

Clonburris Phase One



Presentation
for Area
Committee
Meeting



Client

- South Dublin County Council
www.sdcc.ie



Design Team

- Metropolitan Workshop -
Masterplanning, Architecture &
Design Team Lead
www.metwork.co.uk



- AECOM- Archaeology,
Civil Engineering, Ecology,
Landscape Architecture,
MEP Engineering, Structural
Engineering, Transport and
Quantity Surveyor
www.aecom.com



- BBSeven- Fire Engineering,
DAC, PSDP and AC
www.bbseven.com

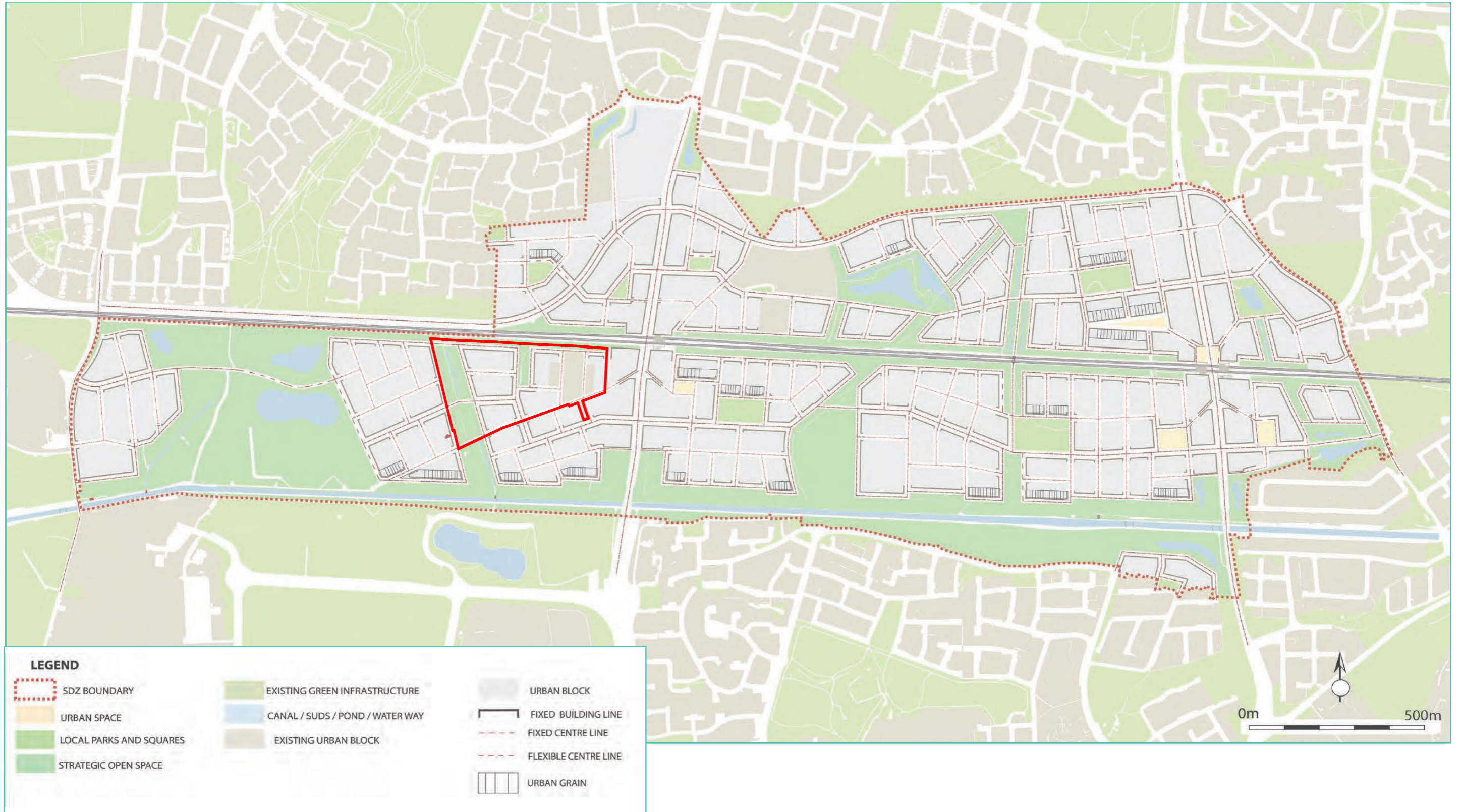


- CMKHort&Arb- Arboriculture
www.cmkhortandarb.ie



- McCabe Durney Barnes-
EIA Screening
www.mdb.ie

Site Location - Clonburris SDZ Phase One



Site Location - Clonburris SDZ Phase One



KEY

- Clonburris SDZ Site Boundary
- Clonburris SDZ Masterplan Subsector Boundaries
- Phase One Site Boundary
- Lands in SDCC ownership



Phase One Site

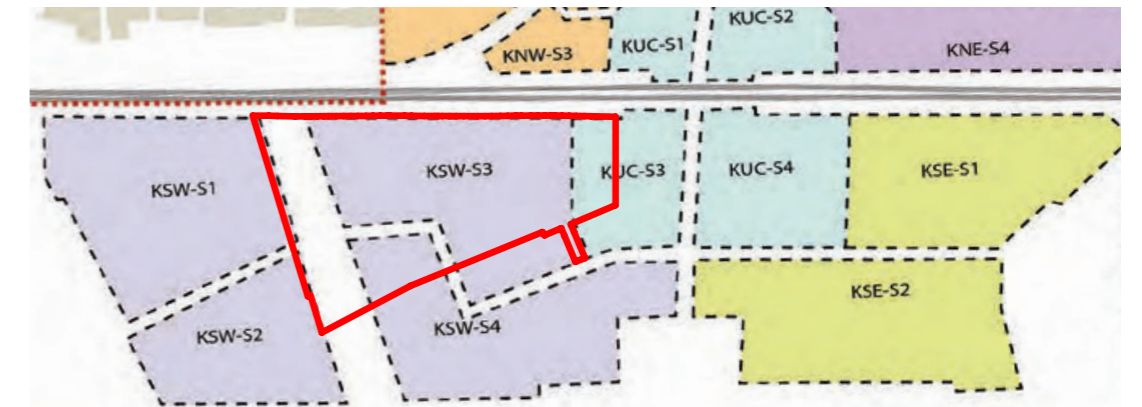
263
Homes

10.65 ha
Gross
Development
Area

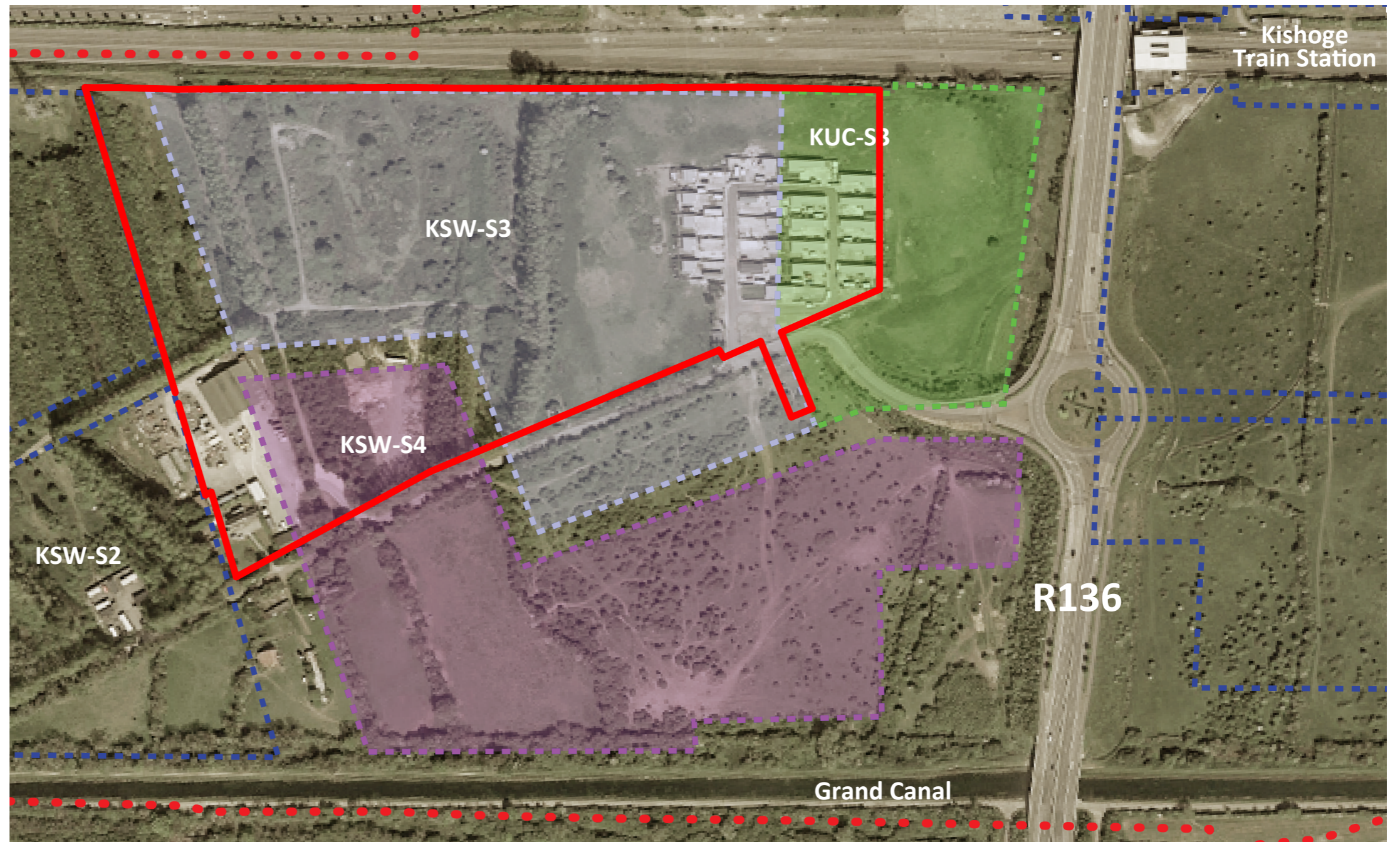
5.82 ha
Net
Development
Area

2.26 ha
Open
Space

- The Phase One development of **263 homes** has been selected by SDCC to be the **first planning application** to be developed in the Kishoge South West development area.
- The site is located predominantly in the ‘**Kishoge South West**’ development area of the Clonburris SDZ. The eastern part of the site is in the ‘**Kishoge Urban Centre**’ development area in close proximity to **Kishoge railway station**.
- The SDZ PS describes the character of **Kishoge South West** as ‘**low to medium density residential**’ with community space and a primary school that will capitalise on the extension of the Griffen Valley Park.
- The PS notes that the **Kishoge Urban Centre** area ‘will contain a **diverse, mixed use development** containing the main **commercial and retail** uses... based around a public plaza and a **transport interchange** on the Outer Ring Road’.



Key Plan showing site location in SDZ PS



Phase One Proposals

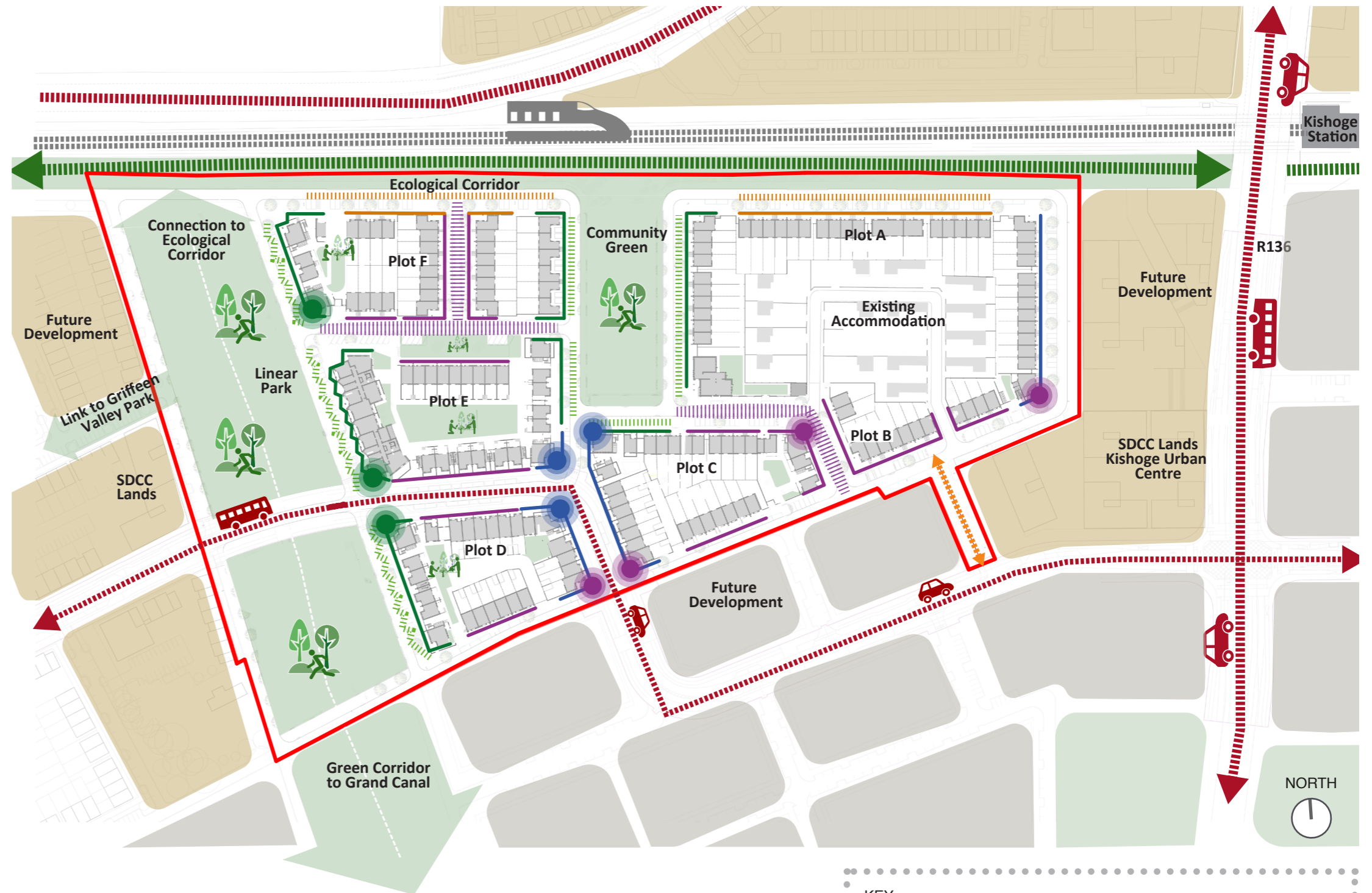
The proposed development comprises:

- 
263 new homes and new **community facilities**
- 
Three large open spaces - the Linear Park to the West and the Community Green in the centre of the scheme
- 
129 houses, 16 duplex apartments and 118 apartments
- 
Mixed tenure with one third social housing provision, one third affordable housing and one third affordable rental.
- 
A building height of **one-five storeys**.
- 
253 Car Parking Spaces and 169 Cycle Spaces
- 
Exemplar SuDs development utilising a management train of collection, conveyance and treatment



Proposed Site Strategy

- **263 homes** comprised of **Neighbourhood Plots A-F**
- The **Linear Park** forms a green route to the western edge of the scheme linking to the wider ecological network. A spine of **3 to 5 storey apartment blocks** are proposed here to define the park edge.
- The **Community Green** in the heart of the scheme is more intimate with a mixture of **2 to 3-storey houses and 3 storey apartment over duplexes**. There is also a dedicated Community Building and Homework Room overlooking the park at the south-east corner.
- A planted **Ecological Corridor** forms the northern edge of the site beside the railway line connecting with the Green Infrastructural Network. The **2 storey housing is set back** here to minimise noise issues.
- The **Main Link Road** traverses the site running east-west connecting to the outer ring road. A separate planning application for this was granted in August 2021. This forms an **urban edge** and we have proposed a series of 3-storey apartment over duplex buildings and terraced housing along this route.
- **Key corners and secondary nodes** are identified with a series of localised three storey stacked apartment buildings that address the street at the turn of each corner.



KEY			
	Central Node		Secondary Frontage Phase One
	Parkside Node		Secondary Access
	Secondary Node		Railway Frontage
	Gateway		Park Frontage
	Urban Frontage		Intimate Street
			Community Facilities

Proposed Masterplan



Railway Line

Linear Park

Plot F

Community Green

Plot A

Existing Accommodation

Plot E

Plot B

SDCC Future Phase

SDCC Future Phases

Plot C

Adjoining Land Owner

CIL Link Road
Planning Ref: SDZ20A/0021

Plot D

Adjoining Land Owner

SDCC Future Phases

Adjoining Land Owner

KEY

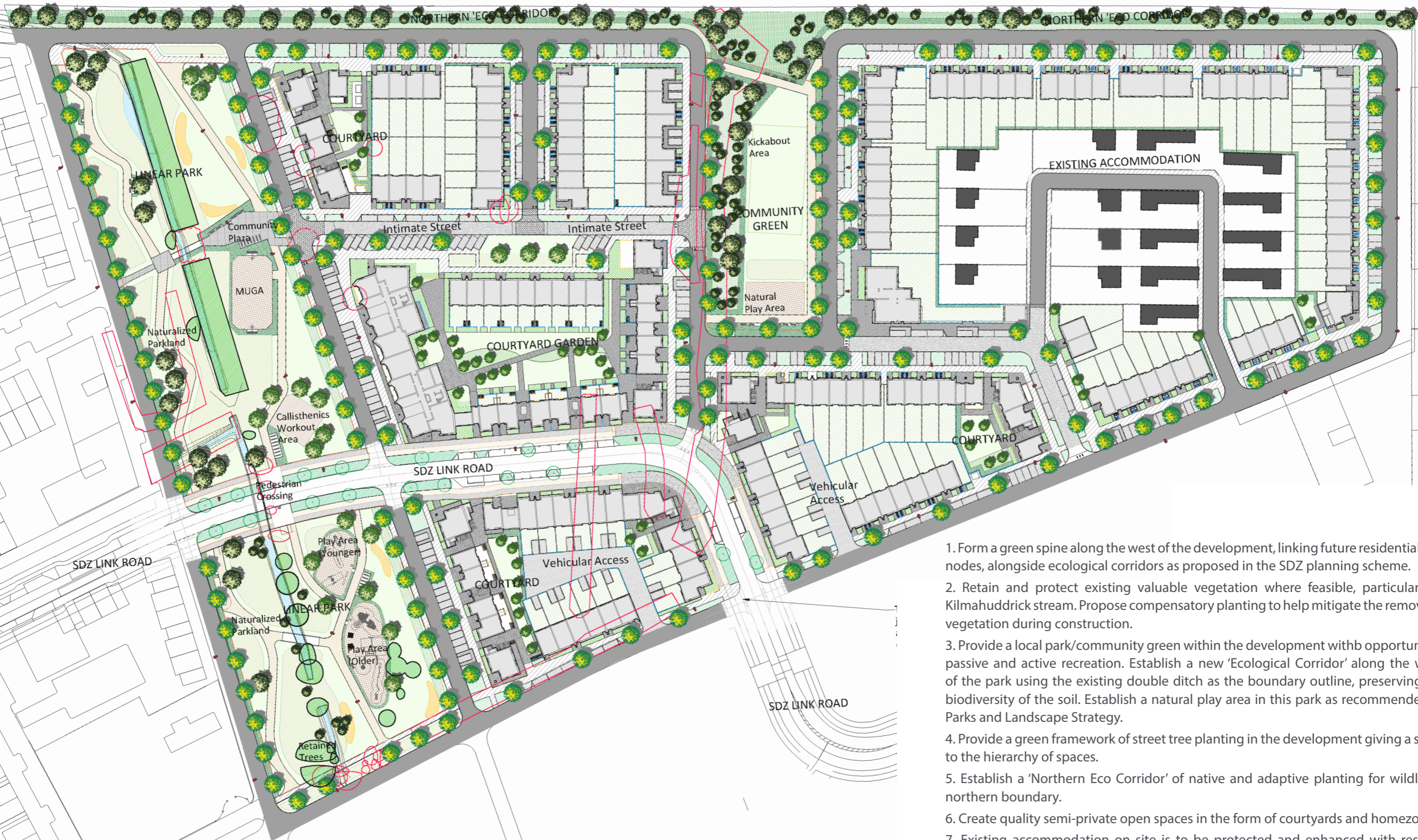
- Bungalow (1 storey)
- House (2 storeys)
- House (3 storeys)
- Walk-up apartment block (3 storeys)
- Walk-up apartment over duplex (3 storeys)
- Parkside apartment block served by 2 No. lifts and staircores (4-6 storeys)
- Service and bin stores (1 storey)
- Existing traveller accommodation (1 storey)
- Community Buildings (1 storey)

Adjoining Land Owner

Linear Park



Proposed Landscape Masterplan

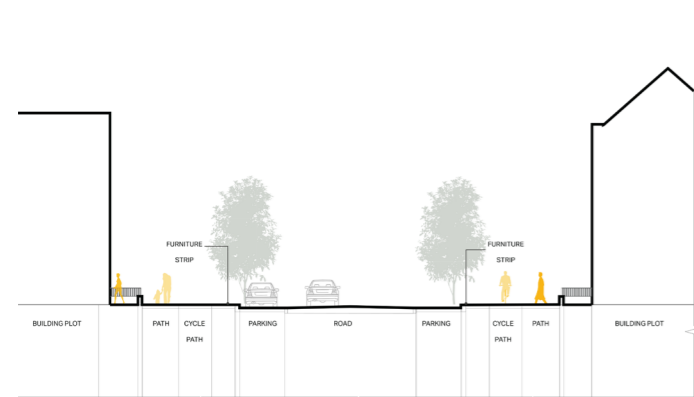


1. Form a green spine along the west of the development, linking future residential and amenity nodes, alongside ecological corridors as proposed in the SDZ planning scheme.
2. Retain and protect existing valuable vegetation where feasible, particularly along the Kilmahuddrick stream. Propose compensatory planting to help mitigate the removal of existing vegetation during construction.
3. Provide a local park/community green within the development with opportunities for both passive and active recreation. Establish a new 'Ecological Corridor' along the western flank of the park using the existing double ditch as the boundary outline, preserving the riparian biodiversity of the soil. Establish a natural play area in this park as recommended in the SDZ Parks and Landscape Strategy.
4. Provide a green framework of street tree planting in the development giving a sense of place to the hierarchy of spaces.
5. Establish a 'Northern Eco Corridor' of native and adaptive planting for wildlife along the northern boundary.
6. Create quality semi-private open spaces in the form of courtyards and homezones.
7. Existing accommodation on site is to be protected and enhanced with resurfacing and boundaries.
8. Connect the development with the proposed Link road with a sympathetic interface.
9. Utilise SuDs components in the scheme which will link into the overall proposed SDZ network.

Street Network

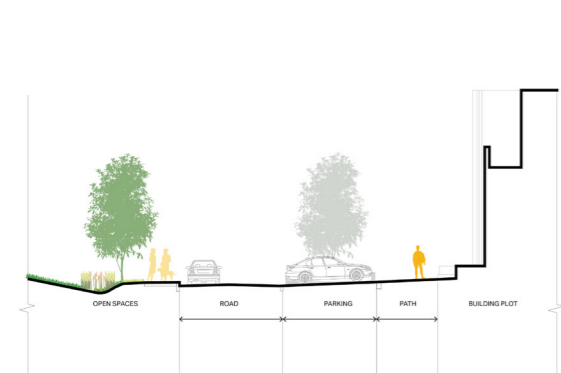
Typical Link Street Section

(Overall Width 22-30m)



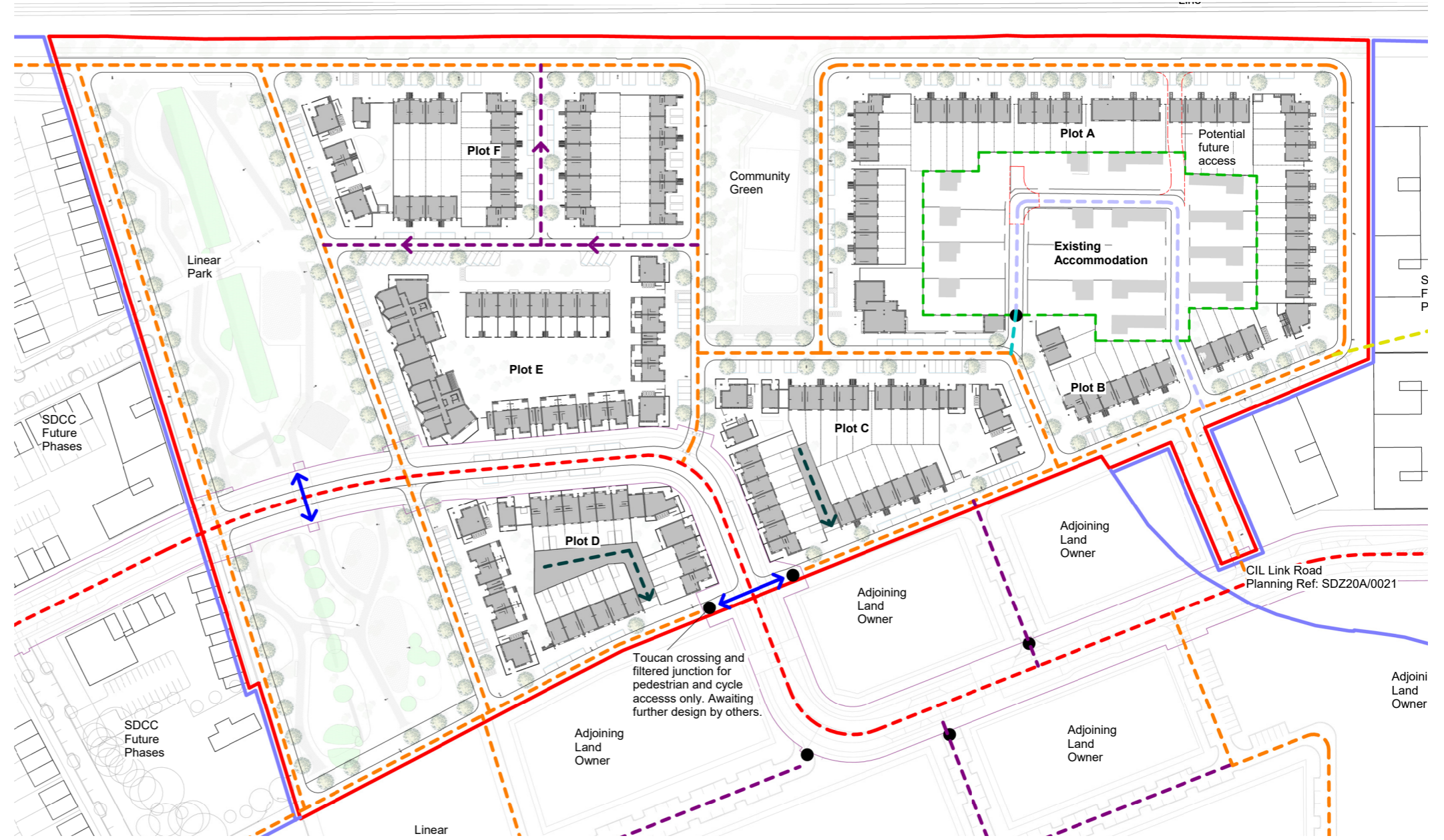
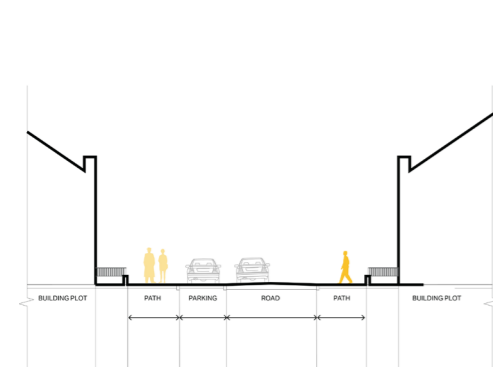
Typical Local Street Section

(Overall Width 20-27m)



Typical Intimate Street Section

(Overall Width 15-20m)



KEY

- - - Proposed Link Street*
- - - Proposed Local Street*
- - - Proposed Intimate Street*
- - - Proposed Local Pedestrian Access*
- - - Existing Street

- - - Pedestrian access only
- - - Vehicular Laneway-Private
- - - Extent of DBFL Clonburris Link Street

- ↔ Proposed Toucan Crossing**
- Proposed Filtered Junction**
- ▬ Private access laneway

* Proposed as per 2019 SDZ Planning Scheme
 ** Proposed as per 2017 TA Transport Strategy Report

Neighbourhood Plans

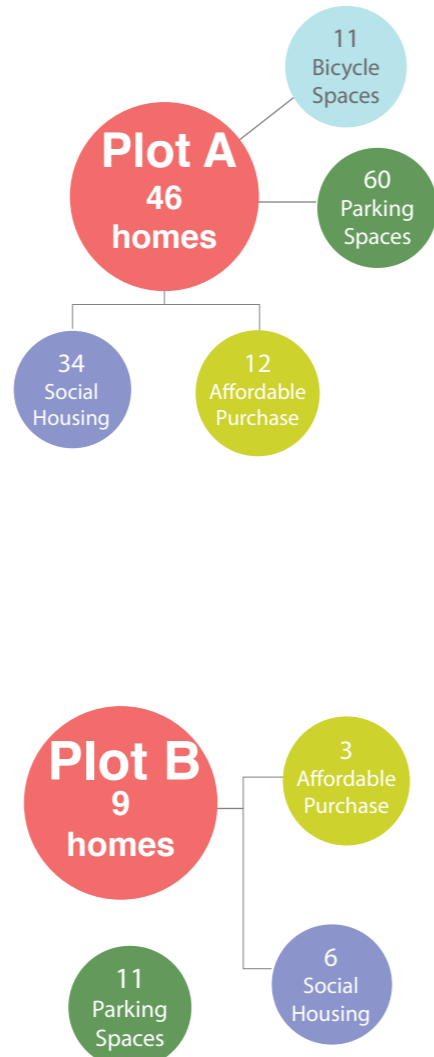
Plots A & B

Plots A and B are comprised of predominantly two and three-storey terraced housing on quieter local streets with on street parking. A three storey end of terrace house has been designed to be accessed from the side to enliven the corner.

A localised three storey apartment building is identified at the eastern corner of the plot facing the adjacent Urban Centre to provide a focal point at this key juncture.

The existing one storey travellers accommodation on site will be integrated within the terraced two storey housing to Plot A.

A new dedicated one-storey community facility is provided to the western edge of the plot facing the Community Green to serve the existing development. This building will be linked with a shared enclosed garden to a quieter homework room for children.



Precedent Images

1. Abode, Proctor Matthews Architects
2. Marmalade Lane, Mole Architects
3. Oakfield, Metropolitan Workshop

KEY

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- Community Buildings (1 storey)

Street Elevations

Plots A & B



1. Local Street - North Elevation to Plot A



2. Community Green - West Elevation to Plot A



3. Local Street - East Elevation to Plot A

KEY PLAN



April 2022

Neighbourhood Plans

Plots C & D

Plot C

Plot C includes a mix of social and affordable purchase tenure. Three storey walk-up apartment blocks (shown in purple) are provided to address the corners. Terraces of housing front the Community Green to the northern edge and the local street to the south. At the site entrance beside the Main Link Street, a three storey house (shown in dark yellow) is provided at the end of the terrace to act as a gateway signifying the entrance with a similar house across the street.

Plot D

The housing in Plot D is predominantly affordable purchase tenure. A terrace of 6 No. three-storey houses form an urban edge to the north addressing the Main Link Street and a three storey apartment block to the north-east (shown in purple) identifies the key corner at the central urban node

The walk-up duplex over apartment blocks to the west overlook the Linear Park and form part of the spine of apartment blocks that define the park edge. The two-storey houses to the southern edge (shown in pale yellow) will front the local street and address the adjoining future development.



Precedent Images

1. Edgware, MacCreanor Lavington Architects
2. Knights Park, Pollard Thomas Edwards

KEY

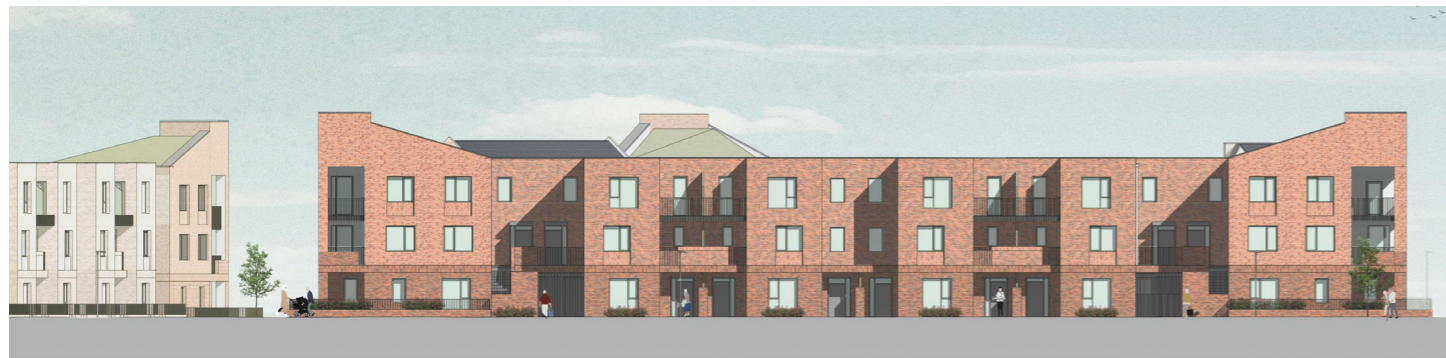
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Street Elevations

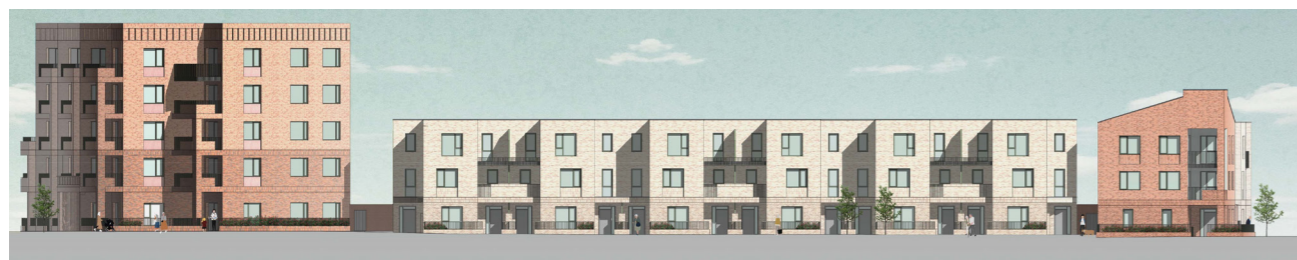
Plots C & D



4. Community Green - North Elevation to Plot C

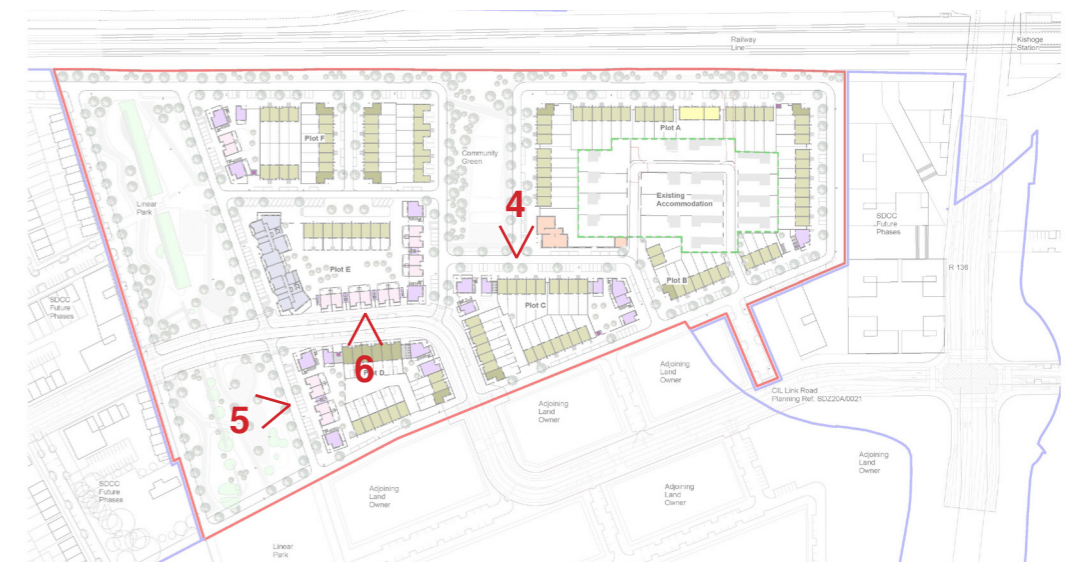


5. Linear Park - West Elevation to Plot D



6. Urban Link Street - South Elevation to Plot E

KEY PLAN



NORTH



April 2022

Neighbourhood Plans

Plots E & F

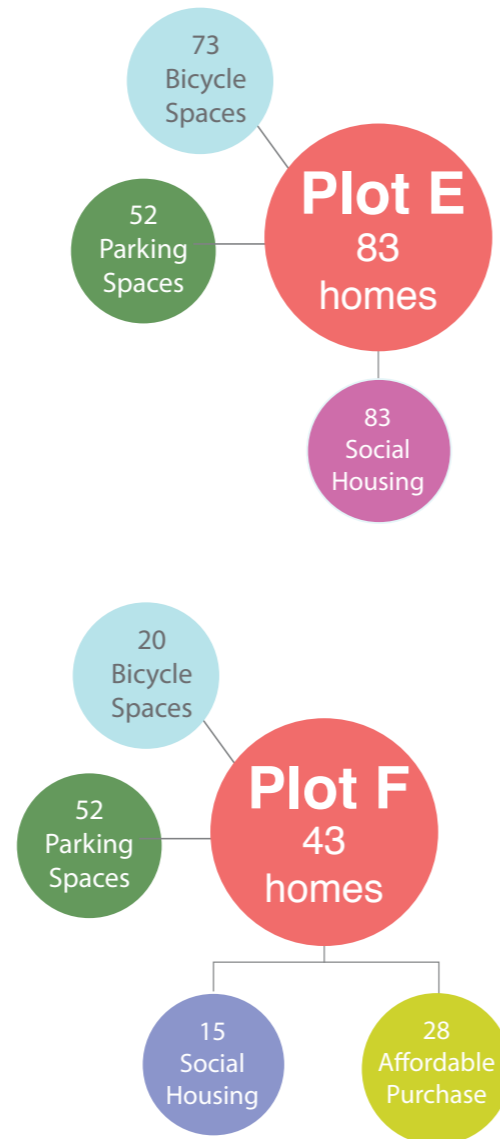
Plot E

Plot E is the highest density part of the scheme and is comprised of affordable rental homes around a shared communal open space. The three to five storey apartment block to the western edge forms part of the spine of apartments that define the edge to the Linear Park. The five-storey corner to the south-west addresses the key corner of the park and the Link Street. The three-storey walk-up apartment over duplex block (shown in pink) to the southern edge fronts the Main Link Road to form an urban edge.

The two-storey houses (shown in pale yellow) to the northern edge of the plot front a shared local green on the Intimate Street between Plots E and F. The street will feel more intimate in character and be bookended with street trees to form a quieter residential enclosure.

Plot F

Plot F is comprised of predominantly two-storey terraced housing with three-storey housing book-ending either end of the north-south intimate street to enliven the corners. A three-storey walk-up apartment over duplex block (shown in pink and purple) to the west forms part of the spine of apartments that define the edge to the larger Linear Park.



NORTH



Precedent Images

1. St Chads, Bell Phillips
2. Antwerp Harbour, Sergison Bates
3. Caudale Court, Mae Architects

KEY

- Bungalow (1 storey)
- House (2 storeys)
- House (3 storeys)
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- Service and bin stores (1 storey)
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- Community Buildings (1 storey)

Street Elevations

Plots E & F



7. Linear Park - West Elevation to Plots E and F



8. Intimate Green - South Elevation to Plot F



9. Intimate Green - North Elevation to Plot E

KEY PLAN



Proposed Street Views



Street View 01 - The Community Green



Key Plan

Street View 02 - The Intimate Green



Aerial View of Proposed Scheme

263
homes



THANK YOU

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Architecture + Urbanism

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