LDA
An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency

Henry J Lyons

Royal Liver Phase 02

Architectural Design Statement

September 2026



CLIENT

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An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency

This document has been prepared by Henry J Lyons Architects on behalf of The Land Development Agency (LDA).
Henry J Lyons is working with the LDA and the design team to deliver the redevelopment of the Royal Liver Retail Park.

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Date	Rev	Description
18 09 2026	00	Issued for Planning

ROYAL LIVER PHASE 02

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1.0 Introduction



Aerial view of the permitted design for the redevelopment of the Royal Liver Retail Park



Masterplan diagram

PLANNING HISTORY

Planning permission was granted on the 20th November 2020 by An Bord Pleanála for the redevelopment of the Royal Liver Assurance Retail Park to provide a mixed-use development (comprising residential, office, créche, community, retail, café /bar/ restaurant, medical centre, pharmacy uses) and all ancillary works; comprising 9 No. buildings ranging in height from 7 to 18 storeys over basement level, with a total GFA of c.129,210m2, plus c. 31,413m² relating to ancillary car parking, bicycle parking, plant, waste storage facilities, storage, services, including at ground (sub-podium) and basement levels. The planning reference for this 'Parent Permission' is 4238/19.

Amendments to the Permitted Scheme were granted on the 15th February 2024. The amendments consisted of changes to the plans such that the parking is allocated on a proportional basis for each phase. The amendment application included removing the basement car park under Phase 1 (Blocks E1, E2, F1 & F2), retention of the podium parking in support of that phase and inclusion of a new basement car park under Blocks B1 & B2.

Following the LDA purchase of the Royal Liver site in 2025 a full review of the scheme was carried out and some areas of necessary change were identified. The Final Grant notice for the Amendment Application for Phase 1 was received in August 2026. The key objectives of the Phase 1 Amendment included removal of the co-living housing type to provide additional standard apartments within Block E1, reducing basement areas and re-ordering of development phasing to improve viability and constructability.

Hereafter the term '**Existing Permitted Scheme**' refers to the amended scheme granted on the 10th August 2026.
Planning References: DCC REG. REF. 4238/19; ABP Ref. PL29S.307804; As Amended 4436/23; As Amended 5050/26.

PROPOSED PHASE 02 PLANNING AMENDMENT

This Amendment Application seeks to bring **Phase 2** of the scheme (Blocks B1, B2, C1, C2, D1 and D2) into closer alignment with LDA objectives and efficiencies. Key changes include

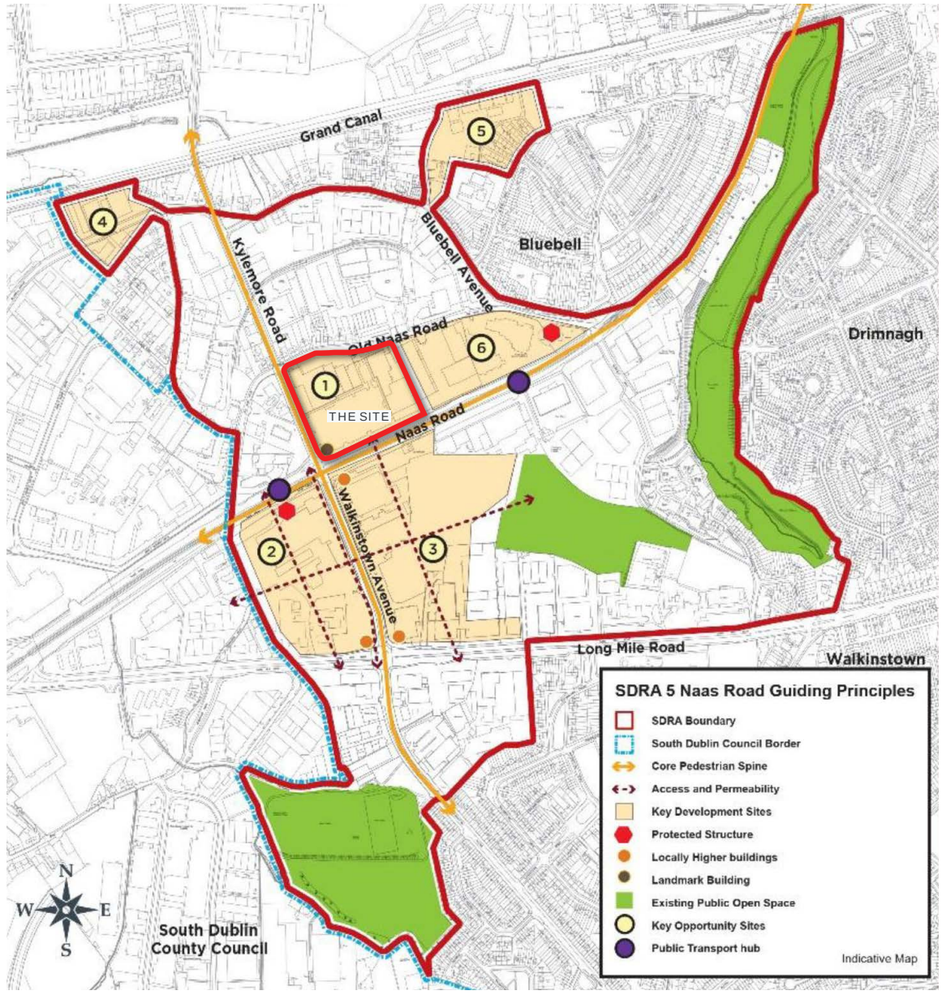
- removal of Build-to-Rent covenant,
- optimisation of unit mix and apartment layouts,
- changes to ground floor arrangements,
- removal of the single storey podium element of Block B2 to open the plaza to the Naas Road and increase permeability and Public Open space.

A full description of the proposed changes is outlined on pages 11-14.

Site Location



Aerial View looking north towards the Phoenix Park with the subject site outlined in red.



DCC Dev Plan 2022-2028. Figure 13-5: SDRA 5 Naas Road, with the subject site outlined in red

THE SITE

The Royal Liver Retail Park site comprises c. 3.79 hectares and is characterised by large low level retail warehouse units positioned around a central surface car parking area. The site is located adjacent the junction of Naas Road (R810) and Kylemore Road (R112) and within 50m of Kylemore Luas Stop.

The subject site is located within Dublin 12 and falls under the planning jurisdiction of the Dublin City Development Plan 2022-2028

Site Use - The site is currently vacant, existing warehouses to be demolished Q2 2026.

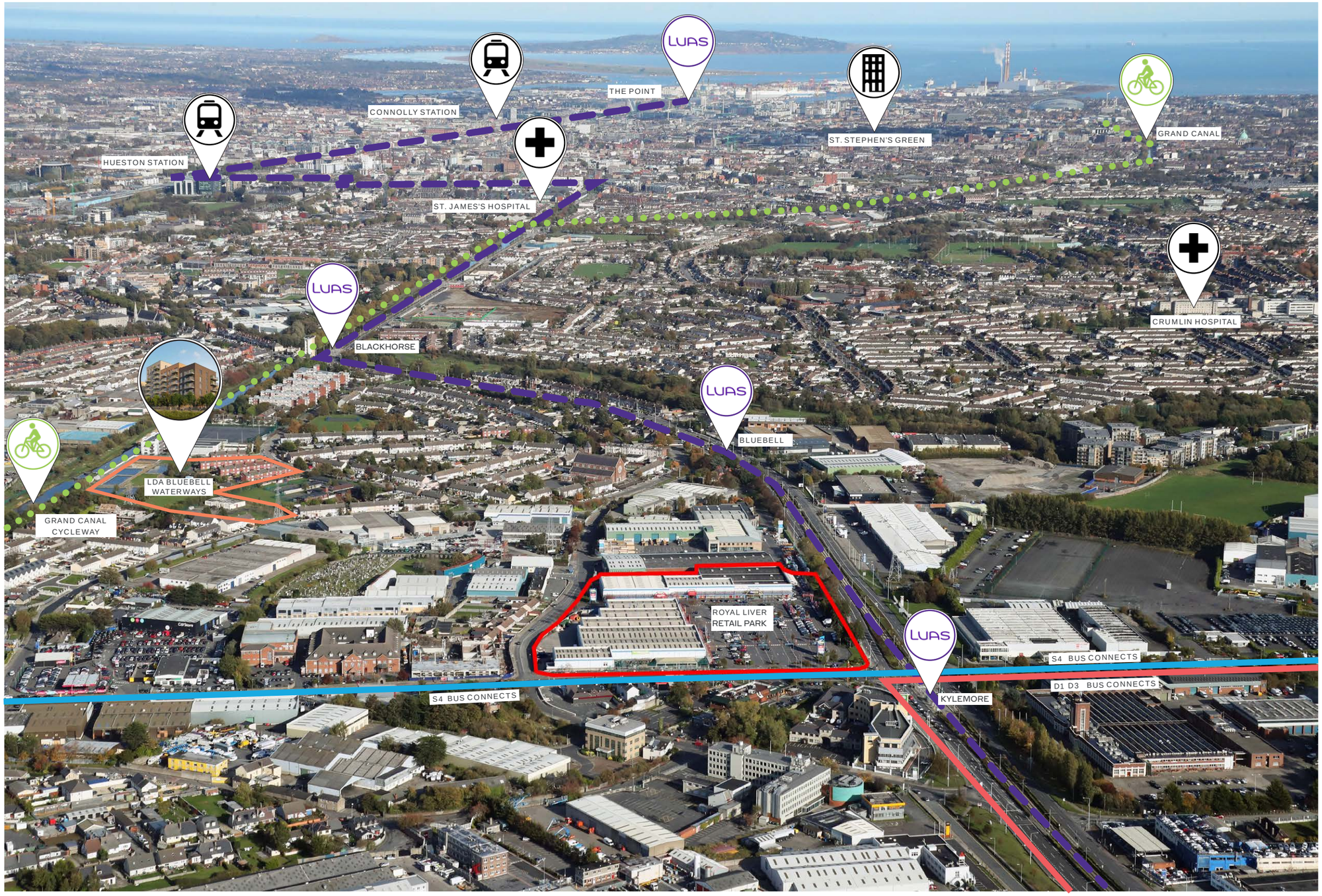
DUBLIN CITY DEVELOPMENT PLAN 2022-2028

- Part of 'Key Urban Village – Naas Road'
- Part of 'Strategic Development Regeneration Area 5 – Naas Road'
- The site is zoned 'Z14' for 'Strategic Development and Regeneration Areas' uses under DCC Development Plan to "seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use.

COMPACT GROWTH GUIDELINES

These guidelines support the provision of high density apartment schemes on Central / Accessible sites such as the Royal Liver Retail Park, being within 1,000 metres of a LUAS Stop.

SITE LOCATION



- The site enjoys approximately 220m street frontage to the Naas Road, 190m to the Kylemore Road and 215m to the Old Naas Road.
- The Red Luas Stop at Kylemore, 150m from the site, allows for access to the city centre in 20 minutes.
- The Grand Canal Cycle route provides access to the South Docks in under 30 minutes by bike.
- Multiple Dublin Bus routes serve the site with stops on the Naas Road and Kylemore Road, including the emerging BusConnects routes S4, D1 & D3.

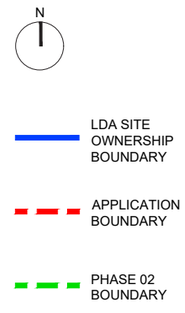
2.0 Amended Development

Summary of Development

		units	Co-living bedrooms	dual aspect	residential parking ratio	residential density	UNIT MIX Studio	1 Bed	2 Bed	3 Bed
TOTAL SITE	PERMITTED	1196	0	35%	0.46	377	13 1.1%	543 45.4%	605 50.6%	35 2.9%
	As amended under this app	1198	0	34%	0.5	378	47 3.9%	533 44.5%	564 47.1%	54 4.5%

		units	Co-living bedrooms	dual aspect	residential parking ratio	residential density	UNIT MIX Studio	1 Bed	2 Bed	3 Bed
PHASE 02 ONLY	PERMITTED	633	0	35%	0.58	n/a	4 0.6%	279 44.1%	329 52.0%	21 3.3%
	As amended under this app*	635	0	34%	0.66	n/a	38 6.0%	269 42.4%	288 45.4%	40 6.3%

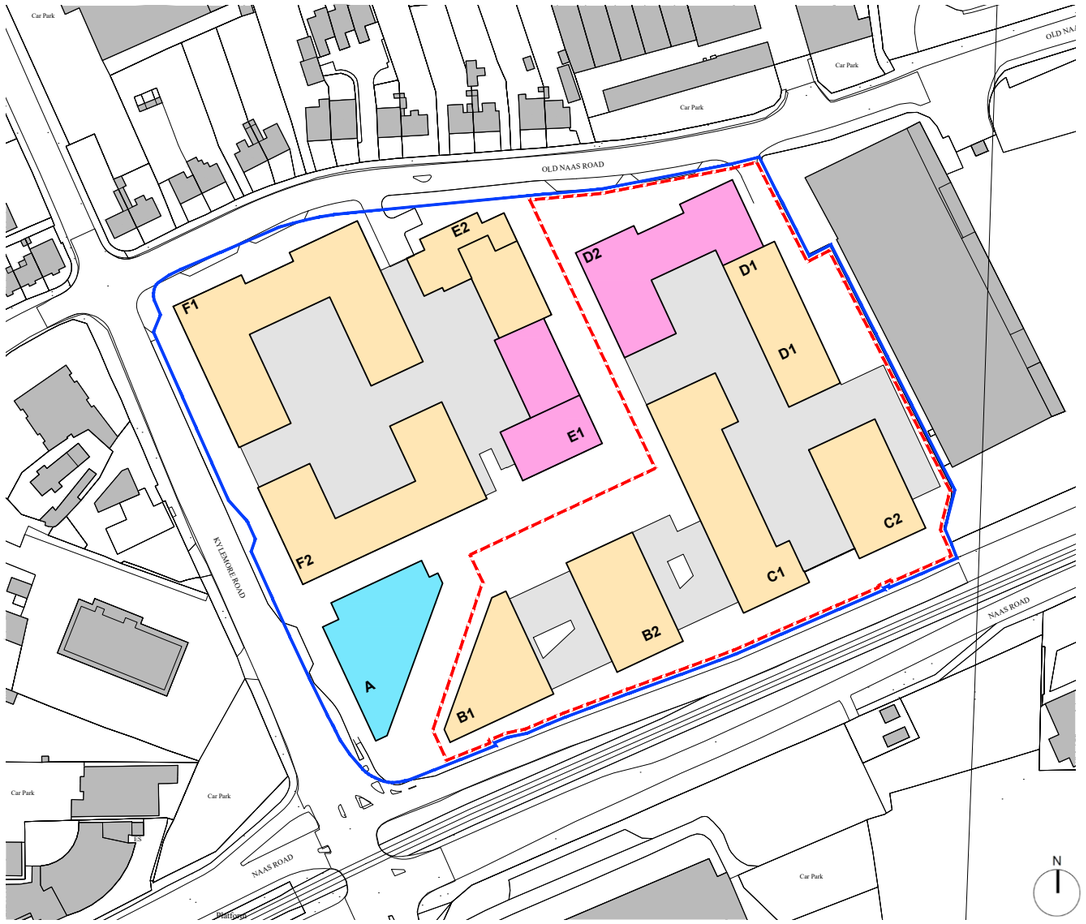
*Proposed Phase 02 mix is in compliance with 2025 Guidelines - no unit mix restrictions.



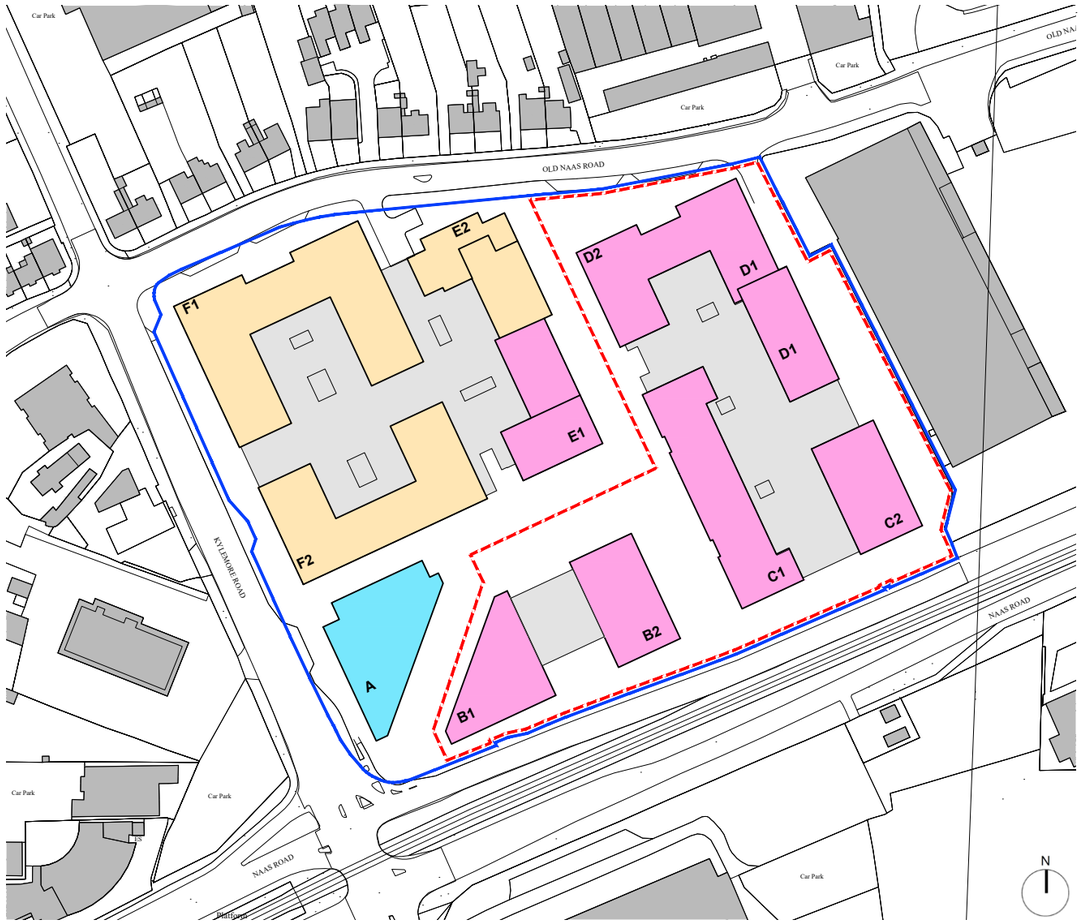


Residential typology

EXISTING PERMITTED



PROPOSED AMENDMENT



LEGEND:

- LDA SITE OWNERSHIP
- PHASE 02 BOUNDARY
- COMMERCIAL OFFICE
- BUILD-TO-RENT APARTMENTS
- STANDARD APARTMENTS

Amendment Summary

- Phase 1, excl. Block E1, to remain as BTR. All of Phase 02 to be standard apartments.

Basement Level Site Layout Amendments

SITE BOUNDARY

PERMITTED BUILDING OUTLINES

N

EXISTING PERMITTED



PROPOSED AMENDMENT



Amendment Summary

The area subject to the proposed Amendment Application is indicated above.

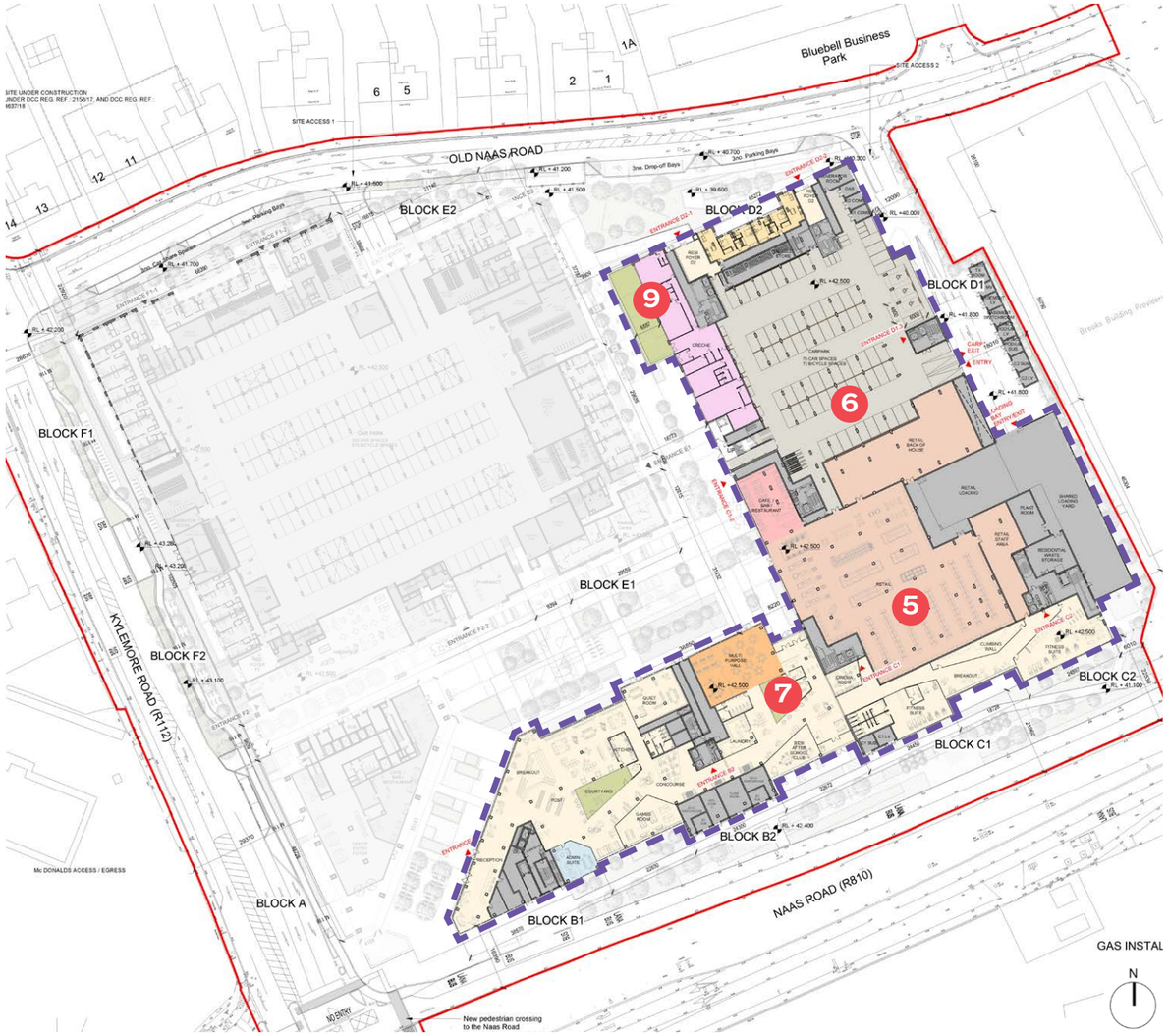
1. The basement is reduced by 2700m², by omitting the basement under the plaza, north-south street and west of the Block B1 core.
2. Revised parking layouts, plant areas and cores throughout basement.
3. Basement bicycle stores moved to Ground Floor Level.
4. New Creche location with private enclosed courtyard.
5. Supermarket re-configured in size and moved to allow active retail frontage onto Naas Road, to improve viability for potential tenants.
6. Ground Floor level car park increased in size due to reconfiguration of supermarket area.
7. Removal of BTR Amenity space. Podium area omitted to create a new street between the Naas Road and Plaza, with enhanced retail frontages.
8. New retail units proposed to activate key corners of Block B1 + B2.
9. Own-door access units in place of former creche location.
10. Changes to unit mix and apartment layouts - across Blocks B1, B2, C1, C2, D1 and D2.
11. Changes to podium landscaping / amenity areas.
12. Roof terrace removed as CAS provided at podium level.
13. Change to roof terrace area.

Ground Floor Site Layout Amendments

SITE BOUNDARY

PERMITTED BUILDING OUTLINES

EXISTING PERMITTED



PROPOSED AMENDMENT



Amendment Summary

The area subject to the proposed Amendment Application is indicated above.

1. The basement is reduced by 2700m², by omitting the basement under the plaza, north-south street and west of the Block B1 core.
2. Revised parking layouts, plant areas and cores throughout basement.
3. Basement bicycle stores moved to Ground Floor Level.
4. New Creche location with private enclosed courtyard.
5. Supermarket re-configured in size and moved to allow active retail frontage onto Naas Road, to improve viability for potential tenants.
6. Ground Floor level car park increased in size due to reconfiguration of supermarket area.
7. Removal of BTR Amenity space. Podium area omitted to create a new street between the Naas Road and Plaza, with enhanced retail frontages.
8. New retail units proposed to activate key corners of Block B1 + B2.
9. Own-door access units in place of former creche location.
10. Changes to unit mix and apartment layouts - across Blocks B1, B2, C1, C2, D1 and D2.
11. Changes to podium landscaping / amenity areas.
12. Roof terrace removed as CAS provided at podium level.
13. Change to roof terrace area.

Typical Upper Level Amendments

SITE BOUNDARY

PERMITTED BUILDING OUTLINES

EXISTING PERMITTED



PROPOSED AMENDMENT



Amendment Summary

The area subject to the proposed Amendment Application is indicated above.

1. The basement is reduced by 2700m², by omitting the basement under the plaza, north-south street and west of the Block B1 core.
2. Revised parking layouts, plant areas and cores throughout basement.
3. Basement bicycle stores moved to Ground Floor Level.
4. New Creche location with private enclosed courtyard.
5. Supermarket re-configured in size and moved to allow active retail frontage onto Naas Road, to improve viability for potential tenants.
6. Ground Floor level car park increased in size due to reconfiguration of supermarket area.
7. Removal of BTR Amenity space. Podium area omitted to create a new street between the Naas Road and Plaza, with enhanced retail frontages.
8. New retail units proposed to activate key corners of Block B1 + B2.
9. Own-door access units in place of former creche location.
10. Changes to unit mix and apartment layouts - across Blocks B1, B2, C1, C2, D1 and D2.
11. Changes to podium landscaping / amenity areas.
12. Roof terrace removed as CAS provided at podium level.
13. Change to roof terrace area.

Roof Level Amendments

SITE BOUNDARY

PERMITTED BUILDING OUTLINES

EXISTING PERMITTED



PROPOSED AMENDMENT



Amendment Summary

The area subject to the proposed Amendment Application is indicated above.

1. The basement is reduced by 2700m², by omitting the basement under the plaza, north-south street and west of the Block B1 core.
2. Revised parking layouts, plant areas and cores throughout basement.
3. Basement bicycle stores moved to Ground Floor Level.
4. New Creche location with private enclosed courtyard.
5. Supermarket re-configured in size and moved to allow active retail frontage onto Naas Road, to improve viability for potential tenants.
6. Ground Floor level car park increased in size due to reconfiguration of supermarket area.
7. Removal of BTR Amenity space. Podium area omitted to create a new street between the Naas Road and Plaza, with enhanced retail frontages.
8. New retail units proposed to activate key corners of Block B1 + B2.
9. Own-door access units in place of former creche location.
10. Changes to unit mix and apartment layouts - across Blocks B1, B2, C1, C2, D1 and D2.
11. Changes to podium landscaping / amenity areas.
12. Roof terrace removed as CAS provided at podium level.
13. Change to roof terrace area.

Building heights

EXISTING PERMITTED



PROPOSED AMENDMENT



Amendment Summary

1. Block B1 reduced in height to 10-storeys
2. Podium between Blocks B2 & C1 omitted

There are a number of changes to the scheme that result in reduced massing of blocks within Phase 2. In the proposed amended scheme the blocks are narrower in width and the floor to floor heights are reduced when compared to the Parent Permission. In summary:

- Block B1 is reduced in height by 2 storeys
- Typical upper floors reduce in floor-to-floor from 3150mm to 3075mm (675mm reduction across a 10-storey block)
- Blocks B1, B2 podium reduced from 6m to 4.5m (-1.5m)
- Block C1, C2 podium reduced from 6m to 5.45m. (-0.55m)
- Block D1, D2 podium reduced from 4.5m to 4.2m. (-0.3m)

The reduction in overall massing results in improved daylight to apartments and sunlight to courtyards.

3.0 Ground Floor Uses

Ground Floor Uses

EXISTING PERMITTED



PROPOSED AMENDMENT



Supermarket
The proposed amendment layout provides a 832 sqm Gross Retail Area, which is suitable for retail supermarkets; i.e. Tesco Express, Fresh, Supervalu.

Community Use
Community uses are proposed at 314m². This is increased from the 269m² community provision in the scheme as granted.

Mobility Hub
A new mobility hub is proposed in this amendment application.

Build-to-Rent Amenity
Phase 02 BTR amenity space is omitted in this amendment, as no BTR apartments are proposed.

Creche
The Creche measures 600m² with an external play area measuing 166m².

The Creche is relocated to podium under Block B1 & B2. This more central location provides the Creche with enhanced external amenity area and closer proximity to public transport links.

Creche external area
Relocated to benefit from a southerly orientation & enhanced privacy.

Retail / Cafe / Restaurant
Four locations for retail / cafe / restaurant use by independent operators / smaller operators are proposed in Phase 02.

Locations of drop-off / delivery zones

Waste Collection Holding Area

Refer to the Retail Strategy Note prepared by Cushman & Wakefield & Planning Report by BSM included as part of this LRD Application for further detail on the justification for these changes.

Ground Floor Plan - Existing Permitted



Ground Floor Site Layout Plan

The permitted scheme provided for Build-to-Rent (BTR) Units with associated BTR amenity space.

The LDA are seeking to omit the BTR amenity space entirely from Phase 02, by converting all Phase 02 units to standard apartments per the latest Apartment Guidelines and thereby remove the BTR covenant.

The BTR amenity space in Phase 01 will remain.

PHASE 01 BTR AMENITY SPACE

566 m² = 1.2m² / unit of BTR units (includes 100sqm internal rooftop amenity to Block F1)

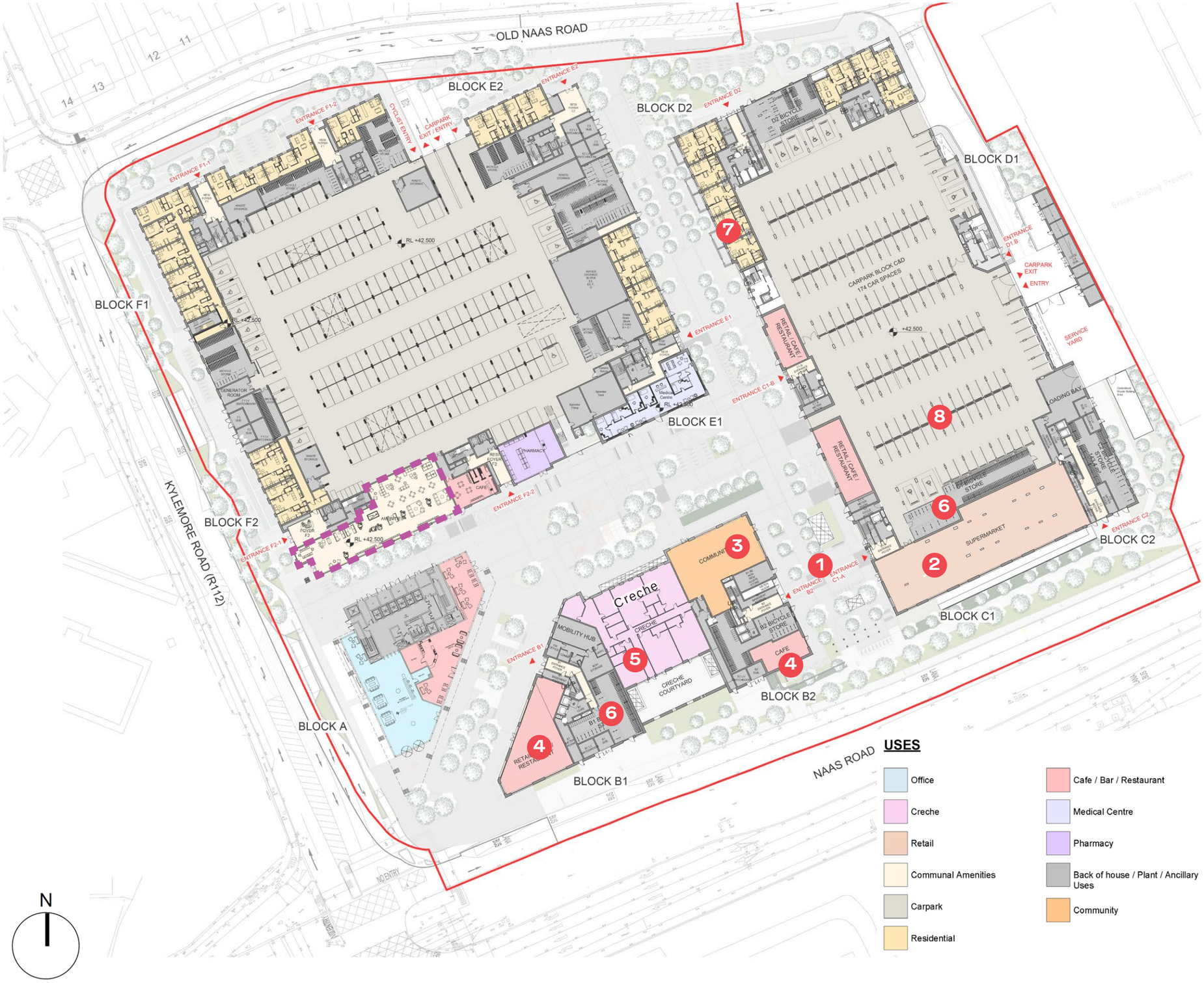
PHASE 02 BTR AMENITY SPACE

4117 m² = 9.35m²/ unit of BTR units comprising:

- 3110 m² - B1, B2, C1 Ground Floor
- 531m² - B1 First Floor
- 410 m² - B1 Rooftop lounge
- 35 m² - C1 Rooftop lounge
- 31m² -D1 Rooftop lounge

N

Ground Floor Plan - Proposed Amendment



As a result of the removal of BTR units and their associated tenant amenity spaces, the Design Team has proposed an improved site strategy towards site integration, permeability and ground floor uses as follows.

1. New street creating additional link between Naas Road and Plaza; additional retail frontage; removal of upper podium area.
2. Supermarket re-configured in size and moved to allow active retail frontage onto Naas Road, as required by potential tenants.
3. Community uses provide activation to the plaza and new street.
4. New retail to SW corner Block B1 and SE corner Block B2.
5. Creche relocated with enclosed courtyard located to maximise sunlight penetration.
6. Basement bicycle stores moved to Ground Floor Level.
7. Own-door access units in place of former Creche location.
8. Ground floor carpark expanded south.

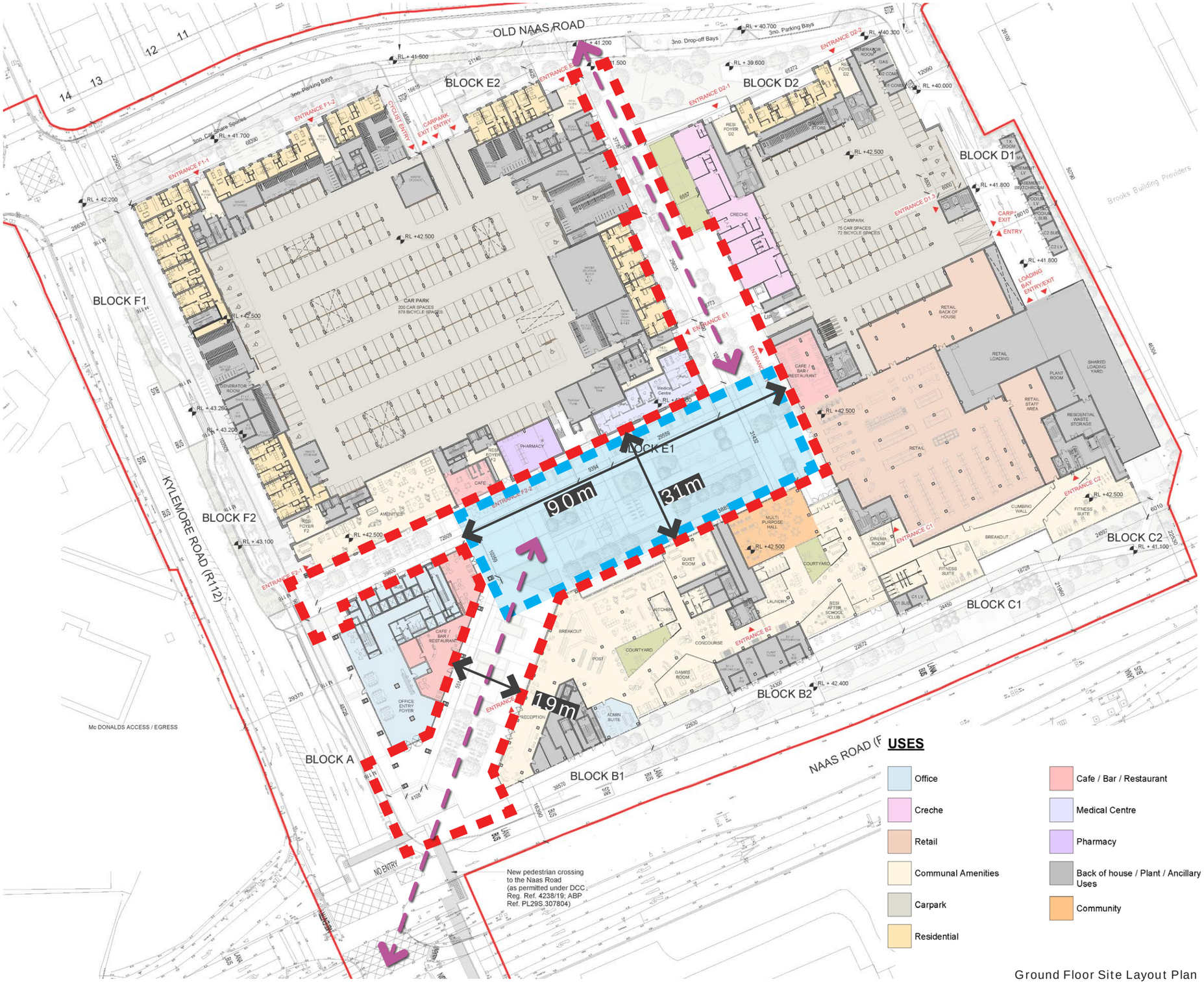
PHASE 01 BTR AMENITY SPACE
566 m2
(includes 100sqm internal rooftop amenity to Block F1)

Refer to the Retail Strategy Note prepared by Cushman & Wakefield & Planning Report by BSM included as part of this LRD Application for further detail on the justification for these changes.

4.0 Open Space Strategy

Public Open Space

EXISTING PERMITTED



Ground Floor Site Layout Plan

15.7% of the total site area was provided as public open space in the scheme as permitted.

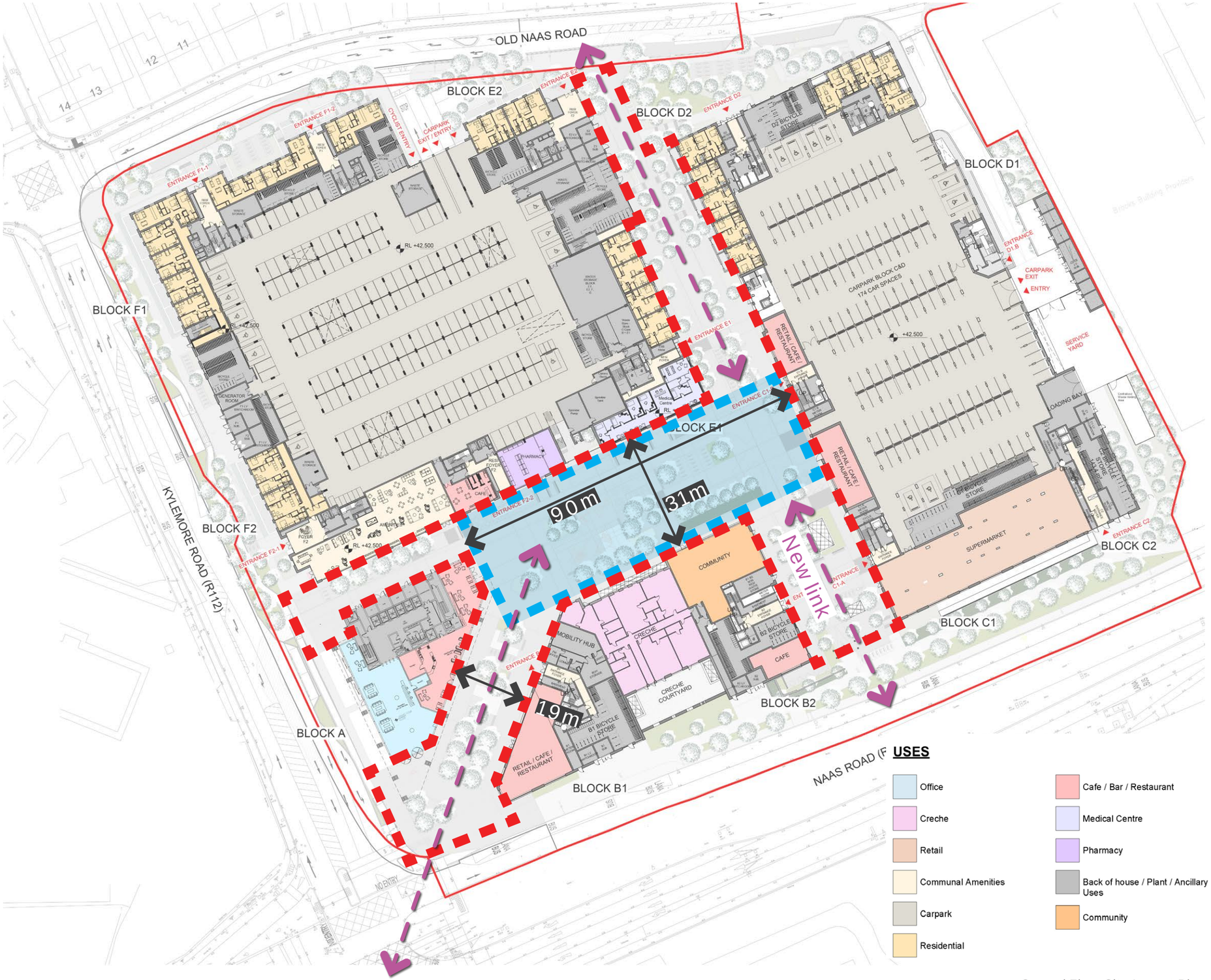
SITE AREA 37,921 m2

CENTRAL SQUARE
2800 m2
(7.4%)

TOTAL PUBLIC OPEN SPACE
5950 m2
(15.7%)

Public Open Space

PROPOSED AMENDMENT



Ground Floor Site Layout Plan

18.9% of the total site area is provided as public open space in the design as amended.

A new civic square is retained at the heart of the development. Active uses around the perimeter of the plaza will serve the wider community.

Permeability through the scheme is provided via internal streets with high quality materials, landscaping and buildings, with ground floor uses providing activity and animation.

The diagonal pedestrian route from the Kylemore Red Line Luas stop draws the public into the heart of the scheme.

The proposed new link between Blocks B2 and C1 enhances site integration, improves permeability, and promotes street activation.

The north-south street connecting to the Old Naas Road is lined with own-door units, providing street activation and passive surveillance.

SITE AREA 37,921 m2

CENTRAL SQUARE
2800 m2
(7.4 %)

TOTAL PUBLIC OPEN SPACE
7170 m2
(18.9%)

Public Open Space increased by 1,220 m2 (3.2%)

N

External Communal Amenity Space

PODIUM AND ROOF LEVEL

The scheme as permitted had roof terraces to Blocks B1, B2, C1, C2 and D1. These roof terraces were required to provide **compensatory** additional external amenity space for units without balconies.

It is now proposed that ALL units in Phase 02 will be provided with balconies.

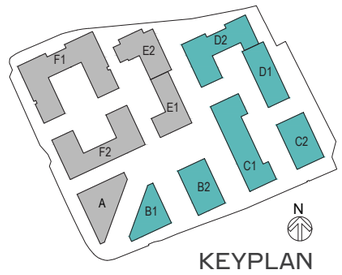
This means the podium garden of the C & D Blocks provides sufficient external amenity for the C & D Blocks, without the need for roof terraces.

Roof terraces are maintained to Blocks B1 & B2 to ensure communal amenity space requirements are met for these blocks.

The existing permitted roof terraces on Blocks C1, C2, D1 and D2 are replaced with Biodiverse Green Roof Systems in the proposed scheme. The result of this is an overall increase in surface water attenuation volume. The use of Biodiverse Green Roof Systems over typical sedum planted extensive green roofs also provides significant overall positive environmental impact.

PHASE 2 EXTERNAL AMENITY SPACE

Communal (External) Amenity Space				
	Requirement	**Provision at Level 01**	**Provision at Roof**	**% of requirment**
	4sqm per Studio; 5m2 per 1Bed; 7m2 per 2Bed; 9m2 per 3Bed			
BLOCK B1	592	290	320	103.0%
BLOCK B2	555	250	340	106.3%
BLOCK C1	932	952	-	102.2%
BLOCK C2	564	576	-	102.2%
BLOCK D1	793	810	-	102.2%
BLOCK D2	437	446	-	102.2%
TOTALS	**3873**	**3325**	**660**	**102.9%**



REQUIRED

3873 sqm

PROVIDED

3985 sqm

PODIUM LEVEL AMENITY



ROOFTOP AMENITY



5.0 Facade & Materiality

Existing Permitted Design

The extant permitted scheme is characterised by a full height, building envelope wrap-around balcony framing system in two tones (black (B1) and 'Corten' steel (B2,C1,C2).

As part of the Phase 02 amendments, HJL has undertaken a comprehensive review of the facade design, considering the scheme as a whole. The facades must be considered as part of the overall development, delivering a high-quality architectural response while maintaining appropriate cost efficiency to support the viability of the project and the delivery of affordable purchase and cost-rental homes.

The material palette of the permitted scheme consisted of an insulated render system with a coloured metal framing system in front. While the image of the permitted scheme presents a bold image to the Naas Road, the render system is considered to have a shorter lifespan than more traditional materials such as brick.

In examining the permitted scheme there were concerns around the detailing of balcony junctions with the render system and its appearance into the long term.

What is clear however is that the Naas Road, as a significant and wide thoroughfare, requires a strong presence.

The long term aspiration, as set out in both the Development Plan and the 'City Edge Framework', for this section of the Naas Road to develop as a boulevard rather than a Dual Carriage Way is a further consideration.



View of the existing permitted design from Naas Road looking East



View of the existing permitted design from Naas Road looking West

Proposed updated Naas Road Facade

The South Facade has a formal relationship with the Naas Road, which is a strategic national primary route.

We have sought to improve both the design of the elevation and the quality and clarity of the presentation material supporting the submission.

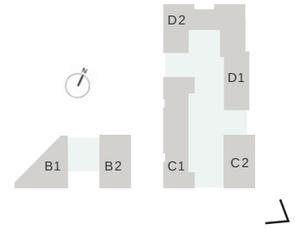
The following alterations are proposed, with further description in the following pages.

- The updated proposal maintains 'brick' as the principal facade material.
- The urban design and facade material approach extends the language of the phase 1 blocks to the Naas Road, building on the quality and character of the overall development.
- The formality of the 1+3 rhythm in the previously permitted version is retained (B1 as a lighter brick, and B2,C1,C2 as a contrasting darker tone). This approach eschews the temptation to present more variety in the Naas road elevation allowing the formal presentation of this new urban 'district'.
- The feature framing to the Naas Road is reconfigured, the ground floor is opened up to enhance the public realm and the framing at upper levels has been altered to strengthen the concept of vertical transition and facade layering when read from any view point along the Naas Road.



View of the Proposed Development from the South West

Extent of framing & Architectural expression

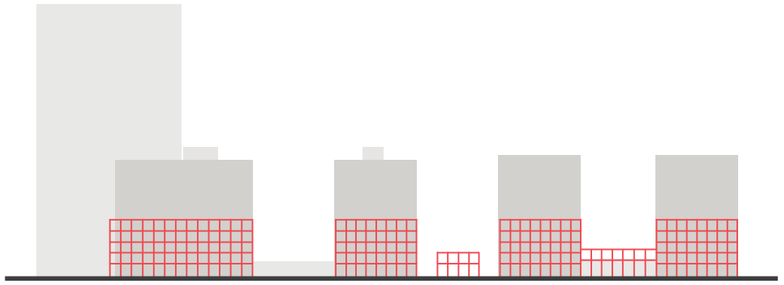


The balcony framing system addressing the Naas Road has been altered to present a more dynamic and layered facade that reinforces the vertical transition across the Naas Road elevation.

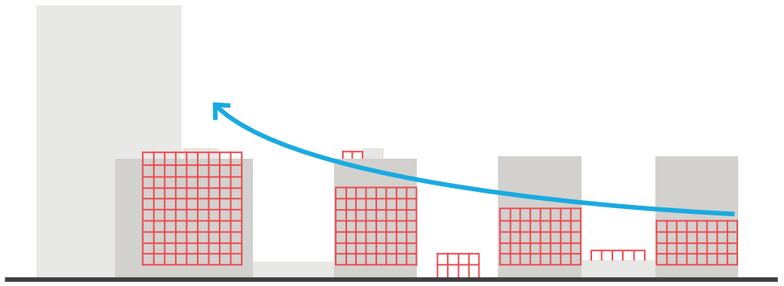
Rather than presenting full height framing on all elevations the revised approach crates a stepped arrangement which naturally terminates in the commercial landmark on the leading corner of the site.

In addition the framing is proposed to be a powder-coated ivory colour. The proposed tone of the framing, read together with the ivory coloured balcony balustrading system, comfortably contrasts with the proposed brick selection.

The revised assembly, which also removes the ground level frame posts, presents a confident and expressive architecture with an appropriate level of variety.



Framing extent at LRD Opinion Submission



Framing extent increase for Planning Amendment Application

Diagram representing change to proposed framing extent



View of the Proposed Development from the South East

Facade Hierarchy

As part of the Phase 02 amendments, HJL has undertaken a comprehensive review of the façade design, considering the scheme as a whole.

A key objective of the overall scheme is to significantly enhance the urban edges to Naas Road and Kylemore Road through buildings of a distinctive identity, appropriate to their location and to the uses accommodated within the development. At the same time, the façades must be considered as part of the overall development, delivering a high-quality architectural response while maintaining appropriate cost efficiency to support the viability of the project and the delivery of affordable purchase and cost-rental homes.

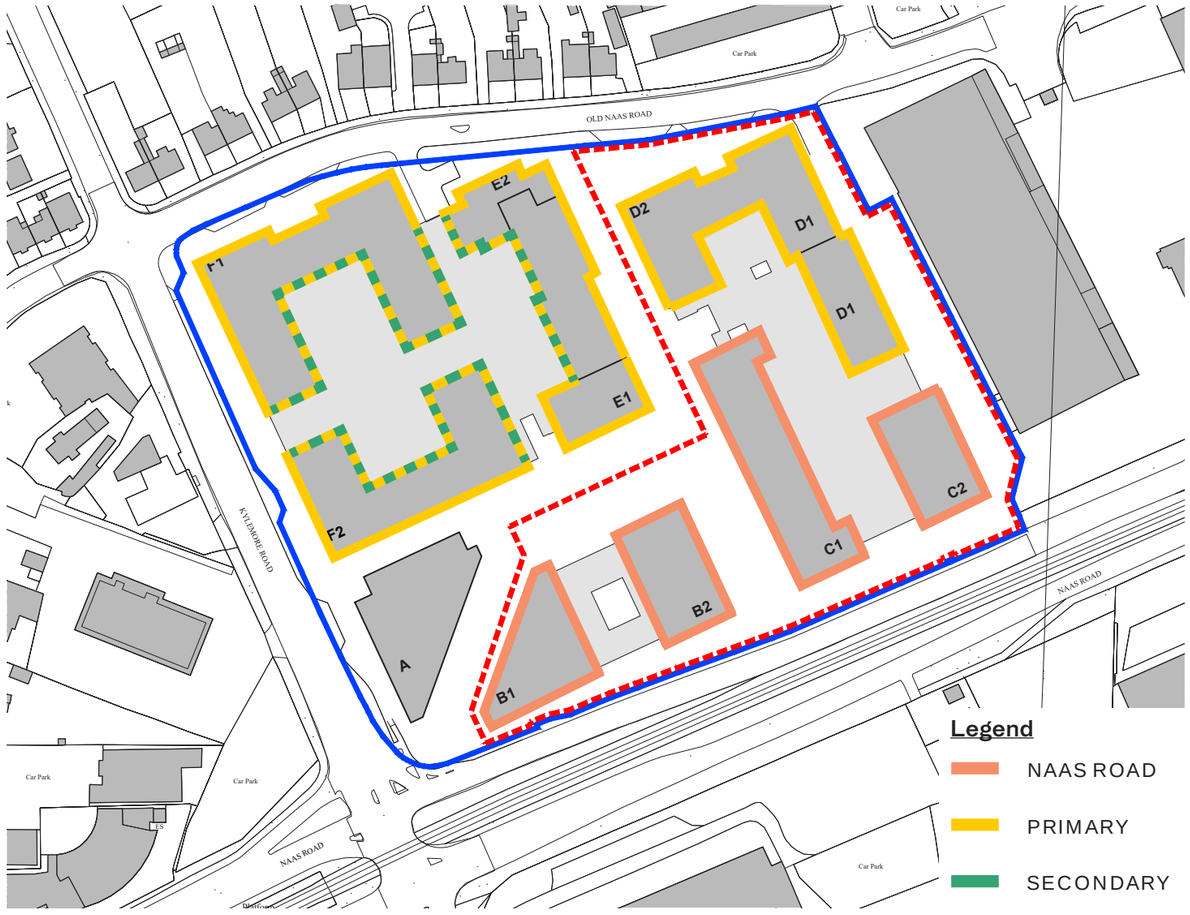
The proposed façade strategy establishes a clear hierarchy of façade treatments. The Naas Road elevations, as the most prominent and visible façades within the wider urban context, are intended to present the strongest architectural character. The amended façade design therefore retains architectural metal framing to the Naas Road frontage in order to provide a distinctive identity for the development.

Façades addressing public open spaces and streets are classified as “primary” façades and will incorporate brick detailing at key elevations and prominent locations. These details will reinforce important frontages and contribute visual interest, articulation, and character to the scheme.

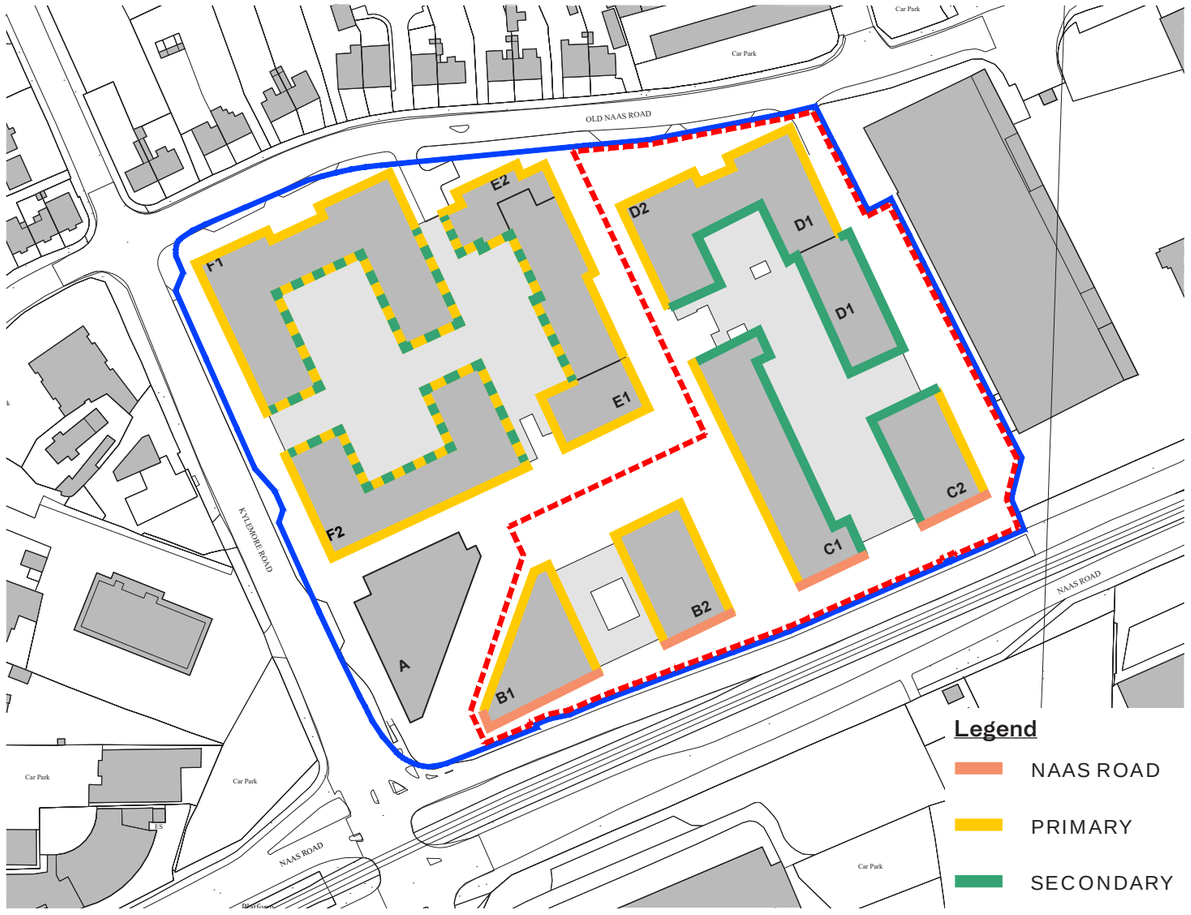
Façades facing inward to the semi-private courtyards are classified as “secondary” façades. These elevations will also be finished in brick to ensure a robust and durable façade treatment, but with more restrained detailing. It is proposed to retain soldier courses at every second level and to introduce variation in brick tone and balcony colour in order to maintain visual interest.

This targeted approach provides a clear and legible façade hierarchy, while also supporting design quality, cost efficiency, and ease of construction.

Previous Design



Proposed Design



Naas Road Facades



View of the proposal from Naas Road looking East



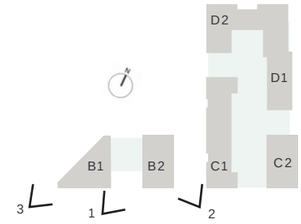
View of the proposal from Naas Road looking West

One of the key attributes of the proposed amendment is to ensure the overall development presents a bold and contemporary face to the Naas Road. It does this through the use of high contrast. The balcony framing rises from East to West in line with the overall height strategy for the site which terminates in the 18 storey office tower.

The principal of 1+3 that was established in the permitted scheme is maintained. The Western edge building B1 has a very contemporary expression, that leans into the ivory tony of brick and balcony framing, while the other 3 facing elements derive their character from the highly contrasting use of ivory metal framing with dark brickwork.

The Naas Road elevations, as the most prominent and visible façades within the wider urban context, are intended to present the strongest architectural character.

NAAS ROAD FACADES





1. View of Creche Facade



2. View of Naas Road Entrance to Plaza

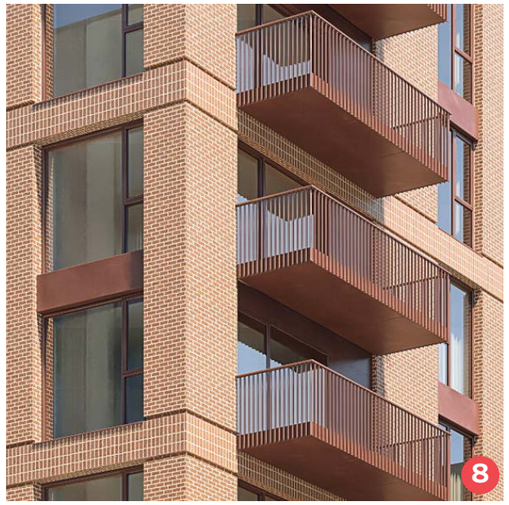


3. View of Block B1

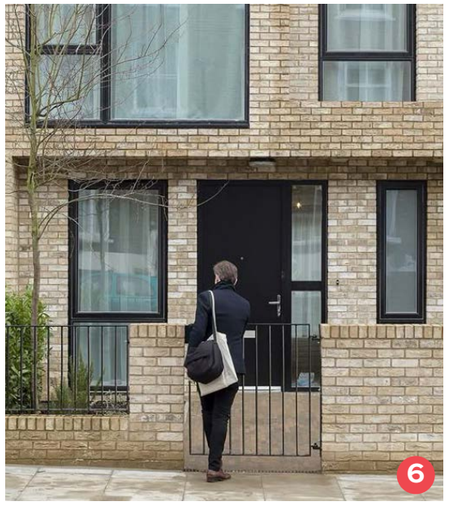
Primary Facades

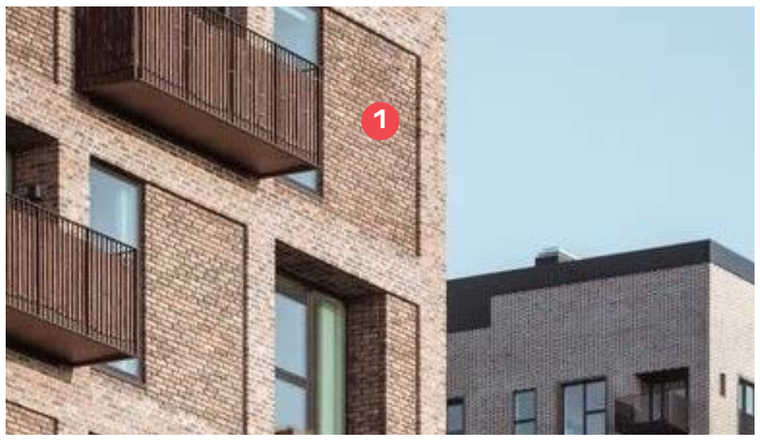
Brick detailing is applied to all public facing facades and prominent locations. Details highlight important frontages, adding visual interest and character.

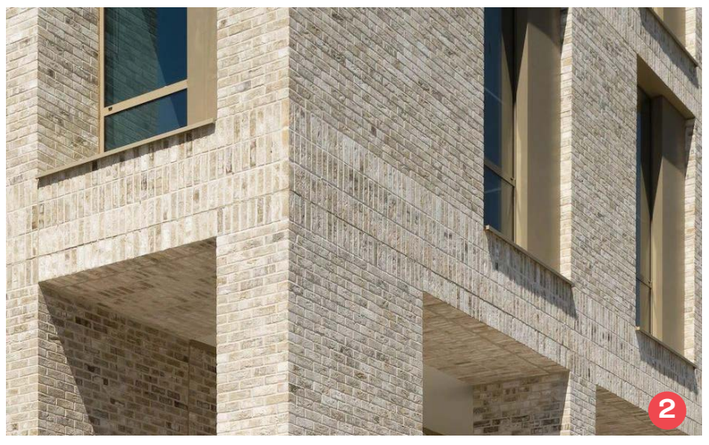
1. Brick Recess Details
2. Variation in types of brick bonds
3. Combination in brick colours
4. Variety in balcony colours and design
5. Articulation of building entrances
6. Own-door units
7. Rusticated brick at key ground floor locations
8. Aluminium rainscreen elements

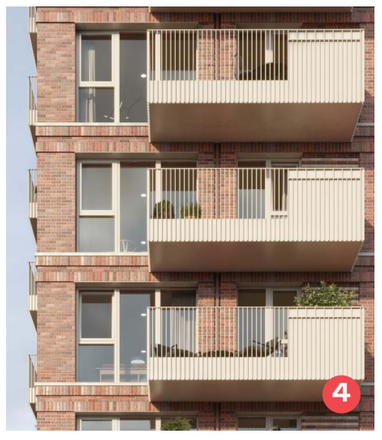


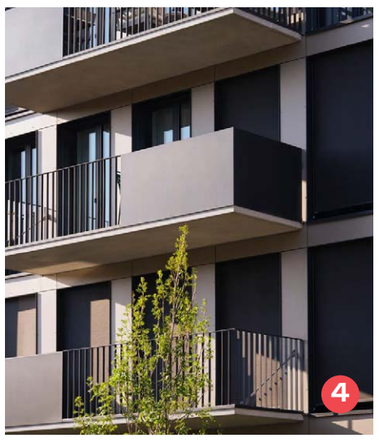






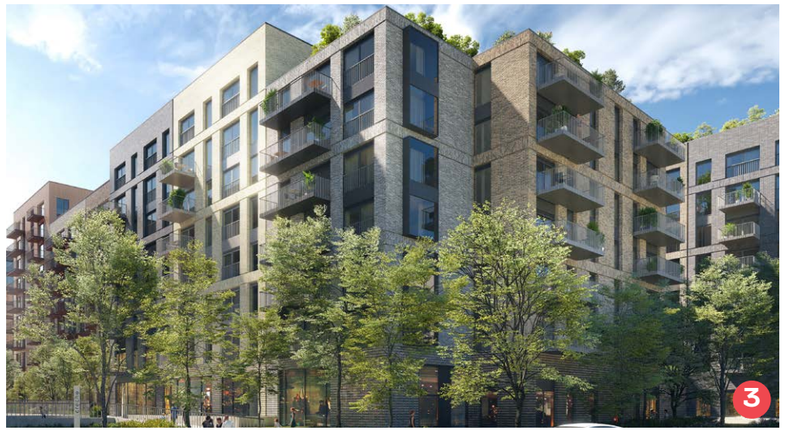










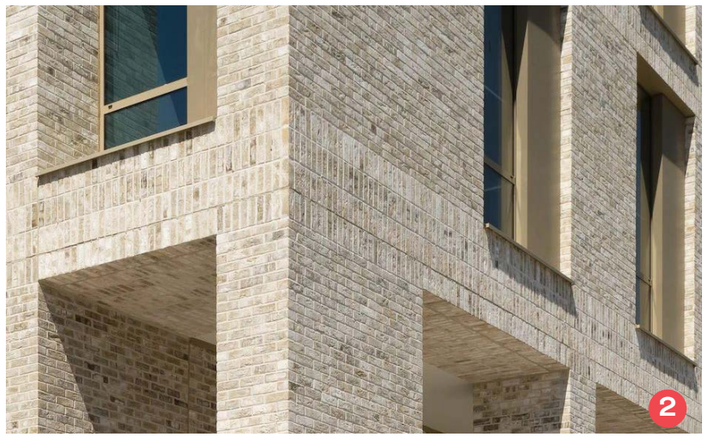


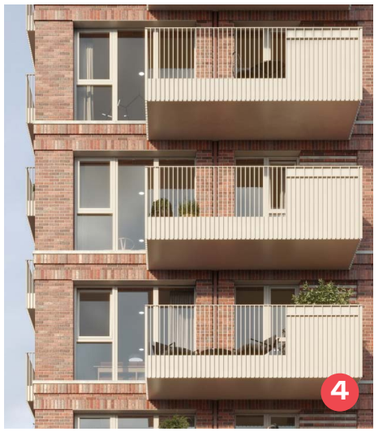
Secondary Facades

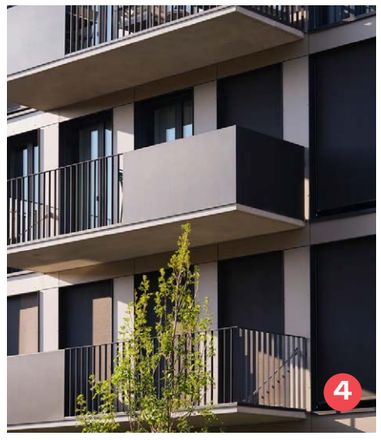
Secondary facades, which face inwards to courtyards, have pared back detailing. It is proposed to retain soldier courses to every second level and use variation in brick and balcony colour to maintain visual interest.

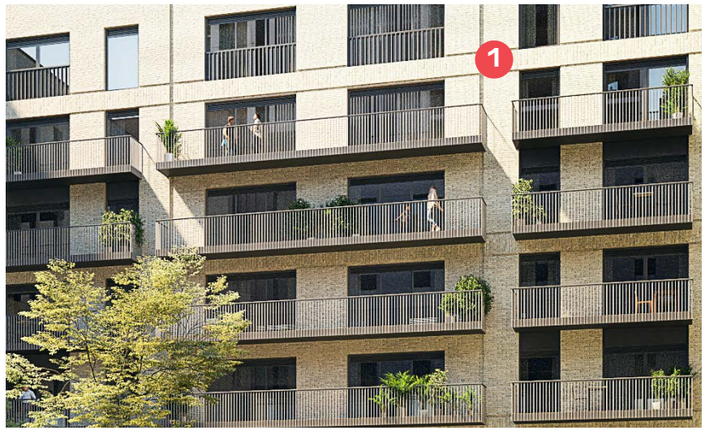
1. Solider course with recess shadow gap
2. Soldier course
3. Combination in brick colours
4. Variety in balcony colours and design

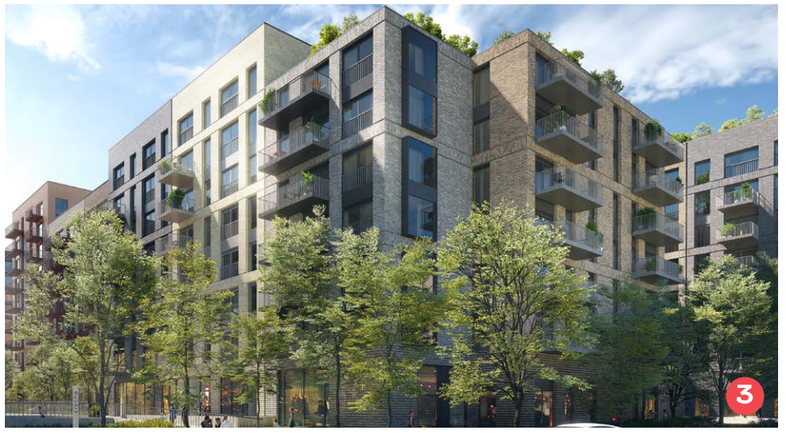












Material Exemplars - Completed Projects

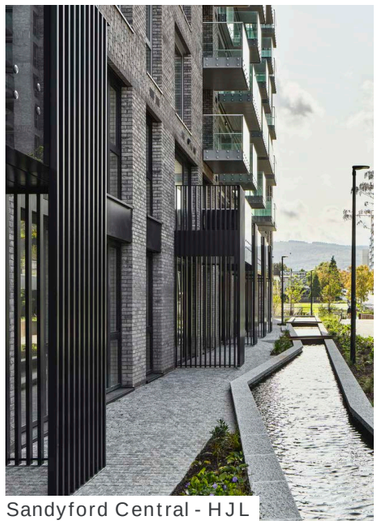
The scale, height and overall sustainable development of the lands has been carefully modulated to ensure living environments that achieve good quality daylight and sunlight within both apartments in public amenity spaces.

The palette of brickwork across both phases, particularly within courtyard spaces, is deliberately 'soft' in colour tone. This approach ensures the urban environment is welcoming and friendly. Even where darker or more colourful bricks are proposed, more focused along the Naas Road elevations, these are generally selected from multi-stock ranges for a varied, more textured facade.

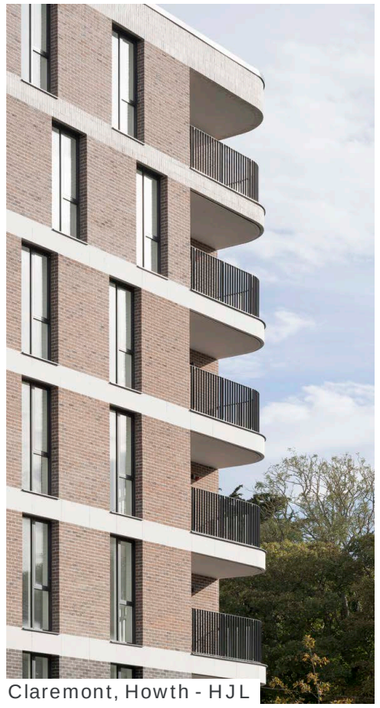
Recent successful examples of lighter toned and multi-stock brick used in large scale multi unit residential developments include the following;
Claremont Howth and Sandyford Central both by Henry J Lyons and The Cornerstone Stillorgan, The Grange Stillorgan both by OMP and Hertogensite residence by David Chipperfield Architects.

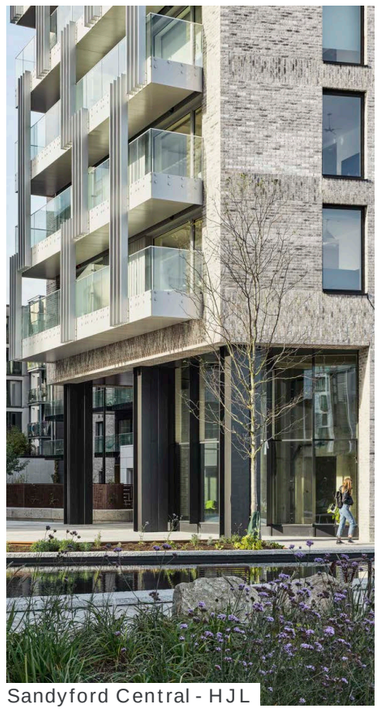

Claremont, Howth - HJL


Hertogensite residences - David Chipperfield Architects


Sandyford Central - HJL


Sandyford Central - HJL


Claremont, Howth - HJL

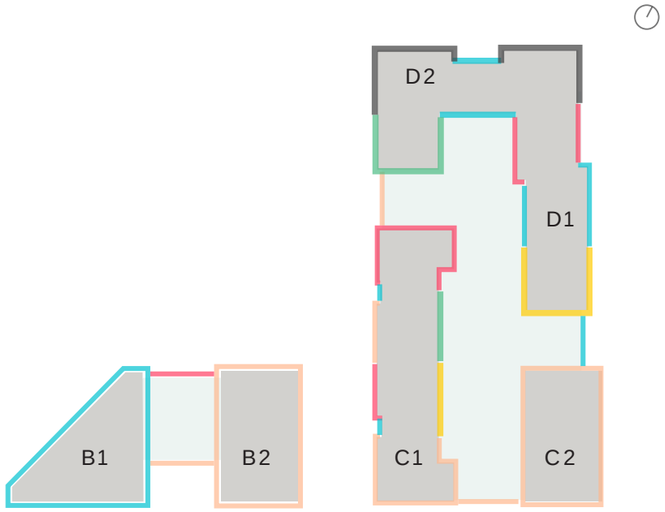

Sandyford Central - HJL


Claremont, Howth - HJL

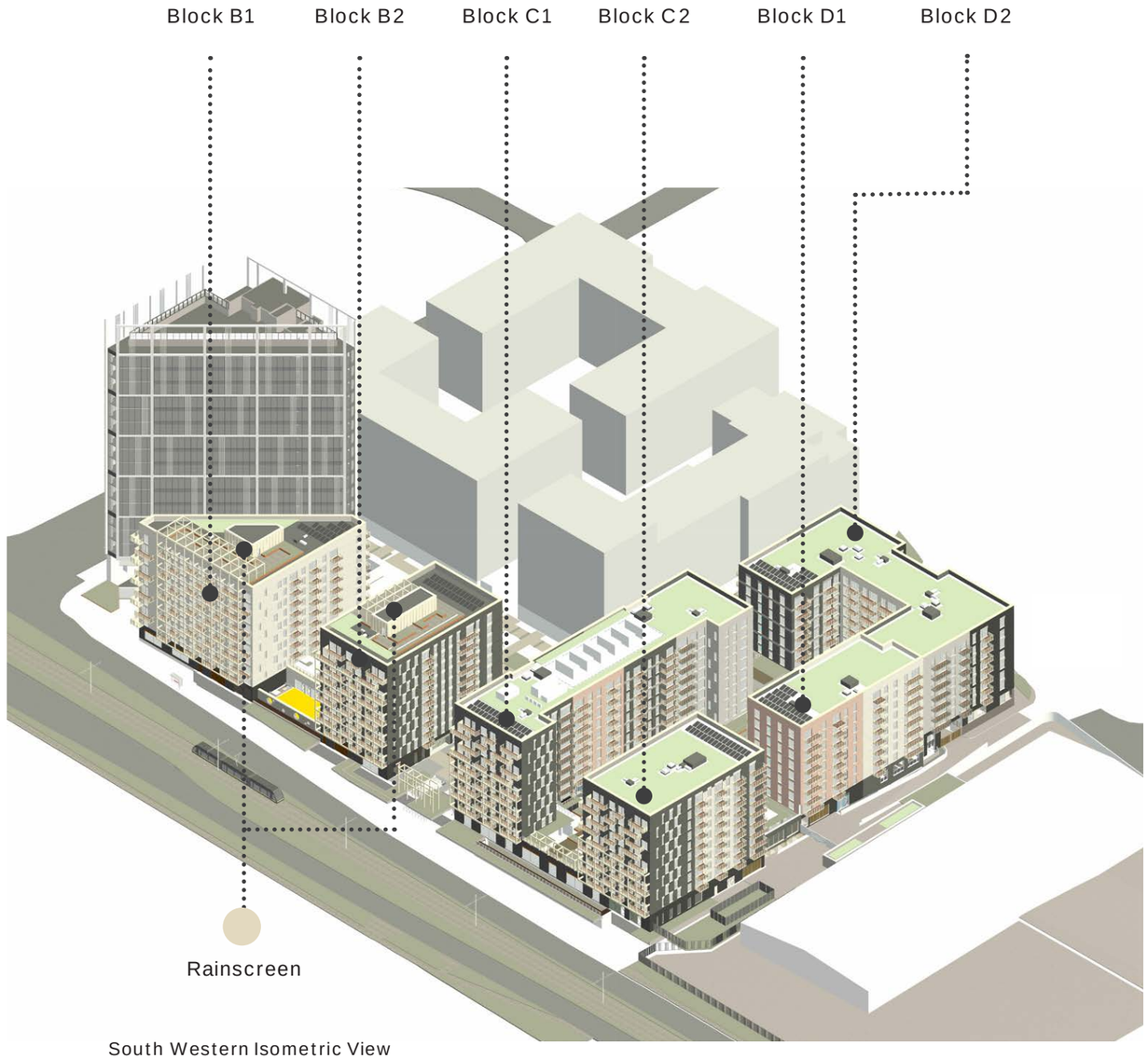

The Cornerstone, Stillorgan - OMP


The Grange, Stillorgan - OMP

Proposed Material Palette



Brick Types Key Plan



South Western Isometric View



BRICK TYPE 1

DARK GREY MULTI STOCK BRICK

OFF-WHITE MORTAR

IVORY METALWORK

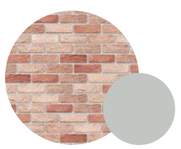


BRICK TYPE 2

BUFF BRICK

CHAMPAGNE MORTAR

IVORY METALWORK



BRICK TYPE 3

RED BRICK

OFF WHITE MORTAR

LIGHT GREY METALWORK



BRICK TYPE 4

DARK BRICK

DARK GREY MORTAR

GRANITE BROWN METALWORK

**ground floor Naas Road*



BRICK TYPE 5

LIGHT GREY BRICK

OFF WHITE MORTAR

PALE GREEN METALWORK



BRICK TYPE 1

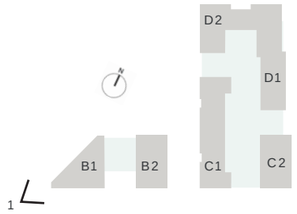
DARK GREY MULTI STOCK BRICK WITH LIGHT GREY BRICK BANDING

OFF-WHITE MORTAR

IVORY METALWORK

ROYAL LIVER - FACADE MATERIAL PALETTE - PHASE 2

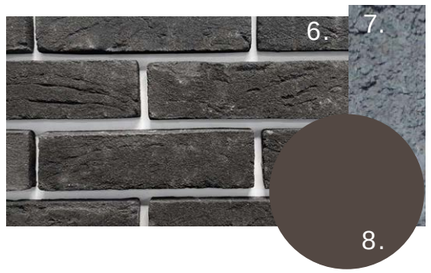
BLOCK B1 - NAAS ROAD FRONTAGE





View of Block B1













UPPER FLOORS

1. Primary Brick
Buff - Likestone Capri Smoked

2. Facade Banding & Soldier Course Detailing
Buff - Likestone Maranello

3. Mortar Colour
Champagne

4. Window Frame & Balcony Colour
RAL 1014 - Ivory

5. Naas Road Framing
RAL 1014 - Ivory

GROUND FLOOR

6. Primary Brick
Black - Likestone Black Handshaped

7. Mortar Colour
Charcoal Black

8. Window Frame Colour
RAL 050 20 10 - Granite Brown

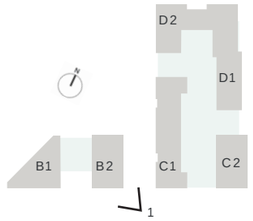
9. Feature Paving

10. Feature Planters
Corten Steel & Pre-Cast Concrete

11. Greenery

ROYAL LIVER - FACADE MATERIAL PALETTE - PHASE 2

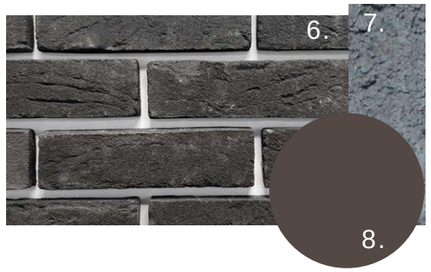
BLOCK B2, C1, C2 - NAAS ROAD FRONTAGE



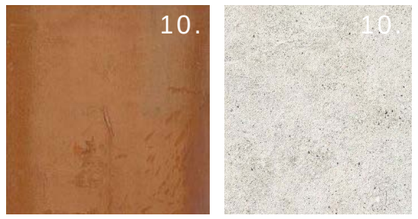


View of Block B2











UPPER FLOORS

1. Primary Brick
Dark Grey - Likestone Milano Smoked

2. Facade Banding & Soldier Course Detailing
Light Grey - Silver Smoked

3. Mortar Colour
Off White

4. Window Frame & Balcony Colour
RAL 1014 - Ivory

5. Naas Road Framing
RAL 1014 - Ivory

GROUND FLOOR

6. Primary Brick
Black - Likestone Black Handshaped

7. Mortar Colour
Charcoal Black

8. Window Frame Colour
RAL 050 20 10 - Granite Brown

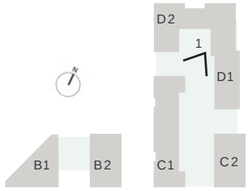
9. Feature Paving

10. Feature Planters Corten Steel & Pre-Cast Concrete

11. Greenery

ROYAL LIVER - FACADE MATERIAL PALETTE - PHASE 2

BLOCK C1 - COURTYARD FACADE





View of Block C1 Courtyard East Facade

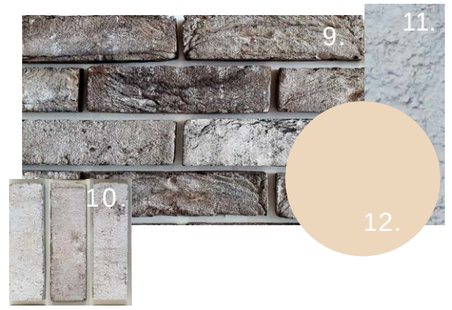
BLOCK C1 - TYPE A



BLOCK C1 - TYPE B



BLOCK C1 - TYPE C



BLOCK C1 - TYPE D



BLOCK C1 - TYPE E (GF)



UPPER FLOORS

BLOCK C1 - TYPE A
1. Primary Brick
Dark Grey - Likestone Milano Smoked

2. Facade Banding & Soldier Course Detailing
Light Grey - Likestone Silver Smoked

3. Mortar Colour
Off-White

4. Window Frame & Balcony Colour
RAL 1014 - Ivory

BLOCK C1 - TYPE B
5. Primary Brick
Red - Likestone Eco Colour

6. Facade Banding & Soldier Course Detailing
Red - Likestone Eco Colour

7. Mortar Colour
Off-White

8. Balcony Colour RAL 7016 - Anthracite Grey (**Window Frame** - RAL 7035 - Light Grey)

BLOCK C1 - TYPE C
9. Primary Brick
Dark Grey - Likestone Milano Smoked

10. Facade Banding & Soldier Course Detailing
Light Grey - Likestone Silver Smoked

11. Mortar Colour
Off-White

12. Window Frame & Balcony Colour
RAL 1014 - Ivory

BLOCK C1 - TYPE D
13. Primary Brick
Light Grey - Likestone Silver Smoked

14. Facade Banding & Soldier Course Detailing
Light Grey - Likestone Silver Smoked

15. Mortar Colour
Off-White

16. Window Frame & Balcony Colour
RAL 6021 - Pale Green

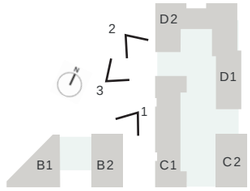
BLOCK C1 - TYPE E
17. Primary Brick
Black - Likestone Black Handshaped

18. Facade Banding & Soldier Course Detailing
Black - Likestone Black Handshaped

19. Mortar Colour
Charcoal Black

20. Window Frame & Balcony Colour
RAL 050 20 10 - Granite Brown

FACADE IMAGERY





1. View of Main Plaza

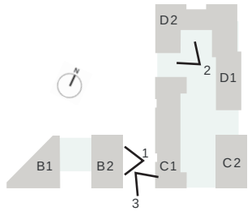


2. View of Blocks C&D Podium Access



3. View of Block D2

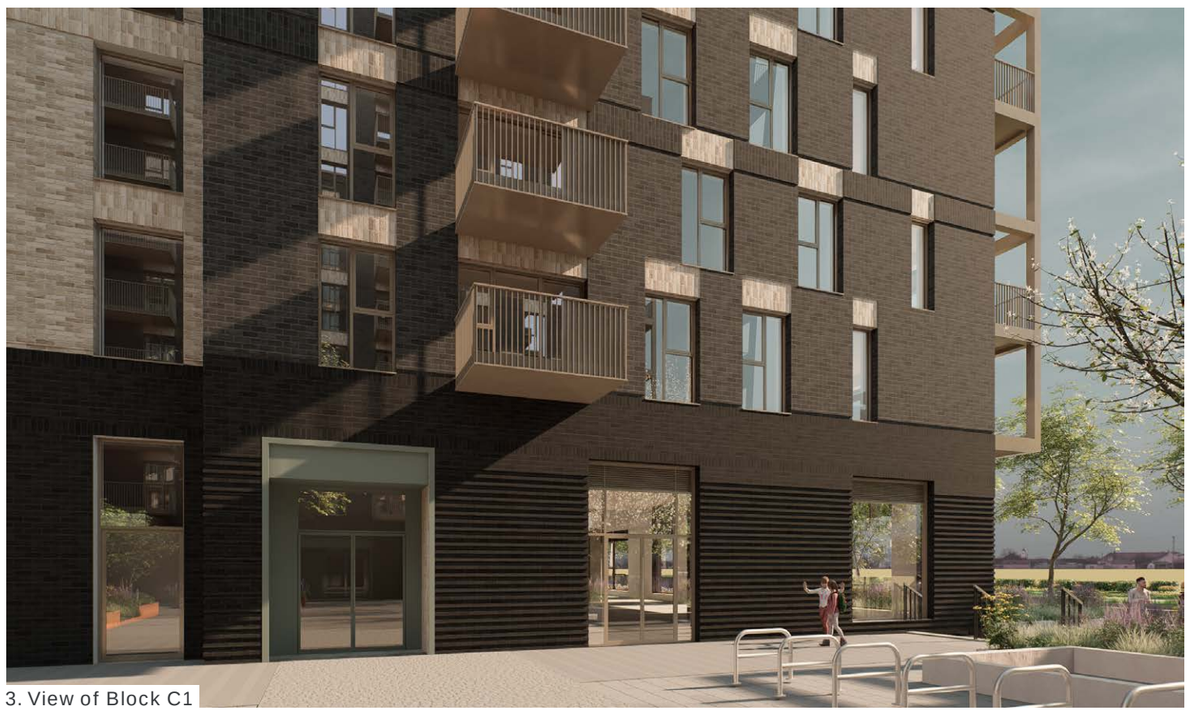
FACADE IMAGERY



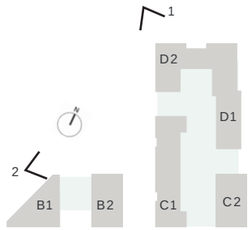


1. View of Block B2 Entrance


2. View of Block D2


3. View of Block C1

FACADE IMAGERY



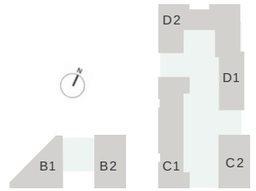


1. View of Block D1 and D2 Elevation to Old Naas Road



2. View of Block C1 relationship to Central Square

FACADE IMAGERY



The eastern elevation of Block C2 forms a prominent façade in views from the N7 for traffic departing the city. The design has been developed to respond to this visual prominence and to reduce the perceived massing of the development from this vantage point.

Block C2 — Eastern Elevation

- Additional variation has been introduced to the brick façade to create visual interest at this prominent location.

- Contrasting light-tone brick panels are proposed above each window head, providing articulation and rhythm across the elevation.

- A defined section of the façade composition is proposed to be clad in a light-tone brick, breaking down the apparent scale and massing of the block.

Block D1 — Block to the North of C1

- Block D1 is proposed to be finished in a red-tone brick, establishing a clear material distinction between the two blocks.

- This differentiation visually separates the blocks and further reduces the perceived massing of the development when viewed from the N7.

Collectively, these measures introduce material variation and vertical articulation that:

- Break down the overall massing of the development in long-range views from the N7.

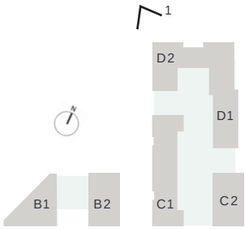
- Provide a legible distinction between individual blocks.

- Create an appropriate level of architectural interest on a façade of high visual prominence.



1. View of Block C2 East Elevation

Facade Design - Service Areas







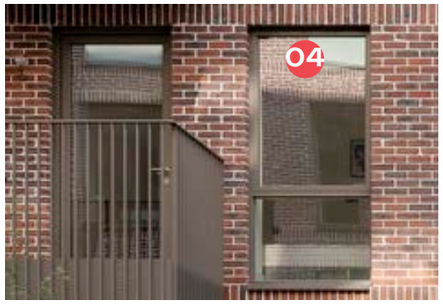
1. View of Block D1 and D2 Elevation to Old Naas Road



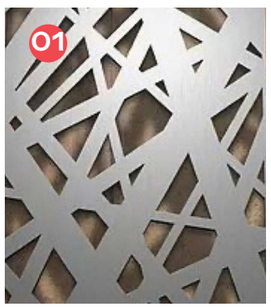
Louvre System with hidden service doors.



Cantilevered Balcony with Metal Balustrade



Window system to selected colour



PPC decorative metal panels to bicycle stores

