

07

TENANTS AMENITY, ART/CULTURAL SPACE, CRÈCHE

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07.1 INDOOR TENANTS AMENITY & CULTURAL SPACE

Well curated residents' indoor amenities have been provided in the proposed development to ensure sustainable and high quality living, encourage social interaction and facilitate remote working.

The concierge area and all the communal activities for residents are placed on the north-west corner in Block A, in order to be easily reached from Fortfield Road and all the apartments while serving as the "main gateway" to the area.

Other than this, on the southern part, between blocks A and B, an ample space dedicated to Art and Cultural activities has been provided and it's serving the community.

This space is connected with an outdoor space which can be used for artist's performance and entertainment and it's easily accessible from Fortfield Road and from the public park.

CONCIERGE & INDOOR AMENITY
(for residents only)

ART/CULTURAL SPACE
(public space for the community)



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07.2 INDOOR TENANTS AMENITY

As mentioned in the previous page, the concierge area with all the communal activities for residents are placed on the north-west corner in Block A and it represents the “main gateway” to the area.

Furnished with plenty of comfortable seating as well as desks, the lounge provides ample opportunity to either have a coffee with a neighbour or engage in work activities and emanates the friendly atmosphere of a community space.

The co-working space designates a specific area dedicated to work that is separate to residents’ independent apartments, but conveniently contained within the overall development. Offering an alternative work desk to the kitchen table, the co-working area is intended to enhance concentration by spatially compartmentalising the work day.

The indoor amenity includes a meeting room and a multi-purpose room as well which are situated in the lobby near the co-working and the lounge area.

The multi-purpose room has been included in the development to facilitate social gatherings and community events. Designed to be rearranged for various uses, the flexibility of the space gives the residents freedom to adapt it to their collective needs and activities. It is an integral spatial contribution to community development and neighbourly support within the scheme

The tenant indoor amenity areas have a direct access and contact with the communal outdoor space where outdoor social, fitness and relaxing activities can take place. This maintains a connection between workers and the outdoors, forming a calming environment that eases the pressure too often associated with work.



NOTE:All the images shown are for illustration purpose only.



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07.3 ART/CULTURAL SPACE

The policy set out in CU025, requires provision at a “minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage.” And that “such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector”.

The proposed space across the two linked buildings (Block A providing 488.3 sqm, Block B providing 389.6 sqm, and a shared pavilion providing 336.7 sqm of ground floor Cultural/Community Space) is sufficient in scale to host multiple cultural and community typologies (artist’s studio, makerspace, multi-purpose community gallery/venue...), as well as to accommodate a wide range of artforms and community uses.

The associated external space immediately adjacent to the proposed internal space is sufficient in scale to host multiple cultural (artist workspace, performance, rehearsal, maker or multipurpose space) and community typologies, as well as to accommodate a wide range of artforms and community uses.

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07.4 CRÈCHE

The proposed development includes a crèche for 17 kids, located on block D on the north-east corner of the site. This is the best position as enough privacy is ensured and at the same time it's in very proximity of the access road and the drop-off area.

It consists in two classrooms, 0-2 y and 2+ y, plus the ancillary rooms: kitchen, a small sleeping area, administration, laundry, etc.

An external play area (153 sqm) has been provided on the east side.

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07.5 BIKE PARKING

Cycle parking is provided externally at ground level and distributed throughout the development extents. A total of 611 no. residential cycle parking spaces will be provided (464 no. Long Term and 146 no. Short Term). This figure excludes non-residential cycle parking spaces.

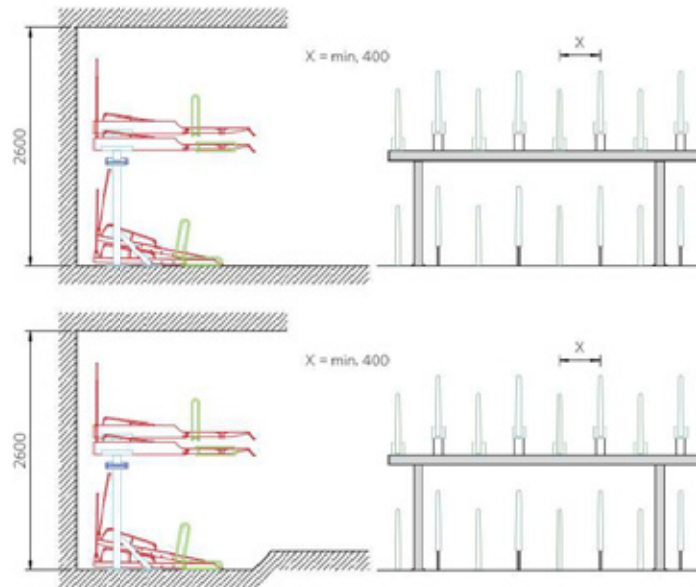
It is proposed to provide 6 No. cycle parking spaces for the creche and 16 No.cycle parking spaces for the Cultural Arts Space.

As required, 10% of the long-term cycle parking spaces will be e-bike charging.

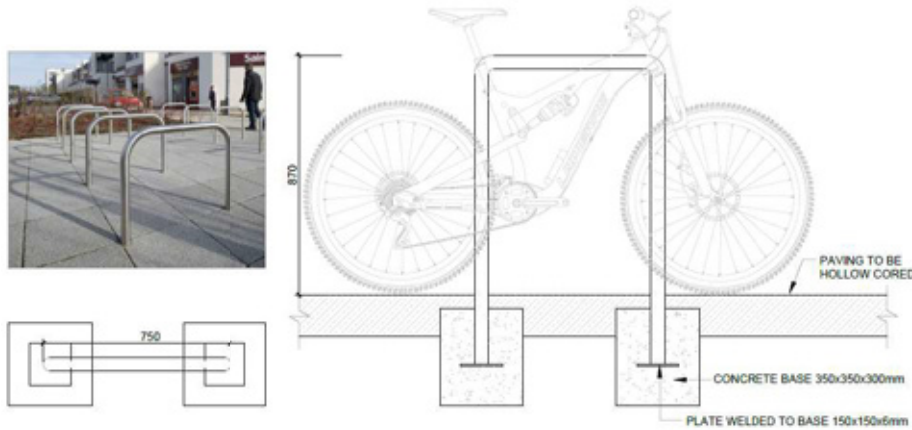
Please refer to the “Car & Cycle Parking Management Plan” for details.

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2-TIER HIGH CAPACITY RACKS
(basement - ground floor - external structure)



SHEFFIELD BIKE STANDS
(landscape)



CARGO BIKE RACKS
(basement - ground floor - external structure)



08

MATERIALS & FINISHES

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08.1 MATERIAL CONCEPT: TIMELESS

The materiality of the design has been inspired by the surrounding Architectural environment. Specifically, the use of materials in both the Church of St Pius X R C in nearby Templeogue and the Terenure College Chapel offers a reference point for the approach to the new development. The Byzantine-style churches, both dating to circa. 1960s, embody the Greek principle of poikilia, meaning ‘marked with various colours’ or ‘variegated’. Utilizing red brick as the principal material, the churches’ dressings are expressed in contrasting concrete and granite, denoting various architectural and decorative elements such as the colonnade, arcade and window surrounds.



Terenure College Chapel with red brick facade and white granite highlighting architectural elements such as entrance, base, cornices, parapet, window surrounds, etc.



Proposed materiality and detail for the apartment buildings.

Variegated materials appear in the design for Fortfield Rd. with bricks and white render used to mark the tiers of the buildings. This breaks up the massing of the façade and achieves a polysensory effect.

The proposed design of the apartment buildings adapts this duality of color palette using brick in varying hues of red, cream and burgundy with horizontal strips of white render highlighting the ground floor level and marking entrances as well as highlighting floor levels while accentuating the horizontality of the of the overall ensemble.



St Pius X-Roman Catholic Church with red brick facade and white granite highlighting architectural elements such as entrance, podium, cornices, parapet, window surrounds, etc.



Proposed materiality and detail for the apartment buildings.

The row houses, are designed with the similar idea where a palette of red brick is highlighted by white mortar joints to create nuances of texture and color. The red roof tiles of the houses are inspired by St Pius X-Roman Church nearby which are also find on some of the nicest housing developments in the area such as Bushy Park House.

This material and its changing colour captures the concept of transience and aging which consolidates the project’s consideration of longevity, robustness and adaptability.



Bushy Park House with red clay roof finish and red brick facade.

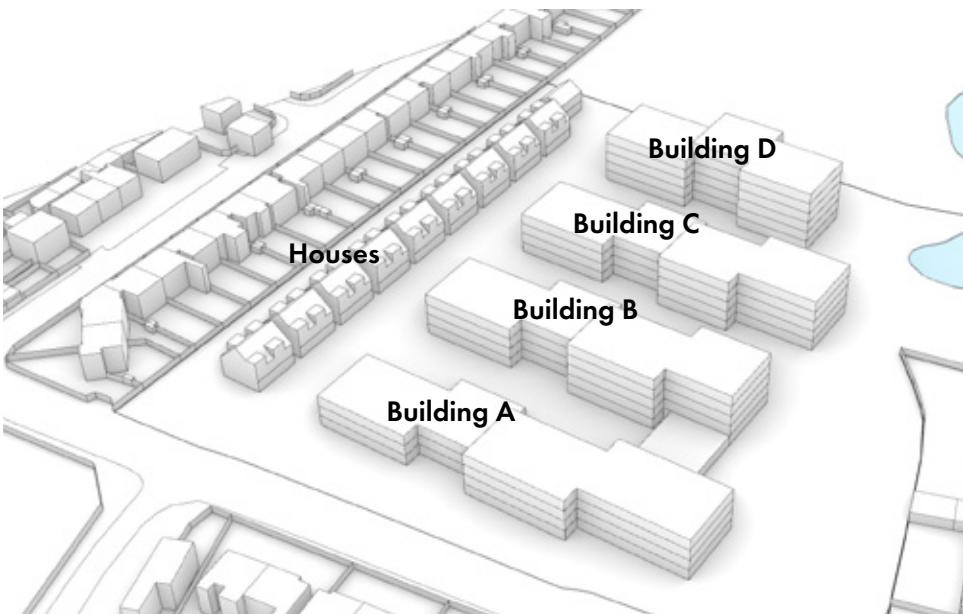


Proposed materiality and detail for the houses.

08. MATERIALS & FINISHES

08.2 MATERIAL CONCEPT: IDENTITY

The proposed design of the apartment buildings and houses adapts a dual of colour and material palette, using brick in varying hues of red, cream and burgundy with horizontal strips of white render highlighting floor levels, marking entrances and accentuating the horizontality of the of the overall ensemble. The nuances in tone between each building introduces also a sense identity and individuality.



BUILDING A:
Red color brick and white render highlights



BUILDING B:
Cream color brick and white render highlights



HOUSES:
Red color brick with white mortar, red tone render and red roof tiles



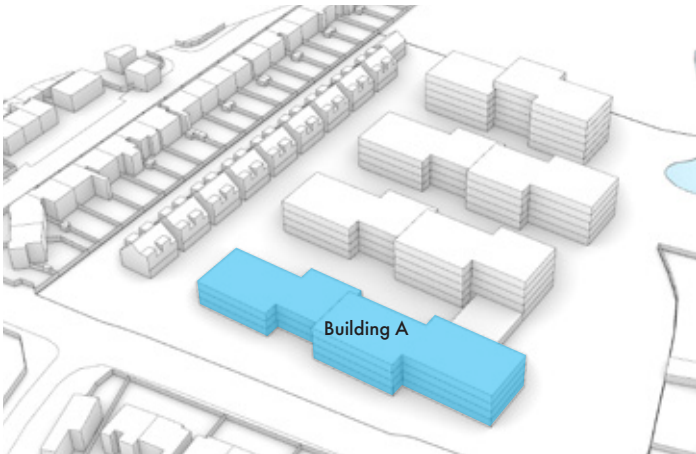
BUILDING C:
Burgundy color brick and white render highlights



BUILDING D:
Cream color brick and white render highlights

08. MATERIALS & FINISHES

08.3 MATERIALS & FINISHES: BUILDING A



SELECTED BRICK PARAPET

POWDER COATED ALUMINIUM FASCIA

SELECTED WHITE RENDER FINISH

SELECTED BRICK FINISH WITH WHITE MORTAR

GLASS BALUSTRADE BALCONY OR
PAINTED STEEL RAILING WITH POWDER
COATED ALUMINUM BALCONY SLAB EDGE**

POWDER COATED ALUCLAD TIMBER AND
ALUMINUM WINDOWS

POWDER COATED ALUMINUM WINDOWS

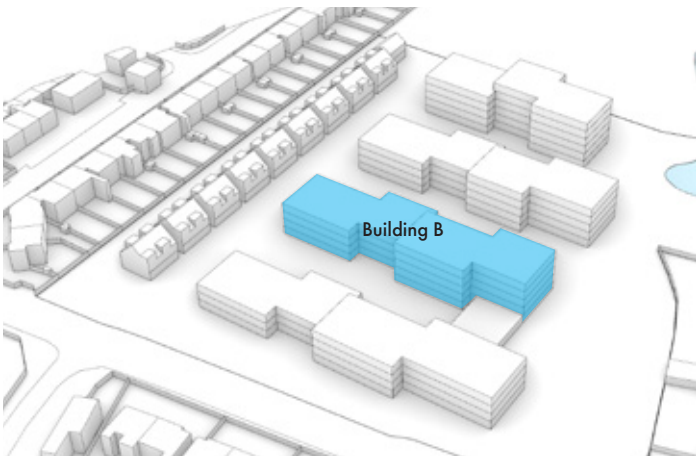
SELECTED WHITE RENDER FINISH

** NOTE: Glass balustrade balconies located where required for wind comfort. Elsewhere balconies to be painted steel finish. For detail of location of each type, please refer to architectural drawings.



08. MATERIALS & FINISHES

08.3 MATERIALS & FINISHES: BUILDING B



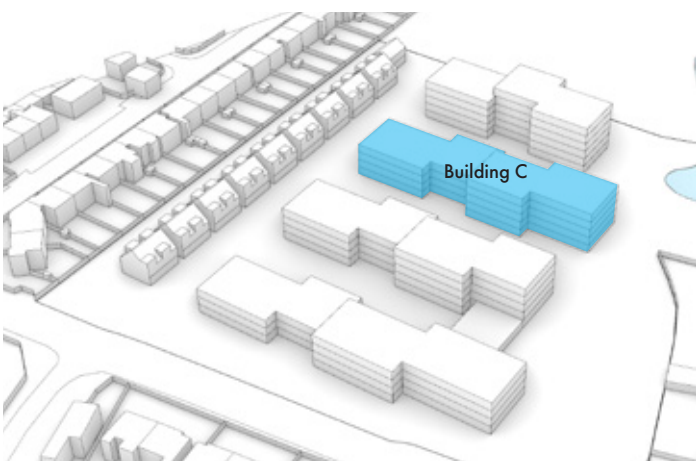
- POWDER COATED ALUMINIUM FASCIA
- GLASS BALUSTRADE BALCONY OR PAINTED STEEL RAILING WITH POWDER COATED ALUMINUM BALCONY SLAB EDGE**
- SELECTED BRICK FINISH WITH WHITE MORTAR
- SELECTED WHITE RENDER FINISH
- POWDER COATED ALUCLAD TIMBER AND ALUMINUM WINDOWS
- SELECTED WHITE RENDER FINISH TO GROUND FLOOR
- POWDER COATED ALUMINUM WINDOWS

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08. MATERIALS & FINISHES

08.3 MATERIALS & FINISHES: BUILDING C



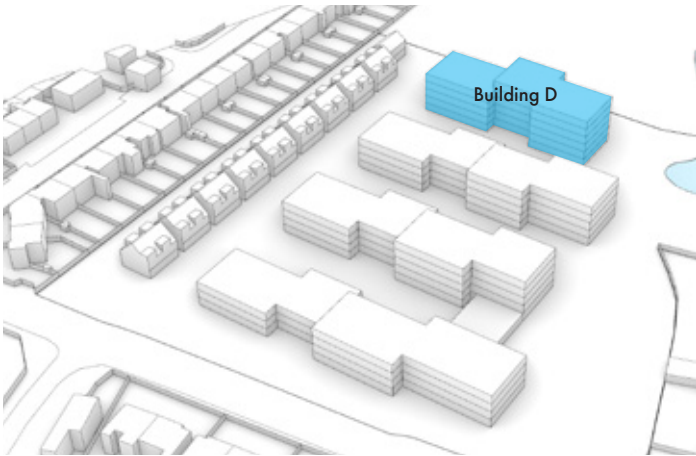
- POWDER COATED ALUMINIUM FASCIA
- GLASS BALUSTRADE BALCONY OR PAINTED STEEL RAILING WITH POWDER COATED ALUMINUM BALCONY SLAB EDGE**
- SELECTED BRICK FINISH WITH WHITE MORTAR
- POWDER COATED ALUCLAD TIMBER AND ALUMINUM WINDOWS
- SELECTED WHITE RENDER FINISH
- POWDER COATED ALUMINUM WINDOWS

**** NOTE:** Glass balustrade balconies located where required for wind comfort. Elsewhere balconies to be painted steel finish. For detail of location of each type, please refer to architectural drawings.



08. MATERIALS & FINISHES

08.3 MATERIALS & FINISHES: BUILDING D



POWDER COATED ALUMINIUM FASCIA

SELECTED WHITE RENDER FINISH

SELECTED BRICK FINISH WITH WHITE MORTAR

GLASS BALUSTRADE BALCONY OR
PAINTED STEEL RAILING WITH POWDER
COATED ALUMINUM BALCONY SLAB EDGE**

POWDER COATED ALUMINIUM FASCIA

POWDER COATED ALUCLAD TIMBER AND
ALUMINUM WINDOWS

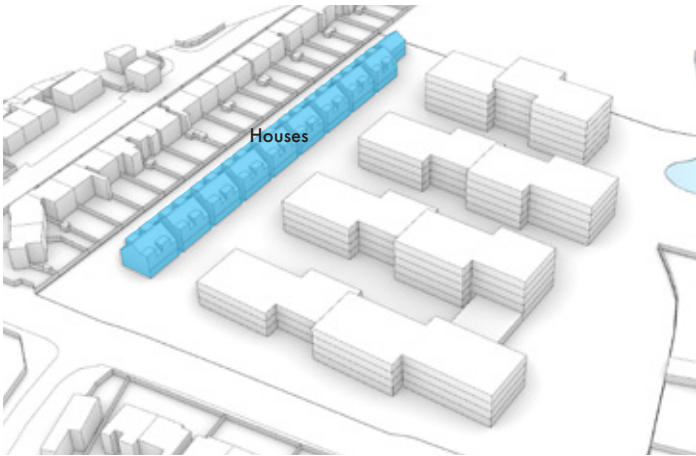
POWDER COATED ALUMINUM WINDOWS

SELECTED WHITE RENDER FINISH

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08. MATERIALS & FINISHES

08.3 MATERIALS & FINISHES: HOUSES



SELECTED RED ROOF TILES

REDISH COLOR METAL CLADDING TOMATCH

POWDER COATED ALUCLAD TIMBER AND ALUMINUM WINDOWS

SELECTED BRICK FINISH WITH WHITE MORTAR

RENDER WINDOW SURROUND

SELECTED REDISH COLOR RENDER FINISH

POWDER COATED ALUCLAD TIMBER AND ALUMINUM WINDOWS

TIMBER CLADDING

