palette of complementary materials and colours that provide a degree of variation and interest as the building forms progress and relate to the different surrounding conditions



● Material Palette 01

● Material Palette 02

● Material Palette 03

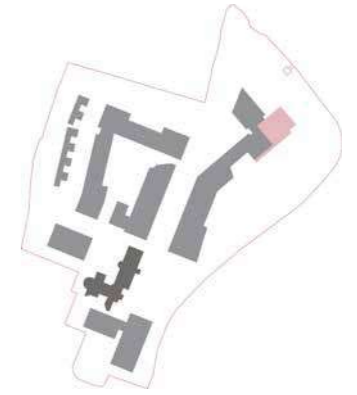
● Material Palette 04

● Material Palette 05



Materiality

4.8 Materiality in Detail - Palette 01



1.



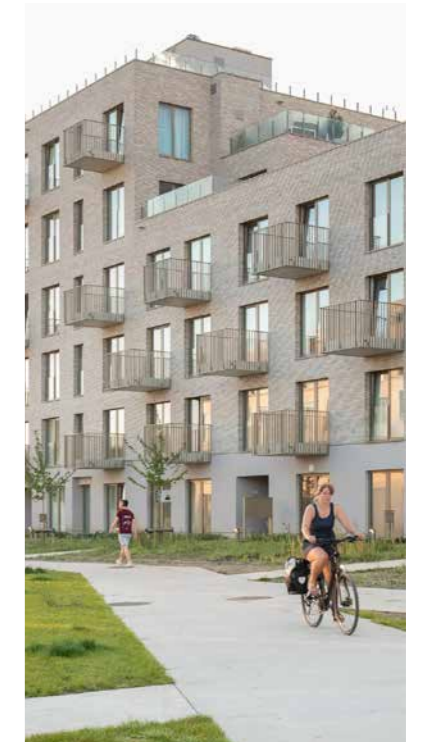
2.



3.

Material Palette 01

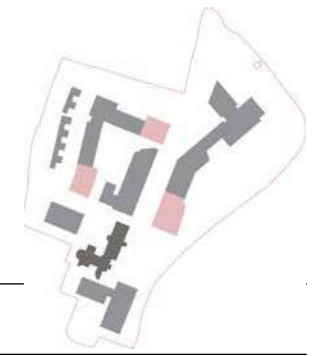
1. Brickwork in Kingscourt - Engels Mystique laid in stretcher bond with flush mortar joints
2. Pigmented pre-cast concrete in a hue to complement the brickwork. Aggregate type and size range to be consistent between Material 1. Different finishes are used in different locations with varying degrees of aggregate exposure
3. PPC aluminium in a RAL 7038 finish is used to compliment the brickwork





Materiality

4.8 Materiality in Detail - Palette 03

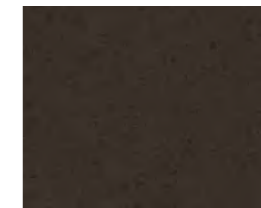


Material Palette 03

1. Brickwork in San Selmo - Vintage Smoked laid in stretcher bond with flush mortar joints
2. Pigmented pre-cast concrete in a hues to complement material 1. Different finishes are used in different locations with varying degrees of aggregate exposure
3. PPC aluminium in a RAL 7038 finish is used to compliment the brickwork



1.



2.



3.

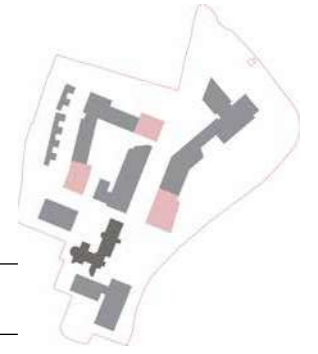


Main: North East corner of Block C facade
 Above: Brick facade with pre-cast concrete horizontal band & window sill - Morris & Co Architects



Materiality

4.8 Materiality in Detail - Palette 03

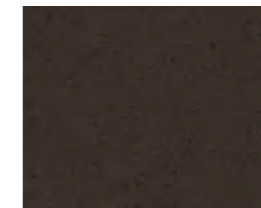


Material Palette 03

1. Brickwork in San Selmo - Vintage Smoked laid in stretcher bond with flush mortar joints
2. Pigmented pre-cast concrete in a hues to complement material 1. Different finishes are used in different locations with varying degrees of aggregate exposure
3. PPC aluminium in a RAL 7038 finish is used to compliment the brickwork



1.



2.



3.

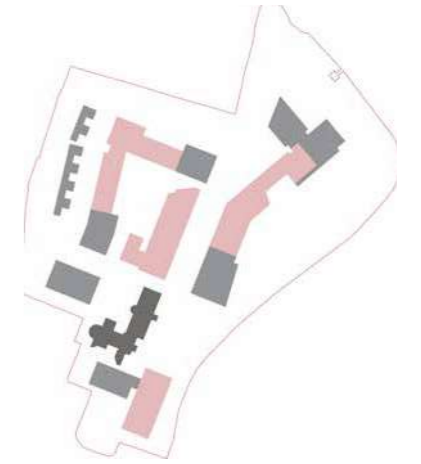


Main: North East corner of Block C facade
 Above: Brick facade with pre-cast concrete horizontal band & window sill - Morris & Co Architects



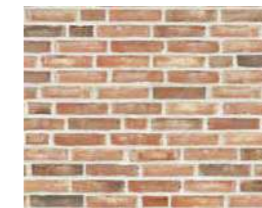
Materiality

4.8 Materiality in Detail - Palette 04

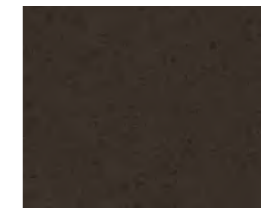


Material Palette 05

1. Brickwork in Kingscourt - Freshfield Lane Red laid in stretcher bond with flush mortar joints
2. Pigmented pre-cast concrete in a hue to complement the brickwork materials 1. & 2. Different finishes are used in different locations with varying degrees of aggregate exposure
3. PPC aluminium in a RAL 7038 finish is used to compliment the brickwork



1.



2.



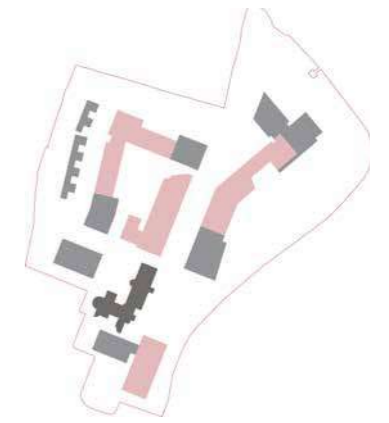
3.





Materiality

4.8 Materiality in Detail - Palette 04



1.



2.



3.

Material Palette 04

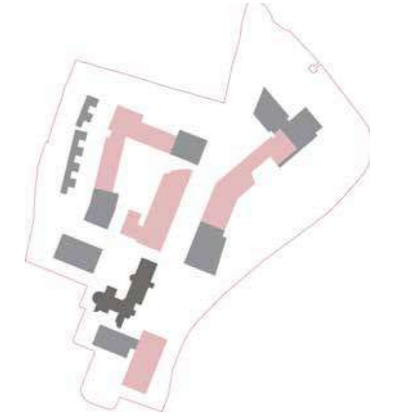
1. Brickwork in Kingscourt - Engels Mystique laid in stretcher bond with flush mortar joints
2. Pigmented pre-cast concrete in a hue to complement the brickwork material 1. Different finishes are used in different locations with varying degrees of aggregate exposure
3. PPC aluminium in a RAL 7038 finish is used to compliment the brickwork





Materiality

4.8 Materiality in Detail - Palette 04



1.



2.



3.

Material Palette 04

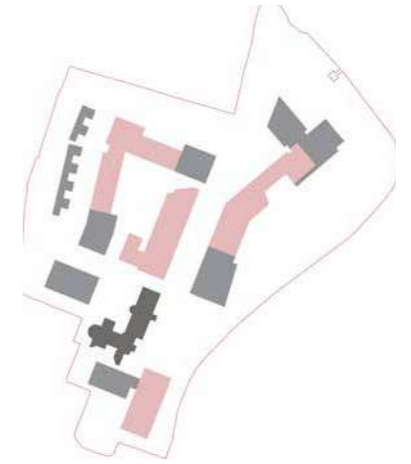
1. Brickwork in Kingscourt - Engels Mystique laid in stretcher bond with flush mortar joints
2. Pigmented pre-cast concrete in a hue to complement the brickwork material 1. Different finishes are used in different locations with varying degrees of aggregate exposure
3. PPC aluminium in a RAL 7038 finish is used to compliment the brickwork





Materiality

4.8 Materiality in Detail - Palette 04



1.



2.



3.

Material Palette 04

1. Brickwork in Kingscourt - Engels Mystique laid in stretcher bond with flush mortar joints
2. Pigmented pre-cast concrete in a hue to complement the brickwork material 1. Different finishes are used in different locations with varying degrees of aggregate exposure
3. PPC aluminium in a RAL 7038 finish is used to compliment the brickwork

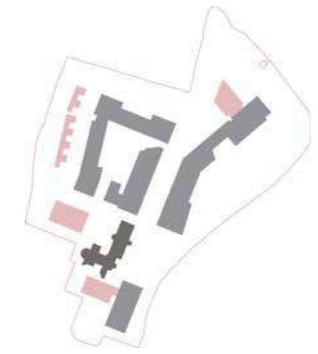


Main: South block C courtyard facade
 Above: Metal clad exposed gantry access -
 Newground architects



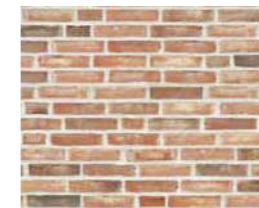
Materiality

4.8 Materiality in Detail - Palette 05

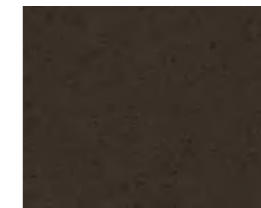


Material Palette 05

1. Brickwork in Kingscourt - Freshfield Lane Red laid in stretcher bond with flush mortar joints
2. Pigmented pre-cast concrete in a hue to complement the brickwork materials 1. & 2. Different finishes are used in different locations with varying degrees of aggregate exposure
3. PPC aluminium in a RAL 7038 finish is used to compliment the brickwork



1.



2.



3.

