Student Residence Goatstown LSRD Application_Rev 00.00

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BOOKLET 01

DESIGN STATEMENT

Issue P01







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Student Residence Development at Former Victor Motors Site, Goatstown Road, Dublin 14 for Orchid

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P19-181D Architectural Design Statement

Description

PD PA

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Reddy Architecture + Urbanism

Dartry Mills, Dartry Road, Dublin 6

Architects:

Landscape Architects: **Rónán MacDiarmada & Associates Ltd. Landscape Architects & Consultants** 5 Tootenhill, Rathcoole,

Co. Dublin

Daylight Sunlight: **3DDB** Unit 1, Adelphi House, George's Street Upper, Dún Laoghaire, Dublin, A96 DX47 1.0 | Site Context



Executive Summary

This Design Statement forms part of a planning submission for a proposed student residence at the former Victor Motors site on Goatstown Road. Dublin 14.

The purpose of this document is to set out the Urban Design and Architectural Design principles that underpin the proposal and to describe the rationale behind design decisions. This document is intended to be read in conjunction with the accompanying Housing Quality Assessment.

The design proposal forms the basis of a significant urban renewal scheme, which, in addition to providing professionally managed student accommodation which meets the highest international standards, also achieves many other significant objectives:

- The provision of a significantly enhanced urban edge to Goatstown Road including a new landscaped buffer zone.
- Professionally managed student housing with associated • entrance lobby and communal facilities.
- The provision of a significant new east facing landscaped • courtyard at the heart of the development, plus additional landscaped roof terraces.

The ability of Orchid Residential Limited to deliver what will be a urban regeneration scheme is contingent on the scheme being viable and as such everything that is included in this proposal has been examined and is deliverable.

Our client and Design Team believe that this scheme will be an exemplar for all future student housing schemes.

Key Features

The development is designed to be compliant with :

1. Guidelines on Residential Developments for 3rd Level

Students (Section 50 of the Finance Act 1999)(updated 2005). 2. Urban Design Manual: A best practice guide

3. Urban Development and Building Height Guidelines for Planning Authorities (Dec 2018)

5. Dun Laoghaire Rathdown County Development Plan 2022-2028

6. Guidelines on Residential Developments for Third Level Students (2005), and any amendment thereof.

7. The provisions of The National Student Accommodation Strategy (2017)

- 8. Circular PL 8/2016 APH2/2016
- 9. Circular NRUP/05/2021

Key deliverables on these Policies which the proposed scheme will deliver include:

1. Provision of high quality professionally managed accommodation providing 220 student beds.

2. Provision of communal facilities at ground floor to create life and vitality at ground level, fronting Goatstown Road.

4. Provision of residential east facing communal courtyard garden exploiting the sites orientation.

5. Cycle parking, associated drop-off and parking provision on grade

6. Provision of landscaped areas as a public and residential amenity and to enhance biodiversity and SUDS.

The Development also takes guidance from the following documentation

- Sustainable Urban Housing: Design Standards for New Apartments (2020); Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009)

Urban Design Manual: A best practice guide

- Sustainable Residential Development and Compact Settlements Guidelines 2024
- Greater Dublin Area Transport Strategy 2022-2042

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' against the proposed development.

The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' specify planning policy requirements for:

- Floor to Ceiling Height
- Lift and Stair Cores
- Amenity Space
- Security Considerations

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanala are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRS) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.

Accordingly, where SPPRS are stated in the guideline document, they take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes. Where such conflicts arise, such plans should be amended by the relevant planning authority to reflect the content of these guidelines and properly inform the public of the relevant SPPR requirements.





Guidelines on Residential Developments for 3rd Level Students

Section 50 Finance Act 1999

Relief for Rented Residential Accommodation for Third Level Students (Section 50 Finance Act 1999)

Dun Laoghaire Rathdown County Development Plan 2022-2028



The overall subject lands are zoned, Objective A, 'to protect and improve residential amenity'.

Table 13.1.2

ZONING OBJECTIVE 'A' To provide residential development and improve residential amenity while protecting the existing residential amenities.

Permitted in Principle

Assisted Living Accommodation, Community Facility*, Childcare Service*, Doctor/Dentist etc.*, Education*, Health Centre/ Healthcare Facility*, Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation.

Open For Consideration

Allotments, Aparthotel, Bring Banks/Bring Centres, Carpark®, Caravan/Camping Park-Holiday, Caravan Park-Residential, Cemetery, Cultural Use, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry⁴, Offices less than 200sq.m.⁶, Offices in excess of 200 sq.m.⁴, Service Station, Place of Public Worship, Public House, Residential - Build to Rent, Restaurant, Service Garage, Shop Neighbourhood, Student Accommodation, Sports Facility, Tea Room/Café, Veterinary Surgery.

- Where the use will not have adverse effects on the 'A' zoning objective, 'to provide residential development and improve and improve residential amenity while protecting existing residential amenities'.
- b: Only as an ancillary component of and directly connected to the primary use and/or ancillary to public transport and/or active travel modes.
- less than 200sg.m.
- Only applies to A zoned lands subject to Specific Local Objective 122.

History of the Site

There are no significant historical aspects to this site. The subject site and sites directly adjacent do not contain any protected structures or national monuments.

The planning history of the site is detailed in the Planning Consultants report which accompanies this application.

The application is accompanied by an Archaeological Assessment prepared by IAC which concludes there are no archaeological interests on the site.



OSI Historic Map



1.2 Site Statistics

Site and Area Appraisal of Proposed Development

The urban structure of the surrounding hinterland consists of a mix of new apartment buildings up to 5 storeys in height in Trimbleston and older suburban detached and semi-detached two storey housing.

Goatstown Road is one of the main arteries to Dublin city from the M50 at Sandyford and is marked on the development plan as a future bus corridor.

The current use of the site is not in keeping with the objectives of the LAP or development plan and the proposed residential scheme addresses this issue.

Once developed, the scheme will improve the character of the site, enhancing the streetscape. Quality urban design principles are used to create a strong urban edge to Goatstown Road reinforced with quality landscaping,

The site itself lacks any definable character. The proposed ground floor will create an active frontage along the entire of Goatstown Road elevation.





Existing Aerial View

Proposed Aerial View

1.3 Site Context

Description of Existing Site and Surrounding Area

The existing site (highlighted in red) is located in south Dublin and is comprised of the lands of the former Victor Motors Site on Goatstown Road, Dublin 14. The site area amounts to 0.34Ha.

As demonstrated in the following diagrams, the site is centrally placed in terms of public bus and LUAS transport nodes offering direct connections to Dublin City Centre.

It is located along a main radial route towards the city centre from Sandyford, making it ideal location in terms public transport accessibility. Bordering the site is the Trimbleston estate to the north and east, Goatstown road to the west and a neighbourhood centre to the south. The neighbouring sites are separated by a border wall, trees and shrubbery. The site slope towards the south by 3 meters.



SITE ANALYSIS -ACCESS / ORIENTATION -EXISTING CONDITION



SIT

1.4 Site Existing Views

2.0 Planning Context





View 01





View 02



View 04





View 03



Aerial view from West

SITE ANALYSIS - SITE PHOTOGRAPHS

AERIAL IMAGES





1.5 Contextual Height Comparison



1: Goatstown Rd. West Facing, The Grove



2: Goatstown Rd. South West Facing, The Grove



3: Goatstown Rd. East Facing, Trimbleston



4: Mount Anville Rd. North Facing, Knockrabo



Goatstown Road Height Comparison

1.6 Connectivity



Design Report |Goatstown Student Residence

2.0 | Proposal Overview



PRE-PLANNING CONSULTATION MEETING

Initial Scheme

- 6no. Stories with step back to rear
- Communal courtyard
- Entrance to Common Areas from Goatstown Road

Concerns: The following concerns were raised by DLRCOCO

1. Appropriate Scale and Impact on Adjacent Residential Amenity:

It is considered that insufficient evidence has been provided in submitted CGI, elevation, and plan drawings to mitigate concerns - regarding overbearing and excessive height upon dwellings/buildings particularly directly to the north of the scheme and along streetscape.

Strong rationale must also support deviating from previously recommended conditions under Ref. ABP-313235-22, which were recommended by the Planning Authority to address these concerns.

Having reviewed the design in light of the feedback received from DLRCOCO we have redesigned the 6th floor to set back the facade from the Northern boundary of the site.

The rooms have been rearranged to reduce the number of Student Pods, re-orienting the bedrooms and increasing the remaining pod to 8 rooms and making a minor change by adding a single room to the pod on the Southern Side of the plan. This has led to an overall reduction of 1 student room, the Sixth floor now comprises 2 Student Pods.

This change has significantly reduced the massing of the top floor along the northern boundary mitigating any overbearing or excessive height upon the neighbouring property.

The windows on the middle floors have been angled to protect the privacy of the property to the North.



View South Along Goatstown Road Pre-App



Revised View South Along Goatstown Road with set-back upper floor

Design Report |Goatstown Student Residence



Elevational View Along Goatstown Road Pre-App



Revised Elevational View Along Goatstown Road with set-back upper floor

2.1 Response to Items Raised in DLRCOCO Response to Pre-App Submission



View from Tribmlestown looking West Pre-App







Revised Elevation along Goatstown Road with set-back upper floor

Revised View from Tribmlestown looking West

2.1 Response to Items Raised in DLRCOCO Response to Pre-App Submission

Views towards the rear garden of No. 10 Willowfield Park from the south facing living room windows on the second and third floors of the block to the rear (southeast) of the site shall be obscured by way of louvers."

The house at 10 Willowfield Park is over 29m from the first floor of the proposed development. The windows on the South elevation are angled away from the boundary and the living room windows have louvred sections, they can't be fully louvred due to faylighting requirements.

The 2 no. of large blank wall elevations situated on the eastern elevation be provided with high level / clerestory windows to assist in breaking up the solid brick wall elevation. These windows shall be non-openable and located at a minimum of 1.7m above finished floor level across all floors to prevent any vertooking.

Having reviewed the option if clerestory windows we have instead revised the elevations to include louvres windows and brick detailing.

A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, and e.g. any impacts on perception of bulk, and the treatment of balconies in the (student) apartment buildings, landscaped areas, pathways, entrances, and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long-term management and maintenance of the proposed student accommodation development and a life cycle report for the apartments in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2023)."

Please refer to the section of this report dealing with materials and finishes and the CGIs by 3DDB. The proposal does not include any balconies.

The Landscape report by RMDA deals with boundary treatments, A life cycle report is included with the application as well as a management report.



Proposed East Elevation

2.1 Response to Items Raised in DLRCOCO Response to Pre-App Submission



2.2 Performance Based Criteria for Increased Height from DLRCOCO Development Plan 2022-2028

At District/Neighbourhood/Street Level

Proposal must respond to its overall natural and built environment and make a positive contribution to the urban neighbourhood and streetscape.

The Proposal should not be monolithic and should avoid long, uninterrupted walls of building in the form of slab blocks.

The Facade has been developed to break up the mass of the building along the Road edge. Please Refer to the design development section of this report for the massing strategy

Proposal must show use of high quality, well considered materials.

The proposal is for a brick finish generally with cladding and curtain walling sections to break the facade and form the set-back upper floor. Amenity spaces will have high quality and durable materials to ensure longevity. Please refer to the Materials and Finishes section of this report.

Proposal where relevant must enhance urban design context for public spaces and key thoroughfares and marine or river/ stream frontage.

The street frontage on Goatstown Road is currently broken by the existing set back isolated building on this site. This proposal seeks to enhance the urban grain of the street bringing activity and a quality of design and finishes to thie underutilised site.

Proposal must make a positive contribution to the improvement of legibility through the site or wider urban area. Where the building meets the street, public realm should be improved.

The new street frontage is of high quality design and finishes. The landscaping will further enhance the address to the street and provide a more welcoming environment improving the urban edge.

Existing Aerial View

Proposed Aerial View

Proposal must positively contribute to the mix of uses and /or building/dwelling typologies available in the area.

The proposed use as a student residence provides an new and important alternative use. The area is typically populated with suburban housing and apartments with a small neighborhood centre. Given the location close to UCD the proposed use is appropriate as well as providing variety.

Proposal should provide an appropriate level of enclosure of streets or spaces.

The proposal provides a new street edge enclosing the residents communal area to the centre of the scheme. The street elevation has been carefully considered and developed to ensure that its presentation to the street is not monolithic or overbearing.

Proposal should be of an urban grain that allows meaningful human contact between all levels of buildings and the street on spaces.

The proposed development is made up of a series of spaces that allow the user to move comfortably and securely through the scheme. It provides active uses at ground floor in the form of residents amenity spaces activating the street edge at a human level and improving the urban grain through the design of the landscaping and the building itself.

Design Report |Goatstown Student Residence

Concept Development - Design Principles

The building height of the proposed development, (massing between 1-4-5 and 6 storeys), provides adequate enclosure to the street and public/private spaces as well as creating an urban edge along Goatstown Road. The rhythm of vertical elements on the building facade break down the mass and height further to create buildings of a human scale, with a strong and legible base/podium containing social spaces with residential accommodation overhead.

This development seeks to create a strong urban edge to the road. The strategy from the outset was to respect the adjacent and surrounding buildings while also considering the potential development capacity. For example, on the South side of the site the building steps down in height to 4 and 1 storey.

• <u>Public v Private</u> - Courtyard zone dedicated to private use for all residents to the East of site

- <u>Aspect</u> The rear of the building faces East allowing for abundant light in the rear private courtyard area
- <u>Street Edge</u> The front of the building creates a strong building line along Goatstown Road
- <u>Amenity / Landscape / Protected zones</u> The amenity area is sited in the courtyard and in a series of roof terraces.
- <u>Scale</u> The building form respects the established pattern of stepping back the building at the upper levels to reduce the overall massing

• <u>Elevation</u> - Each elevation is considered carefully regarding aspect, mass and scale. The elevation along Goatstown Road is broken down into smaller elements to create an appropriate rhythm + proportion.

Proposed Aerial View

Proposed Goatstown Road Elevational View

General Development Standards

The Dun Laoghaire Rathdown County Development Plan contains a number of general development standards which are relevant to the development of the subject site and are summarised below:

Residential Density:

The proposed building (with heights ranging from 1-4-5 and 6 storey) is relatively high density for the subject site but the density is considered entirely appropriate because of the National Planning Framework requiring the increased density, scale and height of development in our town and city cores. There are examples of similar scale buildings in the surrounding area in The Grove and Trimbleston on Goatstown road and Knockrabo on Mount Anville Road.

Parking:

•Provision of 176 no. long stay bicycle parking spaces (incl. 2 cargo and 2 e-bike, 85 Stacked and 85 Sheffield) distributed within the central courtyard and North boundary (stacked parking with roof cover with Sheffield stands to the lower level) and 2 short stay cargo spaces and 8 short stay Sheffield spaces in the central courtyard with a further 34 short stay Sheffield spaces adjacent to the front and North boundary.

•Provision for 6 no. car parking spaces comprising 2 no. disabled parking spaces and 4 no. set down parking spaces adjacent to the front entrance to the site;

•Vehicular access to the site is via Goatstown Road from 2 no. entrance points (reduction from 3 no. entrances currently);

Please refer to the Civil Engineering Infrastructure Report prepared by Barrett Mahony Consulting Engineers.

Floor to Ceiling Height

Sustainable Urban Housing: Design Standards for New • Apartment guidelines 2018, section 3.21 requires a minimum floor to ceiling height of 2.4m. The ground floor units will achieve a minimum floor to ceiling height of 2.7m and all other levels will achieve a ceiling level greater than 2.5m.

Site Coverage:

The Site Coverage of the proposed development is 50%. As described in previous chapters, the site coverage is affected by, existing building lines/proposed urban edge to the Goatstown Road

Floor Areas:

The minimum floor areas permissible are as per the Guidelines on Residential Developments for 3rd Level Students as follows:

Key Planning Statistics:

a tabular format.

Key Planning Statistics	Quantum	Dimension
Site Area	0.34	На
Site Coverage	1,734sqm (50%)	%
Plot Ratio	1.8	
Density	55 units/ 0.34ha = 161dph	

Proposed View Looking South along Goatstown Road

An overview of the key planning statistics are set out below in

The massing of the building creates a strong urban edge to the Goatstown Road and has being carefully considered regarding day and sunlight penetration. The building's mass steps down towards the south allowing enhanced sunlight and daylight penetration into the communal courtyard and associated units which over look them. This along with the courtyard facing east allows it to benefit from that morning sunlight.

The previous sections illustrate in detail, how the new development responds to the existing context.

3.2 Connections

The new development will utilise the existing LUAS, traffic and bus movements which will form easy links to the surrounding area and greater Dublin area. When choosing which area to live in, most people will choose a neighbourhood that permits easy or close access to the places that they need or like to visit on a regular basis so the placement of this development will be ideal, due to it being located on a proposed bus connections route.

Active public spaces and landmark buildings provide a sense of place in cities. Our vision is to create quality architecture that will identify this as a quality place to live.

Scheme Development

The proposed scheme is the result of an intensive design process by the design team to ensure the proposed scheme achieves the highest design quality possible and also reacting positively to the constraints of the existing site and associated site context.

The design proposal advanced and developed as the initial design process commenced and reacted to comments made during pre planning consultation meetings with Dun Laoghaire Rathdown Council Planning Department. The proposed scheme aims to satisfy the comments and queries made by DLRCOCO to the design team during these consultation meeting.

Proposed Courtyard View

Design Strategy

The proposed development will have a distinctive character generated by the creation of a strong urban edge onto Goatstown Road, following best practice urban design principles combined with contemporary design.

The proposed building line aligns with the proposed building line within the LAP.

A high level of amenity is provided with a large landscaped courtyard space, a series of landscaped roof terraces and provision of internal communal spaces providing active frontage along Goatstown Road.

Safe and pleasant spaces have been created with active streetscapes and passive surveillance of all spaces by residential units in order to both enliven the area and make it a 'home' for the residents of the development.

The proposed development will be comprised of

•220 no. student bedspaces (including 10 no. studios), all within a part single storey, part 4 no. storey and part 6 no. storey 'U'-Shaped building;

•The building is single to 4 no. storeys along the southern boundary (with roof terraces at 4th floor level) and part 5 and 6 storeys along Goatstown Road (with set backs) and boundary to the north (with roof terrace at 5th floor level fronting onto Goatstown Road);

•Amenity space equating to c. 1,785 sqm is provided across the site consisting of c. 1,247 sqm of external amenity in the form of a central courtyard at ground level and roof terraces at 4th and 5th floor levels;

 Internal amenity space equating to c. 538 sgm is provided in the form of 2 no. ground floor lounge/study areas, kitchen/ tearoom, laundry, and concierge/office space;

•Provision of 179 no. long stay bicycle parking spaces (incl. 7 cargo and 2 e-bike) distributed within the central courtyard (stacked parking with roof cover with Sheffield stands to the lower level) and adjacent to the front and North boundary and 42 short stay spaces at the front boundary wall.

•Provision for 6 no. carparking spaces comprising 2 no. disabled parking spaces and 4 no. set down parking spaces adjacent to the front entrance to the site:

 Vehicular access to the site is via Goatstown Road from 2 no. entrance points [reduction from 3 no. entrances currently];

•Ancillary single storey ESB substation and switch room and refuse store are provided at ground level;

•Provision of surface water and underground attenuation and all ancillary site development works including site wide landscaping works, lighting, planting and boundary treatment

The proposed development will have a distinctive character generated by the creation of a strong urban edge onto the Goatstown Road, following best practice urban design principles combined with contemporary design. Site context, location, public transport links and the National, Regional and local guidelines and standards, as well as the County Development Plan requirements and objectives have been central to the design process in order to achieve a built environment that provides high quality materials and design.

A high level of amenity is provided though green roofs which will significantly enhance biodiversity within the site.

The proposal is in contrast to the large featureless commercial site that exists today. The intention is to give the area a welcoming atmosphere and make a legible urban edge to the main road.

The design and massing of the building was developed to respond to the streetscape along Goastown Road. The mass of the building has been broken into sections both vertically and horizontally to address the street. A section of the building is cantilevered towards the road while the building line is moved forward at the North end to visually break the mass of the facade.

The proposed development will provide:

- 220 Student bed spaces in total, designed to meet the standards set out in the Guidelines on Residential Developments for 3rd Level Students comprising of:

- 10 no. studios

- 39 no. Clusters (220 Bed spaces)

2.7 Design Evolution: Alternatives Considered

Design Development

The design and massing of the building was developed to respond to the streetscape along Goastown Road. The mass of the building has been broken into sections both vertically and horizontally to address the street. A section of the building is cantilevered towards the road while the building line is moved forward at the North end to visually break the mass of the facade.

The Goatstown facade design has developed through discussions with the DLRCOCO on the different material and formal makeup. The mass was broken down by introducing vertical elements to the building and broken down further by the different use of high quality materials, being a mix of red and black brick as well as curtain walling. The massing responses to the scale of the buildings either side.

Concept Development - Urban Form

The strategy from the outset has been to create a strong urban edge to the Goatstown Road, optimise day/sun light penetration and site aspect.

These principles have been the main generators for the resulting urban form. The provision of a large communal courtyard space to the rear of the building has meant that the internal spaces benefit from enhanced quality of sun/light and amenity.

A defined urban form is required along the Goatstown road where 6 storeys is proposed in order to create a strong urban edge but also offering a unique identity to the main elevation.

Concept Development -Orientation

The development creates a defined building line and new urban edge to the Goatstown Road, with the front elevation of the linear block facing West. The rear finger blocks project from this Block in a southerly orientation to maximise the quality of light for all units

The Goatstown facade design has developed through discussions with the DLRCOCO on the different material and formal makeup. The mass was broken down by introducing vertical elements to the building along with the different use of high quality materials, being a mix of red and black brick as well as curtain walling. The massing responds to the scale of the buildings either side. As a response to this, the building has been broken down into 4 solid elements angled to follow the curve of the street.

Goatstown Road Elevation Development

Staggered windows to Goatstown facade to break up the 90 meter elevation

Vertical elements introduced to the facade to break down the elevation

Angled window frames to add to the curved elevation concept, mimicking the curved nature of the road and footpath

Different brick colour used to break up protruding facade element

2.8 Design Development

Concept Development - Design Principles

Approach / Access / Egress

The main approach to the building for residents will be via the main entrance located off Goatstown Road at the upper end of the site. The design of the entrance will be such that it will be instantly recognisable as the main entry point.

Night time access to both main vertical circulation cores will be from the main entrance lobby and office space.

External Spaces - Public / Communal /Private

Private spaces will be clearly delineated with the use of hard and soft landscaping with gated access and entry for residents residing in the scheme.

Passive surveillance will be achieved with clusters facing into the courtyard and the Goatstown Road. The courtyard external amenity spaces will be fully lit and usable all year round, creating a safe space for residents to interact whilst providing a level of passive surveillance.

Landscaping

High quality design and a clear green infrastructure will be applied to all perimeters of the proposed building. Green buffer zone with incorporating soft landscape screening will be used to create a visual and acoustic buffer to the existing road way and associated traffic. This will enhance the amenity along the Goatstown Road.

Internal Amenity Spaces

Internal amenity space comprising a cafe games room and group study area are provided at ground floor giving an active street front.

Car / Cycle Parking Strategy

Car Parking is located to the front of the building at grade. Bicycle parking for residents use is located in the courtyard with visitor spaces to the front of the building. Access to the courtyard is provided at ground floor with a gated vehicular access for services..

Floor Level	Facilities	Area (m2)
Ground Floor	Kitchen/ Tea Room	112
	Multi- functional Space 01	122
	Multi- functional Space 02	161
	Laundry	15
	Office / Concierge	11
	Communal Toilets	20
	Refuse	44
1st - 5th	Store	24
Ground Floor	Communal Terrace (External)	694
Fourth Floor	Communal Terrace (External)	170
	Communal Terrace (External)	50
Fifth Floor	Communal Terrace (External)	333
Total Amenity		1,247 (c.6sqm per person)

Courtyard Amenity

Roof top External Amenity

Car & Bike Parking

Internal Amenity

Ground Floor Amenity

2.8 Design Development

Entrance Lobbies, Circulation and Safety:

- All residential units will be accessed from the main concierge space. Residents and their visitors will enter through the main entrance lobby and from here travel towards the vertical circulation core which allows access to their unit.
- Residents will travel through the concierge space to the rear communal courtyard and travel along the building to. The route is indicated on the diagram below.
- Access to all entrances and circulation cores will be secured by fob access. A CCTV system will also offer additional security. All external spaces around the building benefit from passive surveillance from the units which over look them.

Communal Open Space:

 As demonstrated previously within this report, external communal amenity space forms an important role in overall quality of residential amenity within the scheme. The communal landscaped courtyard and roof terraces can be accessed from both of them main circulation cores. The communal open space exceeds the area requirements of the Design Standards for Student Accommodation See landscape report prepared by RMDA for further detail on hard/soft landscaping, planting species and courtyard character spaces. The communal courtyard benefits from passive surveillance from upper level units of the adjoining blocks. The management company will implement a landscape maintenance strategy and water/drainage connections will be provided.

Communal Facilities

• Communal facilities are provided in line with Design Guidelines for Student Accommodation as previously illustrated within this report.

Part Plan: Ground Floor Level - Access route to cores of each block through main entrance.

2.8 Design Development

Adaptability:

Inevitably, over time demographic changes can occur, and so the design, through the use of modern construction and building techniques can facilitate changes in use and layout over time. This is particularly important when changes in residential uses occur, as such the building can be reconfigured to allow in change in mix and typology.

Privacy

In accordance with Planning Policy and best practice, visual amenity has been maximised to ensure that minimum overlooking distances have been achieved and external private amenity is configured in such a way to ensure privacy.

Parking:

The provision of parking has been allocated at grade level which best serves the scheme, both in terms of its security and visual amenity..

Secure bicycle parking for use by the residents will be provided within the communal courtyard space.

The location and layout of all bicycle parking has been designed to be incorporated within the landscape design strategy while also being well lit, secure and safe for use. Please refer to the landscape section for more detail.

Ground Floor Uses

ACTIVE STREET FRONTAGE

The provision of amenity uses at ground floor to the Goatstown Road elevation has been considered carefully. An active street frontage which engages with the public and brings activity to the street will activate the public realm to the Goatstown Road.

The provision of indoor communal spaces is particularly important within a student accommodation scheme to allow residents to interact outside their living spaces. The facilities provided enhance the social amenity provision for use by all residents aiding in the creation of a community.

Ground Floor Uses continued:

- Casual Dining
- Games Room
- Study area
- Cafe

2.9 Car and Cycle Parking

Cycle parking provision:

• Provision of 176 no. long stay bicycle parking spaces (incl. 2 cargo and 2 e-bike, 85 Stacked and 85 Sheffield) distributed within the central courtyard and North boundary (stacked parking with roof cover with Sheffield stands to the lower level) and 2 short stay cargo spaces and 8 short stay Sheffield spaces in the central courtyard with a further 34 short stay Sheffield spaces adjacent to the front and North boundary.

Design for Management and Maintenance: Careful detailed design and material selection can reduce the maintenance requirements of apartment developments in the long term. On-going planned maintenance ensures the longevity of architectural and landscape design, sustains and increases the value of the property and minimises the life-cycle cost of development to owners and residents. Applications for apartment developments should include an assessment of long term running and maintenance costs as well as demonstrating what measures have been specifically considered to reduce costs for the benefits of residents.

 The proposed building is designed to comply with Part L and NZEB requirements and will provide a sustainability strategy. The materials selected for use in the building envelope will be robust and require low maintenance as noted in previously in this report.

Development Management Process: As per the DECLG Guidelines all applications for apartment

Car Parking and Bicycle parking for residents use is located at grade. Access is provided off Goatstown Road.

Please refer to traffic and mobility report prepared by Barrett Mahony Consulting Engineers.

2.10 Design and Materials: Elevation Approach, Facade & Materiality

The core design principles of Legibility, Variety and Proportion have been utilised to select appropriate materials for this sensitive site.

The elements of the proposal are composed in an arrangement that complements the existing adjacent buildings and provide a new modern face to the site.

High quality materials are proposed throughout with a combination of different tones of brick and metal cladding,

This street will be activated by the new use and the footfall from the proposed development.

We believe that the proposal meets the requirements set out in the DLRCOCO Development plan 2022-2028:

- Appropriateness to building function; •
- Robustness, durability and ease of maintenance; .
- Thermal/Insulation performance; •
- Sourcing: local, regional, or international; •
- Life cycle costs; •
- Contextual appropriateness; •
- The need for quality design and placemaking. •

Facade Design - Materiality

The building height of the proposed development, massing between 4-6 storeys, provides adequate enclosure to the street and public/private spaces as well as reinstating an urban edge along Goatstown Road. The rhythm of vertical elements on the building facade break down the mass and height further to create a human scale, with a strong and legible base containing social uses with residential accommodation overhead.

Durability

Proposed Elevation

Durability often goes hand-in-hand with low maintenance. The demands for innovative building techniques and the inclusion of materials and components with lower life-cycle costs test the knowledge and skills of building designers. Robustness of the design and construction is paramount to ensuing materials selected will be lasting and look well throughout their life. Brickwork and metal cladding will be robust and good detailing shall ensure minimal staining on façades. Durability will be carried through internally also with hardwearing internal lobby and stairwell features including porcelain tiles, vinyl slip-resistant floor finish and tile wall finishes in varying colours will ensure the buildings remains robust.

2.10 Design and Materials: Boundary

Goatstown Road CGI view

Reference: UCD Village

Reference: UCD Village

Reference: Cladding Panels

2.10 Design and Materials: Elevation Approach, Facade & Materiality

Facade Materials

A distinctive front facade to Goatstown Road offers the building a unique identity. The front entrance forms the focal point easily distinguished as the primary facade, features include:

- Brick finish with brick return detailing
- Recessed metal cladding / brick / rendered panels
- Protruding bay windows
- Glazed Curtain Walling with a selected Aluminium Windows

/ Doors

- The materials and external design make a positive contribution to the locality
- Design of the buildings and public space will facilitate easy and regular maintenance
- Open car parking areas are considered as an integral element within the public realm design and are treated accordingly
- Care has been taken over the siting of flues, vents and bin stores

The architecture and landscape design of the scheme will work together to make a high quality coherent scheme. Particular attention has been paid to the materials and facade design used in those parts of the public realm such as the Goatstown Road Elevation and side access road.

Residential amenity space (external) is provided at ground floor level for exclusive use for the inhabitants. Uses such as multifunctional spaces, shared games room and social spaces will enhance the offering for residents and create spaces for people to interact helping form a richer community. By providing these bespoke internal amenity spaces the quality of development is enhanced and the community is established.

The landscape and building design have been considered symbiotically to ensure adequate SUDS is provided, open green space for visual amenity and careful landscaping and building design around the building context. Earlier chapters cover the design detail, materiality, massing and envelope design in greater detail. Please see accompanying landscape report prepared by RMDA for further detail.

Brick Detailing

Brick Return Detailing

Brick Detailing Example

Powder Coated Metal Cladding

Brick Detailing Example & Active Frontage

Goatstown Road - Facade Portion 2

2.9 Daylight & Sunlight

Please refer to the 3DDB report on sunlight daylight

2.8 Visual Impact

Please refer to the Parkhood report on Visual Impact and the CGIs by 3DDB

3.0 | HQA

3.0 Housing Quality Assessment

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' against the proposed development.

The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' specify planning policy requirements for:

- Floor to Ceiling Height
- Lift and Stair Cores •
- Amenity Space •
- Security Considerations •

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities

Sustainable Urban Housing: **Design Standards for New Apartments**

Guidelines for Planning Authorities

govie/housing December 2022

on **Residential Developments** for 3rd Level Students

Section 50 Finance Act 1999

Relief for Rented Residential Accommodation for Third Level Students (Section 50 Finance Act 1999)

Bedroom Design

We have carried out a comparison of all the current existing bedroom sizes in other student residence developments for the purposes of establishing the optimum design.

Proposed Bedroom Layout

- Optimum area 12-13m2
- Bedroom depth 2.8-2.9m
- Bathroom area 2.0-2.2m2

The size of a bedroom to comply with development standards (DLRCC and residential guidelines) state a minimum area of 9m2 for a bedroom in a residential context. Student Residence living on campus have been developed with en suites located in the bedroom unit, which is generally accepted as the most effective

and well received design. In accommodating a twin bedroom size (as opposed to a single bed), storage, study desk and chair an area of 12-14m2 is required.

Design Concept

The en suite is located adjacent the corridor wall to allow for ease of access to services and to aid stacking

The Bed head is located to back onto the en suite, housing shelving, storage and power locations for phones etc.

Task chair and desk locations adjacent the window for optimum daylight use

The large window features an opening section with external grill for safety and rapid venting.

Location of radiators and lighting restricted to accessible locations, whilst reducing effects om the spatial demands of the room.

Typical Clusters

Design Concept

Rooms must fulfil the basic needs of the student whilst allowing for term/summer uses.

The kitchen is designed to cater for the modern day usage of a unit for a 7/8 bedroom cluster with regard to life cycle and maintenance issues. The developed design considers sufficient storage space to accommodate the following:

• "Tall boy" units for mops, floor brushes and vacuum cleaners

• Fridge space and oven locations

• Screened storage for recycling bins We have consciously sought to provide distinct areas in the living spaces to accommodate learning outside of the structured spaces and study. Our focus has been on how to arrange the available space to multitask for the changing nature of the environments in which we live, learn and work.

• This has evolved into consideration of multi-use seating for bench style group/individual study and/or dining

- Easy/casual seating for relaxation/study
- Bench style seating for grab and go / breakfast bar / hot desking

5 bed cluster
6 bed cluster
4 bed cluster
8 bed cluster
3 bed cluster
Studio

Living Area Design

Our starting point for the living/dining areas of a cluster has been the functional requirements of modern student living whilst recognising the opportunities which exist to create areas of diverse identity within the familiar design of a "homely" living space.

- Proposed Living room Layout Optimum area 5 person cluster 32sqm
- Kitchen/Dining Area 15sqm
- Living Room Area 17sqm

Meeting area

Living Space

Space Division, TV area

Sunlighting / Daylighting

3DDB day lighting engineers have been commissioned to complete a daylight and sunlight assessment report. Day lighting shall meet Section 11.3.1 (e)

Daylight - All buildings should receive adequate daylight and sunlight. All habitable rooms must be naturally ventilated and lit and living rooms and bedrooms shall not be lit solely by roof lights.

The level of detail provided in respect of sunlight/daylight impact on neighbouring premises and the proposed amenity areas is sufficient and the consultant concludes that the proposed development meets the relevant standards in this regard. The Apartment Guidelines require compliance with 'Site Layout Planning for Daylight and Sunlight' (2nd edition) and/or BS 8206-2: 2008 - 'Lighting for Buildings - Part 2: Code of Practice for Day lighting'. The apartments have been analysed by 3DDB. Please see accompanying 3DDB sunlight/ day lighting report.

Floor to Ceiling Height

Sustainable Urban Housing: Design Standards for New Apartment guidelines 2020, section 3.21 requires a minimum floor to ceiling height of 2.4m. The ground floor units will achieve a minimum floor to ceiling height of 2.7m and all other levels will achieve a floor level greater than 2.5m.

The floor to ceiling height within the commercial spaces will allow a 2.7m clear space as per the residential spaces.

Lift and Stair Cores

The development is designed to have a stair core serving each side of the development. This is to assist ease of circulation and provide alternative means of fire escape. Each circulation core is provided with a lift.

Internal Storage

The ground floor of the development will have a dedicated room for post and parcel delivery adjacent to the reception area. Within the internal communal amenity spaces are shared work-spaces, shared living areas and back-up facilities for use by the residents.

3.0 Housing Quality Assessment

Private Amenity Space

Guidelines on Residential Developments for 3rd Level **Students**

'Communal Facilities and Amenities'

Communal facilities to service the needs of student residents should be provided for. The definition of qualifying developments includes "house" units and ancillary spaces including:- caretaker/ security office and apartment; centralised storage; laundry facilities; drying rooms and utility rooms; and a seminar room. The floor area of these facilities shall not exceed 12% of the total area of the development, and their cost shall not exceed 12% of the total qualifying expenditure. Due consideration should be given to the needs of disabled students in the location, layout and design of any communal facilities. Developments should include reasonable provision for secure bicycle storage within the site.

Facilities for the handling, storage and collection of refuse should be provided with access for frequent collection. Such facilities should be conveniently located, well ventilated and comply with all fire safety and public health requirements. As a general guide in determining storage capacity required, an output of 0.1 cubic metres of refuse per unit per week may be assumed."

Proposal

The proposed scheme provides amenity space through the use of a landscaped courtyard and roof terraces which achieve and/ or exceed the prescribed minimum areas.

Security Considerations

Apartment design should provide occupants and their visitors with a sense of safety and security. The ground floor units are separated from the public areas.

We have reviewed and integrated the requirements of 'secure by design' into the development to ensure more durable and robust design. Passive supervision is key to ensuring security on site and the designs have been enhanced to remove blind corners, ensure windows in gables have aspect in different directions and ensure entrances are well lit. All access to the residential units will be controlled. Main circulation into the residential spaces will be via the concierge space.

External Amenity

