



**Proposed development of 11 Apartments,
and
associated site works
at
Outlands, Rathbeale Road, Swords, Co Dublin.**

Architectural Design Statement

The proposal seeks to sensitively consider the relationship between this corner site and the existing properties located at Pine Grove, Abbeylea and on Rathbeale Road to the east. The massing of the development steps from two to three stories reducing the impact on the adjacent properties on Rathbeale Road and the existing housing to the north at Pine Grove. This relationship is further considered through reducing the height of the building by setting the ground floor level into the site and maintaining ample separation distances to the surrounding neighbouring properties.

The proposed form reinforces and animates the geometry of this corner site at the junction of Pine Grove Park and Rathbeale Road, introducing compact, simple sculpted volumes. This design provides opportunities for the integration of private balconies and terraces into the form of the building while also minimising overlooking of adjacent properties.

The building addresses the green public open space to the west and its extension into a landscaped communal garden within the site. Private terraces for ground floor units provide a buffer between private residences and the shared garden areas. Large external balconies are recessed on the street frontages and are predominately located to the south and west of the building.

The façade seamlessly envelopes the building in a rich palette of materials, including buff brick and vertical metal balustrading to balconies. Openings have regular repeated proportions, creating a horizontal and vertical rhythm.

The internal layouts are arranged around the single stair and lift core that provides access to 11 units over three floors. Seven of the eleven units are dual aspect with habitable rooms mainly orientated to the west, south and east achieving optimal levels of daylight.