

Frankfort Castle

Dundrum, Dublin 14

Design Statement Report

July 2021



**** GENERAL NOTE:**

Drawings / maps in this statement are for illustrative purposes. For exact site boundary and architectural details, please refer to the OMP drawing pack.

Bibliographic reference for citation:

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[**ABP PRE APPLICATION DESIGN REPORT**].
Report by O'Mahony Pike for [Hardwicke].



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01

Introduction

Strategic Location + Context

Planning Policy

Urban Design Manual

1. Introduction

1.1 Project Background

This report was prepared by O'Mahony Pike Architects on behalf of Pembroke Partnership Ltd for the development of lands at Frankfort Castle, Old Frankfort, Dundrum, Dublin 14. The proposed residential development on the **0.9 ha site** will consist of **115 Homes**. The Design Document is submitted as final application stage and provides for the comprehensive development of land zoned for residential development, providing much needed homes and publicly accessible open space and other facilities.

This report describes the site and its context, design evolution and the key aspects of the proposed development. It sets out how the scheme has been developed in response to a range of different issues and confirms the proposals consistency with ministerial guidelines and key development standards as set out in the Dun Laoghaire and Rathdown County Development Plan 2016-2022



1.2 Strategic Context

The lands at Frankfort Castle are located 5km south of Dublin City Centre, in close proximity to Dundrum, Dublin 14. The site is strategically located approximately 500m north west of Dundrum and is served by Luas services (Windy Harbour and Dundrum Stations) and frequent local bus services on Dundrum Road.

The subject site is located close to a number of established schools and University College Dublin, the largest third level institution in the country. The Sandyford Business District is also located approximately 3.3km from the subject site. These factors allow the proposed development to benefit from its ease of access to prominent educational and employment hubs in the local area. The subject site also benefits from its proximity the M50 orbital motorway which links the proposed development by road to destinations throughout Dublin and across the country.



1.3 Summary of the Proposed Development

The overall lands are bound to west by the LUAS line, to the north by the established residential development at Highfield Park and to the south by residential properties at Frankfort Court. To the east the site's context is comprised of neighbouring mixed use / neighbouring land uses as well as residential properties along Dundrum Road.

The lands are within the administrative area of Dun Laoghaire and Rathdown County Council and are located approximately 500m from Dundrum Shopping Village. The site is also within walking distance of the Dundrum Luas Stop which offers excellent accessibility to the City Centre and to South Dublin.



1.4 Urban Development + Building Heights - Guidelines for Planning Authorities

These Guidelines were published subsequently to the National Planning Framework and set out the criteria for consideration for increased building height in urban / city-centre locations and suburban and wider town location with a view to accommodate significant population growth. It is now Government policy to generally seek to increase building height in appropriate urban locations with good public transport accessibility.

SPPR1 states that Planning Authorities are responsible for identifying appropriate locations for building heights and that no blanket 'numerical' height shall be applied. This proposal is in line with the highest design standards as outlined in 8.2.3 Residential Development of 'Dun-Laoghaire-Rathdown County Development Plan 2016-2022.

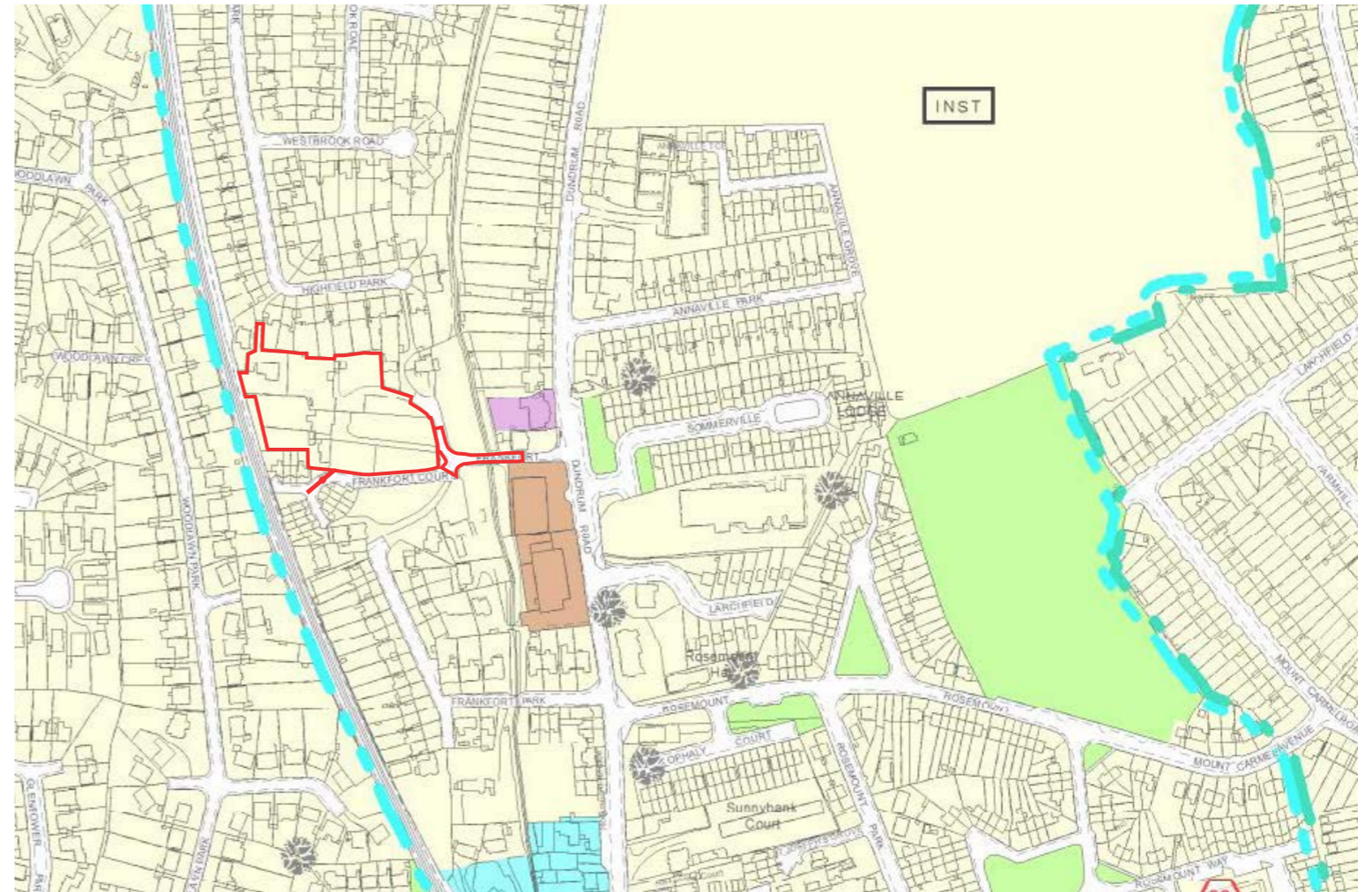
The Guidelines also include a number of criteria to consider when making and subsequently assessing a planning application. SPPR 3 considers that compliance with those criteria is essential to secure planning permission for a higher building and that permission may be granted even if a local objective would normally restrict the height. The criteria are set out in s.3.2 of the Guidelines and are addressed under three categories:

- At the scale of the relevant town
- At the scale of district/neighbourhood/street
- At scale of the site / building

1.5 Zoning (DLRCC County Development Plan 2016-2022)

Objective A

The Site is zoned Objective A – 'To protect and-or improve residential amenity'.



Extract from DLRCC Development Plan 2016-2022 Sheet No.10 zoning map with approximate boundary.

Objective A	To protect and-or improve residential amenity		Objective MB	To improve, encourage and facilitate the provision and expansion of medical/hospital uses and services.		To preserve Views	
Objective A1	To provide for new residential communities in accordance with approved local area plans.		Objective MB1	To consolidate and complete the development of the mixed use main core to enhance and reinforce sustainable development.		To preserve Prospects	
Objective A2	To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity.		Objective MOC	To provide for a mix of uses which complements the main core, but with less retail and residential and more emphasis on employment and services.		To protect and preserve Trees and Woodlands	
Objective B	To protect and improve rural amenity and to provide for the development of agriculture.		Objective MTC	To protect, provide for and-or improve major town centre facilities.		No increase in the number of buildings permitted	
Objective DC	To protect, provide for and-or improve retail-use district centre facilities.		Objective NC	To protect, provide for and-or improve mixed use neighbourhood centre facilities.		To protect and-or provide for a Rural General	
Objective E	To provide for economic development and employment.		Objective OE	To provide for office and enterprise development.		Boundary of Adopted Clergywood Planning Scheme	
Objective F	To preserve and provide for open space with ancillary active recreational amenities.		Objective TH	To facilitate, support and enhance the development of third level education institutions.		Boundary of Urban Framework Plan	
Objective G	To protect and improve high amenity areas.		Objective W	To provide for waterfront development and harbour related uses.		Boundary of Local Area Plan	
Objective GH	To protect and enhance the open nature of lands between urban areas.					Boundary of Objective Area	
Objective L1W	To improve and provide for low density warehousing/light industrial warehousing uses					Specific Local Objective	
						To provide accommodation for the Travelling Community	
						County Council Housing Programme fee	
						To provide for a Primary School	
						To provide for a Post Primary School or other Institution	
						To protect and-or provide for Institutional Use in open lands	
						Mass Development Acceptable in Principle	
						County Boundary	

1.6 Urban Design Manual 2009

12 Urban Design Criteria

Within each section, the design statement will set out how it meets the Urban Design criteria and the corresponding Evaluation Criteria to provide a high quality living and built environment. In particular to create a high quality sustainable scheme which delivers an urban design quality with cohesive environmental considerations and an integrated tenure mix.

Additionally this report will also identify and establish how the proposal will provide an efficient and robust development creating accessible, safe and secure environments, with efficient and low maintenance dwellings for future residents.

Evaluation Criteria under the following 12 no. Urban Design headings in line with National Guidance:

Context, Connections, Inclusivity, Variety, Efficient, Distinctiveness, Layout, Public Realm, Adaptability, Privacy & Amenity, Parking & Detailed Design.



NEIGHBOURHOOD

1. CONTEXT:
How does the development respond to its surroundings?

2. CONNECTIONS:
How well connected is the new neighbourhood?

3. INCLUSIVITY:
How easily can people use and access the development?

4. VARIETY:
How does the development promote a good mix of activities?



SITE

5. EFFICIENCY:
How does the development make appropriate use of resources, including land?

6. DISTINCTIVENESS:
How do the proposals create a sense of place?

7. LAYOUT:
How does the proposal create people friendly streets and places?

8. PUBLIC REALM:
How safe, secure, and enjoyable are the public areas?



HOME

9. ADAPTABILITY:
How will the building cope with change?

10. PRIVACY AND AMENITY:
How does the scheme provide a decent standard of amenity?

11. PARKING:
How will the parking be secure and attractive?

12. DETAILED DESIGN:
How well thought through is the building and landscape design?



Urban Design Manual 2009 : 12 Urban Design Criteria

1.7 Urban Design Criteria_Neighbourhood



Context;

The development will create a mid-density infill scheme, arrangement about the original Frankfort castle houses, while retaining the important mature stands of trees. The retained buildings at the heart of the scheme will open a new axial point of reference/focus when viewed on approach from Frankfort to the east, and from Frankfort Court to the south while retaining the tree lined approaches and sylvan character of Frankfort and Old Frankfort. The proposed scheme will mediate between buildings of different scales with different frontages, to create a new point of inflection set behind a tree line while introducing modest density to an area of detached and semi-detached housing..



Inclusivity;

The proposed boundary and landscape treatment onto the various street frontages is open and all entrances are retained as open (uncontrolled), which will encourage and facilitate easy access.

Such open and permeable routes through the scheme will encourage movement and use of the various landscaped areas. Dedicated resident amenities (internal) are also proposed within the single storey retained building D, at the heart of the layout.



Connections;

The nature of the site has extensive frontage both onto Old Frankfort and Frankfort Court, with several existing entrances, while the western boundary (onto the Luas) is closed and also tree lined.

The main entrance (both pedestrian and vehicular) is located on the east of Old Frankfort and also includes an open pedestrian route through the scheme (open spaces) and links southward to Frankfort Court via the existing retained gateway located onto Frankfort Court. The proposed development also retains all of the various entrances (including from 97A Highfield Park onto Highfield park as a future potential pedestrian connection) ensuring linkages and permeability through the site.

The arrangement of building blocks around the existing houses and open spaces is intended to retain visual continuity and connectivity through and between the various frontages and entrances.



Variety;

The proposed development is residential, which is a series of villa type buildings arranged about the retained Frankfort Castle buildings in a formal courtyard composition. The proposed buildings are set amongst landscaped courtyards, with each building being accessed from these landscaped gardens. Each of these landscaped spaces are joined, encouraging shared interaction, informal meetings are set about creating a new community. There is a variety of unit types and sizes, another consideration in creating a varied and sustainable community.



Redline Studio photomontages

1.8 Urban Design Criteria_Site



Distinctiveness;

The proposed development (i) retains the existing Frankfort Castle buildings as the central feature and organiser of the new development (i) new villa type apartment buildings are set about the retained buildings to create a new architectural language or setting unique to the character and quality of the existing buildings, (ii) a distinct and unique massing and architectural treatment which adds positively to the existing buildings and the streetscape creating a visual variety to Frankfort and its wider context, (iii) a contemporary interpretation of the traditional 'villa' typology common to Milltown and Dundrum, all of which combine to create a 'sense of place'.



Layout;

The arrangement and forms of the villa type buildings set about landscaped courtyards arranged about the retained Frankfort Castle buildings in a formal composition which will create a permeable and open character to the new development focussed on the retained centre piece buildings. This open layout will encourage people to move through the scheme to the various gardens and entrance halls. The extent of traffic movement is greatly reduced to just entrance road and ramp into carpark (remaining areas are treated as shared surface and setdown area) creating an environment that is pedestrian friendly and landscaped to a high standard.



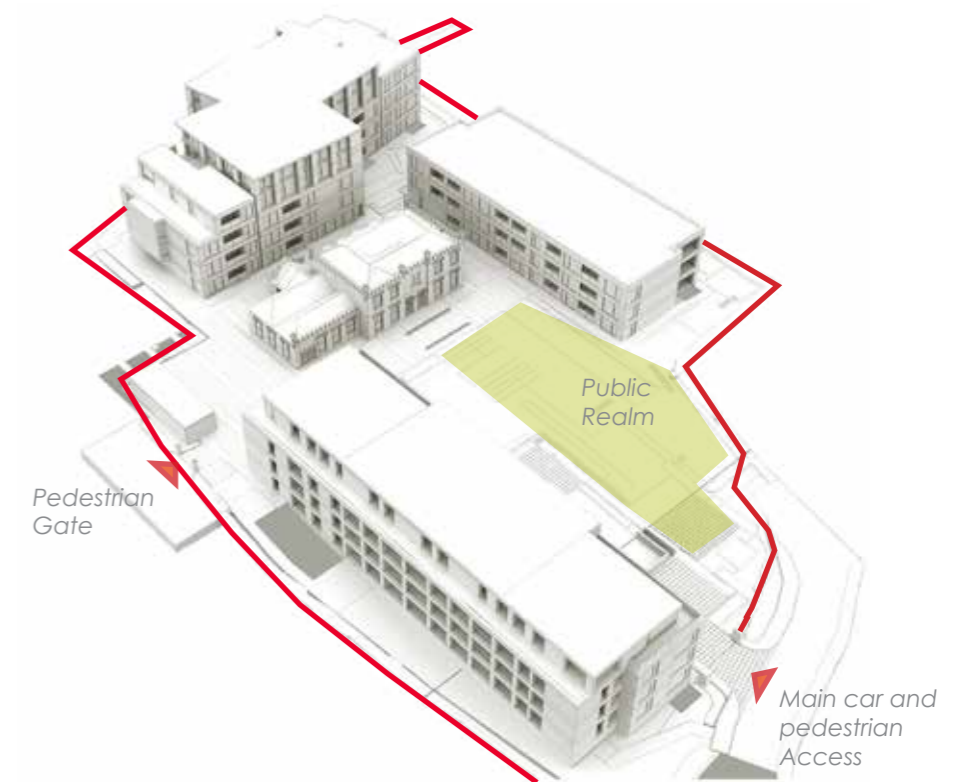
Efficiency;

The location of the lands close to Dundrum and Milltown is accessible to Luas (along the eastern boundary), presents a rare and outstanding opportunity to deliver an infill residential scheme at a more appropriate density in line with strategic planning policy. The existing neighbouring context of detached, semi-detached and terraced houses is of a very low density creating an opportunity of a modestly dense infill scheme. This has been achieved by inserting carefully crafted buildings, whose massing and treatment is profiled and modulated to respond to this context while also achieving all the relevant development standards, all set about the retained Frankfort Castle buildings at the heart.



Public Realm;

The public realm areas are primarily located to the front of the retained Frankfort castle buildings to include the stand of retained trees. It is presented as a new formal landscaped garden to the front of the retained buildings, with the new apartment buildings A and C flanking/enclosing on the sides, which facilitates access to the various entrance halls and surrounding incidental courtyard gardens. This large courtyard garden is intended to contribute and extend the tree lined character of Frankfort. The new 'public' open space will act as the developments 'front' door, and access to the resident amenities and concierge facilities. The new public areas will be managed and maintained by the proposed development's management company, to ensure continued management and maintenance.



1.9 Urban Design Criteria_Home



Adaptability;

The proposed residential building includes a variety of unit types set within the various villa forms/footprints, which accommodate the full range of life needs. . All units and common areas are designed for universal access, which allows all areas and units to be accessed easily and accommodated full life use. All units are provided with a private amenity space in the form of a balcony, patio or terrace, with the exception of units located in the retained heritage building where the provision of such space was considered to be inappropriate due to heritage considerations.



Privacy + Amenity;

The proposed development consists of a series of villa type buildings arranged about the retained buildings and are orientated onto landscaped courtyard gardens between. All apartments are either dual aspect or east/west orientation, will be provided with private balconies and terraces, while shared communal amenity areas are provided at ground level in a series of linked landscaped gardens and courts. All spaces have excellent sunlight levels and orientation. The privacy and amenity of existing adjoining residential properties have been considered and the design developed and refined to protect these.



Parking;

Parking is provided in a secure/controlled basement area located under the footprint of building A. Some additional set down and visitor parking is provided at surface, all of which has been carefully integrated in to the open space and landscape layout. Due to the sites central and accessible location, being adjacent to the Luas, and Dundrum village (services and amenities) a reduced provision of parking is proposed (0.67 spaces/unit) to minimise impact of parking and encourage cycle and pedestrian activity. The access has been refined and located to further mitigate impacts including reuse of existing vehicular access point and integrating under building A overhead and integrated cycle parking stores at ground floor to all buildings.



Detailed Design;

The proposed building design has developed to respond sympathetically and appropriately to (i) to its immediate context and the setting of the retained Frankfort Castle buildings as the central organising element, (ii) to the more sensitive southern and northern boundaries /existing residential, (iii) to create a distinct and unique villa form, and architectural treatment based on the existing character and materials (of the castle buildings) (iv) create a mix of unit types and sizes, and residential amenities all of which are set within a formal and high quality landscape design, including the public open space onto Frankfort and the more intimate internal amenity gardens and courts.



Redline Studio photomontages







02

Urban Design Approach

Heritage

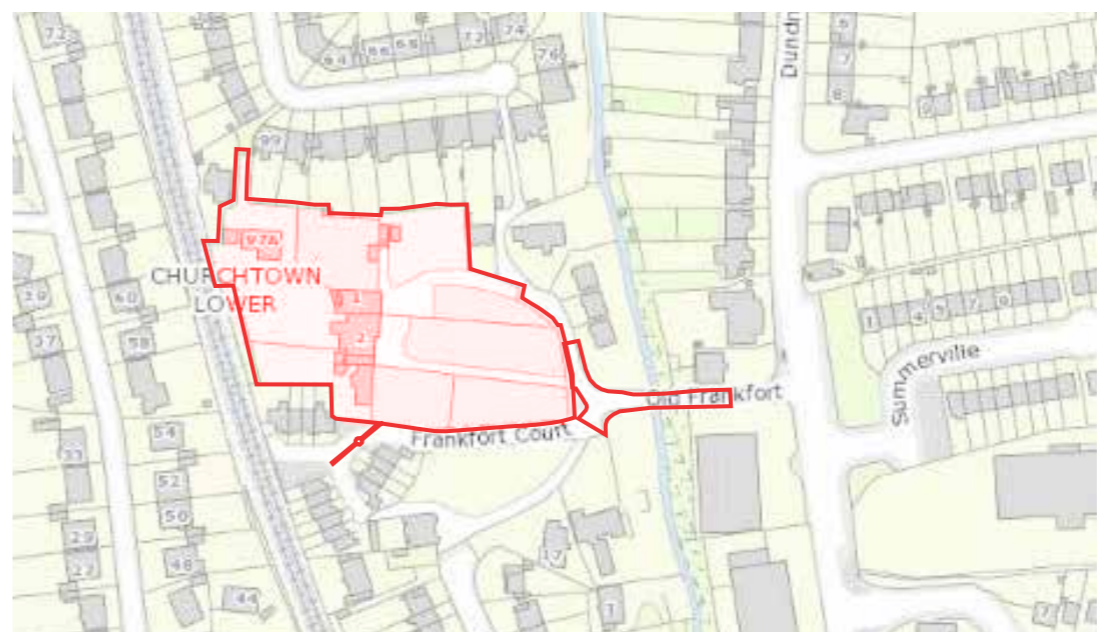
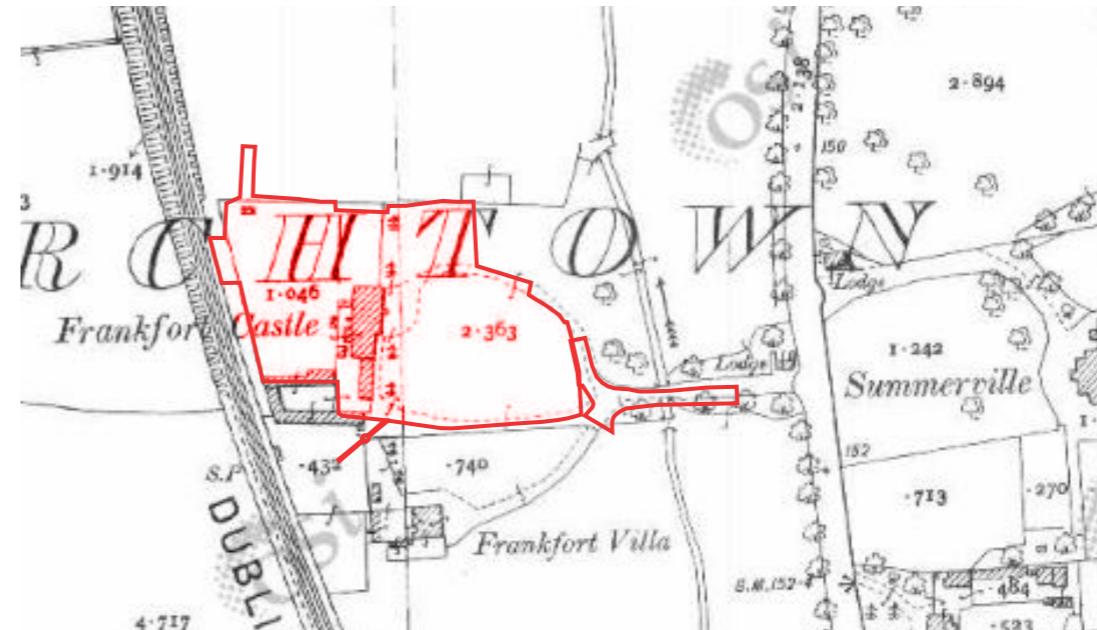
Site Context

Site Assessment

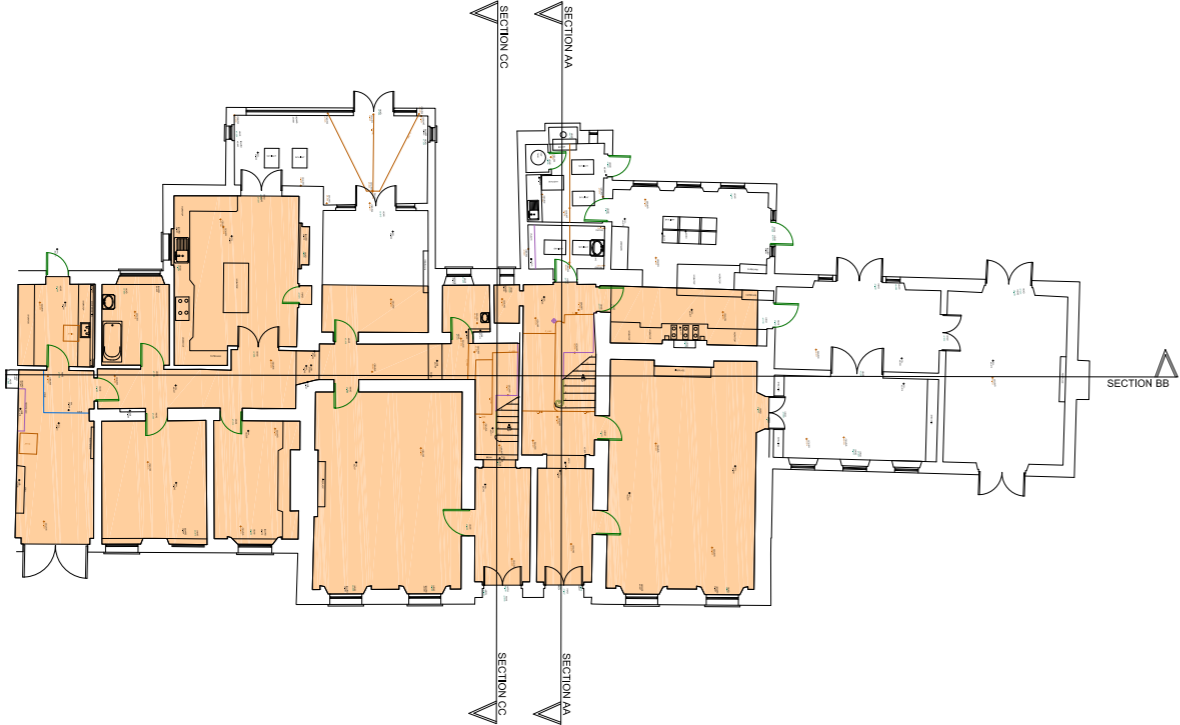
Concept Development

2. Urban Design Approach

2.1 Historical Evolution



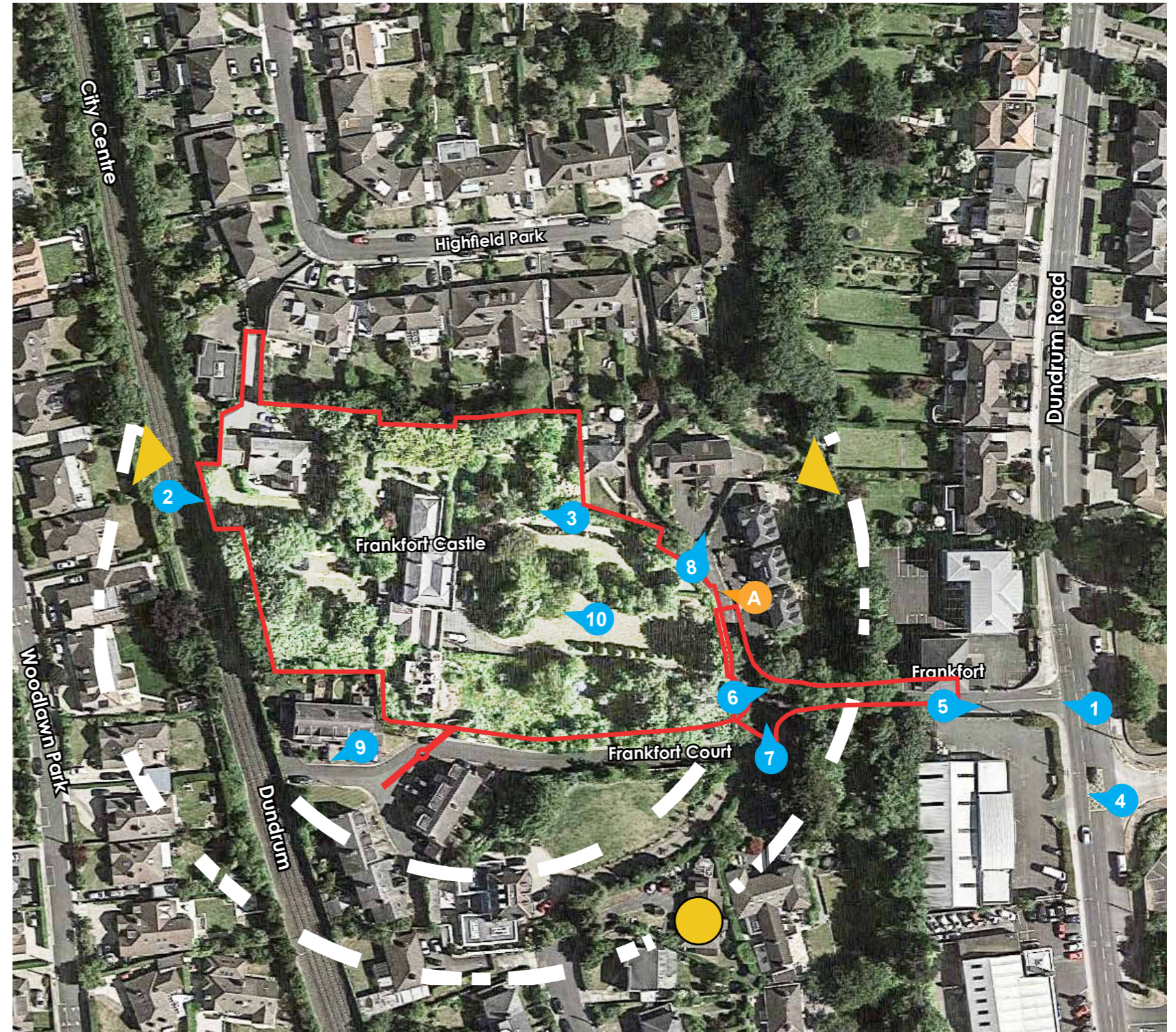
2.2 Frankfort Castle



2.3 Site Context

Frankfort Castle is divided into two semi-detached houses, as was noted in the historical background. The main house, which is the original house dating from the 1850's, is castellated, with small turrets at the corners.

The composition is symmetrical, with two-storey wings breaking forward on either side of a central section that has the two front doors side by side below a projecting element with a pair of lancet windows. Number 1 has a two-storey extension on the northern side, set back from the main façade; this extension was built on in recent years by the present occupants of the house.

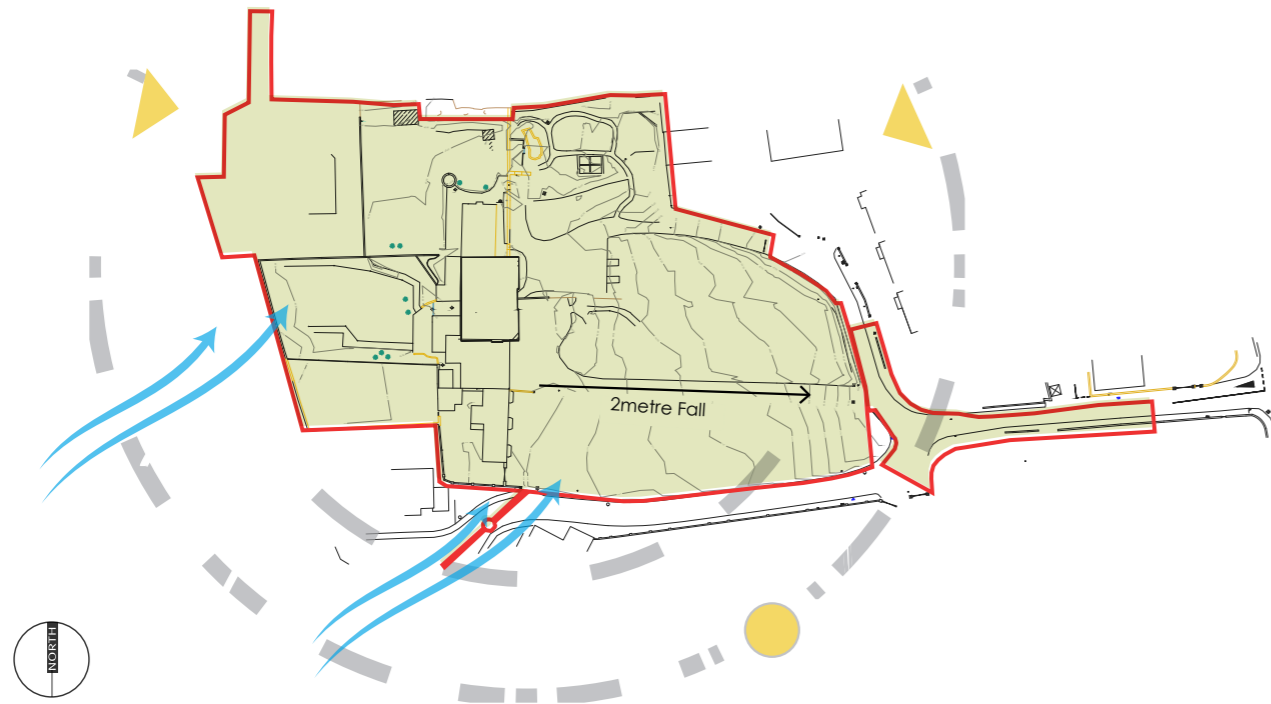


2.4 Site Analysis

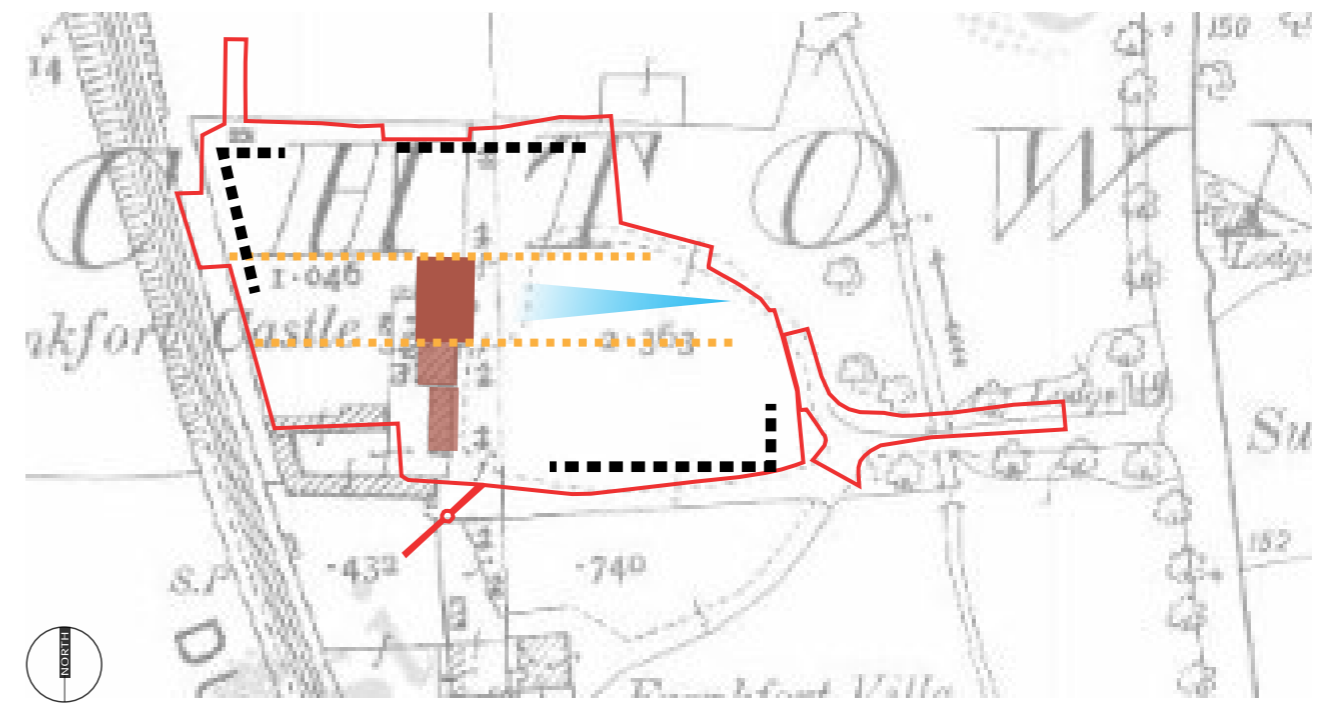


2.5 Site Assessment + Constraints

Topography + Climate



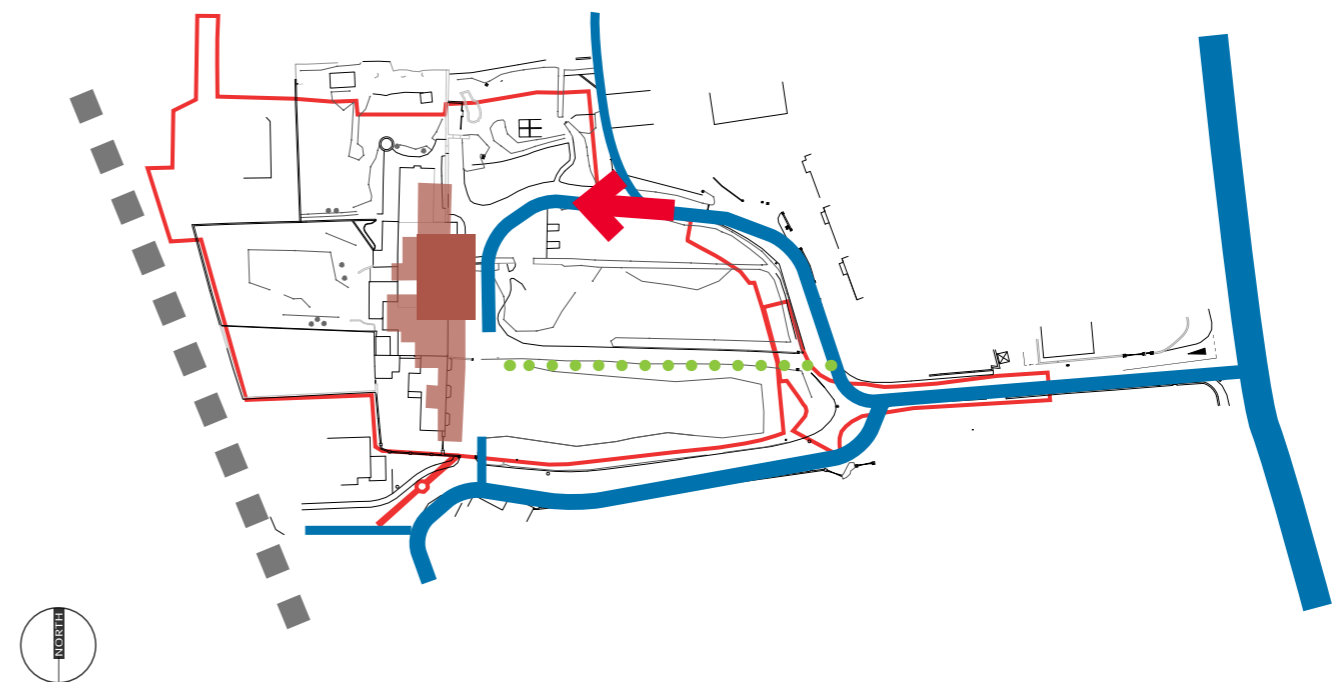
Heritage Buildings + Geometry + Views



Trees + Neighbouring Interfaces

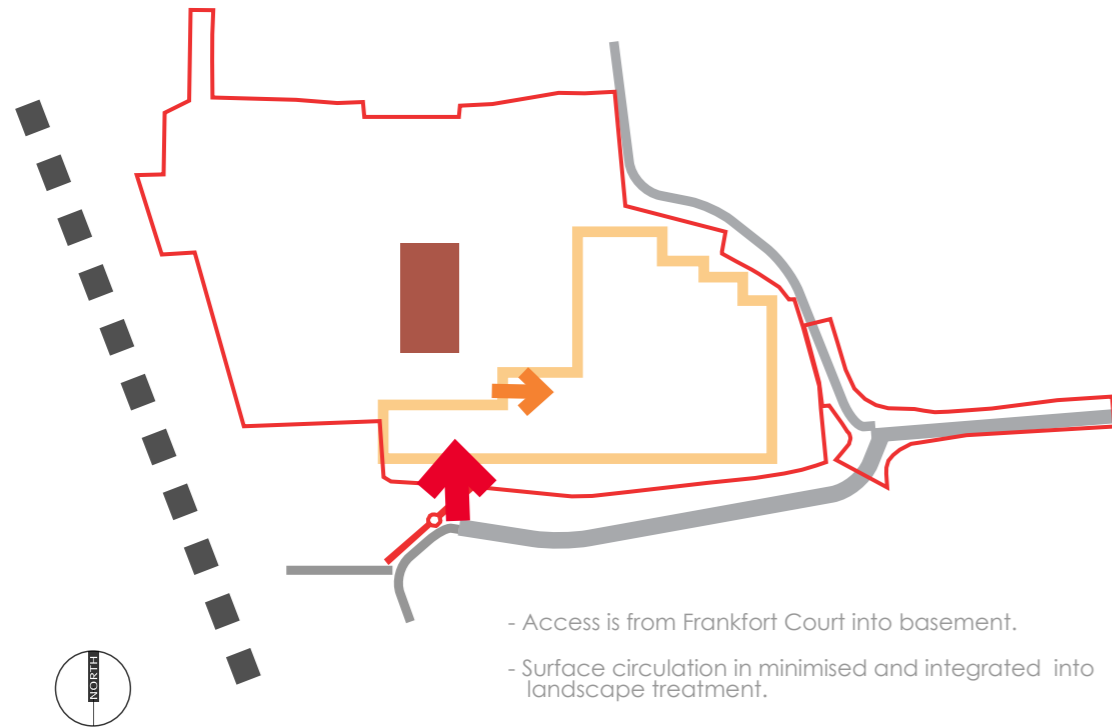


Existing Movement + Access

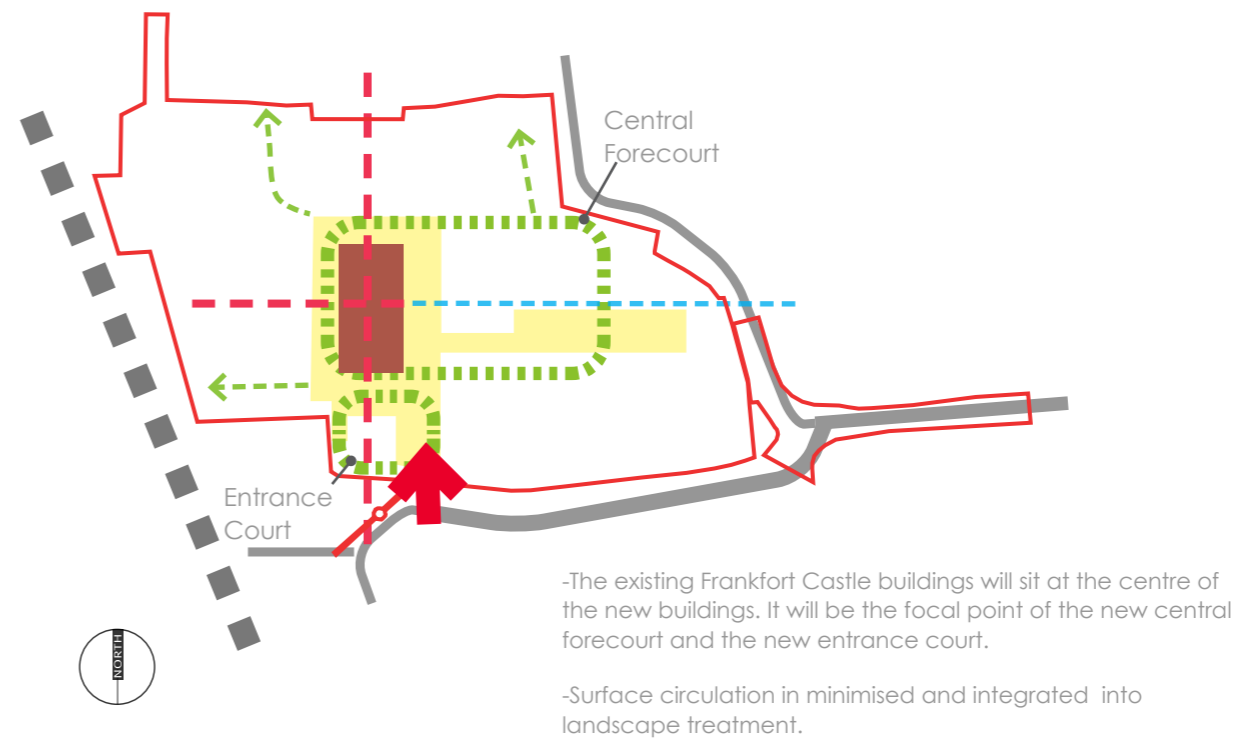


2.6 Opportunities

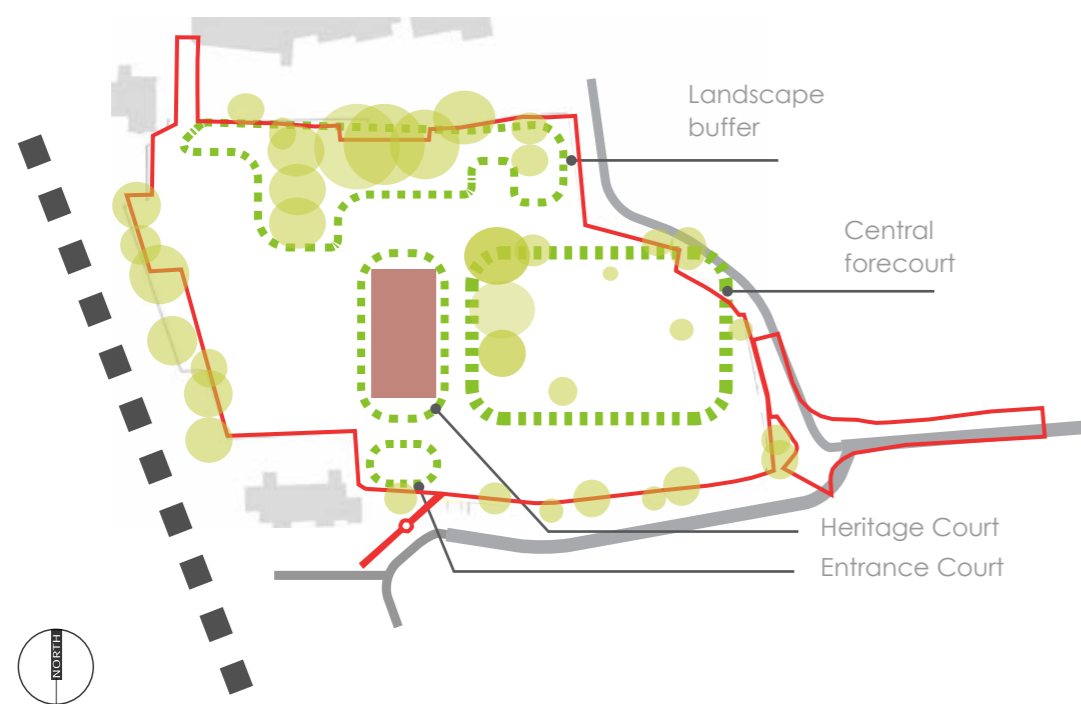
Basement Carpark



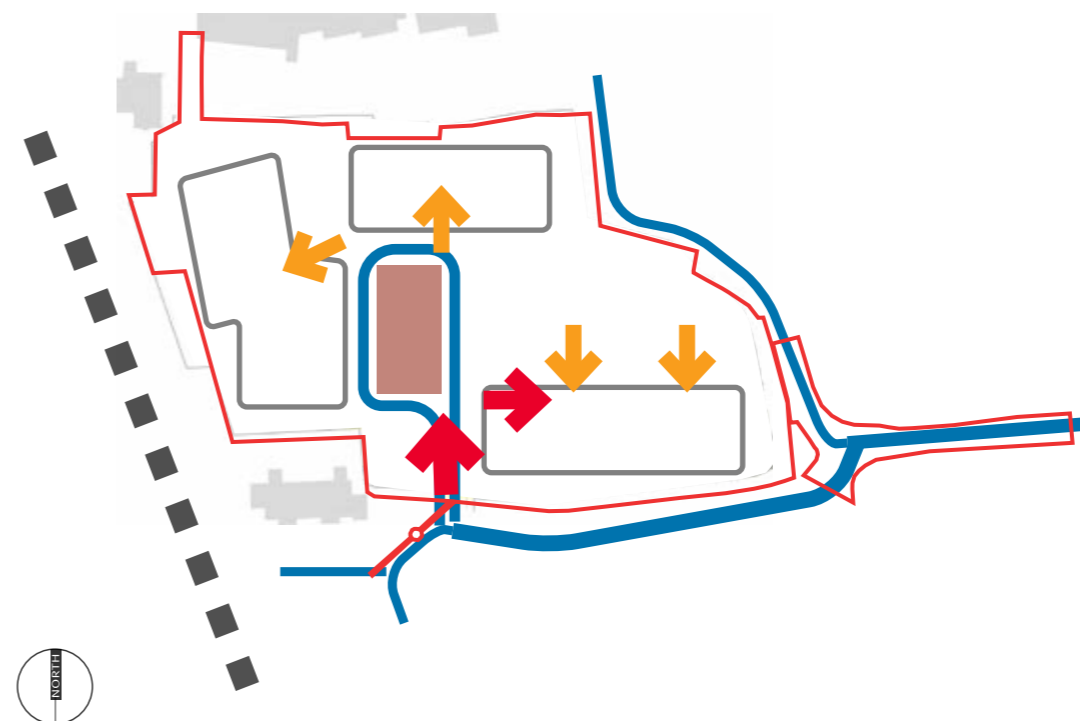
Central Court + Celebration of Heritage



Landscape + Trees + Neighbouring Interfaces



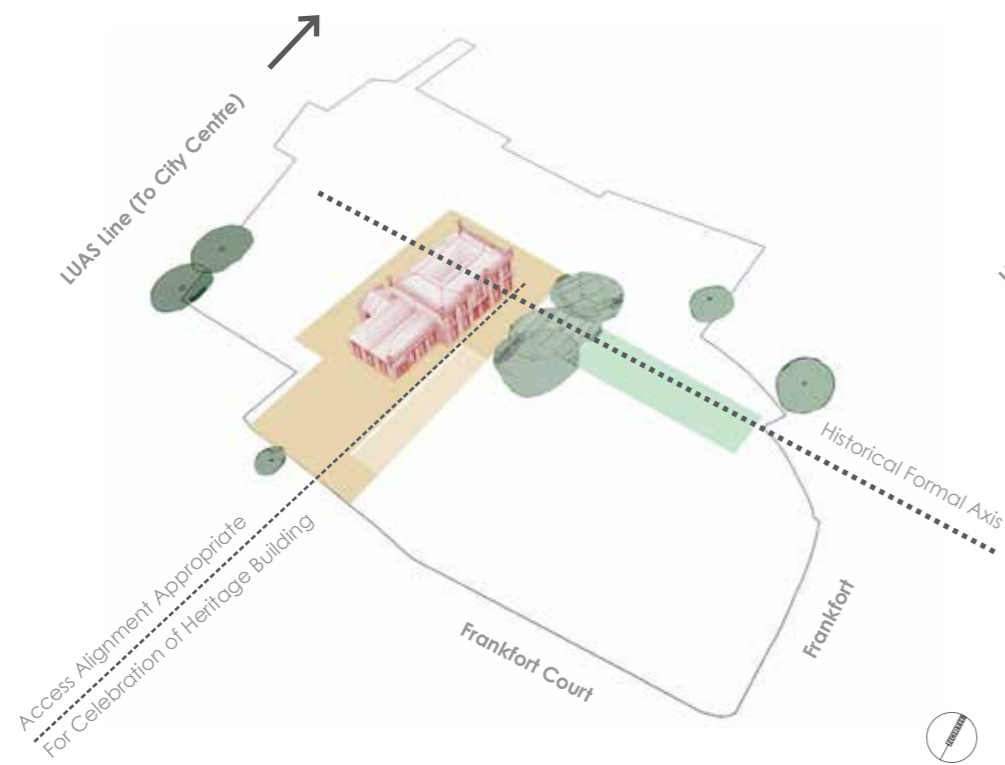
Movement Network + Access



2.7 Concept Development

Heritage Building + Formal Axis

Castle buildings and lodge buildings as formal centrepiece of built court arrangement and new formal landscape layout about retained trees.

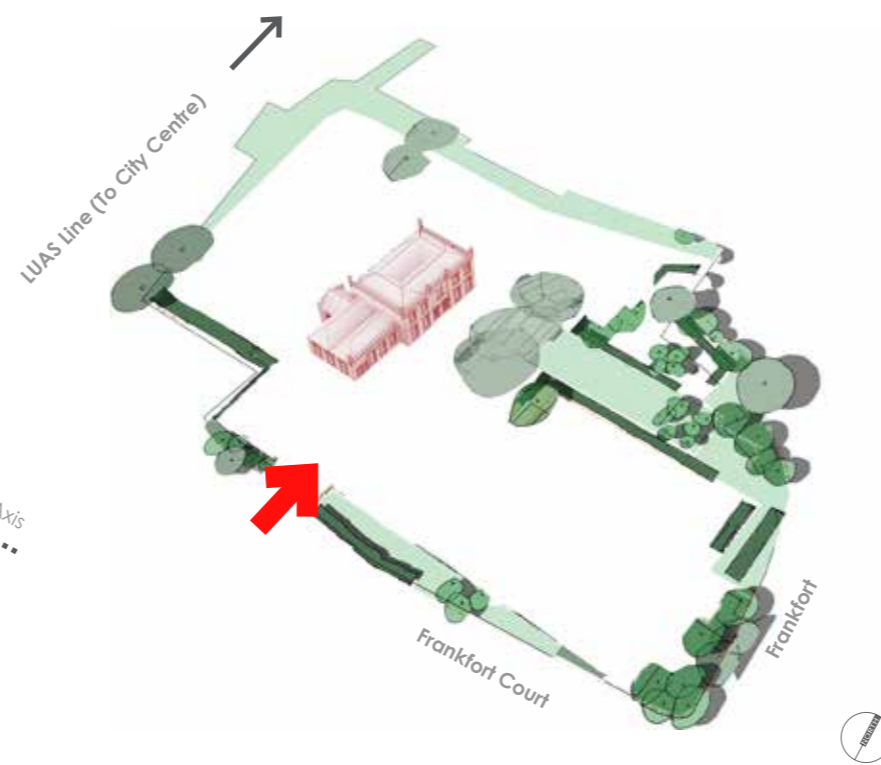


Legend

- Court Concept
- Formal Lawn Concept Aligned To Historically Significant Axis

Retained Trees + Proposed Trees

The retained trees will be located within a new formal landscape of lawns and hedges.

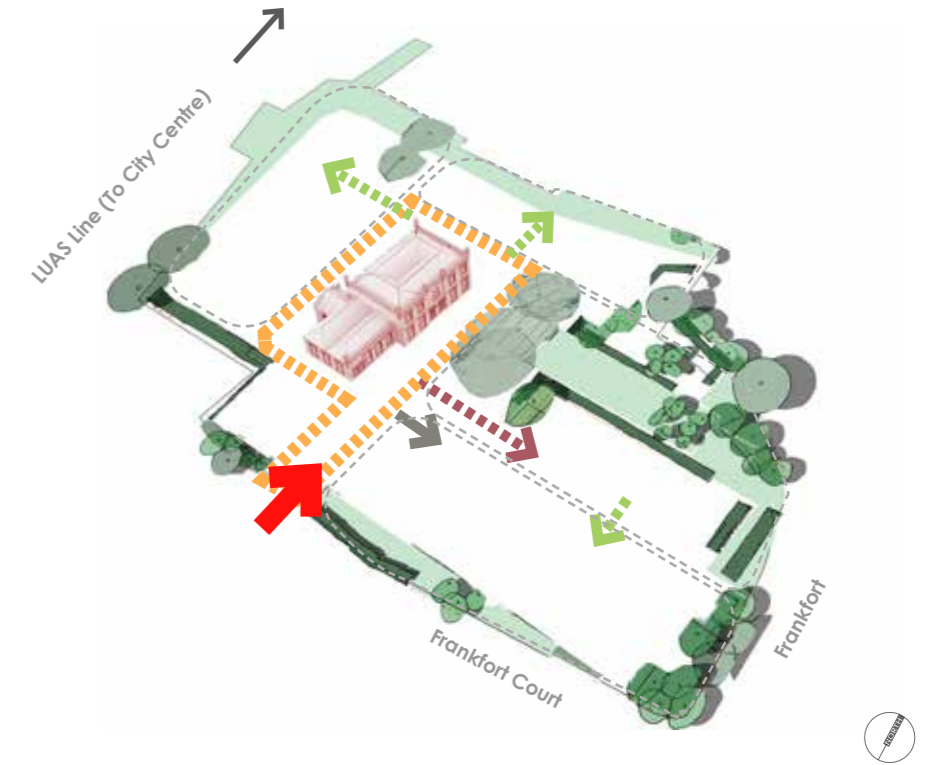


Legend:

- Retained Trees
- New Trees
- Formal Space
- Mitigation Landscaping

Parcels + Movement

Access and circulation is integrated into the layouts and defined by surface treatments.

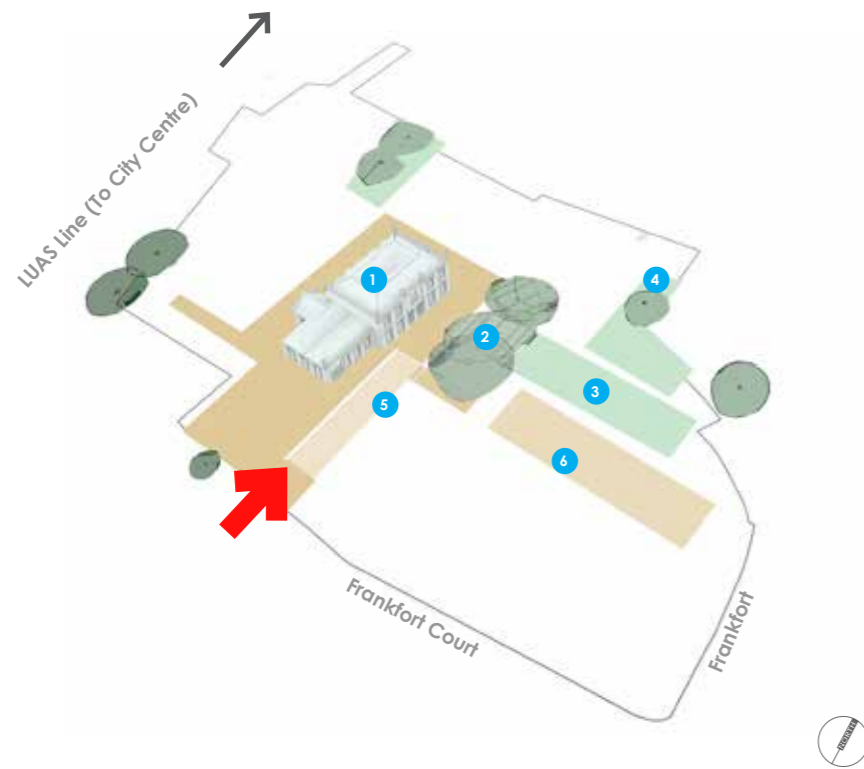


Legend:

- New Vehicular Access
- Central Court As Circulation Space
- Secondary Vehicular Access
- Pedestrian Access
- Basement Access
- Development Parcels

Key Spaces

The proposal is configured around a central court and lawn, helping to create a sequence of spaces. These spaces are of different scale and character helping to create a distinctive place and sense of place.

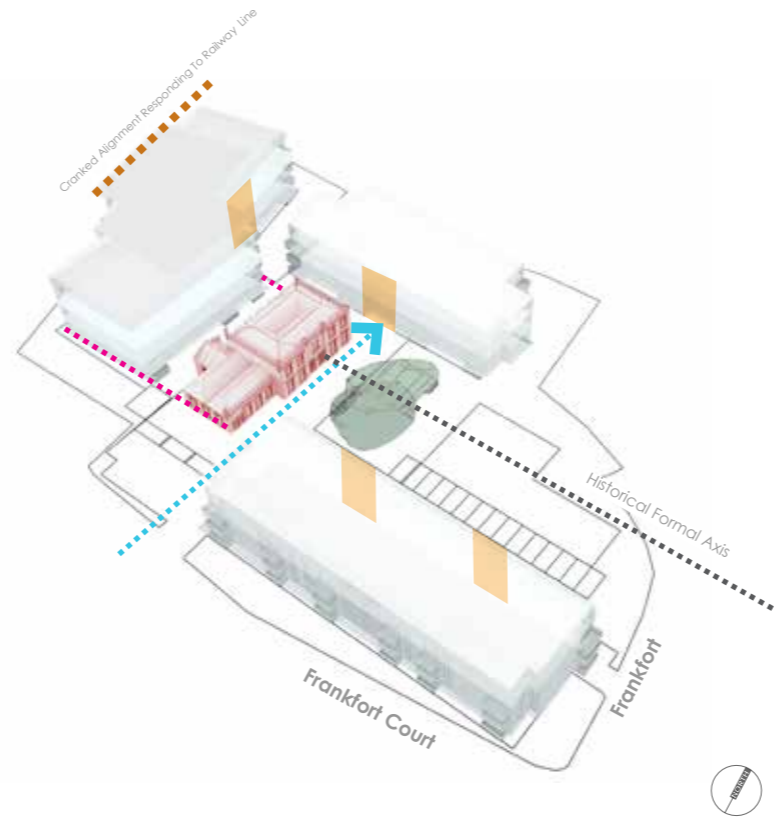


Legend:

- 1 Existing Frankfort Castle.
- 2 Line of existing trees retained.
- 3 Formal lawn.
- 4 Pocket garden space.
- 5 Paved courtyard space.
- 6 Carparking Court

Block Integration + Wayfinding

The location of the entrance within the new buildings are located prominently on circulation routes, and sit within each of the new court spaces.

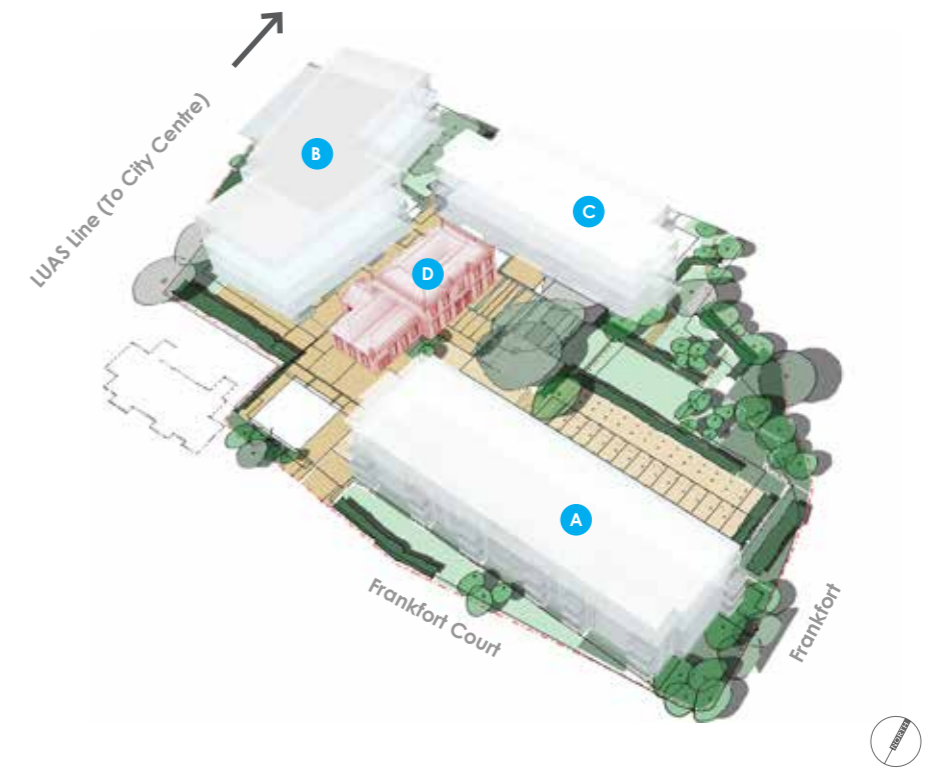


Legend:

- Core Access
- Historical Axis To Frankfort Castle
- Existing Frankfort Castle
- Proportions Of Frankfort Castle Respected
- Block Aligned To Railway Line

Proposed Concept + Landscape Concept

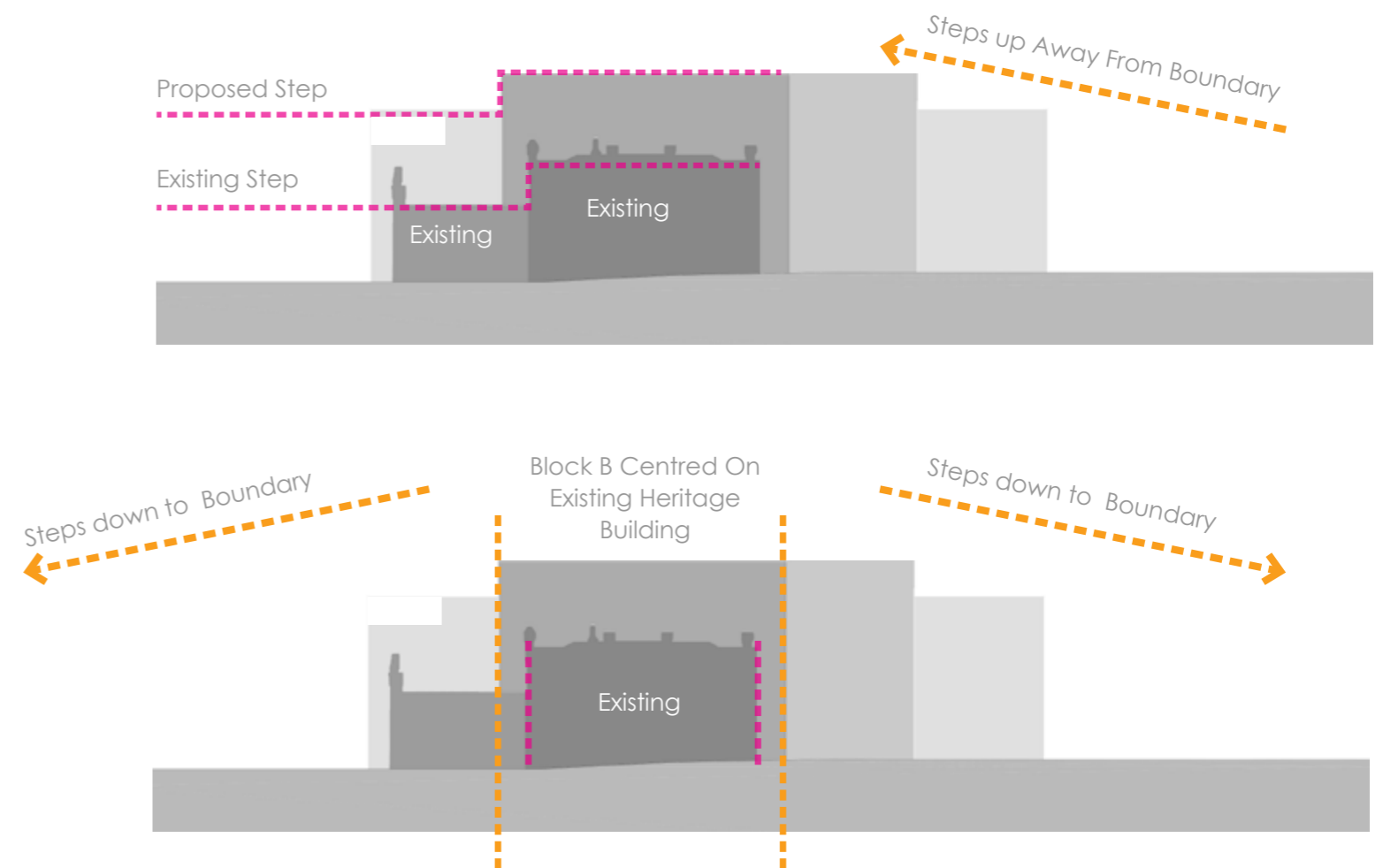
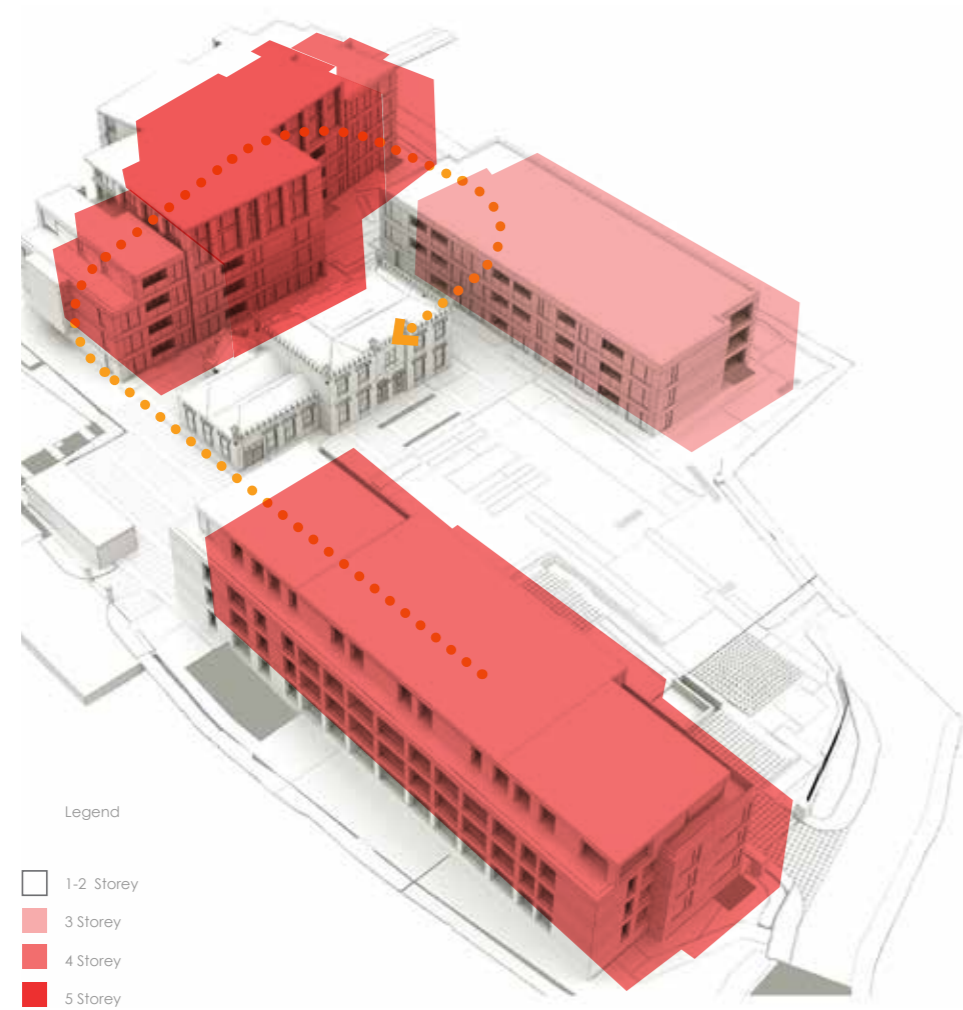
The "court" and "lawn" pattern of layout is further reinforced by the form and massing of the new apartment buildings.



Legend:

- A Apartment Block A
- B Apartment Block B
- C Apartment Block C
- D Existing Frankfort Castle.

2.8 Massing + Height



Framing Views to Frankfort Castle Heritage Building

3 storey shoulder height is derived from the existing castle building and defines the new central forecourt

Massing of building behind responds to the scale and massing of existing castle building to the front

The new central forecourt retains the the mature trees giving an established landscape characters.



Massing + Height

Proposed Entrance With Views of Frankfort Castle + Central Court

Scale and massing of buildings behind respond to the massing and scale of the existing building to the front

The existing Frankfort Castle buildings are revealed as centrepiece of the entrance court



Massing + Heights

Framing Views to Frankfort Castle Heritage Building

3 storey shoulder height is derived from central castle building and defines the new central forecourt

Massing of residential buildings behind responds to form of castle.

Retained trees to central forecourt







03

Design Evolution :

Massing & Height

Elevation Strategy

Elevations

Palette of Materials

Precedents

Dual Aspect

Part V

3. Massing & Height

3.1 Heritage as organising element

The retained Historic buildings are used as a central organising feature, buildings which enclose them included an overall shoulder height of 3 storey, which sits below the height of the retained buildings, so the existing buildings become the central focus within the new courtyard open space and materials/palette is of muted and neutral tones to complement the existing setting.

In response to this context a simple and considered palette of materials of brick, render and anodized metal has been



Fernbank, Churctown, Dublin



Bushy Park, Terenure, Dublin



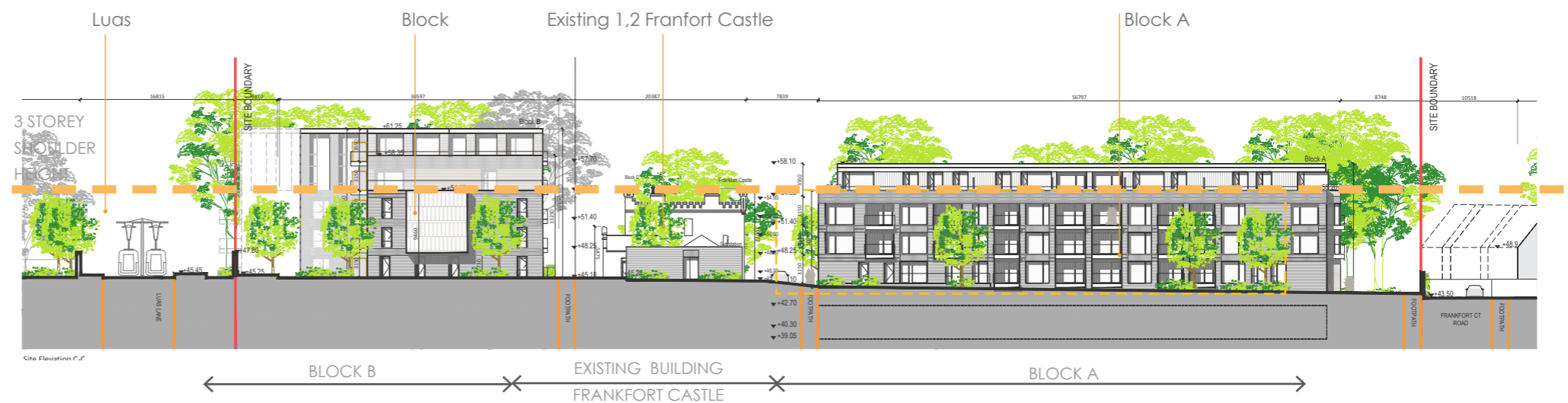
Mount St Annes, Milltown, Dublin



Fernbank, Churchtown, Dublin



Fernbank, Churctown, Dublin



Left : Reference schemes where existing buildings become the main organiser

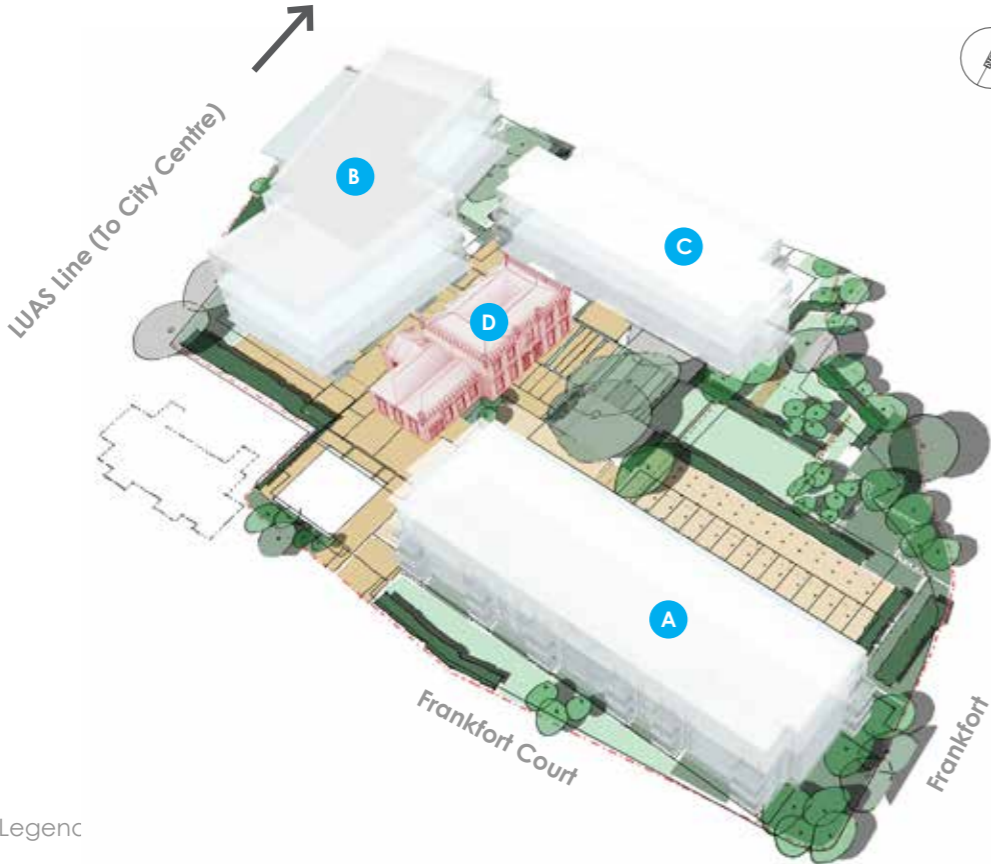
3.2 Massing & Height

The massing strategy is further refined.

New buildings and landscape spaces are organised about the retained central building of 1,2 Frankfort Castle

Proposed Concept + Landscape Concept

The "court" and "lawn" pattern of layout is further reinforced by the form and massing of the new apartment buildings.

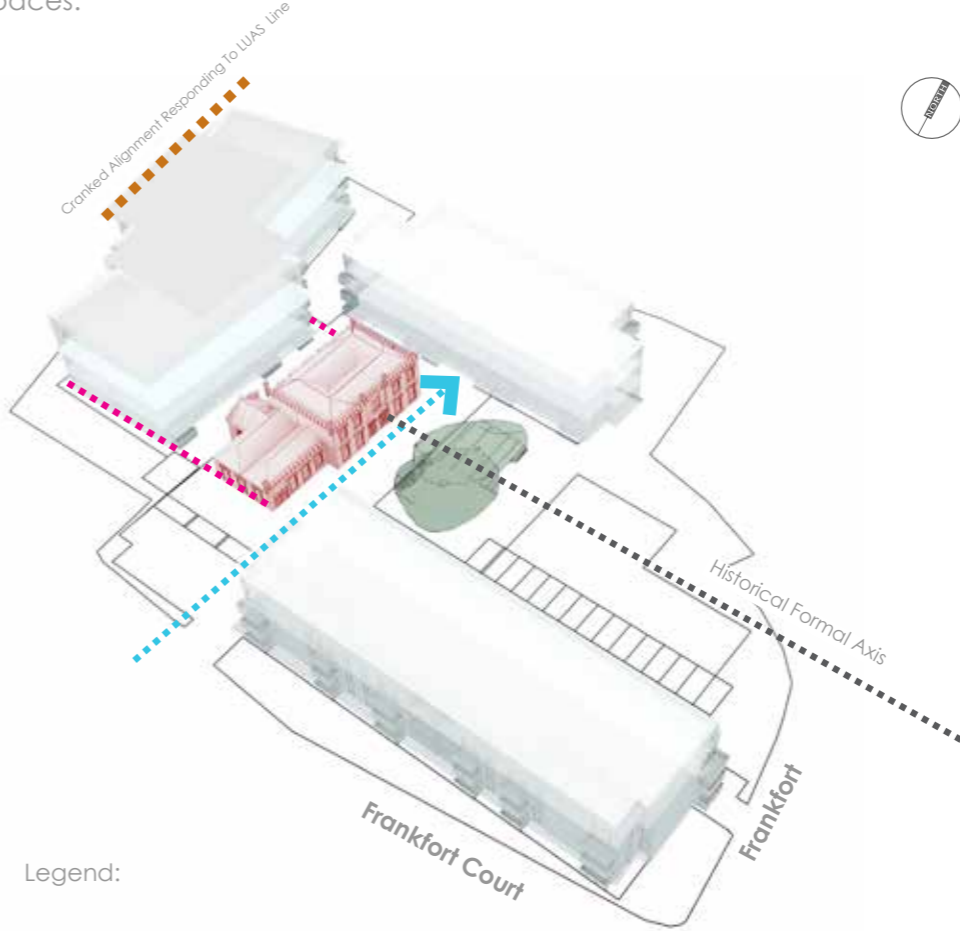


Legenc

- Apartment Block A
- Apartment Block B
- Apartment Block C
- Existing Frankfort Castle.

Block Integration + Wayfinding

The location of the entrance within the new buildings are located prominently on circulation routes, and sit within each of the new court spaces.



Legend:

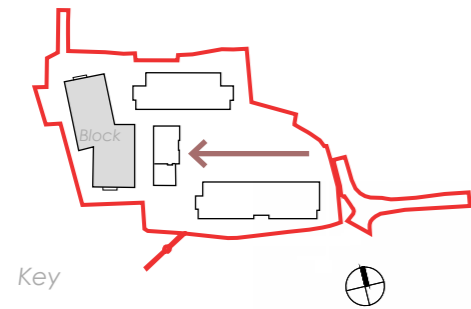
- Historical Axis To Frankfort Castle
- Existing Frankfort Castle
- Proportions Of Frankfort Castle Respected
- Block Aligned To LUAS Line

3.3 Massing & Height

Composition of Heights + Shades + Weights

The retained building 1,2 Frankfort Castle is proposed as the central organising element, about which new buildings are arranged.

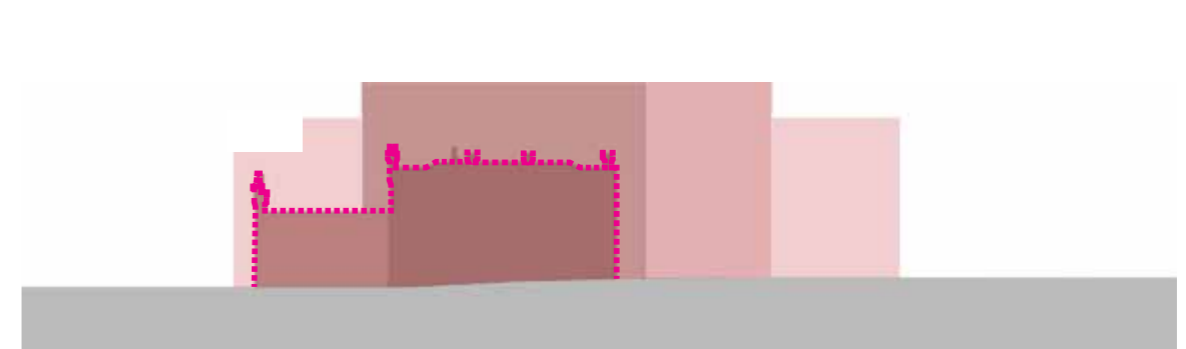
New buildings step up and away from the existing building as an enclosing backdrop. The form + massing of the new buildings have been profiled and controlled in a similar manner to the existing buildings.



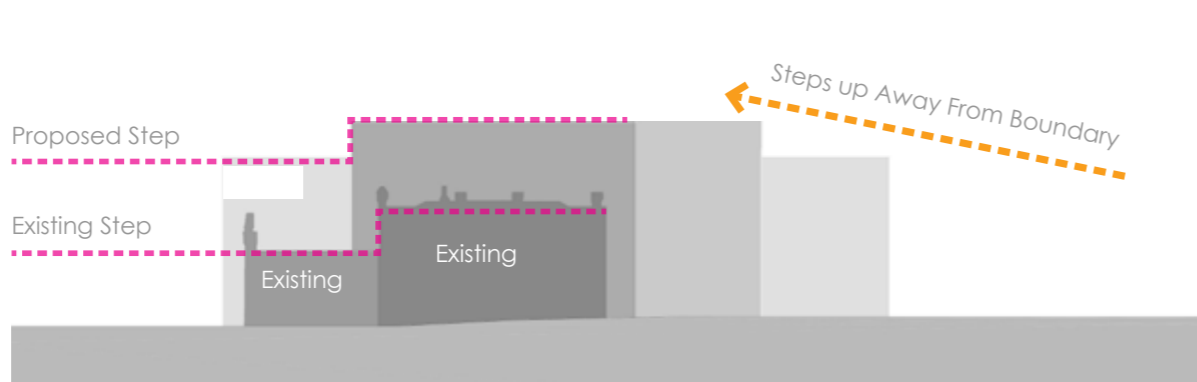
Appropriate Proportion



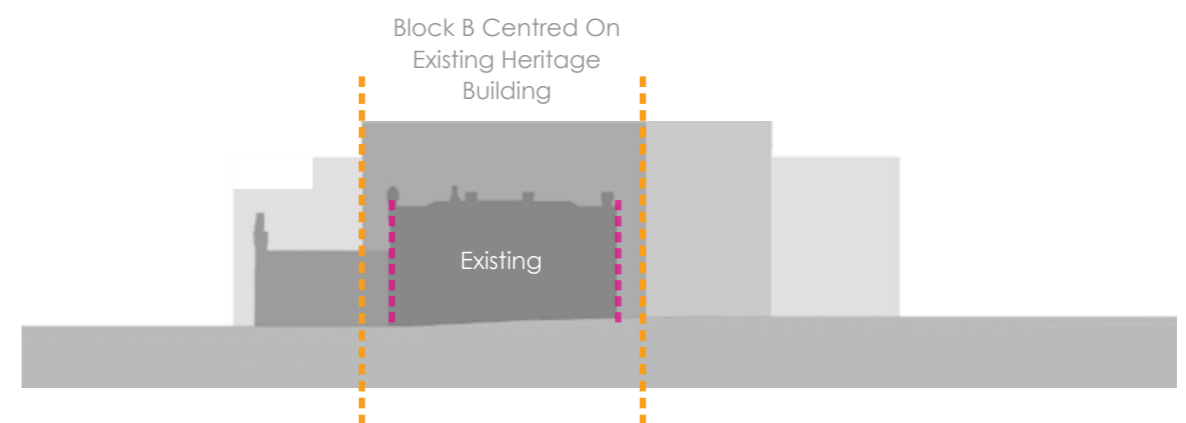
Layers + Shades + Weigh



Stepping Height

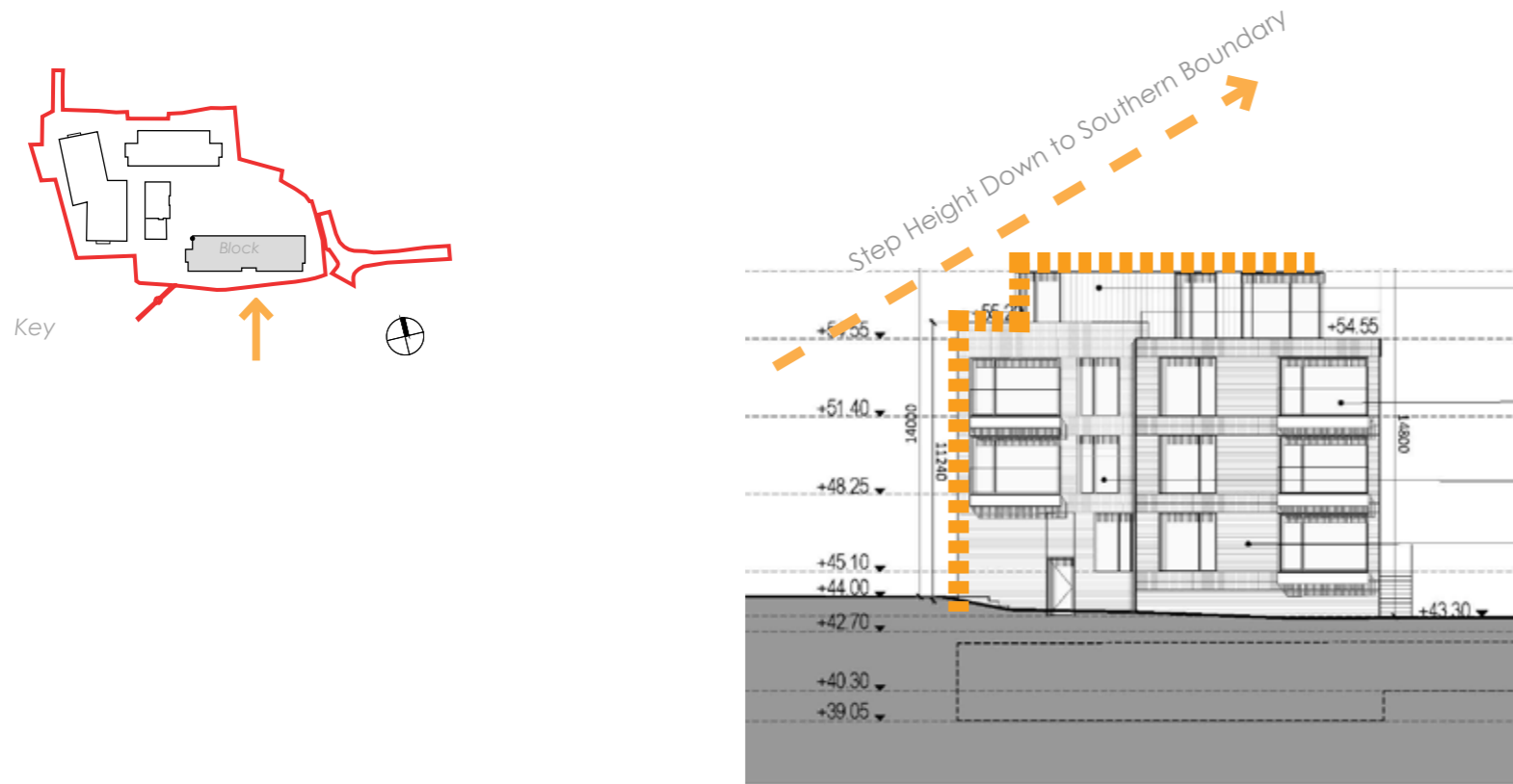


Formal Configuration of Scene



3.4 Massing & Elevation Treatment

Composition of Heights + Shades + Weights



The massing strategy extends to individual buildings.

Block A is broken down into smaller parts and steps away from the southern boundary towards the central landscape courtyard.

The overall massing is perceived as a series of smaller parts, which are reinforced by the choice of building materials.

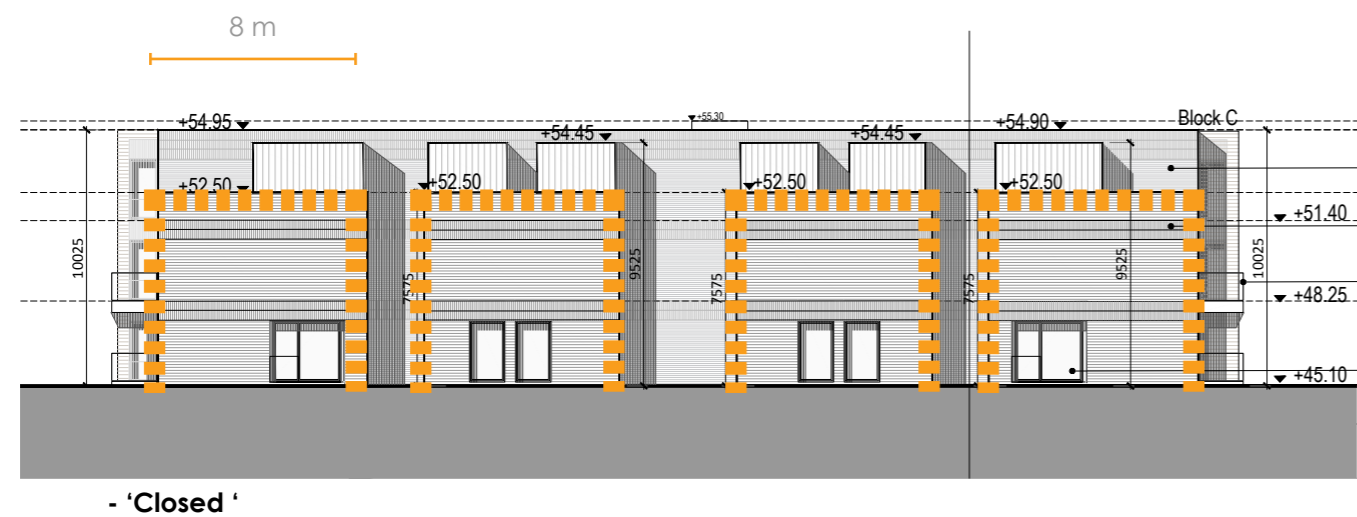
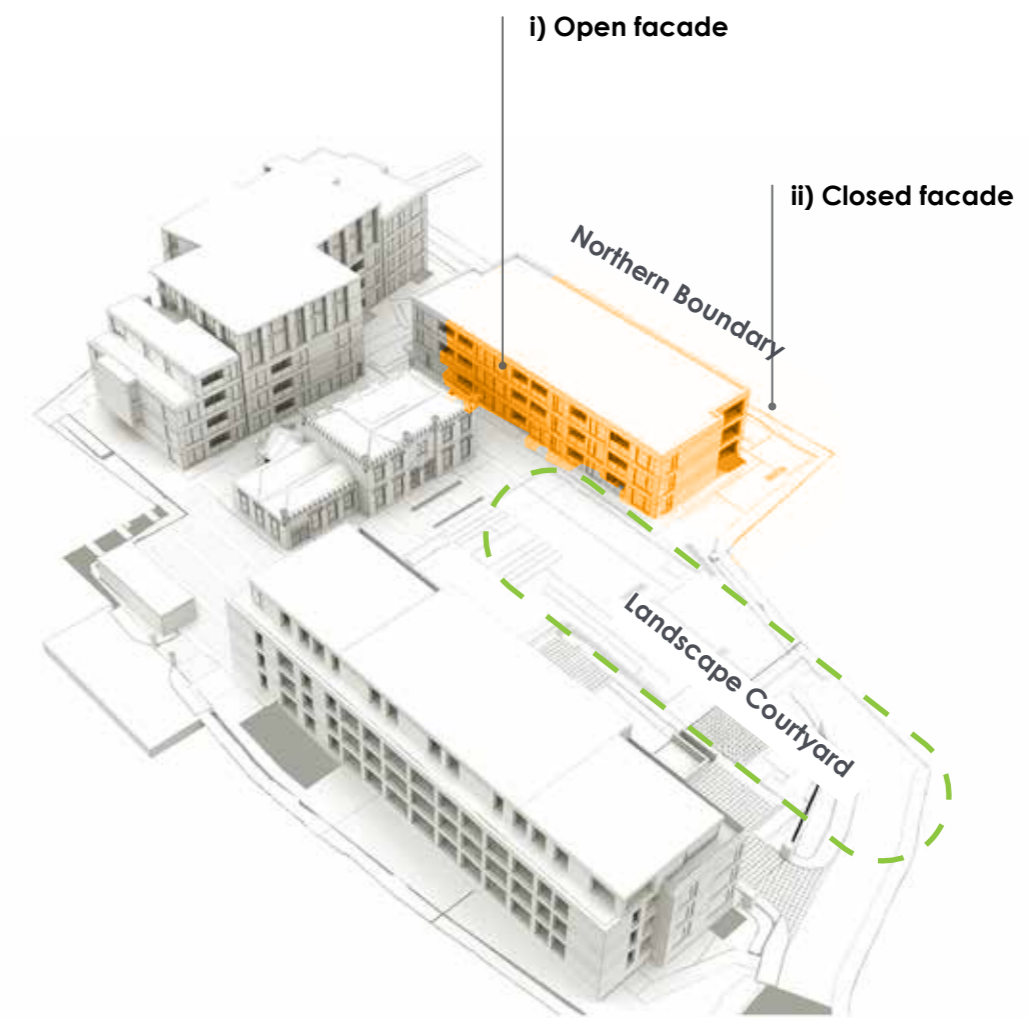
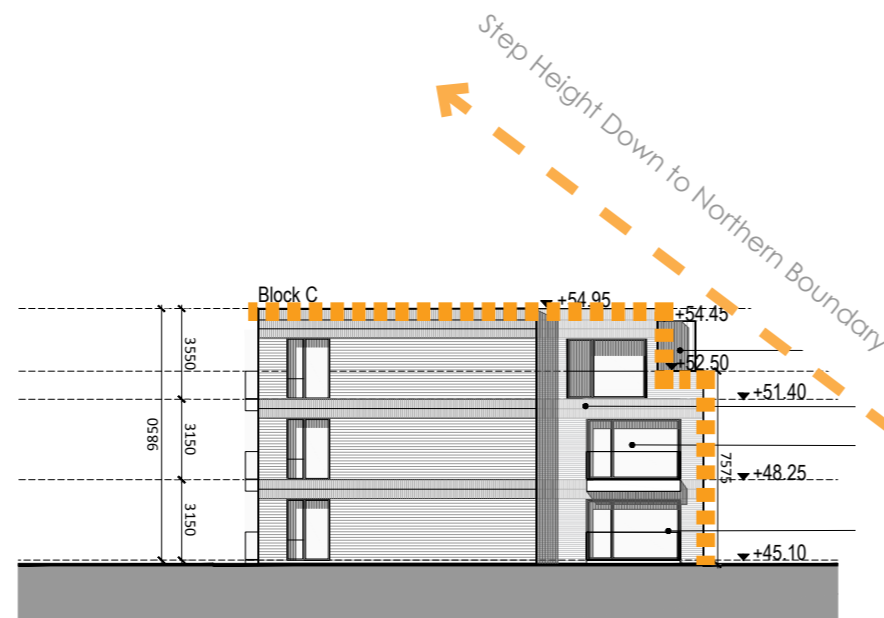
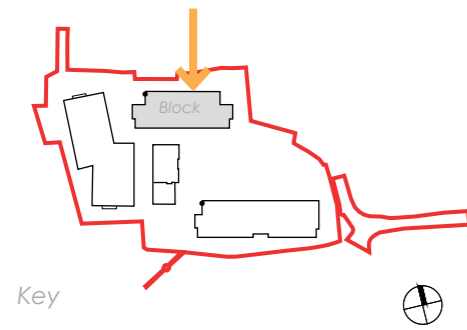


Massing Set Out To Reduce Impact Of Block A Along Southern Boundary + Approach

Massing & Height

Composition of Heights + Shades + Weights

Building C's massing is broken down into smaller parts where each side of the block offers (i) an 'open' facade to the park and (ii) a 'closed' facade treatment to the northern boundary. The building profile is similarly stepped away from the northern boundary towards central landscape courtyard.



Closed Facade To Northern Boundary - Modulation of Blank Facade To Reduce Visual Impact

3.5 Material & Elevation Treatment

In response to this context a simple and considered palate of materials of brick, render and anodized metal has been proposed across the entire development. A neutral grey / buff tone of brick is suggested to complement and contrast with the grey rough cast render of the Castle and Lodge buildings.

The newer brick treatment will enclose the new spaces about the retained buildings which the building treatment lightens into colonnade and larger openings at upper levels. A mix of render and grey/buff wraps around the site and provides animation within streetscapes and breaks down the massing of buildings within their context.



- Material Strategy



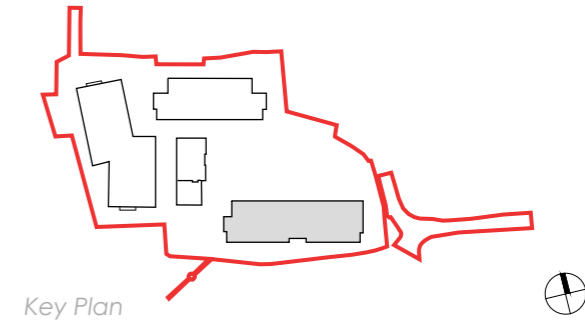
- Material Treatment : Block A



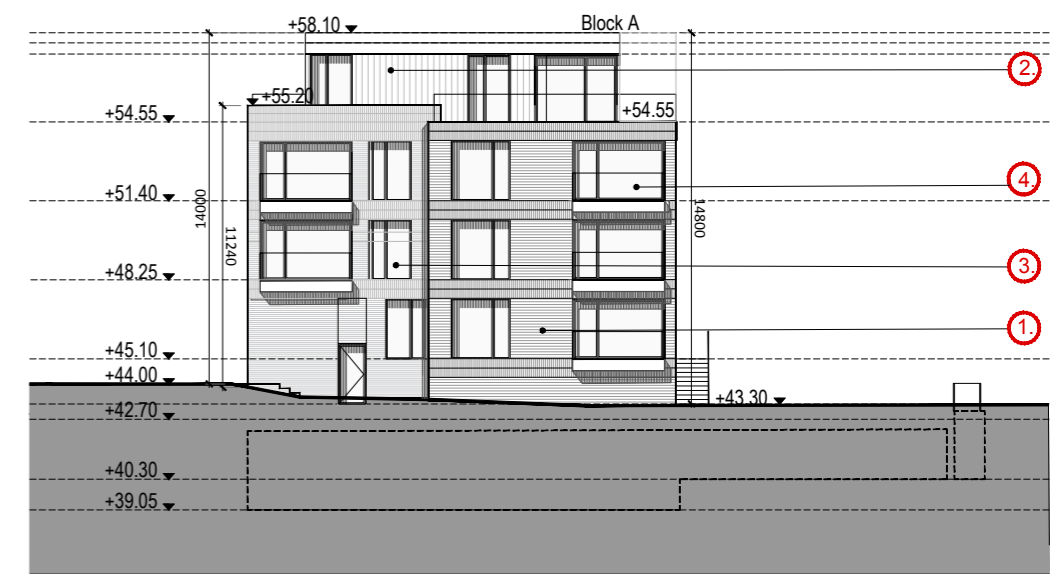
• Building A01: Elevations

MATERIALS LEGEND

- ① Finish Brick to be selected
- ② Finish Zinc to be selected
- ③ Aluminium Thermally broken double glazed window system
- ④ Metal Cladding balconies w/glazed balustrade



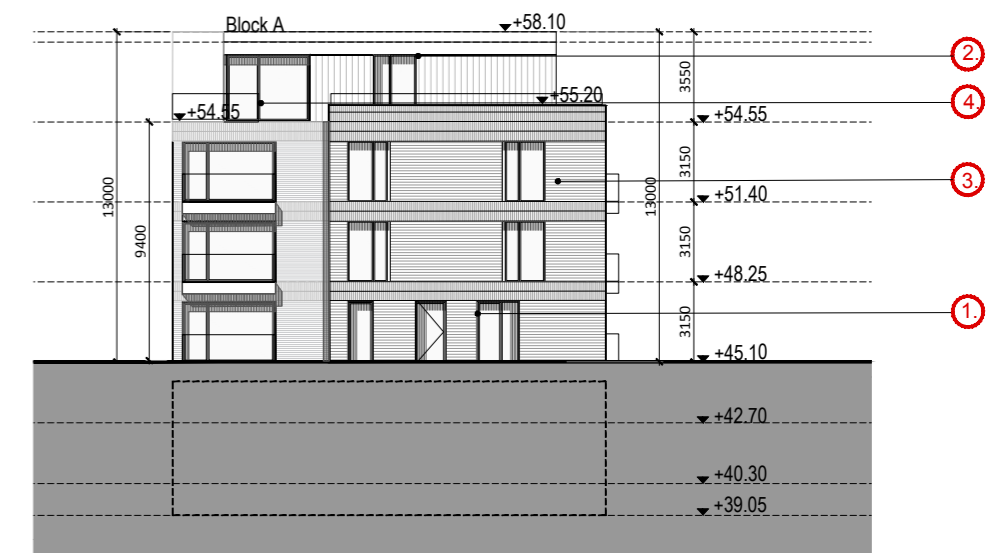
SOUTH ELEVATION
Scale: 1/200



EAST ELEVATION
Scale: 1/200



NORTH ELEVATION
Scale: 1/200

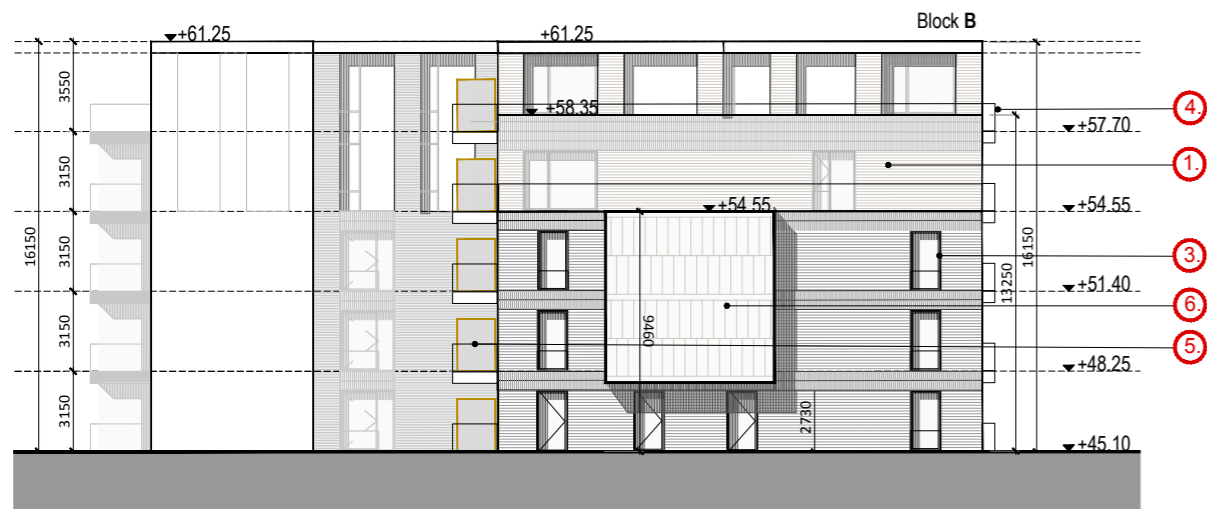
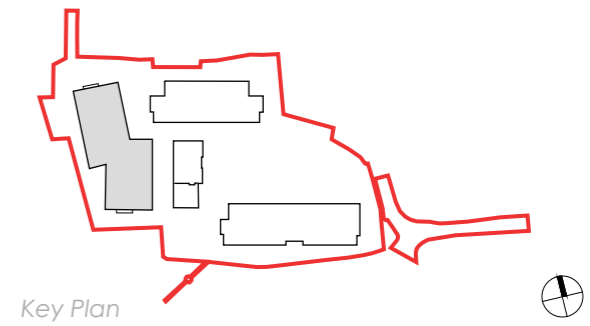


WEST ELEVATION
Scale: 1/200

• Building B01: Elevations

MATERIALS LEGEND

- ① Finish Brick to be selected
- ② Finish Zinc to be selected
- ③ Aluminium Thermally broken double glazed window system
- ④ Metal Cladding balconies w/glazed balustrade



SOUTH ELEVATION
Scale: 1/200



EAST ELEVATION
Scale: 1/200



NORTH ELEVATION
Scale: 1/200

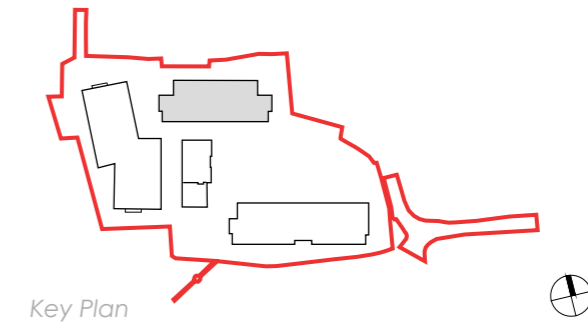


WEST ELEVATION
Scale: 1/200

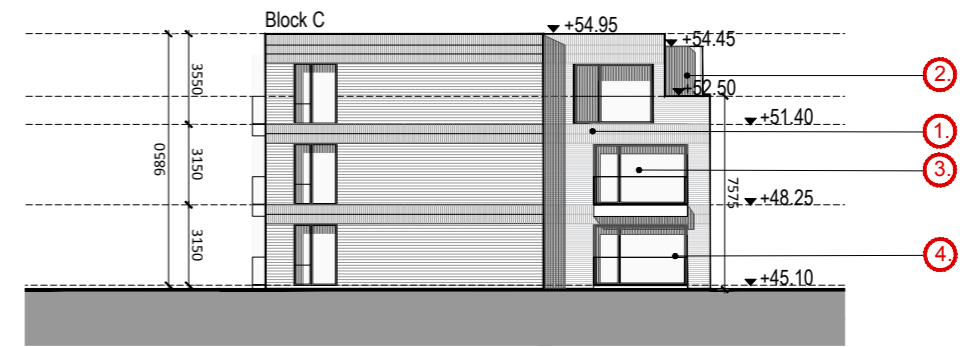
• Building C01: Elevations

MATERIALS LEGEND

- ① Finish Brick to be selected
- ② Finish Zinc to be selected
- ③ Aluminium Thermally broken double glazed window system
- ④ Metal Cladding balconies w/glazed balustrade



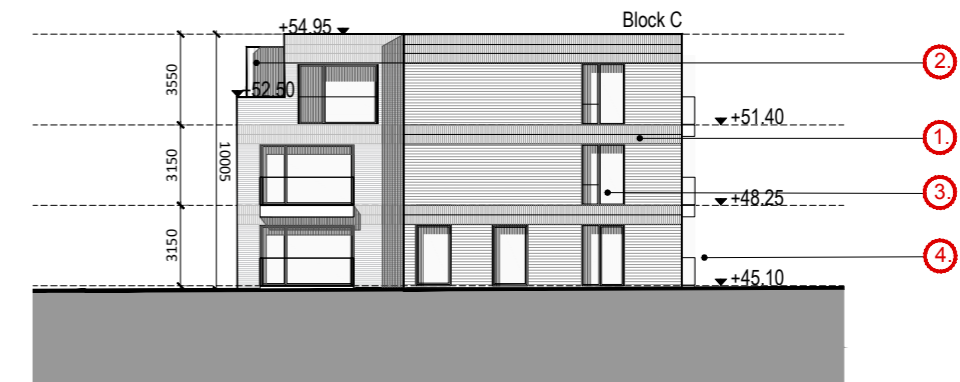
SOUTH ELEVATION
Scale: 1/200



EAST ELEVATION
Scale: 1/200



NORTH ELEVATION
Scale: 1/200

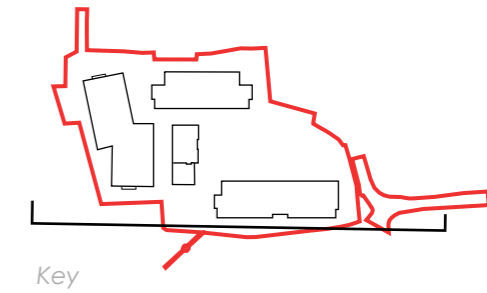


WEST ELEVATION
Scale: 1/200

3.6 Historic buildings Retained & Reused - Frankfort Castle

The retained Historic buildings are used as a central organising feature, buildings which enclose them included an overall shoulder height of 3 storey, which sits below the height of the retained buildings, so the existing buildings become the central focus within the new courtyard open space and materials/palette is of muted and neutral tones to complement the existing setting.

In response to this context a simple and considered palate of materials of brick, render and anodized metal has been



Precedent Examples



Fernbank, Churchtown, Dublin



Bushy Park, Terenure, Dublin



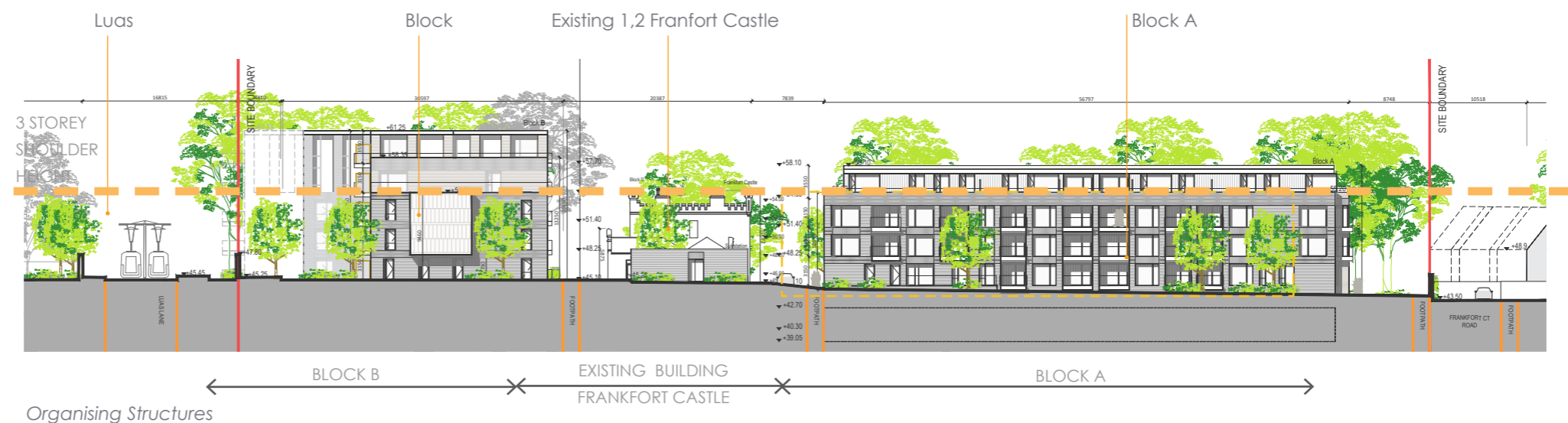
Mount St Annes, Milltown, Dublin



Fernbank, Churchtown, Dublin



Fernbank, Churchtown, Dublin Reference schemes where existing buildings become the main organiser



Reference schemes where existing buildings become the main organiser

3.7 Historic buildings Retained & Reused - Frankfort Castle

Level 00



↑
APARTMENTS
×
AMENITY
↓



Dining / Kitchen / library



Reference images of sensitive refurbishment, main reception rooms as living, communal, social spaces.

3.8 Historic buildings Retained & Reused - Frankfort Castle

Level 01



Bedrooms



Ensuite



Reference images of sensitive refurbishment, retained as residential.

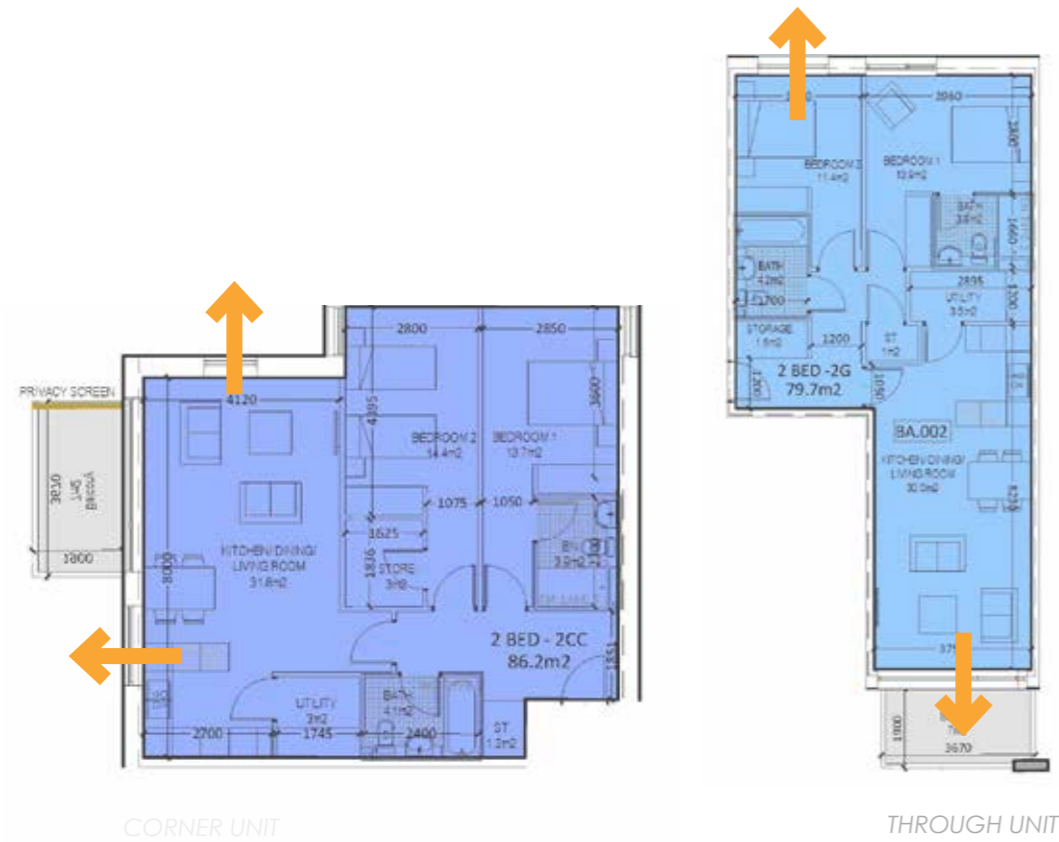
3.9 Dual Aspect

The individual apartment blocks are laid out to maximise the no. of dual aspect apartment types.

The use of dual aspect (i) corner and (ii) through unit types provides for corner living rooms providing aspects in 2 directions, ensuring that there are no north facing single aspect units within the scheme.

TOTAL DUAL ASPECT UNITS: 64 NO. UNITS

55,65% OVER THE TOTAL SCHEME



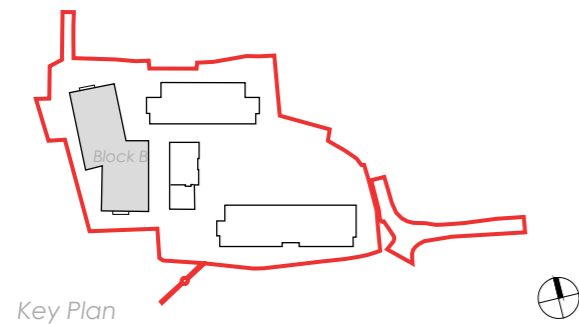


REFERENCE TO CORNER LIVING : locating living rooms into corners, maximising aspect, light, views onto open space.

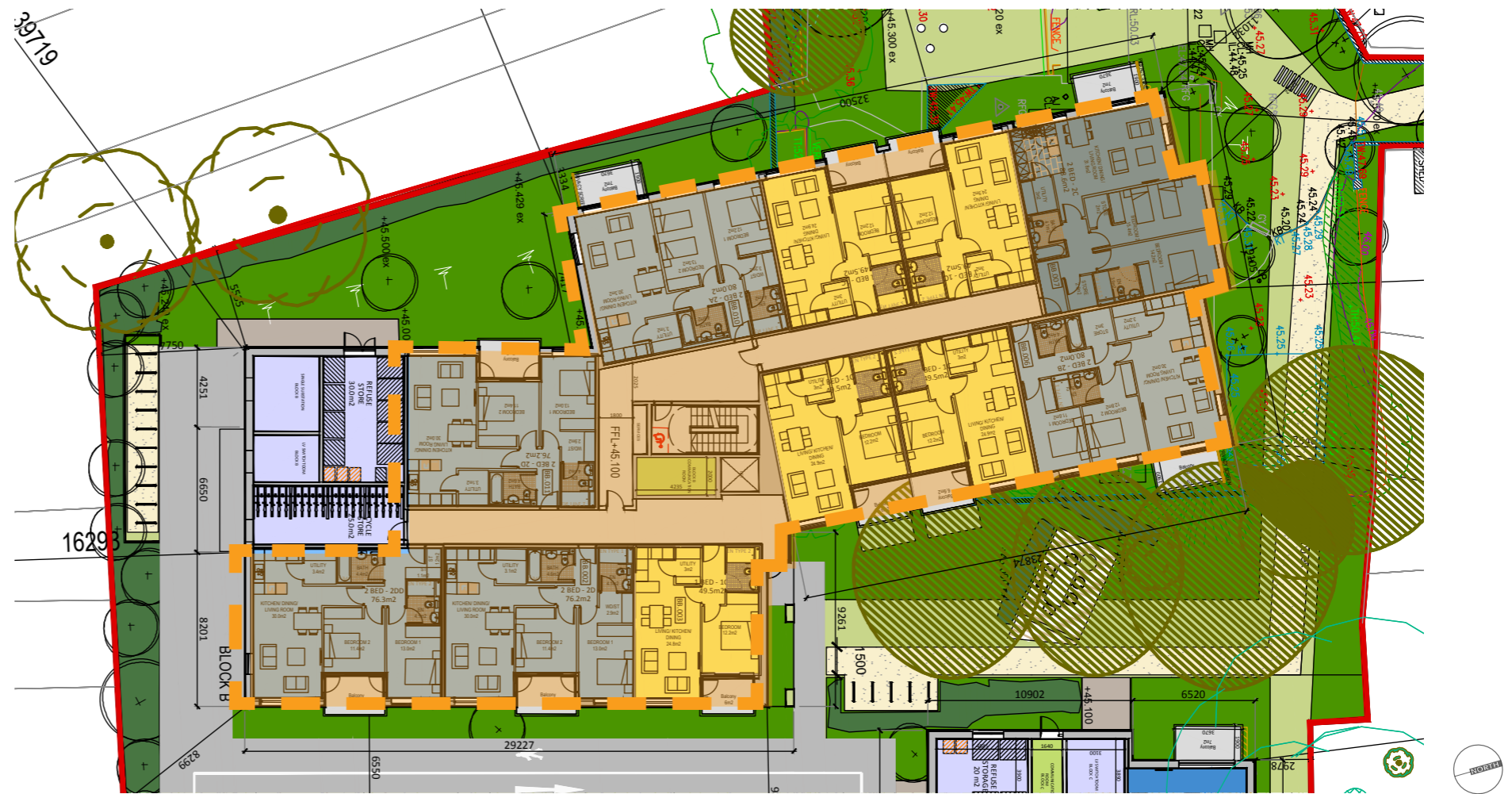
3.10 Part V Strategy

A preliminary agreement to provide for 5 no. 1 bedroom units and 6 no. 2 bedroom units within Block B has been confirmed with Dun Laoghaire Rathdown County Council.

The provision of Part V units will be further developed in consultation with DLR County Council Housing Department.



Key Plan



Block B Ground Floor Plan

3.11 Schedule of Accommodation : Part V Strategy



Job No. 19012	FRANKFORT CASTLE PEMBROKE PARTNERSHIP LTD
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AREAS ASSESSMENT & SCHEDULE OF ACCOMMODATION | REVISION 01

16/04/2021

DEVELOPMENT AREA (includes 'A' Residential areas) = 0.9 Hectares

	Residential amenities sqm	Non Residential Uses sqm	Gross Floor Area Residential sqm	Gross floor Area GFA sqm	Net Floor Area NFA		UNIT TYPES							TOTAL		
					sqm	%	Studio ~38.5 sqm	1 Bed ~49.5 sqm	2 Bed ~77 sqm	2 Bed ~80 sqm	2 Bed ~85 sqm	2 Bed ~90 sqm	2 Bed ~100 sqm			
BUILDING A													TOTAL			
Level 00		148	719	719	486	486	68			3		2	2			7
Level 01			845	845	728	728	96			3	1		3	3		10
Level 02			845	845	728	728	96			3	1		3	3		10
Level 03			690	690	583	583	84			2	2	3	1			8
TOTAL		148	3099	3099	2525	2525	81			0	11	4	11	9	0	35

	Residential amenities sqm	Non Residential Uses sqm	Gross Floor Area Residential sqm	Gross floor Area GFA sqm	Net Floor Area NFA		UNIT TYPES							TOTAL		
					sqm	%	Studio ~38.5 sqm	1 Bed ~49.5 sqm	2 Bed ~77 sqm	2 Bed ~80 sqm	2 Bed ~85 sqm	2 Bed ~90 sqm	2 Bed ~100 sqm			
BUILDING B													TOTAL			
Level 00		80	924	924	741	741	80			5	3	2		1		11
Level 01			990	990	846	846	85			4	4	2	2			12
Level 02			990	990	846	846	85			4	4	2	2			12
Level 03			895	895	781	781	87			4	4	1	1		1	11
Level 04			620	620	516	516	83			4	4					8
TOTAL		80	4419	4419	3730	3730	84			0	21	19	7	5	1	54

	Residential amenities sqm	Non Residential Uses sqm	Gross Floor Area Residential sqm	Gross floor Area GFA sqm	Net Floor Area NFA		UNIT TYPES							TOTAL		
					sqm	%	Studio ~38.5 sqm	1 Bed ~49.5 sqm	2 Bed ~77 sqm	2 Bed ~80 sqm	2 Bed ~85 sqm	2 Bed ~90 sqm	2 Bed ~100 sqm			
BUILDING C													TOTAL			
Level 00		82.7	580	580	464	464	80			2		2				6
Level 01			645	645	568	568	88			4		2				8
Level 02			612	612	558	558	91			4			2	2		8
TOTAL		82.7	1837	1837	1590	1590	87			0	10	0	4	2	2	22

	Residential amenities sqm	Non Residential Uses sqm	Gross Floor Area Residential sqm	Gross floor Area GFA sqm	Net Floor Area NFA		UNIT TYPES							TOTAL		
					sqm	%	Studio ~38.5 sqm	1 Bed ~49.5 sqm	2 Bed ~77 sqm	2 Bed ~80 sqm	2 Bed ~85 sqm	2 Bed ~90 sqm	2 Bed ~100 sqm			
BUILDING D													TOTAL			
Level 00	106.6		196	302.6	104	104	34			2						2
Level 01			170	170	200	200	118									2
TOTAL	106.6		366	472.6	304	304	64			0	2	0	0	0	0	4

SUMMARY													TOTAL		
	Residential amenities sqm	Non Residential Uses sqm	Gross Floor Area Residential sqm	Gross floor Area GFA sqm	Net Floor Area NFA		UNIT TYPES								
	sqm		sqm	sqm	sqm	%	Studio ~38.5 sqm	1 Bed ~49.5 sqm	2 Bed ~77 sqm	2 Bed ~80 sqm	2 Bed ~85 sqm	2 Bed ~90 sqm	2 Bed ~100 sqm		
TOTAL	106.6	310.7	9721	9827.6	8149	8149	84	0%	38%	20%	19%	14%	3%	6%	100%
							0	44	23	22	16	3	7	115	

Apartment Unit Mix					
STUDIO	%	1 BED	%	2BED	%
0		44	38	71	62
1 bed /studio %		38%		62%	





04

Architectural Approach

Design Proposal In Context

Design Layout

Floor plans

Unit Typologies

Heritage Buildings - Conversion & Reuse of existing Frankfort Castle

Palette of Materials

Schedule of Accommodation

4. Architectural Approach

4.1 Design Proposal



Frankfort Castle Proposal in Context



4.2 Design Layout



4.3 Floor Plans

Level 01



Level 02



Level 03



Level 04



Roof Plan



Level - 01

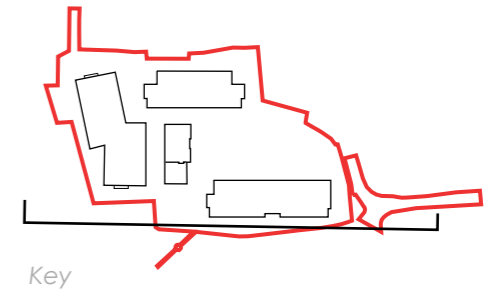


Level -02



4.4 Heritage buildings -conversion & Reuse of existing Frankfort Castle

The retained Historic buildings are used as a central organising feature, buildings which enclose them included an overall shoulder height of 3 storey, which sits below the height of the retained buildings, so the existing buildings become the central focus within the new courtyard open space and materials/palette is of muted and neutral tones to complement the existing setting.



Reference schemes where historic buildings act as central organising element



Mount St Annes, Milltown, Dublin



Bushy Park, Terenure, Dublin



Fernbank, Churchtown, Dublin



Fernbank, Churchtown, Dublin

4.5 Palette of Materials

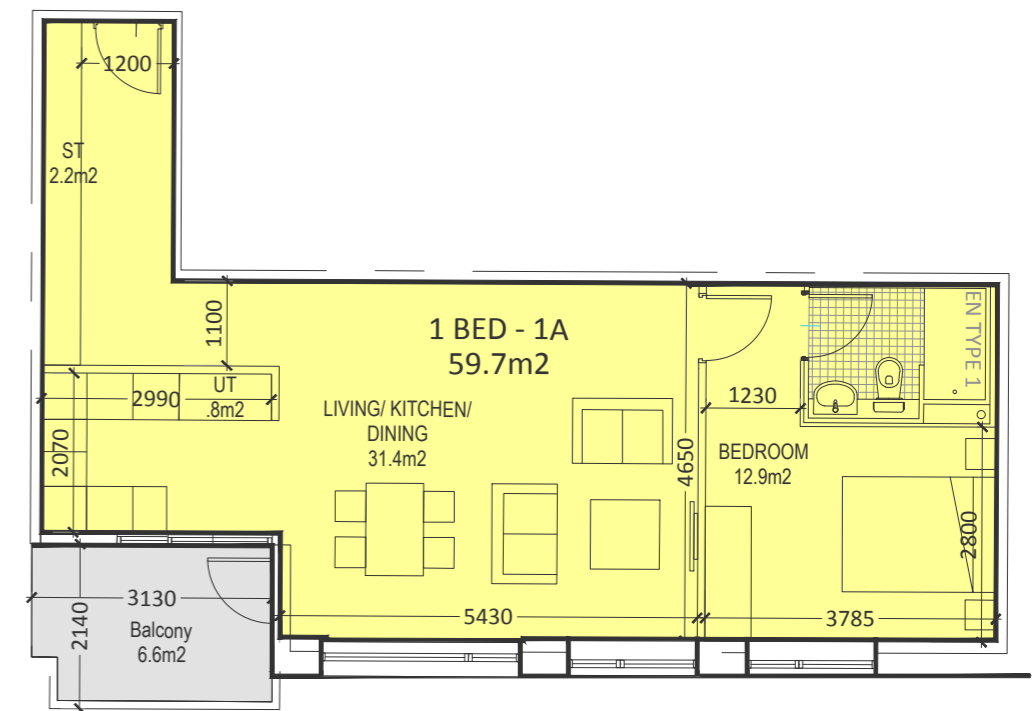
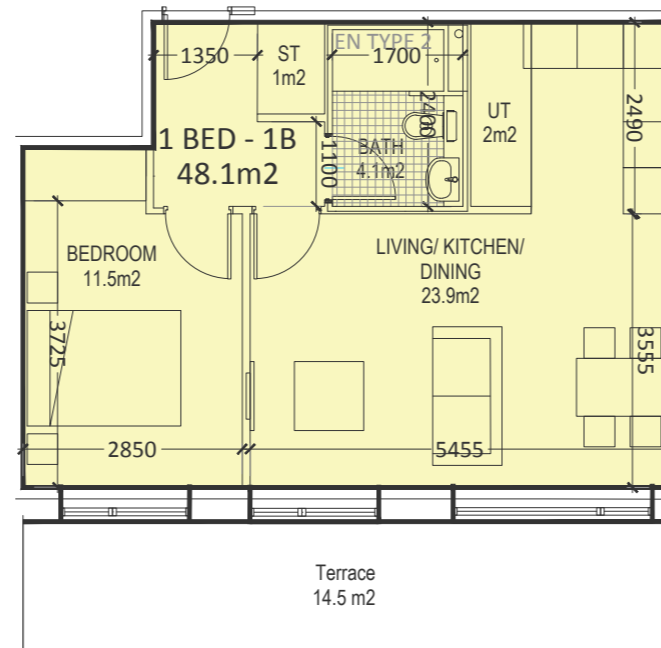
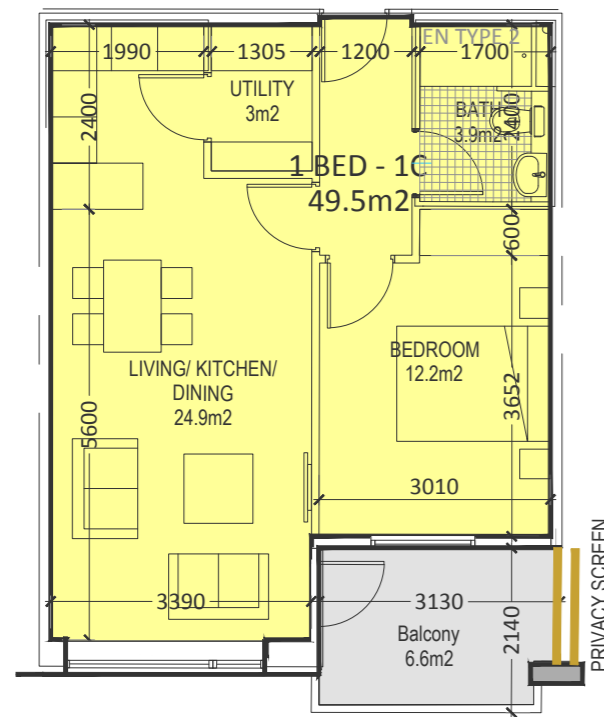
In response to this context a simple and considered palate of materials of brick, render and anodized metal has been proposed across the entire development. A neutral grey / buff tone of brick is suggested to complement and contrast with the grey rough cast render of the Castle and Lodge buildings.

The newer brick treatment will enclose the new spaces about the retained buildings which the building treatment lightens into colonnade and larger openings at upper levels. A mix of render and grey/buff wraps around the site and provides animation within streetscapes and breaks down the massing of buildings within their context.

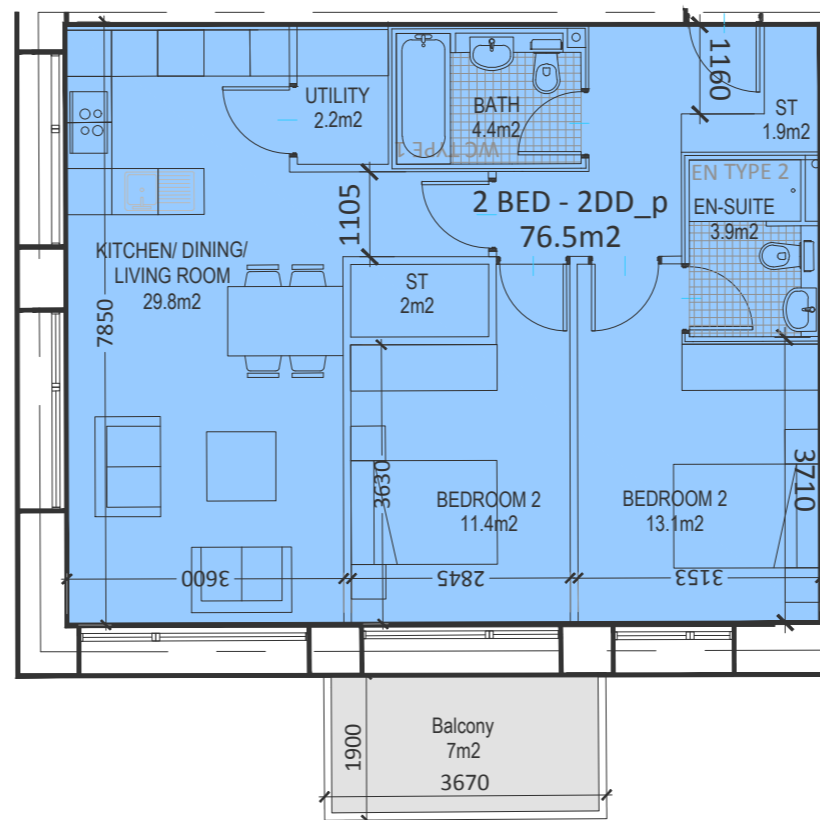
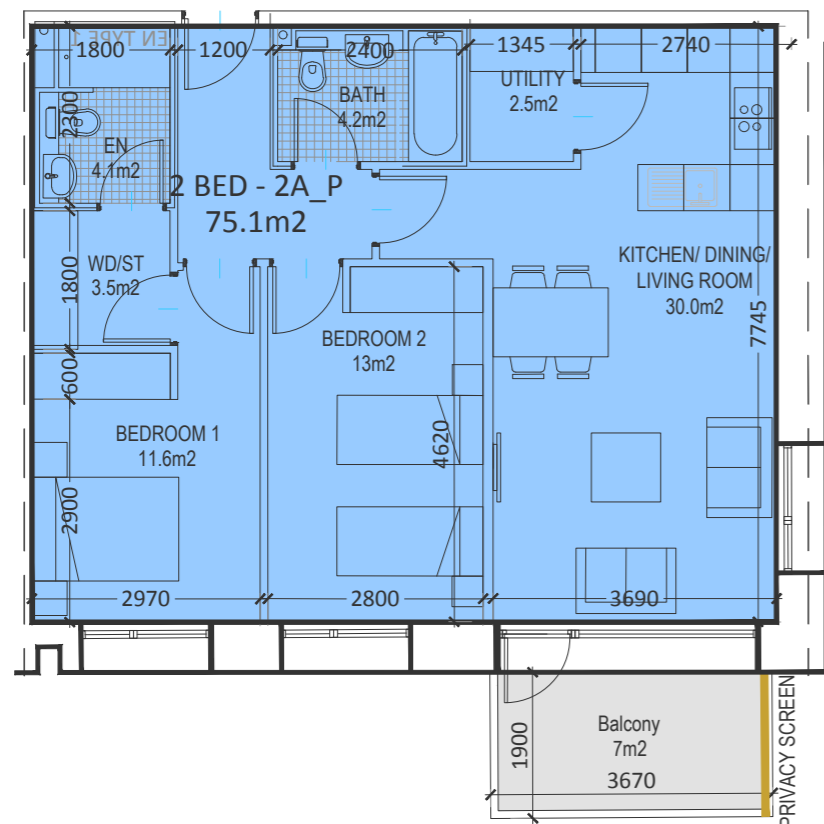
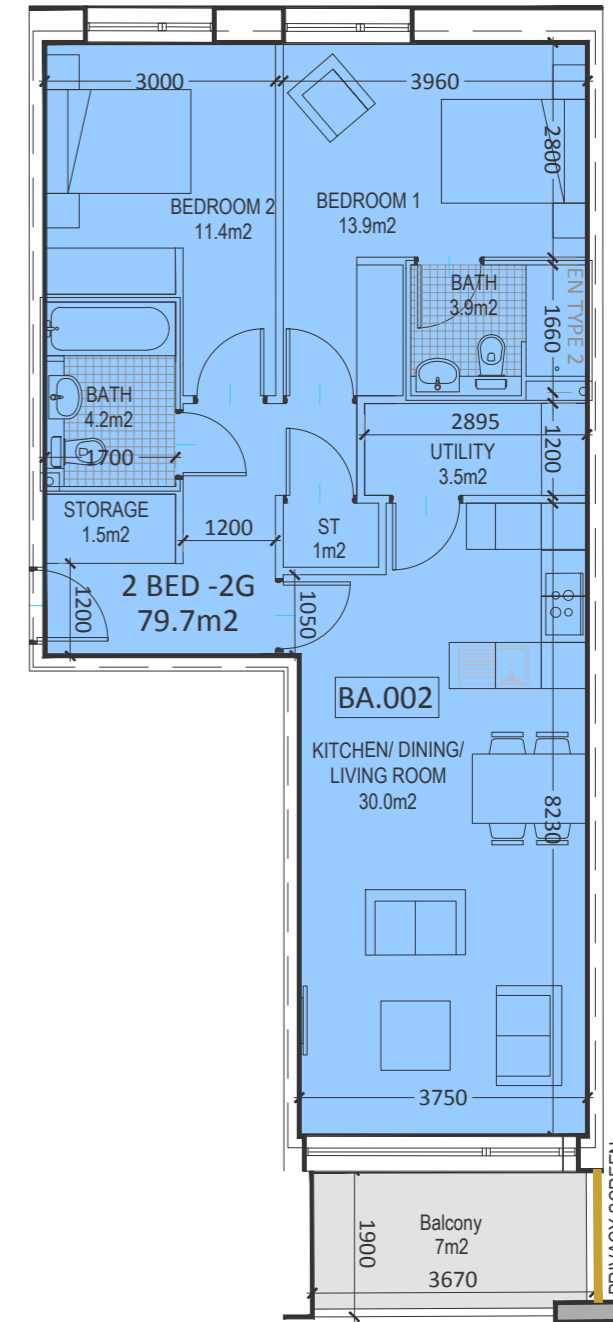
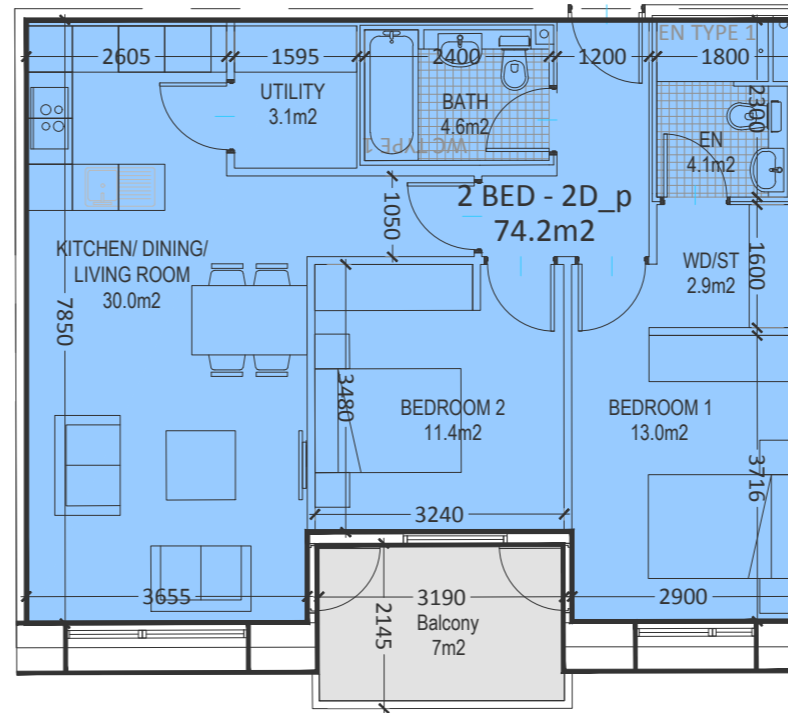
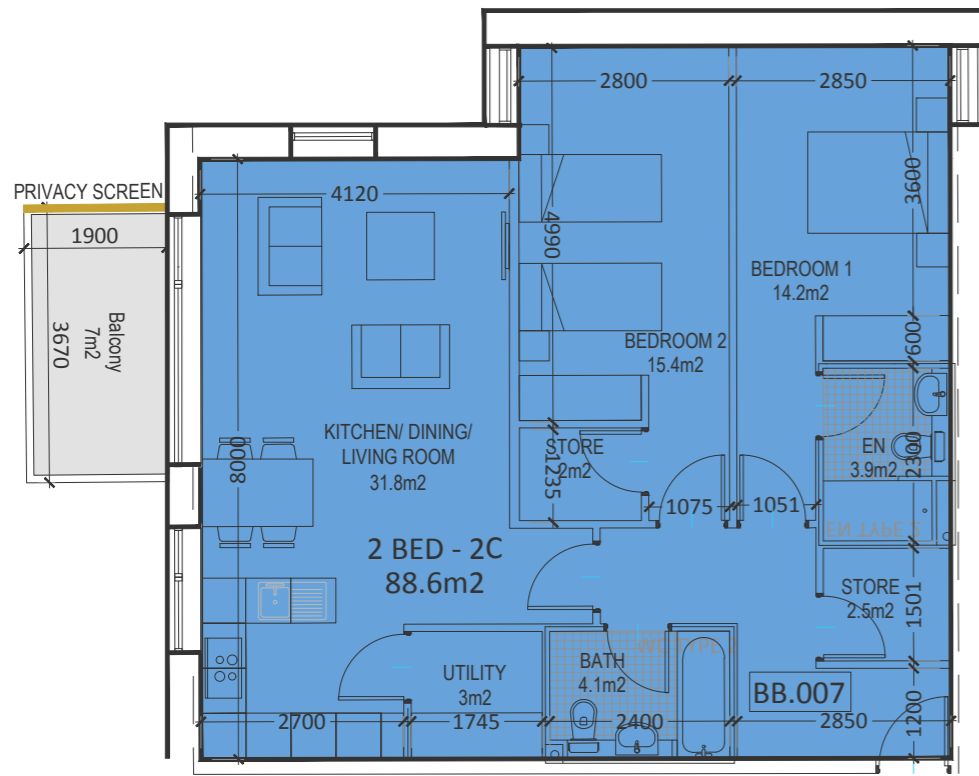


4.6 Unit Typologies

1 bed apartment _ Typical Layout



2 bed apartment _ Typical Layout



4.7 Site plan & Site wide Schedule

Site Application Area Break down	sqm	hc
Net Site	8490	0,85
DLR consented area 01:	16,8	0,0017
DLR consented area 02:	543,2	0,05
Site Application Boundary TOTAL	9050	0,905
sqm		
Density	0,01	
Plot Ratio	1,19	
Site Coverage %	31,9%	
Public Open Space	1000	
Communal Open Space	1025	
Private Open Space	1050	
Creche Play space	52,5	
Internal Residential Amenity	103,6	

%Dual Aspect	51,3%
% apartments above 10% min. Area requirement	55%

Bike Parking Spaces						
Bike Parking Spaces	Block A	Block B	Block C	Block D	Visitor	TOTAL
Open and visitor					40	40
Secure resident breakdown	46	54	32	4		136
TOTAL						176

Car Parking Spaces				
Car Parking Spaces	Resident	Disable	Motorbike stands	Motorbike stands
Surface	6	4		
basement (-1)	37		3	
basement (-2)	30			
TOTAL	73	4		77

Basement	
Basement Levels	GFA
Basement Level -1 Car Parking Area / Circulation	1290,6
Basement Level -2 Car Parking Area / Circulation	902,4
Total Basement	2193

GFA	sqm
GFA residential	9721
GFA Residential Amenity Areas (Ground Floor - Block D)	106,6
GFA Non Residential uses (Services areas, bin and bike storage)	230,7
Creche (Ground Floor - Block A)	80
TOTAL GFA 'Excluding Basement Levels'	10138,3
TOTAL GFA 'Including Basement Levels'	12331,3
Ground Floor building areas	2890,8



4.8 Schedule of Accommodation

Job No.
19012

FRANKFORT CASTLE | PEMBROKE PARTNERSHIP LTD

AREAS ASSESSMENT & SCHEDULE OF ACCOMMODATION | REVISION 01

30/04/2021

DEVELOPMENT AREA (includes 'A' Residential areas) = 0.9 Hectares

	Residential amenities	Non Residential Uses	Gross Floor Area Residential	Gross floor Area GFA	Net Floor Area NFA		UNIT TYPES							TOTAL		
					sqm	%	Studio	1 Bed	2 Bed	2 Bed	2 Bed	2 Bed	2 Bed			
BUILDING A													TOTAL			
Level 00		148	719	867	486	486	68		3			2	2			7
Level 01			845	845	728	728	86		3		1	3	3			10
Level 02			845	845	728	728	86		3		1	3	3			10
Level 03			690	690	583	583	84		2		2	3	1			8
TOTAL		148	3099	3247	2525	2525	78		0	11	4	11	9	0	0	35
BUILDING B													TOTAL			
Level 00		80	924	1004	741	741	80		5		3	2			1	11
Level 01			990	990	846	846	85		4		4	2	2			12
Level 02			990	990	846	846	85		4		4	2	2			12
Level 03			895	895	781	781	87		4		4	1	1		1	11
Level 04			620	620	516	516	83		4		4					8
TOTAL		80	4419	4499	3730	3730	83		0	21	19	7	5	1	1	54
BUILDING C													TOTAL			
Level 00		82.7	580	662.7	464	464	80		2			2				6
Level 01			645	645	568	568	88		4			2				8
Level 02			612	612	558	558	91		4				2	2		8
TOTAL		82.7	1837	1919.7	1590	1590	83		0	10	0	4	2	2	4	22
BUILDING D													TOTAL			
Level 00	106.6		196	302.6	104	104	34		2							2
Level 01			170	170	200	200	118									2
TOTAL	106.6		366	472.6	304	304	64		0	2	0	0	0	0	0	4
SUMMARY													TOTAL			
									0%	38%	20%	19%	14%	3%	6%	100%
TOTAL	106.6	310.7	9721	10138.3	8149	8149	84		0	44	23	22	16	3	7	115

Apartment Unit Mix	STUDIO	%	1 BED	%	2BED	%
	0		44	38	71	62





05

Potential Overlooking

Site Location Map

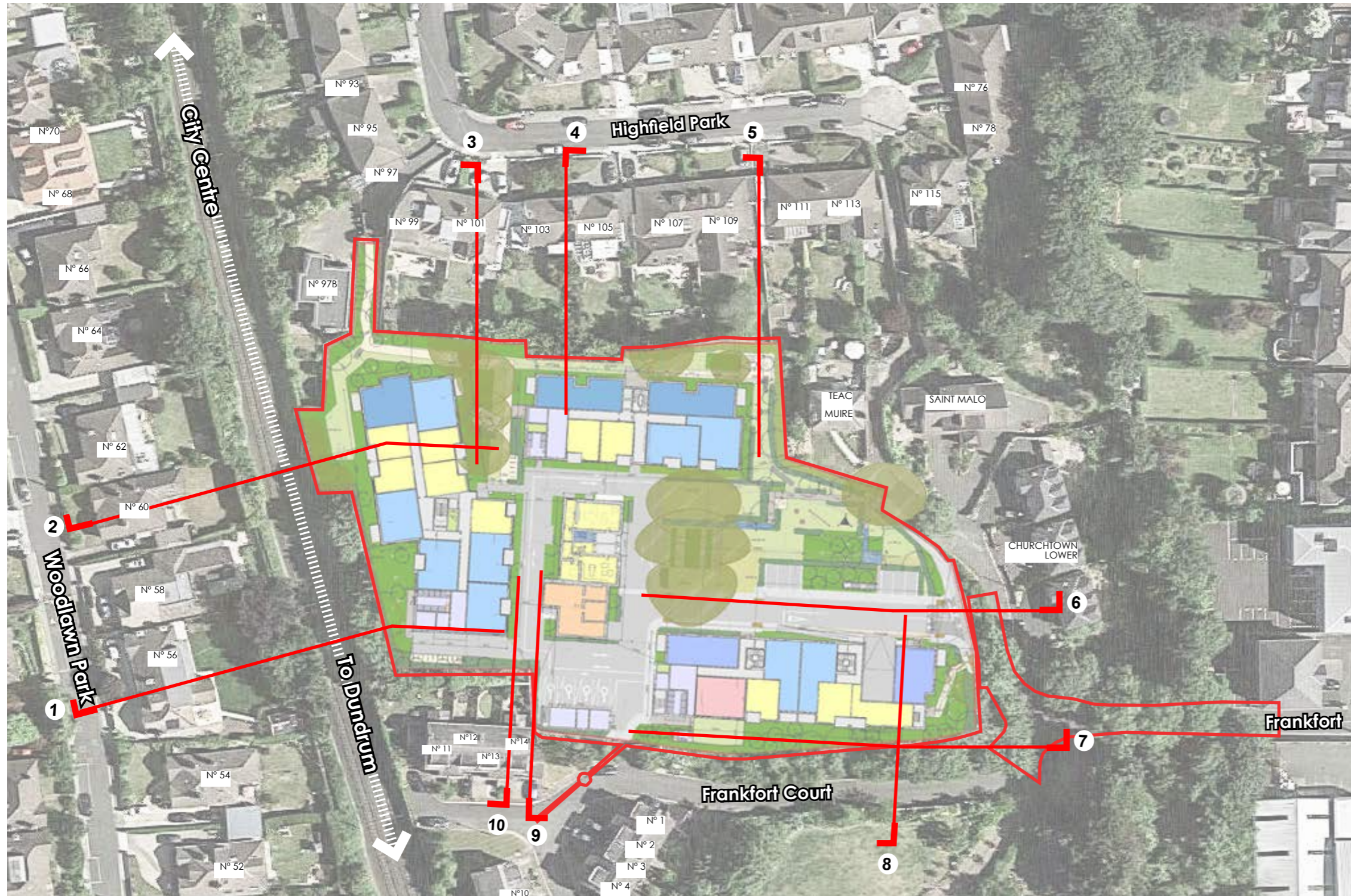
Mitigation measures proposed

Context Elevations

5. Potential Overlooking

5.1 Site Location Map

Considering Location for potential overlooking



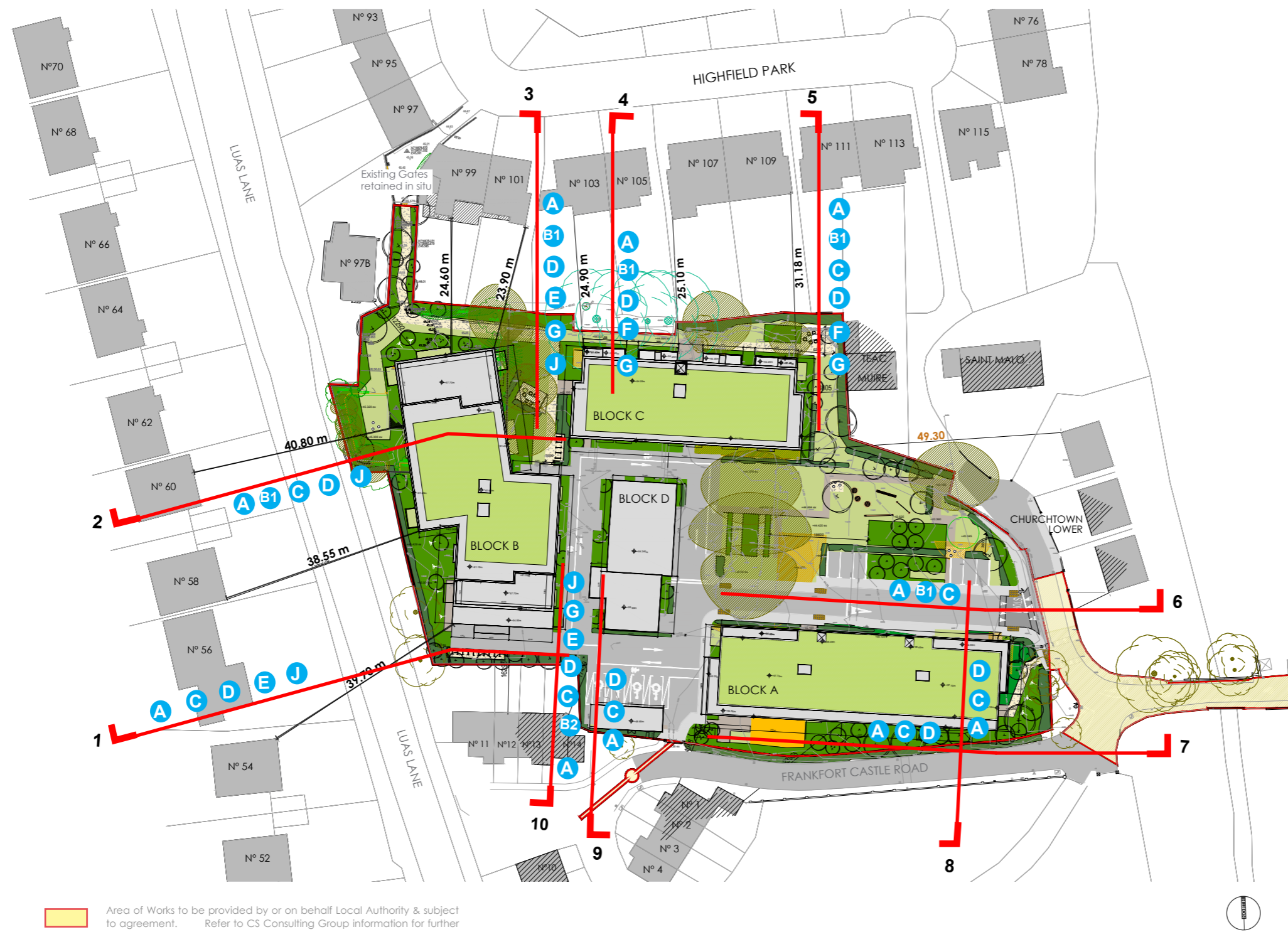
Conditions studied:

1. Block B westward elevation through House No. 56
2. Block B westward section through House N° 60
3. Block B North-Eastward elevation towards semidetached House no. 103-105 Highfield Park
4. Block C eastward cross section through semidetached House no. 107-109 Highfield Park
5. Block C east gable elevation, section through semidetached House no. 107-109 Highfield Park
6. Northward section through Frankfort Castle open space entrance and detached houses at Churchtown Lower
7. Block A southward elevation and section through Frankfort Castle Road
8. Block A westward cross section
9. Block A west gable elevation towards Frankfort Castle road terraced Houses no.1-4
10. Block B South-Eastward elevation towards terraced Houses no.11-14 at Frankfort Castle Road

Frankfort Castle Proposal in Context

5.2 Mitigation measures proposed to address potential

Site Location map with the location of the potential overlooking issues, that will be developed and explained in the next pages.

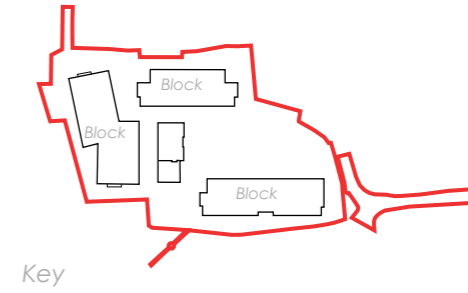


Mitigation/changes that are included to deal with potential overlooking:

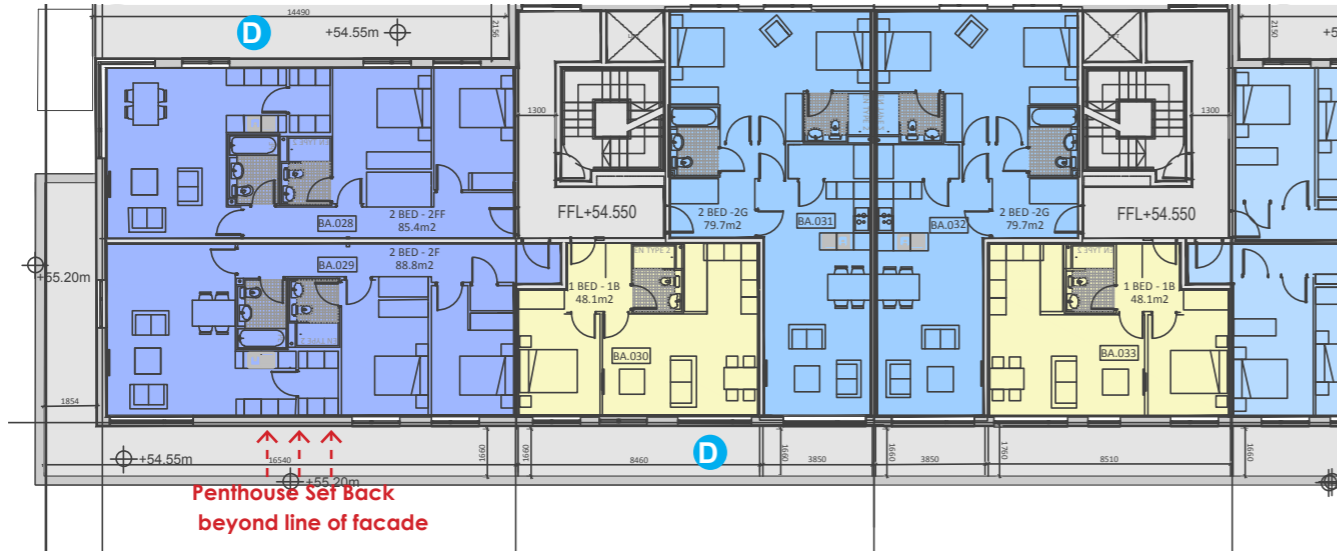
- Separation Distance **A**
- Mature trees stands **B**
- Retained trees **B1**
- New trees **B2**
- Inset balcony **C**
- Recessed terrace / steeped old profile **D**
- Inaccessible roof areas **E**
- Directions windows **F**
- Blank facades **G**
- Projecting windows **H**
- Privacy screens **J**

5.3 Mitigation measures_Adjacent Boundary Details

Site Location map with the location of the potential overlooking issues, that will be developed and explained in the next pages.

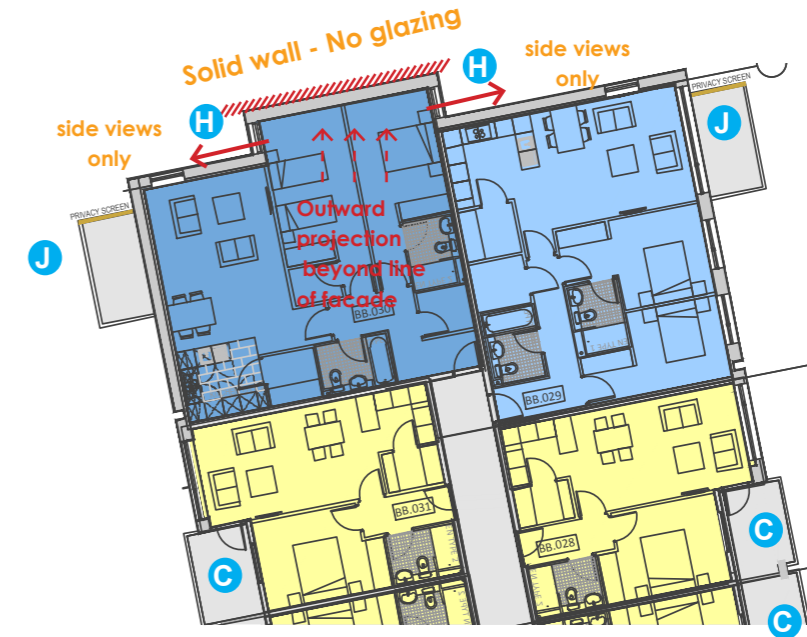


BLOCK A_Level 03



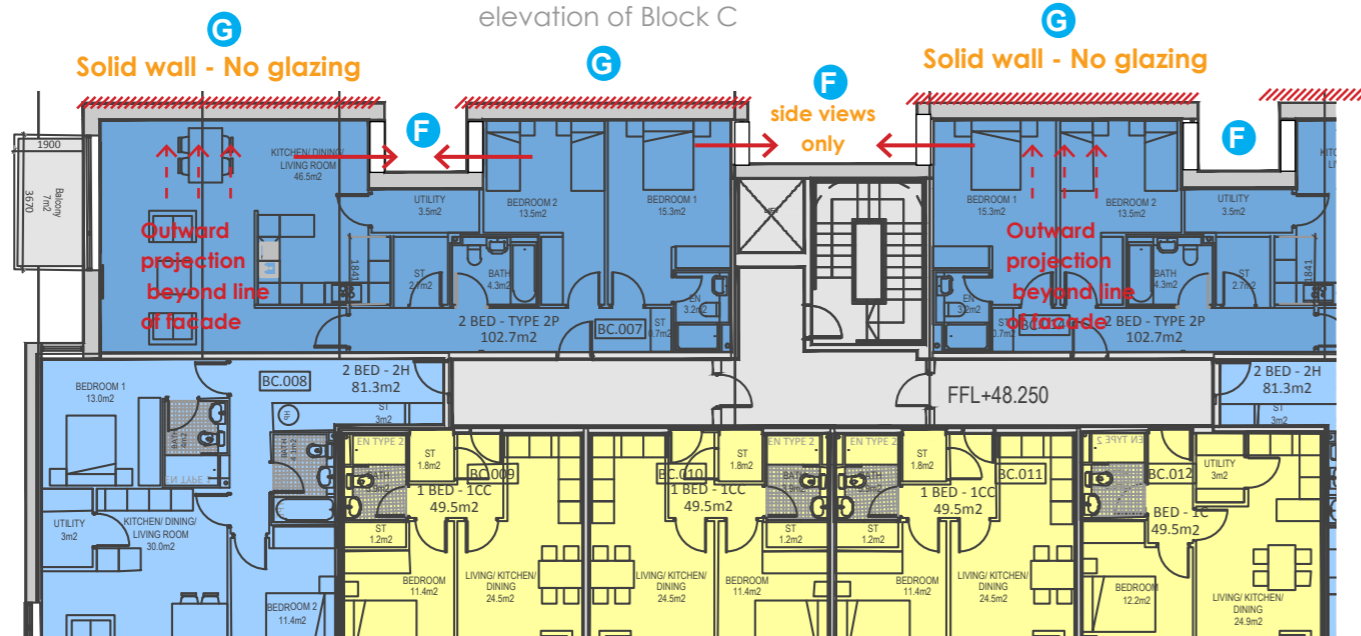
Projecting bays on back elevation of Block A

BLOCK B_Level 02

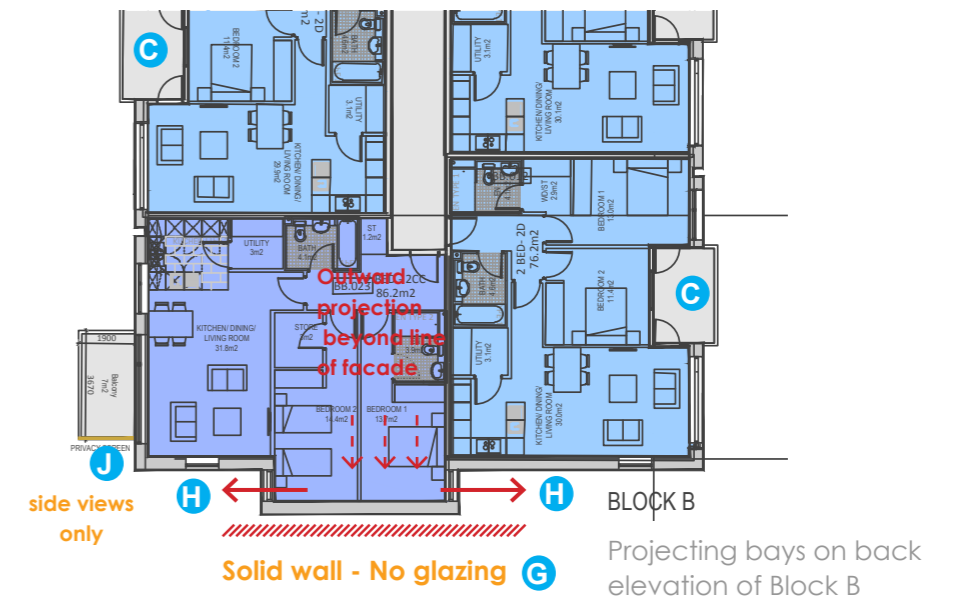


BLOCK C_Level 02

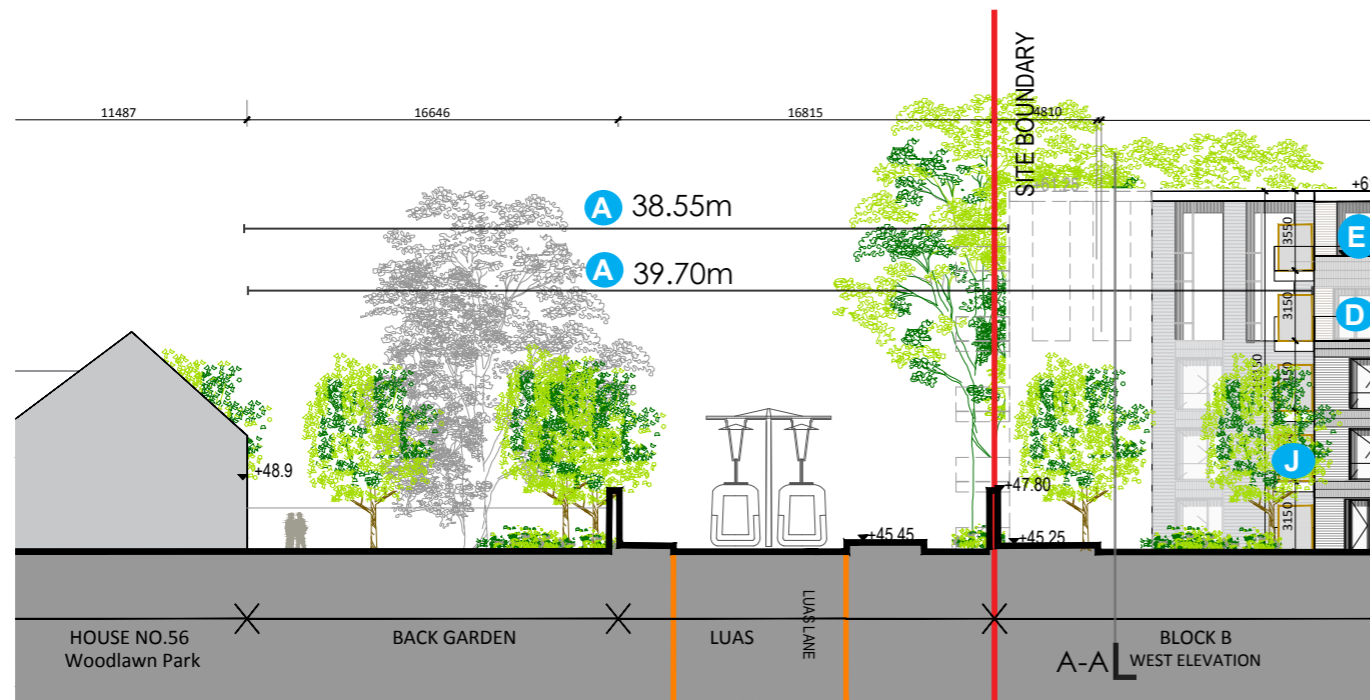
Projecting bays on back elevation of Block C



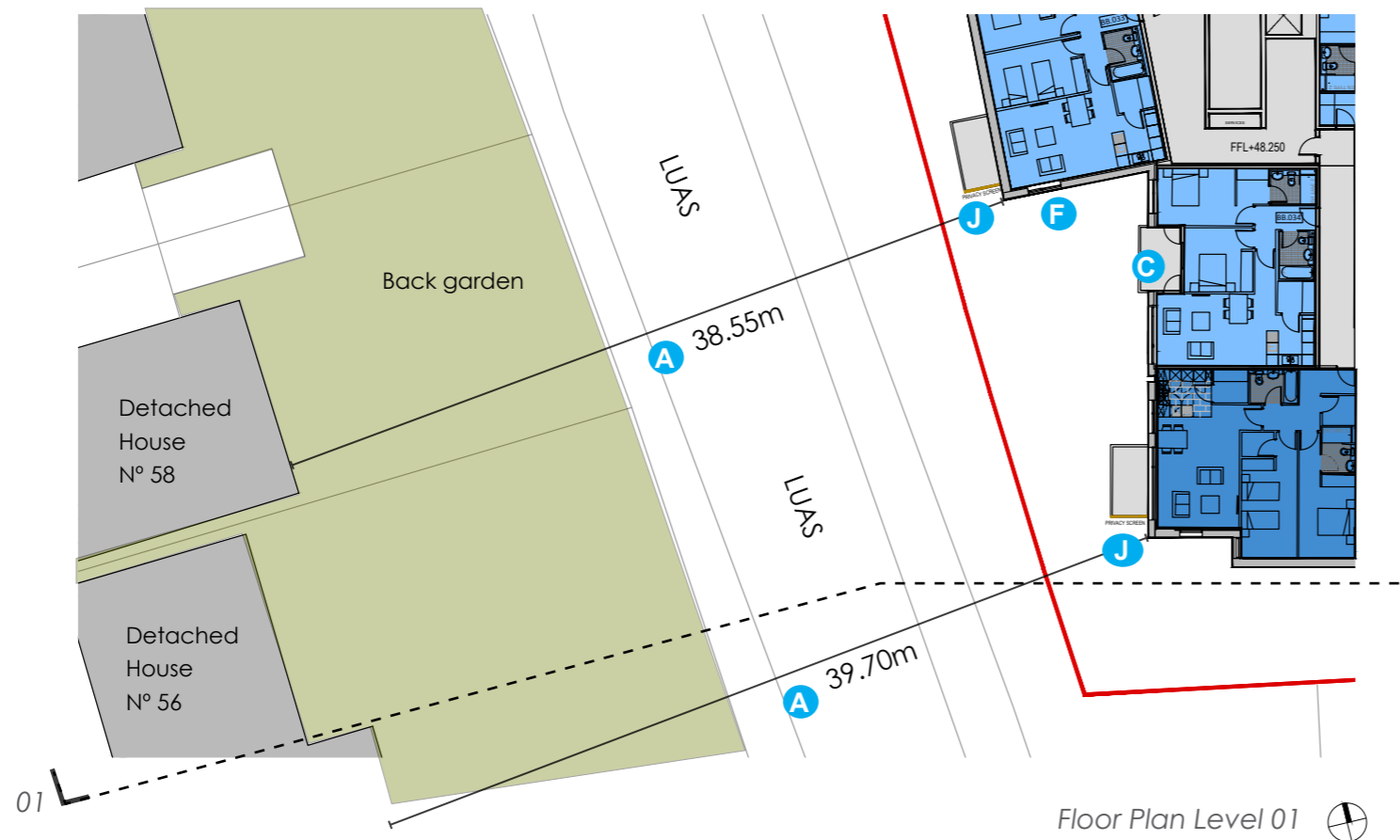
BLOCK B_Level 01



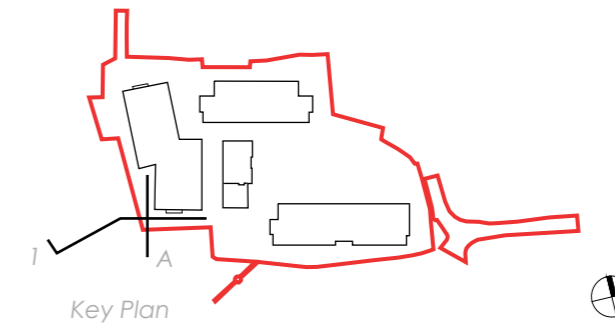
5.4 Context Elevations and Sections 01



Context Elevation 01

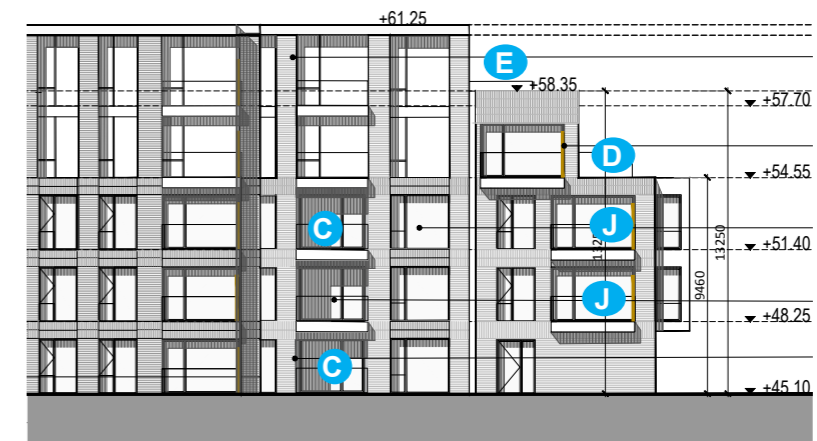


Floor Plan Level 01



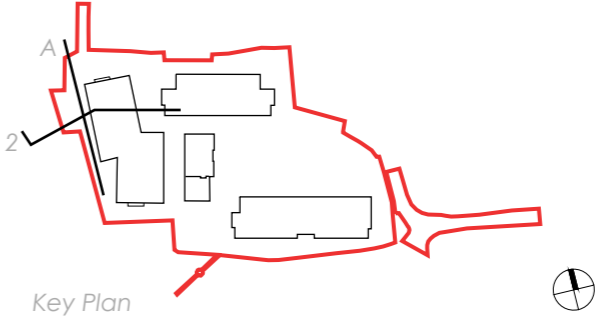
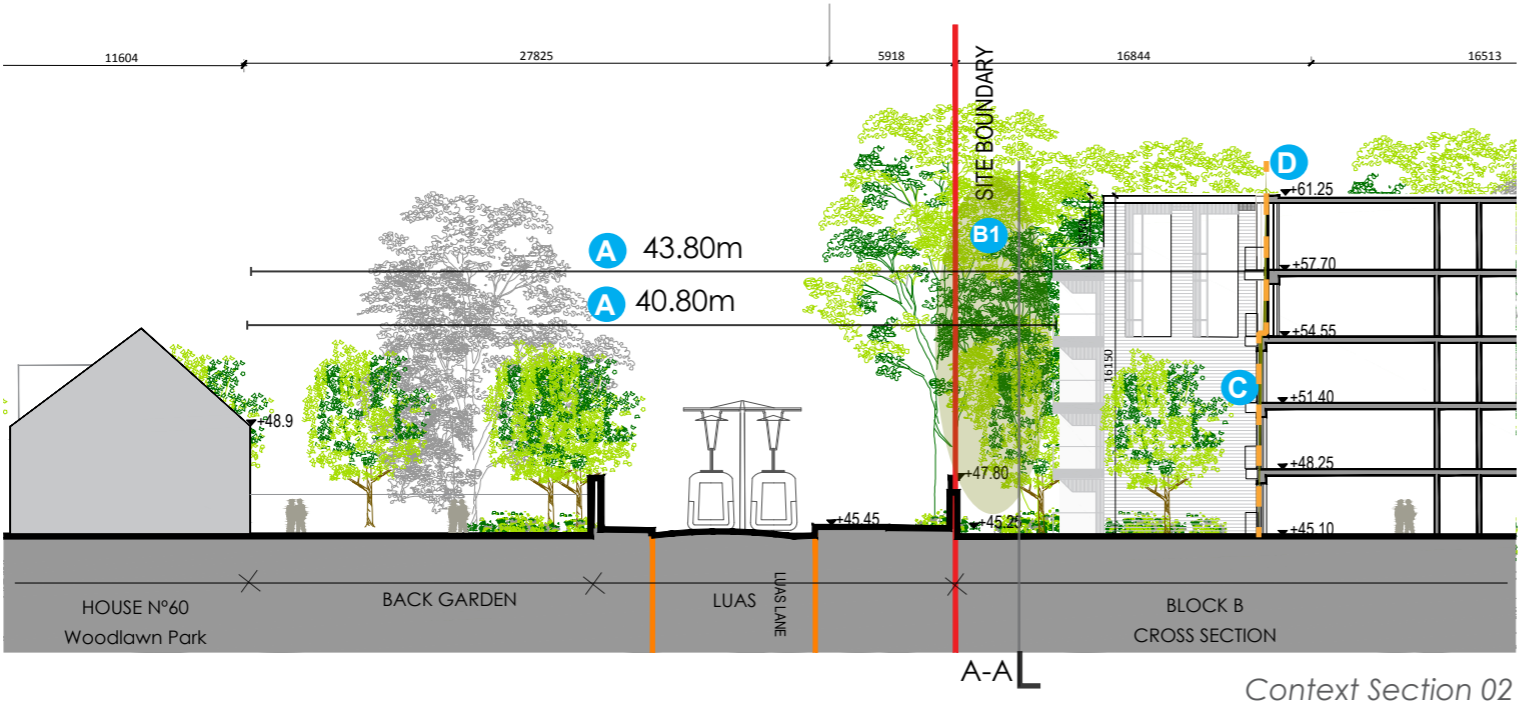
Mitigation/changes that are included to deal with potential overlooking of Block B westward elevation through Houses No. 52-64:

- A** • Separation Distance to the houses are between 38-42m
- C** • Inset balcony to increase the distance to the back gardens and reduce the vision angle.
- D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.
- E** • Inaccessible roof areas at the penthouse level
- J** • Privacy screens at the projected balconies on the edges to reduce the vision angle

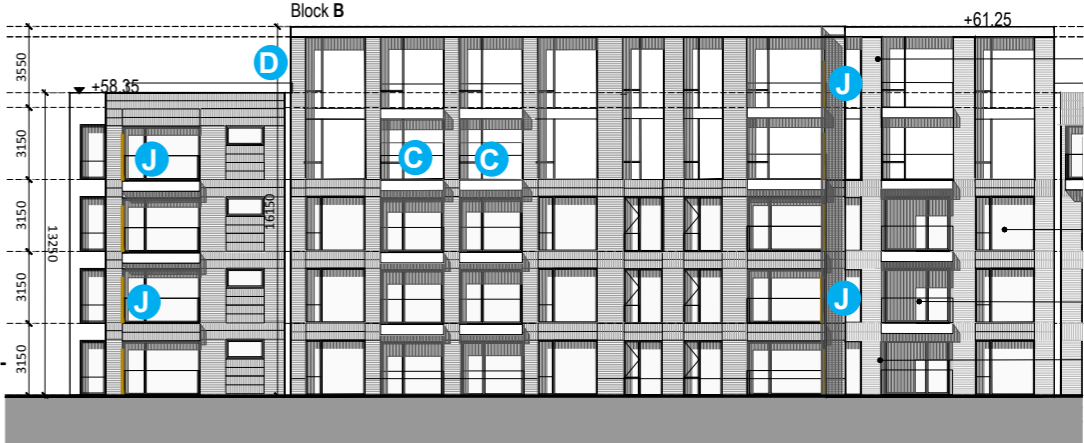
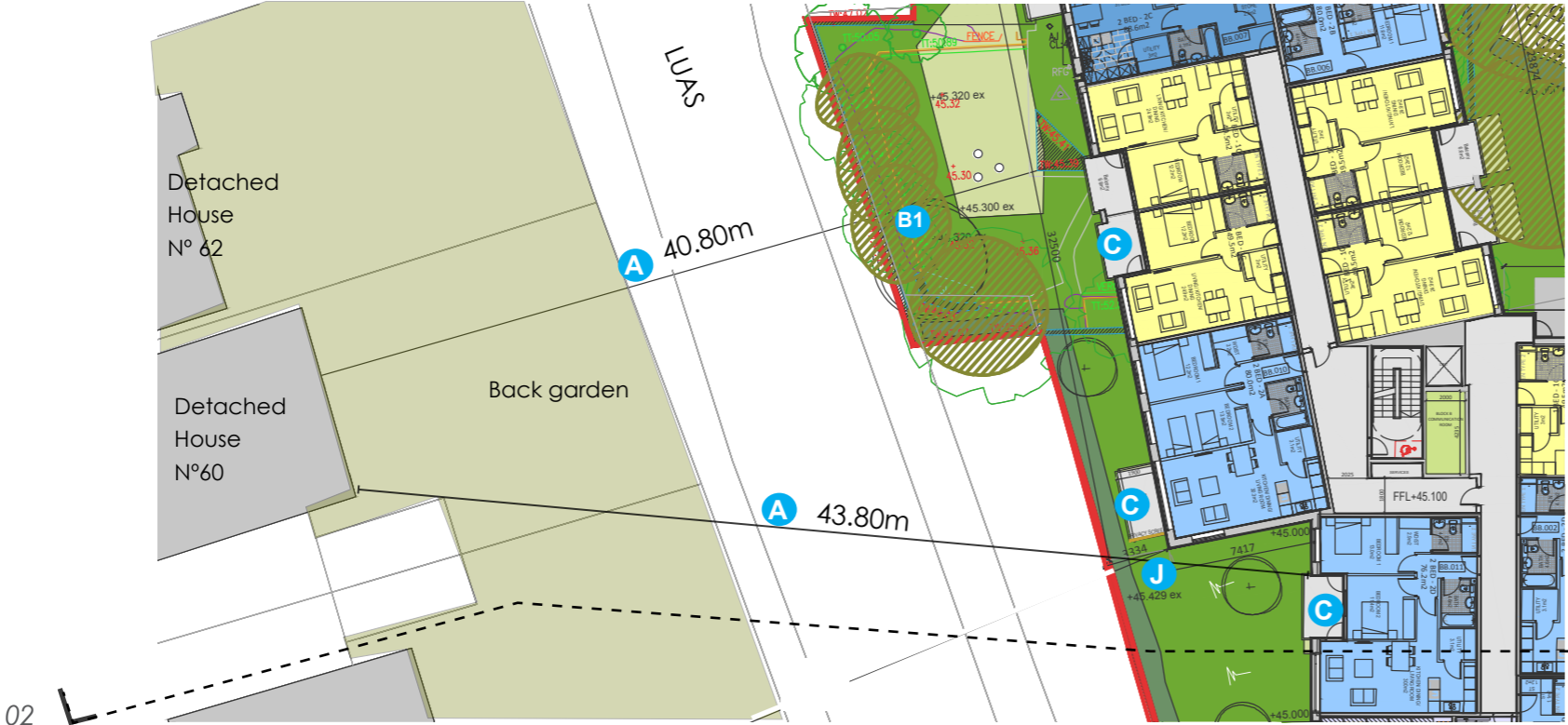


Block B_ West elevation A-A

5.5 Context Elevations and Sections 02



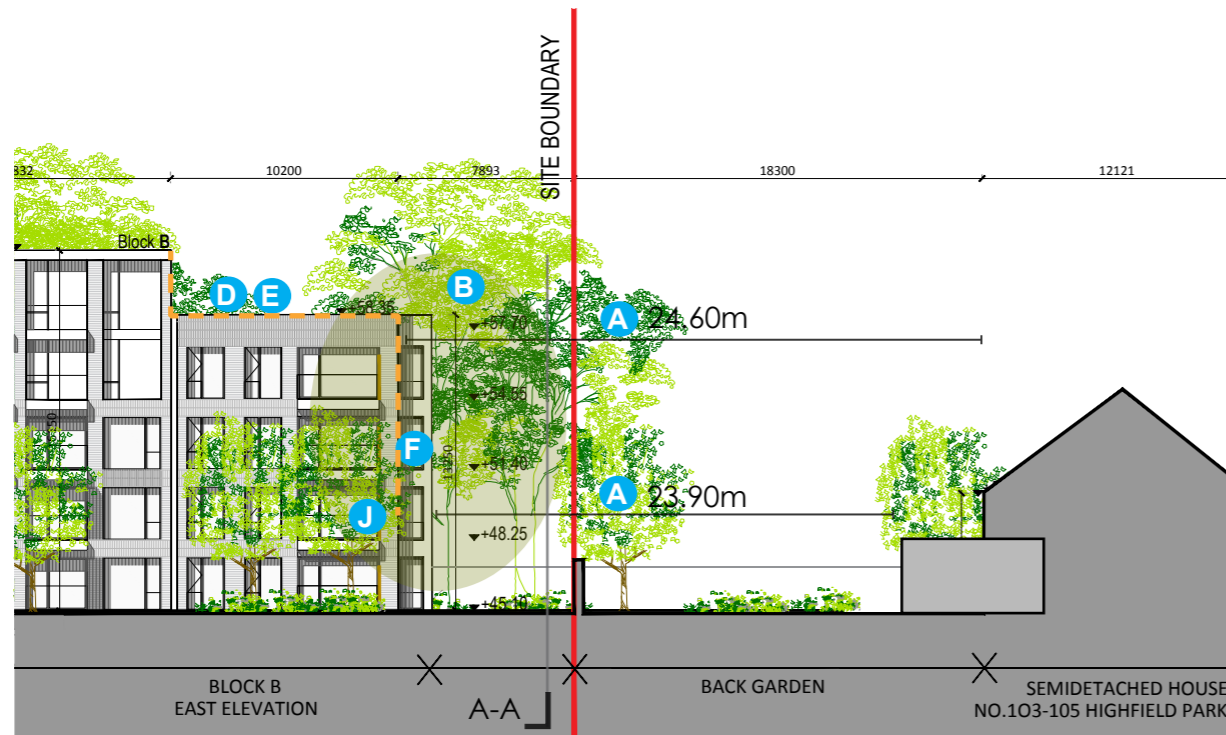
- Mitigation/changes that are included to deal with potential overlooking of Block B Block B westward section through House N° 60
- A** • The separation distances to the houses are between 40-43.80 m
 - B1** • The retained trees stand between the proposed scheme and the existing houses create a natural privacy screen .
 - C** • There are Inset balconies proposed in to the middle units to increase the distance to the back gardens and reduce the vision angle.
 - J** • Also for the corner units and the porejcted balconies there are privacy screens proposed to avoid the overlooking to the adjacent properties
 - D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.



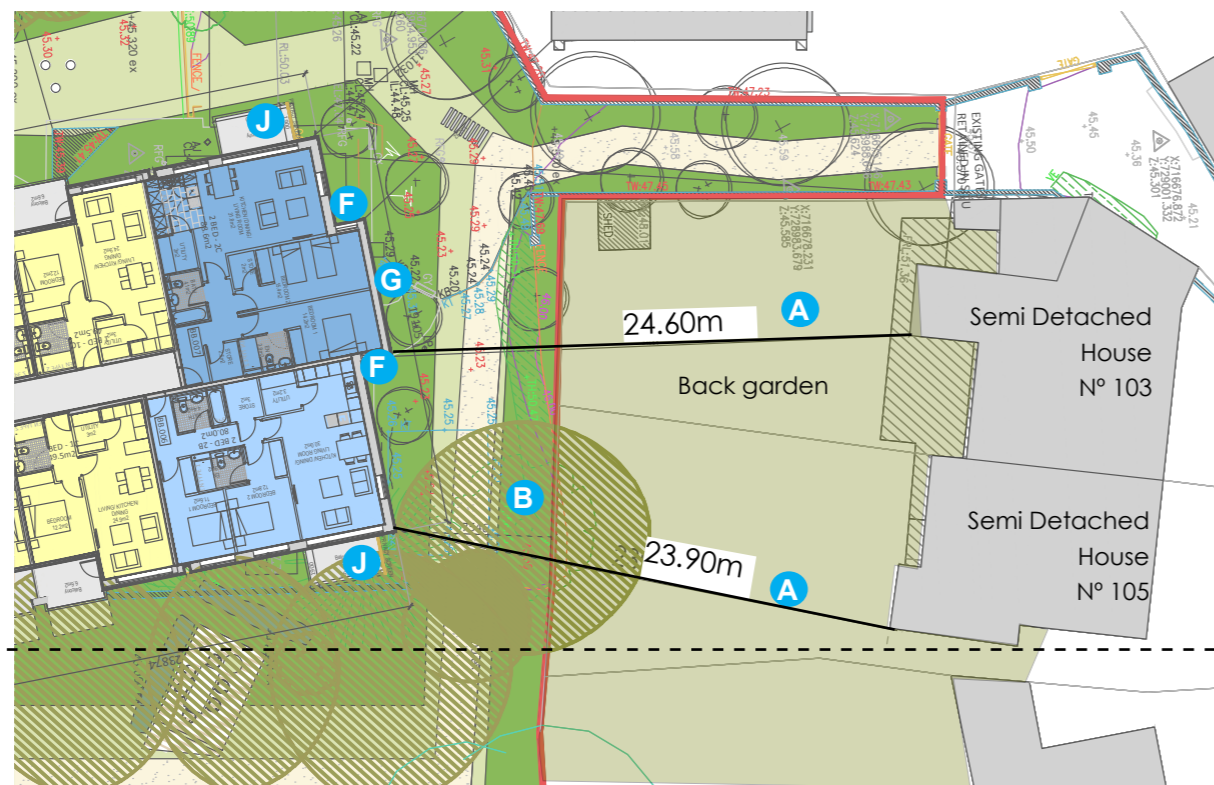
Ground Floor Plan Level 00

Block B_ West elevation A-A

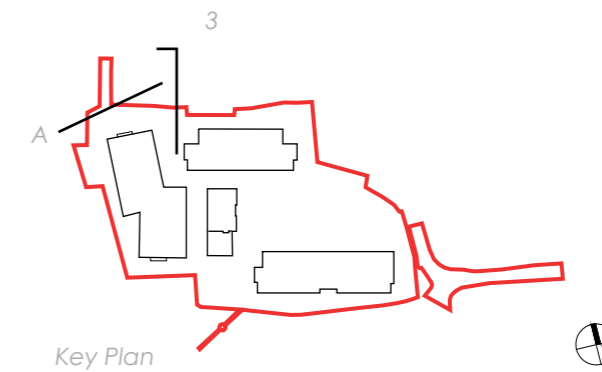
5.6 Context Elevations and Section 03



Context Elevation 03



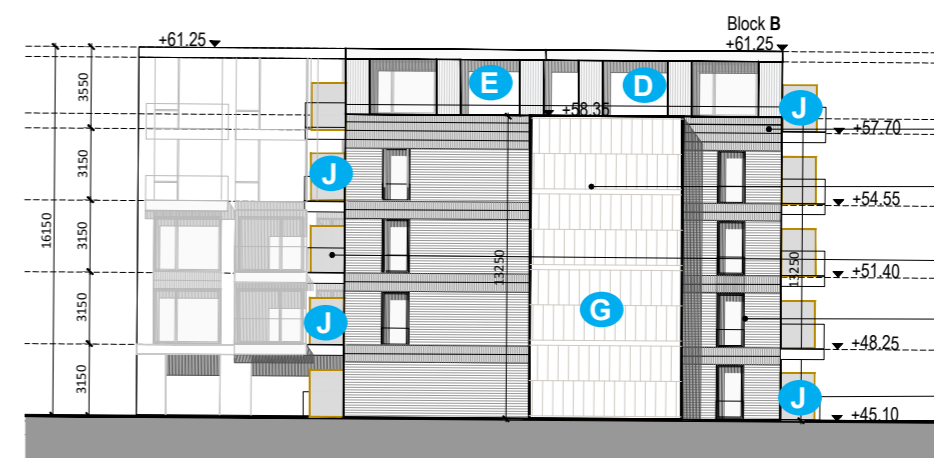
Ground Floor Plan Level 00



Key Plan

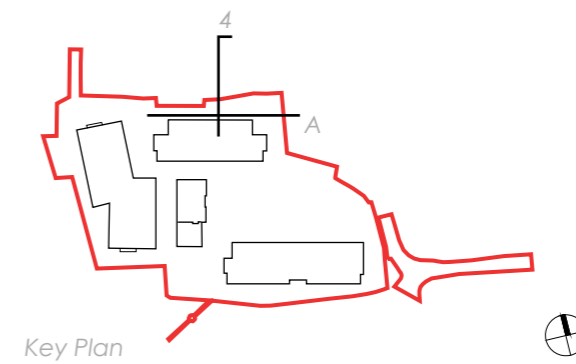
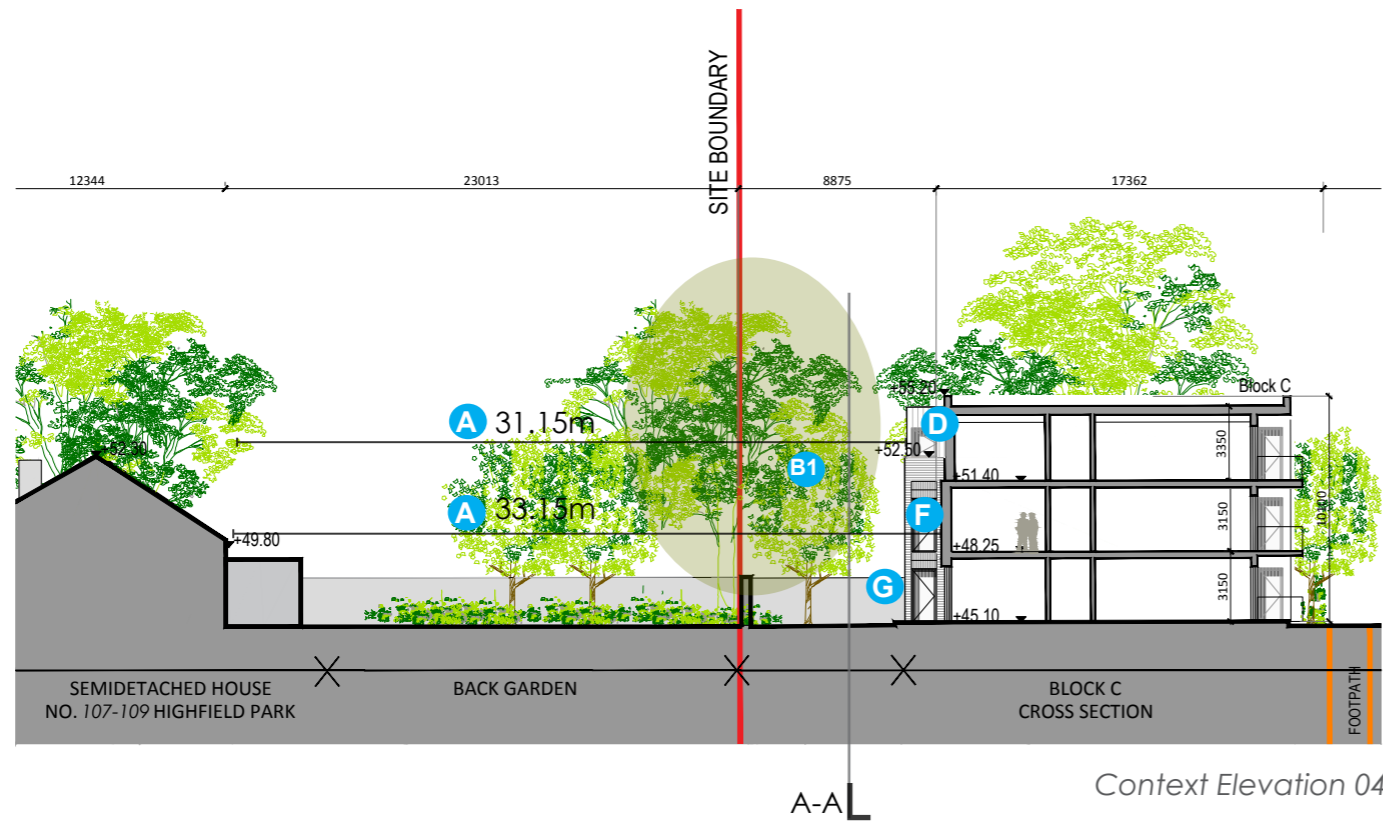
Mitigation/changes that are included to deal with potential overlooking of Block B North-Eastward elevation towards semidetached House no. 103-105 Highfield Park

- A** • The separation distances to the houses are circa 23-24m
- B** • The retained trees stand between the proposed scheme and the existing houses create a natural privacy screen .
- J** • There are proposed privacy screens to avoid the overlooking to the adjacent properties on the projected corner balconies
- D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.
- E** • The roof areas are not accessible from the inner apartment units to avoid the overlooking.
- G** • The most exposed elevation area on the block B gable elevation is blanked to provide privacy to the neighbourhood properties



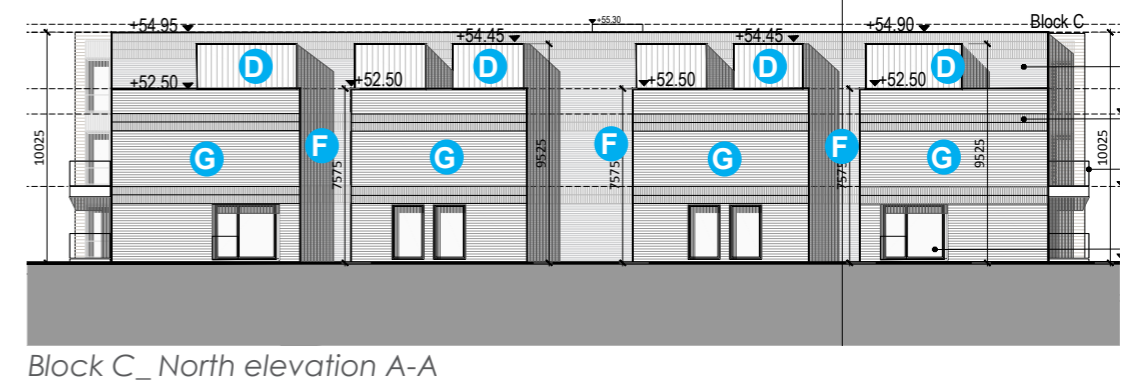
Block B_ North elevation A-A

5.7 Context Elevations and Section 04

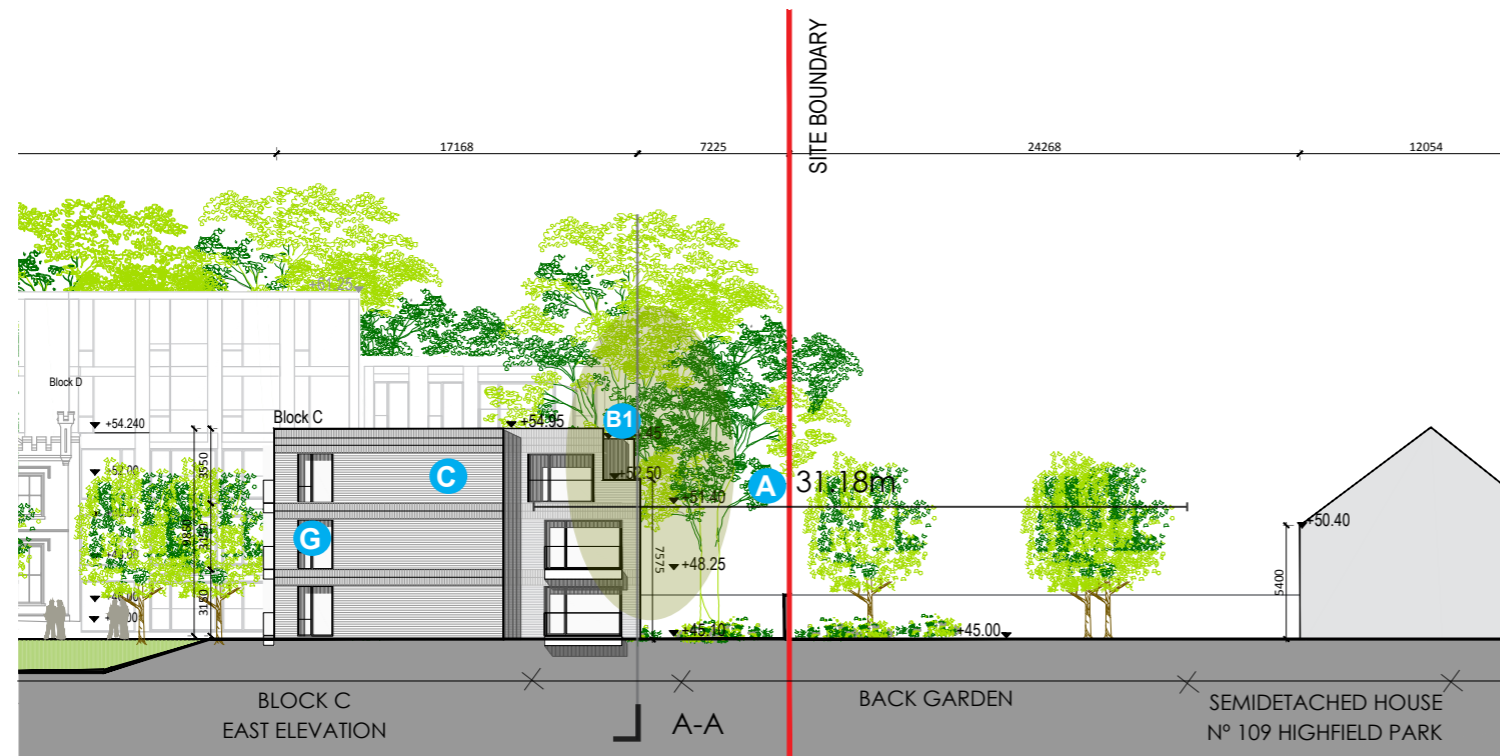


Mitigation/changes that are included to deal with potential overlooking of Block C eastward cross section through semidetached House no. 107-109 Highfield Park

- A** • The separation distances to the houses are circa 31-33m
- B1** • The retained trees stand between the proposed scheme and the existing houses create a natural privacy screen .
- D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.
- F** • The directional windows are on level 1&2 at the north side of Block C.
- G** • The north elevation facade is blank at levels 1 & 2 to provide privacy to the adjacent neighborhood properties.



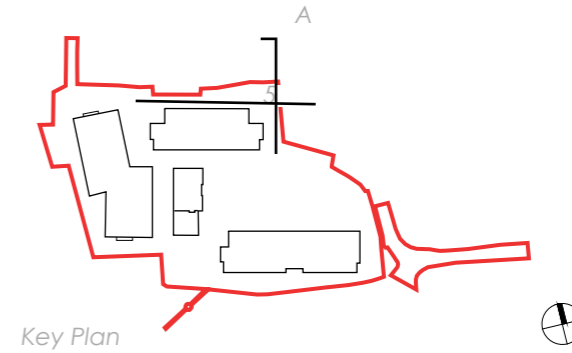
5.8 Context Elevations and Section 05



Context Elevation 05



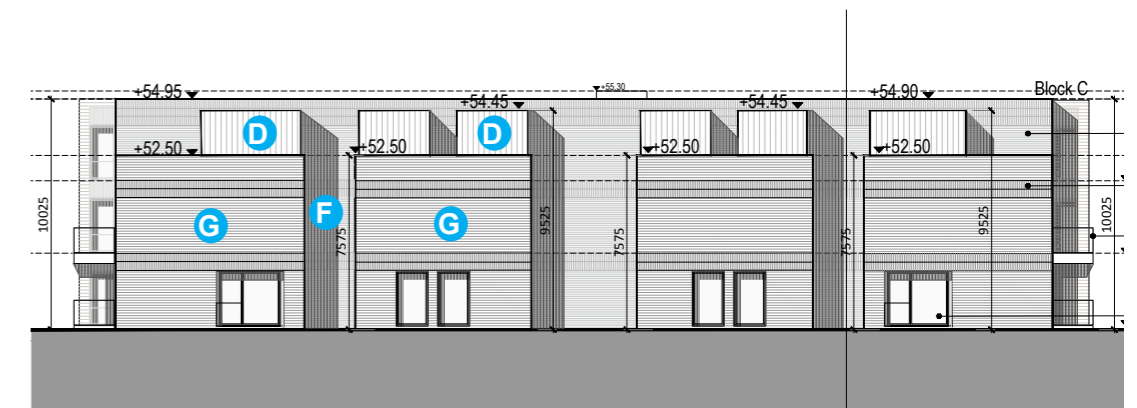
Ground Floor Plan Level 00



Key Plan

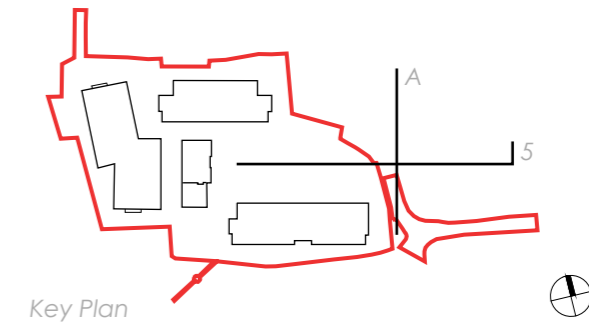
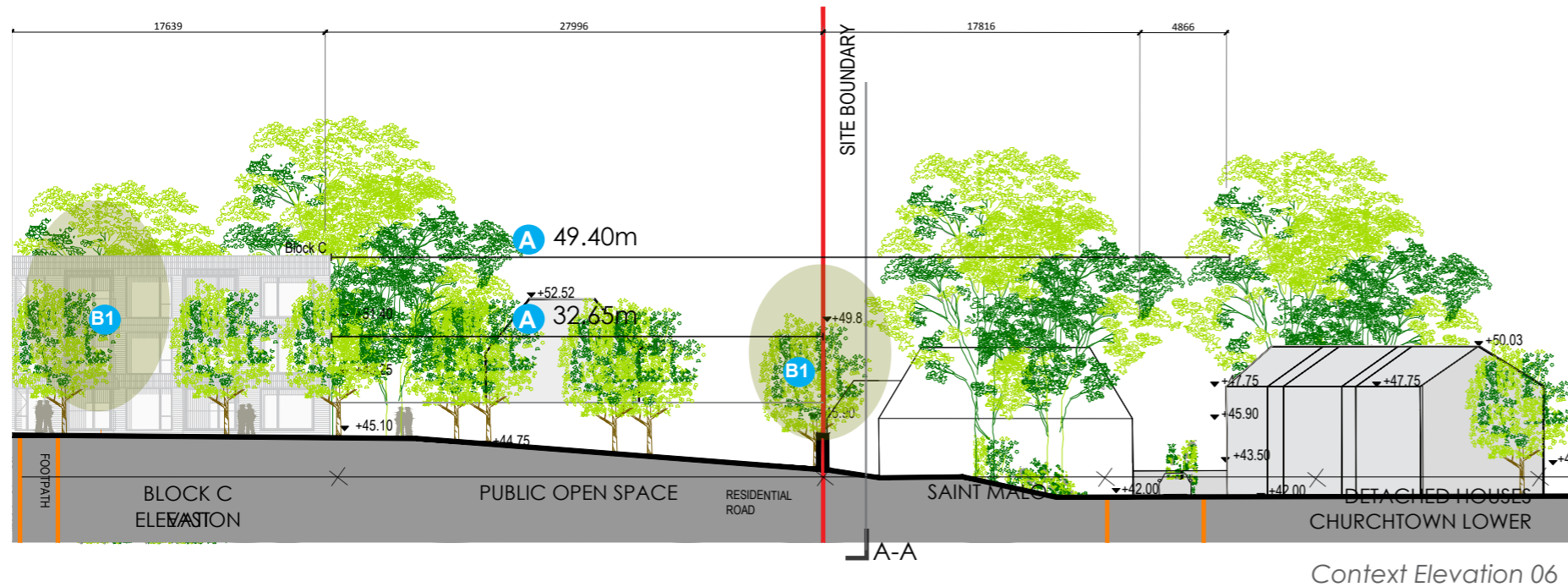
Mitigation/changes that are included to deal with potential overlooking of Block C east gable elevation, through semidetached House no. 107-109 Highfield Park

- A** • The separation distances to the houses are circa 31m
- B1** • The retained trees stand between the proposed scheme and the existing houses create a natural privacy screen .
- C** • Inset balcony to increase the distance to the back gardens and reduce the vision angle.
- D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.
- F** • The directional windows are on level 1&2 at the north side of Block C.
- G** • The north elevation facade is blank at levels 1 & 2 to provide privacy to the adjacent neighborhood properties.



Block C_ North elevation A-A

5.9 Context Elevations and Section 06

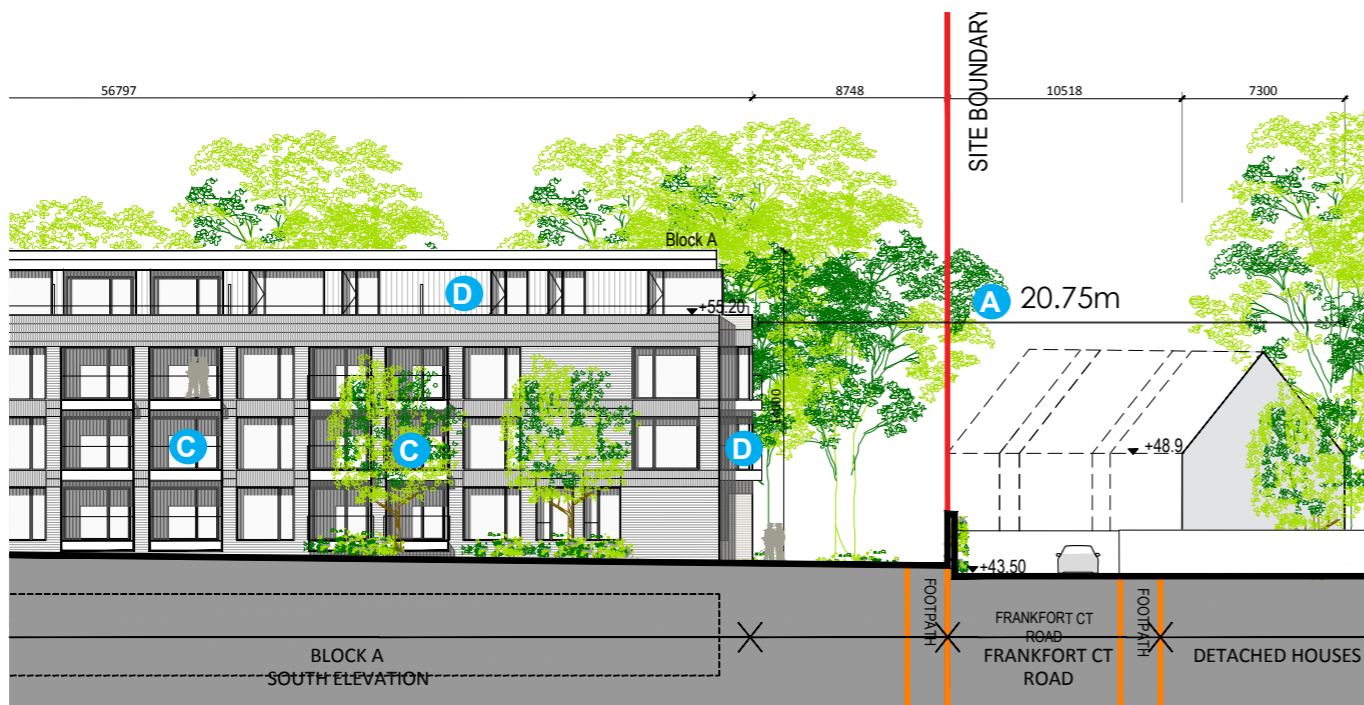


Mitigation/changes that are included to deal with potential overlooking of Northward section through Frankfort Castle open space entrance and detached houses at Churchtown Lower

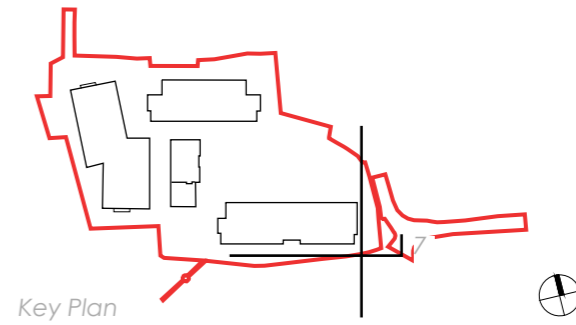
- A** • The separation distances to the houses are circa 32-40m
- B1** • The retained trees stand between the proposed scheme and the existing houses create a natural privacy screen . The natural slope of the terrain helps to avoid the overlooking to the adjacent properties
- C** • Inset balcony to increase the separation distance to the adjacent properties



5.10 Context Elevations and Sections 07



Context Elevation 07

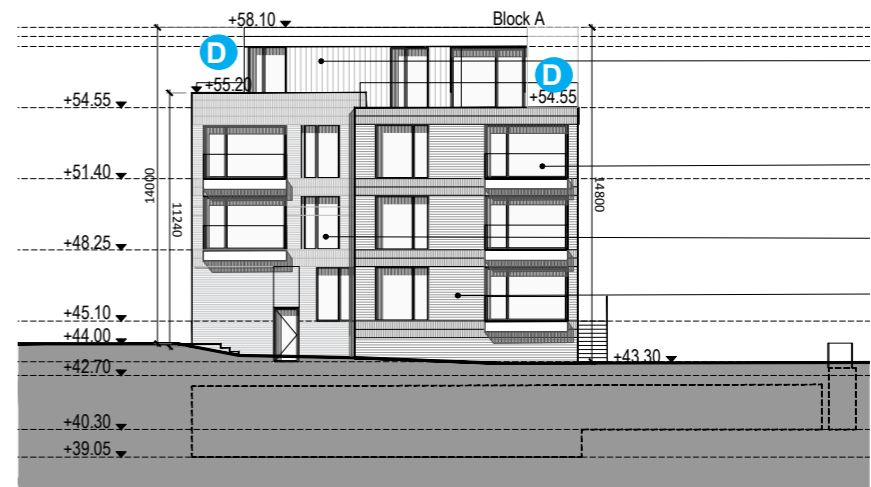


Mitigation/changes that are included to deal with potential overlooking of Block A southward elevation and section through Frankfort Castle Road.

- A** • The separation distances to the houses are circa 20 m
- C** • Inset balcony to increase the distance to the back gardens and reduce the vision angle.
- D** • Recessed terrace / stepped old profile to increase the separation distance at the top floors.

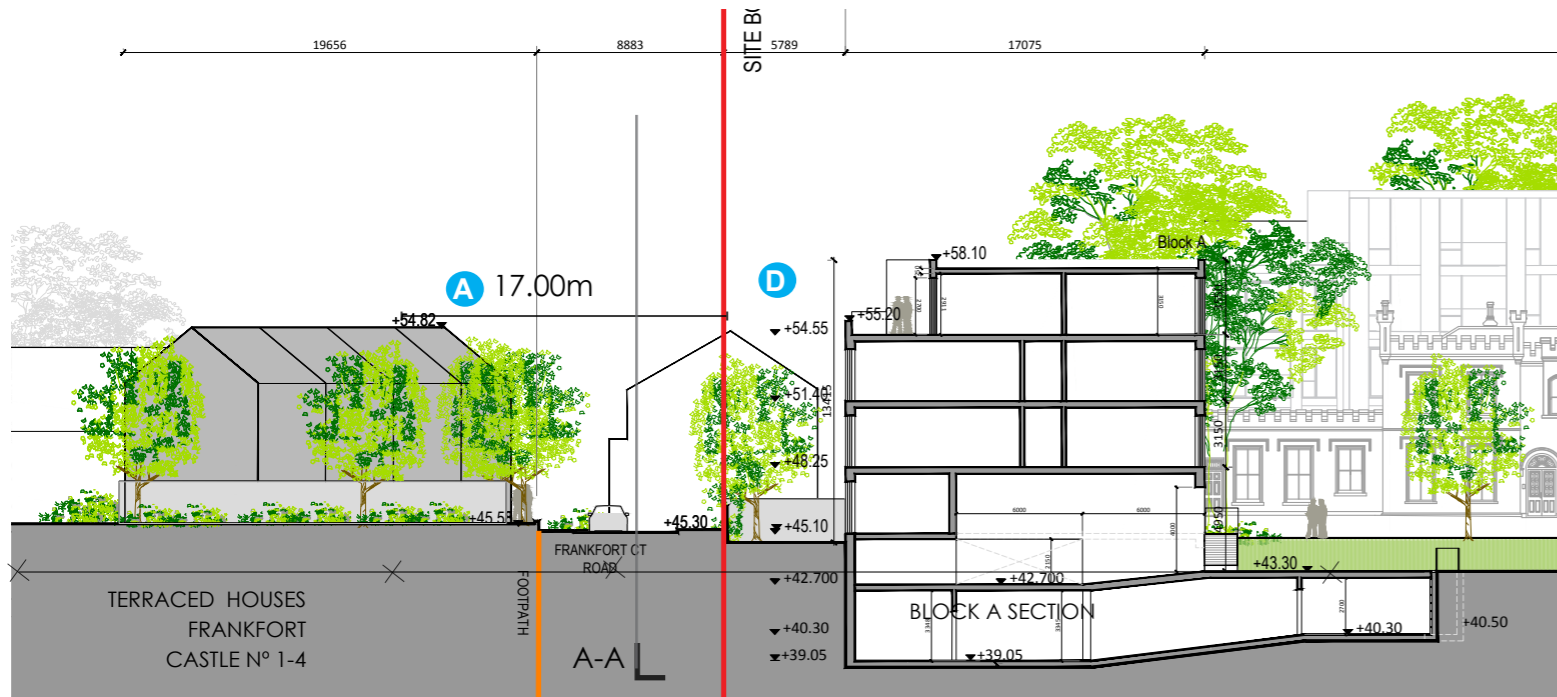


Ground Floor Plan Level 00

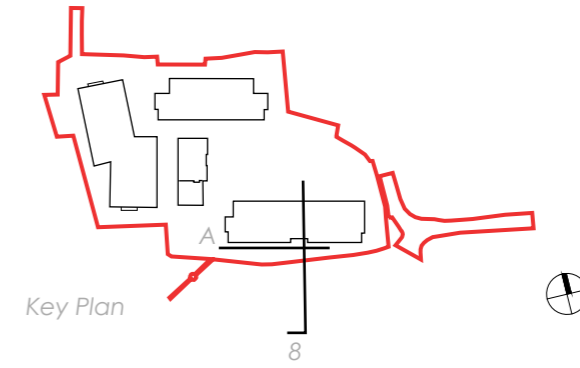


Block A_ East elevation A-A

5.11 Context Elevations and Section 08



Context Elevation 08

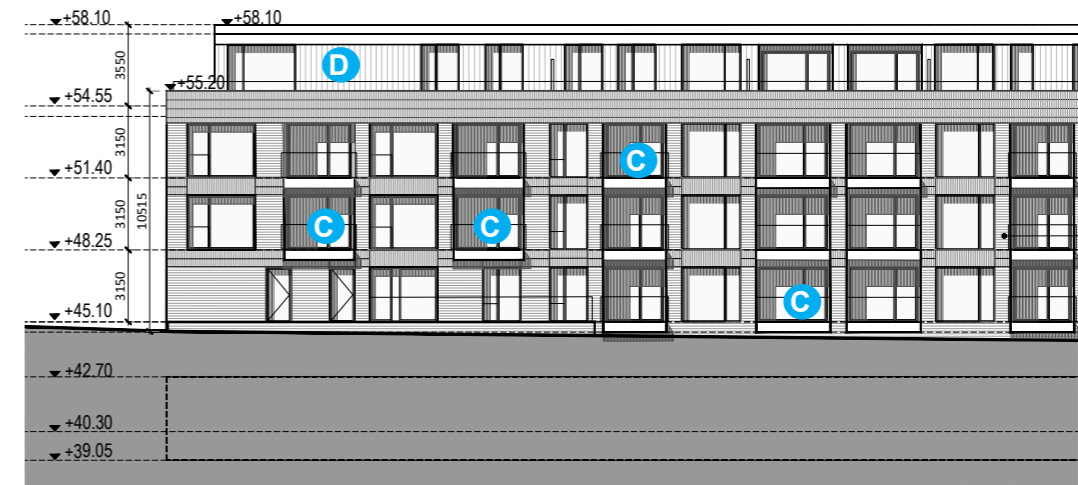


Mitigation/changes that are included to deal with potential overlooking of Block A westward cross section

- A** • The separation distances to the houses are circa 17 m
- C** • Inset balcony to increase the distance to the back gardens and reduce the vision angle.
- D** • Recessed terrace / stepped old profile to increase the separation distance at the top floors.

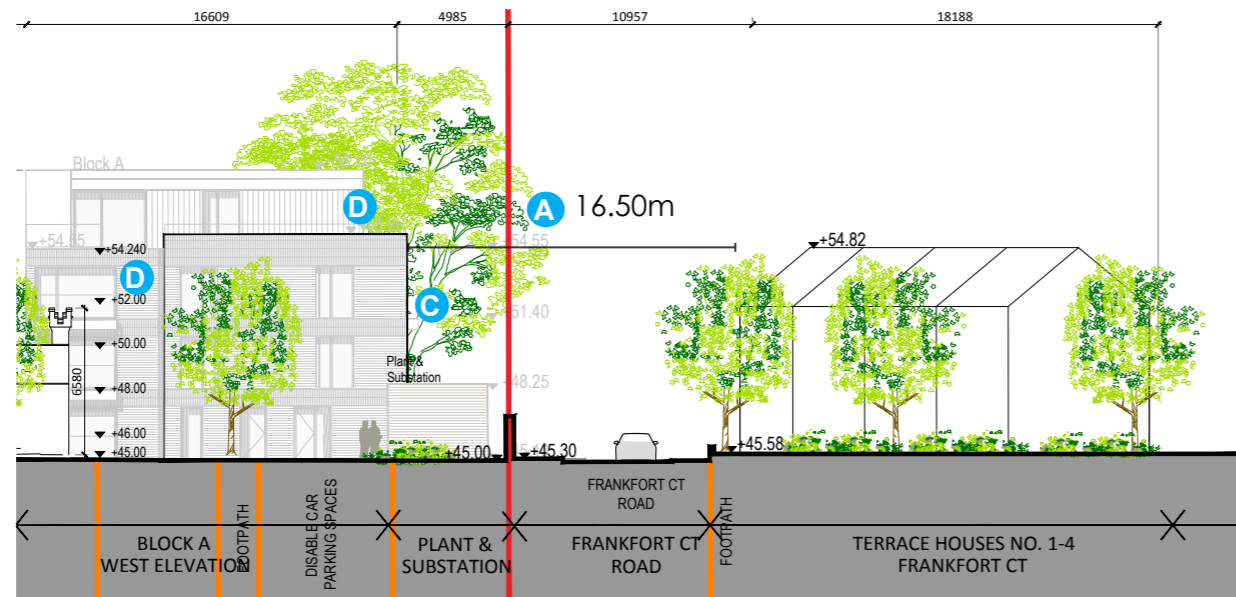


Ground Floor Plan Level 00

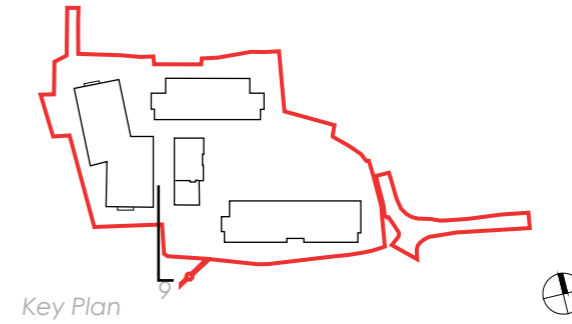


Block A_East elevation A-A

5.12 Context Elevations and Section 09

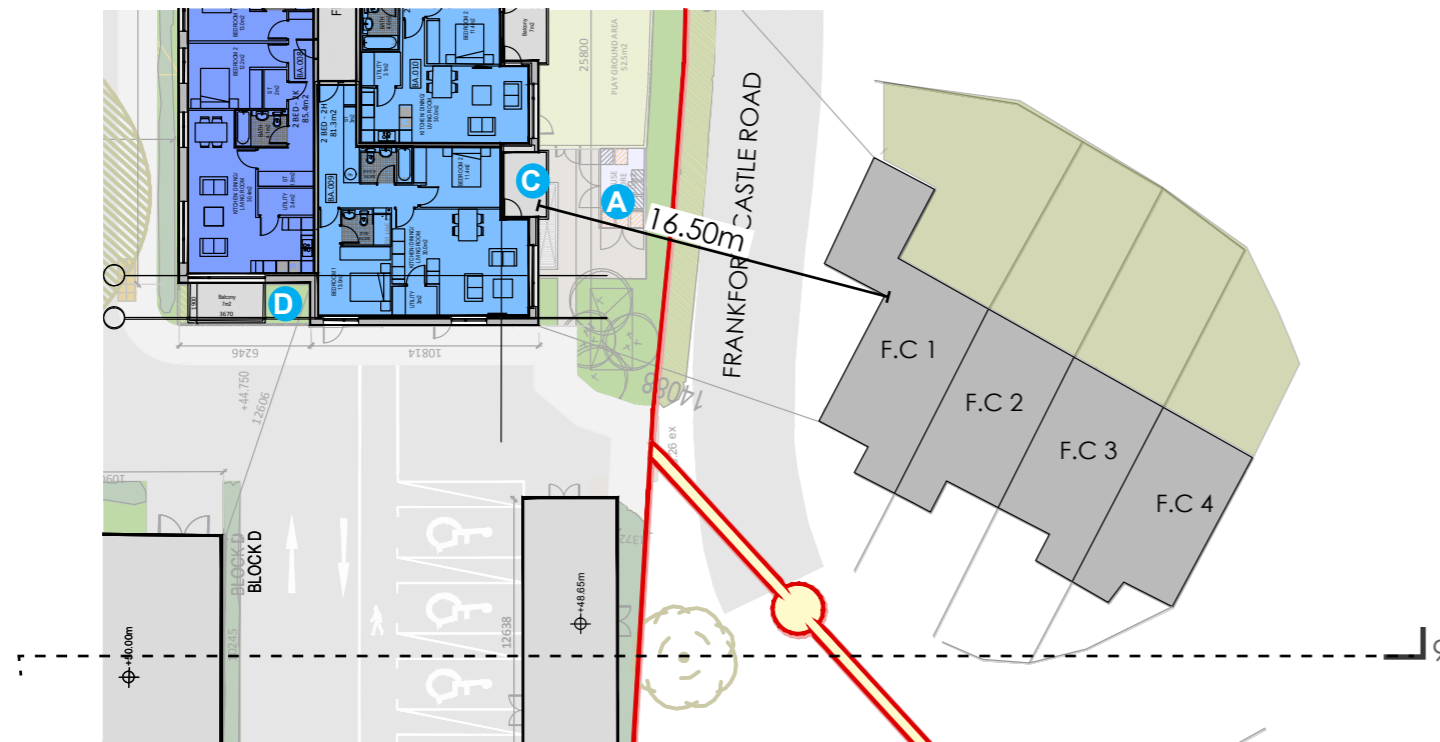


Context Elevation 09



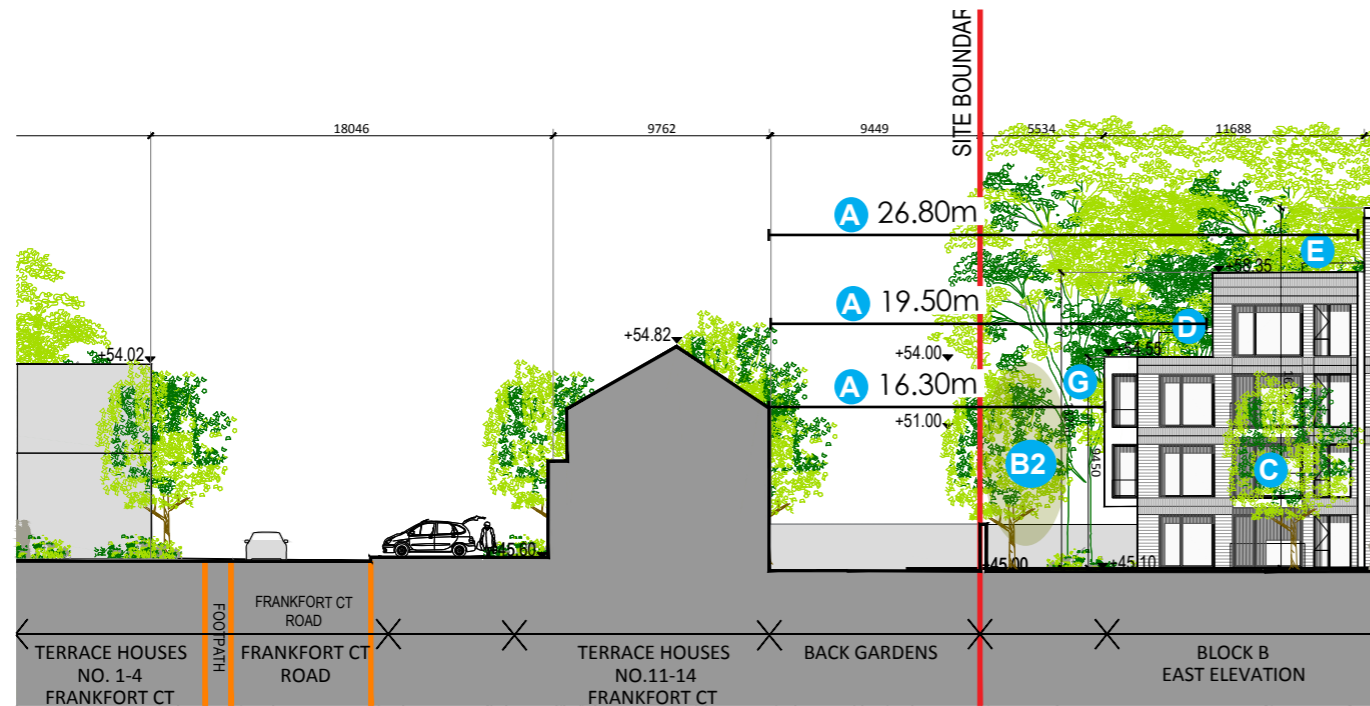
Mitigation/changes that are included to deal with potential overlooking of Block A west gable elevation towards Frankfort Castle road terraced Houses no.1-4

- A** • The separation distances to the houses are circa 20 m
- C** • Inset balcony to increase the distance to the back gardens and reduce the vision angle.
- D** • Recessed terrace / stepped old profile to increase the separation distance at the top floors.

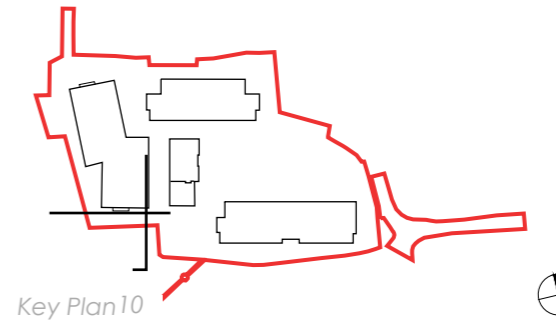


Floor Plan Level 01

5.13 Context Elevations and Section 10



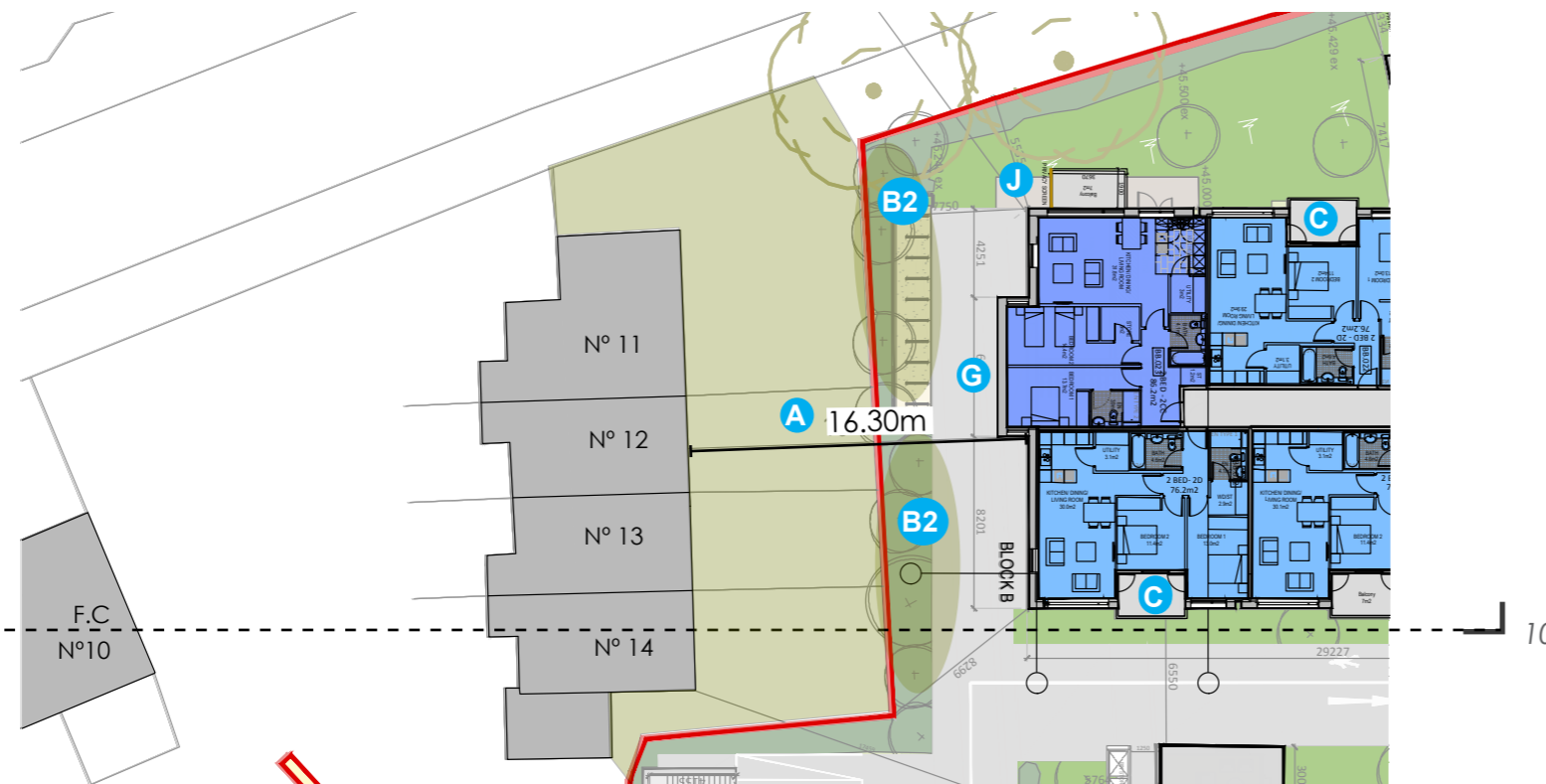
Context Elevation 10



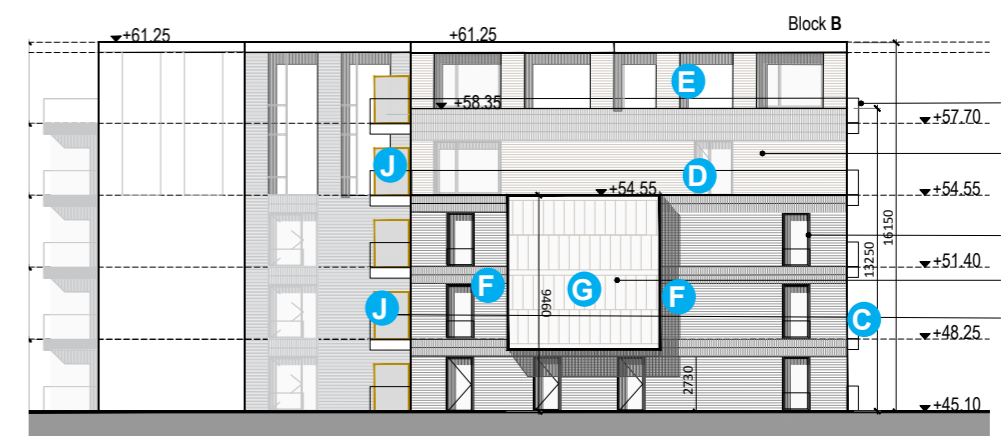
Key Plan 10

Mitigation/changes that are included to deal with potential overlooking of Block B South-Eastward elevation towards terraced Houses no.11-14 at Frankfort Castle Road

- A** • The separation distances to the houses are circa 23-24m
- C** • Inset balcony to increase the distance to the back gardens and reduce the vision angle.
- J** • There are proposed privacy screens to avoid the overlooking to the adjacent properties on the projected corner balconies
- D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.
- E** • The roof areas are not accessible from the inner apartment units to avoid the overlooking.
- G** • The most exposed elevation area on the block B gable elevation is blanked to provide privacy to the neighbourhood properties.
- B2** • New trees proposed and planted within Frankfort Castle scheme that stand between the proposed



Floor Plan Level 01



Block B_ South elevation A-A





06

Adjacent Properties & Boundaries

Massing Response

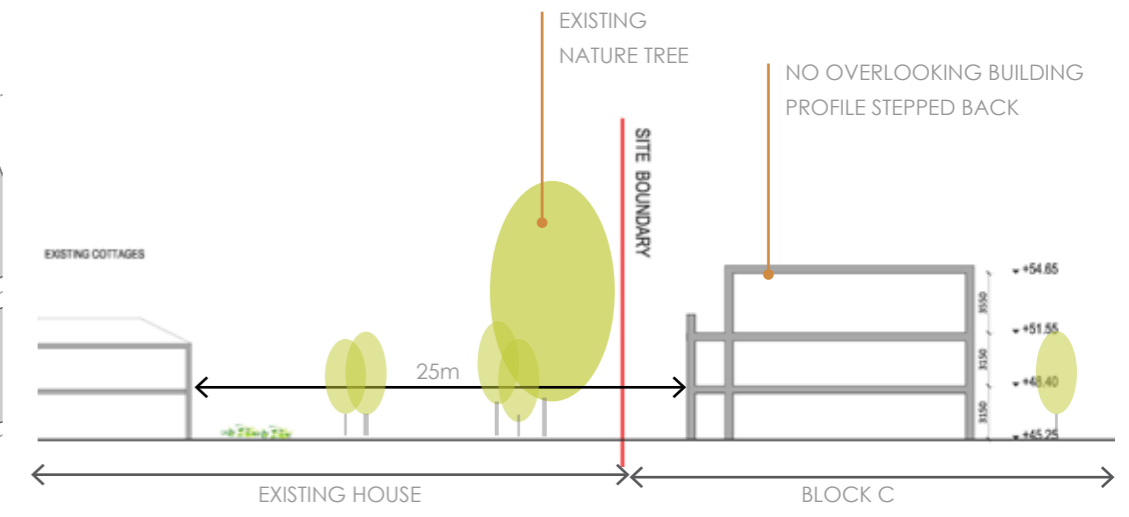
Adjacent Boundaries_Detail

Boundary Treatment to Adjacent Properties

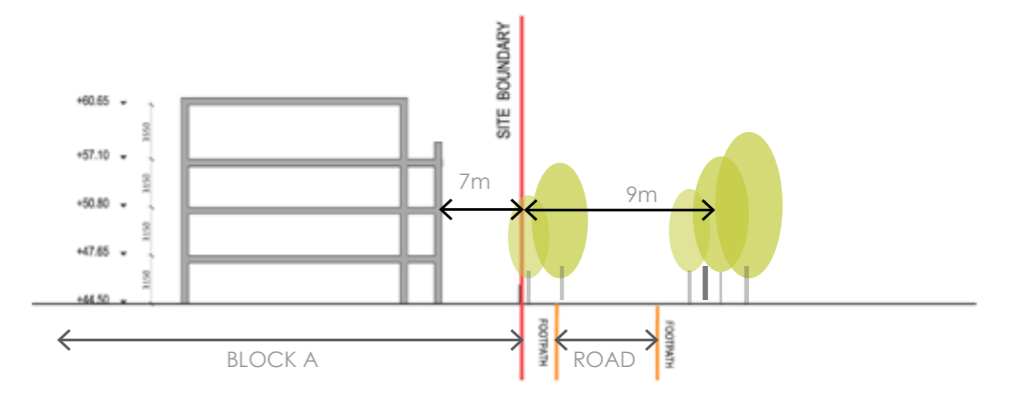
6. Adjacent Properties & Boundaries

6.1 Massing Response

Framing Views to Frankfort Castle Heritage Building

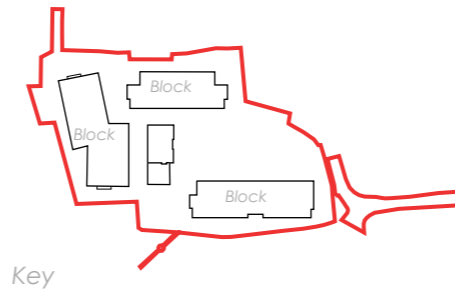


Section A-A through Block C

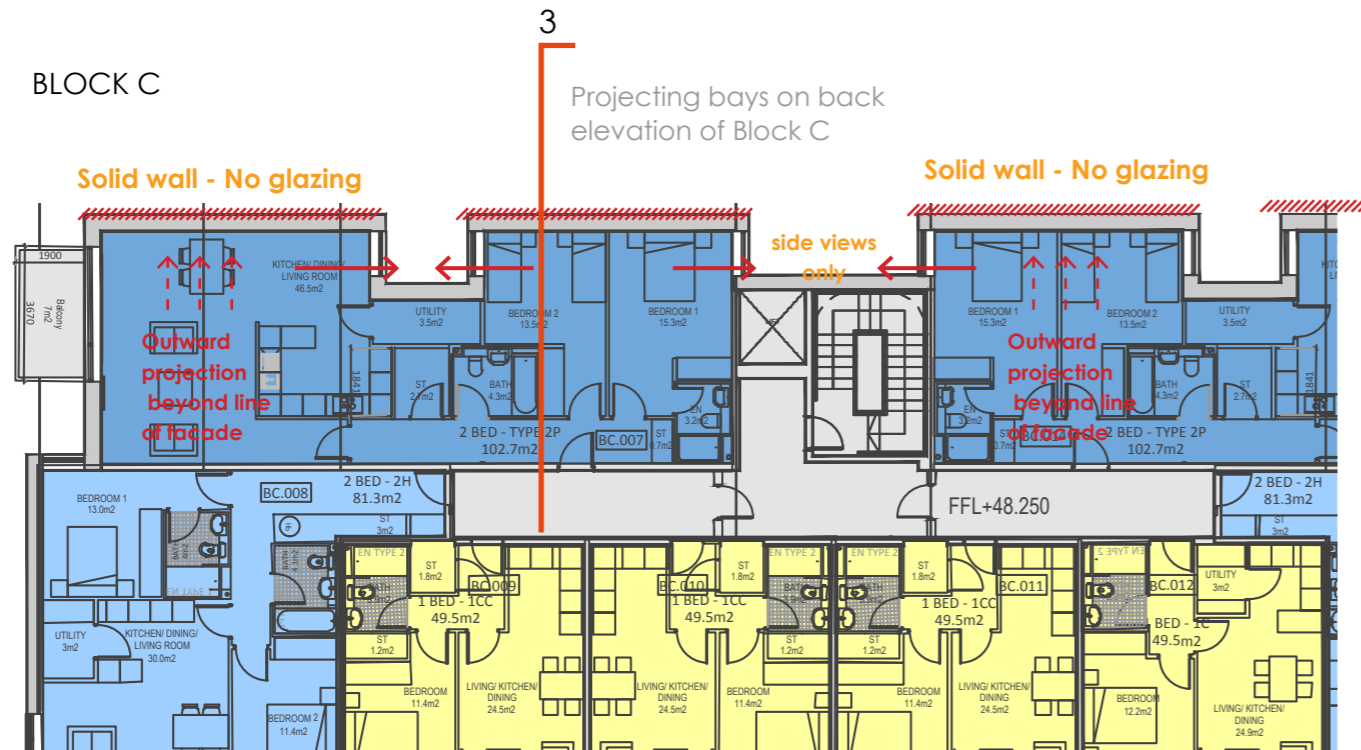


Section B-B through Block A

6.2 Adjacent Boundaries_Detail



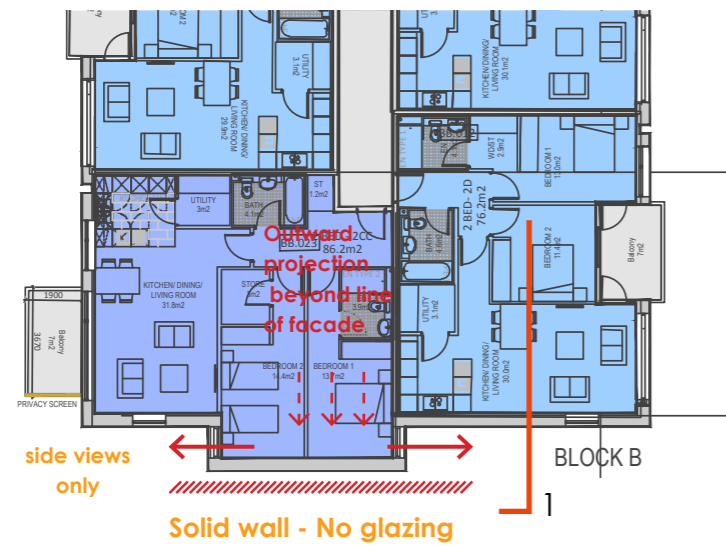
1 BLOCK C



2 BLOCK B

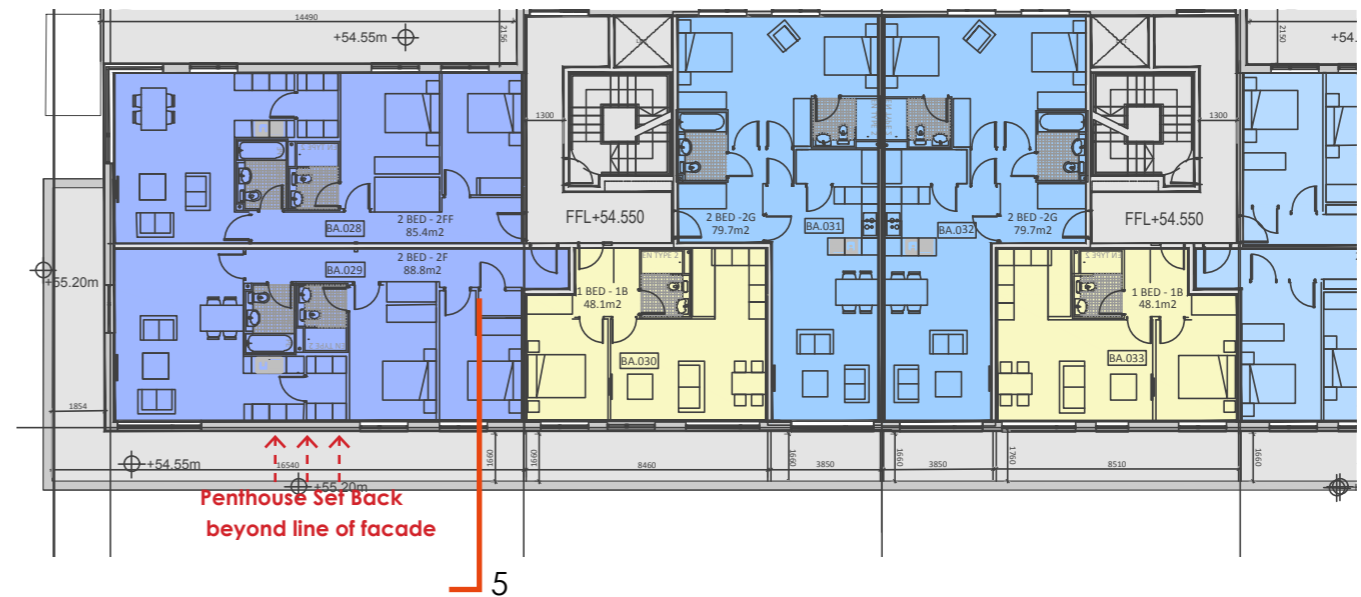


3 BLOCK B



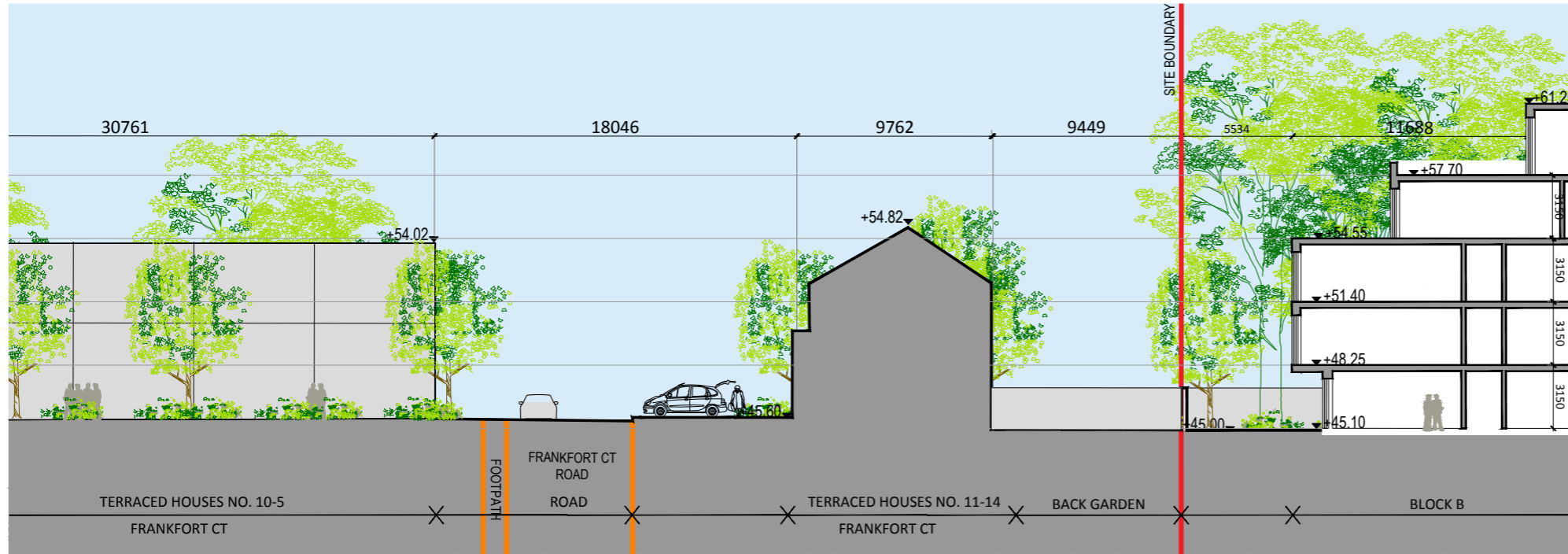
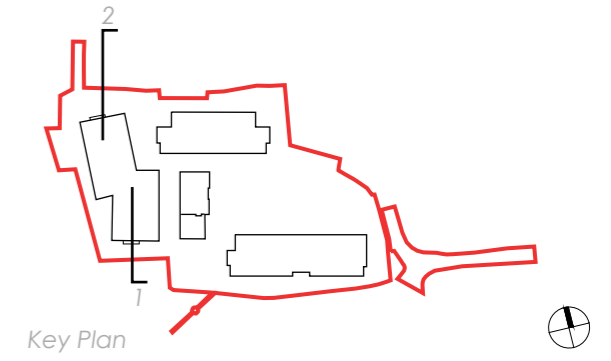
Projecting bays on back elevation of Block B

4 BLOCK A

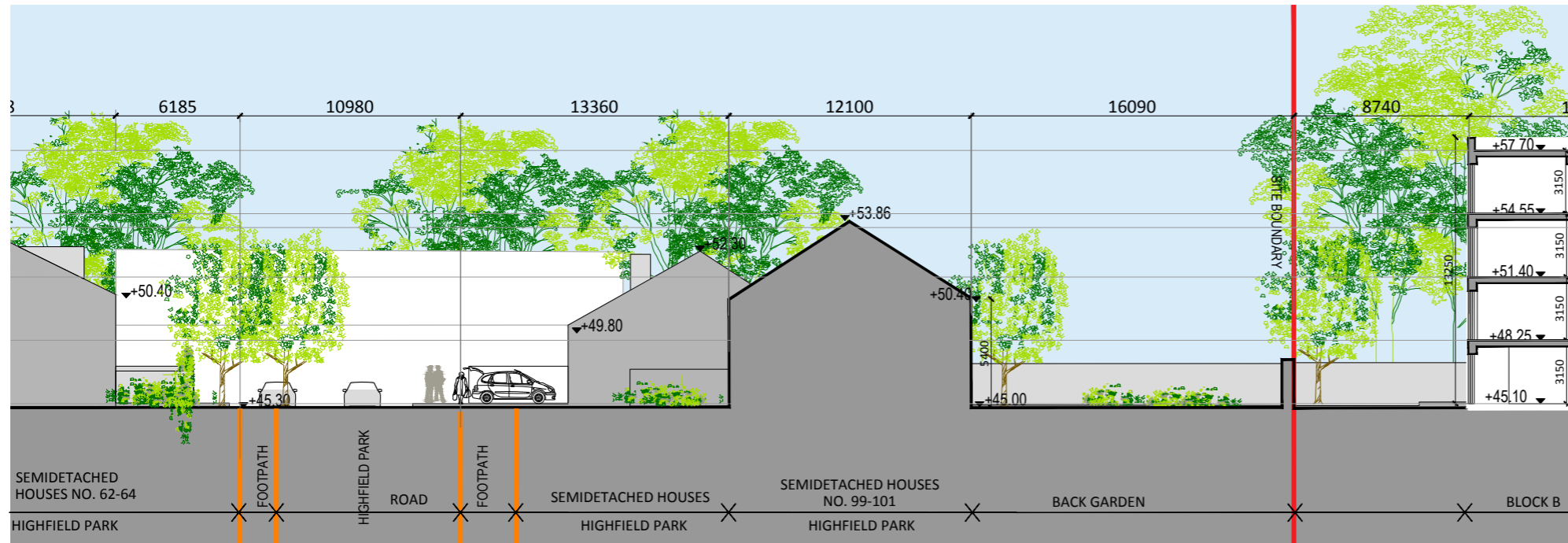


Projecting bays on back elevation of Block A

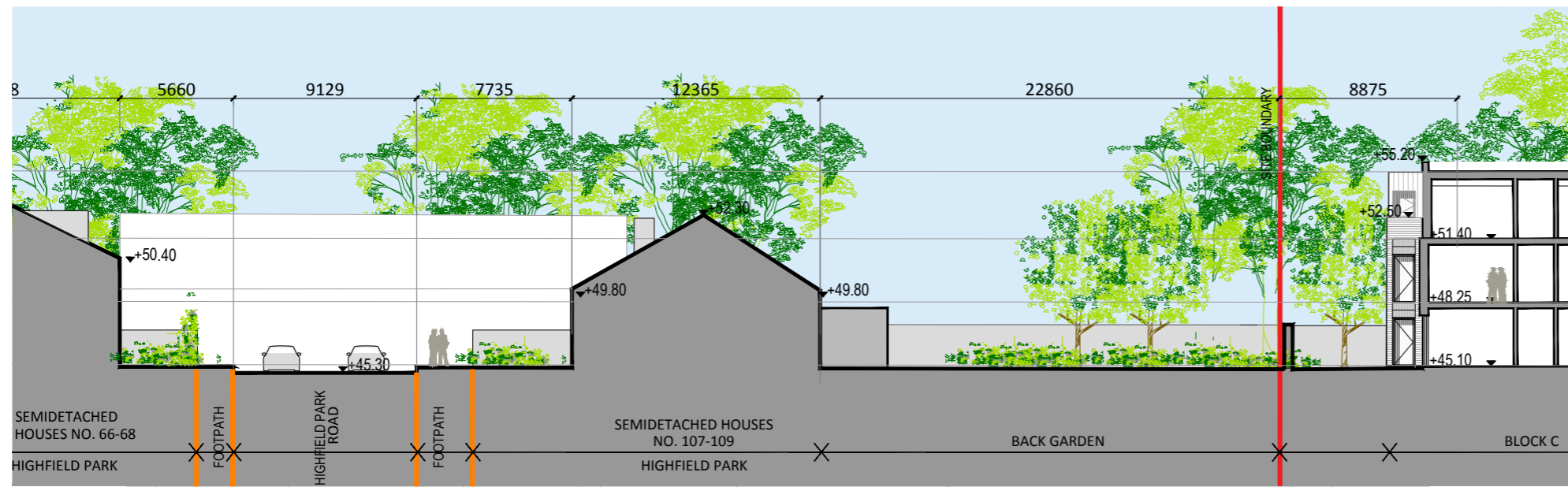
6.3 Boundary Treatment to adjacent properties



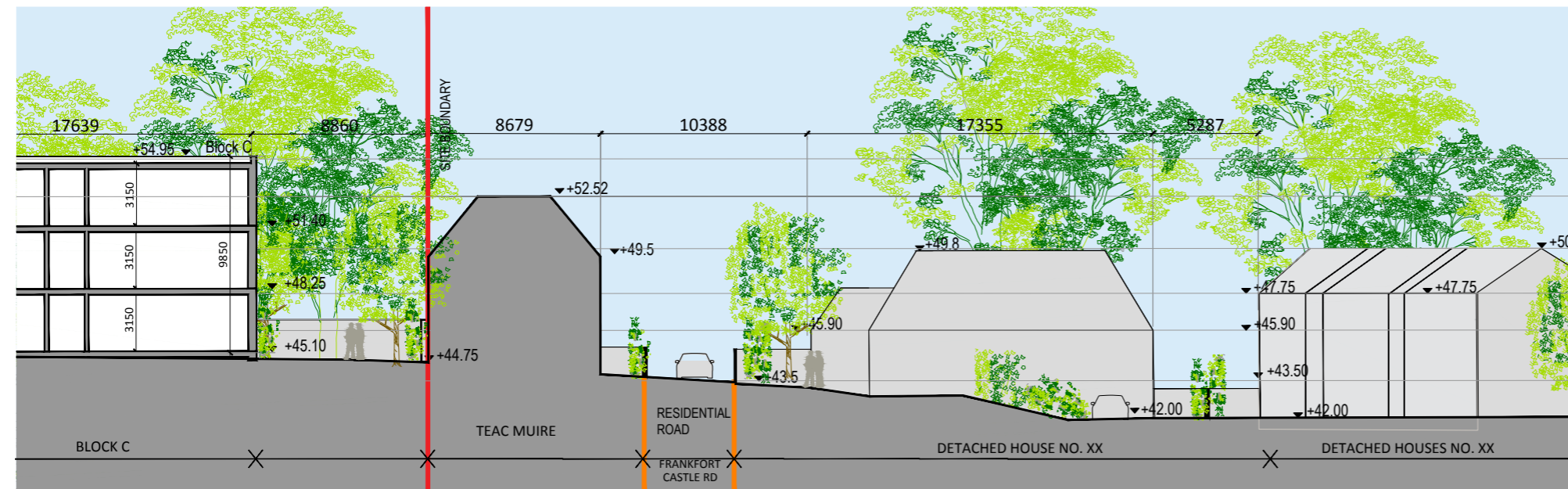
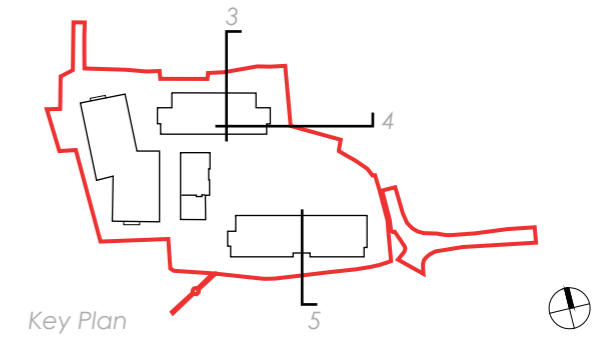
Section 1-1 through Block B



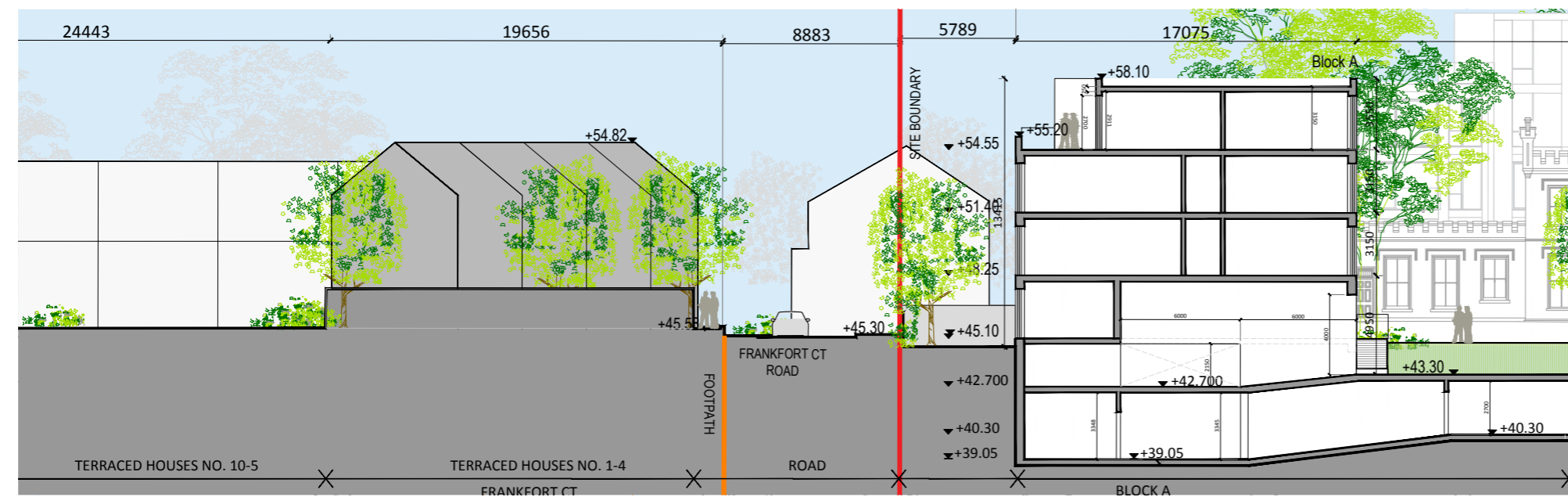
Section 2-2 through Block B



Section 3-3 through Block C

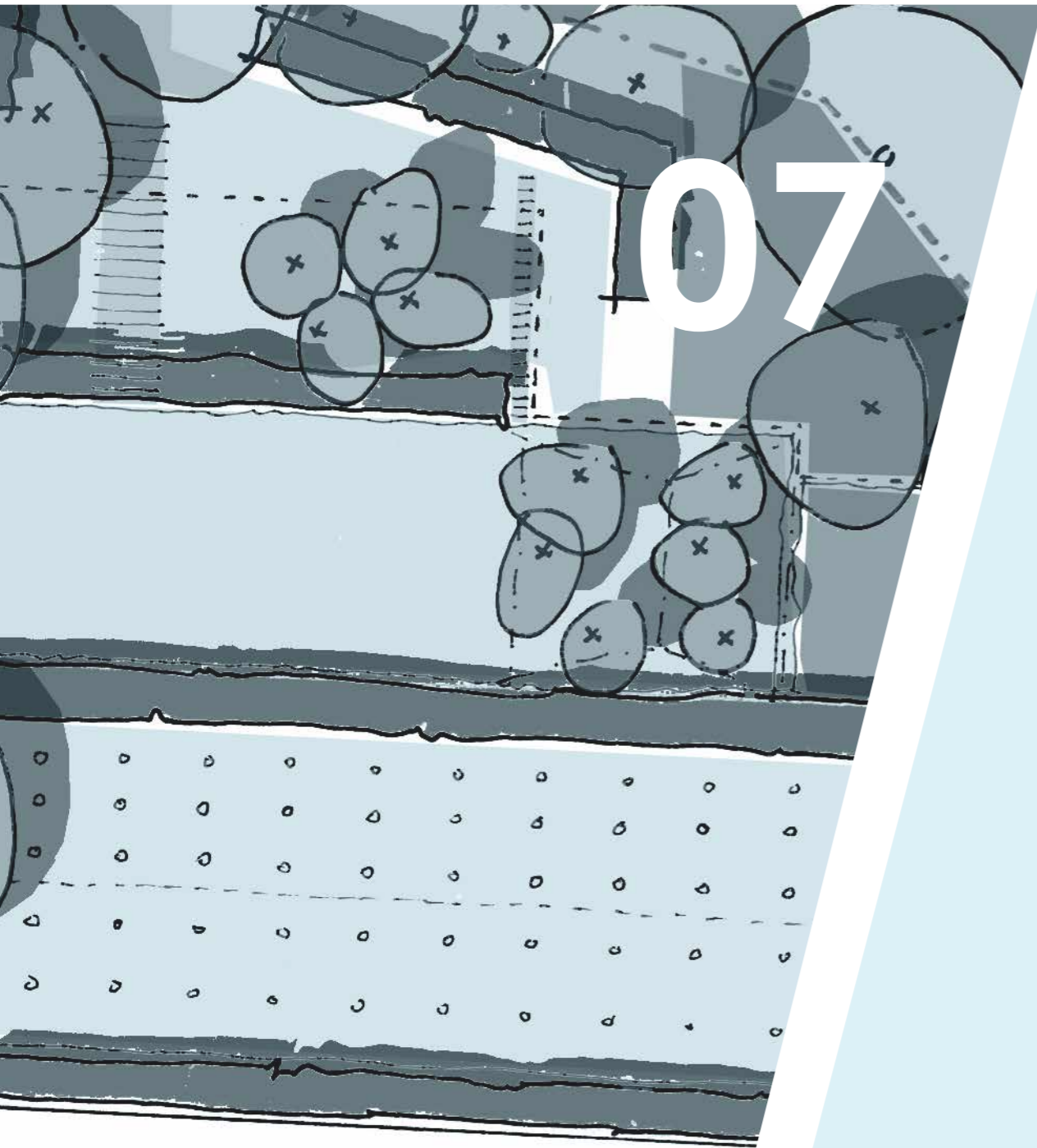


Section 4-4 through Block C



Section 5-5 through Block A





Landscape Approach

Landscape Concept

Landscape Scheme

7. Landscape Approach

7.1 Landscape Concept Development

The proposed landscape consists of four main typologies: a formal garden, courtyard space, pocket gardens and sylvan strip.

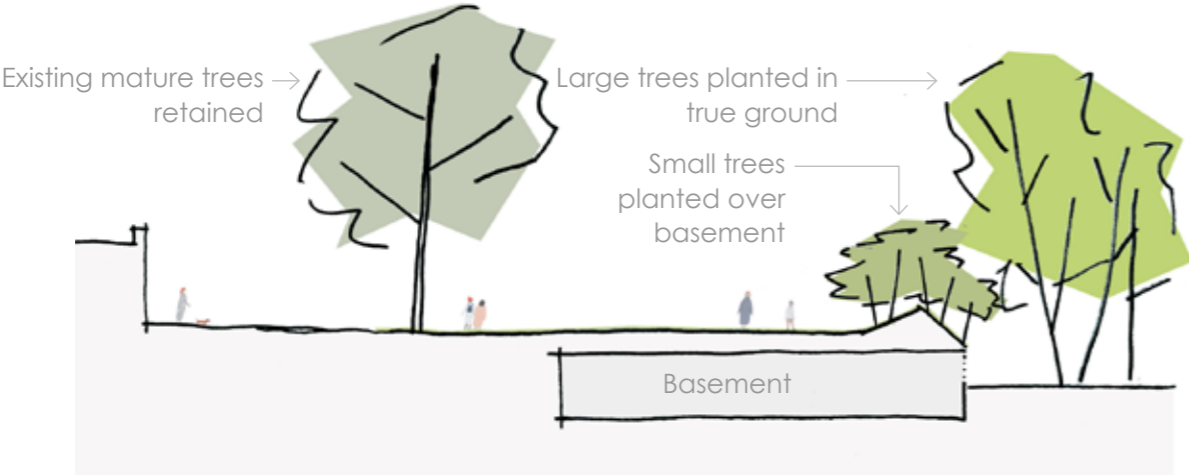
The formal garden is proposed to celebrate and give an appropriate setting to the existing Frankfort Castle. This formal garden merges with the proposed courtyard space in the immediate vicinity of Frankfort Castle, to allow certain function, such as access, to be incorporated in a sensitive way. The multiple pocket garden spaces are proposed to give future residents interesting and usable spaces, that are distributed such that they are linked to individual blocks of apartments. The sylvan strip is proposed to wrap the site's boundaries and to enhance the sylvan character of the area.



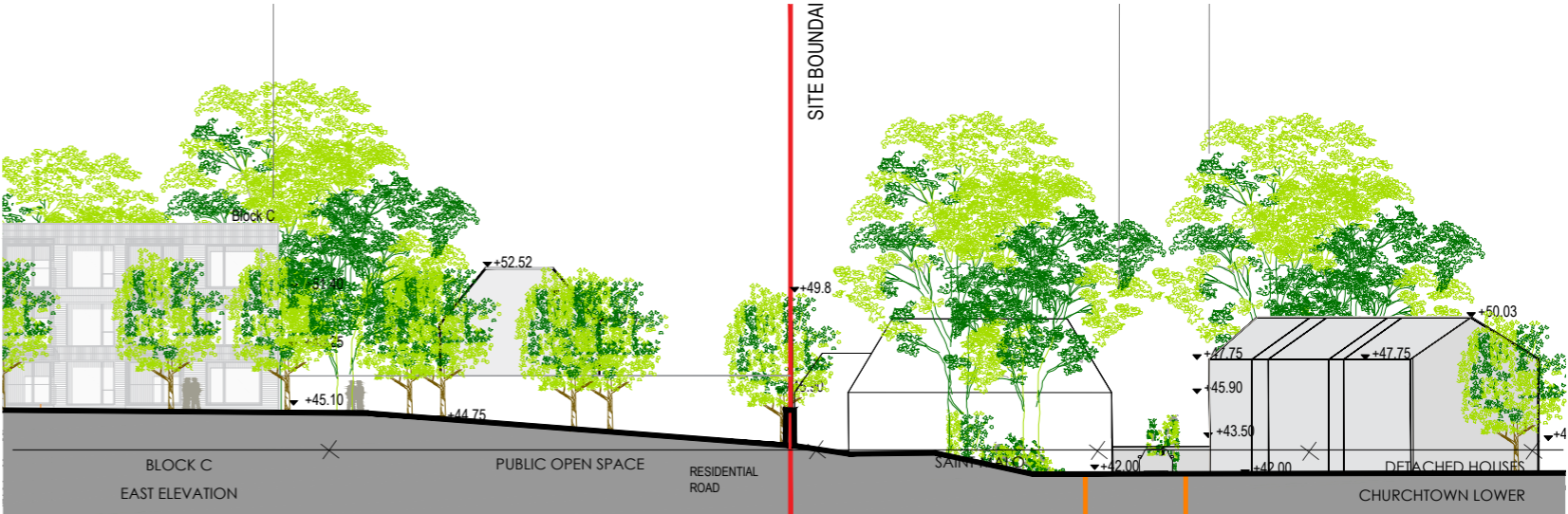
(Please, refer to DFLA landscape proposal)



From top left, clockwise: formalised elements in a garden; formalised landscape at Abbey Lorsch, Germany; pocket garden space; mature existing trees retained in close proximity to at Accordia, Cambridge.



Section showing the proposed arrangement of basement under the formal garden space.



Section AA through open public space Block C in the background

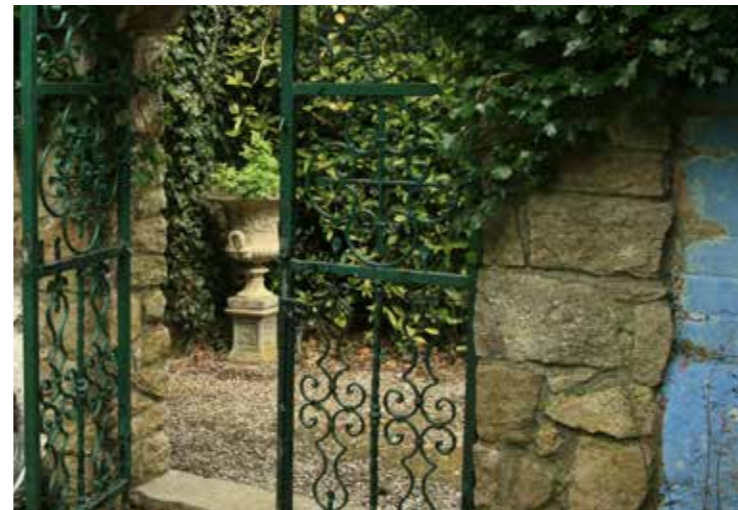
The proposed landscape consists of four main typologies: a formal garden, courtyard space, pocket gardens and sylvan strip.

There is an existing sense of partition into smaller garden spaces. The site is replete with garden ornaments and furniture - an attribute which is hoped to be reflected in the landscape proposals.

Hedges, ornamental gates, and thresholds create a character, again, which is a source of inspiration for the proposed designed landscape.



The large existing *Pinus maritimus* on site (pictured) is proposed to be retained, along with *Cedrus deodara* and *Thuja plicata* which are adjacent to this pine. These trees form a threshold between the existing house and the garden. They also do much to sustain the gardenesque character of the site.



Existing site as inspiration: From top left, clockwise: existing planting on site exudes a gardenesque character; compartmentalised gardens at Sissinghurst, England; threshold at Sissinghurst, England; existing ornamental garden furniture.



Block D_ East elevation C-C

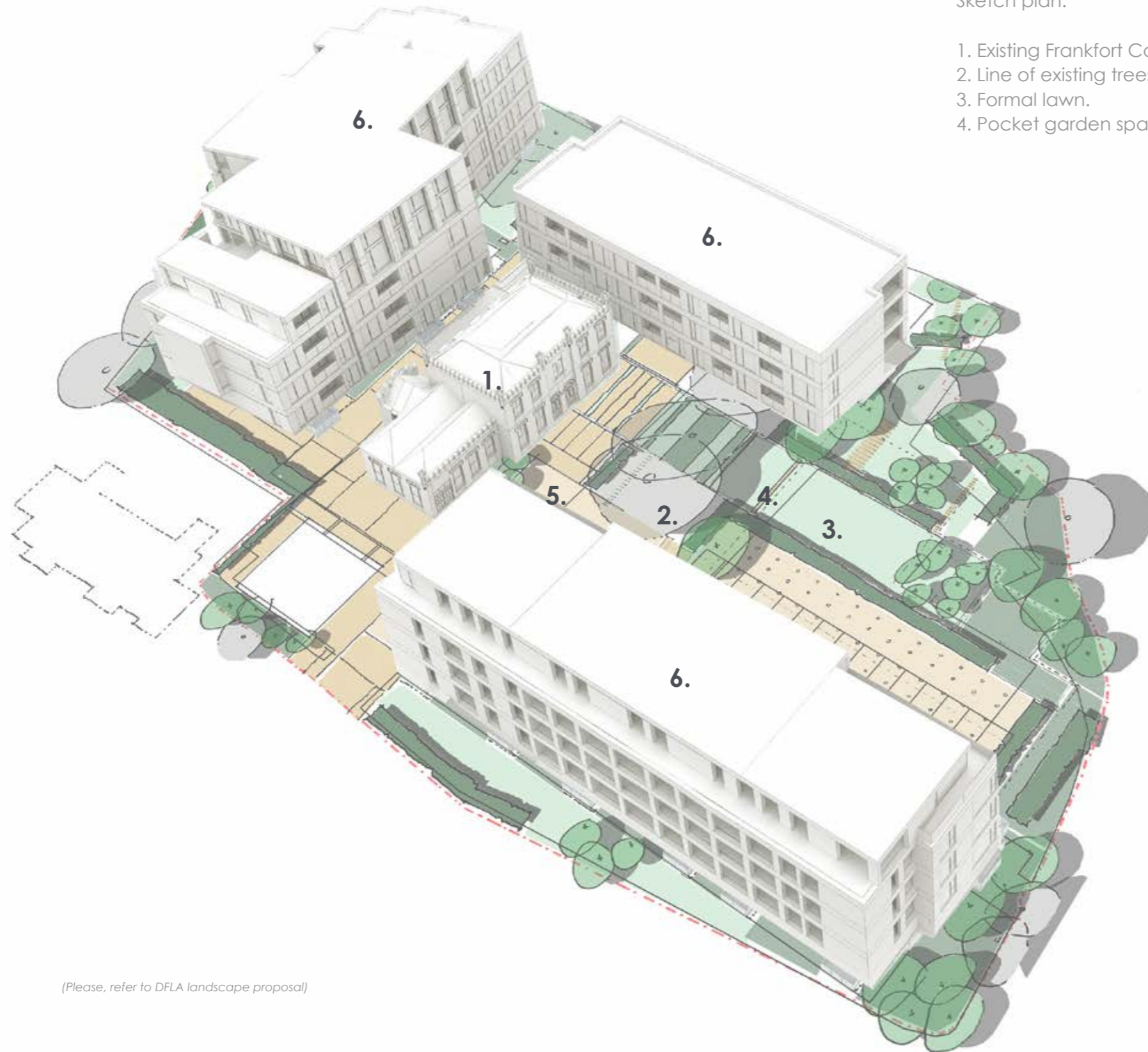
7.2 Landscape Masterplan Concept

Sketch plan:

- 1. Existing Frankfort Castle.
 - 2. Line of existing trees retained.
 - 3. Formal lawn.
 - 4. Pocket garden space.
 - 5. Paved courtyard space.
 - 6. Proposed apartment blocks.
- Not to Scale



(Please, refer to DFLA landscape proposal)



Sketch plan:

- 1. Existing Frankfort Castle.
- 2. Line of existing trees retained.
- 3. Formal lawn.
- 4. Pocket garden space.
- 5. Paved courtyard space.
- 6. Proposed apartment blocks.

(Please, refer to DFLA landscape proposal)





08

Appendix

CGIs

8. CGI's

8.1 View 01



8.2 View 02



8.3 View 03





DUBLIN

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Fax: +353 (21) 4272 766

Email: info@omparchitects.com