
Architectural Design Statement

June 2018

Proposed Residential Development
at Maplewood Road



van Dijk Architects

Mill House

Mill Street

Dundalk,

Co. Louth

Tel: 042 9354466

info@vandijkarchitects.com

Architectural Design Statement – Development at Maplewood Road, Tallaght, Co. Dublin

Introduction

The design strategy for the proposed scheme is to develop a desirable development which aims to create a *'sense of place'* allowing for older home owners to reside in more suitable accommodation close to their established family network and to their communities. The Site is zoned "OS", Open Space within which housing for older people is open for consideration.

The proposal includes a mix of mostly 1 bed dwelling units and apartments which reflects the housing needs of the older generation.

The Urban Design Manual (2009) was used as a reference during the design phase, and this report has been laid out in line with the manuals *"12 criteria indicators"*.



Figure 1: Existing Site

Context

The Maplewood road site is an existing grassed park area. It is bounded on the east by Cookstown Way which is a main busy route, and, to the south, by the rear garden boundary walls to the existing dwellings of Alderwood Green. The gabled ends of Fernwood Lawn, Birchwood Heights, Fernwood Avenue and Ashgrove adjoin the park at the southwest boundary. To the North the rear gardens of Birchwood Drive address the park (This arrangement is considered inappropriate where dwellings adjoin a public space). The subject site has an area of 0.750 hectares.

In developing the proposal, we have taken account of the Site's context, receiving environment, landscape, existing development, topography and access, all of which have been considered within the scheme, and as a result has created a layout which is distinct and site specific.

Set within an urban context surrounded by residential streets and forming a small urban park, the site lends itself to residential development.



Figure 2: Existing Site Context

The proposed development is designed to be sympathetic to the character and context of the area. The proposed buildings position on site also allows us to maintain a strip of landscaping to act as a 'green' threshold between existing and proposed buildings at the entrance. New pedestrian access from the public footpath on Cookstown way is introduced closer to the Town centre to provide a shorter more convenient connection to the green for neighbourhoods west of the site. Currently the site is undeveloped as a park and without pedestrian activity has little positive impact on the local area. Our proposal will develop the site in a positive capacity and enhance the character and identity of the neighbourhood while improving the residual park area.

The boundary to the North and West, along Maplewood Road will be soft and well landscaped. Principal views from the existing residential areas across the green to Cookstown Way will be maintained along this boundary. The existing boundaries are retained to the south and east of the site. Existing trees have been considered and have been retained where possible to contribute to the greening of the site. Boundary trees enclose the open space in grass. The proposed site offers shelter northwards from the rear gardens of Alderwood Green.



Photograph 1: Proposed Site Entrance Location at Maplewood road



Photograph 2: View from Cookstown Way looking south towards the site



Photograph 3: View from Cookstown Way looking north towards the site

Connections

A key aspect of the design is to form connections which provide good access/permeability and circulation to and through the site.

The design caters for improved connections to adjacent residential streets. This will strengthen the connection of the existing communities. Please refer to Site plan and for more details.

Inclusivity

The entire project has been designed in such a way as to be readily enjoyed by all members of the community. Appropriate facilities for the access to and use of the entire development by disabled users will be further incorporated into the detailed design. Provision has been made in the design for lift and ramped access where appropriate. Visual aids for the visually impaired will be incorporated at detailed design stage. The various open spaces have been designed to appeal to a range of abilities, e.g. Children and older adults.

Variety

The proposal introduces variety in a number of ways, such as the differing types of open spaces, the mix of house types, apartments, and the massing of single storey, and multi storey units.

Efficiency

All house types have been designed to take full advantage of solar gains and laid out in a manner that provides sheltered usable outside spaces from the prevailing wind. Where access is not provided to the rear, adequate bin storage is provided to the front of dwellings.

Solar panels have also been provided to reduce heating costs and energy usage.

Distinctiveness

The proposal has undergone intensive design to produce a project that is of a superior and distinct quality. The house types and open space are all site specific. The housing design has aimed to provide a contemporary solution for housing.

Layout

The layout for the development has been arrived at following consideration of a series of design concepts and development parameters set out as follows.

1. The proposal provides a development appropriate to its location creating passive surveillance
2. It provides an interesting mix of public, semi-private and private open spaces.
3. Provides housing appropriate in scale to the requirement of older people
4. Provides a visually appropriate “gateway building” close to the entrance of the site giving a focus to the development.
5. Allows for connectivity and permeability to existing residential development.
6. Encourages pedestrian permeability through the site.
7. Enlivens the public and semi-private open spaces by providing pedestrian links through such spaces.
8. The proposed Buildings provide visual termination to adjoining roadways enhancing a sense of enclosure.
9. Gathering spaces been included as priority areas for people and activities rather than vehicles to encourage social interaction and aid accessibility.

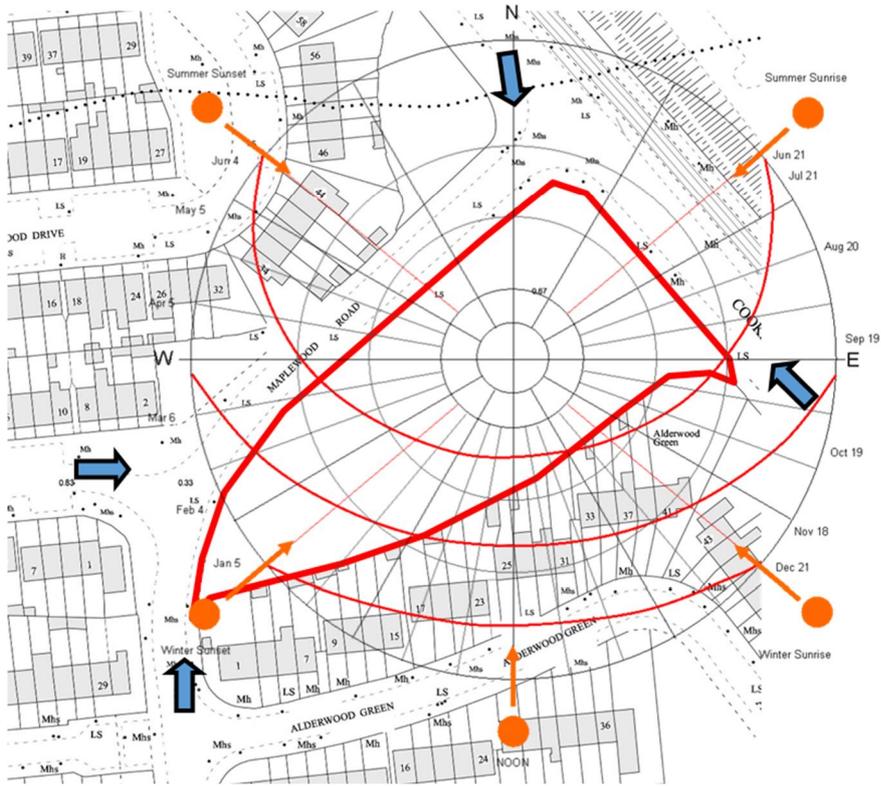


Figure 3: Site Analysis



Figure 4: Proposed Site Layout

Public Realm.

The design of frontage has been orientated to overlook all open spaces to produce a measure of passive surveillance. The open spaces are strategically positioned as to give groups of dwellings a sense of shared ownership over these spaces thus encouraging use and communal activity.

The proposed design aims to create a vibrant and integrated residential development as a focus to the wider community. It focuses on the importance of Urban Design, the quality of the overall built environment and the relationship between the design of the development and its context. The design takes accounts of the needs of both the residents and the needs of the wider community.

The design seeks to enhance the local spatial character through the creation of vistas, focal points and urban enclosure to create a sense of place and of identity.

Qualitative Standards for houses

The development proposed has fully considered the guidelines outlined in “Quality Housing for Sustainable Communities” published by the Department of the Environment. The drawings for each house type include a schedule of areas for bedrooms, storage areas etc. which show full compliance with these standards.

HOUSE TYPE A (TERRACED)						
1 BEDROOM / 2 PERSON						
Floor Area 61.5 msq / 662 sqft						
Quality Housing for Sustainable Communities space provision						
TYPE A	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area	Storage
Target	1 Bed 2P house	44 m2	11 m2	23 m2	11 m2	2 m2
Proposed	1 Bed 2P house	61.5 m2	11.2 m2	23 m2	13.3m2	2.4 m2

Privacy and Amenity.

All dwellings have adequate garden spaces, many of which exceed the requirements set out in the Local Development Plan. The private spaces have been designed in such a way as to protect from the elements and take advantage of the sun path to create well-lit gardens which can be fully enjoyed.

The apartments have been designed to have no overlooking issues and provide suitable separation distances from existing houses. The areas are indicated on the site layout plans accordingly.

The private spaces have been designed in such a way as to protect from the elements and take advantage of the sun path to create well-lit gardens and terraces which can be fully enjoyed. The dwellings have been designed to have no overlooking issues, only bathroom windows in the gables and provide suitable separation distances between houses.

Parking

Within the entire project, suitable parking has been provided. The dwellings have on-street parking. The Apartment Building has adequate shared parking spaces adjacent to the building entrance. The mixed-use building (community and residential) has adequate parking in close proximity for both cars and bicycles. The following car parking provision for Maplewood Road is proposed.

<i>Standard Car Parking Spaces</i>	<i>17</i>
<i>Accessible car parking spaces</i>	<i>4</i>

This constitutes an average of 0.84 spaces per dwelling unit. Within the landscaping plan a distinctive material concept has been used to define the parking spaces.

Finishes

The external finishes to the dwelling houses are proposed to be finished with a mix of White plaster Render and blue/black/grey brick.