



FORMER TEAGASC LANDS, KINSEALY

Thematic Design Manual

Proposed Development on behalf of The Land Development Agency.

February 2025

This Thematic Design Manual has been prepared by Conroy Crowe Kelly Architects as part of a planning application submission for a proposed new residential development located at Kinsealy, Teagasc, Co. Dublin.

Development Team

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Disclaimer

The diagrams and images presented in this report are intended for illustrative purposes only. For more detailed information, please consult the accompanying drawing package and particulars.



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1.0 INTRODUCTION

The Land Development Agency propose to develop a new residential scheme of 193 dwellings for affordable sale and Part V social housing, and a creche of 283sqm, on a c.8.12 ha site, located at the former Teagasc Research Centre in Kinsealy, Co. Dublin. The development includes all associated site works and infrastructure, including landscaped open space and shared surface streets, internal roads, paths, cycle paths, public lighting and drainage.

The site includes c.2.2 ha of Green Belt lands in addition to the Class 1 and 2 open space areas required by the development. These lands, located to the south and southeast of the development area, are largely in abeyance pending the permission and construction of a strategic foul drain by Uisce Eireann as part of the Greater Dublin Drainage project.

Gross Site Area = c.8.2 ha
Net Development Area (RV Zoned) = c.4.78 ha

No. of Dwellings = 193
2 Bedroom Houses = 30
3 Bedroom Houses = 123
2 Bedroom Own-Door Apartments = 20
3 Bedroom Own-Door Duplex Units = 20

Creche = 283 sqm
No. of Children = 50

Building Heights = 1 to 3 storey
No. of Parking Spaces = 229
No. of Bicycle Spaces = 345 (excluding houses with rear access)
No. of Bedspaces = 575.5
Public Open Space = 1.65 ha
Net Density (RV Zoning) = 40.4 uph



Figure 1.0 - Proposed site layout

2.1 Material Palette

A simple and durable vernacular palette of materials is proposed for the houses and duplex units on the site in keeping with the existing agricultural character of this development area. The intention with the choice of material palette is to reinforce a rural village as opposed to suburban character within the site.

Painted dash render and a soft light toned brick will be the primary material palette with recessed smooth rendered panels below fenestration to echo a traditional vernacular. This will be further emphasised by flush eaves detailing to the concrete slate roofs. Windows will be in PVC and rainwater goods in powder coated aluminium. Balconies will have prefinished aluminium railings to match the colour of the windows.

Where painted dash render is the primary façade material a 750mm high brick plinth in white/cream brick will provide durability and longevity to the building fabric. The sill is in line with the top of the brick plinth.

The elevations where light toned brick are used as the primary façade material are carefully chosen to distinguish the north-south pedestrian and cycle link.

Duplex entrance doors also have light toned brick detailing around the door. Doors will be painted hardwood or composite doors to selected colour finish. A metal canopy marks the double entrance to the duplex units on the end corners of the side streets. A glazed opening above the canopy maximises daylight to the generous 1.5 storey entrance space.



Figure 2.0 - Painted dash render



Figure 2.1 - Soft light toned bricks



Figure 2.3 - CGI view along greenway looking north at corner duplex units

2.0 PROPOSED PALETTE OF MATERIALS

2.2 Precedents



Figure 2.4 - Sika Woods by Aughey O'Flaherty Architects



2.2 Precedents (cntd.)



Figure 2.5 - (above) D7 Educate Together National School by Grafton Architects



Figure 2.6 - Goldsmith Street Social Housing, Norwich by Mikhail Riches Architects



Figure 2.7 - Polnoon Housing, Eaglesham by Proctor & Matthews Architects

3.0 PROPOSED ARCHITECTURAL FEATURES

3.1 Architectural Features



Figure 3.0 - Material palette at duplex units which have primary palette in painted dash render

- Flush eaves detail
- Painted dash render
- Prefinished aluminium rainwater goods
- PVC windows in selected colour
- Recessed smooth render panel below window
- Glazed fanlight above entrance canopy
- Prefinished metal canopy at entrance
- Selected hardwood or composite door in selected colour palette
- Soft light toned brick plinth



Figure 3.1 - Reference image for material palette - painted dash render with brick and smooth render adjacent to window at D7ET School by Grafton Architects

3.1 Architectural Features (cntd.)

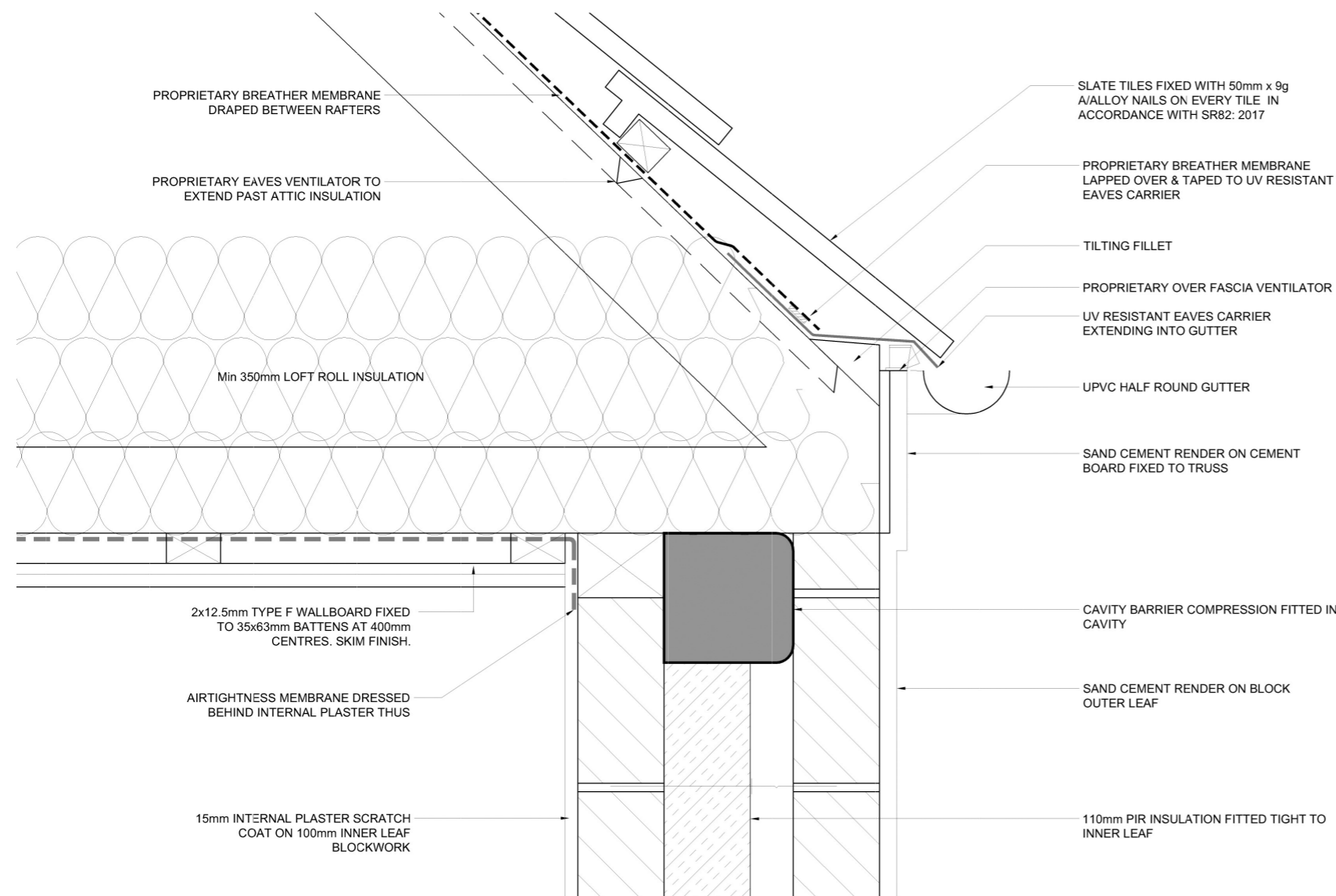


Figure 3.2 - Flush eaves detail



Figure 3.4 - Built example of render with flush eaves detail (Lusk Village)

3.0 PROPOSED ARCHITECTURAL FEATURES

3.2 Proposed Urban Form

Clean detailing of the render and brick building forms is intentional to emphasise the simple restrained vernacular palette. The residential blocks within the site reference the vernacular form of a rural courtyard; the corner is anchored by a taller landmark structure (traditionally a barn or farmhouse) and lower, simpler fine-grain structures flank the edges (traditionally outbuildings and stables).

Along the green link a garden wall ties the duplex units at the end of each block together enclosing a communal garden behind for the use of the residents of the duplex units. The treatment of the garden wall at the duplexes along the greenway is typical of a rural village. The stepping in the wall to modulate the level changes through the site is treated similar to a rural vernacular with a sloped chamfer instead of a right angled step. The opening in the garden wall will be secured with a painted metal gate to allow glimpses through to the semi private space of the duplex garden beyond. The proportion of the garden gate is intentionally taller to allow for this glimpse through.

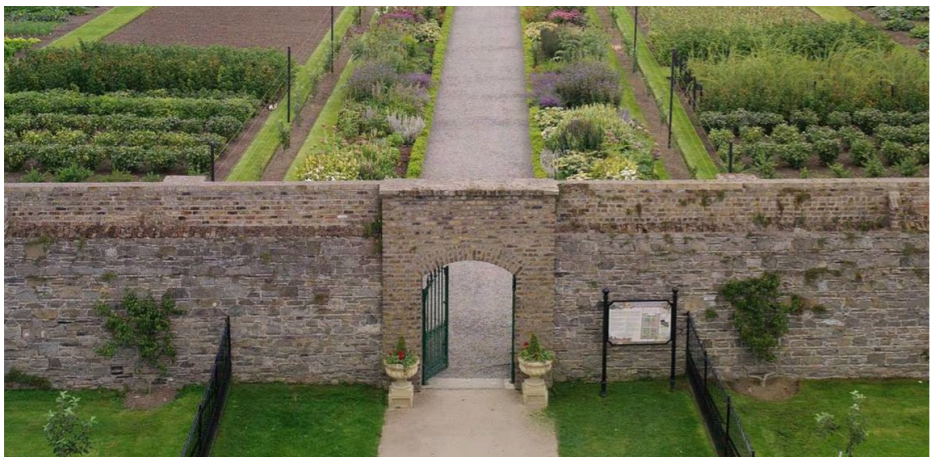


Figure 3.5 - Walled Garden at Phoenix Park with metal gate allowing glimpse through to garden beyond



Figure 3.6 - 3D view of duplex units with shared garden beyond viewed from greenway

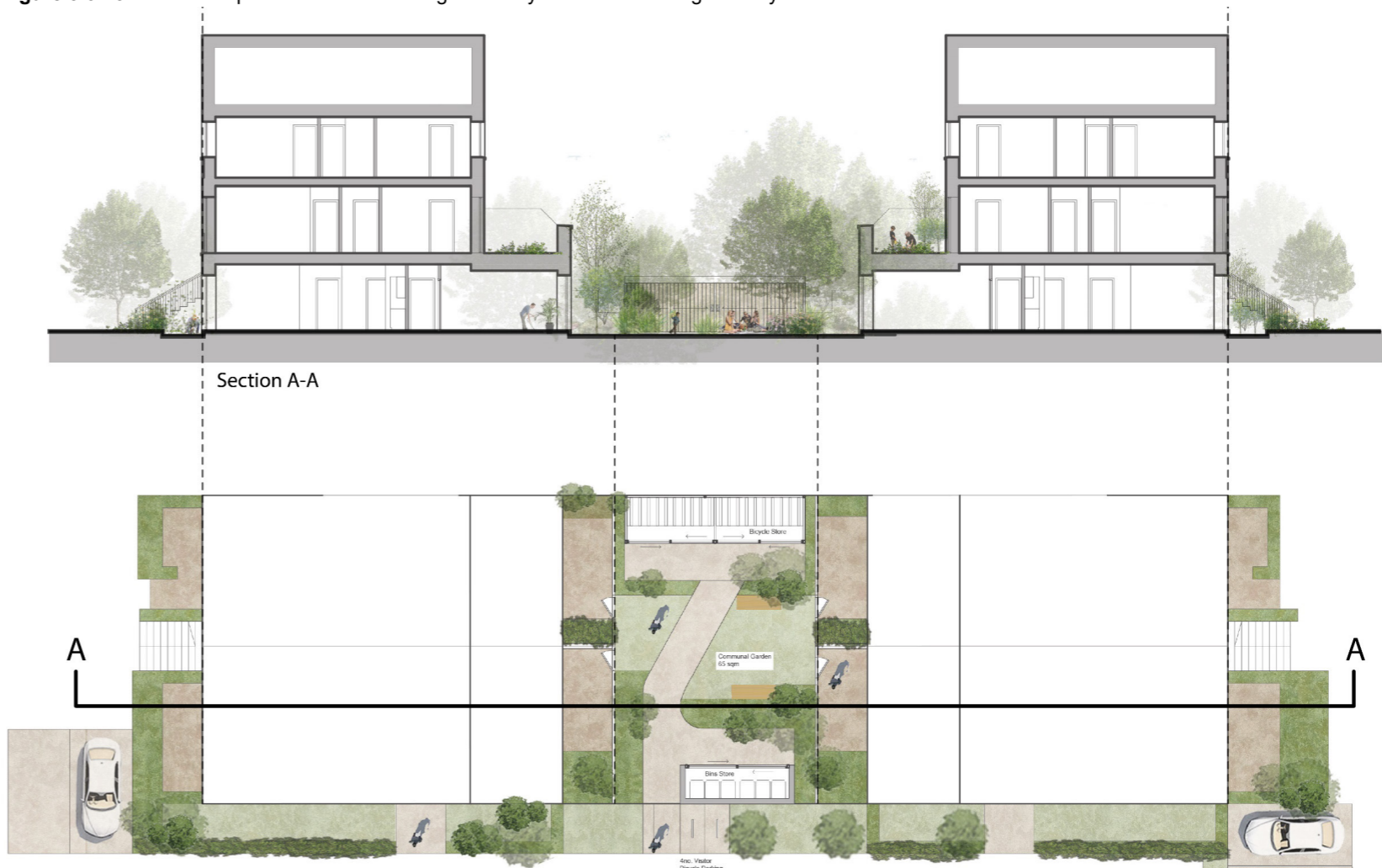


Figure 3.7 - Early design concept plan and section for duplex shared garden

3.2 Proposed Urban Form (cntd.)

The duplex blocks which anchor the corners of the residential blocks have 2 types of roof. A double gable faces onto the north-south streets with a granular rhythm echoing the glass houses formerly on the site. The larger duplex gable facing on to the greenway has a barn like scale to evoke a rural village. Ground floor private terraces are buffered with hedges for privacy.

The repetitive pitched roof terraces will evoke the rhythm of the glasshouses. At the terraces of 2-storey houses along the north-south streets the repetitive nature reminiscent of rural village. Simple elevations of painted dash render, dark roofs, flush eaves and recessed smooth render panels below the windows evoke a village character. In addition the terraced roof steps with the contour of site which further reinforces the rural village grain.



Figure 3.9 - Duplex D4 elevation with double gable



Figure 3.10 - Duplex D2 elevation with barn like scale



Figure 3.8 - Existing greenhouses on site, showing the double gable rhythm.

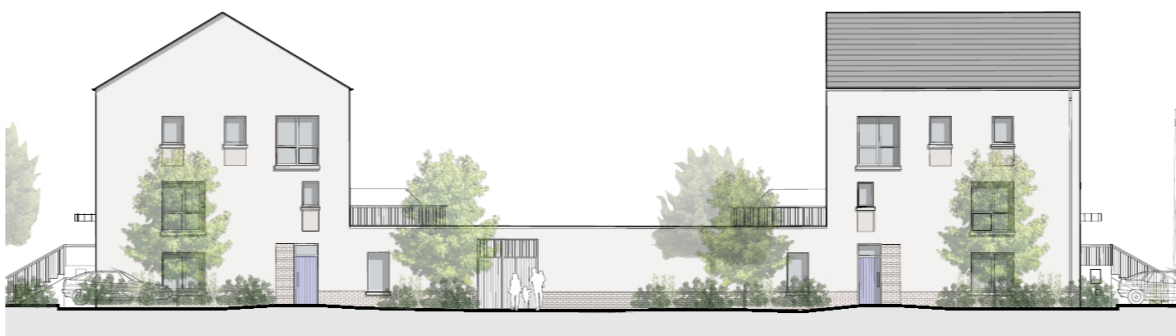


Figure 3.11.1 - Elevation of the duplex blocks overlooking the open space.



Figure 3.11.2 - Street Section LL showing the elevation of an Urban Block with stepped roof profile evoking a village character

4.0 PROPOSED APPROACH TO OPEN SPACE AREAS

4.1 Design of Open Space Areas

The site is divided north and south by a new green link which establishes the underlying geometry and orientation for the urban form. This green link widens to provide for a generous centralised open space that ties the new Kinsealy Woods development in the east with the Malahide Road in the west.

The built form takes its cue from the repetitive, orthogonal arrangement of narrow gabled glasshouses that are a defining characteristic of the existing site. This is a very strong design theme, especially when coupled with the language of agricultural buildings, and is distinctly different from the new residential developments to the north and east. The 'twist' of one urban block breaks the order to create new and interesting shared spaces.

The open space between the residential blocks will continue the strong landscape theme in the form of neighbourhood streets or "woonerf" zones with an emphasis on planting and shared-surfaced streets where pedestrians are given priority over vehicles. The character of each of the "woonerf" zones are distinct from one another. SuDS, perennial planting and street trees in informal groups will be incorporated into the "woonerf" zones. These landscaped shared surface streets are an integral part of the public realm and the overall amenity of the development.

The central greenway park will be an amenity for the new neighbourhood with nature inclusive playgrounds, seating and adult exercise equipment sited here. The open space to the eastern side of the site will include multiple playgrounds with a separate junior playground which will be fenced in. A pond will be located in the north-east corner for SuDS attenuation and to increase biodiversity.



Figure 4.0 - Landscape design by RMDA Landscape Architects (Please refer to the landscape architect's drawings and report further details)

4.1 Design of Open Space Areas (cntd.)


Vehicular access through the site is restricted from movement through the site in accordance with the key objectives of Section 10.3.7 of the Kinsaley LAP. The internal street network is hierarchal from the outside in; vehicular access to the northern section is intended to link from Chapel Road via a new road in Kinsealy Manor, once that new development is taken-in-charge, and vehicular access to the southern section is from Malahide Road, south of the Malahide/Portmarnock Educate Together School grounds. The shared-surface streets hang at right angles from each of these primary access roads, but there is no vehicular connection across the site, only pedestrian and cycle connections. Pedestrian and cycle priority is given on the shared-surface streets and the central green spine is a completely car-free-zone.

The landscaping shown on the proposed site layout meets development plan requirements for open space. The areas within the redline boundary to the south and south east outside of the designated open space will be designated as green belt. This area includes the 20m wide wayleave for Uisce Éireann and the location for a future sports pitch adjacent to the school site in the south west corner.

Legend



Greenway



Pedestrian/Cycle Link



Pedestrian Access



Figure 4.1 - Access and pedestrian/ cycle link diagram

4.0 PROPOSED APPROACH TO OPEN SPACE AREAS



Figure 4.1- CGI of the 'paired' duplex blocks(gables) overlooking the greenway.



Figure 4.2- CGI of the 'paired' duplex blocks overlooking the greenway.



Figure 4.3 - CGI aerial view of a shared surface street with alternating bike stores & rear access to 'de-clutter

5.1 Landscape Theme

Ronan MacDiarmada Landscape Architects have prepared a comprehensive landscape design for the site. The form and siting of the open space areas are integral to the urban form and site design.

The aim of the landscape theme is to provide a biodiversity rich natural environment within the open spaces which enhances the health and wellbeing of new and existing residents. The landscape design aims to create a Biophilic landscape. The idea of Biophilic Design is that our built environment is critical to human health, productivity, along with emotional, intellectual and spiritual well-being. Particular emphasis will be made to reinforcing native planting and providing connection with nature through nature inclusive play areas.

This development area's key feature is the green route that runs on an east west axis through the site. The route shall contain a cycle route and a natural setting, setting the tone for a theme applied throughout the development. The green route will act as a green buffer between residential units and frame the active open spaces that are sited along the centre of the site. The diversity of planting in the open spaces will aim to encourage residents to spend more time outdoors.



Figure 5.1- CGI of the East-West Greenway.

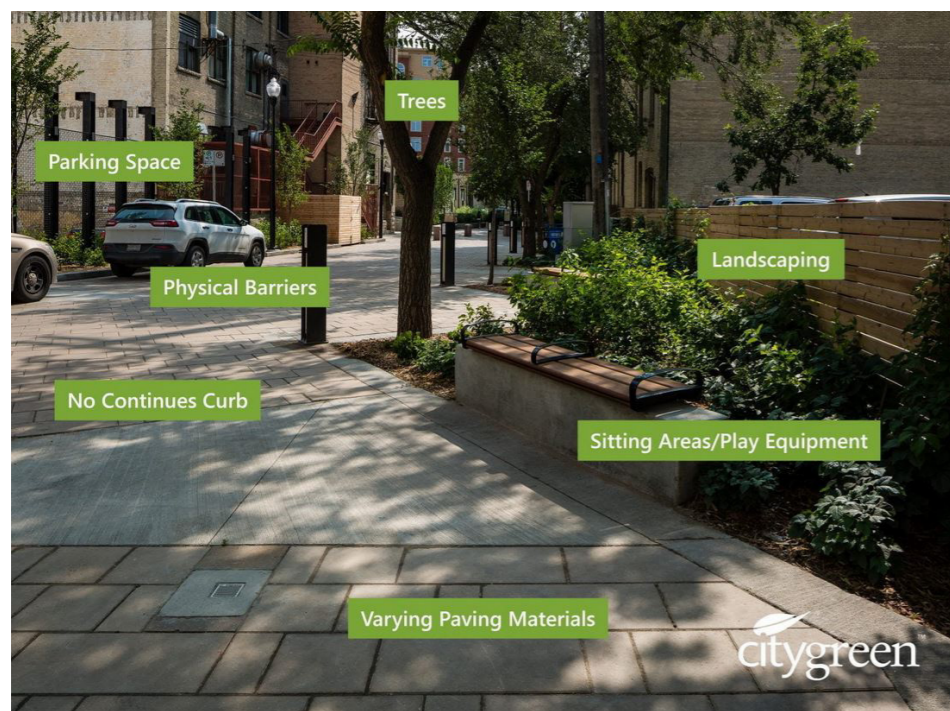


Figure 5.0- Characters of a shared surface street.



Figure 5.2-CGI of Duplex blocks overlooking the greenway.

5.0 PROPOSED LANDSCAPE THEME

Significant trees have been retained and integrated into the landscape plan where feasible and viable for their long-term survival. A mature oak in the northeast sector that was previously buried by overgrown shrubs has been given a new lease of life as a feature tree within a small pocket park. A group of mature trees including a 16m high redwood have been retained within the Greenway, and a line of trees including beech, lime, alder and cedar will be retained and protected along the boundary with the Newpark development in the east. The landscape design will renew and augment existing vegetation with planting suitable to the local & new proposed environment



Figure 5.3 - Existing Monterey pine trees to the south are proposed to be removed (ref Landscape Architect and Arborist's report)



Figure 5.4 - CGI looking south towards the retained oak tree in the north-east section of the site.

5.2 Landscape Reference Imagery and Precedents



Figure 5.5 - Polnoon, Eaglesham, UK



Figure 5.6 - Goldsmith Street, Norwich, UK

