CONTENTS

• 01 INTRODUCTION
• 02 PLANNING CONTEXT
• 03 EXISTING SITE- WIDER CONTEXT
• 04 EXISTING SITE- IMMEDIATE CONTEXT
• 05 EXISTING SITE
• 06 SITE DEVELOPMENT STRATEGY
• 07 EVOLUTION OF DESIGN- OPTIONS CONSIDERED
• 08 EVOLUTION OF DESIGN- OPTIONS CONSIDERED
• 09 EVOLUTION OF DESIGN- OPTIONS CONSIDERED
• 10 PUBLIC AND PRIVATE OPEN SPACE
• 11 SPORTS HALL
• 12 KEY DEVELOPMENT OBJECTIVES
• 13 SITE LAYOUT
• 14 APARTMENTS LOWER LEVELS
• 15 APARTMENTS PENTHOUSES
• 16 APARTMENTS ELEVATIONS
• 17 APARTMENTS DESIGN REFERENCES
• 18 HOUSING- TYPES A AND B
• 19 HOUSING- TYPES C AND C1
• 20 PHASING
The development will consist of:

1. the construction of a sports hall (1,467 sq. m.);
2. the construction of modular prefab classrooms (694 sq. m.); a disused
   former playing fields to the east of St Paul’s College, Sybil Hill Road,
   along the south side of the proposed access road:
3. the widening and realignment of an existing vehicular access onto
   Sybil Hill Road to facilitate the proposed access road;
4. the construction of a residential development comprising 381 no.
   apartments (51 no. one bedroom; 174 no. two bedroom; and
   78 no. four bedroom houses (30 no. 3 storey detached; 20 no. 3 storey semi-
   detached; 19 no. 3 storey terraced) and 78 no. four bedroom houses (30 no. 3 storey detached; 20 no. 3 storey semi-detached; 19 no. 3 storey terraced) and 78 no.
   four bedroom houses (30 no. 3 storey detached; 20 no. 3 storey semi-detached; 19 no. 3 storey terraced) and 78 no.
5. 20 no. car parking spaces and 3 no. coach parking spaces, 292 no. cycle parking spaces, refuse
   storage areas and plant areas and balconies and terraces on each
   floor with three storeys over plus basement with a basement providing
   264 car parking spaces including 10 no. visitor spaces and electric
   car parking/battery charging spaces, 292 no. cycle parking spaces, refuse
   storage area at ground level and two storeys and balconies and terraces
   on the ground level parking level with 4,534 sq. m.) and 5 no. ESB substation/switchroom buildings; and
6. the construction of an access road with footpaths and on-road
   structures - modular prefab classrooms (694 sq. m.); a
disused former playing fields to the east of St Paul’s College, Sybil Hill Road,
6) the construction of a hard landscaped courtyard for St Paul’s
College between the College and the proposed sports hall;
7) the provision of 20 no. car parking spaces and 3 no. coach parking
   spaces along the sides of the existing internal access road to the south
   of St Paul’s College;
8) the construction of a residential development comprising 381 no.
   apartments (51 no. one bedroom; 174 no. two bedroom; and
   78 no. four bedroom houses (30 no. 3 storey detached; 20 no. 3 storey semi-
   detached; 19 no. 3 storey terraced) and 78 no. four bedroom houses (30 no. 3 storey detached; 20 no. 3 storey semi-detached; 19 no. 3 storey terraced); and
9) the construction of a new vehicular gates to the new and existing accesses to Sybil Hill House and St Paul’s College.
10) the provision of 20 no. car parking spaces and 3 no. coach parking
   spaces along the sides of the existing internal access road to the south
   of St Paul’s College;
The site is located at the former playing fields to the east of St Paul’s College, accessed from Sybil Hill Road, Dublin 5. The lands are bounded to the north, east and south by St. Anne’s Park, which is a public park in the ownership of Dublin City Council. The extent of the park is shown outlined in green.

The Meadows residential development backs onto the lands to the north west. St. Paul’s College and Sybil Hill House, a protected structure, lie to the immediate west.

The lands are bounded by a mixture of fencing and existing mature trees mainly comprising evergreen oaks as well as existing brick walls along the northern boundary with St. Anne’s Park.
Access to the lands is currently negotiated via the southern gated entrance from Sybil Hill Road and the southern perimeter of St. Paul's College via a yard bounded by prefabricated buildings housing classrooms and changing rooms. In addition to classrooms, the prefab buildings also house a bike shed and a shower/toilet block.

Sybil Hill House is accessed via the northern gated entrance from Sybil Hill Road which also can access the car park in front of St. Paul's College.

Sybil Hill House is set within its own distinct open space consisting of mature tree planting and substantial, several trees which line the Sybil Hill and front on to the existing St. Paul's College school building.

St. Paul's College is accessed via the central and southernmost gated entrance from Sybil Hill Road and presents a different character to that of Sybil Hill House to the road.

There are currently no direct access points or points of entry between the lands and St. Anne's Park, which has its own gated entrance from Sybil Hill Road at the commencement of the tree lined avenue to the site of St. Anne's to the east.

A bank of mature trees are located near to the western boundary with the existing Meadows residential development which back onto the playing fields.

The subject site is strategically located served by high quality existing public transport. The site is served by Dart services (Harmonstown Station) and frequent local bus services running along Howth Road and Sybil Hill Road. The Howth Bus Corridor is located a short distance to the north of the site.

The site analysis identified the following key objectives that would form part of the site development strategy:

- The preservation of the sylvan setting of Sybil Hill House itself a protected structure.
- The consolidation of outdoor school sports uses easily accessible from the school.
- The preservation of mature trees within the lands, where feasible, in particular within the curtilage of Sybil Hill House and trees adjacent to the rear of the faulkner along the western boundary providing a buffer to the faulkner as well as the rear of Sybil Hill House and around the perimeter of the site facing Sybil Hill.
- The creation of residential character areas within the lands with a legible street pattern that is permeable and faces St. Anne's Park.
- A central spine route that connects and defines each of the main components of the lands, Sybil Hill House, St. Paul's College and the new residential quarter.
- A centrally located focal space within the lands that terminates the spine route from which the streets are generated.
- The creation of visual links within the lands that can connect with the parkland beyond the boundaries of the site as well as providing pedestrian and cyclist connections.
- Positive visual relationship between the residential component and boundaries with St. Anne's Park to the north, east and south, with suitable screening and buffer treatments.

Site Development Strategy that flows from Site Analysis
Emerging Design - Iteration 01

Working up from the site development strategy, the first iteration of the scheme located housing in the quarters to the west of the site and courtyards arranged around courtyards to the east.

The apartment blocks were mirrored either side of the central open space to frame the view into St. Anne's Park further east.

Emerging Design - Iteration 02

Evolution of Design - Options Considered

The Residential component was reorganised with the apartments arranged to the south of the lands adjacent to the playing pitches and housing to the north of the site.

The central focal space was formalised into an elliptical form which acted as a generator of vistas and routes within the development creating a strong north-south axis to complement the east-west vista along the central spine road towards St. Anne's Park.

The apartment blocks were laid out in a formal arrangement in a main courtyard and 4 "pavilion" type blocks were set out gabling onto St. Anne's Park main avenue. These pavilions are stepped in height between 3/4 storeys with the lower height adjacent to the avenue.
Further refinements to the scheme involved adjustments to the
distribution of houses types and the introduction of more semi-
detached and shorter terraced clusters.

The apartments were relocated to the north of the central open
space due to consideration given to the relative scale of development
adjacent to the main avenue in St. Anne’s Park. Instead of a series of
4/5 storey apartment blocks at this location there are now 8 detached
houses with a greater setback from the avenue.

A number of minor adjustments were added to this iteration and the
final site layout is illustrated later in this document at image 12.

The main elements of the scheme remained in the final iteration-
• The strong east-west axis consisting of the main spine road,
eliptical open space and visual axis into St. Anne’s Park.
• The north-south axis formed by the main apartment courtyard,
eliptical open space and vista to the south along the residential
street.
• The elliptical open space forming a heart to the development
centred on the intersection of the north-south and east-west axes.

The Z15 zoning requires provision for the identification of 25% of the
lands for open space and/or community facilities (in lieu of the 10-20% public
open space provided for in paragraphs 17.2.3 and 17.9.1).

The provision of a new Sports Hall and 4G Playing Pitches forms
the community facility component of the delivery of the 25% of the
lands.

The existing open space with associated mature trees along
the western boundary of the lands is preserved and enhanced
providing a buffer between the development and the Meadows.

This is consistent with DCC objectives in the creation of linked open
spaces, while also designing with protection and cyclist networks and

The open spaces are enclosed by the built forms of the housing
and apartment blocks, which are tapered in plan to complement
the elliptical central open space.

There is a clear, defined hierarchy of open spaces.

Private garden spaces (in accordance with DCC standards) are
provided to all family houses, ensuring excellent levels of amenity
and privacy.

All private gardens are enclosed by buildings and there is a clear
separation between the public and private realms.

Legend:

Common Open Spaces
Private Open Spaces
Public Open Spaces
Roads

Based on Application Area- 8.7290 ha

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (ha)</th>
<th>Cumulative% of site area*</th>
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<tbody>
<tr>
<td>Sports Hall site</td>
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<tr>
<td>Playing Pitches</td>
<td>1.7684</td>
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<td>Open Space to west bounding The Meadows residential development</td>
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<td>Central Open Space</td>
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<tr>
<td>Total</td>
<td>2.3904</td>
<td>27.37</td>
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• The provision of a new Sports Hall and 4G Playing Pitches forms
the community facility component of the delivery of the 25% of the
lands.

• The existing open space with associated mature trees along
the western boundary of the lands is preserved and enhanced
providing a buffer between the development and the Meadows.

• An elliptical open space forms the heart of the residential
development acting as the main point arrival.

• The open spaces are enclosed by the built forms of the housing
and apartment blocks, which are tapered in plan to complement
the elliptical central open space.

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11 SPORTS HALL

A multi-purpose sports hall of 1467m² is provided in conjunction with the 4G playing pitches.

Its flexible layout provides the following:
- A championship sized basketball court (28m x 15m)
- A five-a-side indoor football (28m x 15m)
- 6 no. badminton courts (6.1m x 13.4m)

A fitness suite is provided at first level.

Changing facilities at ground floor can cater for the indoor sports and two of the changing rooms can be accessible out of hours for external sports with the doors locked to the remainder of the sports hall and main entrance.
The scheme proposes a residential density of approx. 43 units per hectare based on the site area being the red line application boundary (8.7290 ha) and 381 units.

The mix of units ranges from 1-bedroom apartments as well as 2 and 3-bedroom dual aspect apartments to larger 3-bedroom penthouse units at third floor within the apartment blocks. Balconies and roof terraces meet and exceed the Dublin City Development Plan minimum standards.

The housing comprises a mix of 2 and 4 bedroom family houses arranged in 2 and 3 storey clusters and terraces (detached, semi-detached and terraced). Parking is provided within the curtilage of the housing and in a basement for the apartments which also houses visitor parking.

### SCHEDULE OF ACCOMMODATION

<table>
<thead>
<tr>
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<tr>
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<td>2 bed</td>
<td>174</td>
<td>45.67</td>
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<td>Total</td>
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### 14 APARTMENTS - LOWER LEVELS

Apartments are typically arranged in configurations of three or four units per core to maximise dual and triple aspect units.

Ground floor units are typically own-door accessible independent of cores.

2 bedroom apartments are designed as two typologies offering more choice - with a combined living/ dining kitchen or separate living room and kitchen/ dining room which allows for views into courtyard and St. Anne’s park.

All principal living rooms and balconies are mostly south facing with others at gables dual aspect south/ east or west facing.

### SITE LAYOUT

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15 APARTMENTS- PENTHOUSES

Penthouse apartments are all three bedroom units.
Each offers dual and triple aspect.
Units at the end of blocks enjoy triple aspect as well as triple aspect roof gardens which are typically approx. 90m².

16- APARTMENTS ELEVATIONS

Apartments are set out on a 7.5 metre module with repeating balcony / full height corner window elements to maximise natural light and views.
Typically principal living rooms and bedrooms are focussed on the main balcony and living room windows at the building envelope to maximise light and the bedrooms window recesses behind the balcony to enhance privacy.
Full height opening vents with glazed guarding introduced to maximise ventilation and natural light.
All windows are full height.
Brickwork is the principal material with glazed guarding to all balconies and roof terraces; stainless steel handrails;
Zinc cladding to all penthouse areas to denote the roofscape.
Raised roof levels to create a roofscape and increase floor to ceiling heights in living rooms in penthouses.
17 APARTMENTS DESIGN REFERENCES

Design References- Apartment Blocks in Suburban Context

Image 16.
Design References- from top and bottom left, Beechwood Court Stillorgan, middle top and bottom, Beaverton Terenure, right top Tullyvale Cherrywood, bottom right, phase 2 Custom House Square Mayor Street Dublin 1.

18 HOUSING- TYPES A AND B

Houses are set out in detached, semi-detached or terraced arrangements to optimise options.

House types A and B are three storey house types. House Type A is a 4 bedroom typically located as a semi-detached or end of terraced unit.

House Type B is a 3 bedroom type located in mid terraces.

Image 17 Design References below- Araslag Shankill top, Coolamber Newcastle Road Lucan bottom.
19 HOUSING- TYPES C AND C1

Houses are set out in detached and semi-detached arrangements and are located primarily on street corners. This house type is triple aspect facing views from the corner.

Type C is a 4-bedroom 3-storey house type and C1 is a 3-bedroom 2-storey version located adjacent to the Meadow development.

Image 19 Design References below- College Square Terenure, showing corner house with fenestration on 3 sides to maximise passive supervision.

20 PHASING

PHASE 01- PLAYING Pitches, Sports Hall and Associated Parking, Access Road and Entrances to Sybill House and St Paul’s College Car Park

PHASE 02- Extension of Access Road, NW Quadrant Housing

PHASE 03- SE Quadrant Housing

PHASE 04- Extension of Access Road, Apartments