

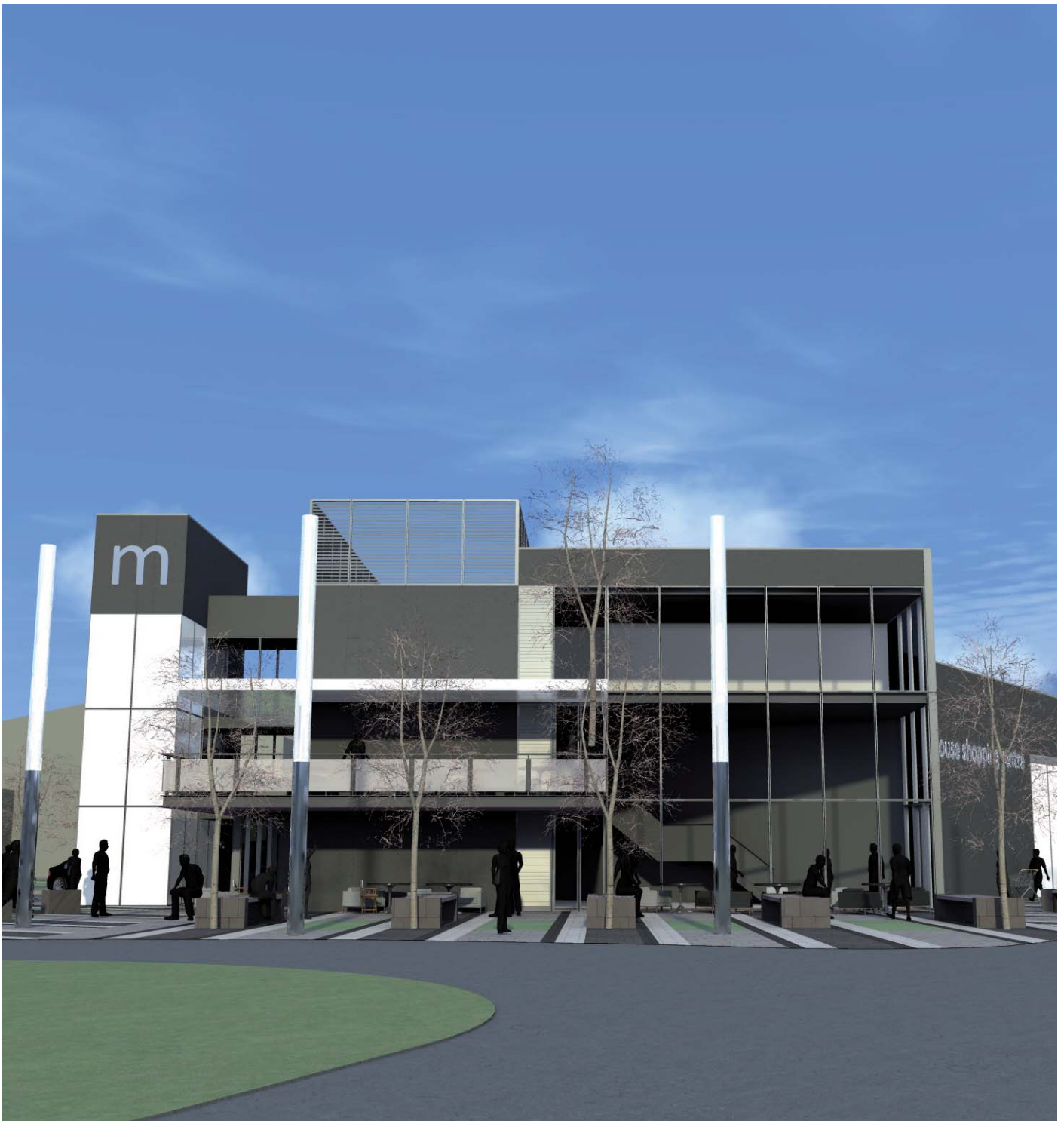
## Proposed Development at No. 1 Lower Kilmacud Road

for Panther Catering Limited

Design Report - hussey architects

# Introduction

Permission is sought for the demolition of the Millhouse Pub and the construction of a new 2 to 3 storey over basement building containing a 980msq. retail unit at ground level, a 265msq. cafe/bar at ground and first floor levels, a 494msq. creche, a landscaped external play area and a screened external plant area at second floor level and a screened external plant area at second floor roof level. The existing basement of the Millhouse Pub is proposed to be re-used as a car park accessed by 2 no. car lifts and containing 15. no. car parking spaces. 24 no. car parking spaces are to be provided at grade accessed from the laneway to the rear / south of the existing Millhouse Pub. A new landscaped public open space is proposed on the eastern part of the site bounded by Lower Kilmacud Road, Allen Park Road and the laneway to the rear / south of the existing Millhouse Pub.

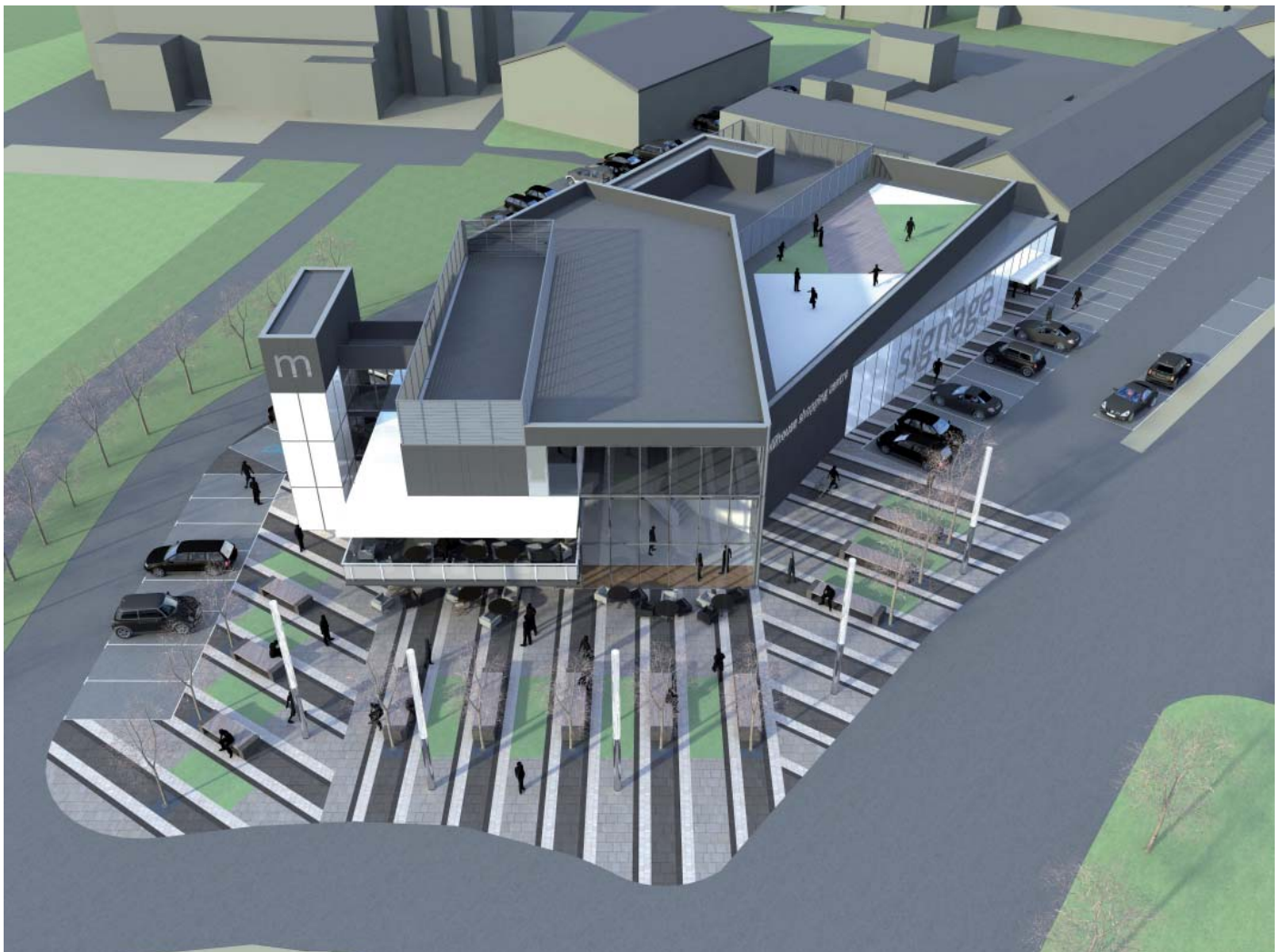


## Design Rationale

Stillorgan LAP calls for a landmark mixed-use building of 4-5 storeys and new public open space on this very prominent site in Stillorgan. It is our aspiration to provide this.

The building's mass is concentrated toward a new 852m<sup>2</sup> public open space. The geometry of the building reflects the cafe/bar and creche's orientation towards the public space and the retail unit's alignment with the existing terrace of shops. The cafe/bar opens onto this east and south facing space. It is entered via a double height space and opens onto a balcony at first floor level which also overlooks and animates the open space. The creche is accessed via a dramatic circulation tower on the south side of the building. A dedicated secure external play space / green roof of 495m<sup>2</sup> is provided directly off the creche. All plant areas are screened from view by storey height louvres.

Quality materials are proposed throughout the scheme, from the curtain walling and tegral 'natura' cladding of the building to the proposed granite paving to the new public open space.



# Junction with Existing Terrace

The building steps down in scale from the landmark element to meet the existing terrace of shops. The double height translucent entrance to the retail unit carries on the line of the terrace's eaves while the setback forming the pedestrian and cyclist's entrance to the basement marks the change in materials.

Continuity of Eaves Line taken up by translucent entrance to retail unit



Setback marks change in materials



The large translucent element has been designed to give animation to the facade and allow for a more subtle form of advertising that is normal for large retail units. Typically the operators of these units do not want large expanses of glass in order to stack merchandise on all available wall space. Large signage is also highly desirable from the retailer's point of view but less so from a planning perspective. The translucent feature at the entrance seeks to overcome these difficulties by allowing natural light to pervade the space and providing the opportunity for backlit signage while animating the streetscape.



