

Crommcastle

Court & the Old Coal Yard



**Metropolitan
Workshop**

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**Architectural
Design
Statement**

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Cromcastle Court Estate, Existing Buildings

Section 1: Introduction

Introduction

Part 8 Application

This report has been prepared to accompany the Part 8 application for the proposed development in Kilmore, Dublin 5 by Metropolitan Workshop. The report is to be read in conjunction with architectural drawings, landscape drawings, engineering drawings and reports as listed below.

Reports

Report to Inform Appropriate Assessment Screening

Report to Inform Environmental Impact Assessment Screening

Landscape Report

Architectural Heritage Impact Assessment

Transport Assessment

Infrastructure Report incl. Flood Risk Assessment

Energy Report

Sunlight & Daylight Report

Bat Survey

Tree Survey Report

Demolition Waste Management Report



View of Homezone looking south to Kilbarron Road

Introduction

Executive Summary

This Part 8 application covers the redevelopment of the Cromcastle Court and the Old Coal Yard site to the east. A masterplan for the overall estate has been developed separately by Dublin City Council, which relates to how the future phases could be delivered. These will be subject to separate planning applications in the future.

Existing Site

The site is located in Kilmore, Dublin 5, just south of the Oscar Trayner Road. It is bisected by the Kilmore road in a north south direction, and bounded by Cromcastle Park to the West, and Kilbarron Road to the South. The northern boundary of the Cromcastle Court site bisects the DCC owned lands, while the northern boundary of the Old Coal Yard site is defined by the current boundary with the Aoibhneas womens refuge centre.

The main part of the site is the southern part of Cromcastle Court which equates to 1.26ha and is currently occupied by Cromcastle Court Blocks 6, 7 and 8 and a Dublin City Council depot building. The remaining portion is on the Old Coal Yard site, 0.37ha in size to the east of Kilmore road as outlined in red on the aerial photo opposite.

Development Proposal

This application is for the demolition of the existing Cromcastle Court Blocks 6, 7 and 8, the DCC Depot building, and all ancillary structure, and the construction of 152 new homes for social housing for DCC.

The homes are provided across 7 newly built apartment buildings, between 4 and 6 storeys, organised around a set of new landscape spaces including 2 communal gardens.

It also includes landscape improvements to the streets surrounding the new buildings on Cromcastle Park, Kilbarron Road and Kilmore Road.

The proposal includes for 118 new homes on the Cromcastle Court part of the site and 34 homes on the Old Coal Yard site.

In order to deliver the homes on the Cromcastle Court part of the site it is necessary to demolish the 3 existing 4 storey apartment buildings which contain 48 homes. Giving a net gain on the site of 70 new homes.

Please refer to the demolition justification report for additional information which relates to this strategy.

The new homes on the Cromcastle Court site are located in 6 separate buildings which range in height from 4 to 6 storeys. The new homes include a mix of 1 and 2 bedroom apartments and 3 bedroom duplexes. Apartments are accessed by central core's with duplexes designed with front doors onto the street. In addition to the homes there is a ground floor community room, new substation, and a range of support spaces for services, and the storage of bins and bikes.

On the Old Coal Yard site the 34 homes proposed are design to provide 'Age Friendly Housing', all designed to UD or UD+ standards. These homes are located in a single terraced building with the main entrance off Kilmore Road, with the building ranging in height from 4-5 storeys. The new homes are all 1 bedroom apartments with wheelchair accessible apartments located at ground floor.

Both sites will have dedicated communal gardens for use by residents and a new landscaped public open space is proposed to the north east of the Cromcastle Court site. Secure bicycle parking and car parking, with both on street and off street spaces is provided across both sites.

Works impacting the surrounding streetscape of the site boundary are also proposed including the addition of new on-street car parking and to Kilbarron Road and Cromcastle Park. A pedestrian link along the northern boundary of the Cromcastle Court side is also proposed, which gives additional permeability through the site, and easy access to the proposed communal amenity, accessed off Kilmore Road.



Northside Shopping Centre 1970's



Aerial Photograph of Sites & Wider Area

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View from Old Coal Yard site, looking west towards Cromcastle Court

Site Analysis

Site Analysis

Site Location

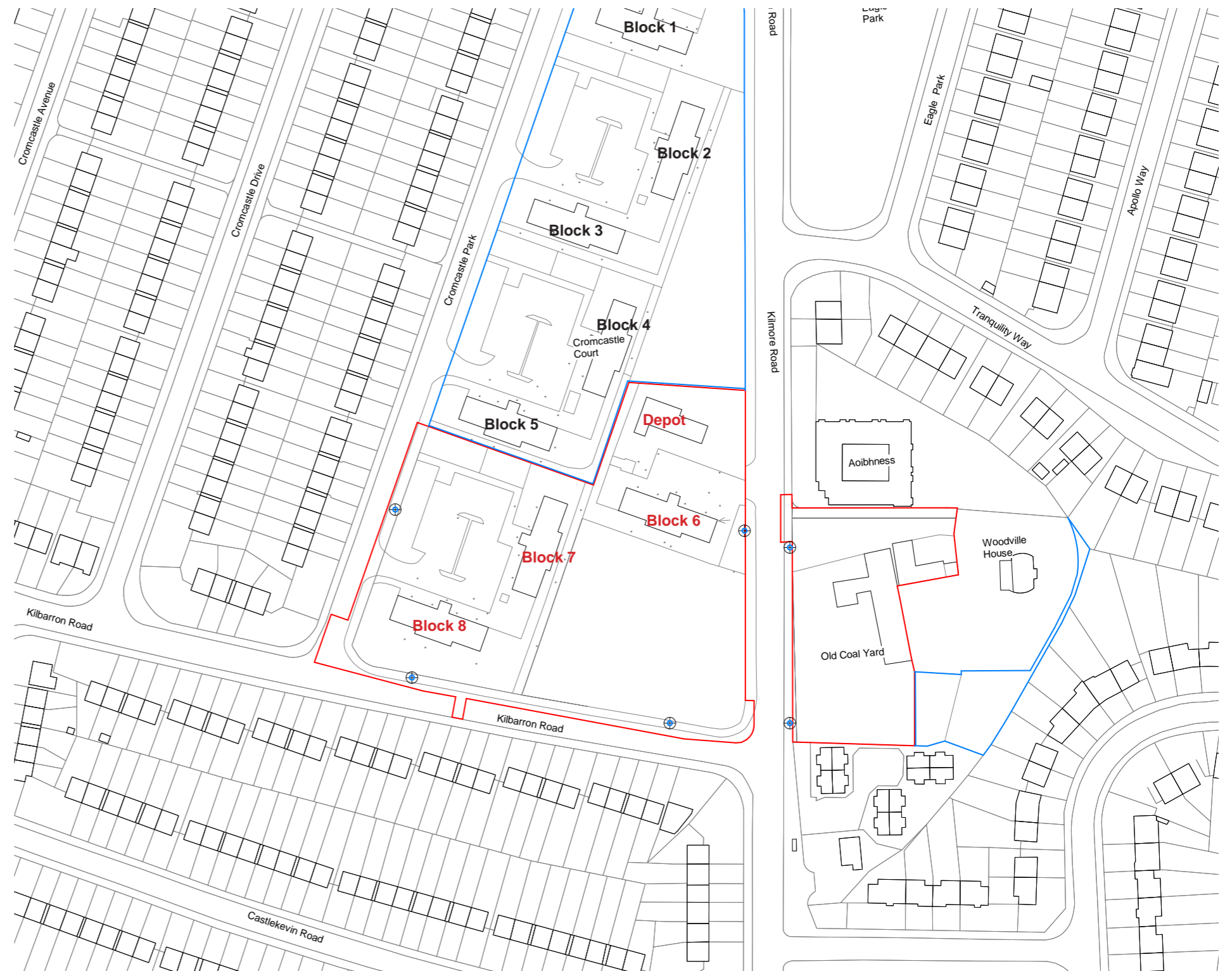
The development site consists of two parcels of land on the eastern and western side of Kilmore Road. Both parcels lie to the south of the Oscar Traynor Road and are surrounded by predominantly 2 storey residential areas to the south, east and west. To the north of Cromcastle Court and the Old Coal Yard is the Northside Shopping Centre, HSE Dublin North East Health Centre, Kilmore West Recreation Centre, Stardust Memorial Park and the Santry River. To the south is Beaumont Hospital.

Cromcastle Court - 1.26ha

Cromcastle Court comprises of 8 no. 4 storey apartment blocks with a total of 128 apartments and a welfare depot building on a site of approximately 2.46ha. The portion of the site to which the proposal relates to includes 3 no. apartment blocks, Blocks, 6, 7 and 8, as well as the welfare depot, all located on the southern end of the estate. It is proposed to demolish these blocks and the depot as part of the application.

Old Coal Yard - 0.37ha

The site lies to the east of Kilmore Road and is bounded by Aoibhneas Women's Refuge to the north and 2 storey semi detached houses to the south. Woodville House, a protected structure, lies to the rear of the site. The site is currently overgrown with extensive areas of hardstanding and contains no built structures apart from remnants of walls from its previous use as a coal depot and outbuildings associated with Woodville House. Refer to Architectural Heritage Impact Assessment for more detail on Woodville House and its relationship to the proposed development.



Site Location Plan Extract NTS

Site Analysis

Planning Context

Dublin City Development Plan 2022 - 2028

The sites are located at KDC Northside as indicated on the Dublin City Development Plan extract.

The Santry river lies to the north which is identified as a Strategic Green Network which extends to Bull Island to the east.

The site is located a 30 minute cycle from Dublin city centre and is well served by bus routes including the 17a and 27b.

Zoning

In the Dublin City Development Plan, 2022-2028 both sites are zoned as follows:

Cromcastle Court & Old Coal Yard
Z1- Sustainable Residential Neighbourhood

The Dublin City Development Plan, 2022-2028 states;

'The vision for residential development in the city is one where a wide range of high quality accommodation is available within sustainable communities, where residents are within easy reach of open space and amenities as well as facilities such as shops, education, leisure and community services. The objective is to ensure that adequate public transport, in conjunction with enhanced pedestrian and cycling infrastructure, provides such residential communities good access to employment, the city centre and the key urban villages in order to align with the principles of the 15-minute city.'

All proposed uses associated within the scheme fall within the permissible uses noted within the DCC Development Plan, which notes community facilities and residential area acceptable.

Surrounding Areas;

Nothside Shopping Centre, Key Urban Village

The Northside Shopping Centre KUV (Key Urban Village) is located immediately to the North of the Cromcastle site, straddling both sides of Oscar Traynor Road.

The Development plan notes the KUV's and Urban Villages are zoned to function to serve the needs of the surrounding catchment providing a range of retail, commercial, cultural, social and community function that are easily accessible by foot, bicycle or public transport; in line with the concept of the 15 minute city.

This zoning and it's future development will help provide future key facilities to a growing population within the area.



Dublin City Development Plan 2016-2020, Mapset B

Site Analysis

Historical Context



1757 John Rocque Map

19th Century OS Map of Site

The sites known today as Cromcastle Court and the Old Coal Yard are part of the wider suburban area of Coolock. This area remained largely rural until the construction of extensive housing developments by Dublin Corporation during the 20th century. Earlier maps however do note a number of country houses, with landscaped associated.

These include Woodville House, located just East of the current Old Coal Yard Site, and Kilmore Cottage,

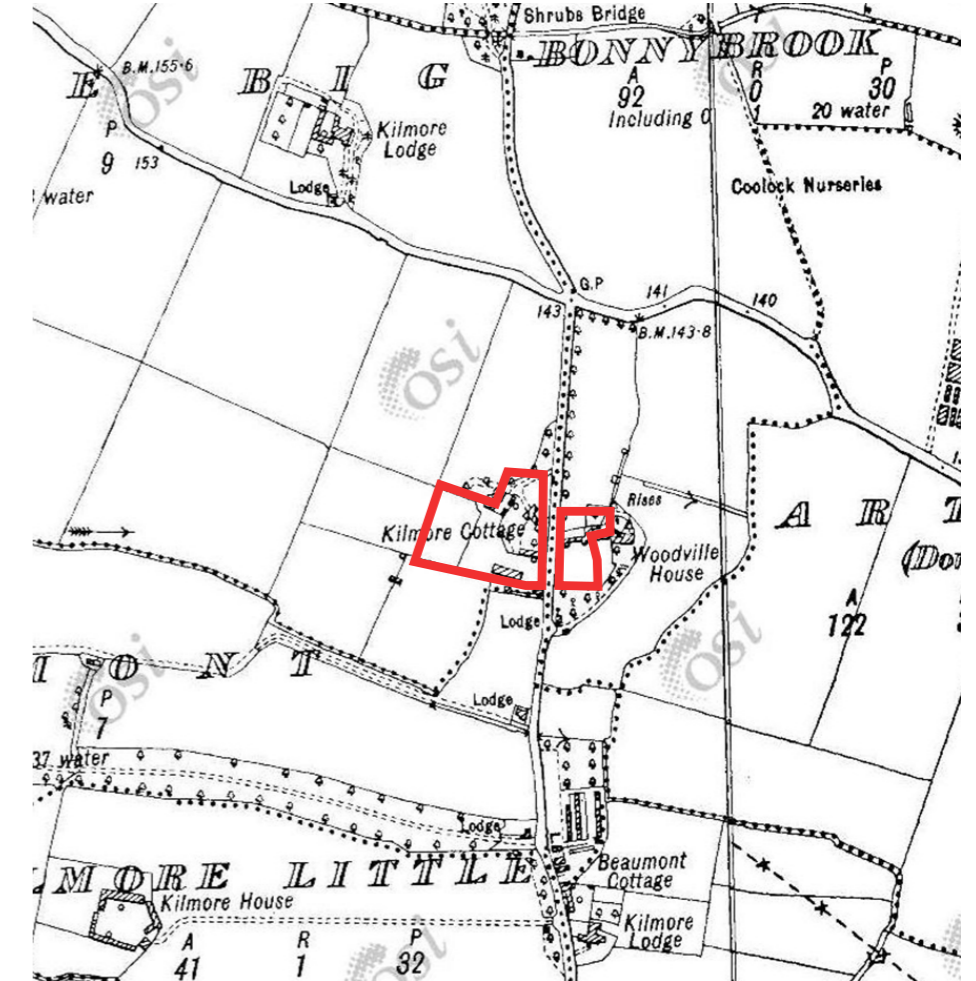


1843 OS Map

standing across the current Kilmore Road from this, within the extents of the Cromcastle Court Site.

The exact dates of construction of these buildings are not clear, but both are first clearly visible and named in the first edition OS Map of the area, surveys in 1836.

Woodville house, a two storey over basement villa, has a late classical expression, consistent with the late 18th century. Visible on historical maps is a further built blocks to the rear of the rear of the house, now



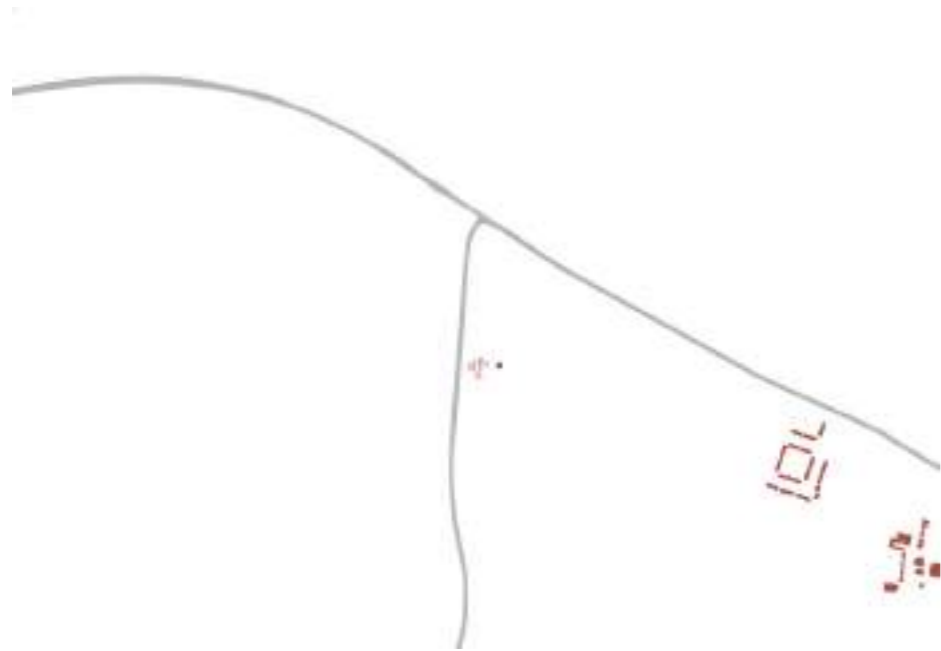
Late 19th Century OS Map

removed, along with a series of long outbuildings, some remnants of which survive on the Old Coal Yard site.

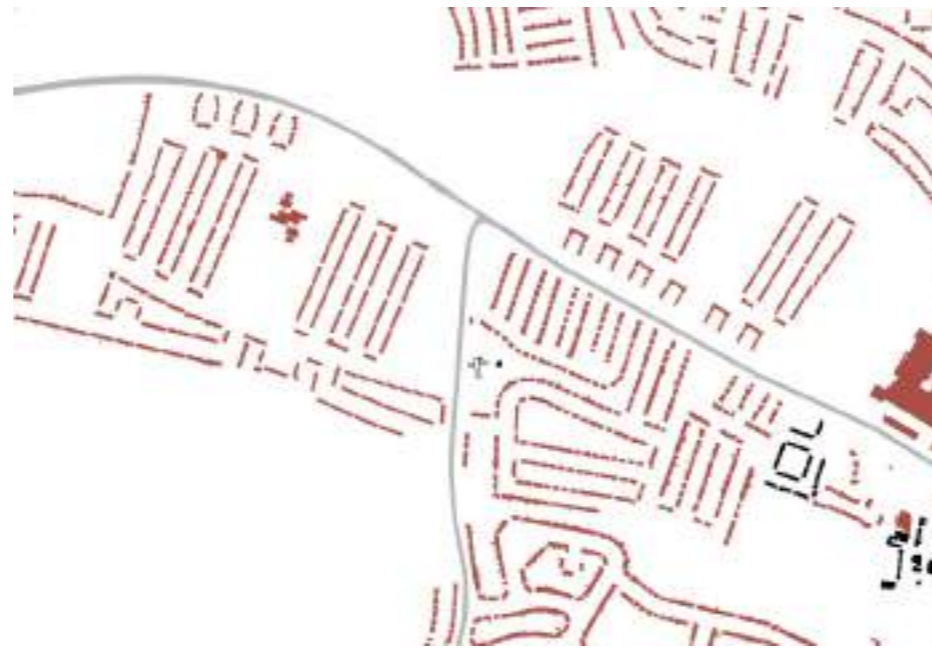
No visible evidence of Kilmore Cottage buildings currently exist, which were demolished in mid-20th century to make way for Dublin Corporation housing. A mature cedar tree, likely planted in the gardens of Kilmore Cottage is the last remaining visible evidence, and is proposed to be retained as part of the redevelopment.

Site Analysis

Historical Context



Pre-1960



1960's



1970's



1980's



1990's



2000's

Site Analysis

Historical Context



Pre 1960 - Woodville House and Kilmore Cottage



1960's - Kilmore Suburban Housing

Kilmore in the 20th Century

Kilmore developed in the 1960s, transforming what was largely rural, agricultural land into a typical suburban area over a short period of time. As with the majority of suburban areas of this era it consists of a series of repeated, 2 storey housing types laid out on a network of streets and roads designed around the car.

The drift of people moving out from the city became more frequent in the middle of the twentieth century, particularly among the working class. The 1950's and 1960's saw most of its development happening in the

suburbs with a blanket development of three bed semi-detached house with its own private garden, mainly laid out in a terraced or semi-detached fashion.

The city was growing outwards at an alarming rate, creating demand for more cars coming to and from the city centre.

A mix of private developers and Dublin Corporation were responsible for building the suburban housing in Kilmore during the 1950s and 1960s.



Typical Cromcastle Park Housing

Site Analysis

Historical Context



1950's/ 1960's - Industry in Kilmore



1970's - Cromcastle Court

Industry in Kilmore

During the late 50's and throughout the 60's a number of key industrial developments were constructed in the area, as highlighted in the maps above.

The Cadbury's Factory (1) was built in 1957 on the grounds of an old house called Moatfield House. Offices, a dining hall and a pitch and putt course were added between 1960 and 1967.

The Tayto Factory (2) was built 1967 by G & T Crampton.



Northside Shopping Centre

The Northside Shopping Centre (4) was originally constructed in 1970 as an open-air facility, designed by Stephenson Gibney & Associates. It was one of the first modern shopping centres in Ireland.

Cromcastle Court

The Cromcastle Court Apartments (3) were constructed in 1971 by Dublin City Council, and contractor Arthur Swift and Partners. The scheme joined the existing residential neighbourhood of Coolock, with its emerging network of community facilities and amenities.

Site Analysis

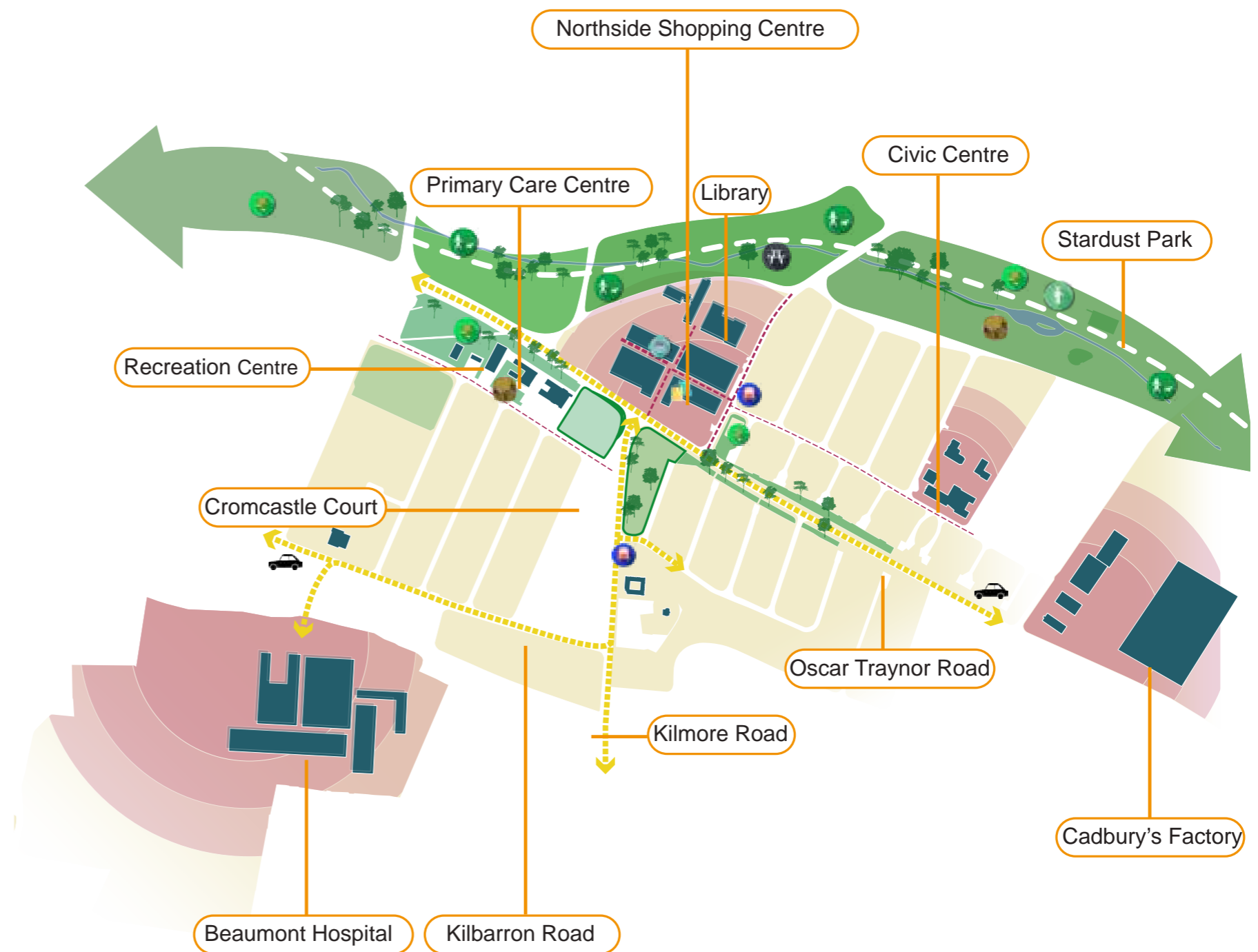
Wider Context

Kilmore has some issues in relation to density, access to services and the quality of the public realm, but there are interesting attractive aspects to the area. There is a strong local community who have a real sense of pride and belonging to the area. It is well loved for the amount of green space although there are issues with areas that are not well maintained or used. This is largely due to poorly defined, open spaces, which can cause them to feel uninviting.

The Centre

At the heart of Kilmore is the Northside Shopping Centre, it was built as the focal point of the community in the early 1970s. When it was originally built there were cafés and shops facing the surrounding pedestrian friendly public realm. All of this has been replaced by car parking or extensions to the shopping centre. Apart from the original swimming pool on the roof, there is little of the original design retained. The area around the shopping centre is identified in the Dublin City Development Plan as a 'Key Urban Village'.

In addition to the shopping centre there is a school, College of Further Education and a local Library to the north. To the east there is the Northside Civic Centre and to the west there is a cluster of community and health care facilities. The local community is well served but the whole does not create a sense of place or cohesive centre. The services are spread out and the streets and public realm are dominated by vehicular traffic, and does not have particularly pedestrian or cycle friendly infrastructure currently.



Site Analysis

Wider Context

Beaumont Hospital

Beaumont Hospital is located to the south of site. There are approximately 3000 people working there, along with many more visitors on a daily basis. There is a significant desire line between Kilmore Centre and the hospital.

Character

Kilmore has some of the characteristics of many typical suburbs. We have looked carefully at the place to try to understand its fundamental character.

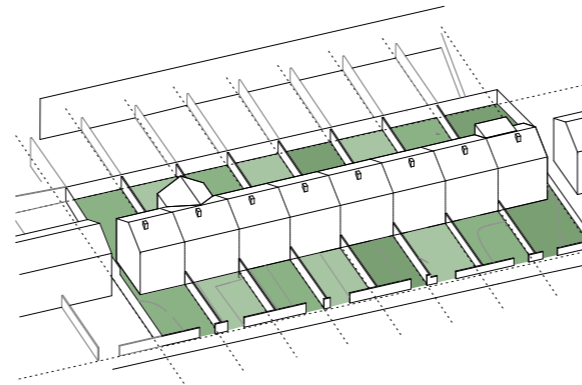
The area is composed of two essential elements the two storey house arranged in terraces and the larger pavilion type buildings containing community, retail or commercial functions.

These buildings are generally low rise and located on wide streets meaning there are ample views of the sky. Kilmore is a slightly elevated area giving distant views to the south towards the Dublin mountains.

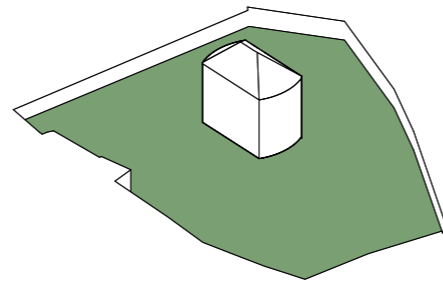
Green Thresholds

The fact that buildings are set back from the road can cause issues in terms of lack of enclosure of public space. This lack of enclosure and overlooking can make open spaces and streets feel desolate and unfriendly. However there is a balance to be struck as these buffer spaces between buildings and busier roads can help to protect the privacy of the residents living on otherwise quite exposed sites.

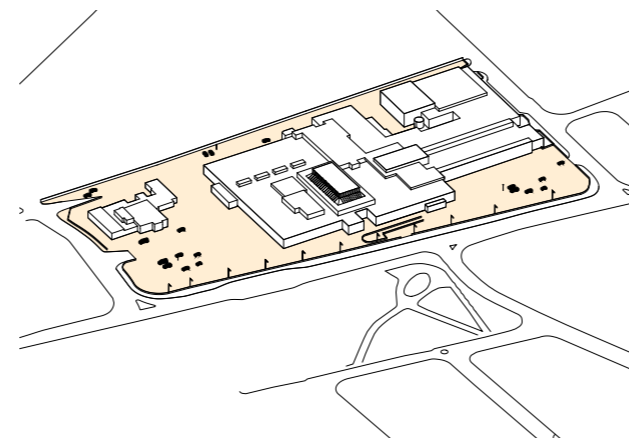
Areas of greenery along street frontage is something that is characteristic of the area and we have looked to make this a feature of our proposals.



Typology - Terraced houses



Typology - Pavilion in Landscape
Woodville House



Typology - Pavilion in Landscape
Northside Shopping Centre



Serbian Orthodox Church



Tayto Factory



Northside Shopping Centre

Site Analysis

Local Context

The surrounding streets, Cromcastle Park and Kilbarron Road, are very wide which results in cars travelling at speed. Both roads currently have speed bumps in an effort to slow the traffic. There is an opportunity to reduce the widths of these streets and improve the public realm to make these safer and more inviting for cyclists, pedestrians and locals to use.

The public realm is quite hard with concrete footpaths, tarmac roads, fences and barriers and sparse street tree planting. There is an opportunity to provide more planting to create a softer environment to the surrounding streets.

Kilmore Road is a busy, noisy road which carries a lot of vehicular traffic. Currently the open space on the site is facing onto Kilmore Road creating an undefined edge to the road and an exposed open space. The existing 4 storey apartment blocks have a poor relationship with the surrounding streets which creates a lack of definition to the streets and open spaces. A tall existing Himalayan Cedar is located on Cromcastle Court which is estimated to be approximately 120 years old. We are proposing to retain this tree as part of the proposals.

There are currently 2 no. substations located on the Cromcastle Court estate, which also feed into the surrounding estates. One of these will need to be replaced as part of the proposal with a temporary substation required during the demolition. The existing services around the Cromcastle Court site including foul and surface water drainage constrain where we can place the edge of the proposed building footprint.



Existing 4 Storey Apartment Blocks on Cromcastle Estate



Terraced Houses on Cromcastle Park



View South Along Kilmore Road with Existing Tree



Terraced Houses on Kilbarron Road

Site Analysis

Local Context

The site has a good orientation and gets wider to the south creating an opportunity to bring light into the site and create south facing open spaces. Due to the elevation of the site and the low scale nature of the context there are long views across Dublin to the south and east to the mountains and sea.

Cromcastle Court estate has a railing along the entire boundary creating a defensive edge to the estate. This is something that our proposals will seek to address and improve to create a development which engages positively with it's surroundings, allowing for an improvement in public realm.



View South Along Cromcastle Park



View from Old Coal Yard Site looking West towards Cromcastle Court



View Along Kilbarron Road with Railing to Cromcastle Court



View towards Rear of Woodville House with Existing Walls in foreground

Site Analysis

Local Context

Woodville House

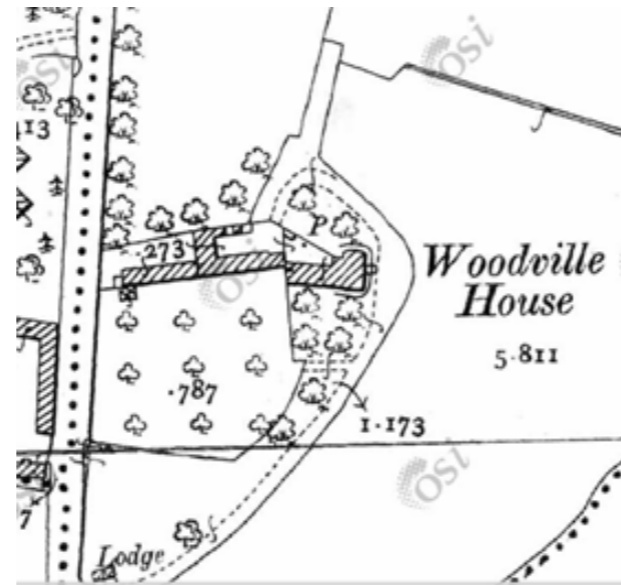
Woodville House is included in the Record of Protected Structures (RPS NO. 4259) in Dublin City Council's current Development Plan 2016-2022. The entry for it reads 'Kilmore Road Dublin 5, Woodville House'.

Woodville House is also included on the National Inventory of Architectural Heritage.

The rubble stone walls still standing to the west of the house are likely to contain fabric from some of the outbuildings depicted on the first edition OS map (1837) and later 19th century OS map. The form and extent of these outbuildings have changed over time.

While the early rubble stone walls now standing as part of the present outbuildings may be regarded as forming part of the curtilage of the Protected Structure, they have been heavily modified and altered over time.

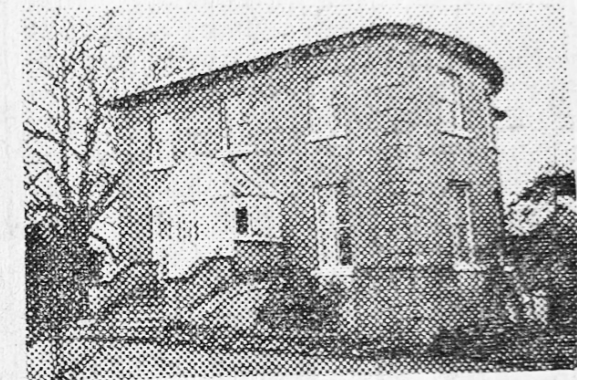
More information on Woodville House and the impact of the proposals can be found in the Architectural Heritage Impact Assessment which accompanies this Part 8 application.



Historical Maps of Woodville House

“WOODVILLE HOUSE,” KILMORE ROAD, ARTANE.

- ★ Substantial detached double fronted period residence on c. $\frac{3}{4}$ acre.
- ★ Equally suitable private residence Investment property, Nursing Home or Doctors/Dentists residence.
- ★ Situated near Northside Shopping Centre—densely populated area.
- ★ Three reception rooms, nine Bedrooms, Kitchens, Storeroom, and outhouses, good driveway entrance.



Woodville House, sale advertisement from 1978



Site photo from Old Coal Yard Site towards Woodville House



Woodville House - Front Elevation

Site Analysis

Opportunities and Constraints

Principle Opportunities

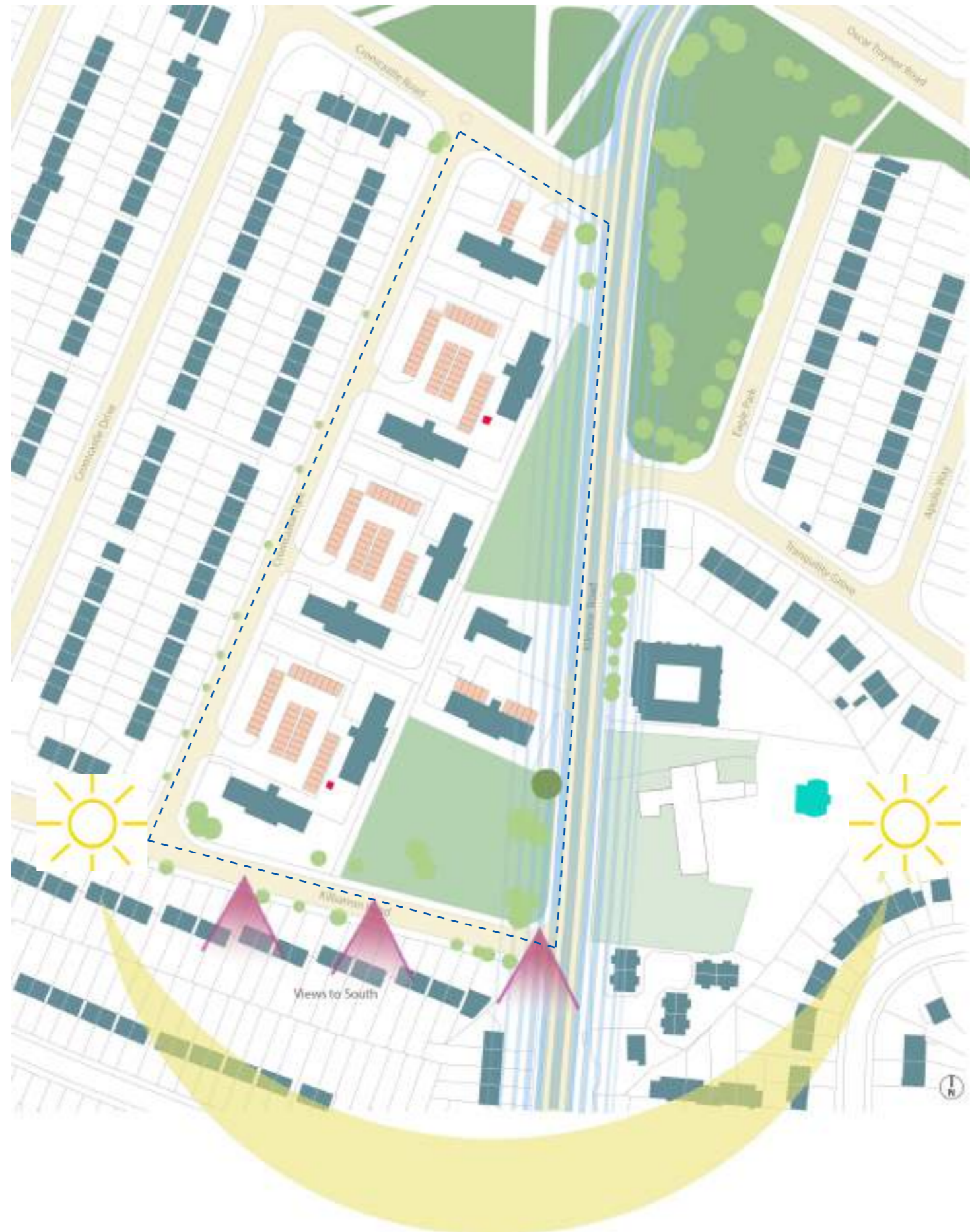
- From upper levels the site has views to south and east to sea and mountains
- Existing 120 year old Himalyan cedar tree
- The site has a good southerly aspect
- Sites are zoned as Z1: residential and mixed use respectively

Principle Constraints

- Noise from Kilmore Road
- Existing substation on site
- Existing buildings on site
- Existing services in street which may constrain the locations of proposed buildings
- Woodville House is a protected structure on an adjacent site

Key:

- Public Open Space
- Existing Communal Space
- Existing Buildings
- Existing Substation
- Existing Tree (to be retained)
- - Existing Services Way Leaves
- Sun path diagram
- ◀ Views to South
- Woodville House (protected structure)
- Noise from Kilmore Road



Opportunities and Constraints Diagram

Design Development

Consultation

Stakeholder Consultation

Throughout the design process we have held an extensive series of meetings with DCC departments and other stakeholders, which have informed the development of the proposal. These are listed below.

15th October 2019 – Archaeology
15th October 2019 – Conservation
16th October 2019 – Mechanical & Energy Efficiency
16th October 2019 – Planning
16th October 2019 – Transport
23rd October 2019 – North Central Area Managers
8th November 2019 – Aoibhneas & Jenny O’Leary
23rd November 2019 – Public Consultation
29th November 2019 – Drainage
4th March 2020 – Transport
18th March 2020 – Roads Department
22nd April 2020 – Planning
1st May 2020 – Mechanical & Energy Efficiency
13th May 2020 – Parks
25th May 2020 – Senior Citizens

Public Consultation

In parallel with the design development a public consultation was held on 23.11.2019 to engage the residents and better understand the local context, requirements and aspirations. We presented site analysis to begin the discussion about the area. An additional public consultation was held on 09.10.2024 to update residents on changes to the scheme, to give an update on project timelines and additional project information on layout and design.

Summary of Survey Results from Public Consultation:

Local area needs;

- Town Centre Consolidation
- Connectivity and Accessibility
- Youth Facilities and Improved Playground Facilities
- Pedestrian Street Improvements

General Concerns:

• Infrastructure Planning:

Concern was raised about the forecasted population surge that will occur if the number of residential units increases on the Cromcastle Court site. There are concerns about how the area’s infrastructure, resources and amenities can handle this potential population growth.

• Traffic and Parking Management:

One of the main concerns pertaining to infrastructure was traffic management. Many people expressed concern over the already congested streets and lack of parking space. They stressed that serious consideration needs to go into traffic infrastructure and parking solutions.

• Antisocial Behaviour:

There is common consensus that the underpass area in front of the Northside Shopping Centre promotes anti-social activity such as illegal dumping and bonfires. Local residents expressed a desire to renew this space for public or community use.

• Facilities for Children and Young People:

Concern was raised over the lack of safe, well maintained and adequate playground spaces and suitable public spaces for young people.

• Connectivity and Accessibility:

Many people discussed a need for improvements to be made to pedestrian streets, crossings and cycle lanes to enhance the connectivity and accessibility of area.



Photograph from Public Consultation