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Visual Impact Assessment

For Bakers Forge Properties Ltd. at Rochestown Ave, Dún Laoghaire, Co. Dublin

24/02/2026

00 Introduction
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Design Statement Contents

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00 Introduction
0.1 - Introduction

This Visual Impact Assessment has been prepared to clearly set out and contextualise the proposed amendments to the previously permitted development. Its purpose is to describe the nature of the changes, identify where they differ from the extant planning permission, subsequent conditional submissions, and demonstrate that the proposals remain fully consistent with the scale, character and intent of the approved scheme.

The amendments principally comprise modest adjustments to building massing, materials, roof level elements, elevations, and internal arrangement, alongside limited extensions and rationalisation of site infrastructure. Collectively, these changes are informed by detailed design development, operational requirements and engagement with relevant stakeholders, and are intended to enhance the functionality, architectural clarity and overall quality of the development.

This document highlights each amendment in turn, with reference to the relevant drawings and visual material, and assesses their impact on the permitted scheme and the surrounding area. Particular attention is given to ensuring that the proposed changes do not result in any material intensification of development, increase in building height, or adverse effect on public views, neighbouring amenity or streetscape character.

Overall, the document seeks to demonstrate that the amendments represent a logical and proportionate evolution of the consented proposal, delivering qualitative and practical benefits while maintaining the planning principles already accepted by the local authority.



01 Image 1 - North West Aerial View
1.1 - Analysis

The proposed amendments to the permitted scheme have been carefully developed and collectively result in a scheme that remains closely aligned with the previously approved development in terms of scale, massing, appearance and urban impact. The majority of the amendments are minor in nature and relate to detailed refinements of the structure and fabric of the permitted scheme rather than any fundamental change to the overall form or spatial presence of the buildings.

Amendments affecting massing, including the modest rear courtyard extension to Block A (A.01) are contained within the established enclosed courtyard design and are not majorly perceptible from surrounding streets or principal public viewpoints. The rationalisation of roof-level elements to Block B (A.03 and A.13), are proposed to improve the scheme architecturally, lower the massing of the mostly south easternly aspect, and reduce unnecessary and unusable rooptop open space.

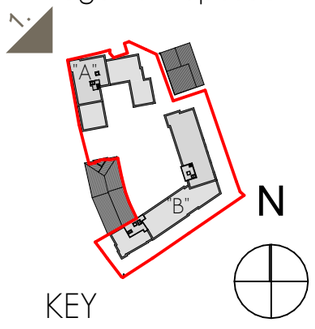
Minor elevation adjustments (A.05, A.06, A.09, A.11 and A.15) introduce subtle articulation and functional improvements with an enhanced palette of materials, while the proposed fenestration rhythm and building lines are as per the approved elevations. These refinements preserve the architectural coherence of the scheme and do not increase building height, bulk or enclosure. Importantly, the intervention of relocating the sub-station [while required for fire strategy purposes] offers an opportunity to better enhance the visual connection between Kill Avenue and the interior of the permitted licenced premisis (A.06).

Reconfigurations and changes within permitted commercial areas (A.05, A.06, A.07 and A.11) have some external manifestation but critically no impact on the character or amenity of the surrounding area.

Similarly, amendments relating to servicing, bicycle parking and refuse storage (A.14 and A.18) rationalise site operations within the existing envelope and improve functionality without altering the outward appearance of the development.



Image 1. Proposed North West Aerial View



Planning Amendments Key

A.01	A 4 storey over ground extension of c. 436 sqm to the rear / courtyard elevation of Block A to provide for an additional 12 no. student accommodation units.
A.03	The internalisation of an overhanging roof canopy on the roof terrace of Block A to provide 2 no. additional student accommodation units.
A.05	Relocation of a switch room and substation to the north-eastern corner of Block A.
A.06	Provision of additional window and escape door to permitted licenced premises on northern elevation.
A.07	Amendment of the permitted entrance to provide for a recessed entrance arrangement to the permitted licenced premises in Block A.
A.08	Omission of the roof terrace to the south of Block A, and the increase in size of the permitted roof terrace to the east of Block A from c. 60sqm to c. 95sqm.
A.11	Changes to the design treatment of the permitted elevation of Block A at Rochestown Avenue, minorly changing the total permitted floor area of Block
A.13	Reduction in height of stair core and lift shaft to western stair core of Block B.
A.16	Additional plant space within permitted commercial unit in Block B with a reduction in net internal floor space.
A.17	Minor increase in parapet height.
A.20	External elevations approved through compliance are subject to proposed minor changes in materials.
A.21	New Signage to be consistent high quality signage, arranged within the available areas as indicated on the building elevation, and subject to compliance with conditions.

01 Image 1 - North West Aerial View
1.2 - Photomontage

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Image 1. Proposed North West Aerial View

02 Image 2 - North Western View
2.1 - Analysis

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The omission of the permitted west-facing roof terrace (A.08) has been balanced by a modest extension of the eastern terrace, enabling the consolidation of communal amenity space into a single, more efficient and better-managed area. This approach avoids the duplication of facilities, reduces potential overlooking, and maintains an appropriate quantum of communal provision.

Amendments to the Block A elevations (A.05, A.07 and A.11) arise primarily from the rationalisation of the building's structureand fenestration. These adjustments result in a clearer, more legible façade composition while preserving the established rhythm and proportions, while using high-quality low maintenance material palette. Importantly, these changes do not alter the building massing or introduce new facade openings. The elevation is designed to enliven the streetscape at Rochestown Avenue.

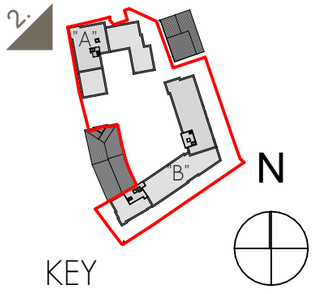
The relocation of the on-site substation (A.05 & A.06), required to satisfy updated fire strategy and operational requirements, also presents a qualitative improvement to the public realm. By repositioning this element, a stronger visual connection is created between Kill Avenue and the interior of the permitted licensed premises at ground-floor level, enhancing permeability, activity and passive surveillance along the street frontage.

The modest increase in parapet height (A.17) is due to the cumulative increase of floor to floor levels required for structural support and servicing of the granted scheme.

The proposed amendments aim to refine and enhance the permitted scheme rather than materially altering it. The development continues to read as a cohesive block, with the proposed changes having a neutral or positive effect on its relationship with the surrounding area.



Image 2. North Western View - Junction of Kill Avenue & Rochestown Avenue



Planning Amendments Key

A.03	The internalisation of an overhanging roof canopy on the roof terrace of Block A to provide 2 no. additional student accommodation units.
A.04	Removal the permitted building overhang at 5th floor level of Block A.
A.05	Relocation of a switch room and substation to the north-eastern corner of Block A.
A.06	Provision of additional window and escape door to permitted licenced premises on northern elevation.
A.07	Amendment of the permitted entrance to provide for a recessed entrance arrangement to the permitted licenced premises in Block A.
A.08	Omission of the roof terrace to the south of Block A, and the increase in size of the permitted roof terrace to the east of Block A from c. 60sqm to c. 95sqm.
A.11	Changes to the design treatment of the permitted elevation of Block A at Rochestown Avenue, minorly changing the total permitted floor area of Block
A.17	Minor increase in parapet height.
A.20	External elevations approved through compliance are subject to proposed minor changes in materials.
A.21	New Signage to be consistent high quality signage, arranged within the available areas as indicated on the building elevation, and subject to compliance with conditions.

02 Image 2 - North Western View
2.2 - Photomontage

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Image 2. North Western View - Junction of Kill Avenue & Rochestown Avenue

03 Image 3 - Eastern View - Kill Avenue
3.1 - Analysis

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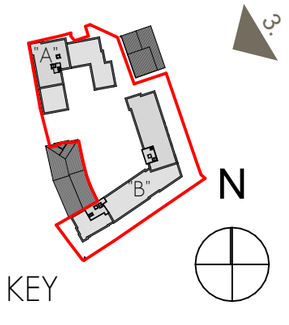
The extension to the rear of Block A represents the most discernible amendment in this view; however, it remains closely aligned with the scale, height and architectural language of the permitted scheme. The additional volume is modest and reads as a natural continuation of the approved rear courtyard elevation rather than as an independent or dominant structure. Its height does not exceed that already permitted and the set-back positioning ensures that the extension is visually subordinate when seen from public vantage points. Importantly, the proposal maintains the established massing strategy of the parent permission, ensuring that the overall block form, skyline and relationship with adjoining buildings remain unchanged.

As previously mentioned, the omission of the permitted west-facing roof terrace (A.08) has been balanced by a modest extension of the eastern terrace, enabling the consolidation of communal amenity space into a single, more efficient and better-managed area. This approach avoids the duplication of facilities, reduces potential overlooking, and maintains an appropriate quantum of communal provision.

The modest increase in parapet height (A.17) is due to the cumulative increase of floor to floor levels required for structural support and servicing of the granted scheme.



Image 3. Eastern View - Kill Avenue



Planning Amendments Key

A.01	A 4 storey over ground extension of c. 436 sqm to the rear / courtyard elevation of Block A to provide for an additional 12 no. student accommodation units.
A.07	Amendment of the permitted entrance to provide for a recessed entrance arrangement to the permitted licenced premises in Block A.
A.08	Omission of the roof terrace to the south of Block A, and the increase in size of the permitted roof terrace to the east of Block A from c. 60sqm to c. 95sqm.
A.17	Minor increase in parapet height.
A.20	External elevations approved through compliance are subject to proposed minor changes in materials.
A.21	New Signage to be consistent high quality signage, arranged within the available areas as indicated on the building elevation, and subject to compliance with conditions.



Image 3. Eastern View - Kill Avenue

04 Image 4 - South Western View
4.1 - Analysis

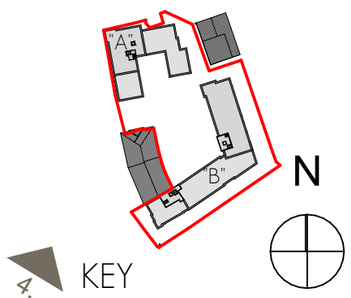
The amendments shown in this view relate primarily to refinements in Block B, which have been informed by ongoing coordination with the local third-level institute, IADT, and a reassessment of on-site amenity provision. The reduction in the size of the roof terrace to Block B (A.12) arises from a more efficient organisation of internal communal facilities at ground floor level, allowing student amenity space to be accommodated in a weather protected and more accessible location. This approach improves day to day functionality for residents while reducing reliance on roof level external space, particularly in exposed conditions.

As a direct result of the reduced roof terrace area, the associated stair core no longer requires the height previously permitted. Amendment A.13 therefore proposes a reduction in the height of this vertical element, allowing it to sit more comfortably within the overall building profile. The revised stair core is visually recessive and aligns more closely with the main roof plane, resulting in a cleaner skyline and improved overall massing when viewed from surrounding streets.

These changes do not adversely affect the building beyond what was previously approved and, in visual terms, represent an improvement on the permitted scheme. The amendments soften the roofscape, reduce perceived bulk at upper levels, and enhance the relationship of Block B with neighbouring buildings. Overall, the proposed modifications reflect a rational and design-led evolution of the permitted development, delivering functional benefits while further minimising visual impact on the surrounding area.



Image 4. South Western View - Rochestown Avenue



Planning Amendments Key

A.08	Omission of the roof terrace to the south of Block A, and the increase in size of the permitted roof terrace to the east of Block A from c. 60sqm to c. 95sqm.
A.12	Reduction in size of the screened roof-top terrace area to Block B (from 450 sqm to 150 sqm)
A.13	Reduction in height of stair core and lift shaft to western stair core of Block B.
A.17	Minor increase in parapet height.
A.20	External elevations approved through compliance are subject to proposed minor changes in materials.

04 Image 4 - South Western View
4.2 - Photomontage

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Image 4. South Western View - Rochestown Avenue

05 Image 5 - Eastern View
5.1 - Analysis

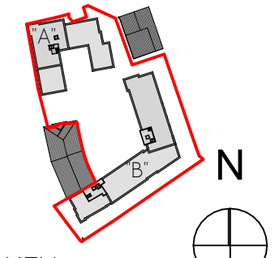
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From the eastern viewpoint, the proposed rear extension to Block A is clearly legible as a contained and sympathetic addition to the permitted scheme. The extension does not exceed the approved fourth-storey level of the five-storey Block A and remains comfortably within the established height parameters of the parent permission. Its massing steps neatly from the existing building form and maintains a subordinate relationship to the principal block.

The architectural treatment aligns with the approved elevations through the consistent use of materials, fenestration proportions and vertical rhythm, ensuring visual coherence ensured. As a result, the extension reads as a natural continuation of the permitted development and does not introduce any additional visual dominance when viewed from the east or surrounding public areas.



Image 5. Eastern View



Planning Amendments Key

A.01	A 4 storey over ground extension of c. 436 sqm to the rear / courtyard elevation of Block A to provide for an additional 12 no. student accommodation units.
A.17	Minor increase in parapet height.
A.20	External elevations approved through compliance are subject to proposed minor changes in materials.
A.21	New Signage to be consistent high quality signage, arranged within the available areas as indicated on the building elevation, and subject to compliance with conditions.

05 Image 5 - Eastern View
5.2 - Photomontage

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Image 5. Eastern View

06 Summary
6.1 - Overview

The proposed amendments represent a considered and design-led refinement of the permitted development, maintaining the approved scale and massing while improving functionality, visual quality and site integration. The changes are modest in extent and respond directly to operational, architectural and stakeholder requirements without altering the overall character or impact of the scheme.

The rear extension to Block A provides an important increase in student accommodation while remaining fully subordinate to the permitted form. It does not exceed the approved fourth-storey level of the five-storey block and adopts a consistent architectural language, ensuring continuity with the parent permission. Roof-level amendments, including the omission and reallocation of terrace areas, allow for more efficient use of shared amenity space and contribute to a simpler, more cohesive roofscape with reduced visual clutter and improved massing.

Elevational refinements arise from the rationalisation of structure and fenestration, resulting in clearer façade proportions and enhanced architectural legibility without increasing bulk or overlooking, and accomodating necessary structrual and service requirements. The relocation of the substation, while required for fire strategy compliance, also delivers a public-realm benefit by strengthening visual permeability and engagement between Kill Avenue and the permitted licensed premises.

Collectively, the proposed amendments improve the quality, efficiency and usability of the development, reduce visual impacts at upper levels, and enhance relationships with surrounding streets and buildings, while remaining fully aligned with the scale and intent of the approved scheme.



