



ARCHITECTURAL DESIGN STATEMENT
AND HOUSING QUALITY AUDIT

PROPOSED AMENDMENTS TO PERMITTED DEVELOPMENT ABP -311190-21

**CROSS AVENUE
BLACKROCK**

MCCAULEY DAYE O'CONNELL ARCHITECTS

MAY 2024

1.0

INTRODUCTION

1.1 | BACKGROUND TO PROPOSED DEVELOPMENT

This Architectural Design Statement has been prepared by McCauley Daye O'Connell Architects acting on behalf of 1 Players Land (the applicant) to propose amendments to a permitted residential development at Cross Avenue, Blackrock, Co. Dublin.

This Architectural Design Statement describes the site, the permitted scheme and seeks to demonstrate how the architecture and design of the proposed additional units will complement and blend with the permitted scheme.

THE PROJECT AND PROJECT TEAM

The proposed development involves the addition of 5 apartment units to the top levels of two of the three apartment buildings in the scheme.

The information presented in this report has been informed by a team of the following consultants:

1 Players Land
McCauley Daye O'Connell
McGill Planning Ltd
Barrett Mahony Consulting Engineers
Fallon Design
Niall Montgomery + Partners
Modelworks

Developer
Architects
Planning Consultants
Civil, Structural / Traffic Consultants
M&E Consultants / Sustainability Consultants
Landscape Architects
Verified Views



SUPPORTING DOCUMENTS

Accompanying this booklet are the following documentation:

- Drawings and Plans, prepared by McCauley Daye O'Connell Architects:
- Site Location Plan

McCauley Daye O'Connell Architects

is a leading, award winning architecture, urban design and interior design firm offering programming, planning, design, strategic masterplanning and consulting services - specialising in innovative design that exceeds client goals and produces environments of high quality.

McCauley Daye O'Connell is a company formed in 2004 by directors who have practiced in Ireland, the USA and Australia over the past 30 years, have collaborated together for many years and have offices in Dublin and London. We have over 30 staff including architects, interior architects, interior designers, architectural technicians, financial control and support staff.

McCauley Daye O'Connell has acted as lead design architect for this project.

1.2 | DESCRIPTION OF DEVELOPMENT

Cross Avenue Residential Development

The Largescale Residential Development will consist of amendments to Blocks A and B of the permitted Strategic Housing Development (SHD) (Ref. ABP – 311190-21) to provide 5 no. additional apartments.

The proposed amendments include an extension of the fourth floor of block A to provide 3 no. additional apartments and an extension of the seventh floor of block B to provide 2 no. apartments.

The proposed amendment includes all associated site services and development works required to facilitate the amendment to blocks A and B. All other works will be completed as permitted by the parent permission ABP-311190-21.



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SITE LOCATION

2.1 | SITE LOCATION

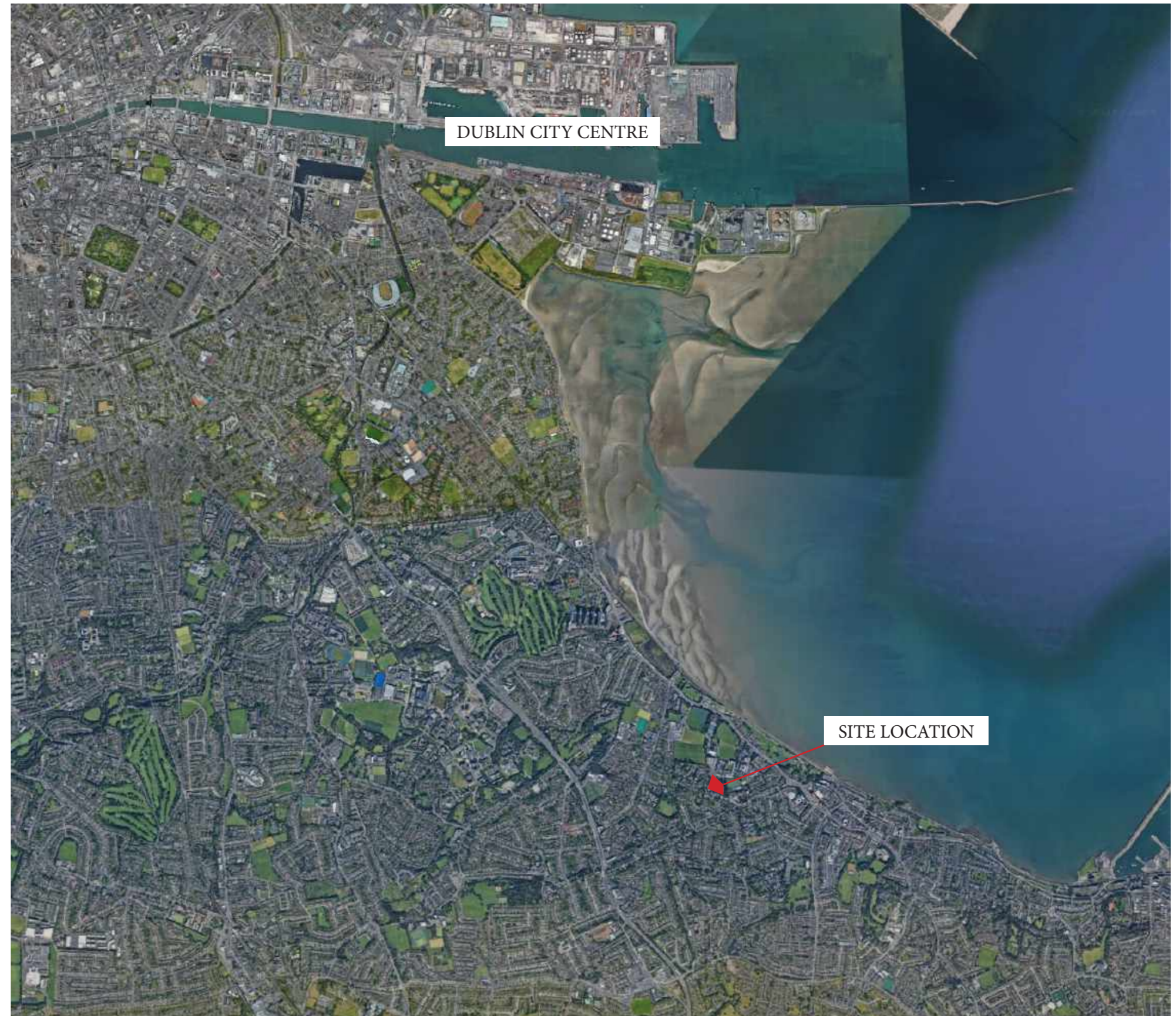
Location

The site under development spans approximately 1.22 hectares (3 acres), with around 158 meters of road frontage onto Cross Avenue. Situated to the north are the remaining Blackrock College lands, featuring school buildings, open spaces, and parking.

The site is located within walking distance of public transport options and amenities. Mount Merrion Avenue and Rock Road offer local services and public transport facilities within 2 and 8 minutes' walk, respectively. Within a 10-minute walk, there is Blackrock Market, Blackrock Shopping Centre, the Frascati Centre, and Blackrock Town Centre. Dublin City Centre is approximately 7.5 kilometers, Dun Laoghaire Town Centre is approximately 3.2 kilometers.

To the west of the site are residential dwellings and to the east lie the grounds of Sion Hill Dominican College, with Blackrock Hospital and Clinic are located northeast. South of Cross Avenue are the Dublin Stage School, Barrett Cheshire residential facility, residential properties, and St. Philip and St. James' Church.

Overall, the site's location offers easy access to amenities, public transportation, and a mix of residential and educational surroundings.



2.2 | SITE CONTEXT

Site Context

The subject lands once formed part of the Clareville demesne, which was amalgamated with the already conjoined lands of Castledawson House and Williamstown Castle in 1899.

Its separation, in part, from this geographic amalgamation avoids adverse impact on the integrity of the historic landscape, given its original independence from both.

The Blackrock College campus is located west of the Cross Avenue entrance to the institution. It contains open space, mature trees, and two modern residential properties associated with the college and adjoining car parking.

The site is both well located and accessible in planning terms. It is less than 750m from the centre of Blackrock which has a wide range of social infrastructure to serve future residents including the refurbished Frascati Centre.

There are also a wide variety of educational and medical services in the area within walking distance of the site.



3.0

DEVELOPMENT PROPOSAL

3.1 | SITE PLAN COMPARISON

Permitted Site Plan

The scheme permitted under ABP 311190-21 comprises of 241 apartment units in three building ranging from 5 storeys to 9 storeys, over a shared basement. Tenant facilities are provided on the ground floor (Block A) and ninth floor (Block C)

Block A is 5 storeys and contains 68 apartments. A typical floor contains 17 Units and 2 Cores.

Block B is 8 storeys and contains 99 apartments. A typical floor contains 13 Units and 2 Cores.

Block C is 9 storeys and contains 74 apartments. A typical floor contains 9 Units and 1 Core.

The plan shown adjacent is the permitted plan under ABP-311190-21 including minor amendments submitted and accepted under Compliance Ref. ABP31119021/C37



3.1 | SITE PLAN COMPARISON

Proposed Site Plan

The proposed development contains 5 apartments 4 No.1 beds and 1 No. 2 bedroom apartment.

The proposed apartments are split across two blocks. 3 apartments are provided in Block A on the fourth floor in the form of 2 No.1 bedroom apartment and a 2 bedroom apartment. 2 apartments are proposed to be added to the 7th floor of block B in the form 2 No. 1 bedroom apartments.

The apartments have been located and designed to be consistent and contiguous with the massing and design of the permitted buildings. The approach on the 4th floor of Block A is to extend the central corridor and provide three apartments to the current roof area and connect to the secondary stair core. This allows the proposed apartments to align with the current massing of the block. The facade materials proposed for the additional apartments are consistent with the existing materials.

The approach on the 7th floor of Block B is to add the additional two apartments to the permitted core and relocate the communal open space from that level to the ground level. The proposed apartments to align with the current massing and exo-frame of the block. The facade materials proposed for the additional apartments are consistent with the existing materials.

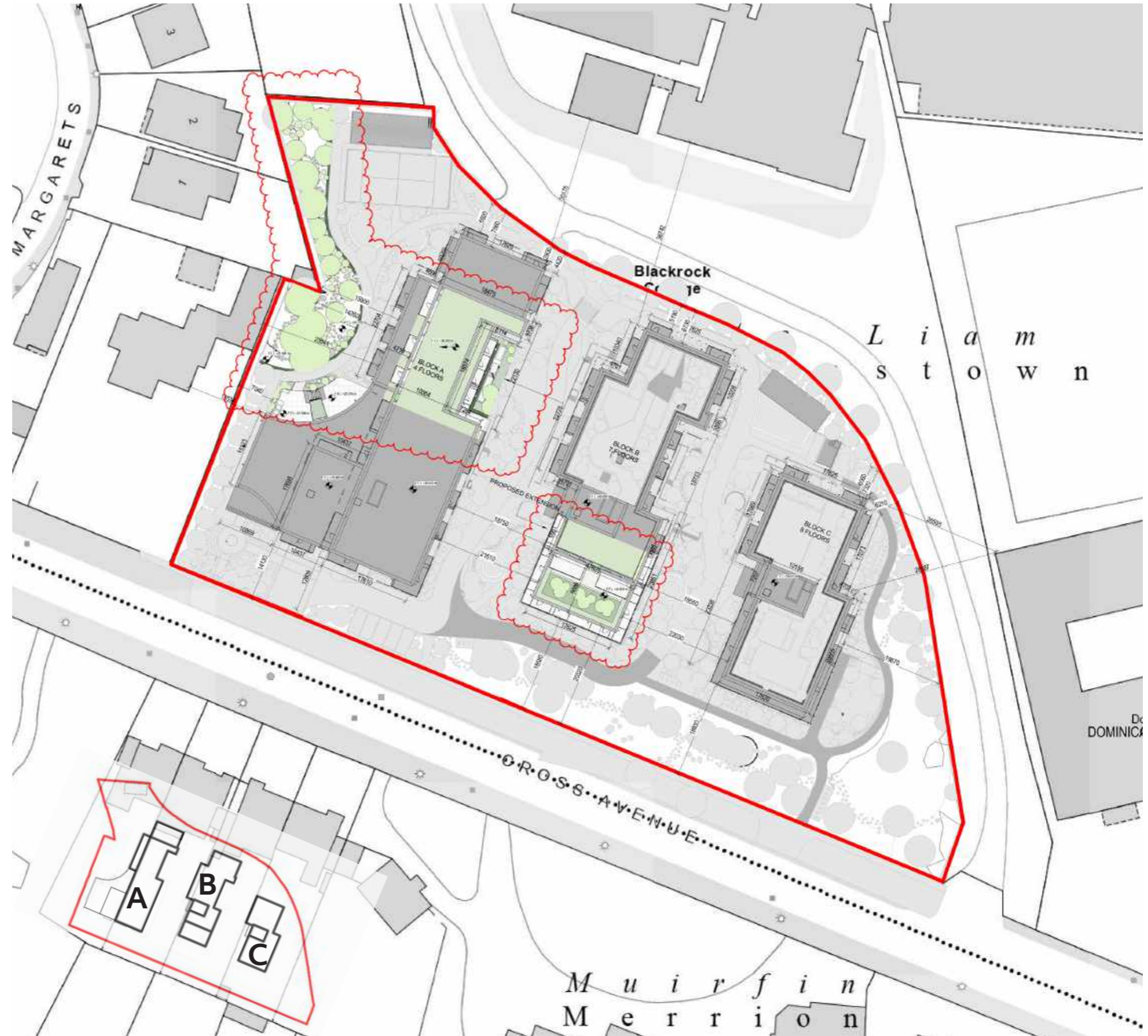
The relocated communal open space on the ground level is contiguous with the existing communal open space, adjacent to the tenant facilities. We feel that this is a better location for this space and will be more used and usable when provided at the ground floor.

This necessarily reduces the amount of public open space provided with the scheme. But as demonstrated in the following section on communal and public open space, the provided public open space more than exceeds the amount required for this scheme.

Block A is 5 storeys and will contain 71 apartments. A typical floor contains 17 Units and 2 Cores.

Block B is 8 storeys and will contain 101 apartments. A typical floor contains 13 Units and 2 Cores.

Block C is 9 storeys and contains 74 apartments. A typical floor contains 9 Units and 1 Core.



3.2 | ELEVATION COMPARISON

NORTH ELEVATION



PERMITTED NORTH ELEVATION



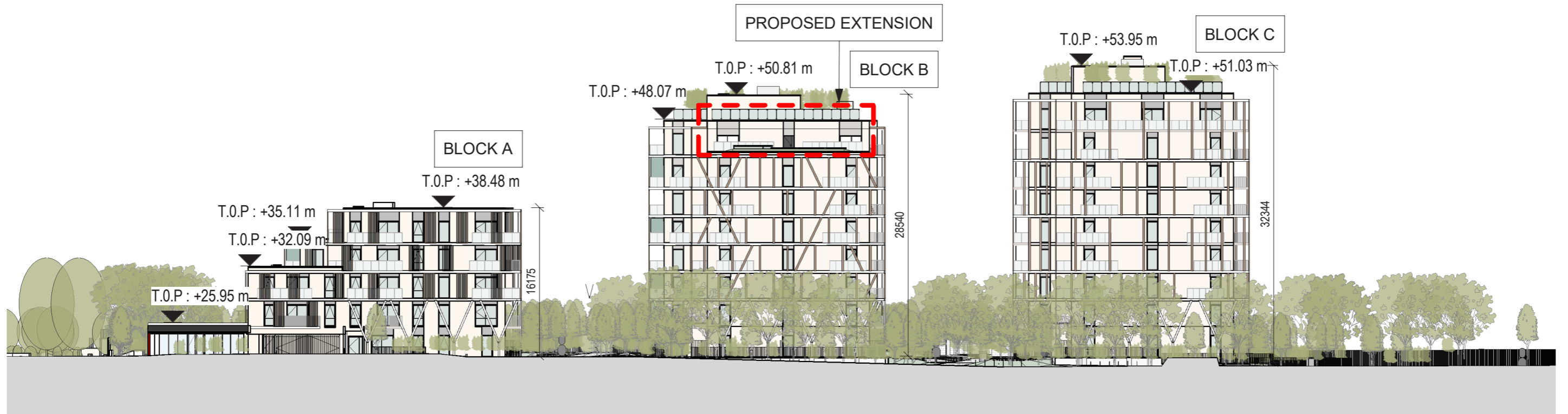
PROPOSED NORTH ELEVATION

3.2 | ELEVATION COMPARISON

SOUTH ELEVATION



PERMITTED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

3.3 | OPEN SPACE PROVISION

EXISTING OPEN SPACE PROVISION

Public Open Space

Public open space was required as 25% net site area (Site area 1.21hectares) which equates to 3035 sqm. 7,417sqm was provided, more than twice the required amount.

The Public Open Space is indicated on the adjacent plan in the lighter green colour.



Communal Open Space

The permitted scheme had a requirement for 1418 sqm of Communal Open Space. A total of 1,523 sqm of Communal Open Space was provided, more than required.

This was provided on the roof of Block B, the roof of Block C and on the ground level as follows;-

Block B	744 sqm
Block C	510 sqm
Ground Level	269 sqm
Total	1,523 sqm

The Communal Open Space is identified on the on the adjacent plan in the dark green colour.

-  PUBLIC OPEN SPACE
-  COMMUNAL OPEN SPACE



3.3 | OPEN SPACE PROVISION

PROPOSED OPEN SPACE PROVISION

Public Open Space

The Public open space requirement is still 25% net site area (Site area 1.21hectares) which equates to 3035 sqm.

As some of the Communal Open Space has moved from the roof of Block B to the ground level. Consequently the Public Open Space has reduced (by 314 sqm) and now 7,103sqm is provided, still more than twice the required amount.

The Public Open Space is indicated on the adjacent plan in the lighter green colour.

Communal Open Space

The proposed scheme with the added five apartments (1 No. 2 bed and 4 No.1 Bed) adds an additional 27sqm of Communal Open Space required, meaning the total requirement for the revised scheme is 1,445 sqm.

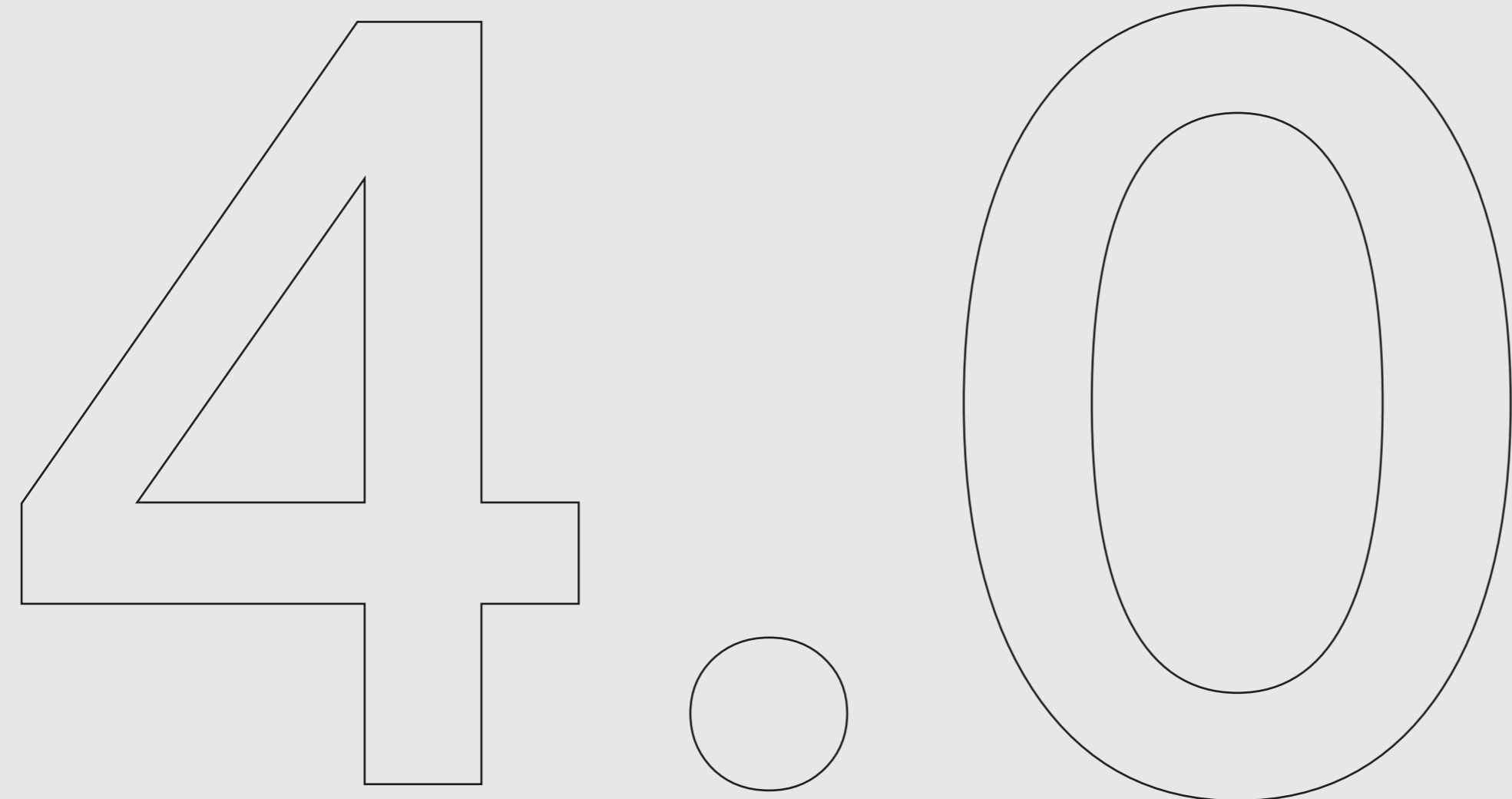
A total of 1,667sqm of Communal Open Space is provided, more than required. This is provided on the roof of Block B, the roof of Block C and on the ground level as follows;-

Block B	574 sqm
Block C	510 sqm
Ground Level	583 sqm
Total	1,667 sqm

The Communal Open Space is identified on the on the adjacent plan in the dark green colour.

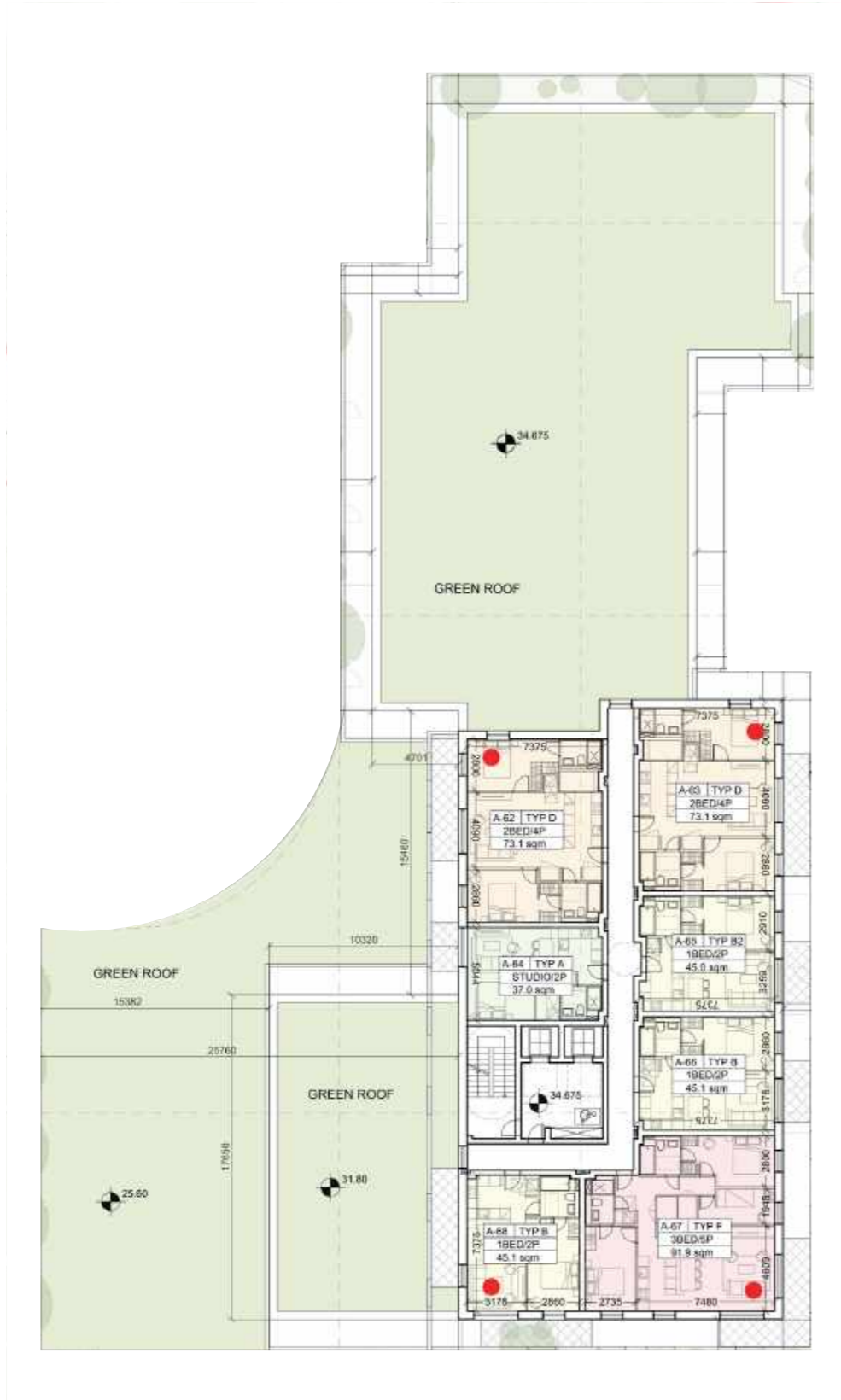
- PUBLIC OPEN SPACE
- COMMUNAL OPEN SPACE



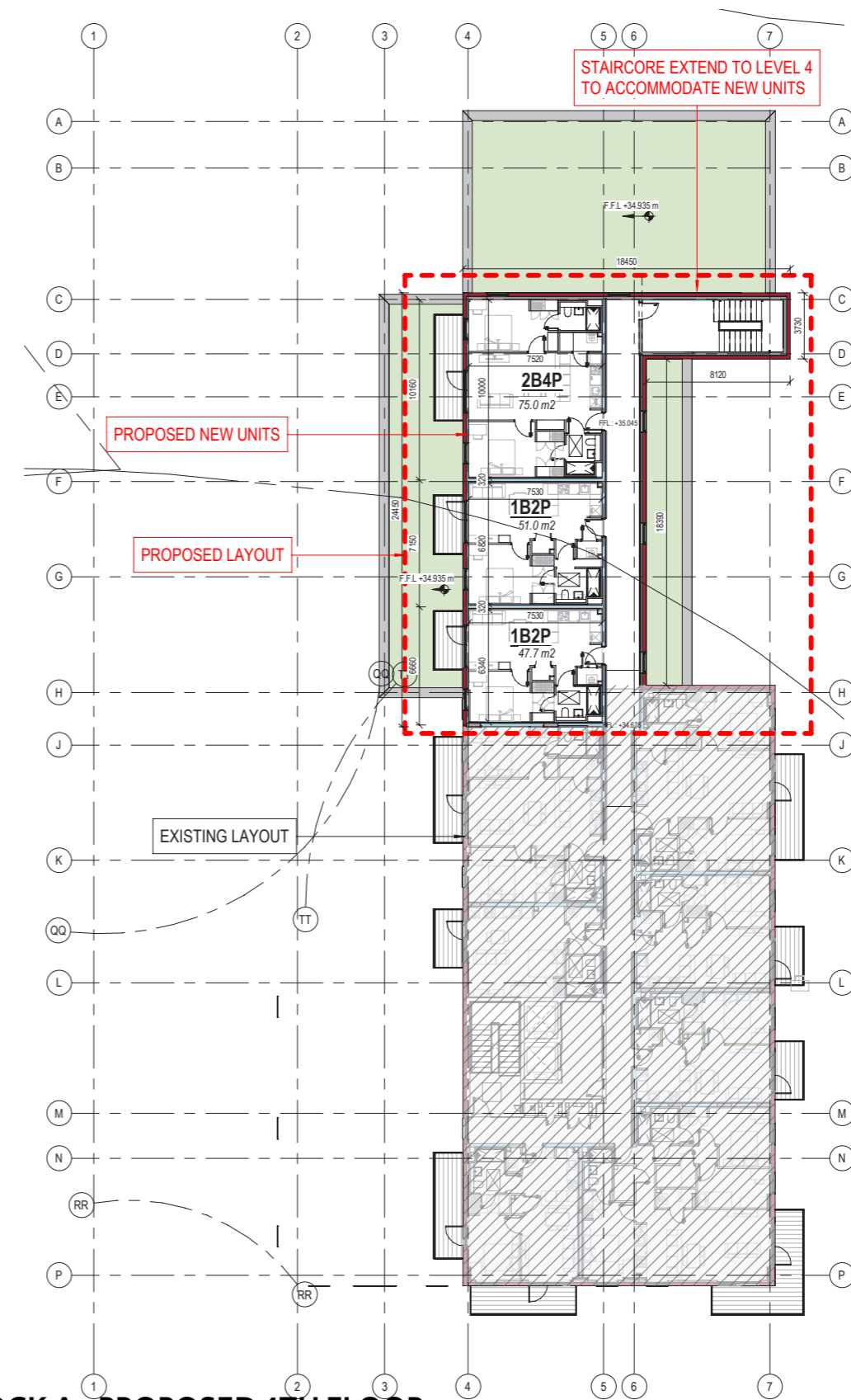


LAYOUT | SCHEDULES

4.1 | PLAN LAYOUT - BLOCK A

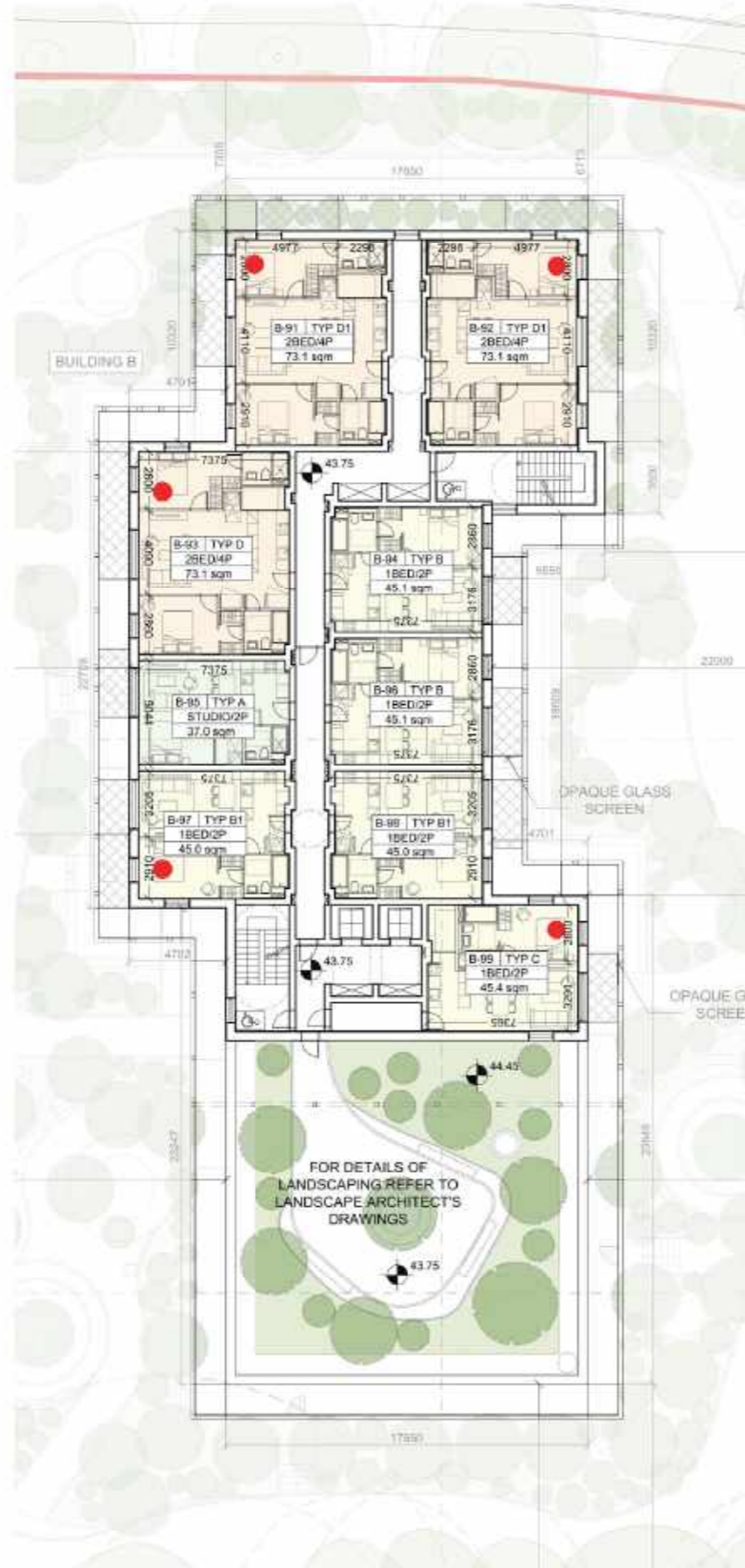


BLOCK A - PERMITTED 4TH FLOOR

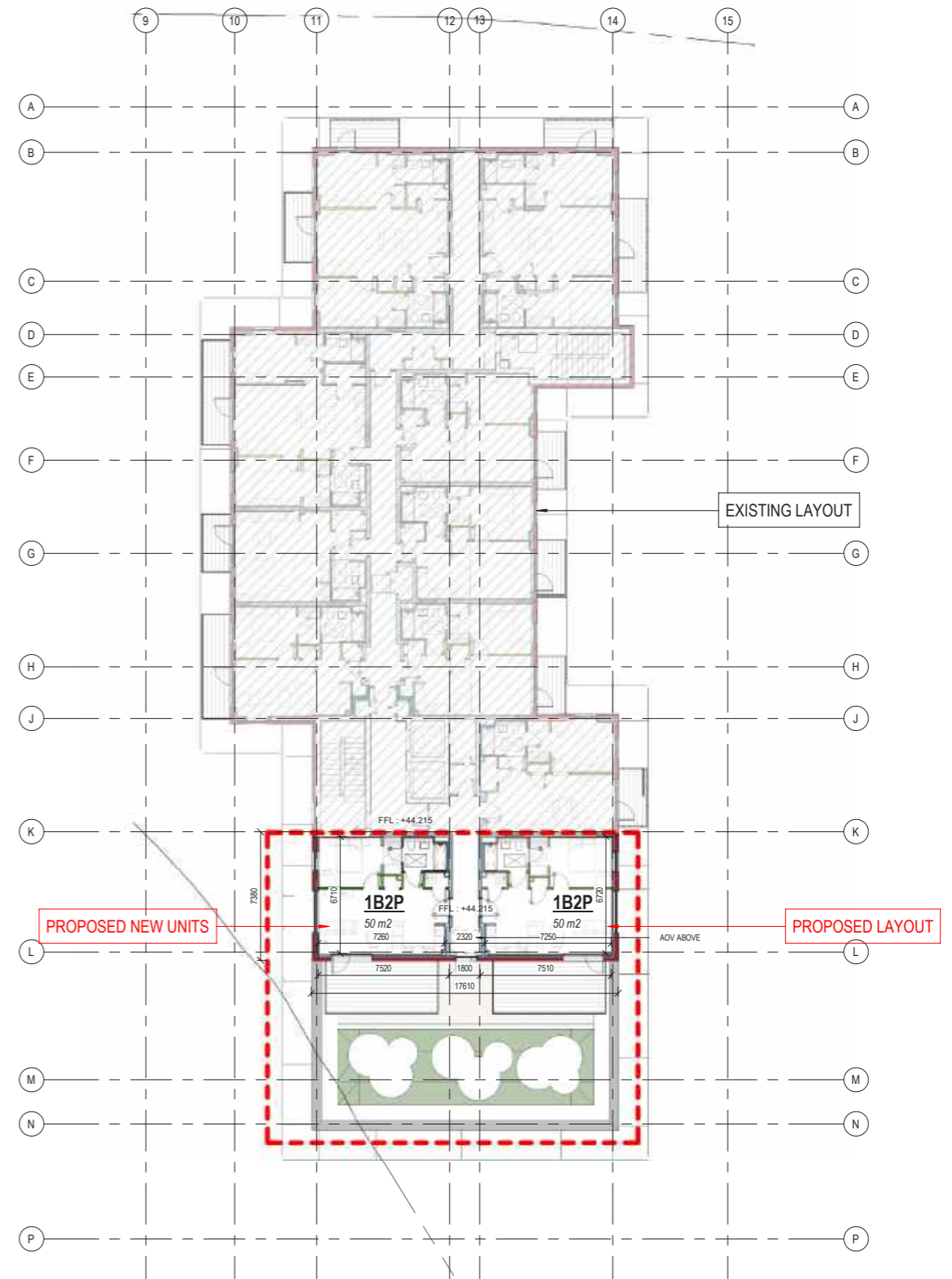


BLOCK A - PROPOSED 4TH FLOOR

4.2 | PLAN LAYOUT - BLOCK B



BLOCK B - PERMITTED 7TH FLOOR



BLOCK B - PROPOSED 7TH FLOOR

4.3 | SCHEME METRICS & HQA

Permitted Scheme		
Site Area	12,222	sqm
Public Open Space	7,417	sqm
Communal Open Space	1,523	sqm
Unit Numbers	241	
Density (Units per Hectare)	197.19	sqm
Building Footprint (all)	7,723	sqm
Site Coverage (Gross Site)	63.2%	
Scheme Gross Internal Floor Area (Excluding Basement)	18739	sqm
Plot Ratio (Gross Site)	1.53	

Proposed Scheme		
Site Area	12,222	sqm
Public Open Space	7,103	sqm
Communal Open Space	1,667	sqm
Unit Numbers	246	
Density (Units per Hectare)	201.28	sqm
Building Footprint (all)	7,723	sqm
Site Coverage	63.2%	
Scheme Gross Internal Floor Area (Excluding Basement)	19108	sqm
Plot Ratio	1.56	

Proposed Additional Areas										
Gross Internal Areas										
	Ground Floor	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Sixth Floor	Seventh Floor	Eighth Floor	Total
BLOCK A	0.00	0.00	0.00	0.00	255.21	0.00	0.00	0.00	0.00	255.21
BLOCK B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	113.78	0.00	113.78
BLOCK C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	255.21	0.00	0.00	113.78	0.00	368.99

UNIT NUMBER	UNIT TYPE	BED SPACES	UNIT AREA		LIVING /DINING /KITCHEN TOTAL AREA		LIVING ROOM MIN. WIDTH	BEDROOM AREAS		BEDROOM MIN. WIDTH		STORAGE	PRIVATE AMENITY SPACE			
			Provided m ²	Required m ²	Provided m ²	Required m ²		Provided m	Required m	Provided m ²	Required m ²		Provided m ²	Required m ²	Provided m ²	Required m ²
1	1B2P	2	47.7	45	25.5	23	3.3	3.3	11.4	11.4	2.8	2.8	3	3	5	5
2	1B2P	2	51	45	25.6	23	3.3	3.3	15.2	11.4	3.3	2.8	3.1	3	5	5
3	2B4P	4	75	73	30	30	4.1	3.6	13	11.4	2.8	2.8	6	6	9	7
4	1B2P	2	50	45	27	23	3.7	3.3	11.7	11.4	2.9	2.8	3	3	19	5
5	1B2P	2	50	45	27	23	3.7	3.3	11.7	11.4	2.9	2.8	3	3	19	5

4.4 | SCHEME AREA & UNIT SCHEDULE

Permitted Scheme Areas Summary										
Gross Internal Areas										
	Ground Floor	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Sixth Floor	Seventh Floor	Eighth Floor	Total
BLOCK A	1450.46	1268.98	1268.99	1097.29	532.43	0.00	0.00	0.00	0.00	5618.15
BLOCK B	940.34	932.54	932.54	932.54	932.53	932.54	932.54	670.54	0.00	7206.11
BLOCK C	657.13	657.13	657.16	657.17	657.17	657.17	657.17	657.17	657.13	5914.40
Total	3047.93	2858.65	2858.69	2687.00	2122.13	1589.71	1589.71	1327.71	657.13	18738.66

Proposed Scheme Areas Summary										
Gross Internal Areas										
	Ground Floor	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Sixth Floor	Seventh Floor	Eighth Floor	Total
BLOCK A	1450.46	1268.98	1268.99	1097.29	787.64	0.00	0.00	0.00	0.00	5873.36
BLOCK B	940.34	932.54	932.54	932.54	932.53	932.54	932.54	784.32	0.00	7319.89
BLOCK C	657.13	657.13	657.16	657.17	657.17	657.17	657.17	657.17	657.13	5914.40
Total	3047.93	2858.65	2858.69	2687.00	2377.34	1589.71	1589.71	1441.49	657.13	19107.65

Permitted Unit Mix Summary											
	Ground	First	Second	Third	Fourth	Fifth	Sixth	Seventh	Eighth	Total	
Studio	4	3	3	3	2	1	1	1	0	18	7.5%
1B/2P	11	19	19	19	15	12	12	10	3	120	49.8%
2B/4P	15	16	16	14	11	9	9	7	2	99	41.1%
3B/5P	0	1	1	1	1	0	0	0	0	4	1.7%
	30	39	39	37	29	22	22	18	5	241	

Proposed Unit Mix Summary											
	Ground	First	Second	Third	Fourth	Fifth	Sixth	Seventh	Eighth	Total	
Studio	4	3	3	3	2	1	1	1	0	18	7.3%
1B/2P	11	19	19	19	17	12	12	12	3	124	50.4%
2B/4P	15	16	16	14	12	9	9	7	2	100	40.7%
3B/5P	0	1	1	1	1	0	0	0	0	4	1.6%
	30	39	39	37	32	22	22	20	5	246	



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