



PLANNING APPLICATION Part 8 REPORT

for

St. Laurence's Park Housing and Library
At St. Laurence's Park
Stillorgan
Co. Dublin

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Introduction

ABK Architects were appointed as architects by Dún Laoghaire-Rathdown County Council for the design of the new Housing and Library at St Laurence's Park, Stillorgan, Co. Dublin.

Dún Laoghaire-Rathdown County Council owns the lands between the Leisureplex Site and the N11 Stillorgan Road. An extent of land to the south/Lower Kilmacud Road ('Sliver' site) and numbers 62 & 63 St Laurence's Park are subject to a Land Transfer between Dún Laoghaire-Rathdown County Council and the owners of the Leisureplex site.

The development of the new Library and 88 dwellings will aim to achieve high energy efficiency standards, which affords the opportunity to provide exemplar Housing and Library accommodation, but also to provide an enhanced public realm set against a civic Library building that has a more prominent location.

The new apartments will be a mixture of 1 & 2 bed units and 2/3 bed duplex units. 40 units have been designed to Universal Design Guidelines as 'Lifetime Homes' to provide an appropriate housing stock for older people if necessary, in line with Residential Objective 5 (RS5) of the LAP.

The existing 16 number social housing maisonette units are unoccupied and 62-63 St Laurence's Park are unoccupied and are to be demolished as part of the works. The existing Library building consists of 450 square metres of accommodation and there are plans to temporarily locate the library within the locality.

The aims of the project include the provision of a new Library with increased accommodation more commensurate to the scale of the population that will be served. Multi-functional spaces and rooms will allow the Library to be utilised in a flexible way. The proposed Library building will comprise 1010 sq m distributed over two storeys with the siting on the Lower Kilmacud Road creating a civic presence for the building which is lacking in its current location.

The new Library building will comply with Part M 2010 of the Building Regulations, Disabled Access & Use and will go further than this in some respects, namely by the provision of a Changing Places bathroom. The new Library and associated landscaping/public realm will provide a level access route from the Lower Kilmacud Road through to St Laurence's Park, which is currently only accessed by a set of ramped steps.

A screen of mature and semi-mature trees to the N11/eastern boundary forms a continuous tree belt along the N11. The strategy, in consultation with Dún Laoghaire-Rathdown County Council Parks Department, has been to retain as many trees as possible, to carry out crown lifting and thinning across a number of trees and additional planting of pine trees to reinforce the character of the tree belt.

The new Library main entrance and residential parking are approached from St Laurence's Park along a traffic-calmed esplanade shared surface. This enhances the existing pedestrian route that exists on the site whilst creating a more appropriate civic entrance to the Library. The route acknowledges and anticipates the changes taking place in Stillorgan with Housing at the Blake's Site and the Stillorgan Village Movement Framework Plan including the re-location of a south bound bus stop and provision of level crossing across the N11.

The new Library and Apartments will achieve 2019 TGD Part L and Nearly Zero Energy Building (NZEB) compliance (Directive 2010/31/EU on the Energy Performance of Buildings). Choice and specification of materials will be based on life cycle assessment. High efficiency and renewable systems will be included in the design of the building. Excellent indoor air quality, optimising natural light, ensuring comfortable temperatures and adequate ventilation have all been important considerations of the design.

Site works will include a south-west facing residential courtyard garden and Library & residential parking. A spill out area from the Library is also provided in the courtyard to create a mix of uses within the space and the potential for a quiet external space for the Library. An entrance/arrival space to the north, signified by a totem, will act as a way-finding device to the scheme.

The social homes will be funded by the Department of Housing, Planning & Local Government with a grant being provided by the Department of Rural and Community Development towards the Library works and the balance being funded by Dún Laoghaire-Rathdown County Council. There is significant population in the immediate catchment area for the Library and a high level of housing demand for 1 & 2 bed apartments, Lifetime Homes and for down-sizing.

Site

Location & Existing building

The site has a prominent location at the junction of the N11, the main road into Dublin City centre from the south-east, and the Lower Kilmacud Road. The site is bounded by the N11 to the east and the 'Leisureplex' old Bowling alley to west, with the Lower Kilmacud Road to the south accessed by a set of steps. St Laurence's Park to the north continues into the site to provide access to the existing temporary Library and Council Housing maisonettes. The route to the underpass that provides a pedestrian connection between stillorgan village and the areas of housing to the east of the N11, runs immediately to the north of the site. The site is characterised by a range of mature trees along the N11, with the land falling away as it meets the N11 to form a natural buffer. The screen of trees form a constant 'corridor' along the N11.



Stillorgan Library and Social Housing

The site is accessed by vehicle from St Laurence's Park, off the Old Dublin Road.

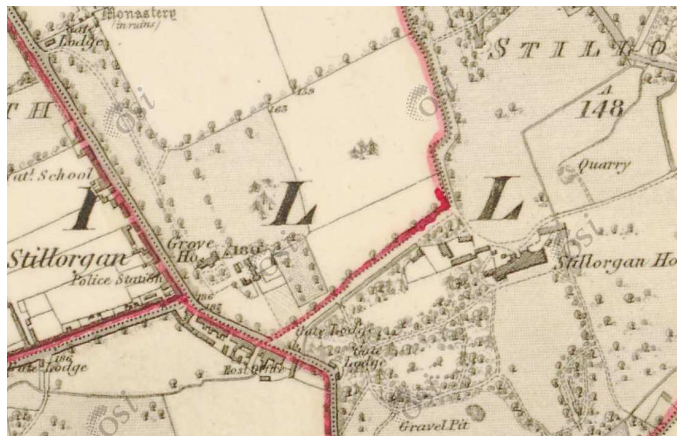
There are currently 16 no. social housing maisonette units (unoccupied) and Stillorgan Library housed in a single storey prefabricated building dating from 1975.

There is existing unmarked car parking for the library but this is not segregated from the residential parking.

The site is approximately 6,500m².

A detailed topographical survey and tree survey of the site have been procured and are incorporated into the accompanying drawings.

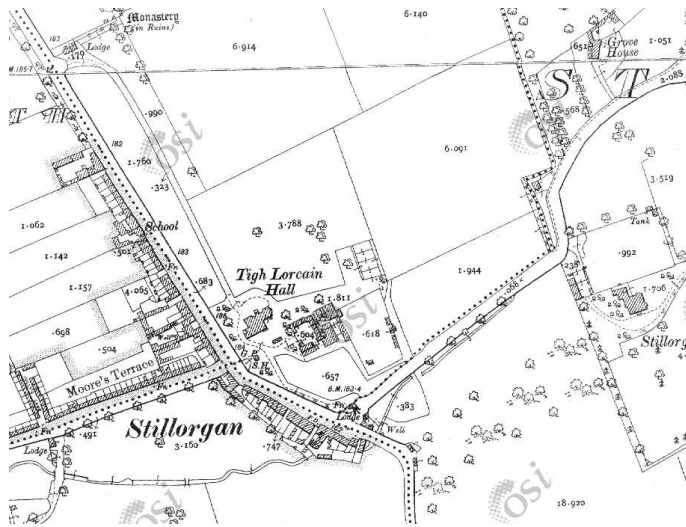
History



Early 19th century map

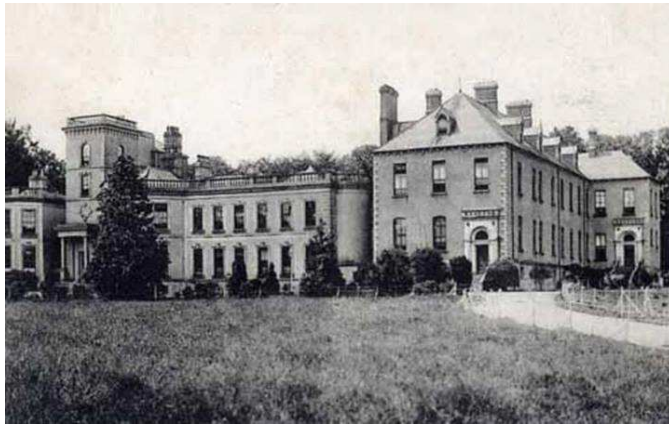
Early 19th century historical maps show the current site to the rear/east of Grove House, with Stillorgan House and lands further to the east.

The entrance and gate lodge (off the current Old Dublin Rd) are near the monastic site to the north. The area is rural and characterised by large country house set in large grounds, with small townlands/villages and a primarily agricultural landscape.



Early 20th century historical maps now name the house as Tigh Lorcaín Hall. The surrounding landscape and urban setting has remained relatively unchanged, though the city is beginning to expand. There is the addition of a second gate lodge to Grove/Tigh Lorcaín House, which now sits within the Blake's site to the south of the Lower Kilmacud Road.

Early 20th century map



Linden Castle

An image of Linden Castle. An example of one of the large country houses set within large grounds.



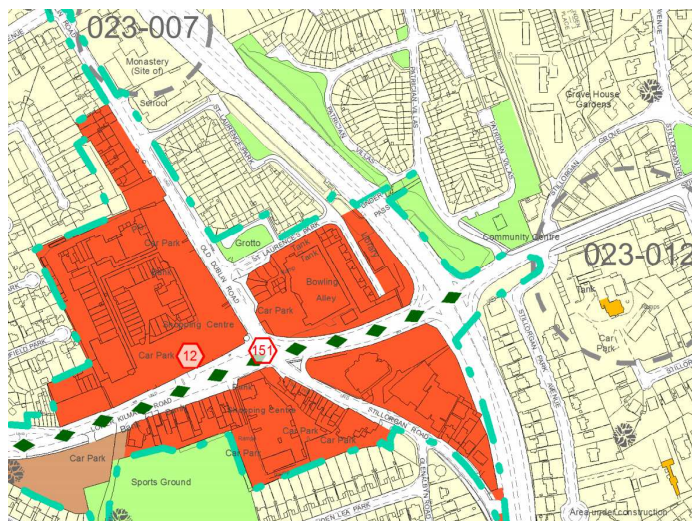
Obelisk

Obelisk built in 1727 for Lady Allen as a mausoleum designed by Sir Edward Lovett Pearce.

Development Plan

The Dún Laoghaire-Rathdown County Development Plan, 2016 – 2022 is the relevant development plan for the site, hereafter known as the Development Plan. The Plan contains the following policies:

The site is zoned Objective DC *"To protect, provide for and-or improve mixed-use district centre facilities"*.
GZT Zone: M3 – District Neighbourhood centre



Dún Laoghaire-Rathdown County Council Adopted Development Plan, 2016 – 2022, Map 2 extract showing site location

Policy RES3: Residential Density:

It is Council Policy to promote higher residential densities provided that proposals ensure a balance between the reasonable protection of existing residential amenities and the established character of areas, with the need to provide for sustainable residential development.

Where a site is located within circa 1 kilometre pedestrian catchment of a rail station, Luas line, BRT, Priority 1 Quality Bus Corridor and/or 500 metres of a Bus Priority Route, and/or 1 kilometre of a Town or District Centre, higher densities at a minimum of 50 units per hectare will be encouraged.

Policy RES7: Overall Housing Mix:

It is Council policy to encourage a wide variety of housing types in new residential development.

Policy RES8: Provision of Social Housing:

It is Council policy to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided within the County in accordance with the provisions of the Interim Housing Strategy

Policy RES8: Provision of Social Housing:

It is Council policy to promote the provision of social housing in accordance with the projects outlined in the Council's Interim Housing Strategy and Government policy as outlined in the DoECLG 'Social Housing Strategy 2020'

Policy RES9: Housing for All:

It is Council policy to support the concept of independent and/or assisted living for older people and people with disabilities/mental health issues. In this regard the Council will support the provision of specific purpose-built accommodation, or adaptation of existing properties, and will promote opportunities for elderly householders to avail of the option of 'downsizing' within their community.

Policy ST11: Public Transport Improvements:

It is Council policy to secure improvements to the public transport system as set out in 'Smarter Travel, A Sustainable Transport Future 2009-2020' and the NTA's 'Greater Dublin Area Draft Transport Strategy 2016-2035' by optimising existing or proposed transport corridors and interchanges and by developing new Park and Ride and taxi rank facilities at appropriate locations.

Policy CC7: Energy Performance in New Buildings:

It is Council policy that all new buildings will be required to meet the passive house standard or equivalent, where reasonably practicable. By equivalent we mean approaches supported by robust evidence (such as monitoring studies) to demonstrate their efficacy, with particular regard to indoor air quality, energy performance, comfort, and the prevention of surface/interstitial condensation. Buildings specifically exempted from BER ratings as set out in S.I. No 666 of 2006 are also exempted from the requirements of CC7. These requirements are in addition to the statutory requirement to comply fully with Parts A-M of Building Regulations.

Policy OSR7: Trees and Woodland:

It is Council policy to implement the objectives and policies of the Tree Strategy for the County – 'dlr TREES 2011-2015' - to ensure that the tree cover in the County is managed and developed to optimise the environmental, climatic and educational benefits which derive from an 'urban forest'

Policy SIC13: Libraries:

It is Council policy to promote and develop the County Library Service in accordance with the National objectives laid down in the draft 'Strategy for Public Libraries, 2013–2017' prepared by the Department of the Environment, Community and Local Government. The County's network of Carnegie Libraries shall be retained for public and community use.

Policy UD6: Building Height Strategy:

It is Council policy to adhere to the recommendations and guidance set out within the Building Height Strategy for the County.

Adjoining Uses

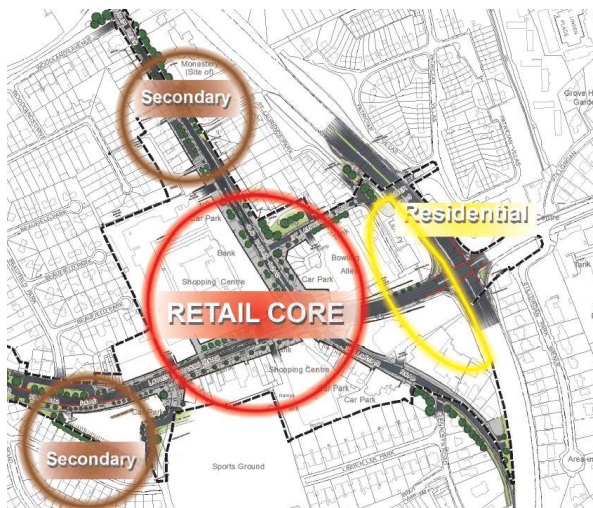


Site (centre foreground) with Existing Library and Housing

The site, located in between the Leisureplex Bowling Alley and the N11 Stillorgan Road with suburban housing to the north on St Laurence's Park. To the south, on the other side of the Lower Kilmacud Road is the Blake's Site. On the Blake's Site Planning permission has been granted for 179 student accommodation units (576 no. bed spaces) including student amenities; 103 no. residential apartment units (24 no. 1 beds, 70 no. 2 beds and 9 no. 3 beds); 907sqm retail space and a community hall (297.6 sqm).

To the east of the N11, at Patrician Villas, there is two storey suburban housing – zoned residential. From Patrician Villas, there is access to St Laurence's Park via an underpass. DLR Stillorgan Village Area Urban Realm upgrades Phase 6 proposes a level access pedestrian crossing at the approximate location of the underpass and to relocate the south-bound bus stop to this location. Further to the west is the Stillorgan Shopping Centre/Retail core within 5 minutes' walk.

The Leisureplex site to the west has received Planning (ABP-305176-19) for a mixed use scheme of 232 residential BTR units and retail. A 'masterplan' approach has been adopted between the Dún Laoghaire Rathdown Co. Co. St Laurence's Library and Housing site and the Leisureplex Site, with parameters and separation distances being agreed. This is in line with KDS3 in the LAP to '*encourage cooperation between adjoining landowner/developers in such a way that sites can realise their full potential and support the overall area.*'



Stillorgan LAP 2018-2024 Strategy Map

Site Photographs



Aerial view from south-west



Aerial view from north-west



View from St Laurence's Park looking south to Library and maisonettes



Stepped and ramped access to N11 underpass



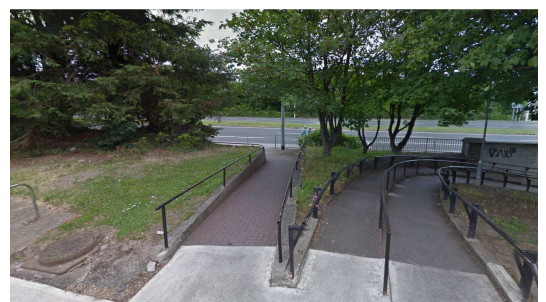
View from N11/Lower Kilmacud Rd junction to site



Stepped access from Lower Kilmacud Road



View from Lower Kilmacud Rd



Access to northbound bus stop and underpass from St Laurence's Park



Library and Maisonettes



Leisureplex and no's 62 and 63 St Laurence's Park (left)



Existing bus stop on N11 looking south towards the site



Ramp to N11 underpass from Patrician Villas



View of tree belt and site from N11 Stillorgan Road



View of site from N11/crossroads

DHPLG Design Standards for New Apartments 2018

Location – Central and/or Accessible Urban Location

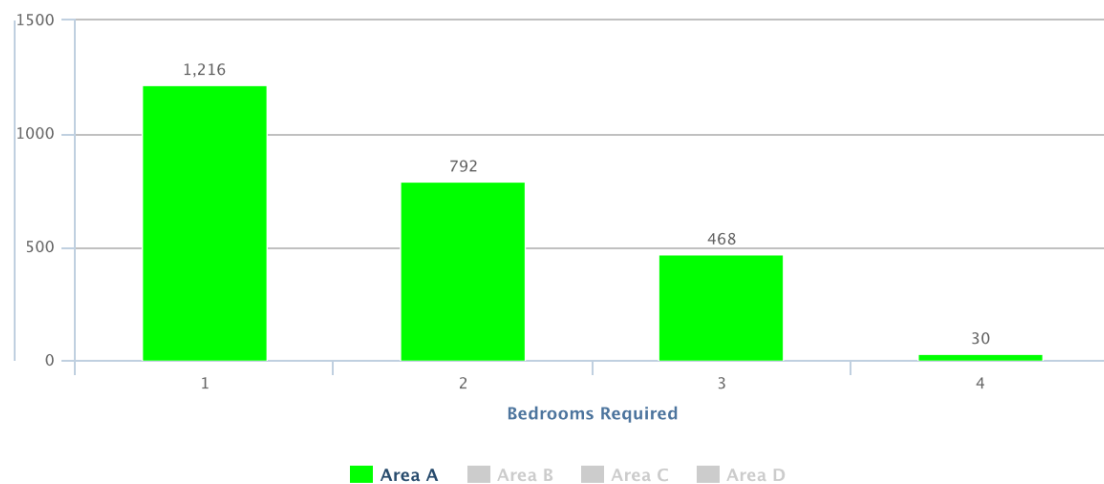
The site is a *Central and/or Accessible Urban Location* as set out in the Apartment Guidelines as it is within easy walking distance (5 minutes) to/from a high frequency urban bus services on the N11 - refer to Aecom Traffic & Transport Assessment.

Housing Demand

In terms of housing demand, the site is located in Area A : Blackrock Stillorgan and there are currently 2,506 housing applicants who have a preference for this area broken down into the following beds need:

1 bed x 1,216
2 bed x 792
3 bed x 468
4 bed x 30

Area A – All Preferences HWL and SCL(Housing Waiting List)



Above: Graph representing preference on Housing Waiting List for Area: Blackrock Stillorgan

Housing Mix and Demographics

Due to the Housing Demand being 80% requirement for 1 bed and 2 bed apartments, this is reflected in the development mix - 86% 1 bed, 13% 2 bed and 1% 3 bed. The mix is due to the housing demand noted above, created by societal and demographic changes. The mix will cater also cater for 'downsizers' and older people, with 45% of the units being designed as 'Lifetime Homes'.

Unit Type	Block A	Block B	Block C	Total
1 bed apartment	10	26	40 (Lifetime units)	76No.
2 bed apartment	-	7	-	7No.
2 bed duplex	-	4	-	4No.
3 bed duplex	-	1	-	1No.
Total	10No.	38No.	40No.	88No.

Apartment Design Standards

Floor Areas

All apartments exceed the minimum floor area requirement, with the majority of apartments exceeding the area by 10%. Please refer to the apartment schedule for allocation of +10%. As the scheme is less than 99 units, the redistribution of the 10% is throughout the scheme.

Dual Aspect Ratio

51% of the apartments are dual aspect. This is well in advance of the 33% minimum set out in the Apartment Guidelines for an accessible urban location.

Floor to Ceiling Height

The residential floor to ceiling heights exceed the minimum 2.4m for upper floors and 2.7m for ground floors.

Lift and Stair Cores

The scheme is served by 3 no. Lift and Stair Cores as itemized below, which is below the 12 no. maximum.

Block A – 3 units per floor per core

Block B – max. 9 units per floor per core, min. 4 units per floor per core

Block C – 5 units per floor per core

Internal Storage

The apartments achieve the minimum storage areas required. This does not include the area/cupboard for mechanical services allocated to each unit. Bulky storage is provided for within ground floor storage cupboards accessed off the residential car park.

Private Amenity Space

The area of residential private amenity space meets or exceeds the minimum area required. Following acoustic and certain microclimate/wind analysis, the majority of private amenity spaces are provided with wintergarden enclosing glazing to provide the requisite comfort and acoustic conditions.

Security

Natural surveillance has been maximised to circulation routes, open spaces, play areas and parking. Cycle parking and play spaces are overlooked by the majority of apartments. Car parking and the shared surface route to the Library, allied to a large number of apartments facing on to the route, maximise passive supervision along the eastern edge of the scheme.

Privacy strips are provided to ground floor apartments and duplexes where they meet pedestrian routes. Residential entrances are clearly indicated and accessed off the residential courtyard garden.

Communal Facilities

Access and Services

Approaches, entrances and communal circulation spaces will be designed to Part M of the Building Regulations 2010.

Apartment Mechanical Services Cupboards, with the exception of two apartment types, are accessible from the communal corridor, thus facilitating simple access for maintenance.

Provision has been made, at the design stage, for communal satellite dishes located on the roof.

Refuse Storage

In consultation with Dún Laoghaire-Rathdown Waste Management Division, provision has been made for communal waste storage to satisfy the three bin system. A dedicated and adequately ventilated refuse store is allocated in each block. Refuse stores are located close to St Laurence's Park to allow for ease of collection.

Communal Amenity Space and Children's Play

1 beds - 76 x 5 sq. m. = 380 sq. m.

2 beds - 11 x 7 sq. m. = 77 sq. m.

3 bed - 1 x 9 sq. m. = 9 sq. m.

Total min. required = 466 sq. m. (As per New Apart. Guidelines 2018)

Communal amenity space provided = 1358 sq. m.

Communal amenity is provided for with a high quality, south/west facing residential courtyard garden that has distinct areas for active recreation (play elements) and more formal lawn space for seating. A children's amenity play space is provided with suitable equipment and associated seating for parents/guardians, within sight of the apartment buildings. Privacy strips are provided as a buffer between ground floor private and communal amenity spaces.

The tree belt along the eastern boundary provides passive leisure opportunities. This will be enhanced by carrying out crown lifting and thinning across a number of trees with removal and replanting strategies.

Child-care facilities

Planning Guidelines for Childcare Facilities 2001 recommend one facility for every 75 dwelling units with a minimum of 20 childcare places. The DHPLG Apartment Guidelines 2018 state the *'threshold should be established having regard to the scale and unit mix'* and *'One bedroom and Studio units should not generally be considered to contribute to the requirement'*.

Given the mix of the scheme, with 77 no. 1 beds - and the provision of 40 no. of these one bed units as potential 'Lifetime units' for downsizing - there are only 11 no. 2 bed units and 1 no. 3 bed that would meet the requirement which is below the threshold of 75 units.

The Library will be utilised as the Community Facility for the Development.

Bicycle Parking

The residential parking is provided within a secure, covered cycle store accessed from the communal courtyard. The following is provided in line with the Apartment Guidelines (Residential) and Development Plan (Library).

Apartments

Residents: 1 space per bedroom = 101 spaces (50 cycle stands)

Visitors: 1 per 2 units = 44 spaces (22 cycle stands)

Total = 145 spaces

Library

Visitors/Short stay: 1 space per 100m² = 10 spaces (5 cycle stands)

Staff/Long stay: 1 space per 5 staff = 2 spaces (1 cycle stand)

Total = 12 spaces

Car Parking

The residential development comprises wholly of apartments and is categorised as a Central and/or Accessible Urban location in the DHPLG Design Standards for New Apartments 2018, where, being well served by Public Transport, car parking provision is to be *'minimised, substantially reduced or wholly eliminated in certain circumstances.'* Refer to Aecom Traffic & Transport Analysis and Travel Plan which indicates the distances to high frequency bus routes.

There are 30 no. residential parking spaces provided and 10 no. spaces for Library parking. The 10 no. Library spaces are within the non-residential maximum set out in the Development Plan. 20 no. residential spaces are covered within the footprint of the building, with the remaining 10 spaces provided externally. All

parking spaces are accessed from St Laurence's Park along a shared surface route that leads to the Library entrance.

30 residential spaces will comprise

- 4 car club spaces (Go Car or similar)
- 25 spaces for apartments
- 1 space for Visitors (1 space of the 30 dedicated to visitors)
- 4% Disabled (2 spaces out of the 30 will be designed for mobility impaired)
- EV provision (min 10%) 3 spaces out of the 30 would be designed for electric charging. The aim is to exceed the minimum provision of 10%.

10 Library spaces will comprise:

- Parent and Child (4%), 1 space
- Disabled (4%), 1 space
- EV provision (min 10%) 1 space. The aim is to exceed the minimum provision of 10%.

Each car space shall be 4.8m X 2.4m. Disabled space shall be 2.4 x 5.0m.

Space is provided for Fire Tender access and turning circle to the courtyard and along the shared route to the Library. Library and residential delivery van access is by 3 point turning at the end of the shared surface. Refer to strategy drawings with tracking.

Building Regulation, Technical Guidance document Part M, Access and Use of Buildings 2010, stipulates 5% of car parking spaces should be designated disabled spaces. Accordingly there will be 3 designated car parking spaces (2no. residential, 1 no. Library).

Apartments and the Development Management Process

Refer to ABK Apartment Accommodation Schedule

Operation and Management of Apartment Buildings

Refer to ABK Building Life Cycle Report

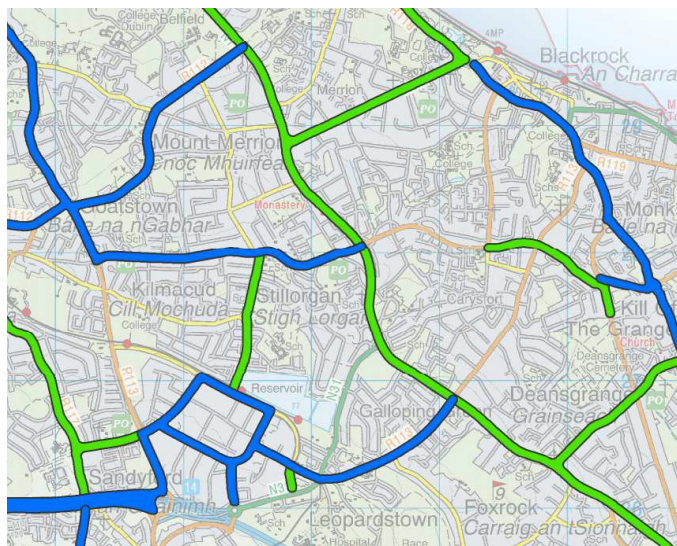
Transport and Accessibility

Public Transport

It is noted that a number of routes are provided by Dublin Bus, Bus Eireann and Aircoach, with the 46A and 145 being high frequency routes that connect Stillorgan to the City Centre along the N11. All stops on the routes listed below are within 5 minutes walking distance. The NTA's 'Greater Dublin Area Transport Strategy 2016-2035' has identified the N11 as a Priority 1 Quality Bus Corridor. Refer to Aecom TTA and Travel Plan that accompany this application.

Local bus routes

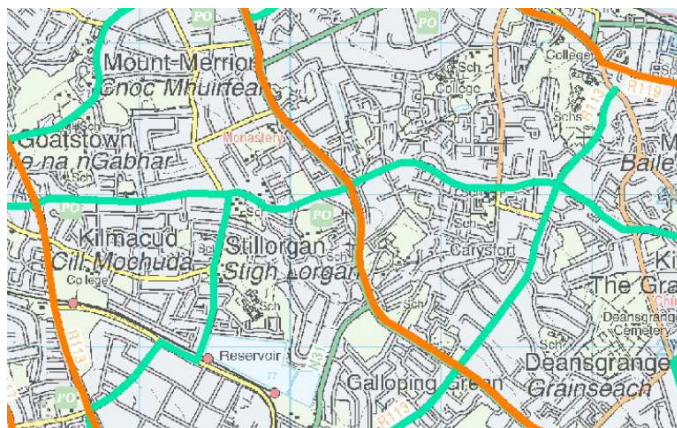
7b/7d – From Mountjoy Sq. to/from Dalkey/Shankill
 46a/e – Dún Laoghaire to/from Phoenix Park
 47 – Poolbeg to/from Belamine
 84x – Hawkins St. to/from Newcastle/Kilcoole
 75 – Square Tallaght to/from Dún Laoghaire
 116 – Parnell St. to/from Ashtown Rail Station
 118 – Kilternan to/from D'Olier Street
 133 – Gorey to/from Dublin
 145 – Ballywaltrim to/from Heuston Rail Station
 700 – Dublin Airport to/from Leopardstown/Sandyford



Bus Priority Network - Development Plan Supplementary Map T2
 Existing and Proposed (Blue) Bus Priority Routes

Cycle Accessibility

The site has good accessibility for cyclists being served by existing radial and orbital routes along the N11 and Stillorgan Park Road. The N11 has segregated tracks along its entire length. Stillorgan Park has segregated cycle facilities and shared cyclist and pedestrian facilities along its length. The proposed cycle network as per the Greater Dublin Area Cycle Network 2010 identifies the N11 (Route 12) and Stillorgan Park Road and the Lower Kilmacud Road (SO5 route) as primary cycle routes.



DLR Cycle Network Map - Development Plan Supplementary Map T1
 Primary Radial and Orbital Cycle Routes

Access

Vehicular access to the site is currently via St Laurence's Park to the north. This location will be maintained and upgraded, with a shared surface route providing access to the Library and Residential Parking. This will provide access for delivery vans to the Library and residences. Fire Tender access is allowed for along the route into the courtyard.

Pedestrian Routes and Permeability

Pedestrian access will be along the shared surface created to form a more civic pedestrian route running between the building and the tree belt, which will connect St Laurence's Park through to the Lower Kilmacud Road. A set of ramped and long steps currently connects the site to the Lower Kilmacud Road, though no level access exists. The steps will be replaced with a more generous flight of steps that will be compliant with current building regulations. A level access route will also be created improving accessibility for all. Both communal residential entrances will be accessed from the courtyard with one block also accessible from the shared route.

The scheme has been designed to comply with Part M regulations. External spaces are fully disabled accessible. Ground levels have been manipulated to provide gradual change in levels in compliance with Part M.

Lighting

External lighting will be provided to the new shared surface along within the residential courtyard, in accordance with relevant codes. Refer to Delap & Waller Electrical Site Services Installation drawing and Outdoor Lighting Report. Wall mounted lighting along the tree belt/shared surface will include directional cowl as a precautionary mitigation measure, to cater for the possible presence of bat species.



Stillorgan Local Area Plan 2018-2024 Site Development Framework

Zoning

Zoning Objective DC - To protect, provide for and/or improve mixed-use district centre facilities.

This is provided for by the mixture of improved Residential and Library facilities and improved public realm.

Development Objectives

Redevelopment includes a mix of uses with the housing and library functions providing community, cultural and residential uses. Housing is to be provided along with the redevelopment of the public library on the site. The building line created enhances the street frontage on to the Lower Kilmacud Road with the Library providing a built edge set against the taller 9 storey residential building.

Leisure Uses

The housing and library creates a mix of uses with the library providing evening use to the public helping to enhance the vitality and viability of the area

Design Guidance

The design is high quality and distinctive viewed from the Blake's Development to the south, whilst also endeavouring to read as a legible group of buildings.

High quality materials – brick, stone/pre-cast concrete, alu-clad and wintergarden glazing - are selected for their robustness and weathering capacity.

The layout of the Library and Residential Blocks are such that the group of buildings reads as one project, but with massing and design strategies allowing the Library to be a legible element. The provision of a shared surface route along the tree lined eastern edge of the project that runs through to the Lower Kilmacud Road creates permeability through the scheme and connects to the wider context.

Residential amenity in St Laurence's Park is respected with the smallest block being located on St Laurence's Park.

Building Height

Heights graduate downwards (from south to north) from the 9 storey element, to 7 and then to 4 at St Laurence's Park. The 7 storey element is 53m from the existing gable of no. 3 St Laurence's Park and 47m from the proposed new house at no.3 (D18A/0161). The 7 storey residential element drops to 4 storeys to ensure the overall building does not detract from the landmark nature of the nine store building.

The 9 storey building location is denoted with the star on Figure 7 in the LAP. With the continuity of material and articulation of the inflected and stepped façade along the N11, the two storey Library building is designed to emphasise verticality of the taller Block and to read coherently with the approved Blake's proposal.



Figure 7: Leisureplex, library and Environs Long Term Proposal - Landmark building location identified

Upward Modifiers

The benchmark height of 5 storeys has been reduced to 4 to allow for greater legibility and verticality of the 9 storey Landmark building, which is balanced by the increase in the 7 storey element from the 5 storey benchmark. This accords with the Stillorgan LAP 2018-2024 by both helping to *'mark a major cross-roads and/or transport interchange to the benefit of its legibility, appearance'* and with *'the promotion of higher densities in areas with exceptional public transport accessibility'*. Due to the site area being greater than 0.5ha, it can be considered as setting its own context as set out in the LAP (4.4.3 Building Height), which makes allowance for greater building height away from boundaries with existing residential development.

Analysis of a number of site characteristics account for the use of upward modifiers:

- The topography of the site within the lands falling away from Stillorgan Village towards the N11
- Being located '*near a large tree screen*' (LAP 4.4.3.3)
- Shadow analysis carried out indicates that shadows cast by the proposed development are largely limited to the confines of the site and the surrounding public roads. Refer to ABK Shadow Analysis Study.

Block A facing on to St Laurence's Park is 4 storeys to create a unified 'base' level for the scheme. Block A is not directly facing the front or rear of any properties on to St Laurence's Park, only the gable end of number 3. There is an approved application (D18A/0161) for a new two storey house to the side of no. 3 St Laurence's Park. Block A is approximately 30 metres from the existing gable of number 3 St Laurence's Park and 24 metres from the approved application (D18A/0161) providing a significant degree of separation.

Plot Ratio

Plot ratio for the proposed development is 1:1.6. This is due to a number of reasons - the retention of the tree corridor and topography and as there is no underground car-parking or podium decking within the development. The Plot Ratio in the LAP (1:2.5) refers to a much larger site extent encompassing the Leisureplex, Library and Environs, as opposed to the site area within this application. The current plot ratio of the site is 1:0.23.

Public Realm

Pedestrian permeability is provided for by creating continuous level access from the Lower Kilmacud Road through to St Laurence's Park along a shared surface route. Existing ramped steps from the Lower Kilmacud are replaced with a more civic stepped approach and entrance sequence below the Library canopy.

An entrance/arrival space to the north, signified by a totem, will act as a way-finding device to the scheme aiding movement from the QBC to the Library and the Housing beyond.

Age friendly spaces are created by providing level access from the Lower Kilmacud Road to St Laurence's Park with seating placed at regular intervals.

Signage

Signage for both the Library and Housing will be consistent and coherent across the scheme. The signage will work at the different scales required – from the totem signifying the Library on St Laurence's Park to the different block entrances. The 3d visualisations and elevation drawings show the intended signage strategy.

Constraints

Whilst the tree-belt and drop in topography of approx. 1.5m to the N11 is a physical constraint, it is also a positive asset that is utilised as a buffer to the N11 and maintains the inherent qualities of the site.

Fragmented land ownership has been addressed by a Land Transfer of the northern site of no's 62 & 63 and southern 'sliver' site to the south to create a more productive site.

Ecological Mitigation

Refer to Aecom Ecology Appraisal for details on mitigation measures incorporated. These include:

- Cows incorporated into lighting along the eastern perimeter/tree belt to minimise light spill
- Minimum of two no. bat bricks to be installed (precautionary measure)

Wind/Microclimate

A Pedestrian Level Wind – Desk Based Assessment has been carried out by RWDI. Mitigation measures from initial analysis has been incorporated to provide suitable wind conditions at ground floor and balcony levels. These measures include incorporation of recessed entrances, addition of canopies, soft planting strategies and use of wintergarden glazing. An analysis has been carried out of both the existing site and potential future/cumulative approved schemes (Blake's and Leisureplex sites) to ensure that any future impact is accommodated.

Acoustics

An Acoustic Report has been carried out, by AWN Consulting, to analyse noise impacts. Following assessment, inward noise mitigation measures have been incorporated with the use of wintergarden glazing/enhanced acoustic glazing and mechanical ventilation being employed to provide 'Good' internal noise levels and recommended external noise criteria for balconies.

Design



Site layout

The proposal consists of the provision of a new Library and 88 no. Apartments, with the gross area of the new Library being 1010 sq m over two storeys. The GIA of the residential element is 7,619 sq m.

Site Strategy

The primary moves proposed, following site analysis, in addressing the existing and future context:

- Siting of Blocks creates a semi-private south west facing residential courtyard that is shared with the Library
- Shared surface route along the east of the site between the trees and the building connecting St Laurence's Park through to the Lower Kilmacud Road and on to the Blake's Site beyond
- Maximising the civic presence of the Library by addressing the Lower Kilmacud Road junction.
- Maintaining the tree belt and utilising it as a natural buffer to the N11



Courtyard view



Shared surface view

Active Frontage

The project is designed to provide animated and active spaces. In terms of site strategy, Block A entrance is on St Laurence's Park, with a ground floor apartment facing south, that will provide active frontage at the northern entrance to the project. Duplex units on the ground floor of Block B and significant pedestrian and

cyclist activity in the courtyard and the secondary library entrance responds to the need for the residences and play spaces to feel safe and secure.

The approach to create a shared surface pedestrian route along the east of the site which will provide activity and passive surveillance with access to the Library, duplex units and Block C.

Scale, Form and Massing

The form and massing of the buildings are designed to work within both the existing context and in response to the changes taking place in Stillorgan. The project is designed at a number of scales with the buildings forming a coherent, self-contained group in relation to the existing surroundings. The scale and rhythm of the proposal has also been developed along-side the approved Blake's Scheme. The Library provides a degree of separation and 'breathing' space between the two tall elements either side of the Lower Kilmacud Road, rather than seeking to create a pure 'gateway' arrangement and any defensive connotations that may be implied.

To avoid the perception of Blocks B and C as being a 'slab' block, a 4 storey residential datum was used to enclose the courtyard with the 7 and 9 storey elements providing an appropriate scale to the block when viewed from the N11. A step in the eastern façade of the 9 storey element, with extended upper windows creates a sense of verticality to the project. Block A addresses and relates to the smaller scale of the existing suburban housing, with the 9 storey Block relating to the LAP designation. A single storey colonnaded cycle store allows daylight into the garden whilst creating a legible courtyard. The inflected façade responds to the curve of the N11 while the shared surface access route formally reflects the geometry of the site.

Materials and Finishes

The principle material is to be brick. This will be used throughout the buildings - Residential and Library - to form a unified project. Stone/concrete will be used throughout to form elements - plinths, seating, planters and canopies - to articulate key features such as entrances. A robust set of materials has been selected to provide durable buildings and to reduce maintenance requirements.

Library

The Library was developed around a number of strategies and organising devices

- Providing a civic setting for the Library on the Lower Kilmacud Road
- Organised around two main rooms, with a clear circulation 'spine' on ground floor
- Multi-functional space facing onto and enclosing the garden, allowing a spill-out space and a quiet place to read protected from the road
- Canopy signalling the Library entrance from both St Laurence's Park & the Lower Kilmacud Road, and with a degree of dexterity accommodating the pedestrian routes through the site.
- Large 1st floor windows provide light into the plan whilst signalling the Library to both the N11 and Stillorgan crossroads
- The use of natural light from above and views into and out of the Library

Landscaping and External Space

The proposed landscape strategy reinforces the existing character of the site by retaining the tree belt whilst providing an improved amenity for residents. Existing features, such as the route through the site, are intensified with improved stepped access and level access being provided. The tree belt is enhanced by raising and thinning out the canopies, reducing the density and allowing for improved sight lines. Planted buffer zones are provided at ground floor apartments around a planted residential courtyard.

A Tree Survey and Landscaping Planting Plan that outline the proposed tree removal and re-planting strategy are included in the application. They have been progressed in consultation with DLR Parks Department.

An Appropriate Screening Assessment report for the site was carried out by Hayes Higgins Partnership and an EIA Screening Report has been carried out by HRA Planning, which are included with this submission.



View of 'arrival space' from St Laurence's Park

Energy

The buildings will achieve 2019 TGD Part L and Nearly Zero Energy Building (NZEB) compliance and will employ a fabric first approach in pursuing the highest level of energy conservation, both in design and running costs.

Insulation values will meet the requirements of the Building Regulations. Glazing exposed to direct sunshine will be protected to avoid unwanted solar gain. Natural lighting will be used as much as possible with photocell and timeclock control of artificial lighting where appropriate.

It is proposed that the residential buildings will employ Exhaust Air Heat Pumps, Mechanical Ventilation Heat Recovery (MVHR) and heaters to provide the Heating & Ventilation required and that for the Library, Heating & Cooling will be provided by a VRF heat pump distributed by Fan Coil Units. Ventilation (tempered air only) will be provided via a roof mounted AHU.

Photovoltaic panels, for both the Library and Residential, will be located on the roof to fulfil the remainder of the requirement for renewable energy sources.

Refer to Delap & Waller Energy Statement.

Construction

The external walls of the building will be brick faced masonry, stone and pre-cast concrete. The residential structure will be in-situ concrete for the floors and majority of walls. Block A will be constructed of load-bearing masonry and pre-cast concrete floor slabs.

Glazing will be a combination of powder coated aluminium low-E high performance triple glazing and aluminium curtain walling.

The majority of roofs will be extensive green roofs to aid with water attenuation in line with DLR Development Plan Appendix 16 Green Roof Guidance Document

The shared surface route (cobble/small format), brick paved residential courtyard and bound gravel arrival space will incorporate Sustainable Urban Drainage Systems (SUDS) permeable paving.

Railings and balustrades will be painted galvanized steel.

Site Services

Drainage

Surface Water

There is an existing 300 mm concrete surface water drainage pipe running through the site. A 225mm concrete surface water pipe in the N11 footpath runs outside the eastern boundary and along the Lower Kilmacud Road. Surface water drainage will be connected to the public surface water drain.

The car park/shared surface area and residential courtyard drainage will be attenuated through permeable paving.

Attenuation tanks will reduce the flow to the public drain to design standards.

Extensive green roofs will be utilised to regulate the flow of surface water from roofs in line with Appendix 16 of the Development Plan.

Refer to Civil Engineers Report for detail of proposals.

Refer to Civil Engineers Drawings for drainage diversions.

Foul Drainage

Foul water drainage will be connected to the public foul water drain.

Refer to Civil Engineers Report for detail of proposals.

Refer to Civil Engineers Drawings for drainage diversions.

ESB / Telecoms

Existing ESB and Eircom underground and overhead cables serve the site.

The building will be supplied by the ESB from a new substation incorporated into the design.

Water

There is an existing 75mm cast-iron pipe running along St Laurence's Park serves the Library and Maisonettes.

Refer to Civil Engineers Report for detail of proposals.

Gas

An existing inserted pipe (low pressure) gas supply, running along the road, serves the maisonette units. This will be removed as part of the demolition process and enabling works.

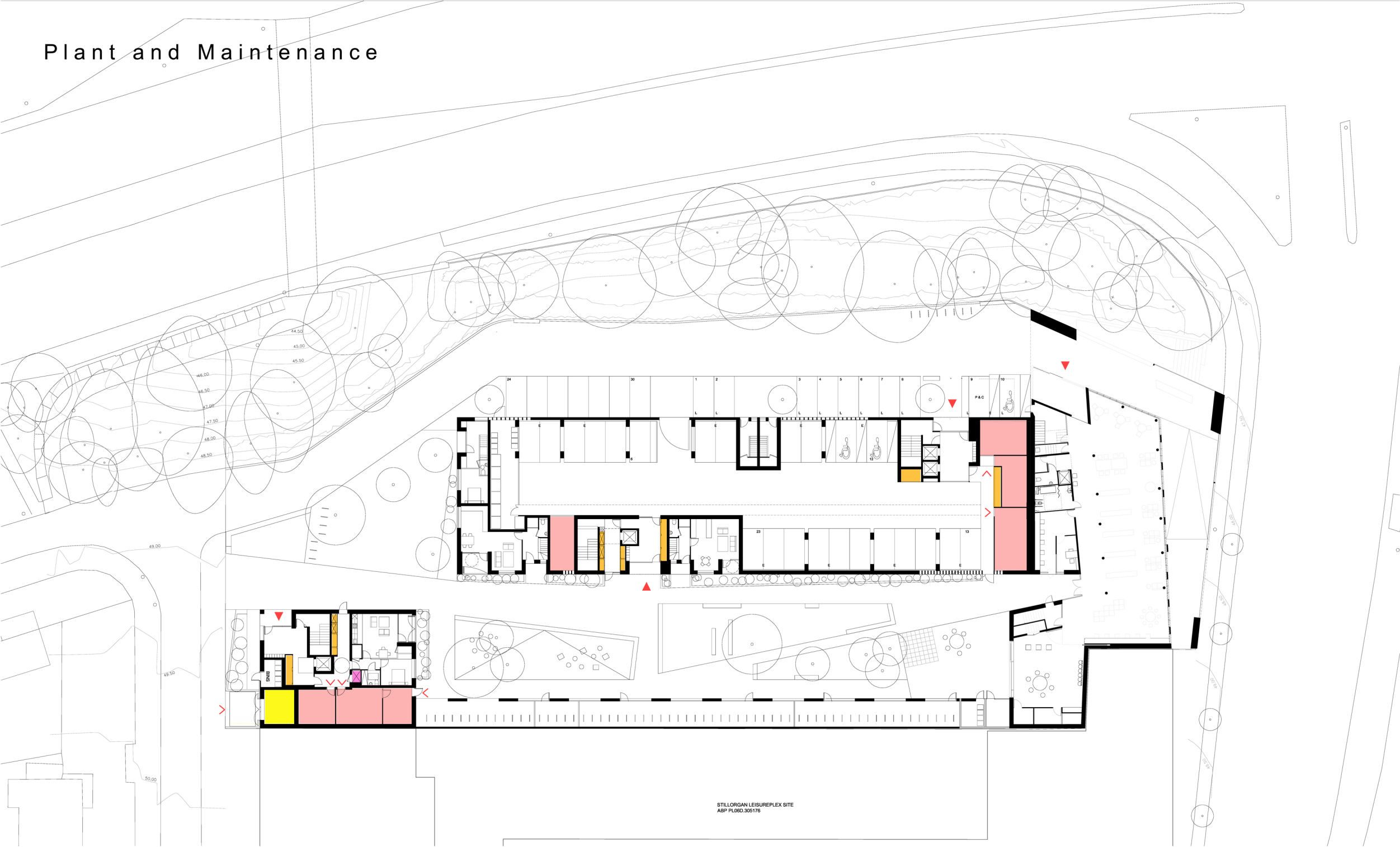
Compliance with Standards

The project design complies with the Irish Building Regulations.

Strategies

St Laurence's Park
Housing and Library

Plant and Maintenance



KEY

- ▲ Access to core
- Apartment mechanical services
- Plant room
- Substation
- Service riser
- ◀ Access to plant for maintenance

Plant and Maintenance Typical Floor

This architectural floor plan illustrates a typical plant and maintenance floor, divided into three distinct blocks: Block A, Block B, and Block C. The plan is set against a background of stylized landscaping, including numerous circular tree symbols and winding paths.

Block A (Bottom Left): This block contains several rooms, including a large central hall (A-182P-10, 51.4m²) and a smaller room (A-182P-1C, 51.2m²). It also features a staircase and a small utility area.

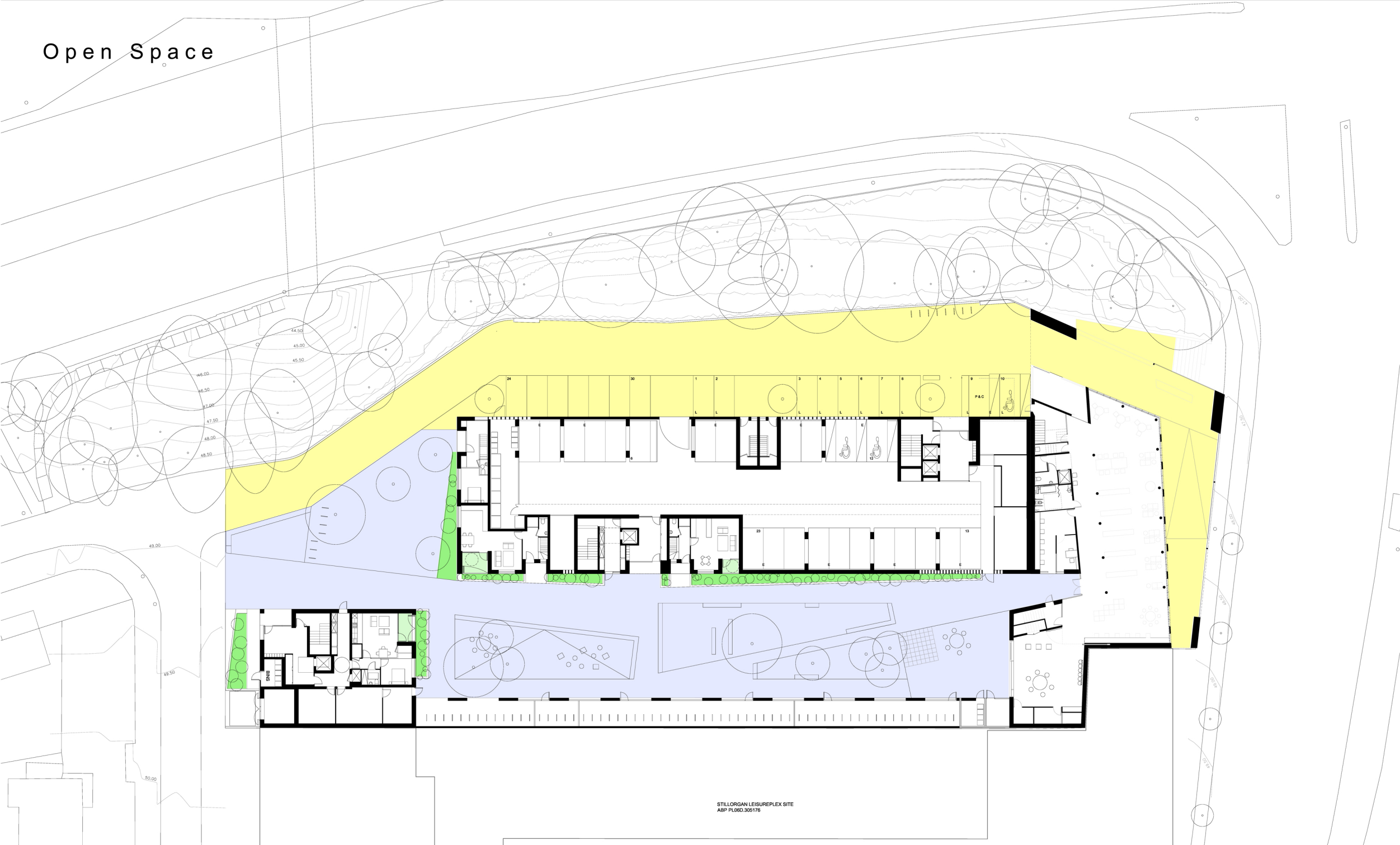
Block B (Middle): This block is the largest and contains a series of rooms, including a large central hall (B-182P-10, 48.3m²) and several smaller rooms (B-182P-1A, 49.3m²; B-182P-1B, 50.0m²; B-182P-1C, 49.4m²; B-182P-1D, 49.4m²; B-182P-1E, 48.3m²; B-182P-1F, 48.3m²; B-182P-1G, 48.3m²; B-182P-1H, 48.3m²; B-182P-1I, 48.3m²; B-182P-1J, 48.3m²). It also features a staircase and a small utility area.

Block C (Right): This block contains a series of rooms, including a large central hall (C-182P-10, 50.8m²) and several smaller rooms (C-182P-1A, 53.5m²; C-182P-1B, 53.5m²; C-182P-1C, 53.5m²; C-182P-1D, 53.5m²; C-182P-1E, 53.5m²; C-182P-1F, 53.5m²; C-182P-1G, 53.5m²; C-182P-1H, 53.5m²; C-182P-1I, 53.5m²; C-182P-1J, 53.5m²). It also features a staircase and a small utility area.

The plan includes various rooms, corridors, and a central staircase. The rooms are labeled with their respective identifiers and areas. The plan is a detailed architectural drawing showing the layout of the plant and maintenance floor.

- ▲ Access to core
- Apartment mechanical services
- Plant room
- Substation
- Service riser
- ▲ Access to plant for maintenance

Open Space



KEY

- Private amenity space
- Defensible planting
- Communal amenity space
- Shared surface / Library entrance

Site Access

Underpass

Shared route

Bus

Block B

Block C

Library

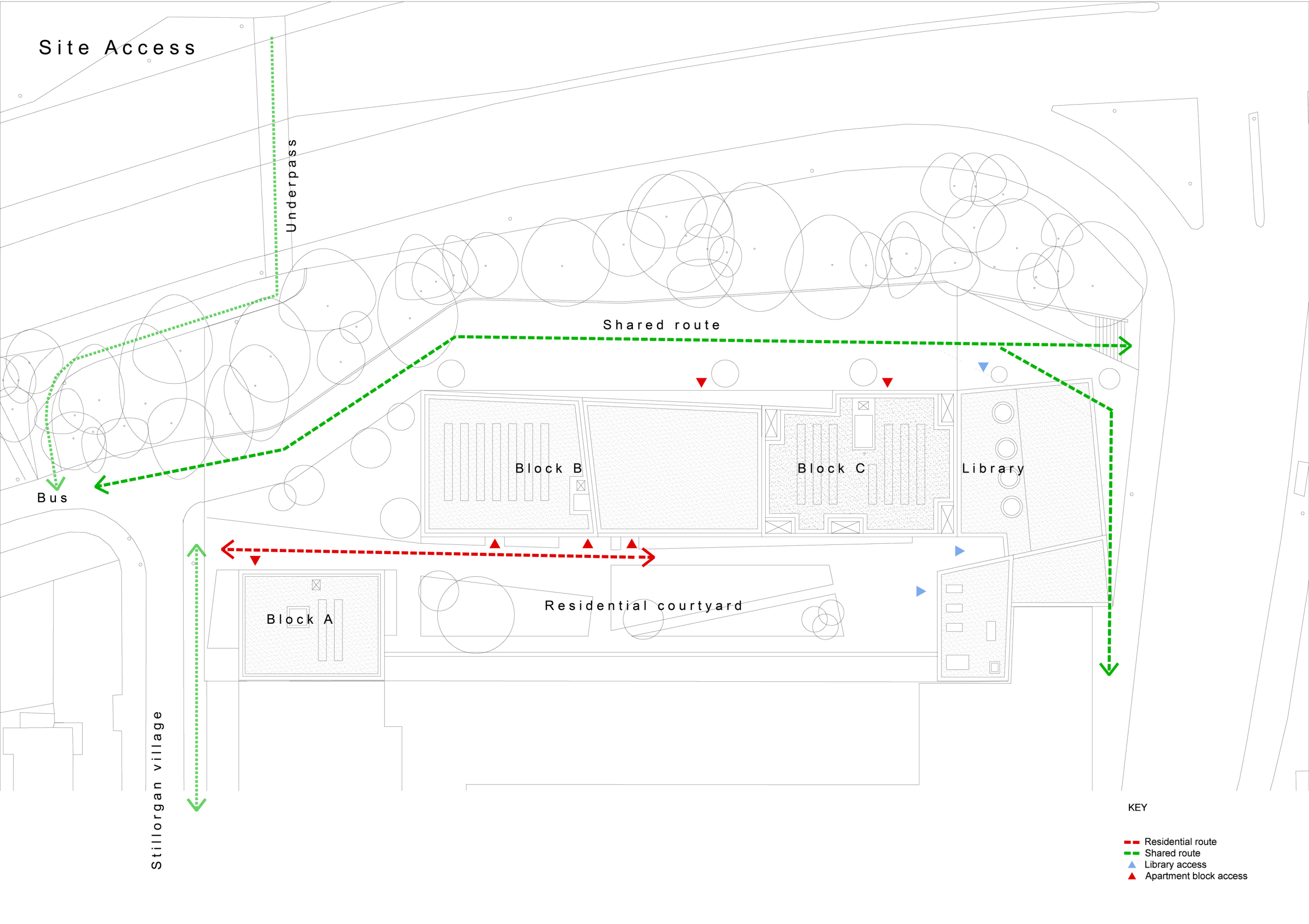
Block A

Residential courtyard

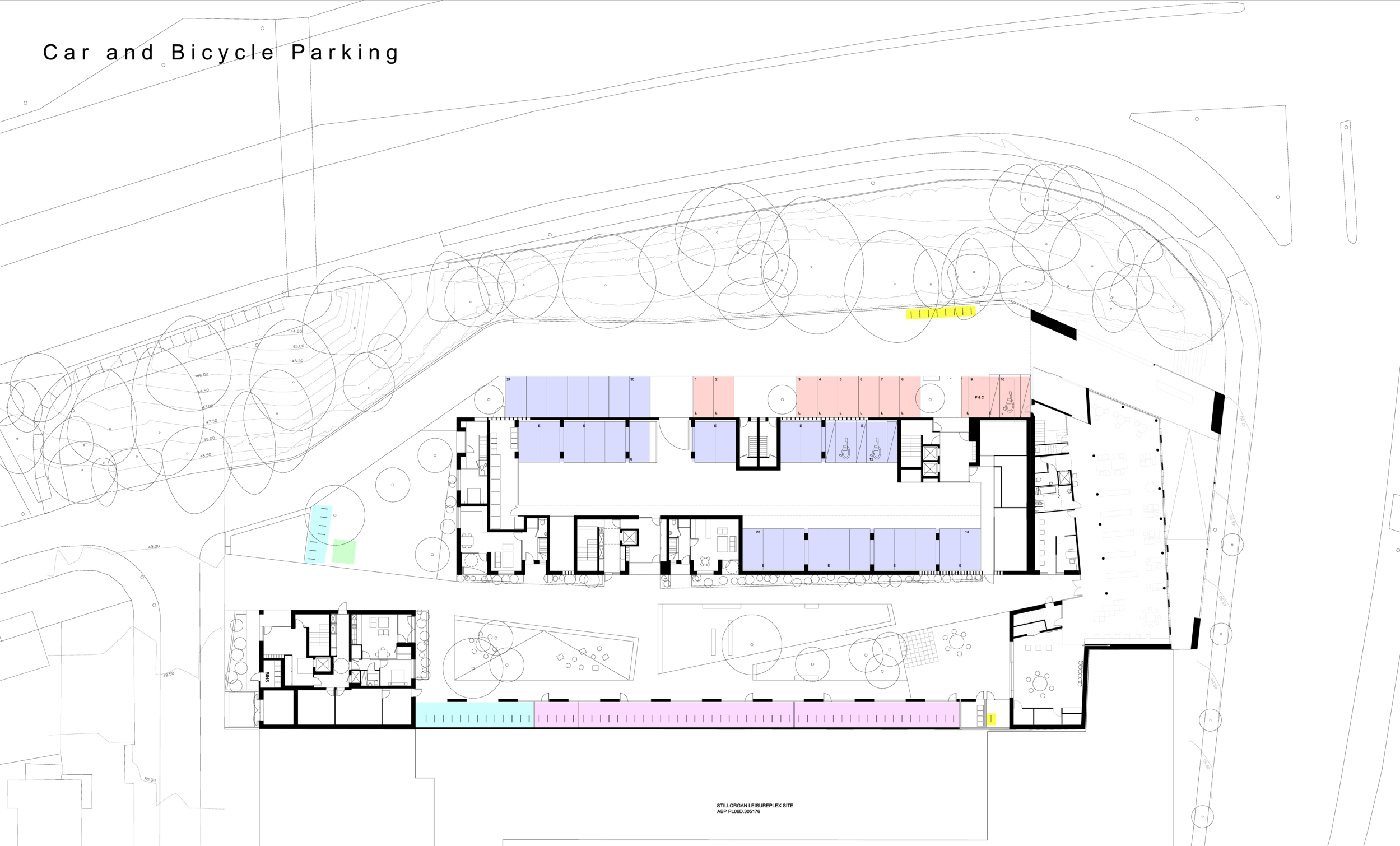
Stillorgan village

KEY

- Residential route
- Shared route
- Library access
- Apartment block access



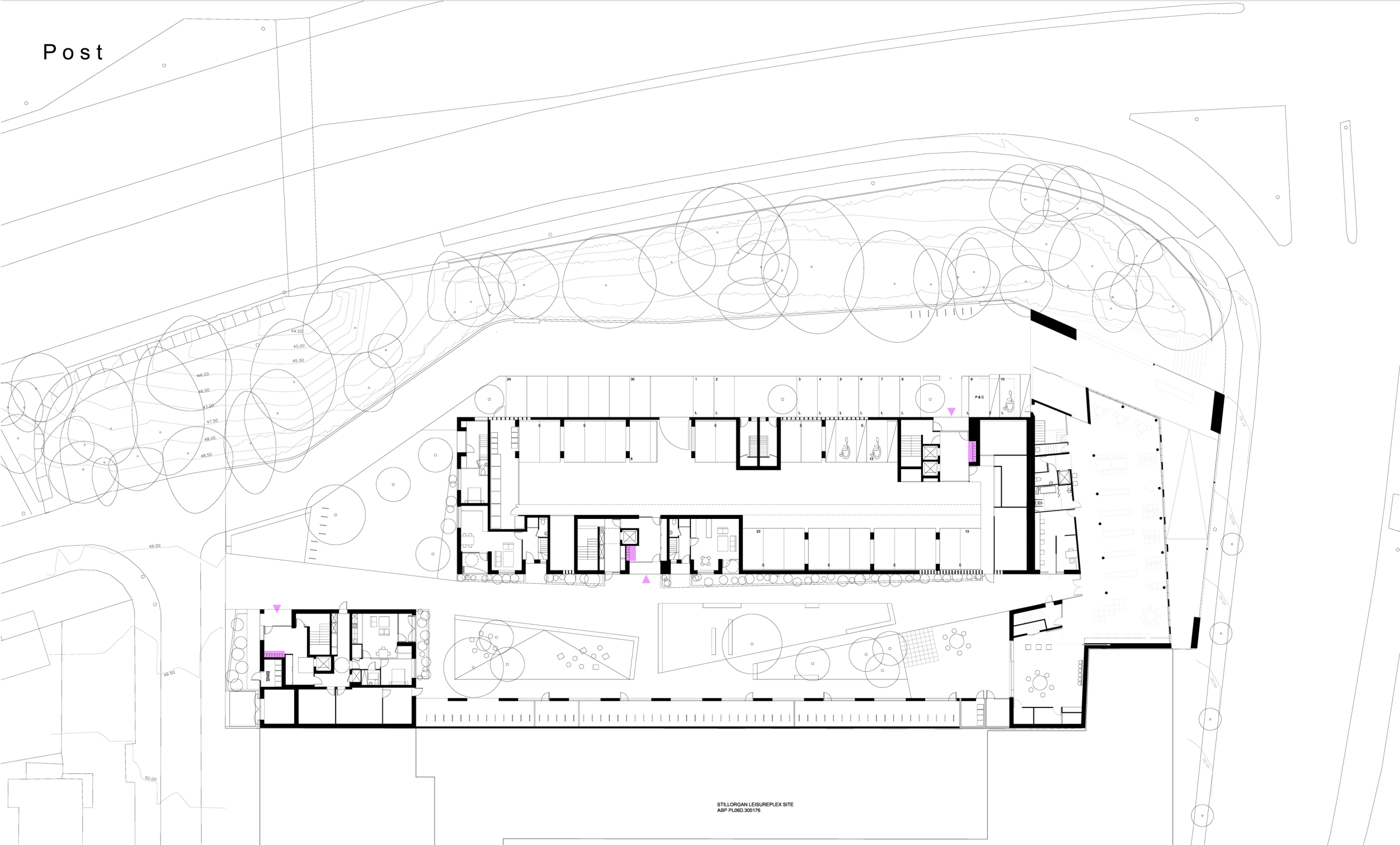
Car and Bicycle Parking



KEY

- Library car parking
- Residential car parking
- Motorcycle parking
- Residents bicycle parking
- Residential visitor bicycle parking
- Library bicycle parking

Post



STILLORGAN LEISUREPLEX SITE
ABP PL06D.305176

KEY

- Block post
- Access to block post