

03 PROPOSED DESIGN

MATERIALITY/CHARACTER AREAS

Due to the prominent nature of the site a delicate/considered approach has been taken in the design of the proposed dwellings. The units are designed with modest architectural features to respect and tie in with the grain and architectural style of the area. Modest elevational design and window proportions, along with the use of off white render and selected brick keeps in line with the fabric of the area.

The external materials of the dwellings make a positive contribution to the locality and surrounding context. A proposed use of a simple render façade, slate and a selected brick will provide for a development which respects the immediate context and will enhance the architectural character of the area. Generous open space with landscaping will enhance the overall design of the development, while the design of the buildings and public spaces will facilitate easy maintenance. Care has been taken to design the location of bins and vents to prevent impact on the public amenities.

The proposed development has been designed to provide high quality residential units that will contribute positively to Blessington and provide much needed housing to County Wicklow. The proposed site layout focuses on the creation of a distinctive yet considerate streetscapes with different widths and parking formations that help generate a highly efficient scheme and assist our vision of place making.

CHARACTER AREA 1

Red Brick



CHARACTER AREA 2

Beige/Buf Brick

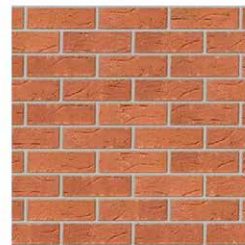


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CHARACTER AREA 1

Character Area 1 is located to the north of the development and faces onto the Blessington Inner Relief Road. This section of the site is characterised by 2 and 3 storey units and a good mix of detached, semi-detached and townhouse units with the use of a selected red brick and an off-white render.

Character Area 1 Materiality



RED BRICK



WHITE RENDER



DARK WINDOW FRAMES
& BLACK ROOF TILES



Aerial View of Character Area 1



Character Area 1 Unit Type Examples

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CHARACTER AREA 2

Character Area 2 is located to the south of the development and also faces onto the Blessington Inner Relief Road and the link road. In order to create an active frontage onto the road, 3 storey own-door access apartments/duplex units and a 5 storey Mixed-Use building have been situated along this boundary which will create a strong built edge while providing a permeable street front.

This section of the site is characterised by 1, 2, 3 and 5 storey units and a good mix is provided in the form of bungalows, detached, semi-detached, townhouses and apartments/duplex units. The material palette in this character area consists of a beige/buff brick and an off-white render.

Character Area 2 Materiality



BEIGE/BUFF BRICK



OFF-WHITE RENDER



DARK WINDOW FRAMES
& BLACK ROOF TILES

Character Area 2 Unit Type Examples



Aerial View of Character Area 2



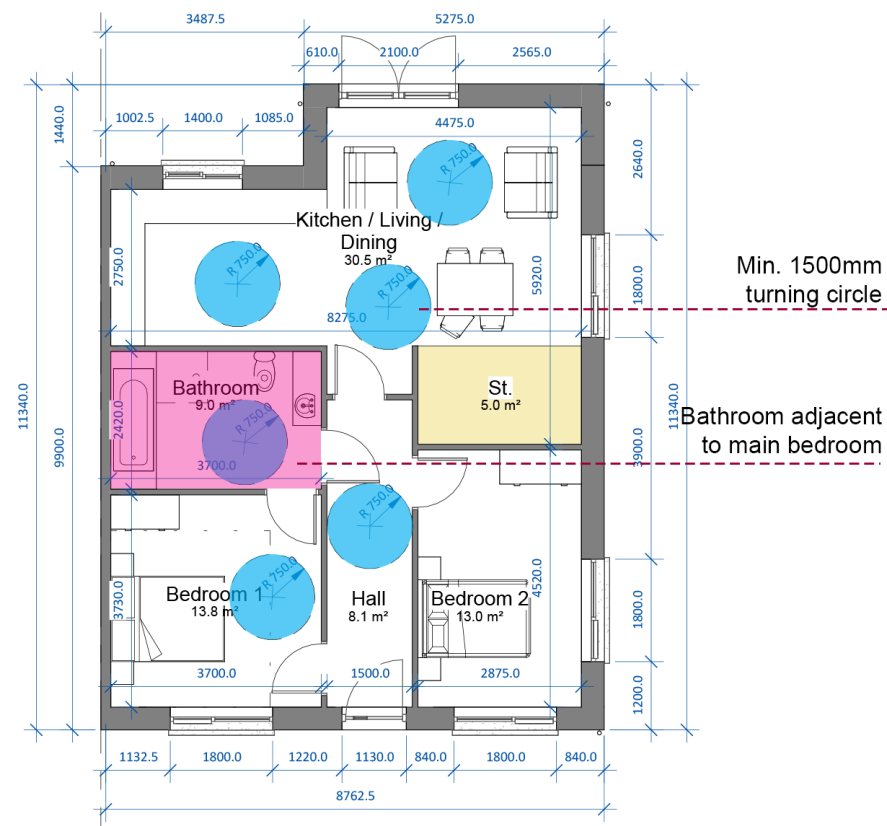
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UNIVERSAL DESIGN ACCOMMODATION

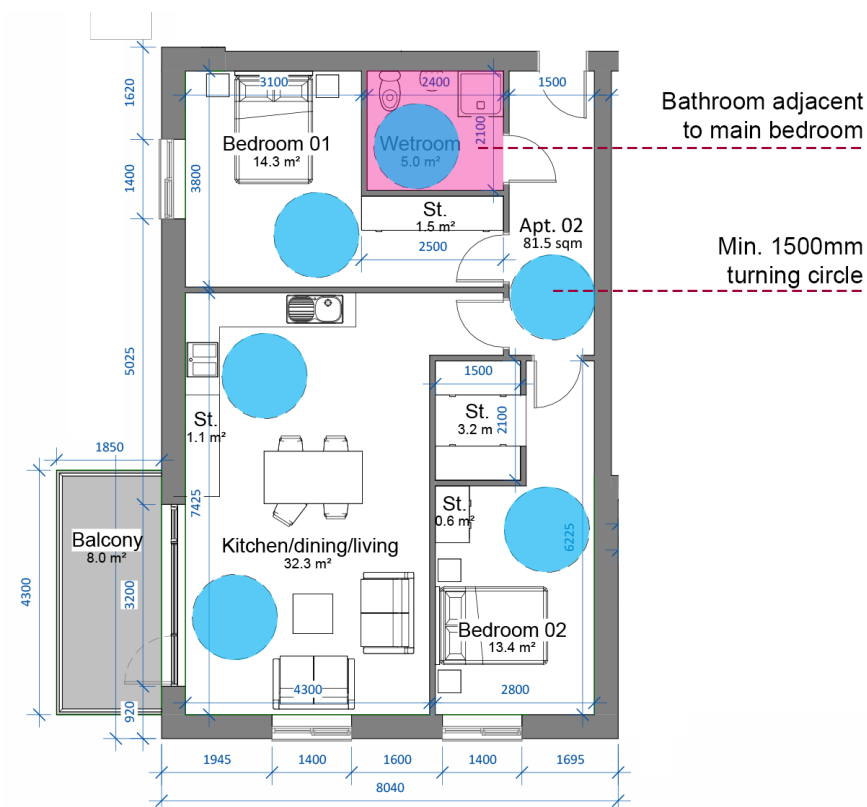
Providing exceptional New Homes in a sustainable and commercially viable manner, in well-connected locations is the ultimate goal of this housing development. The 1 bed own door ground floor apartment units, bungalow units, and the Later Living apartments located within the Mixed-Use building in this scheme have been developed with a particular focus on homes that contain internal spaces that can cater for people with mobility issues. Ample space within bedrooms/bathrooms and living areas ensures that the usability of these spaces is at the forefront of the design, with areas for turning within corridors/hallways also considered to ensure ease of movement for residents within dwellings.

The Design Criteria in which these units have been developed has been taken from the '2023 Design Standards for New Apartments' and the 'Quality Housing for Sustainable Communities (2007)' and our design approach focuses on implementing the key principles within the 'Universal Design Guidelines for Homes in Ireland' document.

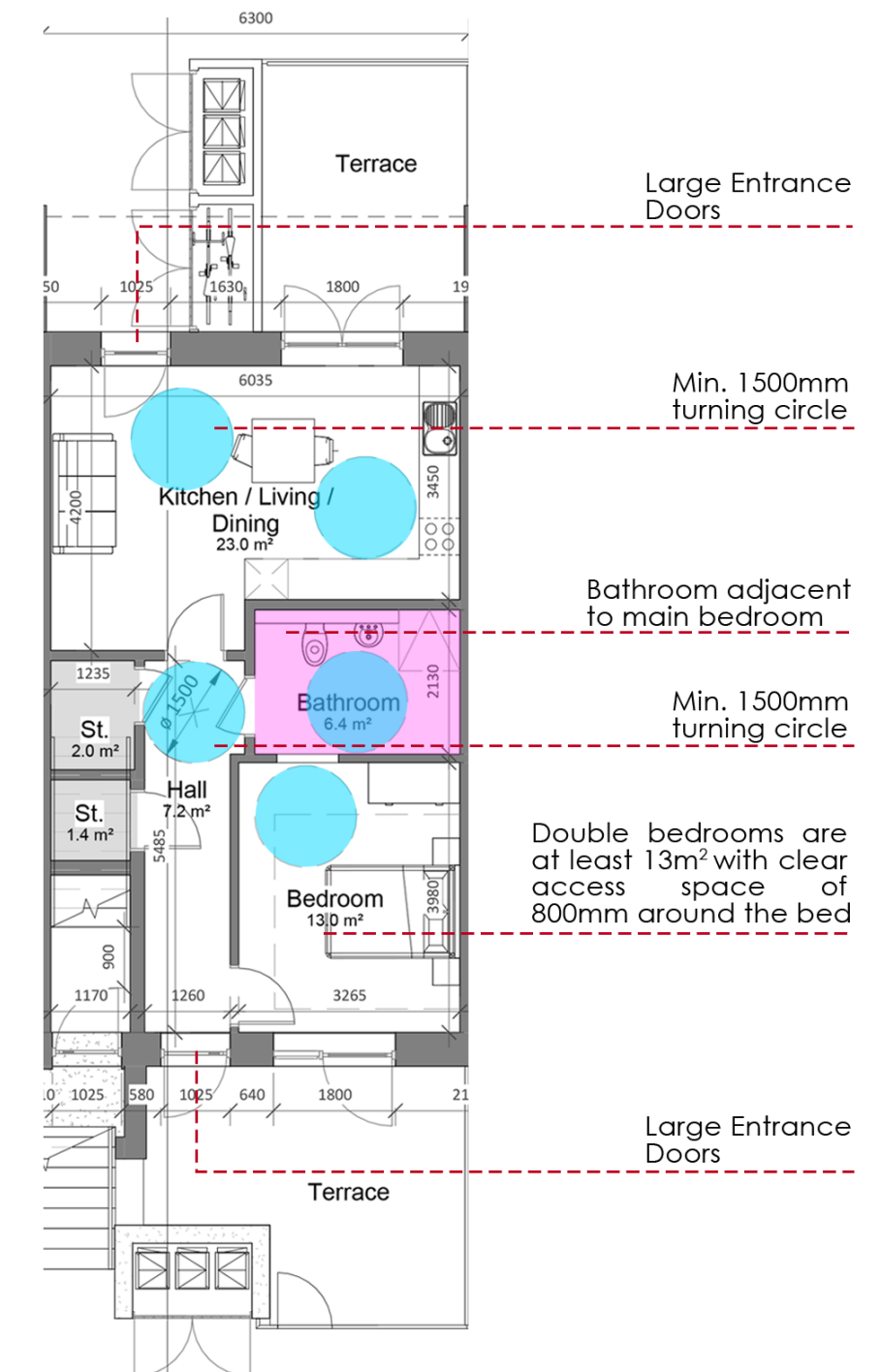
2 BED LATER LIVING BUNGALOW UNIT



2 BED LATER LIVING APARTMENT UNIT (WITHIN MIXED-USE BUILDING)



1 BED GROUND FLOOR APARTMENT UNIT



U.D. UNIT EXAMPLES

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PART V PROPOSAL

Part V Proposal

A total of 27no. Part V units are allocated around the site. This equates to 10% per cent of the 269no. residential units within the development.

The 27no. units consist of:

No. 02 - 3 bed townhouses
91.7 sq.m.

No. 17 - 2 bed townhouses
73.3 sq.m.

No. 04 - 3 bed duplex apartments
118.7 sq.m.

No. 04 - 1 bed ground floor apartments
57.1 sq.m.



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DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING

In the 'Sustainable Residential Development and Compact Settlements; Guidelines for Planning Authorities' (2024), reference is made to a design checklist which was developed to act as 'helpful prompts that can be used in the refinement and review of detailed plans and in the consideration of individual planning applications.'

Key principles have been highlighted in this checklist in order to 'determine whether the proposal overall is acceptable from a design perspective.' These principles are as follows;

SUSTAINABLE AND EFFICIENT MOVEMENT

The proposed development has been designed to include a clear street network in order to create a permeable and legible urban environment based on a central local access street that runs from the site entrances from the west and south, through the scheme with shared spaces situated along this route to promote a safe and pedestrian friendly environment. The streets within the scheme have been designed following the principles set out in the Design Manual for Urban Roads and Streets (DMURS).

The layout has been designed in such a way to promote sustainable modes of travel: a 3m wide pedestrian and cycle path connects both site entrances, running throughout the site providing pedestrian and cycle connections throughout the scheme. The layout includes several pedestrian footpath and amenity walks in the open spaces that further enhance the permeability of the development.

The quantum of parking spaces have been minimised in order to ensure that vehicular movement does not impede active modes of travel or have undue prominence within the public realm. The proximity of the site in relation to Blessington town centre, along with a number of bus stops located along the nearby Main Street, help to reduce the quantity of parking required within the scheme and create a more pedestrian focused scheme.

MIX AND DISTRIBUTION OF USES

The proposed housing mix of 2, 3, and 4-bed houses (bungalows, townhouses, semi-detached and detached), along with 1, 2, and 3 bed apartment and duplex units (both own door and in Mixed-Use building), enable the creation of a sustainable residential development that provides a greater housing choice and responds to the needs of single people, families, older people and people with disabilities. In this regard we are also providing 24 no. ground floor apartments along with 36 Later living Units designed following the principles of the Universal Design.

The ground floor of the Mixed-Use building also includes 3 no. commercial spaces in the form of a coffee shop, a pharmacy, and a medical centre with 6 no. consultation rooms.

These commercial spaces are located within the 'Town Centre' zoned lands and help to create a pedestrian focused key landmark within the scheme. They are also complementary uses, tying in with the proposed later living units and the creation of an activated frontage at the Link Road.



Proposed 3m wide pedestrian / cycle path from Southern Entrance

Universal Design Units



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DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING



Proposed Plazas and open spaces

GREEN AND BLUE INFRASTRUCTURE

The proposed layout includes a series of open spaces located throughout the site. These main spaces are designed to cater for a range of active and passive recreational needs and to conserve and restore nature and biodiversity. The spaces, as described below, cater for both the users of the scheme and the wider community.

- Central Open Space – Units are clustered around this centrally located space which provides an area where social interactions can occur. This space is the location of the existing archaeological feature which is to be preserved and is overlooked by dwellings which provide passive surveillance and ensure a safe environment for residents is created. It also helps instil a sense of community and creates smaller neighbourhoods within the overall development.
- Shared Surfaces/Plazas – Similar to the Central Open Space in the qualities that it contributes to the development but with a more urban/modern finish which allows flexibility for different activities/uses.
- Later Living Units Open Space – Situated amongst the Later Living Bungalows and Edge Houses, this area acts as a hybrid open space both to provide additional amenity to the later living units and the create a communal plaza to encourage interaction and use. This area consists of a mix of hard and soft landscaping that also fronts onto the eastern boundary.
- Existing Natural Features – These have been incorporated as they offer valuable amenities to the residents while also giving the development a very distinctive quality that is unique to its location.

The site has been developed in such a way to ensure that the majority of the existing trees and hedgerows within the site and along its boundaries can be retained. The layout also integrates Nature-based Solutions in the form of SuDs wherever possible to manage the surface water.

Key Landmark Buildings at entrance of site



RESPONSIVE BUILT FORM

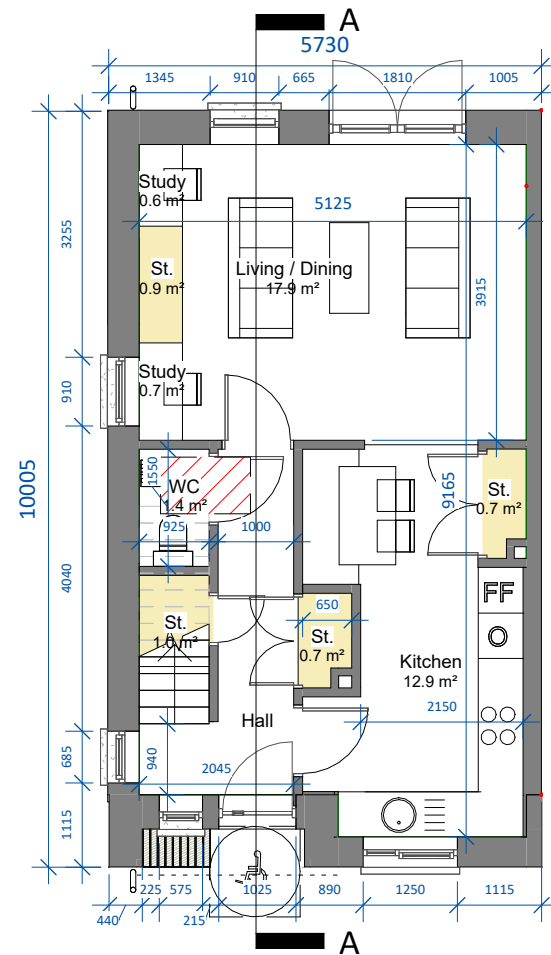
The aim of the proposed development is to ensure the creation of an attractive and well-designed settlement. The proposed urban structure has been designed to respond to the surrounding area and create opportunities for new connections. The units have been orientated to overlook open spaces ensure passive surveillance and the natural features on the site such as the archaeological features have been preserved to create a sense of identity within the scheme.

The buildings present well-defined edges on the proposed streets and open spaces to ensure that the public realm is well-overlooked with active frontages. Corner units help to create active frontages and landmark buildings in the formation of a legible and coherent urban structure. The proposed buildings have a modern character that ties in well with the existing residential developments in the area. The proposed materials and finishes are of high quality, durable and respond to the local palette of materials and finishes.

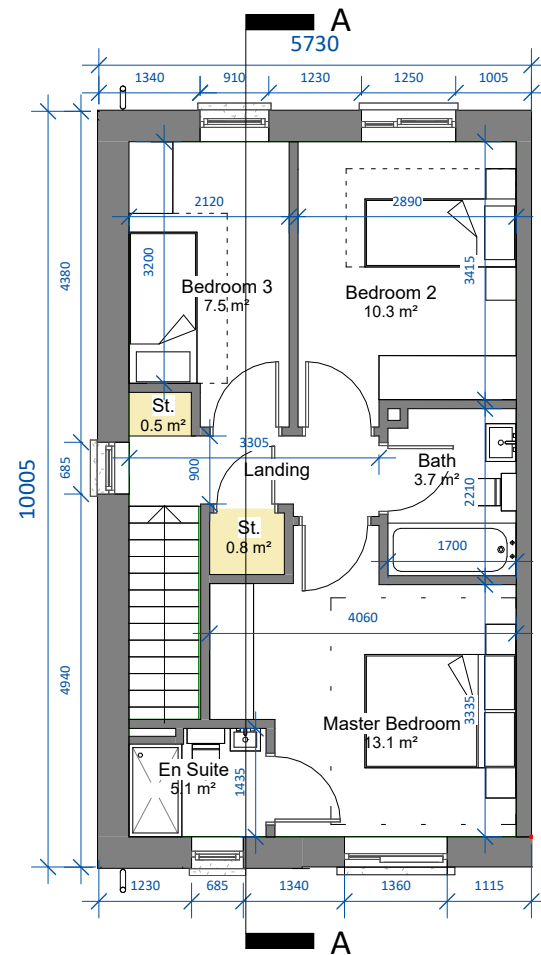
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INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSES

HOUSE TYPE D1



00 Ground Floor Level



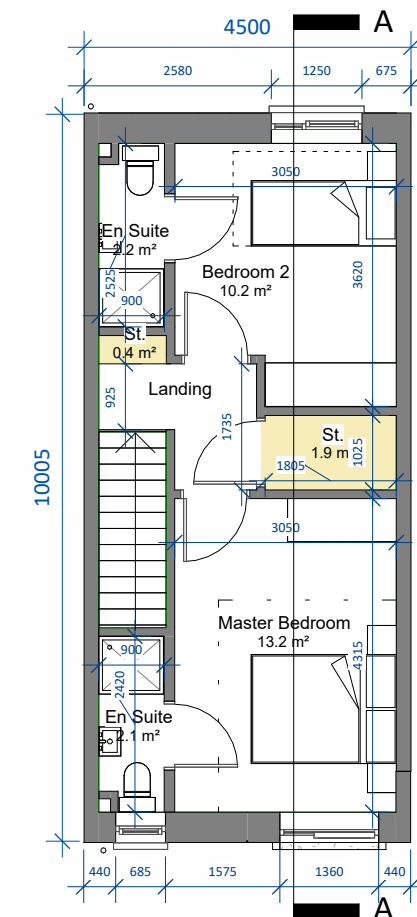
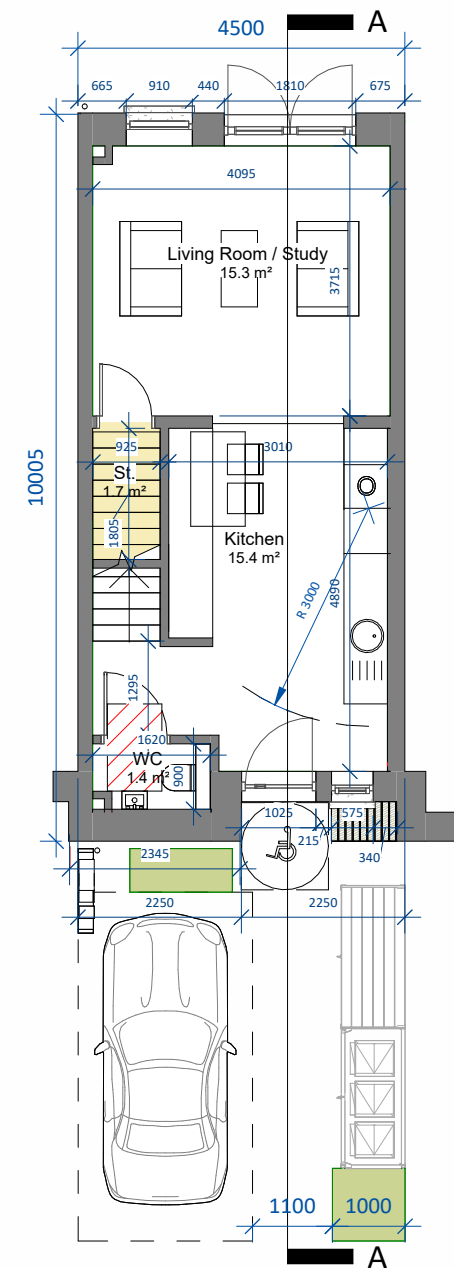
01 First Floor Level



03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSES

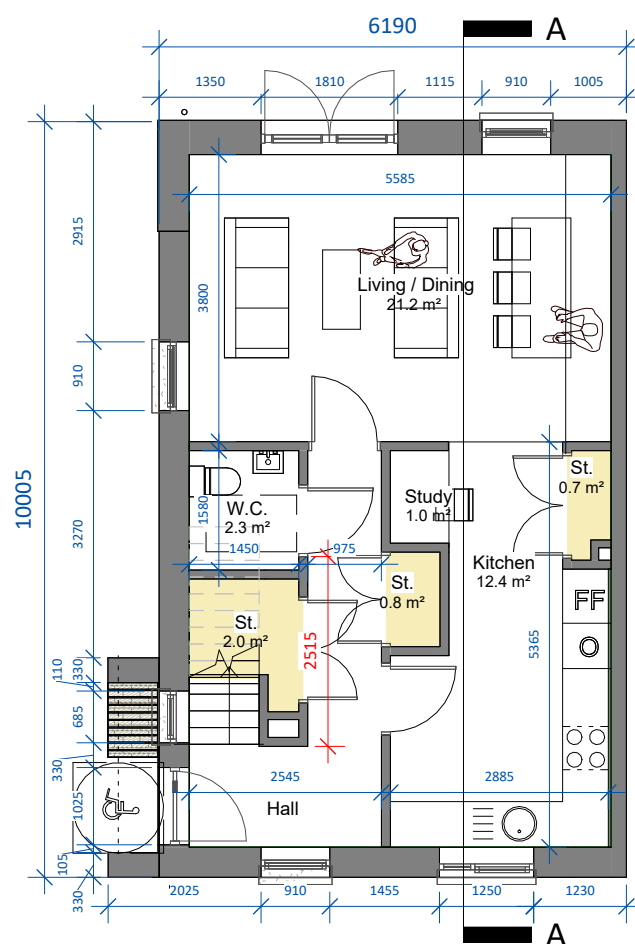
HOUSE TYPE E1



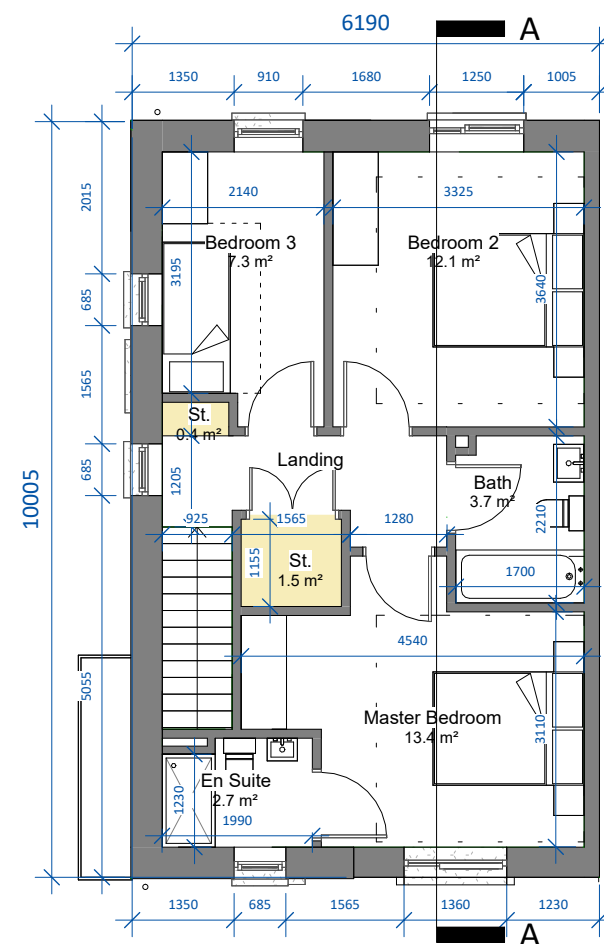
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INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSES

HOUSE TYPE F1



00 Ground Floor Plan



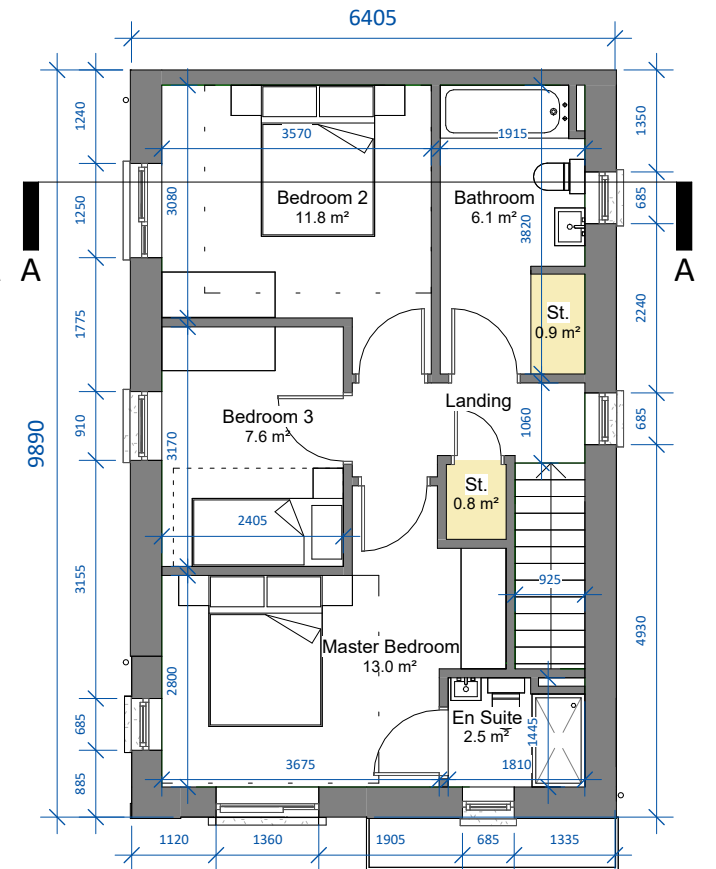
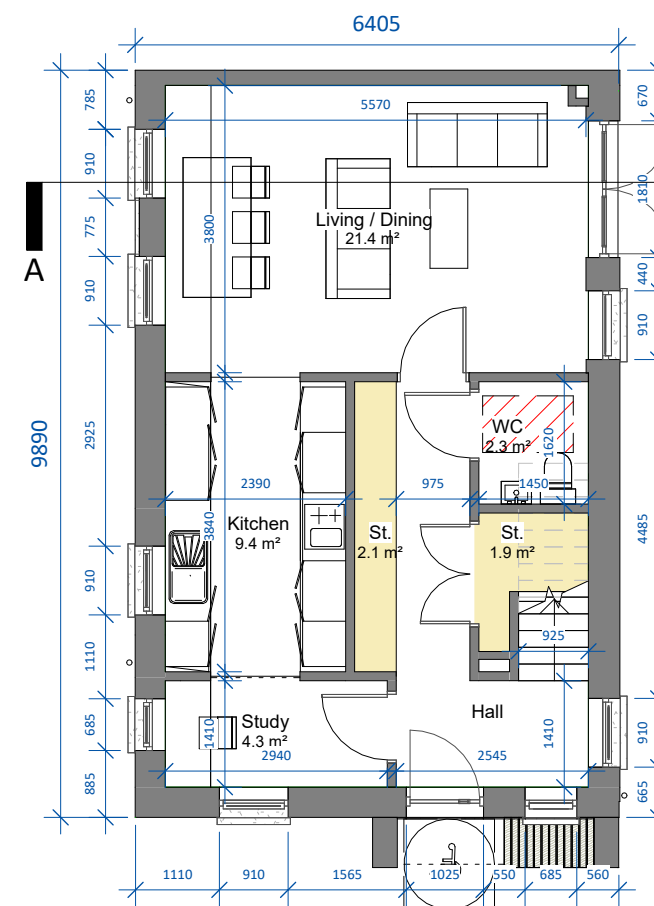
01 First Floor Level



03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSES

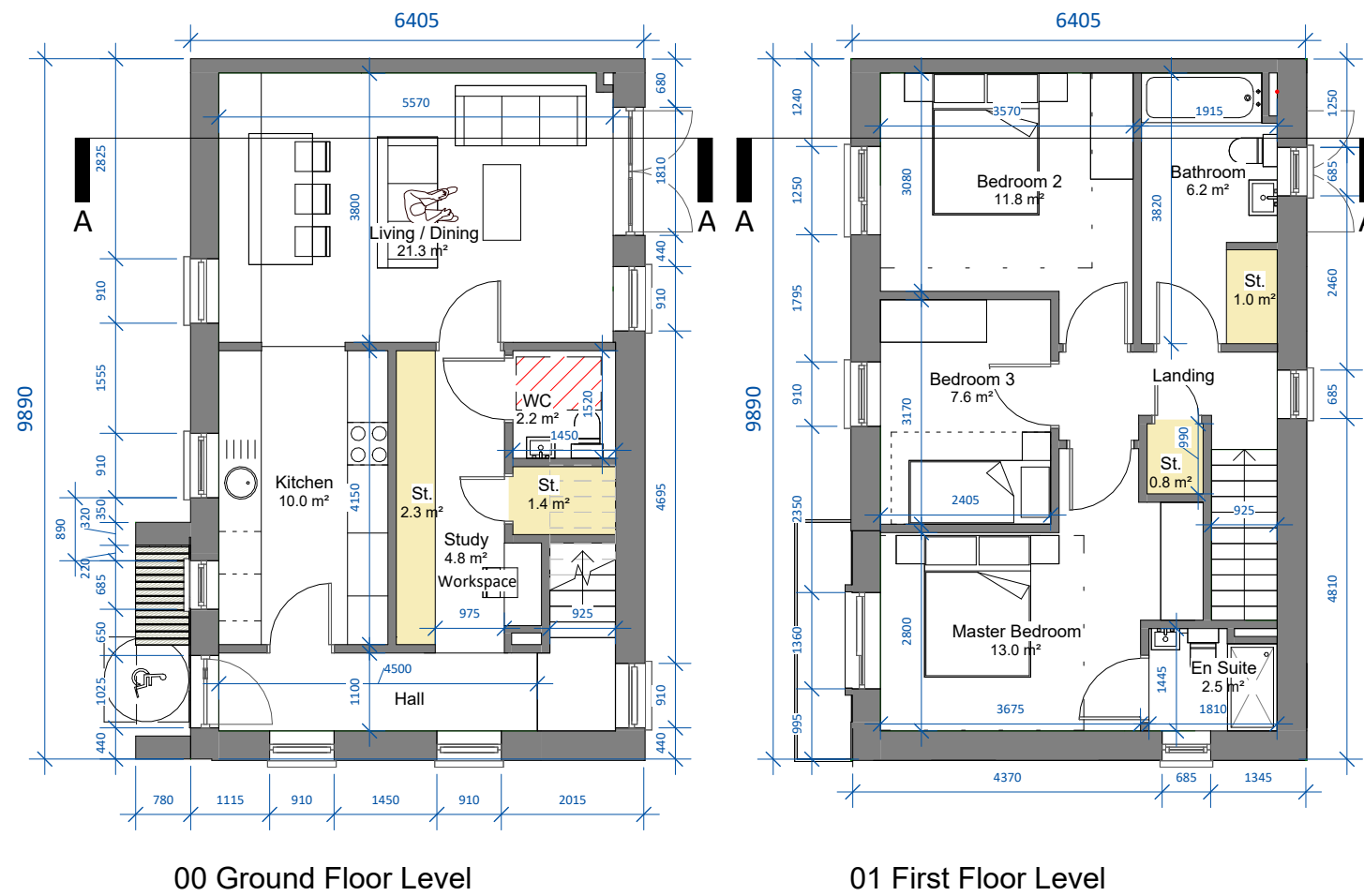
HOUSE TYPE F2



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INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSES

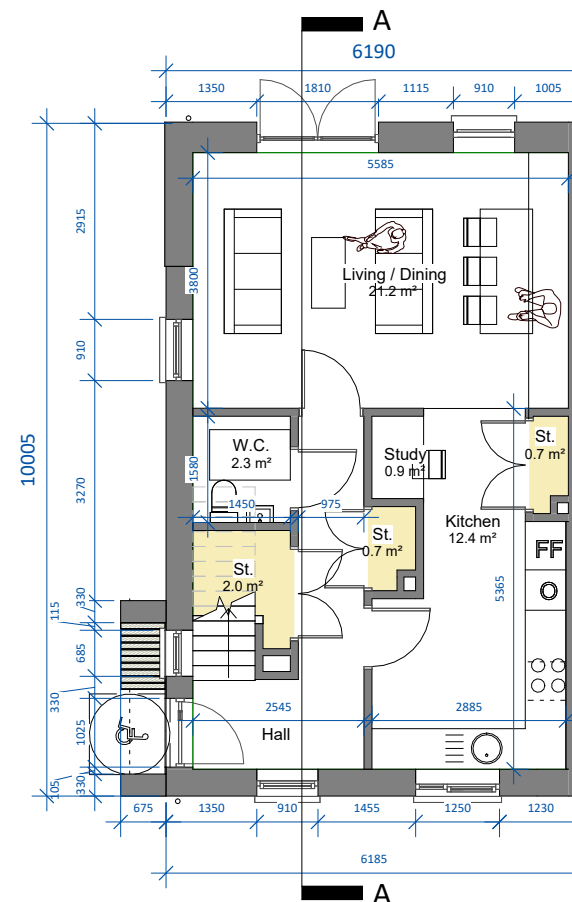
HOUSE TYPE F3



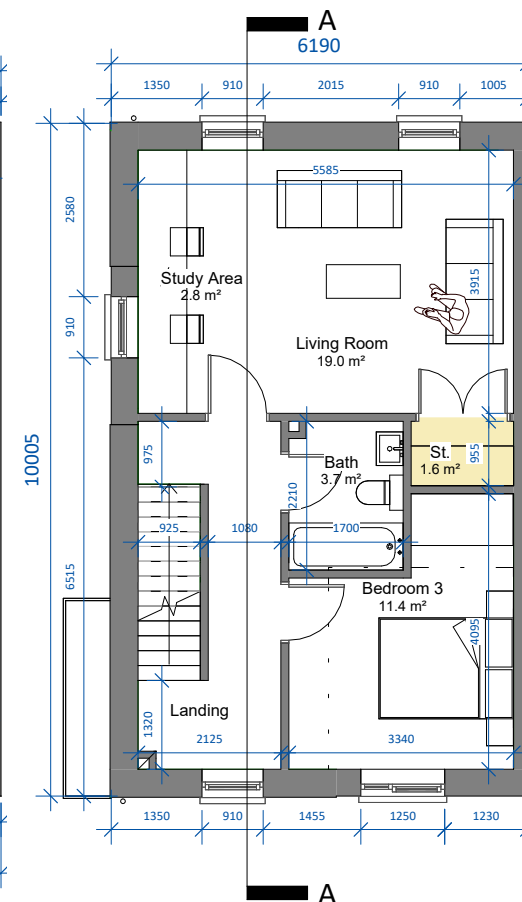
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INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSES

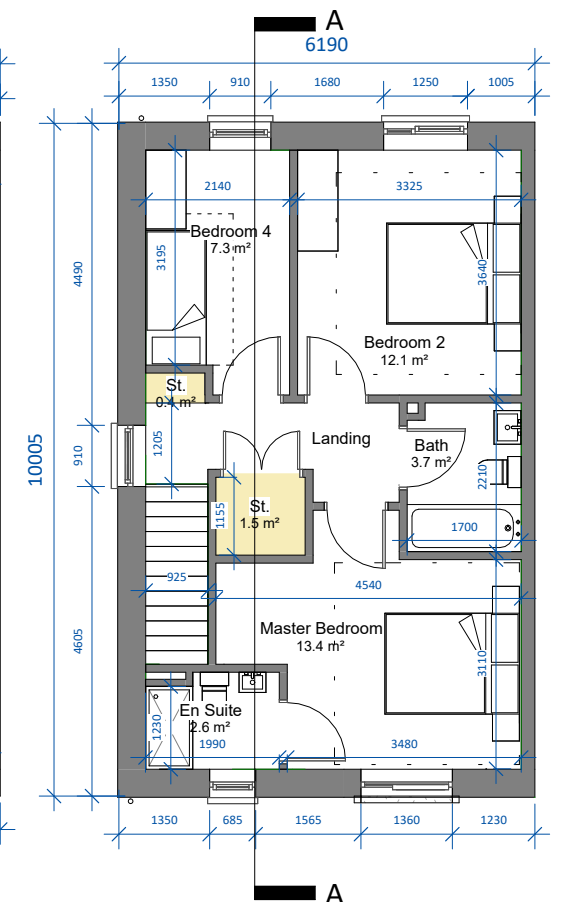
HOUSE TYPE F4



00 Ground Floor Plan



01 First Floor Level

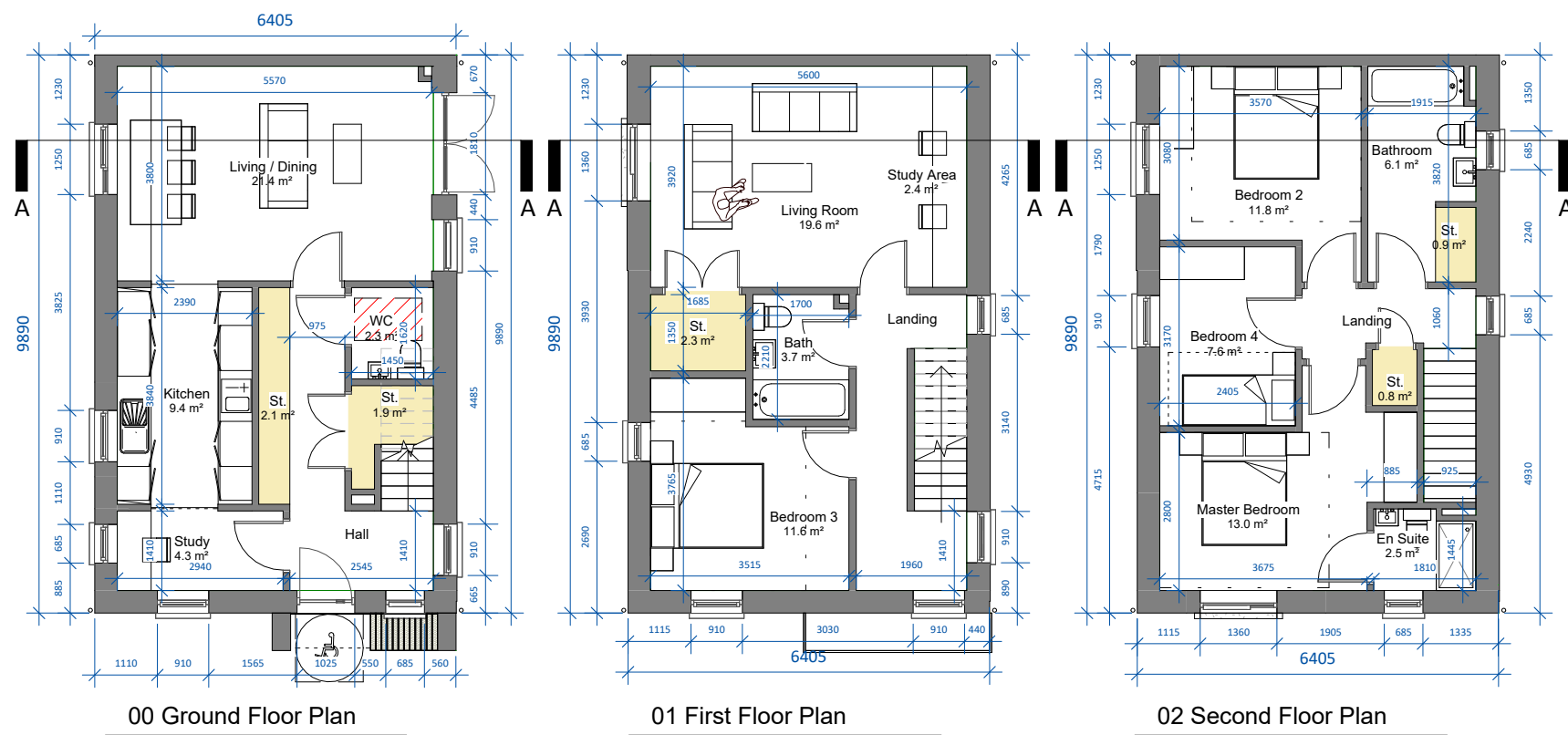


02 Second Floor Level

03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSES

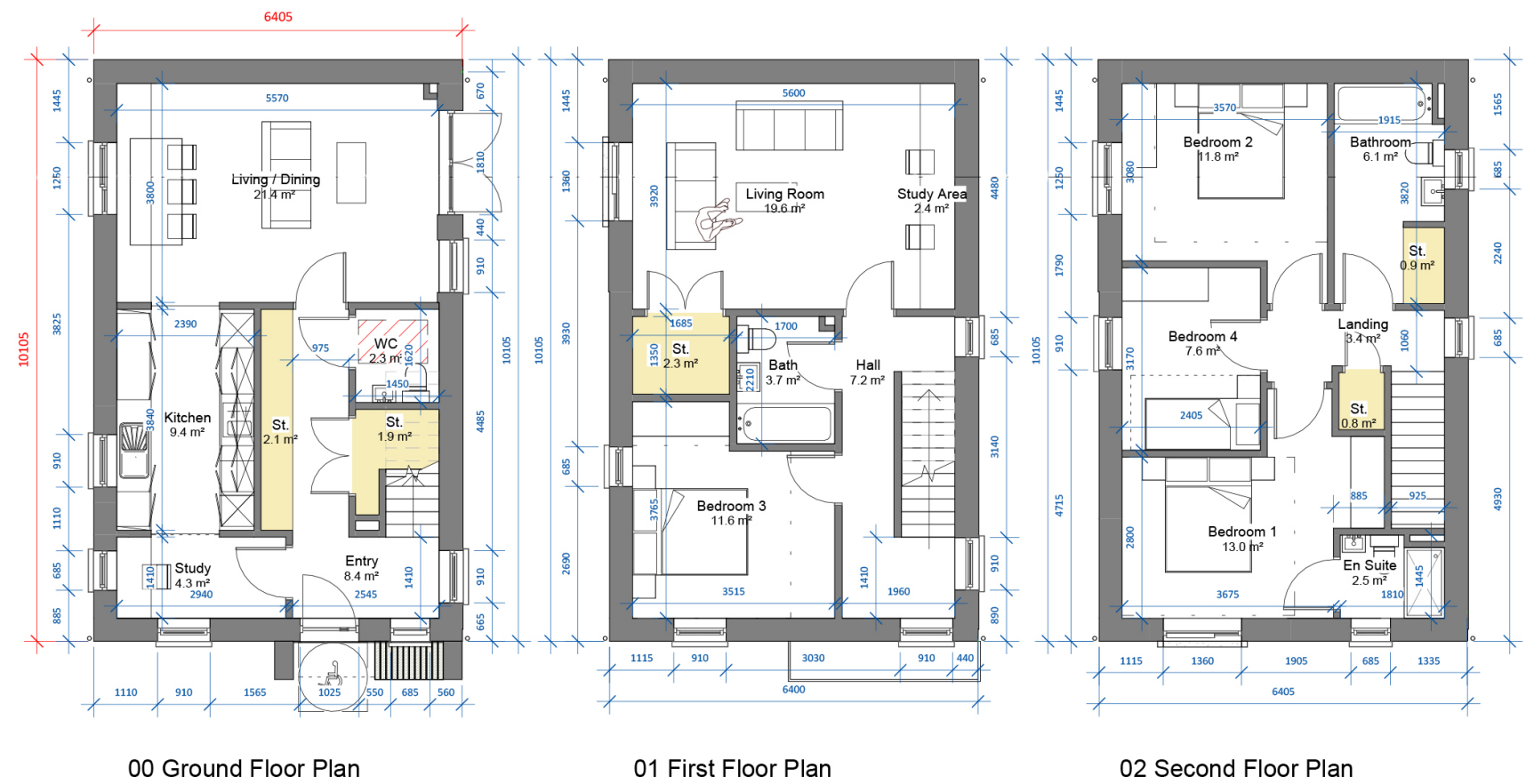
HOUSE TYPE F5



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INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSES

HOUSE TYPE F7



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INDICATIVE TYPOLOGY ARRANGEMENTS- APARTMENT / DUPLEX UNITS

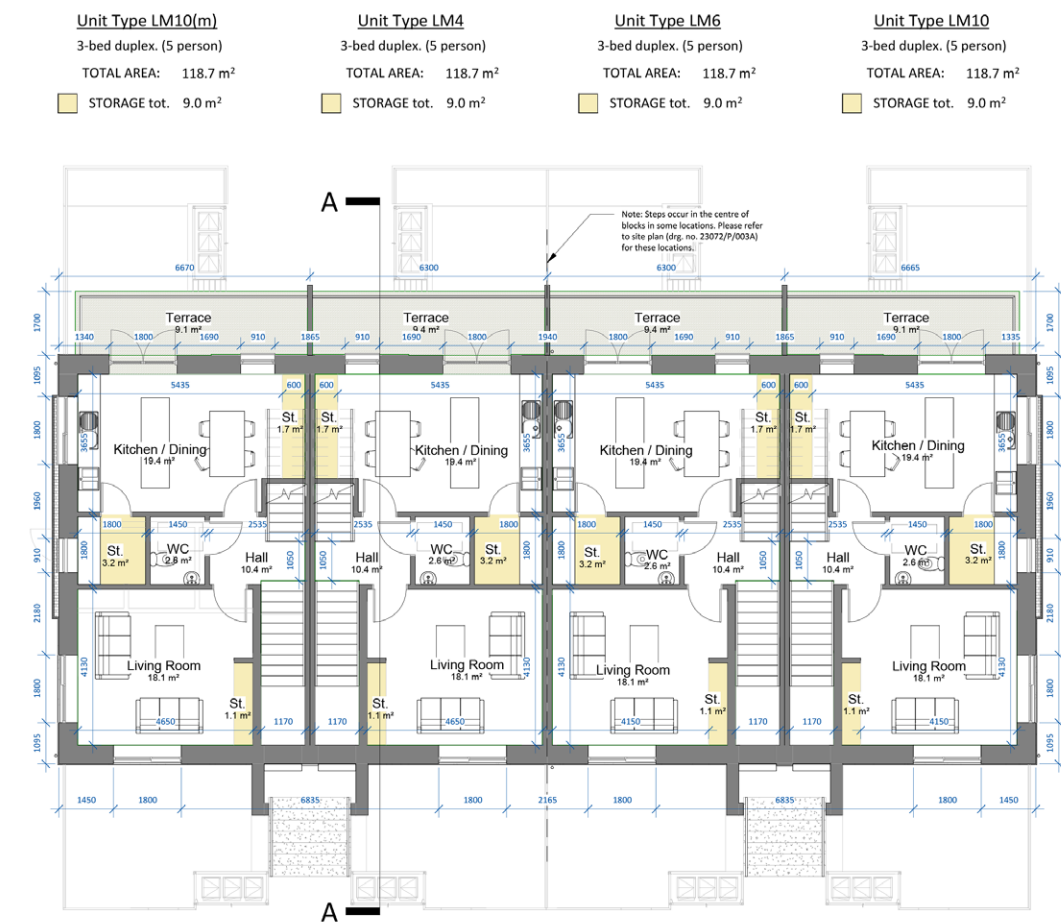
APARTMENT/DUPLEX TYPE LM1 - LM10



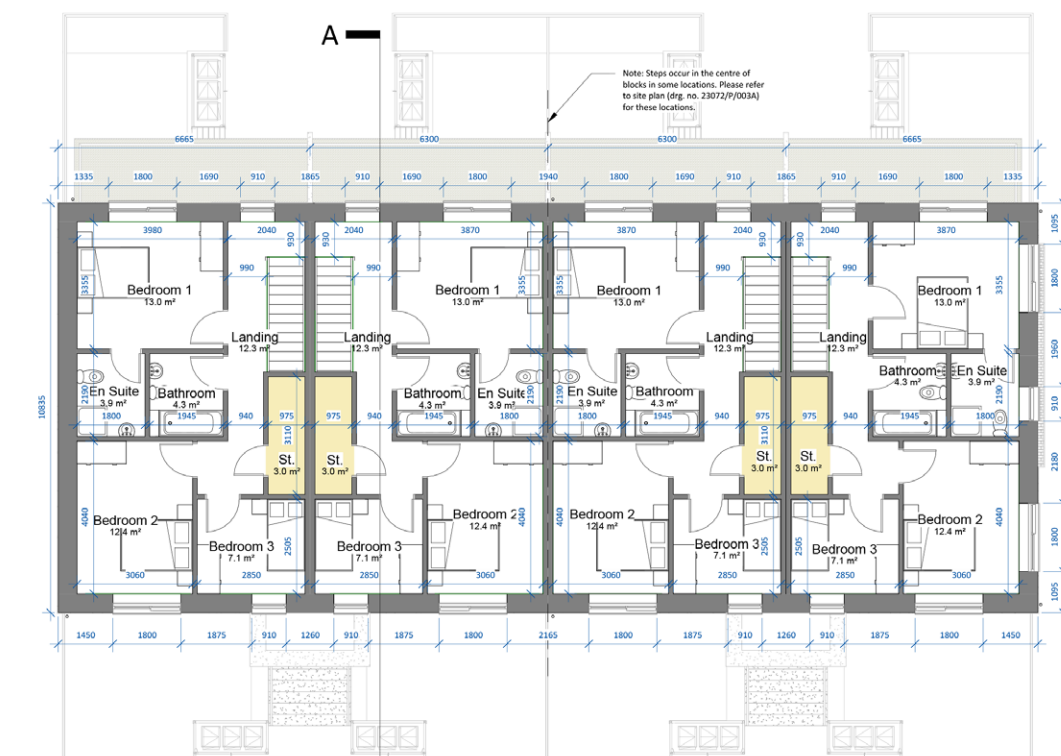
GROUND FLOOR PLAN



3D RENDER



FIRST FLOOR PLAN

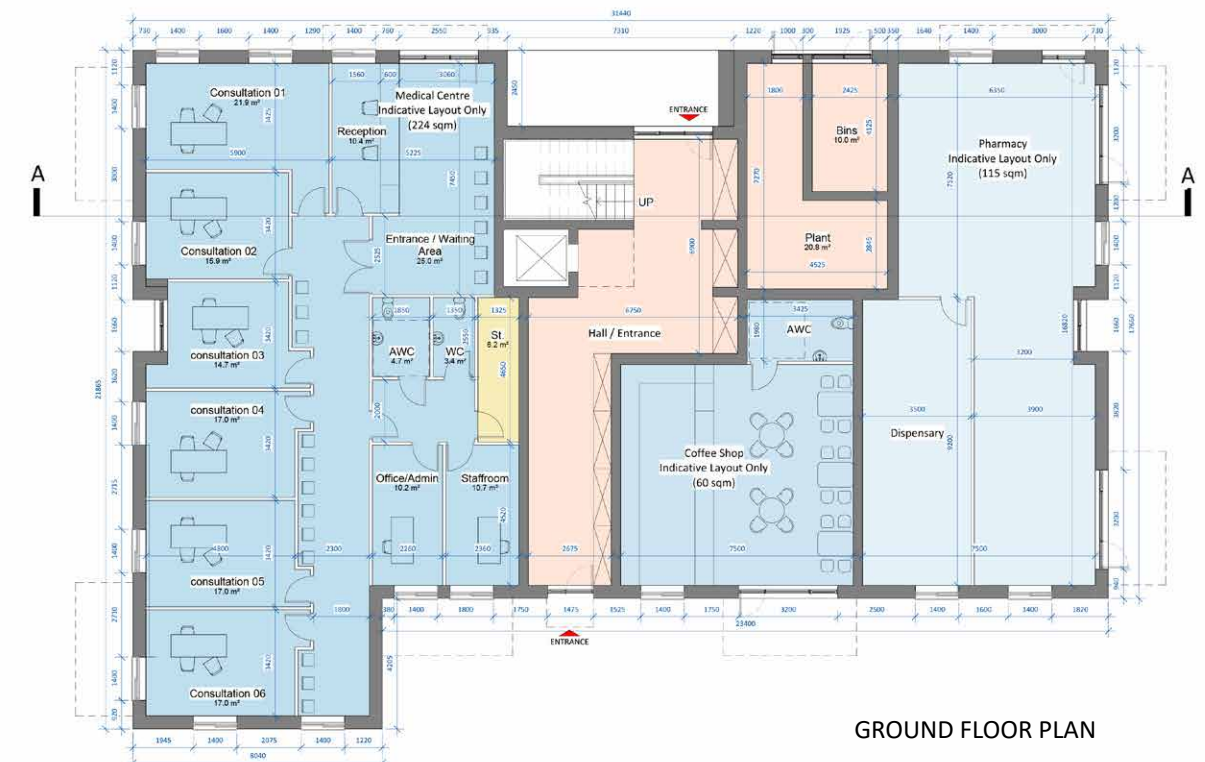


SECOND FLOOR PLAN

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INDICATIVE TYPOLOGY ARRANGEMENTS- MIXED-USE BUILDING

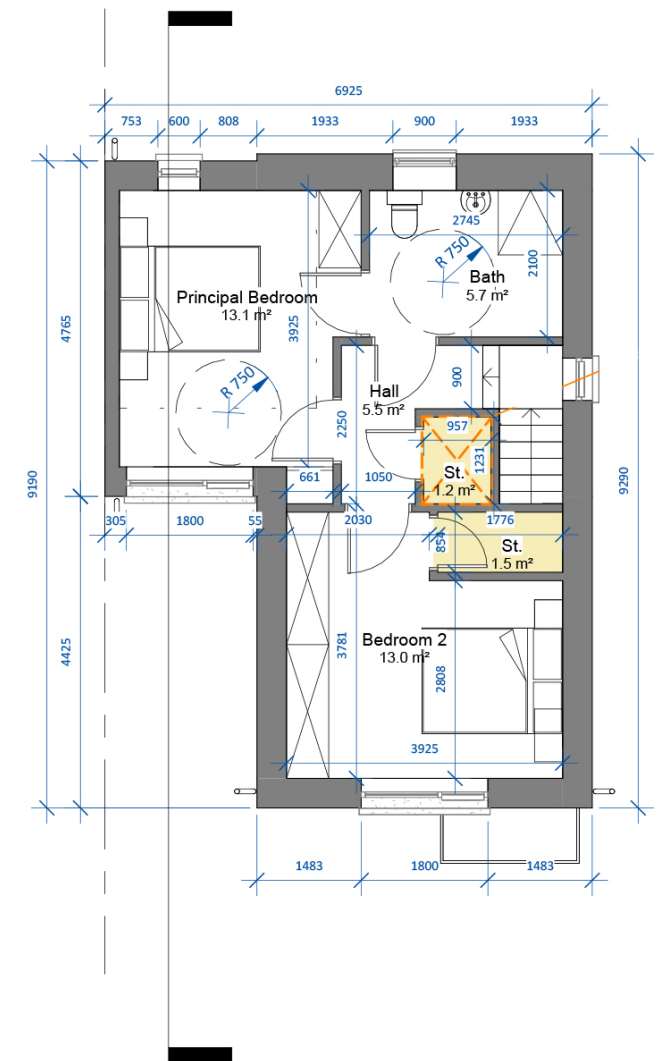
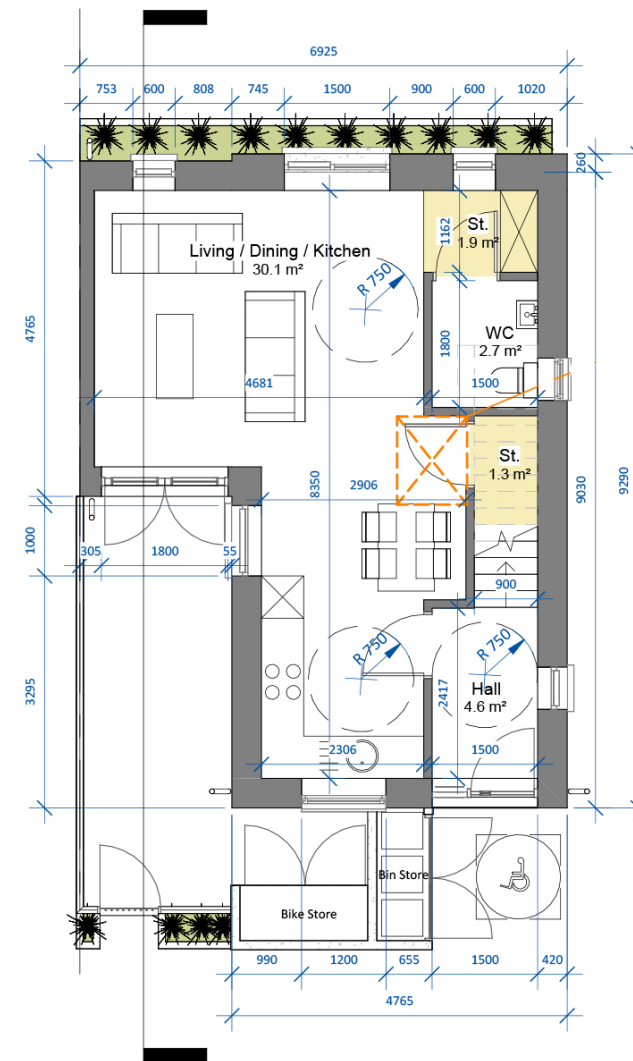
MIXED-USE BUILDING



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INDICATIVE TYPOLOGY ARRANGEMENTS- LATER LIVING UNITS

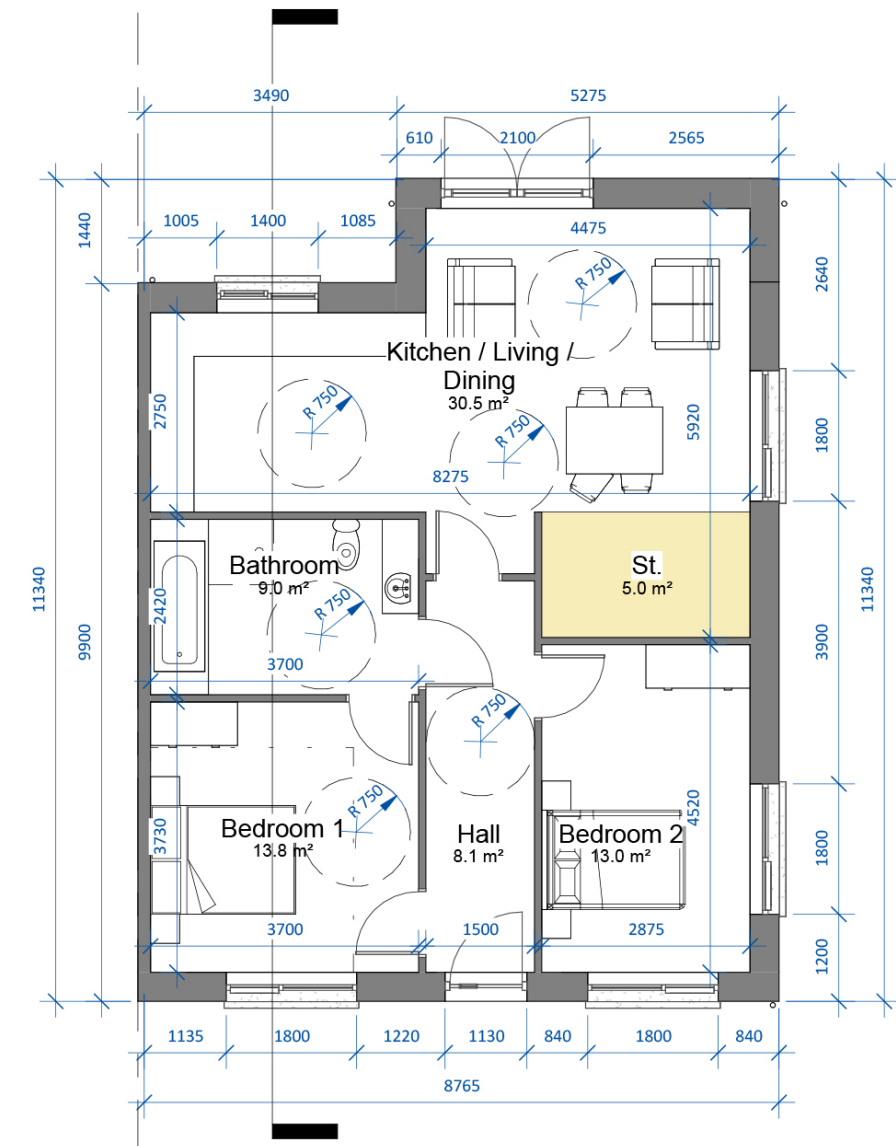
HOUSE TYPE A1 (EDGE HOUSE)



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INDICATIVE TYPOLOGY ARRANGEMENTS- LATER LIVING UNITS

HOUSE TYPE J1

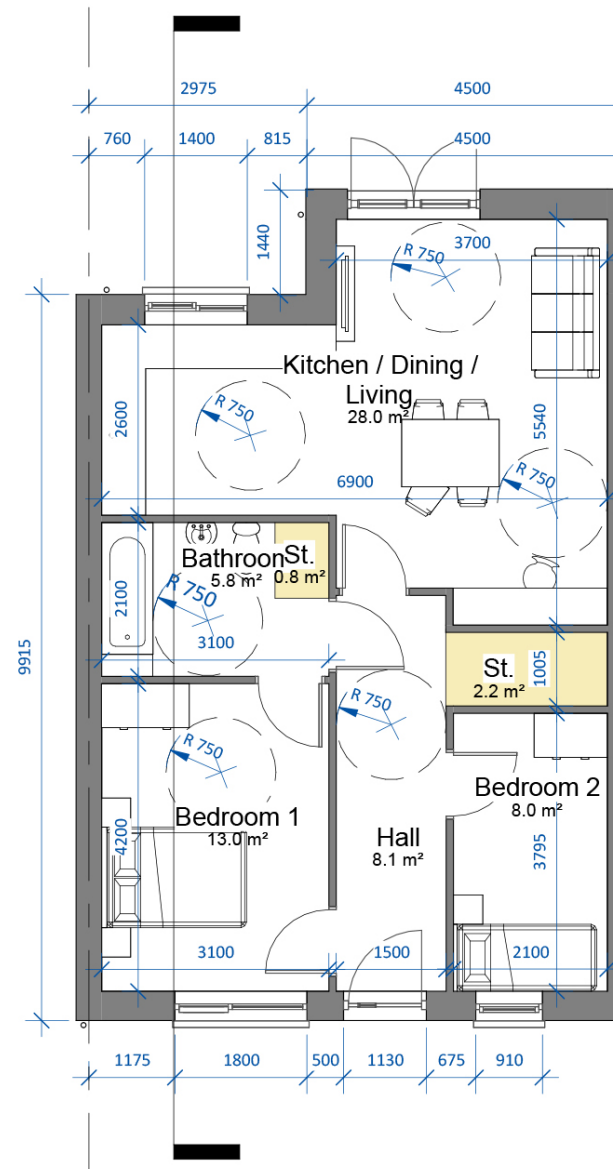


00 Ground Floor Plan

03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- LATER LIVING UNITS

HOUSE TYPE K2



00 Ground Floor Plan

