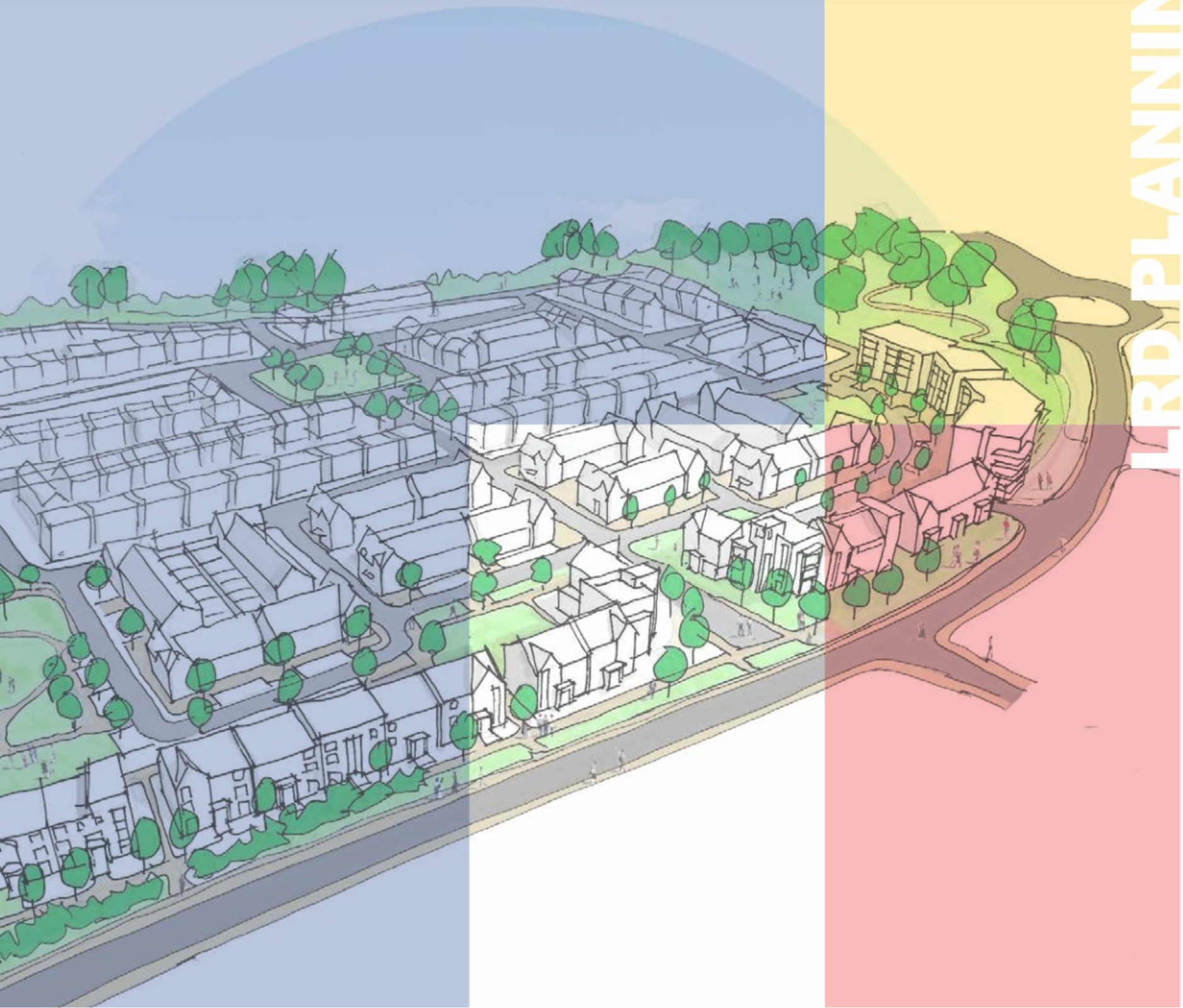
LRD PLANNING



JFA
ARCHITECTS

2439
KILWOGHAN WOODS - PHASE 2

DOC NO. KWC-XX-XXX-PP-JFA-AR-PP7001
August 2025

CONTENTS

00 INTRODUCTION

Project Team . . . 3
Development Description . . . 4
Introduction . . . 5

01 SITE CONTEXT

Ordnance Survey Map & Site Aerial Photos . . . 6
Zoning Map . . . 7
Wider Context . . . 8
Local Context . . . 9
Site Connectivity - Public Transport and Infrastructure . . . 10
Site Survey . . . 12
Tree Survey . . . 13
Contiguous Elevations & Sections - Existing Site . . . 14

02 DESIGN STRATEGY

Inclusivity . . . 15
Variety . . . 16
Efficiency . . . 17
Adaptability . . . 18

Site Analysis - Existing Site Conditions . . . 19
Concept Development . . . 20
Previously Approved Scheme . . . 21
Privacy & Amenity . . . 22
Public Realm . . . 23
Height Diagram & Transition in Density . . . 24
Parking & Connectivity . . . 25

03 PROPOSED DESIGN

Phase 2 Site Plan at Section - 247 meeting . . . 26
Phase 2 Site Plan - 32B Meeting . . . 27
Response to Opinion for Kilwoghan Woods - Phase 2 . . . 28
Proposed Site Layout Plan - Phase 2 . . . 29
Proposed Landscape Plan - Phase 2 . . . 30
Taking in Charge - Phase 2 . . . 31
Part V Compliance - Phase 1 & Phase 2 . . . 32
Character Areas - Phase 2 . . . 33
Distinctiveness - Materials & Finishes . . . 34

Schedule of Accommodation . . . 35

Apartment Blocks / 1 & 2 Bed Apartments - Typical Layout Plans . . . 36

Apartment Block A - Floor Plans . . . 37
Apartment Block A - Elevations & Section AA . . . 38
Apartment Block B - Floor Plans . . . 39
Apartment Block B - Elevations & Section AA . . . 40

Duplex Apartment Blocks / 1 & 2 Bed Apartments - Typical Layout Plans . . . 41
Duplex Apartment Blocks / 3 Bed Apartments - Typical Layout Plans . . . 42

Duplex Apartment Block C - Floor Plans . . . 43
Duplex Apartment Block C - Elevations & Section AA . . . 44
Duplex Apartment Block D&G - Floor Plans . . . 45
Duplex Apartment Block D&G - Elevations & Section AA . . . 47
Duplex Apartment Block E - Floor Plans . . . 48
Duplex Apartment Block E - Elevations & Section AA . . . 50
Duplex Apartment Block F - Floor Plans . . . 51
Duplex Apartment Block F - Elevations & Section AA . . . 53

House Type H - 2 Bed Mid Terraced - Floor Plans . . . 54
House Type H - 2 Bed Mid Terraced - Elevations & Section AA . . . 55
House Type I - 3 Bed End Terraced - Floor Plans . . . 56
House Type I - 3 Bed End Terraced - Elevations & Section AA . . . 57
House Type J - 3 Bed Dual Frontage - Floor Plans . . . 58
House Type J - 3 Bed Dual Frontage - Elevations & Section AA . . . 59

Contiguous Elevations & Sections - Proposed Site . . . 60

04 VISUALISATIONS

Sketch Aerial View from Urban Edge . . . 61
3D Sketch View from pedestrian and cycle entrance . . . 62
3D Sketch Aerial VIew from Apartment Urban Edge . . . 63

3D Views . . . 64

Design Reference Images . . . 68

00 INTRODUCTION

Project Team

This Architectural Design Statement has been compiled in collaboration with the following design team:

Applicant/Client
Seattle Construction Ltd.

Planning Consultant
Brock McClure Planning & Development Consultants

Architects
JFA

Civil & Structural Engineers
Barrett Mahony Consulting Engineers Ltd

Mechanical, Electrical and Energy efficiency
RM Breen & Associates Consulting Engineers Ltd.

Landscape Architect
PC Roche and Associates

Environmental Consultant
Enviroguide Consulting & DNV Company

Visualisations and Sunlight & Daylight Assesments
3D Design Bureau

00 INTRODUCTION

Development Description

Seattle Construction Limited intend to apply to Kildare County Council for permission for development to amend a previously permitted Strategic Housing Development (SHD) (ABP Case Reference 307100-20) on a site of approx. 12.93 ha located on lands at Kilwoghan Woods in the townland of Crodaun, Celbridge, Co. Kildare.

The proposed amendments relate to phase 2 (c.3.94ha) of the overall permitted development and, will include amendments to 239 no. residential units. (The overall total number of permitted 467 no. units in phase 1 and 2 remain unchanged) .

The proposed development comprises a design of phase 2 to include:

a) The construction of 2 no. 4-storey apartment blocks at the north of the site (81 no. units in total) to include a creche (351sqm – 94 children) with outdoor play area at ground floor;

i. Block A - 38 no. units consisting of 17 no.1 bed and 22 no. 2 bed units

ii. Block B - 43 no. units consisting of 20 no. 1 bed and 23 no. 2 bed units

b) 5 no. 3-storey apartment and duplex units to be located on the eastern boundary of the site;

i. Duplex C - 08 no. units consisting of 4 no. 2 beds and 4 no. 3 beds

ii. Duplex D - 18 no. units consisting of 4 no. 1 beds, 8 no. 2beds, and 6 no. 3 beds

iii. Duplex E – 18 no. units consisting of 4 no. 1 beds, 8 no. 2beds, and 6 no. 3 beds

iv. Duplex F – 20 no. units consisting of 10 no. 2beds, and 10 no. 3 beds

v. Duplex G – 18 no. units consisting of 4 no. 1 beds, 8 no. 2beds, and 6 no. 3 beds

c) 76 no. terraced houses consisting of;

i. 48 no. 2 bed mid terrace units;

ii. 12 no. 3 bed end terrace units;

iii. 16 no. 3 bed end terrace dual frontage units

d) 252 no. of car parking spaces which includes 2 no, car sharing spaces, 14 no. motorcycle spaces and 538 no. bicycle parking spaces will be provided for in phase 2.

e) Amendments to the previously permitted open space in phase 2 to now provide 5,379sqm Public Open Space, 1,159 sqm Communal Open Space and 3,313 Amenity Space. Each of the units are afforded their own private open space in the form of private gardens, balconies or terraces.

f) Amendments to internal residential access roads and cyclist/ pedestrian paths to allow for the 4 arm entrance junction and a new shared pedestrian / cycle path through the site running north to south.

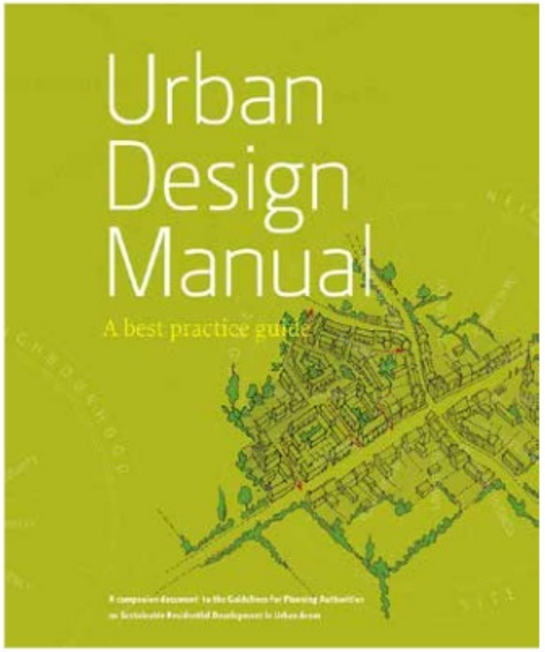
g) All associated site development works, services provision, infrastructural and drainage works, internal access roads, home zones, cycle and pedestrian infrastructure, bin stores, car and bicycle parking, public lighting, communal open spaces, private open space in the form of gardens, terraces and /or balconies, landscaping and boundary treatment works.



00 INTRODUCTION

Details how the design has been developed with regard to the 12 criteria assessment as set out in the Department of Environment, Heritage Local Government, Urban Design Manual (2009) as follows:

1. Site context
2. Connections
3. Inclusivity
4. Variety
5. Efficiency
6. Distinctiveness
7. Layout
8. Public Realm
9. Adaptability
10. Privacy & Amenity
11. Parking
12. Detailed Design





01 SITE CONTEXT

Ordnance Survey Map & Site Aerial Photos





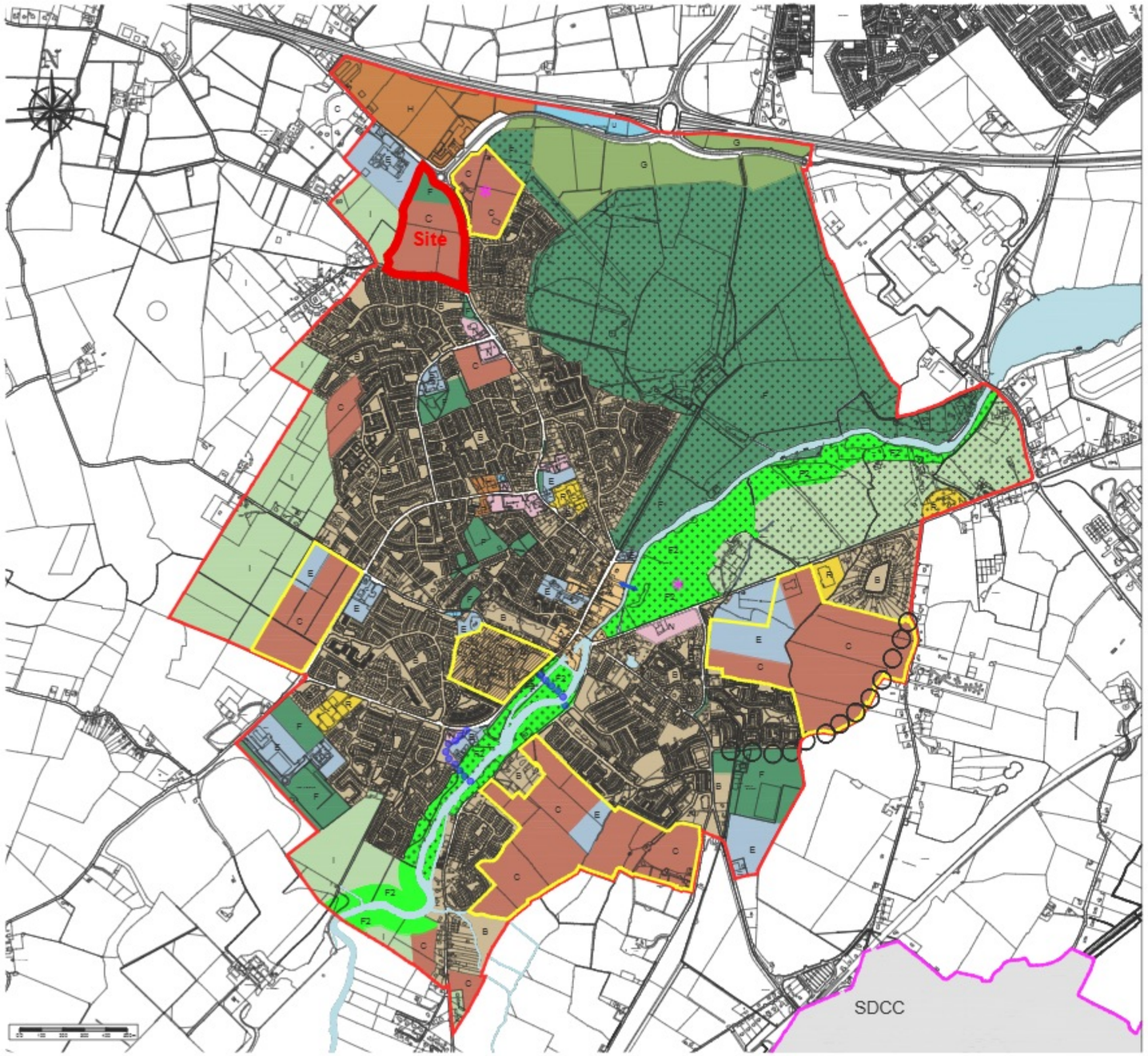
View 1. Aerial view from R449 Roundabout



View 2. View from R405

01 SITE CONTEXT

Zoning Map



Legend :

- A: Town Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- F2: Strategic Open Space
- G: Green Belt
- H: Light Industry and Warehousing
- I: Agricultural
- N: Neighbourhood Centre
- R: Commercial and Tourism
- U: Utilities / Services
- Local Area Plan Boundary
- Kildare County Boundary
- Key Development Areas
- Specific Zoning Objective (HLA)
- Specific Zoning Objective (Town Centre Expansion)
- Rivers, Canal & Lakes
- Proposed Pedestrian Bridge (Indicative Location)
- New Roads Objective
- River Crossing Corridor subject to environmental assessment
- Please read the note on page 1 of the written statement which concerns the zoning of lands at Crodaun and Donaghcumper.

Land Use and Zoning Map
from Celbridge Local Area Plan 2017 - 2023
| NTS

Note: The new local area plan is not yet available.

01 SITE CONTEXT

Wider Context



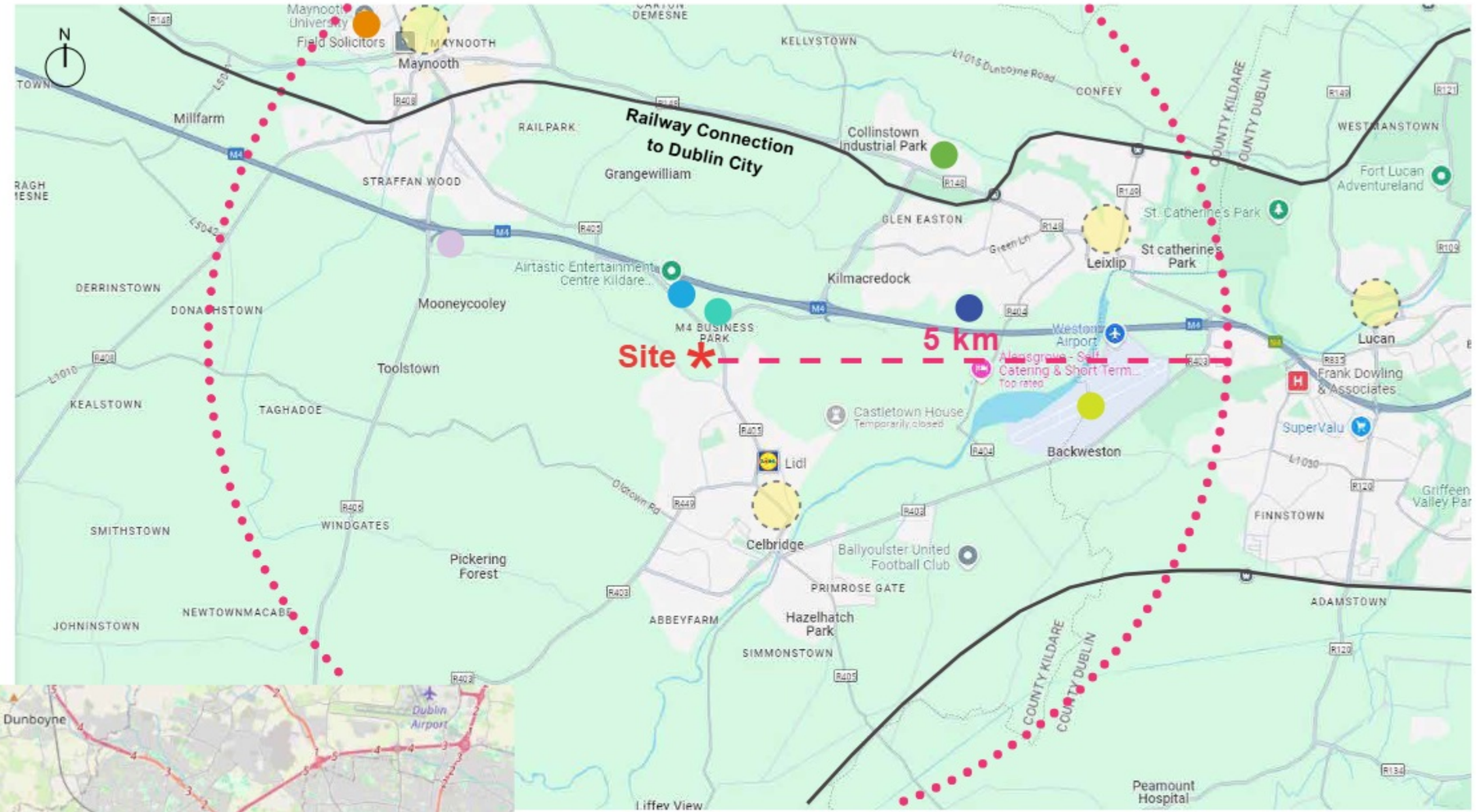
Maynooth University

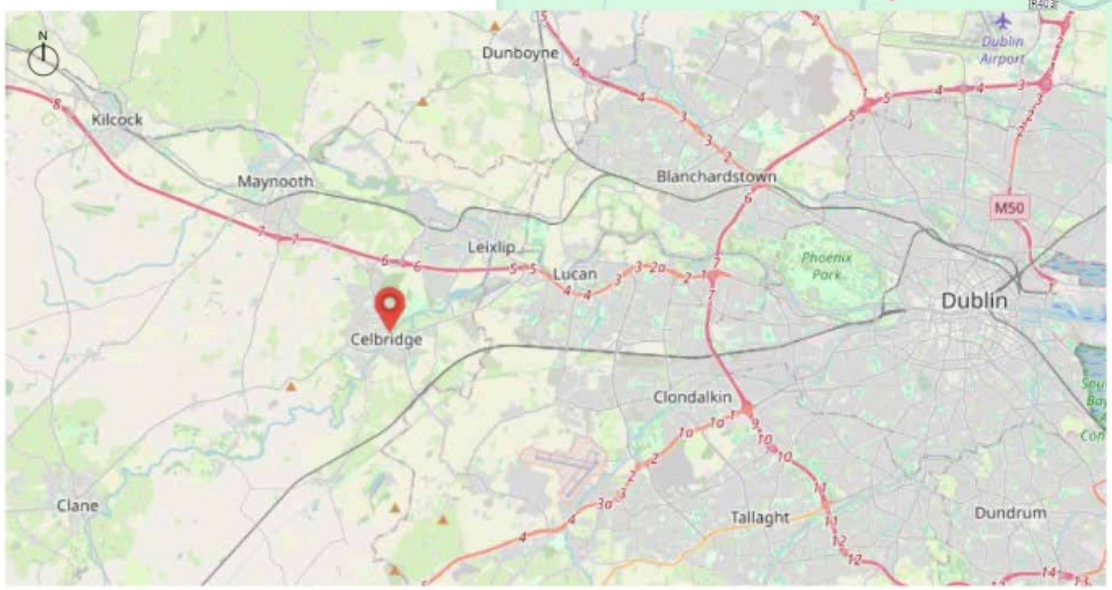


Weston Airport



Collinstown Industrial Park







The Wonderful Barn



Airtastic Entertainment Centre



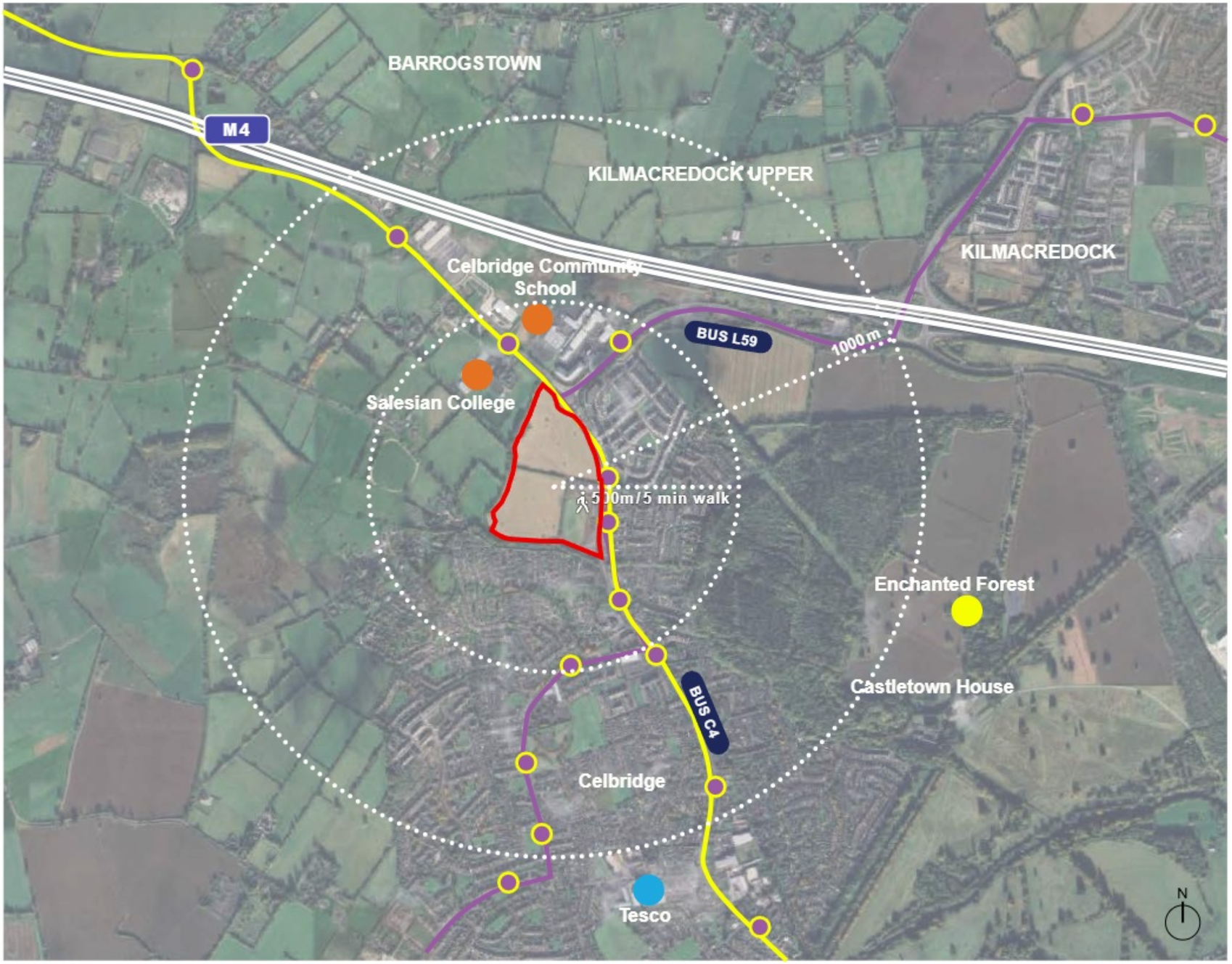
Maynooth Business Campus



M4 Business Park

01 SITE CONTEXT

Local Context

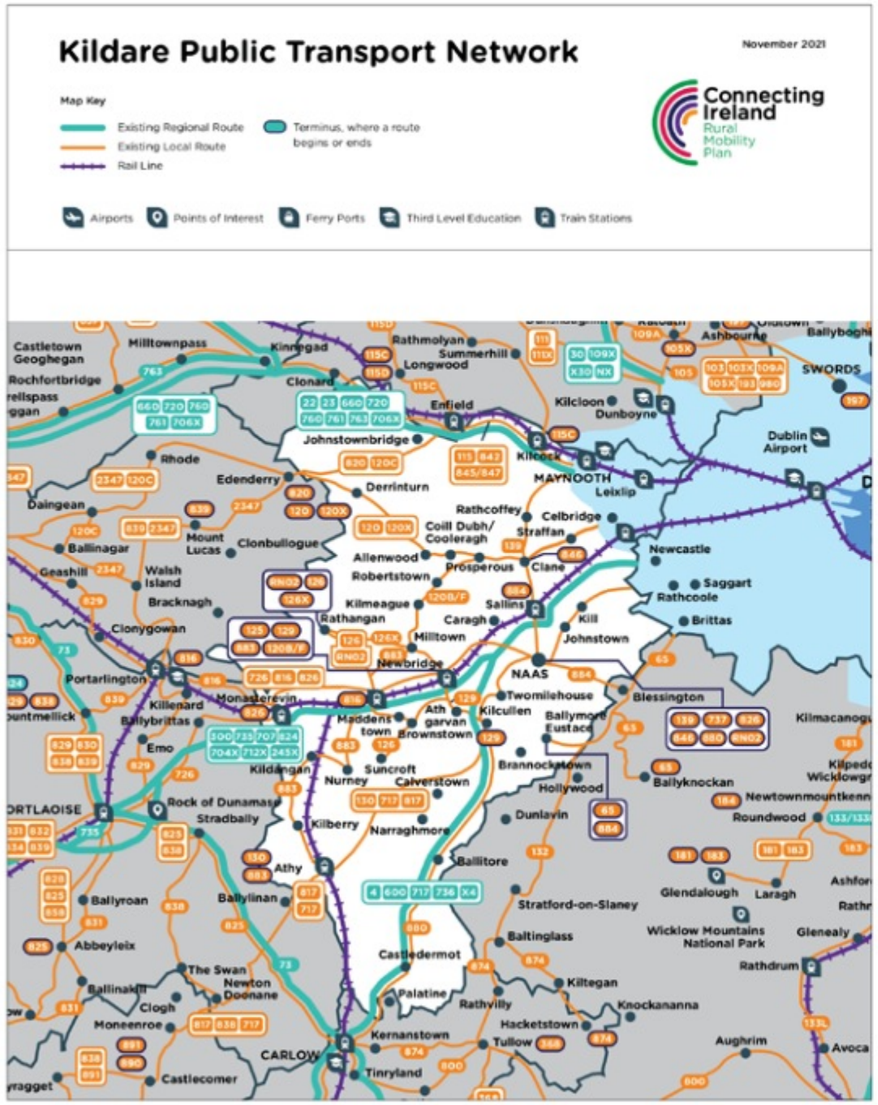


- Local Town Shops
- Schools
- Amenity
- Bus Stop
- Bus Line C4
- Bus Line L59
- Site Boundary

JFA ARCHITECTS

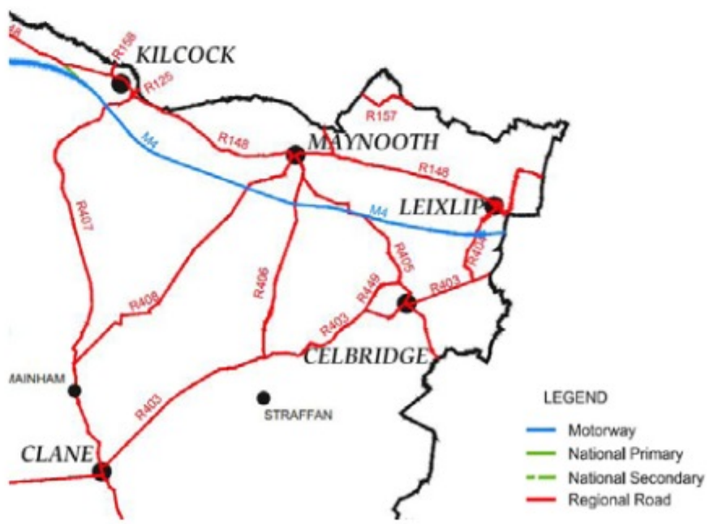
01 SITE CONTEXT

Site Connectivity - Public Transport and Infrastructure



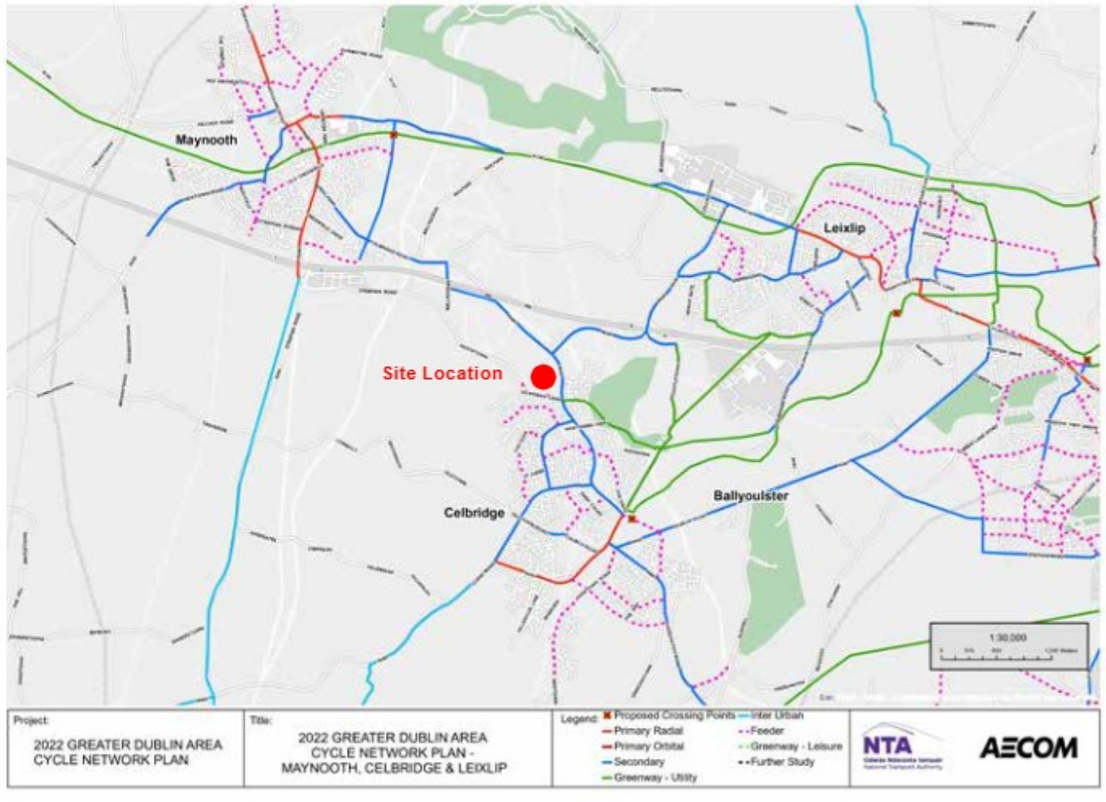


BusConnects Local Area Map - 2021
Celbridge - Leixlip - Maynooth
| NTS



Site Connectivity - Public Transport and Infrastructure





01 SITE CONTEXT

Site Survey



JFA ARCHITECTS

01 SITE CONTEXT

Tree Survey

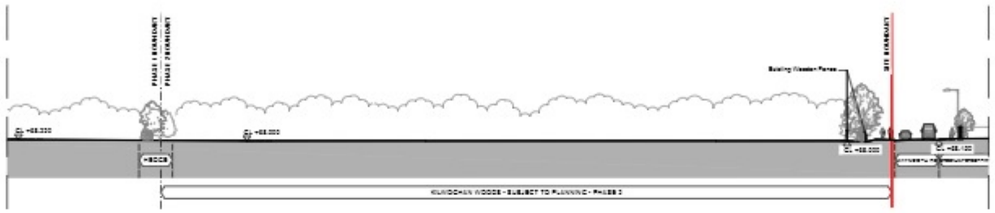


JFA ARCHITECTS

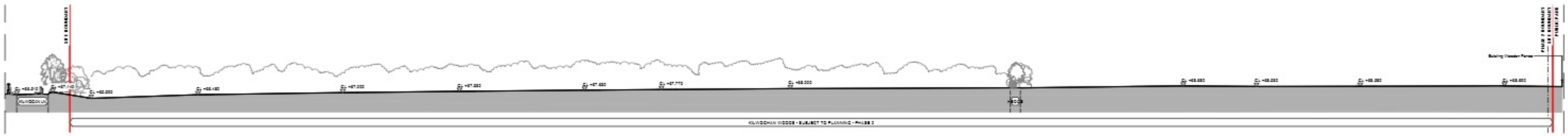
01 SITE CONTEXT

Contiguous Elevations & Sections - Existing Site





Existing Site Section / Contiguous Elevation AA



Existing Site Section / Contiguous Elevation BB

Scale 1:500 [m]
0 10 20 30 40 50

JFA ARCHITECTS

02 DESIGN STRATEGY

Inclusivity

Universal Design

"Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability."[1]

The site has been carefully designed to provide level access to all parts of the site for all inhabitants and visitors. The landscaping within the scheme will be fully compliant with the requirements of Part M of the technical guidance documents and will include level access and crossings for wheelchair users and pedestrians with limited mobility.

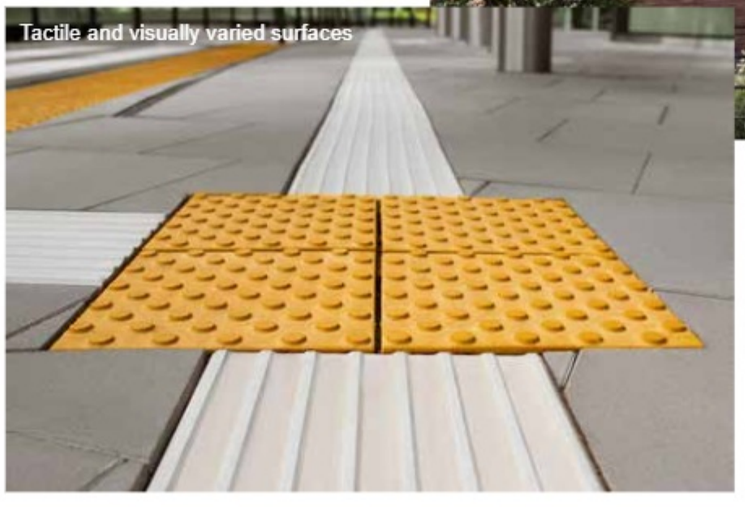
The 7 principles of Universal Design (Equitable Use, Flexibility in Use, Simple and Intuitive Use, Perceptible Information, Tolerance for Error, Low Physical Effort and Size and Space for Approach and Use) have been employed across the entire site. We set out the key considerations below:

•The design responds to the topographical constraints without the use of changes in level, providing accessible gently sloped routes throughout the principal site.
•Car parking is located either 'in-curtilage' or immediately adjacent to each building type to provide direct safe and convenient access.
•2m wide footpaths are provided across the principal site.
•Tactile paving is provided throughout the principal site to indicate pedestrian crossing points at dished kerbs and corduroy paving is used to indicate hazards i.e. shared surfaces.
•Public lighting will be designed to ensure public areas are safe and usable by all.
•3600x7000mm accessible visitor spaces are provided.
•Surface materials will be selected to have a firm and good grip and easily maintained.

[1] Source: National Disability Authority.


Streetscape Lighting


Curtilage parking with level access and dipped kerbs at crossings


Tactile and visually varied surfaces

JFA ARCHITECTS

02 DESIGN STRATEGY

Variety

Proposed Phase 2 design responds to varying conditions across the site, as reflected at master-planning level through the gradual transitrion in scale from East to West of the site.

This strategy comprises the location of 4 storey Apartment Blocks and 3 storey Duplex Apartment blocks along the Maynooth road to form an urban edge and steps down to two storey urban feel housing units to the West of Phase 2.

To complement this strategy we have also designed a collection of activities and amemities within the open spaces generated by this massing approach which will enhance the lives of the new residens and promote a welcoming environment for the exisiting wider community.

Amenities provided which will contribute towards this aim include the 2 hectare ecological park to the North of the site which contains:

- muga pitch and kick about space,
- informal play routes,
- open lawns areas,
- fitness areas,
- green corridor,
- passive recreeation along the stream walk,
- robust natural play equipement,
- open courtyard spaces with outdoor seating, BBQ area and pergolas.

In addition to the above the ground floor of the Apartment Block A incorporates Creche facility providing additional amenities for residents of both Phase 1 & Phase 2 scheme.

Access and permeability for residents and visitors alike is provided via a network of pathways and spaces, each of which has been designed to be compatible with journeys to or from the public park.

Proposed design is intended to reinforce the legibility of differing character areas across the site of Phase 2 whilst also providing a wide range of dwellings types, Duplexes and Apartment Blocks for future residents.

This variety will bring a high visual and social amenity to the local area and is conceived to play its role in the success ofd the new neighbourhood.



02 DESIGN STRATEGY

Efficiency

Seattle Construction Limited. is a sustainable home builder in Ireland which delivers premium quality, low environmental impact homes through cutting edge construction technology and the expertise. They optimise the delivery of high-quality, sustainable homes at scale by means of offsite manufacturing, centralised procurement, and sourcing local materials.

In addition to the optimisation of the construction process, the design responds to the trend towards smaller household size and affordability. The design has evolved to ensure adequate privacy, public open space, proximity of parking to dwellings, provision and location of childcare facility and density are appropriately designed within the context of the site.

The net Phase 2 density at 60.7 units/Ha and Phase 1&2 at 37 units/Ha is informed by Sustainable Residential Development in Urban Areas (2009) which states *"Outer Suburban / 'Greenfield' sites... the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare"*

The design maximises the retention of the existing hedgerows and trees.



Adaptability



There are a variety of 1,2 and 3 bed apartments with 2/3bed mid and end terrace houses allowing households to move within the development depending on their needs.

All apartments and house types have been designed to be accessible at ground floor level and have the houses have potential to be extended to the rear.

Each unit will be designed to near zero energy performance and will be assessed using DEAP software to ensure a high level of energy efficiency. The houses are designed to allow for electric car charging points and separated waste bins will be provided within each dwelling.







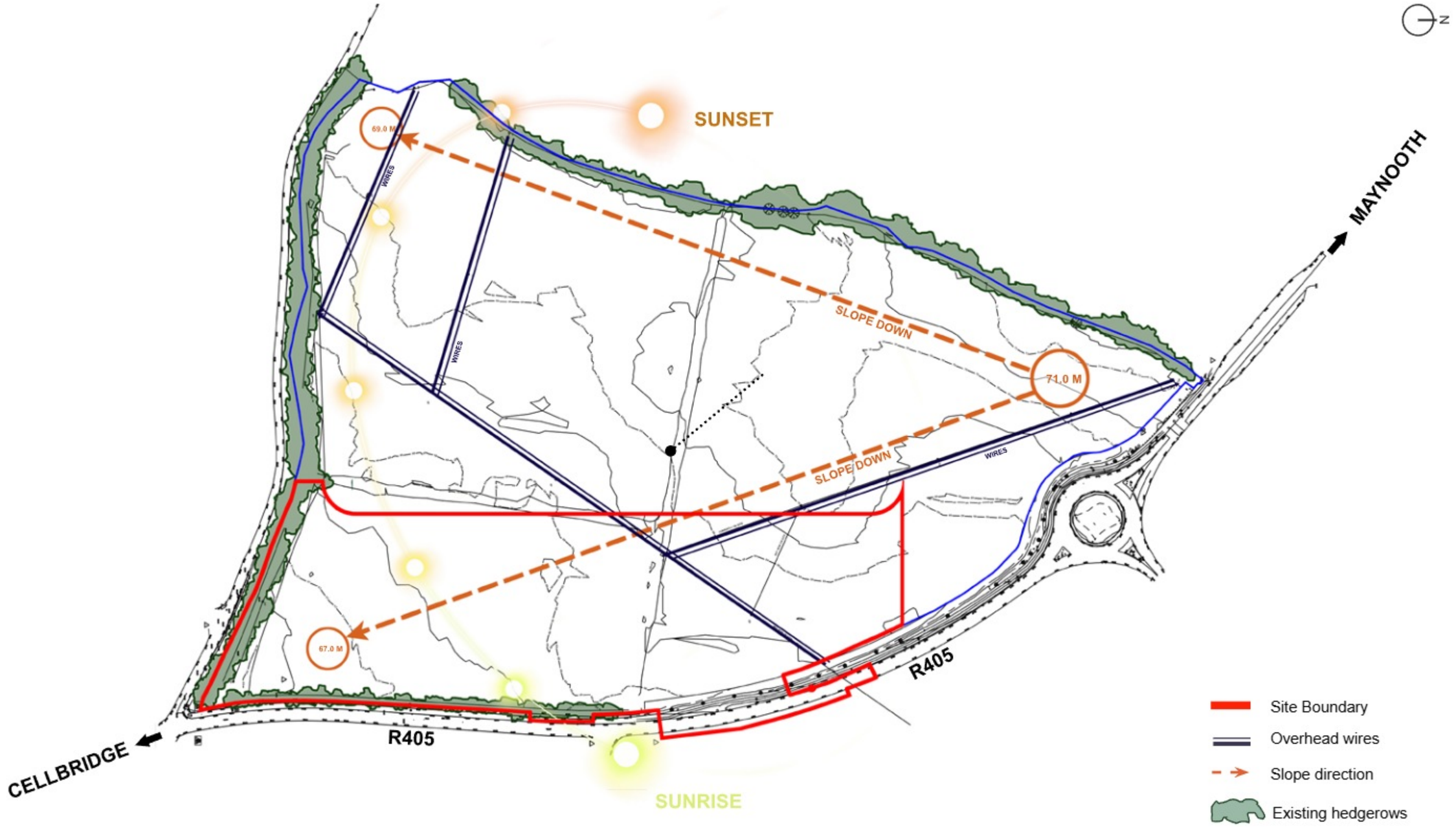


Universal Design

"Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability."[1]

[1] Source: National Disability Authority.





JFA ARCHITECTS



JFA ARCHITECTS

Previously Approved Scheme

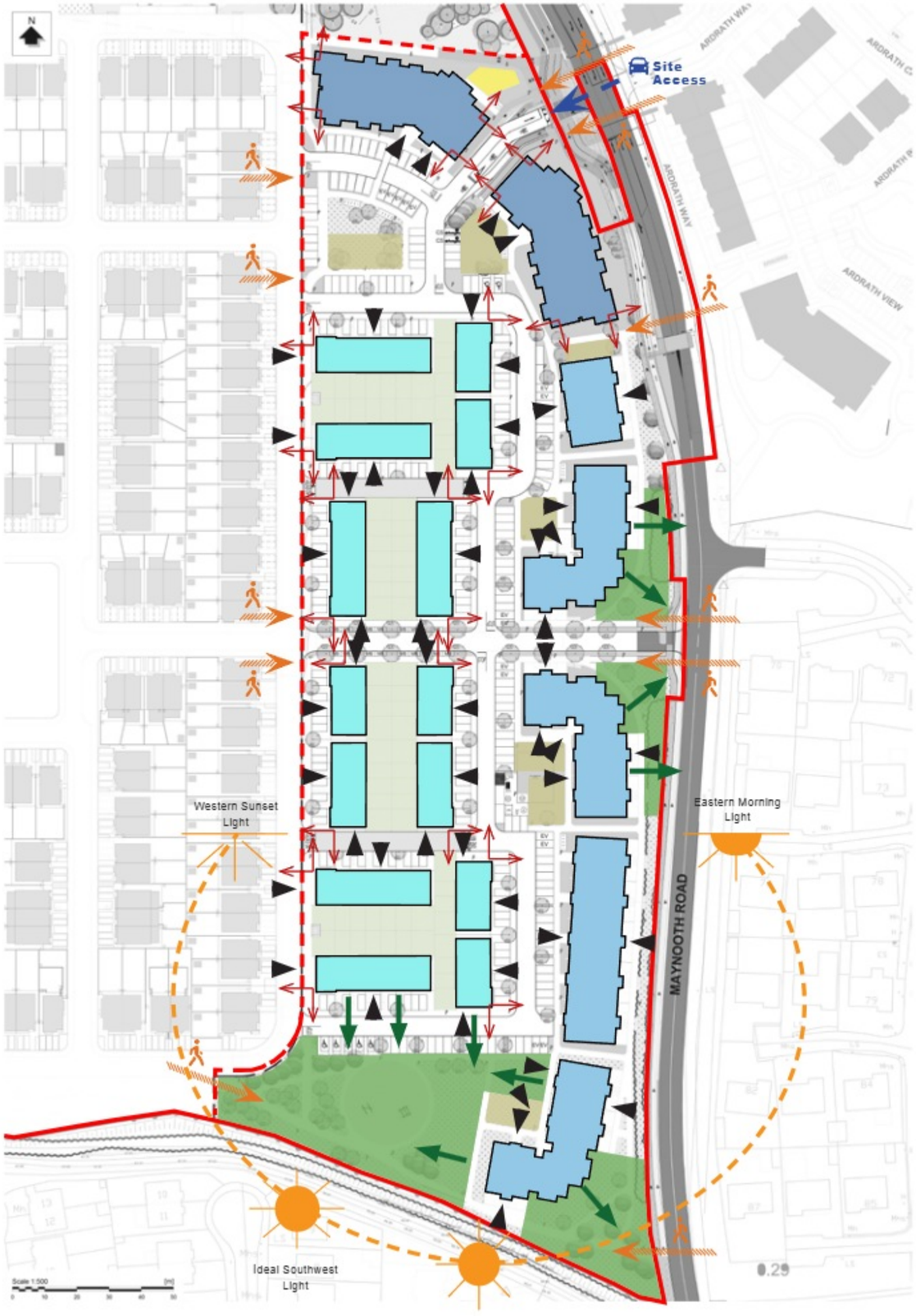


An Bord Pleanala Reference: ABP-307100-20

467 no. residential units (199 no. houses, 216 no. apartments, 52 no. duplexes), childare facility and associated site works.

02 DESIGN STRATEGY

Privacy & Amenity



Legend

- Site Boundary
- Phase 2 Site Boundary
- Primary Vehicle Access
- Pedestrian Access
- Apartment Block
- Duplex Apartment Block
- 2 & 3 Bed House
- Public Open Space
- Communal Open Space
- Private Gardens
- Crèche Play Area
- Building Entrances
- Facing Open Space
- Dual Frontage Units

Public Realm



Open Space & Private Amenity / Not to Scale



Healthy Placemaking / Not to Scale

Height Diagram & Transition in Density



Height Diagram / Not to Scale



Transition in Density / Not to Scale

02 DESIGN STRATEGY

Parking & Connectivity

Car Parking Allocation				
Type	Number of Units	Number of car parking spaces	Spaces per unit	
In Curtilage				
House Type H - 2 Bed Mid Terraced	45	45	1.00	
House Type I - 3 Bed End Terraced	12	24	2.00	
House Type J - 3 Bed Dual Frontage	16	32	2.00	
On Street				
Block A & B Apartments	51	49	0.60	0.67
Duplex C,D,E,F & G Apartments	82	92	1.12	
Crèche	1	7	7.00	
Visitors (included and located in Phase 1)	n/a	12	n/a	
Of which are accesible spaces	n/a	7	4.7%	5% min
Of which are EV enabled spaces*	n/a	15	10.1%	10% min
Of which are car share spaces (driveyou)	n/a	2	1.4%	
TOTAL	240	252	1.05	

*Note, all on street and incurtilage parking will be ducted for future EV charging

Bicycle Parking Allocation			
Type	Number of Units	Required	Provided
Long term (secure bicycle parking) with secure bicycle lockup			
House Type H - 2 Bed Mid Terraced	45	not specified	96
House Type I - 3 Bed End Terraced	12	not specified	24
House Type J - 3 Bed Dual Frontage	16	not specified	32
Apartment Block A (min. 59 spaces)	35	1 space per bedroom	63
Apartment Block B (min. 66 spaces)	43	1 space per bedroom	67
Duplex C,D,E,F & G Apartments	82	2 per unit	164
Crèche	1	1 space per 2 staff	2
Sub-Total	240		448
Short term (secure bicycle parking) / Visitors Bicycle Parking			
Apartment Block A	35	1 visitor space per 2 apt.	19
Apartment Block B	43	1 visitor space per 2 apt.	21.5
Duplex C,D,E,F & G Apartments	82	1 visitor space per 2 apt.	41
Crèche	1	1 space for 10 children	10
Sub-Total	164		92
Total Bicycle Parking Spaces			540

Motorcycle / Car Parking		
Number of Apartment car parking spaces Blocks A & B and Duplex C, D, E, F & G	Required *	Provided
145	14.5	15

*1 per 10 car parking spaces

Parking Legend

- Site Boundary
- Phase 2 Site Boundary
- Apartment Block Car Parking Spaces
- Duplex Apartment Block Car Parking Spaces
- 2 & 3 Bed House Car Parking Spaces
- EV Car Parking Spaces
- Motorbike Parking Spaces
- Accessible Car Parking Spaces
- Bicycle Parking Spaces
- Car share Spaces

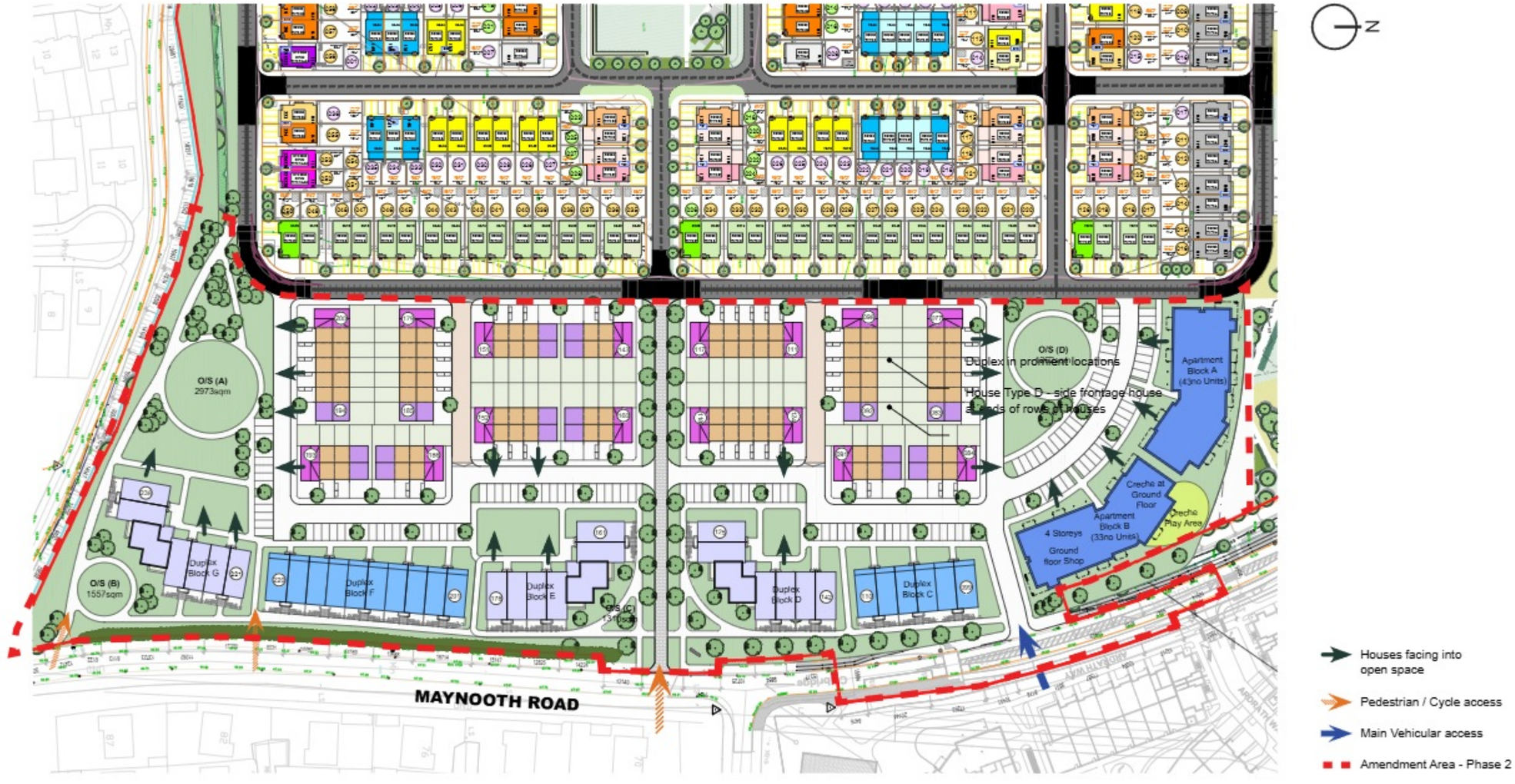
Connectivity Legend

- Main Pedestrian Links
- Main Vehicle Entry
- Homezone / Shared Surface
- Traffic Calming Measures
- Residential Buildings



Parking & Connectivity - Pedestrian & Bikes and Vehicles / Not to Scale

JFA ARCHITECTS



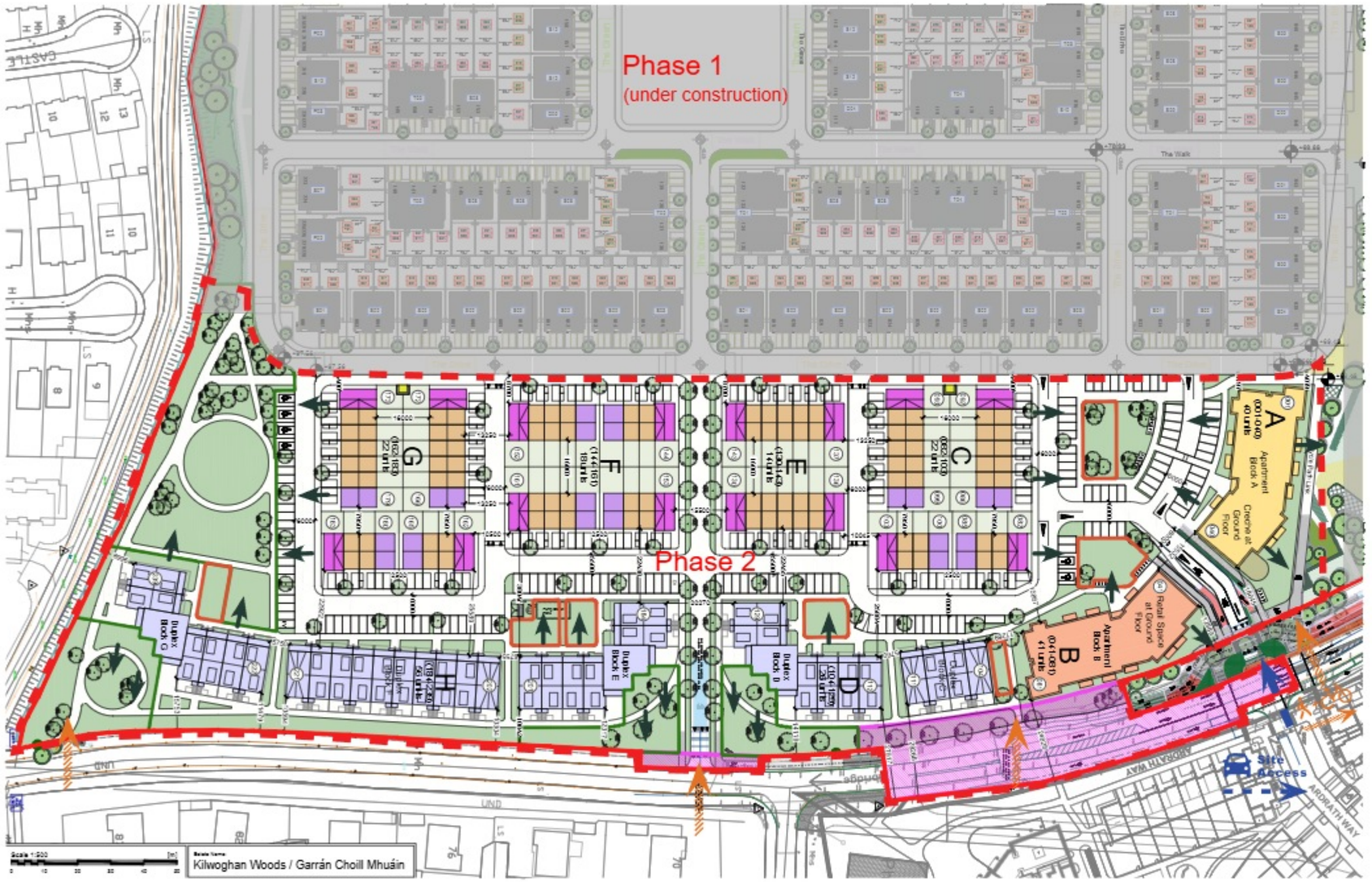
Scale 1:1000 [m]

0 20 50 100

JFA ARCHITECTS

03 PROPOSED DESIGN

Phase 2 Site Plan - 32B Meeting



Houses facing into open space

Pedestrian / Cycle access

Main Vehicular access

Amendment Area - Phase 2

Revised layout from comments to the 247 application.

Building heights are 3 storeys for the duplex units and 4 storeys for the apartments along the Maynooth rd as per local treshold agreed by the Residents.

Phase 2 original density at 62.7u/ha and unit numbers of 239 units to remain the same.

The Apartment blocks A and B are in line with the heights in the adjacent development Ardrath.

A new four arm junction is included to the main entrance to the development as discussed with Kildare County Council

Increased separation distances between Block A and Block B. Distance between the 2 blocks is 15.5 m.

Revised balcony treatments to Blocks A Block B to give the elevation variety. Glass balustrade pannels and recesses has been incorporated to the apartment blocks.
column supports have been removed.

Provision for Creche on the ground floor of block A along with provision for a retail unit on the Ground floor of Block B.

Retail and Creche signage will be detailed and provided at the LRD application.

Item 2 - Design and Visual Impact

"While the overall design approach to the proposed development is generally acceptable, it is considered that the scale and bulk of Apartment Blocks A and B may appear overly bulky and dominant at this location at the gateway to Celbridge.

While it is accepted that the blocks address the roundabout and the open space area, and the proposed height is accepted, the applicant is advised to further break up the bulk and massing of these blocks.

This may be achieved through varying the roof height, setting back and breaking up the blocks more in a similar manner to the apartments across the Maynooth Road at Ardrath."

Response:

• We have proposed different brick façade / tone finishes to break-up the elevations.

• We have increased the variety of parapet heights along the entire building.

• The balconies are now cantilevered without support columns.

• We have added reveals to form recessed balconies to some areas.

• The balcony balustrades are now glazed to further lighten the appearance.

• We used Ardrath apartments as our basis for the new design.

Item 8 – Social Infrastructure

"Please note that there are concerns that the proposed creche facility to cater for 47 children may not be sufficient to cater for the demand. The applicant is advised to contact Kildare County Childcare Committee regarding childcare demand and supply in Celbridge and submit as part of the Social Infrastructure Audit a detailed analysis of existing and required childcare provision.

Please also clarify if the retail unit is required given the proximity of the site to other service station on the R449 and other smaller convenience stores in the area."

Response:

• In accordance with the above recommendation and after analysing the situation in the immediate surroundings we decided to omit the retail space to allow for a larger Creche area. We now have an enlarged creche for 94 children (351sqm) in Block A.

Item 10 – Surface Water

"Please note that the KCC Environment/Water Servies Department remain concerned regarding the underground attenuation proposed.

It is the intention of Kildare County Council that the use of underground drainage techniques are to be limited across Kildare as per Objective IN 024, with that said only where a clear and plausible rationale is agreed with WSP for the exclusion of a particular SuDS class or type within a class, shall the next preferred SuDS class or type be considered.

In that vein, it is requested the applicant revises the surface water design to reduce the proposed underground Attenuation system in open spaces and replace same with a nature based above ground solution such as detention basins designed in accordance with Kildare County Councils Sustainable Drainage guidance document.

With that said, the applicant has not provided adequate reasoning for the use of the proposed Attenuation systems in open spaces. The applicant is advised to revise proposal to address this concern in any future LRD application."

Response:

• Our site plan is fully coordinated with BMCE for their surface water design.

Item 12 – Transportation Issues

"The Applicant should submit details of the proposed 4-arm signalised junction into the development and aligned with the Ardrath estate maintaining the 2-way cycle path to the west side of the Maynooth Road and tying in with the surrounding infrastructure."

Response:

• Our site plan is fully coordinated with BMCE for their roads design.

Item 21 – Environmental

"Please clarify the location of all bin storage areas and note that they should be easily accessible to all apartment/duplex units and should be designed to correspond to the architectural design concept of the scheme- high quality finishes required."

Response:

• Bin storage has been included across the whole of the new Phase 2, as per the enclosed schedule.

Waste Bin Store (weekly waste collection)			
Unit Name	Number of bins provided		Total
	1100 L / 660 L	240 L / 140 L	
Apartment Block A	5 / 0	0 / 4	9
Apartment Block B	5 / 0	0 / 4	9
Duplex D Apartment Block - Corner Unit	0 / 1	1 / 2	4
Duplex E Apartment Block - Corner Unit	0 / 1	1 / 2	4
Duplex G Apartment Block - Corner Unit	0 / 1	1 / 2	4
Duplex C,D,E,F & G - Other Units	0 / 0	3 / 0	3 (per Duplex Apt.)
Crèche (Apartment Block A)	3 / 0	0 / 3	6
Houses	0 / 0	2 / 1	3 (per House)

03 PROPOSED DESIGN

Proposed Site Layout Plan - Phase 2

1 Bed

20.5%
49 Units

239
No. Units

2 Bed

54.4%
130 Units

60.7
Units / Ha

3 Bed

25.1%
60 Units

13.7%
Open Space



JFA ARCHITECTS

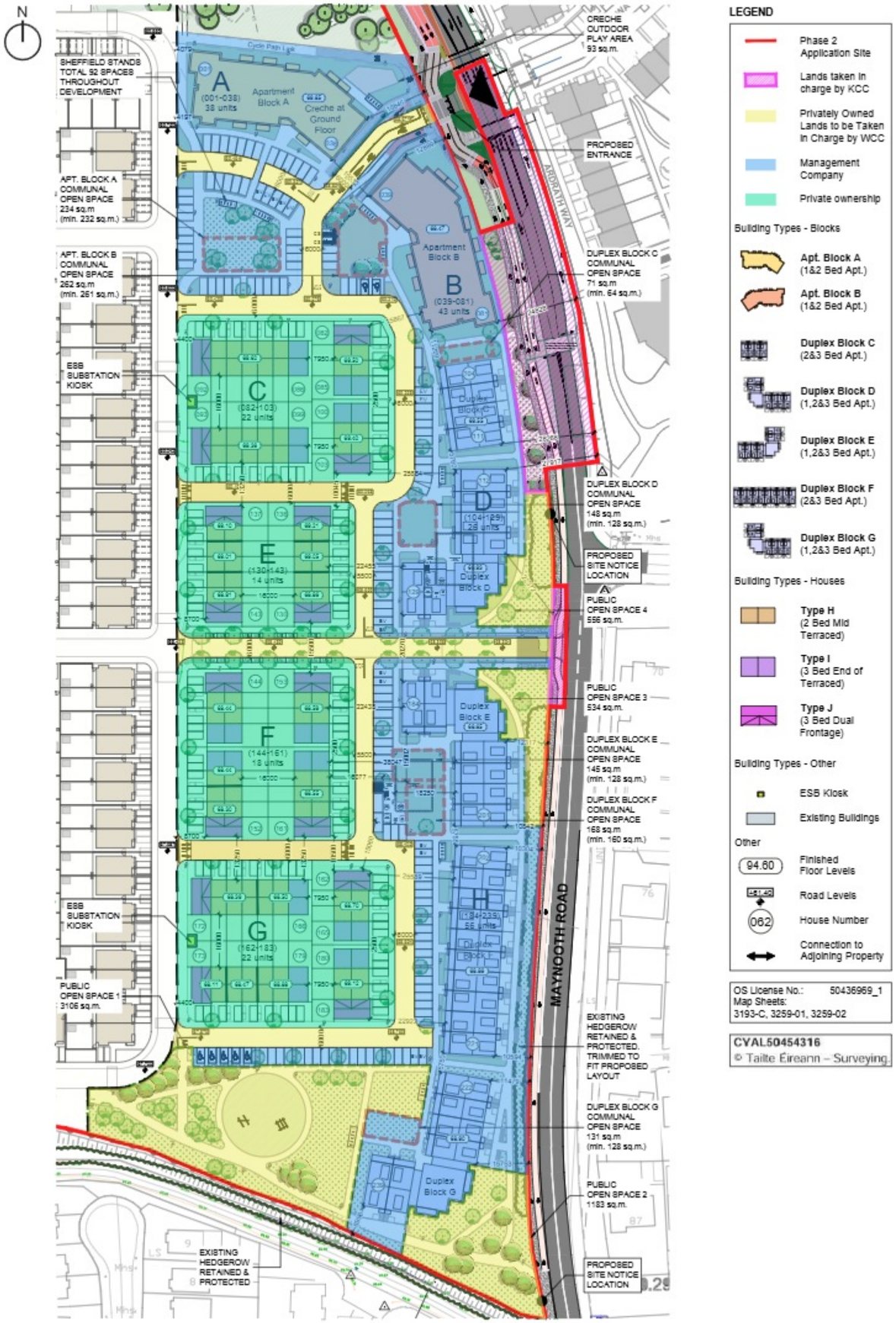
03 PROPOSED DESIGN

Proposed Landscape Plan - Phase 2



03 PROPOSED DESIGN

Taking in Charge - Phase 2



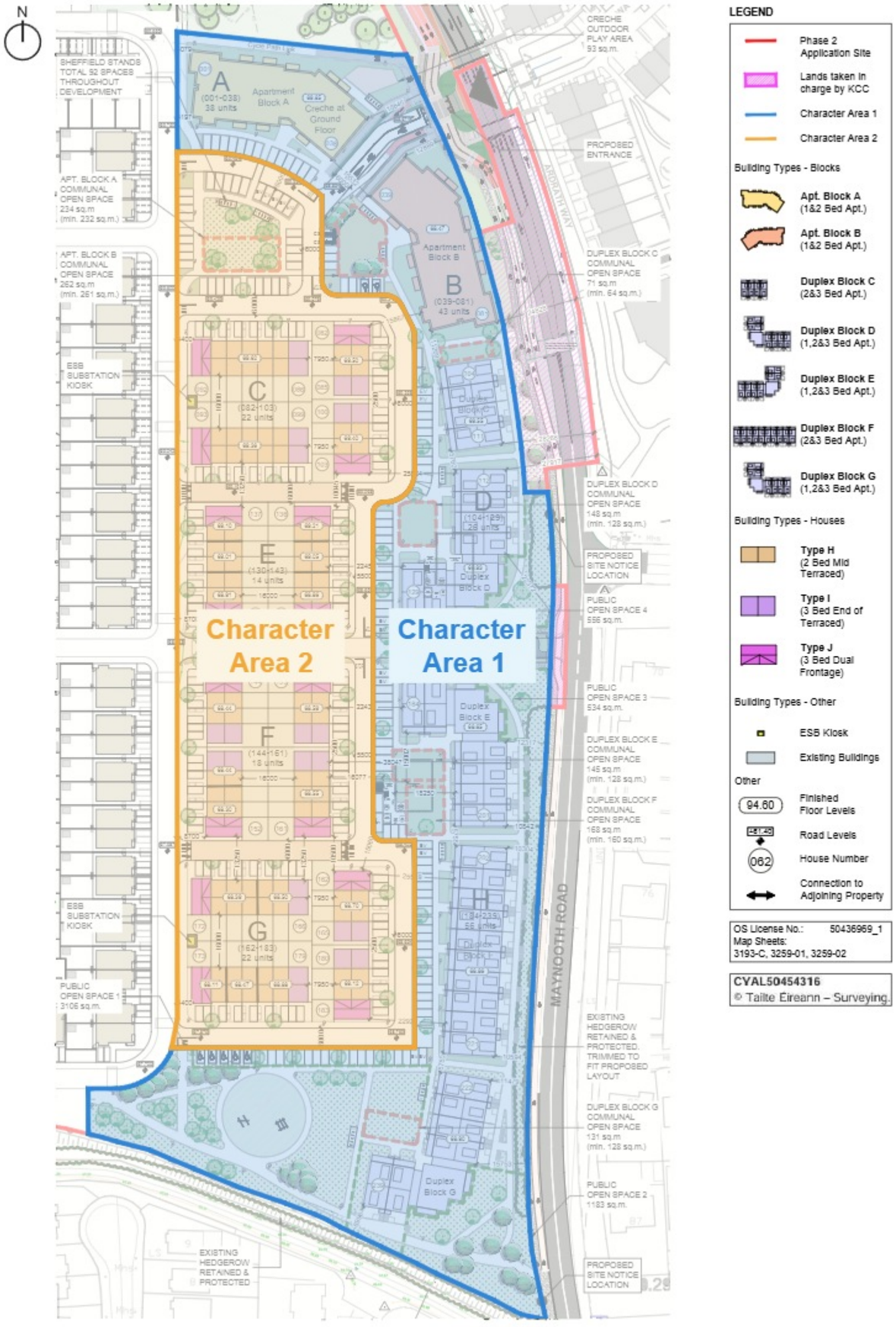
03 PROPOSED DESIGN

Part V Compliance - Phase 1 & Phase 2



03 PROPOSED DESIGN

Character Areas - Phase 2



03 PROPOSED DESIGN

Distinctiveness - Materials & Finishes

Character Area 1
Apartment Blocks & Duplex Apartment Blocks



Selected
Red Brick



Selected
Buff Brick



Selected
Render



Selected Flat Roof
Powder Coated aluminium
Capping system







Selected Glass Balcony
Privacy Screens



Selected Balconies with
glass panels and steel
rail to selected colour



Selected Curtain Wall
System (Cores)

Character Area 2
Houses





Selected
Render



Selected
Red Brick



Selected Grey / Black
Roof Tiles



Selected
Black Dooor
/ Double-Glazed
Window system



Selected Black
uPVC Fascia,
Gutter & Downpipes



JFA
ARCHITECTS

03 PROPOSED DESIGN

Schedule of Accommodation

Approved Scheme

An Bord Pleanala Reference:
ABP-307100-20

Approved Scheme		
Phase 1	Total	228
Phase 2	Houses	23
	Apartments	216

Total	**467**

Phase 1

228
No. Units

Proposed Scheme - Phase 2 Amendment Area

Type	Beds (Persons)	Description	Storeys	Internal Ground Floor Area (sqm)	Internal First Floor Area (sqm)	Internal Second Floor Area (sqm)	Internal Cross Floor Area (sqm)	Overall Net Floor Area (sqm)	Number of Units
Houses									
House Type H - 2 Bed Mid Terraced	2 (4)	Mid Terraced	2	41.6	41.6	n/a	83.2	3993.6	48
House Type I - 3 Bed End Terraced	3 (5)	End Terraced	2	52.2	52.2	n/a	104.4	1252.8	12
House Type J - 3 Bed Dual Frontage	3 (5)	Dual Frontage	2	54.6	54.6	n/a	109.2	1747.2	16
						TOTAL Houses		6993.6	76
Block A&B Apartments									
Apartment Type 1A - 1 Bed	1 (2)	Apartment	1	52.0	n/a	n/a	52.0	1196.0	23
Apartment Type 1B - 1 Bed	1 (2)	Apartment	1	51.3	n/a	n/a	51.3	359.1	7
Apartment Type 1C - 1 Bed	1 (2)	Apartment	1	49.3	n/a	n/a	49.3	345.1	7
Apartment Type 2A - 2 Bed	2 (4)	Apartment	1	76.9	n/a	n/a	76.9	1076.6	14
Apartment Type 2B - 2 Bed	2 (4)	Apartment	1	77.6	n/a	n/a	77.6	1164.0	15
Apartment Type 2C - 2 Bed	2 (4)	Apartment	1	52.5	n/a	n/a	52.5	682.4	8
Apartment Type 2D - 2 Bed	2 (4)	Apartment	1	54.5	n/a	n/a	54.5	382.6	7
						TOTAL Block A&B Apt.		5398.8	81
Duplex C,D,E,F & G Apartments									
Apartment Type 1D - 1 Bed	1 (2)	Apartment	1	52.9	n/a	n/a	52.9	317.4	6
Apartment Type 1E - 1 Bed	1 (2)	Apartment	1	52.5	n/a	n/a	52.5	315.5	6
Apartment Type 2E - 2 Bed	2 (3)	Apartment	1	69.5	n/a	n/a	69.5	209.4	3
Apartment Type 2F - 2 Bed	2 (3)	Apartment	1	69.7	n/a	n/a	69.7	209.1	3
Apartment Type 2G - 2 Bed	2 (4)	Apartment	1	55.2	n/a	n/a	55.2	1240.4	22
Apartment Type 2H - 2 Bed	2 (4)	Apartment	1	59.4	n/a	n/a	59.4	594.0	10
Apartment Type 3A - 3 Bed	3 (5)	Apartment	2	76.1	49.7	n/a	127.8	2811.6	22
Apartment Type 3B1 - 3 Bed	3 (5)	Apartment	2	80.8	56.4	n/a	137.2	548.8	4
Apartment Type 3B2 - 3 Bed	3 (5)	Apartment	2	80.8	51.1	n/a	131.9	791.4	6
						TOTAL Duplex C,D,E,F & G Apt.		6038.9	82
						TOTAL Block & Duplex Apt.		13435.7	163
Apartment Block A	Excluding: Apartments and Crèche / Including: circulation, lobby, stair and lift core, shafts, Bin Store & Bicycle Store, Booster Water Tank and Pump Set Room							634.4	n/a
Apartment Block B	Excluding: Apartments / Including: circulation, lobby, stair and lift core, shafts, Bin Store & Bicycle Store, Booster Water Tank and Pump Set Room							670.2	n/a
Crèche - 94 Children (Block A)								251.0	n/a
						TOTAL Overall		22984.9	239

Site Schedule	Hectares	sq.m.
Phase 2 Gross Site Area	4.18	41795
Phase 2 Net Developable Site Area	3.94	39434
Area owned by KCC	0.24	2361
Phase 1 & 2 Overall Granted Site Gross Area	12.93	129300
Phase 1 & 2 Overall Net Developable Site Area	10.74	107450
Density Units/Ha	60.7	
Plot Ratio	0.56	
Site Coverage	26.5%	
Area of buildings to be demolished	n/a	

Unit Breakdown	Number	Percentage
Block & Duplex Apartments		
1 Bed Apartment	49	20.5%
Total	49	20.5%
2 Bed Apartment	82	34.3%
Total	82	34.3%
3 Bed Apartment	32	13.4%
Total	32	13.4%
Houses		
2 Bed Mid Terraced	48	20.1%
Total	48	20.1%
3 Bed End Terraced	12	5.0%
Total	12	5.0%
3 Bed Dual Frontage	16	6.7%
Total	16	6.7%
TOTAL Overall	239	100.0%

Apartment Block A & B Schedule	Block A	Block B	Total
1 beds	17	20	37
2 beds	21	23	44
Total	38	43	81
Dual Aspect Apartments	17	20	37
Dual Aspect Apartments (%)	44.7%	46.5%	45.7%
Apartments 10% larger than min	21	24	45
Apartments 10% larger than min (%)	55.3%	55.8%	55.6%
Communal Open Space required	232	261	493
Communal Open Space provided	234	262	496

Duplex Apt. Block Schedule	Duplex C	Duplex D	Duplex E	Duplex F	Duplex G	Total
1 beds	0	4	4	0	4	12
2 beds	4	5	5	10	5	35
3 beds	4	6	6	10	6	32
Total	8	15	15	20	15	82
Dual Aspect Apt.	8	15	15	20	15	82
Dual Aspect Apt. (%)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Apt. 10% larger than min	8	15	15	20	15	82
Apt. 10% larger than min (%)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Communal Open Space req.	64	125	125	160	125	605
Communal Open Space prov.	71	145	145	165	131	663

Average Dual Aspect provision for Apartments
84.5%

13.7%
Open Space

239
No. Units

60.7
Units/Ha.

141
Apartments Car Parking Total (0.9 Spaces)

252
Phase II Car Parking Total (1.05 Spaces)

JFA ARCHITECTS

03 PROPOSED DESIGN

Apartment Blocks / 1 & 2 Bed Apartments

Typical Layout Plans

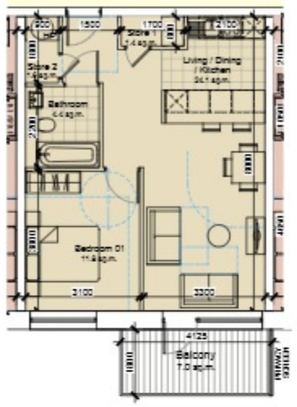
LEGEND

- 1 Bed Apartment (2 Person)
- 2 Bed Apartment (4 Person)

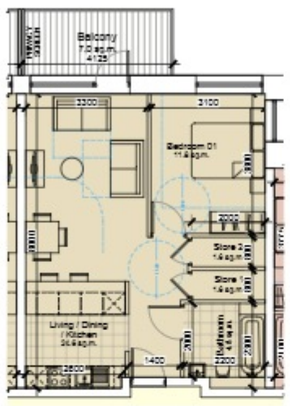
STORAGE PROVISION:
1 Bed Apartment (2 person)
- Rqd. 3 sq.m.

2 Bed Apartment (4 person)
- Rqd. 6 sq.m.

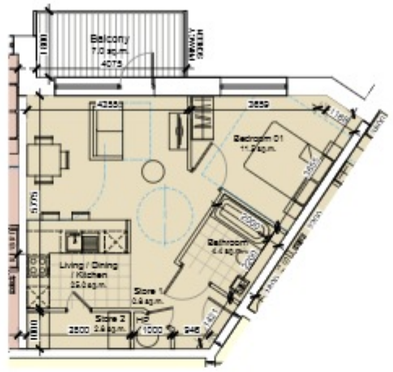
NOTE: REFER TO SITE LAYOUT PLAN FOR ORIENTATION AND FINISHED FLOOR LEVELS



Type 1A
1 Bed 2 Person Apt. - c. 52 sq.m.



Type 1B
1 Bed 2 Person Apt. - c. 51.3 sq.m.



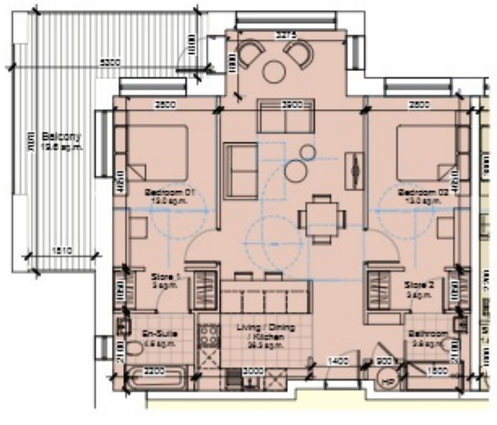
Type 1C
1 Bed 2 Person Apt. - c. 49.3 sq.m.



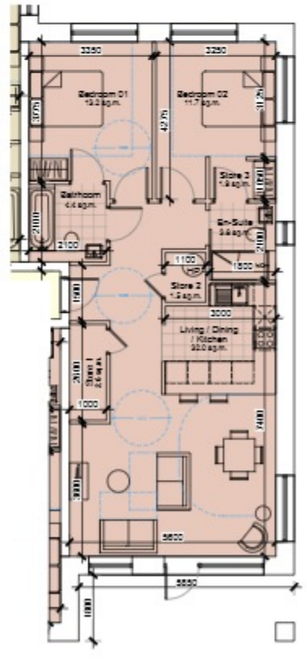
Type 2A
2 Bed 4 Person Apt. - c. 76.9 sq.m.



Type 2B
2 Bed 4 Person Apt. - c. 77.6 sq.m.



Type 2C
2 Bed 4 Person Apt. - c. 82.8 sq.m.



Type 2D
2 Bed 4 Person Apt. - c. 84.8 sq.m.

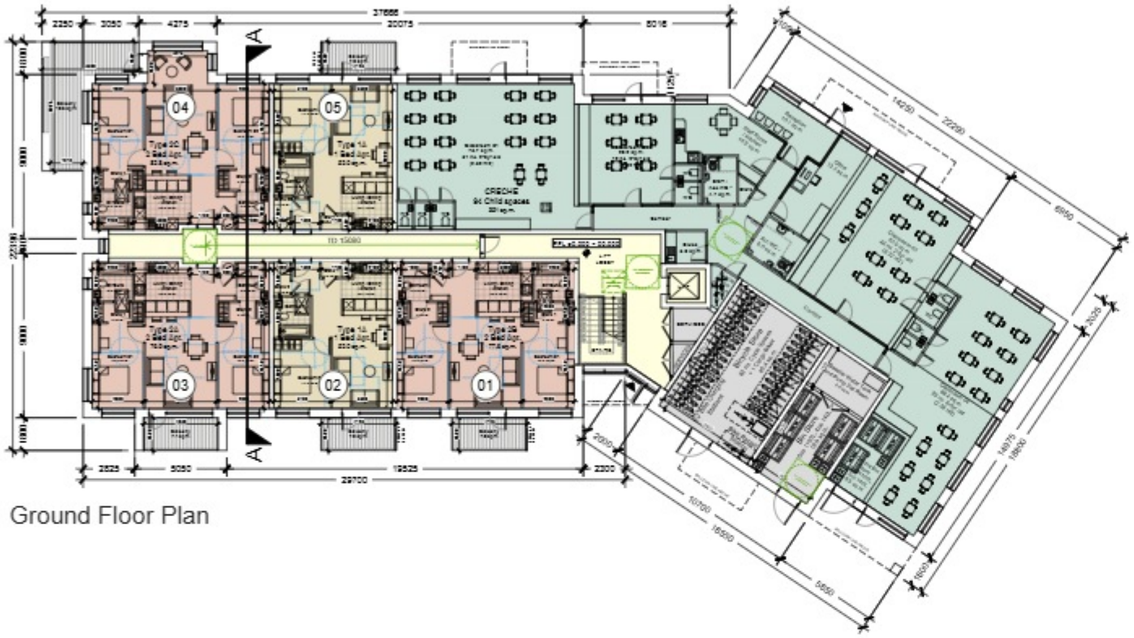


JFA ARCHITECTS

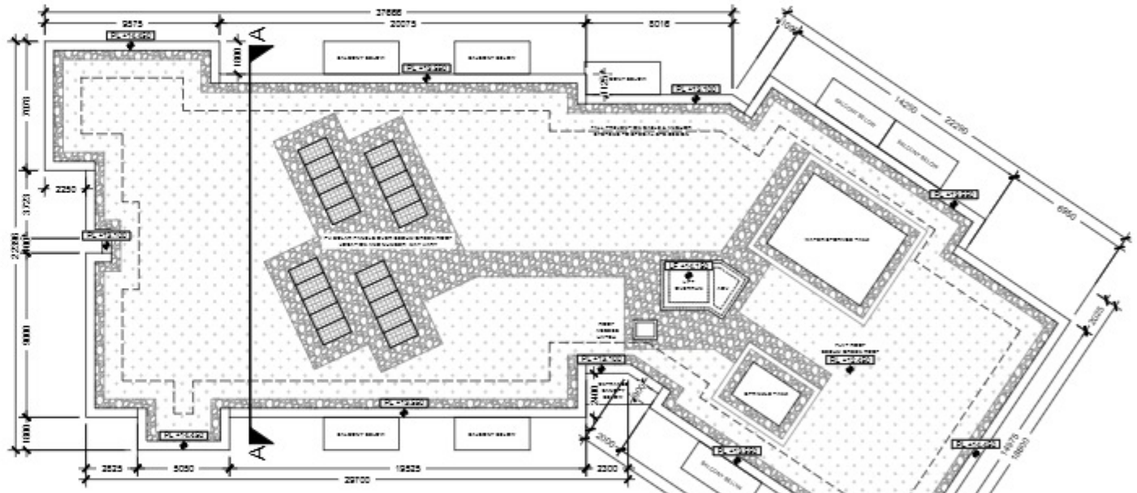
03 PROPOSED DESIGN

Apartment Block A

Floor Plans



Ground Floor Plan



Roof Plan



Typical Floor Plan



[m]
0 5 10 20

N

JFA ARCHITECTS

03 PROPOSED DESIGN

Apartment Block A

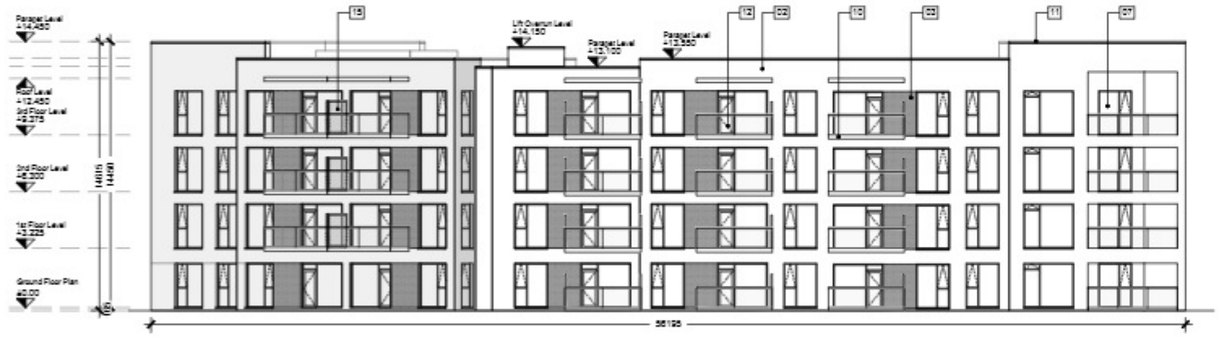
Elevations & Section AA



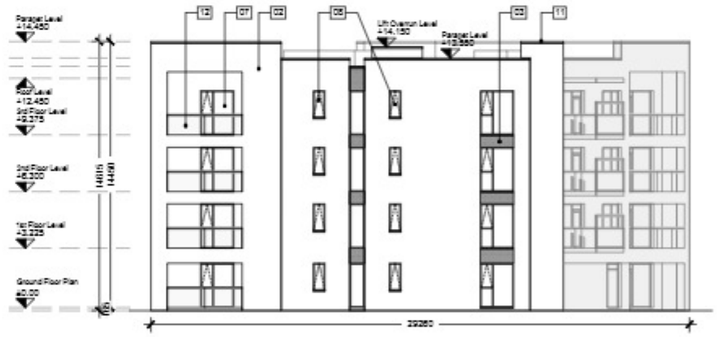
South Elevation (Front)



South-East Elevation (Side)



North Elevation (Rear)

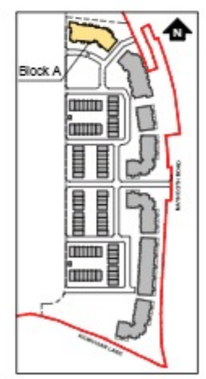


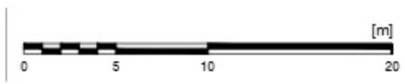
West Elevation (Side)



Section AA

01 - Selected render finish to selected colour
02 - Selected brick / brick slip finish to selected colour
03 - Selected buff brick finish to selected colour
04 - Selected roof tiles to selected colour
05 - Selected coloured fascia or similar approved
06 - Selected uPVC gutter and downpipes to selected colour
07 - Aluminium / uPVC window & door system to selected colour
08 - Opaque glass
09 - Selected darker render plaster band to window surround
10 - Selected pressed metal cladding finish to balcony fascia to selected colour
11 - Selected coloured Parapet Cap or similar approved
12 - Selected glass balcony system
13 - Selected post and rail system to selected colour
14 - Selected Solar / PV Panels (Exact area, frame colour, frame thickness, material & position on one or both elevations subject to orientation & final SAP Report)
15 - Selected Vertical Screen / Screening to selected colour



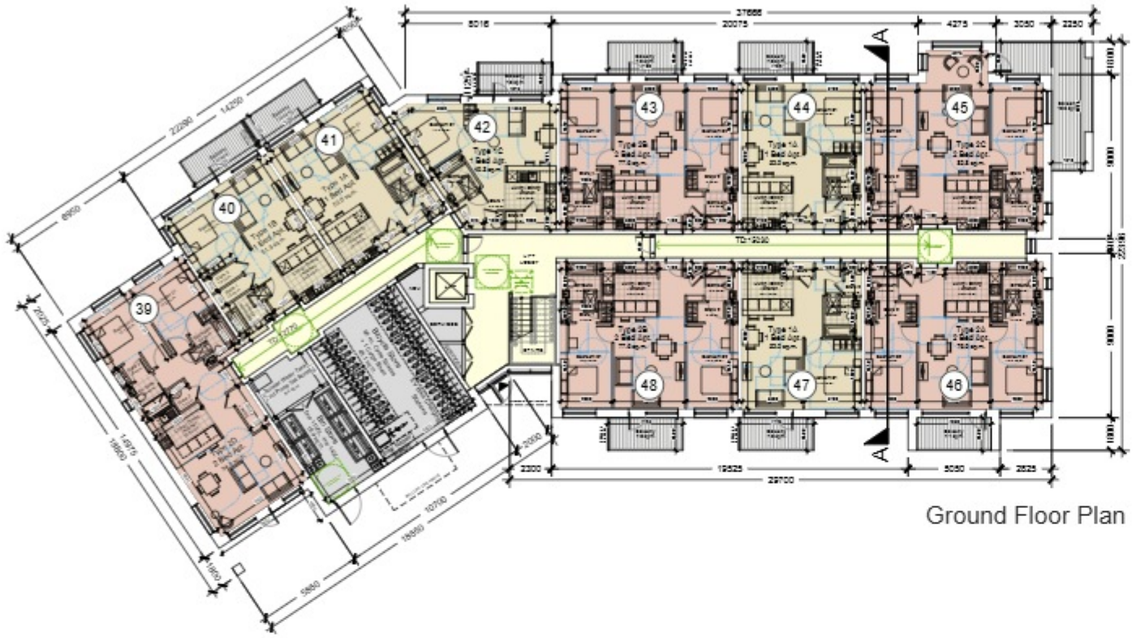


JFA ARCHITECTS

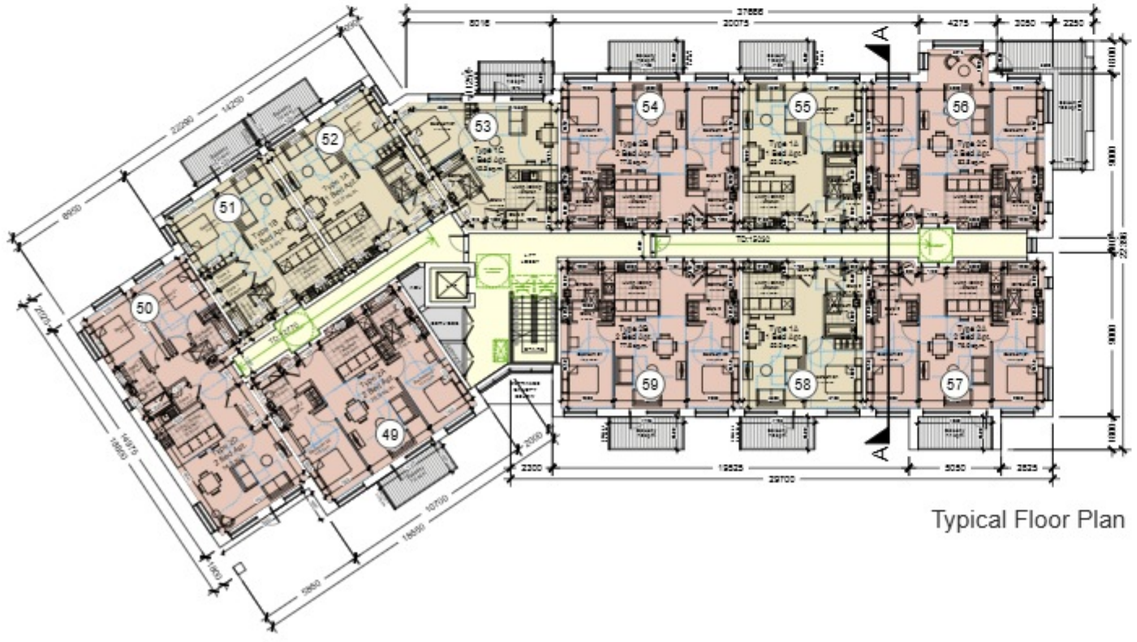
03 PROPOSED DESIGN

Apartment Block B

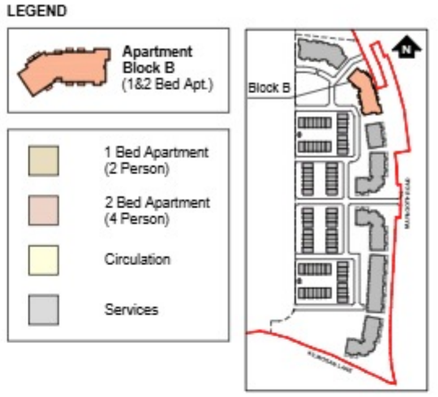
Floor Plans

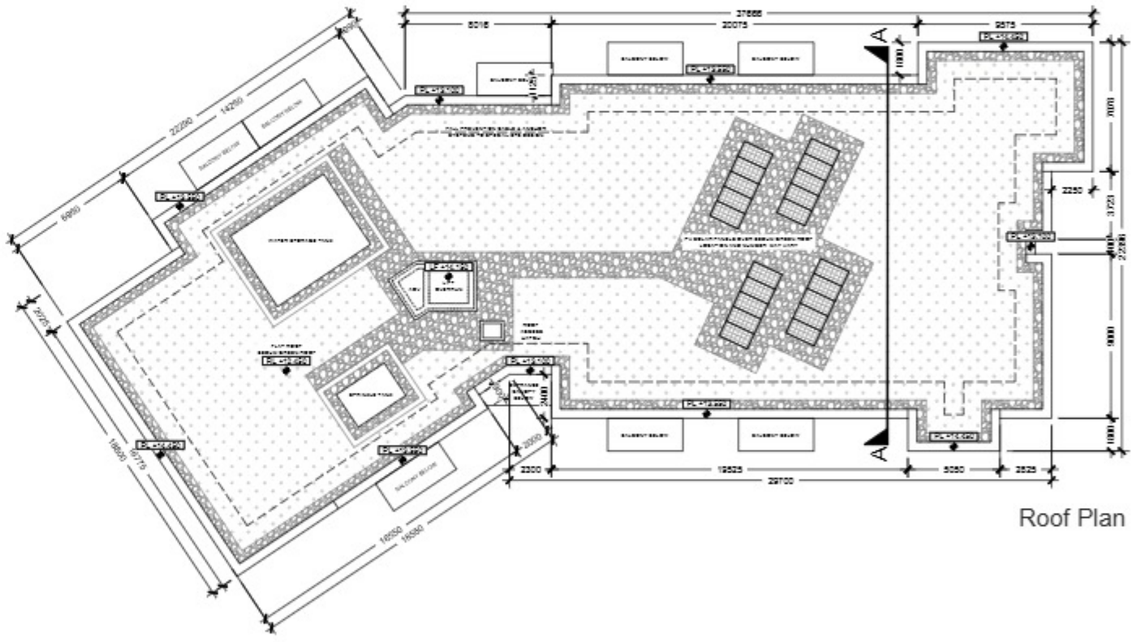


Ground Floor Plan



Typical Floor Plan





Roof Plan

[m]
0 5 10 20

JFA ARCHITECTS

03 PROPOSED DESIGN

Apartment Block B

Elevations & Section AA



South-West Elevation (Front)



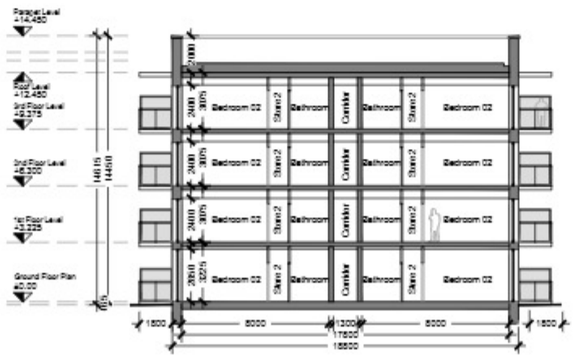
South-East Elevation (Side)



North-East Elevation (Rear)



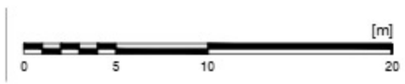
North-West Elevation (Side)



Section AA

01 - Selected render finish to selected colour
02 - Selected brick / brick slip finish to selected colour
03 - Selected buff brick finish to selected colour
04 - Selected roof tiles to selected colour
05 - Selected coloured fascia or similar approved
06 - Selected uPVC gutter and downpipes to selected colour
07 - Aluminium / uPVC window & door system to selected colour
08 - Opaque glass
09 - Selected darker render plaster band to window surround
10 - Selected pressed metal cladding finish to balcony fascia to selected colour
11 - Selected coloured Parapet Cap or similar approved
12 - Selected glass balcony system
13 - Selected post and rail system to selected colour
14 - Selected Solar / PV Panels (Exact area, frame colour, frame thickness, material & position on one or both elevations subject to orientation & final SAP Report)
15 - Selected Vertical Screen / Screening to selected colour





JFA ARCHITECTS

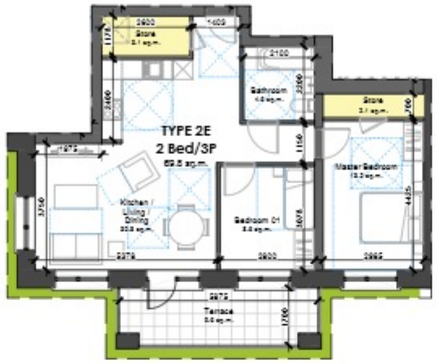
03 PROPOSED DESIGN

Duplex Apartment Blocks / 1 & 2 Bed Apartments

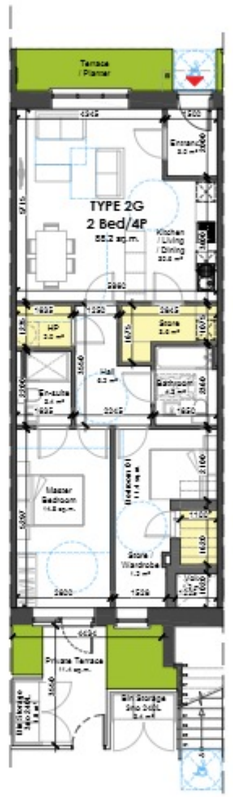
Typical Layout Plans



Type 1D
1 Bed 2 Person Apt. - c. 52.9 sq.m.



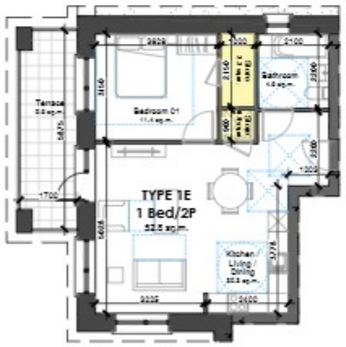
Type 2E
2 Bed 3 Person Apt. - c. 69.8 sq.m.



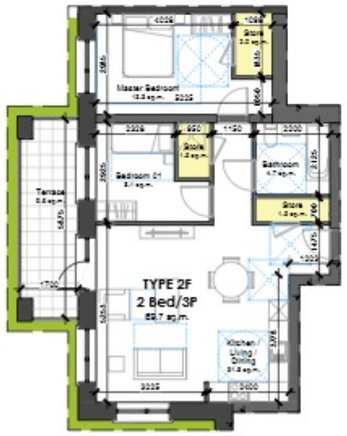
Type 2G
2 Bed 4 Person Apt. - c. 88.2 sq.m.



Type 2H
2 Bed 4 Person Apt. - c. 89.4 sq.m.



Type 1E
1 Bed 2 Person Apt. - c. 52.8 sq.m.



Type 2F
2 Bed 3 Person Apt. - c. 69.7 sq.m.

LEGEND

Storage

STORAGE PROVISION:
1 Bed Apartment (2 person)
- Rqd. 3 sq.m.

2 Bed Apartment (3 person)
- Rqd. 5 sq.m.

2 Bed Apartment (4 person)
- Rqd. 6 sq.m.

3 Bed Apartment (5 person)
- Rqd. 9 sq.m.

NOTE: REFER TO SITE LAYOUT PLAN FOR ORIENTATION AND FINISHED FLOOR LEVELS

[m]
0 1 2 3 4 5 10

03 PROPOSED DESIGN

Duplex Apartment Blocks / 3 Bed Apartments

Typical Layout Plans

LEGEND

Storage

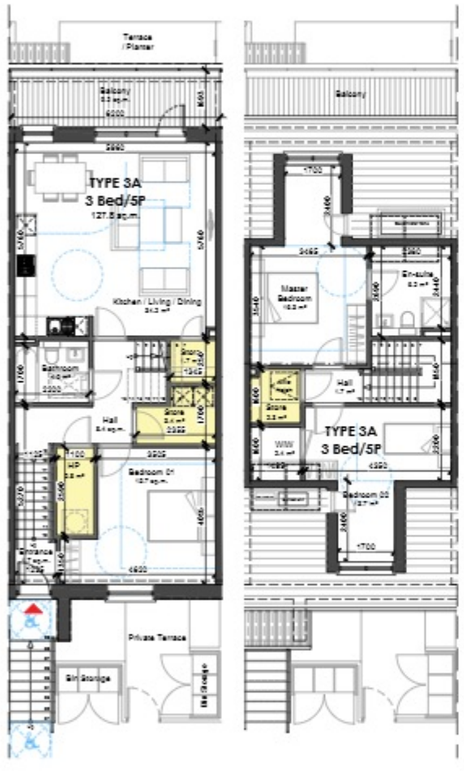
STORAGE PROVISION:
1 Bed Apartment (2 person)
- Rqd. 3 sq.m.

2 Bed Apartment (3 person)
- Rqd. 5 sq.m.

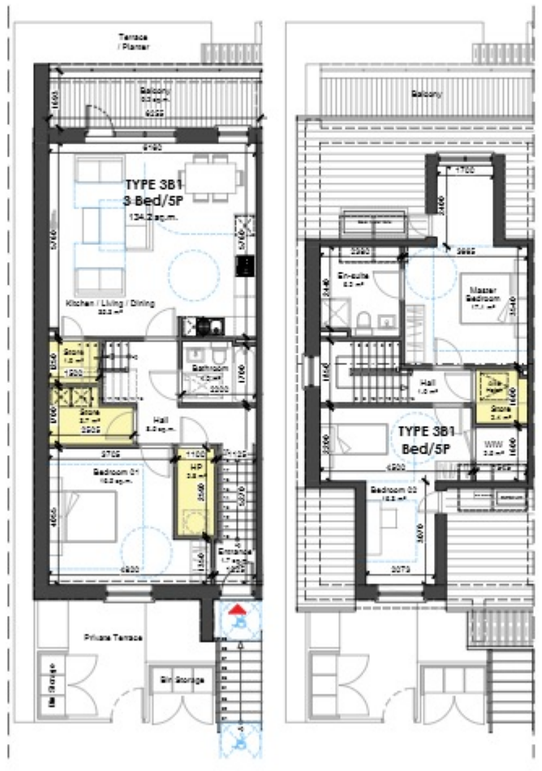
2 Bed Apartment (4 person)
- Rqd. 6 sq.m.

3 Bed Apartment (5 person)
- Rqd. 9 sq.m.

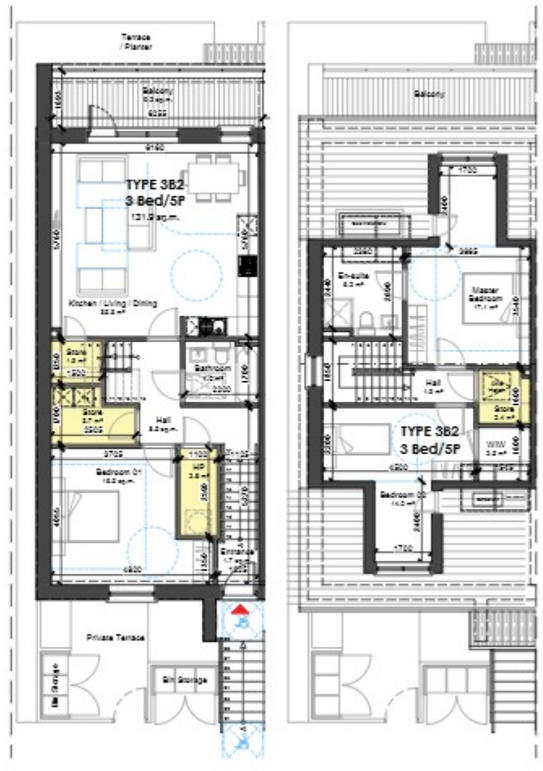
NOTE: REFER TO SITE LAYOUT PLAN FOR ORIENTATION AND FINISHED FLOOR LEVELS



Type 3A
3 Bed 5 Person Apt. - c. 127.8 sq.m.



Type 3B1
3 Bed 5 Person Apt. - c. 134.2 sq.m.



Type 3B2
3 Bed 5 Person Apt. - c. 131.9 sq.m.

[m]
0 1 2 3 4 5 10

JFA ARCHITECTS

03 PROPOSED DESIGN

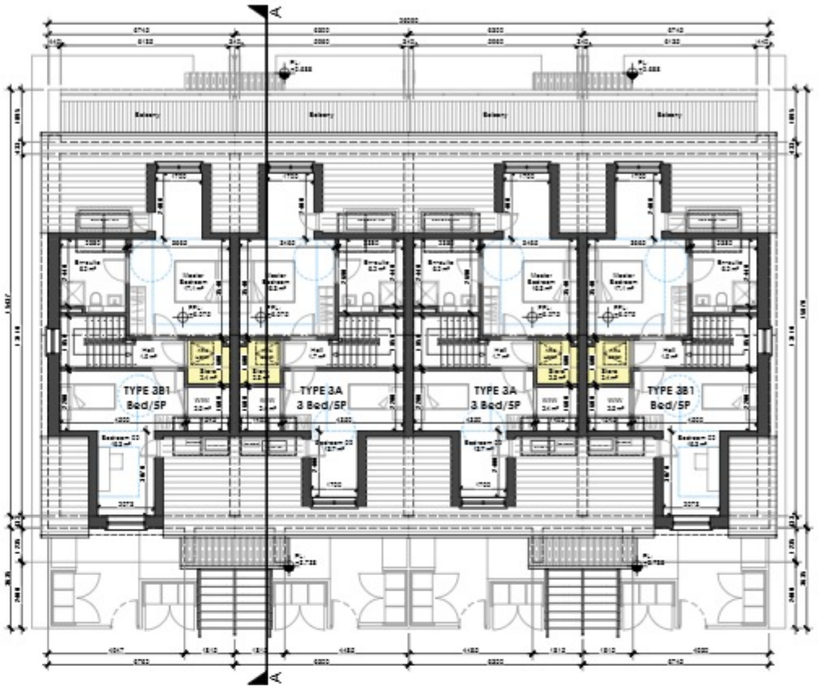
Duplex Apartment Block C

Floor Plans

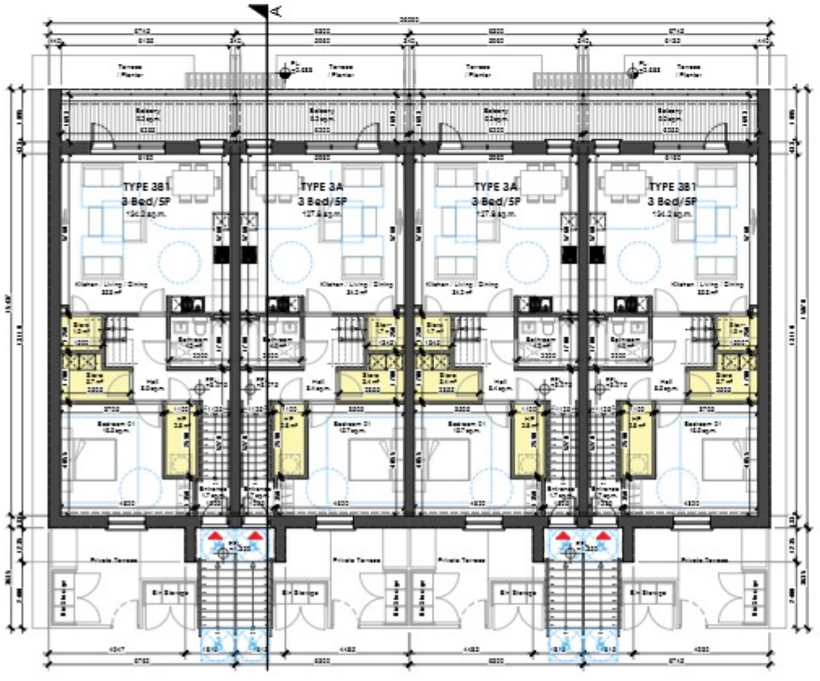




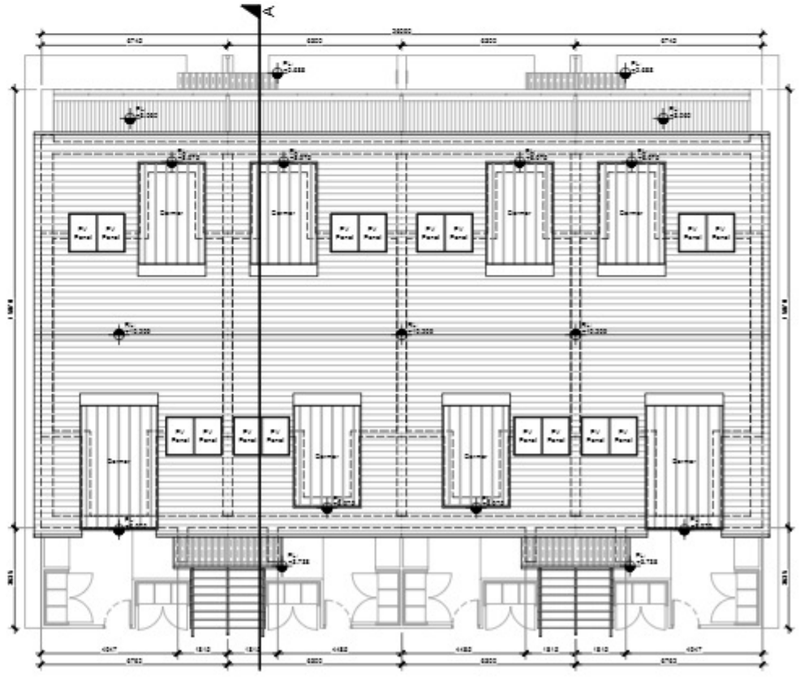
Ground Floor Plan



Second Floor Plan

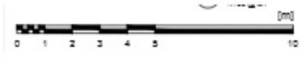


First Floor Plan



Roof Plan





JFA ARCHITECTS

03 PROPOSED DESIGN

Duplex Apartment Block C

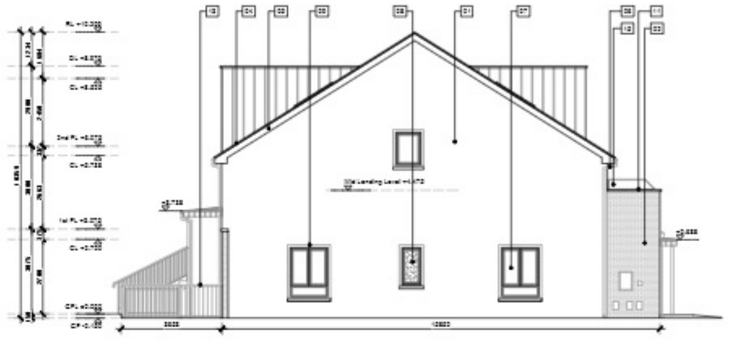
Elevations & Section AA



01 - Selected render finish to selected colour
02 - Selected brick / brick slip finish to selected colour
03 - Selected sheet metal finish to selected colour
04 - Selected roof tiles to selected colour
05 - Selected coloured fascia or similar approved
06 - Selected uPVC gutter and downpipes to selected colour
07 - Aluminium / uPVC window & door system to selected colour
08 - Opaque glass
09 - Selected darker render plaster band to window surround
10 - Selected brick slip finish to balcony fascia to selected colour
11 - Selected coloured Parapet Cap or similar approved
12 - Selected glass balcony system
13 - Selected post and rail system to selected colour
14 - Selected Solar / PV Panels (Exact area, frame colour, frame thickness, material & position on area on each elevations subject to orientation & final SAP Report)
15 - Selected Vertical Screen / Screening to selected colour



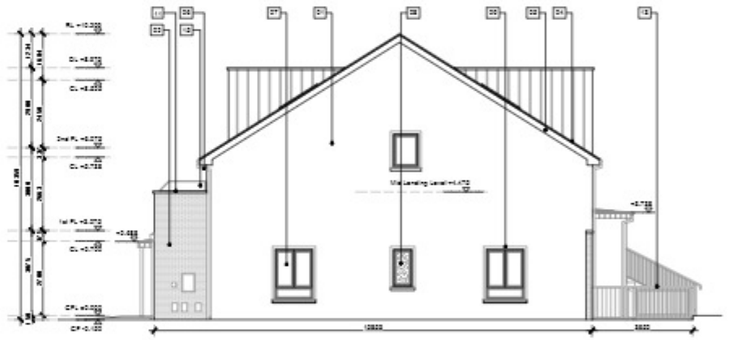
East Elevation (Front)



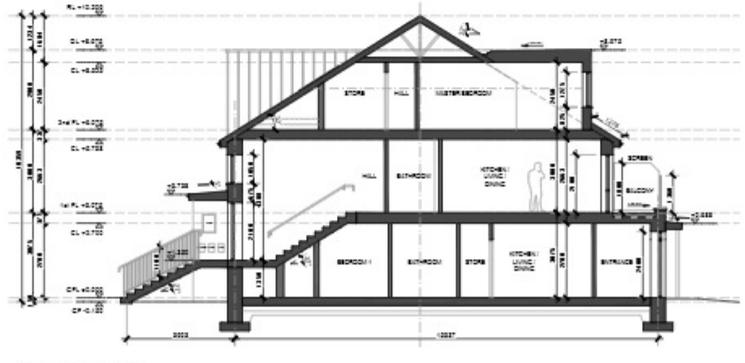
North Elevation (Side)



West Elevation (Rear)



South Elevation (Side)



Section AA

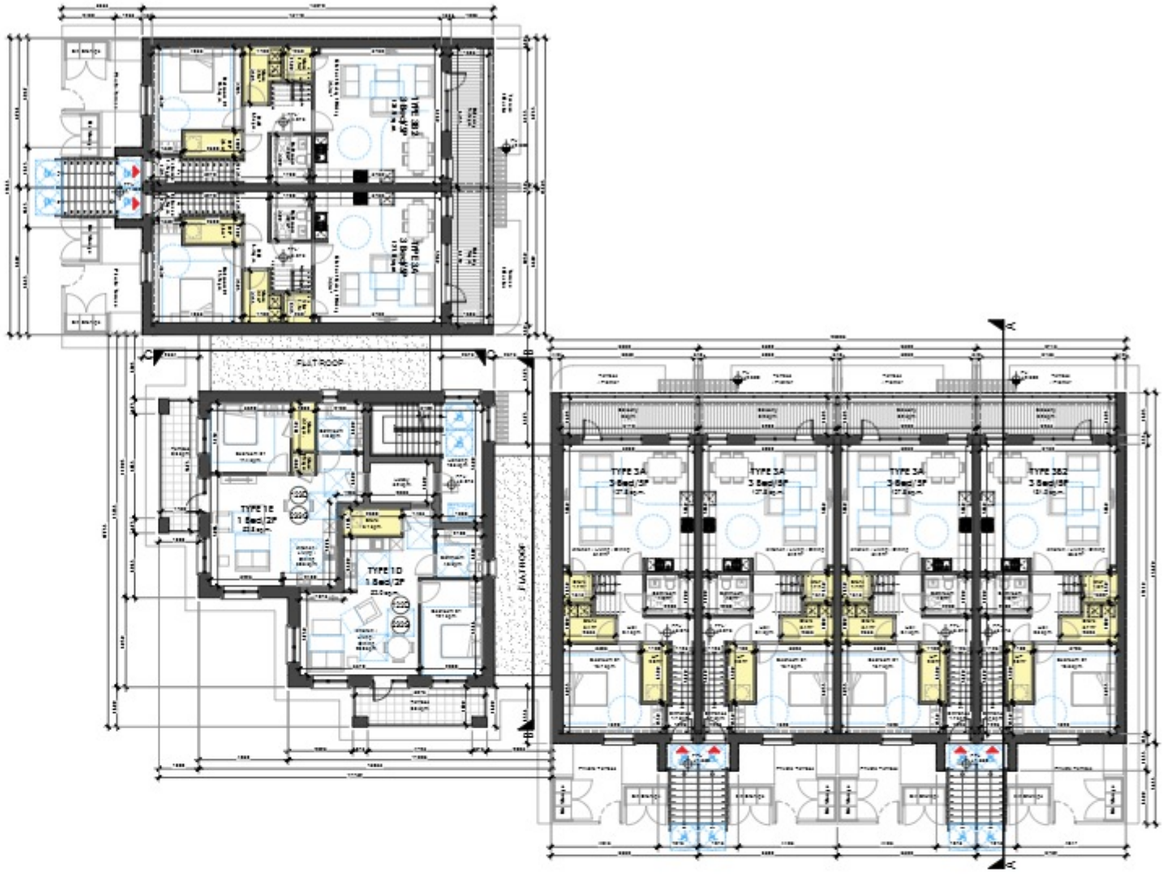


03 PROPOSED DESIGN

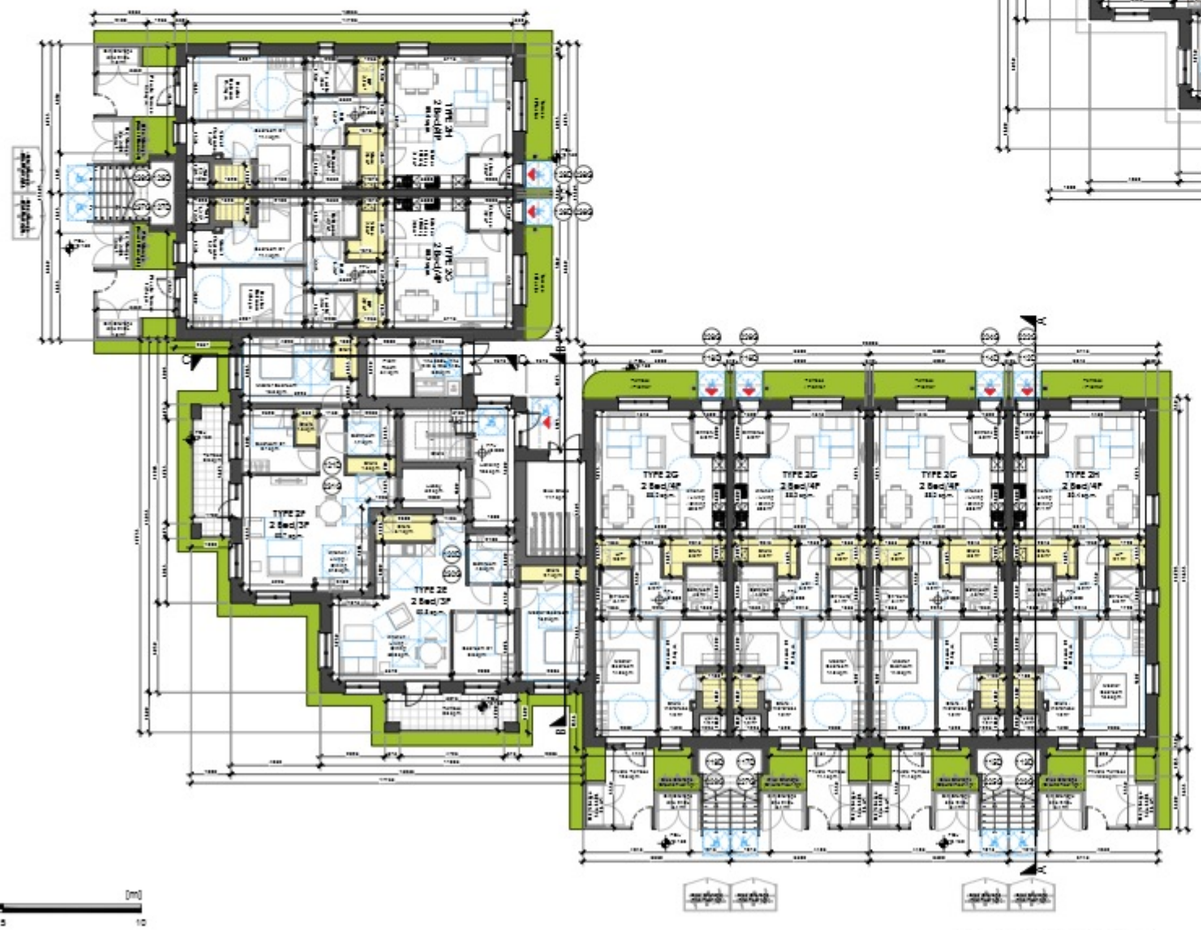
Duplex Apartment Block D&G

Floor Plans





First Floor Plan



Ground Floor Plan

Refer to Site Plan for Orientation

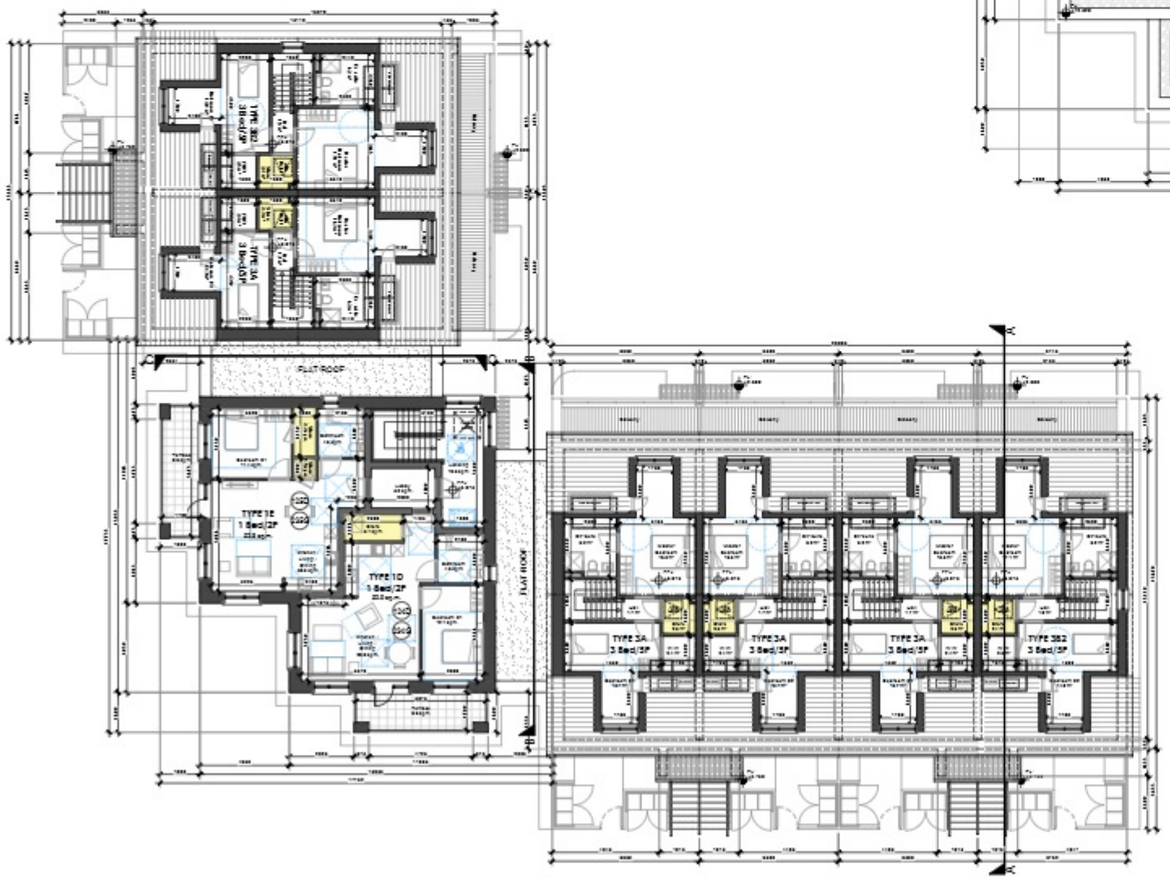
[m]
0 1 2 3 4 5 10

03 PROPOSED DESIGN

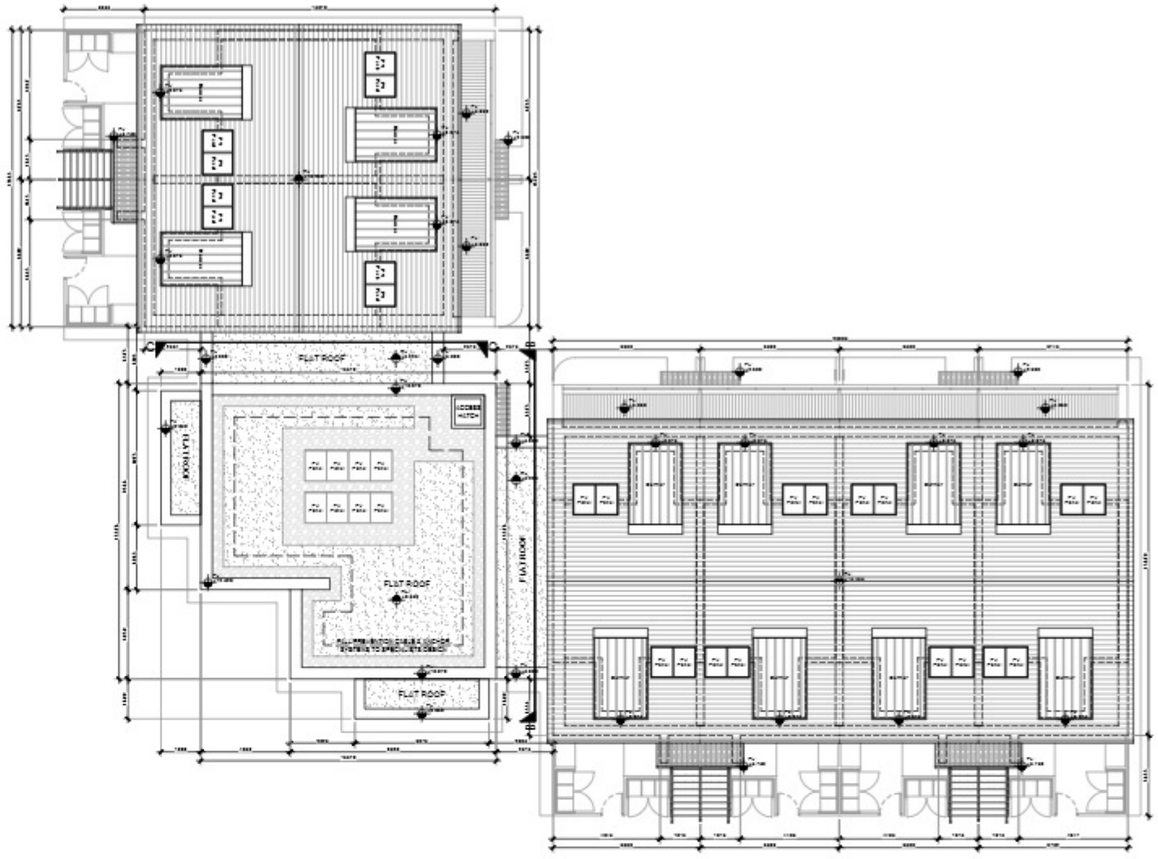
Duplex Apartment Block D&G

Floor Plans





Second Floor Plan



Roof Plan

Refer to Site Plan for Orientation

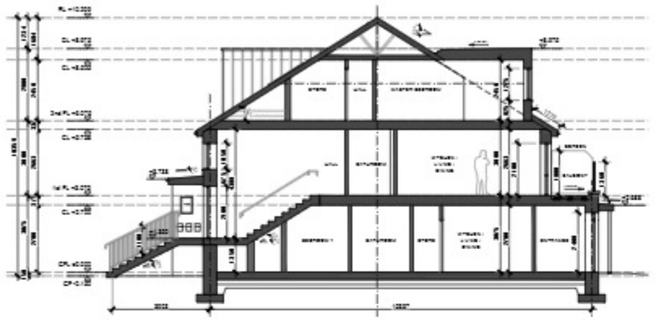
[m]
0 1 2 3 4 5 10

JFA ARCHITECTS

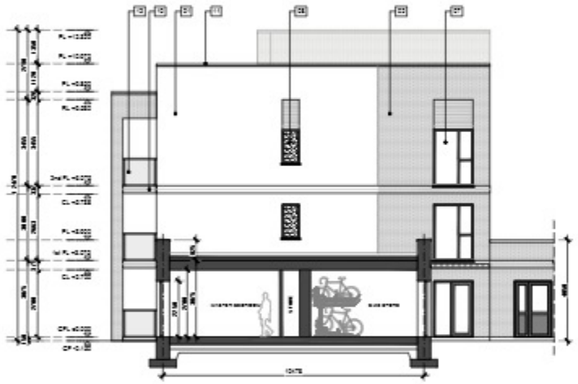
03 PROPOSED DESIGN

Duplex Apartment Block D&G

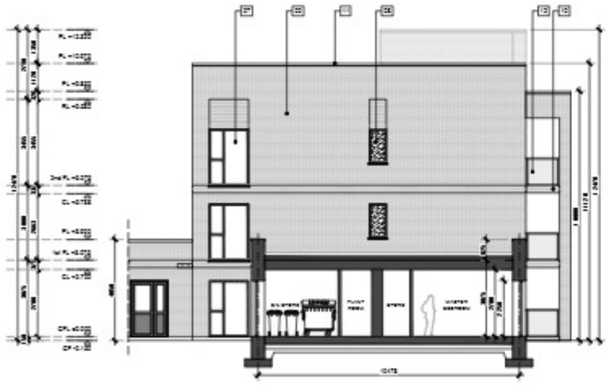
Elevations & Sections



Section AA



Section BB



Section CC





East Elevation (Front)



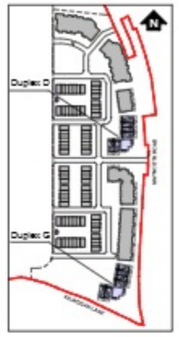
South Elevation (Front)



West Elevation (Rear)



North Elevation (Rear)



01 - Selected render finish to selected colour
02 - Selected brick / brick slip finish to selected colour
03 - Selected sheet metal finish to selected colour
04 - Selected roof tiles to selected colour
05 - Selected coloured fascia or similar approved
06 - Selected uPVC gutter and downpipes to selected colour
07 - Aluminium / UPVC window & door system to selected colour
08 - Opaque glass
09 - Selected darker render plaster band to window surround
10 - Selected brick slip finish to balcony fascia to selected colour
11 - Selected coloured Parapet Cap or similar approved
12 - Selected glass balcony system
13 - Selected post and rail system to selected colour
14 - Selected Solar / PV Panels. (Exact size, frame colour, frame thickness, material & position on site in both elevations subject to orientation & final SAP Report)
15 - Selected Vertical Screen / Screening to selected colour

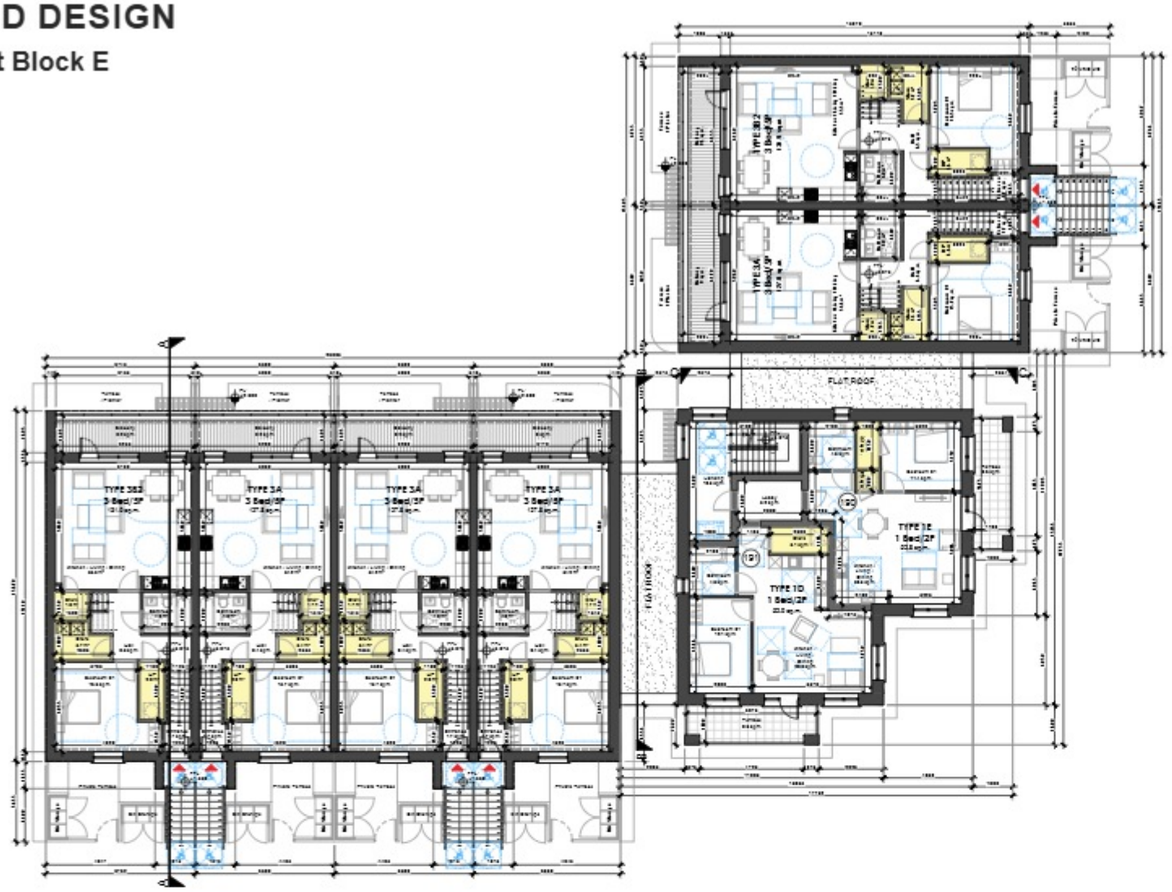
JFA ARCHITECTS

03 PROPOSED DESIGN

Duplex Apartment Block E

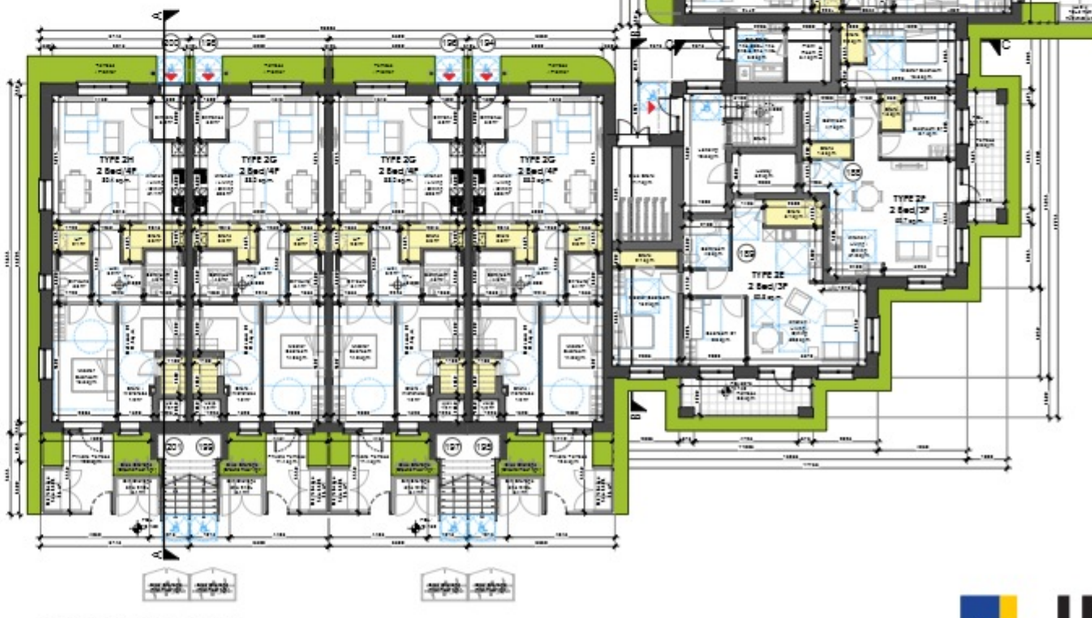
Floor Plans





First Floor Plan





Ground Floor Plan

Refer to Site Plan for Orientation

[m] 0 1 2 3 4 5 10

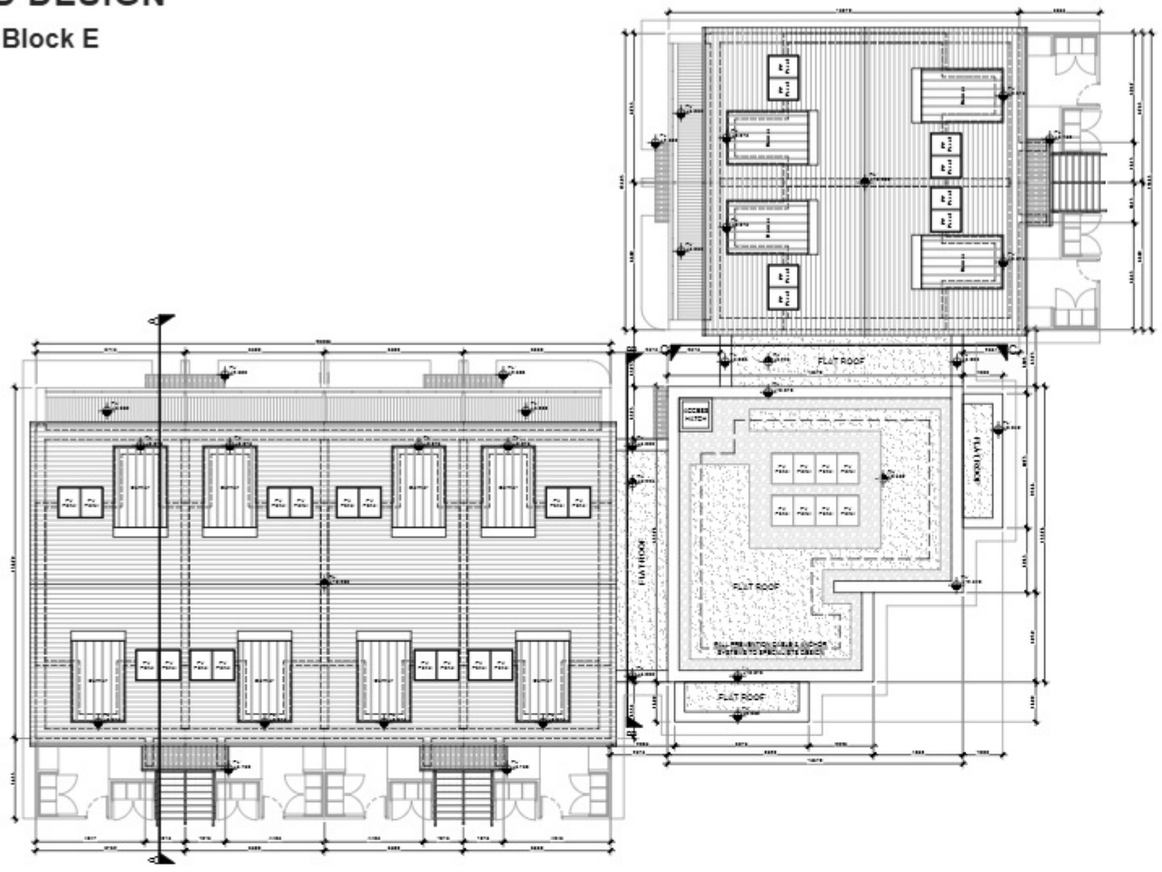
JFA ARCHITECTS

03 PROPOSED DESIGN

Duplex Apartment Block E

Floor Plans





Roof Plan



Second Floor Plan

Refer to Site Plan for Orientation

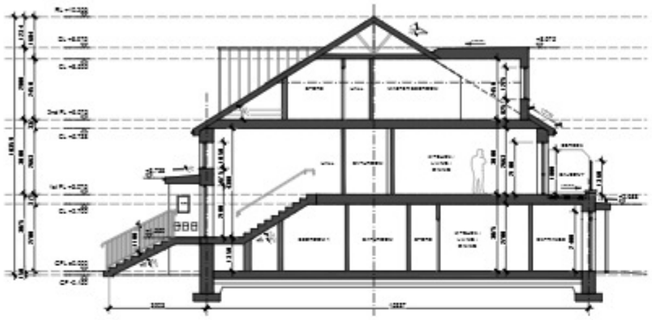
[m]
0 1 2 3 4 5 10

JFA ARCHITECTS

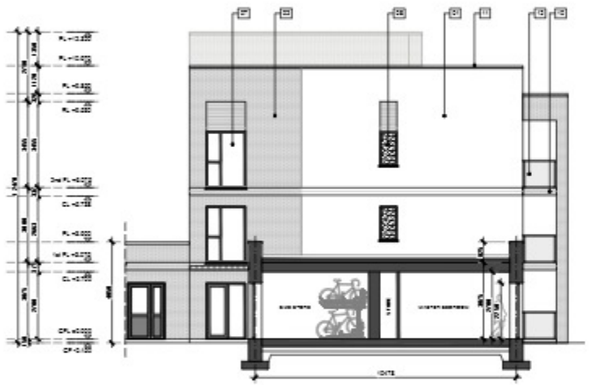
03 PROPOSED DESIGN

Duplex Apartment Block E

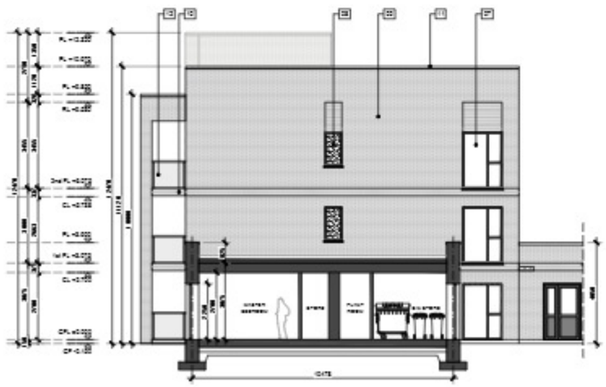
Elevations & Sections



Section AA



Section BB



Section CC



North Elevation (Front)



South Elevation (Front)



West Elevation (Rear)



South Elevation (Rear)





JFA ARCHITECTS

03 PROPOSED DESIGN

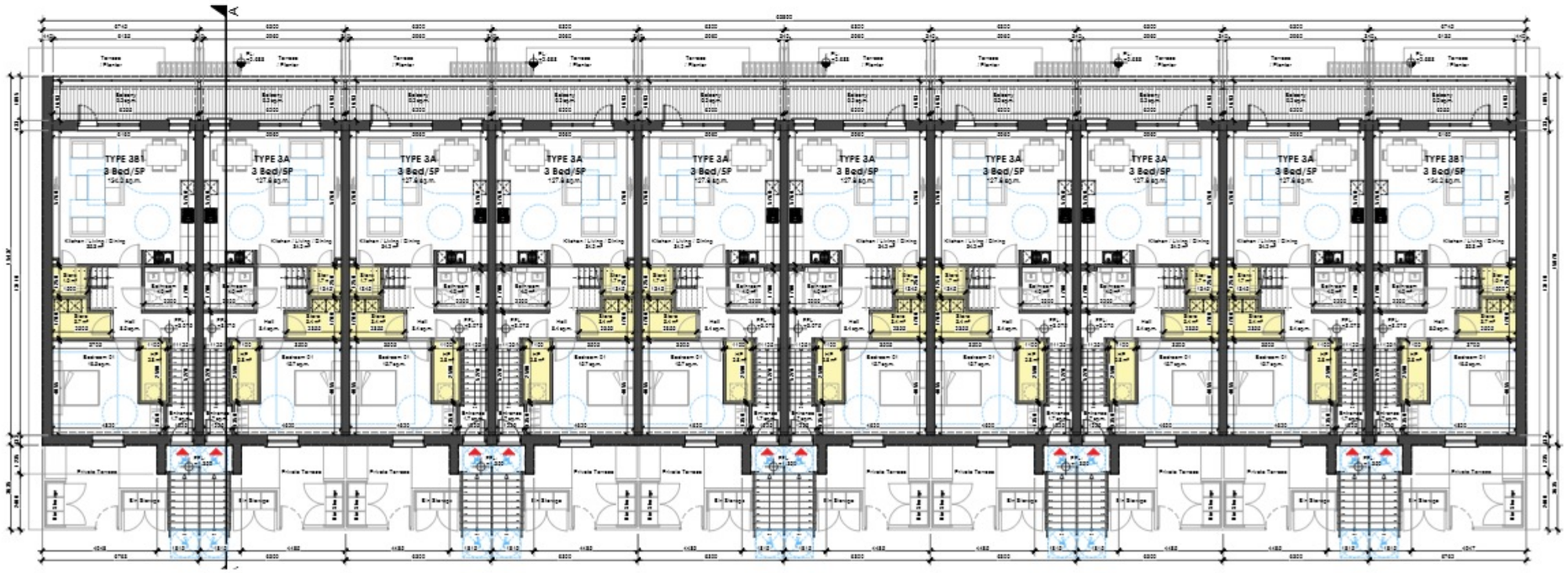
Duplex Apartment Block F

Floor Plans





Ground Floor Plan



First Floor Plan

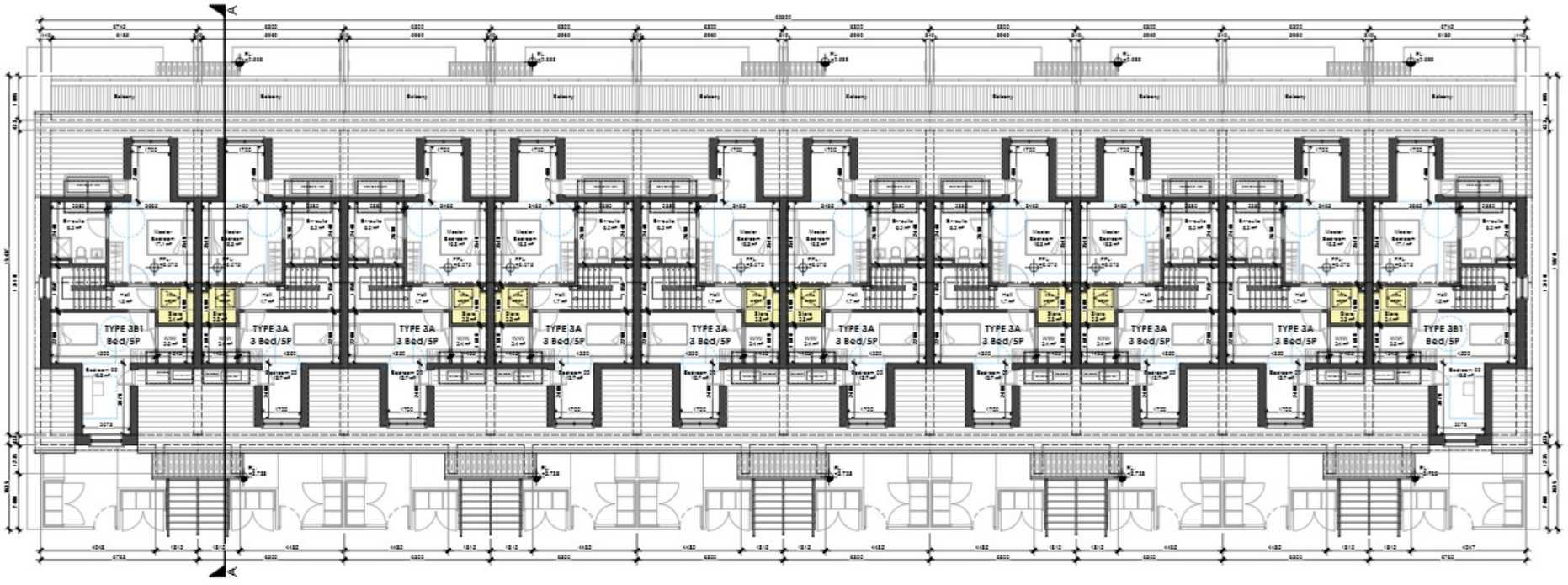
JFA ARCHITECTS

03 PROPOSED DESIGN

Duplex Apartment Block F

Floor Plans





Second Floor Plan



Roof Plan

JFA ARCHITECTS

03 PROPOSED DESIGN

Duplex Apartment Block F

Elevations & Section AA



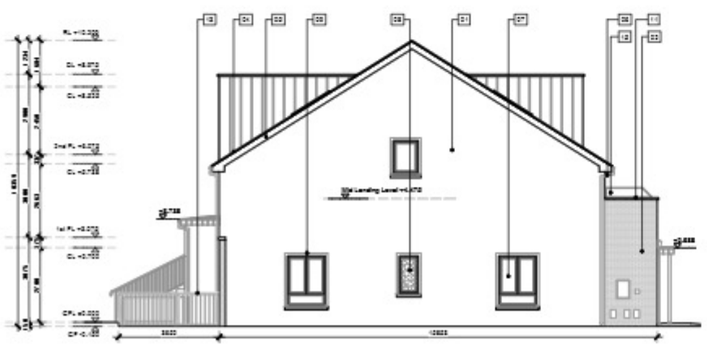
01 - Selected render finish to selected colour
02 - Selected brick / brick slip finish to selected colour
03 - Selected sheet metal finish to selected colour
04 - Selected roof tiles to selected colour
05 - Selected coloured fascia or similar approved
06 - Selected uPVC gutter and downpipes to selected colour
07 - Aluminium / uPVC window & door system to selected colour
08 - Opaque glass
09 - Selected darker render plaster band to window surround
10 - Selected brick slip finish to balcony fascia to selected colour
11 - Selected coloured Parapet Cap or similar approved
12 - Selected glass balcony system
13 - Selected post and rail system to selected colour
14 - Selected Solar / PV Panels
15 - Selected Vertical Screen / Screening to selected colour



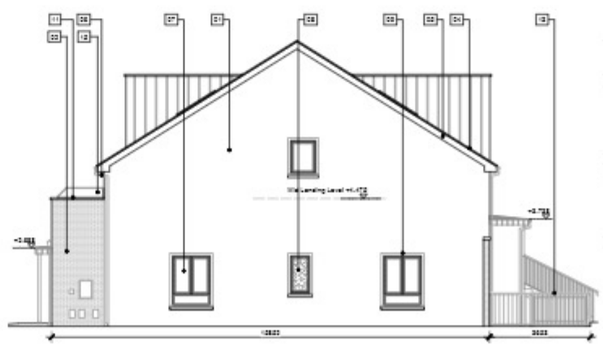
East Elevation (Front)



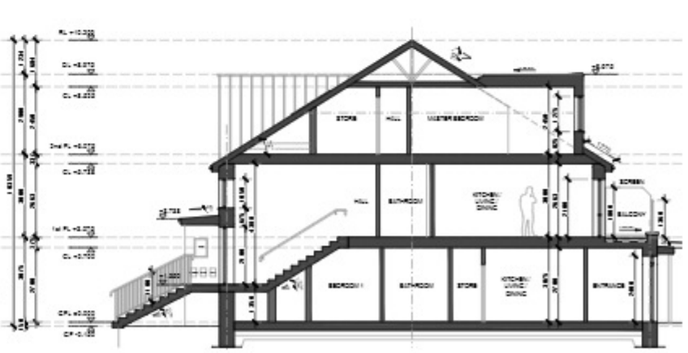
West Elevation (Rear)



North Elevation (Side)



South Elevation (Side)



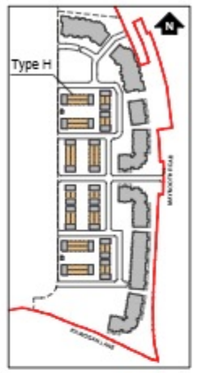
Section AA

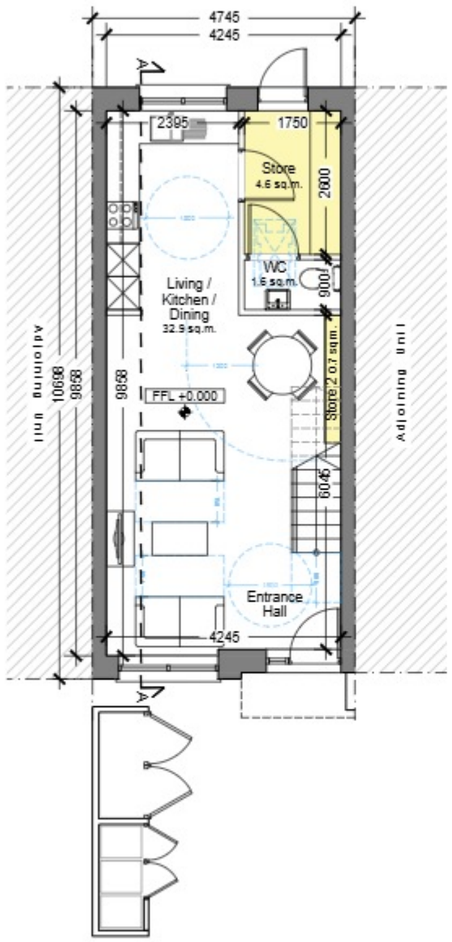


03 PROPOSED DESIGN

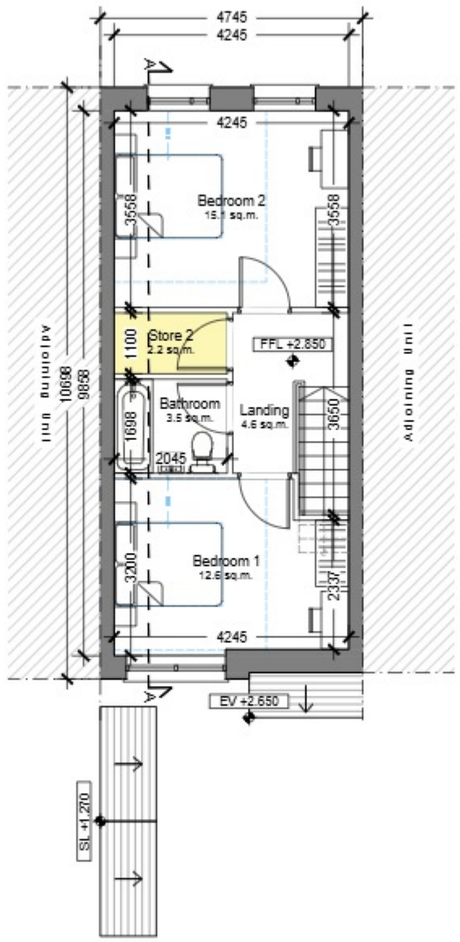
House Type H - 2 Bed Mid Terraced

Floor Plans

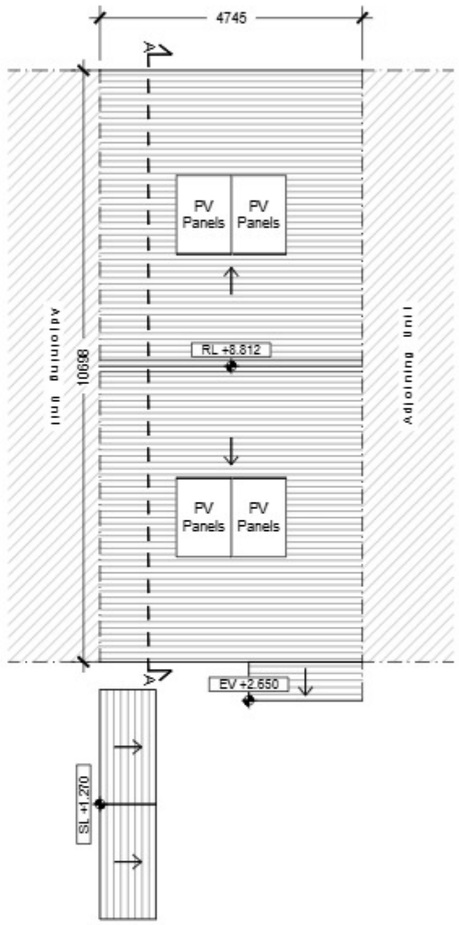




Ground Floor Plan



First Floor Plan



Roof Plan

Scale 1:100 [m]

0 1 2 3 4 5 10

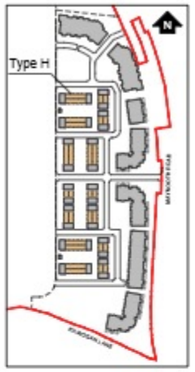
08/2439 | LRD Planning Design Statement
Kilwoghan Woods - Phase 2

JFA ARCHITECTS

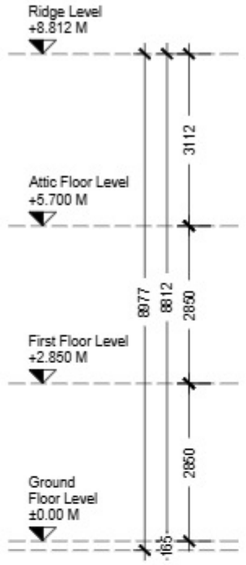
03 PROPOSED DESIGN

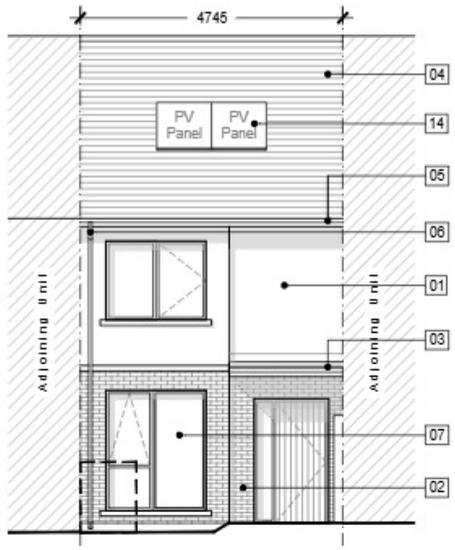
House Type H - 2 Bed Mid Terraced

Elevations & Section AA

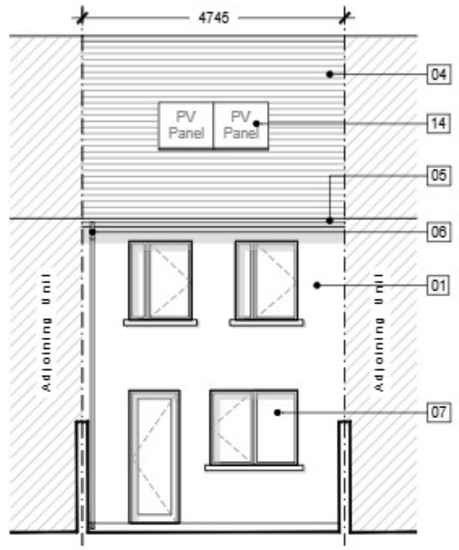


01 - Selected render finish to selected colour
02 - Selected brick / brick slip finish to selected colour
03 - Selected sheet metal finish to selected colour
04 - Selected roof tiles to selected colour
05 - Selected coloured fascia or similar approved
06 - Selected UPVC gutter and downpipes to selected colour
07 - Aluminium / UPVC window & door system to selected colour
08 - Opaque glass
09 - Selected darker render plaster band to window surround
10 - Selected grassed metal cladding finish to balcony fascia to selected colour
11 - Selected coloured Parapet Cap or similar approved
12 - Selected glass balcony system
13 - Selected post and rail system to selected colour
14 - Selected Solar / PV Panels (Exact area, frame colour, frame thickness, material & position on one or both elevations subject to orientation & final BER Report)
15 - Selected Vertical Screen / Screening to selected colour

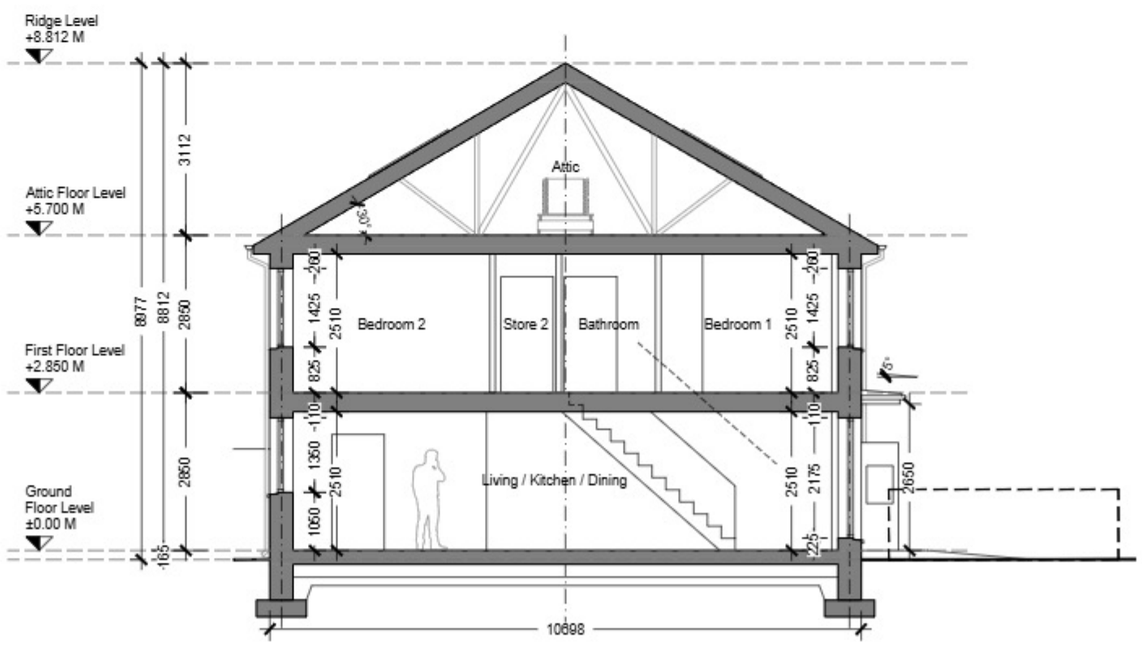




Front Elevation



Rear Elevation



Section AA

Scale 1:100 [m]

0 1 2 3 4 5 10

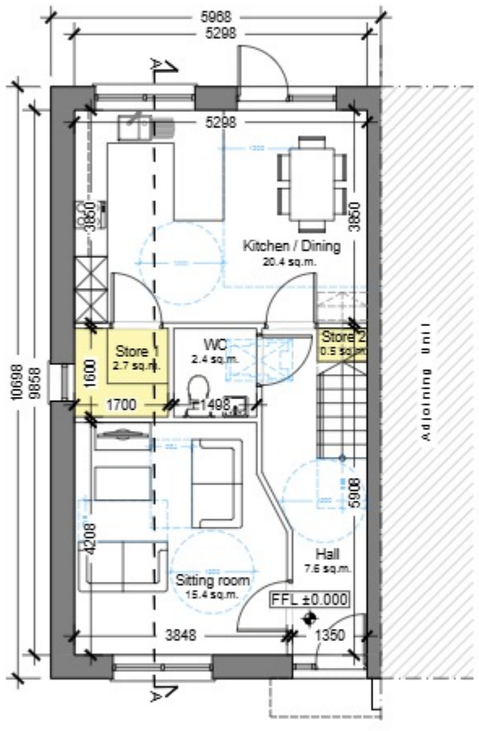
JFA ARCHITECTS

03 PROPOSED DESIGN

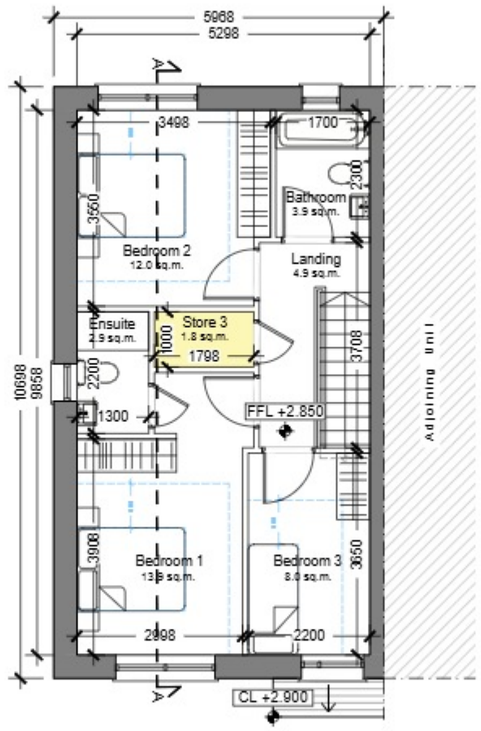
House Type I - 3 Bed End Terraced

Floor Plans

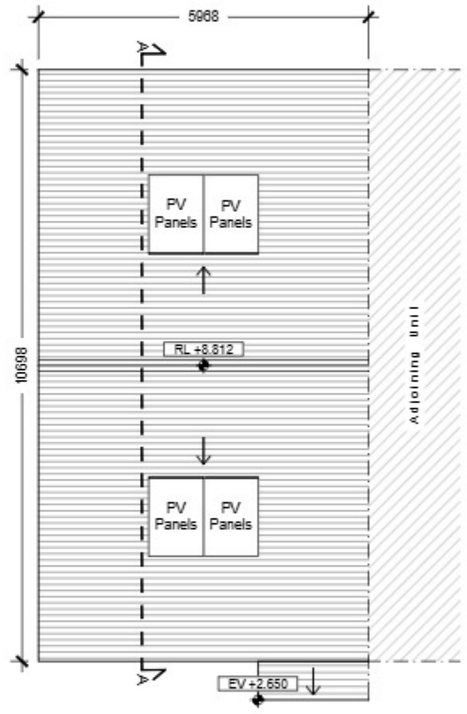




Ground Floor Plan



First Floor Plan



Roof Plan

Scale 1:100 [m]

0 1 2 3 4 5 10

JFA ARCHITECTS

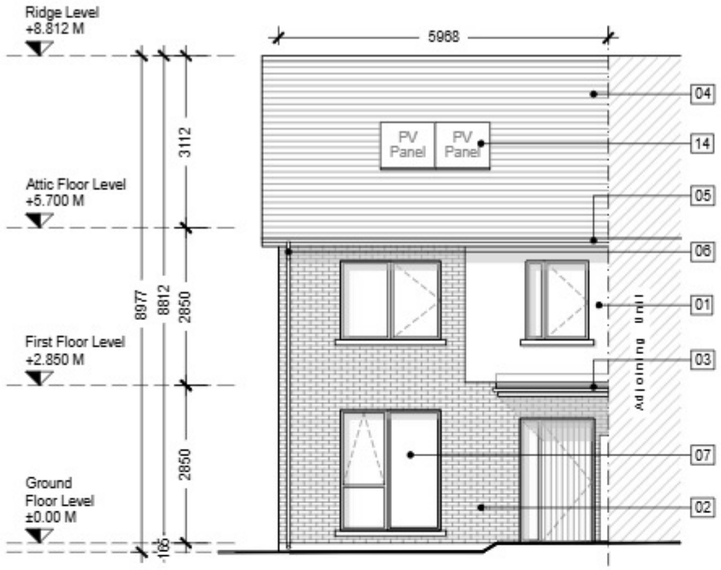
03 PROPOSED DESIGN

House Type I - 3 Bed End Terraced

Elevations & Section AA



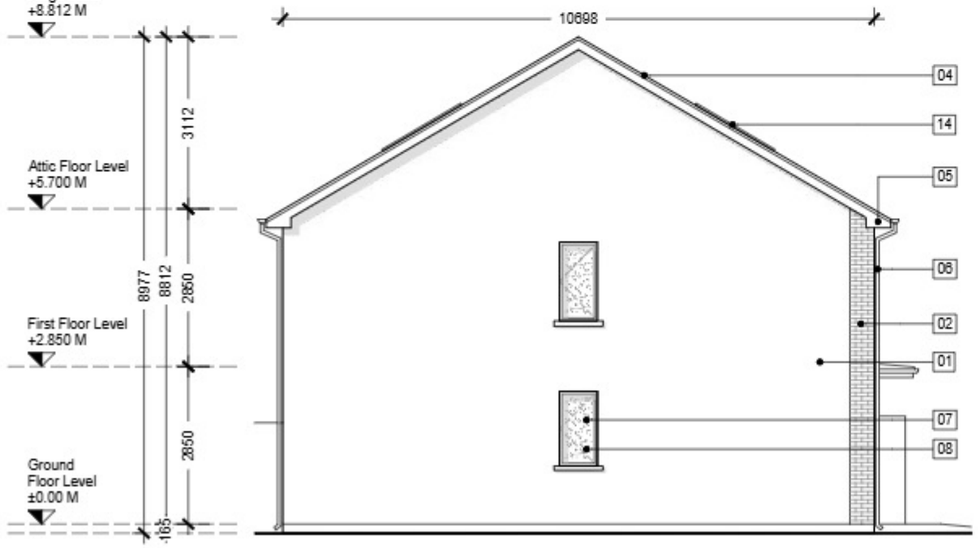
01 - Selected render finish to selected colour
02 - Selected brick / brick slip finish to selected colour
03 - Selected sheet metal finish to selected colour
04 - Selected roof tiles to selected colour
05 - Selected coloured fascia or similar approved
06 - Selected UPVC gutter and downpipes to selected colour
07 - Aluminium / UPVC window & door system to selected colour
08 - Opaque glass
09 - Selected darker render plaster band to window surround
10 - Selected grassed metal cladding finish to balcony fascia to selected colour
11 - Selected coloured Parapet Cap or similar approved
12 - Selected glass balcony system
13 - Selected post and rail system to selected colour
14 - Selected Solar / PV Panels (Roof area, frame colour, frame thickness, material & position on one or both elevations subject to orientation & final SAP Report)
15 - Selected Vertical Screen / Screening to selected colour



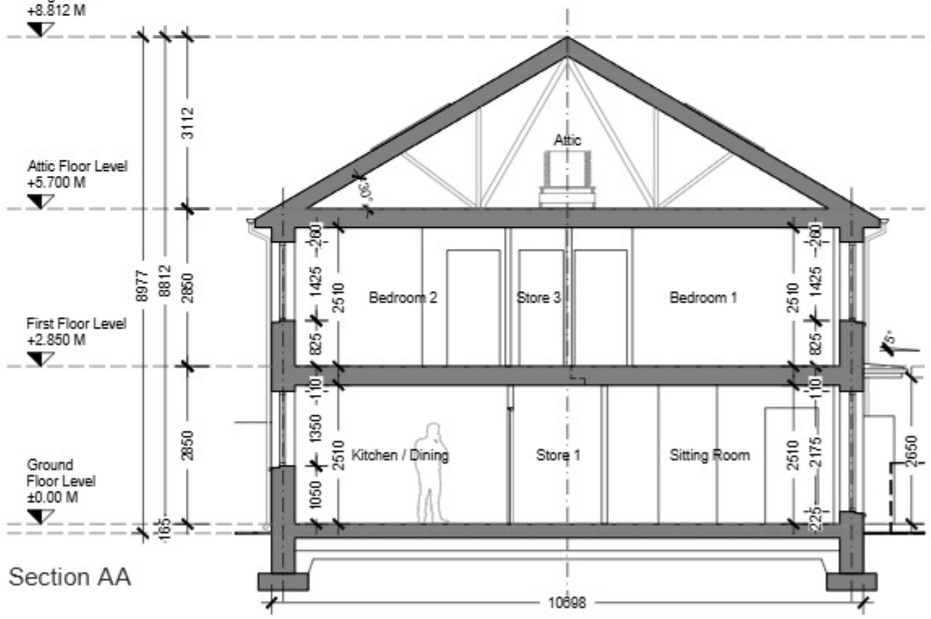
Front Elevation



Rear Elevation



Side Elevation



Section AA

Scale 1:100 [m]

0 1 2 3 4 5 10

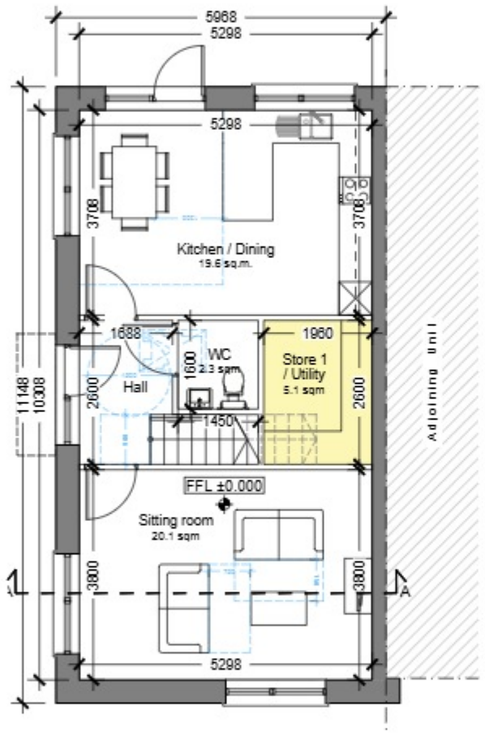
JFA ARCHITECTS

03 PROPOSED DESIGN

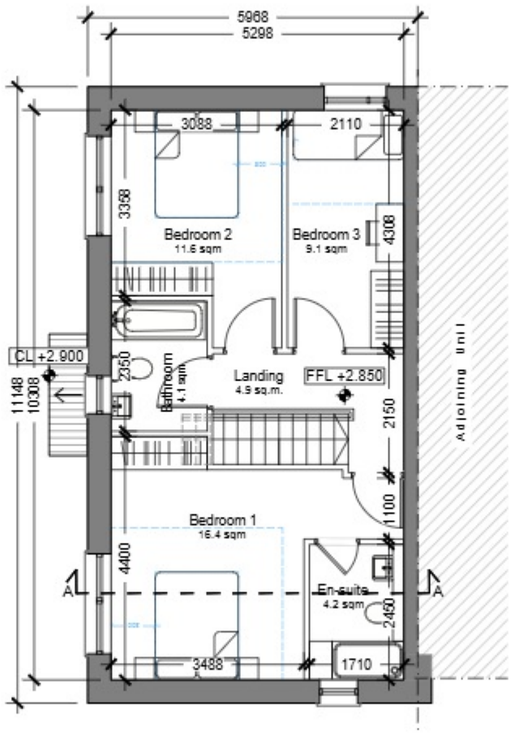
House Type J - 3 Bed Dual Frontage

Floor Plans

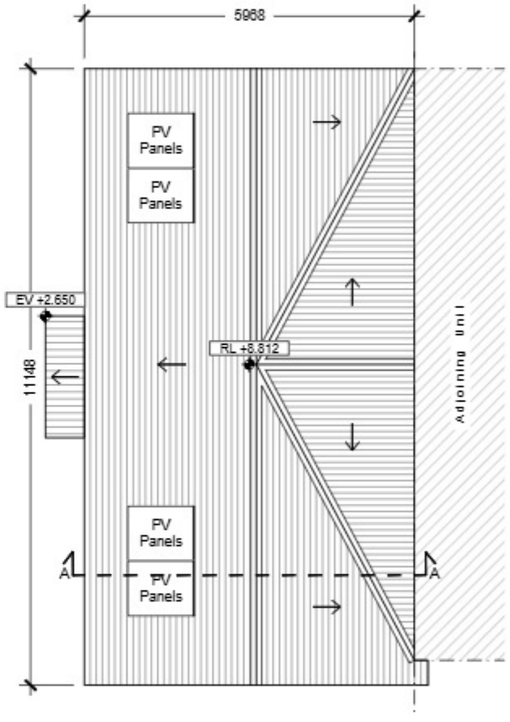




Ground Floor Plan



First Floor Plan



Roof Plan

Scale 1:100 [m]

0 1 2 3 4 5 10

JFA ARCHITECTS

03 PROPOSED DESIGN

House Type J - 3 Bed Dual Frontage

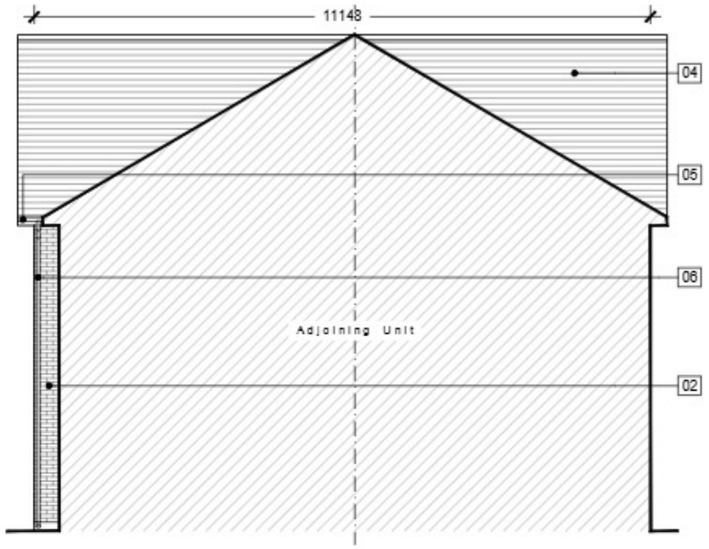
Elevations & Section AA



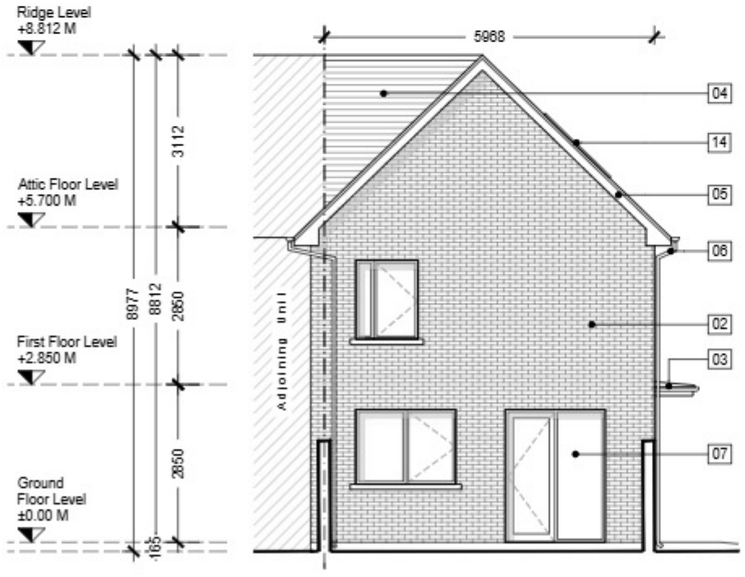
01 - Selected render finish to selected colour
02 - Selected brick / brick slip finish to selected colour
03 - Selected sheet metal finish to selected colour
04 - Selected roof tiles to selected colour
05 - Selected coloured fascia or similar approved
06 - Selected uPVC gutter and downpipes to selected colour
07 - Aluminium / uPVC window & door system to selected colour
08 - Opaque glass
09 - Selected darker render plaster band to window surround
10 - Selected grassed metal cladding finish to balcony fascia to selected colour
11 - Selected coloured Parapet Cap or similar approved
12 - Selected glass balcony system
13 - Selected post and rail system to selected colour
14 - Selected Solar / PV Panels (Exact area, frame colour, frame thickness, material & position on one or both elevations subject to orientation & final EER Report)
15 - Selected Vertical Screen / Screening to selected colour



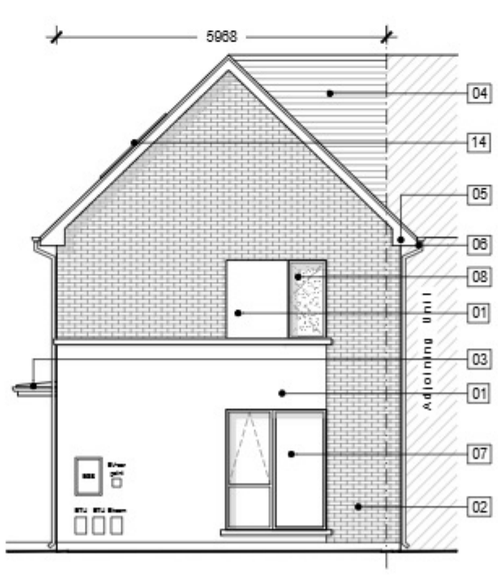
Front Elevation



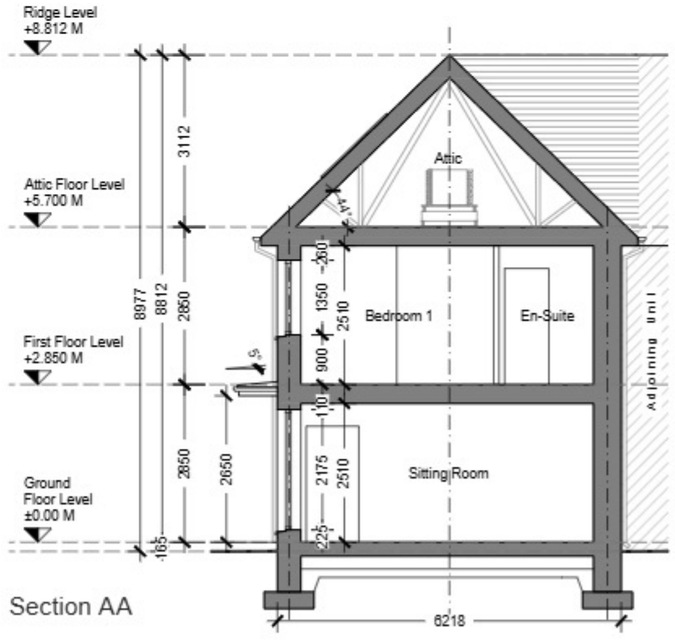
Rear Elevation



Side Elevation (back garden side)



Side Elevation (road side)

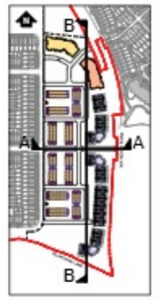


Section AA

Scale 1:100 [m]

0 1 2 3 4 5 10

JFA ARCHITECTS





Proposed Site Section / Contiguous Elevation AA



Proposed Site Section / Contiguous Elevation BB

Scale 1:500 [m]

0 10 20 30 40 50

JFA ARCHITECTS

04 VISUALISATIONS

Sketch Aerial View from Urban Edge - Design Development



JFA ARCHITECTS

04 VISUALISATIONS

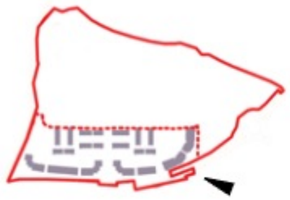
3D Sketch View from pedestrian and cycle entrance





04 VISUALISATIONS

3D Sketch Aerial View from Apartment Urban Edge - Design Development





04 VISUALISATIONS

3D Views



04 VISUALISATIONS

3D Views



04 VISUALISATIONS

3D Views



04 VISUALISATIONS

3D Views



JFA
ARCHITECTS

04 VISUALISATIONS

Design Reference Images











JFA

ARCHITECTS

The Tree House, 17 Richview Office Park
Clonskeagh, Dublin, D14 XR82
01 668 9888 | info@jfa.ie | www.jfa.ie