

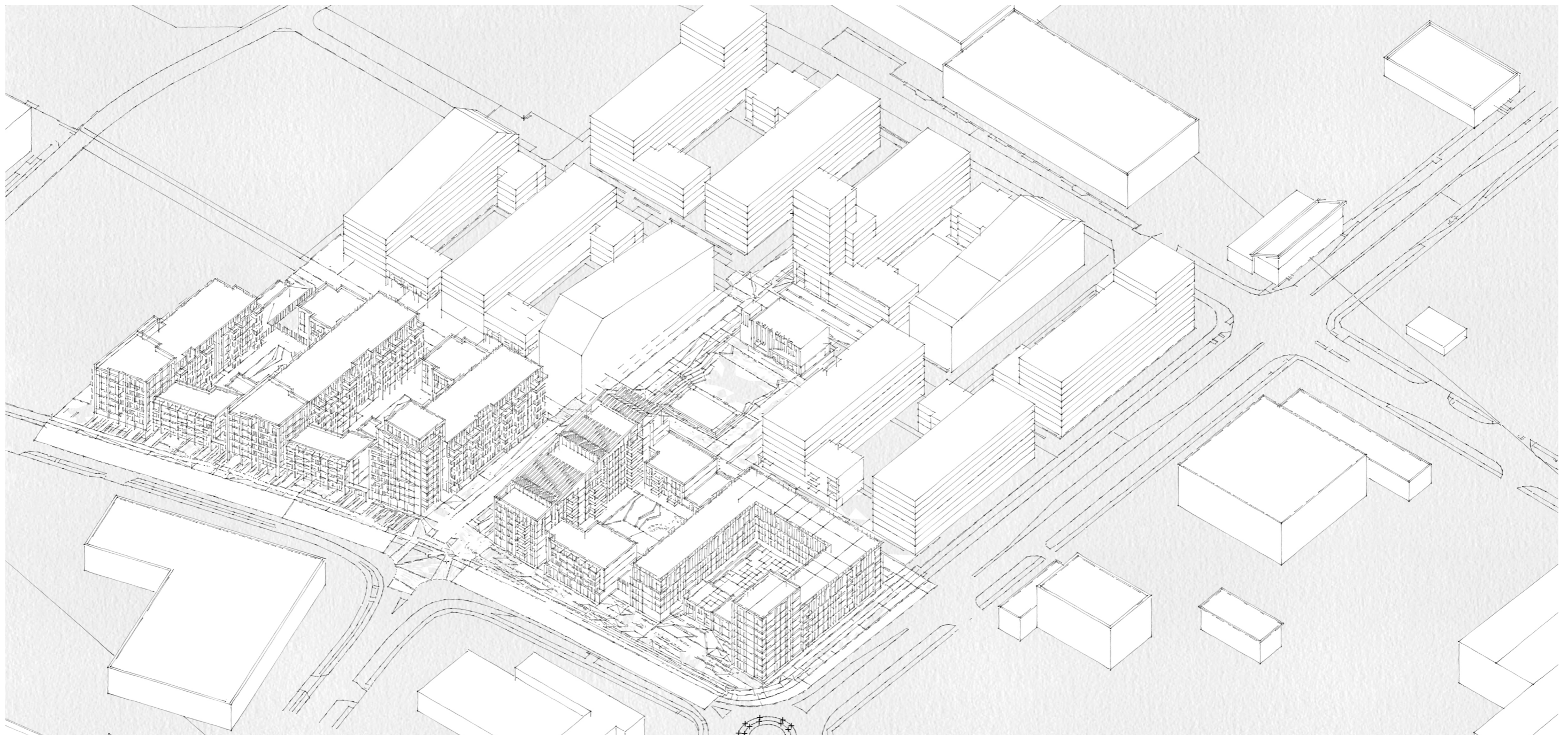
# Belgard Gardens

Masterplan Document

Tallaght, Dublin

December 2018

**o'mahony pike**







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Dublin City Centre

Dublin Bay

Belgard Gardens Site





01

# Introduction

- Introduction
- Site Location + Description





# 1. Introduction

This Masterplan has been prepared on behalf of Atlas GP Ltd (a Group Company of Marlet Property Group Ltd), the owners of the lands at Belgard Gardens, Tallaght, Dublin 24. The constituent elements of the overall site include the former Cuisine de France factory, Belgard House and the former UniPhar headquarters which together comprise 7.2 ha.

## 1.1 Purpose of the Masterplan

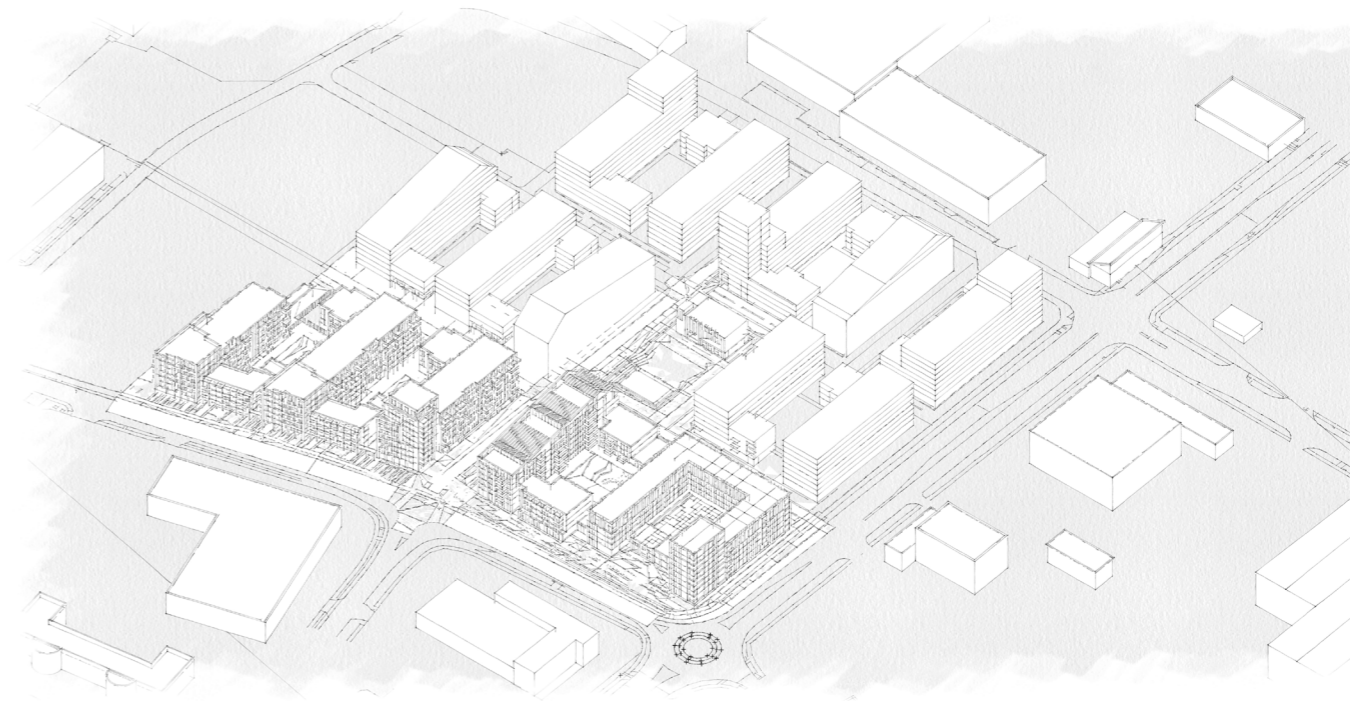
The purpose of the Masterplan is to set out a clear vision for the comprehensive and sustainable development of the lands at Belgard Gardens.

## 1.2 Scope of Masterplan

The Masterplan seeks to address the requirements for the development of the lands with specific regard given to the planning policy context and the nature and character of the surrounding physical context. Special reference given to the South Dublin County Council 'Site Brief Response' issued in December 2017.

The Masterplan will address issues including the mix of uses, height ranges, access provisions, provision of public open space, landscaping and relationship to the wider existing and emerging Tallaght Town Centre context.

*“ Our vision for Belgard Gardens is to create a new mixed-use community living in an urban garden where pedestrian and cycle movement is prioritised ”*





### 1.3 Location & Description

The lands at Belgard Gardens are strategically located within the core area of the Tallaght Town Centre adjacent to the primary vehicular corridors of the Belgard Road and Airton Road. The lands are located just north of the Civic Offices and The Square retail centre, and within 500m of both the Tallaght Hospital Campus to the west and the campus of the Institute of Technology Tallaght (ITT) to the east. The core location places the site within a hub of public transport services that includes the LUAS Red Line and frequent local bus services operating within a QBC network.

The site is also easily accessible for pedestrians and cyclists with the main pedestrian connection to the ITT crossing the Belgard Road to the south-western edge of the site and existing routes through the Civic Office and the Square providing connectivity to the football stadium, Tallaght Business Park and Sean Walsh Memorial Park to the south within a 1km walking distance, and Tallaght Village to the West.



- |                                   |                              |                                    |
|-----------------------------------|------------------------------|------------------------------------|
| Town Centre Extents               | The Square                   | Tallaght Business Park, Whitestown |
| LUAS                              | The Priory/ Tallaght Village | Dodder Riverbank Park              |
| Belgard Gardens Site (7.2 ha)     | Tallaght Stadium             | Bancroft Park                      |
| Tallaght Hospital                 | Sean Walsh Memorial Park     | Broomhill Industrial Estate        |
| Institute of Technology, Tallaght | Old Bawn                     | Cookstown Industrial Estate        |
| SDCC Civic Offices & Theatre      | Springfield/ Virginia Park   |                                    |



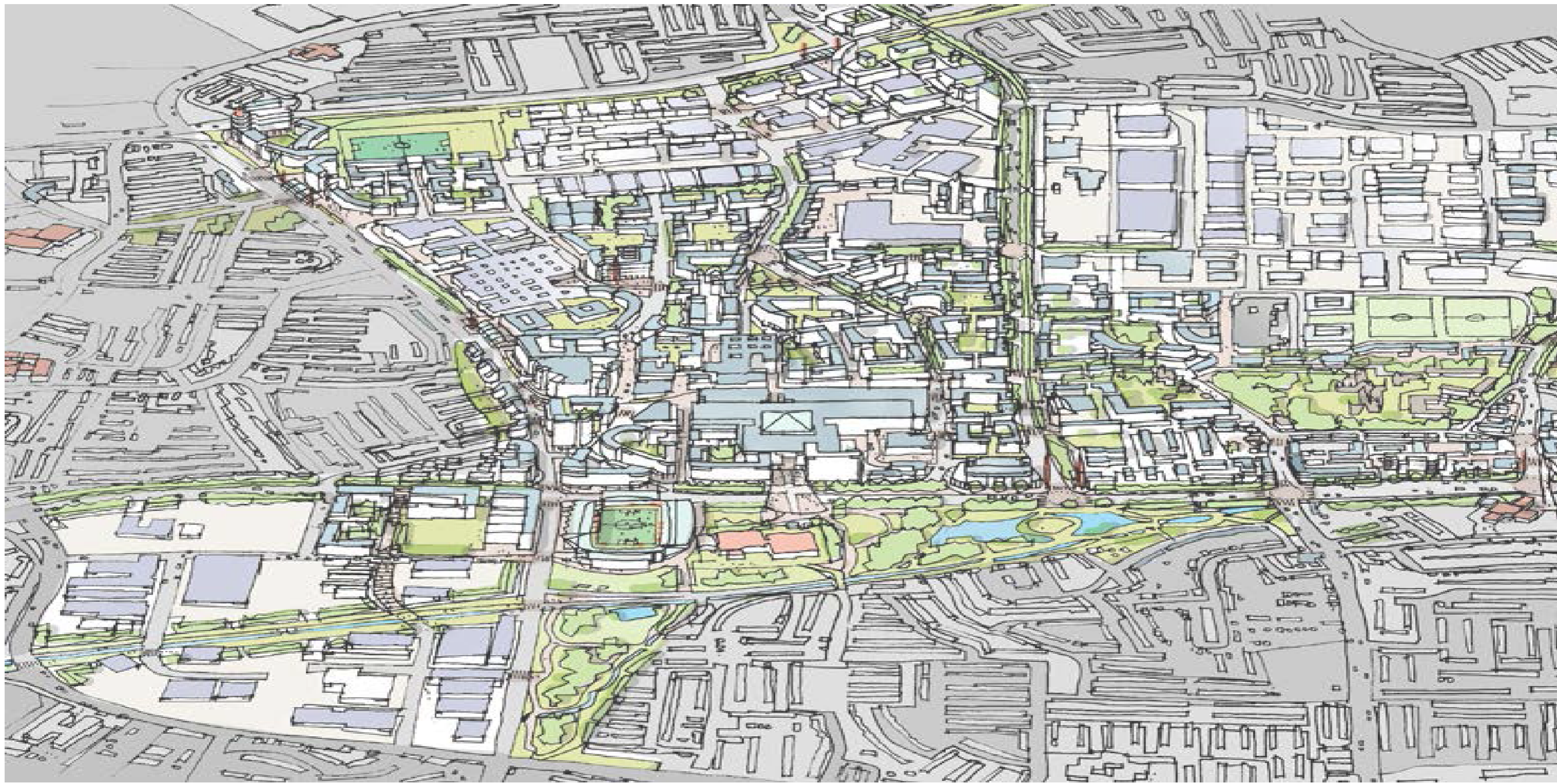
Development north of the site within the town centre extents is comprised for the most part of large retailing or light industrial uses. Given the industrial nature of the current use of the site and its adjacent lots, a degree of severance currently exists between the urban core and residential development in the surrounding area.

The current development plan proposes extension of the Airton Road on a route yet to be determined west across the north edge of the site to meet with the proposed extension of the Cookstown Estate Road to the south, ultimately bringing the hospital campus into a more connected urban framework. The development plan also indicates the extension of the Cookstown Estate Road to the south, with plan for this extension at an advanced stage by SDCC.

Beyond the town centre area but within 1 km walking distance, particularly to the west, are existing low density residential neighbourhoods of Springfield/ Virginia Park, with a change in urban fabric occurring on the east side of the Cookstown Way into the higher residential densities of more recent town centre development of six to eight storeys, with landmark heights of ten storeys in strategic locations.











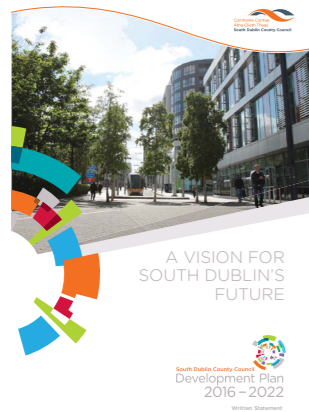
# 02

## Planning Policy

- South Dublin Development Plan 2016-2022
- Tallaght Town Centre LAP 2006/2011
- Town Centre LAP Strategic Framework
- Tallaght Masterplan
- Guiding First Principle

## 2. Planning Policy

### 2.1 South Dublin Development Plan 2016 - 2022



#### Metropolitan Consolidation Town

The core strategy of the South Dublin County Development Plan 2016 - 2022 designates Tallaght a METROPOLITAN CONSOLIDATION TOWN.

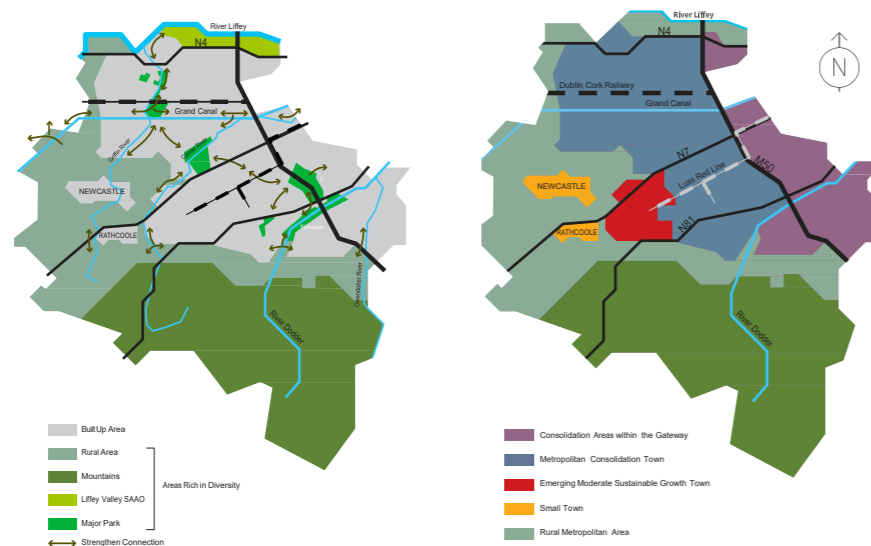
This designation envisages strong active urban places within the Metropolitan Area with strong transport links. Under this designation, Tallaght should be developed at a relatively large scale as part of the consolidation of the Metropolitan Area and to ensure that it supports key public transport corridors connecting it to the City, to other Consolidation Towns and to Large Growth Towns in the Hinterland. Long term growth could see such designated towns expanding to a population of up to 100,000 people in a planned and phased manner.

Core strategies around the designation include:

*CS2 Objective 2: To provide sufficient zoned lands to accommodate future population growth in Metropolitan Consolidation Towns.*

*CS2 Objective 3: To provide sufficient zoned land to accommodate services, facilities, retail and economic activity in Metropolitan Consolidation Towns.*

*CS2 Objective 6: To promote higher residential densities at appropriate locations, adjacent to town centres or high capacity public transport nodes (Luas/Rail).*



#### Tallaght Core Area

The County Development Plan sets out various objectives for the Tallaght Core area across a range of different considerations which have implications for the development of the lands at Belgard Gardens. These objectives are dispersed through the County Development Plan and work in tandem to promote a vision for a compact and livable urban core. Some relevant considerations and objectives include:

- UC1 Objective 4: To promote a high standard of urban design in urban centres that contributes to the creation of safe and attractive streets and spaces and creates desirable places to work, live and visit.
- UC2 Objective 5: To reinforce town centres as the priority location for new mixed use development, with urban design, integration and linkage as important considerations.
- UC6 Objective 1: To encourage varied building heights in town, district, village, local and regeneration areas to support compact urban form, sense of place, urban legibility and visual diversity while maintaining a general restriction on the development of tall buildings adjacent to two-storey housing.
- UC6 Objective 2: To ensure that higher buildings in established areas take account of and respect the surrounding context.
- TM3 Objective 2: To ensure that connectivity for pedestrians and cyclists is maximised in new communities and improved within existing areas in order to maximise access to local shops, schools, public transport services and other amenities, while seeking to minimise opportunities for anti-social behaviour and respecting the wishes of local communities.
- TM3 Objective 3: To ensure that all streets and street networks are designed to prioritise the movement of pedestrians and cyclists within a safe and comfortable environment for a wide range of ages, abilities and journey types.

Further to these specific objectives, a hierarchy of open spaces and their relative contributions to Green Infrastructure is described that includes:

- Squares & Plazas: Providing for civic amenity in usually high density areas. A forum for social interaction requiring informal seating and play area with opportunities to strengthen biodiversity corridors to and from these spaces from adjacent urban areas, through SUDS features and tree and shrub planting.



## Land Use Zoning

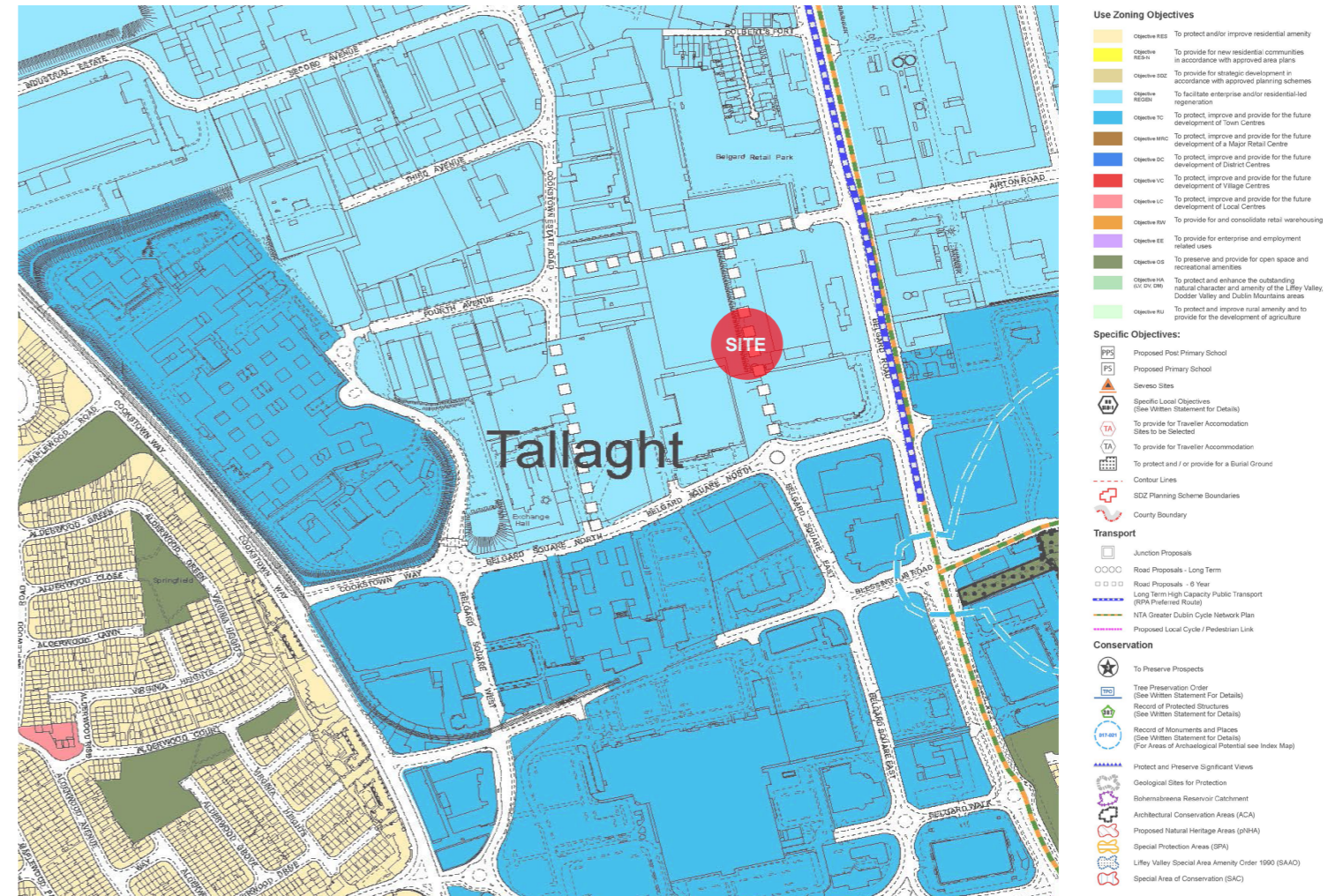
The subject site is zoned Objective Regeneration, designed to facilitate enterprise and/or residential-led regeneration. The zoning offers a broad range of appropriate mixed town centre uses for consideration on the lands.

## Urban Design & Implementation

The County Development Plan shows a commitment to ensuring that best practice urban design principles are applied to all new development, based on the principle that well planned and integrated housing, amenities, shops, employment and transport can dramatically enhance the sustainability, attractiveness and quality of an area.

The Development Plan requires a Local Area Plan for the Tallaght Town Centre (which is currently in process with a draft envisaged for February 2018) and suggests that masterplans will be requested for strategic sites. Such masterplans will include consideration of:

- Access & Movement
- Open Space & Landscape
- Land Use & Density
- Built Form
- Phasing



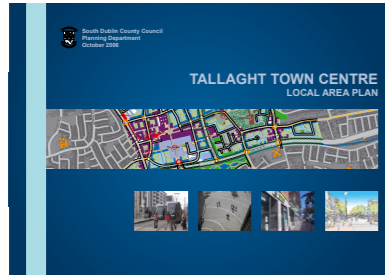
Belgard Gardens within the County Development Plan Map

The development plan supports varied building heights across residential areas, urban centres and regeneration zones subject to appropriate safeguards to protect the amenity of the area. Development proposals that include 'higher buildings' that are greater than the prevailing building height in the area should be supported by a strong urban design rationale and provide an appropriate series of measures that promote the transition to a higher building. The appropriate maximum or minimum height of any building will be determined context and the formation of a cohesive streetscape pattern.

Proposals for 'tall buildings', that exceed five storeys will only be considered at areas of strategic planning importance such as key nodes, along the main street network and along principal open spaces in Town Centres, Regeneration zones and Strategic Development Zones, and subject to an approved Local Area Plan or Planning Scheme.



## 2.2 Tallaght Town Centre LAP 2006/2011 (now expired)



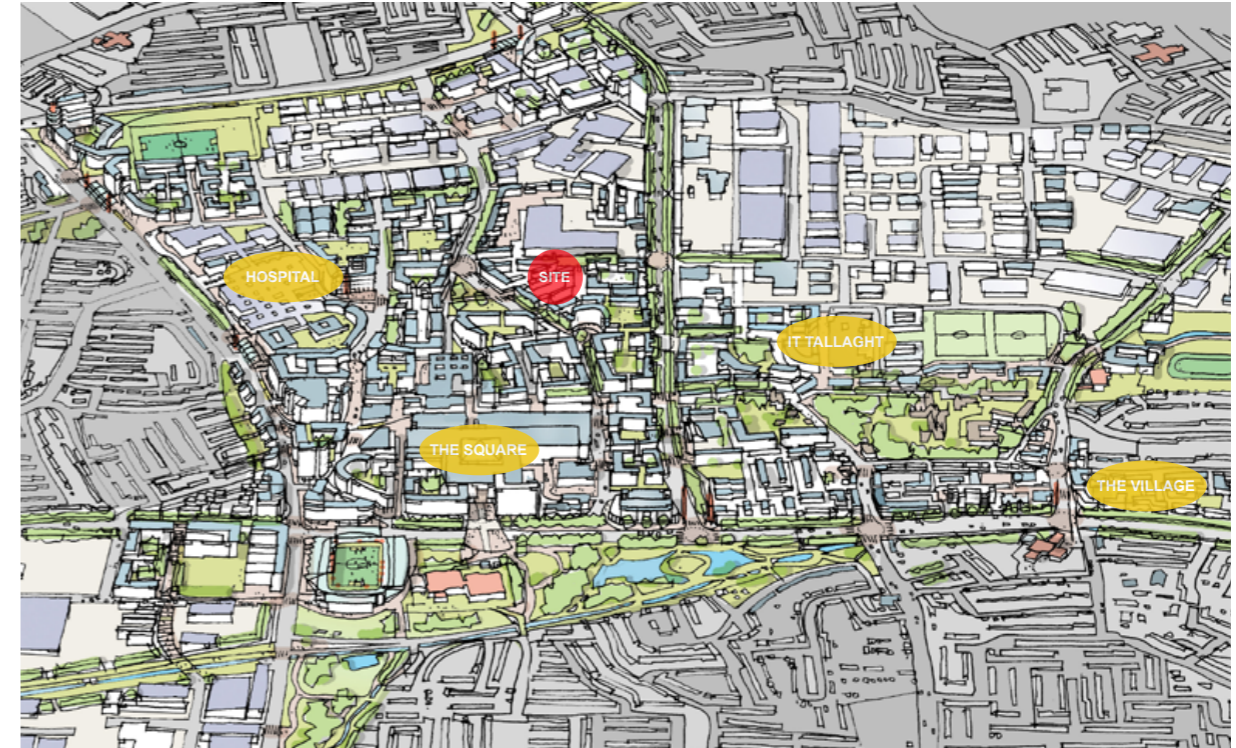
The Plan was prepared to facilitate the development of Tallaght Town Centre as a vibrant sustainable town centre. One of the main elements throughout the Plan is the provision of an attractive built environment focused on creating a place where people can be proud of and where people want to be.

The Plan provides a vision and a set of policies and approaches for interventions in the physical environment, with a clear mechanism for their delivery. The existing town centre LAP sets out a detailed framework for development within the town centre area and on adjoining lands, including the type and extent of development permissible; proposals relating to transport, services, and movement; and, the amenities and facilities required to support the proposed new development.

The Tallaght Town Centre Area is a large geographical area characterised by a number of distinctive quarters. Due to the range of distinctive local characteristics between areas in the town centre area, the LAP Masterplan divides the area up into 15 areas or precincts. A series of local framework plans have been developed in the LAP based on the local characteristics of each precinct. This results in a clear overall structure in which the vision for the Plan area emerges from an overview of the planning and historical contexts of development in the town centre area, demonstrating the physical and non-physical contexts that have evolved the current form of the town centre and inform the strategic framework for the town centre set out by the plan.

The strategic framework itself focuses on coordinated proposals for land use and density, access and movement, and community and culture- in essence, an overall strategy for the type and intensity of use of the town centre; how these uses support and strengthen the communities of the town centre and wider area, and the public realm strategy that will link those uses through various modes of travel to ensure their vitality and vibrancy.

The strategic framework is unpacked in 15 component masterplans which consider individual precincts within the wider plan area in more detail, allowing them to be independently developed as and when practicable in line with the overall strategic aims but without undue dependencies between components that could inhibit development. This structure allowed for a very clear assessment of those objectives that had not or had only been partially secured at the time of review in 2011.



*Belgard Gardens within the 2006 Town Centre LAP Vision*

At the time of extension, it was concluded that there remained many vacant and underutilised sites in and around the town centre and it was considered that the objectives of the 2006 LAP had not been substantially secured.

The LAP sets out a series of key objectives which the body of the Plan and the individual frameworks address in detail:

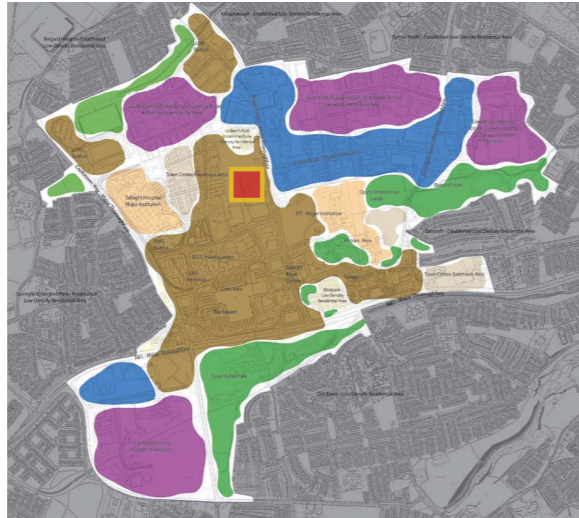
- A Well Connected and Accessible Town Centre;
- An Attractive and Distinctive Built Environment;
- A Place Where People Want to be;
- A Place that People are Proud of;



## 2.3 Town Centre LAP Strategic Framework

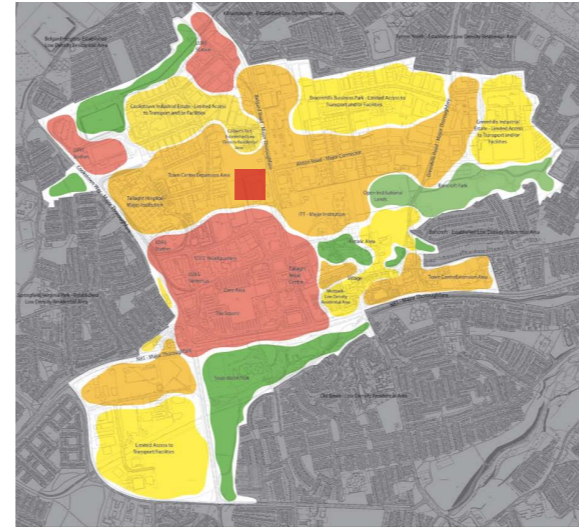
### Land Use Strategy

Belgard Gardens sits within the mixed use area envisaged for the Core Area, consistent with the subsequent County Development Plan zoning for Town Centre uses.



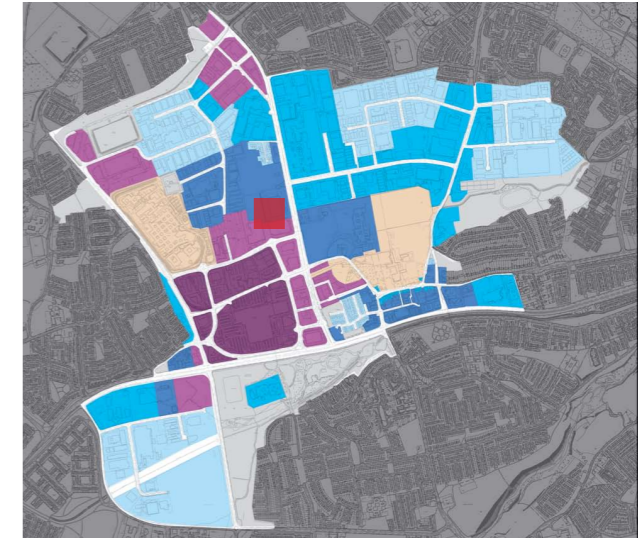
### Density Strategy

Belgard Gardens sits across the Higher and Medium Density zones envisaged by the 2006 LAP.



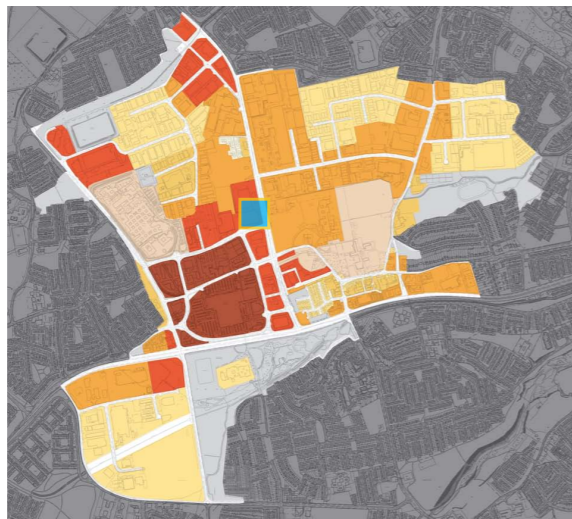
### Plot Ratio

Belgard Gardens spans the plot ratio thresholds of 2.0:1 and 1.5:1 envisaged by the 2006 LAP.



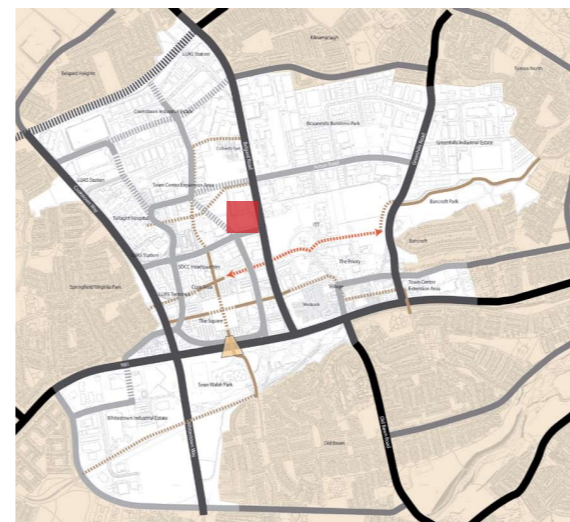
### Building Height

Belgard Gardens sits predominately within the 5-storey band noted by the 2006 LAP. Subsequent development to the south and west within the 6-storey core area zone however had resulted in significant differences in heights in the Core Area than that envisaged by the Plan.



### Major Street Network

Belgard Gardens sits adjacent to a series of new linkages envisaged by the LAP but not as yet delivered. Alignments of these links are approximated within the Plan, with a significant alteration of the Cookstown Road extension to Belgard Square North notable within the subsequent Development Plan.



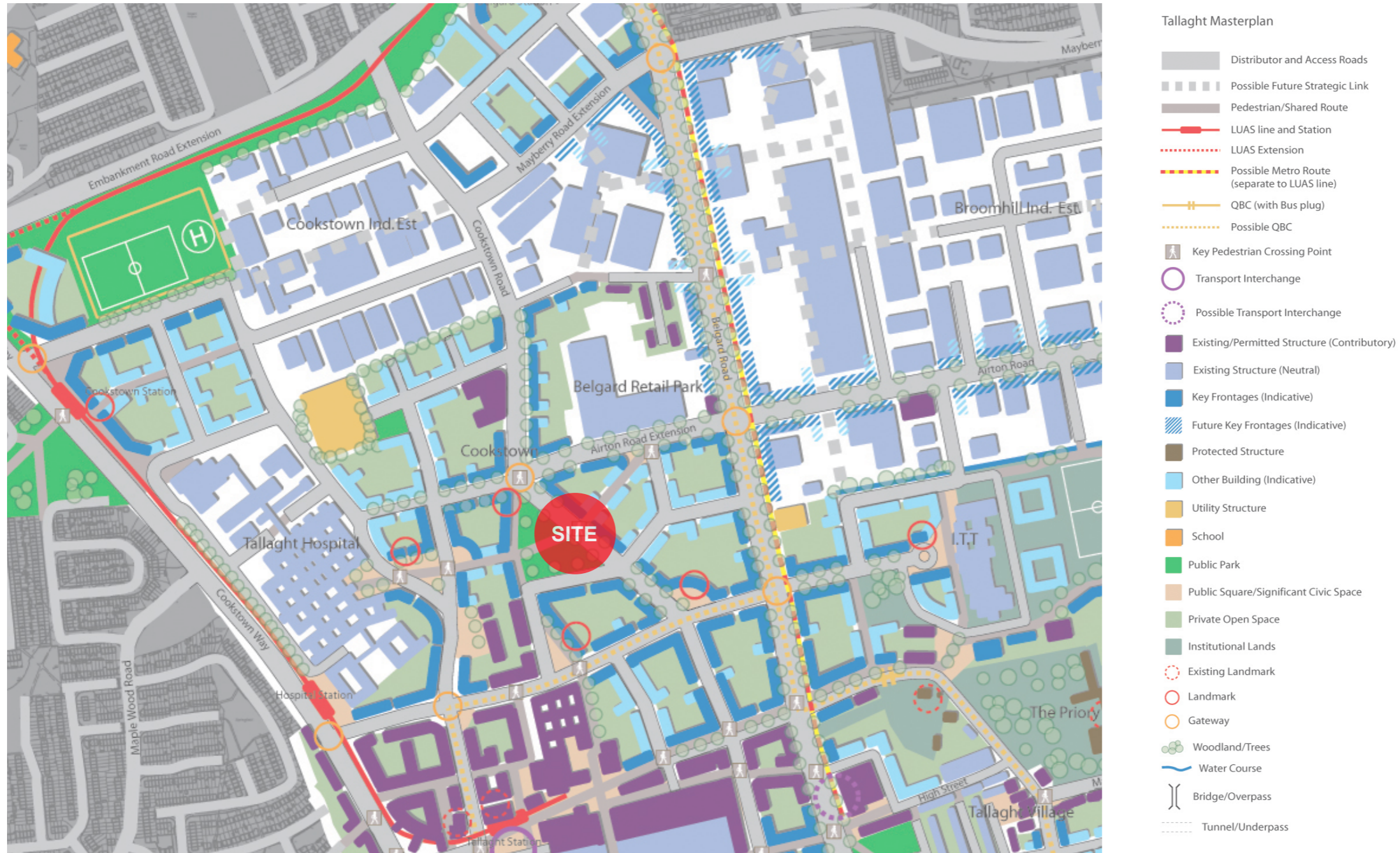
### Public Transport Network

Belgard Gardens sits adjacent to the envisaged QBC and Core Area Bus Loop.





## 2.4 Tallaght Masterplan



Belgard Gardens within the 2006 Town Centre LAP Masterplan



## 2.5 Guiding First Principles

The 2006 Local Area Plan emphasised the key strategic location of the lands at Belgard Gardens within the town centre as a hinge between the village and ITT to the east, the hospital to the west, and the Civic Centre and The Square to the South.

These key strategic connections were further reinforced by the December 2017 South Dublin County Council issue of a Site Brief Response outlining emerging aspirations for the town centre precinct incorporating the lands at Belgard Gardens and the adjacent lands to the west.

### Site Brief Response Key points:

1. Primary, active frontage to Belgard Road and Belgard Square North. The street sections shall be designed to provide active frontage and calm traffic, provide buffers, etc.
2. Important corners on the main routes shall be properly defined- not recessed. Scale and design are crucial.
3. Extend Belgard Square East north into the site (with potential to make connections further north).
4. Provide connection between Airton Road and Cookstown Road.
5. Provide pocket park (open space) fronting Cookstown Road.
6. Provide a new focal urban space (square) within Marlet lands. This shall accommodate the turning of the Belgard Square East route to meet the Cookstown Road.
7. Preference for perimeter blocks with reasonably continuous frontage.
8. General context scale of between 4 and 6 storeys. Additional height considered on the basis of contribution to legibility and streetscape. Overshadowing should be avoided and solar gain maximised.

The key design considerations informing the masterplan result not only from responding to each of the eight points of the Site Brief Response but also from the site analysis and consideration of wider patterns of development and strategic links between future and emerging town centre contexts and the site outlined in Appendix B.

### Additional design considerations

- the need for new development at Belgard Gardens to integrate with proposals for 'Cookstown Park' to the west by means of the provision of a strong and legible secondary network of pedestrian and cycle priority routes to serve the park;
- the creation of legible through routes across the Belgard Garden lands to ensure connectivity to the wider town centre amenities of the Hospital to the west, the ITT to the east and the Civic Centre to South;
- the need for the new development to integrate with proposals for the Airton Road extension and make provision for a secondary network of future connections to the north in sensible locations;
- the generation of an urban fabric that is of open character and accessible by the general public, in line with the emerging urban fabric of the Town Centre Core, while retaining the aspiration toward perimeter blocks with reasonably continuous street frontages;
- the development of a legible urban hierarchy responsive to current and emerging contexts of the Town Centre Precinct: a street-based inner 'core' protected by an outer 'crust' that responds to the different edge conditions in a coherent fashion; a visually consistent human scaled edge to Belgard Square North; a visually attractive edge to the more hostile Belgard Road frontage;
- maximizing the opportunity presented by the south facing aspect of the site through the development of appropriate block morphologies and built form typologies;

These considerations will inform the urban design 'first principles' of the revised emerging masterplan concept for Belgard Gardens detailed in this document.









03

Tamhlact

Tallaght

## Context

- Historical Development of the Town Centre
- Neighbourhood Context + Analysis
- Emerging Character of the Town Centre
- Site Analysis:
  - Strategic Location
  - Major Street Network
  - Pattern of Development



## 3. Context

### 3.1 Historical Development of the Town Centre

The rapid development of Tallaght from what had historically been a small rural village to one of Ireland's major urban centres was primarily a result of the Myles Wright plan of 1967 commissioned by the Irish Government to devise an expansion plan for Dublin City. The plan resulted in the creation of a series of new towns to the west of Dublin, one of which was Tallaght.

As a result of the plan, Dublin County and City Council acquired lands through the 1970's and 1980's and engaged in a major infrastructural and residential development programme. The planning and administration of the new town was controlled by Dublin City Council, however their power was limited to zoning and land-use regulation with implementation left to the private sector.

As a result of this programme, the population of Tallaght increased from 2,500 people in the 1960's to approximately 80,000 people in 2006. The form of development of the new town was along a car-based, low density suburban housing model with a significant component of social housing occupancy. The form of development resulted in numerous spaces left over after planning and a general disconnection between residential communities and servicing amenities, resulting in a 'city with no streets' that would become the focus of urban repair in the late 1990's.



Tallaght Town Centre 1991



Tallaght Town Centre 2005

There was a time lag between the establishment of the residential estates of the growing communities and the provision of more mixed facilities in the Town Centre fitting a town of its size. The development of the Square as the principle outlet for shopping and services in 1990 had been anticipated since the Town Centre Development Brief of 1979 that recognised that a low density form of development (generally 24 units per hectare) was likely until such a time as demand in the town centre reached a more critical level.

The development of the Square was only brought to fruition after the Government granted it 'urban renewal status' allowing it to benefit from certain tax and rates concessions. Even after the development of the Square, the majority of development in the town centre took the form of campus-style use islands of relatively low density which, with their boundary conditions



Tallaght Town Centre 2017

of high walls and railings containing surface car-parking arrangements, resulted in a dislocated and pedestrian hostile town centre condition.

The ITT was established in 1992 between the emerging core area and the older village, however it was only after the creation of South Dublin County Council in 1994 and the establishment of Tallaght as the 'County Town' that significant efforts to repair the urban fabric of the town centre gathered pace. In tandem with their work to establish a clearer settlement hierarchy within the housing estates of Tallaght through the creation of local, village and community nodes, SDCC began to guide the town centre away from the existing lower density model toward a more compact, mixed use and connected urban fabric by means of a sequence of plans for the Town Centre- the 1996 Tallaght Town Centre 2000;

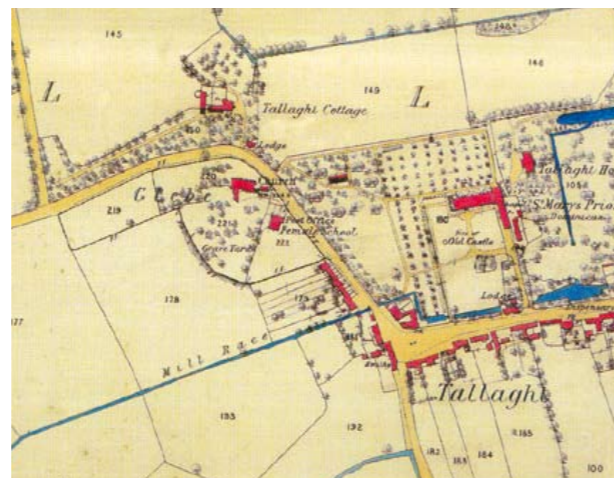


the 1998 Tallaght Town Centre Urban Design Framework; and, the 1999 Tallaght Urban Renewal Integrated Area Plan- culminating in the 2006 Local Area Plan described previously.

Under these visions, the Civic Centre emerged to include not only the SDCC Headquarters and Library but also Tallaght Hospital in 1998, the Civic Theatre in 1999 and the provision of the LUAS Light Rail system in 2004.

Development within the Town Centre since the 2006 Local Area Plan has been guided by a clear vision of an upgraded higher density urban form in which new urban streets and public spaces are developed to facilitate people-intensive land uses with much improved access for all and significant environmental improvements.

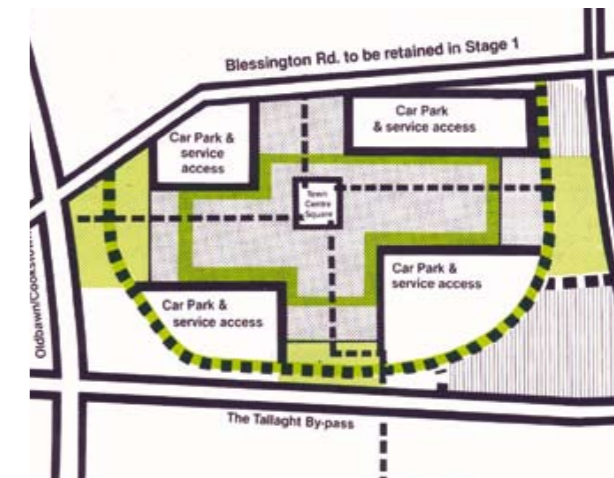
The built form that emerged since the adoption of the 2006 LAP in response to the vision, aspirations and provisions of that Plan is explored below with regard to



Tallaght Village 1864



Miles Wright Plan 1967



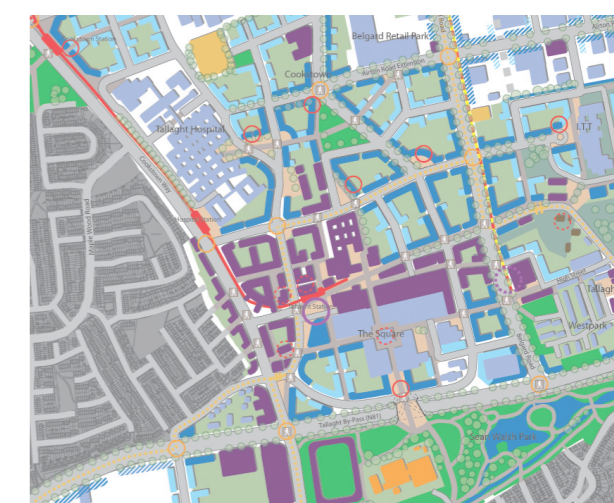
Town Centre Development Brief 1979



Urban Design Framework 1998



Urban Renewal IAP 1999



Town Centre LAP 2006



## 3.2 Analysis of Neighbourhood Context - Key Areas

1



A major vehicular connection within the urban hierarchy of South Dublin County, the **Belgard Road** connects the N81 Tallaght Bypass to the South to the N7 Naas Road to the North at Newlands Cross. Development is characterised by industrial and light industrial uses with little active frontage.

5



A significant recent development within the parameters of the Town Centre LAP, Tallaght Cross West ranges from between 6 & 7 storey heights to landmark heights of 11 storeys and features active frontages to a pedestrian focused internal street network with limited vehicular access and internal private open spaces at first floor level.

9



The Gateway to the Town Centre Area established by the LAP, **Belgard Square West** sets the dominant landmark height within the urban context rising from 8 to 13-storeys.

2



Opened in 2004, the LUAS red line runs between The Point in the City Centre and the Square in Tallaght. LUAS Cross-City will link the Red and Green lines at Abbey Street, and is scheduled to be completed by the end of 2017.

6



The urban grain established by Tallaght Cross West continues east to Library Square and the Civic Centre formed by SDCC Headquarters, Rua Art Centre, County Library and South Dublin County Council Town Hall in a series of connected urban squares with heights ranging from 7 & 8 storeys to landmark heights of 10-storeys.

10



**The Exchange** is a 7-storey residential block extending the mixed-use higher density town centre patterns of development north of Belgard Square North and toward the Cookstown South and Belgard Road industrial use areas.

3



Established in 1998 and served by a LUAS stop, Tallaght Hospital is a major resource of the Town Centre Area and is central to various strategic aims for the core area, from District Heating Proposals to road and pedestrian connectivity strategies, particularly with regard to its relationship to the IT, Tallaght.

7



A significant success of the Town Centre LAP, the Tallaght ZIP is a pedestrian route that pulls together the western and eastern parts of the Town Centre. The Zip comprises widened high quality pavement with features such as seating and mature planting and provides greater pedestrian priority where it crosses existing roads.

11



Established in 1992 and offering degree and postgraduate courses as well as adult education courses, the 45-acre campus of the **Institute of Technology, Tallaght** is home to a student population of 3,700, of which 2,600 are full time.

4



The Cookstown Way forms the edge of the Core Town Centre Area with recent development to the west of the carriageway providing a transitional 4-5 storey edge between the lower density Springfield and Victoria Park residential communities and the greater heights of the Town Centre.

8



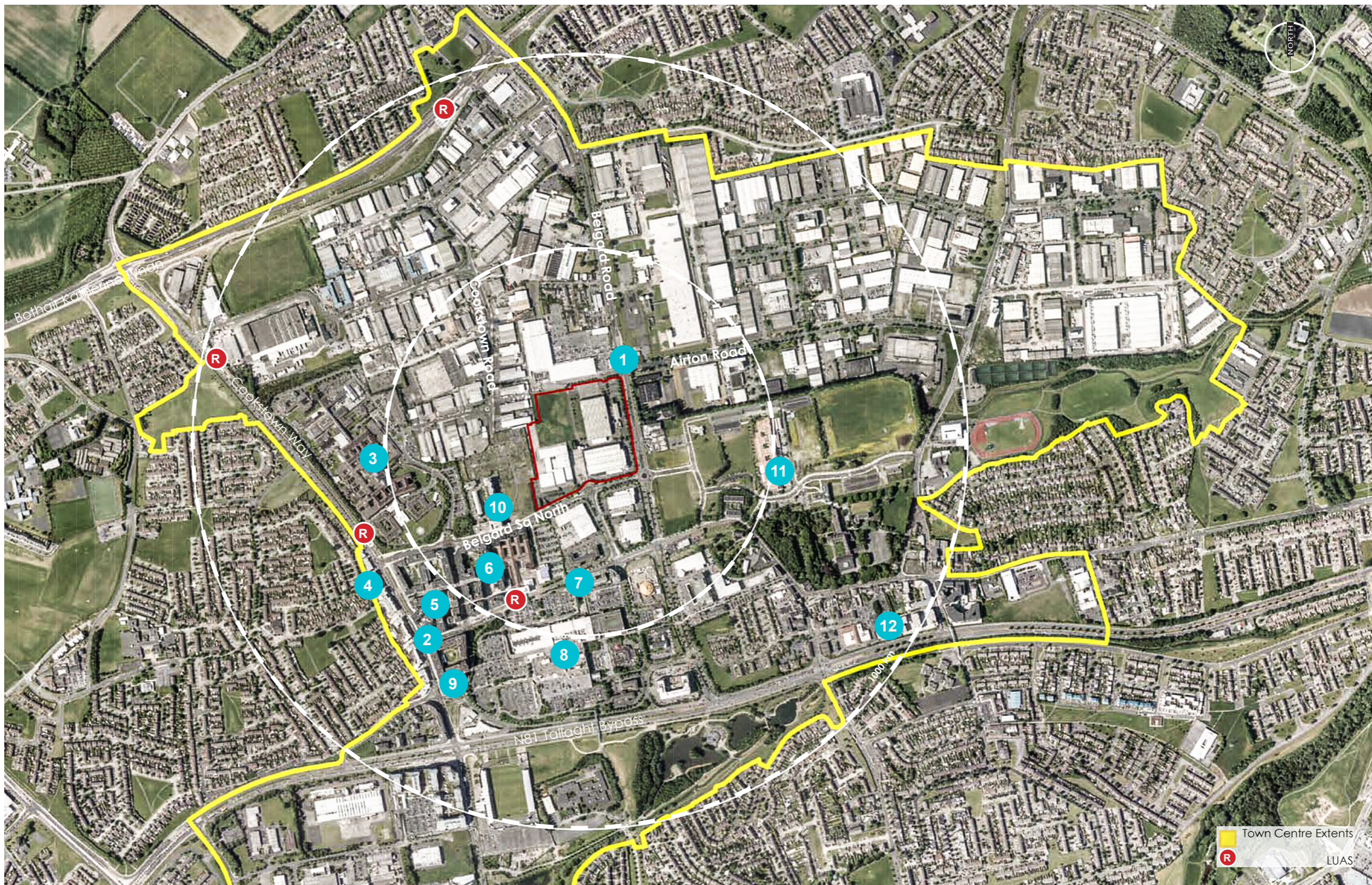
Established in 1990 and the main retail attraction of the Town Centre Area, **The Square** sits within the urban movement network established by the Zip that links the Luas terminus and Town Centre Squares to the north with the IIT and the Old Village to the East.

12



The mixed-use development at **Bancroft House** is an example of the urban development pattern established by the Town Centre LAP extending beyond the western core area to the Main Street and Tallaght Village area to the west.





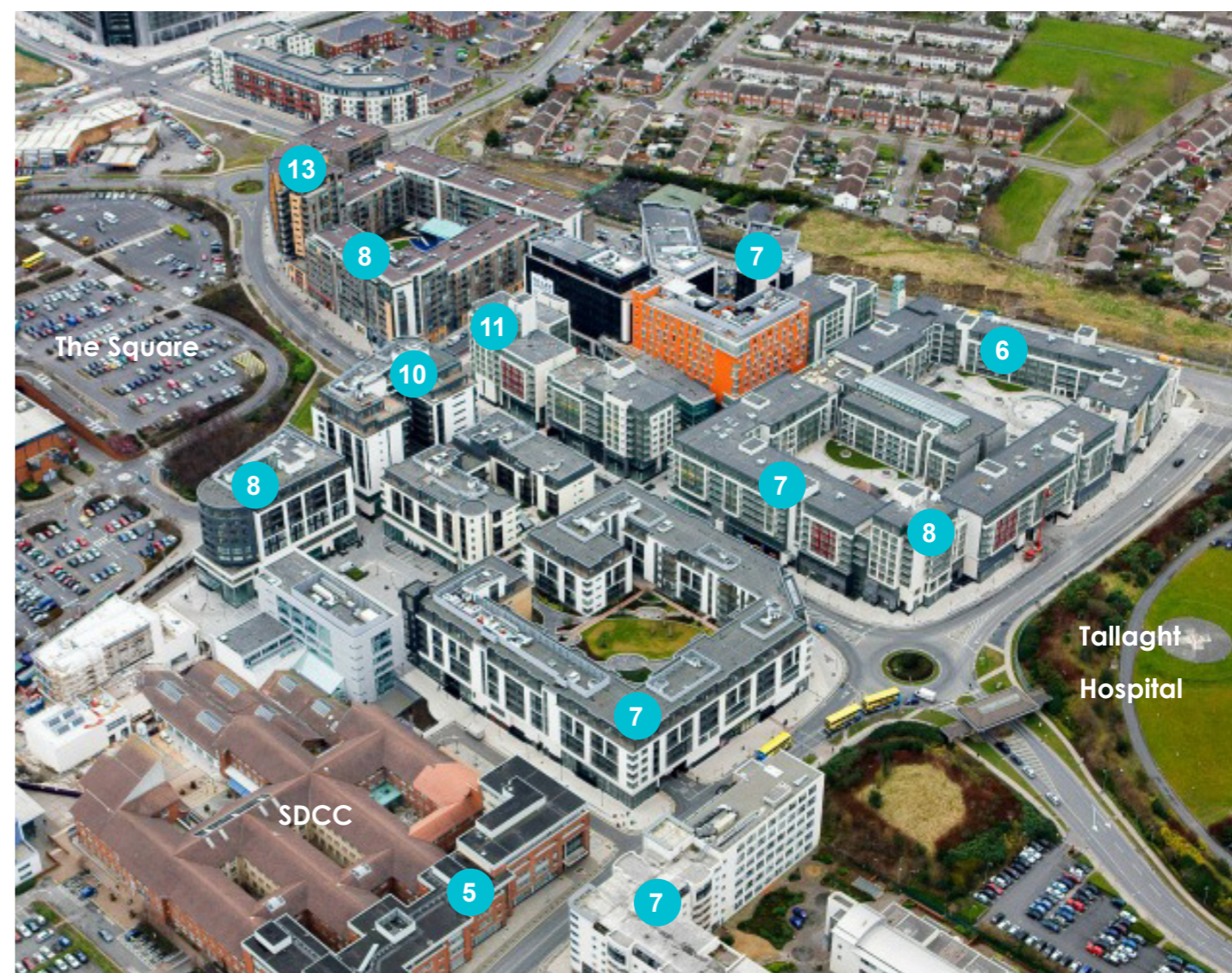
Belgard Gardens within the Tallaght Town Centre Context



### 3.3 Emerging Character of the Town Centre

The emerging Tallaght Town Centre context is comprised of development that responds to the Local Area Plan through the provision of :

- higher density urban grain with taller (i.e. above 5-storey) built forms;
- mixed-use apartment type development;
- high levels of ground floor activation;
- interior elevated private space courtyards;
- perimeter block or finger block typologies;
- primary and secondary massings with slenderness of taller elements derived from vertical expression;
- articulation of streetscape elevations at the upper levels to reduce visual monotony and improve visual interest;
- limited internal vehicular circulation through blocks with a high instance of bollard controlled access and service routes only to the interior;
- high level of visual and actual pedestrian connectivity through blocks;
- development of a series of urban squares along the route established by the pedestrian connections.



Building Heights in the Town Centre







### 3.4 Strategic Location

Belgard Gardens is corner site located at the edge of the Town Centre Core Area and has the potential to act as a strategic link between the changing context of the industrial lands to the north and the retail core of the town centre to the south, as well as between the Village Core and ITT precinct to the east and the hospital to the west. The diagram above shows the proximity of the site to the following significant components of the town centre:

1. Tallaght Hospital; 2. Civic Offices; 3. The Square; 4. I.T.T;

### 3.5 Major Street Network

Belgard Gardens sits adjacent to a series of new linkages envisaged by the LAP but not as yet delivered including the northern extension of Belgard Square East, the southern extension of the Cookstown Road, and the western extension of the Airton Road.

Belgard Square West bisects the existing town centre mixed use development of the prior LAP period, delivering a connection directly to the main entrance of Tallaght Hospital. The envisaged extension of Belgard Square East would result in a T-junction to the envisaged Airton Road extension.





### 3.6 Pattern of Development & Edge Conditions

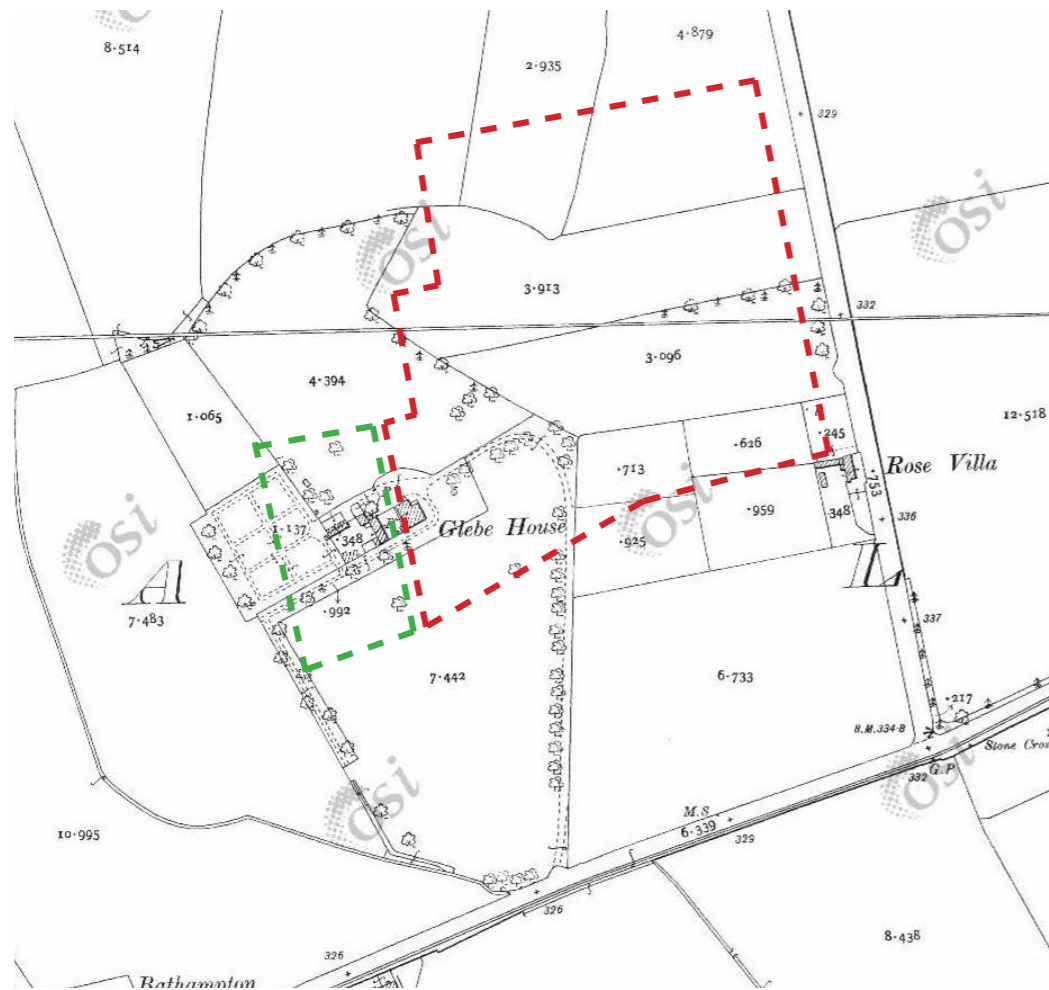
Existing patterns of development on the site and adjacent lots are characterised by a series of campus style plots with defined edges of hedges and railings within which buildings sit as objects often surrounded by surface carparking.

Permeable edges with street front activation is rare, and with pedestrians typically flanked by a busy road to one side and a boundary wall to the other. Within these use islands there is no dominant building grain, with each plot autonomous to adjacent developments.





### 3.7 Site Analysis



#### Historical Character

For centuries, the site was left as green pasture, only with the exception of Glebe House. The first record of Glebe House on the church lands at Tallaght is in 1479. The house was accompanied by a large garden which was celebrated for its roses and apples.

The location of this historic garden is broadly in the location for the proposed 'Cookstown Park' adjacent to the Belgard Gardens.



#### Aspect and Orientation

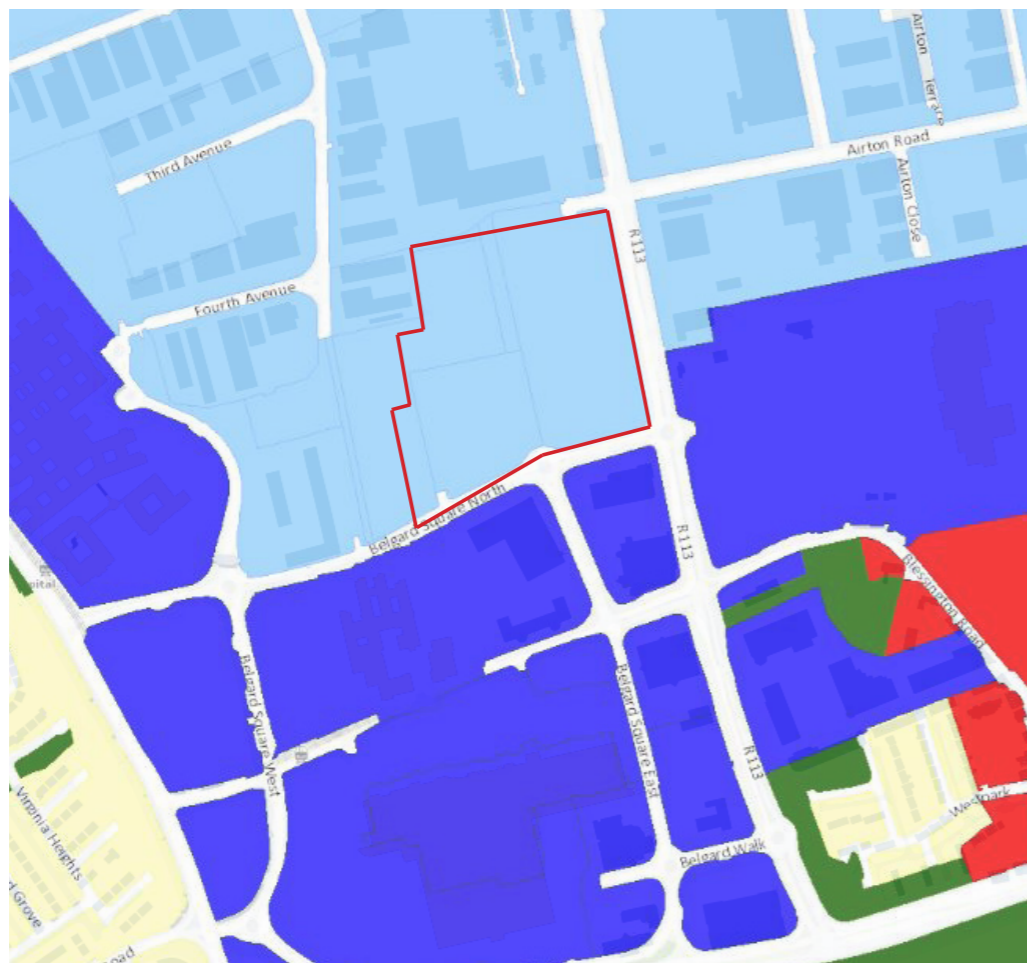
Belgard Gardens is a significant land parcel, equivalent to the recently developed Tallaght Cross/ Belgard Square West precinct of the town centre. The scale and depth of the site, and in particular the significant frontage to Belgard Square North, allows a comprehensive response to site development that will maximise southerly orientation and fully exploit the aspect towards the mountains to the south.

#### Existing Landscape & Topography

Previous development on the site has resulted in the reshaping of any historical natural topography with the site relatively flat aside from an platform in the north western quadrant of the site.

Similarly, existing landscape is not of a high quality on the interior of the site with some smaller tree runs and occasional stands of higher quality. The most significant landscaped elements are boulevard trees to the Belgard Road and Belgard Square North frontages.

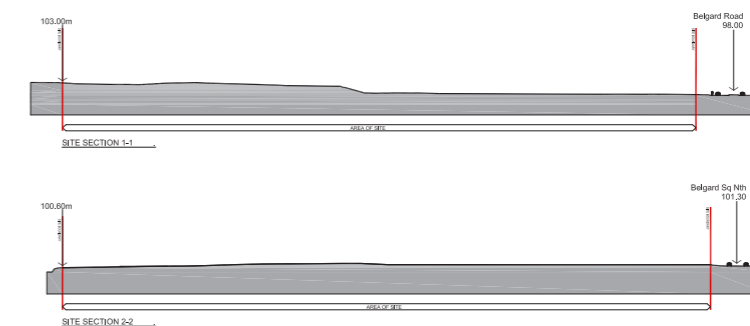
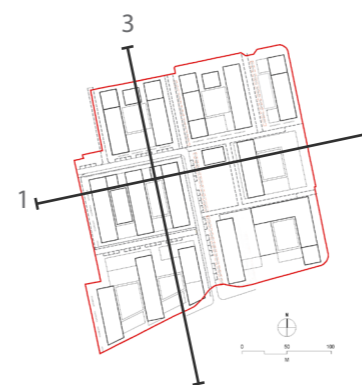




## Landuse

Under the County Development Plan 2016 - 2022 the site sits within the REGEN zone, 'To facilitate enterprise and/or residential led regeneration'.

As per the Town Centre LAP Strategic Framework, Belgard Gardens sits within the mixed use area envisaged for the Core Area.



## Existing Landscape & Topography

Previous development on the site has resulted in the reshaping of any historical natural topography with the site relatively flat aside from an platform in the north western quadrant of the site.








Similarly, existing landscape is not of a high quality on the interior of the site with some smaller tree runs and occasional stands of higher quality. The most significant landscaped elements are boulevard trees to the Belgard Road and Belgard Square North frontages.



# Landscape and Open Space Network



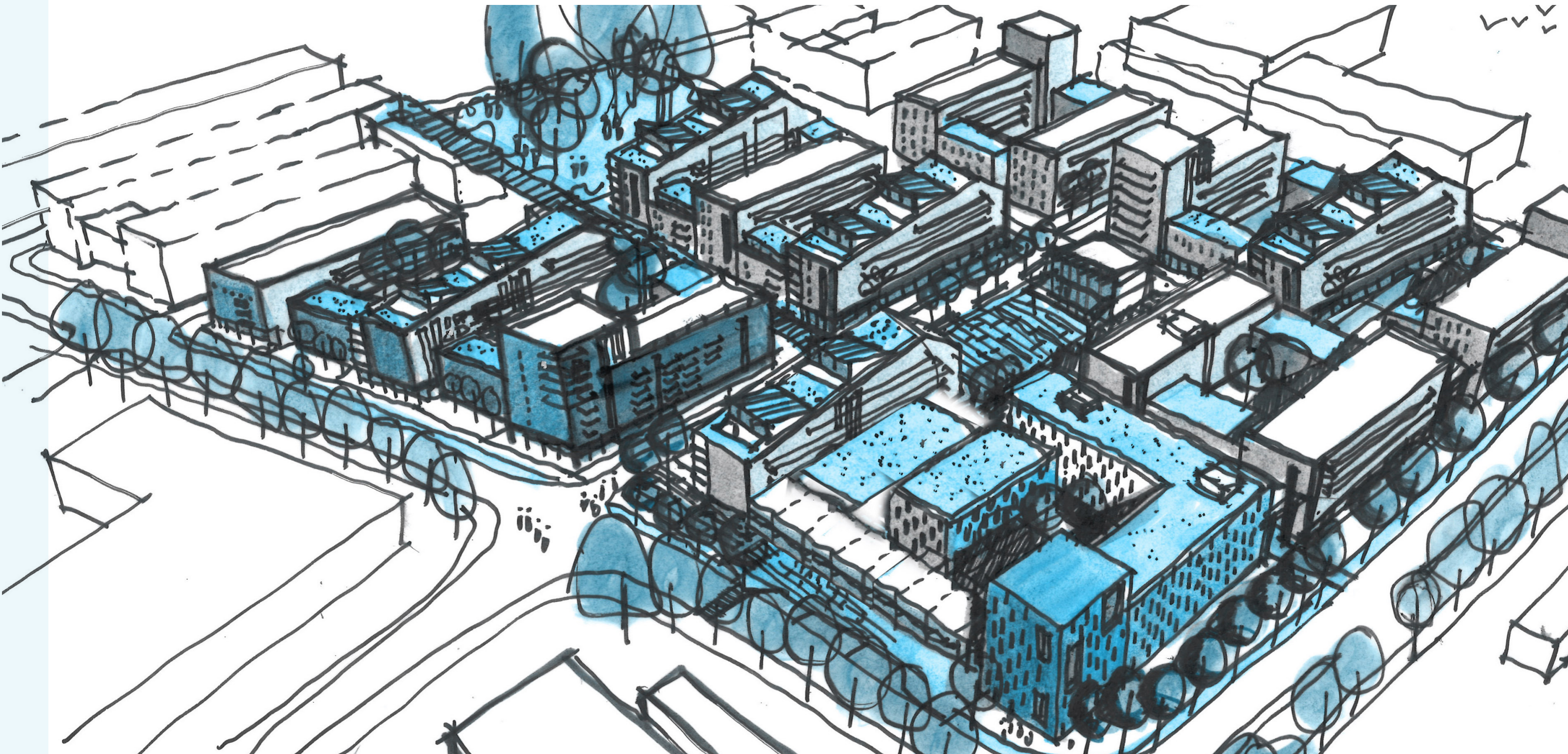
**Legend:**

- |   |   |   |   |
|---|---|---|---|
|  Existing Open Space Network |  Proposed Open Space                  |  Urban Links           |  Potential Urban Links |
|  Existing Greenlinks         |  Proposed Streetscapes/Urban Frontage |  Existing Urban Plazas |   |

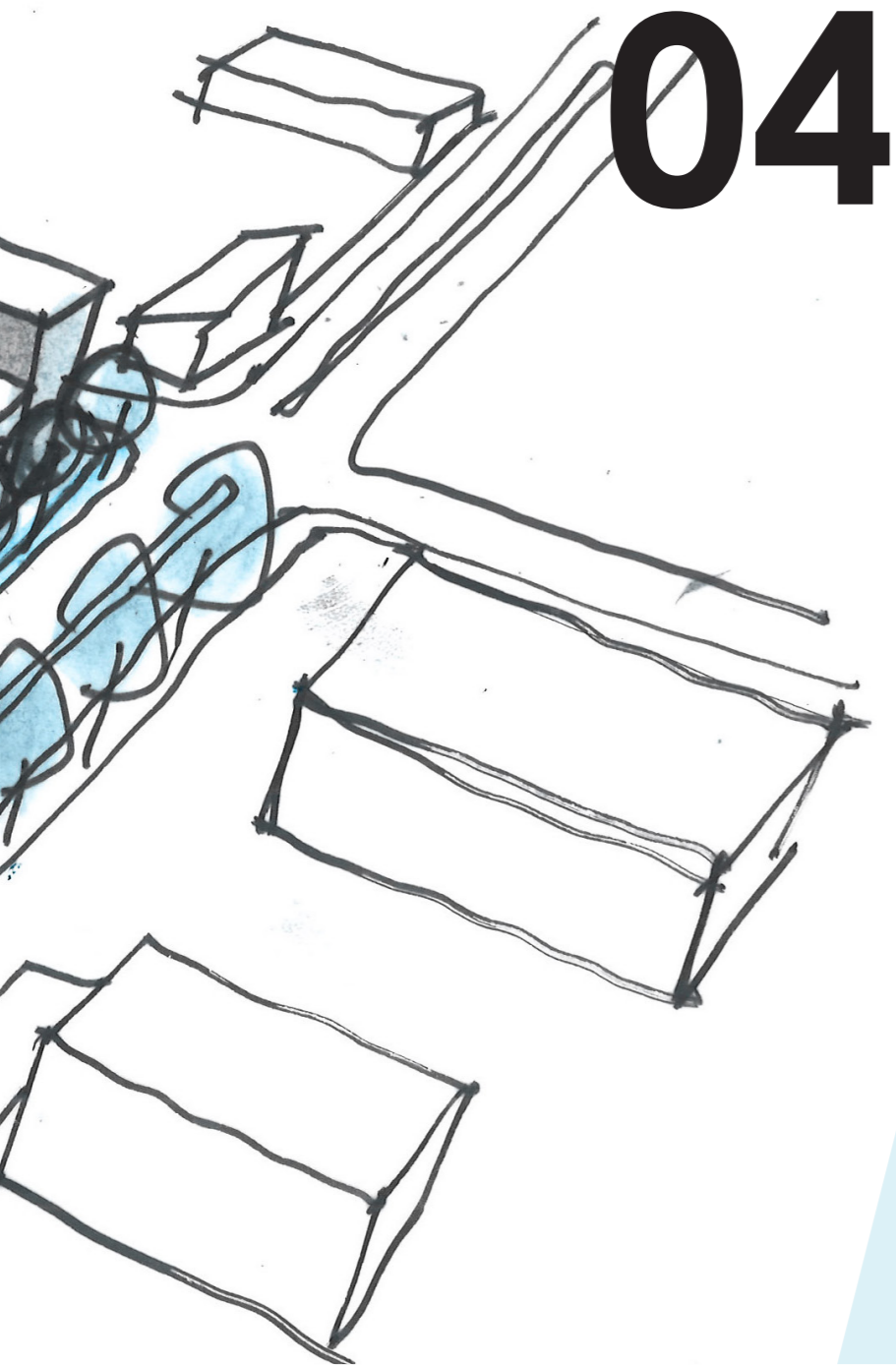












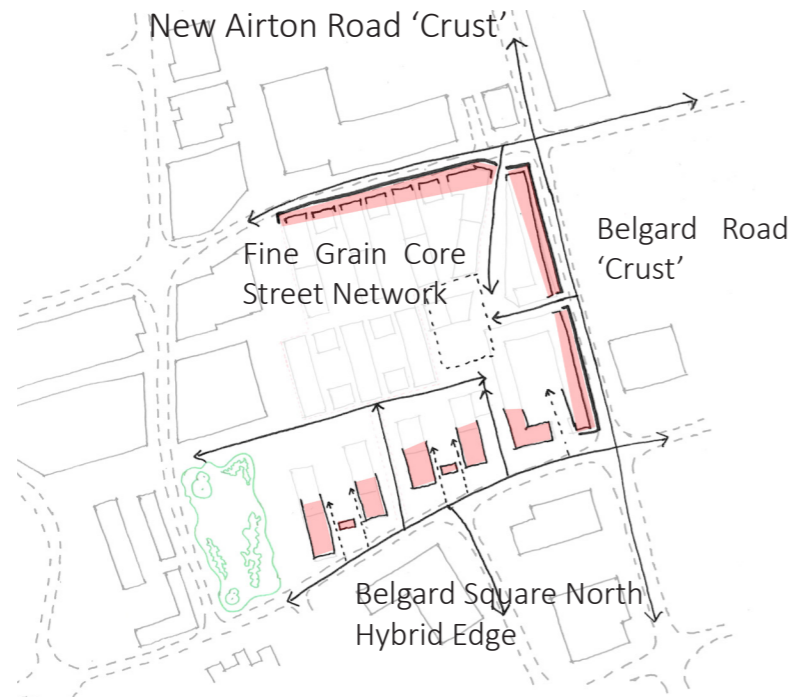
## Concept Development

- Concept Development
- First Principles
- SDCC Feedback
- Design Response
- Masterplan Framework



# 4.1 Concept Development

Pre-app meeting layout 5th october 2017



1. Edge Characters



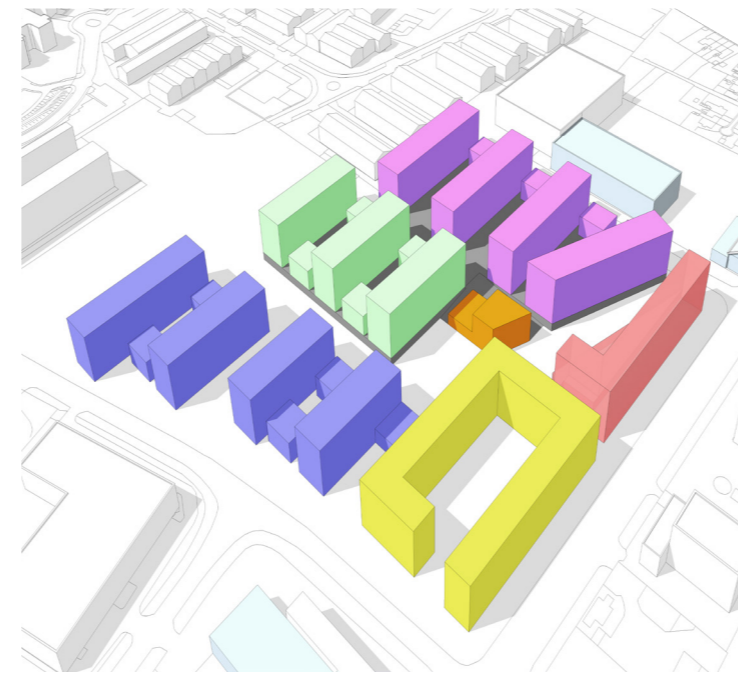
2. Streets and Spaces



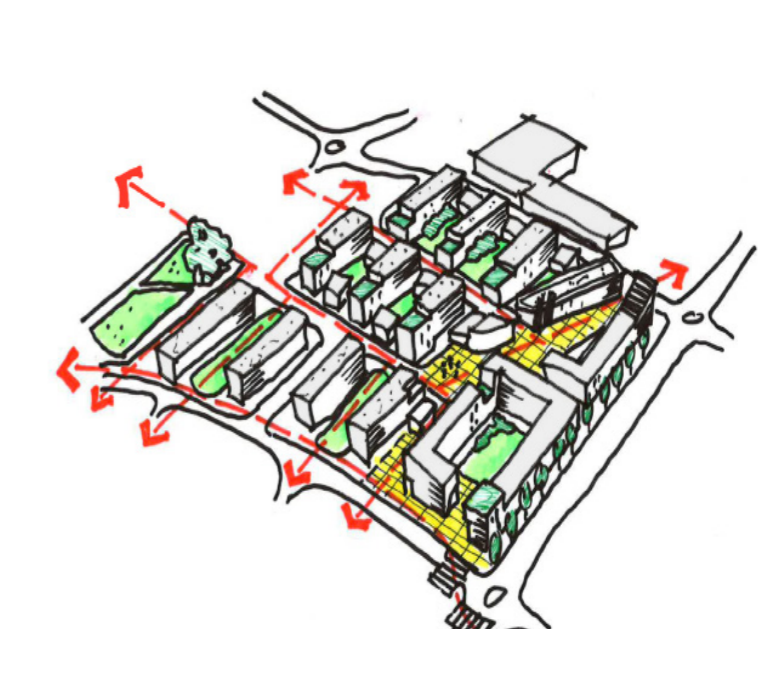
3. Ground Floor Activity



4. Use Character Areas



5. Initial Concept Massing

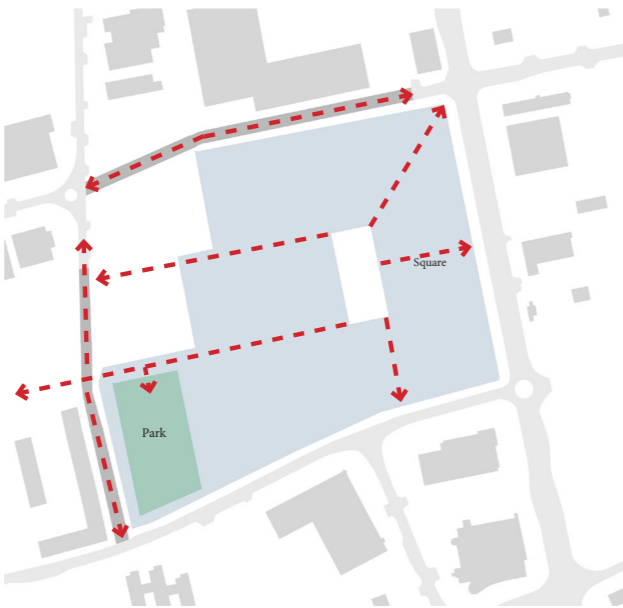


6. Initial Concept Masterplan



# 4.2 First Principles

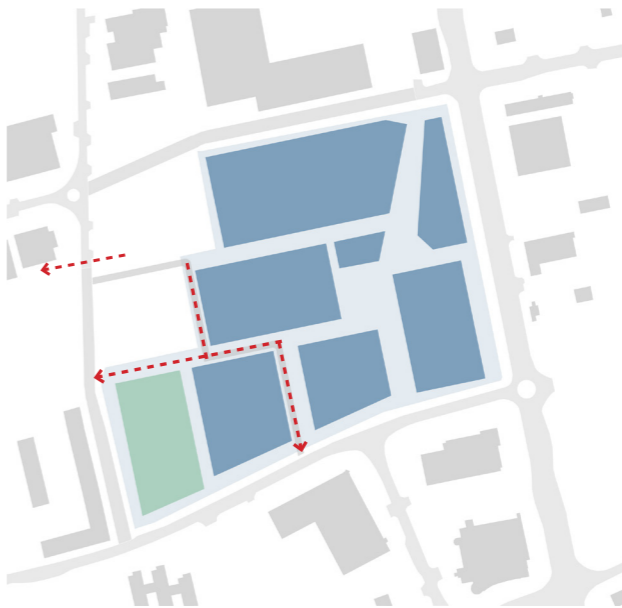
Pre-app meeting layout 5th october 2017



1. Urban Block Permeability



2. Activating the Square



3. Vehicular Access



4. South Facing Development



5. Green Networks



6. Spaces & Heights







## 4.3 SDCC Feedback

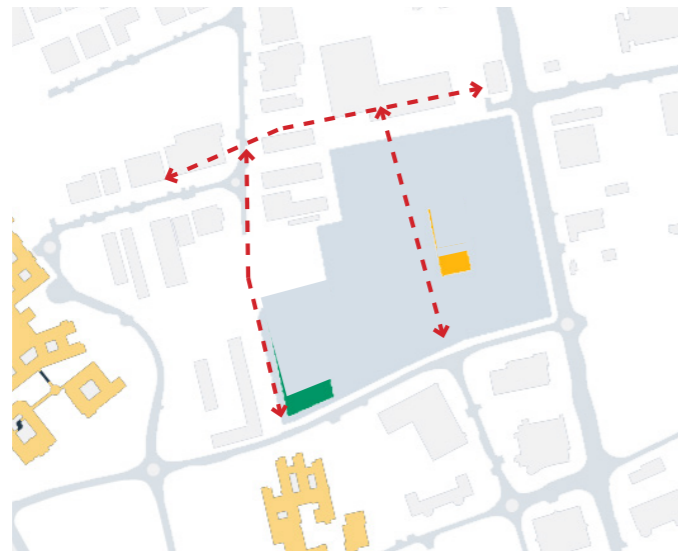
7th December 2017

### Key points:

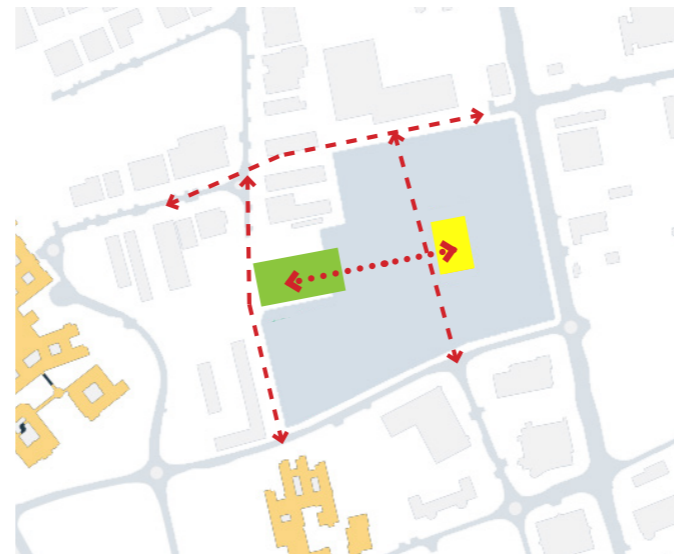
1. Primary, active frontage to Belgard Road and Belgard Square North. The street sections shall be designed to provide attractive frontage and calm traffic, provide buffers etc.
2. Important corners on the main routes shall be properly defined - not recessed. Scale and design are crucial.
3. Extend Belgard Square East north into the site (with potential to make connections further north).
4. Provide connection between Airton Road and Cookstown Road.
5. Provide pocket park (open space) fronting Cookstown Road.
6. Provide a new focal urban space (square), within Marlett lands. This shall accommodate the turning of the Belgard Square East route west to meet the Cookstown Road.
7. Preference for perimeter blocks with reasonably continuous frontage.



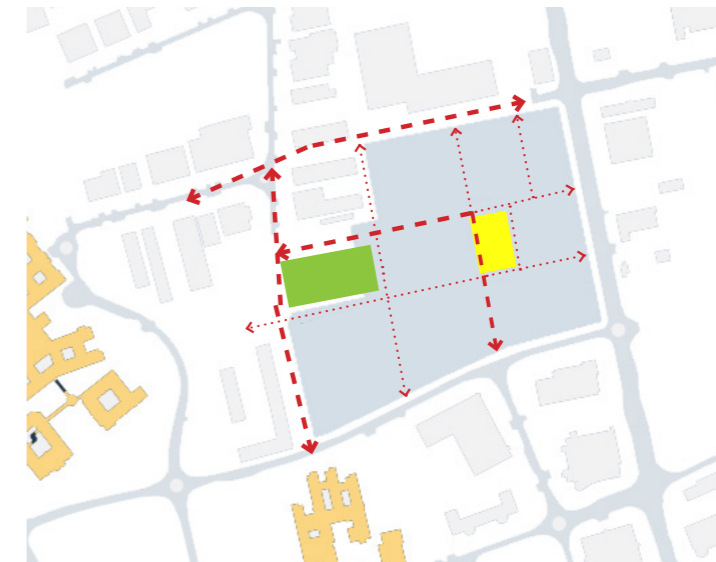
## 4.4 Design Response



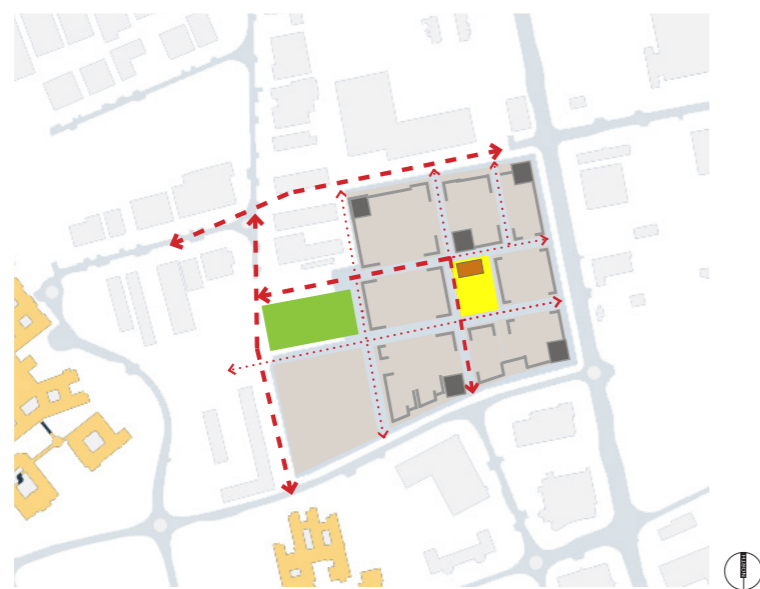
Connect the Cookstown Road & Airtown Road Extensions



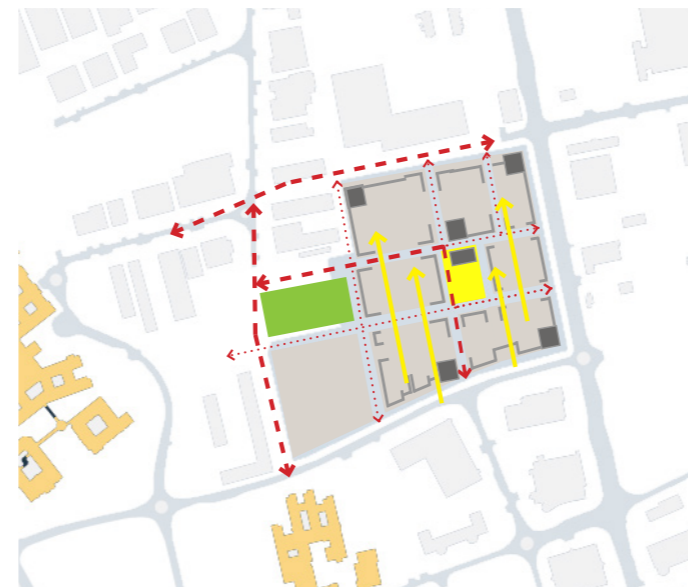
Connect the Community Park & Urban Space



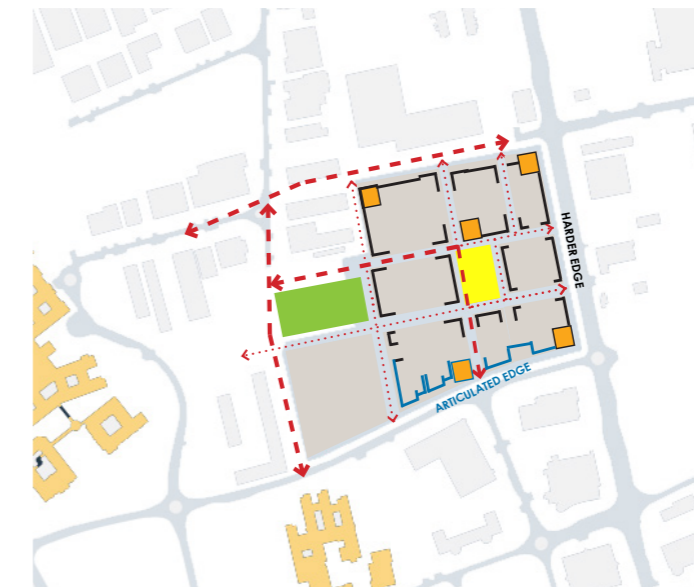
Proposed Movement Strategy



3.9 Plot Development Blocks and Define Key Corners



3.10 Maximize Aspect & Views through Perimeter Blocks Character



3.11 Develop Individual Edges



## 4.5 Masterplan Framework



- 1 Primary, active frontage to Belgard Road and Belgard Square North. The street sections shall be designed to provide active frontage and calm traffic, provide buffers, etc.
- 2 Important corners on the main routes shall be properly defined- not recessed. Scale and design are crucial.
- 3 Extend Belgard Square East north into the site (with potential to make connections further north).
- 4 Provide connection between Airton Road and Cookstown Road.
- 5 Provide pocket park (open space) fronting Cookstown Road.
- 6 Provide a new focal urban space (square) within Marlet lands. This shall accommodate the turning of the Belgard Square East route to meet the Cookstown Road.
- 7 Preference for perimeter blocks with reasonably continuous frontage.
- 8 General context scale of between 4 and 6 storeys. Additional height considered on the basis of contribution to legibility and streetscape. Overshadowing should be avoided and solar gain maximised.

- The resultant framework masterplan layout directly responds to the issued SDCC Site Brief Response.











# 05

## The Masterplan

- Masterplan Layout
- Openspace Strategy
- Land Use + Mix
- Ground Floor Strategy
- Height Strategy
- Parking Strategy
- Landscape Strategy



## 5. The Masterplan

### 5.1 Masterplan Layout

Located on a strategic site within the Tallaght Town Centre, Belgard Gardens can act as key piece of the urban fabric of the emerging Town Centre, extending sustainable patterns of development established at Belgard Square West and using those to forge relationships with the wider context of the Belgard Road and Cookstown Industrial areas to the north, and the ITT and Village to the east.

*“ Our vision for Belgard Gardens is to create a new mixed community living in an urban garden where pedestrian and cycle movement is prioritised ”*





5.2 Open Space Strategy





### 5.3 Land Use & Mix Strategy





5.4 Ground Floor Uses



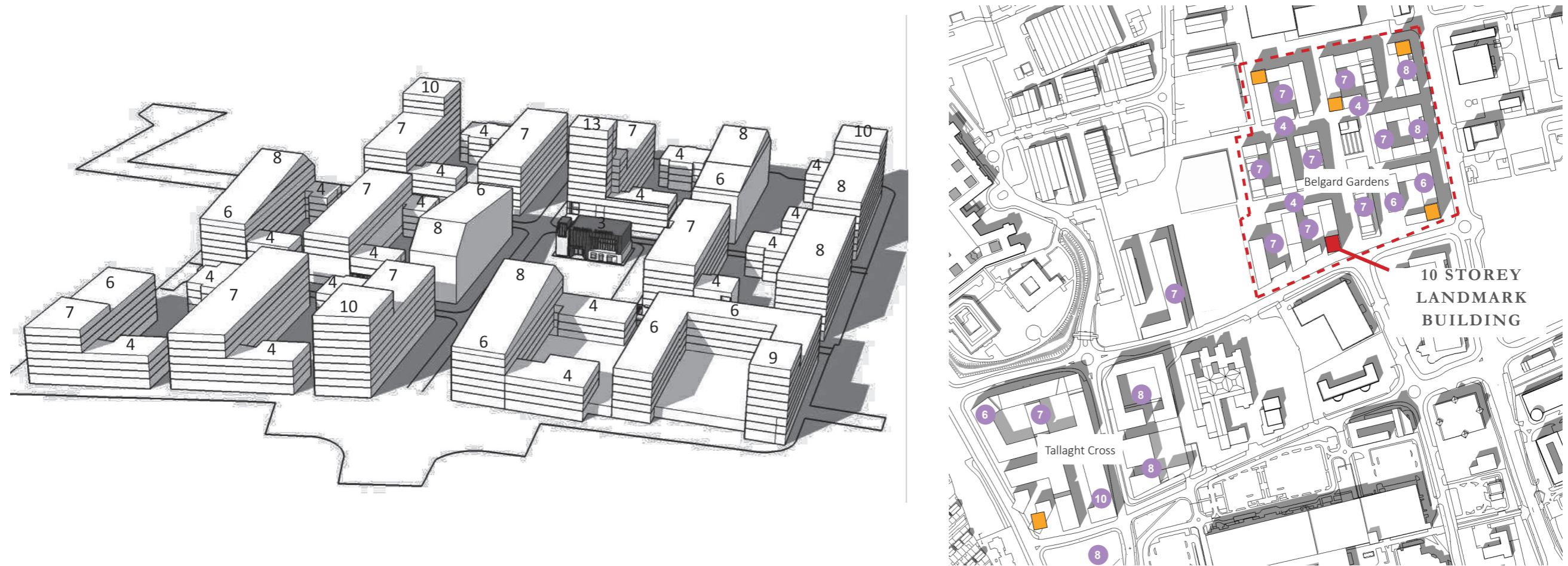


## 5.5 Car Parking Strategy





## 5.6 Height Strategy



- An outline height strategy is developed with reference to the primary urban structure such as the width of the Belgard Road corridor and the creation of spaces such as Cookstown Park, generally stepping down to lower heights within pedestrian priority east-west links;
- A 10 storey landmark building is located at the entrance to the scheme in order to provide a visual placemark and assist with wayfinding; This is suggested by the expired LAP which provides a landmark building at this location.



# Site Areas





# Landscape Structure Plan











**LEGEND**

	Tarmac road surface		Proposed shrub planting
	Shaded table		Proposed shrub planting 1
	Parking paving		Proposed shrub planting 2
	Courtyard paving		Proposed ornamental grasses mix 1
	Foyer tile paving		Proposed ornamental grasses mix 2
	Hanging paving		Proposed focal mix
	Feature paving bands		BOUNDARIES, ETC.
	Paving sets		Apartment flagging
	Paving lines		1.2m high boxtop railing
	Resin bound paving		OTHER
	Wet pour dry surface		Mounting
	Checkered play areas		Proposed benches
	Proposed avenue trees		Proposed communal seating areas
	Proposed street trees		Proposed raised planting beds
	Proposed courtyard trees		Proposed play equipment (subject to supplier or same approval)
	Grass - communal courtyards		Proposed play house
			Proposed screen
			Proposed horse stanger
			Proposed lighting
			Proposed dispenser bike parking (subject to planning and accommodation building)

No.		Date		Checked		Reviewed	
<p>Project: BELGARD GARDENS, Belgard Road, Tallaght, Dublin 24          Overall Landscape Masterplan          PHASE 2</p> <p>Scale: 1:500 @ A1          Date: 09AUG          Status: 6494</p> <p>Project No: 6494          Drawing No: 301          Date: August 2018          Scale: 00</p> <p>Client: BSM          1500          1500</p>							







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