



PROPOSED SHD ON LANDS AT KENNELSFORT ROAD LOWER,  
PALMERSTOWN, DUBLIN 20

April 2020



# CONTENT

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On behalf of

Randelswood Holdings Ltd

for Lands at

Kennelsfort Road Lower, Palmerstown,

Dublin 20.

April 2020

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# 01 | INTRODUCTION

This report has been compiled to address the An Bord Pleanála Notice of Pre Application Consultation Opinion issued for Case Reference 305801-19 for the proposed development comprising:

The development at lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20, will consist of the demolition of all existing structures on site and the construction of a residential development of 250 no. 'build to rent' apartments (134 no. 1 beds, 116 no. 2 beds) in 5 no. blocks; with a café and ancillary residential amenity facilities, to be provided as follows:

Block A containing a total of 27 no. apartments comprising of 13 no. 1 beds and 14 no. 2 beds, in a building ranging from 3-6 storeys over basement in height, with 1 no. communal roof garden (at third floor level), and most apartments provided with private balconies/terraces. Block A also provides a café, a reception/concierge with manager's office and bookable space at ground floor level; meeting rooms and workspace/lounge at first floor level; a gym at second floor level; and a cinema and a games room at basement level;

Block B containing a total of 46 no. apartments comprising of 18 no. 1 beds and 28 no. 2 beds, in a building 6 storeys over basement in height, and all apartments provided with private balconies/terraces;

Block C containing a total of 47 no. apartments

comprising of 30 no. 1 beds and 17 no. 2 beds, in a building 6 storeys over basement in height, and all apartments provided with private balconies/terraces;

Block D containing a total of 67 no. apartments comprising of 33 no. 1 beds and 34 no. 2 beds, in a building 7 storeys over basement in height, and most apartments provided with private balconies/terraces;

Block E containing a total of 63 no. apartments comprising of 40 no. 1 beds and 23 no. 2 beds, in a building 8 storeys over basement in height, and all apartments provided with private balconies/terraces.

The development also includes the construction of a basement providing 120 no. car parking spaces, 10 no. motorcycle spaces, 250 no. bicycle spaces, and a plant room and bin stores. The proposal also incorporates 5 no. car parking spaces and 26 no. bicycle spaces at surface level; upgrades and modifications to vehicular and pedestrian/cyclist access on Kennelsfort Road Lower; utilisation of existing vehicular and pedestrian/cyclist access via Palmerstown Business Park (onto Old Lucan Road);

1 no. ESB sub-station; landscaping including play equipment and upgrades to public realm; public lighting; boundary treatments; and all associated engineering and site works necessary to facilitate the development.

On behalf of the Applicant Randelswood Holdings Ltd., this project has been led by Downey Planning and Downey Architecture who are a multi-disciplinary team of Chartered Planners (RTPI, IPI) and Registered Architects (RIAI) working together to achieve realistic planning led projects. The design team comprises of

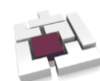
- Downey Planning and Downey Architecture,
- Aecom Consulting Engineers,
- Jane McCorkell Landscape Architects,
- Digital Dimensions.

Item 5 of the Pre Application Consultation Opinion form An Bord Pleanála requests:

*"A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes and frontages including the maintenance of same. The treatment/screening of exposed areas of basement ramps should also be addressed. 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 overall development. The documents should also have regard to the long term management and maintenance of the proposed development."*

The materials chosen for the 5 building blocks and the site finishes have been chosen to create a distinctive and attractive scheme using materials and finishes that will be long lasting and low maintenance into the future.

A separate Building Life Cycle Report has been prepared to accompany the application outlining considerations of material and specification choices made during the design process as they impact on the ongoing management of the development.









# 02 | PALETTE OF MATERIALS

## FINISHES

**1 & 2 BRICK** has been chosen as one of the primary materials for its durability, low maintenance requirements and long life span. A palette of contrasting brick tones is used to create a distinctive character for the new neighbourhood. Contrasting mortar pointing will accentuate the brick finish where darker tones are used.

**3. SELF COLOURED RENDER** is proposed in recessed sheltered areas of the scheme to contrast with and highlight the brickwork, in a crisp white colour. The use of render has been carefully considered and included to highlight the detailing and to add depth to the elevations. Areas are small around glazing in balcony locations to minimise the potential for weathering over the longer term life of the building.

**4. ALUMINIUM CLADDING** powder coated in a bronze colour is proposed for the east elevation of Block A where the public amenity spaces are located. This is a low maintenance durable finish that also serves to highlight the public areas of the scheme. The same material will be picked up in details of all blocks and used on the penthouse floor.

**5. ALUMINIUM** windows and doors including cills will be incorporated throughout to compliment the building materials and to facilitate large sizes of both fixed and openable windows. In addition to being low maintenance and long lasting the windows will contribute to a high thermal and acoustic performance of the buildings.

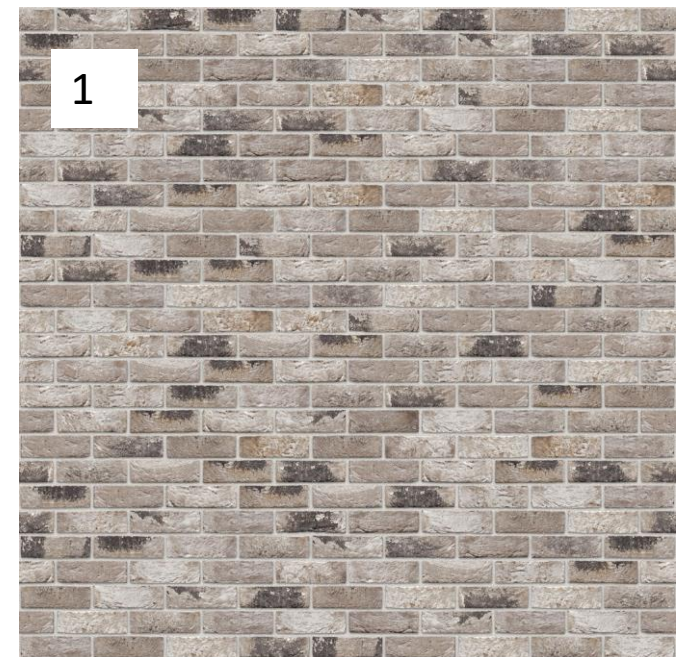
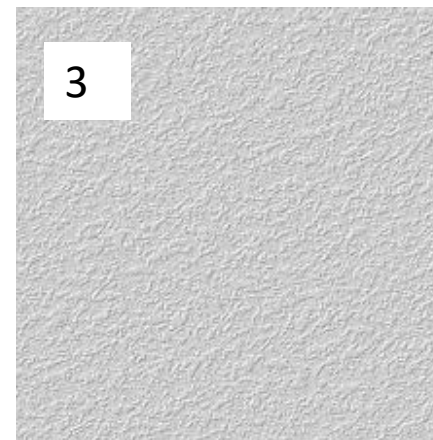


Aluminium windows & cills

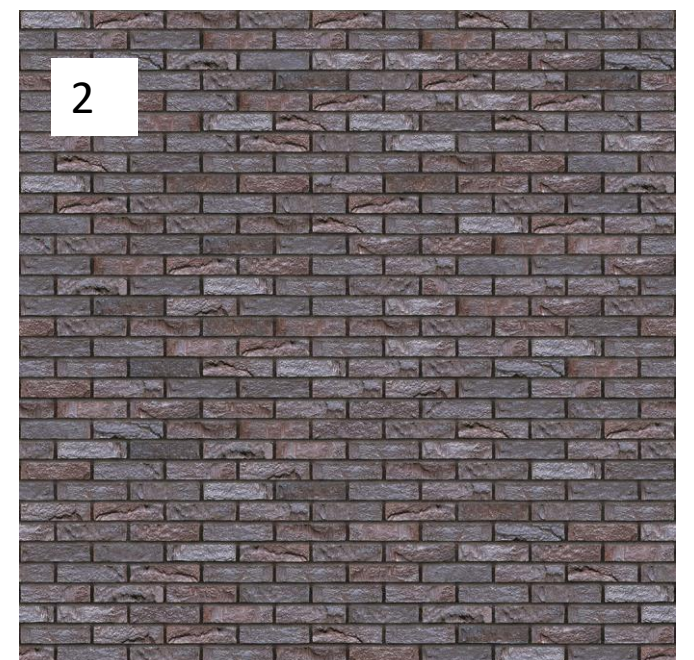


Aluminium Cladding

Self coloured Render



Buff brick



Brown brick



# 02 | PALETTE OF MATERIALS

## DETAILS

In addition to the choice of materials and colours the varied composition and detailing of the materials will contribute to the modern distinctive character of the scheme. Metal flashing details (10) will be used at parapets and cills to minimise staining and protect brickwork and render from weathering.

**6. BALCONIES** will comprise streamlined glazing details and integrated handrails and fixing systems. The clean lines and junctions will present a high quality architectural language and will reduce the potential for staining of the facades. In areas identified as exposed these will extend to 1.5 metres high.

**7. OPAQUE GLASS PRIVACY SCREENING** panels at 1.8m and opaque glazing on selected windows are provided to ensure the residents privacy.

**8. ENTRANCE SIGNAGE** will comprise of Individually mounted laser cut metal letters for clear way finding and minimal maintenance.

**9. CLEAR GLASS BALUSTRADES** to the roof terrace extending to 3m in height will afford not only protection from wind but also mitigate against noise impact a factor that was identified in site specific studies. The clear glass will ensure rooftop visibility is maintained.

Privacy screens



Balcony balustrades



Metal Flashing details



Signage





# 03 | LANDSCAPE

## SOFT LANDSCAPE

Detailed landscape proposals have been designed By Jane McCorkall Landscape Architect and a detailed report on Landscape proposals included with the Application outlining the means in which a variety of spaces have been created and defined within the scheme using a comprehensive and bold planting palette representing the changing seasons.

**BOUNDARIES:** A green natural boundary that will act as a transition zone from the apartment buildings to the surrounding environment is a key design feature that will have aesthetic and ecological benefits for the development and the wider environment.

**GREEN ROOFS:** Extensive green roofs are proposed as they are lightweight and low cost to maintain and can be used in a wide variety of locations with minimal intervention.

**FIXTURES:** Generally raised planters will comprise permanent fixtures that will compliment the colour palette of the scheme and require no maintenance whilst also serving to integrate basement ventilation louvres. Seating will be provided in high quality cantilever iroko benches.

**SCREENING:** Access to the basement is via a ramp between blocks B & C. A key feature of the landscape design is a pergola structure which will be planted with suitable durable planting to increase the visual amenity for residents overlooking from above as well as serving to signify and enhance the transitional point from the public road to the private basement area.

Existing boundaries will be treated with brick slips to compliment the materials of the buildings added to the overall cohesion of the development and serve to reduce ongoing maintenance requirements.



Green Roofs



Indigenous Planting



Woodland Planting



Ornamental Planting



Tree Planting



Planter seating



# 03 | LANDSCAPE

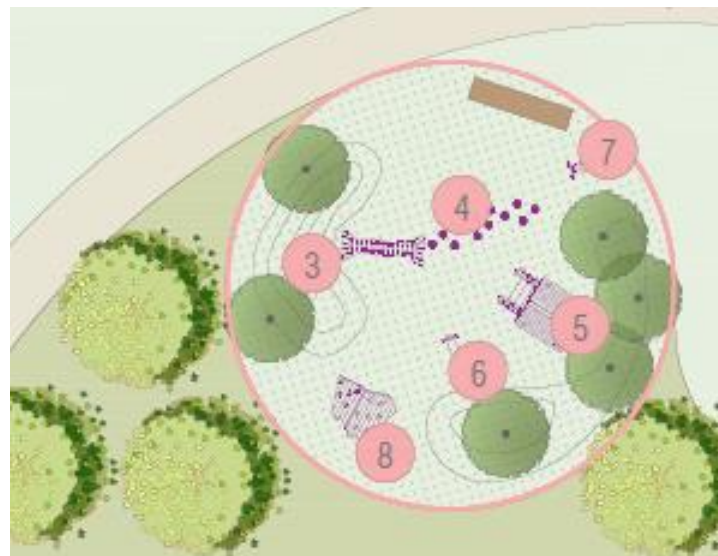
## HARD LANDSCAPE

Materials chosen for the footpaths and roads throughout the development have been carefully considered for their durability, as well as for the contribution they make to the character and way finding benefits for pedestrians, motorists and cyclists living and visiting the development.

A variety of colours have been selected to give character and identity to the various areas, such as Charcoal hydropave visitor parking delineated off the asphalt road. Tobermore Tactile 'Buff' Hazzard Warning flag shall be used to identify pedestrian crossing points.

Footpath materials vary subtly using Natural coloured Tegula paving in public areas to Cedar coloured tegula paving in communal areas and Jura Grey flags in the café patio area.

Play areas will be defined with soft pour surfacing and the use of formal and informal play provides children with areas for social interaction within a safe environment. 2 distinct areas for different age groups are proposed within the public realm.



Play Area Equipment



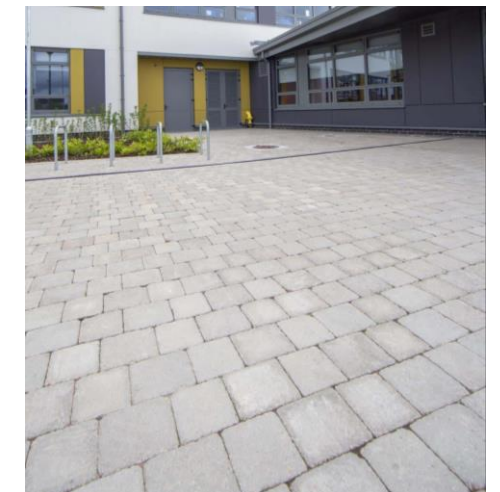
Wobbly jetty



Play Area enclosure



Play Area key plan



Tegula Natural



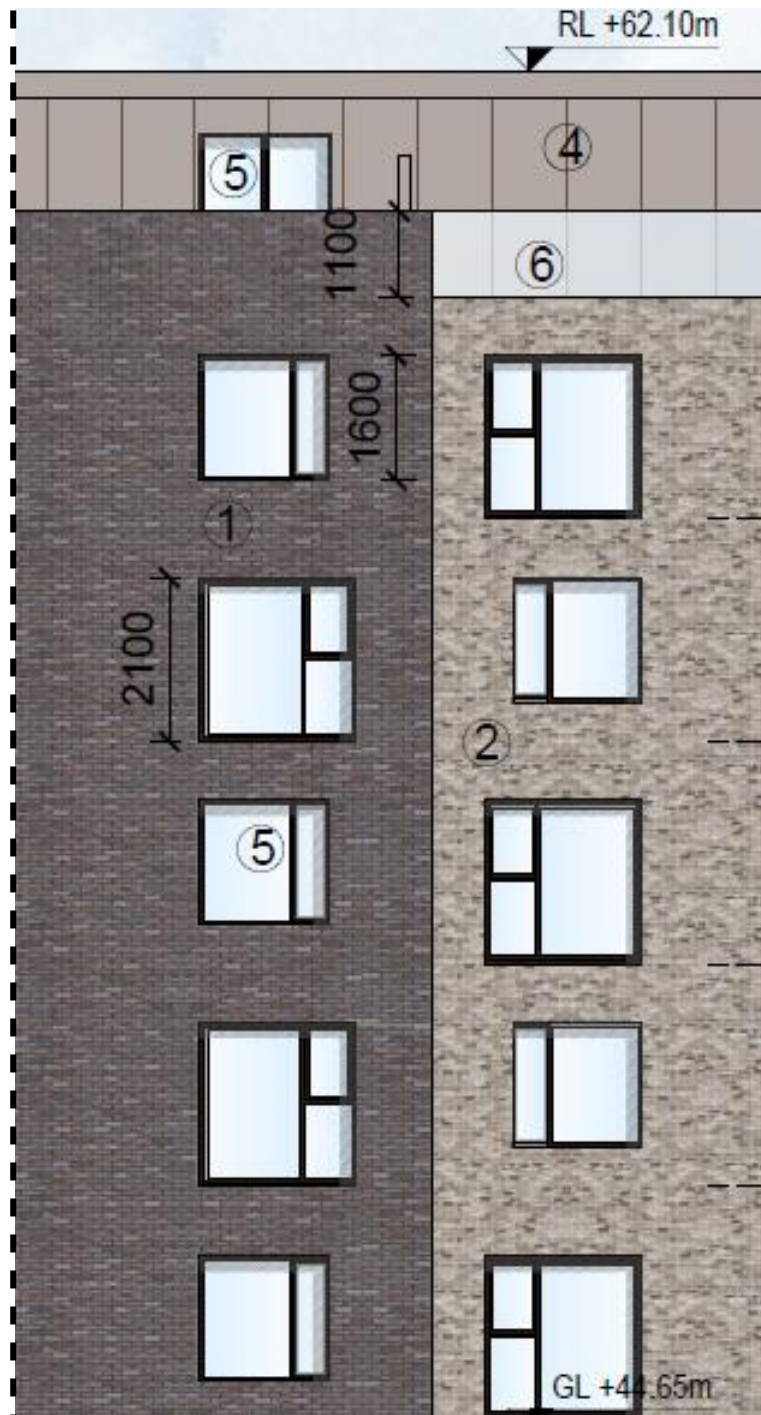
Tegula Cedar



Braemore Jura Grey

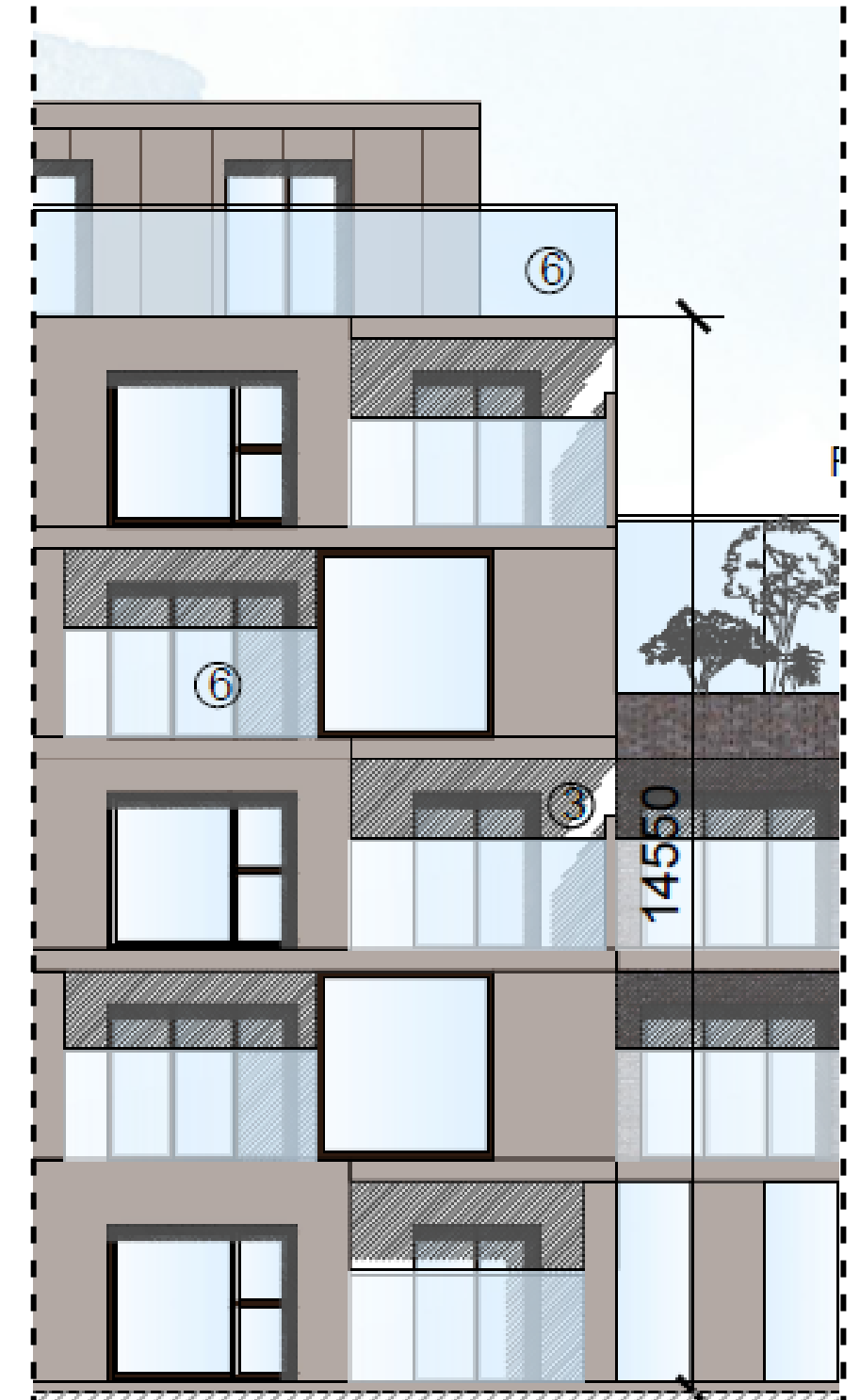


# 04 | DETAILED DESIGN



Façade detail

Precedent details

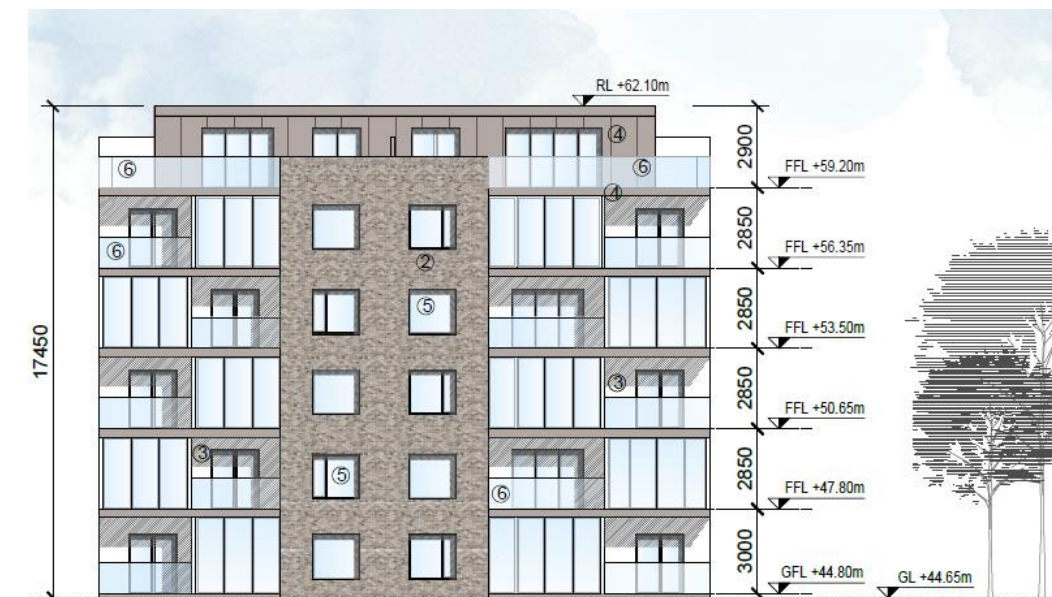




# 04 | DETAILED DESIGN



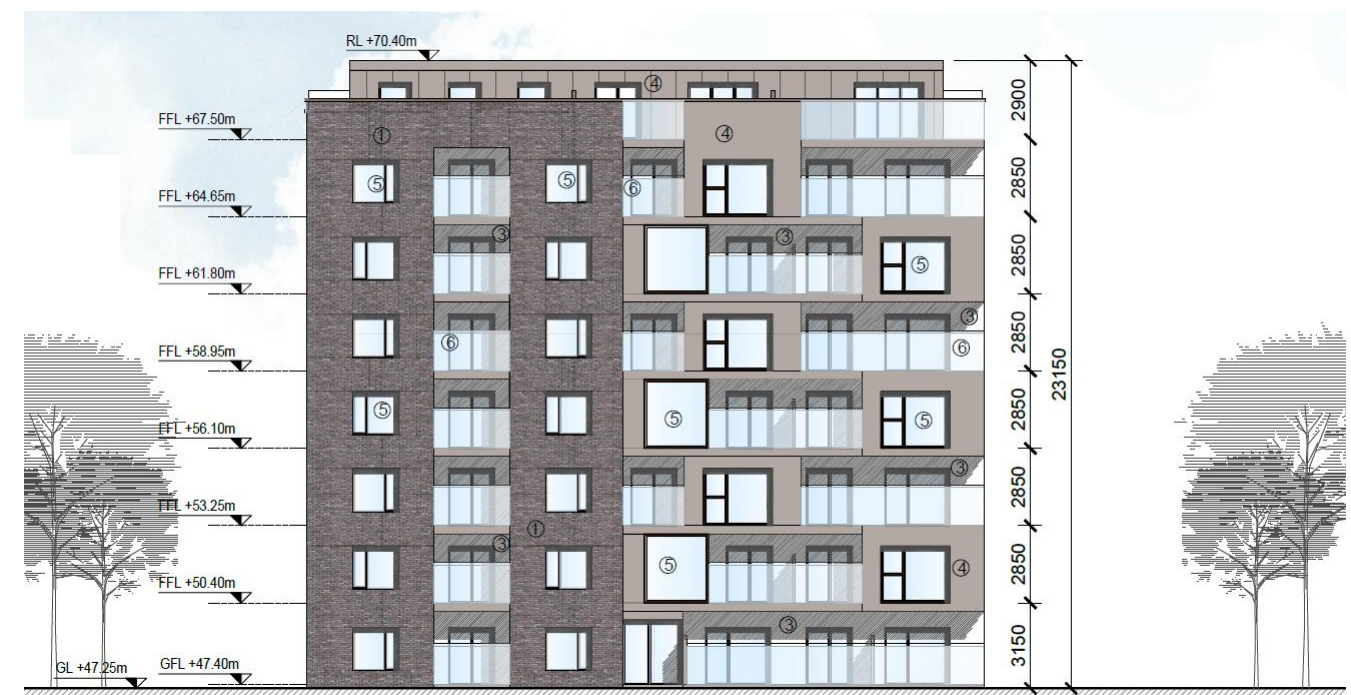
Block A North Elevation



Block B South Elevation



Block D North Elevation



Block E East Elevation