



# MIXED USE RETAIL AND RESIDENTIAL DEVELOPMENT

CASTLEKNOCK, DUBLIN



## PROFESSIONAL TEAM

M&E Consultant:  
NLCE

Structural Engineers:  
SDS

Civil Engineers:  
Aecom

Lidl store located in a prominent site in this sensitive location.



## CLIENT'S VISION

The client objective was to obtain planning permission and construct a Lidl store within Castleknock Village. The site was located in the centre of Castleknock Village and as such was a very prominent site in this sensitive location. The design needed to address issues of identity, place making, public realm, access and proposed uses, as well as meeting the requirements of the Planning Authority and local community groups. The option of building a standalone Lidl store with carparking would not be viable in this location and the client decided from the outset to create a bespoke mixed use neighbourhood scheme to include retail, medical and residential uses.

sales floor is located at first floor level and car parking is provided below the floor plate at Ground Floor. The store was located to the rear of the site with an access road extending to the traffic lights at Castleknock Road. The access road forms an integral part of the scheme linking the three blocks and with the use of materials forms part of the public realm which is located between the Lidl store and the two other blocks located on the site. Block A (1380m<sup>2</sup>) has retail units at ground floor level with apartments above and provides a frontage to both the Castleknock Road and the new access road. Block B (840m<sup>2</sup>) is a two storey infill block with Retail uses at ground floor and a medical centre at first floor.

## UNIQUE CHALLENGES

The site is a tight, irregular shaped urban site with a single access point from the centre of Castleknock Village bounded by a mixture of uses including two existing small scale shopping centres as well as other commercial premises and residential. The design would need to provide the client brief, but also offer a scale and development that would enhance the centre of Castleknock.

## HOW CHALLENGES BECAME INNOVATIONS

The challenging shape of the site and the need to provide building forms which would complement and enhance the existing buildings adjacent to the site allowed the use of three separate blocks which increase in scale as a person moves deeper into the site. The blocks all use the same palette of materials to provide an identity to the scheme and are further linked by the public realm and access road. The scale of the buildings allows the connection of the various areas of the site to adjacent buildings to become seamless.

## SOLVING THE CHALLENGES WITH DESIGN

The design allowed for an undercroft type Lidl Store (2110m<sup>2</sup>) where the

Client	Lidl Castleknock
Value	€10M
Start Date	2018
Finish Date	2019
Size	52,750ft <sup>2</sup> / 4,900m <sup>2</sup>



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