

McAuley Place 2

SALLINS ROAD, NAAS

ARCHITECTURAL DESIGN STATEMENT MARCH 2026

INTRODUCTION | BEAUFORT, SALLINS RD.

Architects



C&S Engineers



M&E Engineers



Planning Consultant



Landscape Architect



Fire & DAC Consultant



Conservation Architect



Ecologist



Acoustic Consultant



Arborist



3D Visualisation



Daylight & Sunlight



This Architectural Design Statement for 'McAuley Place 2' aims to outline the overall vision and strategy for a medium-scale residential development designed for older citizens, with a strong emphasis on community identity.

The purpose of this report is to illustrate the concept proposal and the design criteria that have informed the design in accordance with the National Planning Framework, the Kildare County Council Development Plan, and the Urban Design Manual: A Best Practice Guide (DoEHLG, 2009).

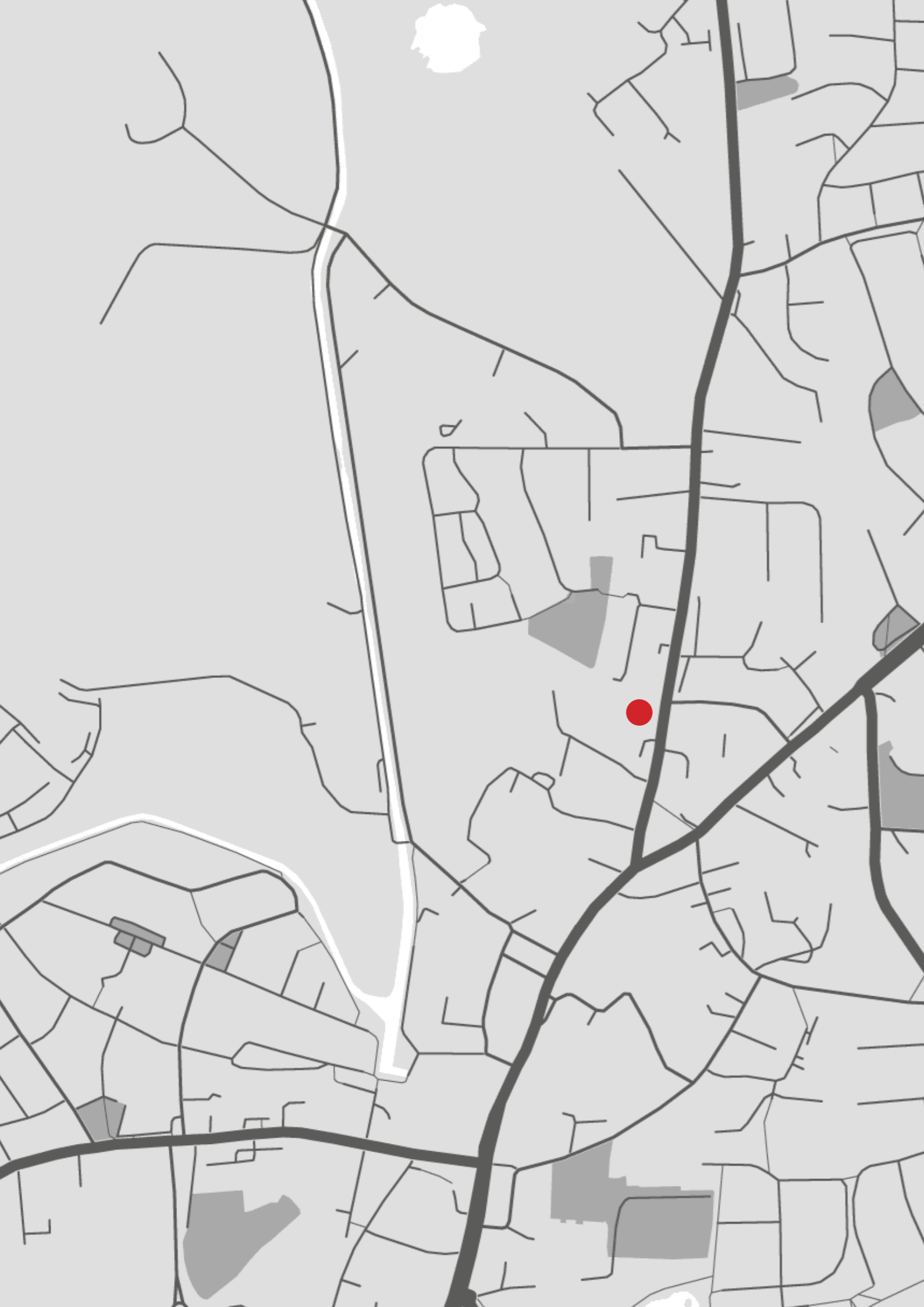
Proposed Development Description

The development comprises the construction of a residential development for older persons located at 13 & 18 Sallins Road, Beaufort Cottage and Beaufort, Sallins Road, Naas West, Naas, Co. Kildare. Beaufort (house) is proposed to be retained and repurposed to facilitate a community room for the proposed residents and the demolition of the non-original fabric alterations and additions is proposed. Demolition of the three existing terraced cottages fronting Sallins Road is proposed. The residential development will provide 44 no. 1 and 2-bedroom units across 3 interconnecting 4 storey blocks on a 0.48ha site. The development will also include a single storey rear garden pavilion, a single storey plant room, associated communal and public open spaces and 4 surface car parking spaces. Additional car parking (20 spaces) will be made available within the existing town centre car park located opposite the site. A pedestrian crossing is proposed at the front of the site, across Sallins Road. Vehicular access is proposed from Sallins Road via a right of way from Father Murphy's Terrace along the southern boundary. A bridge is proposed across the Mill Lane stream connecting the rear of the site with the Luisne Gardens public open space.

REVISION RECORD

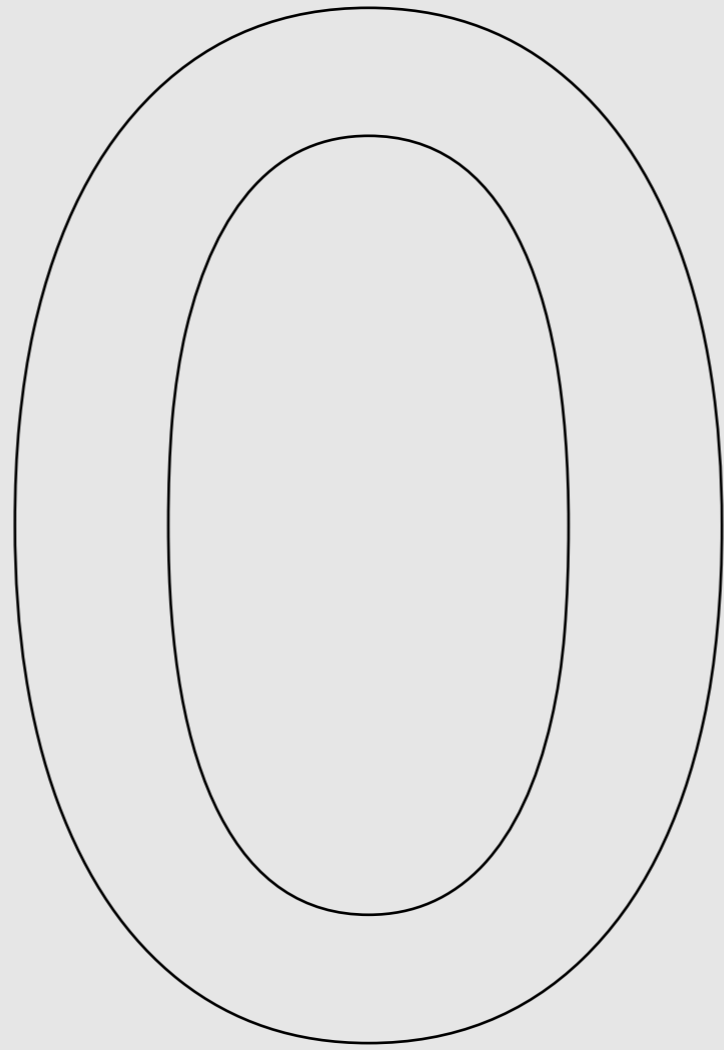
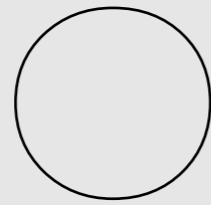
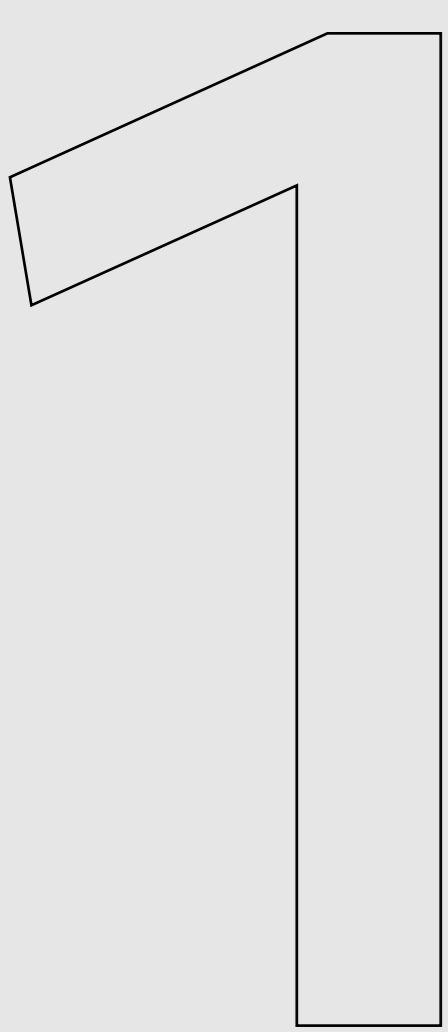
ISSUE	DATE	STATUS	PREPARED	CHECKED
1	08/09/2025	PLANNING	RF/MC/RT/NG	NG
2	10/06/2026	PLANNING	RF/MC/RT/NG	NG
3				
4				

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CONTENT | BEAUFORT, SALLINS RD.

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CONTEXT

OVERVIEW

As architecture adapts to changes in society, including shifts in demographics such as the ageing population, it faces the task of enhancing the quality of life for older individuals. With people living longer and birth rates declining, there is a growing need to address the needs of the elderly in our towns .

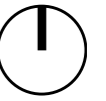
McAuley Place recognises this and aims to contribute to the well-being of its residents by fostering autonomy, dignity, and overall well-being. While there have been advancements in medical care and general accessibility to buildings, studies highlight the negative impact of loneliness and social isolation on independently living seniors.

The main aim of McAuley Place is to address these challenges by creating a thoughtfully designed neighbourhood that fosters a strong sense of community among residents, enhancing their quality of life while supporting their independence.

MCAULEY PLACE 2

The subject site, known as 'Beaufort,' is situated on the western side of Sallins Road, approximately 165m from the intersection of North Main Street and Poplar Square. The site area, including Luisne Gardens, is 0.48 Ha. 44 units are proposed, of which 75% of these will be social housing. The zoning of the property falls under the 'B: Existing / Infill Residential' as outlined in the Naas Local Area Plan 2021 - 2027.



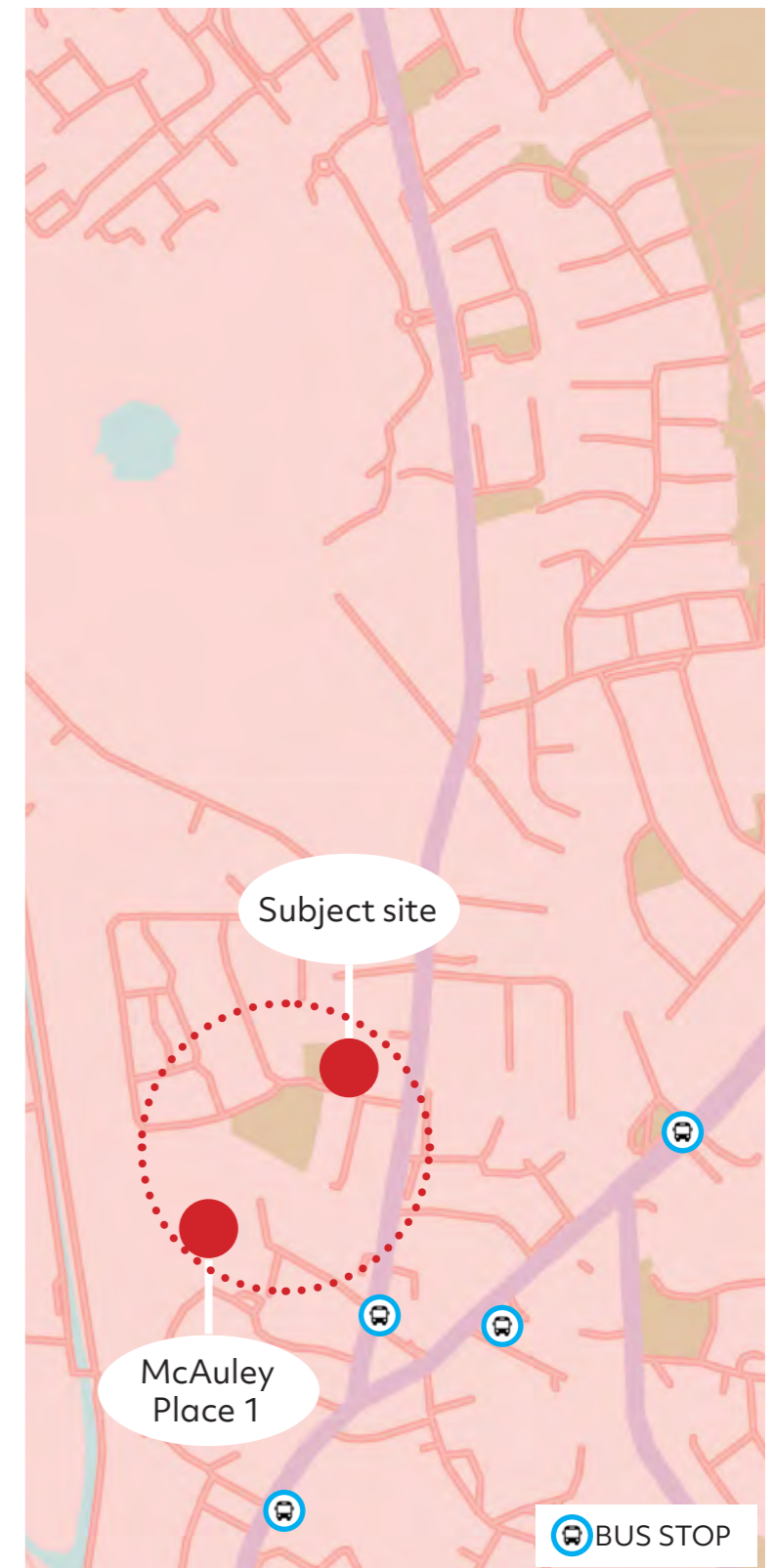
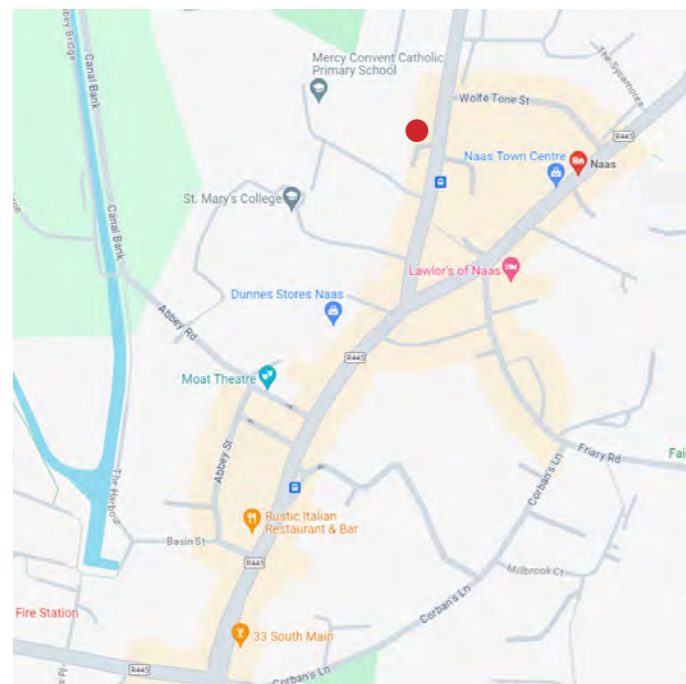


SITE LOCATION

The site is located in the centre of Naas, a well-established town with its own unique character. The main street is populated with small to medium-scale businesses. It is conveniently located in terms of public transport links and the road network. The nearest bus stop is across the road from the site, located on Sallins Road.

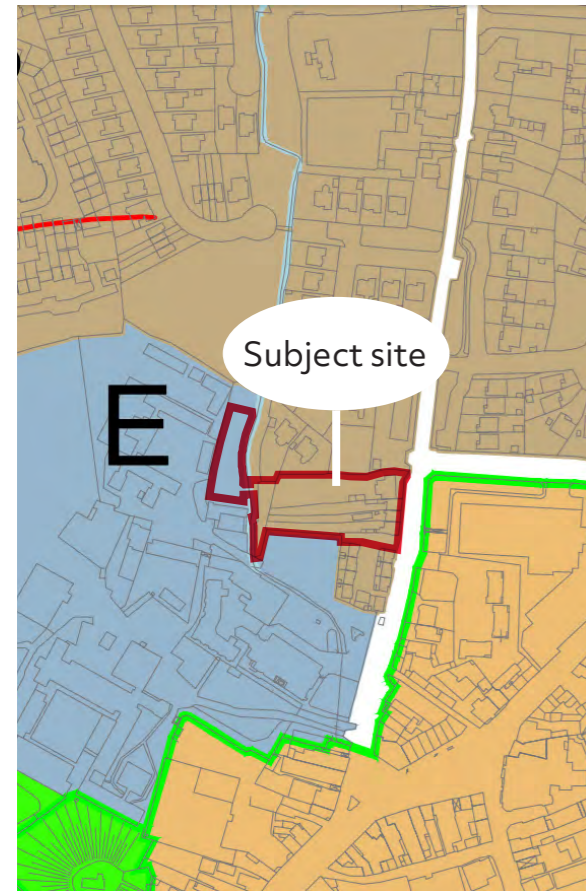
McAuley Place is a retirement community that offers independent living for senior citizens. The community is designed to provide a supportive and engaging environment for older adults who are looking to maintain an active lifestyle while also having access to various amenities and services.

● Centre of Naas



LOCAL PLANNING CONTEXT | BEAUFORT, SALLINS RD.

NAAS LAP 2021-2027



- Local Area Plan Boundary
- CSO Settlement Boundary 2016 (centered on middle line)
- A: Town Centre (M2)
- B: Existing / Infill Residential (R2.6)
- C: New Residential (R1.6)
- C: New Residential Phase 2 (R1.6)
- E: Community & Education (S1,S2,S6)
- F: Open Space & Amenity (G4, G3)
- F2: Strategic Open Space (G1: G3)
- G: Green belt (G4, G3)
- H: Industry & Warehousing (C2.2)
- I: Agricultural (P1)
- K: Commercial / Residential (Mixed Use) (M1)
- L: Leisure & Amenity (C5) (Tourism & Related)
- N: Neighbourhood Centre (M3)
- P: Data Centre (C7)
- Q: Enterprise & Employment (C3)
- R: Retail / Commercial (C1.1)
- SR: Strategic Reserve

NAAS LAP 2021-2027 ZONING MAP

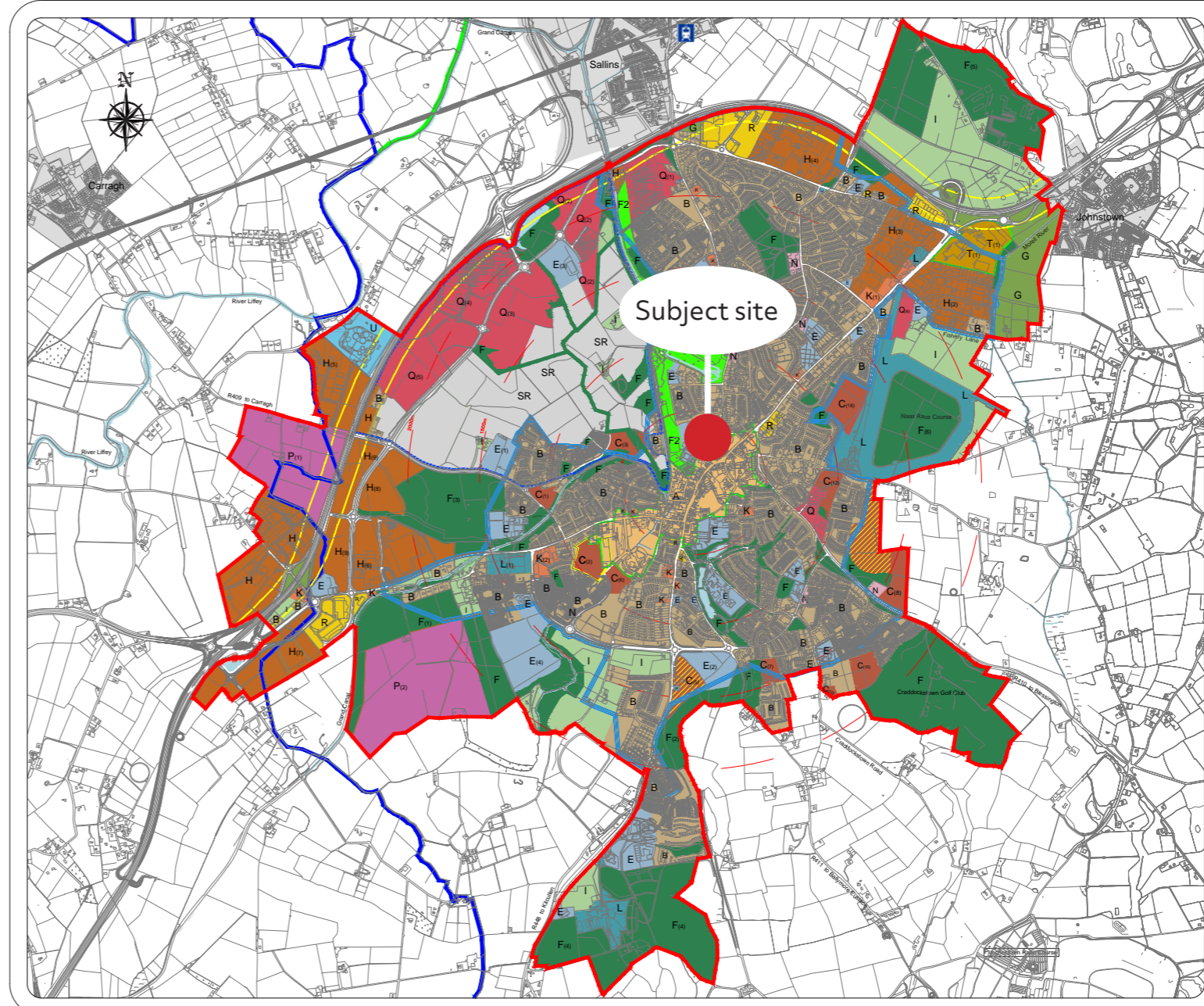
According to the Naas LAP 2021-2027 Zoning Map 11.1, the zoning of the subject site spans over 'B: Existing / Infill Residential' and 'E: Community & Education'. Our proposal consists of residential development in area B.

11.1. Land Use Zoning Objectives

Land use zonings are identified on Map 11.1 should be read in conjunction with Table 11.1 Land Use Zoning Objectives, Table 11.2 Zoning Matrix Definition of Terms and Table 11.3 Land Use Zoning Matrix.

Table 11.1 Land-Use Zoning Objectives

Ref.	Land Use	Land-Use Zoning Objectives
A	Town Centre	To protect, improve and provide for the future development of the town centre.
B	Existing Residential/Infill	To protect and enhance the amenity of established residential communities and promote sustainable intensification.



Kildare County Council
Planning & Strategic
Development Department
Naas Child Data
Devoy Park, Naas, Co. Kildare.

**Naas Local Area Plan
2021 - 2027**

Legend :

- Local Area Plan Boundary
- CSO Settlement Boundary 2016 (centered on middle line)
- A: Town Centre (M2)
- B: Existing / Infill Residential (R2.6)
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- R: Retail / Commercial (C1.1)
- SR: Strategic Reserve
- T: Mixed-Use (C6)
- U: Utilities / Services (N)
- Approximate Line of Setback of Development From M7
- 500m Intervals From The Town Centre
- River/Canal/Lakes
- Key Development Areas
- Regeneration Lands
- MD Boundary Naas/Kildare-Newbridge
- MD Boundary Naas/Clane-Maynooth

Step	Date	Description
Plan Initiated	01/12/2021	Issue the plan context into effect
Plan Adopted	21/10/2021	Plan Adopted
Material Alterations	01/07/2021	Report on Material Alterations & Refuse Resolved
Draft	09/05/2021	Draft Plan

Land Use Zoning Map

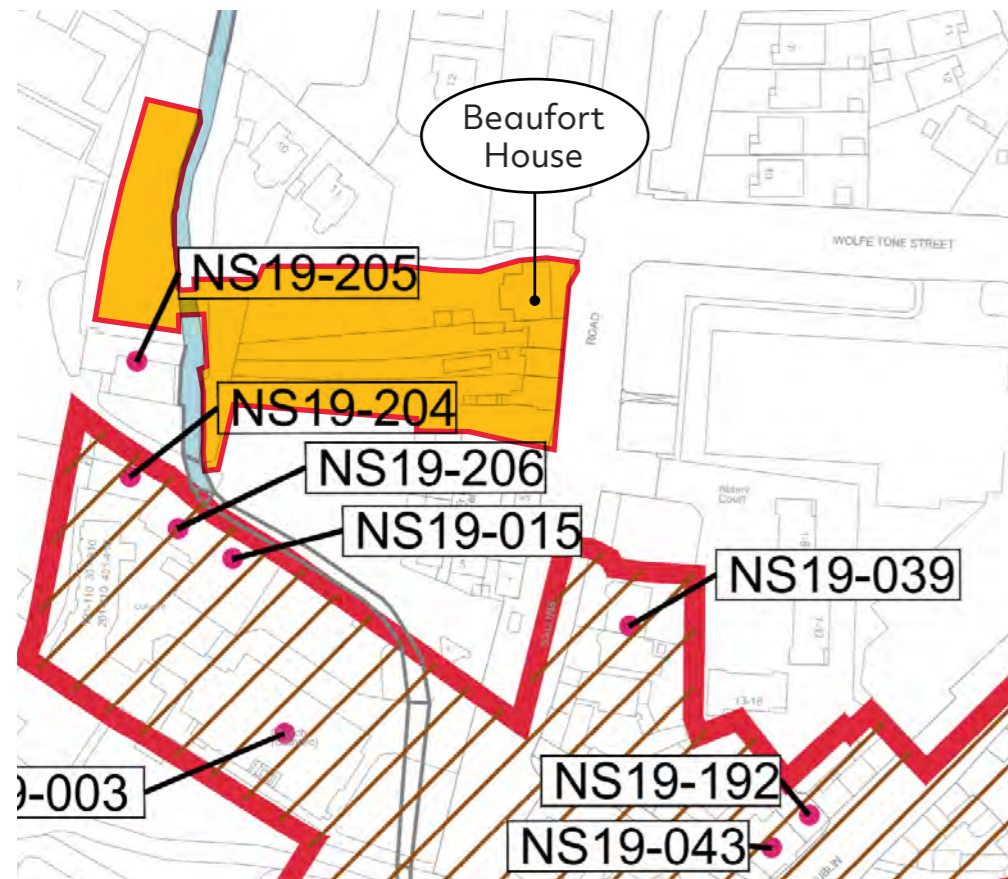
Scale: N.T.S.	Map Ref: 11.1
Date: Oct 2021	Drawing No.: 200201130
Drawn by: J. Coffey	Checked by: J. Coffey
Approved by: J. Coffey	Approved by: J. Coffey

This drawing is to be read in conjunction with the written statement

NAAS LAP 2021-2027 ZONING

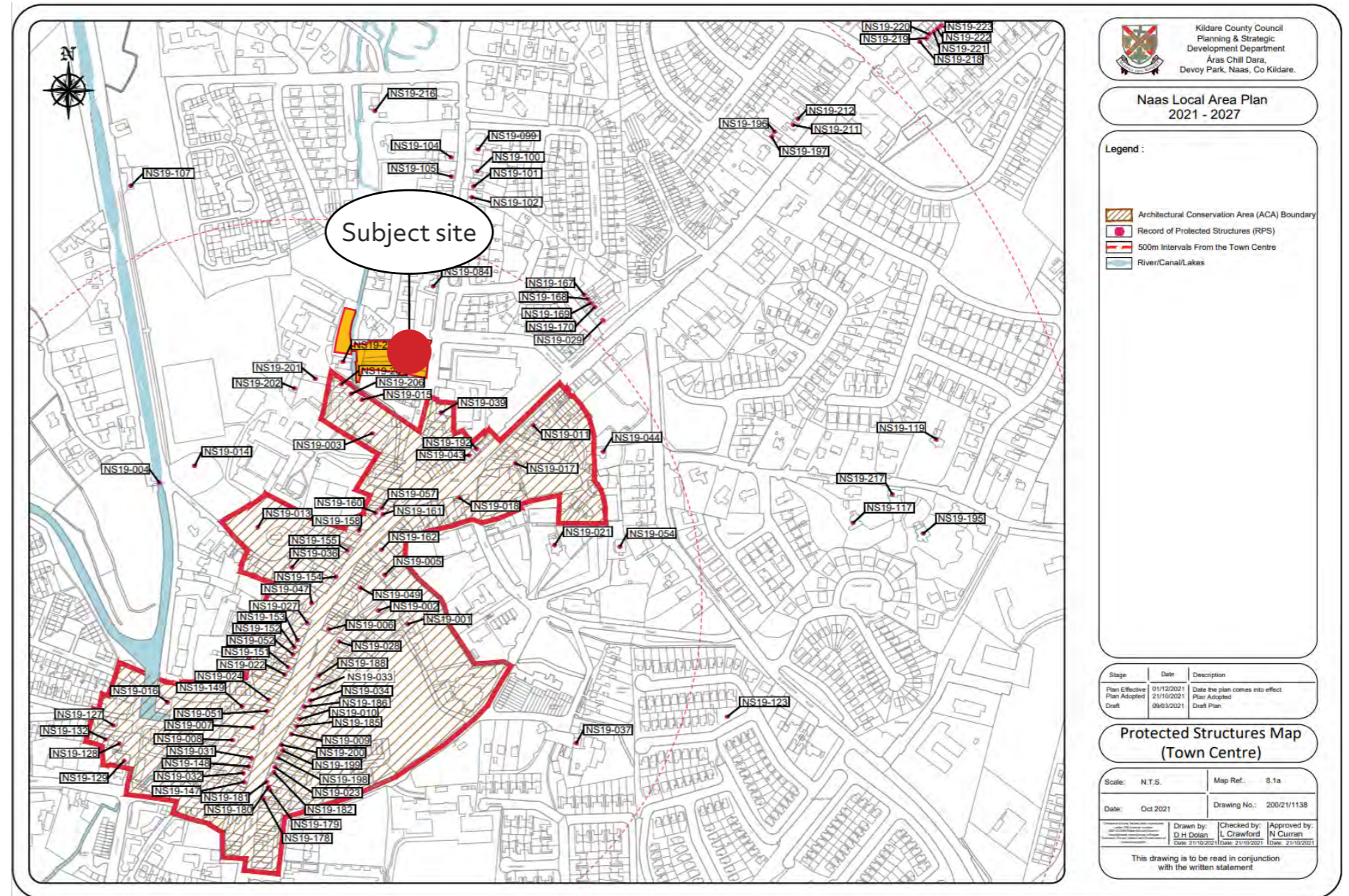
LOCAL PLANNING CONTEXT | BEAUFORT, SALLINS RD.

NASS LAP 2021-2027 CONSERVATION AREA



NAAS LAP 2021-2027 PROTECTED STRUCTURES MAP

According to the Naas LAP 2021-2027 Protected Structures Map 8.1a, the subject site is not contained within the ACA boundary and Beaufort House is not labelled as a protected structure, however it is listed on the National Inventory of Architectural Heritage (NIAH). Our design has carefully considered Beaufort House as an important structure and we have included the existing structure in our design proposal. The cottages within our site boundary are neither included in the ACA or NIAH.

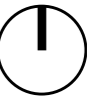


NAAS LAP 2021-2027 PROTECTED STRUCTURES



NIAH MAP. SOURCE: ARCGIS ONLINE

EXISTING CONTEXT | BEAUFORT, SALLINS RD.



TOWN CHARACTER

The character of Naas is defined by a rich architectural heritage, with buildings of various architectural styles from different periods.

HISTORICAL BUILDINGS:

Naas features several well-preserved historical buildings, including Georgian and Victorian architecture with characteristic features such as brick, sash windows, decorative mouldings, and ornate doorways.

TOWN CENTRE:

The town centre of Naas is characterised by narrow streets lined with buildings of varying heights and styles. Traditional Irish shopfronts with colourful facades that contribute to the town's character.

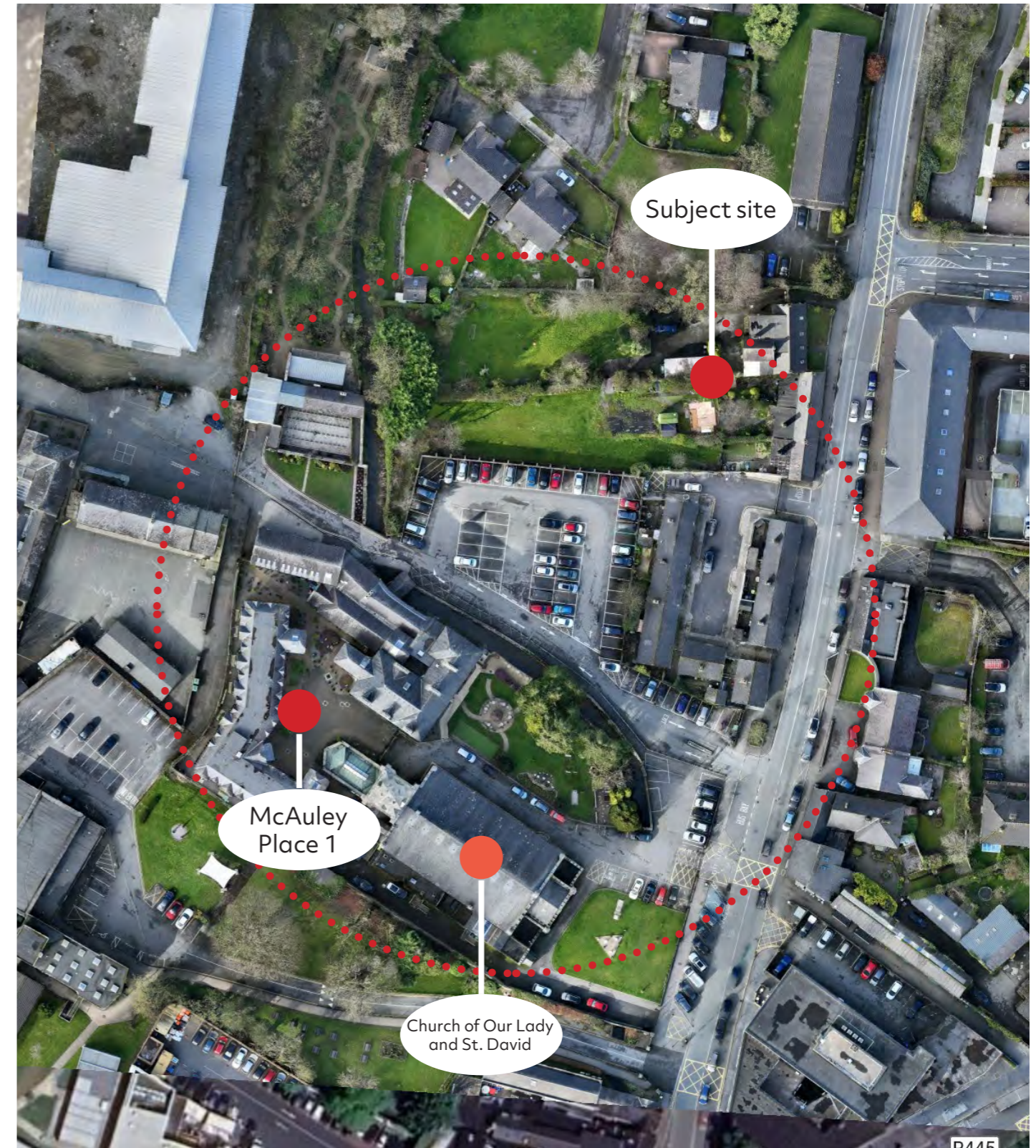
MODERN DEVELOPMENTS:

In recent years, Naas has seen modern architectural developments. In general, they respect the scale and character of the surrounding built environment.

RESIDENTIAL ARCHITECTURE:

It comprises a mix of architectural styles, including detached houses, terraces, and apartment buildings. These range from period properties to more contemporary designs.

Overall, the architectural character of Naas is a blend of old and new, creating a distinctive sense of place and identity within Kildare.



BUILDING HEIGHTS

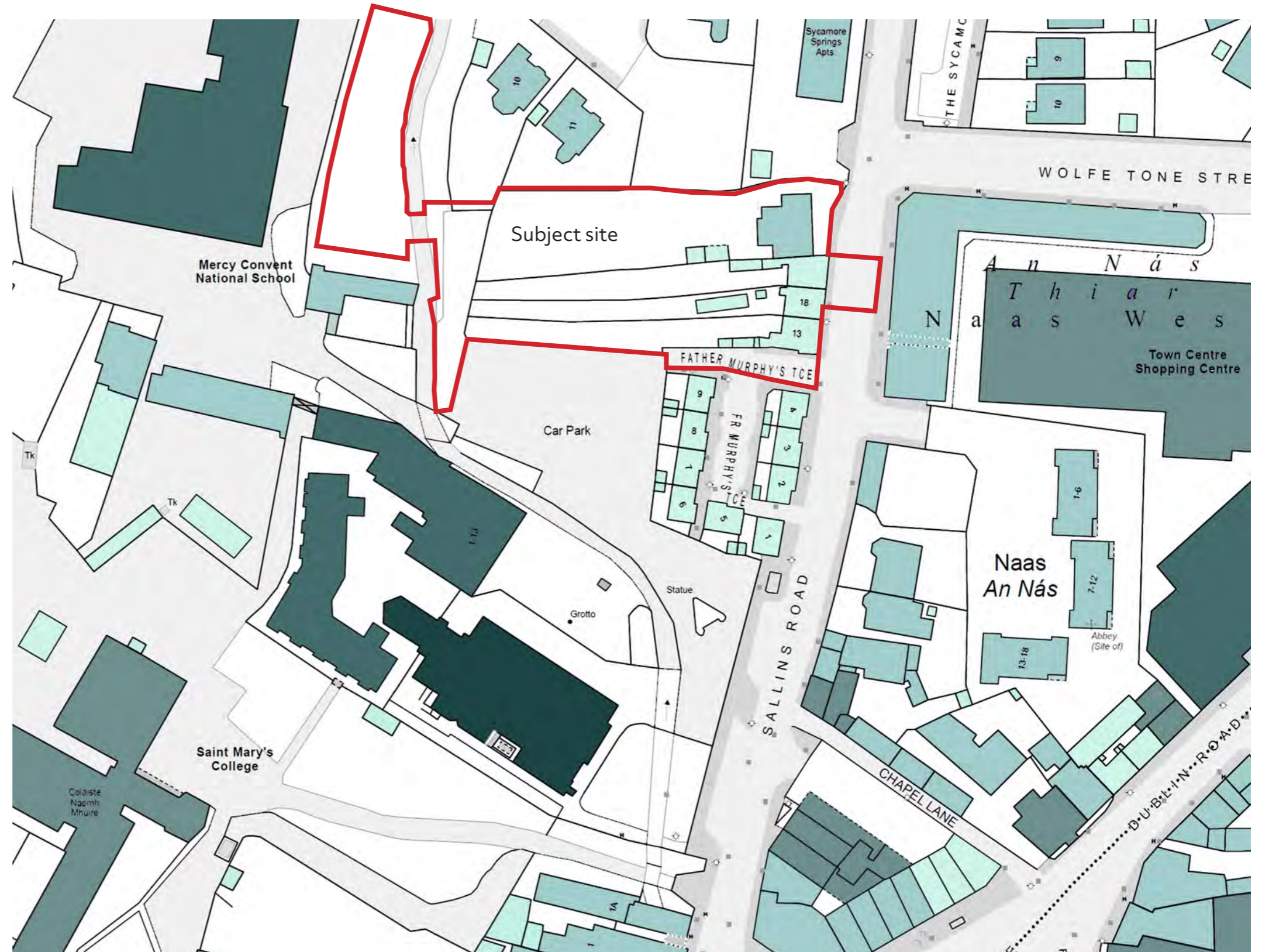
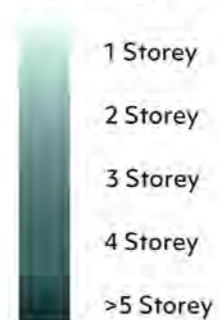
Urban Development and Building Height Guidelines for Planning Authorities

These national planning policy guidelines establish parameters for building heights in urban areas that are aligned with the National Planning Framework.

- Promote compact urban development by consolidating and strengthening the existing built-up area.
- Reinforce contemporary placemaking principles and enhance the overall quality of the urban environment.
- Support increased density, scale and height within town centres to enable an appropriate mix of residential, employment, social and recreational uses.
- Encourage the reuse and redevelopment of existing sites and buildings to meet current and future needs.
- In appropriate urban locations, increased building height can enhance site capacity and support sustainable levels of activity, particularly where access to transport, employment, services and retail is strong.

The area boasts a diverse array of building types, in terms of architectural styles, building heights, and uses. The built context ranges predominantly from single-storey structures to up to four-storey. The church is the tallest building in the area.

Building Heights:



EXISTING USE

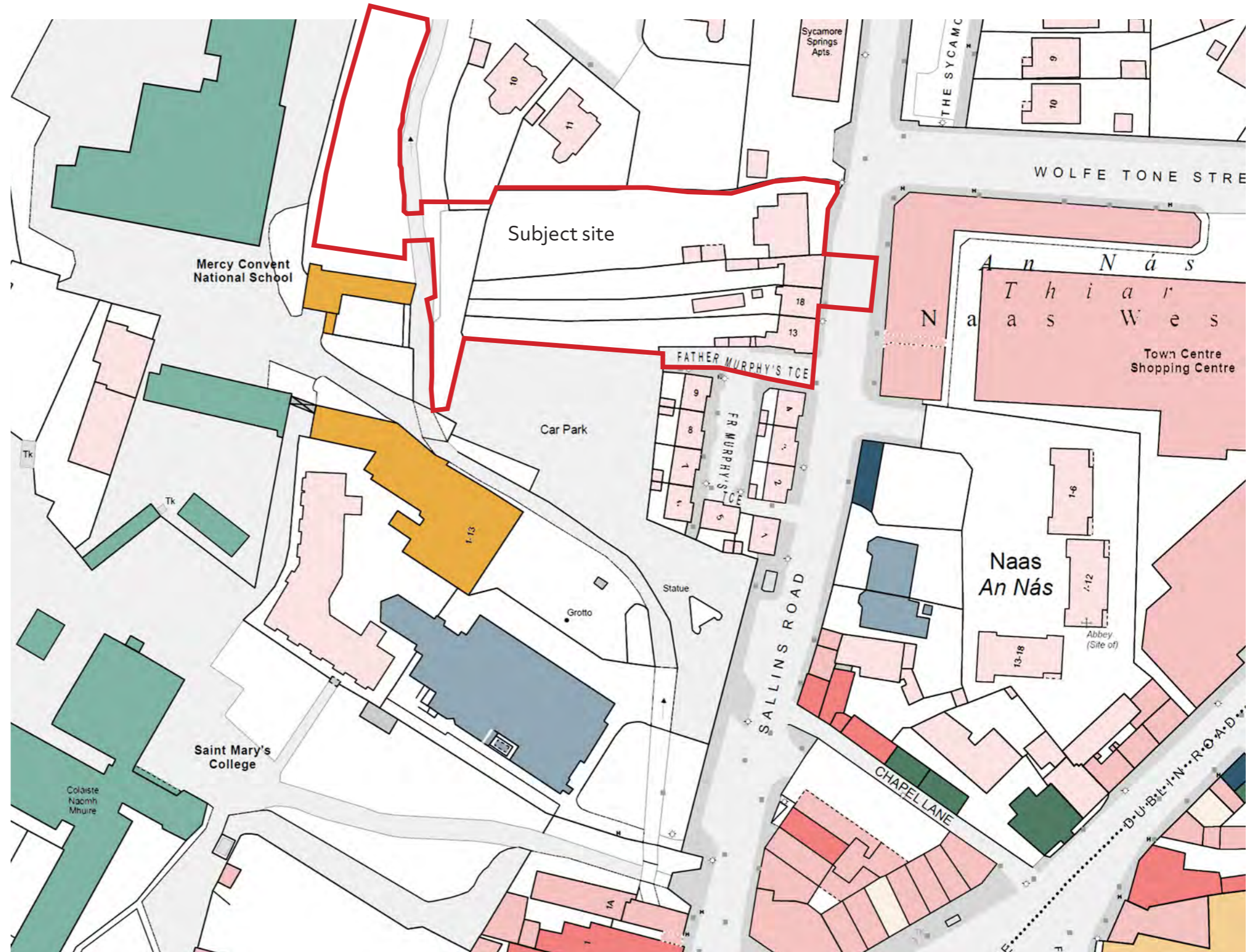
Planning policy introduces a new approach to urban planning and development, emphasising the importance of achieving a diverse mix of uses. Rather than concentrating on singular functions, such as commercial use dominating town centres or residential areas sprawling outwards in suburbs, there's a push to create a balanced blend of living, working, and leisure activities within urban centres.

As per the National Planning Framework (NPF), we must substantially increase residential development within our town centers. This not only includes raising building heights but also increasing the overall density. The aim is to create more vibrant and sustainable urban environments that cater to the diverse needs of communities and support economic growth.

The town centre of Naas, where the proposed site is situated, boasts a diverse range of uses. The proposed project aligns with the goals of the National Planning Framework (NPF) by introducing additional urban living options specifically tailored for senior citizens.

Ground Floor Building Uses:

- Healthcare
- Residential
- Commercial
- Food and Beverage
- Hotel
- Community
- Education
- Office
- Church
- Arts & Culture



SOCIAL CONTEXT | BEAUFORT, SALLINS RD.

CHANGING DEMOGRAPHICS GLOBAL CONTEXT

The world witnessing a significant demographic transformation.

- In 2015, 8.5% of the global population was aged 65 or older (c. 617 million people).
- This demographic is projected to increase to: 12% by 2030 and 16.7% by 2050.

Loneliness and social isolation among the elderly remain significant yet often overlooked issues. In the UK and across the EU:

- Over 50% of individuals over the age of 75 live alone.
- Over 10% have infrequent contact with friends and family, sometimes as rarely as once a month.

In response, governments, councils, architects, and housing agencies need to reevaluate housing alternatives and design strategies for the elderly.

- Prioritise high-quality alternatives, where people want to live in, placing human interaction as a main objective.
- Integrate into local neighbourhoods, transcending from a utilitarian function (institutions/nursing homes) to become dynamic hubs.
- McAuley Place is a prime example of this vision, offering an attractive housing solution that has become a model for the country.

IRISH CONTEXT

- Living longer, with improved health, is one of the great successes of our society. People regardless of age, size, ability or disability are positively contributing to the social, economic and cultural life of our communities.
- Finding suitable and appropriate homes that can accommodate our changing needs over time can be difficult.
- There is a growing demand for social housing, as well as a market gap for homes suited to people with disabilities and older adults who wish to live independently in attractive, functional homes that work well and look good.
- As per the Universal Design Guidelines For Homes in Ireland, Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.





Life expectancy has been increasing steadily over the years. According to the World Health Organization (WHO), the global average life expectancy has increased by about six years since 1990.

World Health Organization (WHO)



No other force is likely to shape the future of national economic health, public finances, and policy making, as the irreversible rate at which the world's population is aging.

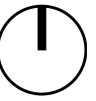
Standard and Poor, Global Ageing 2010



87% of people in Ireland would prefer to remain in their own homes as they age.

National Council on Ageing and Older People (NCAOP)

EXISTING SITE LAYOUT | BEAUFORT, SALLINS RD.



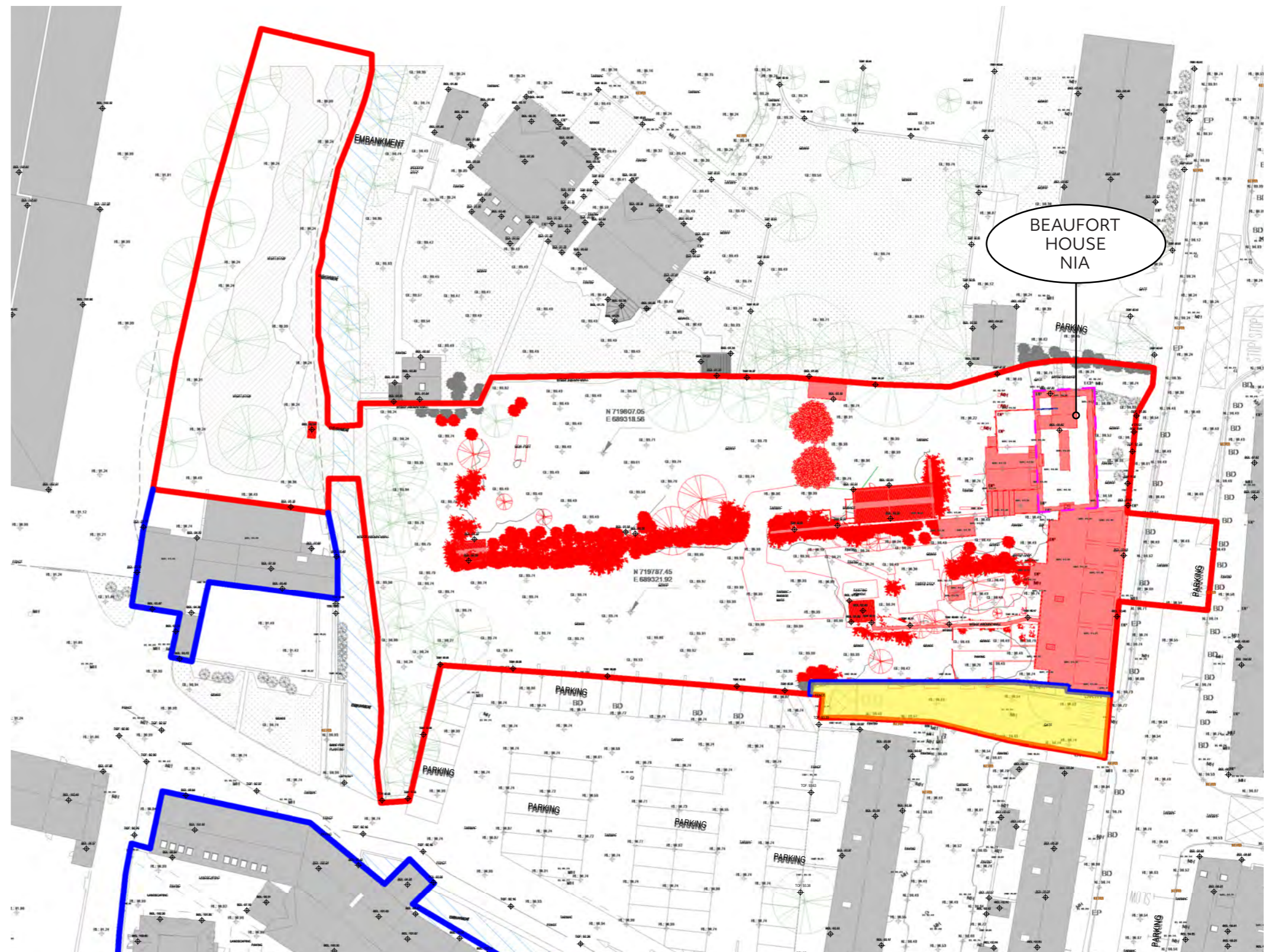
TOPOGRAPHY

A comprehensive analysis of the site and its context has informed the design, considering factors such as neighbouring properties, existing topography, the stream to the west, daylight conditions, the significance of Beaufort House and presence along Sallins Road.

The site is relatively flat, with a small embankment to the west where it adjoins the stream. It is proposed to provide as a min. a setback of 23m. from the top of the bank to the new development, allowing this area to function as a riparian corridor, maintaining biodiversity and ensuring sustainable water management practices.

The site analysis has directly influenced the positioning, height, and roofscape of the buildings, ensuring the development is seamlessly integrated within its context.

A strong urban frontage is proposed along Sallins Road to strengthen street presence. To the north, building heights are reduced to respect adjacent properties, while stepped elevations around the courtyard and garden create a more welcoming and intimate environment.



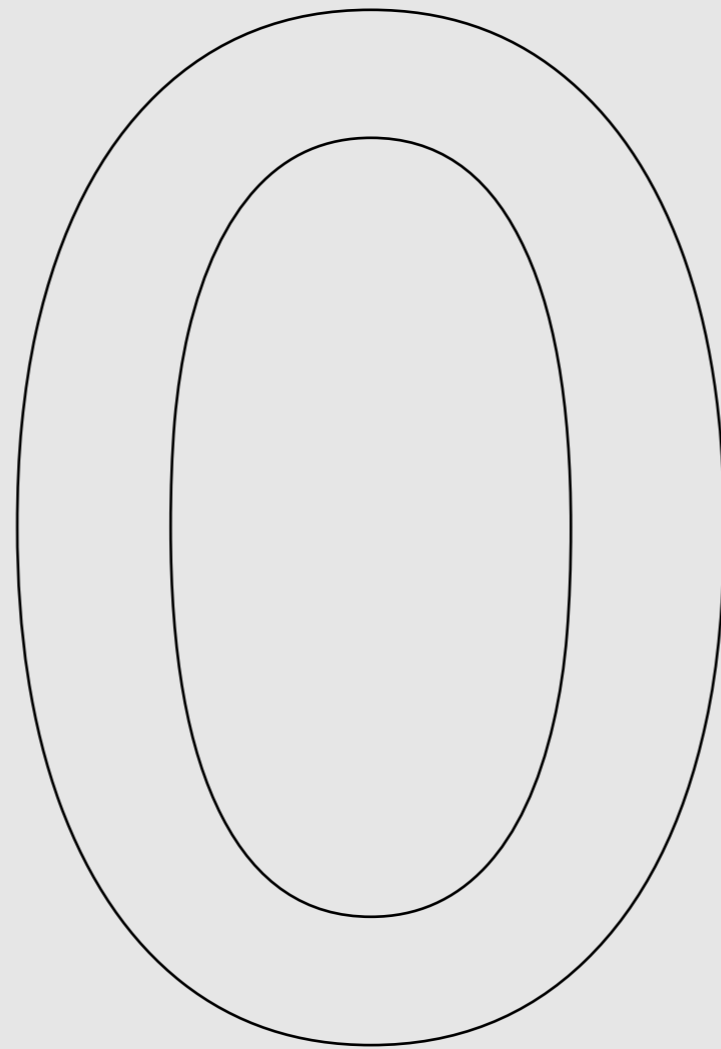
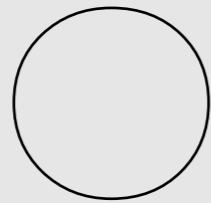
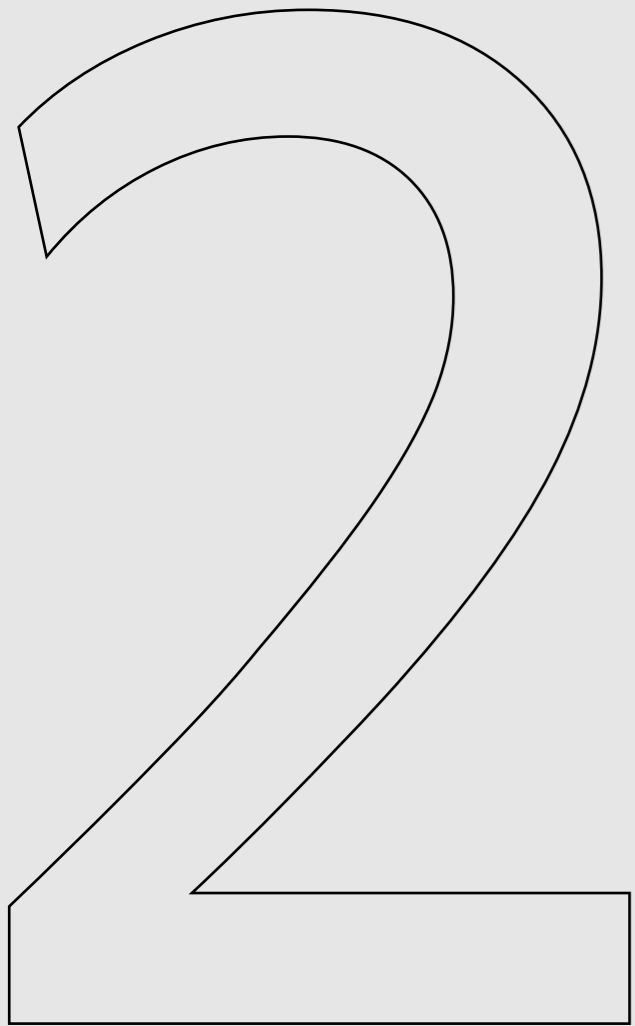
MDO SUSTAINABILITY PRINCIPLES

- 1. LOCATION AND TRANSPORT**
A sustainable development that will encourage sustainable modes of transport and supports the Climate Action Plan.
- 2. SITE OPTIMISATION**
The National Planning Framework is promoting sustainable growth by encouraging compact developments in strategic areas that will achieve higher densities and consolidate our cities.
- 3. WATER CONSERVATION**
The development will be designed with permeable paving/green roofs and other Sustainable Drainage Systems (SuDS) features to ensure effective rain water management and conservation.
- 4. ENERGY AND ATMOSPHERE**
Heating and cooling are the largest consumers of energy in a building. As a minimum, the proposed development will be fully compliant with Part L of the Building Regulations.

- 5. MATERIALS AND RESOURCES**
Efficient design, along with the strategic use of solar energy and sustainable materials, can significantly reduce a building's Whole-Life Carbon - including the operational and embodied carbon.
- 6. HEALTH & WELLBEING - ENVIRONMENTAL QUALITY**
Environmental quality is essential for creating a healthier and more comfortable indoor environment. This includes controlling air cleanliness, regulating thermal comfort, reducing noise pollution, and optimising the acoustic environment.
- 7. DESIGN INNOVATION**
Sustainable Design & Durability. By selecting sustainable materials and employing modern methods of construction, we are not only enhancing the building's resilience and longevity but also significantly reducing its environmental footprint
- 8. REGIONAL PRIORITY**
The development promotes a better use of land. Creating places that are inclusive, supportive, and attractive can have a profoundly positive impact on individual and social wellbeing.



Apply strategies to eliminate greenhouse gas emissions in a building's life-cycle, addressing both operational and embodied carbon.



PROPOSED LAYOUT

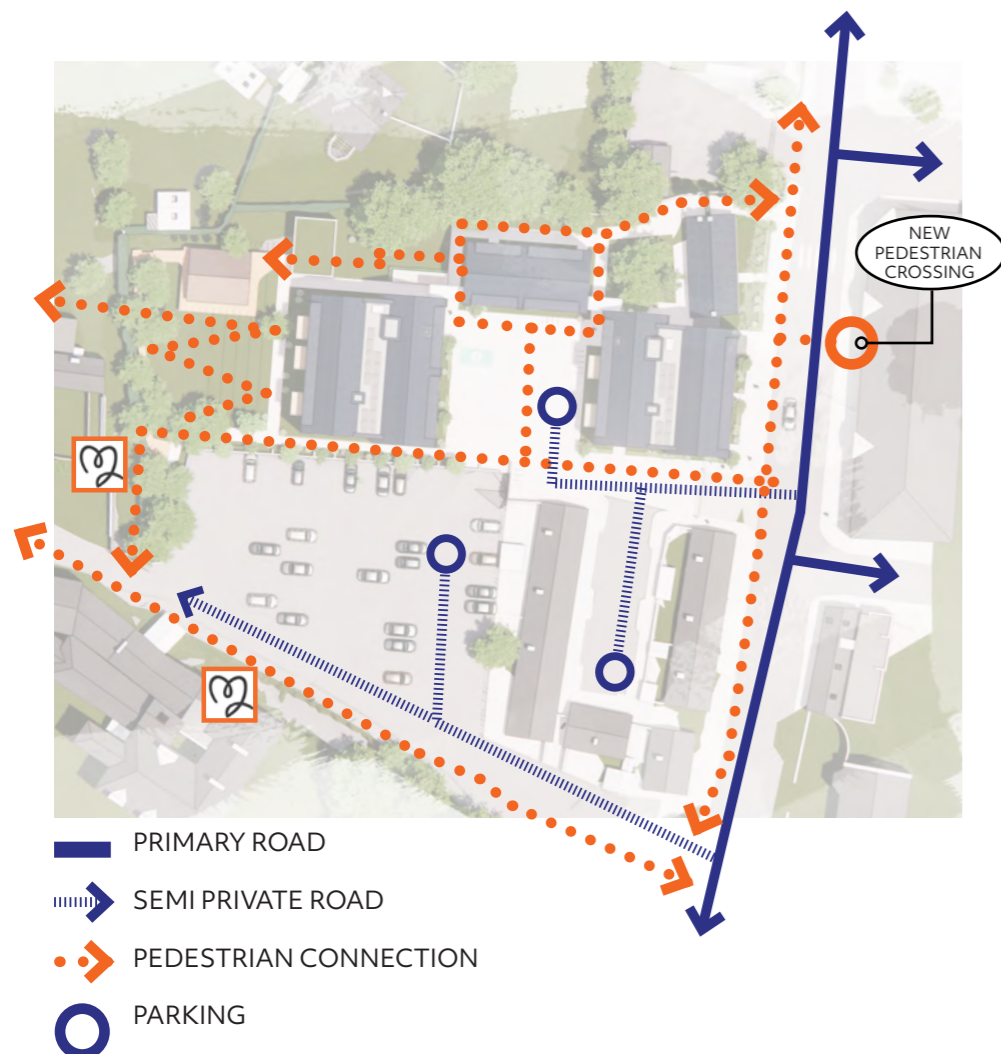
**HOW DOES THE DEVELOPMENT
RESPOND TO ITS SURROUNDINGS?**



MOVEMENT & CONNECTIVITY

A primary access point is proposed from Sallins Road, via the KCC Father Murphy's site. It is proposed to convert it to a pedestrian friendly street/shared surface that will facilitate Fire Tender Access and lead to a central drop-off zone with accessible parking. Additional car parking will be strategically located nearby, ensuring easy access for both residents and visitors. A pedestrian crossing is proposed providing safe access across Sallins Road.

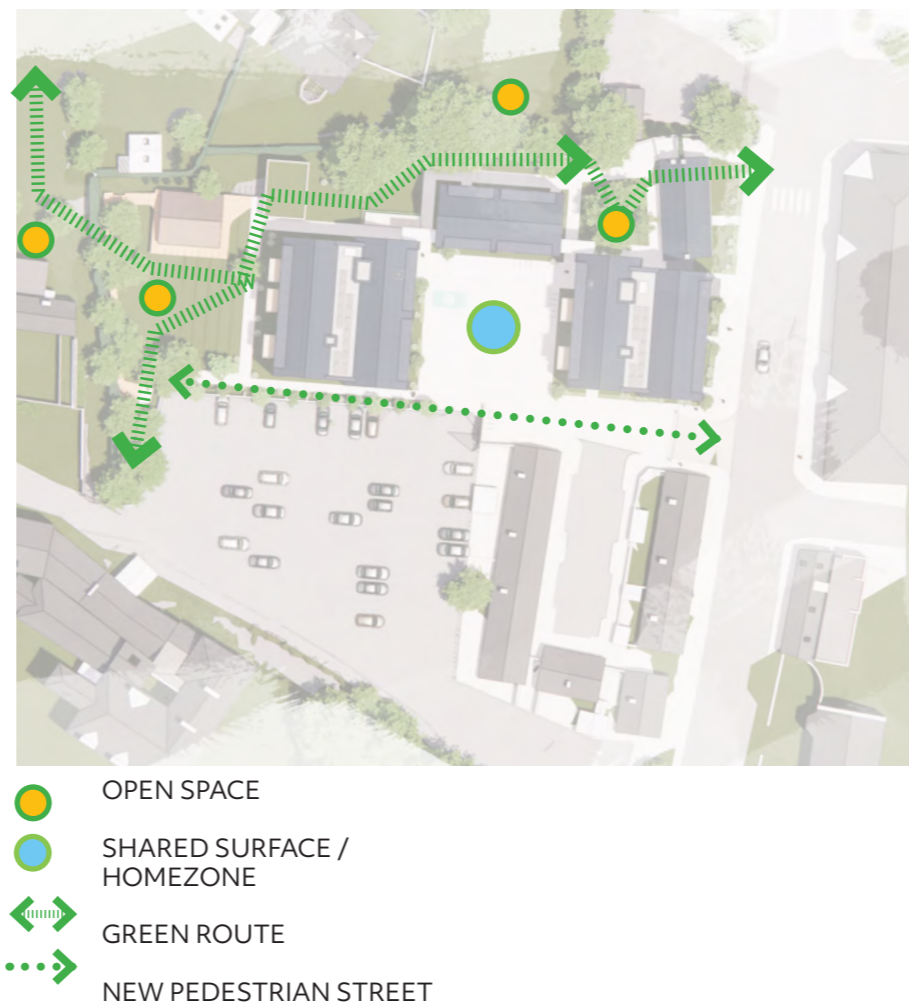
To boost connectivity, a network of pedestrian pathways will link McAuley Place 1 and 2, providing direct and diverse routes throughout the campus.



GREEN INFRASTRUCTURE

The proposal integrates the new development with the existing McAuley Place gardens through a central courtyard and rear garden, bridging across the existing stream. This design ensures equitable distribution of public amenities and provides diverse outdoor alternatives for residents.

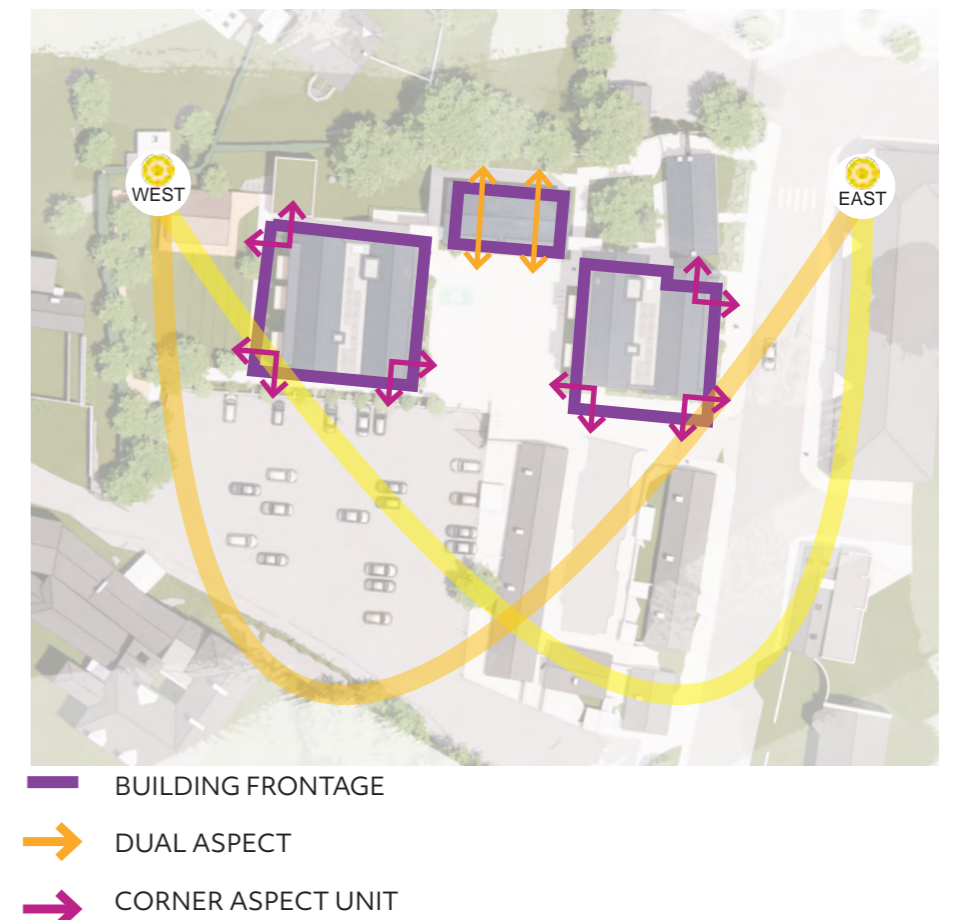
The proposal will provide over 1400 sqm of open space strategically spread across the site including Luisne Gardens, vibrant gathering spots are proposed in line with McAuley Place's model and vision.



A SUSTAINABLE DEVELOPMENT

"Great Place Principles" will be applied to ensure a sustainable approach, prioritising vibrant and environmentally conscious spaces. The blocks are strategically laid out to optimise solar orientation, maximise natural light, and reduce energy consumption. By avoiding north-facing units, residents will benefit from consistent daylight throughout the day, further reducing their reliance on artificial lighting.

Maximising views of open spaces will provide passive surveillance, fostering safety and community engagement. Integration SUDs measures will help mitigate storm-water runoff and enhance the overall development/public amenity.



INCLUSIVITY

The McAuley Place model understands that people in our country are getting older, so it ensures to meet their needs.

The campus is strategically located in the centre of Nass. The subject proposal (McAuley Place 2) presents an opportunity to foster a wider community where older adults can interact and maintain their dignity and autonomy as they age.

ACCESSIBILITY

McAuley Place 2 is about making sure everyone feels welcome and can get around easily. It shows that inclusivity isn't just a word - it's something you can see and feel in how the place can be accessed and is lived in.

AGEING & DISABILITY - DESIGN RESPONSE

Modern retirement communities are emerging as vibrant centres of interaction, allowing residents to uphold their autonomy while combating the stigma associated with ageing.

This housing typology needs to be considered as an integral part of our local neighbourhoods, evolving beyond mere functional structures into dynamic hubs that enrich the fabric of the local community.

The proposed infill development will provide much-needed housing and amenities to the local community. The design considers the needs of the ageing population and people with disabilities.

Universal design is defined in the Disability Act 2005 as "the design and composition of an environment so that it may be accessed, understood and used to the greatest practicable extent, in the most independent and natural manner possible, in the widest possible range of situations and without the need for adaptation, modification, assistive devices or specialised solutions, by persons of any age or size or having any particular physical, sensory, mental health or intellectual ability or disability."

MCAULEY PLACE 2

McAuley Place offers a range of facilities, such as a tea-room, fitness and recreational activities, and social events, to cater to the diverse needs and interests of the residents.

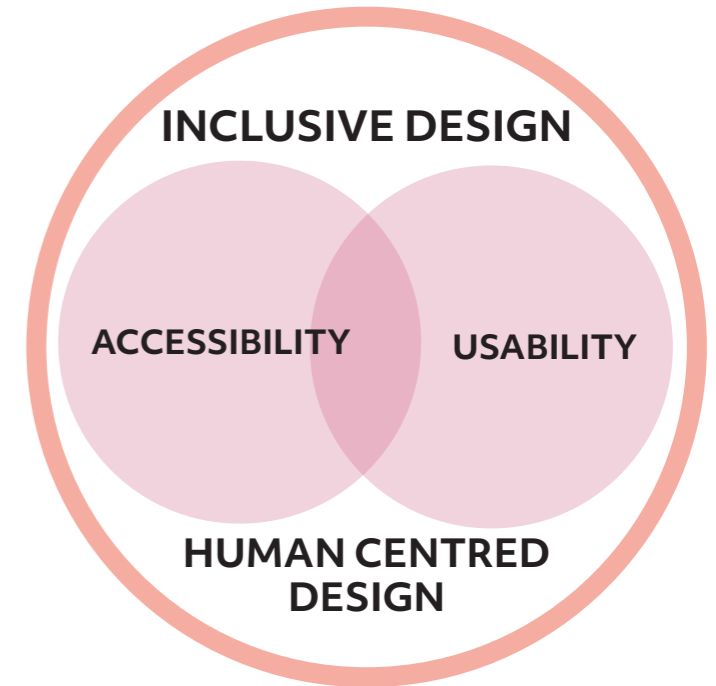
McAuley Place 2 will be a strategic development aimed at supporting the existing residential campus while also promoting sustainable practices and responsible land use. The project aims to minimise the environmental impact of urban sprawl by utilising existing infrastructure more efficiently.

Embracing a human-centred design approach, the proposal ensures inclusivity and accessibility for all, setting a new standard for this type of development. By prioritising the needs of its residents, we guarantee a residential development that will not only be highly in demand but also deeply cherished. The proposal will not only enhance the existing campus but also elevate the overall community aspect of the model, fostering a vibrant and interconnected environment where senior citizens can truly thrive.

A VIBRANT AND INVITING COMMUNITY



- Continuity
- Proximity
- Connected
- Readable
- Walkable
- Convenient
- Accessible
- Diverse
- Neighbourly
- Friendly
- Interactive
- Welcoming
- Safe
- Green
- Sittable
- Attractive



PROPOSED UNIT TYPES | BEAUFORT, SALLINS RD.

PROPOSED UNIT LAYOUT

The scheme takes into consideration a universal design approach; so that it can be accessed, understood and used by all people regardless of their age, size or ability.

- The apartments surpass the minimum requirements outlined in the Apartment Guidelines, ensuring ample space for comfortable living.
- Living areas are large enough for furniture to be arranged in different ways, and with enough clear, unobstructed space for movement and activities.
- The layout adheres to PART M and DAC standards.
- Ample Storage to cover residents' needs.
- Spacious Bathrooms and wet rooms are included for convenience and accessibility.
- Living spaces and bedrooms designed for optimal natural light.
- Generous outdoor spaces to enhance residents' well-being.

UNIVERSAL DESIGN STATEMENT

Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

The proposed development will be designed in accordance with the four key principles of the Universal Design Guidelines for Homes in Ireland:

1. Integrated into the neighbourhood.



The development aims to ensure easy and safe access from the immediate neighbourhood to each home avoiding segregated routes.

2. Easy to approach, enter, and move about in.



Careful and clever use of space, featuring wider entrances and flexible design, will benefit people with limited mobility. We aim to enable people to travel easily and without discomfort in order to make use of all relevant facilities.

3. Easy to understand, use, and manage.



Homes will feature flexible generous layouts suitable for individuals living independently with particular needs. We aim to ensure that all facilities within a building will be accessible and useable, and that all facilities will be designed and constructed to facilitate active participation.

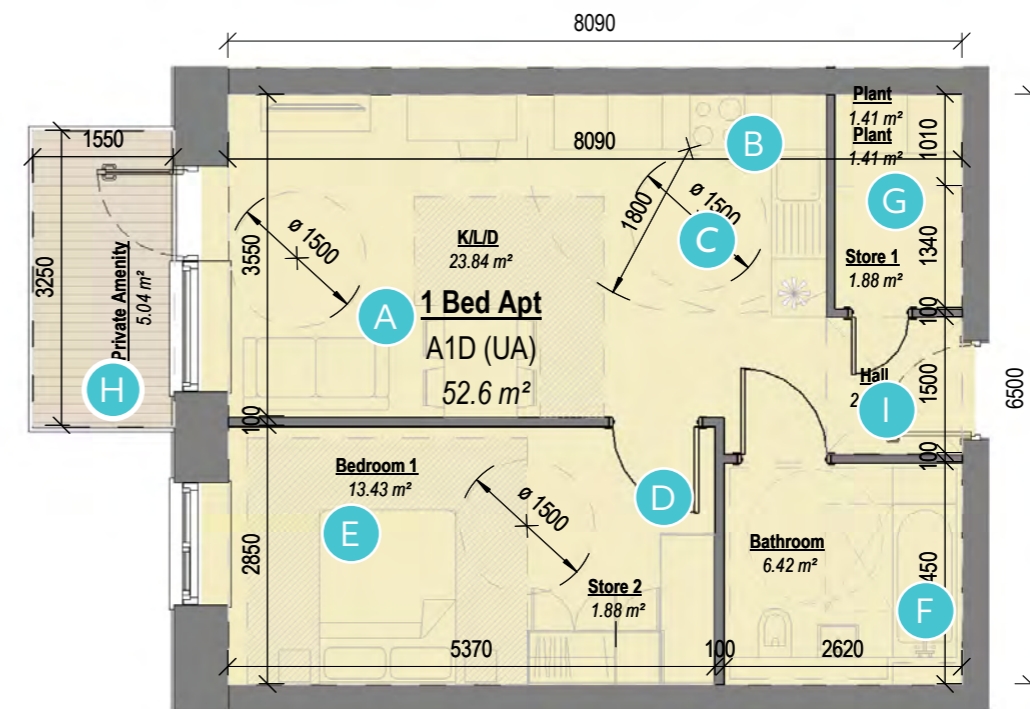
4. Flexible, safe, cost-effective, and adaptable over time.



All apartments within the development will be designed in accordance with Section 3 of TGD Part M. They will ensure ease of movement and feature simple, intuitive home environments and systems. Each unit will provide adequate access, including accessible entrances with clear, level landings, sufficient circulation space within the entrance storey, and visitable, accessible WCs.

1 Bed Type D

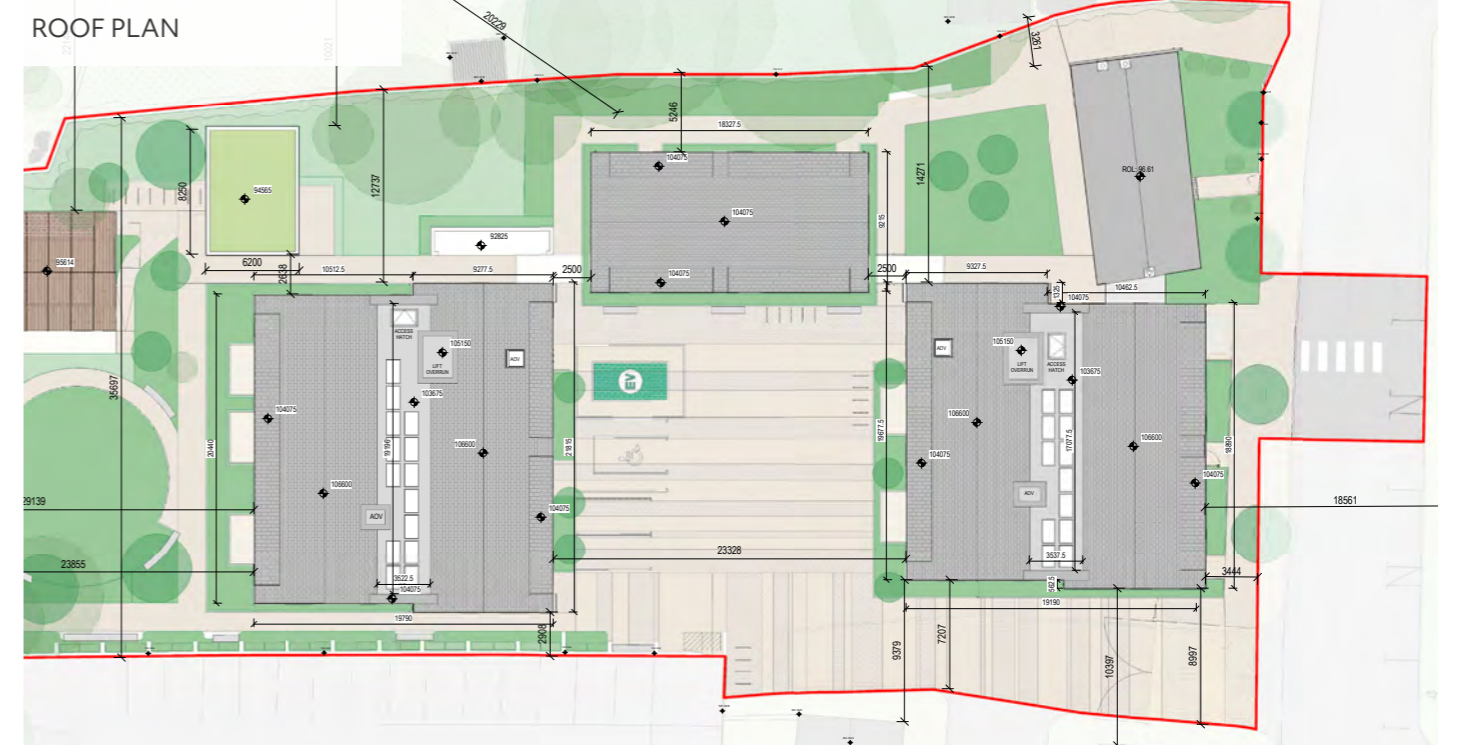
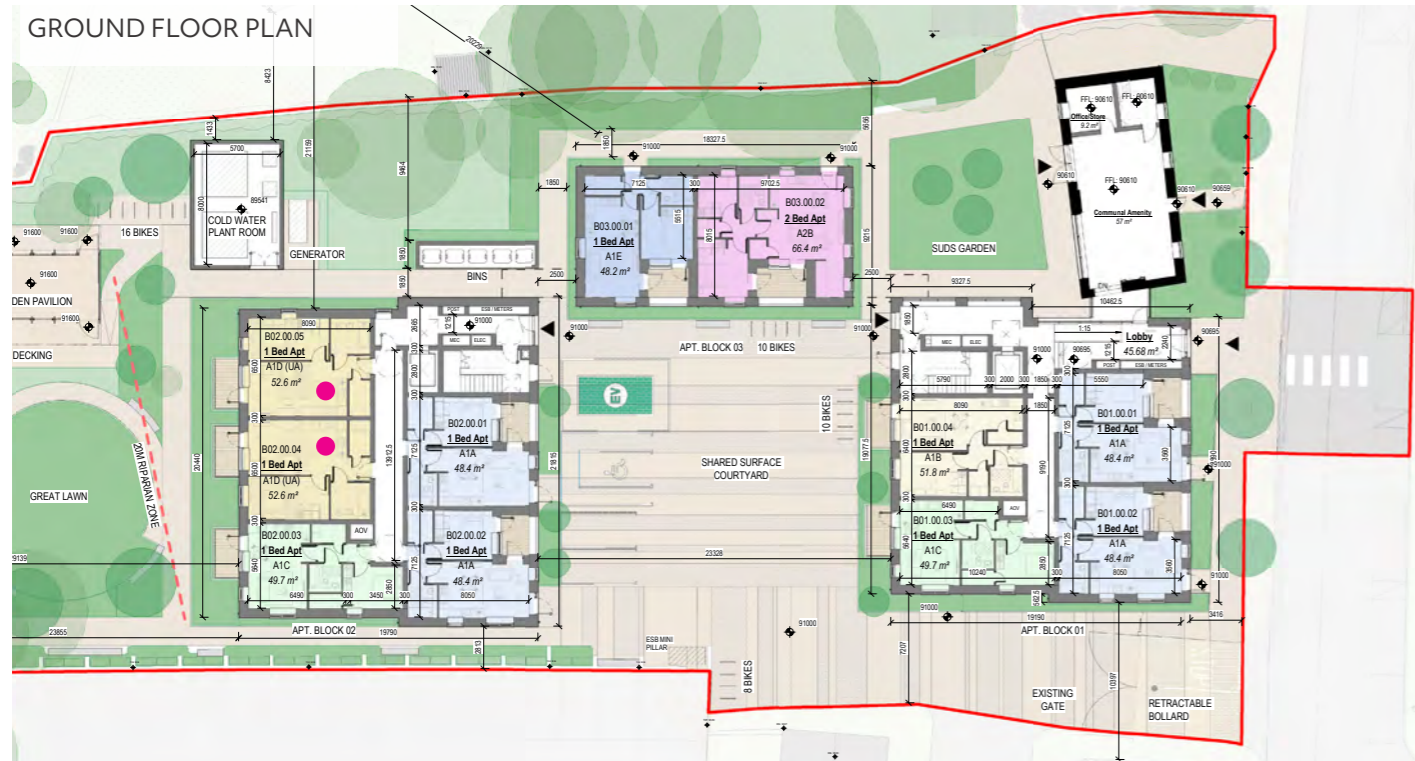
1B2P
52.60 s.qm



Design features that are in line with a universal design approach:

- A** Living Room with ample clear unobstructed space.
- B** Kitchen is not a thoroughfare and located next to dining space.
- C** Minimum 1200mm between facing work surfaces.
- D** Bedrooms located close to bathroom.
- E** Bathroom easily adaptable with ample clear space and storage.
- F** Bath with firm side access of circa 1100 × 700mm.
- G** Store and Laundry room.
- H** Balcony of circa 1800mm in depth.
- I** Entrance hall adequate for different uses with storage for coats, buggies etc.

PROPOSED FLOOR PLANS | BEAUFORT, SALLINS RD.



Universal Design Guidelines for Homes in Ireland

- UD Unit
- 11 in total (25%)
- 8 No. - 1Bed
- 3 No. - 2Bed

SUMMARY SCHEDULE | BEAUFORT, SALLINS RD.

SITE OVERVIEW		
Overall Building Areas	Area sqm	
Proposed Buildings Area (GFA)	3248.78	
Proposed Buildings Footprint*	1134.82	
Existing Buildings Area (GEA)	558.10	
Proposed Demolitions Area (GEA)	421.40	
*Including retained Beaufort House		
Site Area	Area sqm	Ha
Overall Site Area	4830	0.48
Net Development Area (Res. Total GFA)	2555	0.26
Total No. of Residential Units	44	
Residential Units per Hectare	91	
Communal Open Space (COS)	469	0.05
Public Open Space (POS)	945	0.09
Plot Ratio	0.7:1	
Site Coverage	23%	
On-Site Parking Spaces Provided		
EV Charging/ Accessible		2
Standard Parking		2
Total		4
Off-Site Car Parking		
Town centre car park		20
Bike Parking Spaces Provided		
External Spaces (Residents & Visitors)		44
Total		44
Shared Amenity		
Beaufort House		57
Garden Pavilion		35.74
Total		92.74

Communal Open Space (COS)			
Type	Total No. Of Units	Required*	Provided
1 Bed Apt	37	5	
2 Bed Apt (3P)	7	6	
Total required Area		227	469

*DSNA= Sustainable Urban Housing: Design Standards for New Apartments:
Guidelines for Planning Authorities





Dual Aspect Units			
Type	Total No. Of Units	Dual Aspect	%
1 Bed Apt	37	24	65%
2 Bed Apt	7	7	100%
Total	44	31	70%

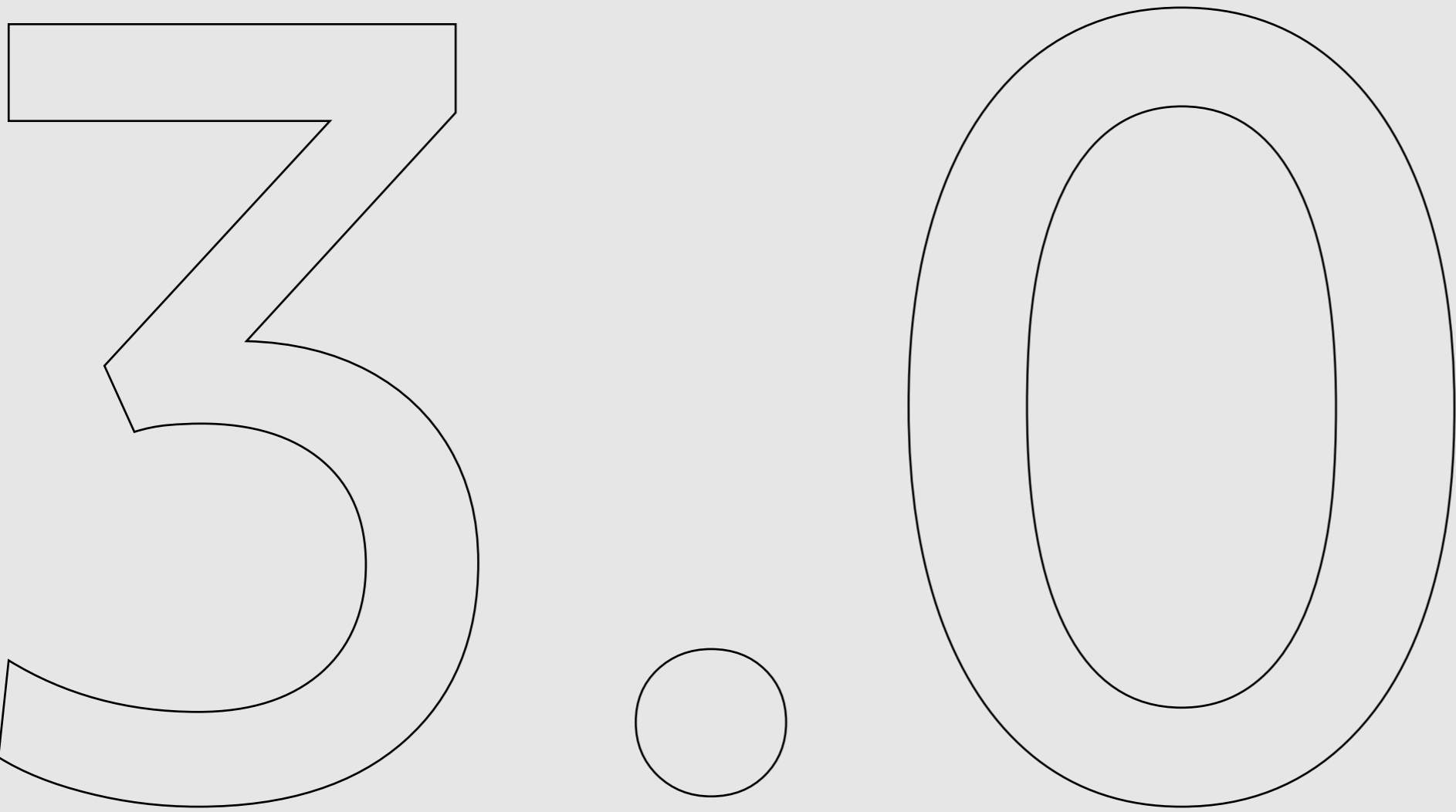
UA Units			
Type	Total No. Of Units	UA Units	%
1 Bed Apt	37	8	22%
2 Bed Apt	7	3	43%
Total	44	11	25%

Unit Mix		
Type	Total No. Of Units	%
1 Bed Apt	37	84%
2 Bed Apt	7	16%
Total	44	100%

RESIDENTIAL UNIT MIX							
Apt Type	GF	1F	2F	3F	Total No. Units	Mix	Total Area (NET) sq.m
Apartment Block 01							
1 BED	4	3	3	3	13	81%	
2 BED		1	1	1	3	19%	
	4	4	4	4			
				Total	16		861.6
Apartment Block 02							
1 BED	5	5	5	5	20	100%	
	5	5	5	5			
				Total	20		1006.8
Apartment Block 03							
1 BED	1	1	1	1	4	50%	
2 BED	1	1	1	1	4	50%	
	2	2	2	2			
				Total	8		458.4
RESIDENTIAL TOTALS					Total	44	2326.8

SUMMARY SCHEDULE | BEAUFORT, SALLINS RD.

BUILDING AREAS							
	Level	Total Area (GEA) sq.m	Total Area (GIA) sq.m	Total Area (NET) sq.m	Shared Amenity sq.m	Building Footprint	
	Apartment Block 01						
	GF	387.10	323.63	198.30	66.55		
	1F	380.54	312.83	221.10			
	2F	380.54	312.83	221.10			
	3F	380.54	312.83	221.10			
Total	1528.72	1262.12	861.60		387.10		
	Apartment Block 02						
	GF	417.26	349.44	251.7			
	1F	417.26	349.44	251.7			
	2F	417.26	349.44	251.7			
	3F	417.26	349.44	251.7			
Total	1669.04	1397.76	1006.8		417.26		
	Apartment Block 03						
	GF	168.89	116.24	114.6			
	1F	168.89	116.24	114.6			
	2F	168.89	116.24	114.6			
	3F	168.89	116.24	114.6			
Total	675.56	464.96	458.4		168.89		
RESIDENTIAL TOTALS		3873.32	3124.84	2326.80		973.25	
	Beaufort House						
	Ancillary/Community Space	GF	101.90	76.80		57	101.90
	Other						
	Bin Store	GF	15.07	11.40			15.07
	Plant Room	GF	52.70	45.54			52.70
Garden Pavilion	GF	44.60	35.74		35.74	44.60	
OVERALL TOTALS		4034.89	3248.78	2326.80	159.29	1134.82	



DEVELOPMENT INTERFACE

**HOW DOES THE DEVELOPMENT
CREATE A SENSE OF PLACE?**

MASSING CONCEPT | BEAUFORT, SALLINS RD.

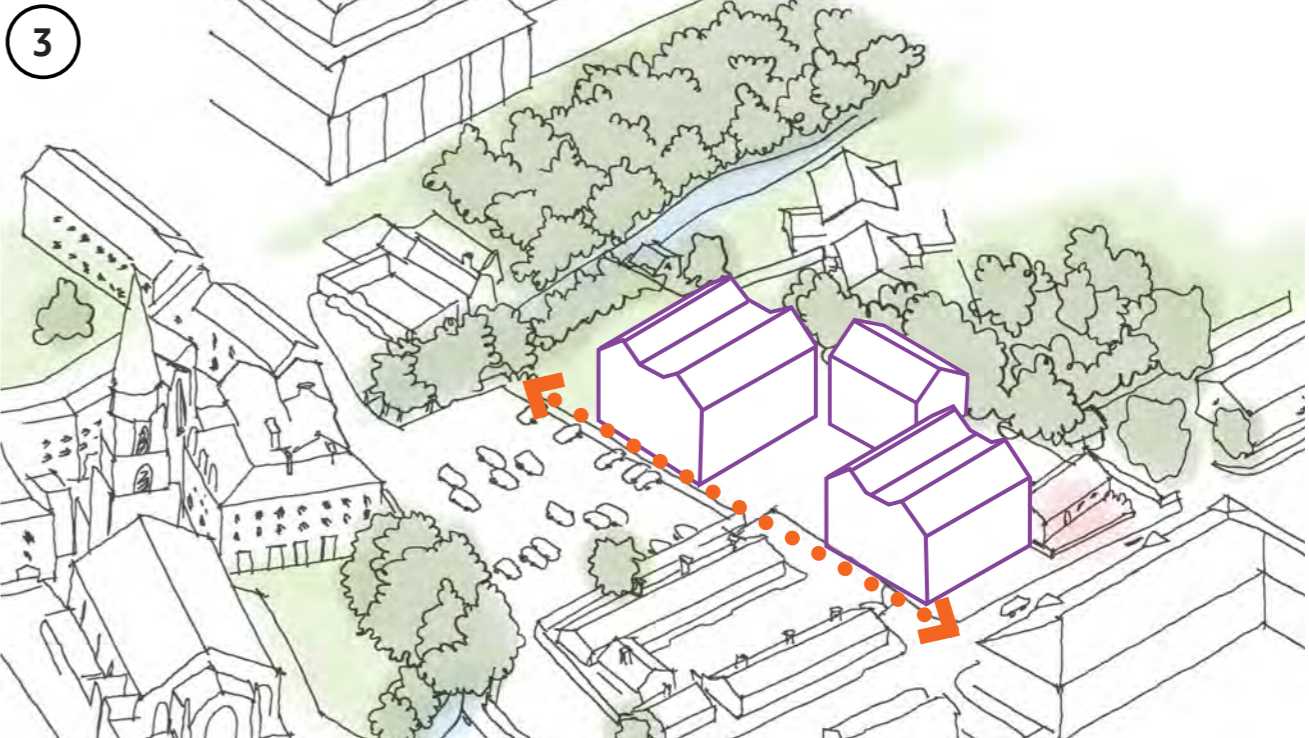
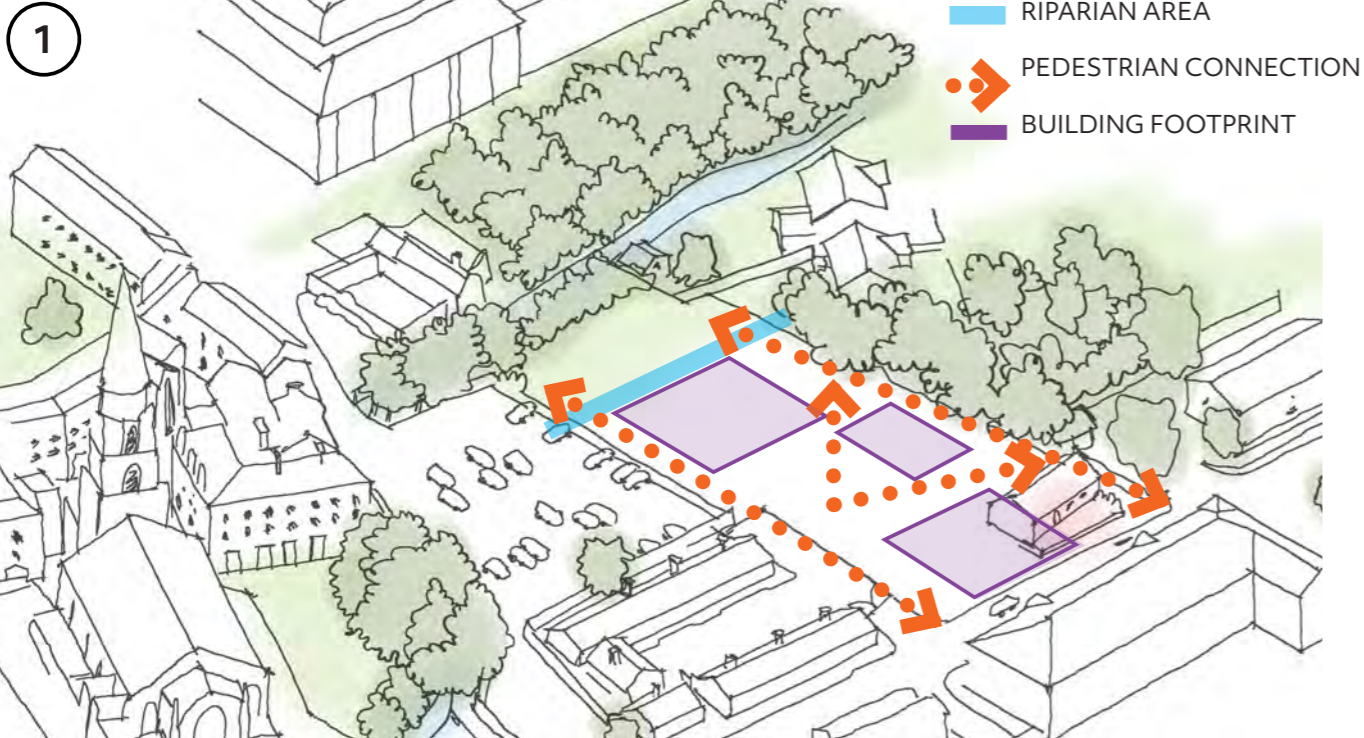
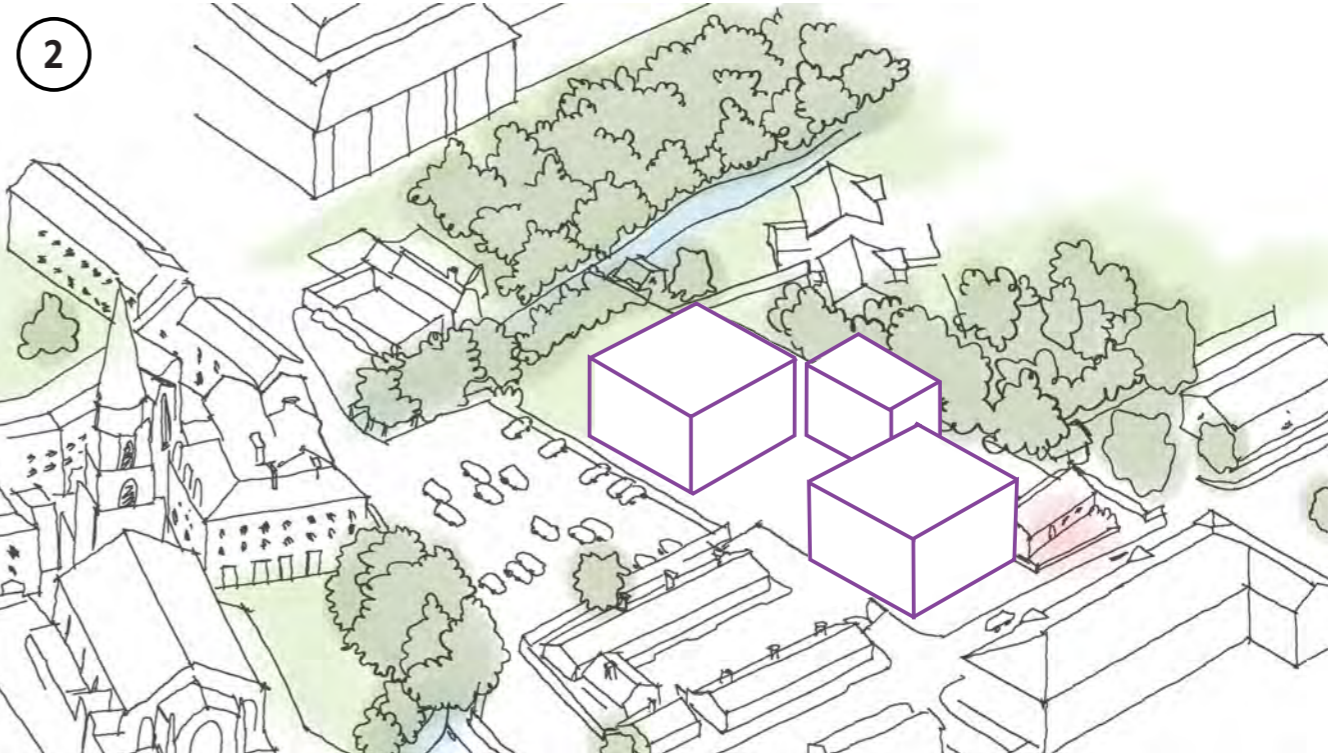
PROPOSED MASSING

The proposed residential development will deliver 44 no. 1- and 2-bedroom units distributed across three interconnected blocks, with a height of 4 storeys. The scheme also includes a rear garden pavilion, associated communal and public open spaces, and four surface car parking spaces.

The development seeks to optimise the site area while creating a strong sense of place, with active and attractive streetscapes fronting onto Sallins Road and a new internal street along the southern boundary. The scheme will also benefit from its close proximity to Naas Main Street and access to public transport links.

The massing of the buildings respects the height of Beaufort House and the neighbouring properties. It is proposed to demolish the non-original two-storey extension at the rear of Beaufort House and to create a rain garden in its place, helping to integrate Beaufort House as a central feature within the overall development.

The proposed light-coloured material palette reinforces the character of McAuley Place, while the contemporary, playful roofscape introduces a sleek design that ties in with the wider context, including neighbouring landmarks such as the church.



STREET INTERFACE | BEAUFORT, SALLINS RD.



CONTEXTUAL ELEVATION 1 - EAST



CONTEXTUAL ELEVATION 1 - SOUTH



COMMUNITY
MCAULEY PLACE



BEAUFORT
HOUSE



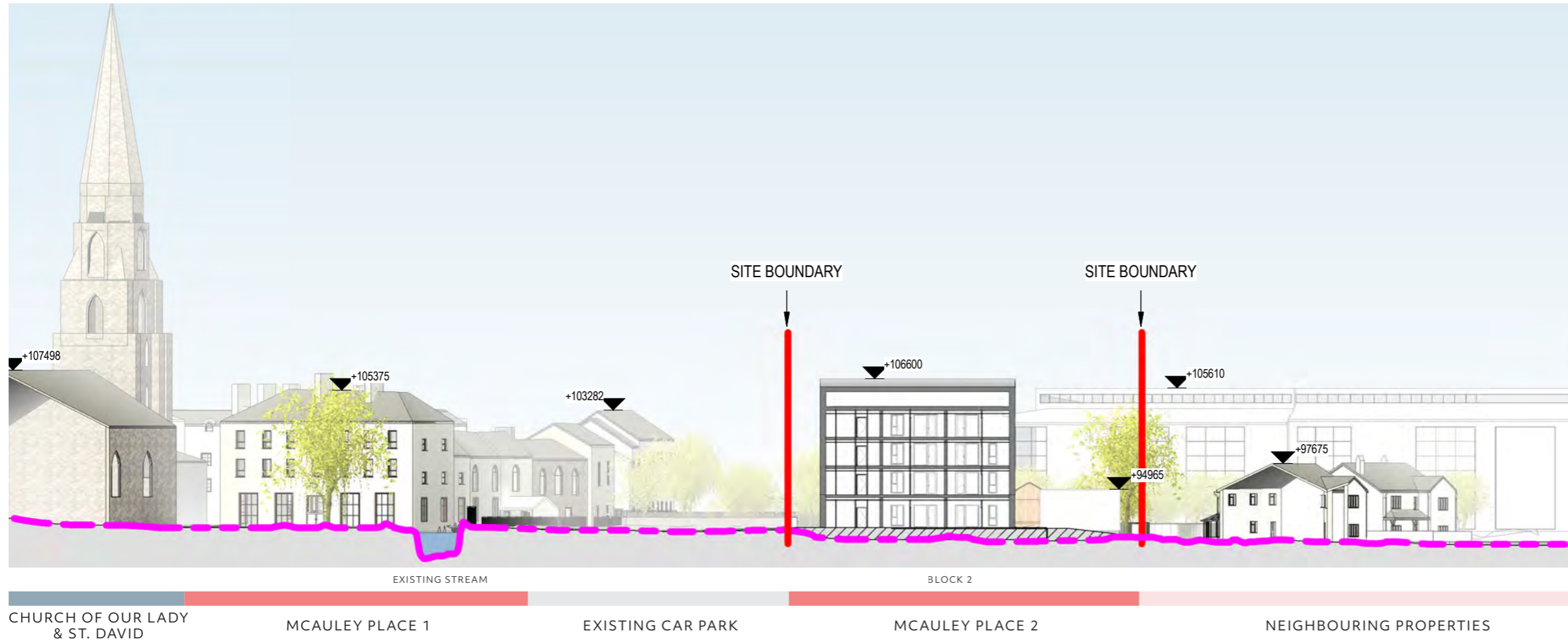
PLAYFUL
ROOFSCAPE



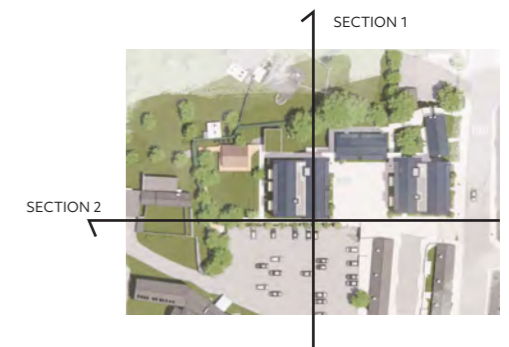
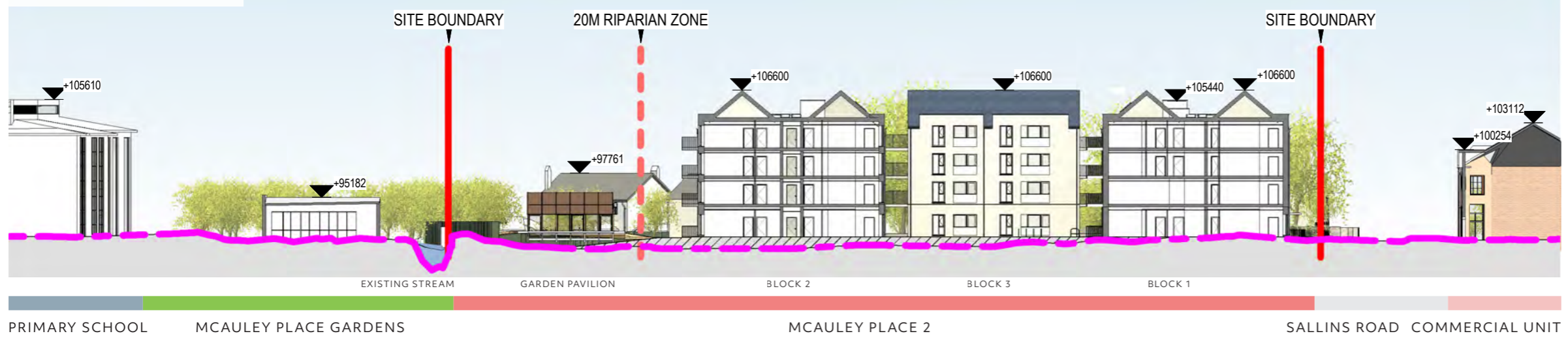
SIMPLE
FORMS

SITE SECTIONS | BEAUFORT, SALLINS RD.

SECTION 1



SECTION 2



PROPOSED INTERVENTIONS

1. Reversal of Inappropriate Alterations

- Removing existing modern extensions and reversing inappropriate alterations affecting the front elevation and the roof scape.
- Repair original wall fabric as appropriate.

2. External Restoration

- Remove non-original rooflights and carry out repairs to the slate roof.
- Repair the original wall fabric, addressing any damage or deterioration while maintaining the wall's structural integrity and historic appearance.

3. Window Replacement

- Removal of contemporary windows to be replaced with traditional sash windows in keeping with the building's original style.

4. Internal Restoration

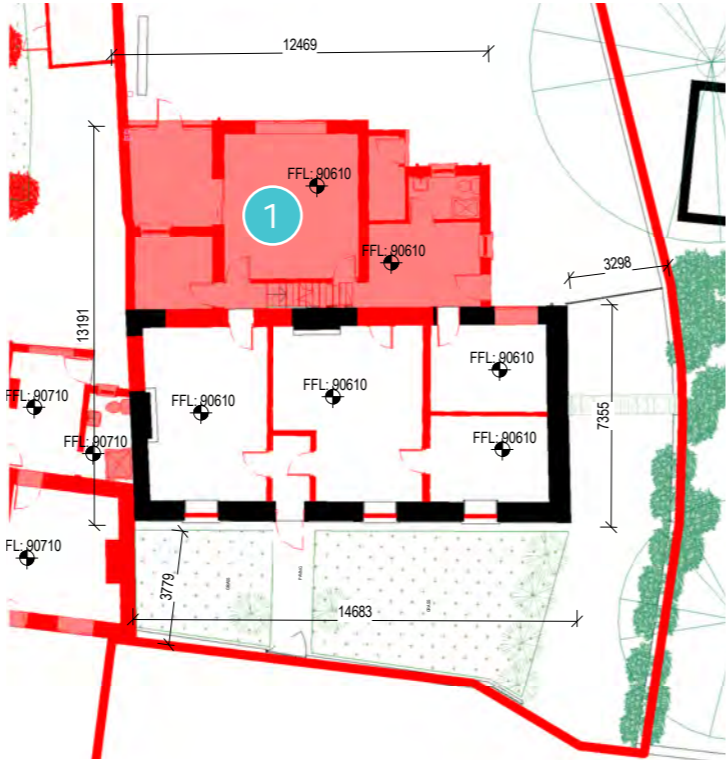
- Remove the inserted attic level to reinstate the original internal volume of the cottage.
- Repair internal walls and floors, including the removal of non-breathable dry-lining materials.

5. Glazed Link Construction

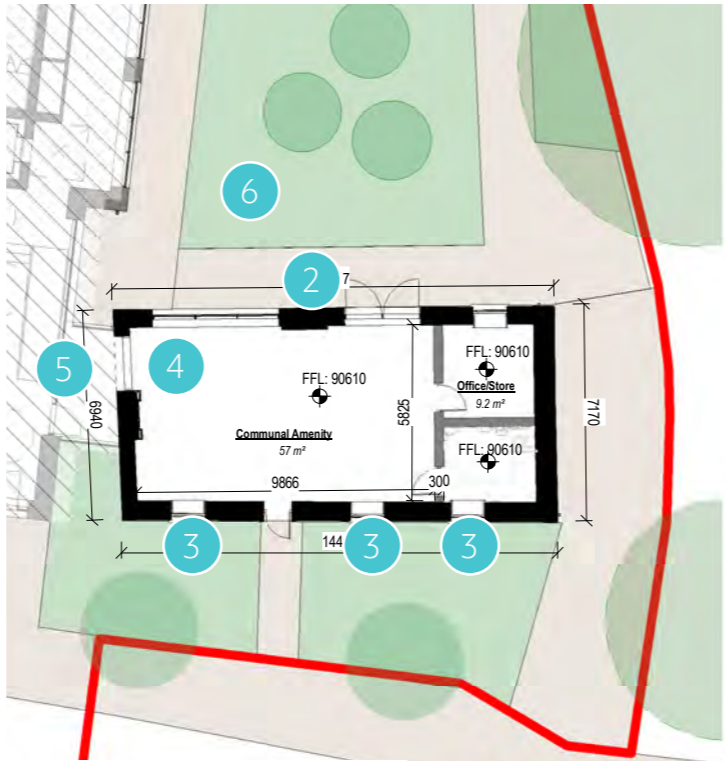
- Introduce a glazed link connecting Beaufort House to the adjacent residential block. This link will integrate Beaufort House into the overall development and provide access to the main reception area, creating a coherent and functional connection between old and new elements.

6. New Community Garden

- Establish a landscaped garden to the rear of Beaufort House, enhancing the setting and creating views from the house to this area.



Ground Floor Level Proposed Demolition



Ground Floor Level Proposed Works



Front Elevation Proposed Demolition

Proposed Demolition



Front Elevation Proposed Works

BEAUFORT HOUSE

The refurbishment of Beaufort House is driven by a vision to integrate the historic structure into the McAuley Place development by converting it into a residents community hall, ensuring its continued maintenance, functionality, and active use.

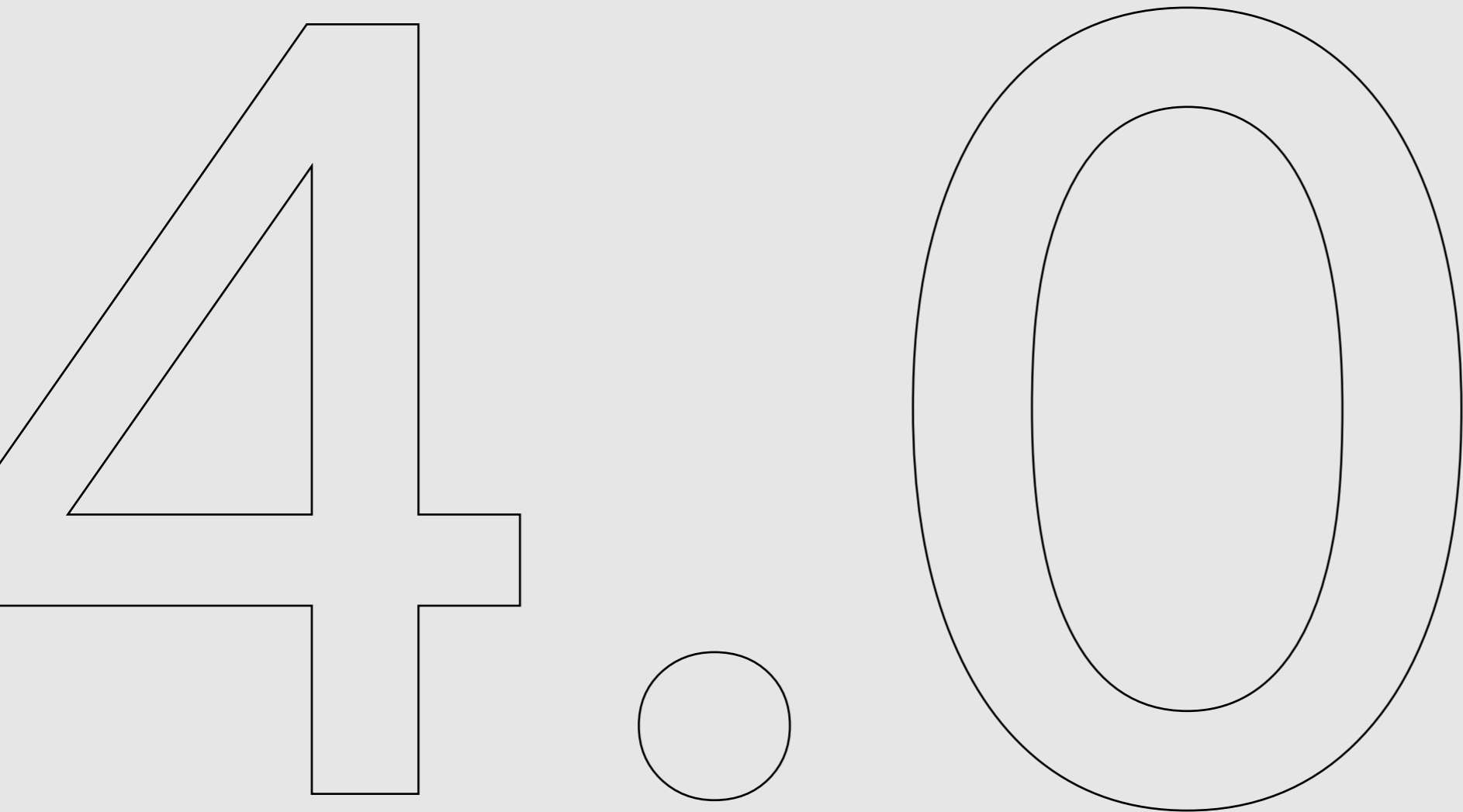
The proposal includes the removal of the non-original rear extension to allow for the introduction of a landscaped rain garden—enhancing both the setting of the house and contributing to the overall sustainability of the development.

A lightweight glazed link will connect Beaufort House to the new residential block, creating a clear visual and physical connection between old and new and providing views from the interior to the new garden.

The restored Beaufort House is intended to serve as a flexible space for community use, hosting workshops and events for residents of McAuley Place. It will also include a small office and accessible bathroom to ensure continued functionality and year-round use.

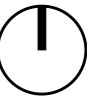
For further detail, please refer to the conservation report prepared by FLYNN Architects.





LANDSCAPE & PUBLIC REALM

**HOW SAFE, SECURE AND ENJOYABLE
ARE THE PUBLIC AREAS?**



Landscape Vision - Open Spaces

PUBLIC OPEN SPACE

The development provides over 945sqm of POS within a parks located across the stream. It provides a range of activities for people to enjoy; including sitting areas, children's playgrounds, walking and cycling paths, outdoor exercise areas, nature observation spots, and social gathering areas, enhancing the development's contribution to the local community. The public realm is designed to be well-lit, safe, and actively overlooked, ensuring a welcoming and secure environment for residents and visitors.

The annual sunlight availability of the public realm meet the BRE guidance of having more than 50% of the space receiving two hours or more of sunlight on the 21st of March.

STREET-SCAPE & BOUNDARY

The street-scape has been designed to ensure high levels of legibility and ease of orientation, prioritising pedestrian and cycle movement, and providing integrated SUDs measures. Attractive planting that is appropriate in scale, form, and species selection is proposed to create a visually appealing environment. All materials and planting have been selected to ensure minimal maintenance requirements and maximum aesthetic impact.

PARKING

The development has been designed to prioritise people over cars, creating a place rather than a network of roads and establishing a hierarchy that encourages sustainable modes of transport.



Long-term parking spaces are not provided on-site; however, McAuley Place has an agreement with the shopping centre across the road to accommodate residents who may require long-term parking, ensuring convenience and accessibility. A total of three short-term parking spaces are provided for drop-off purposes, along with one universally accessible (UA) parking space equipped with an electric vehicle (EV) charging point.

BICYCLE PARKING

Each unit is provided with a bicycle parking space strategically located throughout the development to promote ease of access and encourage cycling.

WASTE MANAGEMENT

The apartments share a bin compound conveniently located within the development. Waste collection will be overseen by McAuley Place.

Landscape Vision - Ecological Zones



COMMUNAL OPEN SPACE

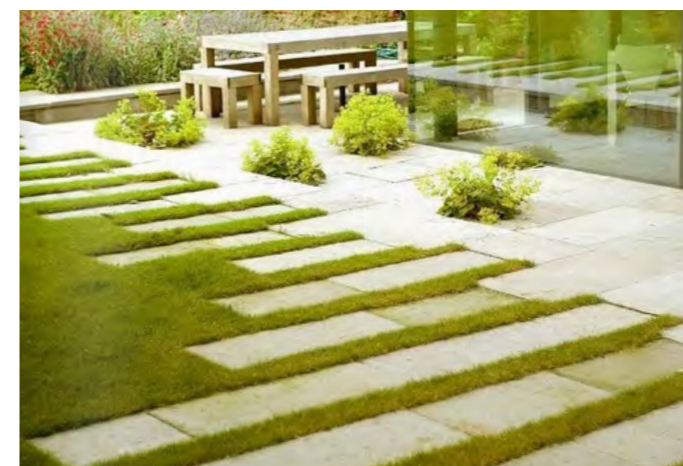
The proposal aligns with best practices and guidelines, ensuring a vibrant, inclusive, and sustainable environment. The layout promotes identity and diversity, creating a welcoming and accessible space for all users.

The attenuation areas have been designed to be integral elements of the open space and landscape structure.

The proposed developments will feature a diverse range of elements, including incidental, formal, fixed, and natural spaces, utilising site contours.

The communal amenity space is overlooked by the apartments, offering the safety of passive surveillance.

The design is intentionally simple, offering residents an area to contemplate, gather, and read. The public open space across the stream will provide additional opportunities for play and larger outdoor activities.

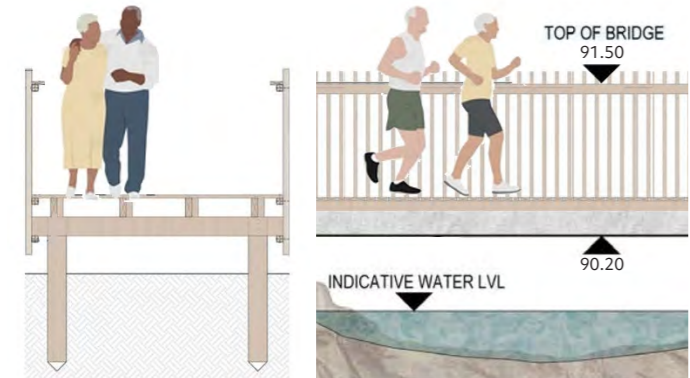


GARDEN PAVILION | BEAUFORT, SALLINS RD.

GARDEN PAVILION & BRIDGE

A lightweight timber pavilion will provide a sustainable structure that blends with the natural surroundings. It will offer residents a sheltered space to gather, relax, and enjoy views of the surrounding landscape.

To strengthen pedestrian permeability across the site, a modest timber footbridge is proposed, establishing a direct link between the development and the adjacent Luisne Gardens to the west. This intervention will enhance legibility and connectivity within both the existing and proposed McAuley Place developments, reinforcing a cohesive public realm strategy.



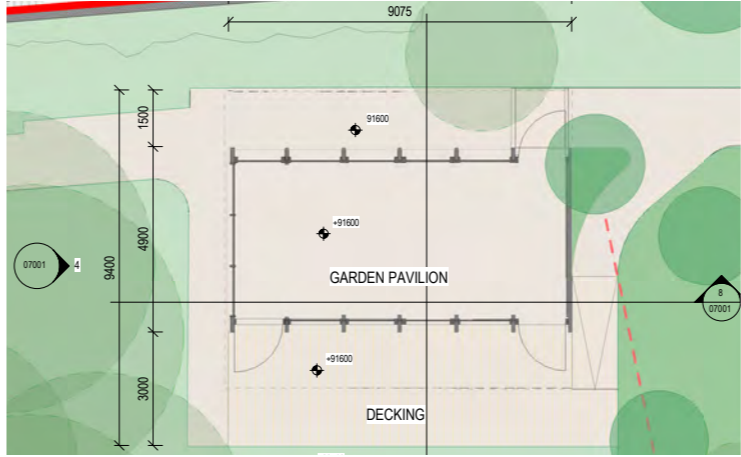
- 4 Feature Planting
- 5 Great Lawn
- 6 Pavilion
- 7 Bridge



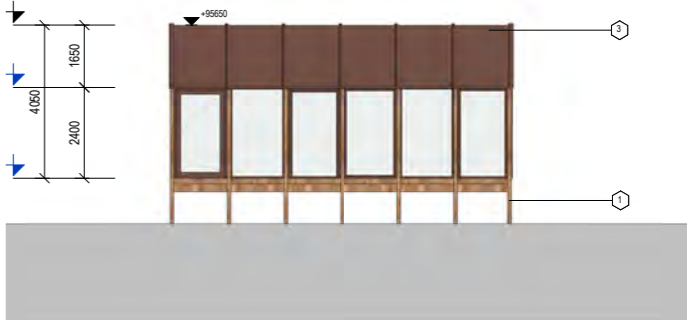
Site Plan



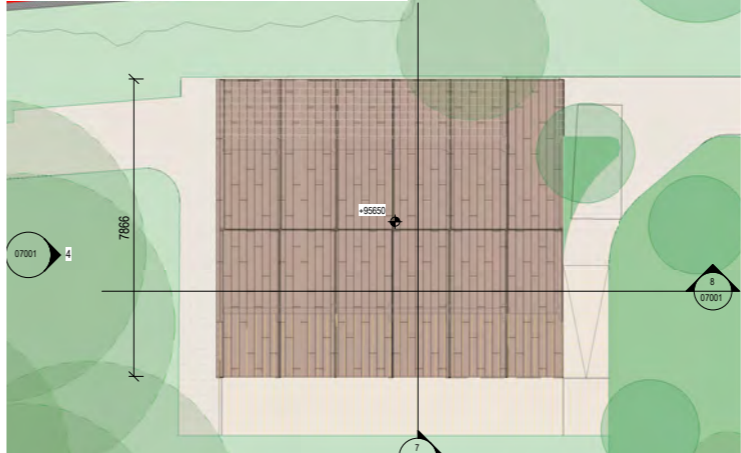
3D View



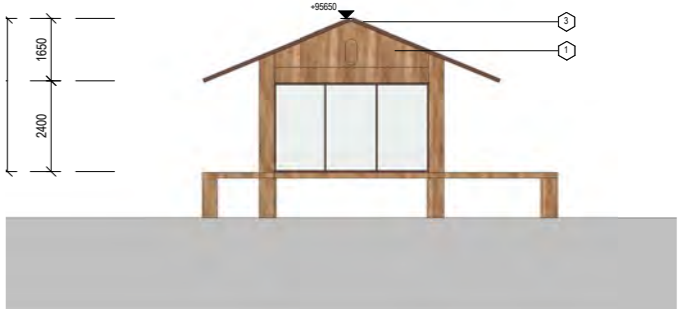
Ground Floor Plan



South Elevation



Roof Plan



West Elevation

5.0

MATERIALITY

LOOK & FEEL PRECEDENTS | BEAUFORT, SALLINS RD.

CRITERIA

The precedents aim to showcase simple yet attractive and contemporary architecture, creating a practical building that will remain responsive to the dynamic demands of present and future needs.

The new development is designed to integrate with its surroundings while establishing a distinctive identity. The architectural design and materiality aim to ensure resilience and a timeless aesthetic.



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PROPOSED MATERIALITY | BEAUFORT, SALLINS RD.

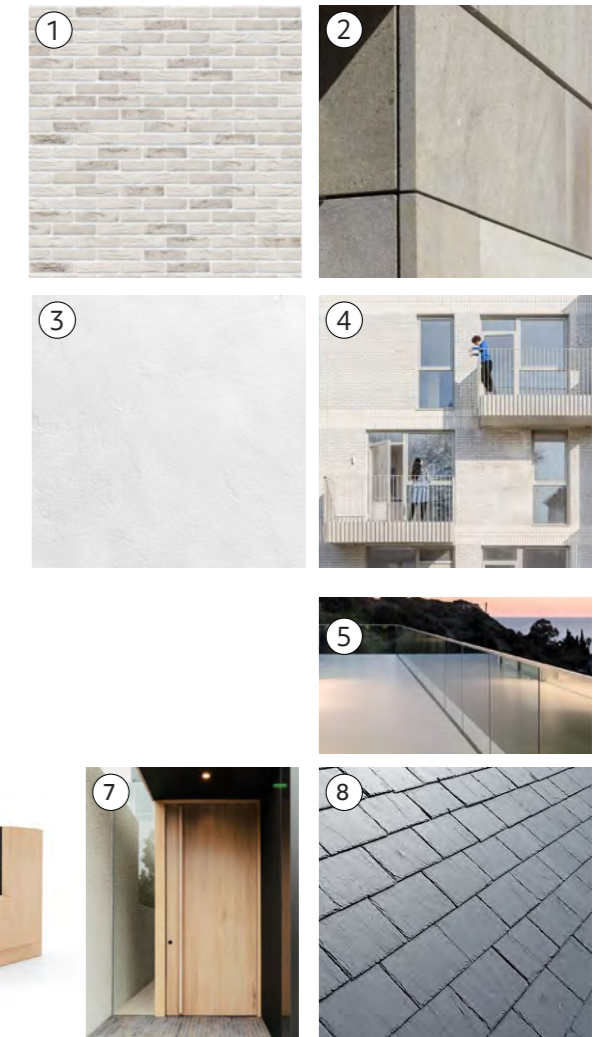


MATERIALITY

The proposed elevations take inspiration from the existing rhythm and composition of neighbouring buildings. The immediate context has a mix of brick, stone and render buildings. The blocks have a dynamic and playful pitched roofscape clad in slate tiles.

To ensure durability and weather resistance, the proposal incorporates high-quality materials with long life expectancy and low embodied carbon such as stone, brick, slate and metal balconies.

The selection of materials will meet the new TGD-Part L requirements, ensuring the building's thermal comfort levels and reduced energy consumption. This not only contributes to the long-term sustainability of the development but also helps to reduce the overall cost of upkeep for McAuley Place or future residents.



VIEWS | BEAUFORT, SALLINS RD.

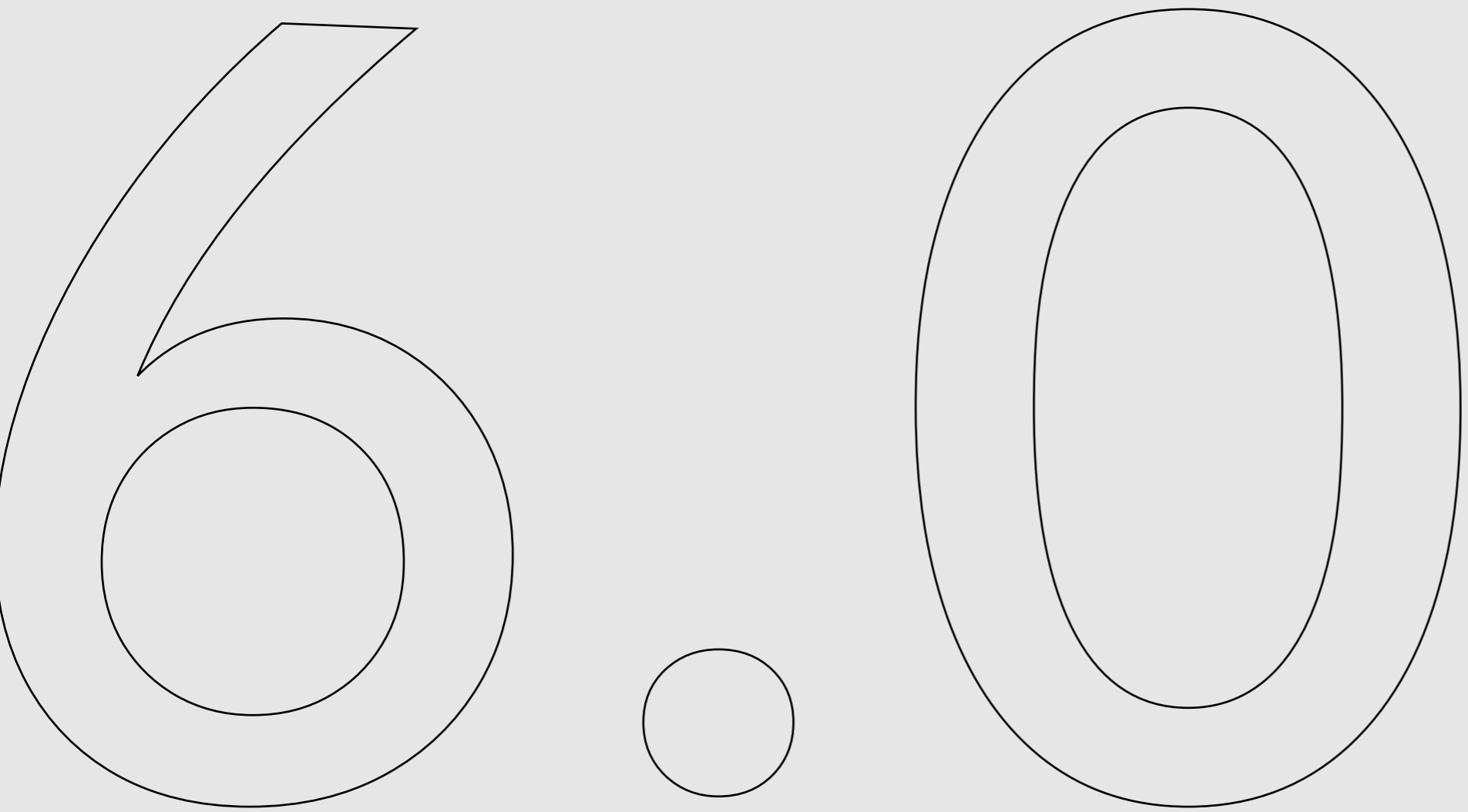


VIEWS | BEAUFORT, SALLINS RD.



VIEWS | BEAUFORT, SALLINS RD.





CONCLUSION

PUBLIC CONSULTATION

Representatives from McAuley Place, the project architects (McCauley Daye O'Connell Architects), and the planning consultants (McCutcheon Halley) met with residents of the neighbouring Spring Gardens housing development on two occasions. These meetings took place in June 2025 and March 2026 and were intended to support a collaborative design process while providing an opportunity to hear and consider the views of local residents in Naas.

OVERVIEW OF PROPOSED SCHEME
MCAULEY PLACE 2 RESIDENTIAL DEVELOPMENT

The residential development will provide 44 no. 1 and 2-bedroom units across 3 blocks with a height of 4 storeys, a rear garden pavilion, associated communal and public open spaces and 4 surface car parking spaces. Beaufort House is proposed to be retained and repurposed to facilitate a community room for the proposed residents and additional car parking will be made available within the existing town centre car park located opposite the site.

A bridge is proposed to the rear of the site across the Mill Lane stream connecting the site to the rear Luise Gardens public open space.

MASSING PRECEDENT IMAGES

IMPROVEMENT & CONNECTIVITY

- Primary Road
- Semi-private Road
- PeDESTRIAN CONNECTION
- PARKING

The main access will be from Sallins Road through a green surface street along the stream, with a central drop-off zone, accessible parking, and additional nearby parking for the development.

GREEN INFRASTRUCTURE

- OPEN SPACE
- SHARED SURFACE / HOME ZONE
- GREEN ROUTE
- NEW PEDESTRIAN STREET

The development connects with existing McAuley Place gardens to a central courtyard and an open green area, creating a green route across the site.

Clear 170 sqm of public open space will be provided, featuring a play area, seating, and a new pedestrian street.

SUSTAINABLE DEVELOPMENT

- BUILDING FOOTPRINT
- DATA ASPECT
- CORNER ASPECT UNIT
- SUSTAINABILITY

The design follows 'Green Plus Principles' to create a sustainable, high-quality space with energy-efficient systems that could form a model for other residential developments.

Open space views enhance safety through natural surveillance, with Sustainable Urban Drainage Systems (SUDS) manage storm water and improve water quality.

PROPOSED MASSING

McAuley Place 2 is designed to respect existing building heights, setbacks, and setbacks, adding form for the building and scale to the street scene.

The overall character is defined through a thoughtful architectural approach that creates a sense of continuity and connection with the surrounding context.

The local context, connectivity and accessibility across the site and the surrounding area, including the stream, are considered.

Active heritage on site is engaged with the surrounding street, including the existing stone wall and the existing stone wall.

A pedestrian route is proposed across the site, including the stream, and the existing stone wall.

TOWN CHARACTER

The character of the town is defined by its architectural heritage, with buildings of varying heights and styles, and a mix of materials.

HISTORICAL BUILDINGS

McAuley Place 2 is designed to respect the historical character of the town, including the existing stone wall and the existing stone wall.

TOWN CENTRE

McAuley Place 2 is designed to respect the historical character of the town, including the existing stone wall and the existing stone wall.

RESIDENTIAL ARCHITECTURE

McAuley Place 2 is designed to respect the historical character of the town, including the existing stone wall and the existing stone wall.

SHADOW ANALYSIS | BEAUFORT, SALLINS RD.

SHADOW ANALYSIS

The proposed development is unlikely to negatively impact daylight or sunlight conditions for nearby residential properties.

All assessments (VSC, APSH/WPSH, SOG) predict negligible effects, indicating a well-considered and sensitive design.

SUNSHINE

Minimum 2 hours of sunshine per day for all units.

SHADOW ANALYSIS

Existing Condition | Proposed Condition

1. 10:00 AM | 2. 12:00 PM | 3. 2:00 PM

4. 4:00 PM | 5. 6:00 PM

Address	% of Area in Shadow	Impact
10 Spring Gardens	0.00%	None
12 Spring Gardens	0.00%	None
14 Spring Gardens	0.00%	None
16 Spring Gardens	0.00%	None
18 Spring Gardens	0.00%	None
20 Spring Gardens	0.00%	None
22 Spring Gardens	0.00%	None
24 Spring Gardens	0.00%	None
26 Spring Gardens	0.00%	None
28 Spring Gardens	0.00%	None
30 Spring Gardens	0.00%	None
32 Spring Gardens	0.00%	None
34 Spring Gardens	0.00%	None
36 Spring Gardens	0.00%	None
38 Spring Gardens	0.00%	None
40 Spring Gardens	0.00%	None
42 Spring Gardens	0.00%	None
44 Spring Gardens	0.00%	None

OVERVIEW OF PROPOSED SCHEME
MCAULEY PLACE 2 RESIDENTIAL DEVELOPMENT

MCAULEY PLACE 2

SITE AREA 0.48HA, UNITS: 44, DENSITY: 91UP/H

LEGEND

- BOUNDARY OF APPLICATION
- PROPOSED DEVELOPMENT ACCESS TO SITE
- NEW PEDESTRIAN LINKS
- DROP-OFF ZONE AND ACCESSIBLE PARKING
- INDOOR APARTMENT UNITS
- 54 UNITS

GROUND FLOOR PLAN

TYPICAL FLOOR PLAN

MATERIALITY

The proposed elevation takes inspiration from the existing masonry and character of neighbouring buildings. The masonry features a mix of brick, stone and render. Building the facade with a mix of brick, stone and render will help to ensure the building blends with the surrounding context.

The selection of materials will meet the new 'Green Plus' requirements, ensuring the buildings thermal comfort and energy performance. This not only contributes to the long-term sustainability of the development but also helps to reduce the overall cost of upkeep for McAuley Place or future residents.

BEAUFORT HOUSE

The retention of Beaufort House is a key aim to retain the town's character and the McAuley Place development is designed to be a modern addition that respects the existing context.

The ground includes the removal of the existing masonry wall and the construction of a new wall and garden enclosure. The wall will be a modern addition that respects the existing context.

A high-quality glass wall will connect Beaufort House to the new building, creating a new visual and physical connection between the two buildings.

The ground includes the removal of the existing masonry wall and the construction of a new wall and garden enclosure. The wall will be a modern addition that respects the existing context.

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A high-quality glass wall will connect Beaufort House to the new building, creating a new visual and physical connection between the two buildings.

ARBORIST TREE STRATEGY | BEAUFORT, SALLINS RD.

ARBORIST TREE STRATEGY

High quality trees along the boundary wall will be retained.

Pruning is advised on certain trees to remove deadwood and improve shape.

Construction near retained trees will follow approved method statements under the supervision of a qualified Arboriculturist.

TREE STRATEGY

1. High quality trees along the boundary wall will be retained.

2. Pruning is advised on certain trees to remove deadwood and improve shape.

3. Construction near retained trees will follow approved method statements under the supervision of a qualified Arboriculturist.

ARBORIST TREE STRATEGY

1. Carry out general pruning and remove deadwood. Carry out pruning to improve shape of its crown and clearance with the road and surrounding surfaces.

2. Management is outside the control of the site area, but it may require some pruning from time to time to maintain clearance with surrounding surfaces/structures.

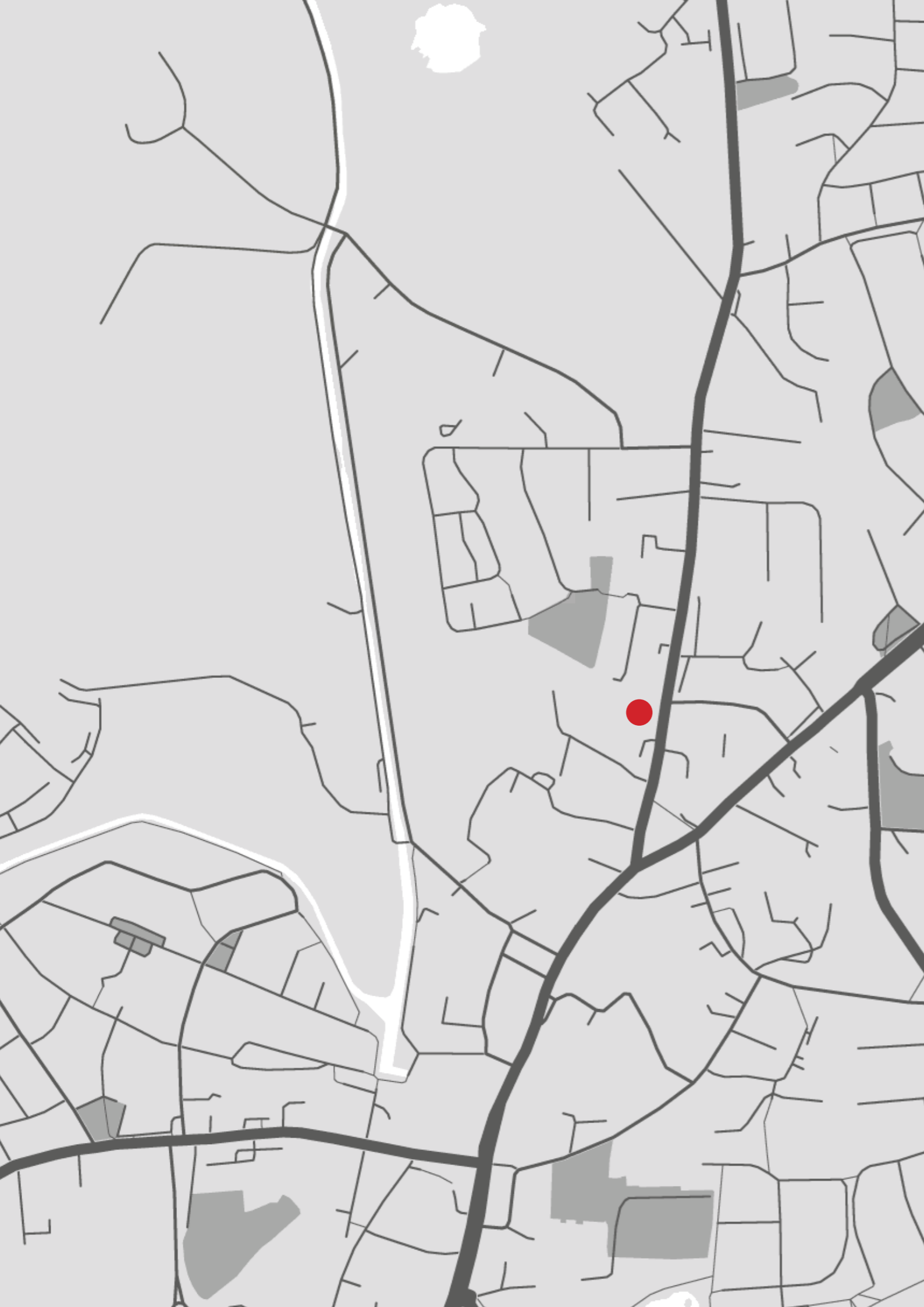
3. Management is outside the control of the site area. This is classified as category 'C' - low quality/valuable.

4. It will likely require further pruning from time to time to maintain clearance with surrounding surfaces and structures. Remove deadwood over the driveway.

5. It requires no work at the present time.

6. They are growing up together at close spacing for future part of the tree group canopy formation. They are best managed/monitored as part of a group.





CONCLUSION | BEAUFORT, SALLINS RD.

CONCLUSION

The proposal comprises 44 units, a garden house, and a community hall within the existing Beaufort House. It addresses the needs of senior citizens, both locally in Kildare and nationwide.

Strategically nestled in the heart of Naas, McAuley Place 2 delivers a new housing model that fosters a sustainable community. Aligned with national directives for compact growth, it also supports the Housing for All agenda by providing social and affordable housing alternatives for senior citizens.

The project has been designed to meet the National Planning Framework, KCC Development Plan, and Naas Local Area Plan guidelines. Inspired by human-centric design principles, the proposal will set a benchmark for this type of development or model. By placing the needs of the residents at the forefront, we envision a residential development that will be both sought-after and cherished. The proposal enriches the existing campus where senior citizens can live dignified lives.

