

An aerial architectural rendering of a proposed senior citizens housing development. The central focus is a four-story brick building with a flat roof and numerous windows. It is situated in an urban environment with other buildings, some with gabled roofs, and a street visible in the foreground. The text is overlaid in a green, bold, sans-serif font.

Proposed Senior Citizens Housing Development

Keeper Road, Drimnagh

for

Respond Housing for Dublin City Council

Local Area Committee Consultation

March 6th 2023

An aerial photograph of a residential neighborhood. A red rectangle highlights a specific site in the center-right of the image, which appears to be a brownfield or industrial site. The surrounding area consists of residential houses, streets, and a large green field in the upper right.

Site & Location

Keeper Road, Drimnagh

established residential neighbourhood

Zoning: Z3 – ‘Improve neighbourhood facilities’

Adjoining site permission: 53 units / 4 storey

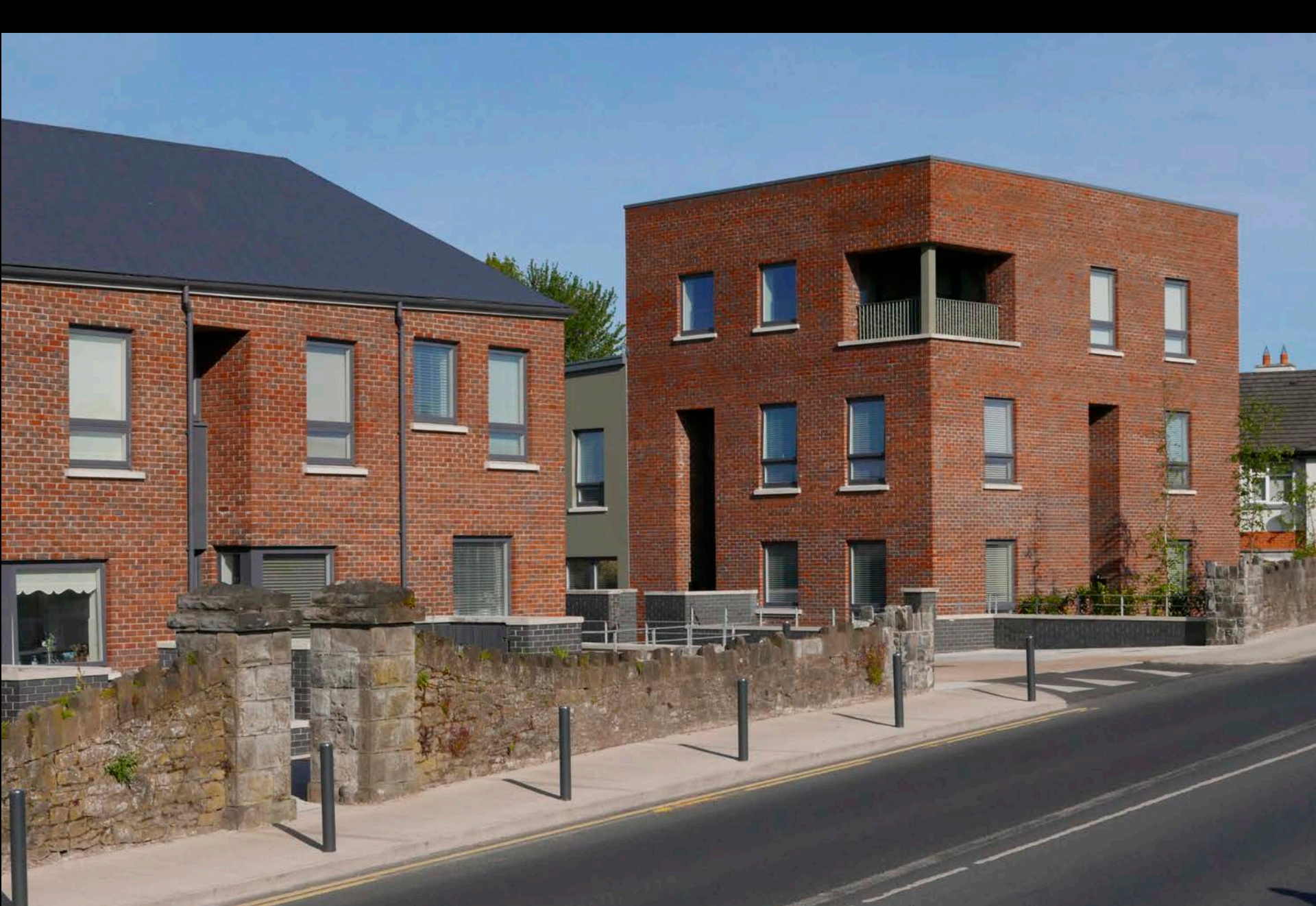
Adjoining lands rezoned – Z10: mixed-use

‘Brownfield’ development site



Paul Keogh Architects
established design-led practice
25 years housing experience
leading social housing practice
numerous award-winning projects
numerous Dublin City Council projects
commitment to excellence









Respond Keeper Road Development

senior citizens' housing development

22no. one-bedroom units

seven / four storey development

residents' common room

on-site parking (5no. spaces)

residents' roof garden

An aerial, top-down view of a city grid. The streets are light gray, and the building footprints are a darker gray. In the center of the grid, there is a prominent brown building with a grid of windows. The text is overlaid in the center of the image.

National / Local Planning Objectives

Housing for All – 550,000 units needed

compact urban development

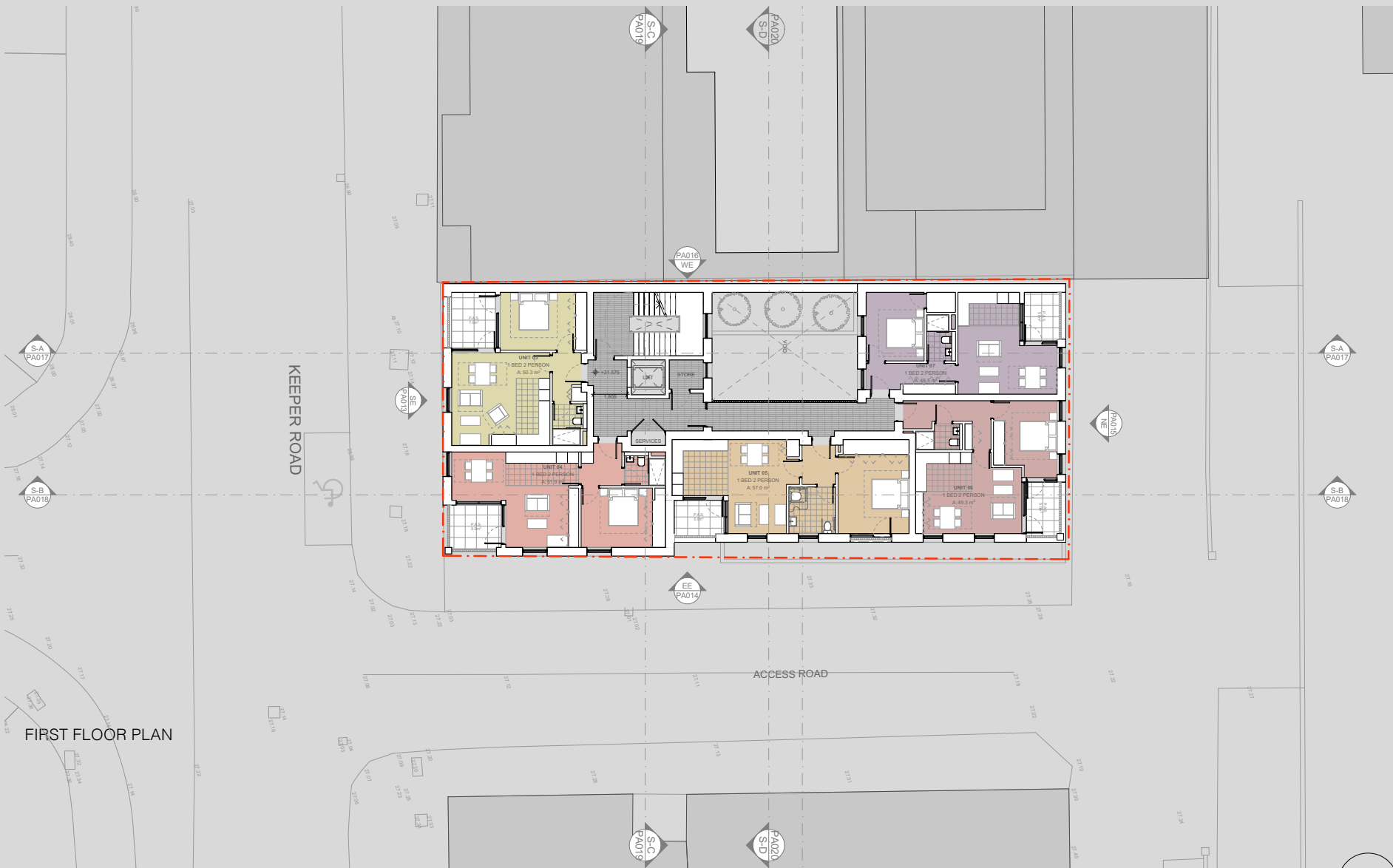
increased residential densities

increased building heights

infill & brownfield development

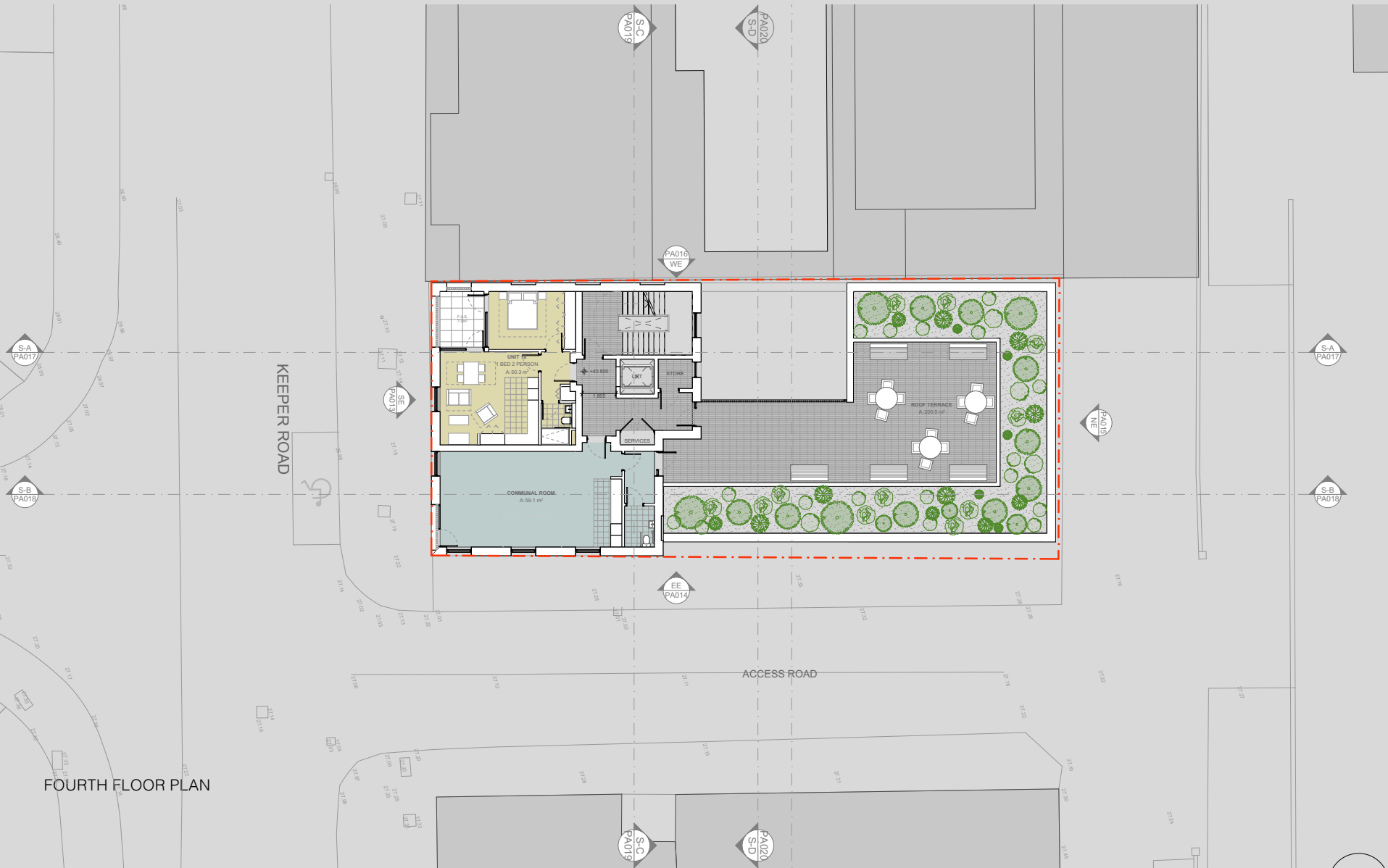
design excellence

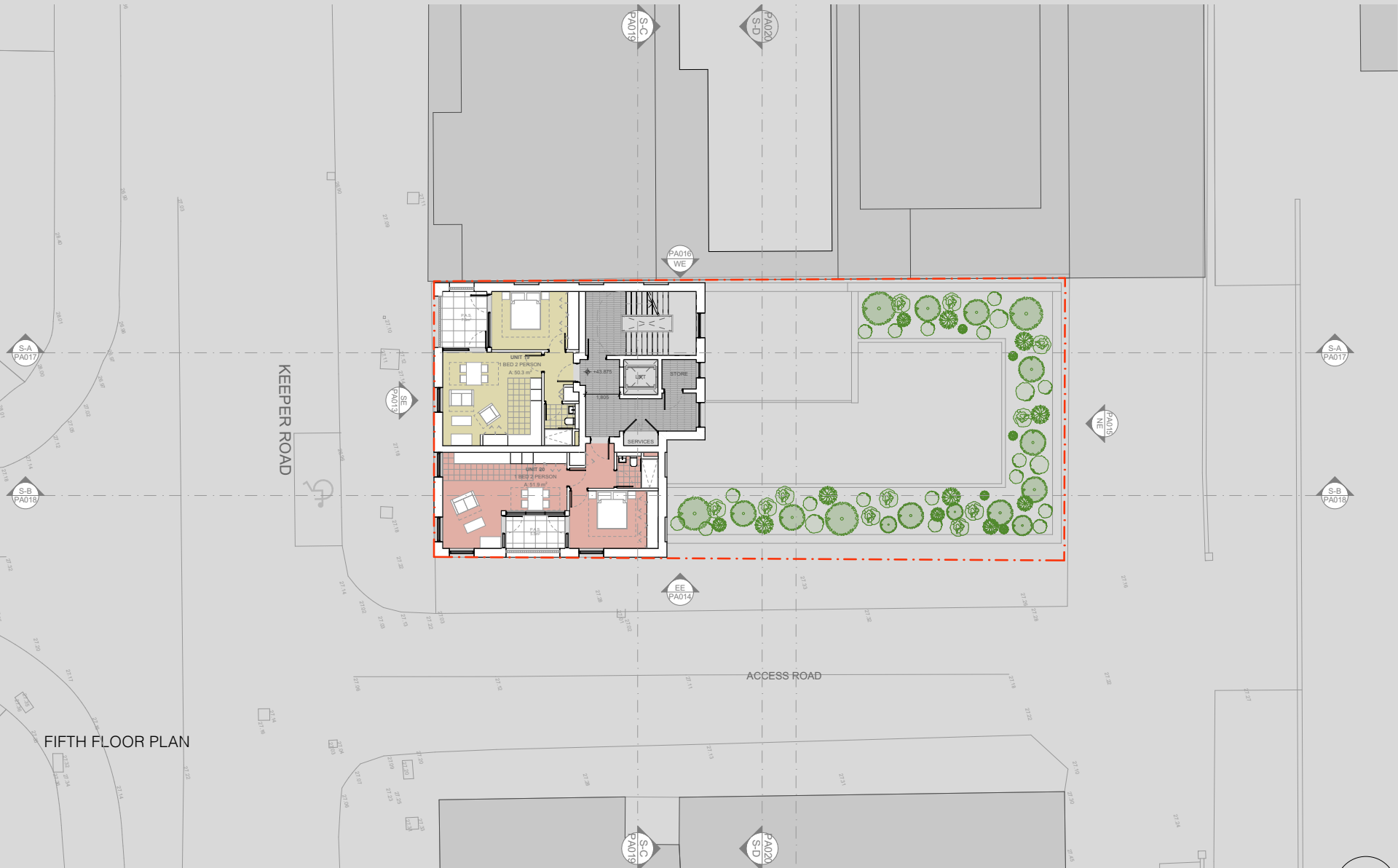




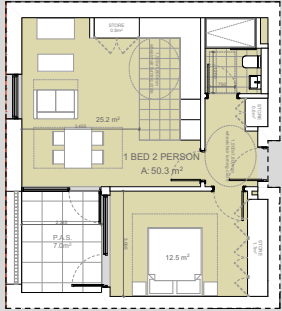
FIRST FLOOR PLAN

FOURTH FLOOR PLAN

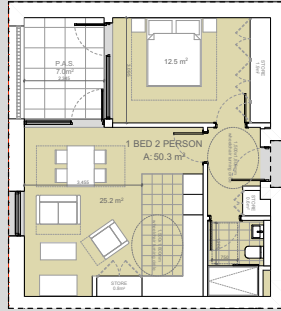




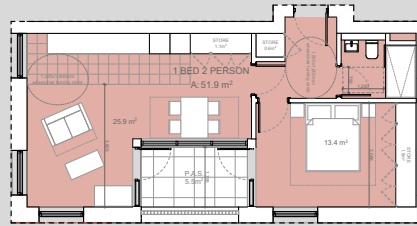
FIFTH FLOOR PLAN



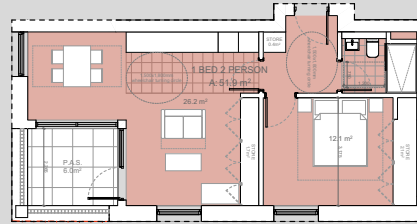
UNIT TYPE A1



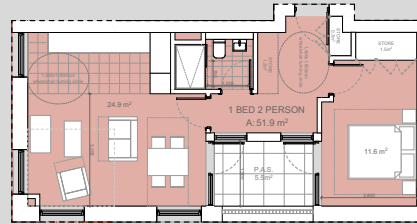
UNIT TYPE A2



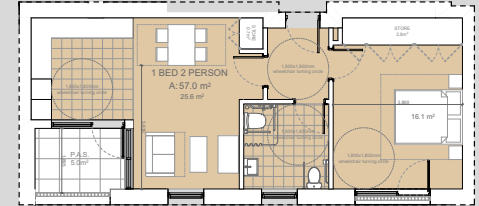
UNIT TYPE B3



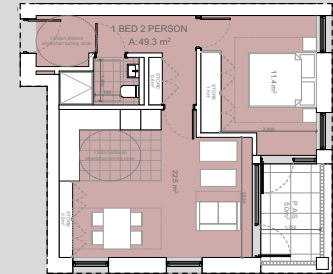
UNIT TYPE B1



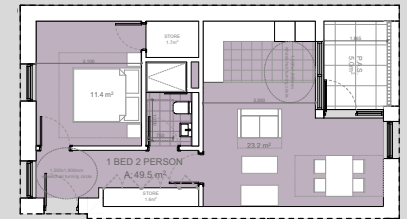
UNIT TYPE B2



UNIT TYPE C



UNIT TYPE D



UNIT TYPE E



SOUTH ELEVATION



EAST ELEVATION

Design Quality Criteria

22no. (one-bedroom) units

444 dwellings per hectare

DHPLG housing design standards

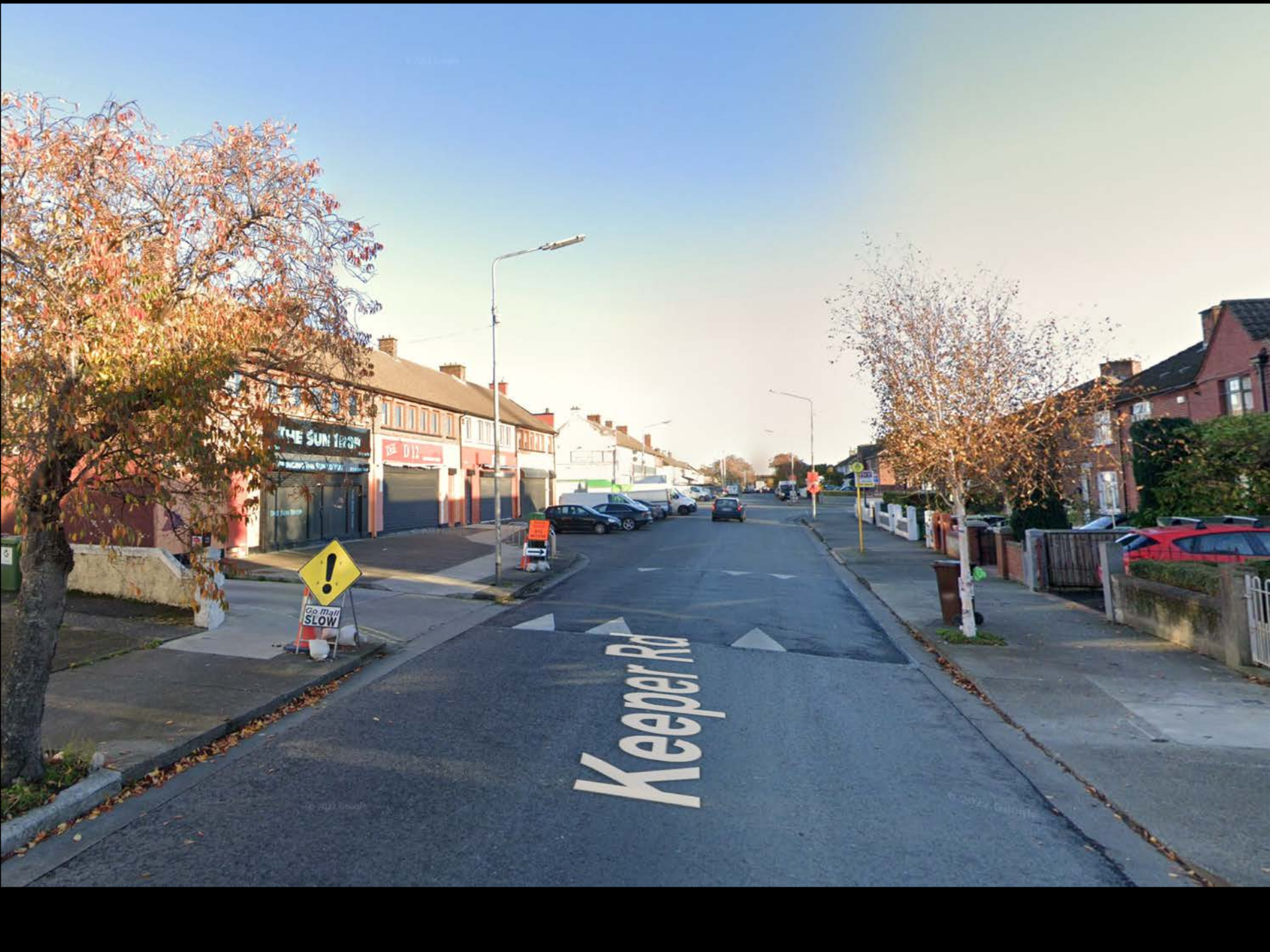
DCC Development Plan standards

relationship to local context









Keeper Rd



Go Mail SLOW

THE SUN TRON

THE D12



Go Mall
SLOW

An aerial, top-down view of a city grid. The streets are light gray, and the building footprints are dark gray. A single building in the center is highlighted in a reddish-brown color. The text is overlaid in a bright green color with a black outline.

Conclusion

Housing for All – 550,000 units needed

22no. senior citizens homes

local housing need

‘brownfield’ urban site

changing urban context

PKA / Respond commitment to excellence

An architectural rendering of a city street scene. The central focus is a four-story brick building with a flat roof and a small rooftop terrace. It is surrounded by other buildings, including a long white building to its left and a row of white buildings to its right. The street is paved, and there are some low-lying structures in the foreground. The sky is a clear, light blue.

End

thank you