

# 03 | ARCHITECTURAL DESIGN

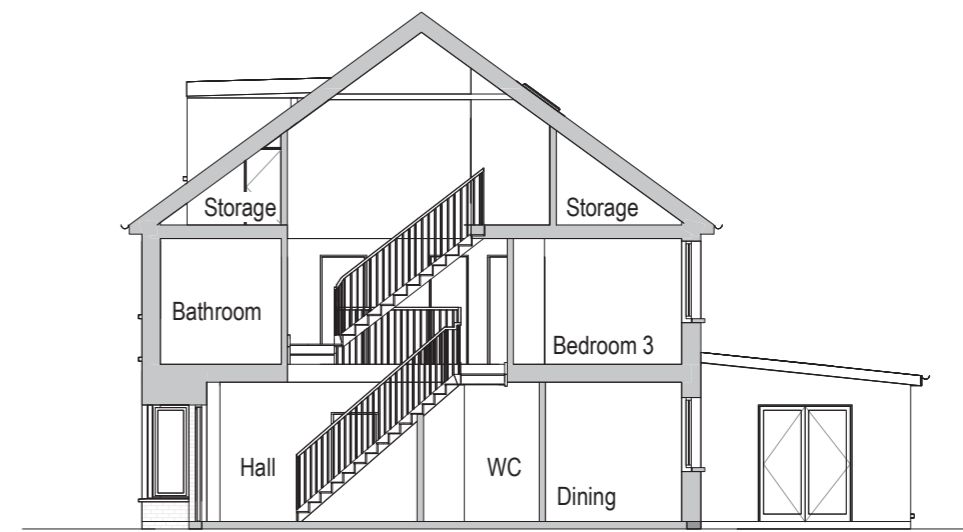
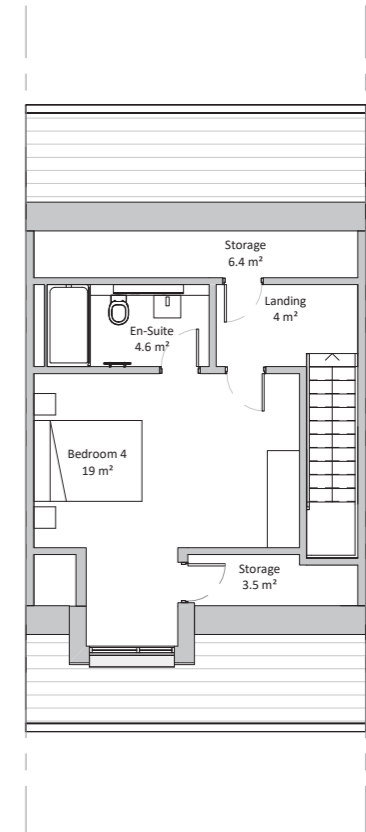
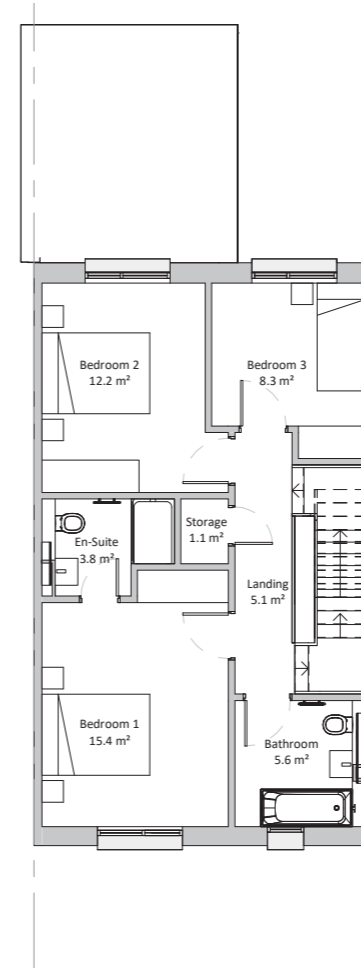
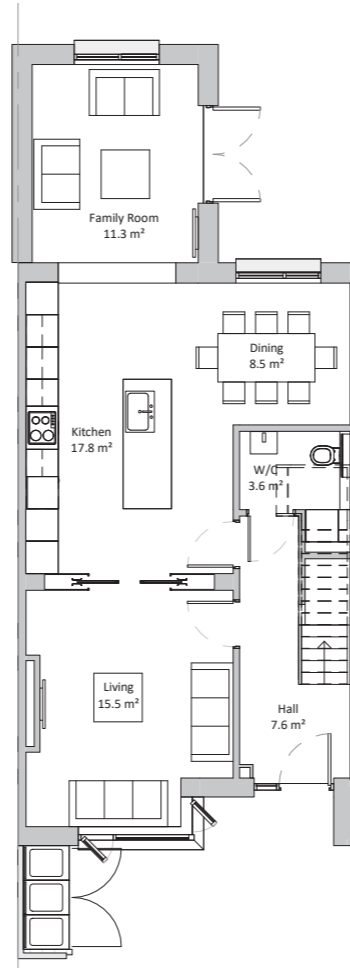
# HOUSE TYPES - H4A/H4A1/H4B

6 no. houses of this type are proposed along the western site boundary.

The proposed houses are 2.5/3 storey, with their living areas on Level 00, and bedrooms on Levels 01 and 02. The third floor is expressed as a dormer level.

The architectural design of the houses will be very similar to the completed houses in phase 1 of Knockrabo. The main elevation of the house will be finished in red brick, with a recessed porch expressed in white brick. The windows will be a contemporary grey style, and the roof will have a grey tiled finish. The finished floor levels of the houses will step to respond to the sloped nature of the street.

1 no. house at the southern end of the terrace has a slightly larger plot than the other houses, and can accommodate a ground floor extension, while still providing a private garden of minimum 50 sq.m. The other 5 no. houses will not have ground floor extensions. The area of the housetype with the extension is 174.2 sq.m., and 161.7sq.m. without the extension.



Completed Houses in Phase 1, Knockrabo

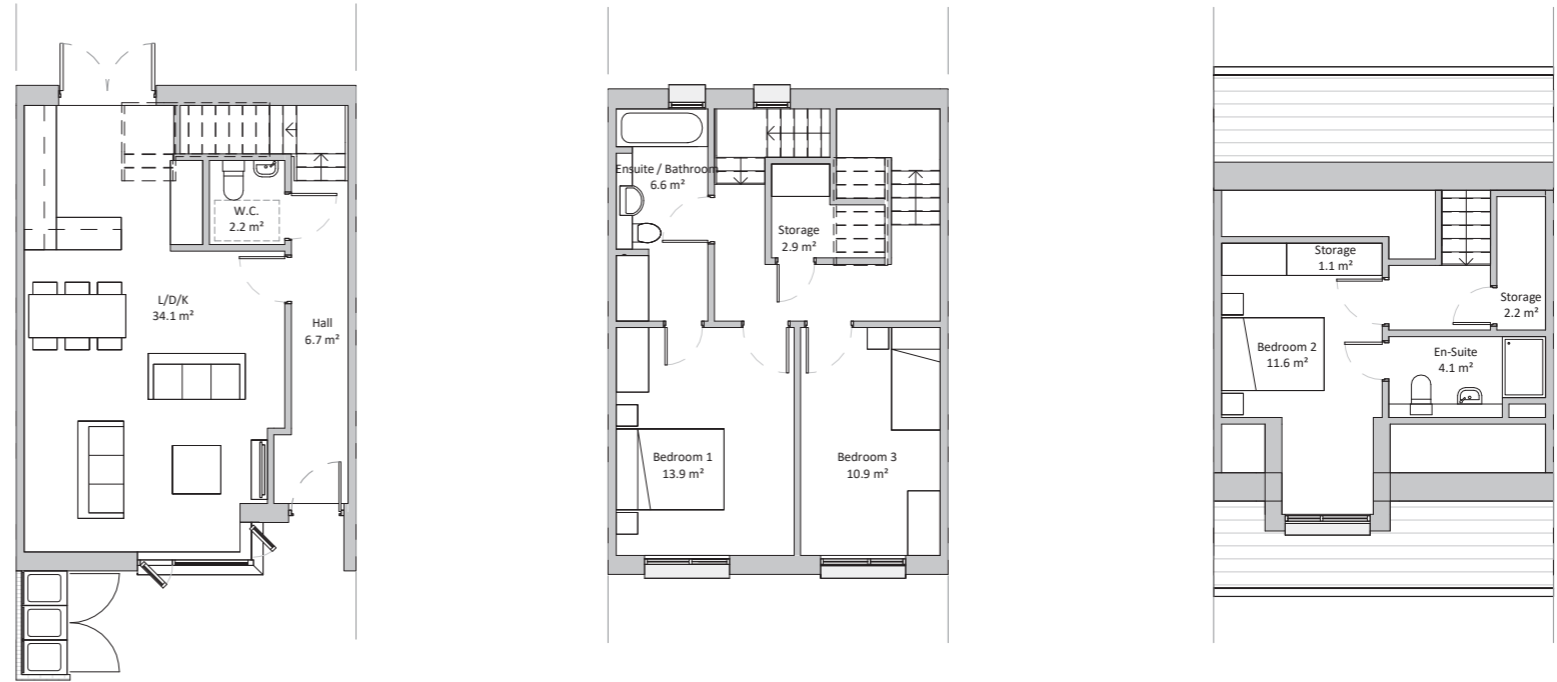
# HOUSE TYPES - H3B/H3B1

2 no. houses of this type are proposed along the western site boundary.

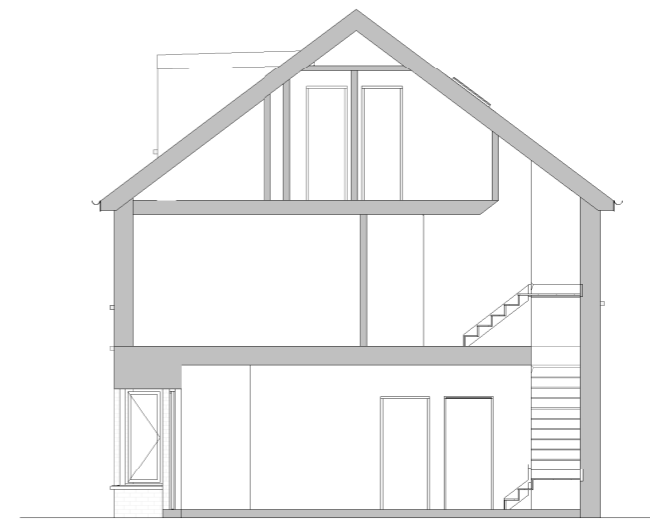
The proposed houses are 2.5/3 storey, with their living areas on Level 00, and bedrooms on Levels 01 and 02. The third floor is expressed as a dormer level.

The architectural design of the houses will be very similar to the completed houses in phase 1 of Knockrabo. The main elevation of the house will be finished in red brick, with a recessed porch expressed in white brick. The windows will be a contemporary grey style, and the roof will have a grey tiled finish. The finished floor levels of the houses will step to respond to the sloped nature of the street.

The area of the housetype is 127.4 sq.m.



Completed Houses in Phase 1, Knockrabo





# DUPLEX TYPES

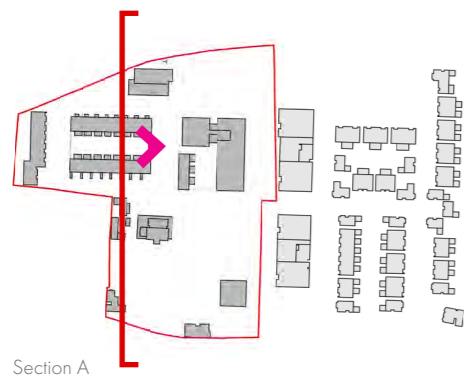
32 no. duplex units are proposed, arranged in two blocks of 16 no. units each around a shared communal courtyard. The duplexes are designed to work with the natural gradient of the site.

The southern block of duplexes is 3 storey, comprising a 3 bedroom, 2 storey unit (Duplex 3C) over a single storey, two bedroom simplex (Simplex 2A). Simplex 2A, at Level 00, is accessed from the courtyard (northern) side of the unit, and Duplex 3C, at Level 01 and 02 is accessed via an external flight of steps on the street (southern) side of the unit.

The northern block of duplexes is 4 storey, comprising a 3 bedroom, 2 storey unit (Duplex 3B) over a 3 bedroom, 2 storey unit (Duplex 3A). Duplex 3A, at Levels 00 and 01, is accessed from the street (northern) side of the unit, and has its amenity space located at Level 01 on the courtyard side of the unit. Duplex 3B, at levels 02 and 03, is accessed from the courtyard (southern) side of the unit, and also has its amenity space on the southern side of the unit.



3d view of courtyard between the duplexes

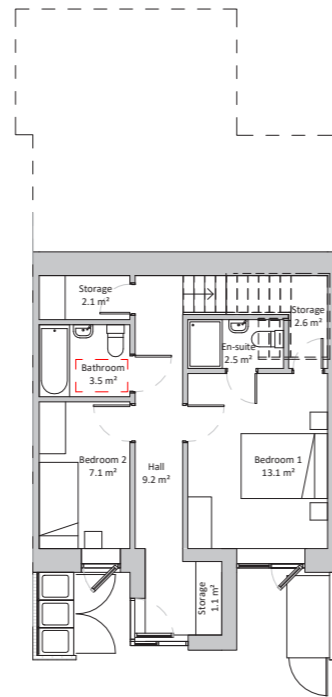




# DUPLEX TYPES



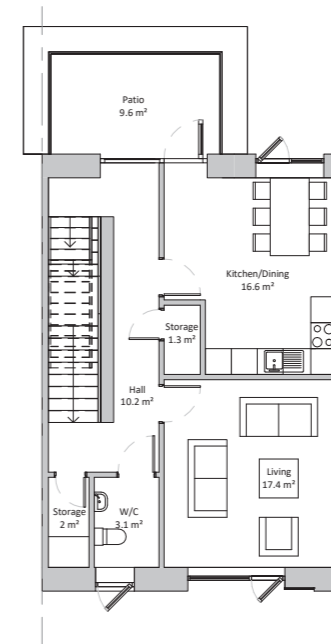
4 Storey Duplex  
Front Elevation



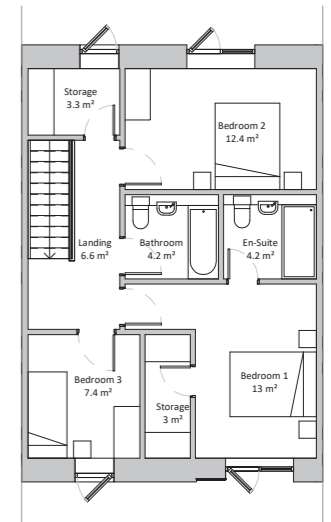
Ground Floor Plan



First Floor Plan



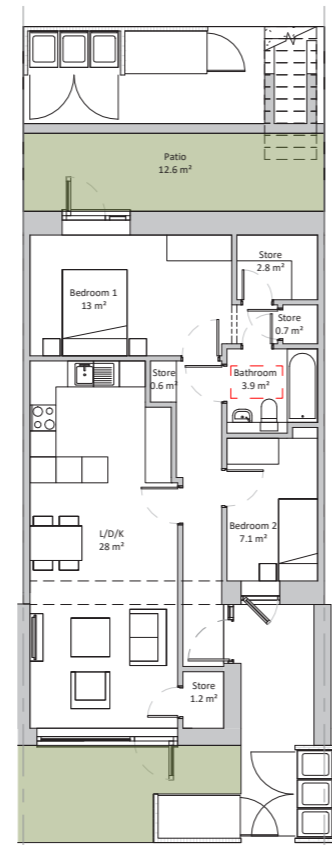
Second Floor Plan



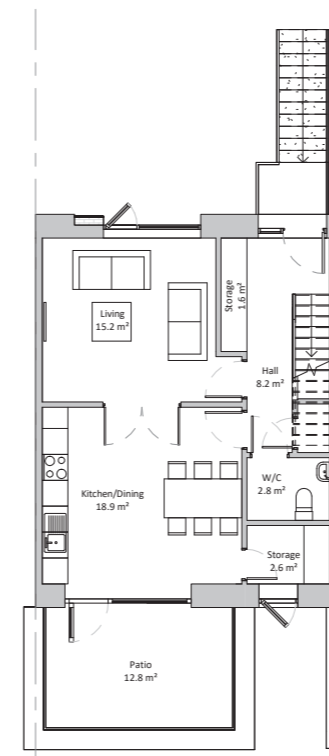
Third Floor Plan



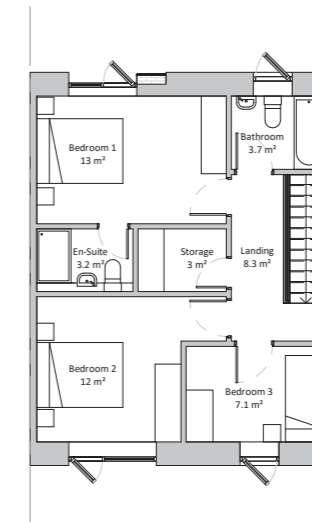
3 Storey Duplex  
Front Elevation



Ground Floor Plan



First Floor Plan



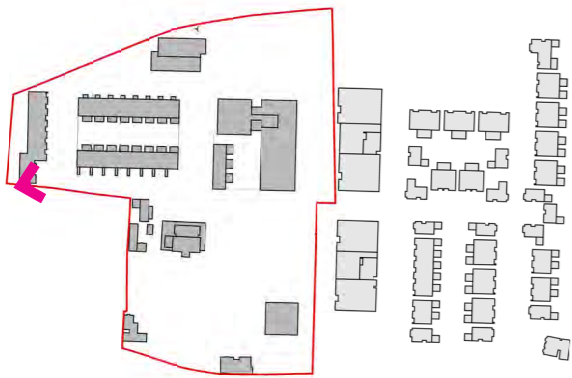
Second Floor Plan



# DUPLEX TYPES



Streetscape on the northern side of the duplexes



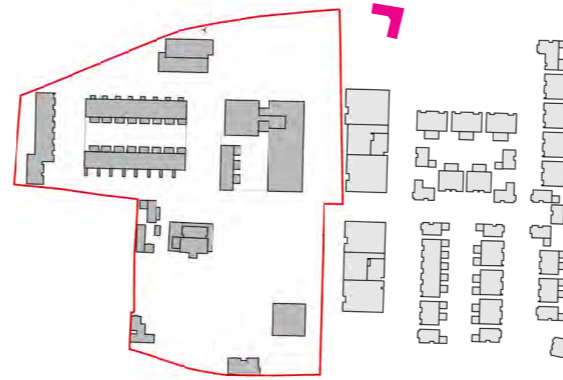


# BLOCK G

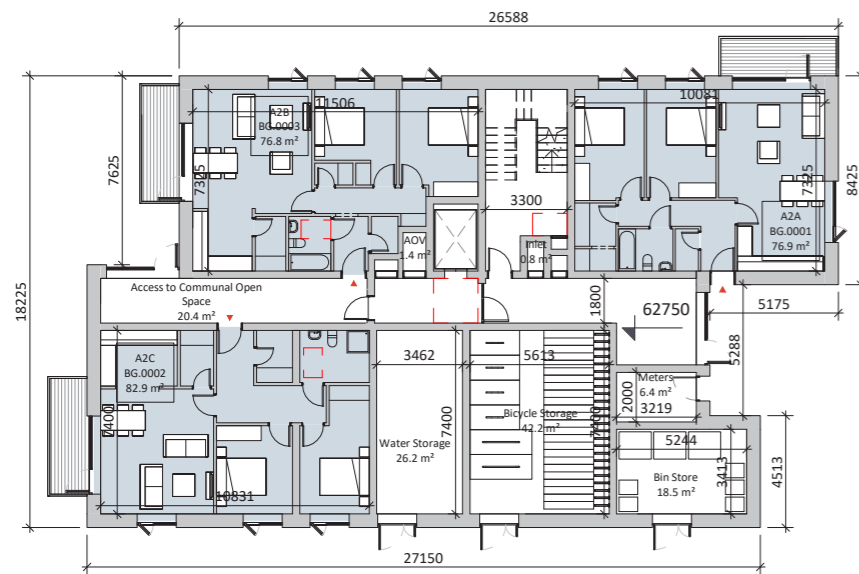
Block G is located at the western end of a large public open space, providing a focal point within the scheme. The building is 4 storeys on its southern side, and 5 storeys on its northern side.

The architectural treatment of Block G will be consistent with the other existing and proposed buildings in Knockrabo - a mixture of red brick and white brick.

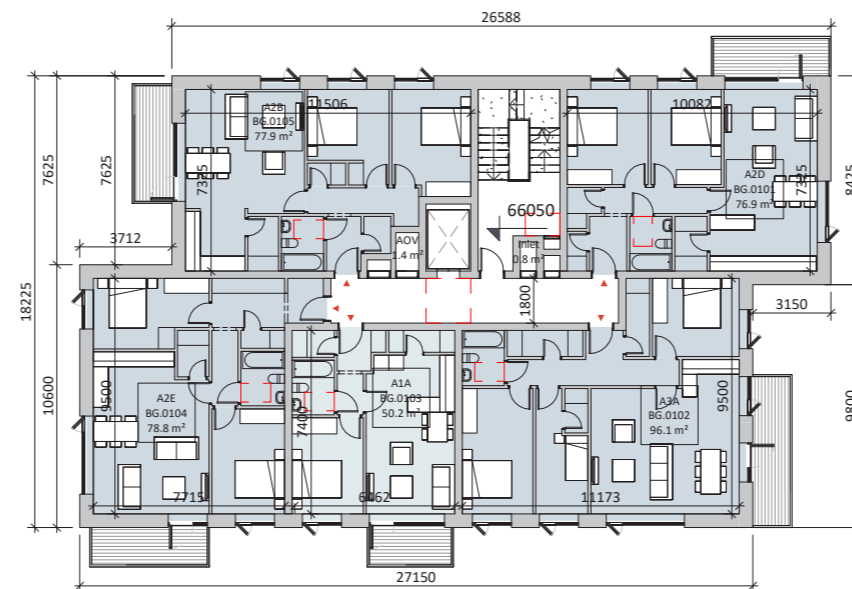
All units are designed in compliance with the Apartment Design Standards.



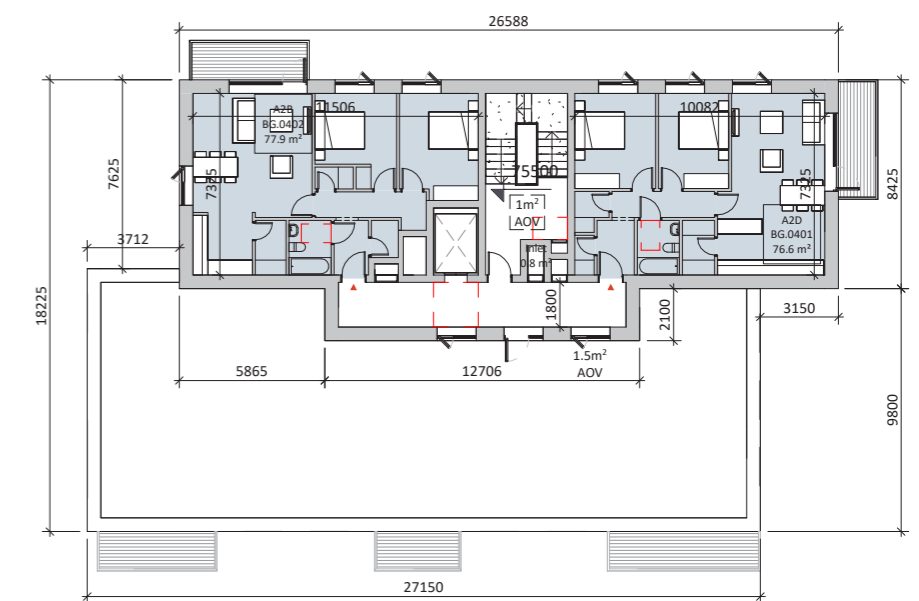
Blocks G, F and duplexes, viewed from the public open space



Block G, Level 00



Block G, Level 01



Block G, Level 04

# BLOCK E

The subject scheme proposes Block E, a five storey (including semi-basement) building at the entrance to the site, completing the streetscape created by completed blocks A, B, C and D. The proposed design for Block E is identical to the design which was permitted by ABP as part of ABP-311826-21 as part of the SHD process.

We note that prior to ABP-311826-21 the applicant had sought permission for a similar building in the same location as part of D17A/1224 and the building was omitted from that permission by DLRCC. However, since the granting of D17A/1224 by DLRCC, the statutory context for residential buildings and building height changed, with the publication of the 2018 Urban Development and Building Height Guidelines, which strengthened the argument for the provision of development in this part of the subject site, and which was supported by ABP during the SHD process:

**2.8 Historic environments can be sensitive to large scale and tall buildings. In that context, Planning Authorities must determine if increased height buildings are an appropriate typology or not in particular settings. An Initial assessment of the existing character and setting of a place will assist in a robust framework for decision-making that will facilitate increases in building height and involve an integrated understanding of place. With regards to large-scale and tall buildings in historic urban areas, an examination of the existing character of a place can assist planning authorities, and others to:**

- establish the sensitivities of a place and its capacity for development or change and;
- define opportunities for new development and inform its design.

We note that the planning argument for Block E remains very robust

- Extensive amounts of the Knockrabo lands are unsuitable for development due to the presence of protected structures or significant mature trees. The applicant has identified this part of the Knockrabo lands as presenting an opportunity for new development, and being key to creating a development of an appropriate density on the lands.
- Block E is located c. 46m from Cedar Mount House, and the existing mature trees in between the two structures are c. 17-19m in height, and provide a strong visual screen between the protected structure and the proposed Block E.
- Block E is located c. 14.9m from Gatelodge West. Gatelodge West is an existing cottage, with a permitted single storey extension. The house is designed so that its living spaces face west towards its private amenity area and the nearby public open space, to mitigate the potential impact of the proposed Block E.
- Block E is located at the entrance to the site, and it has an important placemaking role in demarcating the entrance to the scheme, completing the streetscape along Knockrabo Way, and defining the square with the mature oak tree at the site entrance.
- Block E is located directly opposite Mt. Anville School, which is an eclectic collection of buildings, varying in height between 5 and 2 storeys. The proposed apartment Block E is of a similar scale to the taller parts of the existing school campus.

A full LVIA was undertaken for ABP-311826-21, including additional views of Block E which were requested by ABP. The LVIA has been updated as part of this submission, and includes additional views from Mt. Anville Road.



Cedar Mount House is located c. 46m from Block E; The setting of the house is preserved by the public open space to its south.

Mature trees, supplemented with new planting, provide a visual screen between Cedar Mount House and Block E

Block E defines the edges to the public open spaces at the site entrance

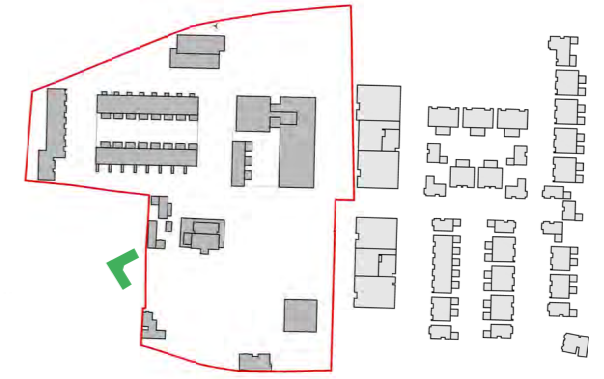
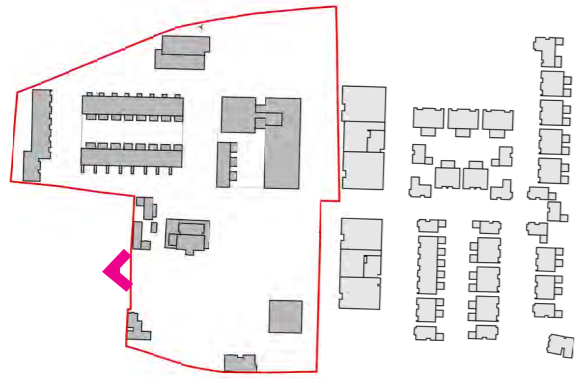
Gatelodge West, with its permitted extension, is designed so that its living spaces look westwards, away from Block E

Mt Anville School Campus, buildings vary in height from 2 -5 storeys

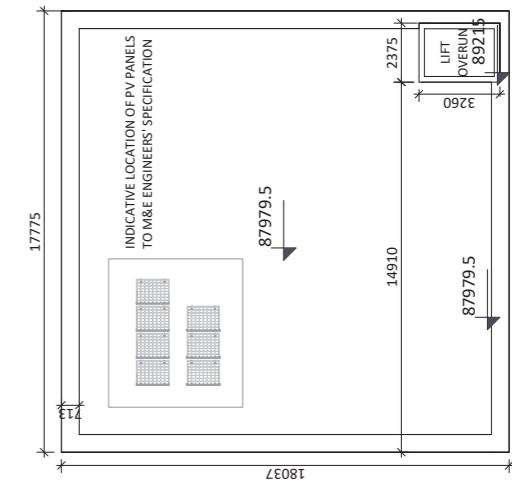
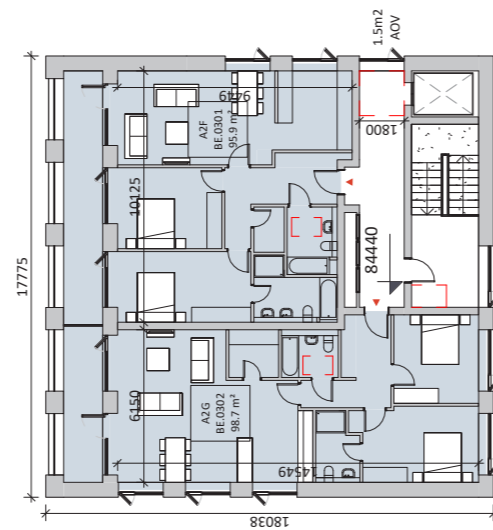
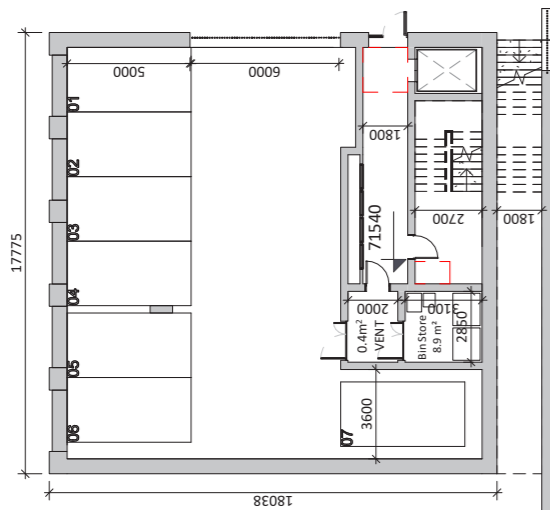
Strategy diagram, Block E



# BLOCK E: PLANS



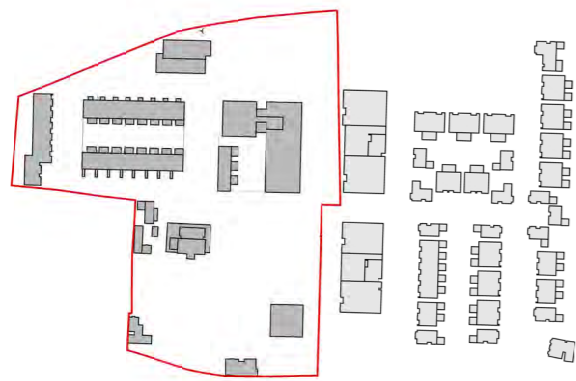
CGI showing proposed Block E and Cedar Mount house. The view demonstrates that the scale of Block E is in keeping with the scale of constructed Blocks C and D, which are visible in the rear of the view, and that the existing trees provide screening between Block E and Cedar Mount House.



Plans of Block E, which was permitted by ABP as part of ABP-311826-21



# BLOCK E: CGI



Existing single storey  
Gatelodge with single  
storey extension

Proposed 5 storey  
(including semi-  
basement) apartment  
building (Block E)

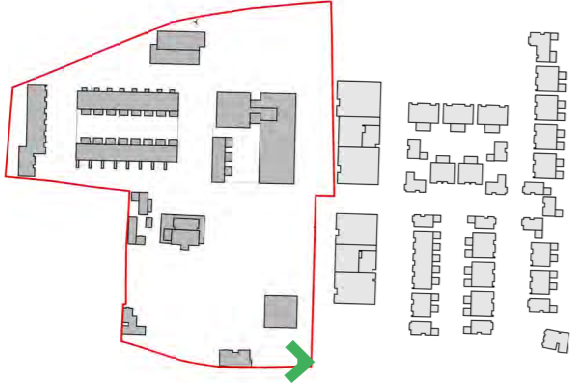
Existing public open  
space with mature  
oak tree

Existing Block D

CGI View by Modelworks, showing the continuity of height between existing Block D and proposed Block E, with Block E completing the western side of the existing public space with a mature oak tree



# BLOCK E: CGI



CGI View by Modelworks, showing proposed Block E and the Gatelodge, with existing and proposed landscaping



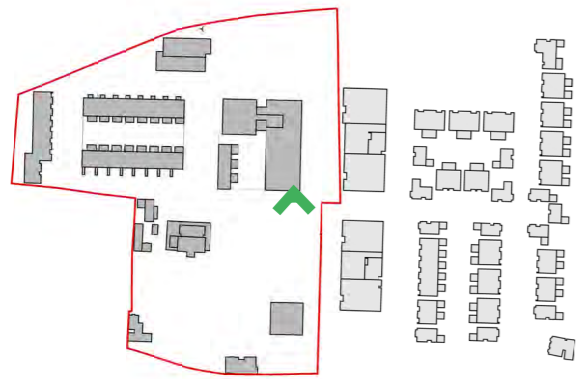
# BLOCK E: CGI

Existing 5 storey apartment building (Block C)

Existing 6 storey (including semi-basement) apartment building (Block D)

Proposed 5 storey (including semi-basement) apartment building (Block E)

Proposed public open space with mature trees



CGI View by Modelworks, showing the continuity of height between existing Blocks C & D, and the framing of the entrance to Knockrabo Way by both the existing Block D and proposed Block E

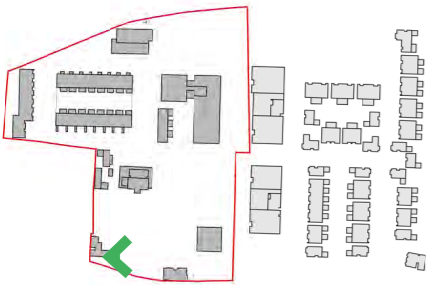


# BLOCK E: CGI

Proposed 5 storey (including semi-basement) apartment building (Block E)

Existing trees, c. 16-19 metres in height, provide screening of Block E from Cedar Mount House and its associated public open space.

Existing single storey Gatelodge with single storey extension



CGI View by Modelworks, showing proposed Block E and the Gatelodge, with existing and proposed landscaping



# BLOCK F

Block F was designed as part of ABP-311826-21, and it is proposed to include the building again as part of the subject application. There are some minor amendments to the building as part of these proposals, but its overall mass and architectural treatment are the same as the proposals in ABP-311826-21, which was approved by ABP.

Block F comprises an apartment building which varies in scale from 5-8 storeys, and a two storey duplex block, arranged around a communal courtyard. The courtyard faces south, and is located over a semi-basement car park.

The proposed buildings carry through the material palette from Phase 1 of the development as constructed, with a combination of red and white brick to the predominant facades and limited use of grey metal cladding to penthouses and recesses.

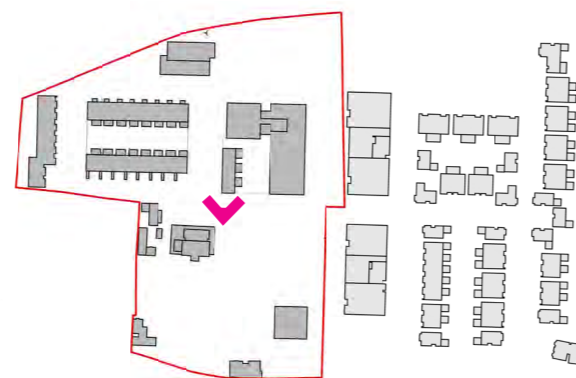
A high quality palette of materials will also be used in the landscape, similar to that constructed in Phase 1.



Proposed Block F , with communal courtyard

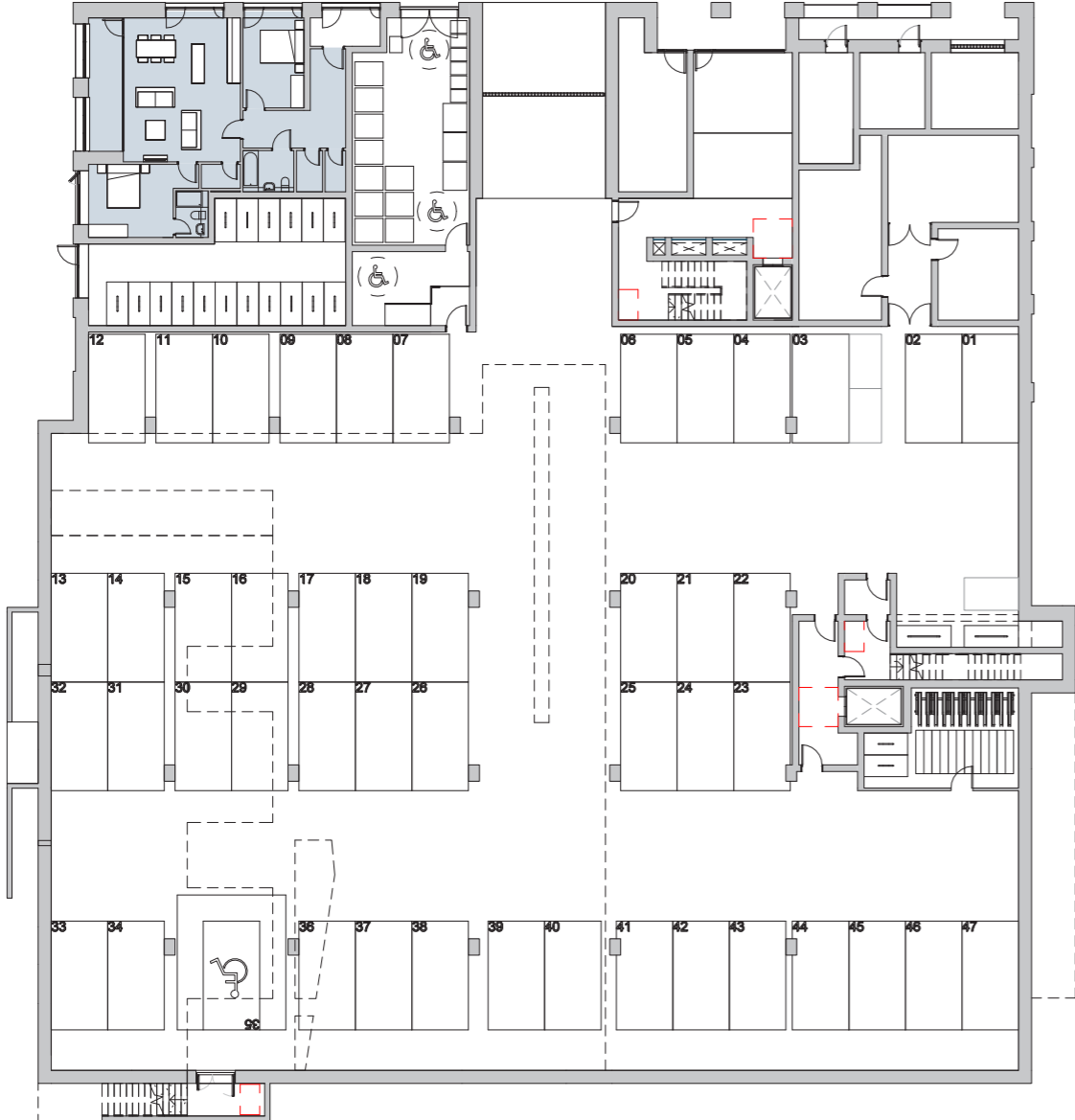


3d view of Block F

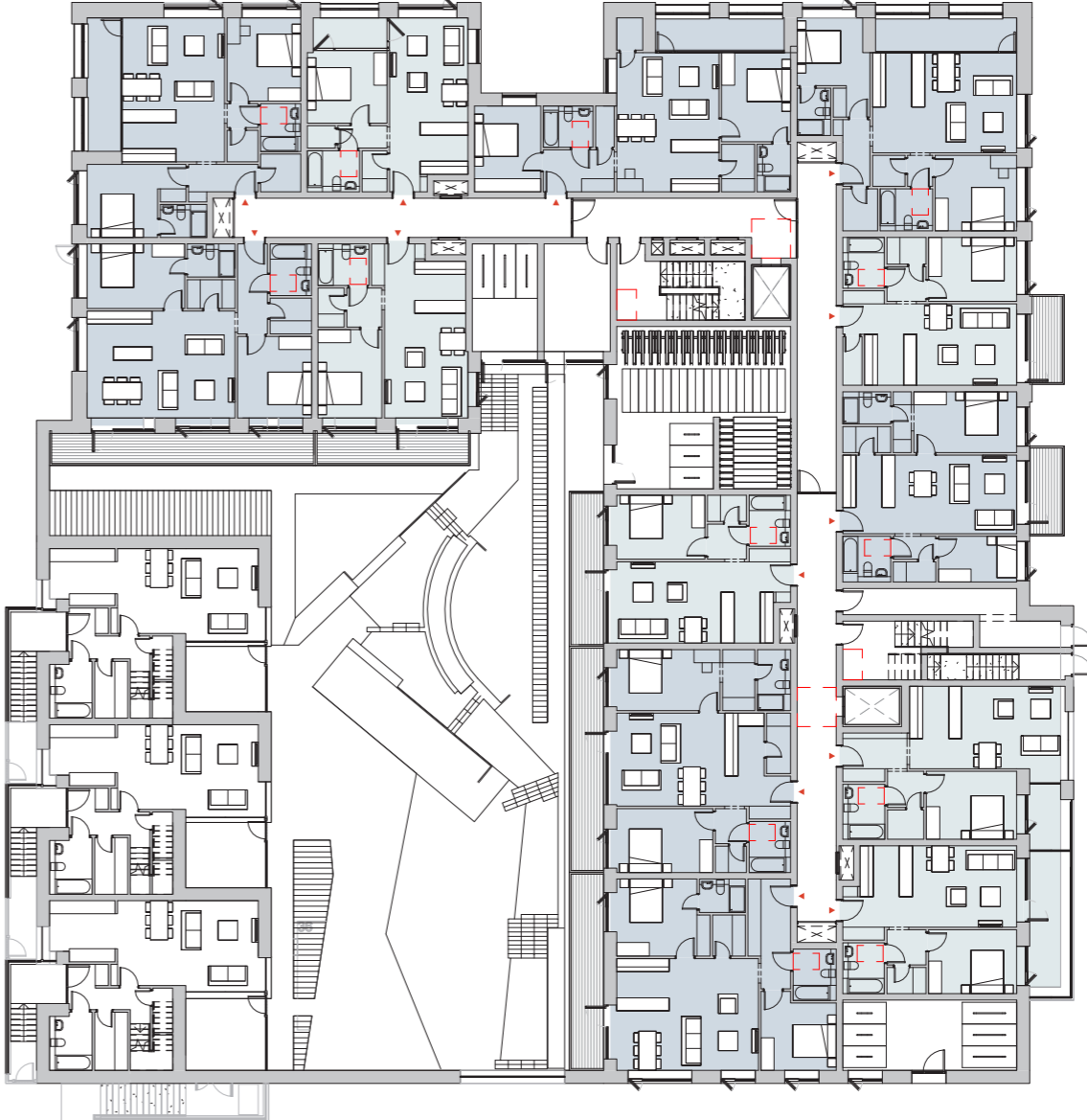




# BLOCK F: PLANS

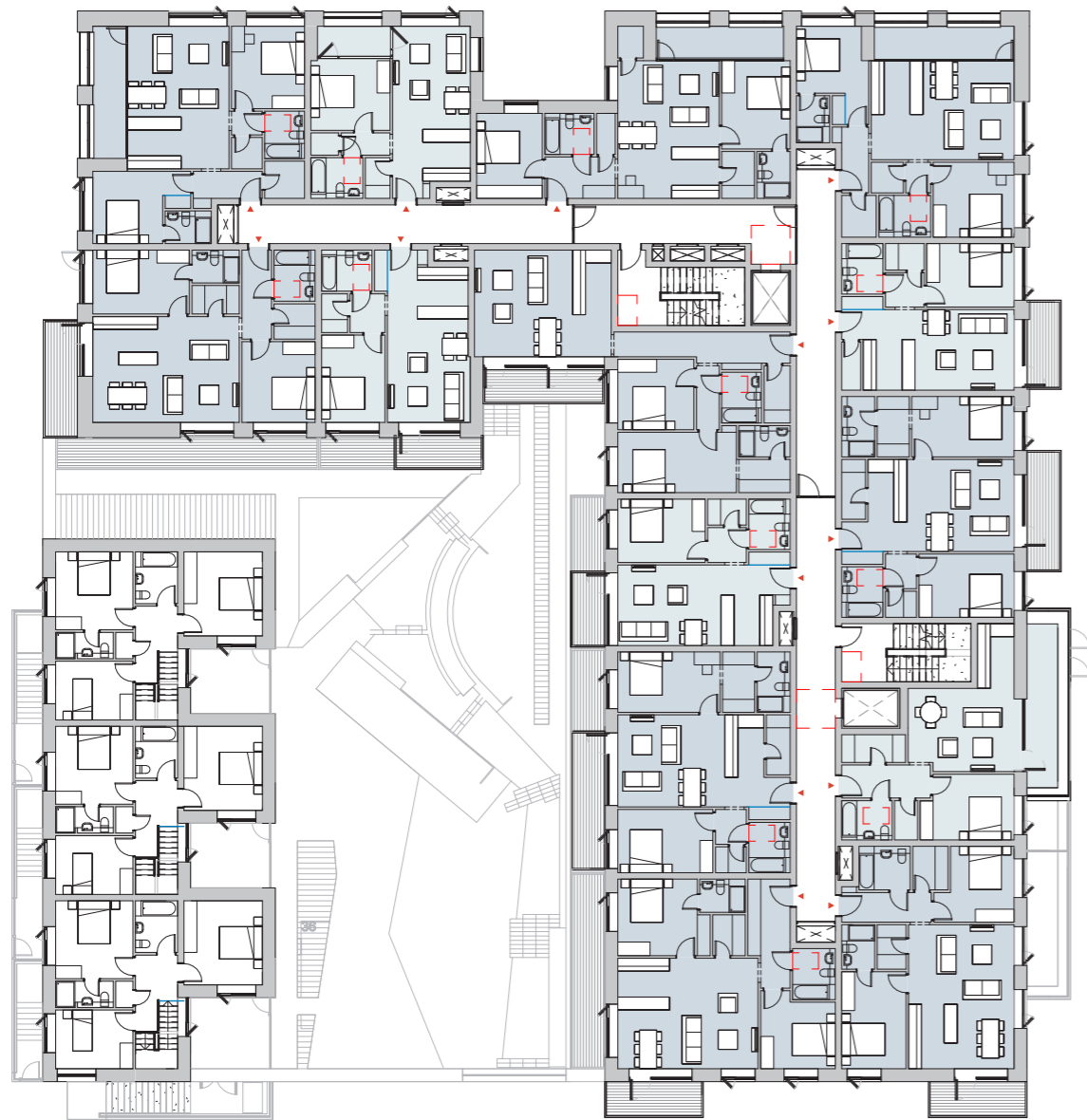


Block F, Level 00

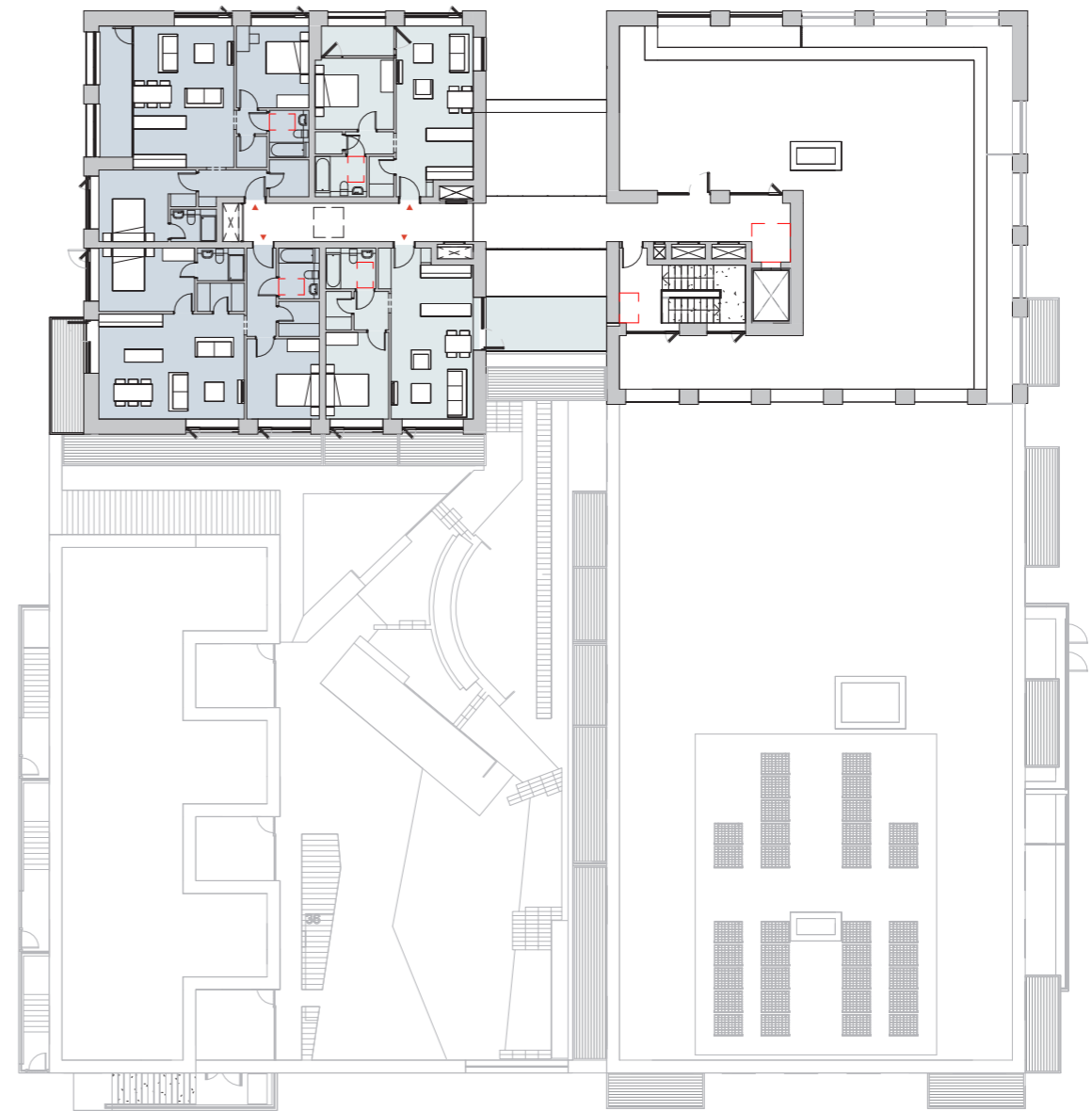


Block F, Level 01

# BLOCK F: PLANS



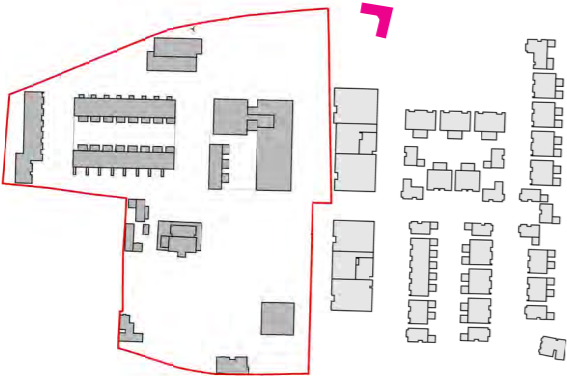
Block F, Level 02



Block F, Level 07



# BLOCK F: CGI



Block F, viewed from the existing public open space



# UNIT TYPES: BLOCKS E & F

The subject scheme proposes a range of generous unit types, that are all well in excess of the minimum sizes in the 2023 Apartment Design Guidelines.

The average size of a 2 bedroom unit is 82 sq.m., and the average size of a 1 bedroom unit is 55 sq.m.





# CEDARMOUNT HOUSE & ENVIRONS

As part of D17A/1224, works were permitted to Cedar Mount House and the existing structures in its environs. The applicant proposes to re-apply for these works as part of the subject application.

Cedar Mount House is to be restored, and to become a community hub within the scheme, containing a library, residents lounge, and a childcare facility. The spaces around it will become public open spaces, for the enjoyment of the community.

A pedestrian route runs along the western side of Cedar Mount House, linking the various structures and spaces along the western site boundary. The new gate house will be the starting point of this new pedestrian route, demarcating this entrance to the scheme. The avenue is designed so as to focus views on the facade of Cedar Mount House. The pedestrian route will continue northwards, passing the coachhouse, and a new detached house. There are various historic structures on the site that are associated with Cedar Mount, including the coachhouse and an outbuilding. Gatelodge (west) is actually one of the gatelodges that was originally associated with Mountanville House, and not with Cedar Mount House. It is proposed to restore and extend these existing structures.

The gate house, the existing coachhouse and gatelodge (west) have private open spaces that directly adjoin the public realm and areas of existing planting. It is proposed that the boundaries between the private gardens and the public realm are hedges, which will provide an appropriate level of privacy for the gardens and a soft, attractive green edge to the public realm.



Existing Coachhouse

## Proposed housetype

The main form of the house is designed so that it is similar in scale and mass to that of the original coachhouse to its south. The upper floor plan of the house has no rear facing first floor windows to habitable rooms, thereby avoiding overlooking of the neighbours garden to its west.

## Existing outbuilding

The existing outbuilding will be retained, and will provide storage for the proposed residential unit in the coachhouse.

## Existing Coach house

It is proposed to extend the existing coachhouse to accommodate a two bedroom unit. The unit will have a south facing garden.

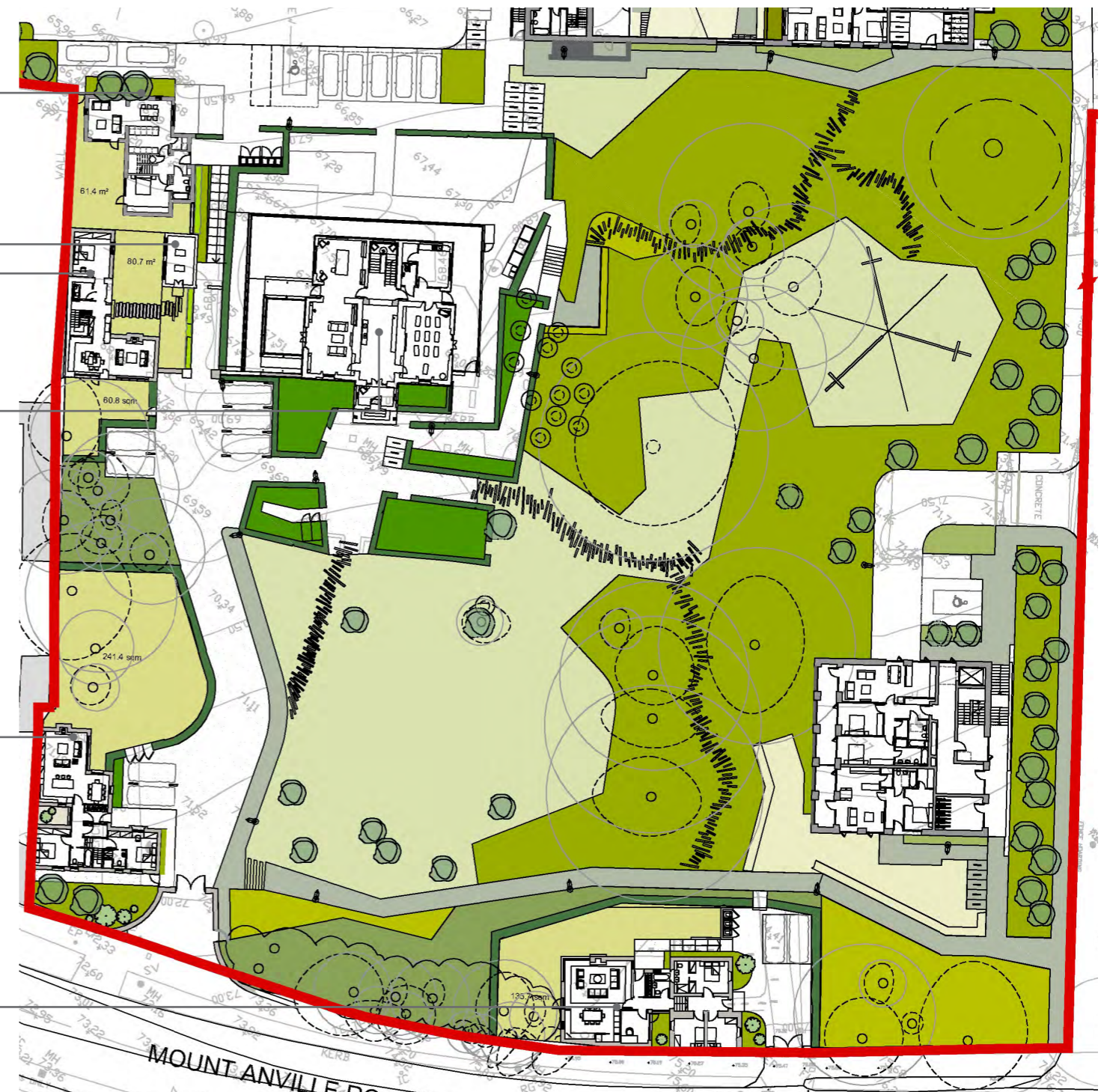
## Existing Cedar Mount House

Cedar Mount House to be restored, and to become a community hub within the scheme, containing a library, residents lounge, and a childcare facility.

## Proposed Gate House

The entrance to Cedar Mount House will become an important pedestrian route through the scheme, linking Mt Anville Road with the public open spaces and the community facilities within Cedar Mount House. It is proposed that a new gate house will demarcate this entrance, which will be similar in scale to the gatelodges which are located adjacent to the other entrances to the site.

Existing Gate lodge (west) It is proposed to extend the existing gatelodge.



Extract from site plan showing landscape and buildings around Cedar Mount House



# CEDAR MOUNT HOUSE

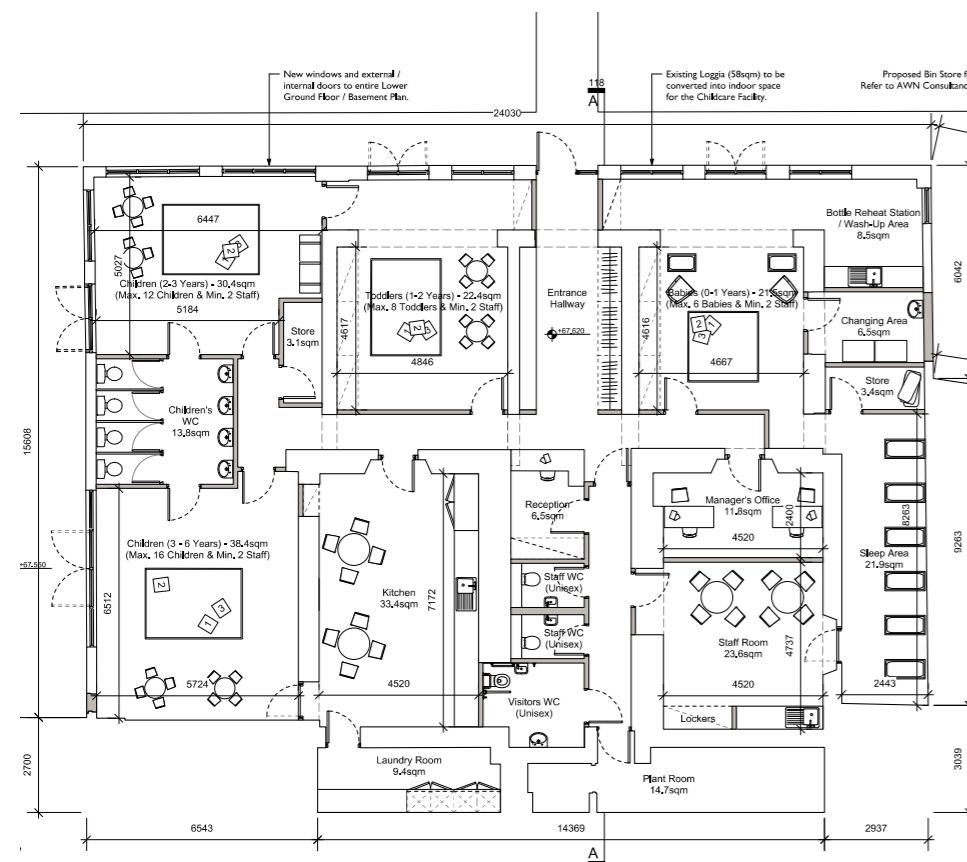
The planning application contains a full set of existing and proposed drawings for Cedar Mount House. The proposed design for Cedar Mount House is identical to that permitted by D17A/1224.



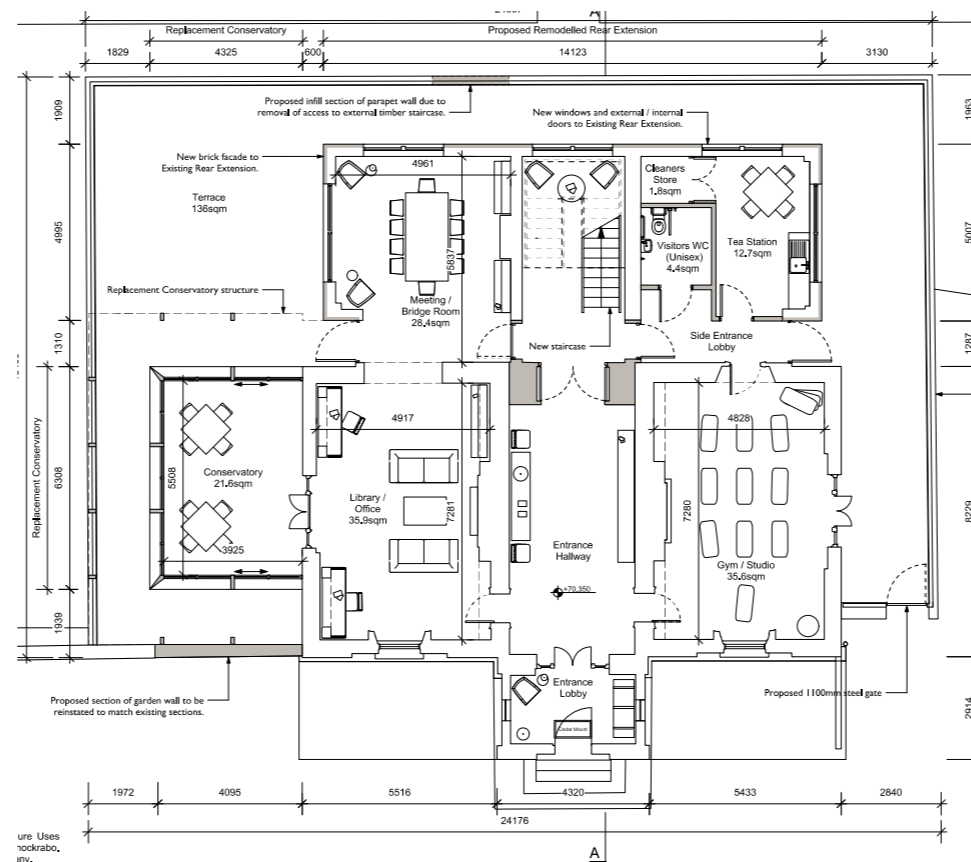
Cedar Mount House, Front elevation, existing



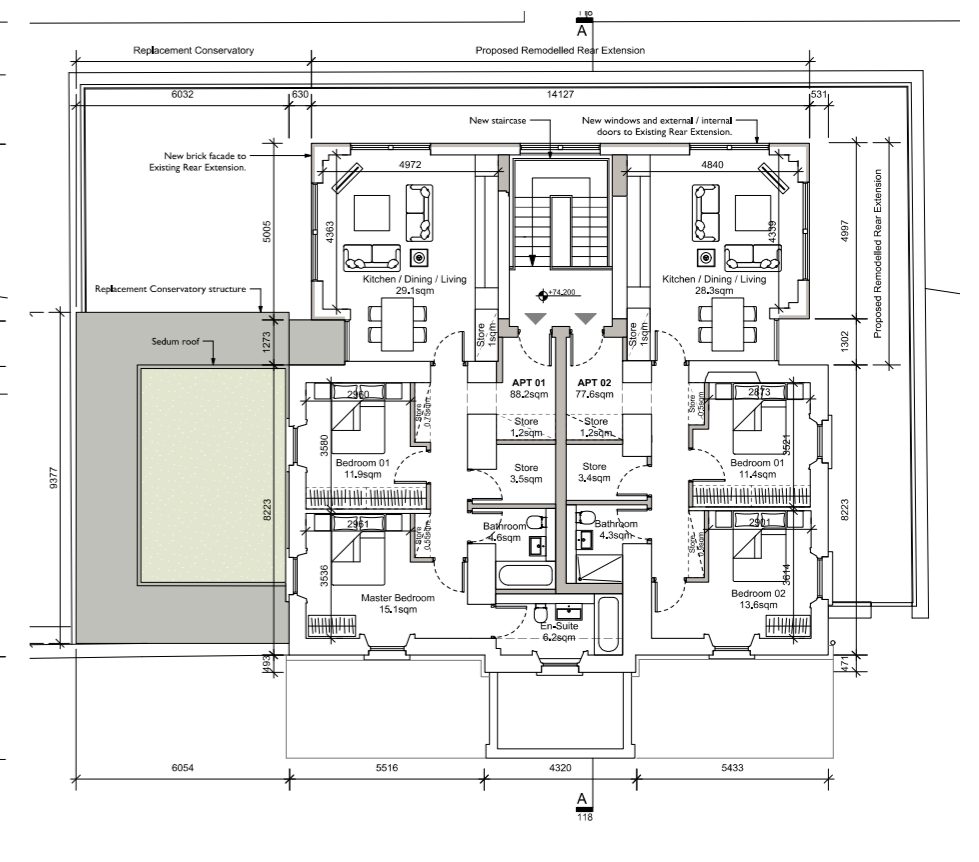
Cedar Mount House, Side view, existing



Cedar Mount House, Level 00 Plan, Proposed



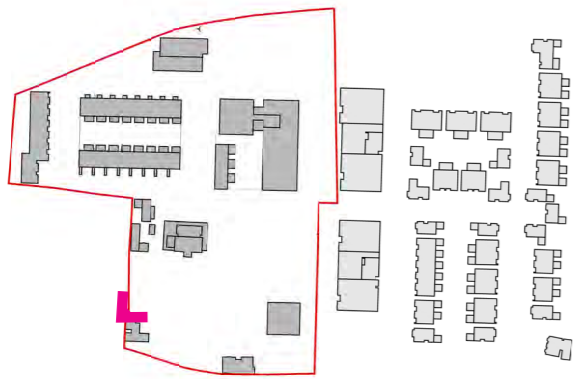
Cedar Mount House, Level 01 Plan, Proposed



Cedar Mount House, Level 02 Plan, Proposed



# CEDAR MOUNT HOUSE



Cedar Mount House, with proposed Block F and the duplexes visible to its rear, and existing Blocks A, B C and D to its east.

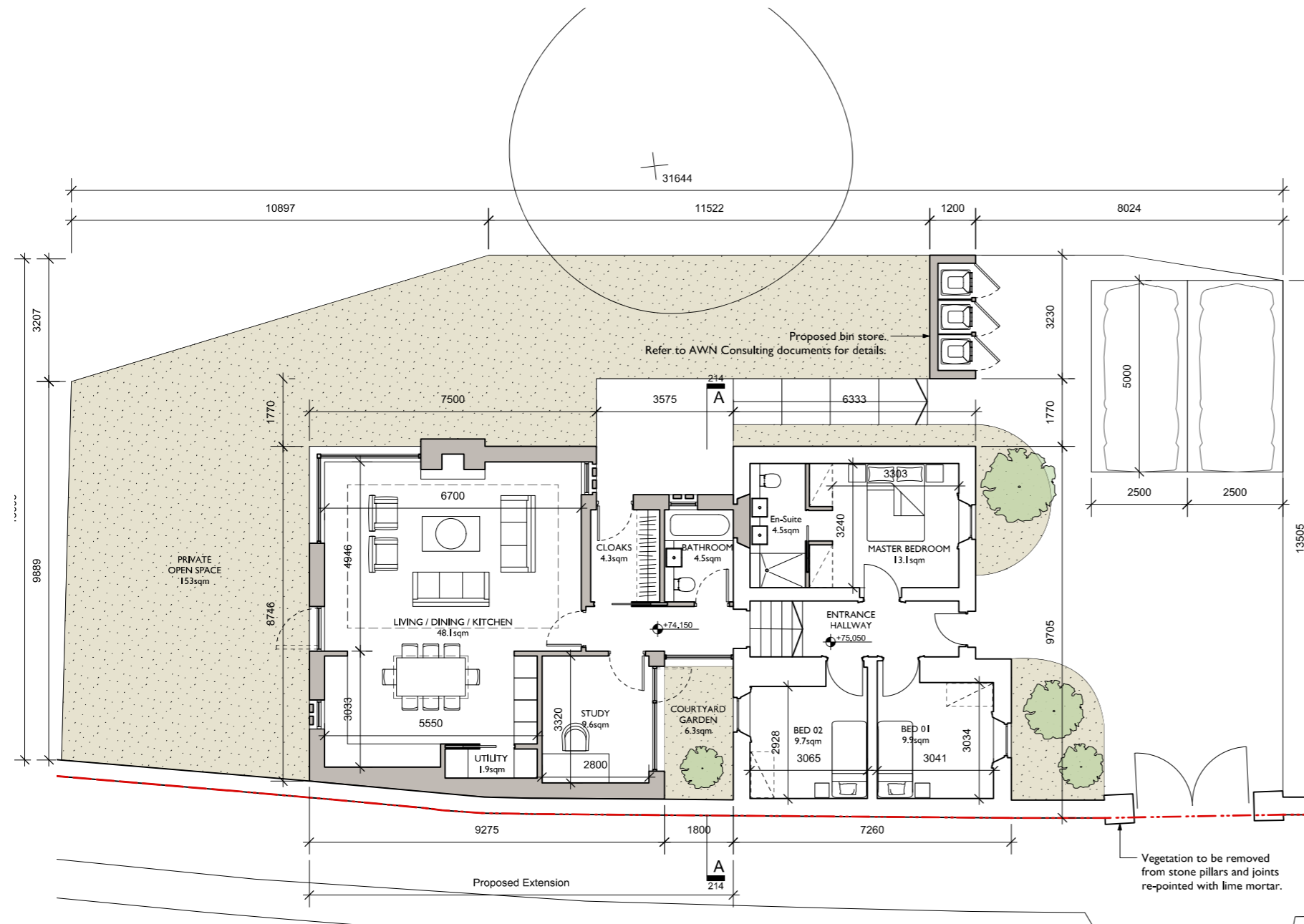


# GATE LODGE (WEST)

The planning application contains a full set of drawings for the existing and proposed Gate Lodge West. The proposed design for Gate Lodge West is identical to that permitted by D17A/1224.



Gate Lodge West, existing



Gate Lodge West, Level 00 Plan, Proposed

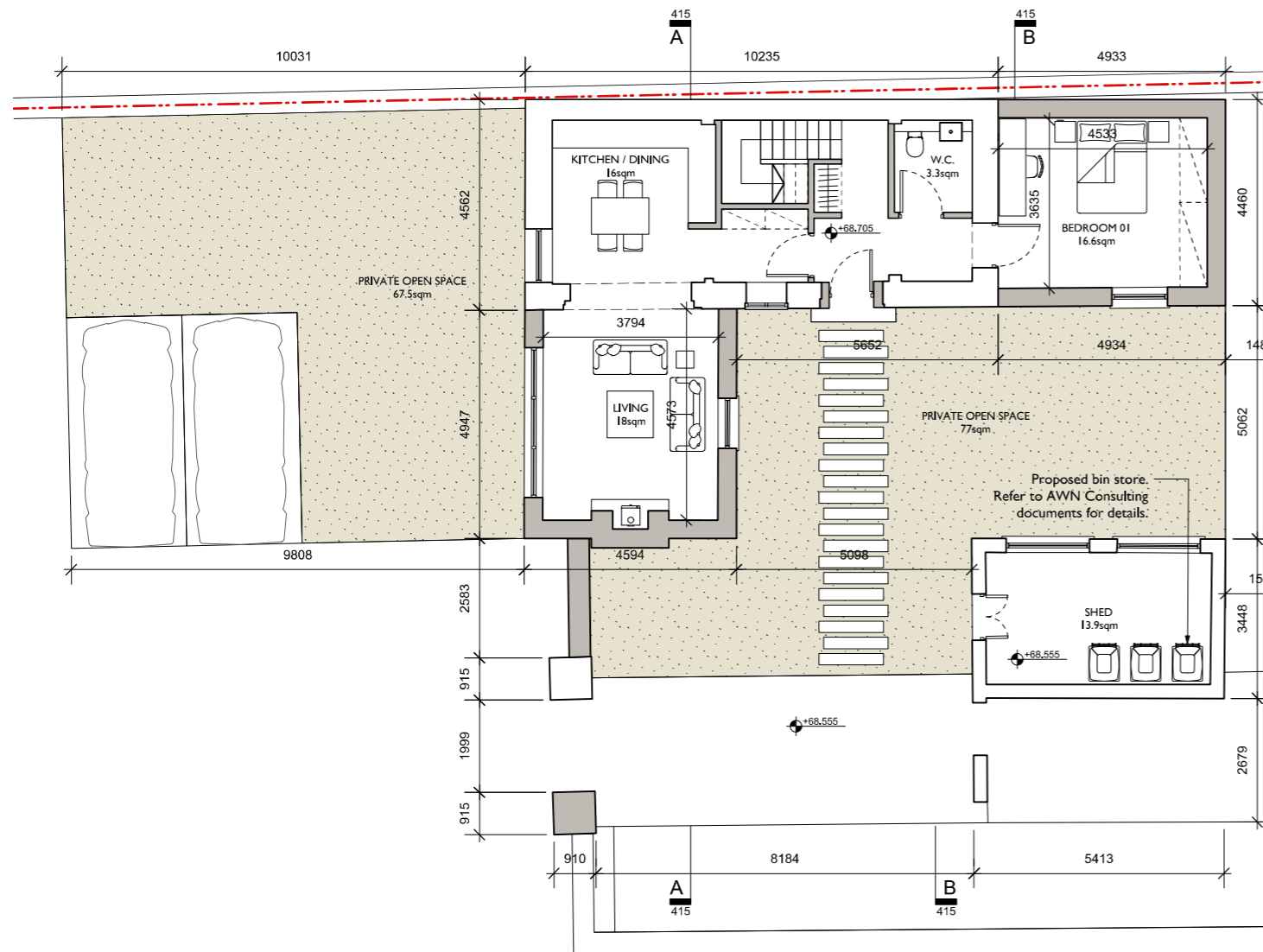


# COACH HOUSE

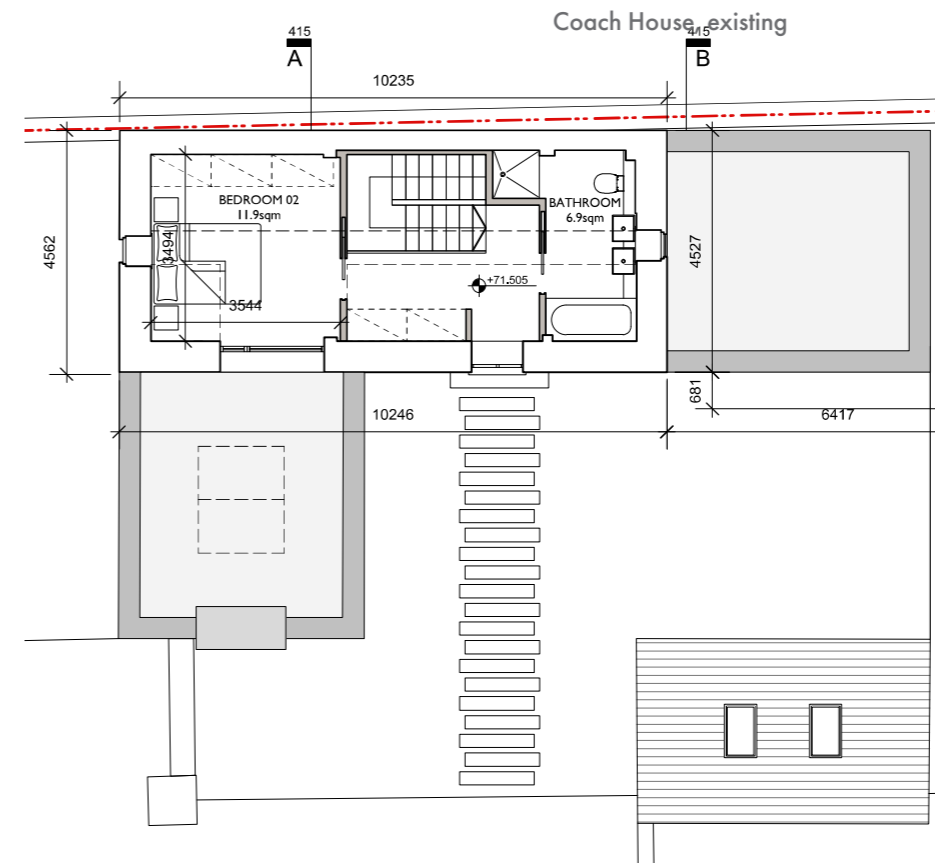
The planning application contains a full set of drawings for the existing and proposed Coach House. The proposed design for the Coach House is identical to that permitted by D17A/1224.



Coach House, existing



Coach House, Level 00 Plan, Proposed



Coach House, Level 01 Plan, Proposed

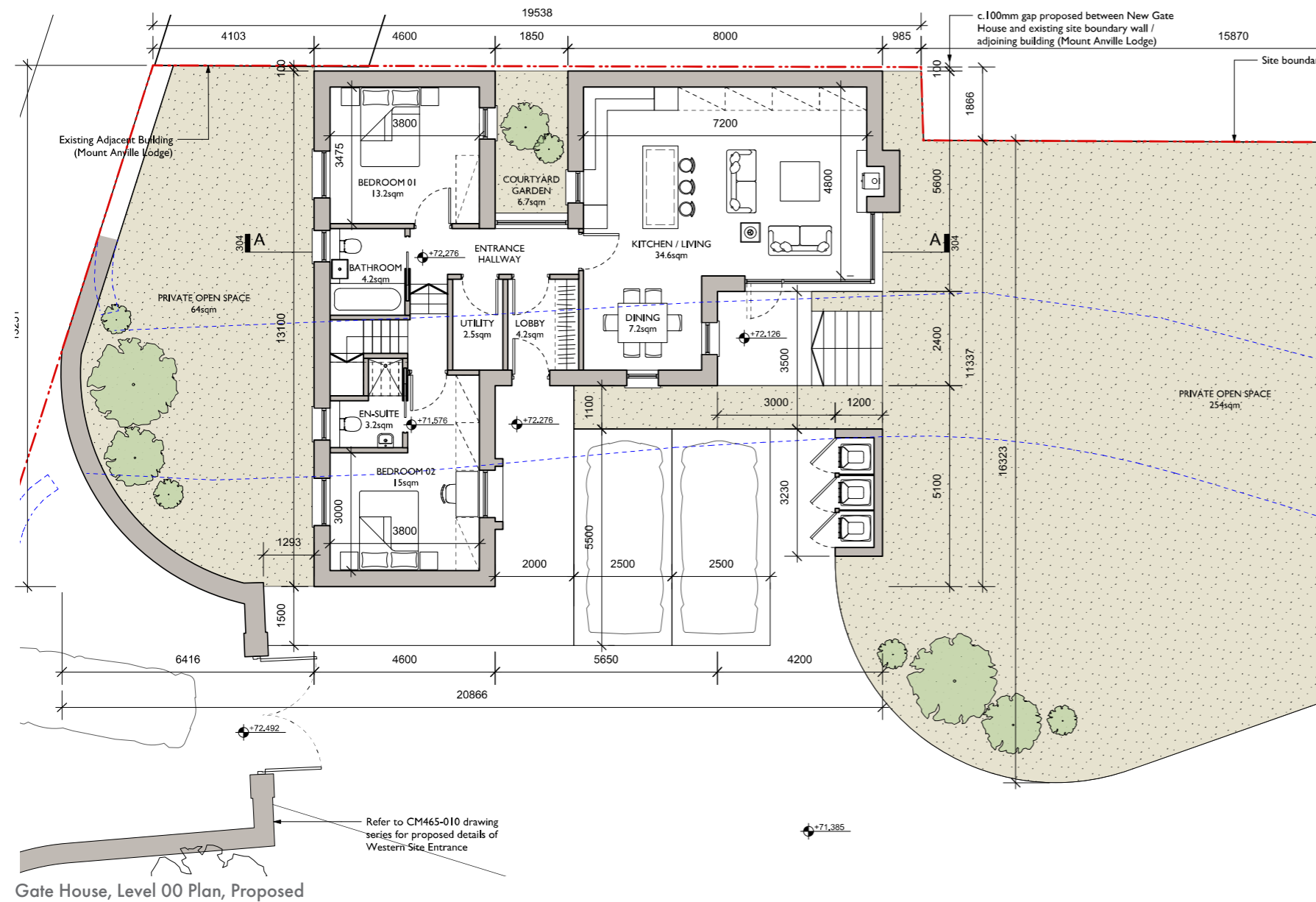


# GATE HOUSE

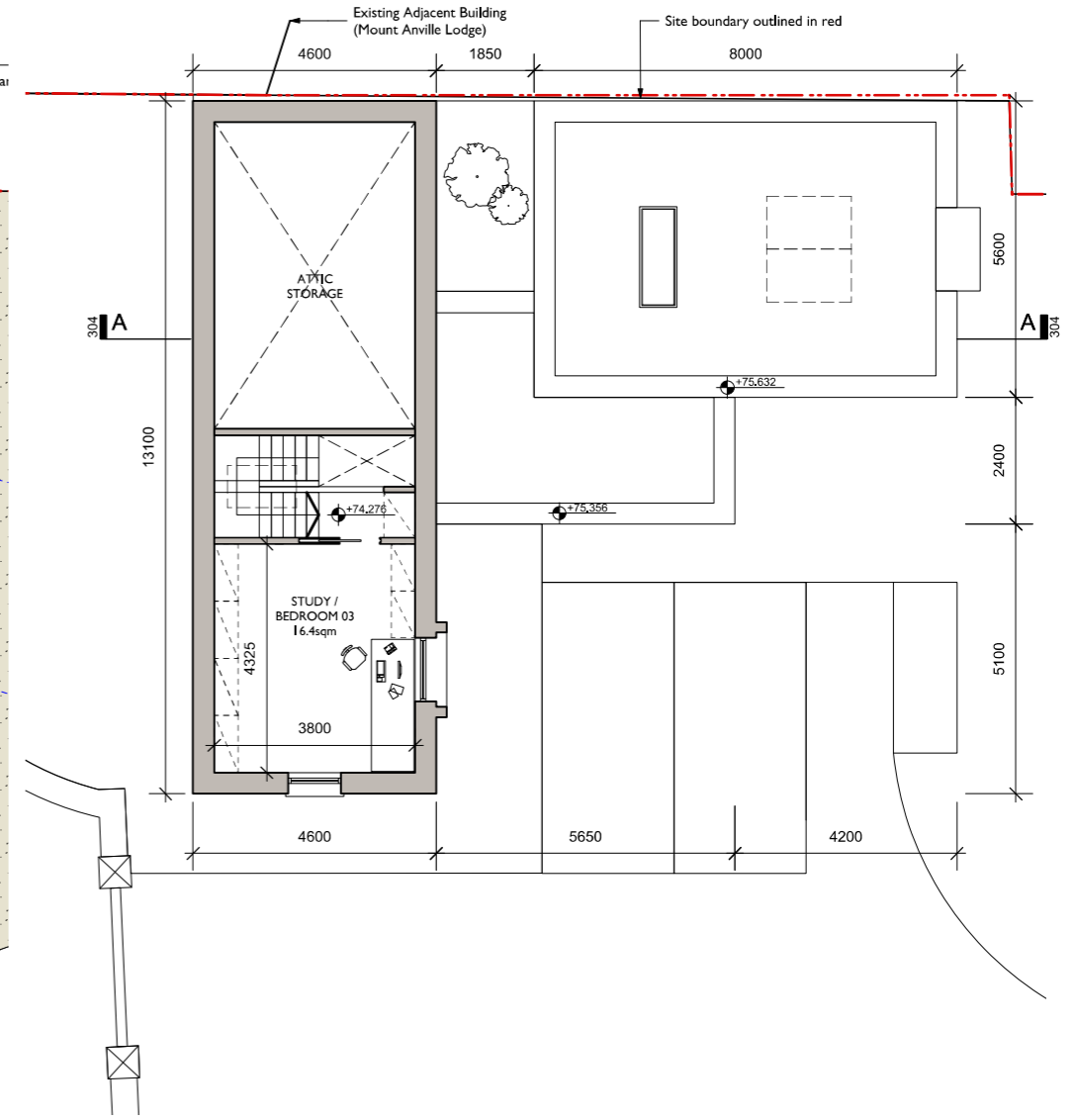
The planning application contains a full set of drawings for the proposed Gate House.  
The proposed design for the Gate House is identical to that permitted by D17A/1224.



Site for proposed Gate House, at existing entrance from Mt Anville Road



Gate House, Level 00 Plan, Proposed



Gate House, Level 01 Plan, Proposed



# H3A DETACHED HOUSE

