reddy architecture +urbanism

DESIGN & ACCESS STATEMENT

to accompany Detailed Planning Application

Proposed Residential Development at Clonattin, Wexford

February 2021

Rev B

Sustainable Urban Extension

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Notes
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All maps, plans and drawings are orientated:

unless otherwise noted.

contents

01 Executive Summary & Introduction

01.1 INTRODUCTION

This Detailed Proposal is for a residential development including 363 new homes alongside sustainable community interests in the form of a childcare facility, public parkland and a linear walk on a site of approximately 15.7hectares (GROSS) with full landscaping and associated infrastructure at Clonattin, Gorey, County Wexford. A new distributor road is proposed which connects the site on the east with the Courtown Road to the south.

01.2 APPLICANT AND DESIGN TEAM

The Applicant: Axis Construction

Axis Construction are an Irish construction and property development company, servicing all sectors. The management team are widely experienced in residential development of medium to large scales, commercial fit out, hotel and hospitality sectors, industrial and engineering construction, alongside student accommodation and specialist care facilities.

Axis Construction's reputation for integrity, professionalism and excellence can be largely attributed to each Director's active involvement in the day to day running of each of it's developments from commencement of construction to handover to the client.

All of Axis Constructions homes are covered by the Homebond 10year guarantee scheme.

Masterplanner & Architect: Reddy | Architecture+Urbanism

Reddy Architecture + Urbanism is a firm of architects and design professionals providing a comprehensive range of design services in Ireland, the UK, Europe and with associated offices in the Middle East and the USA.

The practice has accumulated extensive experience in masterplanning large-scale residential and mixed-use develpment schemes, and are especially familiar with the landscapes, built environment and context of the south-east of Ireland.

This Design and Access Statement (DAS) has been prepared by Reddy A+U on belahf of Axis Construction. It accompanies and supports a detailed planning application for a mixed-use scheme at Clonattin. The DAS has been prepared with guidance produced by the Department for Environment, Heritage and Local Government and other additional professional bodies. It sets out the background to the proposals, an analysis of the application site, and an explanation of the design process that has informed the evolution of the development proposals. The DAS is a supporting document with descriptive information; it should always be read in conjunction with the formal scaled drawings and documents which constitute the planning application.

1 Lurganboy, Donegal-Axis Construction; **2** Highfield, Donegal-Axis Construction; **3** Highfield, Donegal-Axis Construction; **4** Stocking Lane, Dublin-RA+U; **5** Stocking Lane, Dublin-RA+U; **6** Stocking Lane, Dublin-RA+U.

1	4
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The Design Team

Reddy | A+U	Masterplanners & Architects
MCG Planning	Planning Consultant
Altemar	Ecology and Environmental Consultant
Cronin and Sutton	Civil and Structural Engineers
TBS	Landscape Architects
JAK Consulting	Mechanical and Electrical Engineers

01.3 SUBMISSION DOCUMENTS

The proposed application submitted on behalf of Axis Construction comprises the following key documents:

- Application Forms
- Application Fee
- Location Plans
- Site Layout Plans
- Proposed Unit type drawings
- Site Access Proposals
- Engineering Proposals
- Environmental Measures

The application is further supported with the following documents and reports from the design team: (the below list relates to primary documentation)

- Planning Statement
- Environmental Impact Assessment Report
- Traffic and Transport Assessment
- Flood Risk Assessment
-Construction and Environmental Management Report
- Landscaping Report
- Public Lighting Report
- Energy Statement
- Arboricultural Impact Assessment
- DMURS Assessment
- Building Lifecycle Report

01.4 APPLICATION SITE

The application site covers an area of approximately 15.7hectares, located due east of Gorey town centre.

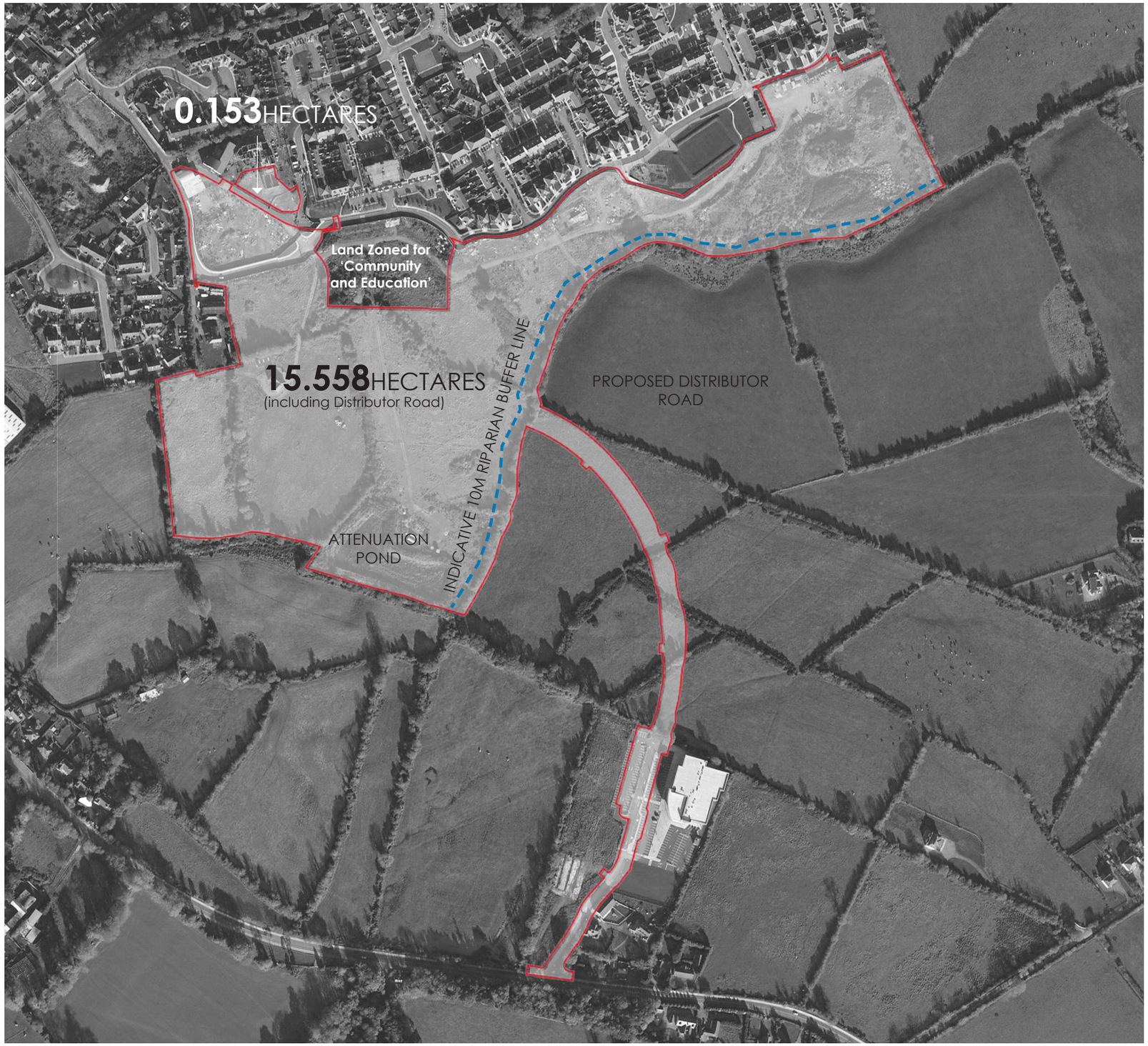
The primary land parcel is an irregular shaped holding accounting for 15.5 hectares. An additional smaller holding to the north-west of the application site forms 0.15 hectares, while the land area for the Distributor Road accounts for approximately 1.8 hectares.

Within this gross site area there is an existing attenuation pond in the southern corner which serves the existing Clonattin Village area for surface run-off alongside the existing watercourse running along the south-western boundary edge. A 10m riparian buffer zone is provided along this edge, protecting the watercourse from development risks.

A series of mature hedgrows cross the main site further sub-dividing the site. A roughly rectangular portion is subtracted from the centre of the application site; this area is within client ownership and is currently zoned 'Community and Education'.

Site Location within the Southeast

Site in context of gorey Town



Aerial View of Site with Key Attributes highlighted

01.5 CONSIDERATION OF PROPOSALS

Following an analysis of the site, a number of factors influenced the emergence of the masterplan concept

- The planimetric form of the zoned portion of the lands.
- The topography falling from west to east towards the existing village core of Gorey.
- The mix of uses listed under the objectives for Area 4 such as residential, open space, community and education zone.
- The location of the Sports Grounds and associated Building development
- The existing established residential areas of Valley Park and Clonattin Village to the north
- The adjacent pond which is the surface water reservoir to the south of the site.

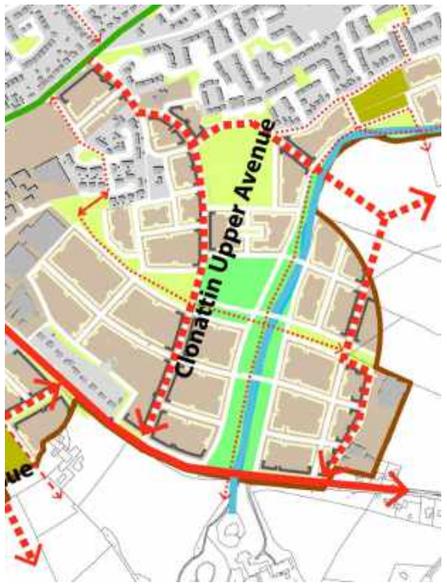
The analysis identified a number of connections to the surrounding Gorey and adjacent areas and a series of desire lines were drawn which converge at the centre of the lands, which is that area zoned Education and Community. This convergence is identified as the heart, or focal point of the emerging masterplan, providing an appropriate core for the surrounding residential units.

In June 2020, the scheme was presented to An Bord Pleanala to discuss the proposals and rationale for the masterplan; taking the context above and illustrating how the Client has achieved a cohesive layout to achieve a successful residential and community scheme while cogniscent of the sensitivity required for the setting.

Following the feedback of the Bord's Opinion in June (Ref: **ABP-306636-20**), the Applicant has reviewed the recommendations and amendments which are highlighted within this document and additional Reports as part of the revised application.

Whilst all aspectes of ABPs opinion are referenced in this document, for clarity, the key points are summarised below:

- The north-south access throught the site to provide connection between Clonattin and the Courtown road has been provided by way of a new Iconnector road, adn in addition to this, the proposed road network provides for multiple future connections to adjoining lands. The provision of teh distributor connector road is a fundamental change to the scheme, which satisfactorily addresses the ABP concern on The Roads Layout and LAP Objectives.
- A Quality Housing Assessment has now been provided as per of the applicaiton documentation, indicating full compliance of all residential units.
- Emergency access and egress diversity is now provided by way of the distributor connector road.
- The report specifically addresses the proposed materials and finishes to the scheme, outlined in Materiality and Character Areas, and the overall report sets out the clear design rationale for the appropriateness of the proposed development within this landholding.
- A creche facility is now proposed which has been designed and sized to facilitate the childcare requirements of the propsoed development.
- A comprehensive landscaping strategy has been designed and coordinated carefully with architecture, aroborist, engineering and ecology on the site, leading to a high quality and diverse approach to the overall landscaping strategy.
- All the site levels, existing and proposed are clearing illustrated in the architectural documentation, and generally the scheme follows the natural site topography.
- A clear 'Taking in Charge' drawing has been coordinated by the team adn provided for within the Architectural Drawings.
- A site specific Flood Risk Assessment has been provided by the team Hydrologist.
- THe infrastructural proposals provided by the Civil Engineer are compliant with the Irish Water Requirements.
- A Site Specific Appropriate Assessment has been provided within the application documentation.



02 Site Context & Analysis

02.1 CONTEXT & SURROUNDING AREA

Site Setting

The application site is situated approximately 1km east of Gorey Town centre to the south of Clonattin Road. Clonattin Village borders the northern boundary and has a range of residential dwellings and local amenity facilities.

02.2 SITE PHOTOGRAPHS









1 view looking north-west from proposed open space; **2** view looking north-west from proposed open space; **3** view looking north along existing tracks; **4** view facing east from south of site; **5** attenuation pond looking east; **6** existing attenuation pond in south corner of site; **7** view north from site into Clonattin village; **8** former unfinished site-proposals; **9** view along south eastern boundary.

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02.3 PANORAMIC SITE PHOTOGRAPHS

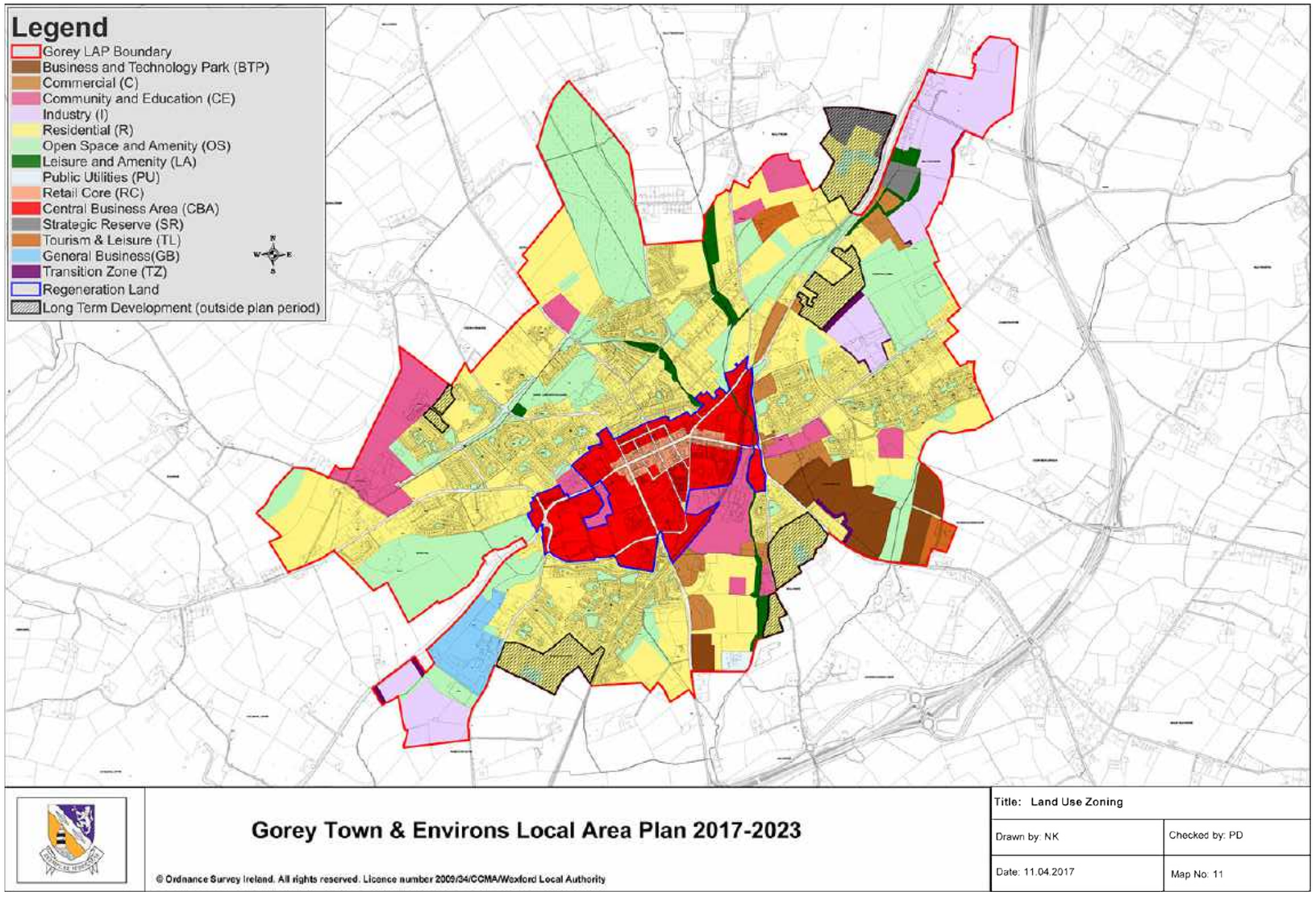
1 view looking south-east

2 view into site (at approx. +10.5m AOD)

02.4 DEVELOPMENT CONTEXT & ZONING

The proposed scheme outlined within this document has been prepared in accordance with the objectives and criteria set out in the Gorey Town and Environs Local Area Plan 2017-2023. This has sets out the strategies and objectives that will guide the future development of the Plan area as follows:

- Require high quality and people-friendly design.
- Continue to ensure that adequate provision is made for childcare, educational and recreational facilities.
- Improve the movement, connectivity and legibility within the Plan area for users of all forms of transport, in particular, pedestrians and cyclists.
- Require high quality, accessible public open spaces and continue to provide a network of public open spaces at appropriate locations in the Plan area.
- Maximise the benefits of biodiversity and enhance the green infrastructure network in the area.



02.4 DEVELOPMENT CONTEXT & ZONING

Current Zoning Context

5.3.6 Education Spaces and Sporting Facilities

Gorey is home to a wide range of sports such as the GAA, rugby, soccer, hockey and tennis all of which provide an invaluable recreational outlet for the residents of the town.

Opportunities exist to develop and share existing facilities and the further use of schools facilities could provide a key role in this regard. The Council will support the development of such facilities where required.

5.3.7 Amenity Walks, Green Corridors and River Corridors

Amenity walks and green corridors are linear open spaces along paths, watercourses, planting or other natural features that provide opportunities for walking and cycling, informal recreation, biodiversity and wildlife migration. Article 10 of the Habitats Directive outlines the importance of green corridors and requires that they are protected in order to ensure the continued migration of species and genetic diversity throughout the area.

02.5 LANDSCAPE & TOPOGRAPHY

Existing Landscape Character
The application site is on a peripheral edge between the existing residential development of Clonattin in Gorey and the wider rural landscape setting to the south of the land holding.

A strong rural setting is defined by the existing mature hedgerow running north-south and connecting the site with the wider bocage of the Gorey countryside.

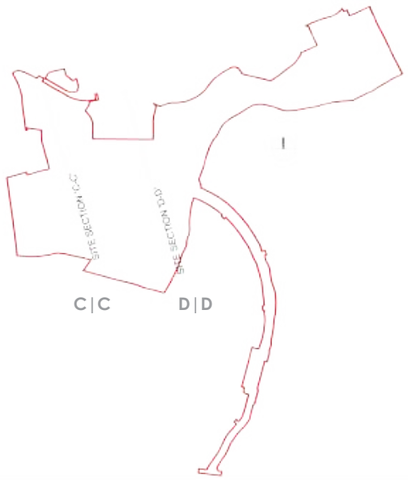
This existing green network provides a strong opportunity for context and setting through maintaining and enhancing these features including the watercourse. A detailed landscape and tree survey accompanies this application with further details on appraisil and integration.

02.5 LANDSCAPE & TOPOGRAPHY

Topography and Site Features
The site has a general datum of between +42m to +50m AOD. Existing site spoil from previous development are evident in the eastern portion of the application site and will be removed to allow for a more cohesive road layout and residential scheme.

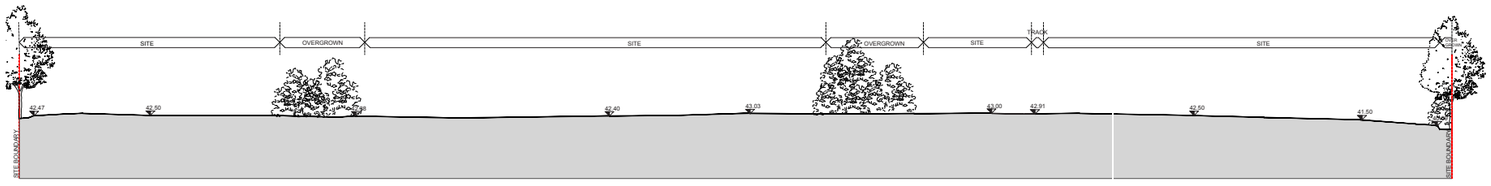
The main site features of the existing watercourse and attenuation pond define the south-eastern edge of the site, while the gradient of the site runs gently from south west upwards to the north-east.

The gentle slopes of teh site will be retained as part of the proposed development, which is beneficial in terms of ecology and sustainable construction practices.

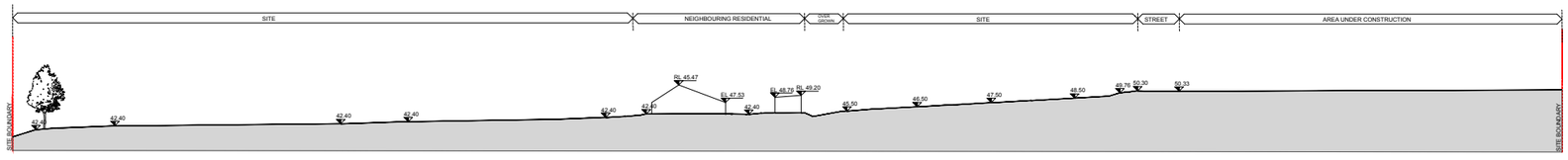


REFER TO RA+U DRAWING PACKAGE FOR ALL SITE SECTION INFORMATION

SECTION **C|C**



SECTION **D|D**



02.6 CONNECTIVITY & MOVEMENT

Surrounding Movement and Connections
The primary route into the site is via the Clonattin Village road to the north-west: an existing local road serving the established development of Clonattin.

This road runs along the north boundary of the application site with a series of local access streets connected to Clonattin Village.

Existing paths run within the site primarily serving the wastewater treatment / pump house in the south of the application site, adjacent to the attenuation pond.

A hierarchy of routes emerged from the preliminary analysis of the desire lines-

- A main spine running from the road to the north of the lands running centrally (either side) toward that zone allocated for Educational and Community Use.

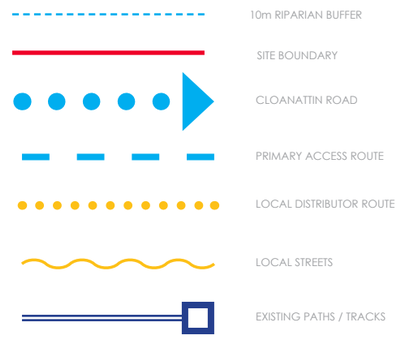
- A street edge along the river bank forming a strong linear park which both protectes the ecological assets of the site and provide a pleaseant backdrop to the development.

- Connectivity via a distributor road to the Cinema Site toi the southeast of the site

- Further secondary routes run from the spines which enhance connectivity both within the lands and to adjoining development outside the lands. These would also connect the site with lands outside the ownership of our client

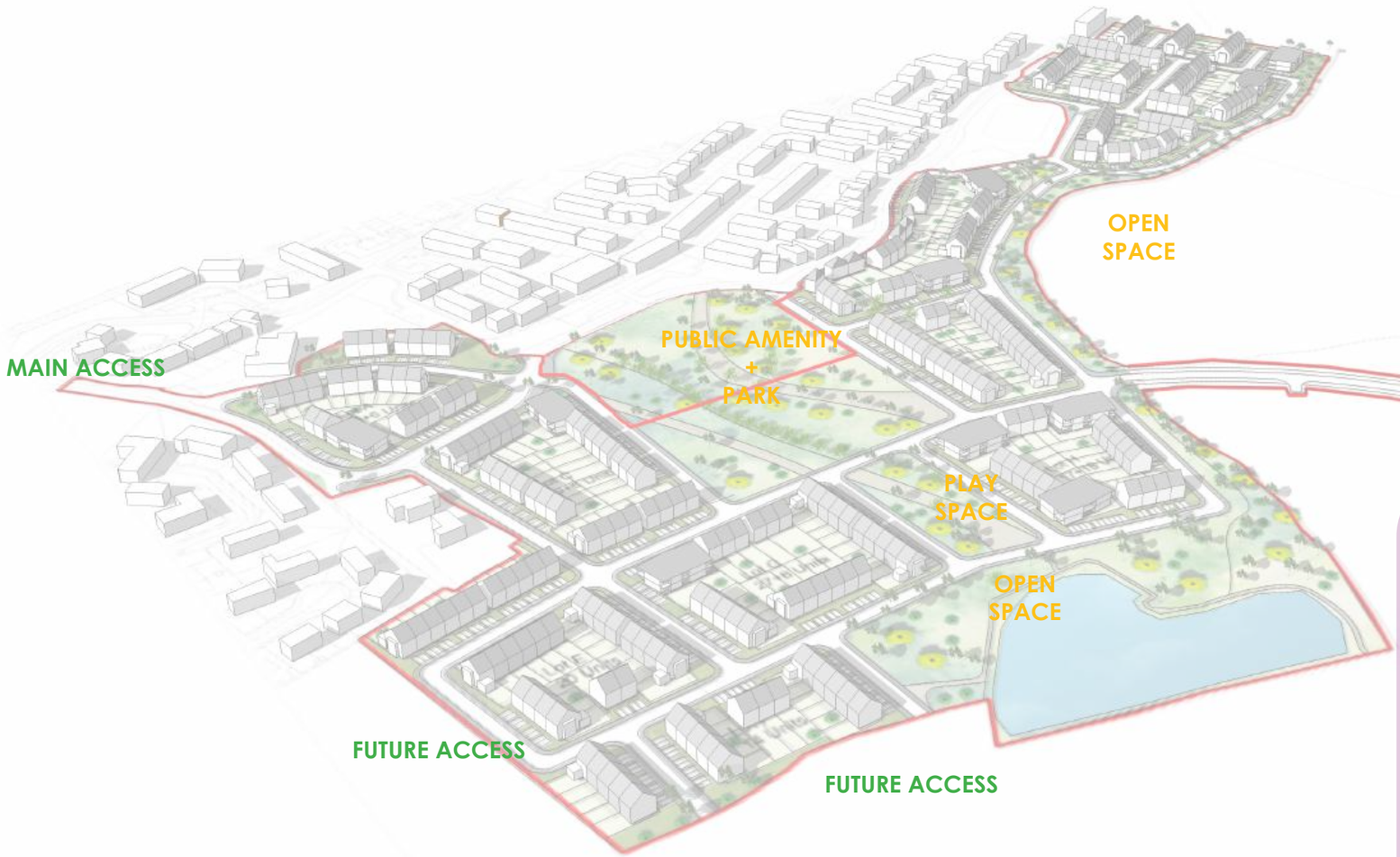
- Further connections, which are solely pedestrian/ cycle orientated, are indicated by a dashed green line in that zone noted at bullet point 2 above.

- A pedestrian link is possible from the “heart” of the site northwards tying in with the existing roadway and helping to provide future access to adjacent lands



03 Design Objectives

The Illustrative Masterplan for the site at Clonattin aims to take the analysis and principles of our design objectives into the design approach for planning a mixed-use development and creating places of character.



Following an analysis of the site, a number of factors influenced the emergence of the masterplan concept.

- The surrounding road network access and the existing nature of use's of the zoned portion of the lands.
- The topography falling from west to east towards the existing village core of Gorey.
- The mix of uses listed under the objectives for Area 4 such as residential, open space, community and education zone.
- The location of the Community and Educational uses and associated Building development
- The existing established residential areas of Valley Park and Clonattin Village to the north.
- The adjacent pond which is the surface water reservoir to the south of the site.

The analysis identified a number of connections to the surrounding Gorey and adjacent areas and a series of desire lines were drawn which converge at the centre of the lands, which is that area zoned Education and Community. This convergence is identified as the heart, or focal point of the emerging masterplan, providing an appropriate core for the surrounding residential units.

03.1 ILLUSTRATIVE EARLY SKETCH MASTERPLAN 3D

THE KEY PRINCIPLES UNDERLYING THE DESIGN PROPOSALS

1. MAKING BETTER CONNECTIONS
The new development provides an opportunity to create connections to the existing infrastructure; it is an objective of the proposals to integrate and enhance these connections over a phased period.

2. NEW NETWORK OF ROUTES AND SPACES
The masterplan proposes a series of internal routes and public spaces, some of which may be a shared surface between vehicles and pedestrians. The objective is to create a strong series of informal routes and spaces. Those identified in this document are indicative and will be subject to future detailed design.

3. PHASED DELIVERY
Appropriate phasing of the development will ensure it is supported by all necessary infrastructure, services, amenities and facilities. Building strong and inclusive communities is a key element in achieving sustainable development for Wexford. To promote the development of sustainable communities on the basis of a high quality of life where people can live, work and enjoy access to a wide range of community cultural, health and educational facilities suitable for all ages and needs.

4. BLOCK SIZE AND URBAN GRAIN
The establishment of clear urban grain of blocks and plots is essential to creating new places. This implies that the creation of a clear order of routes and spaces is necessary to provide a framework for the subdivision of larger blocks. It is essential that the new street hierarchy forms a clearly legible urban structure, both in terms of vehicular access and also in terms of pedestrian movement and orientation.

5. STREET AND BLOCK PATTERNS
The Masterplan aims to create a series of streets, and spaces which respond to the unique setting of Clonattin Village. Vistas across the site and a strong emphasis on the views over the countryside are the design generators which will inform the proposals for the site.

6. PUBLIC OPEN SPACE
Parks and public open spaces can be used to link areas and to create routes through the site. They are also important in the creation of the desired identity and the expression of the genus loci of the place.

7. CREATING A NEW PLACE
The public realm will play a major role in the organization of the proposed residential development, with the creation of a linear park along the riparian boundary providing access to the public open space and central open park.

8. PLACE
A sense of place is essential to the success of a new district. One of the most successful ways of achieving this, apart from the introduction of landmark buildings and structures, is to use the site features and existing character of the area.

9. VISTAS
It is important that the vistas in the area are maintained, both in terms of interesting buildings and the landscape. Vistas of new landmark buildings will also help people to orientate themselves within the new development.

10. TRANSPORTATION
It is an aspiration to provide alternatives to the private car in the form of new bus routes into the town, especially for those who are no longer able to drive. The provision and nurturing of a network of walking and cycling routes will further strengthen the community essence of the development.

11. DESIGN FOR SAFETY AND SECURITY
The scheme will be a safe and healthy place in which to live. Pedestrians and cyclists will be able to move through the site with ease and safety.

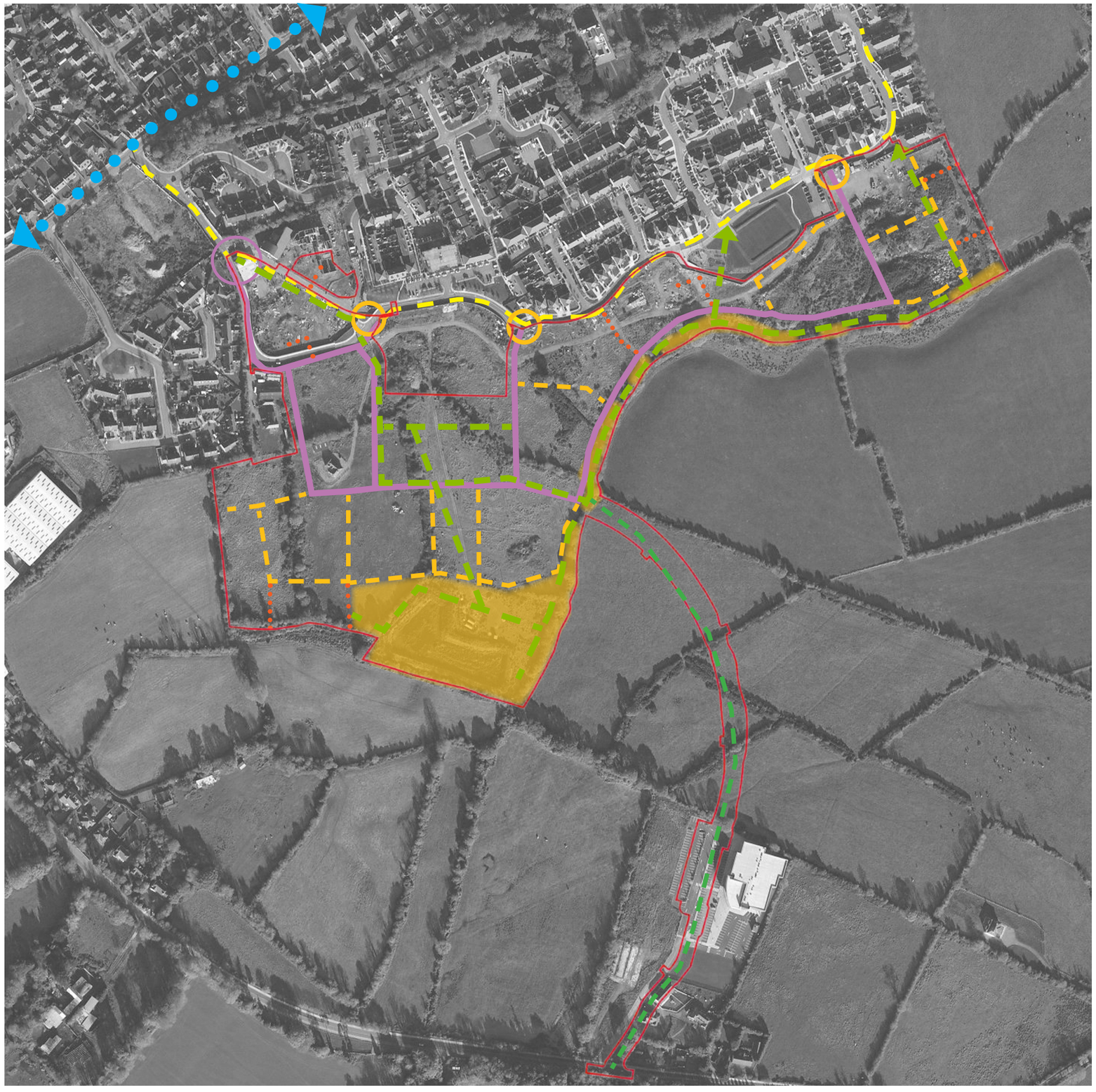
12. SCALE
As design consideration, the scale of buildings should reflect the nature and importance of the routes and spaces they address. An increase in scale can reinforce the civic qualities of a place and provide points of interest and identity. In other instances, a reduced scale will protect the amenity of streets and backyards to ensure optimum climatic and light conditions.

13. DWELLING DIVERSITY
The scheme will offer a mix of dwelling type, size and recreation spaces to avoid the monotony associated with developments restricted to a single dwelling types or building heights. Social Housing will be provided and will offer different layouts with the same typology.

14.APARTMENTS
The provision of higher buildings will be provided in key locations along the principal routes and increase densities along the site and will create points of reference. The design will provide a well-proportioned rooms with adequate daylight.

15. ECOLOGY AND LANDSCAPE
To preserve ecosystems and landscape by incorporating distinct habitats and established landscape features into open spaces.

16. ENERGY EFFICIENCY
To minimize energy usage through innovations in accessibility, block layout, building design, use of materials, and adaptability in floor plans and uses.



03.3 CIRCULATION & PERMEABILITY

Connectivity
A clear objective of the design proposals are to create a new residential neighbourhood that is connected both visually and physically into the surrounding context, and is a strong addition tot eh wider neighbourhood.

It is an important consideration of the design proposal that the urban blocks formed with the development are interconnected and offer a wider variety of movement and circulation options, and that the proposals is based on this rather that the traditional planform of dendetric strest often found in residential developments.

THe development seeks to provide active frontage and life to teh southern edge of the spin road of Clonattin Village (existign development to the north of teh subject site, and in doing this provide a much safer and attractive environment for exisitng residents.

IN addition to this, all public open spaces within teh development, the large parkland areas, the enhanced attenuation area tot eh south and the linear park tot eh southeast are all overlooked and addressed by development, providing safe and useable public open space, and also provide really pleasant walking routes through the permeable site.

RIPARIAN BUFFER
The team have created a really strong linear park that seeks to retain the ecology and natural beauty of the exisiting stream edge to the south east of the site.

EXCLUSION ZONE (10m Riparian Boundary)

Arterial Route

Primary Perimeter Route

Primary Access Connector

Local Streets

Residential Lanes

Main Pedestrian / Cyclist Routes

Primary Site Access

Secondary Site Access

SITE BOUNDARY

03.4 BUILT FORM & DENSITY

The drawing opposite shows how the Illustrative Masterplan has introduced a human scale to the site by dividing the development parcels into a series of approximately 16 individual urban blocks. The scale of this subdivision recalls the local field patterns of the rural landscape but is primarily determined as a result of a
strong rationale consisting of the lines of movement, topography and open space.

Building Height & Plot Character
The building heights strategy across the site sees the taller buildings as apartment blocks used to create 'landmark' or focal points within, and through, the site.

In general plot character needs to vary sufficiently across the site to create good animated frontage onto the various routes and open spaces. In particular corner plots need to respond to both edges and turn the corner in a strong manner.

Density
The Illustrative Masterplan indicates approximately 15.7Ha(net 9.56 Ha) hectares of developable land which gives an average density of c.38 dwellings per hectare across the application site for 363 dwellings.

Localised areas of higher density will occur around the landmark buildings which can have a positive effect, creating variety and

Medium Density Parcel **30/40 UNITS**

Landmark Buildings

03.5 LANDSCAPING AND PLACE

The landscaping principles (opposite) set out to create and enhance the development in a manner which is appropriate to scale and diversity. A key aim is to provide tree lined streets, public green spaces for play and a variety of indigenous planting for both visual amenity and screening. A good use of planting will provide the development with character and context, placing groups of houses within a carefully considered landscape.

Careful use of topography and planting will mitigate the impact of the development within the wider context of Clonattin and assist in creating places which are sensitive to the local character. In this instance it is an obligation to conserve and improve the natural habitats for the ecological features on the site; boundaries for the riparian buffer alongside proposals for landscaping this zone provide opportunities for integrating the residential houses and apartments on the site.

The proposals seek to create primary open landscaped park, interlinked by green fingers and landsacped streets which orientate to vista within the site and beyond into the landscape. At major junctions between housing parcels and connecting route, specially designed areas for play and amenity will be provided . These neighbourhood areas for play will be in locations which are visible to allow passive surveillance from dwellings and paths through the site.

Residential Parcels

Areas of Special Protection
Buffer Planting

Dedicated Play/Amenity Areas

Linear Green Landscaping

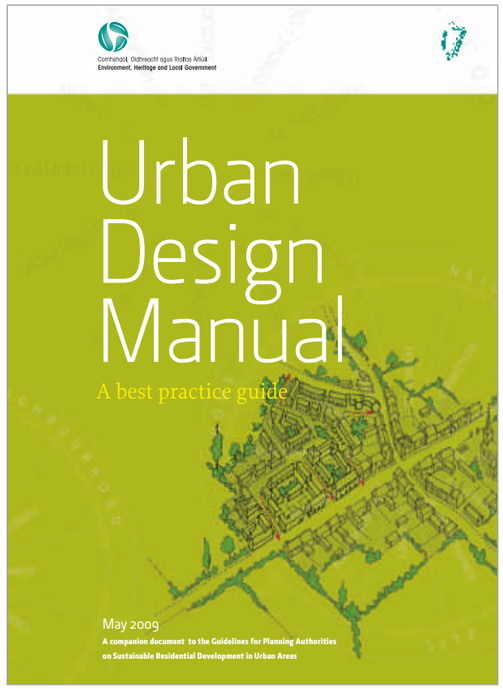
Public Open Space

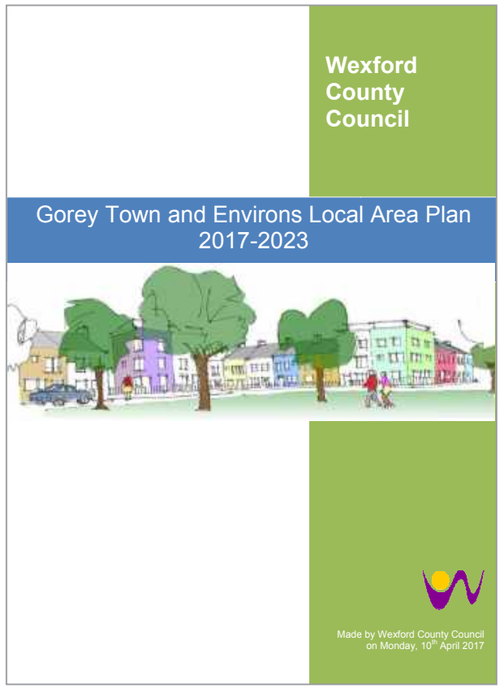
SITE BOUNDARY

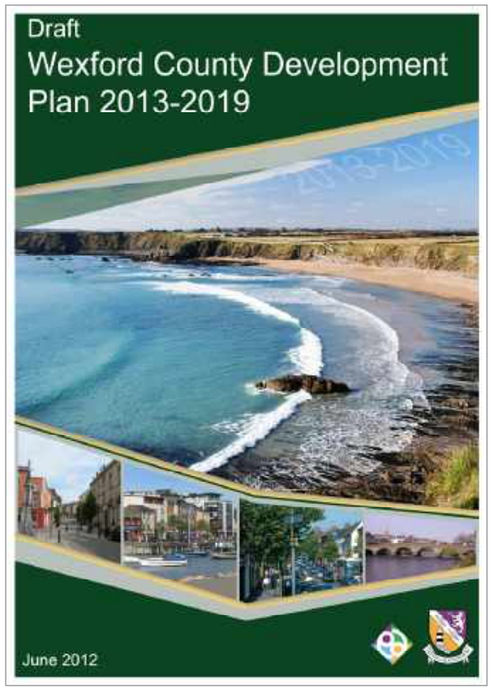
03.6 DESIGN STANDARDS AND GUIDANCE

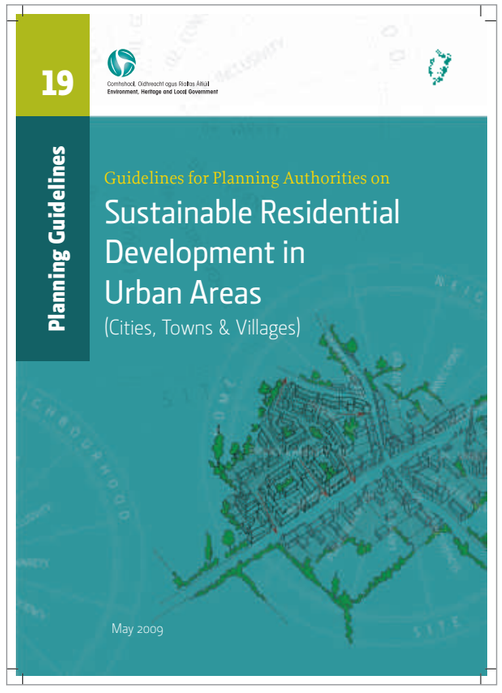
The design of Clonattin Park has taken consideration of all applicable design standards and reference documents, some of the primary guidance is shon across.

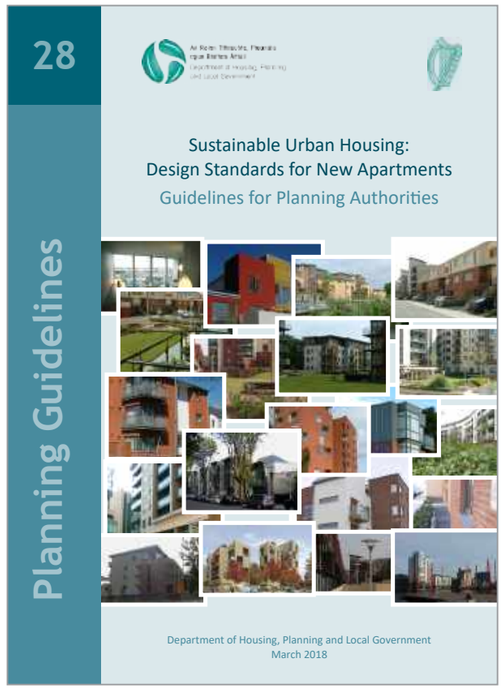
These manuals are compendiums of empirical desgn evidence which adopt considered solutions and approaches to the design of streets, places and the built environment.

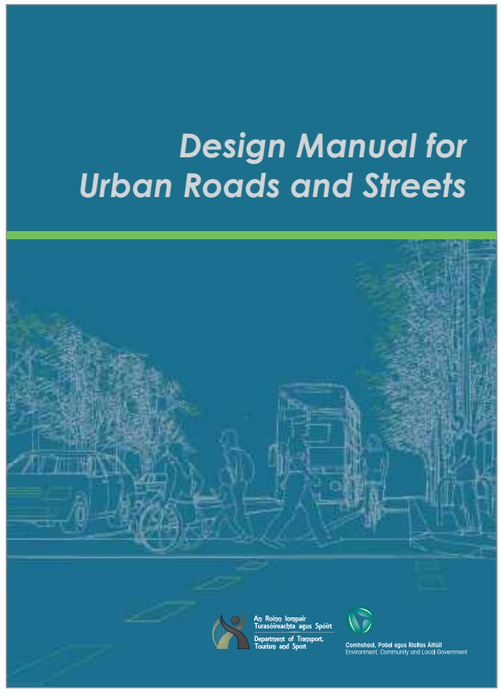


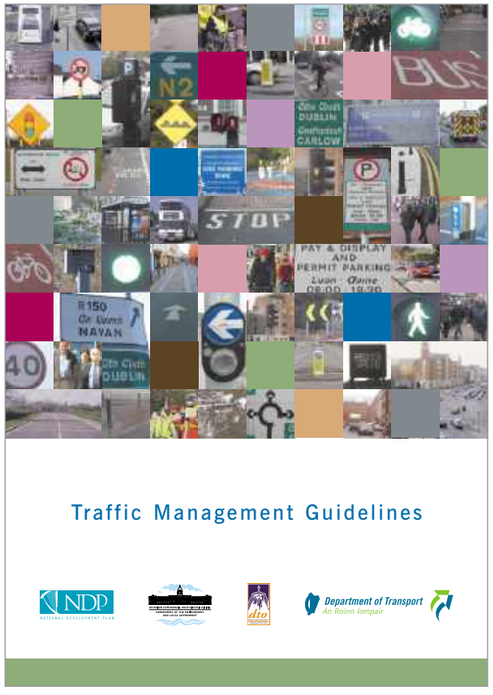












04 The Proposals

04.1 URBAN DESIGN STRATEGY

A key design aim will be to ensure that each housing scheme is economically, socially and environmentally sustainable. This is facilitated by:

- The provision of a pleasant living environment which meets the needs, and, as far as possible, the preferences of the residents and fosters the development of community;
- The encouragement of energy efficiency both at construction stage and during the lifetime of the scheme e.g. by climate sensitive design which takes account of the orientation, topography and surrounding features to control wind effects while optimising sunlight, daylight and solar gain benefits;
- Having due regard to the social and environmental consequences associated with the use of materials and resources, e.g. minimising the use of scarce non-renewable materials and using sustainable rescources which have minimum environmental consequences, wherever practicable;

The integration of the new housing into the existing natural and built environment in a way that makes a positive contribution to the overall environment of the locality

LANDSCAPE AND ECOLOGY

The housing will respect the environment in which it is situated. The natural topography will be retained, where practicable, with earthworks minimised and little or no transfer of material onto or off the site. Every effort should be made to retain existing trees and vegetation. In choosing vegetation for landscaping and planting, indigenous species and those likely to provide an attractive habitat for local fauna should be preferred.

MICROCLIMATE

The degree to which we can favourably influence micro-climate is frequently determined by the size, location and nature of the site and its design. In deciding on the site layout, we will have regard to:

- The scope for optimising daylighting and solar gain for dwellings through the orientation and spacing of buildings. We haev ensure that there are no single aspect north or northeast facing dwellings

- The scope for optimising the advantages of shelter and direct sunlight through the location and orientation of play areas, courtyards and gardens relative to existing features both on and adjacent to the site, e.g. buildings, walls, trees, hedges;. In this regard the integratin of teh development at tthe site edges (in particular to Clonattin Village) is a strong element of the design.

- The scope for ground shaping and landscaping to provide greater shelter and limit the extent of overshading of buildings, play areas and other areas which are intended to be extensively used by residents; and

- The need to limit funneling and channeling of the wind, e.g. appropriate building spacing and orientation, avoidance of long straight building lines, avoidance of passageways through buildings.

MATERIALS

The choice of materials for siteworks will have regard to cost, performance, durability, maintainability and overall environmental impact. Insofar as information is available, due regard will be had to the full lifecycle cost and environmental impact of the materials used.

The potential for recycling and reuse will also be taken into account. There will be a preference for material from renewable or recycled sources, where available, economic and appropriate for the function. In order to limit the environmental impact and reduce the need to transport material on or off site, the design will take account of the natural topography of the site with any surplus material being used for filling or other purposes, where appropriate. The design will aim to ensure that all materials should be used efficiently with a minimum of waste.

When selecting the appropriate materials for Clonattin, the team took due reference from the development tot eh north of the site,a dn eqyually importantantly to the wider materiality found in Gorey town and Environs, witht eh strong use of red brick, a lighter buff brick and render.

DESIGN FOR SECURITY

The layout will be such as to provide the greatest possible degree of natural surveillance consistent with needs for privacy and the particular site characteristics. All public and semi-public areas should be overlooked. Where footpaths, other than footways beside roads, are provided, they should be short and direct, with ends intervisible, as far as possible. Roads and footpaths should be adequately lit. Dark, hidden or secluded public areas should be avoided.

The fronts of houses are overlooked from other houses or from well trafficked public areas. “Blind” gables next to public areas and gables not open to surveillance are avoided in all instances.

ACCESS
The needs of pedestrians, particularly children, persons with impaired mobility and the elderly, are accorded particular importance, as are measures to facilitate cyclists and to minimise the need for reliance on private cars. The design minimises vehicle flows and speeds within the housing scheme and, as far as is practicable (notwithstanding the requirement of teh LAP for teh provisiion of teh distributor road to link to the Courtown Road), excludes through vehicular traffic from the scheme. Materials used for hard surfaces and play areas have been chosen with due regard for safety in use. Footways (paths associated with roadways) and footpaths (paths separate from roadways) are provided to facilitate pedestrian movement within and through the scheme and to provide easy and convenient access to facilities and services adjacent to the scheme.

PARKING
Parking provision is limited to that necessary to meet the estimated needs of the residents, visitors and users of service vehicles, and in compliance with National Standards for parking. Provision for residents' parking is either within the curtilage of each dwelling or in a parking area situated in close proximity to the dwelling entrance. Parking for visitors, where necessary, is provided as close as possible to the dwellings. All parking will be so located as to be generally overlooked from the dwellings or public roadway. A clear delinitaion of public and provate parking is provided in the 'Taking in Charge' drawing for the development.

PUBLIC OPEN SPACE
Open spaces have been designed to be attractive and usable for the residents. The public open space provided in the development is both extensive and diverse, with a large central park area at the heart of the scheme, smaller pocket parks in character areas, the large public open space tot eh south at teh attenuation pond making a positive attribute of this sustainable urban drainage soultion and the riparian linear park at teh rivers edge. All common public areas are well overlooked from dwellings, are eaasily accessible with cycle lanes and footpaths and have been designed with finishes of robust abd high quality.

PRIVATE SPACE
All dwellings are provided with private space adjacent to the dwellings. For individual houses, private space isprovided at both front and rear of the dwelling. The private space associated with individual dwellings is clearly defined relative to other adjoining public and private spaces. In general, boundaries to the front of dwellings are low level and unobtrusive. Rear gardens and similar private areas are screened from public areas. Rear gardens do not back onto roads or public open spaces. All of teh apartments enjoy both within curtliage (either by balcony or dedicated terrace) private amenity space and also communal private amenity space, all clearly defined within teh architectural drawing package.

BIN STORAGE STANDARDS
Each residential unit has adequate storage for three separate bins to provide for maximum recycling and composting . Residential units with no rear access are provided with adequate storage for the bins to the front of the development. Where appropriate, the bin storage area will be a separate structure to the apartment building.

SEPARATION DISTANCE BETWEEN HOUSES
In all instances, there is adequate separation (traditionally about 22m between 2 storey dwellings) between opposing first floor windows.
A minimum of 2.5 metres will be provided between the side walls of detached, semi-detached and end of terrace dwellings.

04.2 URBAN DESIGN CRITERIA

The design proposals have been mindful of all current guidelines with particular regard to the 12 assessment criteria from the Urban Design Manual published by the Department of Environment, Community and Local Government.

01 CONTEXT
How does the development respond to its surroundings?

02 CONNECTIONS
How well connected is the new neighbourhood?

03 INCLUSIVITY
How easily can people use and access the development?

04 VARIETY
How does the development promote a good mix of activities?

05 EFFICIENCY
How does the development make appropriate use of resources, including land?

06 DISTINCTIVENESS
How do the proposals create a sense of place?

07 LAYOUT
How does the proposal create people friendly streets and spaces?

08 PUBLIC REALM
How safe, secure and enjoyable are the public areas?

09 ADAPTABILITY
How will the buildings cope with change?

10 PRIVACY AND AMENITY
How does the scheme provide a decent standard of amenity?

11 PARKING
How will the parking be secure and attractive?

12 DETAILED DESIGN
How well thought through is the building and landscape design?

04.3 PEDESTRIAN & CYCLE NETWORK

The needs of pedestrians, particularly children, persons with impaired mobility and the elderly, will be accorded particular importance, as will measures to facilitate cyclists and to minimise the need for reliance on private cars.

The design will aim to minimise vehicle flows and speeds within the housing scheme and, as far as is practicable, to exclude through vehicular traffic from the scheme. Materials used for hard surfaces, play areas, etc. will be chosen with due regard for safety in use.

Footways (paths associated with roadways) and footpaths (paths separate from roadways) will be provided to facilitate pedestrian movement within and through the scheme and to provide easy and convenient access to facilities and services adjacent to the scheme.

As evidenced on the adjacent diagram, safe crossing points have been provided at considered locations to ensure access is secure for pedestrians and cyclists.

The new linear green route running along the south-east boundary and the public landscaped amenity space in the south will provide seating, paths and places for people to enjoy and use for walking, running, cycling and play.

Pedestrian Routes
Desire lines and integrated street network

Cycle Routes
Follows the main arterial routes through the site

Primary crossing point

Secondary crossing point

02 06 07

04.4 CONNECTIVITY & CIRCULATION

This drawing illustrates a proposed vehicular movement strategy which would provide the necessary access to all of the developable areas in a manner which would respect the topography of the site and would be sufficiently gentle to avoid the road network dominating the settlement. It features a main vehicular entrance off the existing Clonattin Village road along the western edge of Block A in the north-west corner of the site.

A series of secondary and tertiary routes subdivide the site into appropriately scaled residential blocks. Reference has been made to guidelines from the Design Manual for Urban Roads and Streets in consideration of junctions and shared surface areas.

Parking Provision and arrangements

A range of different parking solutions relating to the homes and spaces they serve is appropriate. For example the apartment buildings will have either on-street parking adjacent to the public highway, while housing will generally have their own off-street parking arrangement. This aims to ensure that the development is not dominated by cars on the carriageways. Allocated parking should be conveniently located to the homes it serves and all parking spaces should be overlooked by subsequent homes to ensure they feel safe to use.

On-street parking, when required, has been carefully considered so that it forms a streetscape, whilst acknowledging the presence of foot ways and adjacent pedestrian movements.

width

Main Access route — 6.1m
Main road linking to the site

Distributor route — 5.5-6.1m
Loop road connecting site

Minor Access route — 5.5m
Intermediate routes forming ancillary paths

Shared Surface / Homezone — 5.5-4.8m
Indicative shared surface for vehicles and pedestrians

01 02 05

04.5 URBAN GRAIN & PLACEMAKING

The establishment of clear urban grain of blocks and plots is essential to creating new places. This implies that the creation of a clear order of routes and spaces is necessary to provide a framework for the subdivision of larger blocks. It is essential that the new street hierarchy forms a clearly legible urban structure, both in terms of vehicular access and also in terms of pedestrian movement and orientation.

STREET AND BLOCK PATTERNS

The Masterplan seeks to create a series of streets, and spaces which respond to the unique setting of Clonattin. Vistas across the countryside and a strong emphasis on the views along existing site features are the design generators which have informed the proposals for the site.

PUBLIC REALM

The public realm will play a major role in the organization of the proposed residential areas, with the creation of a linear route in the riparian buffer zone for pedestrian and cyclists with areas for seating and play.

Gateway

The entrance to the site from the existing Clonattin Village road is presented at a continued suburban scale with a corner plot of two semi-detached houses. Larger front gardens are provided to set these dwelings back and provide a considered landscaped entrance to the scheme.

Edges

These dwellings of houses and apartments will face onto the public parkland and amenity spaces. They are accessed via a shared surface for pedestrians and vehicles, while the connectivity of paths loops around the green space to the attenuation pond and linear buffer of the watercourse.

Housing Parcel
Detatched / Semi-detatched / Terrace

Apartment Block

Landmark Building
Corner House | Apartment Block

06 07 10 12

04.6 LANDSCAPE STRATEGY

A detailed Landscape report and proposal accompanies this application, prepared by The Big Studio. It's principles can be summarised across in the diagram.

The proposed development has been designed to protect the existing watercourse and habitat. Buildings and access roads have been placed beyond the 10m riparian buffer. This open amenity space has been created to provide additional usable space for enjoyment and play. The riparian buffer zone will be protected and form an attractive linear park to the proposed development.

The main objectives of the landscape plan is to retain the existing landscape character and aid the seamless insertion of the proposed residential units and infrastructure into this landscape-sensitive area and to mitigate against disruption during the initial construction phase – protecting the existing habitat, flora and fauna of the area.

Linear Green Park
Enhancement of existing planting and watercourse

Shared Surface / Homezone
Raised surface finish to denote equal pedestrian | car priority

Linear Green Route
Tree planting and green verges

PUBLIC Open Space
Areas provided for recreation and play

Feature Amenity / Play Areas
Open space for residents amenity and play, overlooked by homes/connections

03 04 05 08 12

04.7 LAND USE & DENSITY

The current density proposals follow our previous diagram for residential parcels in our design objectives.
Additional detail is provided below which quantifies the density ratios and overall, measurable development proposals.

Following comparative analysis and placemaking objectives, the current application proposals represent a sustainable and diverse mix of units, landmark buildings and shared open spaces.

PLOT RATIO	SITE COVERAGE	RESIDENTIAL DENSITY
Gross Floor Area / Developable Site Area	Gross Ground Floor Area / Developable Site Area	Units / Developable Site Area (hectares)
40.081m² / 95,650m²	18,185m² / 95,650m²m²	363 / 9.56
0.41 : 1	**19%**	**38**

NET Developable Site Area (including local roads and streets)

Exclusion Zones from Development Areas

Primary Open Spaces (Included to calculations)

05 07 11

04.8 PHASING STRATEGY

Phasing Strategy
The masterplan anticipates that the proposals will be delivered over five distinct phases. The central open space and key public realm elements will be front loaded to ensure that they mature quickly and as such will be delivered as part of Phase 1

Construction Access Strategy
It is critical to the success of a phased residential development that there is a clear strategy for managing and seperating construction traffic from residential traffic accessing the earlier phases. This also benefits adjacent properties and other road users.

We propose that construction traffic will use the primary access point off the existing Clonattin Road road for Phase 1, whilst subsequent phases will utilise the new road infrastructure. All new residents and sales-period users will utilise a safe, secure thoroughfare.

Main Access Route for all residents
USED FOR PHASE 1 CONSTRUCTION

Construction Access to Site
USED FOR PHASES 2 , 3, 4 AND 5

Accommodation

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
	15 APARTMENTS 52 HOUSES	86 HOUSES	24 APARTMENTS 42 HOUSES	24 APARTMENTS 52 HOUSES	18 APARTMENTS 50 HOUSES
PART 5 DELIVERY 10% / 36 UNITS	15 APARTMENTS 3 HOUSES	3 HOUSES	6 HOUSES	3 HOUSES	6 HOUSES

08 09 12

04.9 MATERIALITY

Selected render, brick palette and timber cladding will be utilised for the main facade treatment of houses to enhance the access and approach of each property with metal canopy or roof above the entrance.

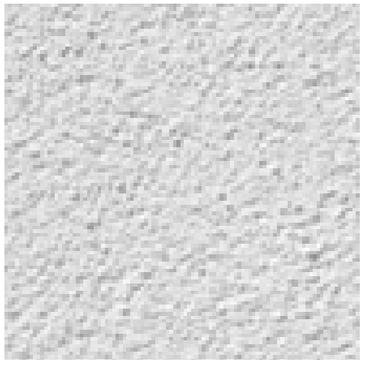
This element will provide a visual break between the two main material elements of the facade: brick and render. A timber cladding will be used between windows of the two levels in a refined composition.

Alternatively, brick, metal cladding and render will be used for the elevations.

The selected brick will be a deep red in colour, to match the local palette of materials, with minor differences expressed in mortar colour and jointing to express the three predominant planes expressed in the building.

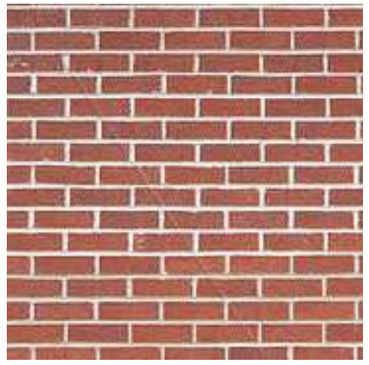
All of the balconies in the proposed development are expressed as recessed elements, with finely detailed metalwork to the handrails. The balconies will also be provided with very slender folding glazed screens to provide acoustic protection to the private amenity spaces.

It is envisaged that the roof terrace area would be clad in standing seam zinc.The windows and doors will be in powder coated thermally broken aluminium, a gunmetal grey colour to match the detailing of the ballustrading.

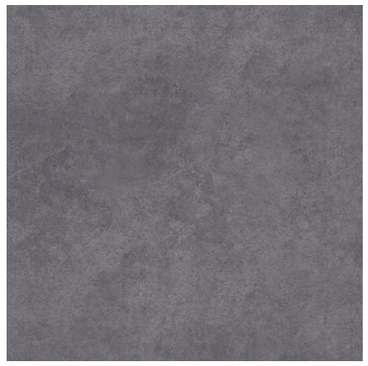


1. WHITE RENDER

2. DARK GREY BRICK



RED BRICK



DARK RENDER

METAL CLADDING

04.10 CHARACTER AREAS


Mix of Red Brick and Render on the Main Street, Gorey


Contemporary forms and Materiality of Gorey Local Area Offices


Gorey Market House, Stone & Render


Yellow Brick and Render in Clonattin Village


Yellow Brick and Render in Clonattin Village


Red Brick and Render in Clonattin Village

The built environment of Wexford and Gorey town features quite a mix of construction methods and building materials, from the grey limestone of the ecclesiatical buildings to the modern rendered finish of the more contemporary residential units.

At Clonattin, this range of building materials should be continued, but it should be continued in a logical manner having mind to hierarchy, scale, edge conditions and movement so that the materials support an overall journey through the site which has a legible series of groups and events.

In addition, the approach to materiality is very much linked to our visual impact mitigation on two levels. Firstly, the use of local materials can reduce the impact of the proposals and secondly, the distribution of a material palette that takes colour tone and landscape impact into account can be beneficial. For example a familiar material such as a high quality red or grey brick and colour washed renders could be employed in the most visually exposed areas of the site along the south eastern site edge and towards the most elevated part of the site in the north western corner, but interspersed with the complementary material pallette.

Heights:

The scheme is predominantly 2 and 3 stories in height, with scale provided in the 3 storey apartment buildings at key nodal poinst and corners of the urban blocks. This scale is entirely appropriate for the rolling landscaped setting and also when viewed in the contetxt of the exisign Clonatting Village. Any further height in this riparian landscape would have inadvertently unnecessarily punctured the skyline.

Section AA indicating Palatte of Materials Sympathetic to Gorey Environs, and Immediate Area


...SECTION AA CONTINUED

CLONATTIN PARK

CLONATTIN CRESENT

CLONATTIN HILL

COMMUNITY PARK

CLONATTIN PLACE

CLONATTIN SQUARE

NATURE PARK

A-A

B-B

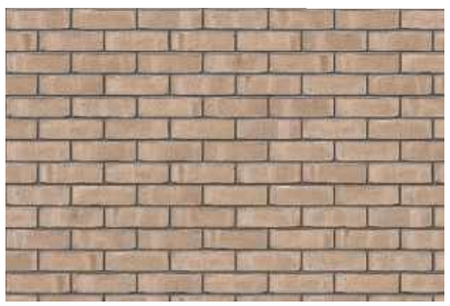
C-C

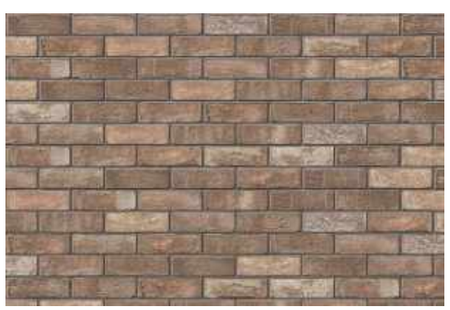
Key Plan

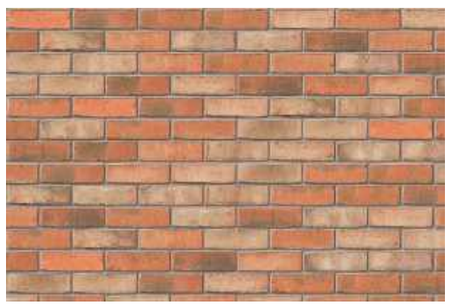
Map of Character Areas

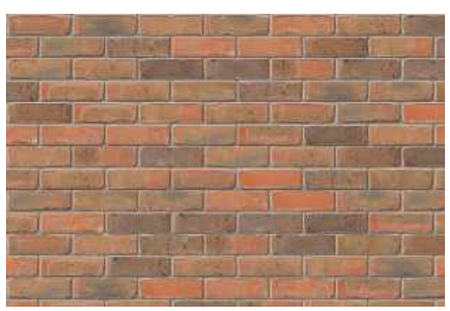
CLONATTIN, GOREY
MATERIALS PALETTE

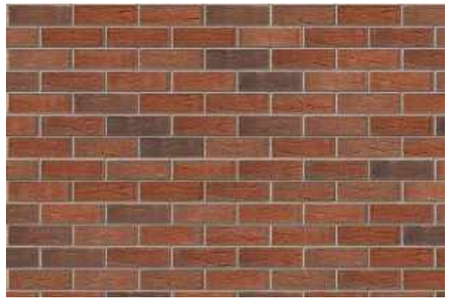
The proposed suite of materials has been selected to provide a coherent palatte that provides diversity of finish whilst read as a family of compatible finishes











ROOF SLATES

WINDOWS / REAR DOORS

EXTERNAL FRAME

7012

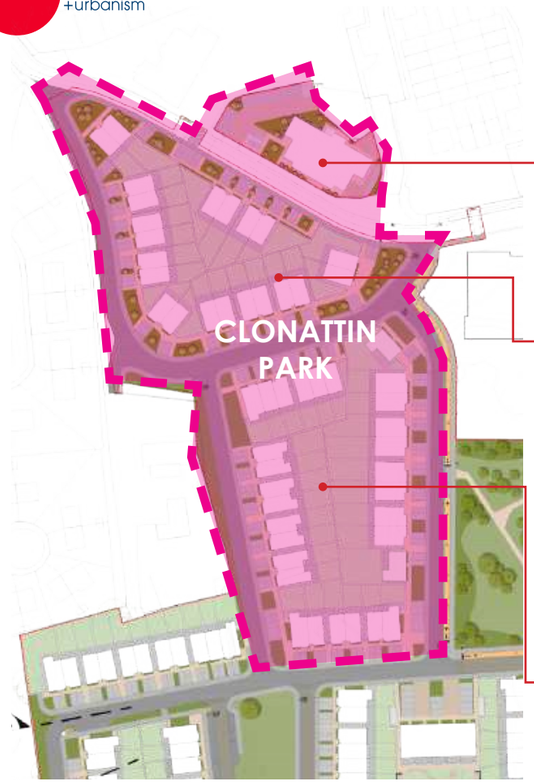
7032

RENDER

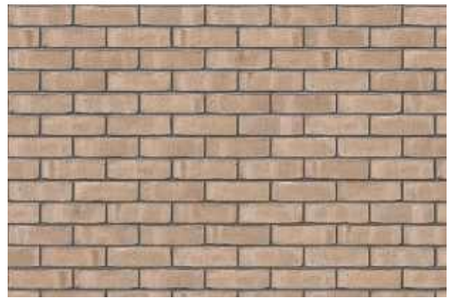
White

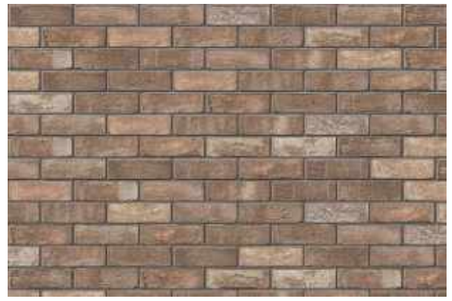
Beige

Pearl Grey



APARTMENTS





HOUSES

WHITE

BEIGE

WHITE

BALCONIES

WINDOW FRAMES

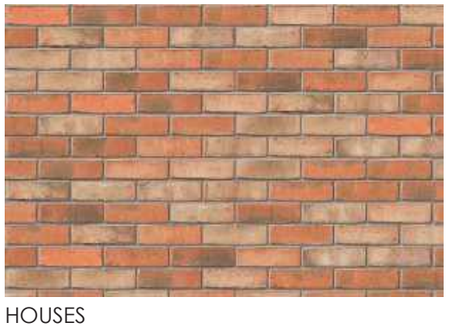
WINDOW FRAMES

WHITE

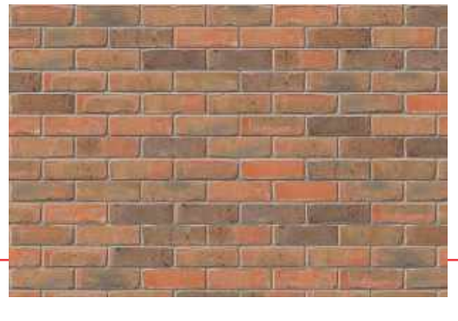
BEIGE

BALCONIES

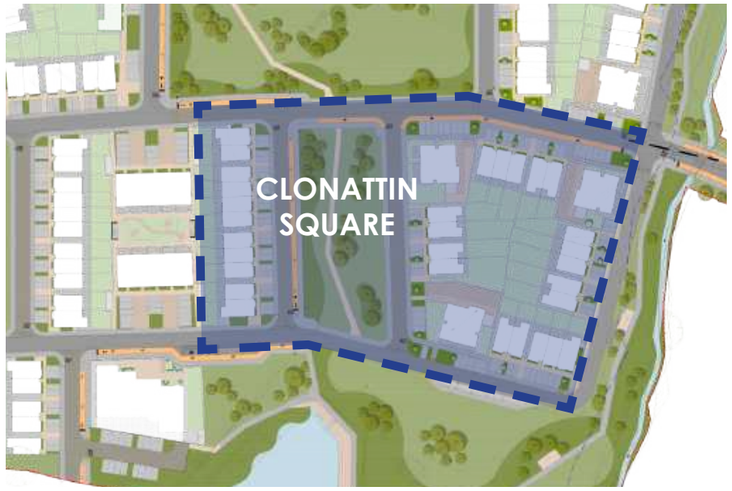
DUPLEX



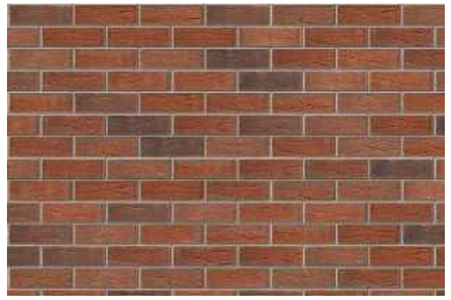
HOUSES



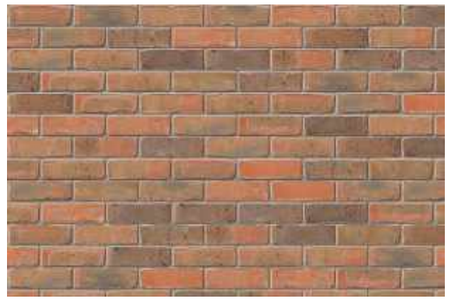
CLONATTIN PLACE



CLONATTIN SQUARE



HOUSES



APARTMENTS

BEIGE

WHITE

HOUSES

WHITE

PEARL GREY

APARTMENTS

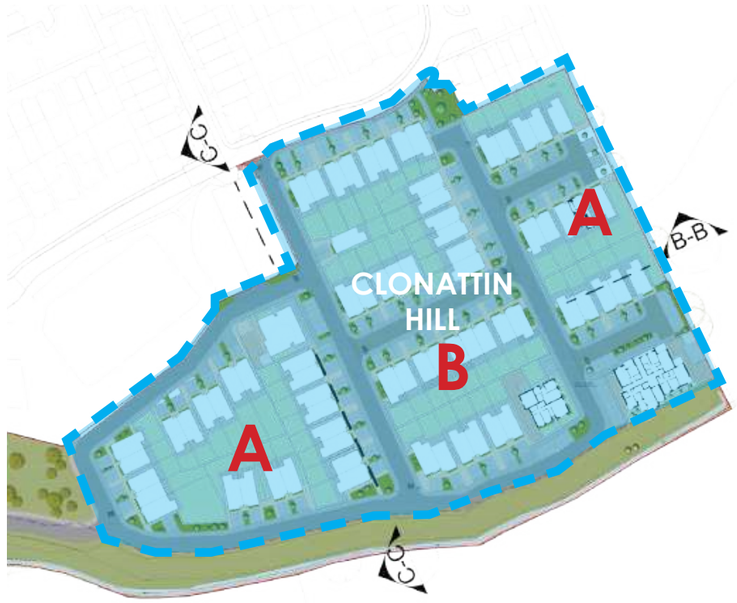
CLONATTIN CRESCENT

HOUSES

APARTMENTS

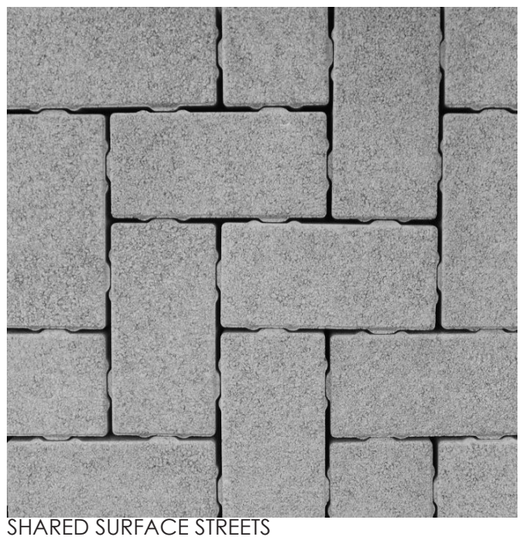
PEARL GREY

CLONATTIN HILL

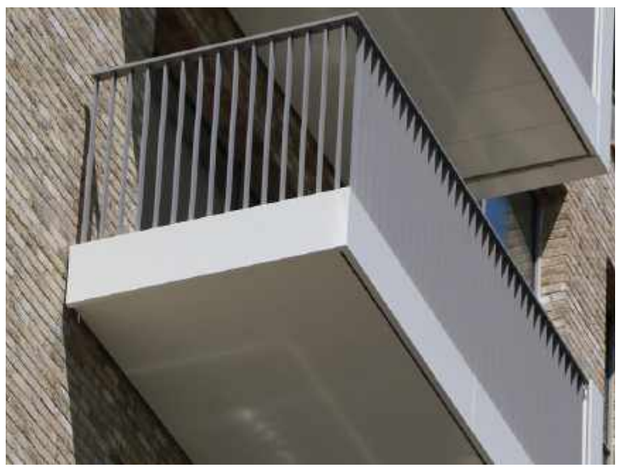


PRIVATE PARKING

HOMEZONES



SHARED SURFACE STREETS
ON-STREET PARKING



Each of the Character Areas will also have distinction made by way of surface treatments of homezones and also individual parking bays, thus creating a richer texture to teh overall development and providing dicstinc-

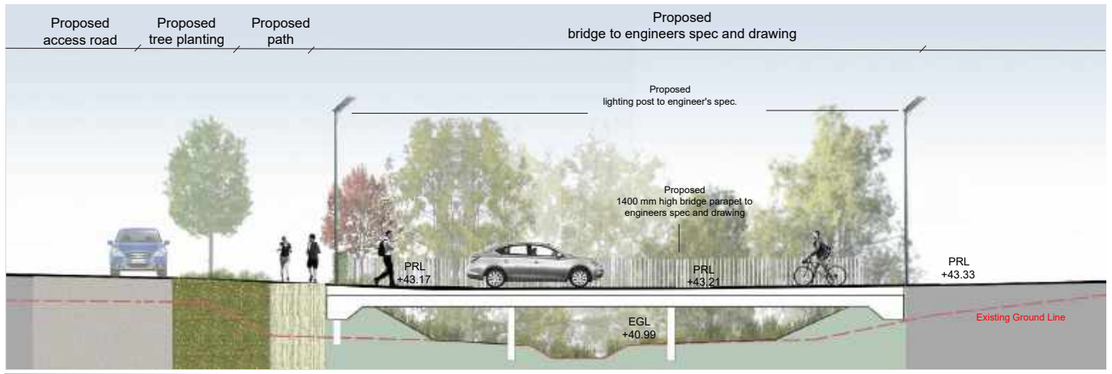
CLONATTIN, GOREY

EXTERNAL MATERIALS | HARD LANDSCAPING | PRIVATE AMENITY SPACE


A-A
B-B
C-C
B-B
C-C
A-A
HOMEZONES
SHARED SURFACE STREETS
ON-STREET PARKING
Key Plan

ACCESS PRINCIPLES

1. The existing access from Clonattin Village linking the site to Gorey and the regional network will be used by residents from the outset and integrate with the existing infrastructure seamlessly.
2. new connector road is provided through to the Courtown Road, provide significant benefits to this development and to exisitng residents of the wider area and Gorey Town
3. The pedestrian extension from the proposed site to the existing public footpaths network and landscaped walk, linking the site to the urban fabric of Gorey Town will benefit the current residents of Clonattin Village
4. The movement network within the site will provide for all potential users, and maximise accessibility to all parts of the site, is at an appropriate gradient and is appropriately well lit.
5. No pedestrian or cycle routes are be provided that are not overlooked by dwellings.
6. Car parking is provided either securely within individual plots, visible from the respective individual dwellings or within appropriately provided surfaces which have intrinsic passive security measures.
7. Entrances to individual buildings are easily identifiable and accessible for all potential users.



TYPICAL SECTION G-G THROUGH ROAD (Scale 1:100@A1)

04.11 ACCESS

Introduction

Accessibility has been considered at all stages of the design process, and further improved upon further to our review and responding the the preapplicaiton consultation opinion.

In view of this the objectives established for the proposed development are that it will be:

- Inclusive (so that everyone can use it safely).
- Responsive (everyone's views have been considered and taken into account).
- Flexible (different people are able to use it in a variety of different ways).
- Convenient (development is open for everyone to use without too much effort or separation).
- Accommodating (open to all people, regardless of their age, gender, mobility, ethnicity or circumstances. Welcoming (no disable barriers that might exclude some people).
- Realistic (balancing everyone's needs).

Design Approach

Subject to further detailed design, the approach taken by the design team with regards to the proposed development has been to ensure maximum accessibility for all residents and visitors, whilst bearing in mind and taking into account all the other constraints and influencing factors.

Accessibility Objectives

Notwithstanding that detailed issues of design and accessibility are yet to be confirmed, the principles outlined above will be adhered to throughout each stage of further development. This relates to the detailed proposals for thresholds to the houses and teh internal arrangements of the apartment buildings which will be subject to DAC applications in due course.

05 Conclusions

05.1 CONCLUSION

Introduction
This Design and Access Statement has been prepared in connection with an application for planning permission for development of land at Clonattin, Wexford.

The approach taken to the design of the proposed development has been based on the concept of place-making. The creation of a distinctive sustainable residential community with an identifiable sense of place, in the context of the site's location and character and that of its surroundings.

Connectivity
This scheme has been design to fully ingetrate, assimilate, and improve the setting into which it will be carefully placed. The proposals connect into the existing established residential area, have excellent internal interconnectivity within the sche, and provides for future connectivity to the wider Gorey LAP lands.

ABP Opinion
All of the concerns raised in the Stage Meeting and subsequent Preapplication Consultation Opinion have been addressed in this application.

Urban Design
The scheme as presented maximise the potential of teh subject lands to provide a coherent and appropriate residential development with a suitable mix of units and typologies, and drawings upon best practice in terms of residential and urban placemenking design, to provide a new sustainable neighbourhoood in Clonattin which stitches into the exisitng context and reaches out to provide for future connectivity to the wider lands, whilst fulfilling all of teh states objectives of the Gorey LAP.

Site Access
Site accessibility to this site and to the wider Clonattin area and indee Gorey Town will be significantly improved by the provision of the north-south connector road through to the Courtown road. The delivery of this significant portion of infrastructure is of benefit to exisitng and future residents of Clonattin and the wider area.

Through the guidance of relevant design manuals for streets and urban areas, the design team have collaborated to ensure a sustainable urban extension has been proposed for Clonattin which will present a positive enhancement to the environs of the Gorey area and the County.

Somewhere to Live
Often in the delivery of large complex sites such as this, the key message of what is to be done can get lost in the technical reports and compliance checks. At the heart of what this application is the aspiration to create a place for people to call home, for people to inhabit and live, to enjoy, to play, to raise their families. The importance of this task has always been at the fore when designing this place. The streets and spaces are designed to provide a pleasant and robust environment. The diversity of the materiality and landscaped character areas will lead to a real sense of ownership, and hopefully and sense of community for the future residents. CLonattin will be an urban sustainable neighbourhood.

ALONG THE LINEAR PARK