

PROPOSED HOUSING DEVELOPMENT

Cappaghfinn Phase 3, Cappagh Road, Cappogue, Dublin 11

Architectural Design Statement

The site is located in the townland of Cappogue, Co Dublin. The site is bounded to the south and east by Heathfield Housing Estate, to the north west by Fingal County Council Lands and to the north by North City Business Centre lands. The site has an extent of 3.2ha. Heathfield Terrace is contiguous with the site and provides access from the east. Access to the south is via the Cappagh Road.

The site contains a recorded monument, an upstanding ringfort, which requires a 20 meter wide exclusion zone to be established from its known extent, within which no development works can take place. The site is bounded to the southern perimeter by an open drain. A riparian strip exclusion zone of 10 meters is required to this drain. These areas have been included as open space associated with the development. It is intended that the riparian strip will be landscaped with plants and trees suitable to these areas. The design concept has addressed the above constraints by proposing these areas as focal points within the scheme through creating short terraced blocks around the perimeter of the open spaces and successfully exploiting views.

The majority of the 69 units address the green public open spaces/ garden areas proposed within the site, capitalising on views and southerly aspects. All public open spaces are overlooked by surrounding homes so that this amenity is owned by the residents and safe to use providing passive supervision.

The site also requires the provision of a road linking Cappagh Road and North City Business Park as per Objective 103 Fingal Development Plan 2017-23; 'Provide bus gate, provides linkage between Cappagh Road and Finglas Road'. The proposed site layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around. Roads and parking areas are considered as an integral landscaped element in the design of the public realm. Appropriate car parking is within curtilage or within easy reach of the home's front door.

The massing of the development steps from two to three stories reducing the impact on the adjacent properties on Heathfield Terrace and Heathfield Estate.

The proposed form of the three storey blocks provides opportunities for the integration of private balconies and terraces into the forms of the building while also minimising overlooking of adjacent properties. Private terraces for ground floor units provide a buffer between private residences and the shared garden areas. Heights of perimeter boundaries to these areas are kept to a minimum with low level walls & metal handrail guarding, allowing passive surveillance of open spaces and improving the quality of green spaces but also providing a level of privacy for the inhabitants. Elsewhere, the boundary treatments in the scheme respond to the range of surrounding conditions.

The proposed three storey blocks include all own door units and all ground floor units are wheelchair accessible. All units are dual aspect with habitable rooms mainly orientated to the west, south and east achieving optimal levels of daylight.

All façades envelope the proposed building blocks in a rich palette of materials, including buff & darker toned brick, rendered walls and horizontal metal handrails to brick faced balconies. This design language is continued throughout the scheme with minor adaptations allowing variation in design while also integrating the scheme together cohesively.

Openings have regular repeated proportions, creating a horizontal and vertical rhythm. The proposed curved form of the three storey blocks at gable corners reinforces and animates the geometry of the junctions but also introduces compact, simple sculpted volumes. Set back roof levels further serve to reduce the massing of the forms.

The proposed scheme is a positive addition to the identity of the locality of Cappagh.