

Dalguise House

DESIGN STATEMENT

*PROPOSED B.T.R. RESIDENTIAL DEVELOPMENT
at DALGUISE HOUSE, MONKSTOWN, CO DUBLIN*

October 2022

Issue P01





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Document Information

Dalguise Residential Development

Project No: P21-066D
Document Title: Architectural Design Statement

Document History

Issue	Date	Description	PA	PD
P01	27/10/22	For Planning		

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Reg Ref: 306949-20

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Figure 1 - Aerial View - Site Boundary in red.

1.0 | Team Introduction



Team Introduction

Monkstown Residential Development prepared for GEDV Monkstown Owner Ltd



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We, GEDV Monkstown Owner Ltd will operate the proposed scheme as long-term developers, investors, and operators of private residential accommodation across the globe. This scheme represents our third investment in the Irish residential market with the first being 'Dublin Landings', acquired in 2019 and comprising 268 apartments in a prime location with stunning views overlooking the Liffey and out to the Irish Sea. Our second acquisition was Griffith Wood, a prime residential offering set within existing parkland and mature trees on the Northside of the city. In assessing any scheme for acquisition or development we consider the quality of the architecture and design response of paramount importance, offering a best in class living experience for the benefit of the residents and contributing positively to the environment, wider community and city.

In considering this proposal for this site in Monkstown, we appointed Reddy Architecture + Urbanism to undertake a full due diligence of the previously assessed scheme on the site. During this process we collectively identified the positive elements of the design to be retained and proposed areas that could be improved whilst placing utmost importance on the ecology and historic nature of the site. With this in mind, we appointed international landscaping practice, Cameo + Partners supported by a full multidisciplinary team to deliver an exceptional residential development.

The result, we believe, will be a truly stand out and world class development set within an exceptional landscaping environment and mature parkland in close proximity to high frequency transport, the coast and the vibrant urban village of Monkstown. This new approach to the site will be to offer a long-term Build to Rent (BTR) model. The scheme has been designed to meet the requirements of the Design Standards for New Apartments (December 2020) and in many cases exceeds the standards set within.

The provision of Build to Rent in Monkstown accords with the national policy to increase the quantum of Apartments nationally and to have a potential role to play providing choice and flexibility to people and in supporting economic growth and access to jobs in Ireland. In summary, we intend to provide a long-term vibrant residential community on this under-utilised parkland site set within an innovative landscape and architectural design that enhances the setting of the numerous historic buildings on site.



Greystar Portfolio

We have significant global experience in the masterplanning and delivery of high quality residential schemes that integrate within existing communities. An example of this is the Greenford scheme located in London which involves the redevelopment of a disused, 26-acre brownfield site and creation of a new community of high-quality, purpose-designed, well-managed homes with access to excellent amenities. The scheme includes the following:

- 2,118 new homes
- High-quality residential amenities
- Shops, cafes and restaurants
- Contemporary offices and a new employment space, including the refurbishment of Glaxo House.
- Extensive public spaces
- Improved accessibility and routes to Greenford's transport links
- New pedestrian bridge over the Grand Union Canal.
- New two-form-entry primary school.
- New health centre.

APARTMENT DESIGN

In designing our apartments, we use our vast experience to provide the apartment that creates the best resident's experience. With features including :

- Open plan, sprinklers, maximum light penetration & ceiling height
- Quality finishes, fixtures and fittings.
- Good storage, incl. built-in wardrobes and shelving.
- Technology integration.
- Consideration for maintenance with an on-site team to deal with any issues.



Griffith Wood, Dublin



Griffith Wood, Dublin



Griffith Wood, Dublin



Apartment Interior Griffith Wood, Dublin



Greenford Quay, London

2.0 | Site Context



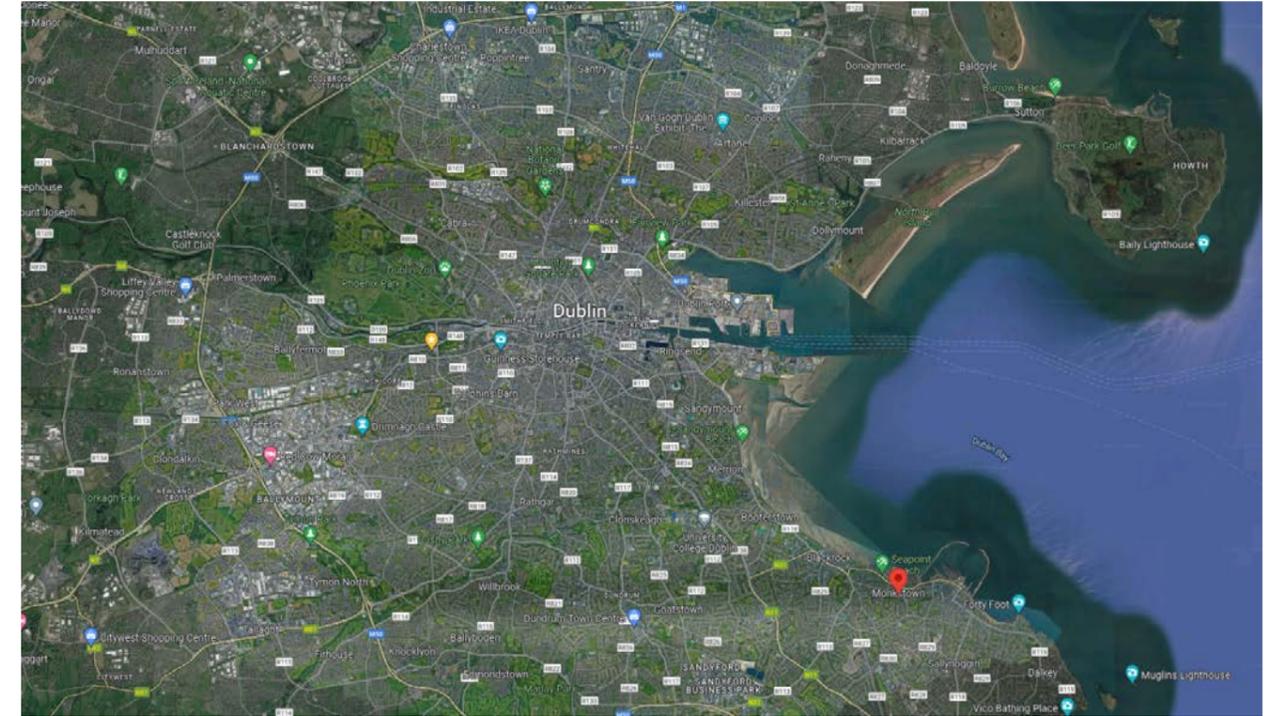
2.0 Site Context

Description

The site is located in the Monkstown, Dublin, within the administrative area of Dun Laoghaire Rathdown County Council. The greenfield site extends to circa 3.58 ha and forms part of the wider curtilage of Dalguise House, (Protected Structure RPS No. 870). The site is currently accessed via an avenue from an existing point of entry from the R119 Monkstown Road. The site adjoins the new development at Purbeck Lodge on Monkstown Road, which will provide an additional access to the site. The site comprises of Dalguise House, 2 gate lodges and a modern dwelling house, walled garden and associated buildings and landscaping. There is significant tree coverage and vegetative screening from the surrounding area, which is predominantly residential.

Key Statistics

Site Area: 3.58HA



Location in the wider Dublin area.



Location in the Monkstown / Dun Laoghaire area.

2.1 Site Connections

The proposed site is highly accessible by public transport, located within 500m (5 minutes' walk) of the Salthill and Monkstown Train Station. This station provides service for Dart suburban rail service direct to Connolly Station, where it connects to the national rail network. Bus stops on Monkstown Road are located approximately 140m west of the site, served by routes 7, 7a, 7d and 703, providing links to Brides Glen and Loughlinstown Park to the south, as well as the city centre, and Dublin airport to the north. Bus route 7 and 7a both a frequency of 30 minutes on Monkstown Road, and route 7d operates on morning and evening peak hours from Monday to Friday with a frequency of 30-45 minutes. The proposed development, therefore, represents an opportunity to provide increased building heights and densities at this location, and fully complies with Appendix 5 and with SPPR3 of the Urban Development and Building Heights Guidelines given its location in an area served by public transport links with high capacity and frequency of services and good transport links.



Figure 2 - Site Analysis

2.2 Zoning

- Dun Laoghaire-Rathdown Development Plan identifies the subject site as Objective A - "To provide residential development and improve residential amenity while protecting the existing residential amenities"
- Permitted in principle: Assisted living Accommodation, Open Space, Public services, Residential, Residential institution, Travellers Accommodation, Childcare.
- BTR and Restaurant are an open for consideration use under the Objective 'A' Zoning.
- Dalguise House in the centre of the site is also a protected structure (RPS number 870). The site is mainly outside of the Architectural Conservation Area, apart from the existing entrance and Entrance Lodge from Monkstown Road is within the ACA.

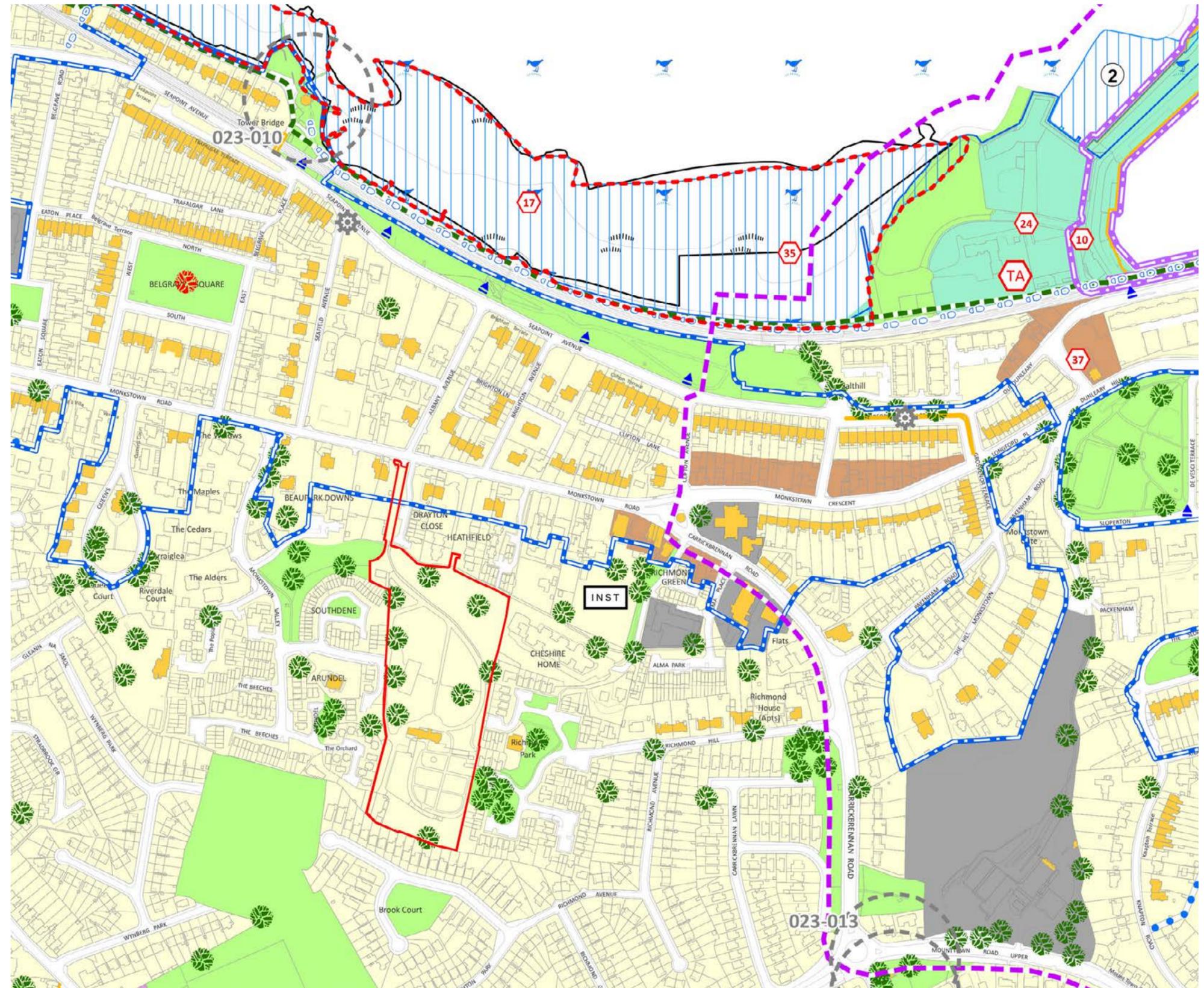


Figure 3 - 2022-2028 Development Plan

2.3 Site Photographs



1
Front Of Dalguise House looking west



2
'The Paddock' - near Stradbrook Stream



3
From Access Road Looking toward Dalguise House



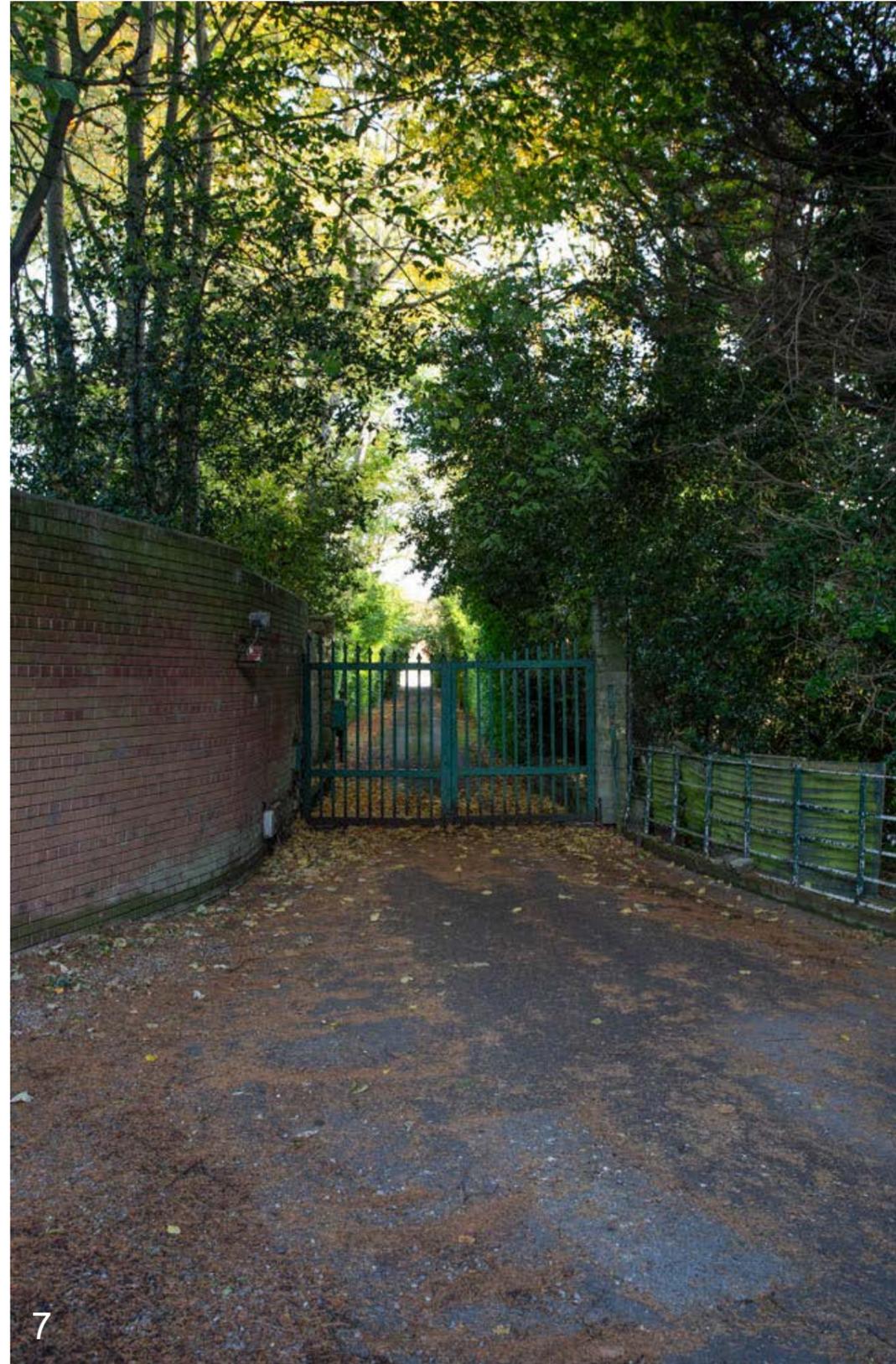
4
Front Elevation of Dalguise House



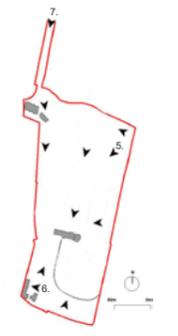
From Access Road looking east



Front Elevation of the 'Coach House'



From Access Road looking east





8

Rear Elevation of Dalguise House.



9

Woodland walk at the western boundary.



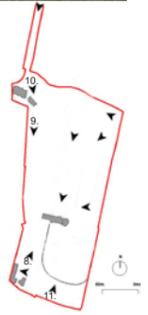
10

Brick Lodge from Main Avenue.

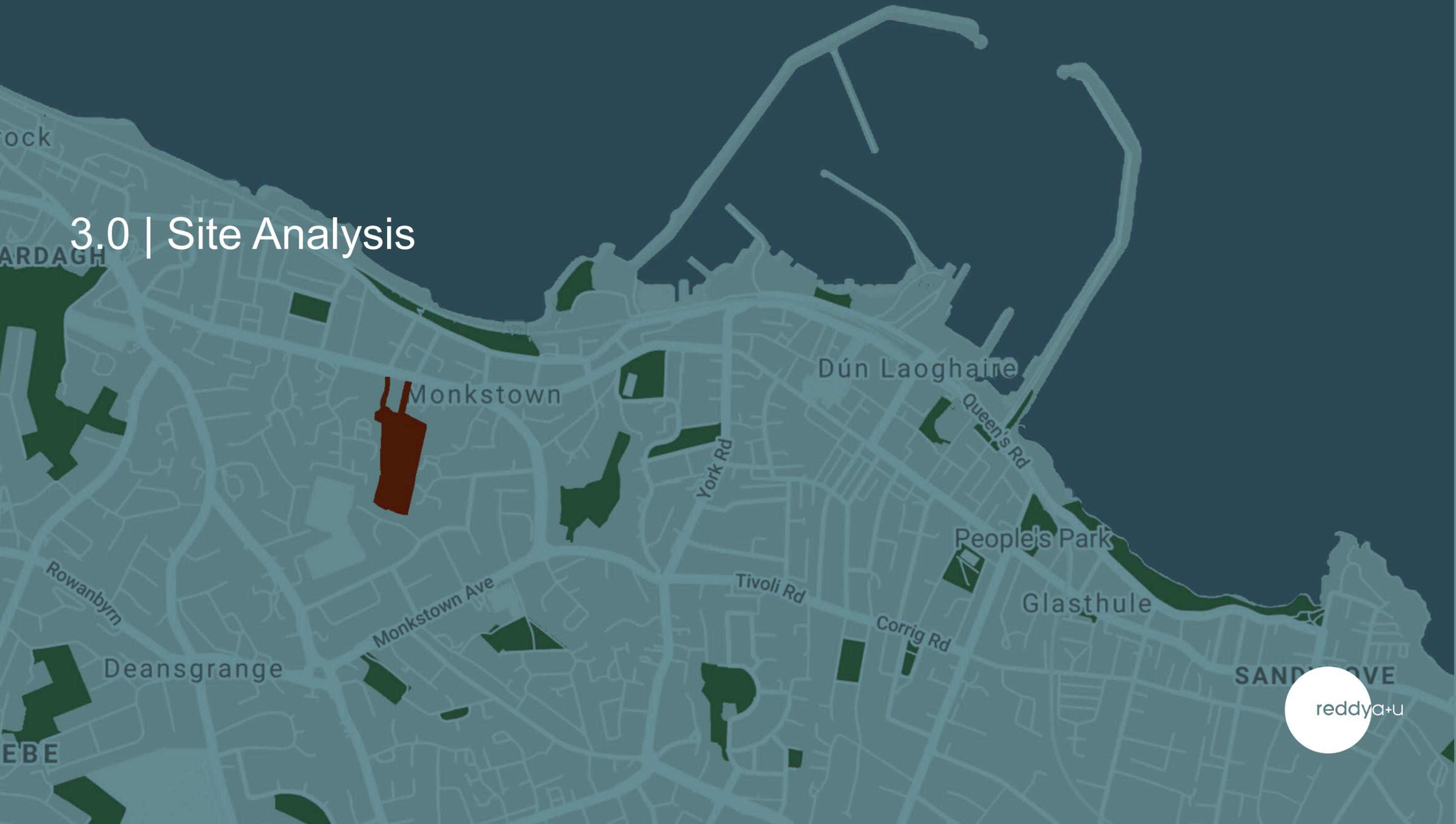


11

Existing outhouses behind walled garden.



3.0 | Site Analysis



3.1 Site Characteristics

Legend

- | | |
|---|------------------------------------|
| 1. Dalguise Entrance (existing) | 10. Vinery |
| 2. Purbeck Entrance (proposed) | 11. Modern Swimming Pool structure |
| 3. Entrance Gate Lodge | 12. Greenhouse |
| 4. Stradbroke Stream | 13. Modern Domestic Garage |
| 5. Detached Modern Dwelling (White Lodge) | 14. Walled Garden |
| 6. Brick Gate Lodge | 15. Coachman's Cottage |
| 7. Main Avenue | 16. Coach House |
| 8. Dalguise House | |
| 9. Tennis Court | |



Figure 4 - Aerial View of existing features.

3.2 Site Topography

Dalguise House marks the highest point of the site at a level of +28.4m. From there the site slopes North to 15.5m, a fall of 12.9m. The Northern boundary at Stradbrook stream ranging from + 15.5m to +15.10m before rising again on the North western side to +15.40m.

Heading South the side slopes from the high of +28.4m at Dalguise House to +27.24m on the eastern side and +22.40m on the western side. A maximum fall of over 6m.

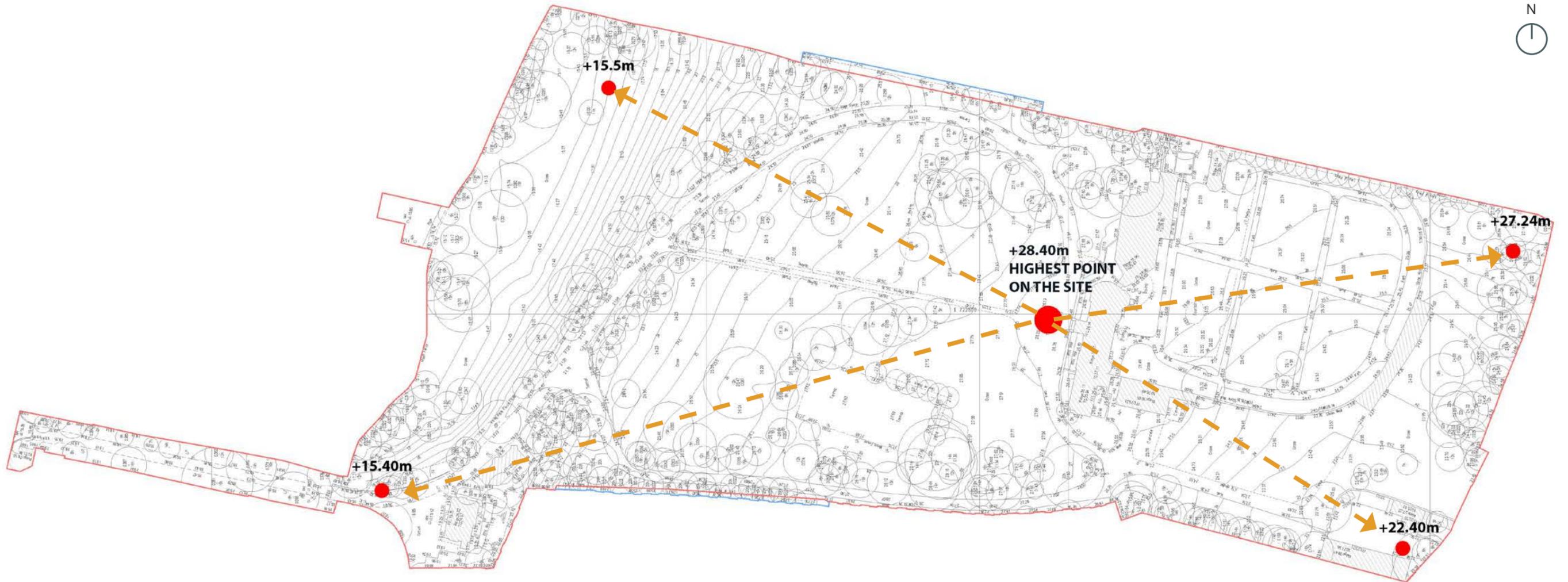
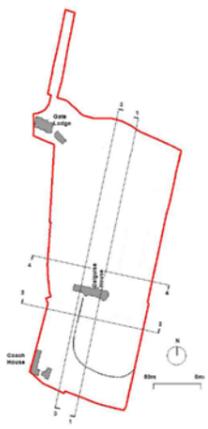


Figure 5 -Existing Site Plan showing levels - NTS

3.3 Existing Site Sections



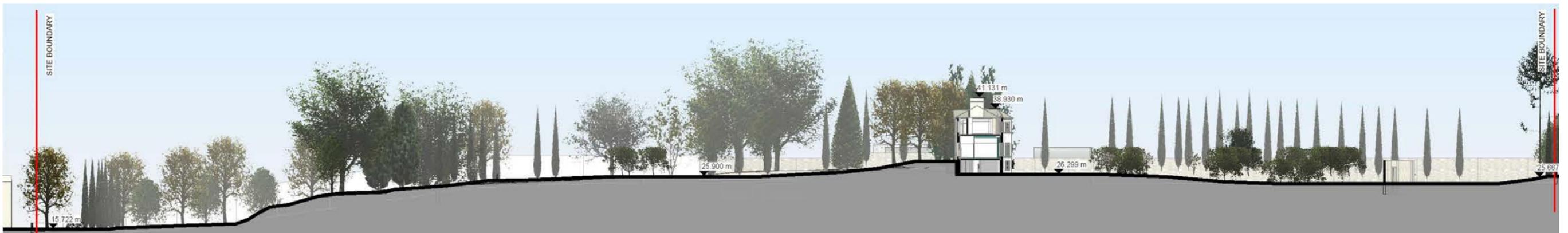
Existing Site Section 01 - NTS



Existing Site Section 02 - NTS



Existing Site Section 03 - NTS



Existing Site Section 04 - NTS

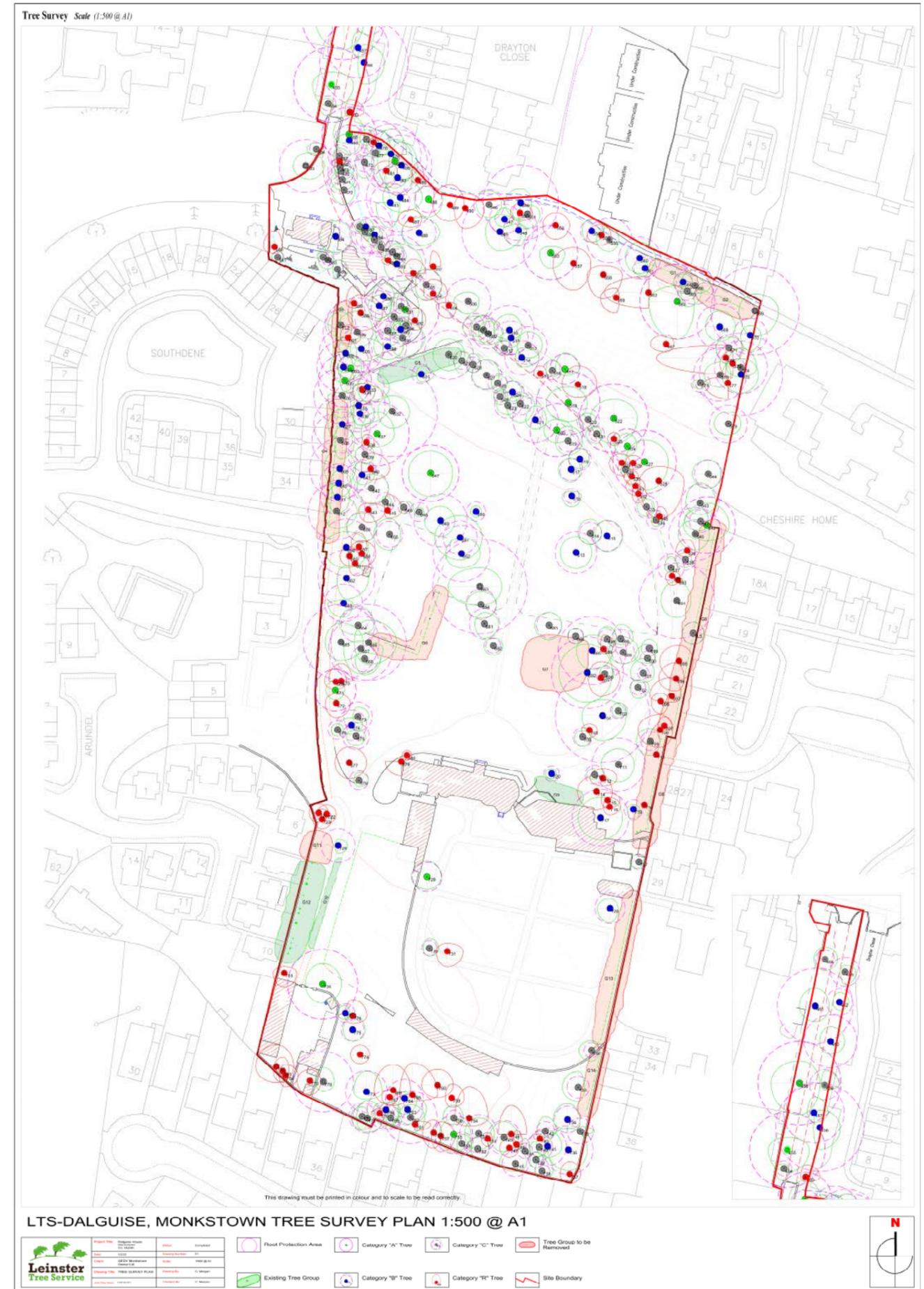
3.4 Existing Trees Survey

The survey was carried out by Leinster Trees. A total of 353 trees and tree groups were recorded. The area inside the site boundary is approximately 32,000 square meters. The site contains broadly three categories of trees: mature individual specimen trees, younger specimen trees and wild seeded and light suppressed undergrowth trees mostly along the boundaries and in the northern half of the site. There is an abundance of:

- Acer pseudoplatanus (Sycamore)
- Cupressus leylandii (Leyland Cypress)
- Cupressus macrocarpa (Monterey Cypress)
- Pinus nigra (Austrian Pine)
- Eucalyptus sp. (Eucalyptus sp.)
- Acer platanoides (Norway Maple)
- Ilex aquifolium (Holly)
- Fagus sylvatica (Beech)
- Chamaecyparis lawsoniana (Lawson cypress)
- Pinus radiata (Monterey Pine)
- Poplar/ Aspen (Populus tremula)
- Cherry (Prunus avium)
- Silver birch (Betula pendula)
- Laurel (Prunus lusitanica)
- Horse Chestnut (Aesculus hippocastanum)

The larger specimen trees are located along the existing lane and toward the centre of the site in a parkland arrangement. There are some very massive conifer specimens (Pinus radiata) clustered in the northwest corner of the site. There are impressive specimen Fagus sylvatica along the lane and in the central parkland. There also several very large specimens at the boundaries. The northern floodplain contains a lot of large specimens and north of the serpentine access lane there are important specimens of Quercus petraea (Sessile Oak). More modern interventions have seen the planting of long lines of Cupressus leylandii and Populus sp. at the boundaries perhaps for privacy. The landscape has in recent years become unmanaged and derelict with large areas returning to scrub filled with self-seeded species. Woodland has been left unmanaged and filled with light suppressed individuals unsuitable for long term retention. In some instances large specimens particularly conifers have fallen over. Large deciduous specimens have become infested with decay pathogens and have been marked for removal. In some cases trees were surveyed as large groups in accordance with BS 5837:2012.

REFER TO: Tree Survey, Arboricultural Impact Assessment and Tree Protection Scheme to BS 5837:2012



3.5 Architectural Heritage

Entering the Dalguise House's demesne off the Monkstown Road, the visitor is struck by the transformation from relatively dense suburbia to a seemingly more rural setting. The house sits approximately in the middle of a rectangle of grounds bounded on all sides by a belt of woodland which very effectively isolates it from surrounding suburbia.

A wide single lane estate road runs directly south from the gatehouse on Monkstown Road to a modern detached house, veers east past a brick cottage and then swings around the east side of a large lawn, until it reaches the front entrance of Dalguise House.

The road then continues around the west end of the house, finishing at the historic stable yard in the south west corner of the site. There is a walled garden immediately south of the house with a number of small, derelict outhouses attached to its southern end. Directly to the east of Dalguise House are a number of ancillary buildings of differing ages, including two glass houses and a modern swimming pool enclosure.

For more information please refer to the Heritage Impact Assessment included in support of this application.



Entrance Gate Lodge from Monkstown Avenue



Brick Lodge from Main Avenue



Front Elevation of Dalguise House



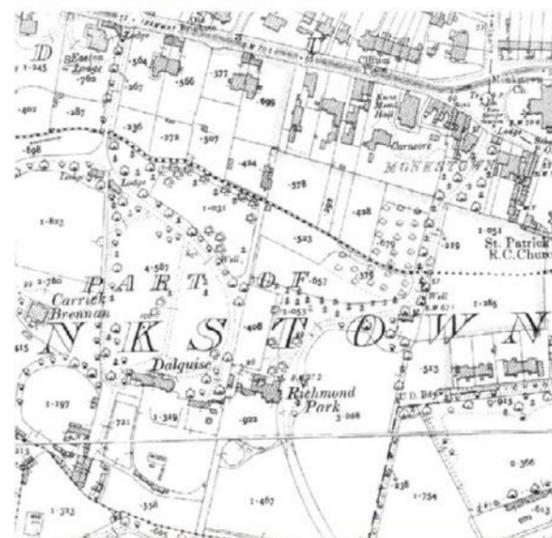
Existing Stone Wall at Walled Garden



Existing Stable House / Coachmans House



Revised Edition OS Map, 1907-8



3.6 Overview of the Previously Proposed Scheme

Planning History - SHD Development ABP Ref. 306949-20

The previously proposed scheme comprises 290 No. units (reduced from 300 No. by Condition), childcare facility and associated development.

The 8 No. new apartment blocks (266 No. units) ranged in height from 5-9 storeys, some over podium level.

22 No. houses were permitted (including the converted stable yard and refurbishment of an existing gate lodge)

Dalguise House was permitted to be converted into 2 No. residential units and a childcare facility at basement level.

The scheme also provided 314 No. Car Parking spaces and 365 No. bicycle spaces.

Areas identified for improvement in due diligence assesment of previous scheme :

- The creation of 3 separate basements across the site was deemed too intensive.
- The resulting vehicular strategy was deemed too intensive and would create a very busy access road and would necessitate a significant widening of the historic avenue.
- The position and design of Block D and Block E has left the blocks with overshadowing issues. The position and design also interferes with the views to Dalguise House.
- The link road at the north of Block A results in a considerable loss of category A and category B trees.
- Inadequate pedestrian and cycling circulation provided as a result of single entrance to the scheme.
- The 11no semi-detached housing at the south of the site was deemed monolithic and reads like a wall of development from Brook Court.

Positive design elements to be retained :

- The overall composition of linear Blocks in the central area is the optimal configuration for the apartment blocks as this allows for an east / west orientation and creates views to Dalguise House from the access avenue.
- The creation of a plaza in front of Dalguise House and the primacy of the house within the overall setting.
- The Pavilion style Blocks at the north of the site was considered the correct response to this part of the site in terms of scale and form.
- The creation of distinct character areas across the site.



Figure 6 - Site Layout - Previous Application NTS

3.6 Overview of the Previously Proposed Scheme

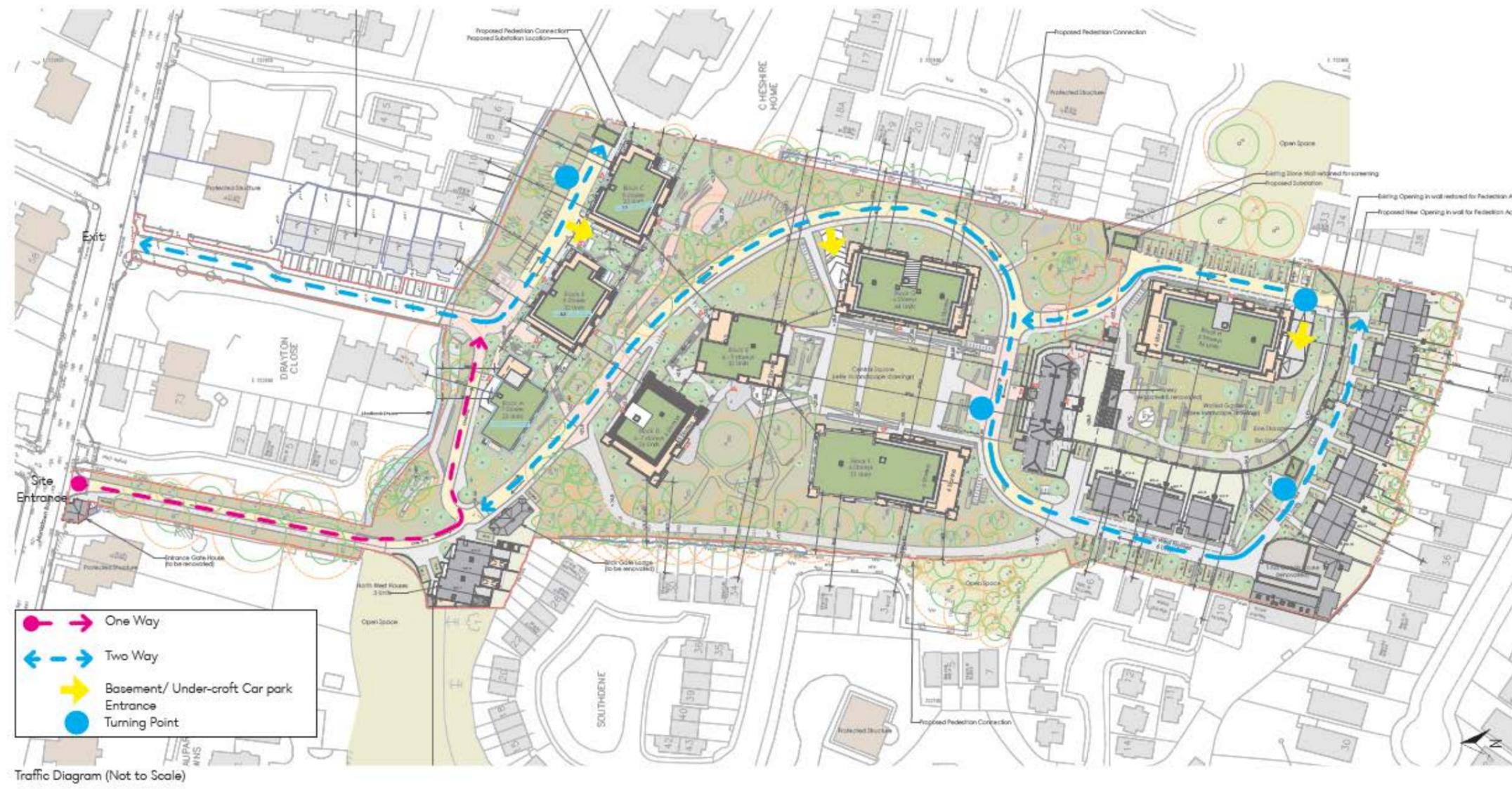


Figure 7- Traffic Strategy- Previous Application

4.0 | Architecture + Design Strategy



4.1 Overview | Objectives

Overview

The applicant has been searching for appropriate locations in the Dublin region to develop and manage a long term residential community. This site in question is uniquely suitable for this purpose. Situated close to the historic coastal village of Monkstown, public transport and amenities, with very attractive natural attributes such as many existing native trees, a stream and heritage buildings. This setting and location is rare in this part of Dublin and represents a great opportunity to provide residential density that accords with the objectives of compact town centre living.

The proposed development comprises a Build to Rent residential community, which will be professionally managed and cared for on a long term basis by the applicant. The scheme is designed to be best in class with external and internal amenity spaces set amongst the mature parklands on the site.

The main historic avenue on the site is to be maintained and used as a central spine (shared by pedestrians, cyclists and limited vehicles) which connects the blocks to smaller pedestrian linkages from the main route and creating permeability across the scheme.

With its large scale and varied topography and vegetation, the site has been divided into distinct character zones.

- Purbeck Zone: Blocks A,B,C are designed in the pavilion style with the basement car park entrance concealed cleverly using the steep topography to house the main car park.
- Main Avenue / Central Zones : The footprint of blocks D,E,F,G are designed in a linear fashion to create minimal impact on the existing mature trees whilst creating a sense of enclosure, and providing a more formal response to the setting of Dalguise House.
- Dalguise House occupies the central position on the site and provides the setting for the central lawn and walled garden behind where Blocks H,J create a large enclosed garden with an Cafe/Restaurant offering.
- Walled Garden Zone: the existing wall sets the scene for a new edible forest flanked by Blocks H+J
- Mews Zone : At the southern boundary of the site Blocks Ix2 and the Coach House / Stablemans house creates a mews style element, considerably smaller in scale and form, connected by pedestrian walkways to the walled garden and a shared space to the main avenue to the north.

Opportunities

The land surrounding Dalguise House presents a great opportunity to create a vibrant new long term residential community within walking distance of the village centre. A number of opportunities and challenges / constraints were identified and used to design a scheme that works with the site and context. They include :

- The Topography : the sloping and undulating nature of the site was utilised to conceal the main parking basement. Reducing dig and minimising tree loss.
- Existing Mature Trees : The retention of Cat 'A' and Cat 'B' trees is a priority for the proposal and to this end this influenced the position and shape of the blocks.
- Heritage Buildings : The retention and re-use of the heritage structures on site is a priority.
- Historic Routes : The main access avenue is to be retained and minimal interventions are proposed.
- Density : To Create a more appropriate density for a suitable site with close transport links.



CGI - View to Walled Garden looking towards Block J

4.2 Master Plan | Development Description

Objectives

The Architectural proposal responds positively to the setting and respects the core principles established in the previously assessed scheme and in many ways this proposal seeks to improve the previously assessed scheme, as outlined in this document. At the outset of the brief with the applicant a number of objectives were formalised, they include:

1. Heritage : to retain and re-use the original historic structures found on site. Dalguise House will contain residential amenity and a Cafe/Restaurant element. The Gate Lodges, Coach House will be revitalised and will house new residential units. The stone wall at the walled garden will be cleaned up and mostly retained.
2. Heritage : Preserve historic routes and linkages. And create a new formal setting for Dalguise House.
3. Architecture : to create a new long term rental residential community with top of class amenity and exceptionally designed apartments set within this mature landscaped site.
4. Architecture : to design the apartment blocks with a suitable scale, mass and form and to use a mix of appropriate materials for the site and context.
5. Architecture : The apartment building footprints are minimised to allow for permeability on the ground and for high quality daylight into the apartments themselves.
6. Architecture: The careful placement of buildings on the site with minimal impact on the existing mature trees and to respond to the unique aspects of each part of the site.
7. Urban Design : Arrange and place the blocks in order to maximise daylight / views and to limit the impact on the trees on site. The Blocks are carefully placed and designed to maximise daylight, create minimal disturbance to the existing tress and also create courtyards, linkages and a sense of space and enclosure to the character areas.
8. Urban Design : The Creation of a vibrant, long term residential community in the heart of Monkstown.
9. Residential : Provide best in class amenity provision both internal and external spaces.
10. Trees : To retain the maximum amount of trees possible whilst removing damaged / daneruous trees. Planting new / native trees to supplement and improve the setting already found on site.
11. Topography : to use the natural topography and reduce the impact of the scheme on the site, particularly in relation to vehicle access arrangements.
12. Landscaping : This proposal also works closely with the new landscaping design with a strong emphasis on retaining the existing setting and trees and an innovative approach to activating this large parkland site including play areas, boardwalks, 'magical moments' and an edible forest as part of the approach.

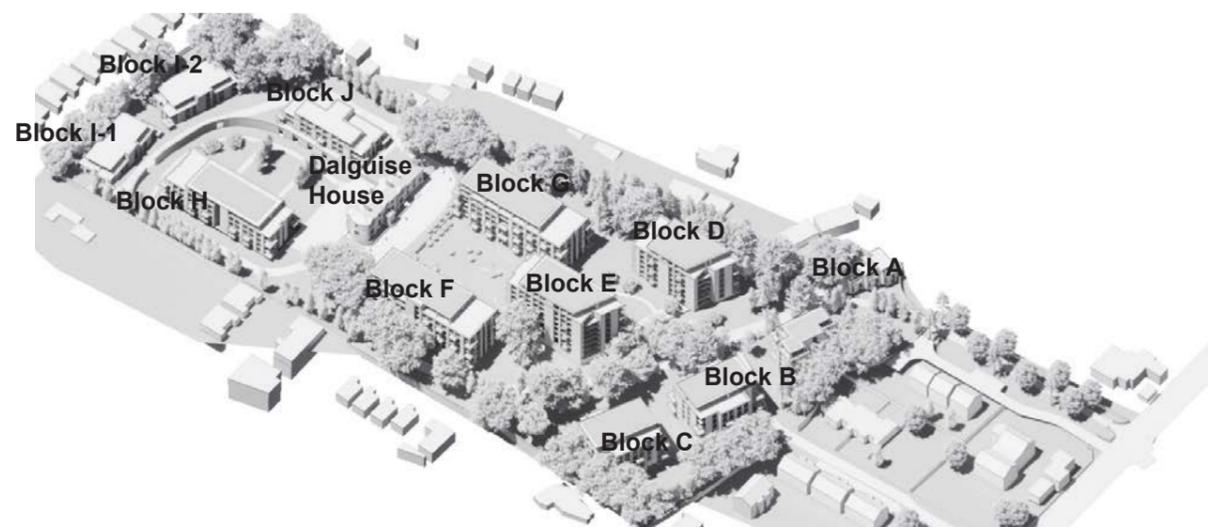


Diagram Showing locations of Blocks



CGI - View from Purbeck looking toward Car park entrance



Figure 8 - Proposed Site Layout Plan - NTS

4.3 Mix of Tenure + Flexibility

The scheme delivers different tenure types and facilitates future flexibility:

- Part V: (20% of scheme) located on blocks A, B, C
- Build to sell: The Coach House and Block H (with the addition of more balconies) have been designed such that they could be repurposed as a 'build to sell' units in future, if required (total 57 No. units).
- Active Living: Block I1 and 2 at the southern end of the site are smaller blocks (Total 24 No. units) in the mews character area between the Walled Garden and southern boundary, which are suitable for active living (a product aimed at older residents), these block are compliant with all 'build to sell' standards and could be repurposed in future.

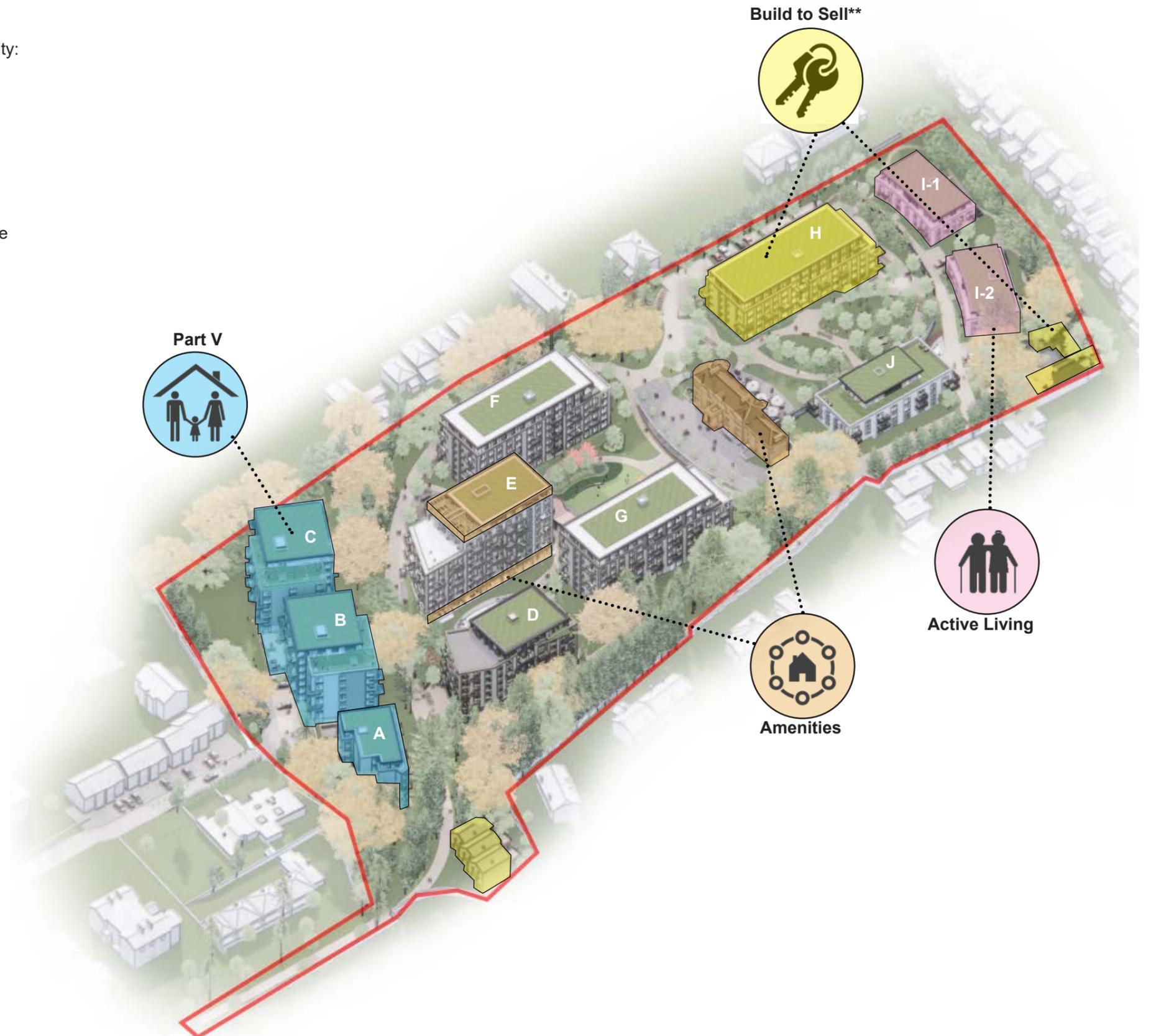
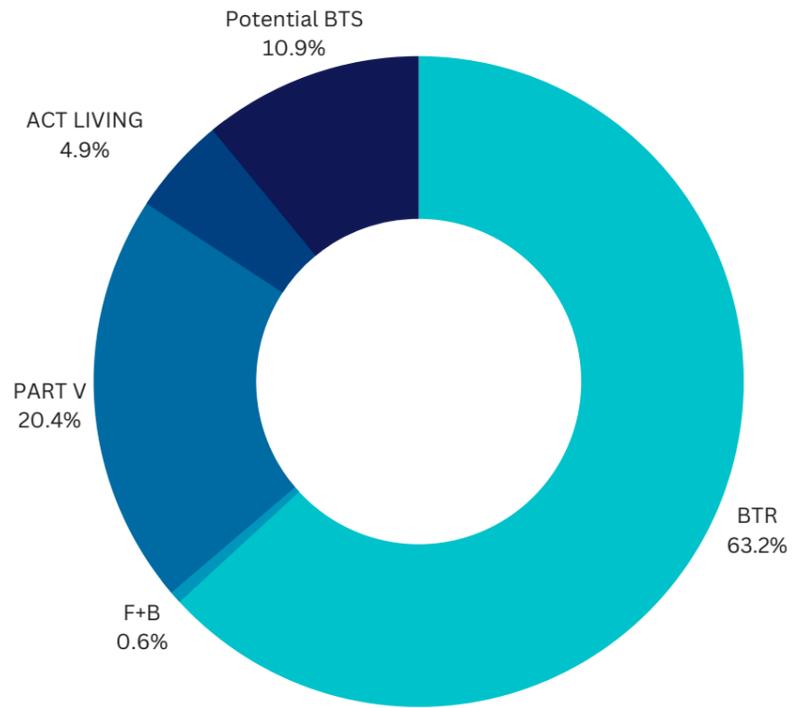


Figure 9 - Site Plan showing mix of tenures

4.4 Amenity Provision

Set within a mature parkland the amenity provided is distributed along the site as 'Private and Communal Open space', 'Public Open Space' and 'Internal Amenity' all accessible and connected through the historic avenue.

The Internal amenity provided is located on the Ground Floor and Rooftop of Block E and Dalguise house.

All amenities provisions exceed the area requirements as shown on the graphic below.

The public space requirement is 15% of the overall site area, amounting to 5,370 sqm. The landscape masterplan provides 6,350 sqm of public open space that is accessible and usable by all. The communal space requirement based on the final accommodation schedule is 3,869sqm. The proposals allow for 3,880 sqm of communal open space.

The scheme also provides a 540 sqm Childcare facility and a 200 sqm Cafe.

Please refer to HQA for more details.



Figure 10 - Site Plan showing amenity location



4.5 Character Areas

Character Areas.

The site is organised around the existing historic avenue which will become the main access route and linkage at surface level. The avenue is designed as a shared surface, the majority of cars will utilise the new Purbeck entrance into the basement car park below blocks D,E,F,G. Smaller pedestrian routes will radiate from the main avenue route and will create further linkages between the blocks.

The apartment building footprints are minimised to allow for permeability on the ground and for high quality daylight into the apartments themselves.

The strategy to place the buildings into the site with minimal impact on the existing mature trees and to respond to the unique aspects of each part of the site, means the lands have been divided into distinct character zones. They include:



Zone 1 : Purbeck / Woodland Slopes.

lands to the north of Stradbrook Stream to the main avenue is included in this area, this has been designed to work with the steep topography, the entrance to the main basement located here along with the childcare facility.

Zone 2 : Main Avenue

The historic avenue will be retained and used as a shared surface creating a main spine with smaller pedestrian linkages permeating the site, this will cater to limited amounts of traffic.

Zone 3 : Central Lawn

The Centre of the site encompassing the front of Dalguise House and the gardens between Blocks F,G and E creates a formal setting for Dalguise House.

Zone 4 : Walled Garden

The existing walled garden is to be retained and used as an edible forest flanked on either side by Blocks H and J. The Restaurant/Cafe offering in Dalguise House will have direct access to the walled garden, with outdoor seating to the south of the house.

Zone 5: Mews

To the south of the walled garden Blocks I, the Coach House and Block J will form the 'mews' zone. This has been designed as a smaller scale mews apartment design set within the gardens at the rear, providing a step down in scale to the rear of the site.

Figure 11 - Character Areas

Character Areas.

Character Zone 1 : Purbeck / Woodland Slopes.

This character zone comprises the lands from Stradbroke Stream and up to the Avenue. This wedge shaped parcel of land rises sharply from +15.5m at Stradbroke to +22m at the avenue. Managing the challenging topography and the constraints from the existing nature quality trees provided the design rationale for the proposal, which includes :

1. 3 pavilion style apartment Blocks (Buildings A,B&C) placed carefully to avoid the flood zone and minimise the impact on the mature trees on the slopes.
2. Blocks B+C step down in scale to the north.
3. Block A houses the childcare facility on Ground and First floor. With easy access via Purbeck and dedicated surface parking at the front of the site.
4. Residents Car Parking for Blocks (A,B&C) are located in the undercroft of B+C.
5. The entrance for the main car park in the basement is located between Blocks A+B. The entrance and basement is placed in order to work with the topography of the site, bringing the majority of residents cars directly under the central lawn with access to Blocks (E,F,D,E)
6. A podium connection piece has been included between Blocks A+B, this is designed as a hanging garden and provided pedestrian access / bicycle parking and includes a fully accessible lift.



Purbeck Entrance - Showing Basement Car Park



Figure 12 - Purbeck

Character Areas.

Character Zone 2 : Main Avenue

Acting as the main spine permeating through the scheme, the main avenue follows the existing historic route sweeping to the east of the site and creating snapshot views of Dalguise House as the avenue rises to the front of House at the highest point on the site. The proposal includes:

1. Blocks A,B,C,D,E,F+ G all have contact with the main avenue with numerous pedestrian linkages from the route leading into the woodland areas to the west, the central lawn in the centre and the walled garden / mews area to the south.
2. Blocks D,E,F+G are designed as linear Blocks with efficient and reduced footprint in order to knit into the existing mature treescape and create courtyards, a sense of enclosure between the Blocks.
3. Blocks B+C are accessed from the avenue via a shared pedestrian bridge connection across the sloped site. This shared platform minimises the impact on the trees that line the avenue.
4. As the resident enters the scheme via the main avenue, Block E opens up with a glazed facade and 3.5m high orientation and amenity zone at Garden Level.



Main Avenue looking towards Block D.



Figure 12 - Main Avenue

Character Areas.

Zone 3 : Central Lawn

in the Centre of the site encompassing the front of Dalguise House and the gardens between Blocks F,G and E. the proposal includes :

1. The creation of a central lawn area with a more formal setting to Dalguise House between Blocks E,F+G .
2. Blocks F,G step down in scale towards Dalguise House. Deferring to the setting of the historic House and entrance plaza.
3. The lawn includes a pavilion and includes a haw haw wall - see landscaping proposals for more information



Central Lawn from Dalguise House



Dalguise House from Central Lawn - Block F



Figure 13 - Central Lawn

Character Areas.

Zone 4 : Walled Garden

The existing walled garden is to be retained and used as an edible forest flanked on either side by Blocks H and J. The cafe/restaurant offering in Dalguise House will have direct access to the walled garden.

Zone 5: Mews

To the south of the walled garden Blocks I, the coach house and Block J will form the 'mews' zone. This has been designed as a smaller scale mews apartment design set within the gardens at the rear.



'Mews' Zone showing Blocks J+I



Mews - Showing Coach House and Blocks I x 2



Figure 13 - Walled Garden / Mews

4.6 Landscaping Strategy

Landscaping

The image below shows the overall landscaping plan. Please refer to the landscaping design statement and plans for further information.



Figure 14 - Landscaping Masterplan



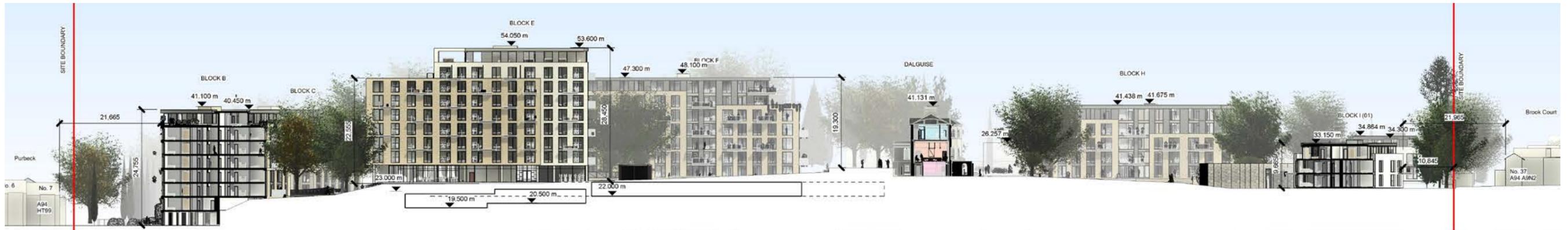
4.7 Site Sections

Site Sections

The following pages contain the proposed site sections across the site. The diagrams demonstrate how the proposal fits within the topography of the site with the larger buildings located at the centre of the site and the scaling down of the proposal at the north and south of the site.



Section A-A



Section B-B



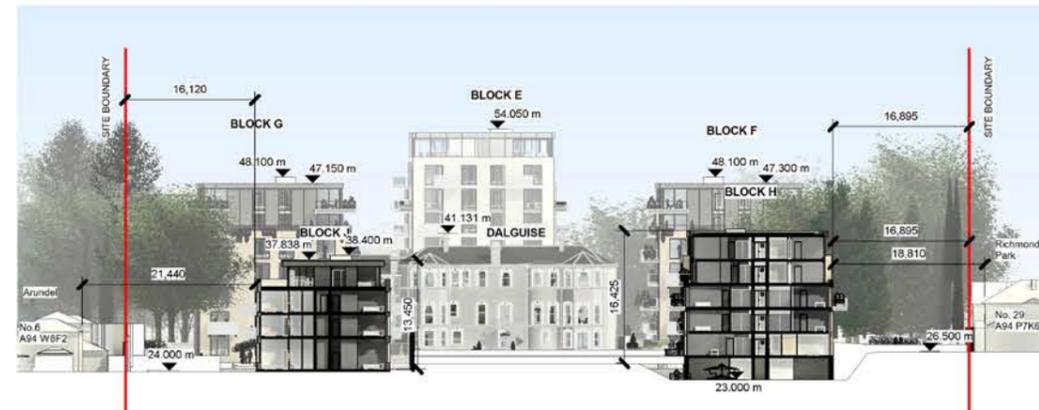
Section E-E
1 : 500



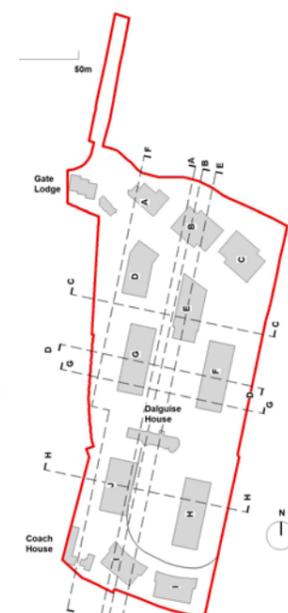
Section F-F
1 : 500



Section G-G
1 : 500



Section H-H
1 : 500



4.8 Materiality

Existing Local Palette

Drawing upon the rich heritage in the locality, a palette of materials has been carefully chosen to include cream tonal brick, stone, selected dark grey metal framed windows and white render.

Character Areas + Materiality

The site is arranged into a series of character areas which respond to the existing site conditions, historic structures and vegetation across the site.

The character areas identified in the landscaping strategy will inform the materiality and texture of each building thereby creating identity and contrast between each part of the site.

1. Purbeck

The entrance to the scheme presenting to Purbeck, this is an area characterised by tree cover. Keeping interventions to a minimum and designing the residential blocks to retain trees, the materiality in this area will be a selected tonal brick.

2. Main Avenue

The main avenue connects the entire scheme and Blocks A,B,C,D,E,F interact directly with the avenue, the materiality in this area will be selected brick with dark render in the set back floors.

3. Central Lawn Area

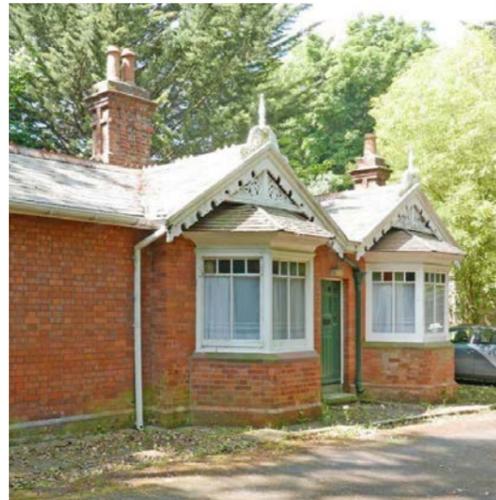
This is a more formal area addressing Dalguise House, taking cues from the historic setting this will be a mixture of Stone, Brick with tiered gardens leading up to the Historic House.

4. Walled Garden Area

A unique space at the rear of the site and situated behind Dalguise house, this will be a selected tonal brick.

5. Mews

The rear of the site steps down in scale behind the existing walled garden creating villa style blocks at the rear of the site.



Material finishes



Brick: Light Cream Brick



Selected Stone Finish



Selected White Render Finish.



Figure 15 - isometric view showing overall finishes



Precedent Images showing Cream brick and white render mews style.

4.9 Heritage Buildings

Dalguise House

As the focal point to the scheme, Dalguise House will be fully renovated to include 3 apartments at first floor and Amenity spaces at ground floor for all Greystar residents to use and a public Cafe/Restaurant on the ground floor with internal and external seating facing the Walled Garden.

The new and more formal setting proposed for the 18th century house will give it a new lease of life at the heart of a vibrant new community in Monkstown.



Rear of Dalguise House - Proposed



Dalguise House - Proposed with Block F in the background

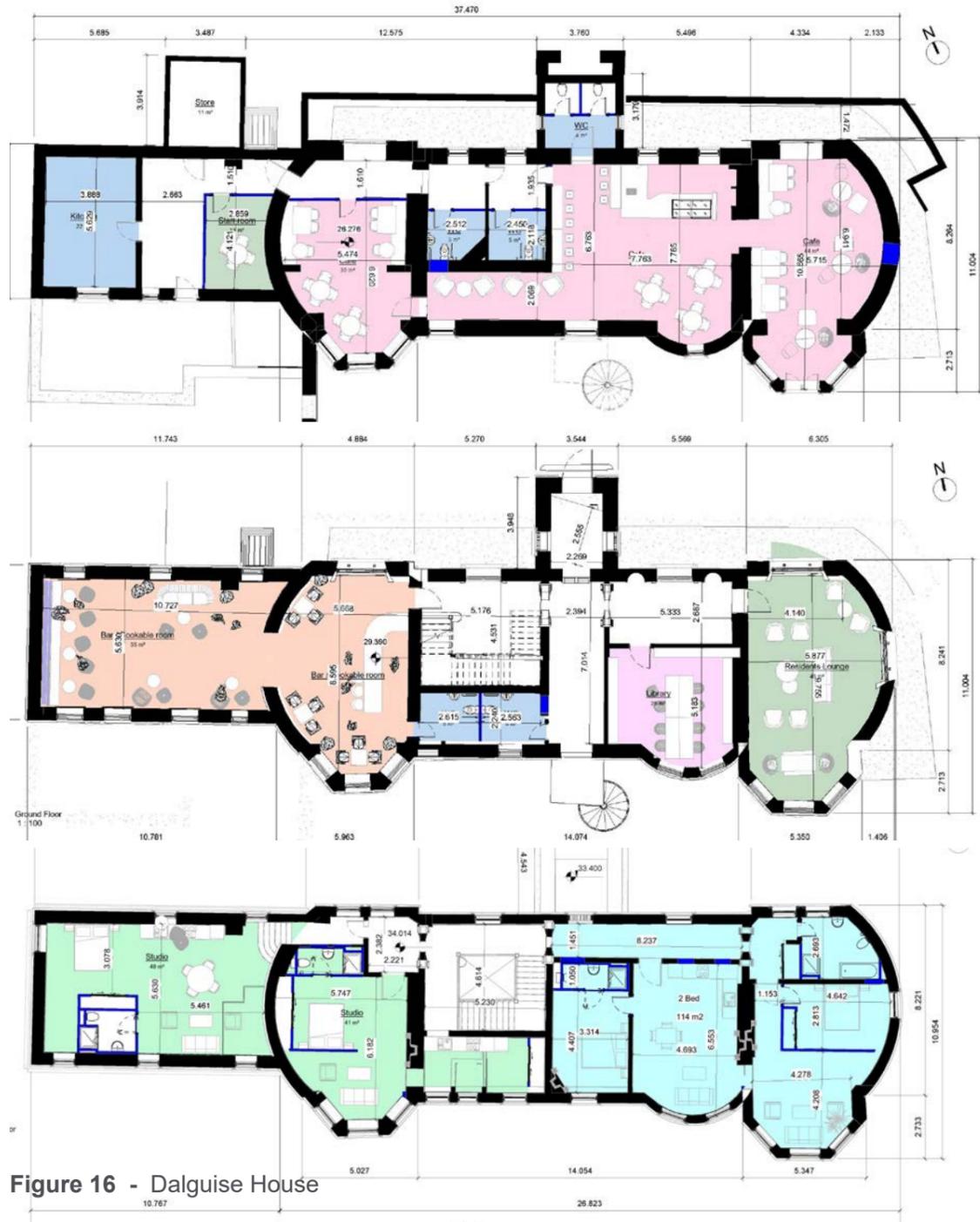


Figure 16 - Dalguise House

Coach House

The Coach house and Stablemans building will be brought back to life with a renewal and repair proposal which will see the building house 3 x apartments. A new modern intervention to the existing building will be a sympathetic simple addition with a slate roof and glazed entrance.

The wall surrounding the buildings will also be repaired and re-painted giving the space an intimate and enclosed feel with a private garden space at the rear. Included in this space is a bin enclosure and bicycle parking spaces. See drawings No: MKS-RAU-CH-ZZ-DR-A-102, MKS-RAU-CH-ZZ-DR-A-102



Stablemans House / Coach House - Proposed



Stablemans House / Coach House - Proposed



Stable mans House - existing



Stable mans House - existing

4.10 Other Uses

The Diagram below shows the distribution of Non-Residential spaces in the scheme. They include :

- **Childcare Facility** - At Purbeck in Block A. (see drawing no: MKS-RAU-A-ZZ-DR-AR-100, MKS-RAU-A-ZZ-DR-AR-200)

- **Restaurant / Cafe** - At Lower Ground of Dalguise House. (see drawings no: MKS-RAU-DH-ZZ-DR-A-102, MKS-RAU-DH-ZZ-DR-A-103, MKS-RAU-DH-ZZ-DR-A-202, MKS-RAU-DH-ZZ-DR-A-203)



Cafe/Restaurant at Lower Ground Floor of Dalguise House

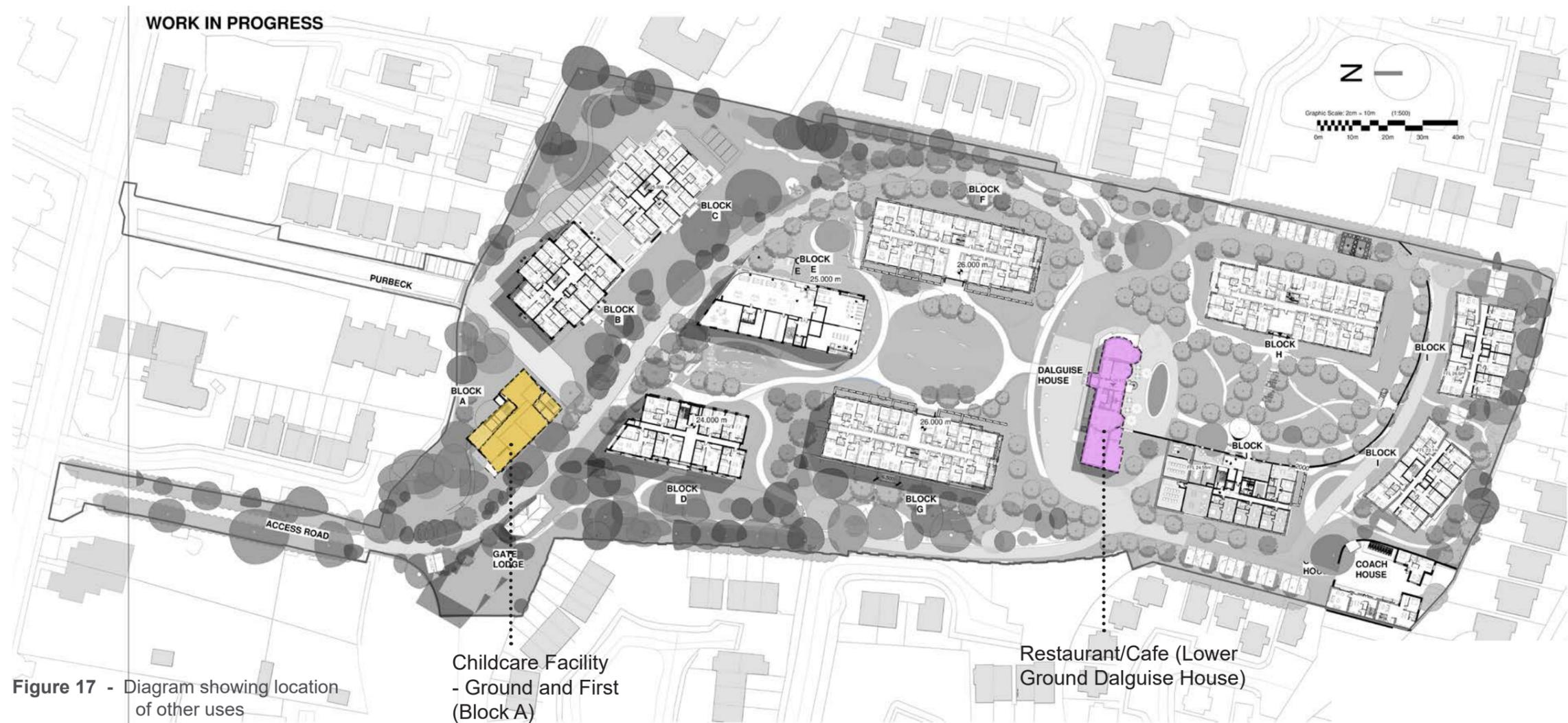


Figure 17 - Diagram showing location of other uses

Childcare Facility
- Ground and First
(Block A)

Restaurant/Cafe (Lower
Ground Dalguise House)

4.11 Traffic Strategy

Traffic Strategy

Using the natural topography of the site, the main basement car park is accessed via the new entrance from Purbeck. This has numerous advantages, such as:

- Minimising the visual impact on the site by utilising the slopes at Purbeck to conceal the parking in the central basement zone and undercroft of Blocks B + C.
- Reducing the number of vehicles moving around the site.
- Creating a covered car parking zone(s) with access to Blocks B,C and F,G,D and E.

See accompanying HQA for Car parking / Bicycle parking numbers and strategy.

Shared Access Route: 

Main Car Parking Access: 

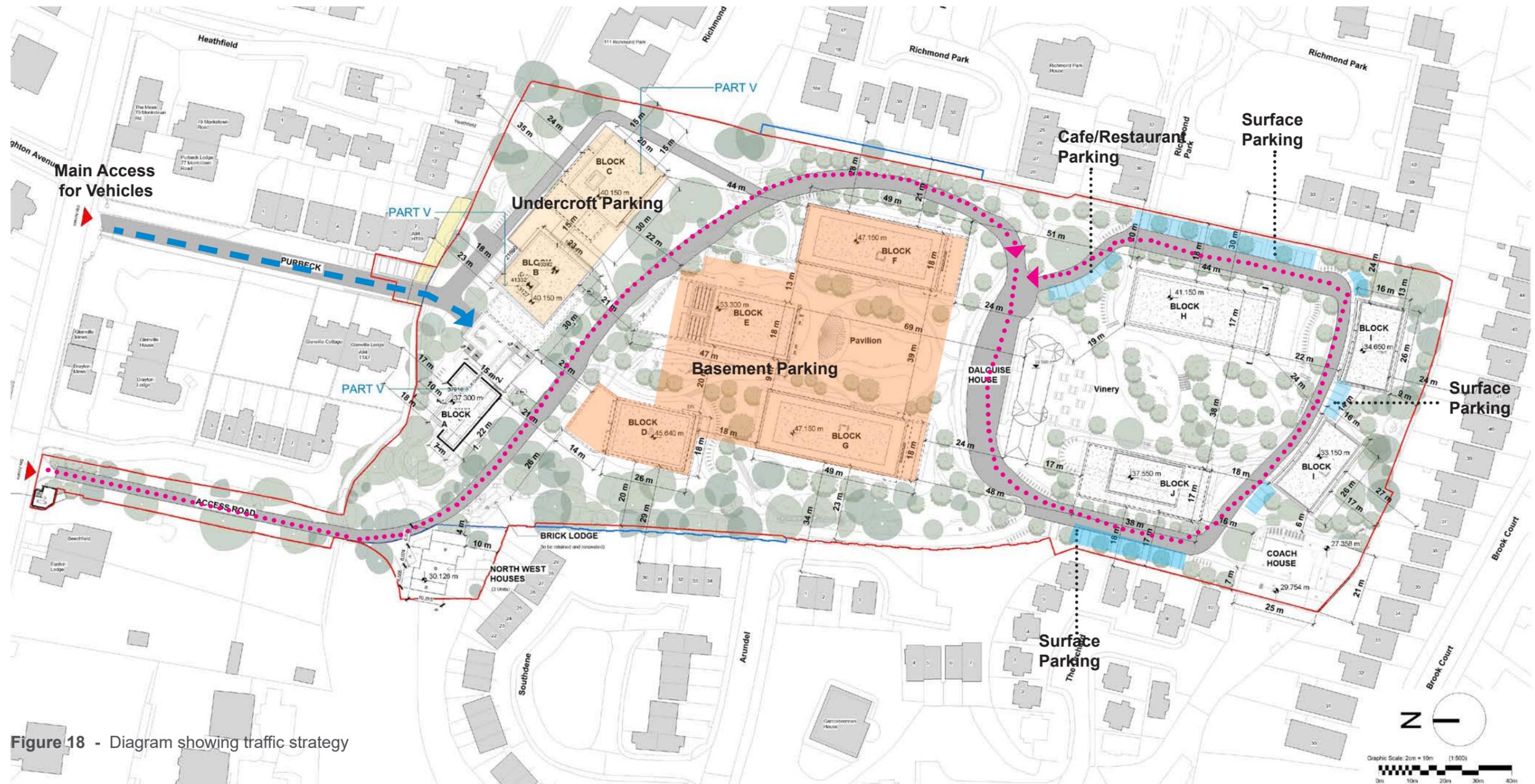


Figure 18 - Diagram showing traffic strategy

4.12 Permeability Diagram

The diagram below shows the movement through the site with the main avenue acting as the central spine. Pedestrian access is shown in the yellow and bicycle access is shown in orange.

The connections to the neighbouring residential will be facilitated subject to future agreements areas, shown in the map as red arrows.

- Shared Access
- Pedestrian Access
- Car Access to Basement Car Park
- Potential future bike and pedestrian route



Figure 19 - Diagram Showing Permeability

4.13 Public Open Space Provision

The proposal is split between private spaces, such as the creche and private terraces; communal open space and public open space.

The public space requirement is 15% of the overall site area, amounting to 5,370 sqm. The landscape masterplan provides 6350 sqm of public open space that is accessible and usable by all.



Figure 20 - Diagram showing OS provision

4.14 Part V provision

The Part V provision consists of 20% of the overall apartment number of the scheme and 20% of the GFA. The Part V apartments are located in the woodland slopes character area just south of Stradbroke Stream in Blocks A (partially)B+C.

Car parking for the Blocks is located in the undercroft of Blocks B+C along with Bicycle Parking and Waste Collection Areas.

Block A is accessed via the main avenue or directly from the podium hanging gardens connection. Blocks B+C are accessed via the main avenue or alternatively directly via the Cores in the undercroft

For further details please refer to drawings No :

- MKS-RAU-A-ZZ-DR-AR-100
- MKS-RAU-A-ZZ-DR-AR-200
- MKS-RAU-B-ZZ-DR-AR-100
- MKS-RAU-B-ZZ-DR-AR-200
- MKS-RAU-C-ZZ-DR-AR-100
- MKS-RAU-C-ZZ-DR-AR-200

4.15 Fire Safety Strategy

MSA have undertaken a fire safety review of the design proposals and have developed a fire strategy for the development in full accordance with the requirements of TGD - Part B (Fire) of the building regulations.

The objective being that the design being submitted for planning approval is robust in fire safety term and that a fire safety certificate can be obtained in due course under the Building Control Regulations with the risk of significant change to what is being proposed.

The scheme is designed in accordance with TGD-B and BS9999

Fire Protections Systems

Comprehensive fire detection and alarm coverage is being provided throughout each block

Means of Escape

Sufficient protected staircase capacity is being provided in each block to satisfy peak occupancy demand and travel distance requirements as determined by reference to TGD-B / BS9999.

Compartmentation and Fire Ratings

Floors are to be generally constructed as compartment floors with compartmentation between occupancies via internal party walls and purpose groups. Fire resistance of the elements of structure will also comply with TGD-B.

Fire Fighting Facilities

Fire fighting shafts incorporating protected stairs, protected vented lobbies, fire fighting lifts and dry risers are being provided as per BS9999

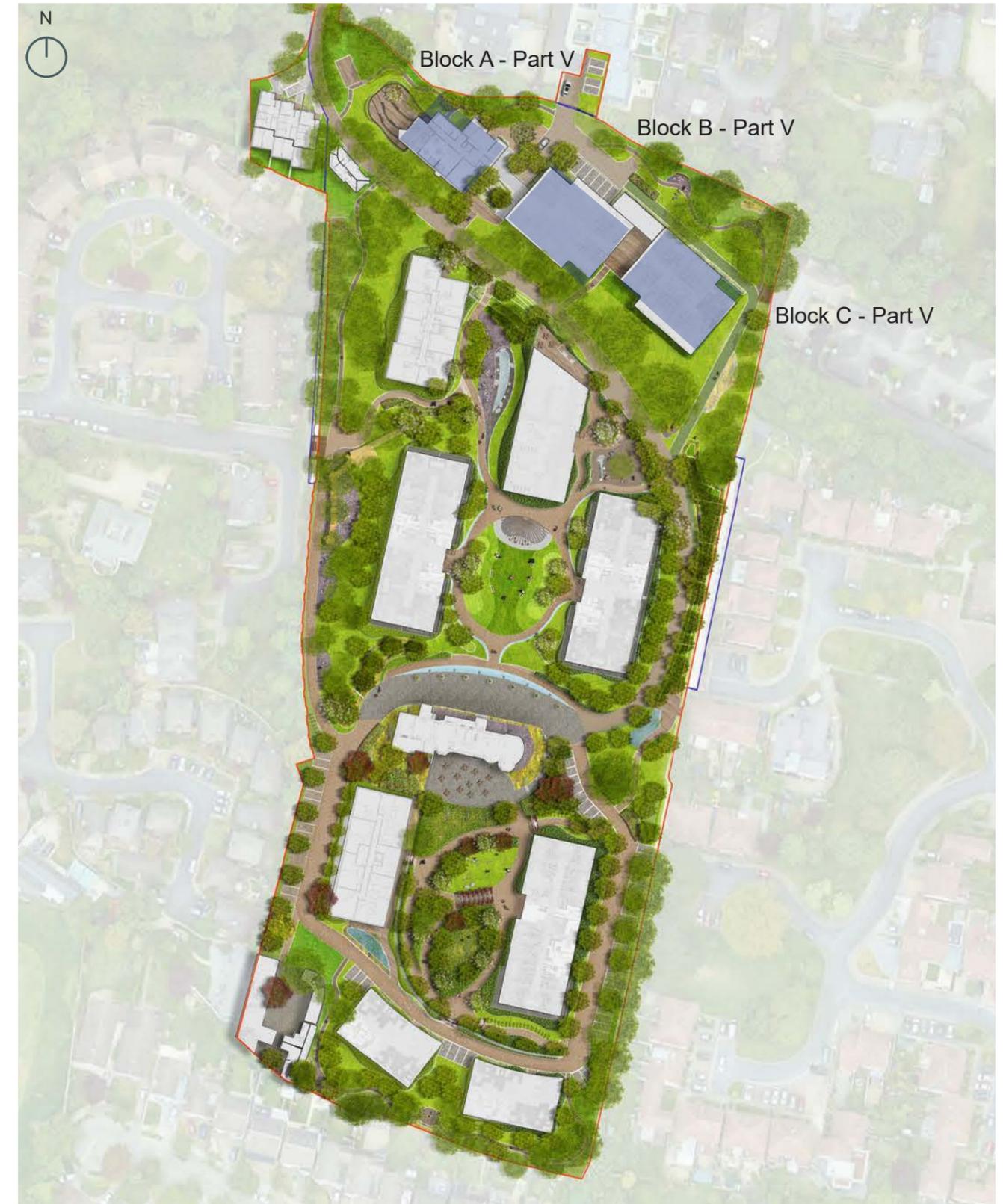


Figure 21 - Diagram Showing Part V provision

4.16 Urban Design Criteria

This section also deals with the 12 Urban Design Criteria from the SDRUA Guidelines. The criteria can be summarised as follows:

1. *Context: How does the development respond to its surroundings?*
2. *Connections: How well is the new neighbourhood / site connected?*
3. *Inclusivity: How easily can people use and access the development?*
4. *Variety: How does the development promote a good mix of activities?*
5. *Efficiency: How does the development make appropriate use of resources, including land?*
6. *Distinctiveness: How do the proposals create a sense of place?*
7. *Layout: How does the proposal create people-friendly streets and spaces?*
8. *Public realm: How safe, secure and enjoyable are the public areas?*
9. *Adaptability: How will the buildings cope with change?*
10. *Privacy / amenity: How do the buildings provide a high quality amenity?*
11. *Parking: How will the parking be secure and attractive?*
12. *Detailed design: How well thought through is the building and landscape design?*

Context

1. *How does the development respond to its surroundings?*

The development is located near the historic village of Monkstown within close proximity to the sea. The surrounding context is a mixture of suburban development and larger period townhouses. The architecture responds to the context by creating a sequence of character areas (5no) that respond to the conditions on site. The character areas are as follows :

- Purbeck Zone
- Main Avenue Zone
- Central Lawn
- Walled Garden
- Mews

The buildings are designed to fit into the context of these character areas with the setting of the historic Dalguise House providing the main fulcrum point from which the buildings are ordered. Arranged to create enclosed spaces and giving primacy to the established historic buildings on site.

In addition to the character areas, the buildings have been designed and placed carefully in order to retain the existing mature trees and planting on site as far as possible.

The development responds to the surroundings in a number of ways, they include :

- The development responds to the existing mature parkland by minimising the footprint of the proposed buildings in order to mitigate any impact on the trees and ecology.
- The form, scale and mass of the buildings respect the context and surroundings by placing the larger blocks in the centre of the site thereby reducing the impact on the neighbouring buildings.

- The materiality of the buildings responds to the surrounding vernacular with a mix of brick, stone and render. The mews buildings are rendered and reference the mews laneways in the surrounding area.
- The placement, design and setting of the central lawn and new proposed buildings respond to the historic setting of Dalguise House.



CGI - View of 'Mews' Character Area

Connections

2. Connections: How well is the new neighbourhood / site connected?

The main access route into the site for pedestrians and cyclists is via the Dalguise Gateway, this is designed to be a shared route with passing bays to secure the limited vehicles at grade. Most of the residential vehicular traffic entering the site will be via the new access from Purbeck directly into the basement. This will have the effect of minimising traffic within the site thus creating a pleasant, safe and attractive site character.

The proposed development provides for new pedestrian and cycle connections to adjoining developments subject to future agreements this will improve permeability to and through site and local area.

- There are attractive within the site for pedestrians and cyclists
- The development is located close to a mixed-use centre at Monkstown
- The site is well served by existing public transport
- The main historic linkages would remain with additional smaller linkages for pedestrians and cyclists across the site.



Diagram showing linkages and access routes

Inclusivity

3. How easily can people use and access the development?

- There is a mix of tenure types across the site and also a mix of units, with 20% social and affordable and smaller scale active living enabled apartments at the southern boundary.
- The design and layout of the site encourages linkages and permeability within the scheme and to the adjoining neighbourhoods. Full accessible pedestrian routes will be incorporated all over the scheme.
- There are a range of public, communal and/or private amenity spaces and facilities for children of different ages with play areas and a childcare facility. Cafe/Restaurant will serve residents and the public at large.
- Areas defined as public open space will be accessible to all and maintained by the developer.

Use and access to the development

Consideration has been given to the accessibility for all building users. Moving through and around the site, meets the requirements of Technical Guidance Document M of the Building Regulations and where possible exceeds them in pursuit of best practice. Level access will be provided and all units throughout the scheme will be compliant with Part M access requirements. The main circulation cores are provided with lifts and Part M compliant stair ways.



Aerial View showing Dalguise House and linkages to Central Lawn

Variety

4. How does the development promote a good mix of activities?

- A mix of types, tenures and amenities will draw people into the scheme. This includes a cafe / restaurant, external and internal amenity.
- The landscaping design includes play areas, woodland walks, edible forest and outdoor seating areas which promotes a mix of amenities within the scheme.
- Housing types and tenure add to the choice available in the area.
- The renovation of the historic buildings will revitalise the site and act as a draw for people in the surrounding area.

Promotion of a mix of activities

The proposed development includes:

- Communal and public open amenity spaces.
- Internal communal amenity areas including gym, co-work area, lounge, and games room at Block E and Dalguise House.
- A Cafe/Restaurant unit will be provided on the lower level of Dalguise House with access to the walled Garden beyond.
- A wilderness walk and play areas for children.
- Childcare facility at Block A for residents and surrounding population.



Efficiency

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

- The development is offering an appropriate density on the site considering its proximity to public transport and access to employment centres.
- Landscaped areas are designed to provide amenity and support biodiversity, and incorporate sustainable urban drainage systems.
- Buildings, gardens and public spaces are laid out to exploit the best orientation for sunlight / daylight.
- The scheme brings a number of un-used buildings back into use including the Coach House, 2 x Lodges and Dalguise House.
- The Plot Ratio is 1.12
- The Site Coverage is 22%



Distinctiveness

6. How do the proposals create a sense of place

Creation of a sense of place

Creating a sense of place is at the heart of a sustainable development. A variety of uses are available to the residents. The character areas formed across the site and create places that respond to the distinct character of the site. They include :

Zone 1 : Purbeck / Woodland Slopes.

lands to the north of Stradbrook Stream to the main avenue is included in this area, this has been designed

to work with the steep topography, the entrance to the main basement located here along with the childcare facility.

Zone 2 : Main Avenue

The historic avenue will be retained and used as a shared surface creating a main spine with smaller pedestrian linkages permeating the site, this will cater to limited amounts of traffic.

Zone 3 : Central Lawn

The Centre of the site encompassing the front of Dalguise House and the gardens between Blocks F,G and E creates a formal setting for Dalguise House.

Zone 4 : Walled Garden

The existing walled garden is to be retained and used as an edible forest flanked on either side by Blocks H and J. The Restaurant/Cafe offering in Dalguise House will have direct access to the walled garden, with outdoor seating to the south of the house.

Zone 5: Mews

To the south of the walled garden Blocks I, the Coach House and Block J will form the 'mews' zone. This has been designed as a smaller scale mews apartment design set within the gardens at the rear, providing a step down in scale to the rear of the site.

Layout

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

The majority of residents vehicles entering the site will be via Purbeck directly into the basement. This means that the existing entrance + avenue will be a shared space for pedestrians, cyclists and a limited number of vehicles.

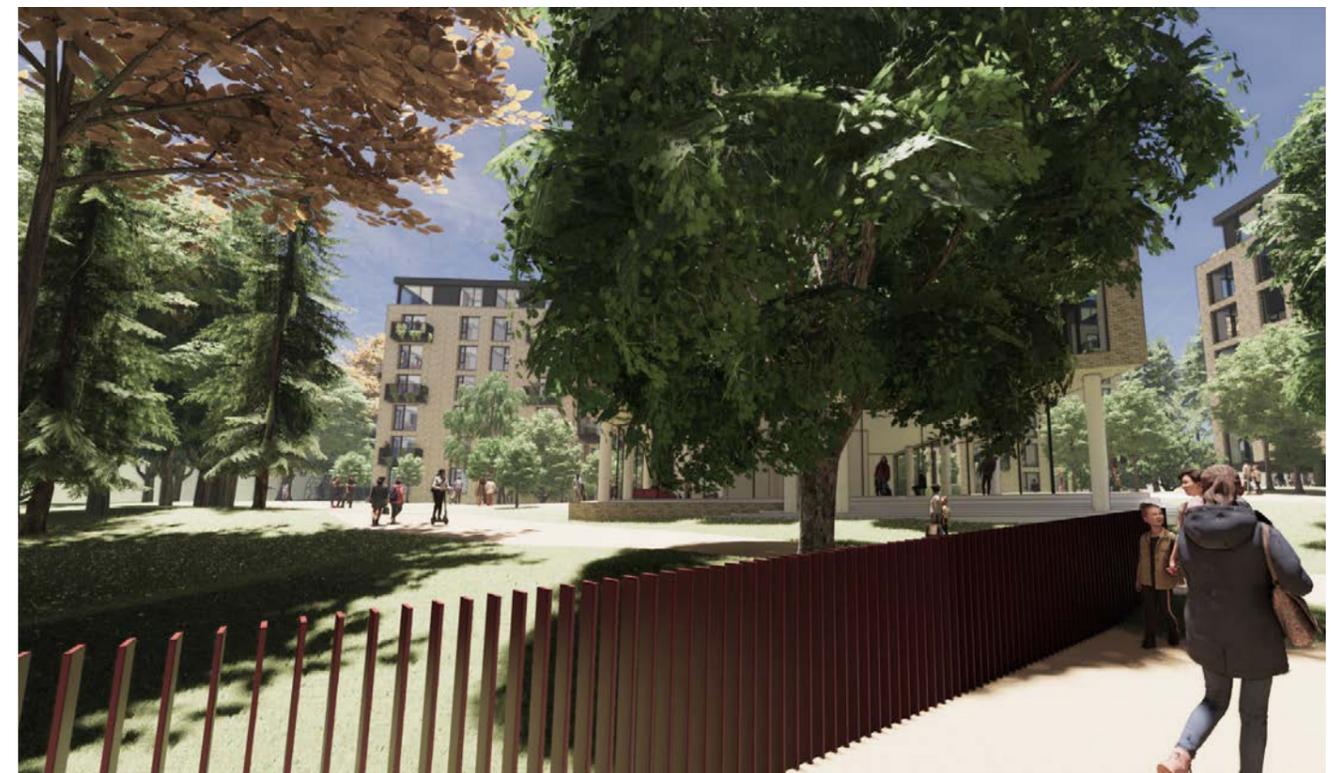
This route follows the existing avenue, sweeping to the east of the site and up to Dalguise House in the centre of the site.

Secondary pedestrian routes link through out the site, weaving between the blocks and through the landscaping. Access to neighbouring sites may be added in future to create linkages to the wider area.

People friendly spaces are provided accross the site, including a formal central garden in front of Dalguise House, an edible forest within the Walled Garden behind the house, wilderness walk along the western boundary amd a series of paths and points of interest to the north of the site.



View of Block F,G from Dalguise



Access Between B,C

Public Realm

8. How safe, secure, and enjoyable are the public areas?

- The public realm has been carefully designed and considered to respond to the character areas, topography and existing mature parkland on site.
- Each space has been designed with the benefit of being overlooked by the surrounding apartment buildings, creating a secure environment for the residents and public alike to enjoy.
- The architecture works closely with the landscaping to create a seamless public realm
- Children's play areas are situated in safe overlooked areas.
- Historic routes such as the Main Avenue will be retained and improved with new linkages permeating across the site.
- Appropriate lighting will be used to keep the walkways bright at nighttime, creating safe walking routes around the site.

Creation of safe, secure, and enjoyable public areas

The open spaces will enjoy a high level of natural passive surveillance from the units above so that users of the open space will feel comfortable and safe. This strong sense of ownership will reinforce the safety and security of the public realm by minimising the potential for anti-social behaviour.

Adaptability

9. How will the building cope with change?

Flexibility of the buildings to evolve and cope with change

Over time demographic changes can occur, in response to this, through the use of modern construction and building techniques can facilitate changes in use and layout over time. This flexibility has been built into the layout of the apartment buildings. An example below :

The diagram opposite shows the proposed plan of Block H at the top and the results of a re-configuration of the plan that could happen in the future which would change 4 x 1 beds into 2 x 3 beds.



Aerial View of Dalguise House and Setting



Block H - showing 2 x 1 bed becoming 3 beds

Privacy and Amenity

10. How does the scheme provide a decent standard of amenity?

- 63% of the apartments in the scheme have access to private amenity in the form of balconies, patios and terraces.
- The scheme is located within extensive grounds which allow for a large amount of external communal space to be enjoyed by residents.
- The proposal also incorporates a number of internal communal areas such as a gym, yoga room, bookable rooms, Co-working Library, Music Room, Co-Working Spaces, Lounges and a Outdoor Pavilion.
- The proposal includes a public Cafe/Restaurant located in the Lower Floor of Dalguise House.
- The scheme will be managed professionally and any issues regarding maintenance etc will be addressed by an on-site estate management team.
- The apartments are designed to provide adequate storage, including space within the home for the sorting and storage of recyclables



Parking

11. How will the parking be secure and attractive?

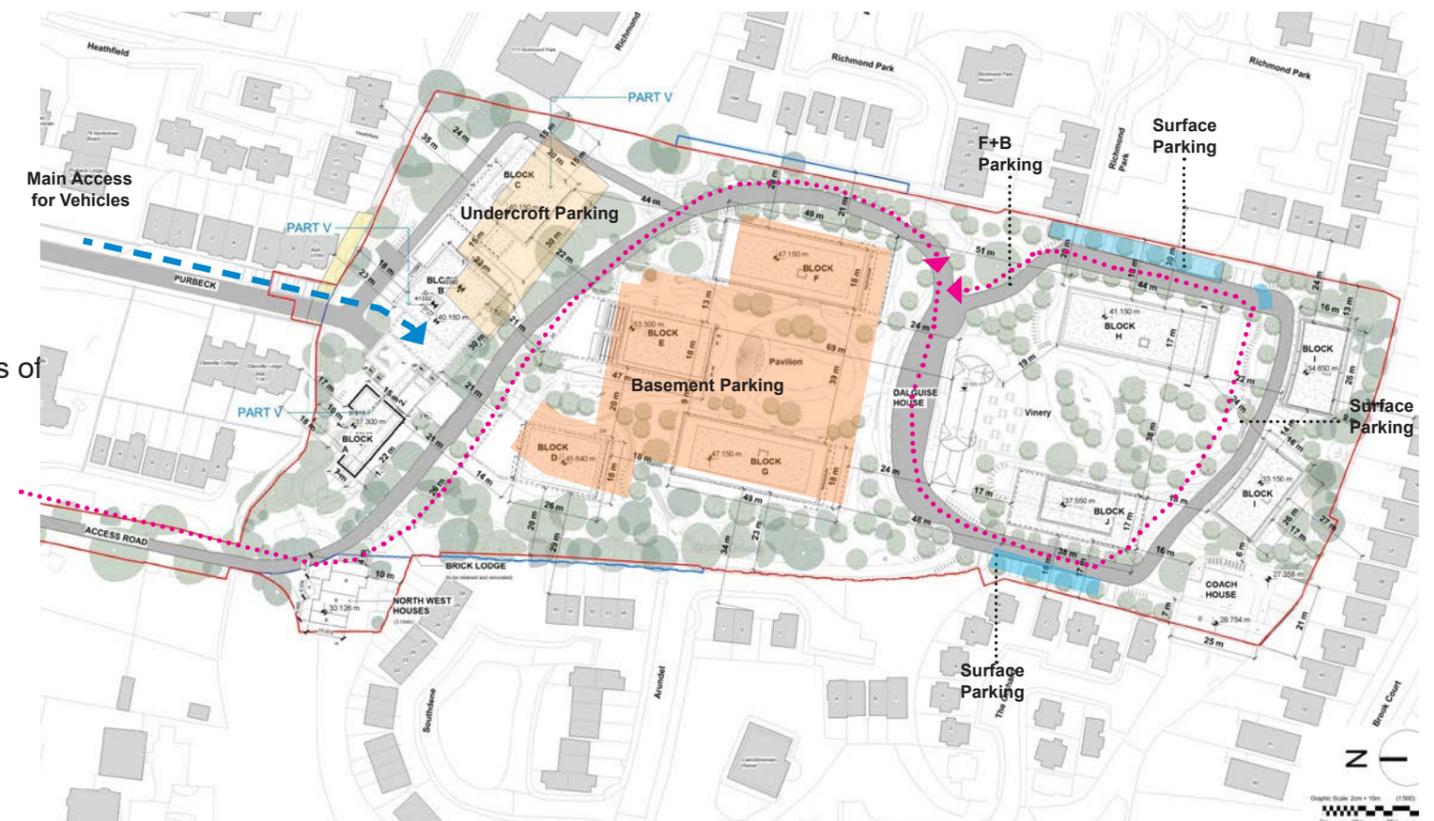
The Car Parking strategy has been carefully considered with the following strategies :

- The main car park is located in a basement under Blocks D,E,F,G. Using the natural steep topography at the north of the site, the basement is accessed directly via Purbeck. The main basement will be enclosed by a secure gate with fobbed access.
- Car parking will also be located in the Undercroft at Purbeck under Blocks B,C.
- Surface Car Parking is also included at Purbeck, Block H, Blocks I and Block J.
- Limited Car Parking for the Cafe is located to the west of Dalguise House.
- The North West Houses have car parking located in front of the houses.
- Motor/Motorcycle parking is located in the basement area.
- 20% of the car parking spaces will be EV.

Bicycle parking will also be provided across the scheme as follows

- Secure bicycle parking will be located in the undercroft, basement and lower ground floor parts of the site within easy access of all the apartment Blocks.
- Cargo spaces will also be provided in the main basement area.
- Surface bicycle Parking is provided across the site in the form of sheffield stands.

(see HQA for bicycle and car parking numbers and drawings)



Detailed Design

12. How well thought through is the building and landscape design?

- The materials take cues from the surrounding area in order to create an appropriate design on the site.
- The building footprints are minimised in order to mitigate tree loss and minimise their impact on the site.
- The materials being proposed are robust and could require minimal maintenance.
- The landscape design incorporates many innovative solutions, play areas, lawns, public open spaces and an edible forest.
- Care has been taken over the siting of flues, vents and bin stores

Building and landscape design concept

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 external materials and facade design.

The landscape and building design 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 also see accompanying landscape report.

Facade Design - Materiality

The facades are designed using high quality materials with a mixture of brick, stone and glazing. The facades are designed to create a sense of human scale and rhythm with a formal more classical approach to the context around Dalguise House.

Durability

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 ensuring materials selected will be lasting and look well throughout their life. Brickwork and stone cladding will be robust and good detailing ensured.

4.17 Response to DRLCC Opinion

1.

'The applicant is requested to address potential issues and concerns regarding density/design/unit mix/ and layout, and proximity to boundaries.'

The report should include details that address potential issues and concerns regarding ownership/tenure, and dwelling size/ mix quantum, and demonstrate if the proposed provision (as a BTR scheme only) is the optimum solution for the site and location.'

The report should include any proposals and consideration for improved mix of tenure to include a significant percentage in non BTR units.'

The proposed development inherently complies with the overarching themes of the National Planning Framework and RSES policy by proposing a compact well-designed sustainable form of residential development on an underutilised infill site located in close proximity to a range of social and commercial facilities and high quality public transport services. The development accords with the NPF's aims to consolidate Dublin through the development of underutilised infill sites.

Density

Extending to 3.57Ha, the site is a large parkland area in close proximity to the services within Monkstown village and within walking distance of the DART transit route and numerous bus connections.

The large size of the site and relatively small built footprint is reflected in the plot ratio which is 1.21 and site coverage, 22%. This represents an appropriate scale and size for this site.

Unit Mix

The proposed mix of units complies with the Sustainable Urban Housing Design Standards for New Apartments, 2020 and specifically SPPR 8(i), which relates to BTR development and which states: "No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise".

The mix of units has been informed by the operator's experience in Ireland and internationally.

In addition to being consistent with National policy, the unit mix proposed meets the requirements of the Applicant, which as an experienced BTR operator has designed the scheme to meet the demand for this form of use in Dublin. The unit mix should not be considered in isolation, however. It should be considered in the context of the extensive residential amenities provided and the expectations (of both the operator and the future tenants that the residential amenity spaces will be actively used by residents and will form part of the reason that tenants select this development over alternatives in the area.

It is intended that the residents of the scheme will choose to remain living in the scheme for extended periods of time as the range of unit styles and characters will cater to the changing needs and aspirations of residents.

Mixed Tenure

The scheme is designed for a number of tenures:

- 20% of the proposal is Part V, Blocks B+C and partial Block A.
- Block H is designed to be flexible, the block has been designed to the sizes required for a build to sell apartment. In order to become build to sell, balconies would be added to every apartment.
- Blocks I are designed to be active living and could be used as part of a mix of tenures

Distances to boundaries

Blocks A,B + C are designed as pavilion blocks and they use the steep topography to create an undercroft below and shared podium entrances at the main avenue. The closest dimension to adjacent properties is 23m.

Blocks D,E,F+G are linear blocks, designed and positioned in order to maximise daylight and views. The distance between Blocks D+E is 23m and the closest distance to the western boundary is 21m. The closest distance to any adjacent dwelling is 28m. Blocks F+G are positioned 39m from each other to create a generous central lawn courtyard facing Dalguise House.

Blocks H+J are positioned 37m from each other and create the enclosure within the existing walled arden. Block H is 17m from the boundary and 29m from the neighbouring dwellings at Richmond Park. Block J is 16m from the boundary and 18m from the neighbouring dwellings at the Orchard.

The Diagram below shows the distances to the boundaries and between the buildings.

Dwelling Size

The proposed dwellings conform to the unit sizes required for BTR under the Apartment Guidelines, 2020. Some 37 % of the units exceed the minimum sizes required by more than 10% and thus provide high quality housing.

The provision of communal residential amenities in Block E (at Ground Floor Level and at the Top Floor Level) and in Dalguise House, ensures that the residents, regardless of the Block they live in, have easy access to a range of additional amenities that would not be available in a conventional residential development.

The proposed development also incorporates a very high quality landscape provision, which will be open to both residents and the public to enjoy, encouraging an active lifestyle in a range of landscape character areas.

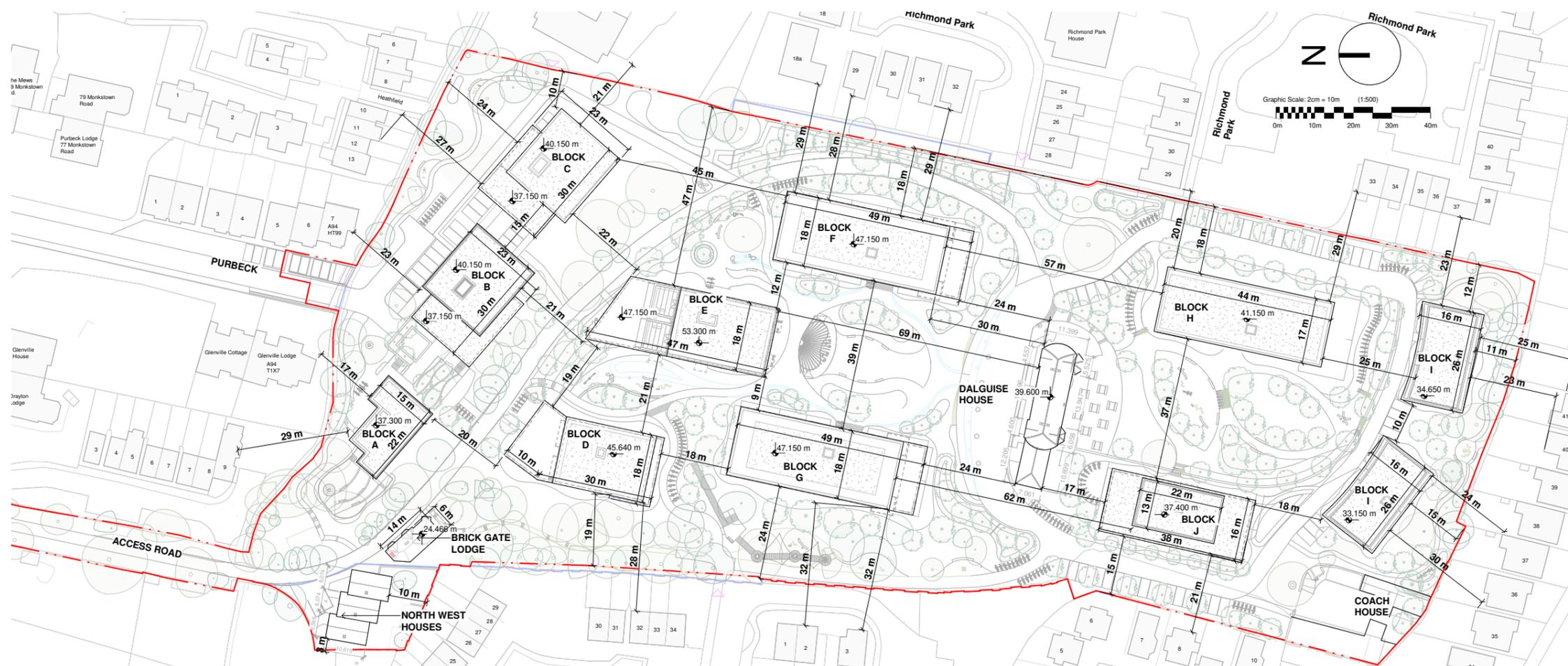


Figure 22 - Distances between Blocks and to Boundaries

2.

The applicant should address concerns regarding the proposed density and layout at the location including having regard to the provisions of the 'Guidelines for planning Authorities on Sustainable Residential Development in Urban areas' 2009; the 'Sustainable Urban Housing ; Design standards for New Apartments Guidelines for planning authorities' 2020, and the Dun Laoghaire-Rathdown County Development Plan, 2022-2028, in particular policy objectives PHP18 and PHP20.

The Proposal has considered the policy objectives of the DLR development plan PHP 18 and PHP20 in the following ways :

PHP 18

- The proposal fits in with the 10-minute neighbourhood concept with connection links with the adjacent areas to create a permeable scheme within walking distance of Monkstown Village and the services within.
- The proposal seeks to create a high class innovative extensive landscaped grounds that all the residents can enjoy.
- Currently the site could be considered an under utilised infill site with missed potential in an area with huge housing needs. Please see report by KPMG Future analytics accompanying this application.
- The proposed design is carefully considered and designed in order to fit seamlessly into the surrounding context using a mix of appropriate scale, form, mass and selecting appropriate materials for the local environment.
- The proposal will be long term managed by a highly experienced rental provider in an area of high demand.

PHP 20

- The density of 137 per Hectare with a plot ratio of 1.21 is appropriate for a site of such size in close proximity to the village centre.
- The proposal improves the setting of the existing buildings on the site and creates new amenity and an F+B use which is currently not present on site.
- The proposal seeks to revitalise and populate an under utilised infill site in monkstown village itself and close to transport links.

Further to the above it is our belief that this proposal represents an efficient use of lands and accords with national policy regarding housing provision. The overall proposal also provides a large quantum of social and affordable housing for the Monkstown area and the composition of the scheme offers increased housing capacity for the area and adds to the mix of housing tenure types and mix for the area.

Overlooking / Overbearing

The proposal has been carefully designed and the apartment buildings placed in such a way as to minimise overlooking / overbearing. The taller buildings are in the centre of the site which also reduces the risk of overlooking / overbearing to the surrounding neighbourhood.

The Diagram below is an overlay of the proposed scheme (in black) and the previous scheme *ABP Ref. 306949-20* in magenta. The figure / ground of the proposal is similar to the figure / ground of the previous scheme and in some cases improvements have been made, in particular the proximity of Block C, D and G have been moved further away from the boundary, at the southern end of the site Blocks I are much less intrusive than the previous proposal.



Figure 23 - Diagram showing the previous scheme *ABP Ref. 306949-20* in magenta.



rock

ARDAGH

Monkstown

Dún Laoghaire

Queen's Rd

York Rd

People's Park

Glasthule

Rowanbyrn

Monkstown Ave

Tivoli Rd

Corrig Rd

Deansgrange

SANDY LOVE

EBE

