



RESPONSE TO L R D OPINION L R D PLANNING APPLICATION

OCTOBER 2024

KNOCKRABO PHASE 2

KNOCKRABO INVESTMENTS DAC

o'mahony pike

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*Please refer to the Planning Consultant's Report for a response to the Opinion note regarding the Compact Settlement Guidelines

01 | RESPONSE TO OPINION

8.0.1 DUBLIN EASTERN BYPASS RESERVATION

The LRD Opinion requests “Massing and clarity of approach regards any Separation and /or Interface of Development from/to “Dublin Eastern Bypass Reservation Corridor”.

The DEBP Reservation runs along the northern boundary of the subject site. A permitted access corridor runs through the Knockrabo lands, providing a potential construction access to the reservation lands. The permitted corridor is described in the Architectural Design Statement.

The strategy regarding the interface with the DEBP Reservation is informed by the constructed Knockrabo Phase 1, and by the existing trees within that part of the subject site that adjoins the DEBP Reservation.

The northern-most buildings in Knockrabo Phase 1, i.e. the houses and apartments that overlook the Knockrabo Phase 1 public open space, are located so that they are outside the root protection zones of the mature trees that are located in the Phase 1 public open space. In the subject LRD application, the same design principle has been applied - Blocks F and G, and the road that accesses them, are located outside of the root protection zone of the large mature cedar tree, which is surrounded by public open space. This strategy means that the Phase 1 and Phase 2 public

open spaces are contiguous, and that the mature trees are retained within a public open space that varies in width from c. 30m to c. 48m.

The combined area of the permitted and proposed public open spaces that adjoin the DEBP Reservation is significant, and therefore is an appropriate location for buildings of some scale. Therefore, the design strategy is to locate taller buildings overlooking this public open space, which adjoins the DEBP Reservation. In Phase 1 Knockrabo, the constructed buildings along this urban edge vary in scale from 2 to 6 storeys, with the lower buildings being located nearer to the neighbouring low-rise housing, and the taller buildings being located centrally within the Knockrabo site, as far as possible from the neighbouring low-rise housing. In the proposed LRD application, the proposed buildings along this urban edge vary in scale from 2.5 storeys to 8 storeys. Again the lower buildings are located nearer to the neighbouring low-rise housing and the taller buildings are located centrally within the Knockrabo site, as far as possible from the neighbouring low-rise housing. This approach creates a strong urban edge along the northern site boundary with a variety of house, duplexes and apartments, which addresses the DEBP Reservation.

As discussed in some detail on the following page, one pedestrian access point is permitted and constructed along the shared boundary with the DEBP Reservation and another pedestrian access point is proposed as part of this application. These are the interface points between the Knockrabo development, and any future development that may take place within the DEBP Reservation.

We note that although most of the proposed development is separated from the DEBP Reservation by a significant public open space, which varies in width from c. 30m to c. 48m, that proposed Block G is closer to the Reservation. The space between Block G and the DEBP Reservation will be controlled by the managers of Block G, and will not be public open space. The open space around Block G is communal open space, and not public open space, and will therefore be a space that is accessible to the residents of that block only, and not to the wider public. We note that in both Reg. Ref. D17A/1224 and SHD ABP-311826-21 there was also a building proposed in the same area in which Block G is currently proposed, with similar distances to the site boundary, and both of these schemes were permitted. In Reg Ref. D17A/1224, the building was between 3.9m - 9.2m from the site boundary, and in SHD ABP-311826-21 the building was 3.4m - 14.9m from the site boundary.

The applicant has prepared an additional site section and plan of the area adjoining the DEBP Reservation, please refer to OMP drawings.



Section showing proposed Block F and the proposed duplexes beside the existing 4 storey houses and existing Block A, which all address the DEBP Reservation

8.0.1 DUBLIN EASTERN BYPASS RESERVATION

The LRD Opinion notes that it may be prudent to consider pedestrian and cycle linkages to and through this corridor which should be considered in the design of the scheme's layout, and in the configuration of the draft taking in charge drawings.

As part of Knockrabo Phase 1, a pedestrian gate has been provided in the shared boundary between the Knockrabo Phase 1 public open space and the DEBP. This gate was provided in response to Condition 24(a) of the Decision to Grant by An Bord Pleanála:

Planning Permission D13A/0689, PL 06D.243799

24.(a) Details of a 2.4m high steel park fence with a suitably located gate to meet the permeability objective.

The applicant proposes to provide another, similar pedestrian gate in the shared boundary between the public open space and the DEBP Reservation as part of this LRD planning application. The gates will provide potential pedestrian and cycle access between Knockrabo and the DEBP Reservation and having two gates will provide the choice of utilising one or both gates to facilitate permeability between Knockrabo, the DEBP Reservation and Ardilea Crescent, once a layout and use(s) for the DEBP Reservation are determined. We note that it is not our intention that a pathway through the DEBP would form part of this LRD planning application, as the layout and use(s) of the DEBP Reservation are not determined, and any such pathway could impact on future proposals in that area. The applicant is happy to provide the gates in the shared site boundary, and that any pathway or route through the DEBP Reservation would form part of a separate planning process.

The LRD Opinion notes any mapping should be up-to-date including existing new development such as the related Phase 1 Knockrabo scheme to the east, and e.g. Ardilea Crescent to the north. The applicant has updated the Ordnance Survey mapping so that the Site Location Map shows the up-to-date context, including all parts of Ardilea Crescent and Knockrabo Phase 1.



Connectivity Diagram

8.0.2 BLOCK E: IMPACTS ON RECEIVING CONTEXT

As noted in the Architectural Design Statement, the subject LRD application includes Block E, located adjacent to the site entrance. The proposed Block E is identical to the Block E that was permitted by An Bord Pleanála as part of ABP-311826-21. The subject application contains considerable detail in relation to Block E, including design strategy, CGIs of the block from all of its sides, and a complete set of plans, elevations and sections. Block E is also shown in the long site sections, both in relation to Gate Lodge West and Cedarmount House.

We note that Gate Lodge West will benefit from a new extension as part of these proposals, as described in the Architectural Design Statement and in the Architectural drawings. The proposed works to Gate Lodge West are identical to that which were permitted by An Bord Pleanála as part of ABP-311826-21, i.e. the relationship between the two buildings has been assessed before, and permitted by An Bord Pleanála. This was also permitted under the original parent planning permission which expired (D17A/1124) with the design of the extension remaining the same also.

The works to the Gatelodge involve both the existing structure and a new extension. It is proposed to construct a new contemporary wing, located discretely behind the site boundary wall. This can be achieved by using the slope of the site to create a split-level house with the historic lodge on the upper level and the new wing on the lower level. A small open yard creates a light well and disengages the lodge from the new wing, in which the kitchen, dining and living room and a small study are located along with a bathroom and a rear entrance. In the historic lodge it is proposed to remove one internal partition to create an adequately sized double bedroom with storage and bathroom, while the other two rooms, one of which is currently used as a bathroom are proposed as single bedrooms. The contemporary design of the extension is different but complementary, and rising

to a lower level is subservient to the protected structure. Parking is located on the north east side of the lodge with entry from the existing historic gateway. A proposed garden wraps around the less private east and north sides of the lodge linking to a larger more private garden on the west side of the proposed extension. This garden will enjoy south and west sunlight and will merge into the planting of the south east corner of the large public gardens in front of Cedar Mount. We note the comments in the Inspector's Report of ABP-311826-21 in relation to Gate Lodge West:

10.8.20 The gate lodge will retain its own open space area with an extension to its west as previously permitted. The public open space immediately adjoining the gatelodge will support its setting and character. While the proposed new development will be visible from the gatelodge I do not consider this a negative but an evolution from the past setting of such houses to the present evolution of the city, which recognises its past while moving forward to accommodate the present.

The applicant has prepared two additional sections, showing Block E in relation to Gate Lodge West, which demonstrate the relationship between the two buildings.

An Bord Pleanála has previously assessed Block E as part of ABP-311826-21 and decided that it should be permitted. The issue is dealt with in considerable detail in Sections 10.8.12 - 10.8.20 of the Inspector's Report. Below are some extracts from that report:

10.5.15: I note there are benefits to the scheme where Block E is located in urban design terms, as discussed elsewhere in this report.

10.5.15: I consider the development of Block E to the east to be peripheral relative to Cedar Mount and I do not consider this block would interfere with the character or setting of Cedar Mount. Block E will be aligned to the more contemporary unit of development

associated with Phase 1 and these Phase 2 lands. I further note the setting back of Cedar Mount from the road did not historically prevent development of dwellings to its west nor do I consider this pattern of development with the development of lands to the east and the positioning of Block E would detract from the house, notwithstanding its overall height and position.

10.8.16: I am satisfied that the house itself retains sufficient grounds and visual separation via existing and planned landscaping to the south of the building and when viewed from Mount Anville Road.

With regard to the facades of Block E, we note that each elevation contains an array of generous windows, providing passive supervision and activity on all sides. Whilst there are some areas of solid masonry on each of the north, south and west facades, these areas provide for a balance between windows and masonry within the overall composition. This is an elevational strategy that has been used successfully on the existing apartment Blocks in Phase 1 of Knockrabo.

8.0.2 BLOCK E: IMPACTS ON RECEIVING CONTEXT



Block E Western Section/Elevation with Gate Lodge and context shown



Block E Eastern Section/Elevation with Gate Lodge and context shown

8.0.3 BUILDING HEIGHT

The “Urban Development and Building Heights Guidelines for Planning Authorities” express a presumption in favour of buildings of increased height in urban and /or suburban locations with good public transport and supporting services, including employment opportunities, which secure NPF objectives to deliver compact growth of new homes, economic growth and regeneration. Taller buildings can serve to bring much needed additional housing and economic development to well-located urban and /or suburban areas, and to assist in contributing to and reinforcing a sense of place within a city.

SPPR 1 of the Guidelines states:

“In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.”

The proposed development is consistent with the various Ministerial Guidelines that promote increased residential density, for sustainable use of finite land resources and investment in strategic infrastructure, through various mechanisms including development location, unit mix, design and building height.

The proposed apartment & duplex buildings, with 3-8 storey building elements, generally exceed the prevailing established height of existing low-rise neighbouring housing. However, the proposed building heights align with the permitted building heights in Knockrabo Phase 1. Environmental and design studies demonstrate that residential, visual, built and natural amenity of both the constructed buildings and the proposed scheme are suitably respected and protected.

We note that the Architectural Design Statement contains height diagrams and long site sections that describe and analyse the height of the proposed scheme.

The guidelines set out the criteria for developments at the scale of the relevant city / town as follows:

The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.

The subject site is well served by public transport. Please refer to the relevant Engineering Reports for further detail.

Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.

The proposed development successfully integrates into and enhances the character of the surrounding area, as demonstrated throughout the Architectural Design Statement, prepared by O'Mahony Pike Architects. The proposal represents a high quality design response to the site's location, as an area designated for residential development.

The provision of c. 31.1% of the application site, and 21.8% of the overall Knockrabo site as Public Open Space, with the retention of tall mature trees and existing Protected Structures, creates a context where the taller buildings within the scheme sit comfortably within generous open spaces, and provide a strong urban edge to the Dublin Eastern Bypass Reservation.

Block F is the tallest element of the proposed development, and is located centrally within the Knockrabo development, so as to maximise the distance between existing low rise housing to the east and west of the development. Block F is comprised of a number of elements of different scales, ranging from two storey

duplexes to eight storey apartments. The lower elements are located nearest to Cedar Mount House, and form a streetscape that aligns with the view from the rear of the house. The taller elements are located so as to address Knoackrabo Way, the public open space within the scheme, and the Dublin Eastern Bypass Reservation. Block F aligns with constructed Block A (6 storeys) in Knockrabo Phase 1 in terms of building line, architectural language and materiality. Further details in relation to the design of this building are provided in this Architectural Design Statement.

The proposed duplex blocks are three and four storeys, with the three storey buildings placed closer to Cedar Mount House (Protected Structure), which is itself three storeys on its northern side.

An accompanying Landscape & Visual Impact Assessment has been prepared and submitted as part of this application.

On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.

The proposed development significantly enhances the place-making of Knockrabo, providing a well-designed development of high architectural quality. The development will introduce some significant public open spaces, including the one along the northern part of the site that acts as an extension to the Phase 1 public open space, and the generous lawn to the front of Cedar Mount House, which provides a setting for the Protected Structure. Built attributes include the design of attractive houses, duplexes and apartment buildings of varied

8.0.3 BUILDING HEIGHT

height and form, with a good selection of finishing materials.

The proposed development incorporates a new, permeable street network, which connects to the existing street and movement network within Knockrabo. This creates a well-connected environment for pedestrians, cyclists and vehicles.

At the scale of district/ neighbourhood/ street:

The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape.

The proposed development incorporates elements of the physical environment within and surrounding the site as appropriate. Existing trees are incorporated into the design of the open spaces, which also provide an appropriate setting for the Protected Structures. Pedestrian and cycle connections to the Dublin Eastern Bypass Reservation are proposed. The streetscape throughout Knockrabo is permeable, with all streets benefitting from views of the generous public open spaces. We consider that the proposed development amounts to a high quality design solution to delivering a sustainable residential neighbourhood.

The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials/ building fabric well considered.

The proposed development does not present any monolithic buildings, rather displays a varied mix of houses, duplexes and apartments in buildings of varied heights, with a high quality material palette. The houses are 2.5 storeys, with the recessed entrance area and the dormer windows providing variety of form. The duplexes and three and four storeys, with projecting staircases, porches and living spaces providing breaks within the building lines and variety of material finish. The apartments vary in scale from 4 to 8 storeys, and feature steps in building line, variety in height

and materiality.

The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” (2009).

The key thoroughfares within and adjoining the site are Mt. Anville Road and Knockrabo Way. The proposal maintains the existing trees and stone wall along its boundary with Mt. Anville Road. Each of the entrances into the Knockrabo development is demarcated along the frontage with Mt. Anville Road. The proposed new Gate House marks the entrance to Cedar Mount House and the adjoining public open space. Proposed Block E, and constructed Block D in Knockrabo Phase 1 mark the entrance to Knockrabo Way and the overall Knockrabo development. Gate Lodge East (Protected Structure) marks the entrance to Knockrabo Phase 1.

Knockrabo Way is the main route through the Knockrabo development. It is treated as an avenue, and is overlooked by both the constructed Phase 1 apartments (4-6 storeys) and the proposed Phase 2 apartments (4-8 storeys). Knockrabo Way also has a significant public open space along its western side, and some communal and smaller open spaces along its eastern side, providing a good balance between open space and built form along its route.

The key open spaces within and adjoining the site are the Dublin Eastern Bypass Reservation (DEBP), the public open space adjoining the DEBP Reservation and the public open space to the south of Cedar Mount House. The proposal creates a strong urban edge to the DEBR with buildings

that vary between 4-8 storeys. A large public open space is proposed adjacent to the DEBP Reservation, which facilitates the retention of existing mature trees, and also provides a buffer space between the buildings and the DEBP Reservation which is appropriate given the uncertainty around the future use of the DEBP Reservation.

The public open space to the south of Cedar Mount House provides an appropriate setting for the Protected Structure, while also facilitating the retention of mature trees. Proposed Block E, Knockrabo Way, and the constructed apartments Blocks C and D are located to the west of the open space. The apartment buildings will provide some passive supervision of the open space, albeit through the screen of existing trees which runs through the western side of the open space. Block E, 4 residential storeys, is similar in height and scale to Blocks C and D, and fits in well with the architectural language of this part of the site. As demonstrated by the CGIs, Block E is a positive contribution to the open space, providing animation and passive supervision along its western side. We note that all other buildings that address the public open space are low-rise, and would therefore provide limited passive supervision of this important open space.

The application site enjoys some views towards Dublin Bay from the upper levels of the apartment blocks. The apartment blocks have been design so as to maximise the number of living rooms that benefit from these views, and a communal roof terrace is provided on the top floor of Block F, which will also have sea views.

A fire risk assessment has been included in the Waterman Moylan application pack - for further details please refer to this.

8.0.3 BUILDING HEIGHT

The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.

Proposed Blocks E and F continue the scale and architectural language of Knockrabo Way, reinforcing its legibility as the main thoroughfare within the scheme. Knockrabo Way terminates in a large public open space, which provides pathways that can connect to the DEBR, contributing to permeability within the wider area.

Cedarmount House will contain community facilities and a creche, so its visibility and accessibility is key to that role. The public open space to the south of Cedarmount House creates a setting for the house, making it highly visible. The proposed street between Block F and the duplexes aligns with the rear of Cedar Mount House, facilitating views from the house, and also increasing the visibility of the house within the area. Both the open space and the streetscape allow the house to be accessible by pedestrians, cyclists and cars.

The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.

The proposal offers a variety of dwelling typologies, including 4 bedroom houses, 3 bedroom duplexes and 1, 2 and 3 bedroom apartments. Community facilities, including a creche, will be provided in Cedar Mount House.

At the scale of the site / building:

The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.

Higher building height is appropriately positioned within the application site, addressing significant open spaces and movement corridors, to deliver an appropriate scale and density of development and efficient use

of land. The scheme proposes a variety of heights, in response to specific site conditions.

The buildings are arranged so that the lower buildings are located closest to Cedar Mount House, and the taller buildings are located beside the main open spaces and Knockrabo Way. All duplexes and apartments benefit from views over communal or public open spaces.

Built form is varied, with modulated heights including 2-3 storey houses, 3-4 storey duplexes and 4-8 storey apartment buildings. A variety of housing, suitable for a range of household needs adds choice and vibrancy to the area. The housing area is well laid out and easily navigable. Apartment buildings provide landmarks at the corners of the scheme, where they enhance passive surveillance of the public realm. Careful material palette and planting selection will further assist in legibility and placemaking.

Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.

Please refer to the Sunlight and Daylight Report that has been submitted as part of this application.

Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider

planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.

Please refer to the Sunlight and Daylight Report that has been submitted as part of this application.

ITEM 1: MATERIALS & FINISHES

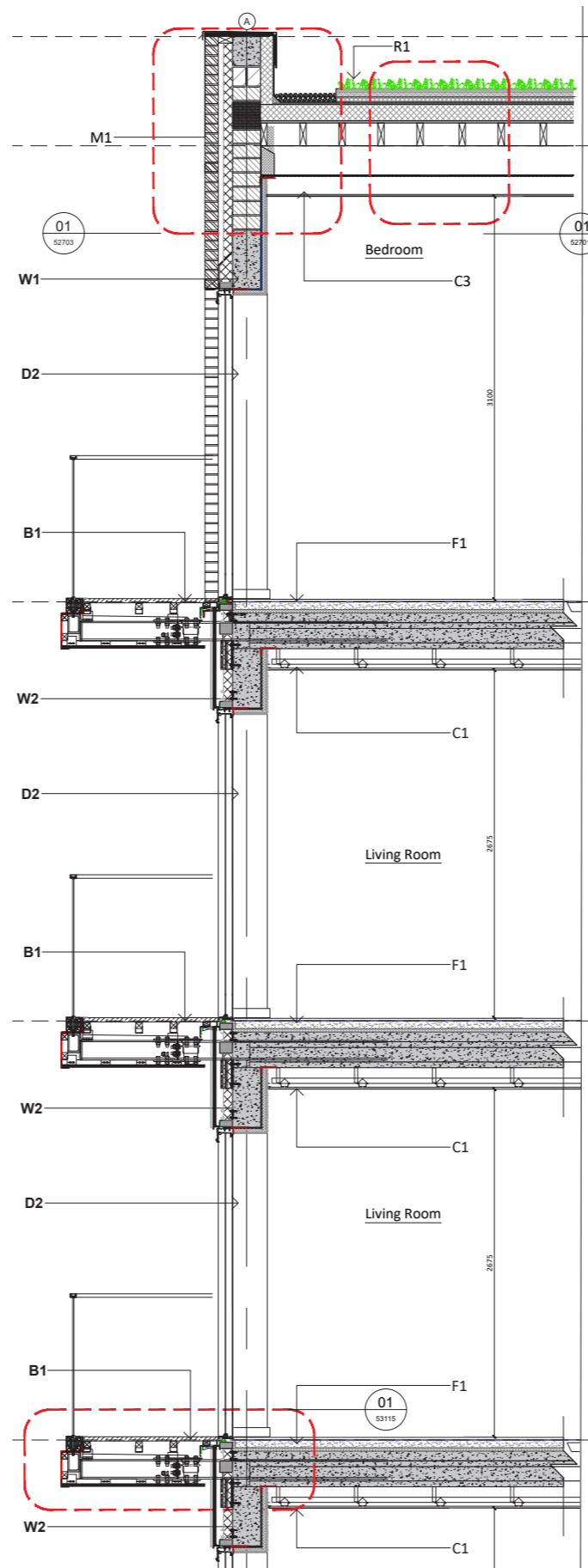
APARTMENT BUILDINGS

Item 1 of the Opinion requests a report that addresses the proposed materials and finishes to the scheme, including specific detailing of finishes & the treatment of balconies in the apartment buildings.

The proposed apartment buildings carry through the material palette, detailing and specification from apartment Blocks A, B, C and D of Phase 1 of the Knockrabo development as constructed, with a combination of red and white brick to the predominant facades and limited use of grey metal cladding to penthouses and recesses.



Photo of Block A facade, Phase 1 Knockrabo, with red brick, white brick, zinc cladding, aluminium trim to glass balconies



1:20 SECTION KEY PLAN	
EXTERNAL WALL	WINDOWS/DOORS
<p>100mm BRICKWORK OUTER LEAF SEE NBS F10-110A 40mm CAVITY SEE NBS P10-155A 70mm INSULATION SEE NBS K10-155A 215mm BLOCKWORK INNER LEAF 10mm SCRATCH COAT (AIR TIGHTNESS) (BLUE LINE) SEE NBS K20-200 37.5MM INSULATED PLASTERBOARD CONSISTING OF 25MM RIGID INSULATION BOARD AND 12.5MM PLASTER BOARD WITH 2.5MM SKIM FINISH SEE NBS K10-165L & M20-110B</p> <p>QUARTZ FINISHED VERTICAL STANDING SEAM 'VM ZINC' CLADDING SEE NBS H74-130A ON 15MM MARINE PLYWOOD SHEETING SEE NBS H74-135 SCREW FIXED AND COUNTER SUNK TO ENVELOPE IN1 ALUMINIUM SUPPORT SYSTEM SEE NBS H92-110E/F FIXED BACK TO STRUCTURE AS PER MANUFACTURERS RECOMMENDATIONS. VM ZINC MEMBRANE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS 70mm INSULATION SEE NBS H92-776A ON 215MM INTERNAL MASONRY STRUCTURE/TIMBER TO ENGINEERS DETAILS 10mm SCRATCH COAT (AIR TIGHTNESS) (BLUE LINE) SEE NBS K20-200 37.5MM INSULATED PLASTERBOARD CONSISTING OF 25MM RIGID INSULATION BOARD AND 12.5MM PLASTER BOARD WITH 2.5MM SKIM FINISH SEE NBS K10-165L & M20-110B</p> <p>RETAINING WALL 400MM RETAINING WALL AS PER SE DETAILS</p> <p>THERMAL BLOCK</p>	<p>(D1) SELECTED ALUMINIUM WINDOW SEE NBS P10-110</p> <p>(D2) SELECTED ALUMINIUM DOORS SEE NBS P10-110</p> <p>(D3) WALL VENT LOUVRES</p> <p>(D4) BASEMENT VEHICULAR AND PEDESTRIAN GATES</p> <p>(D4) BASEMENT VEHICULAR AND PEDESTRIAN GATES</p> <p>(D5) SELECTED METAL GRATE TO VENT AREA</p> <p>(D6) ROOF ADV BY SPECIALIST CONTRACTOR, POSITION AND OPENING TO BE COORDINATED WITH ARCHITECT AND FIRE ENGINEER PRIOR TO INSTALLATION</p> <p>(D7) CURTAIN WALLING SYSTEM WITH ADV INSET BY SPECIALIST CONTRACTOR, POSITION AND OPENING TO BE COORDINATED WITH ARCHITECT AND FIRE ENGINEER PRIOR TO INSTALLATION SEE NBS H11-140A</p> <p>(D8) SELECTED ELEVATOR LANDING DOORS SYSTEM</p> <p>(D9) SELECTED CURTAIN WALL GLAZING SYSTEM (insulated section)</p>
ROOF	BALCONY/TERRACE
<p>WARM ROOF CONSTRUCTION: 100mm RIVER RUN GRAVEL / GREEN ROOF/DECKING ON BITUMEN ROOF COVERING AS PER SEE NBS A1-110 & Q37-130B ON 12mm MARINE PLY ON 125mm INSULATION SEE NBS A1-430 ON VAPOUR CONTROL LAYER ON TIMBER FIRING PIECES LAID TO FALL 1:80 (SEE ROOF PLAN) ON TIMBER ROOF JOIST AS PER SE DETAILS BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS ON FIRING PIECES LAID TO FALLS 1:80mm ON TIMBER ROOF JOISTS ALL TO ENGINEERS DESIGN AND DETAIL HIGH PERFORMANCE AIR TIGHTNESS MEMBRANE FIXED TO UNDERSIDE OF JOISTS SEE NBS K10-11A</p> <p>FALL ARREST SYSTEM TO SPECIALIST DESIGN AND INSTALLATION SEE NBS J25-210 & 210A</p> <p>PRESSED METAL SOFFIT FLASHING (RAL COLOUR TO MATCH WINDOW SYSTEM) MECHANICALLY FIXED TO METAL PURLIN SUPPORT SYSTEM PER MANUFACTURERS SPECIFICATIONS SEE NBS H10-321A</p> <p>BITUMEN ROOF COVERING SEE NBS A1-110 ON TAPERED RIGID BOARD INSULATION LAID WITH A FALL TO RAINWATER OUTLET AND DOWNSPOUT NOZZLE INSTALLED PER MANUFACTURERS SPECIFICATIONS ON TIMBER JOISTS AS PER SE DETAILS.</p> <p>LIGHTWIGHT PRESSED METAL WITH INTEGRATED LIGHTING TO ENTRANCE CANOPY</p>	<p>(B1) SELECTED COMPOSITE TIMBER DECKING FIXED TO BATTENS & JOIST CRADLE SYSTEM SEE NBS J55-350A TO MANUFACTURERS SPECIFICATION & DETAILS ON STEEL STRUCTURE AS PER SE DETAILS.</p> <p>(B2) SELECTED COMPOSITE TIMBER DECKING FIXED TO BATTENS & JOIST CRADLE SYSTEM TO MANUFACTURERS SPECIFICATION SEE NBS J55-350A & DETAILS ON STRUCTURAL SLAB AS PER SE DETAILS.</p> <p>TERRACE CONSTRUCTION SELECTED PAVING SLABS SEE NBS A1-465A WITH PEDESTAL SUPPORT SYSTEM SEE NBS A1-467A ON MOY MATERIALS PARALON MODIFIED BITUMEN OR SIMILAR APPROVED WATERPROOFING SYSTEM INSTALLED PER MANUFACTURERS SPECIFICATIONS SEE NBS A1-110 ON KINGSPAN OR SIMILAR APPROVED TAPERED RIGID BOARD INSULATION LAID WITH A FALL SEE NBS A1-430 TO WADE OR SIMILAR APPROVED PROPRIETARY PARAPET RAINWATER OUTLET SEE NBS M10-365 AND DOWNSPOUT NOZZLE INSTALLED PER MANUFACTURERS SPECIFICATIONS ON STRUCTURAL CONCRETE SLAB PER ENGINEERS DETAILS AND SPECIFICATIONS</p> <p>(B4) SELECTED FRAMLESS AND TOUGHENED GLASS SCREEN GUARD RAIL, TO SELECTED RAL COLOUR SEE L30-588</p> <p>(B5) SELECTED GALVANIZED MILD METAL BALUSTRADES WITH INSET VERTICAL RODS TO TERRACES</p>
FLOOR	MISCELLANEOUS
<p>INTERMEDIATE FLOOR SELECTED FLOOR FINISH WITH 6mm ACOUSTIC UNDERLAY ON 60MM SCREED INCORPORATING UNDERFLOOR HEATING PIPEWORK SEE NBS M13-120A (UNDERFLOOR HEATING NOT APPLICABLE TO COMMUNAL AREAS) SEE M&E LAYOUTS ON 30mm INSULATION TO INSTALLERS SPECIFICATION ON 75mm STRUCTURAL SCREED TO ENGINEERS SPECIFICATION 200mm STRUCTURAL HOLLOWCORE SLAB TO ENGINEERS SPECIFICATION</p> <p>GROUND FLOOR SELECTED FLOOR FINISH WITH 6mm ACOUSTIC UNDERLAY ON 60MM CONCRETE SCREED INCORPORATING UNDERFLOOR HEATING PIPEWORK SEE NBS M13-120A (UNDERFLOOR HEATING NOT APPLICABLE TO COMMUNAL AREAS) SEE M&E LAYOUTS ON 30mm INSULATION TO INSTALLERS SPECIFICATION ON TRANSFER SLAB TO ENGINEERS SPECIFICATION. 130MM SOFFIT INSULATION TO UNDERSIDE OF TRANSFER SLAB SEE NBS K10-14A</p> <p>BASEMENT FLOOR SELECTED FLOOR FINISH PAINT ON STRUCTURAL CONCRETE SLAB TO ENGINEERS SPECIFICATION</p> <p>COMMON AREA SELECTED FLOOR FINISH ON 6mm ACOUSTIC UNDERLAY ON 90mm SCREED ON CONCRETE FLOOR TO ENGINEERS SPECIFICATION</p>	<p>(M1) PRESSED METAL CAPPING PIECE SEE NBS F30-780B ON 15mm MARINE PLY AND DPC</p> <p>(M2) POWDERCOATED PRESSED METAL FINISH TO BALCONY SOFFIT FIXED TO 15mm WBP PLYWOOD TO METAL STUD RAIL SYSTEM (INDICATIVE) SUSPENDED OF BALCONY PRIMARY STEELWORK FRAME SEE NBS H10-321A AND BRICKWORK TO PERIMETER. FLAT SEAMS AT JOINTS BETWEEN PANELS.</p> <p>(M3) EXPOSED POWDERCOATED RWP</p> <p>(M4) TANKING AS PER SE DETAILS</p> <p>(M5) DPM TO BE LAPPED INTO TANKING MEMBRANE TBC BY WATERPROOFING SPECIALIST</p>
EXTERNAL GROUNDWORKS	INTERNAL STAIRS
<p>(E1) PEDESTRIAN PAVING SLABS. FOR DETAILS SEE CE DETAILS</p> <p>(E2) VEHICULAR PAVING SLABS. FOR DETAILS SEE CE DETAILS</p> <p>(E3) VEHICULAR TARMAC. FOR DETAILS SEE CE DETAILS</p> <p>(E4) LANDSCAPE AS PER DERMOT FOLEY'S DETAILS</p> <p>(E5) PEDESTRIAN PAVING SLABS SEE NBS A1-465A ON A PODIUM STRUCTURAL SLAB AS PER CE DETAILS</p>	<p>(S1) 90mm DIA. STAINLESS STEEL HANDRAIL FIXED TO BRUSHED STAINLESS STEEL BRACKETS THAT ARE FIXED BACK TO BALUSTRADE SYSTEM TO BALUSTRADE MANUFACTURERS DETAILS & APPROVALS. HANDRAIL TO COMPLY WITH THE REQUIREMENTS OF TGD PART K:2014 & PART M:2010 PROPRIETARY GLAZED BALUSTRADE INFILL PANEL SYSTEM FIXED BACK TO STAIRS STRUCTURE TO MANUFACTURERS DETAILS. SYSTEM TO COMPLY WITH THE REQUIREMENTS OF TGD PART K:2014</p> <p>(S2) PROPRIETARY BALUSTRADE INFILL PANEL SYSTEM FIXED BACK TO STAIRS STRUCTURE TO MANUFACTURERS DETAILS. SYSTEM TO COMPLY WITH THE REQUIREMENTS OF TGD PART K:2014</p> <p>(S3) PAINTED AND SKIMMED PLASTERBOARD TO SELECTED FINISH TO US OF STAIRS AND CORE WALLS</p> <p>(S4) SELECTED FLOORING TO STAIRS AND LANDINGS WITH CONTRASTING STAIR NOSINGS TO COMPLY WITH PART M</p>
CEILING	
<p>GENERALLY MF CEILING SEE NBS K10-220C, 220E & 220H SECTIONS AT 450MM MAX CENTERS FIXED TO MF SUPPORT CHANNELS AS PER MANUFACTURERS RECOMMENDATIONS. 1 LAYER 12.5MM PLASTERBOARD CEILING FIXED WITH DRYWALL SCREWS WITH 3MM PLASTER SKIM AND PAINT FINISH TO CONCRETE SLAB. (ALLOW 150MM CLEAR VOID)</p> <p>ENTRANCE AREA 1 LAYER 12.5MM PLASTERBOARD CEILING FIXED WITH DRYWALL SCREWS WITH 3MM PLASTER SKIM AND PAINT FINISH FIXED TO TIMBER BATTENS OR TOP HAT SECTIONS</p> <p>(C1) MF CEILING SEE NBS K10-220C & 220G SECTIONS AT 450MM MAX CENTERS FIXED TO MF SUPPORT CHANNELS AS PER MANUFACTURERS RECOMMENDATIONS. 1 LAYER 12.5MM PLASTERBOARD CEILING FIXED WITH DRYWALL SCREWS WITH 3MM PLASTER SKIM AND PAINT FINISH TO TIMBER STRUCTURE. (ALLOW 150MM CLEAR VOID)</p>	

Detailed section and specificatoin from apartment Blocks A, B, C & D, Phase 1, Knockrabo

ITEM 1: MATERIALS & FINISHES

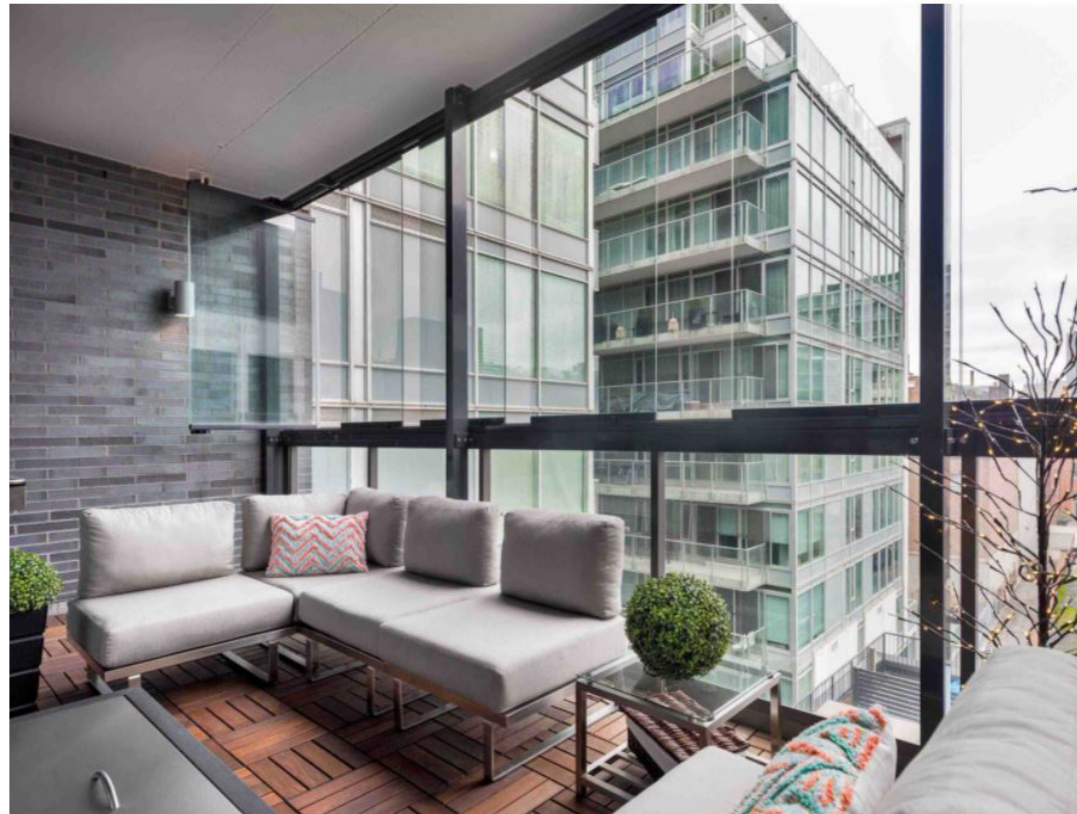
APARTMENT BUILDINGS

Although the material palette and detailing of the proposed apartment buildings will carry through from Blocks A, B, C and D of Phase 1 of the Knockrabo development, wintergardens will be a new addition to the scheme. Wintergardens are proposed on the north elevation of Block F.

It is proposed to use a “Lumon” or similar wintergarden system, which will provide private amenity spaces to apartments that are attractive and usable all year round, as well as providing a high quality facade to the Reservation Corridor - albeit that the future use of that corridor is unknown at this time.

Our preferred wintergarden type is the “Railing-to-roof” version, where a fixed glass balustrade with aluminium handrail is provided up to a height of c. 1100mm above the balcony floor, and above the fixed handrail level, a frameless of folding glass screen is provided. Elegant aluminum profiles are mounted onto the ceiling and the top of the balcony railing. Tempered glass panes measuring 6, 8, or 10mm thick are fastened to the profiles. These panes can withstand extremely strong winds, yet they are lightweight and easy to slide and fold.

Elsewhere in the proposed scheme, balconies with glass balustrades and pressed metal profiles are proposed, as shown in the image of Knockrabo Phase 1 on this page.



Lumon Wintergarden System, Internal View



Lumon Wintergarden System, External View



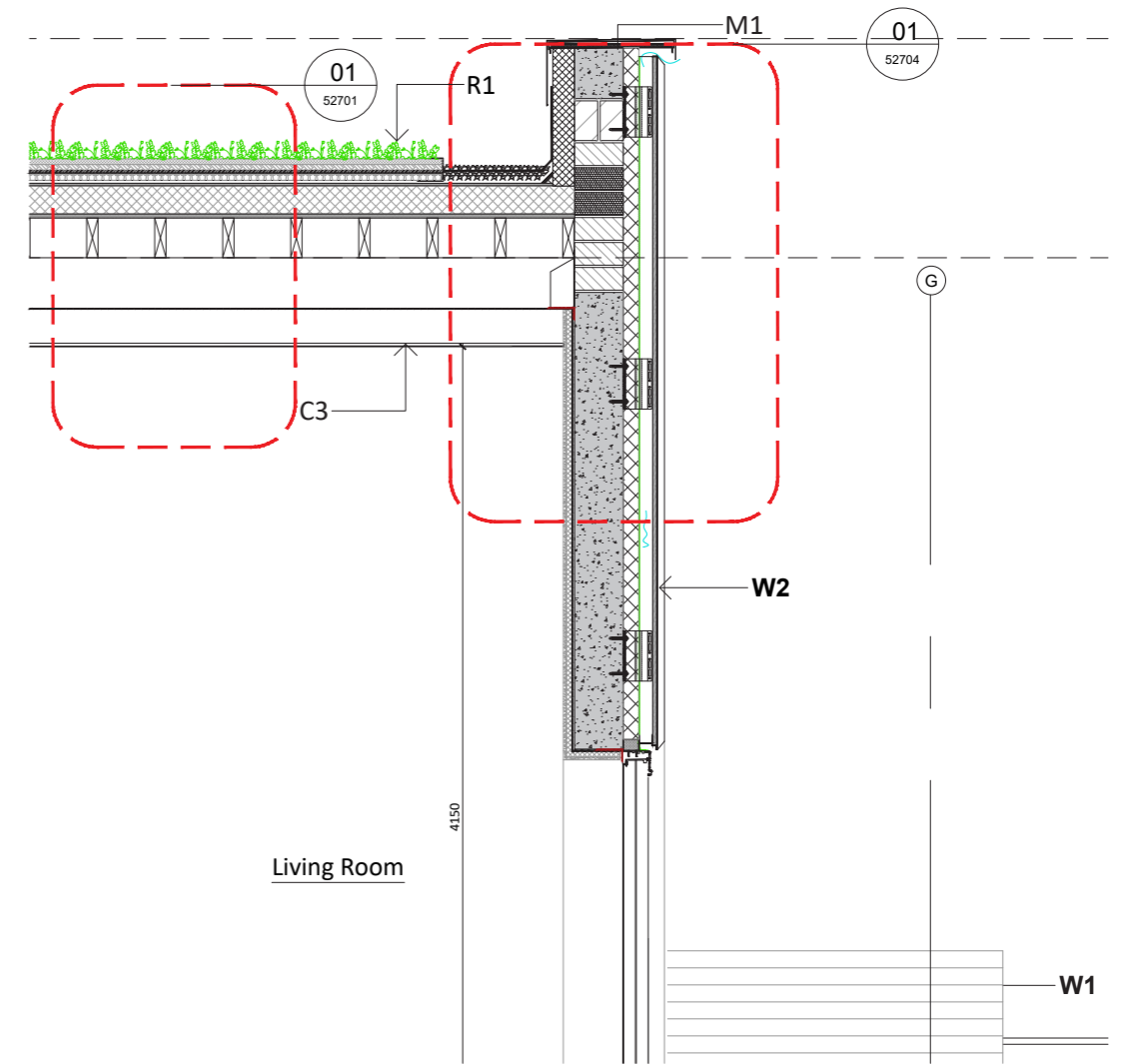
Knockrabo Phase 1, Apartment building with white brick, glazed balconies & grey windows

ITEM 1: MATERIALS & FINISHES

APARTMENT BUILDINGS



Blocks A & B, with white and red brick, and zinc cladding



Detailed section through roof parapet with zinc cladding



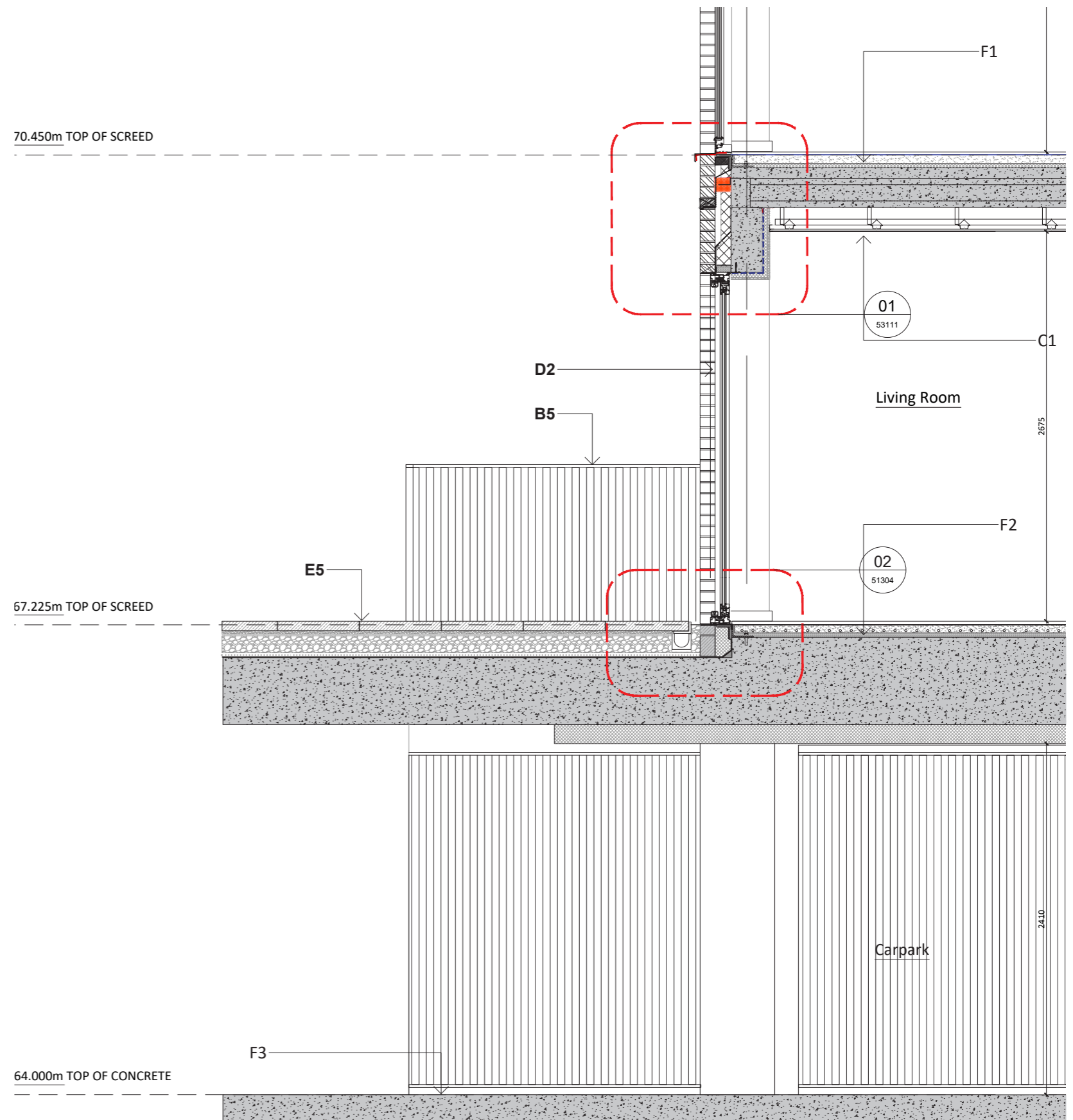
Junction of white brick with zinc cladding

ITEM 1: MATERIALS & FINISHES

APARTMENT BUILDINGS



Hard and soft landscaping to communal courtyard



Detail of podium carpark and landscaped courtyard

ITEM 1: MATERIALS & FINISHES

PROTECTED STRUCTURES

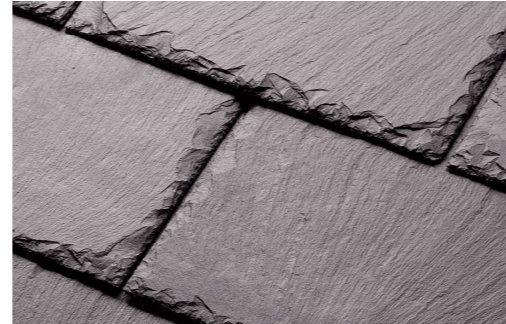
BR - INDICATIVE BRICK WALL FINISH
Solid clay facing brickwork. Exact type and jointing TBC.



RF - INDICATIVE RENDER WALL FINISH
Limewashed finish on lime render. Colour TBC.



SR - INDICATIVE SLATE ROOF FINISH
Reclaimed natural slates. Exact type TBC.



MF / MR - INDICATIVE METAL WALL / ROOF FINISH
Pre-weathered zinc.



TF - INDICATIVE TIMBER FINISH
Treated timber, species TBC



Blochairn Place, Glasgow



Existing Front Entrance Lobby, Cedar Mount



Existing Roof, Cedar Mount



Laycock Street Housing, London



Bushey Cemetery, Hertfordshire

Item 1 of the Opinion notes the need for justification/rationale for mix, variation or otherwise of external finishes between Protected Structures and any relevant similar heritage structures.

As noted in the Architectural Design Statement, the subject LRD application includes works to Cedar Mount House (Protected Structure), Gate Lodge West (Protected Structure) & the Coach House. The proposed works to these buildings are identical to those that were permitted under D17A/1124, which were designed by Howley Hayes Conservation Architects.

In all three buildings, the designs have been carefully considered to clearly distinguish between historic fabric and contemporary interventions, in line with conservation best practice. The palette of proposed materials is illustrated above, and is identical to those that were permitted under D17A/1124.

The restoration of Cedar Mount will maintain the historic character of the house in its principal setting as viewed from the south, while the recladding of the north wing will produce a contemporary design of high quality.

The renovation of the Gate Lodge West (Protected Structure) & the coach house provides a viable and sensitive use of these structures with well-designed contemporary additions that are complementary yet subservient.

Please refer to items submitted by David Slattery Conservation Architects for full report, recommendations and material specifications.

Material Key

AD	Aluminium clad door	SC	Stone coping / sill
AW	Aluminium clad window	SR	Slate roof finish
BA	Brick screen to AW	ST	Stone finish
BR	Brick finish	TD	Timber door
CB	Concrete block finish	TF	Timber finish
GB	Glazed balustrade	TR	Terracotta ridge / hip tiles
MF	Metal finish		
MR	Metal roof finish	TW	Timber window
RF	Render finish	WP	Waterproofing

ITEM 1: MATERIALS & FINISHES

TERRACES

Item 1 of the Opinion notes “Notwithstanding limited scope for building line variation within 3 no. terraces of houses, some commentary etc should be included regarding any potential for small steps in building lines, bookend/roof change variations or similar.”

Our response will assume that the request refers to the terraces of duplexes and houses, as together they comprise three terraces of development within the proposal.

All three terraces are relatively compact, each comprising eight units. The duplex terraces are c. 56m in length, and the terrace of houses is c. 50m in length. Each of the three terraces is a different height - the houses are 2 storeys plus an attic level, the 2A/3C simplex/duplexes are 3 storey, and the 3A/3B duplexes are four storeys, thereby providing variety of scale between each of the terrace types.

The houses are very similar to the constructed houses in Knockrabo Phase 1, and as with the completed phase, each house is distinguished from its neighbour by a change in level, necessitated by the sloping site. The threshold space for each house is recessed into the main facade, and distinguished from the red brick of the main form by the use of a bright, white brick around the entrance area. The dormer windows, finished in grey zinc, provide further variation within the streetscape. Each terraced house has a bin store to its front, which will be finished in white brick. Units H3B and H3B1 are smaller units of similar appearance that bookend the terrace, which are stepped back from the line of housing. This step adds variety to the terrace units here.

The 2A/3C simplex/duplexes are three storey - although from their northern side, they appear to be 2.5 storeys due to the sloping nature of the site. The terrace is aligned with the contours of the site, and therefore has the same floor levels throughout. On the northern side of the terrace, the projecting stairs and the low, white brick walls of the bin/ bicycle stores provide a contrast in materiality and a change in scale within the streetscape. On the southern side of the terrace, the building line is broken by the projecting single storey volume of the living room simplexes. These projections provide variety in both scale and materiality.

The 3A/3B duplexes are four storey - although from their southern side, they appear to be 3 storeys due to the sloping nature of the site. The terrace is aligned with the contours of the site, and therefore has the same floor levels throughout. On the northern side of the terrace, the projecting porches, finished in white brick, break the building line and provide variety in scale. On the southern side of the terrace, the projection that contains the kitchen & an entrance door breaks the building line, and provides variation in scale and materiality. In both terraces of duplexes, the end-or-terrace units maintain the same building line, but the units are triple aspect, and benefit from additional windows to hallways and habitable rooms. The additional gable windows provide animation to these facades.



Completed houses in Knockrabo Phase 1, where the changes in level, recessed entrance with contrasting brick & the zinc dormer windows provide variety within the streetscape



Proposed duplexes in subject LRD application, with white brick projections breaking the building line and providing variety in scale and form.

ITEM 1: MATERIALS & FINISHES

TERRACES

In response to the Opinion, the applicant has revised the main facades of the duplexes, i.e. the south facing facade of the 2A/3C simplex/duplexes, and the north facing facade of the 3A/3B duplexes.

The changes include additional brickwork detailing to the large upper floor windows on both facades, with a recessed side and head panel, and stacked soldier courses within the recess. Please see revised CGIs by Modelworks.



Precedent Image: Brickwork detailing, with recessed panel beside windows, and recessed soldier banding in contrasting brickwork



Revised duplex facade, with additional brickwork detailing to the large upper floor windows, with a recessed side and head panel, and stacked soldier courses within the recess.

