

SITE CHARACTER AREAS

CHARACTER AREAS

To enhance the distinctiveness and way finding through the site a number of Character areas are proposed through the scheme, hard-landscaped area, shared surfaces and green open spaces. These areas are defined through landscape topology the building forms, uses and architecture found in each area. Each character area joins and melds into the next with paths and linkages and a coherent design style.

01 - Village

This area contains larger buildings forming the entrance and community focus to the scheme providing amenities and services to passers by as well as to the inhabitants of the proposed scheme. Uses & services include proposed are a creche, local shop, community rooms as well as a number of apartments units.

02 - Meadow Clusters

The topography to this area is generally flat suiting semi-detached and terraced dwellings. Pediment Gables are a prominent feature to the residential buildings. Buildings are pulled from but facing the northern boundary to provide a passive surveillance to a landscaped 2.5m wide pedestrian path and wider landscaped route. This path links the commercial/ retail village area though to the wooded areas to the north boundary down to the broadleaf tree line to the very west of the site with access to adult exercise equipment, public open spaces and playground areas. An existing recorded monument GA094 - 070 (a Folly) sits to the south of the site. A large public open space is proposed on site adjoining the folly creating a rectilinear space respecting the Folly's siting.

03 - Waterview Wood

This area is central located in the scheme and is proposed as a number of apartments in a parkland setting. The topography contains a landscaped sloped areas. Views are to be maintained from central access routes to the adjoining landscape and Galway Bay beyond. Extensive landscaping is proposed around the buildings. It is aimed to maintain existing tree groups and existing dry stone walling where possible. Woodland paths punctuated with adult exercise equipment are proposed towards the northern boundary.

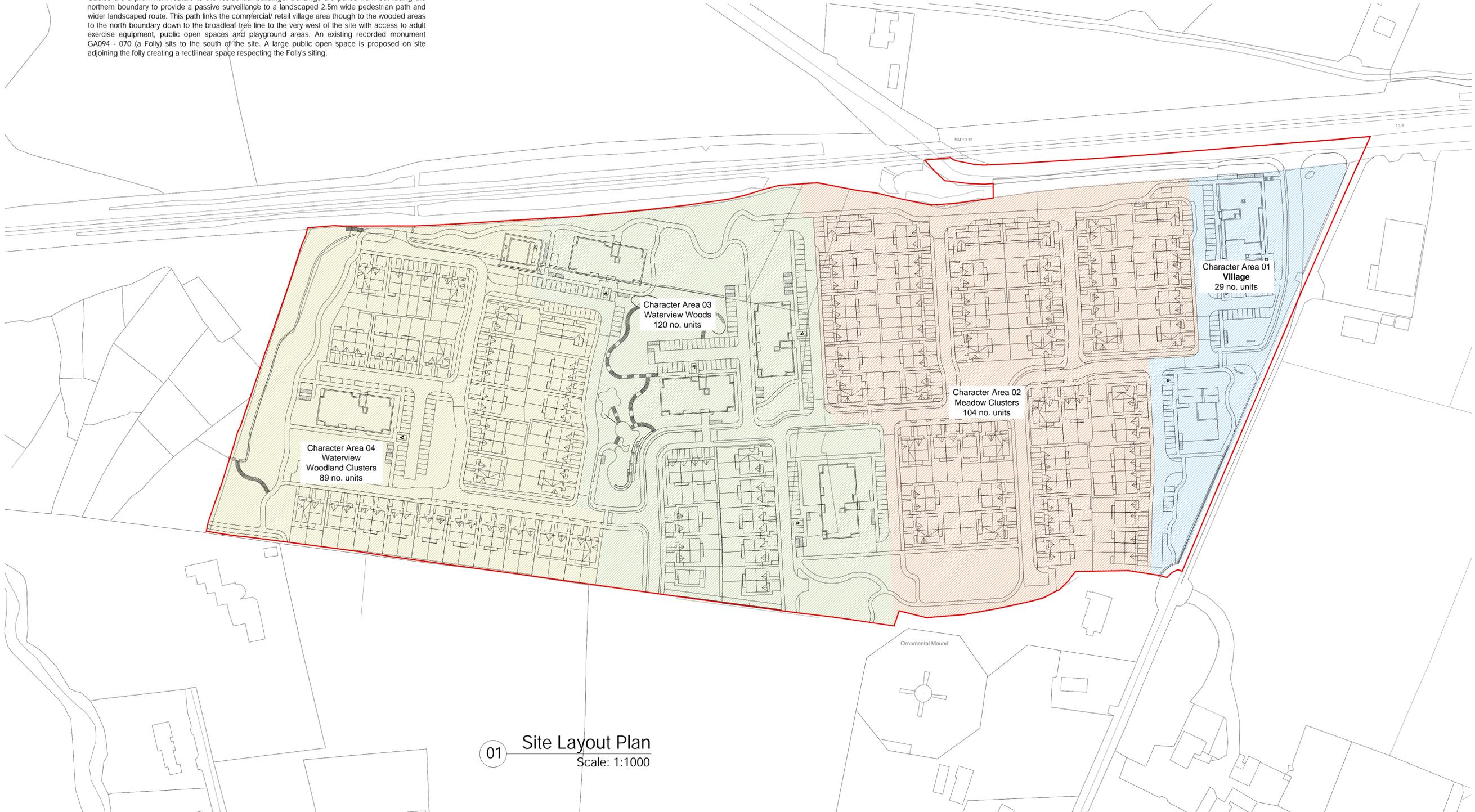
04 - Woodland Clusters

The lower area of the site is relatively flat and has a line of impressive mature broadleaf trees to the west of the site with dry stone walling. This remarkable amenity is to be maintained with all development works kept away from root protection areas. Woodland walks will permeate this treed boundary linking up with the public pathways along the northern boundary. Given the topography the area is mainly made up of semi-detached and terraced housing. An apartment building is positioned close to a public kick about area and with direct access to the mature broadleaf trees.

Site boundary outlined in red

OVERALL SITE AREA : 100,693 sqm :- 10.069HA :- 24.881 Acre
 Verges to Old Dublin Road & Rosshill Rd. : 3,381 sqm :- 0.338 HA
 Junction area : 628 sqm :- 0.063 HA
 RA zoned Land to west boundary : 1,292 sqm :- 0.129 HA
 Developable Area : 95,392 sqm :- 9.539 HA :- 23.572 Acre

RESIDENTIAL TOTAL NO. OF UNITS = 342



01 Site Layout Plan
Scale: 1:1000

SITE CHARACTER AREAS

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No.	Date	Comments	By

REVISIONS

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Scale: 1:1000
 Drawing Purpose: PLANNING
 Project: Proposed Development at Rosshill, Galway City
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 Project No: 18128
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