



ARCHITECTURAL DESIGN STATEMENT

WESTERN WAY SHD, DUBLIN

WESTERN WAY DEVELOPMENTS LIMITED
JOB NO. 1758
11.2020



OVERVIEW

This document, prepared in addition to the SHD application drawings, has been produced by John Fleming Architects who have been appointed by the applicant Western Way Developments Limited. This design statement presents a proposed shared accommodation scheme to be situated on a site located between Dominick Street Upper, Western Way and Palmerston Place in Dublin 7. The booklet provides information on the background of the project and the factors that influenced the evolution and development of the current design.

The location of the site and the existing Hendrons building combine to offer significant potential to revitalise a disused protected structure and improve the street frontage, and to respond to the rapid growth of Dublin City. The design proposes a shared living scheme containing 280 no. bedrooms in addition to generous living, kitchen, dining and amenity areas. The building will also contain publicly accessible retail, cafe with lounge and both internal and external seating areas, gymnasium and yoga/pilates studio. It ranges from four storeys on Palmerston Place to nine storeys on Dominick Street Upper and it is built to sympathetically engage with the existing protected structure ‘Hendrons’ a local landmark. The built form reflects the design’s goal of addressing the street scape, orientation and shape.

Section 1 of this document includes the site appraisal and context, and sets out the opportunities and design principles for the site. Section 2 covers the scope of proposals based upon the analysis and presents in detail the eventual appearance of the proposed development.

This Architectural Design Report has been compiled in collaboration with the following design team:

Client
Western Way Developments Ltd

Architect
John Fleming Architects

Civil & Structural Engineers
Waterman Moylan Consulting Engineers

Mechanical & Electrical Engineers
Waterman Moylan Consulting Engineers

Planning Consultant
John Spain Associates

Historic Building Consultant
Rob Goodbody

Conservation
Architect Carole Pollard

Landscape Architect
Parkhood

3D Visualisations
Digital Dimensions

Fire & DAC Consultant
DFA Fire



This study provides a sketch design layout which is indicative only of the development that may or may not be achieved on the subject site. All drawings, schedules, and illustrations have been produced for discussion purposes only, and it is intended that this study would form the basis of pre-application discussions with the planning department and other relevant authorities. The planning history of the site and neighboring sites have not been researched.

No detail site survey or site investigations have been undertaken and all dimensions/areas are approximate. No investigations into title, ownership, rights of way or covenants affecting the site or surrounding lands have been undertaken. We rely on the information provided by our client or by their agents in all matters concerning the extent and ownership of the site.



SITE ANALYSIS

- 1. Location Maps**
- 2. Dublin City Development Plan:**
Site Zoning
- 3. Location Images**
- 4. Transport and immediate vicinities**
- 5. Site Conditions**
- 6. Site History**
- 7. Protected Structure Photographic Record**

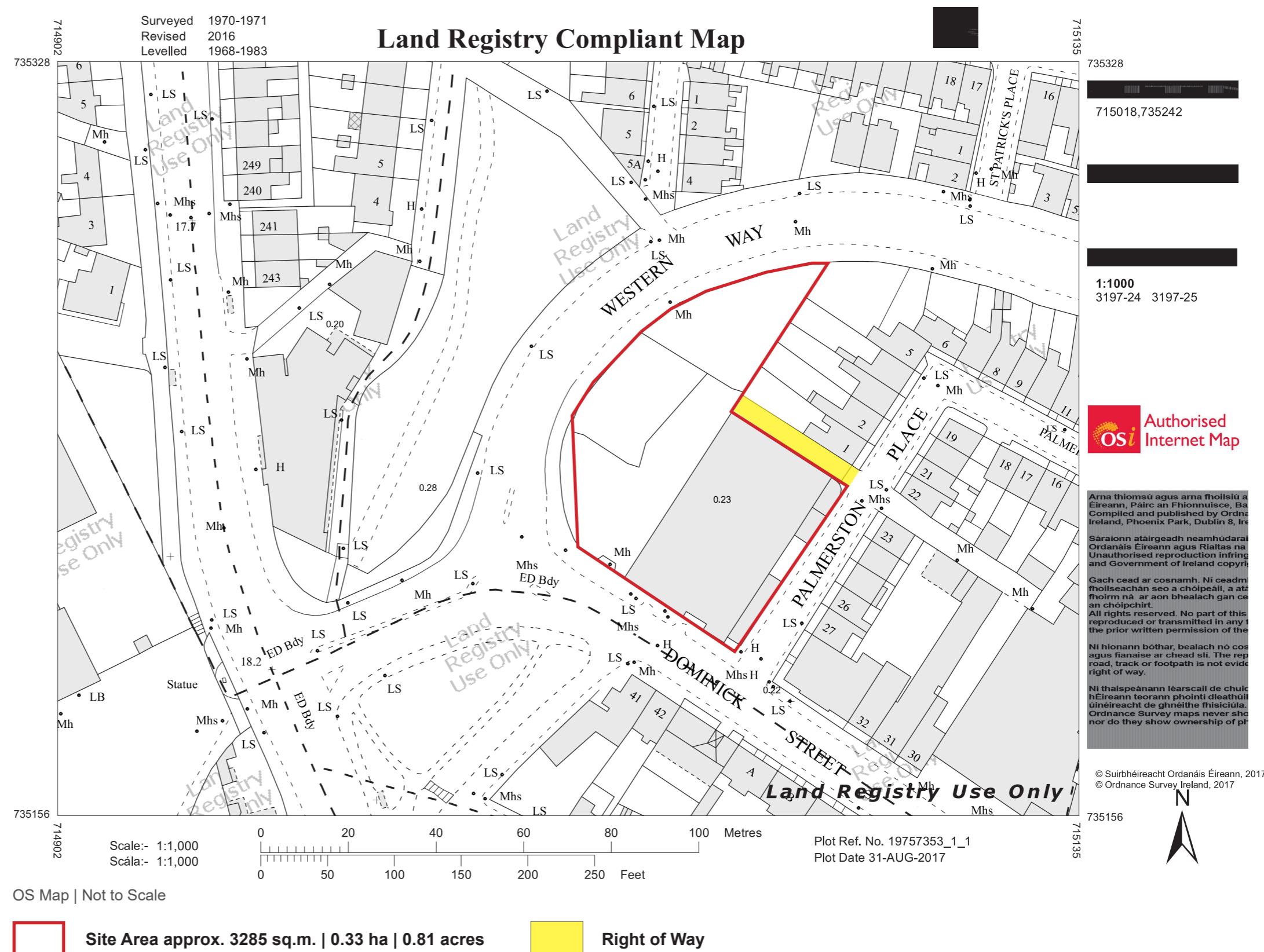


Description

The Application Site located in Dublin 7 is defined by Dominick Street Upper to the South, Palmerston Place to the East, Western Way to the northern perimeter and includes an existing Right of Way linking Palmerston Place to the site on the East.

The boundary wall along Western Way is a Protected Structure (Record of Protected Structures Ref. 8483) including the railings, plinth walls and piers at the eastern end.; as is the central four storey Hendrons building on Dominick Street Upper.

The following buildings form part of the application site: the original Hendrons building which fronts on Dominick Street Upper; the lower structures to the rear of the original Hendrons building; house No. 36 on the corner between Dominick Street Upper and Palmerston Place; and a mass concrete warehouse building along Palmerston Place. The previous use of the buildings above are light industry and residential.



1 SITE ANALYSIS

LOCATION MAPS



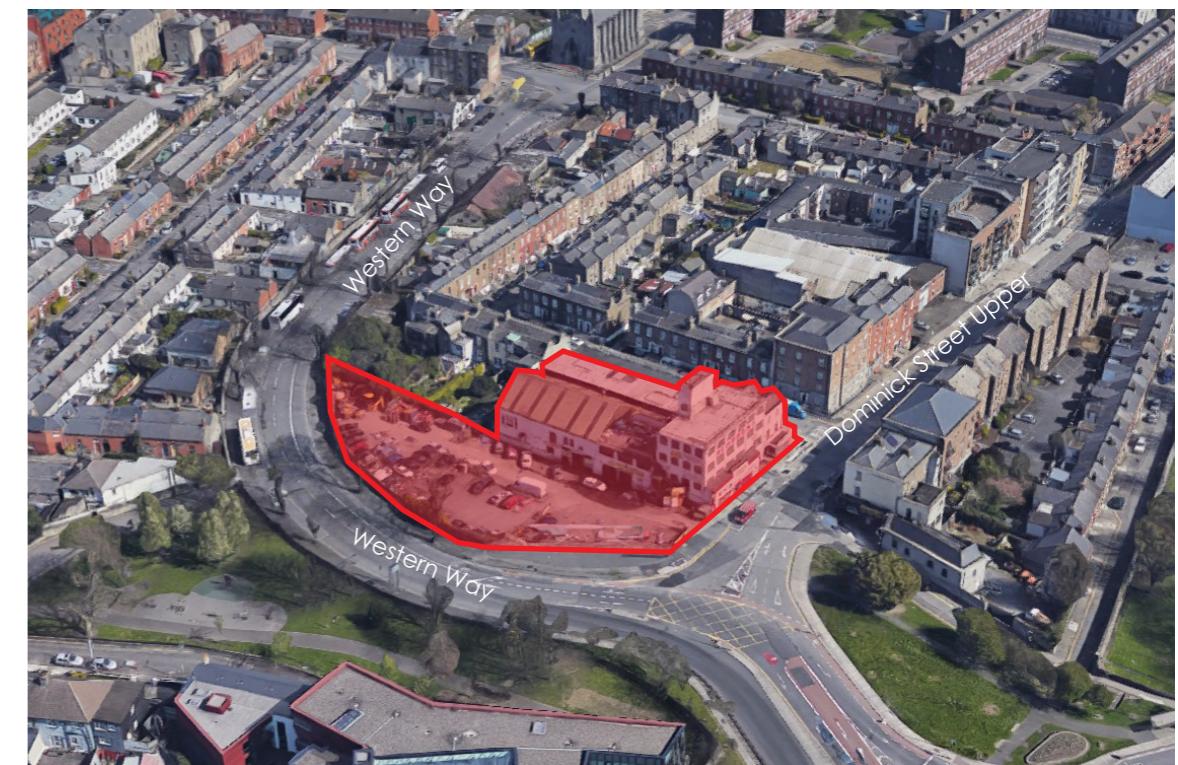
Google Maps Plan | Not to scale

Site Area approx. 3285 sq.m. | 0.33 ha | 0.81 acres

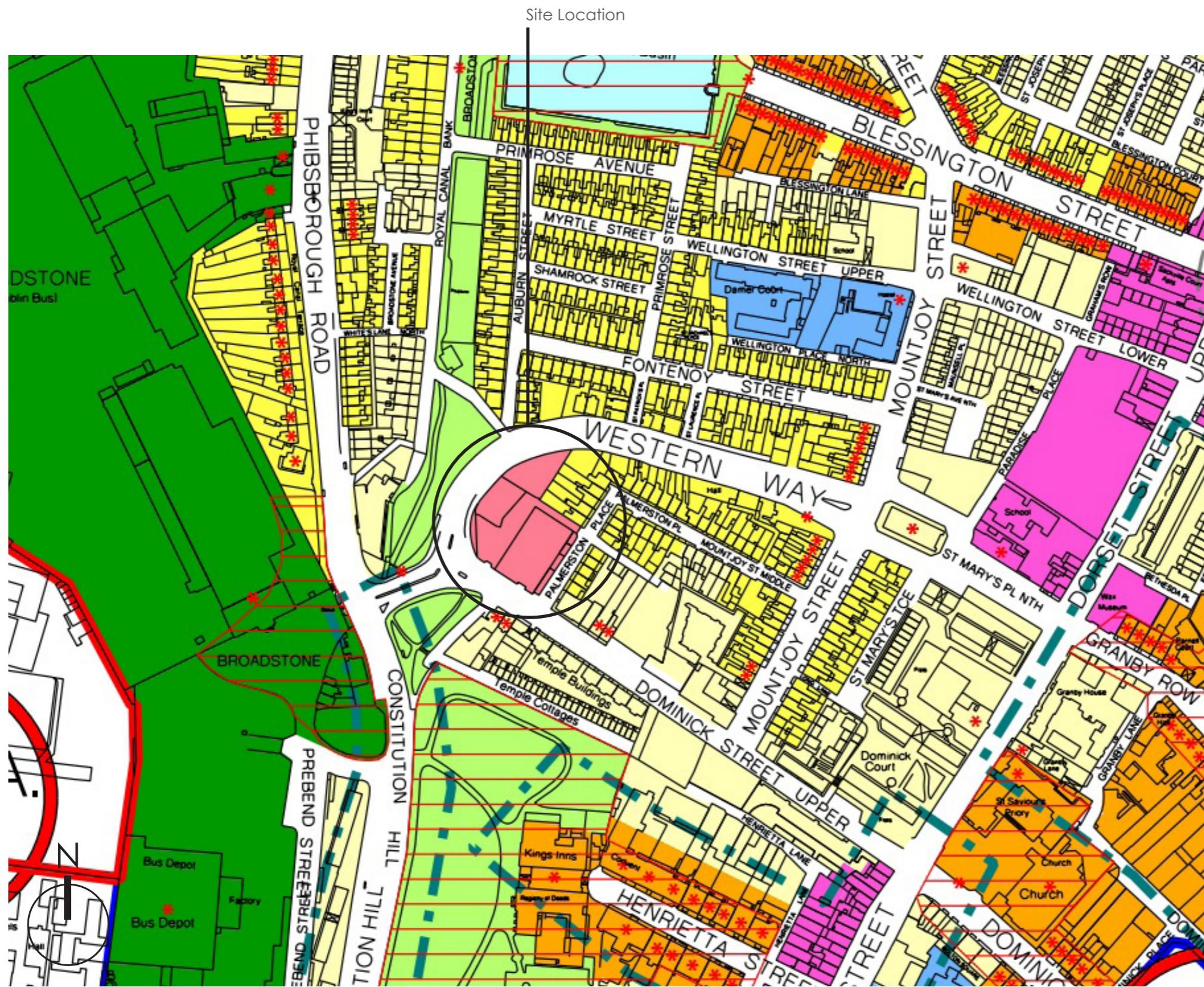
Right of Way



Aerial view looking north - EXISTING



Aerial view looking east - EXISTING



Dublin City Development Plan 2016-2022 | Not to scale

USE ZONING OBJECTIVES

- Zone Z1 To protect, provide and improve residential amenities
- Zone Z2 To protect and/or improve the amenities of residential conservation areas
- Zone Z3 To provide for and improve neighbourhood facilities
- Zone Z4 To provide for and improve mixed-services facilities
- Zone Z5 To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity

14.8.3 Neighbourhood Centres – Zone Z3

Land-Use Zoning Objective Z3:
To provide for and improve neighbourhood facilities.

Zoning Objective Z3

Permissible Uses

Bed and breakfast, betting office, buildings for the health, safety and welfare of the public; car park, childcare facility, community facility, cultural/recreational building and uses, education, enterprise centre, garden centre, guest house, home-based economic activity, industry (light), live-work units, medical and related consultants, office (max 300 sq. m), open space, part off-licence, primary health care centre, public service installation, residential, restaurant, shop (neighbourhood) training centre.

3 SITE ANALYSIS LOCATION IMAGES



Street view looking north



Google street view looking east

Site

Right of Way



Street view from Dominick Street Upper looking north west



View from top of the existing Hendrons building looking north



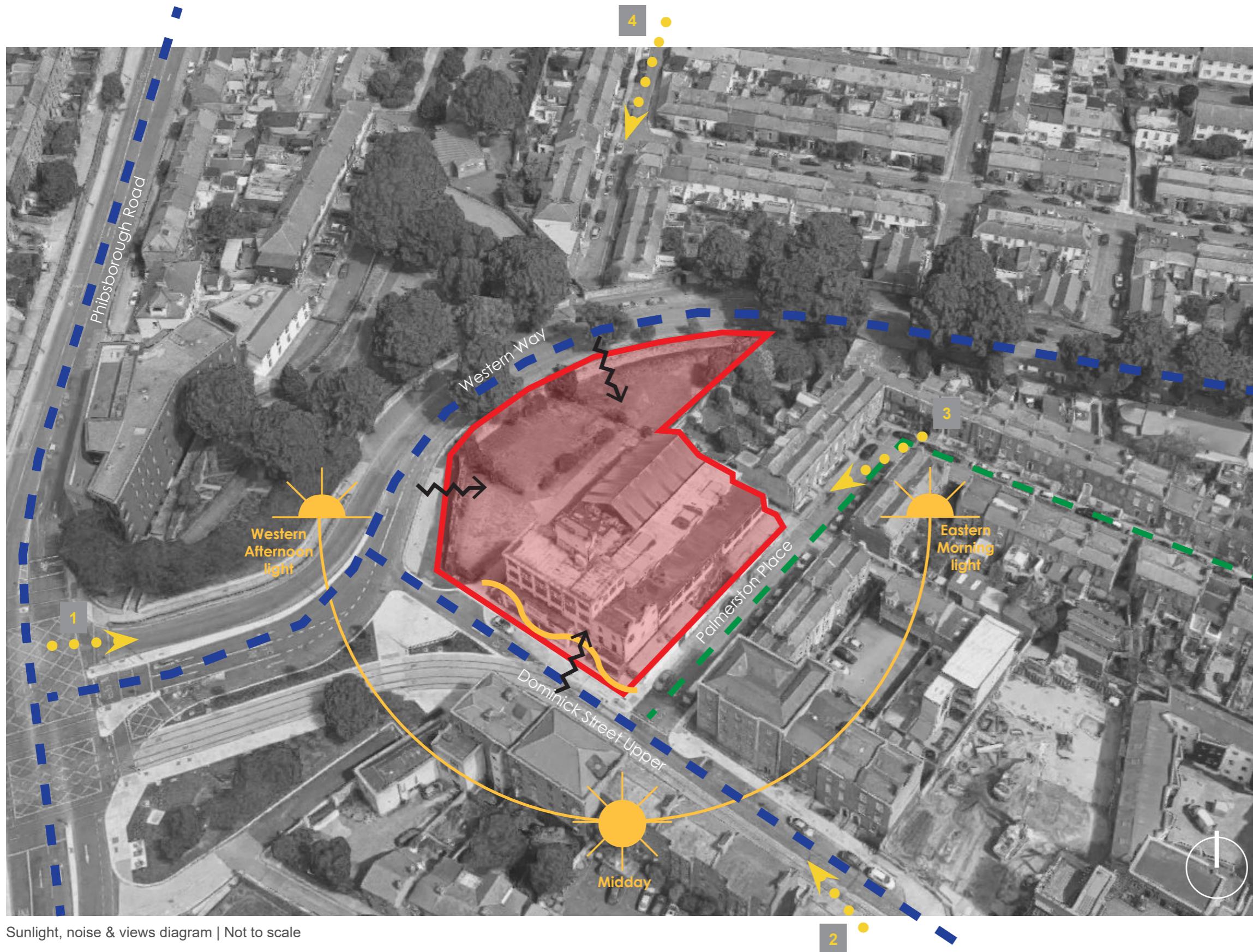
Street view from Palmerston Place into the Lane Way east to the site



View from top of the existing Hendrons building looking east

4 SITE ANALYSIS

SITE CONDITIONS



Sunlight, noise & views diagram | Not to scale

Sun Path

The low scale of the buildings to east and south of the site allows good infiltration of sunlight during the all day. The existing buildings only impact on the provision of sunlight on the adjacent neighbouring gardens of the houses on Palmerston Place.

Noise

The current character of the neighbourhood is that of residential and small shops/cafe on street level in Dominick Street Upper with particular peaks in traffic early on the morning.

Views

The tight urban nature of the site to north, east and south of the site means that the views from these directions are very sensitive, as well the wide view from Constitution Hill.

- Site
- Sensitive Views:
 - 1 - Constitution Hill
 - 2 - Dominick Street Upper
 - 3 - Palmerston Place
 - 4 - Auburn Street
- ~~~~~ Active Frontage
- Primary Vehicular Route
- Secondary Vehicular Route
- ~~~~~→ Likely Noise Infiltration

Sustainable Urban Housing: Design Standards for New Apartments

"5.22 Shared accommodation formats may be proposed other than the format outlined in paragraph 5.15 above. For example, such proposals may be related to the accommodation needs of significant concentrations of employment in city centres and core urban locations such as major national level health campuses or similar facilities. (...)"

Employment Hubs

1. Mater Misericordiae University Hospital (c.3,000 staff)
2. Mater Private Hospital (c.1000 staff)
3. Temple Street Children's University Hospital (c.1000 staff)
4. Rotunda Hospital (c.1000 staff)
5. Dublin City Centre - Central Business District
6. Grangegorman - DIT Dublin Institute of Technology (c.3,000 staff)
7. Courts / Legal Area (c.2,000 staff)
8. Dublin City Council (c.1,600 staff)
9. International Financial Services Centre / Point Village (c. 40,000 staff)
10. SOBO & Silicon Docks Area (c.10,000 staff)

- Site Location
- Employment Hubs: health campuses / hospitals
- Other Employment Hubs
- Luas Station
- Luas Line
- Bus Connects
- Future Metro Line

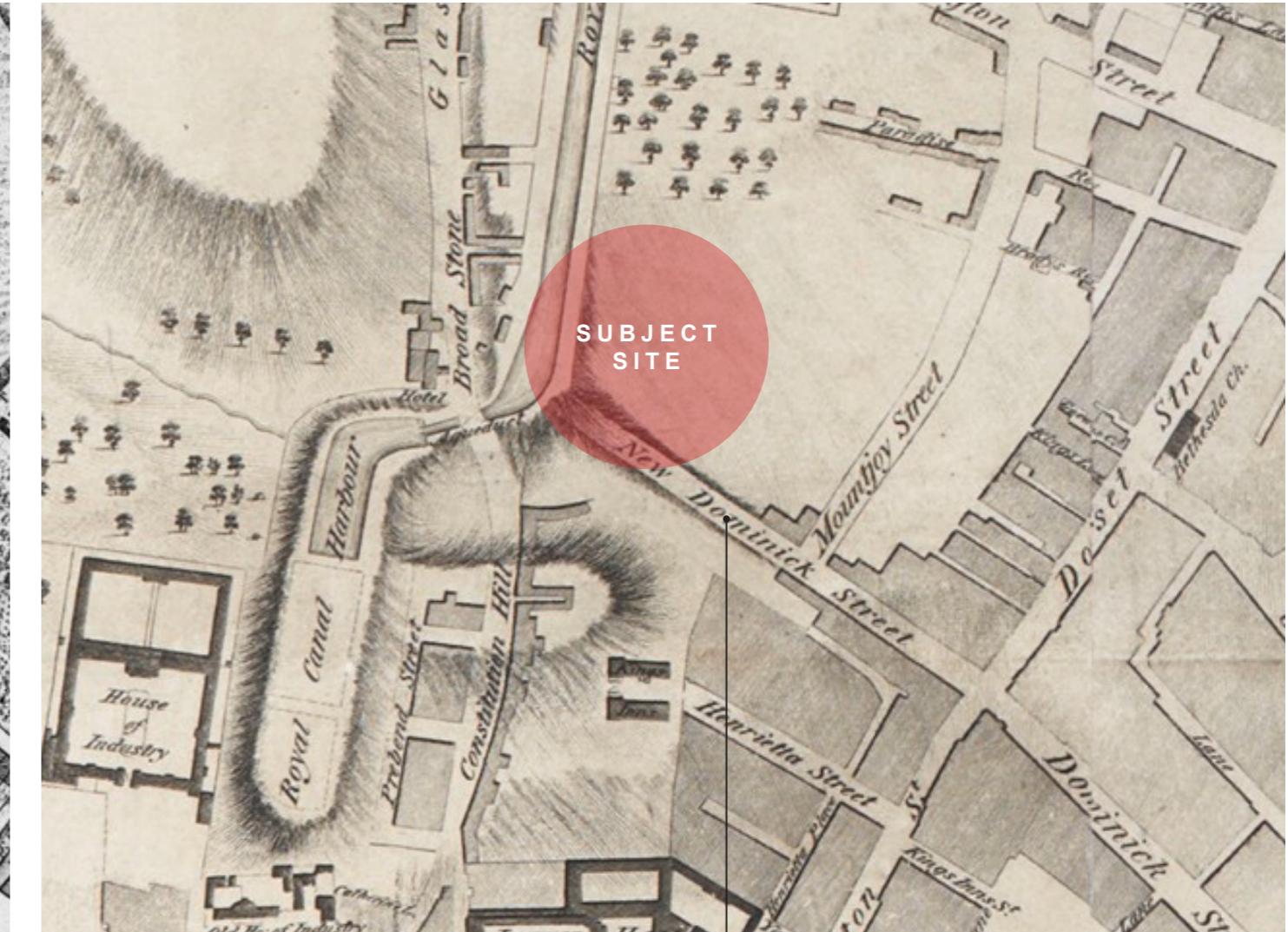


6 SITE ANALYSIS

SITE HISTORY



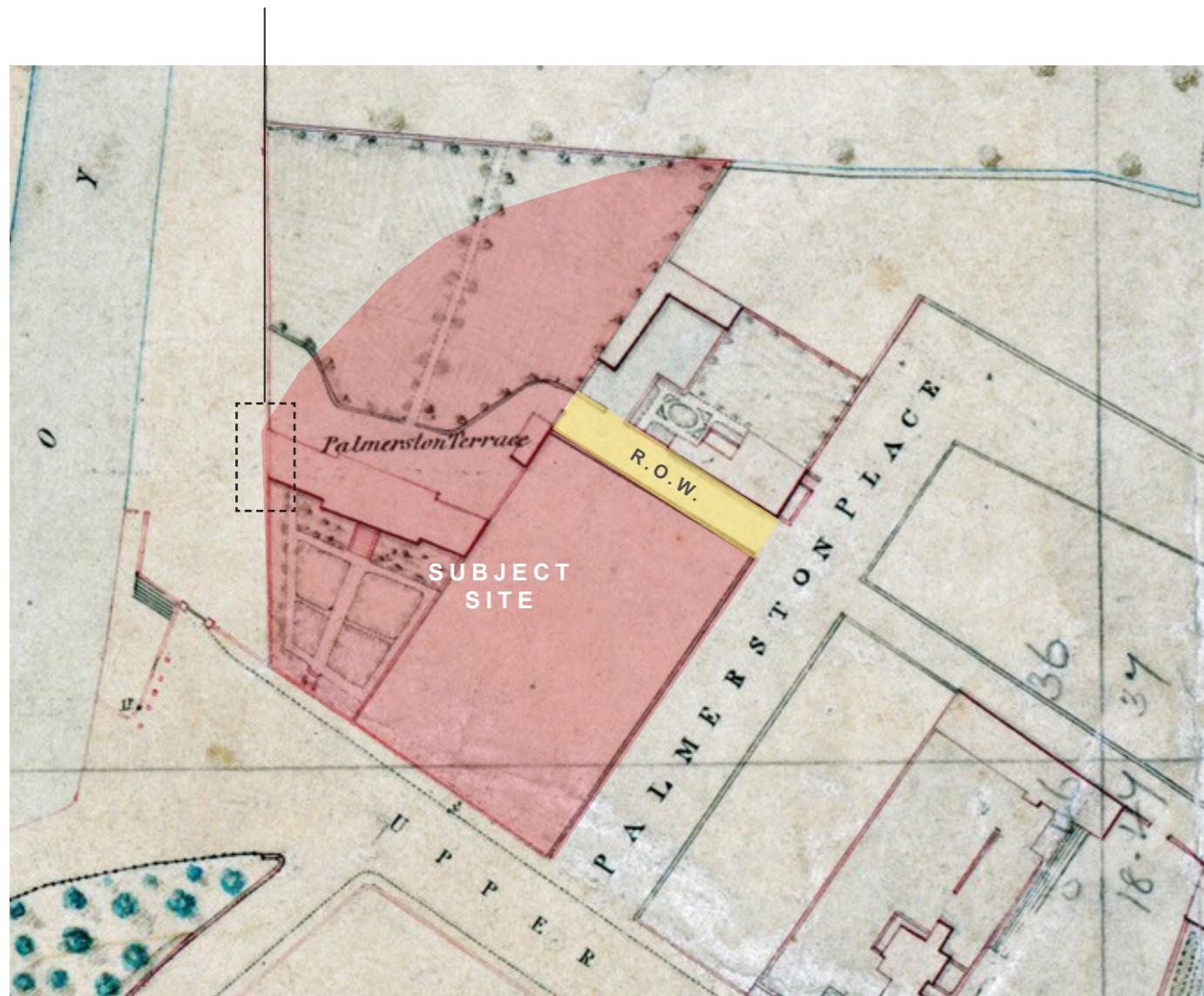
Detail of Rocque's Map of 1756



Detail of Campbell's Map of 1811

Dominick Street Upper

Palmerston House gable is part of existing protected stone wall along Western Way



Detail of Ordnance Survey map of 1838-43



Detail of Ordnance Survey map of 1864

House no.36 and respective gardens

7 SITE ANALYSIS PROTECTED STRUCTURE PHOTOGRAPHIC RECORD



"More Concrete Blocks - Vol.II" - Photograph dated 1949



Original geometry of the ground floor entrance bay

Sustainable Urban Housing: Design Standards for New Apartments

"5.22 Shared accommodation formats may be proposed other than the format outlined in paragraph 5.15 above. For example, such proposals may be related to the accommodation needs of significant concentrations of employment in city centres and core urban locations such as major national level health campuses or similar facilities. Innovative formats may also be proposed to provide shared accommodation within protected structures in order to ensure their long term rehabilitation and to address sensitive architectural constraints of the subject building."



circa 1980

Original railing to the west of the main Hendrons building (RPS Ref. 8483)



Hendrons building recently added to the Record of Protected Structures

Protected Structures



PROPOSED DESIGN

- 1. Concept and Site Strategy**
- 2. Developed Concept Study Model**
- 3. Site Plan**
- 4. Floor Plans and Uses:**
 - Lower Ground Floor Plan
 - Upper Ground Floor Plan
 - Second Floor Plan (Typical 1st-3rd)
 - Fourth Floor Plan
 - 7th Floor Plan - Top Floor
- 5. Bedroom Types**
- 6. Architectural References**
- 7. Finishes and Materials**
- 8. Street Elevations**
- 9. CGIs**
- 10. Schedule of Areas and Accommodation**
- 11. Urban Design Manual Response**
- 12. ABP Pre-app Opinion Response**



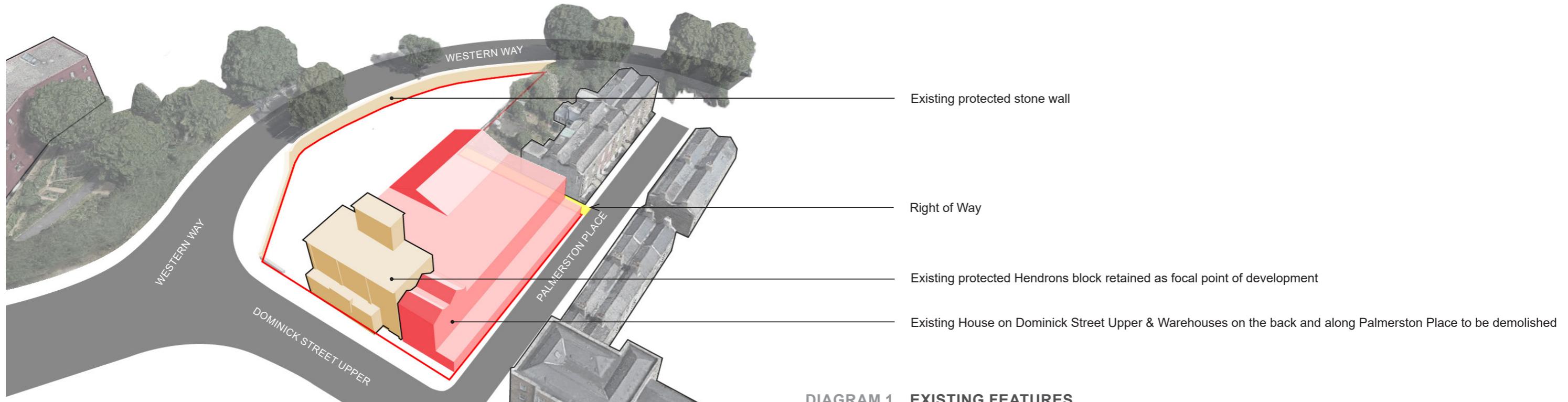


DIAGRAM 1 EXISTING FEATURES

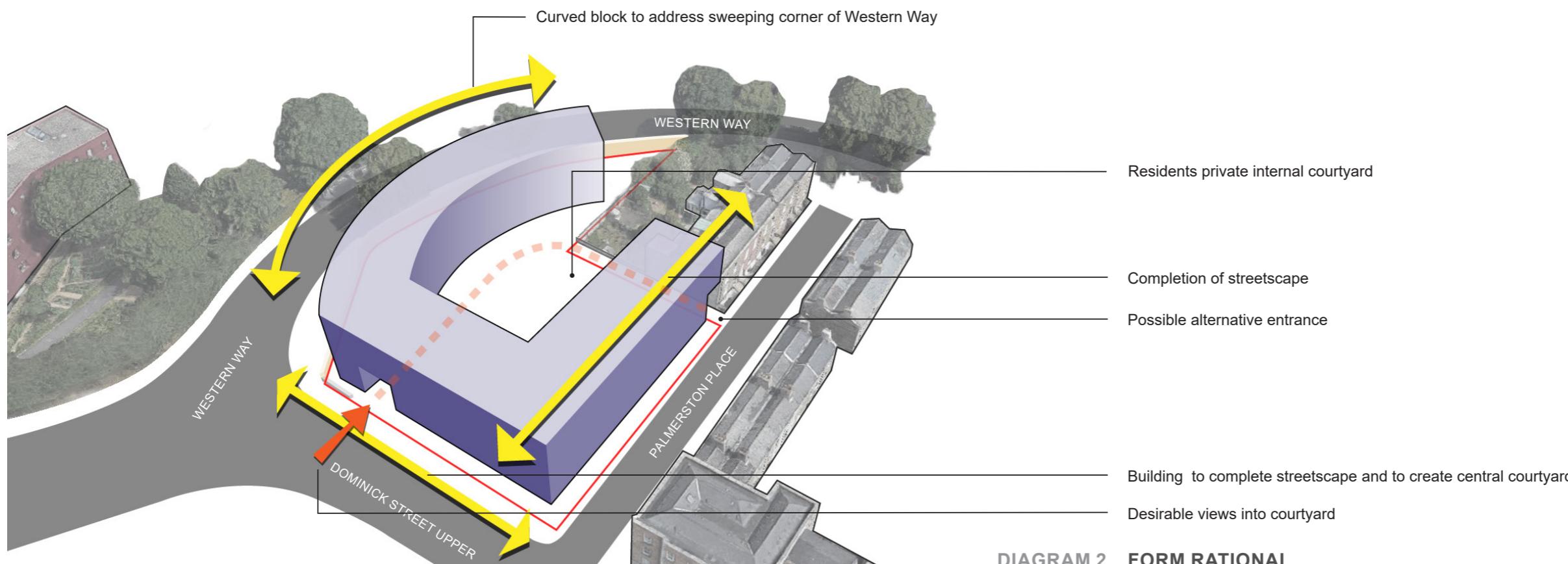
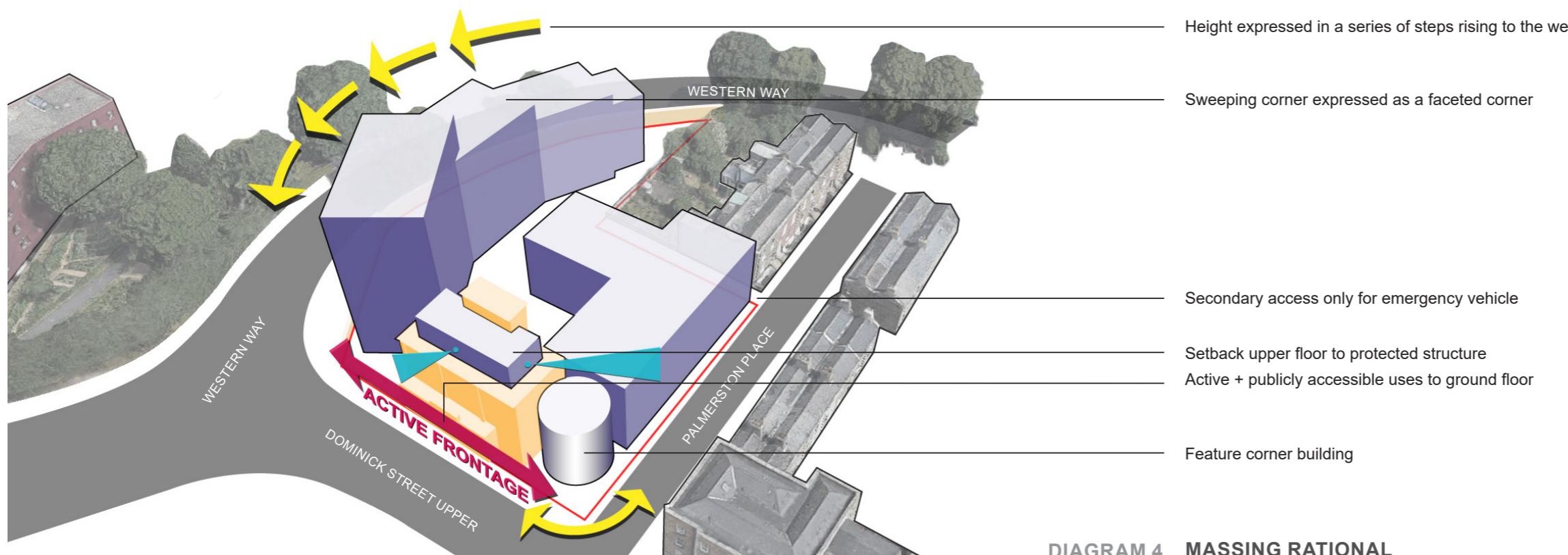
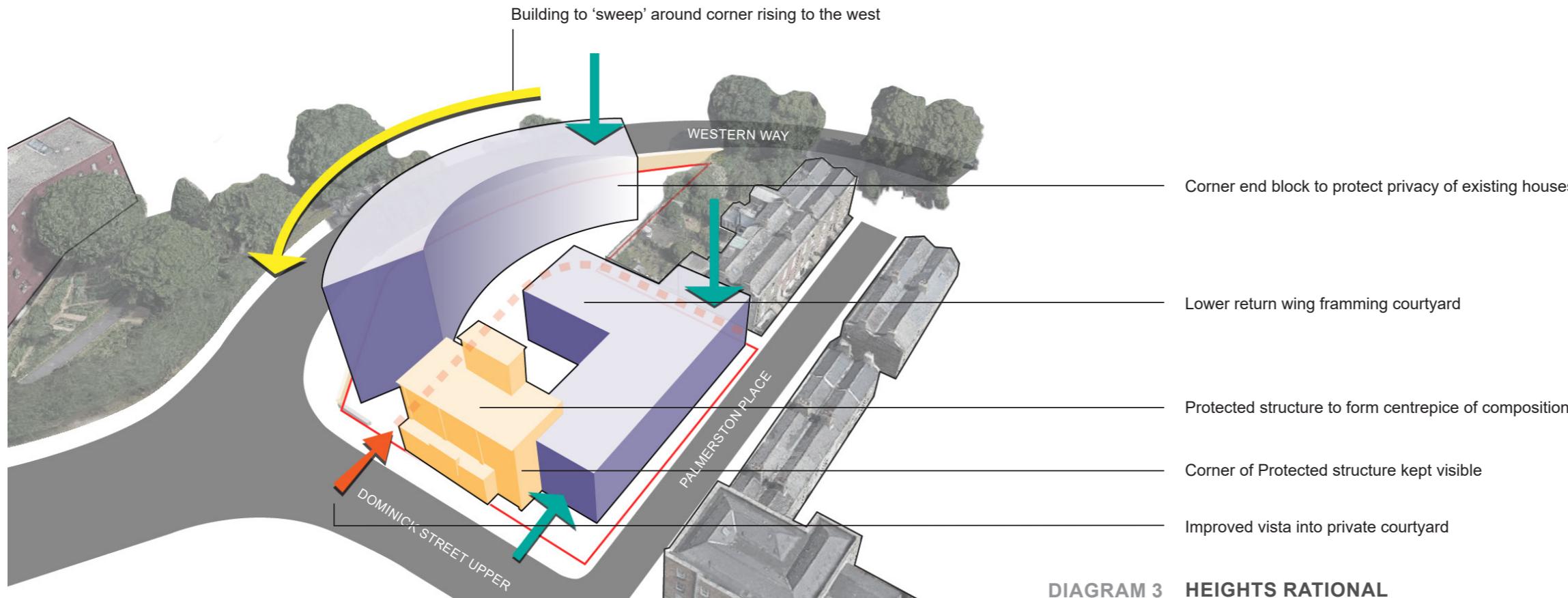


DIAGRAM 2 FORM RATIONAL

1 PROPOSED DESIGN CONCEPT AND SITE STRATEGY



ABP Pre-Application Consultation Opinion

ITEM 3 DESIGN RESPONSE

Diagram 1 "Existing Features" on page 21 illustrates the existing site and highlights the protected structures. The two elements, the stone wall along Western Way and the main Hendrons building on Dominick Street Upper, will become part of the design for the proposed shared accommodation scheme.

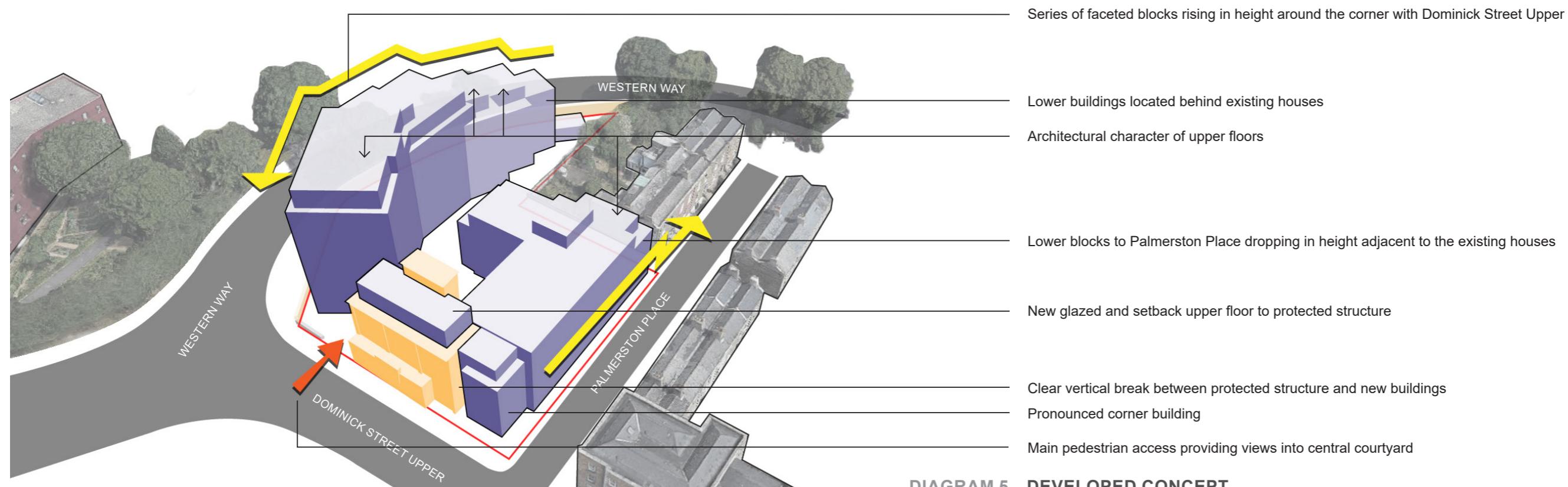
During the initial phase of site studies (Diagram "Form Rational" on page 21) we identified a main access point to the site and three key directions: southwest-northeast on Palmerston Place, northwest-soutwest on Dominick Street Upper and a curved along Western Way. These directions would directly influence the position of the proposed blocks and its form.

The next design phase illustrated in "Heights Rational" on page 22 we established that the new block along Palmerston Place should be lower in order not to impact visually on the neighbouring houses and should set back on the corner where it meets the protected structure to keep it visible. On the other hand, the curving building would be much higher on the corner between Western Way and Dominick Street Upper.

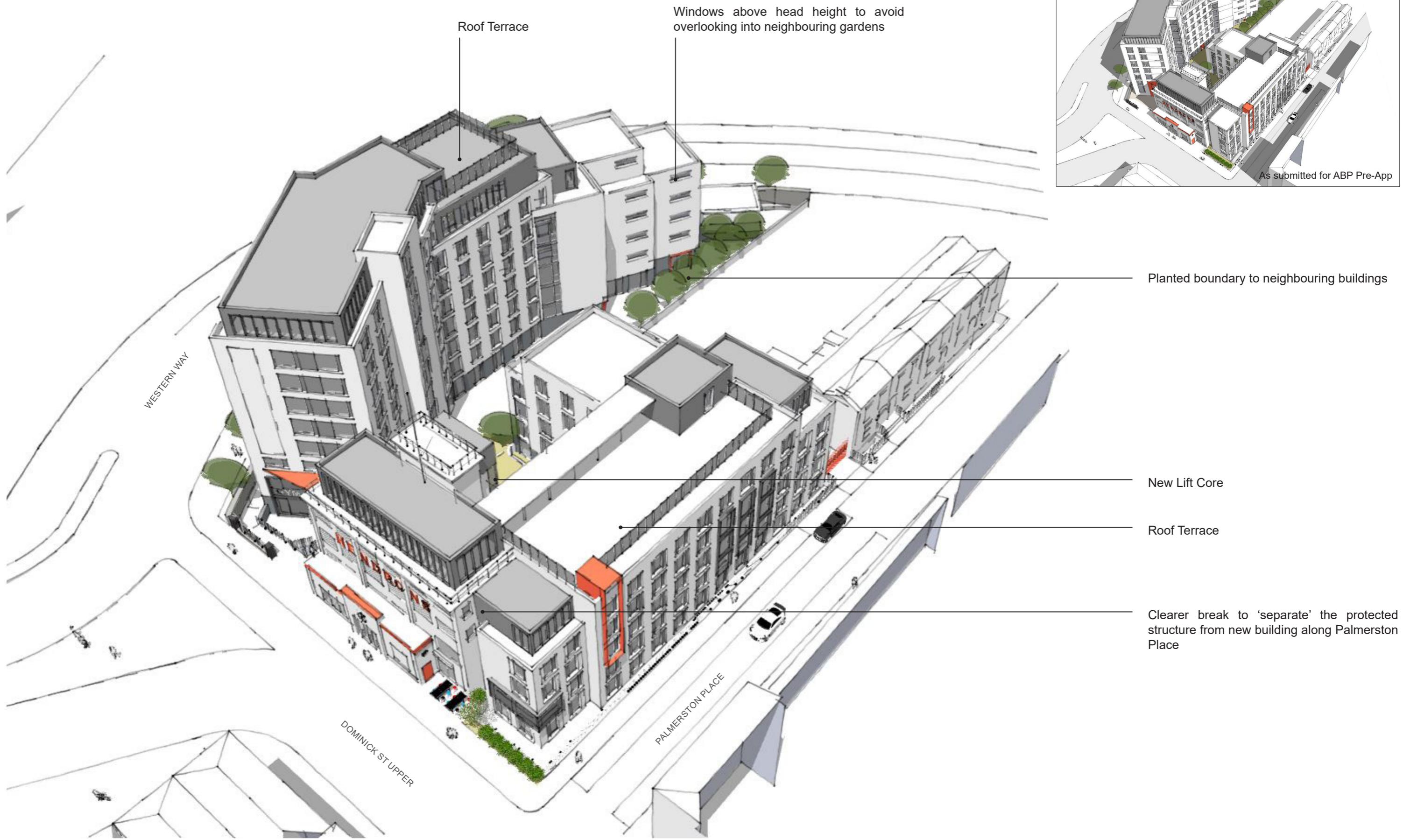
Diagram "Massing Rational" on page 22 represents the next phase of design, it highlights a few key features that we identified as important to the overall development shape: the faceted blocks sweeping along Western Way; the new setback upper floor to the protected structure; and the feature corner on Palmerston Place that will complement the active frontage on street level along the main facade.

All the previous diagrams culminate in the below Diagram 5 "Developed Concept" showing clearly the different building heights scattered throughout the building, the architectural language applied to the upper floors, and more importantly the proposed strategy for the connections between the protected and new additions to southeast and additional storey.

The section "ABP Pre-app Opinion Response" on page 61 to page 62 of this document presents the design rationale in more detail.



2 PROPOSED DESIGN DEVELOPED CONCEPT STUDY MODEL



Aerial View looking North



PROPOSED DESIGN
DEVELOPED CONCEPT STUDY MODEL 2



2 PROPOSED DESIGN DEVELOPED CONCEPT STUDY MODEL



Corner between Dominick St Upper and Palmerston Place

PROPOSED DESIGN
DEVELOPED CONCEPT STUDY MODEL 2

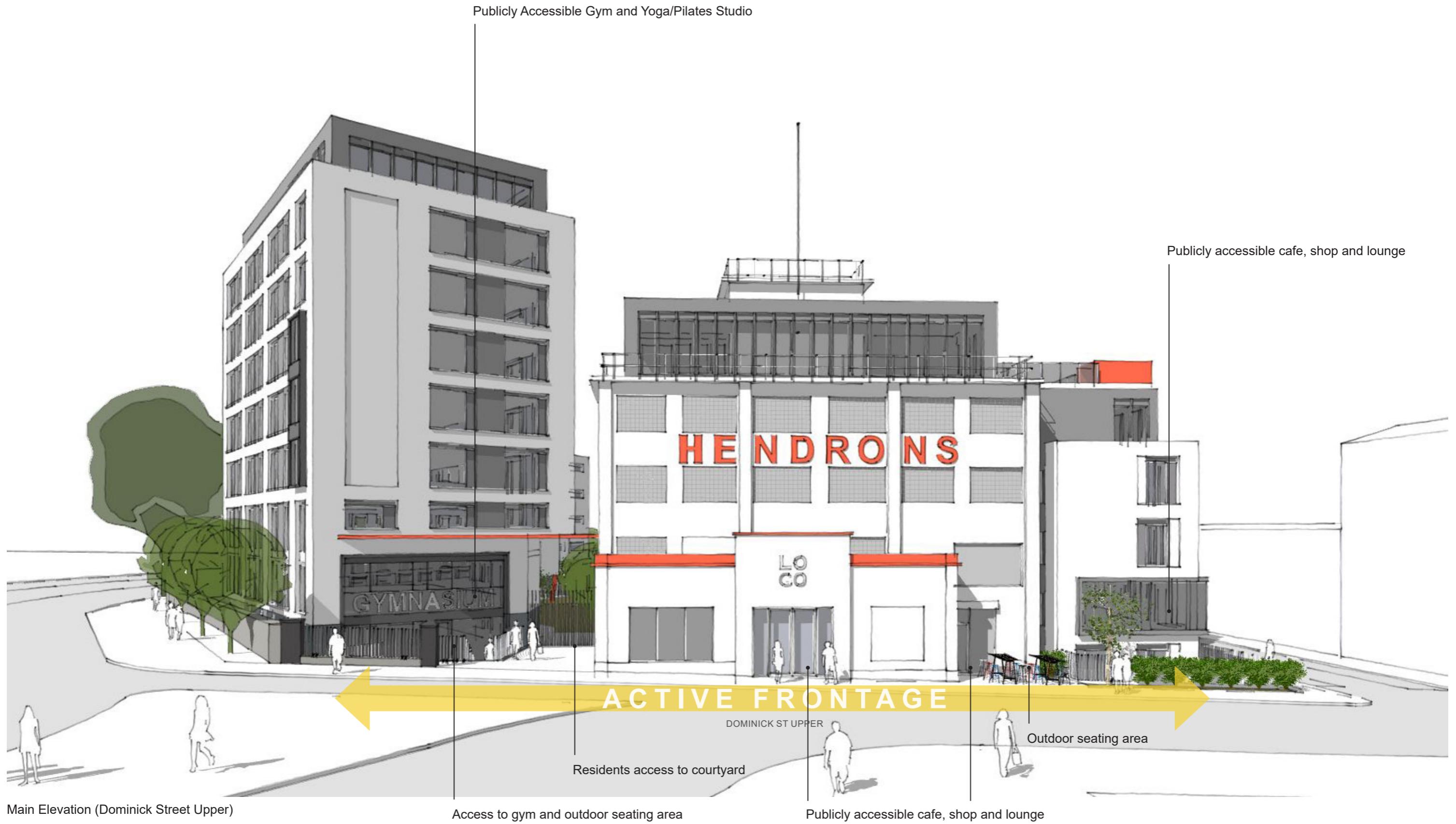


Access to gym and outdoor seating area

Private External Amenity Area

Aerial view looking north

2 PROPOSED DESIGN DEVELOPED CONCEPT STUDY MODEL





Palmerston Place View looking Southwest

2 PROPOSED DESIGN DEVELOPED CONCEPT STUDY MODEL



PROPOSED DESIGN
SITE PLAN 3



4 PROPOSED DESIGN LOWER GROUND FLOOR PLAN



01 Social Space



02 Laundry



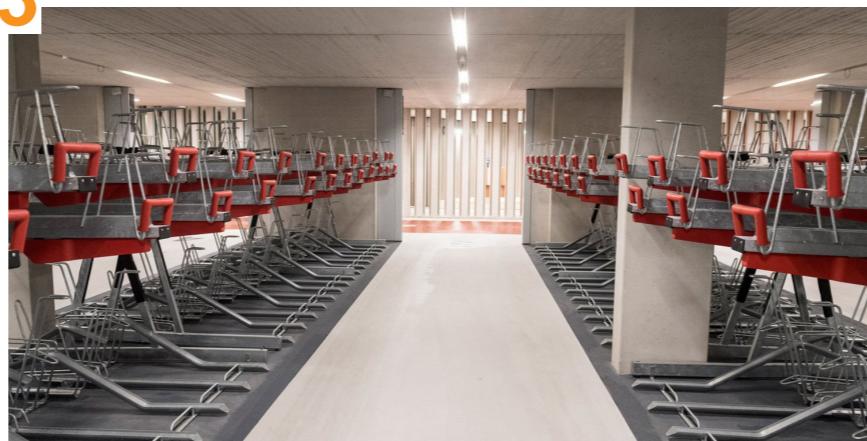
ACCESS TO LAUNDRIES

2 no. laundries provided so that the residents can access internally.

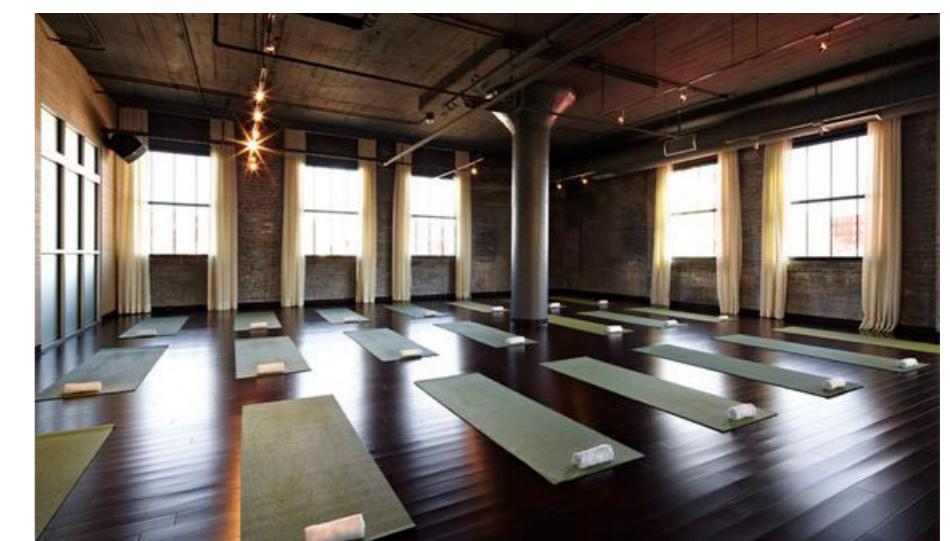
BIN COLLECTION STRATEGY

Residents will access the bin drop-off [07] from the bicycle store. The building management will carry the bins from this space to the refuse store [09] and consequently be carried out along the route between the block and the existing stone wall along Western Way.

03 Bicycle Store



04 Gym and Yoga/Pilates Studio



APPROACH TO BUILDING

The different uses in the development are all accessed from Dominick Street Upper. To enter the gym and yoga/pilates studio [04] the public and future residents of the development have to go down a few steps that lead to the Gym's square [05] that is a space where people can meet and congregate. A second entrance for wheelchair users is provided along the west facade of block C [08].

To access to the residential blocks, bicycle store [03] and refuse drop-off [07] is from the courtyard. The residents will access this external amenity space from the gate between blocks B and C [06].

The courtyard will function as a pedestrian 'street' but most importantly it will offer distinct spaces for the residents to enjoy an socialize, such as a sports zone, more private meeting areas and will offer flexible seating which will allow the residents to adapt and enjoy this space as their own.

Note: Numbers refer to "Lower Ground Floor Plan" on page 32

4 PROPOSED DESIGN UPPER GROUND FLOOR PLAN



01 Reception & Cafe



APPROACH TO BUILDING

The main entrance to the development is from Dominick Street Upper. To access the reception and cafe [01] the public and future residents of the development should enter from the centre of the existing porch. The general public will be welcome to use the spaces at entrance level along Dominick Street Upper, but only residents will be allowed to access the lift and stair core [04].

BUILDING MANAGEMENT

The reception and administration offices [05] are located at the western zone of the protected structure to enable the front desk staff to control either the people coming in the building from the main entrance or through the courtyard gates.

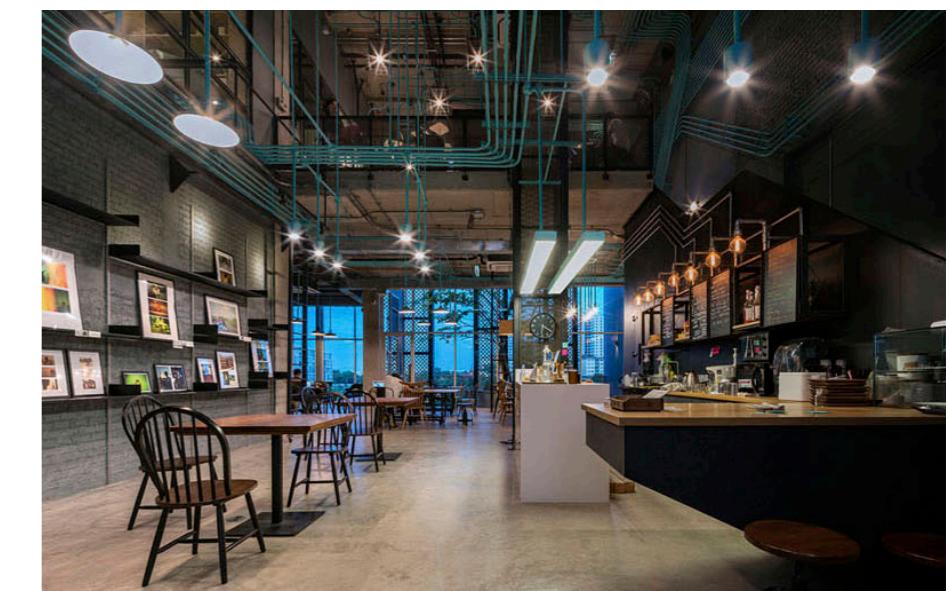
02 Lounge/Indoor Seating



03 Outdoor Seating



04 Shop



LOUNGE/INDOOR SEATING

The indoor spaces on the existing building and corner between Domick Street and Palmerston Place are publicly accessible. The neighbouring community will be given access to use the spaces for small events, exhibitions or gatherings.

OUTDOOR SEATING

Two outdoor seating zones are offered to the general public along Dominick Street Upper. Both of them will have great sunlight exposure and will enhance the activity to this street.

Note: Numbers refer to "Upper Ground Floor Plan" on page 34

4 PROPOSED DESIGN

SECOND FLOOR PLAN (TYPICAL 1ST-3RD)



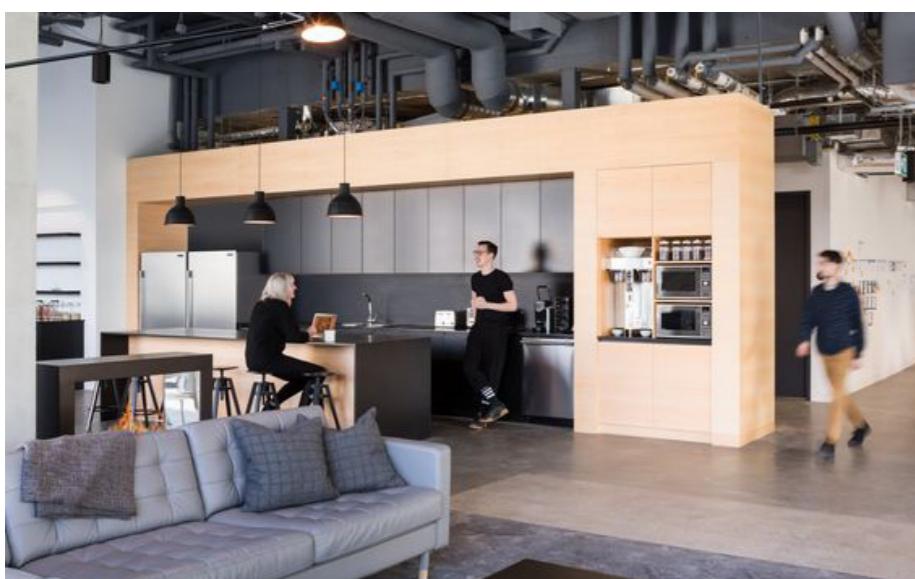
01 FIRST FLOOR USE - Co-Working Space



01 SECOND FLOOR USE - Cinema/Sports Room



01 THIRD FLOOR USE - Games Room



RECREATIONAL SPACES FOR RESIDENTS

All upper floors of the existing Hendrons buildings will be converted to house three distinct amenity spaces for the future residents. The character and spaciousness within this protected structure make these ideal spaces for common activities:

- at first floor level is proposed a co-working open space and an adjacent smaller room for meetings or group work;
- at second floor level [01] a room to either watch sports, cinema or for group presentations, complementary to the co-working space. Is also proposed a kitchenette where residents can prepare light food or drinks;
- at third floor level a space for indoor games where residents can play group table games or individual/group video games.

Note: Numbers refer to "Second Floor Plan (Typical 1st-3rd)" on page 36

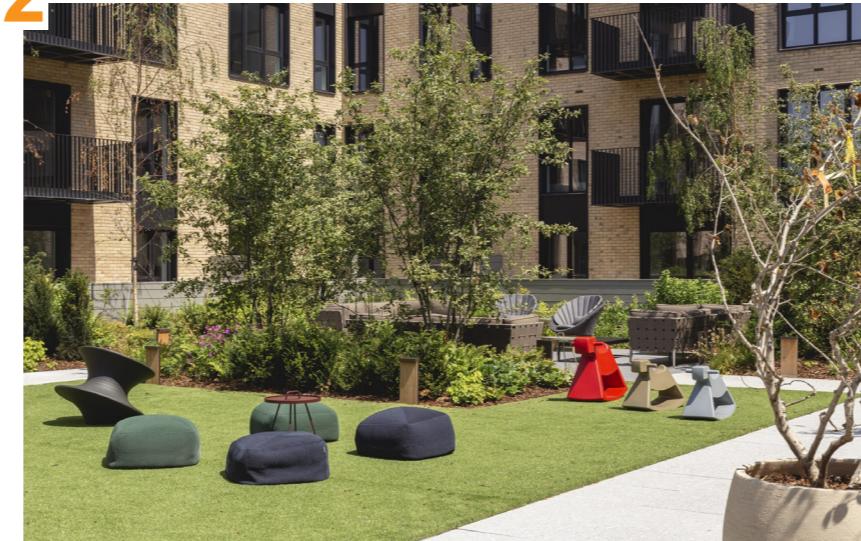
4 PROPOSED DESIGN 4TH FLOOR PLAN



01 Sky Lounge



02 Roof Terrace



03 View from top of the Hendrons buildings



04 Roof Terrace In/Outdoor Space



SKY LOUNGE

This Sky lounge [01] is a gathering space that will provide lounge, kitchen and dining area. The additional floor to the protected structure will give the residents an inviting space with wonderful views over the city where they can invite their friends.

ROOF TERRACE

The roof terrace will have two distinctive zones: the majority of the area will be exclusively outdoor [02] and will be provided an in/outdoor space [04] with barbecue. In both spaces the residents will have lounge and dining zones great for socializing. The roof terrace will be an ideal place where people can also exercise/meditate.

Note: Numbers refer to "4th Floor Plan" on page 38

4 PROPOSED DESIGN

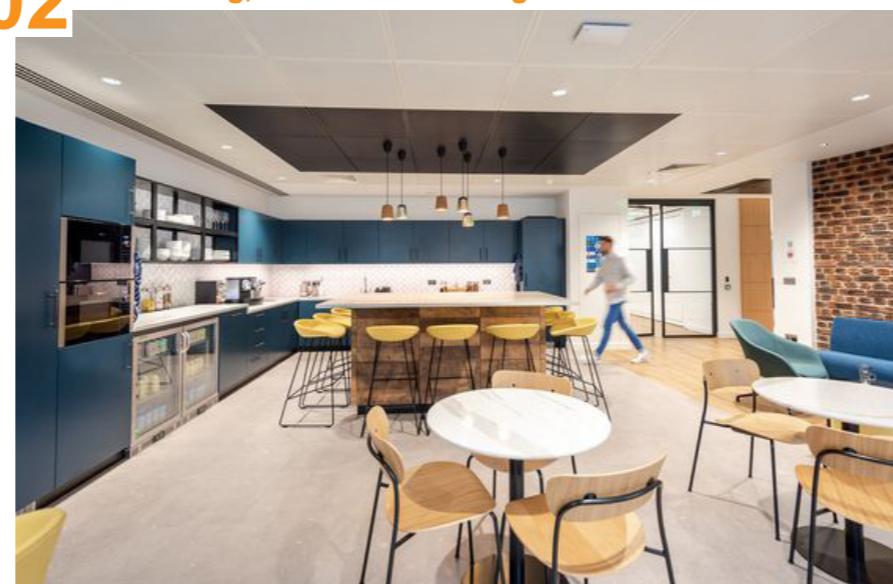
7TH FLOOR PLAN - TOP FLOOR



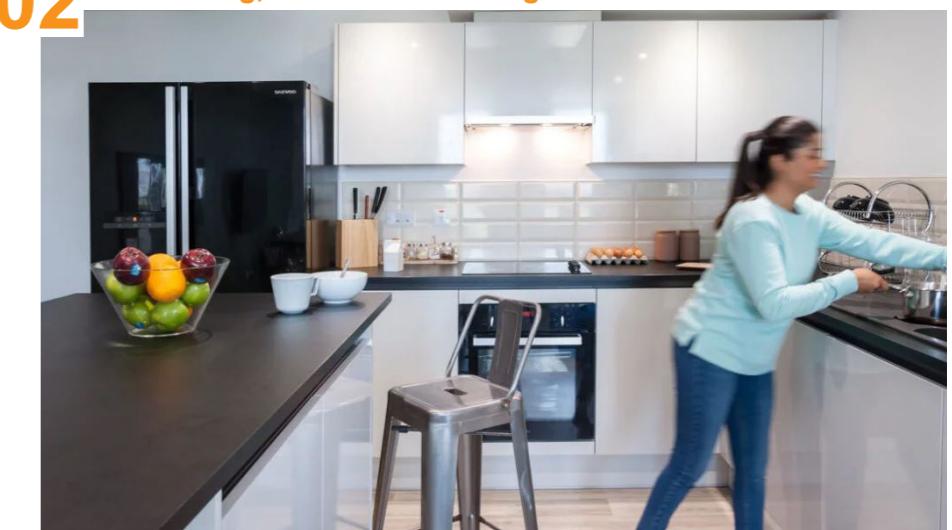
01 Bedrooms



02 LKD - Living, Kitchen and Dining



02 LKD - Living, Kitchen and Dining



BEDROOMS

The proposed development will provide 273 no. single bedrooms, 6 no. accessible bedrooms and 1 no. twin bedroom, all including ensuite and a kitchennete. The bedrooms exceed the minimum required area established in the "Sustainable Urban Housing: Design standards for New Apartments" guidelines.

LKD

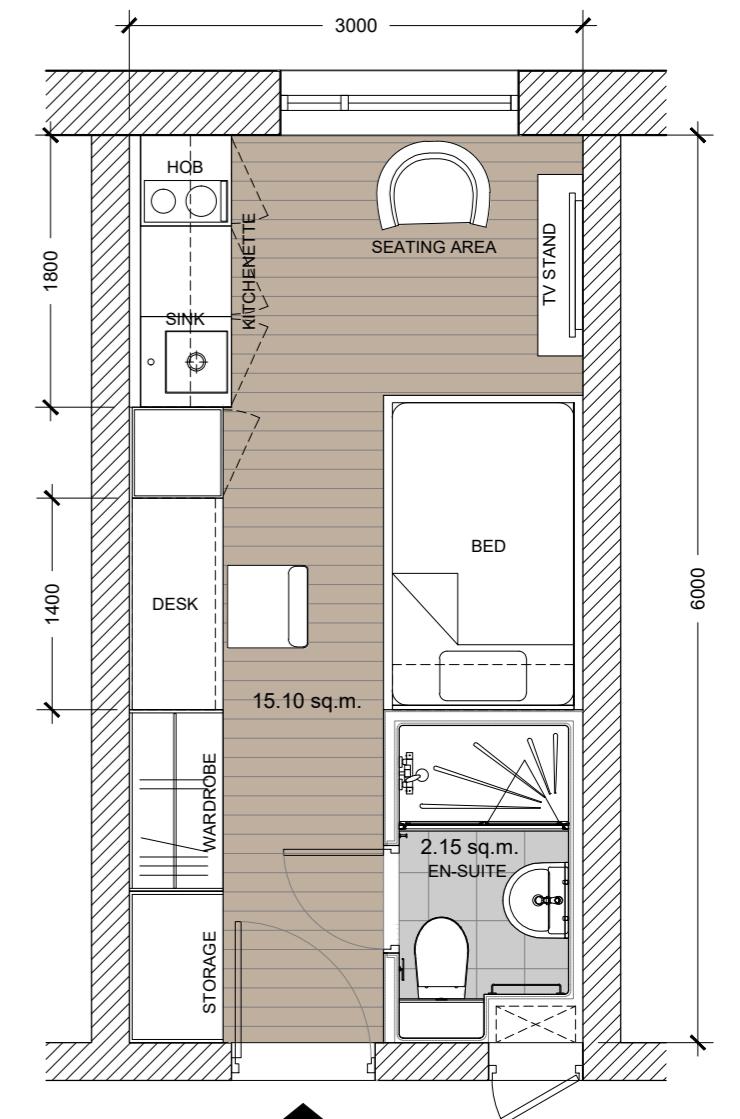
The proposed Living, Kitchen and Dining rooms are more private communal spaces that will be enjoyed by the residents living on that same floor, that is why an appropriate distribution of LKD areas is essential to the project. Considering the typical floor plan (page 36), the LKD areas are divided into 4 spaces, two on the eastern block and two on the western block. Their location is due to good daylight exposure and views to either the city or into the courtyard. For further detail on the distribution of the LKD areas refer to the "Housing Quality assessment".

Note: Numbers refer to "7th Floor Plan - Top Floor" on page 40

5 PROPOSED DESIGN BEDROOM TYPES

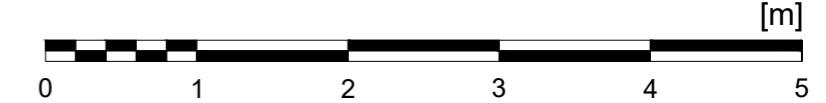


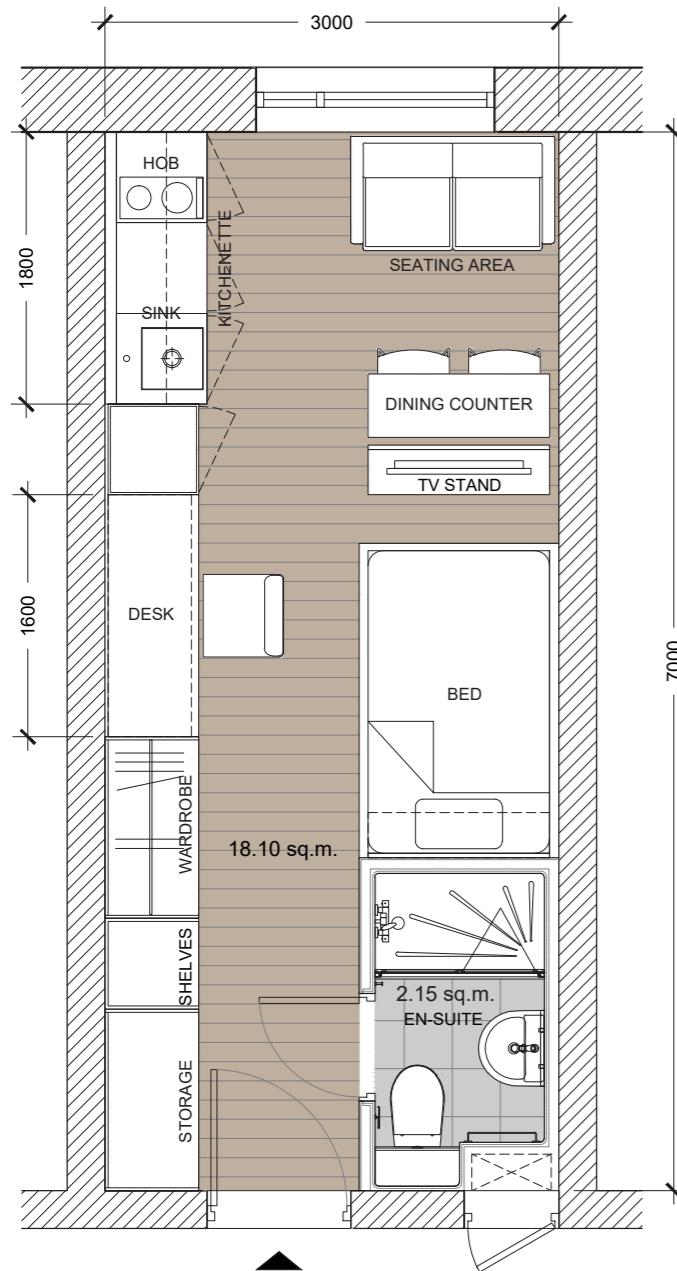
Typical 18 sq.m. Bedroom 3D image



SINGLE BEDROOM
Type 01

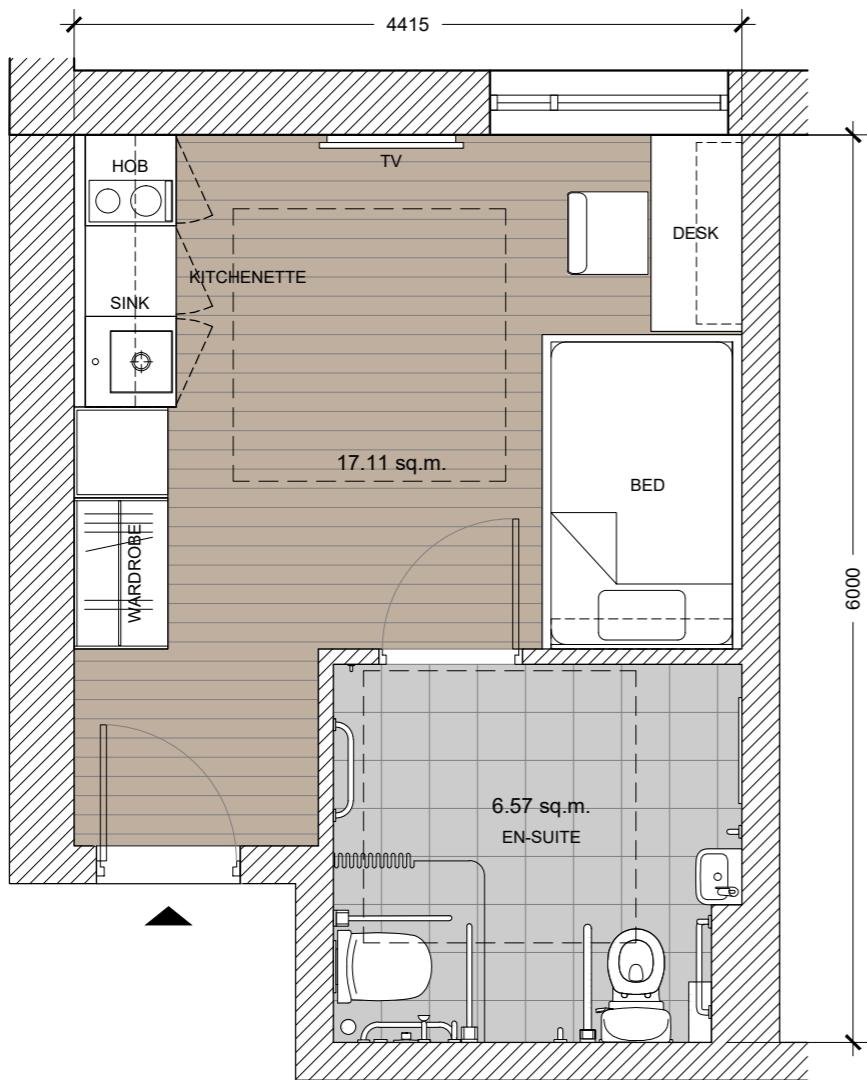
18 sq.m.





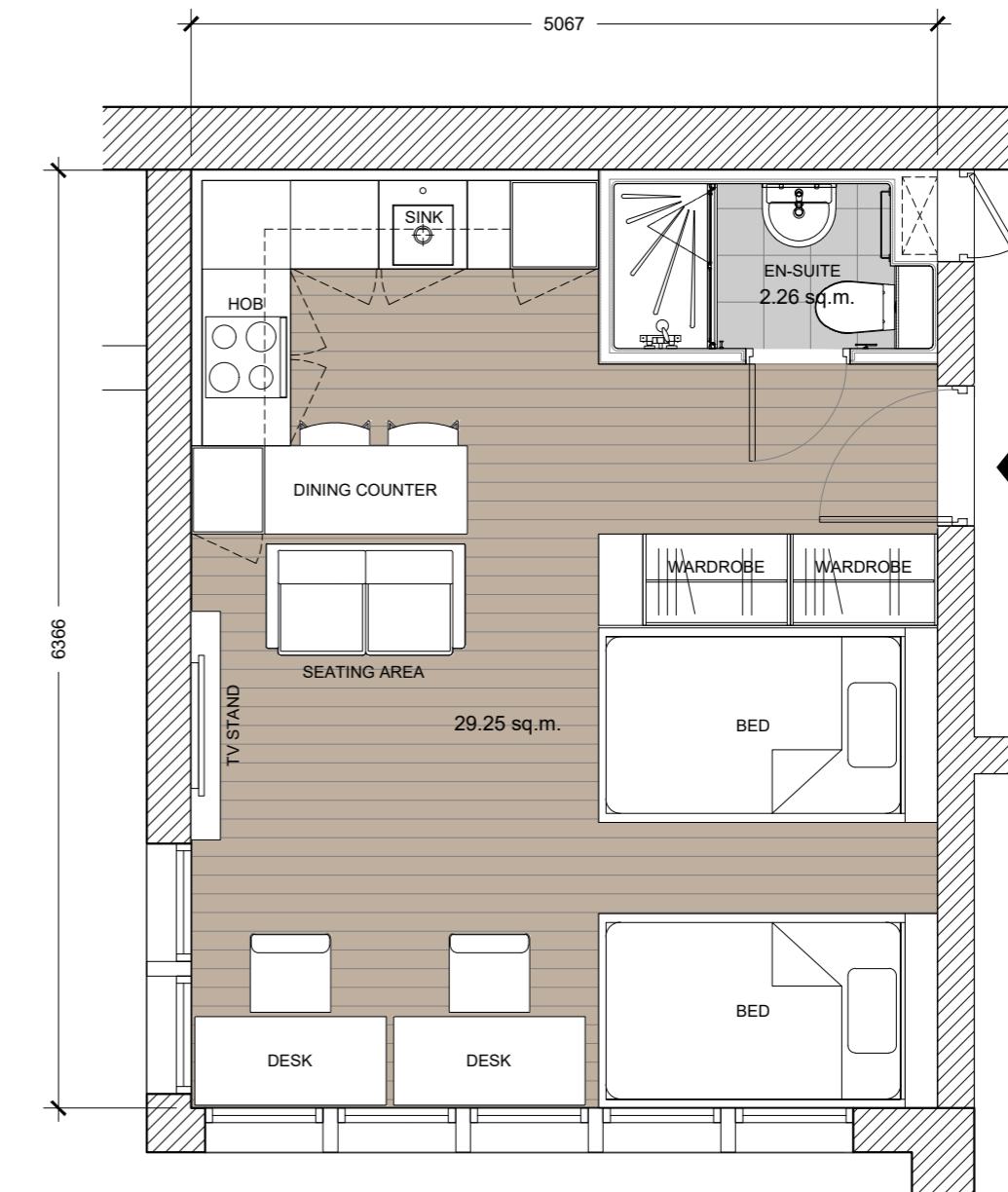
Typical 21 sq.m. Bedroom 3D image

5 PROPOSED DESIGN BEDROOM TYPES



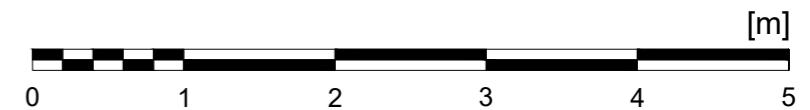
ACCESSIBLE BEDROOM
Type 03

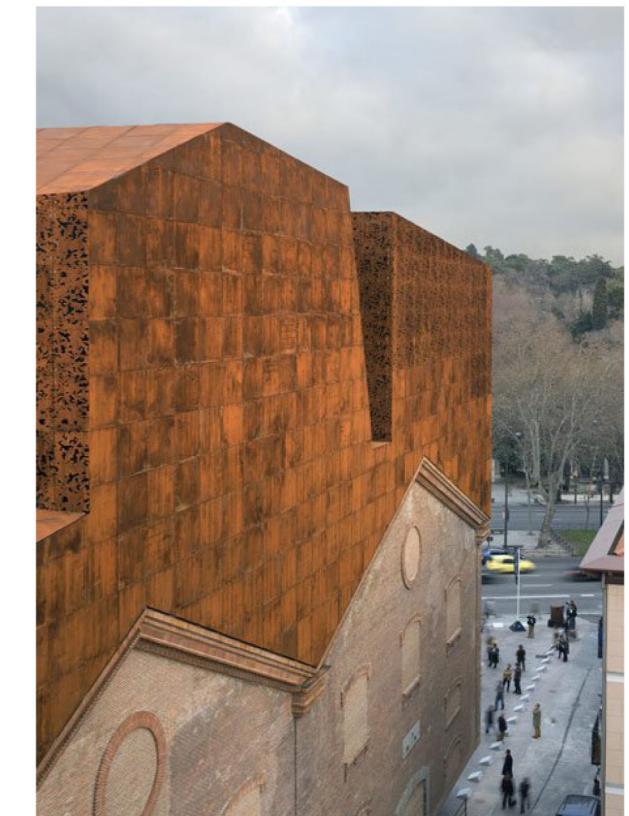
23.7 sq.m.



TWIN BEDROOM
Type 04

32.3 sq.m.





BUILDING OVER EXISTING BUILDINGS

7 PROPOSED DESIGN FINISHES AND MATERIALS

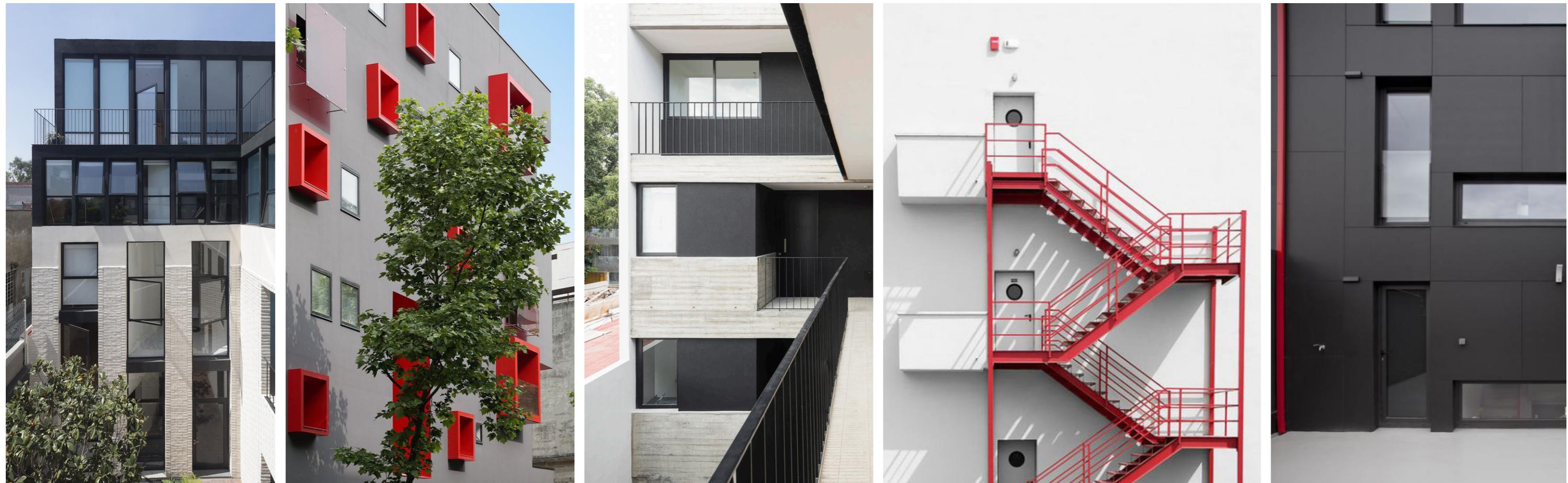
ABP Pre-Application Consultation Opinion

ITEM 2 DESIGN RESPONSE

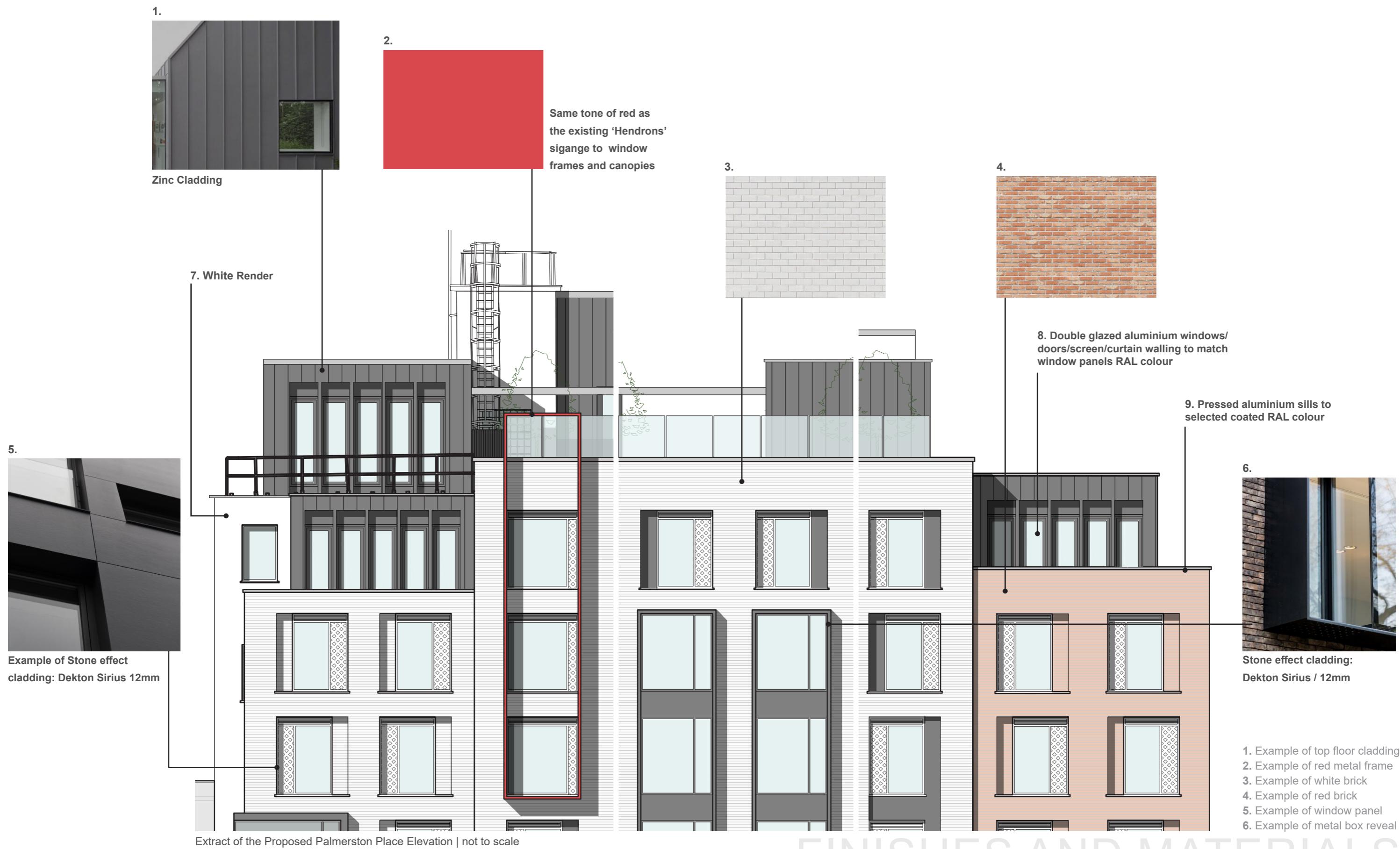
The following materials were chosen due to their aesthetic quality, durability and colour. It is our intention that the building will fit harmoniously in the urban scape and that the relationship between these materials will reflect a strategy, visual separation and/or clear contrast between existing and new.

Keeping in mind the above goals, the idea is that the majority of the materials respect the selected colour palette: white, dark grey/black and red:

- The existing concrete Hendrons building will be restored in white render and the predominant material for the rest of the development will be white brick. We chose brick, because it is the main material in the neighbourhood, and the colour white to keep a 'memory' of the demolished house and warehouses.
- Selected dark grey aluminium and glazed windows/doors/panels and dark grey cladding to set back top floors along Western Way and Dominick St Upper contrasting the building's 'base' tones.
- Red brick with light coloured mortar where the building steps down adjacent to Palmerston Place neighbouring houses to avoid an abrupt visual break with the existing buildings.
- Dark grey stone effect cladding panels to window frames;
- Feature elements in red throughout the facade inspired by the existing 'HENDRONS' lettering and front porch parapet colour.

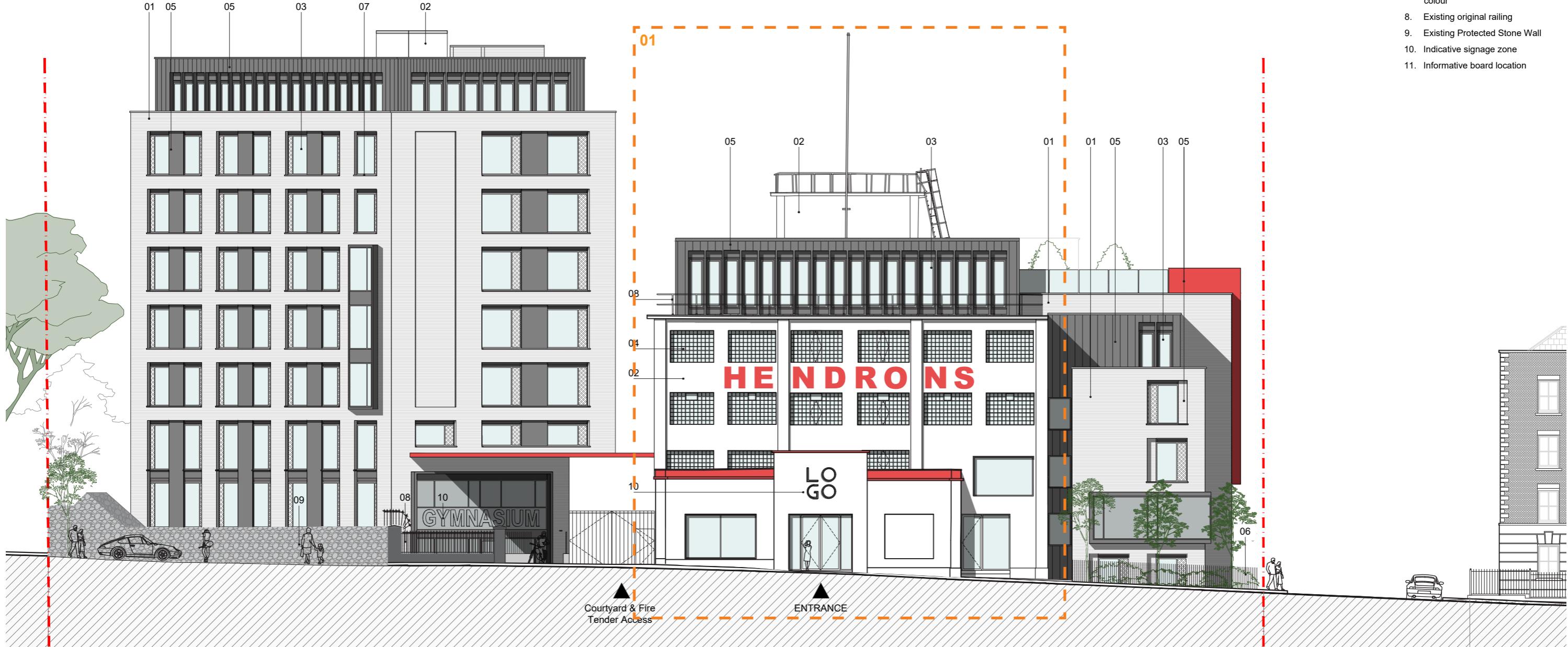


REFERENCES

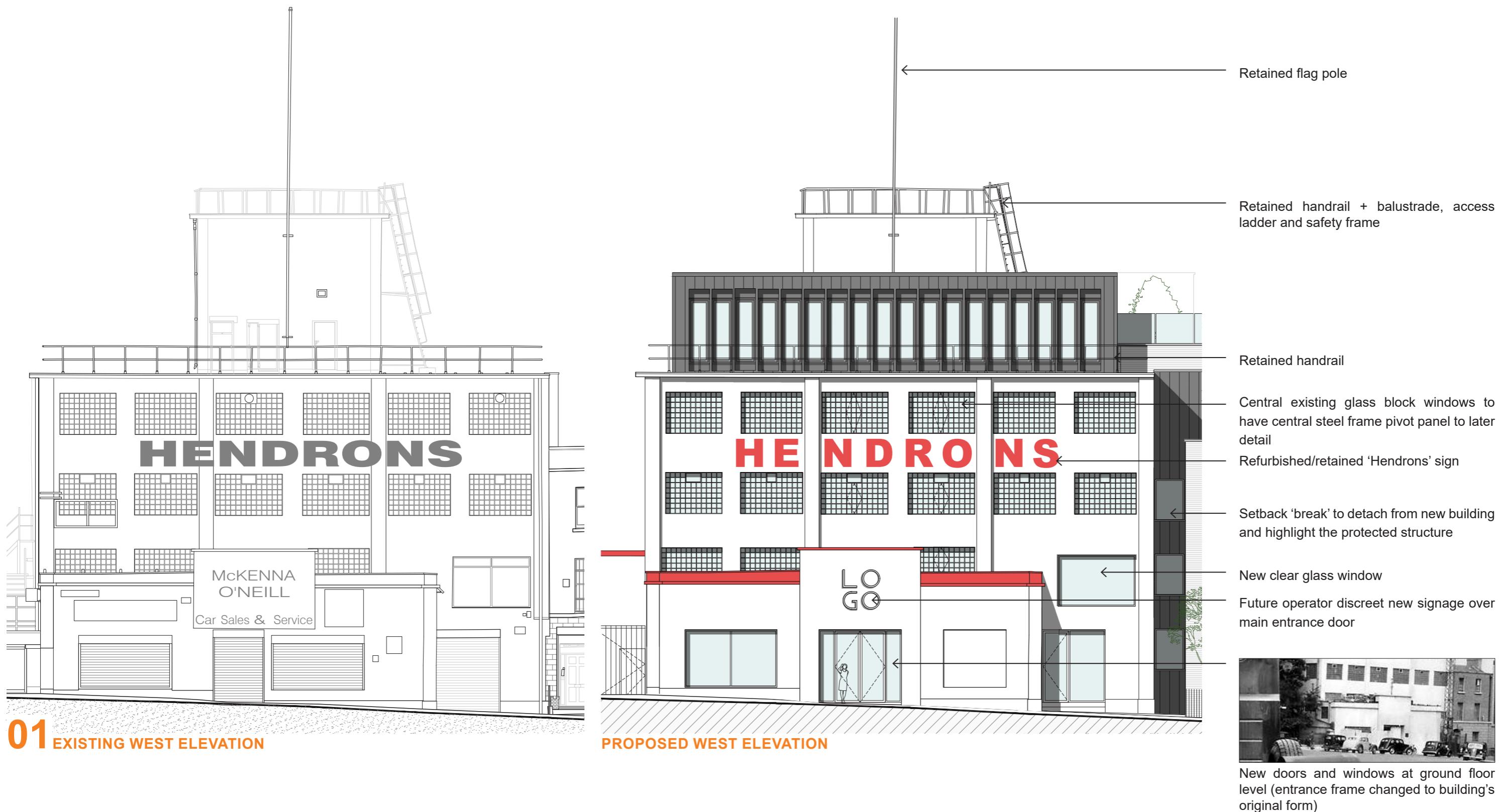


FINISHES AND MATERIALS

8 PROPOSED DESIGN DOMINICK ST ELEVATION



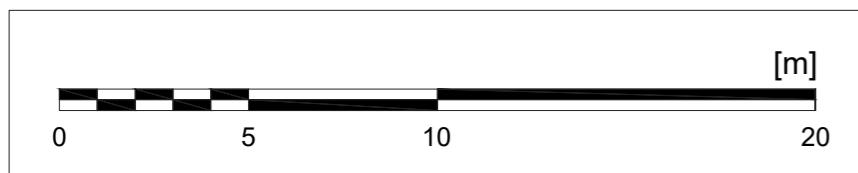
- LEGEND**
1. Selected brick finish
 2. Selected render finish
 3. Double glazed aluminium windows/doors/screens/curtain walling to selected RAL colours
 4. Glass block windows
 5. Cladding panel to selected colour
 6. Steel guarding
 7. Pressed aluminium sills to selected powder coated RAL colour
 8. Existing original railing
 9. Existing Protected Stone Wall
 10. Indicative signage zone
 11. Informative board location



8 PROPOSED DESIGN PALMERSTON PLACE ELEVATION

LEGEND

1. Selected brick finish
2. Selected render finish
3. Double glazed aluminium windows/doors/screens/curtain walling to selected RAL colours
4. Glass block windows
5. Cladding panel to selected colour
6. Steel guarding
7. Pressed aluminium sills to selected powder coated RAL colour
8. Existing original railing
9. Existing Protected Stone Wall
10. Indicative signage zone
11. Informative board location

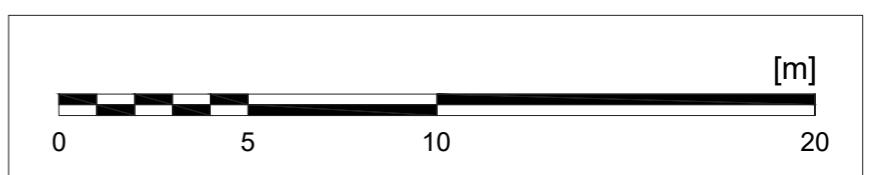


**PROPOSED DESIGN
WESTERN WAY ELEVATION**

8

LEGEND

1. Selected brick finish
2. Selected render finish
3. Double glazed aluminium windows/doors/screens/curtain walling to selected RAL colours
4. Glass block windows
5. Cladding panel to selected colour
6. Steel guarding
7. Pressed aluminium sills to selected powder coated RAL colour
8. Existing original railing
9. Existing Protected Stone Wall
10. Indicative signage zone
11. Informative board location



**9 PROPOSED DESIGN
CGI**



Visual Impact Report View 6 - Proposed



Visual Impact Report View 10 - Proposed

**9 PROPOSED DESIGN
CGI**



Visual Impact Report View 11 - Proposed

SITE STATISTICS

Site Area		ha	0.33
Plot Ratio		GFA / Site Area	3.47
Site Coverage		Upper Ground GFA / Site Area	0.55
Gross Floor Area			sq.m. 11383.72

Bedrooms	Single Bedrooms	no.	273
	Single Accessible Bedrooms	no.	6
		ratio	0.02
	Double Bedrooms	no.	1
	Proposed Total	no.	280
	Proposed Gross Floor Space	sq.m.	5521.4
Residents		no.	281

LKD	Residents' Living, Kitchen and Dining Room	sq.m.	1739.4
		ratio (sq.m./resident)	6.2
Residents Amenity	Internal	sq.m.	446.9
	External	sq.m.	1224.1
	Total	sq.m.	1671.0
		ratio (sqm/resident)	5.9
Public Spaces	Internal	sq.m.	432.3
	External	sq.m.	43.0
	Total	sq.m.	475.3
		ratio	1.7

Residents' Internal Spaces	Residents Internal Amenity + LKD	sq.m.	2186.3
		ratio (sqm/resident)	7.8
Total of Shared Internal Spaces	Residents Internal Amenity + LKD + Public Accessed Internal Spaces	sq.m.	2618.6
		ratio (sqm/resident)	9.3
Total of Shared External Spaces	External Amenity + External Public Spaces	sq.m.	1267.1
		ratio (sqm/resident)	4.5

Bicycles	Proposed Internal Spaces	no. double rack spaces	112
		no. EV spaces	31
	Proposed External Spaces	no.	32
	Total	no.	175
		ratio	0.62
Dublin Bike Spaces adjacent to development site			no. 30
Motorcycles	Proposed External Spaces	no.	3

11 PROPOSED DESIGN

URBAN DESIGN MANUAL RESPONSE

Urban Design Manual - A Best Practice Guide (2009)

CRITERIA

1 - CONTEXT

How does the development respond to its surroundings?

This section of the Design Statement demonstrates how the proposed development corresponds to the 12 criterias of best architectural practice as listed on the Urban Design Manual.

DESIGN RESPONSE

- The height, scale and massing proposed are appropriate to the characteristics of the existing topography and surroundings. The daylight/sunlight analysis supports that the proposed development will not adversely impact upon the adjoining properties to north;
- The development strategy is to contribute positively on the neighbourhood's character and scale. For that reason the proposed building has the same number of floors as the protected structure on the corner between Palmerston Place and Dominick Street Upper but set back to enhance the Hendrons building. The proposed higher blocks are on the western zone of Western Way, because its position does not impact negatively on the surroundings and the building steps down closer to the neighbouring houses to reduce visual impact and to avoid overlooking and overshadowing the Palmerston Place house gardens;
- The proposed development complies with the Dublin City Council Zoning Objectives.

2 - CONNECTIONS

How well is the new neighbourhood/site connected?

The design of the proposed development strengthens neighbourhood and site connections through the following:

- The development is located in the city centre;
- It is serviced by a luas station (less than 100m meters from the building entrance) and several bus routes that connect the site with different parts of Dublin;
- Despite being well serviced by public transport, the future residents will not feel the need to travel long distances in their daily routine, e.g. the scheme is less than a 10 minute walk from the largest shopping area in the city and a 15min walk from Temple Bar.

3 - INCLUSIVITY

How easily can people use and access the development?

JFA note the following in terms of usability and access to and within the scheme:

- A key deliverable in terms of the inclusivity of the scheme are the proposed various amenity spaces. These facilities are considered significant for future residents, and include a gym, cafe, shop, lounge/seating areas and residential amenity areas;
- The courtyard will provide a unique and vibrant central space for residents to circulate, meet and congregate;
- The uses fronting Dominick Street Upper will be accessible from the street and will add to the vibrancy of the proposed development. The applicant envisages that these facilities will be available/open for public use;
- The proposed development will provide 273 no. single bedrooms, 6 no. accessible bedrooms and 1 no. twin bedroom, all including ensuite and a kitchennete;
- The scheme provides for inviting communal landscaped spaces and provides physical and visual barriers with attractive boundary treatments, passive surveillance and creation of vibrant streetscapes where the subject site has street frontage;
- Overall, the previous described facilities are to be welcomed and are considered a significant planning gain for future residents and neighbourhood;
- The scheme will be developed in compliance with TGD Part M.

CRITERIA

4 - VARIETY

How does the development promote a good mix of activities?

DESIGN RESPONSE

- The main use of the site is residential, however the proposed development includes at street level publicly accessible spaces such as cafe, shop, indoor and outdoor seating, gym and pilates/yoga studio;
- The development also provides amenity spaces for the residents that are designed to address the needs of new tenants. The internal uses (446.9 sq.m) include a reception, two laundries, post/parcel room, administration offices, co-working space, sports/cinema room, games room and a sky lounge with kitchen and dining; the communal external amenity spaces (1224.1 sq.m.) comprises a courtyard, a private outdoor zone along Palmerston Place and two roof terraces.

5 - EFFICIENCY

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

The proposed development provides an efficient use of its land and resources through the following:

- The design strives to maximise the use of the site whilst providing an appropriate scale, massing and mix on the site;
- The proposed design has maximised the topography of the site to avoid a drastic interventions on the site. This facilitates ease of access to the proposed lower ground floor;
- The development design was influenced by the existing protected structure and tries to enhance it;
- The proposed density is supported by the proximity to the city centre and a Luas station, and as well a number of employment hubs in proximity of the site.

6 - DISTINCTIVENESS

How do the proposals create a sense of place?

- The design intent from the outset of the project has been to create a sense of place and space built around high quality, high density development with well defined landscaped external communal amenity spaces, and the creation of spaces for all age groups and active street frontage along Dominick Street Upper;
- The proposed development will be a strong presence in the neighbourhood and will ensure a sensitive approach and transition in scale;
- An exceptional landscape plan has been prepared by Parkhood and the quality of the overall landscape plan coupled with the articulation of the built form by JFA will ensure a quality proposal is delivered.
- A distinctive sense of place will be created by the integration of the protected structure and the provision of a central and sheltered communal courtyard that will encourage social integration through the creation of a local sense of community. This space is directly connected to the access lift and stair cores in the two separate blocks.

CRITERIA

DESIGN RESPONSE

7 - LAYOUT

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

- Improvements to the street scape along Palmerston Place and Western Way;
- Active and more vibrant frontage to Dominick Street Upper, inviting the public into it;
- Public open space is adjacent to the existing high quality north-south green corridor;
- The residents courtyard is sheltered by the proposed buildings which gives privacy to the residents;
- The two proposed roof terraces provides distinctive spaces for the residents, great views of the city and allows good sunlight access.

8 - PUBLIC REALM

How safe, secure and enjoyable are the public areas?

- The internal and external spaces fronting Dominick Street upper within the proposed development are accessible to the neighbourhood community. These spaces will have the benefit of passive surveillance from the bedrooms within the scheme and this in addition to the proposed landscaping will foster the provision of safe secure usable spaces within the proposed development;
- The majority of bicycle parking spaces and waste storage areas are located at lower ground level and are designed to be safe and secure.

9 - ADAPTABILITY

How will the buildings cope with change?

- The proposed scheme is considered appropriate for a mix of end users;
- The type of units proposed by the prospective applicant has evolved as a direct response to detailed studies into the local demographic profile and the market;
- JFA can confirm that all of the proposed bedroom types exceed the minimum standards for Shared Accommodation Developments as set out in the Apartment Guidelines (2018). A full schedule (HQA) confirming the areas is submitted as part of this application;
- The quality of the proposed residential units is considered exceptional to enable adaption over time depending on residential needs.

CRITERIA

DESIGN RESPONSE

10 - PRIVACY AND AMENITY

How do the buildings provide a high quality amenity?

- The proposed amenity spaces accessible to the public are only on street level, which means these are own door spaces allowing direct access from the public realm;
- The residents amenity spaces are either gated or located in the upper floors of the development, securing access from the general public;
- The majority of internal residents recreational spaces are located in the existing protected structure, that provides a greater head height and great light penetration. The external spaces take advantage of the views to the city and access to daylight. The roof terraces were carefully designed to avoid overlooking into the neighbouring houses' gardens, but to ensure a high level of passive surveillance on the scheme.
- On Palmerston Place we intend to keep the existing architectural language by proposing a lightwell along this elevation; the residents security and privacy will be guaranteed with detailed design. In the courtyard the landscape layout was thought-out so that the lower ground bedrooms have privacy.

11 - PARKING

How will parking be secure and attractive?

- 3 no. motorcycle parking spaces are provided along the space between the 'curving' block and the existing stone wall along Western Way. These will be secured by a gated access path and will be the subject of passive surveillance from the apartments.
- 175 no. bicycle spaces are being provided with the majority of 112 no. contained at lower ground level in compliance with national guidance. The remainder of bicycle parking spaces will be dispersed in the courtyard. These will be the subject of passive surveillance from the apartments.
- Sustainable modes of transport, such as cycling and walking are promoted within the proposed development.

12 - DETAILED DESIGN

How well thought through is the building and landscape design?

The design team have worked collaboratively in providing a comprehensive detailed design approach for the development incorporating the following:

- Parkhood have prepared a detailed landscape design proposal which maximise the public realm whilst also providing high quality amenity space for residents in the courtyard and roof terraces;
- Digital Dimensions have ensured that good quality daylight and sunlight is provided to all bedrooms, courtyard and roof terraces. In addition through 3D Modelling they have also ensured that the massing of the proposed development does not negatively impact on the daylight and sunlight provision to the surrounding third party residents and neighbours.
- Waterman Moylan have also reviewed the local drainage and service connections and have proposed sustainable design solutions in conjunction with the local authority.
- The team met with Dublin City Council on numerous occasions to discuss the proposed development and comments made have generally been incorporated into the detailed design of the development, particularly on the relation between the protected structure and the new buildings, and followed with a tripartite meeting involving DCC, ABP and the client.

12 PROPOSED DESIGN ABP PRE-APP OPINION RESPONSE

An Bord Pleanala Pre-Application Consultation Opinion (Case Ref: ABP-307475-20)

ITEM 2

"A report that specifically addressed the proposed materials and finishes having particular regard to the requirement to provide high quality and durable finishes which have regard to the surrounding context of the site and proximity of protected structures."

DESIGN RESPONSE

- A detailed list of proposed materials and finishes can be read in "Finishes and Materials" on page 46;
- Is part of this submission a 'Building Lifecycle Report' which addresses the durability of the chosen materials;
- The conservation report prepared by Carole Pollard details how the new buildings connect with the protected structures;
- Surrounding site context:

As mentioned before, the proposed material for the majority of the development envelope is brick. There are two main reasons why we chose this material: it is dominant in its surrounding context (see "location images" on page 11) and for its high quality, since it requires minimal maintenance and does not require regular replacement. We propose white brick as the predominant colour to preserve a memory of the existing house and warehouses, as it is possible to see below in the existing and proposed views on Dominick St Upper.



Dominick St Upper Existing view



Dominick St Upper Proposed view

Where the building steps down, in proximity to the existing neighbouring houses and its gardens on Palmerston Place, we proposed red brick and white mortar. As illustrated in the proposed visualisations below, our intention is that this brick colour in conjunction with the lower height of these blocks will work positively in the streetscape as a gradual visual sequence from existing to new.



Palmerston Place view



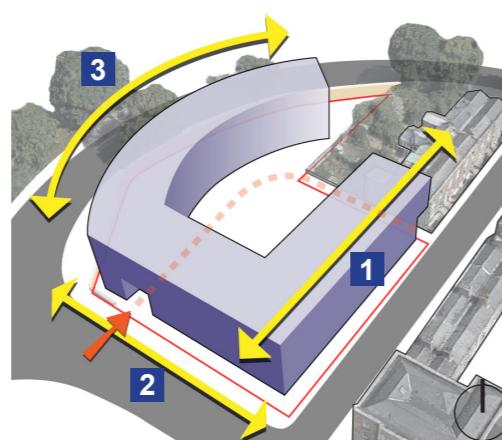
Western Way view

ITEM 3

"A detailed design rational for the approach to the massing and height of development on the site, along with additional visualisations/CGI's illustrating the relationship of the proposed development with Western Way"

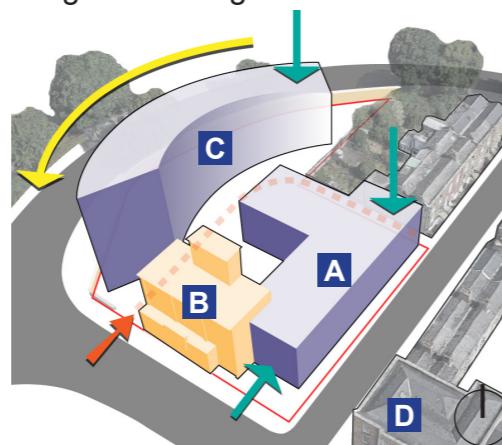
DESIGN RESPONSE

- A booklet of photomontages prepared by Digital Dimentions has been submitted with this application and illustrates the relationship between the proposed development and Western Way;
- The design rational diagrams are illustrated in more detail from page 21 to page 23 of this document;
- Diagram 2 "Form Rational"



As referenced in the summarised design rational wording on page 23, the yellow arrows in Diagram 2 represent the three site directions that influenced the proposed building's footprint. It was decided on this phase of design that the scheme would be composed of three connected blocks: one that would complete the streetscape along Palmerston Place [1], a second one along Dominick Street Upper [2] and a block along Western Way [3] following not only its curving shape, but as well the protect stone wall contour that forms part of the site boundary.

- Diagram 3 "Heights Rational"



On the next phase of the design we kept the connection between the new building along Palmerston Place [A] and the Hendrons building [B] but separated the curving building [C] from the rest of the development to accentuate the entrance to the courtyard and expose the existing glass block windows on the northwest facade of the protected building. A lower return wing was added to block A to frame the courtyard. This addition and connection to the Hendrons building was so that the new development would have the same building footprint as the existing house no. 36 and the warehouses to the back.

The green arrows pointing down indicate where the lower blocks of the development should be. This is due to their proximity to the three storey houses on Palmerston Place and their gardens. In the majority of its extent the building along Palmerston Place [A] will have the same number of floors as the neighbour building in the opposite corner of Dominick St with Palmerston Place [D]. The third green arrow suggests that the new building should setback in the corner to highlight the protected Hendrons building and make it more visible when approaching the site from Dominick Street Upper (see 3D visualisation on page 53).

The yellow arrow indicates that the proposed block along Western Way will rise to the west. In our opinion the corner between this street and Dominick St Upper is the ideal location for a taller building for the following reasons:

- There are no buildings nearby, which means that it will not cast a shadow over or overlook any of the houses in the neighbourhood (see "Daylight and Sunlight Impact Assessment" submitted with this application);
- Western Way is a wider street and can take a taller and more dominant block;
- Along Dominick Street Upper the vast majority of the recently built buildings are 6 storeys which means this is a street with potential for larger scale buildings. A taller corner building at the suggested location would not represent a threat to the streetscape. To illustrate this, we put side by side on the next page a street view of the existing and another with the proposal superimposed on the image to show that it would be minimal the visible portion of the taller building and that it will merge into the streetscape.

12 PROPOSED DESIGN ABP PRE-APP OPINION RESPONSE

An Bord Pleanala Pre-Application Consultation Opinion (Case Ref: ABP-307475-20)

ITEM 3

"A detailed design rational for the approach to the massing and height of development on the site, along with additional visualisations/ CGI's illustrating the relationship of the proposed development with Western Way"

DESIGN RESPONSE

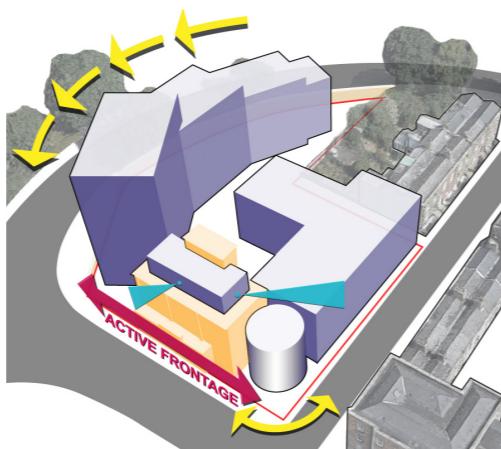


Existing Dominick Street Upper view

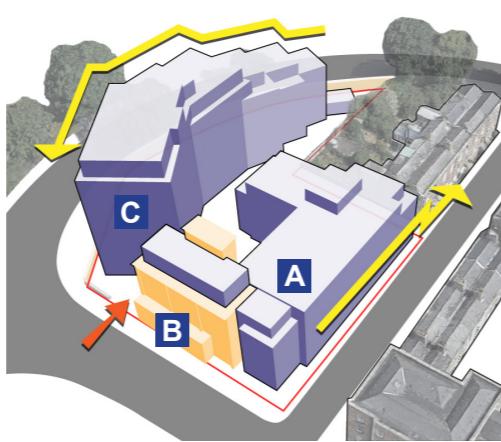


Proposed illustrative Dominick Street Upper view

- Diagram 4 "Massing Rational"



- Diagram 5 "Developed Concept"



In the next phase of design we identified a few key features important to the overall massing of the scheme:

- three faceted rectangular blocks along Western Way instead of a curved block, because this more constricted shape corresponds logically to the residential use of the development;
- a new setback upper floor to the protected structure. When we visited the site we noticed that the views over the city from the roof of the building were astonishing (image on page 39), so it would be the ideal location for an inviting gathering space for the residents, different in character from the other amenity rooms in the Hendrons building. It is also our intention that this additional floor will frame and highlight the protected structure.
- active frontage on Dominick Street Upper at entrance level. It is important that the public clearly understands that they are welcome to access and use the spaces that front this street, and that they will be available for community use, as described in this documents section "Upper Ground Floor Uses" on page 35. It is proposed a pronounced corner building to accentuate the character of the entrance level uses.

The previous design phases took us to the proposed developed concept illustrated in diagram 5:

- a sequence of faceted blocks along Western Way rising in height when getting closer to Dominick Street Upper;
- lower buildings near the existing houses;
- setback top floor to the overall scheme, influenced by the character of the new top floor to the existing building. This will also help in the perception of the building from the street views.
- clear breaks between the protected structure [B] and the new buildings: one clear vertical setback between block A and a complete break with block C with a new proposed canopy connecting them visually as it is possible to see in the drawings presented throughout this document. The connection with the protected structure is detailed in the submitted Conservation Report prepared by Carole Pollard.

ITEM 8

"A detailed schedule of accommodation demonstrating compliance with the relevant standards set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, in relation to Shared Accommodation Developments, including SPPR9, in particular"

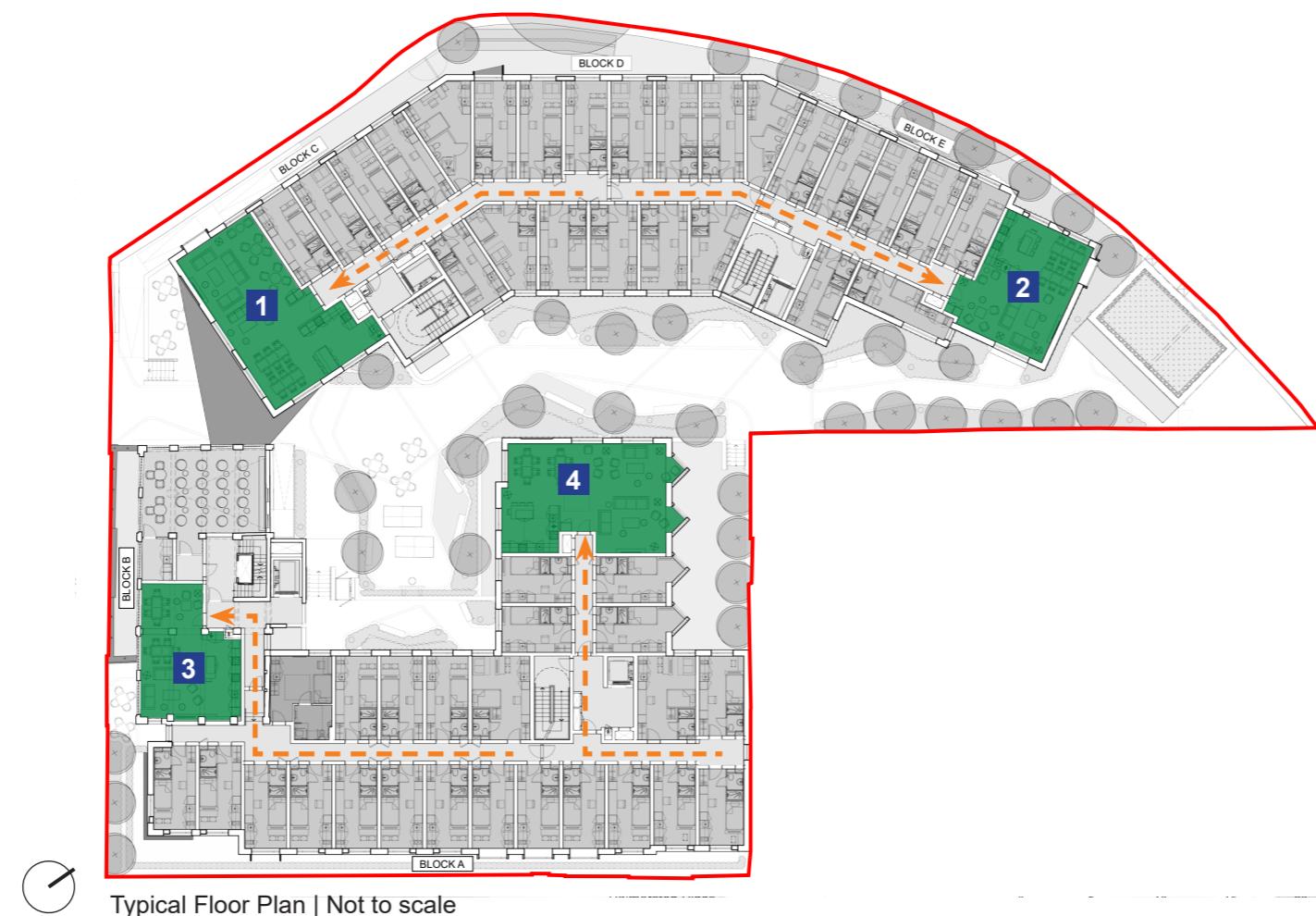
DESIGN RESPONSE

The proposed ratio of LKD for the all scheme is 6.2 sq.m. per resident (1739.4 sq.m./281 no. residents). For further detail on bedrooms sizes and distribution of the LKD areas on all floor levels please consult floor plan drawings and the "Housing Quality Assessment" submitted as part of this application.

It is our intention that the individual LKD units will have different moods/types of spaces to match different residents, such as different age groups. The section of this document "LKD and bedrooms" on page 41 shows a few examples of the environment we hope to achieve on these spaces.

LKD design and distribution rationale:

- The proposed LKD units are located in areas of the building with great daylight exposure and with views to either the city or into the courtyard;
- The LKD units size on each floor depends on the number of residents they serve. This will balance the proposed ratio of LKD area per resident through the scheme;
- If we use the typical floor as an example to illustrate the previous items (please see image below) it is evident that the LKD rooms in blocks A and B are similar in size to the LKD rooms in blocks C, D and E. LKD-1 and LKD-2 will serve the 25 no. residents on blocks C, D and E, the area of the two spaces is 155.0 sq.m. which represents 6.2 sq.m of LKD per resident. LKD-3 and LKD-4 will serve the 24 no. residents on blocks A and B, the area of the two spaces is 148.2 sq.m. which represents 6.2 sq.m of LKD per resident.





CAPABILITY STATEMENT



INTRODUCTION

Since its foundation in 1994, John Fleming Architects (JFA) has developed a diverse body of work including **bespoke commissioned buildings, multi unit residential, student residences, commercial, offices, hotels, hospitality/leisure and retail projects**, as well as many large scale **master planning** exercises. Within our portfolio of completed projects are commissions by private end users, property developers, state bodies and charities. JFA has and continues to enjoy the challenges that this wide variety of clients, each with very different briefs, aspirations, needs and budgets has presented.

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COMPANY DETAILS

Registered Company Name: Mercola Ltd. T/A John Fleming Architects
Registered Company Address: Garadice House, 3-4 Fairview, Dublin 3

Company No: IE 395387
VAT No: 6415387S
Directors: John Fleming and Fiona Hackett

PAST EXPERIENCE

In over **twenty years** in business we have completed over **5000 houses and apartments, 2000 beds of student accommodation**, and numerous **hotels, offices, schools, shopping centres, motor showrooms, fit outs and conservation projects**. We have carried out bespoke purpose designed buildings for major organisations and institutions. Ongoing projects include a number of large student residences in Dublin, several hotels and apartment blocks, sheltered housing, large residential developments and a major extension to a prominent educational facility.

INSURANCES

Professional Indemnity Limit: €6,500,000.00
 Insurer: Lloyds - Professional Indemnity

 Public Liability Indemnity Limit: €6,500,000.00
 Insurer: AIG Insurance

 Employers Liability Indemnity Limit: €13,000,000
 Insurer: AIG Insurance

DIFFERENTIATION

PRINCIPAL STAFF

We believe that the **range** and **diversity** of our work has made us stronger, **better informed**, more **flexible, open minded** and **creative** in our approach to new projects. Our work has been rewarded with many **architectural prizes** and acknowledgements from our valued clients. The **reputation** of both our Dublin and London offices has been established by a **commitment** to the collaborative aspects of creating architecture and by a strong focus on refining design ideas to arrive at a solution which is **architecturally, socially and intellectually coherent**.

SERVICES

- Full architectural services
- Project Management
- Masterplanning & Urban Design
- Feasability Studies
- Assigned & Design Certifier (BCAR)
- Conservation
- Project Supervisor Design Process
- Interior Design & Fit-out
- BIM Services

ACCREDITATION

The Royal Institute of the Architects of Ireland (FRIAI)
 RIAI Conservation Accreditation Level 3
 Architects Registration in UK (ARB)
 ISO 9001: 2008 Accredited
 L4G, Duke University

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Brendan Dineen
Rachel Moore
Cormac Nolan
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Damien Hennessy
Jamie D'Arcy
Ronan Byrne
Davyn Keuter
Kieran Morrisroe
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Damien Doran
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Oscar Carballal
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Inês Figueiredo
Neil Carder
Inês Carvalho
Robin Jardine
Matthew Thornton
Noramay Cullen
Mary Kate Halpin
Fiona Hackett

Principal
 Senior Associate/ Director
 Senior Associate/ Director
 Associate/ Project Architect
 Associate/ Project Architect
 Architectural Technologist
 Project Architect
 Project Architect
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 Project Architect
 Financial Control
 Office Manager
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