Proposed SHD on lands at former Greenpark Racecourse, Limerick City

Design Report

Issued for SHD Planning Application To An Bord Pleanala - Stage 3
September 2021

reddy a+u

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Introduction

The development is designed to be compliant with Planning and Local Government March 2018 Planning Guidelines and takes cognisance of the Limerick City Development Plan 2010-2016 (as extended)

This Development also takes guidance from the following documentation

- Limerick Development Plan 2010-2016
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities
- Best practice guidelines Quality Housing for Sustainable Communities (2007);
- Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009)
- Design Manual for Urban Roads and Streets or 'DMURS' (2013);
- Urban Development and Building Heights Guidelines for Planning Authorities December 2018
- Childcare Facilities – Guidelines for Planning Authorities (2001);
- Smarter Travel - A New Transport Policy for Ireland (2009-2020);
- National Planning Framework – Project Ireland 2040
- Regional and Spatial Economic Strategy - The National Planning Framework ('the NPF')

Vision

The quality of new housing can play a significant role in promoting happiness, improving health and wellbeing, as well as contributing to sustainable development by achieving appropriate residential density in a high-quality mixed-tenure development. The ambition is to build well designed energy efficient homes that are easy to maintain with a focus on natural light, good air quality and efficient use of space in a secure environment that embodies best practice urban design principles.

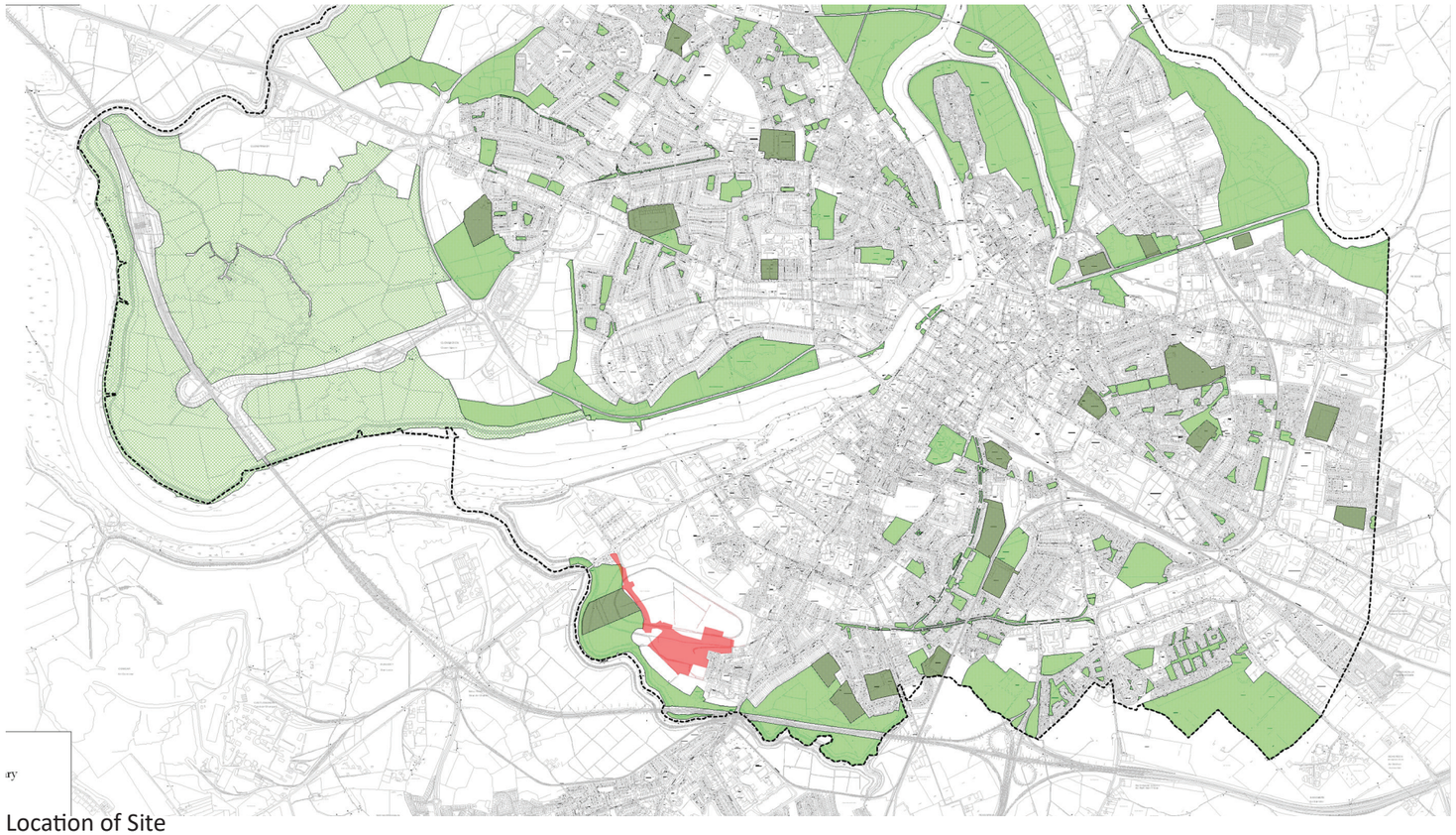
Site Location context

The Greenpark (former racecourse) lands comprise a 47 ha strategically important urban landholding located to the south-west of Limerick City Centre. The lands are currently subject to a number of different land use zoning objectives in the Limerick City Development Plan 2010-2016 (as extended) including residential, mixed use, neighbourhood centres, public open space and sports grounds.

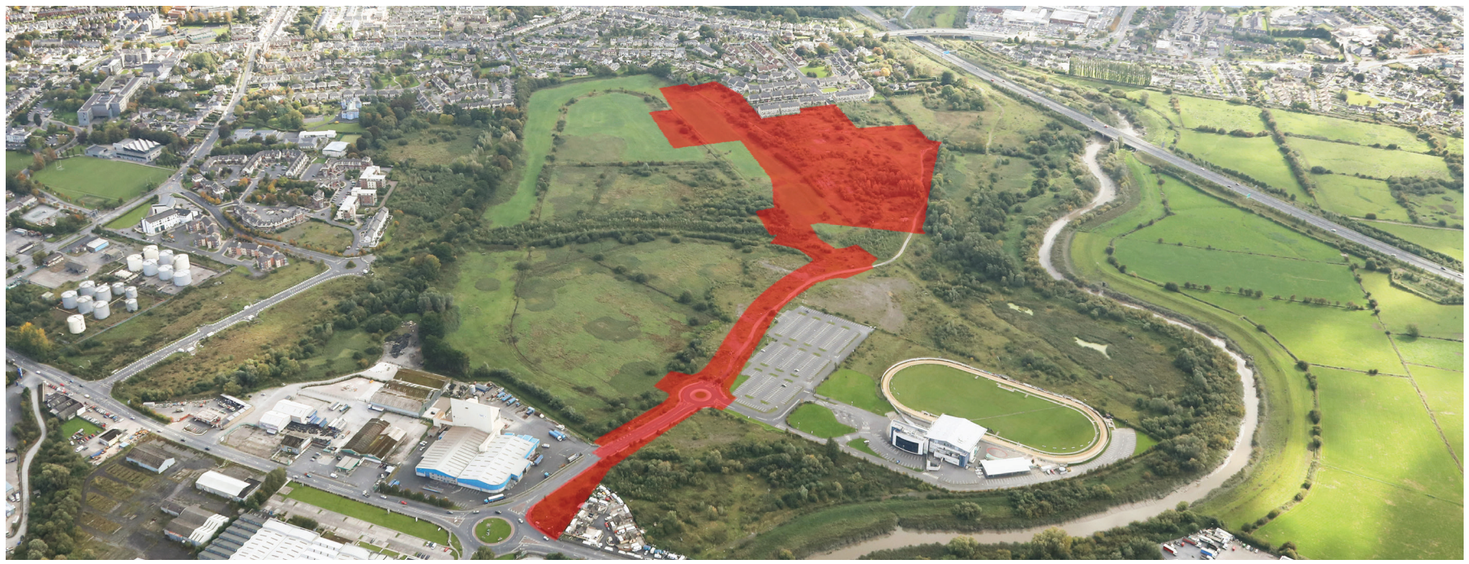
In 2020 a Masterplan (referred to as the Greenpark Masterplan 2020) was prepared by Tom Phillips + Associates, Town Planning Consultants. This study, in association with the landowner and a multi-disciplinary team, goes significantly beyond just an architectural vision and provides a range of site wide assessments including planning; hydrology and hydrogeology; drainage; traffic and transportation; biodiversity; landscape; design and assessing flood risk. The purpose of this Masterplan was to create a vision for the lands and will serve as a robust basis for future planning applications, as now described as part of this Strategic Housing Application.

The Masterplan is an evolving document and requires some flexibility to respond to both changing planning parameters and market conditions. The current Greenpark Masterplan proposed a mixed use development vision for the lands consisting of an office campus (39,500 sq m); 920 no. residential units (including houses, duplexes and apartments); neighbourhood centre; nursing home (123 no. bedrooms); two crèche/ childcare facilities and open space provision with related car parking, ancillary services and roads infrastructure including indicative access arrangements and internal roads and pedestrian/cycle links through the site.

This SHD Development forms the first part of the entire land holding but it is noted that the design takes cognisance of the wider Masterplan design principles.



Location of Site



Aerial Photo of site

Site Location

Residential Design

Our starting point in the creation of a new residential community at the former racecourse lands is a detailed consideration and analysis of the lands. This has included a contextual review of the lands; its natural topography; its orientation; boundary conditions and current and potential future connectivity. The design concept sees a natural extension of the existing residential housing west of the South Circular Road, Castlewell, Boreen a Tobair, Log na gCapall and Greenpark Avenue to the East, with a new sequence of coherent streetscapes and character areas.

Vision and Principles of the Masterplan

The vision for the Masterplan seeks to rejuvenate and regenerate this large undeveloped site and significant urban land bank, which is located within close proximity to Limerick City Centre. The Masterplan proposes a legible mixed use development centred on a series of connected streets, pocket parks and public open space, comprising a range of uses to promote Live-Work-Play development with many of the facilities required by a new community provided within easy walking distance.

Overall Design & Masterplan

The overall Masterplan comprises a multi-phased residential development and office campus, neighbourhood centre, two crèche facilities, nursing home and public open spaces adjacent to the Bord na gCon greyhound stadium along the Ballinaclogh River. The proposed neighbourhood centre is strategically located to serve the needs of the local community and residents.

Overall Key Design Principles

The fundamental objectives of the Masterplan are based on a clear hierarchy of streets, squares and space in between buildings; the layering of scale from residential to commercial, and for cyclists and pedestrians to have priority. Openness, permeability, legibility and a strong sense of place are the driving Principles behind the Masterplan.

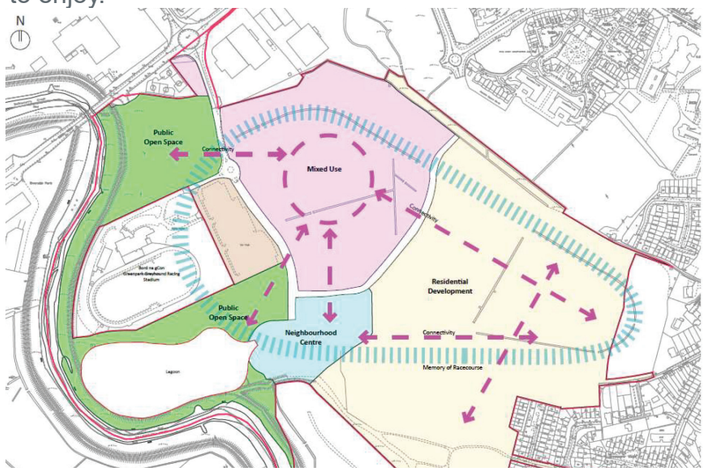
Masterplan

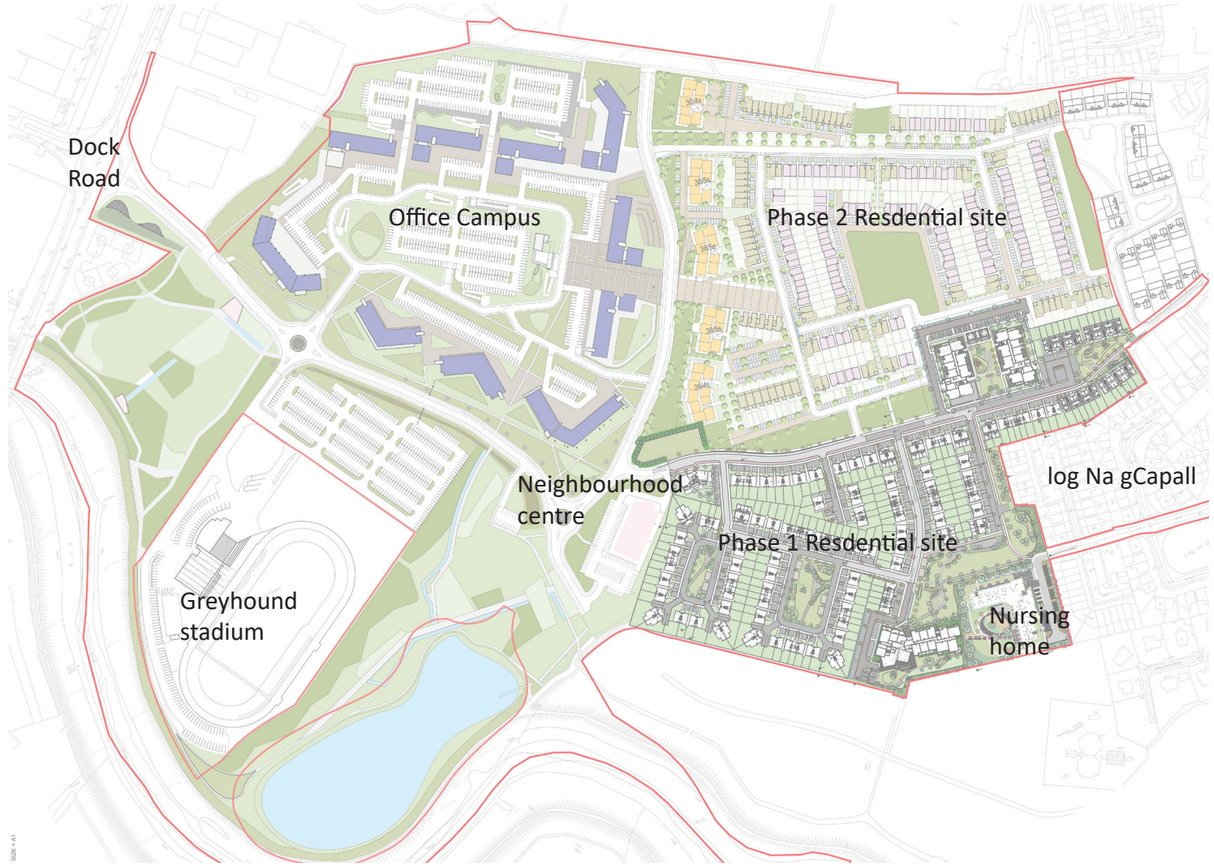
Key design principles for the Masterplan:

- To preserve the memory of Limerick racecourse;
- To maximise connectivity and permeability with adjoining and future developments;
- To promote a healthy working and living lifestyle close to public open space with a high degree of biodiversity and sustainability;
- The need to provide well-defined and open spaces/amenity spaces of varying sizes for the enjoyment of the local community;

Masterplan Context

The first phase of the development includes a strategic housing development (SHD)application for 371 dwelling units (of 920 units total), creche and other associated ancillary uses in line with the masterplan. The later phased office campus will be developed to the IDA standards and specifications, ranging from 3-5 storeys in height. The buildings and office floorplates are designed with greater flexibility and adaptability to local or multinational demands. The riverwalk amenity and open space will be a great addition to the city and provide an organic and biodiverse place for locals and residents to enjoy.





Residential Development

The total residential development will consist of 920 no. dwelling units made up of housing, duplex own door apartments and apartments delivering an overall density of 50 units per hectare. The first phase of the residential Masterplan contained within this Strategic Housing Application accounts for 371 units delivering a nett density of 47 units per hectare.

The residential community is designed to provide residential dwellings to assist both local and national housing delivery and to provide a robust residential mix to meet all demographic and housings needs with the provision housing, apartments and duplexes across a range of sizes.

Office Development

The proposed office campus would deliver 39,500sqm of office accommodation in a series of blocks ranging from 3-5 storeys and includes a café and bio-diverse green open space at the heart of the campus. The office buildings are proposed to be built on a phased basis and to be flexible and adaptable to design changes as required.

Nursing Home

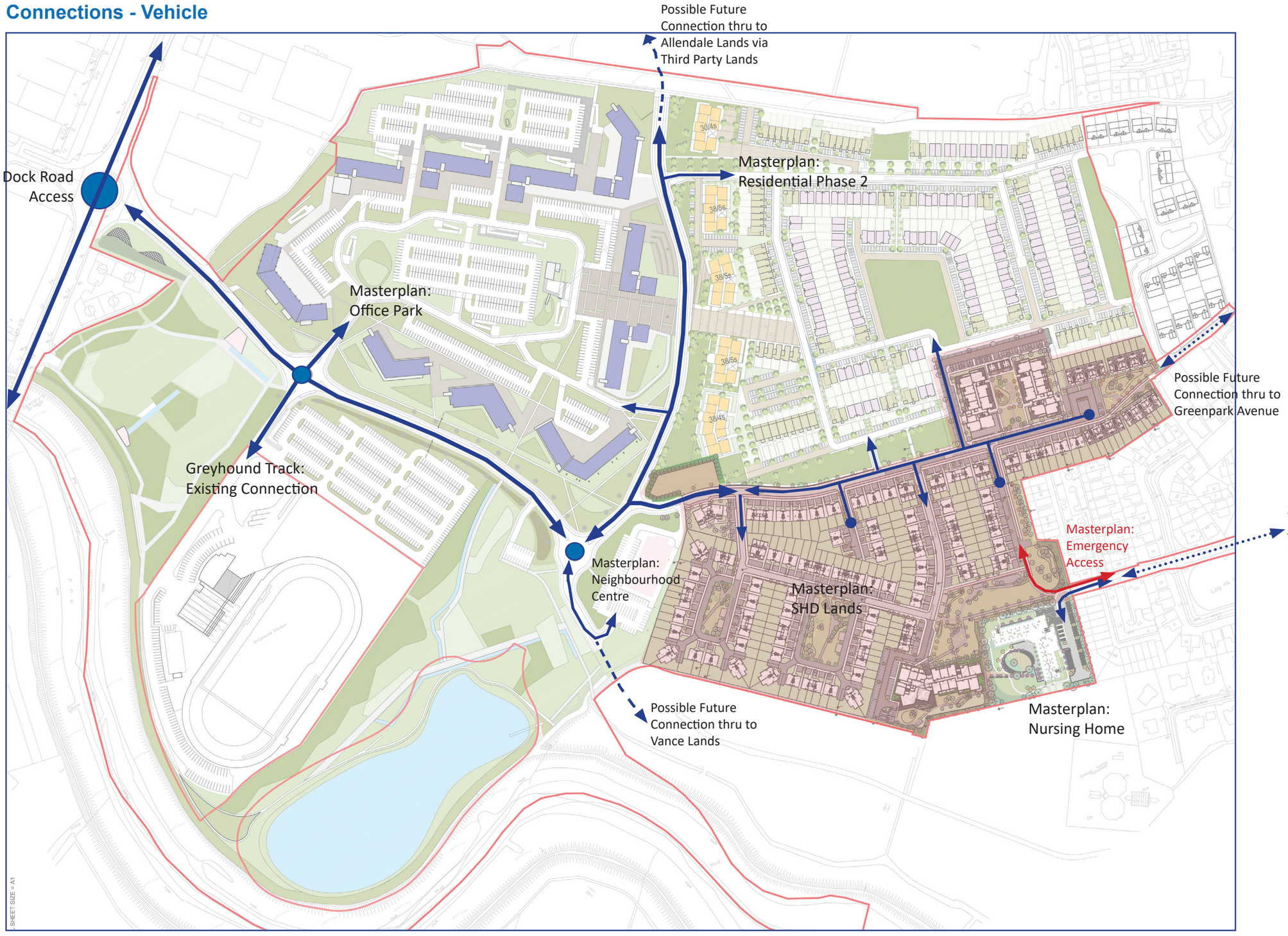
The 123 bedroom nursing home shall be accessed from Log Na gCapall and shall form a harmonious relationship with the adjoining apartment building and pocket park to the north. The nursing home is designed to HIQA standards and will be laid out to avail of the orientation and provide a secure and sunny courtyard space for residents to the rear.

This part of the Masterplan has been submitted to LCCC for assessment and determination under ref. no. 21/1222. The nursing home is laid out in two wings per floor allowing for horizontal segregation in line with best practice. The building is adequately set-back from boundaries with landscaped curtilage car parking along the perimeter.

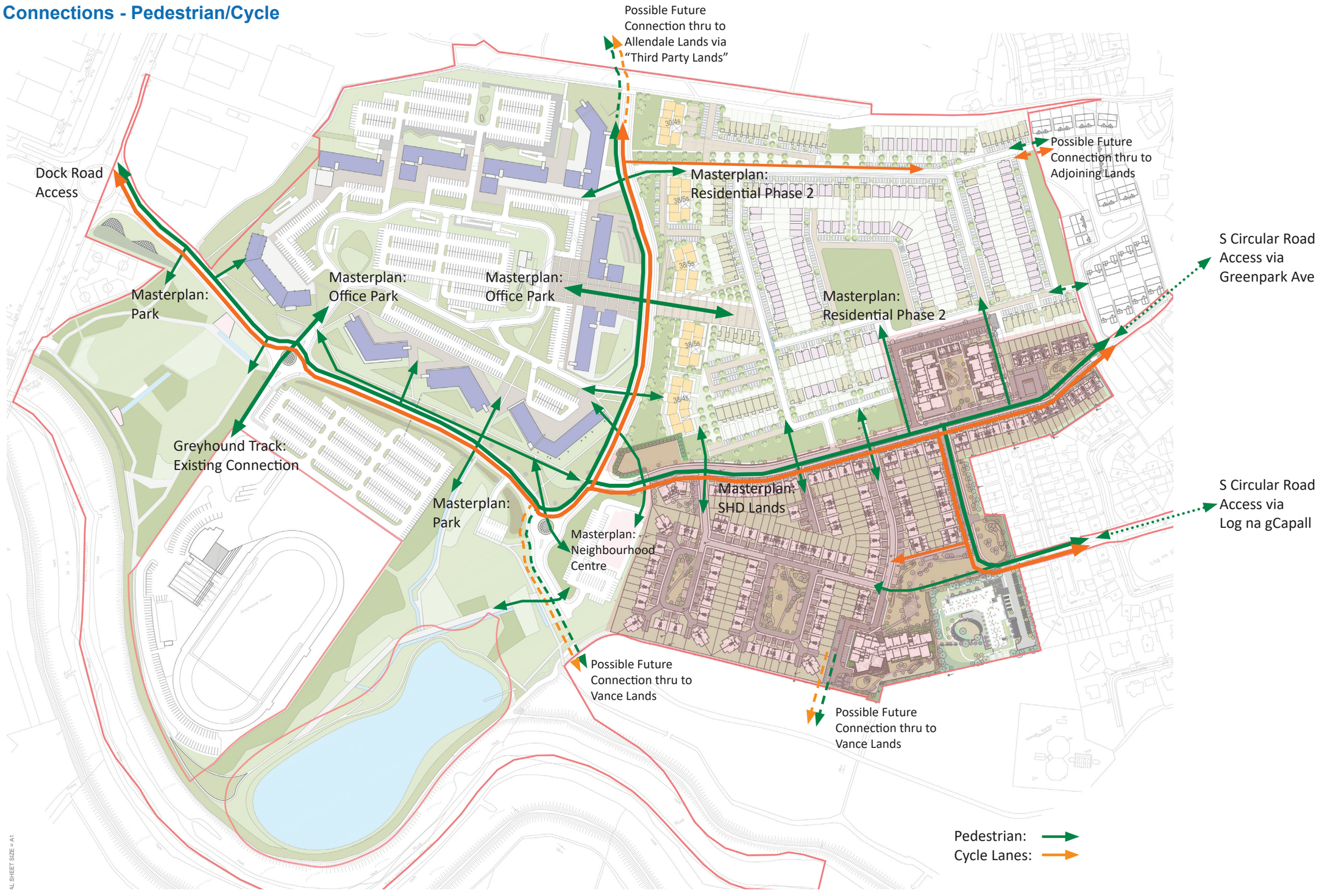
Neighbourhood Centre

The proposed Neighbourhood Centre is centrally located within the overall Masterplan to serve as the hub and focal point for the local community and residents. This is also strategically located for people looking to access the public open space and amenity areas along the river. A childcare facility is also centrally located adjacent to the Neighbourhood centre near the entrance to the residential development. The creche is included within the red line of the SHD application but the neighbourhood centre lies outside of the red line.

Connections - Vehicle



Connections - Pedestrian/Cycle



Masterplan Phasing

The first part of the site to be delivered will be the road and infrastructure to form the connection between the Dock road and the site.

The total residential development will consist of 920 no. Dwelling units of which 371 units are to be delivered as part of the residential phase 2a.

The nursing home (2b) was submitted to LCCC for assessment and determination under ref. no. 21/1222. This will form a concurrent phase with the delivery of the first part of the residential elements.

The rest of the Masterplan will be delivered in multiple phases with the office development developed in blocks, the neighbourhood centre delivered once the residential development is complete

The second phase of the residential masterplan will be developed in tandem with the office campus.

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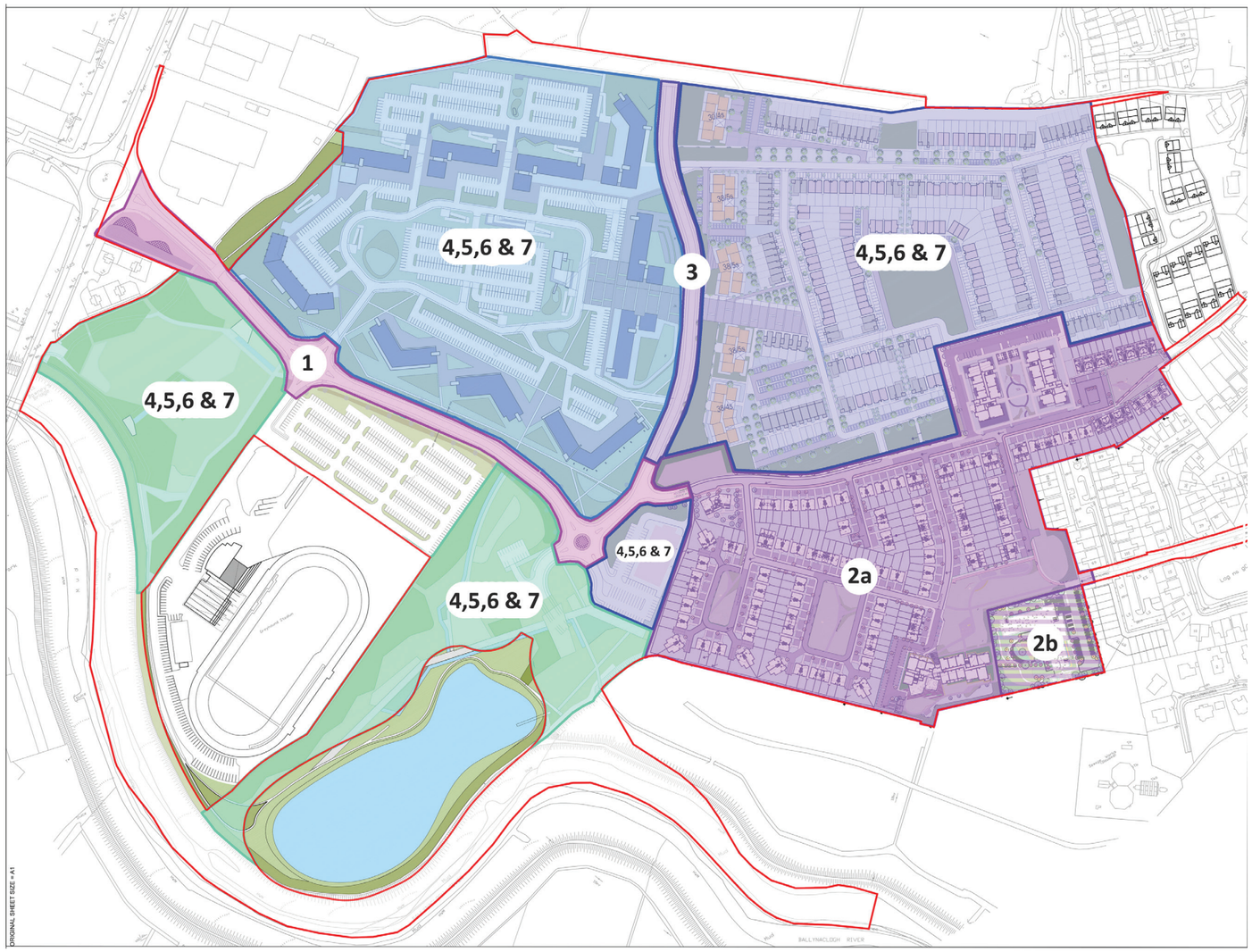
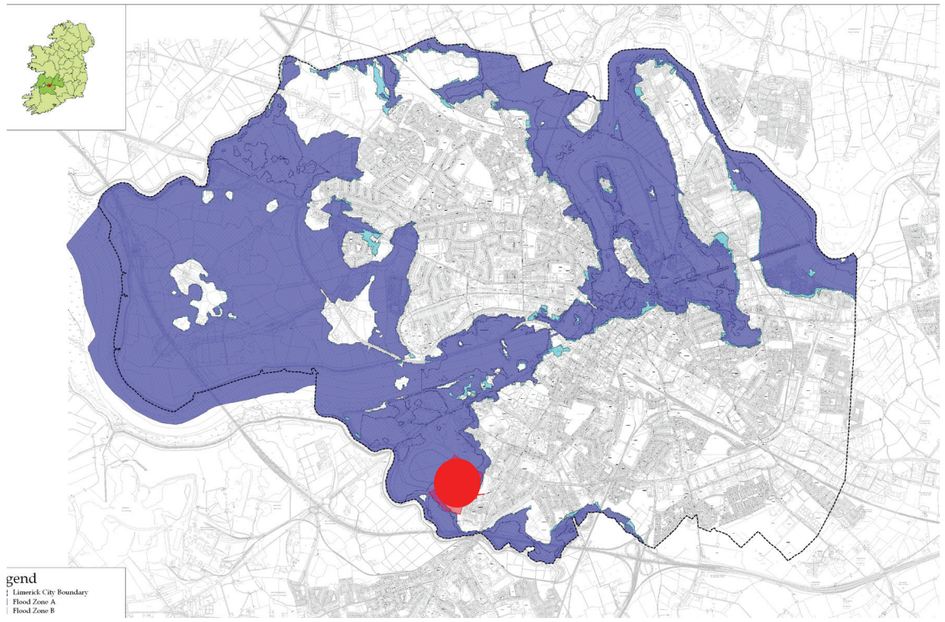


Visualisation of Office Campus

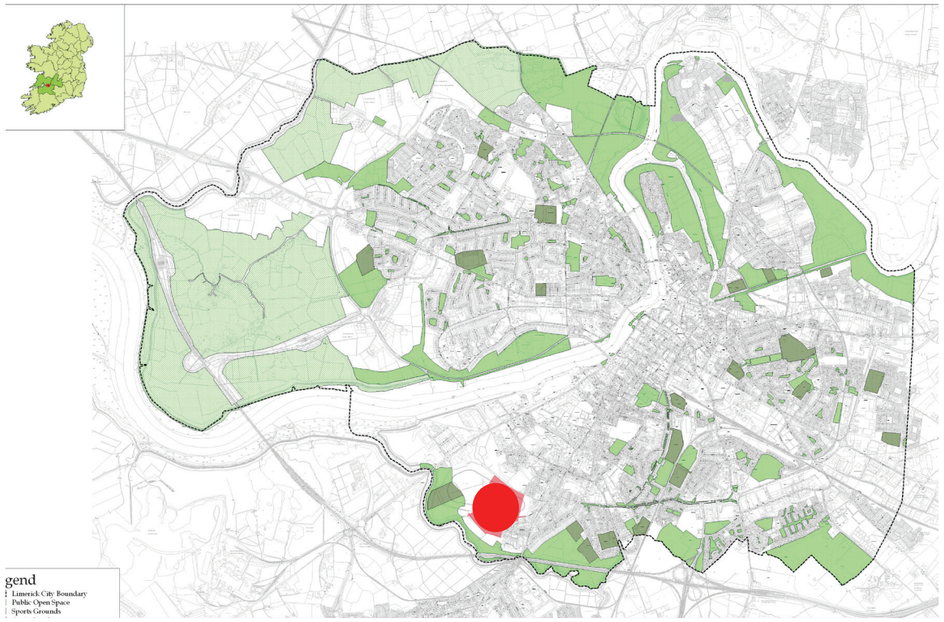
Visualisation of Phase 2 Residential Development

Visualisation of Nursing Home application

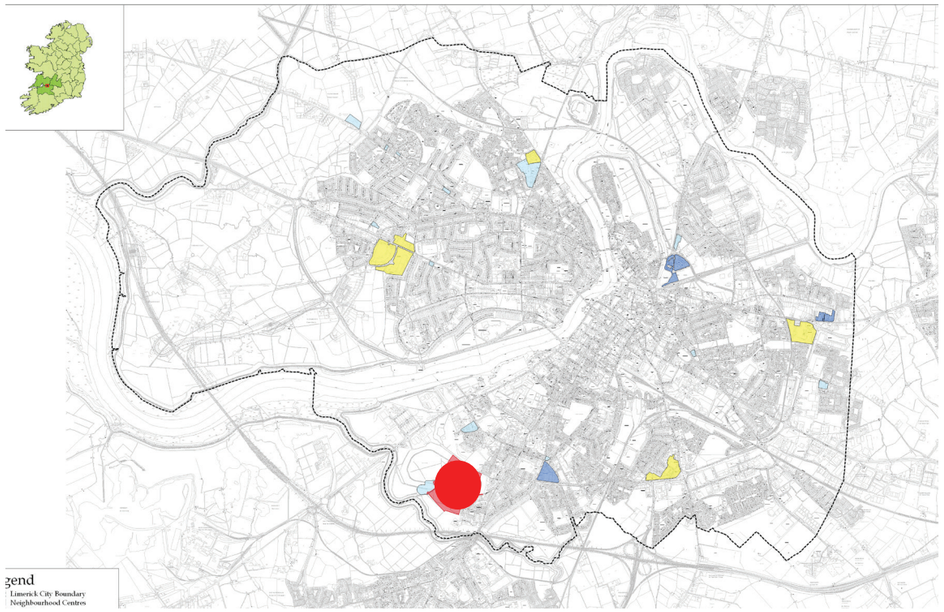
Site Context



Flood Map of Limerick City



Green spaces Map of Limerick City



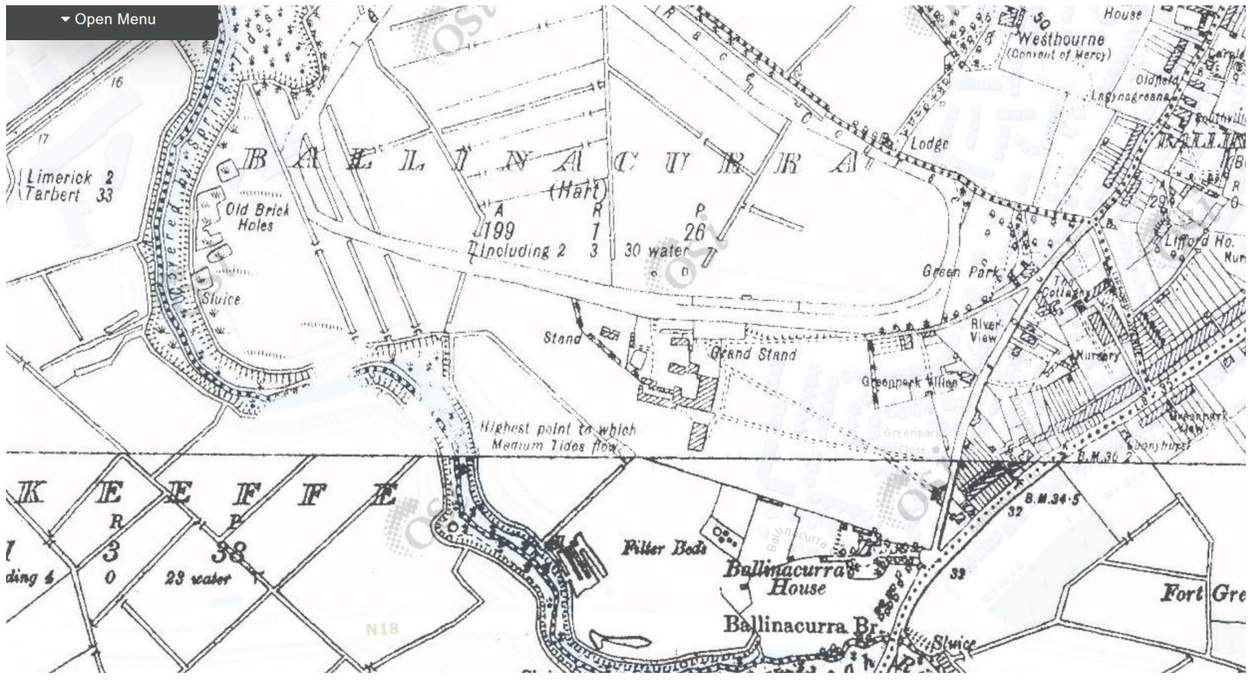
Adjoining Retail areas

Cycle and Greenway routes

Historical context

Aerial View of site 2000

Limerick Race Day 1970



6 Inch Cassini Map 1829-1846

Aerial view 1995

Historical context

The Greenpark site has cultural and historical importance. The site at Greenpark had successfully staged horse racing for one hundred and thirty years until its closure in 1999. The closure of the race track was in part due to a strategic decision by HRI.

- 1963 US President John F. Kennedy visited Greenpark Racecourse and addressed an audience of 6,000 people.
- 1979 John Treacy won the World Cross Country Championships at Limerick Racecourse
- 1979 Pope John Paul 2 celebrates mass at Limerick Racecourse with over 400,000 people in attendance.
- 1999 Limerick Racecourse closes at Greenpark in the city centre.

Masterplan Organising Principles

The concept for the scheme is based on delivering a high-quality residential development that responds to the existing context, which seeks to create an integrated, permeable and green residential development. The design concept reflects the development principles established through the Masterplan and in reference to adjoining developments in Log Na gCapall, Greenpark Avenue and the South Circular Road.

The formula for the successful community entails a connected layout, a range of high-quality buildings to fill it and a series of successful public spaces and an appropriate density for the whole community to enjoy.

The quality of new housing can play a significant role in promoting happiness, improving health and wellbeing, as well as contributing to sustainable development by achieving appropriate residential density in a high-quality mixed-tenure development.

Masterplan - Organising Principles

The principles established in the layout and design of the Masterplan will create an inclusive community which will be fully integrated in to the setting. The landscaped spaces shall be inter-connected and provide appropriately sylvan settings for the housing, apartments and own door duplex units. The new neighbourhoods to be established will provide a balance of typologies and tenure mixes that will suit all demographics that may be attracted to live in Greenpark. All the dwellings to be provided will be of the highest quality, designed to exceed design standards and will be well designed using appropriate materials for their external facades.

The Masterplan takes cognisance of the site's rich history, will provide a balance of uses appropriate to its setting and through adherence to these principles will form a successful community.

Principles which have been applied to the site include:

- Creation of a new residential community at the former Greenpark Racecourse lands
- Create a series of new permeable connections to the surrounding areas fully compliant with DMURS
- Creation of a series of high-quality pocket parks and open spaces overlooked by the housing
- Providing new neighbourhoods with a mix of residential typologies such as apartments, own door duplex and housing suiting a range of tenures.
- Provision of different character areas which will enhance the setting for the community.
- Providing an appropriate density of housing in line with National Policy and appropriate for its location.

Overall Masterplan

SHD Design Context

A mix of housing, duplex and apartment typologies are proposed within the development, delivering a range of different tenure mixes providing variety. The apartments are designed to comply fully with Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities. Department of Housing, Planning and Local Government March 2018.

The mix of housing typologies proposed include two bed, three bed and four bed houses along with multi-unit typologies such as own door one, two and three bed apartments. The houses are designed to fully meet the best practice guidance provided in Quality Housing for Sustainable Communities. Proving a mix of unit typologies for the whole community is essential to providing a balanced and sustainable community.

A series of well designed pocket parks provide character areas for the community to come together.
The design and scale of the development has been fully cognisant of the context. We propose 371 dwellings made up of housing, duplex own door apartment and three apartment buildings.

The proposed mix is 157 houses, 76 duplex and 138 apartments. There are 157 houses made up of 37 two bed houses, 110 three bedroom houses and 10 four bedroom houses.

There are 76 duplex own door apartments made up of a mix of 24 one bedroom, 38 two bedroom and 14 three bedroom apartment duplex typologies.

There are 138 apartments made up of 46 one bedroom apartments and 92 two bedroom apartments. The apartment buildings range from 4-5 storeys high with semi-private garden space and shared curtilage parking to the west.

An appropriate nett density of 47 dwellings per hectare will balance the requirements of sustainable development and take into account the receiving environment.

There is also a strong design emphasis on street engagement and passive surveillance in the design of the housing. We have provided high quality open spaces. Materials selected of brick, smooth sand-cement render and slate coloured roof tiles all redolent of the area around the South Circular Road and the new development will blend seamlessly with the surrounding area.

The development will enhance the adjoining neighbourhoods and will complement other adjoining developments in Limerick City by providing modern housing stock in a time of critical demand for housing nationally.

Strategic Housing Development Plan

SHD Design Context: Layout submitted at STAGE 2 for Tripartite meeting
287 units with a nett density of 40.5UPH

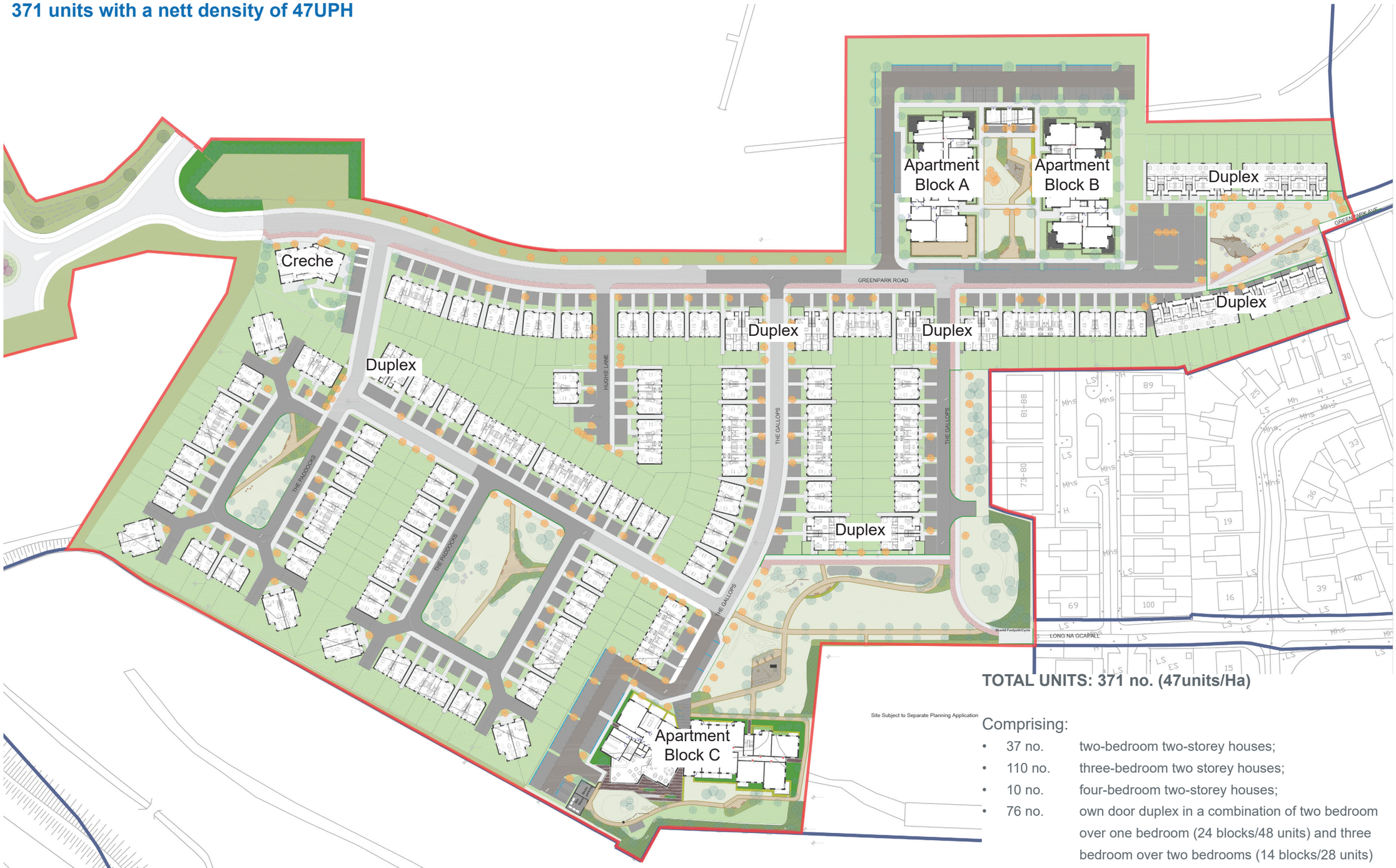
Current Strategic Housing Development Plan

TOTAL UNITS: 287 no. (41units/Ha)

Comprising:

- 15 no. two-bedroom two-storey houses;
- 114 no. three-bedroom two storey houses;
- 10 no. four-bedroom two-storey houses;
- 96 no. own door duplex in a combination of two bedroom over one bedroom 36 blocks (72 units) and three bedroom over two bedrooms 12 blocks (24 units)
- 52 no. apartments 19 one bedroom and 33 two bedroom apartments.

SHD Design Context: Proposed Layout STAGE 3 Planning Application
371 units with a nett density of 47UPH



Proposed Strategic Housing Development Plan

TOTAL UNITS: 371 no. (47units/Ha)

Comprising:

- 37 no. two-bedroom two-storey houses;
- 110 no. three-bedroom two storey houses;
- 10 no. four-bedroom two-storey houses;
- 76 no. own door duplex in a combination of two bedroom over one bedroom (24 blocks/48 units) and three bedroom over two bedrooms (14 blocks/28 units)
- 138 no. apartments, 46 one bedroom and 92 two bedroom apartments.

Development Description

Proposed Residential Mix
Mix of Dwelling Types
The dwelling mix in any residential scheme should provide a balanced range of dwelling types and sizes to support a variety of household types.

The breakdown of residential development comprises 371 no. residential units consisting of the following:

- 37 no. two-bedroom two-storey houses;
- 110 no. three-bedroom two storey houses;
- 10 no. four-bedroom two-storey houses;
- 76 no. own door duplex in a combination of two bedroom over one bedroom (24 blocks/48 units) and three bedroom over two bedrooms (12 blocks/24 units)
- 138 no. apartments, 46 one bedroom and 92 two bedroom apartments.

Design Concept

The site is laid out to break down the scale of the site to smaller neighbourhood centres but keep the memory of the former racecourse by maintaining a linear park along where the track used to run. The site of the application is largely where the grandstand and parade ring were located on the higher part of the site.

The neighbourhood centre and creche form the gateway to the site with a long linear entrance road terminating ultimately at Greenpark Avenue. Off the main spine road are a series of meandering side roads creating smaller character areas with a mix of housing typologies. Each character area has its own dedicated public open space with distinctive features bespoke to each area.

The apartment buildings will overlook public open/green spaces and given the building heights of 4-5 storeys are located where they will have the least impact on the proposed new homes and existing adjoining houses.

Design Quality

For our Client, achieving design quality is key to ensuring the buildings are durable and will perform well throughout the duration of its life. Marrying robustness with aesthetics is key to achieving lasting quality. The residential development and landscaped areas will be adapted for all ages. Our Client understands the importance of good universal design in using colour and textures to aid way-finding. Different colour doors are used to differentiate each different dwelling and colour is used in way-finding.

Materiality

The palette of materials proposed is of a traditional manner; brick, sand-cement render, slate coloured roof tiles and high quality glazing. This is in keeping with the adjacent developments and the location of the development at the edge of Limerick. The overall aesthetic is one of coherence and quality, balancing integration with the existing and a unique identity. The materials used define the private realm, and provide a high quality of streetscape. Bay windows are formed in brick and end gables where exposed are all in brick. The duplex typologies have a combination of dark brick and render to the upper levels with dark slate tile roof.

Massing

Perimeter Blocks create a complete and coherent neighbourhood. Where possible no rear gardens face on to the public realm. Where unavoidable this wall will be masonry. The design of the housing blocks are formed to make coherent streetscapes, engage with the existing landscape and create views to the surrounding landscape. The streetscape provides a clarity of organisation, softening the streets and creating a variation of character neighbourhoods. By ensuring perimeter blocks are surrounded on all sides maximum passive surveillance shall be maintained of all streets and open spaces. Blocks are all broken up into character areas with distinct characters and pocket parks for each district area.

Building Heights

The housing and duplex are a combination of two and three storey with varying roof profiles to create a varied townscape. The apartment buildings are four to five storeys. The lands are not visually sensitive and the site will not be overly visible from the surrounding area. Equally the proposed heights will not be so significant and are sufficiently set-back from the adjoining residences at Log Na gCapall and Greenpark Avenue.

Residential Design

Street Pattern

The street pattern takes account of the contours and topography of the site. The proposed development is fully permeable with access points distributed through the site for pedestrians and cyclists connecting to Log Na gCapall and Greenpark Avenue. The main entrance to the site shall be from the Dock Road sharing the existing route that serves the Greyhound stadium and up to the site. The street pattern will allow a future link with the later phases of the development as indicated in the Masterplan and where connections can be made and also potentially to the north and south to adjoining lands.

Hierarchy

A hierarchy of streets is generated, with the primary route following the route from the Dock Road, through pocket parks and a number of different character areas and secondary streets functioning as shared surfaces that integrate with public open spaces. Routes and blocks are interspersed with views to the surrounding countryside. The pocket parks are designed as slow traffic environments where pedestrian and cyclists will have priority.

Qualitative standards

The design and layout of individual dwellings should provide a high quality living environment for residents with a range of dwelling types and sizes. All dwellings meet design guidance with regard to minimum room sizes, dimensions and overall floor areas. Dwellings are also designed to provide adequate room sizes that create good quality and adaptable living spaces.

Separation Distances

A minimum standard of 22 metres separation between directly opposing rear first floor residential windows is observed, resulting in a minimum rear garden depth of 11 metres and meeting minimum back garden sizes.

Design Typologies

A quality assessment has been carried out which forms part of the planning application. All the housing and apartments comply with the required guidance for housing and apartments. All of the duplex units are dual aspect. More than 62% of the apartments are dual aspect. A daylight exercise has been carried out on the apartments to advise the apartment layout as follows:-
The orientation of the blocks are designed to optimise orientation and avoid, where possible, single aspect north facing apartments unless overlooking amenity spaces.
The depth of the balconies and the separation between the blocks is designed to achieve good daylight penetration into the apartments, which also reduces the impact from overshadowing.

Daylight and overshadowing

ARC Architectural Consultants Ltd have to carried out an analysis of the impact of the proposed development are appended to the application.

High levels of daylight and sunlight provide for good levels of amenity for residents. The internal layout of residential units will be designed to maximise use of natural daylight.

Daylight, as a minimum, will be in accordance with Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BRE2011) and British Standard (B.S.). 8206 Lighting for Buildings, Part 2 2008: Code of Practice for Daylighting or any update on these documents. Calculations have been provided for a sample of the units to demonstrate how minimum compliance is exceeded.

ARC also note the potential impact of shadows cast by the proposed development on sunlight access to lands to the west, north and east of the application site is assessed as ranging from none to “imperceptible” to “not significant”.

Movement Strategy

A full description of the Transport, Movement and Access Strategy is provided in the Punch Consulting Report regarding traffic and transportation. This development is designed to be compliant with The Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities adopted in May 2009 together with the Sustainable Urban Housing: Design Standards for Apartments 2018.

The roads network has been designed to comply with Design Manual for Urban Roads and Streets 2013 (DMURS).This Manual provides guidance relating to the design of urban roads and streets and it presents a series of principles, approaches and standards that are necessary to achieve balanced, best practice design outcomes with regard to street networks and individual streets;

• Street networks are simpler in structure (more legible) and with high levels of connectivity (more permeable), thus reducing travel distances.
• Higher quality street environments attract pedestrians and cyclists, promoting the use of more sustainable forms of transport.
• Self-regulating streets manage driver behaviour and calm traffic, promoting safer streets.
• Streets and junctions are more compact.

Traffic and Transportation Context
The development site is connected to the Dock Road via the existing road connection that serves the Greyhound stadium. The existing road will be extended into the site.

The proposed layout for the new development offers a clear hierarchy of shared surface public realm spaces and gateway areas, with the hierarchy of streets clearly visible from the largest arterial streets, to link streets, local streets, transition zones / shared surfaces, courtyards and civic squares, which will all help to reduce vehicle speeds whilst creating a more pedestrian and cycle friendly environment. The proposed streets for this development at Greenpark provides that mix of street hierarchies.

The creation of a 'sense of place' is of core significance to the creation of safe and more integrated street design. These tangible elements of street design highlight four interlinked characteristics that influence the sense of place within a street:

• Connectivity – walkable street networks create vibrant and active places.

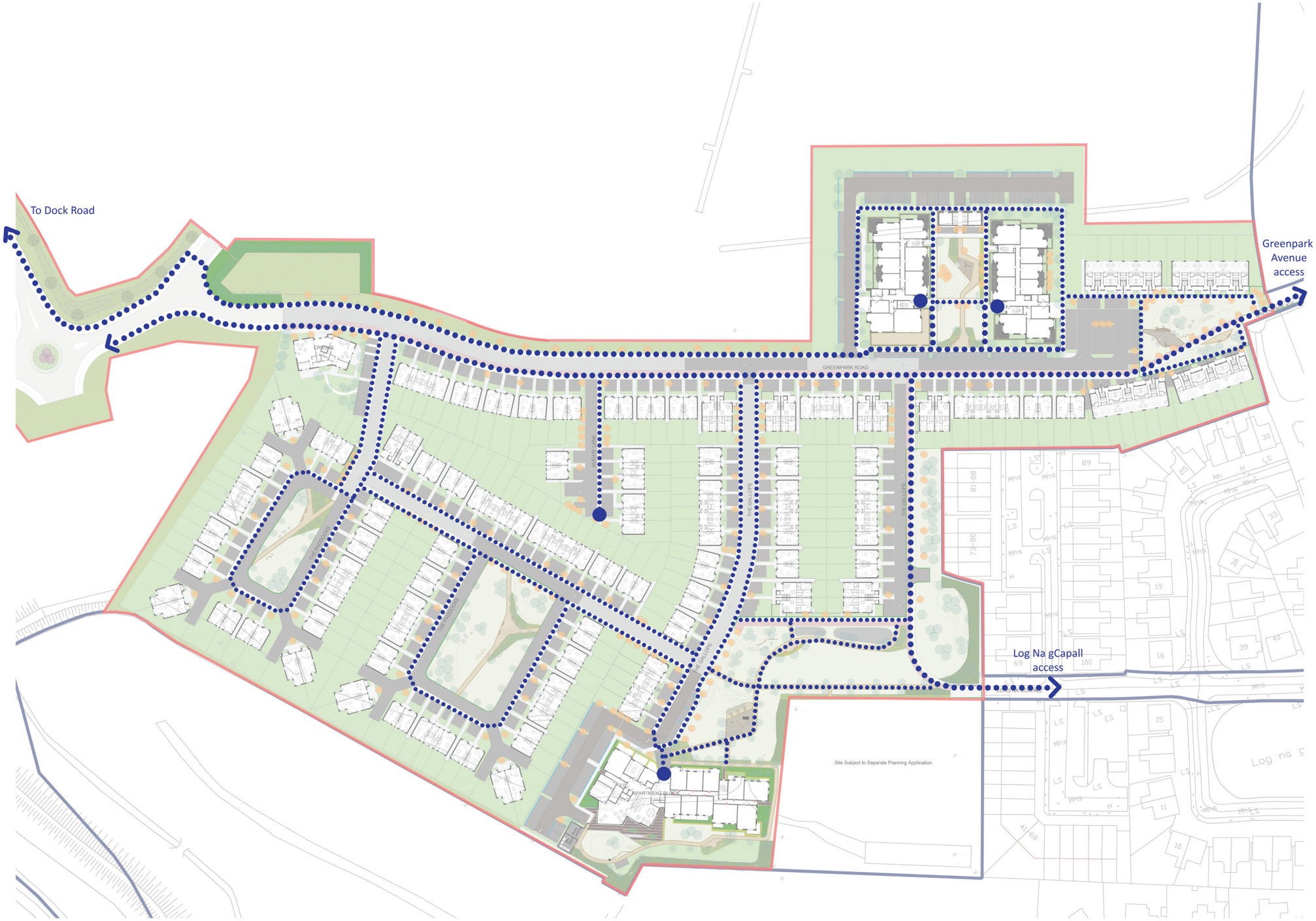
• Enclosure – orientating buildings toward the street and placing them along its edge can create a sense of enclosure. Street trees can also create a more intimate and supervised environment.

• Active frontage / Edge – Frequent entrances and openings ensure the creation of a more interesting and engaging environment.

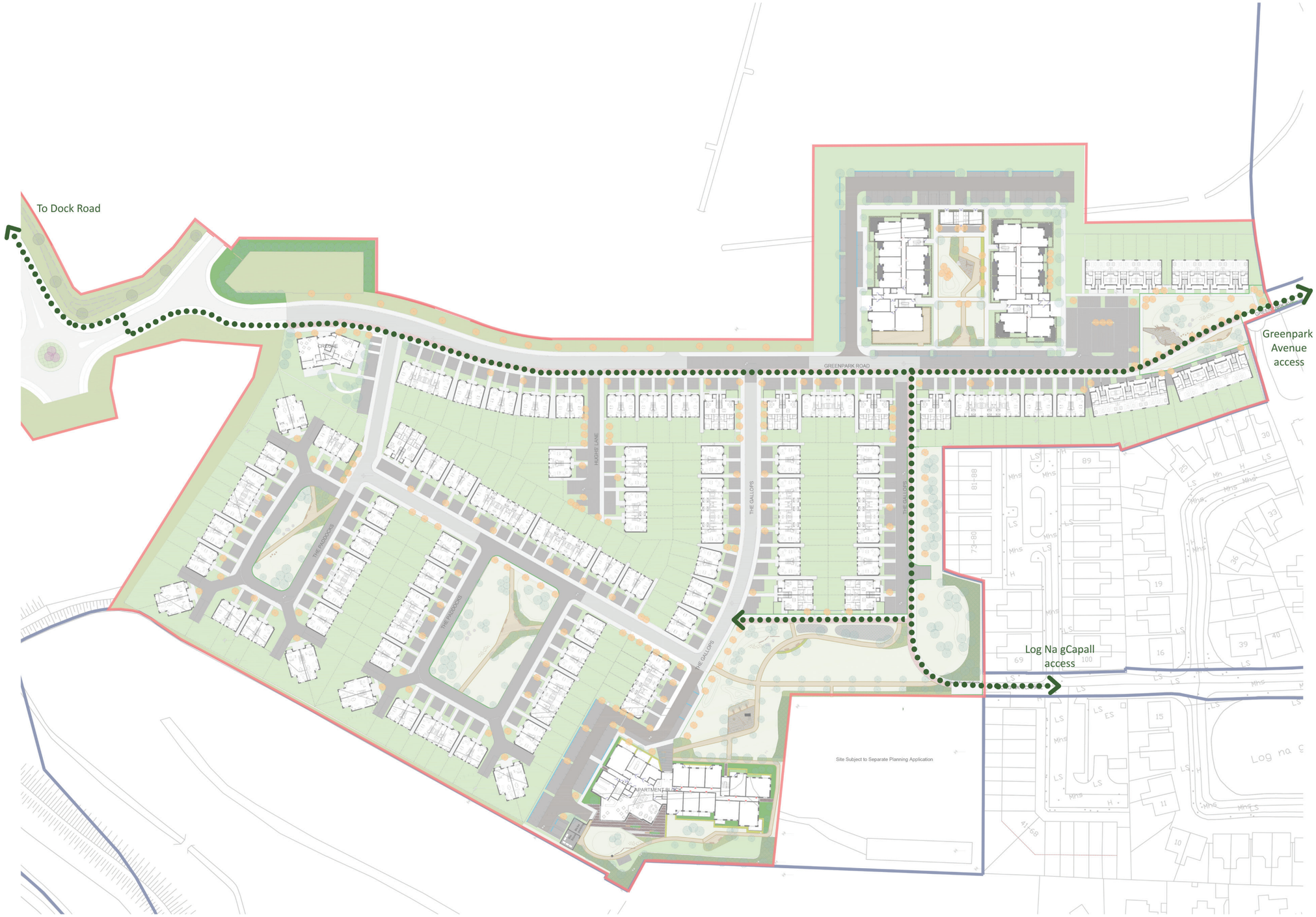
• Pedestrian Activity / Facilities – the sense of intimacy, interest and overlooking that is created by a street which is enclosed and lined with active frontages enhances a pedestrian's feelings of security and well-being. Good pedestrian facilities (i.e. wide footpaths, safe crossings) also encourage strong pedestrian activity.

Movement Strategy: Road & Cycle Access

Movement Strategy: Pedestrian Routes



Movement Strategy: Cycle Tracks



Movement Strategy

Car Parking

A variety of parking methods have been used in this proposed development. The pattern of in-curtilage car parking for dwelling lies largely in front of the dwellings, behind the footpath line. The apartments have their own shared curtilage parking spaces screened from the adjoining houses and screened by tree planting. We do not anticipate car parking on this site would spill over onto adjoining roads given that all access is only from the Dock Road.

510 car spaces are proposed for the 371 dwellings which will exceed Development Plan guidelines but meet National Guidelines

Passive surveillance, connectivity, sustainability and quality public spaces and streets have been prioritised. The quality and amenity of the existing rear gardens has been maintained or improved while completing the urban structure and providing excellence in the public realm.

Cycle Parking

Cycle parking is provided as part of a covered bike storage area to the rear of the apartment buildings where 1 bike space is provided per apartments with guest parking also.

There are strong linkages for pedestrians throughout the development and between the different uses. Further permeability and connectivity have been designed and considered within the residential development to encourage and improve mobility and interaction between residents and the wider community. Pedestrian and cycle access points are provided at Greenpark Avenue and Log Na gCapall, in order to facilitate better access to to South Circular Road, the Crescent Shopping Centre and City Centre.

Landscape proposals from Murray & Associates Landscape Architects illustrate the quality and features for the proposed public open spaces in detail. Refer to the report under separate cover.

Movement Strategy: Roads & Carparking

Parking Allocation

On-curtilage Parking	= 256no.
On-curtilage Parking (one behind another)	= 40no.
Visitor Parking	= 49no.
Apartment/Duplex Parking (includes 5Dp spaces)	= 150no.
Space Provided	**= 495**
Creche Parking (includes 2no. DP spaces, 3 drop-off & 10 car spaces)	= 15no.
Total Space Provided	**= 510**

Bicycle Allocation (1 per unit)

Apartments (Dedicated cycle racks/rooms)	= 138no.
Duplex	= 76no.
Houses (provided in rear yards)	= 157no.
Creche	= 20no.
Visitor cycle spaces	= 107no.

Landscape Masterplan

Public Open Space
LCC policy in relation to Open Space requires 15% for Greenfield sites and 10% as a general provision.

The proposed development on the subject site complies with the above objective of the Planning Authority. The site area is 78,955 sqm and there is a total of 11,511sqm of green public open space, approximately 14.6% of the total site area. This doesn't include the area outside the red line where further public open space is proposed as part of the wider Masterplan.

Green infrastructure connections include the linking of new public open spaces with existing public open spaces and the forming of new pedestrian and cycle routes through the scheme.. The streets are designed so that buildings form a sense of containment. These form different character areas that complement the adjoining green infrastructure.

Communal Areas / Open Space
These spaces are positioned and laid out to ensure full passive supervision from adjacent dwellings. Care has been taken to ensure that the open space areas do not directly abut adjacent dwellings. The open spaces have been designed with a clear purpose to ensure these spaces are meaningful and well used by residents thus avoiding potential for becoming anti-social areas.

Streets are defined by a coherent built realm. Corner houses ensure the continuity and completeness of perimeter blocks. Enclosed streets open onto public spaces, providing variety, grain and rhythm to the development. Corner houses are designed with clearly active aspects to all public elevations and are consequently generally higher than terraces to form design hierarchy. These are higher scales that give legibility to street elevations.

Attractive street fronts and gables, with the brick finish continuing on garden walls adjacent to the public realm create legible, safe and active streets throughout the proposed development.

The landscape concept is coherent, robust, long lasting and an inspiring design solution. Taking a 'site specific' approach the intention is to create an innovative and creative solution that is appropriate for the receiving environment, that caters for the needs of all the end users equally. By breaking up the public open space to a multitude of smaller pocket spaces this will create a more balanced community rather than one large open space.

Open Space Design

Creating a sense of place
The emphasis is increasingly on creating a sense of place in new residential developments.

The sense of place is created through the relationship with the green spaces and an overall coherence and hierarchy between houses and landscape.

The development proposes to meet the needs and expectations of the user through the provision of high-quality facilities. Different types of open space and recreational facilities meet different needs and therefore have different functions. Linkages to the surrounding parks / amenity spaces are key to allowing the community benefit from its setting. Emphasis has been placed on the quality of the open space and detailing of the proposed landscaping, hard and soft, of these spaces is elaborated in the planning application documents.

Playground Facilities
Playground facilities are designed to cater for defined age groups and provide for a variety of facilities and play opportunities.

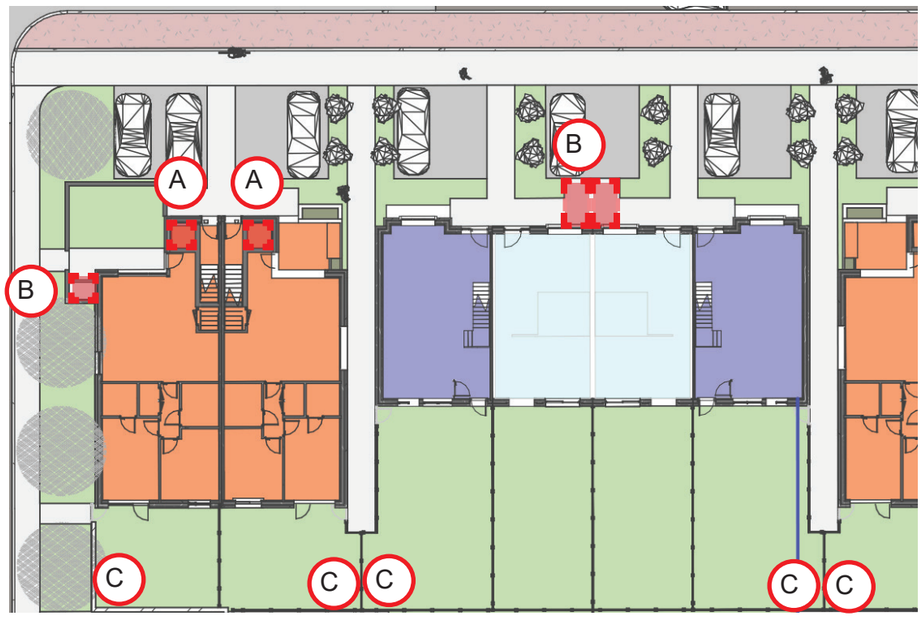
Universal Design

Principles of Universal Design

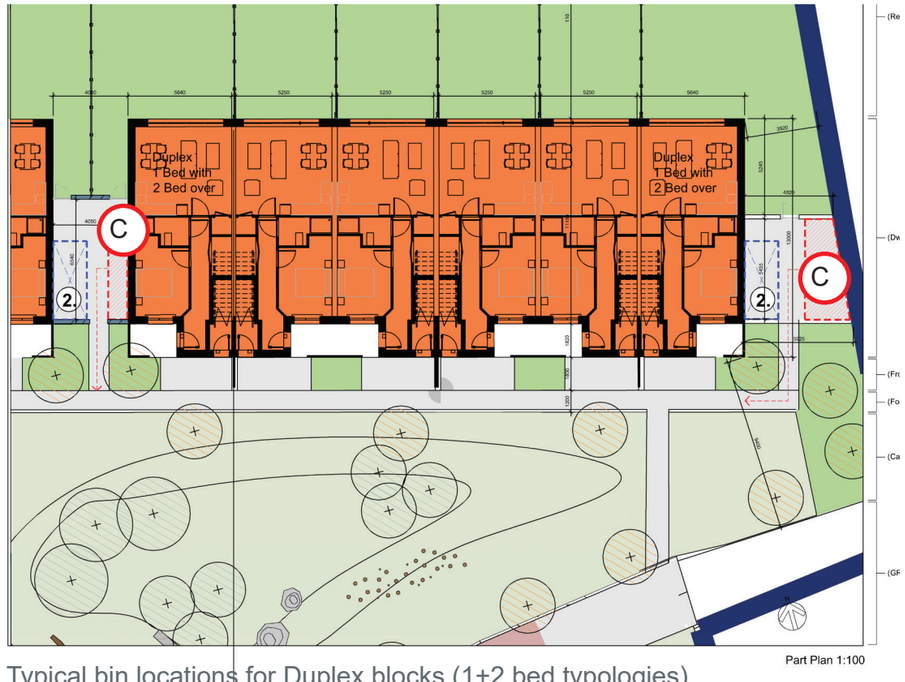
The principles of universal design underpins the design approach, such that the scheme "*may be accessed, understood and used to the greatest practicable extent, in the most independent and natural manner possible, in the widest possible range of situations and without the need for adaptation, modification, assistive devices or specialised solutions, by persons of any age or size or having any particular physical, sensory, mental health or intellectual ability or disability"* Disability Act 2005.

Public spaces, streets and parks, are all designed so that every member of society can use them. Houses front these spaces so that they are passively supervised, creating safe spaces for everyone to use. Where Home Zones / Shared Spaces adjoin the public open spaces, the activity generated here enhances the open space realm. The design of Shared Surfaces, street crossings has given careful consideration to vulnerable road users as outlined in detail in the Traffic and Transport Report accompanying the planning application. Permeability and legibility are integral to the design, improving access, movement and manoeuvrability for all.

Housing / Duplex: Waste Management



Typical bin locations for Duplex blocks (2+3 bed typologies)



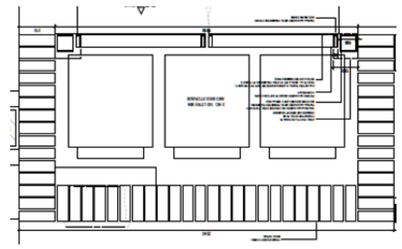
Typical bin locations for Duplex blocks (1+2 bed typologies)

Refuse Storage and Bins

Storage of refuse bins can be an issue in new residential schemes, where adequate storage, recycling and composting areas, and future expansion of separated waste disposal may have to be accommodated.

For the terrace typologies bins are provided to the front of the dwelling through in secure bin stores. Semi-detached dwellings will have bins to the rear. The apartment block will have its own dedicated bin store. The Duplex units have private bin store located to the front of the units or to the side of the units in dedicated store areas.

Wheelie bin storage for housing B

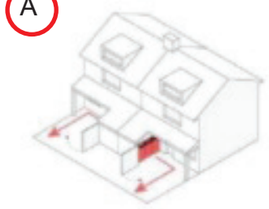


3 Bed House

2 Bed House

Duplex Unit

A



Storage within cupboards

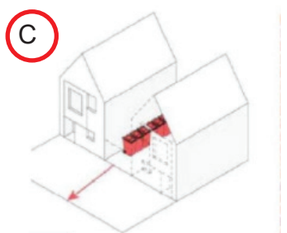
This design for storage adjacent to front doors intergrates into wider porch

B

Storage adjacent to front door

Purpose built stores adjacent to front doors have the additional benifit of improving privacy

C



Storage to side lane or rear yard

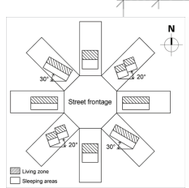
Bins stored in side access lane or within private rear garden

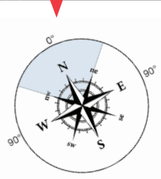
Apartment Building A & B: Dual Aspect

(A) Dual aspect 3 in 7 = 43%

(B) Dual aspect 5 in 9 = 55%

Apartment Building A & B: Dual Aspect Typical Floor





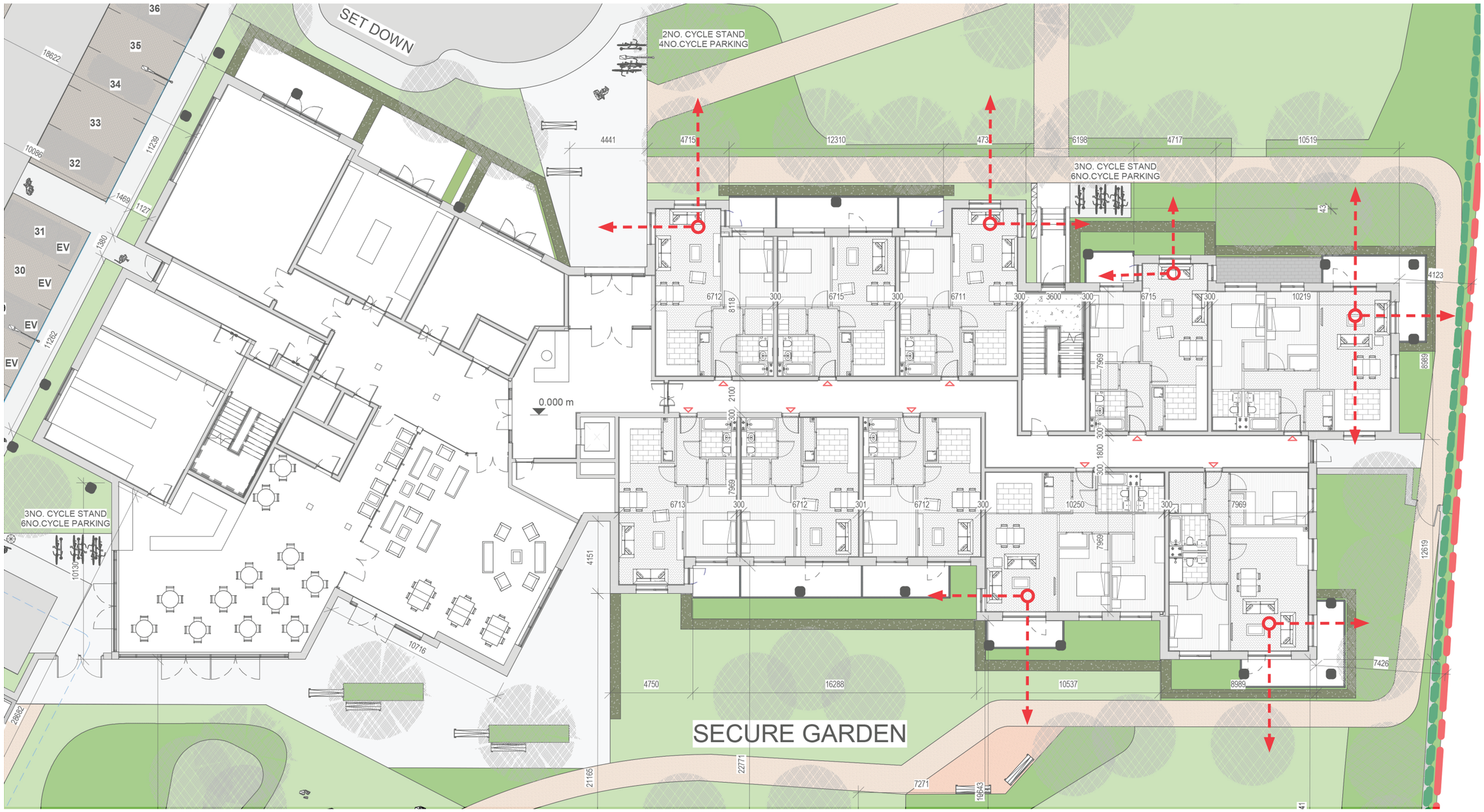
Building Orientation

For the purposes of the guidelines north facing units are units that face predominantly north, north-west or north-east and fall within a 45 degree angle of 0° (i.e. due north) as illustrated by the shaded area on the compass.

Dual aspect 6 in 10 = 60% for typical floor

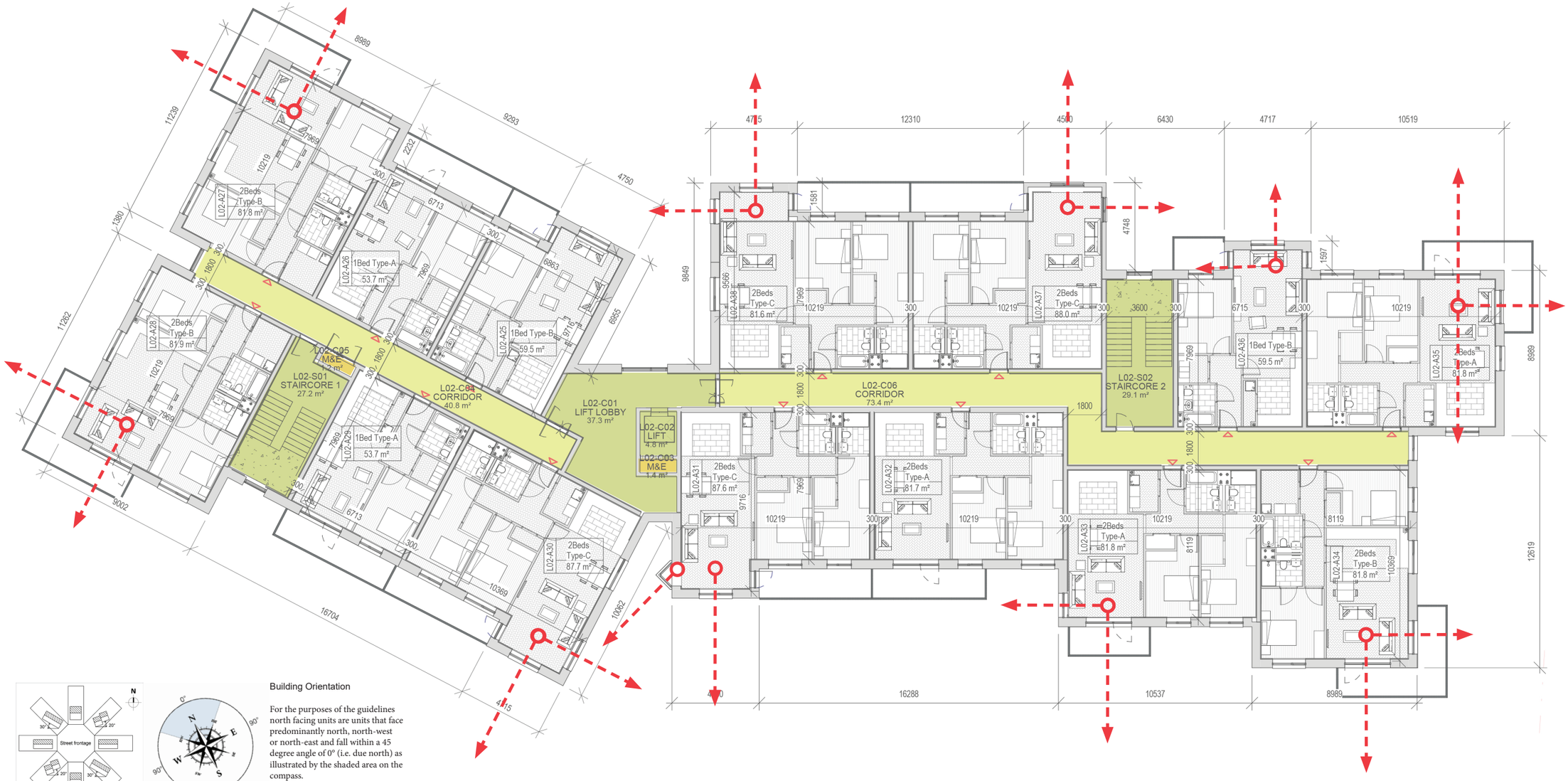
From a review of the sample of apartments modelled there is excellent daylight within these rooms with the additional windows providing excellent daylight quality and exceeding the BRE guidelines.

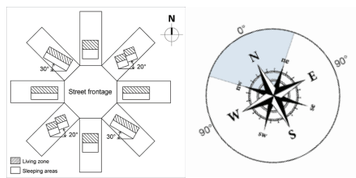
Apartment Building C: Dual Aspect



Dual aspect 6 in 10 = 60%

Apartment Building C: Dual Aspect Typical Floor





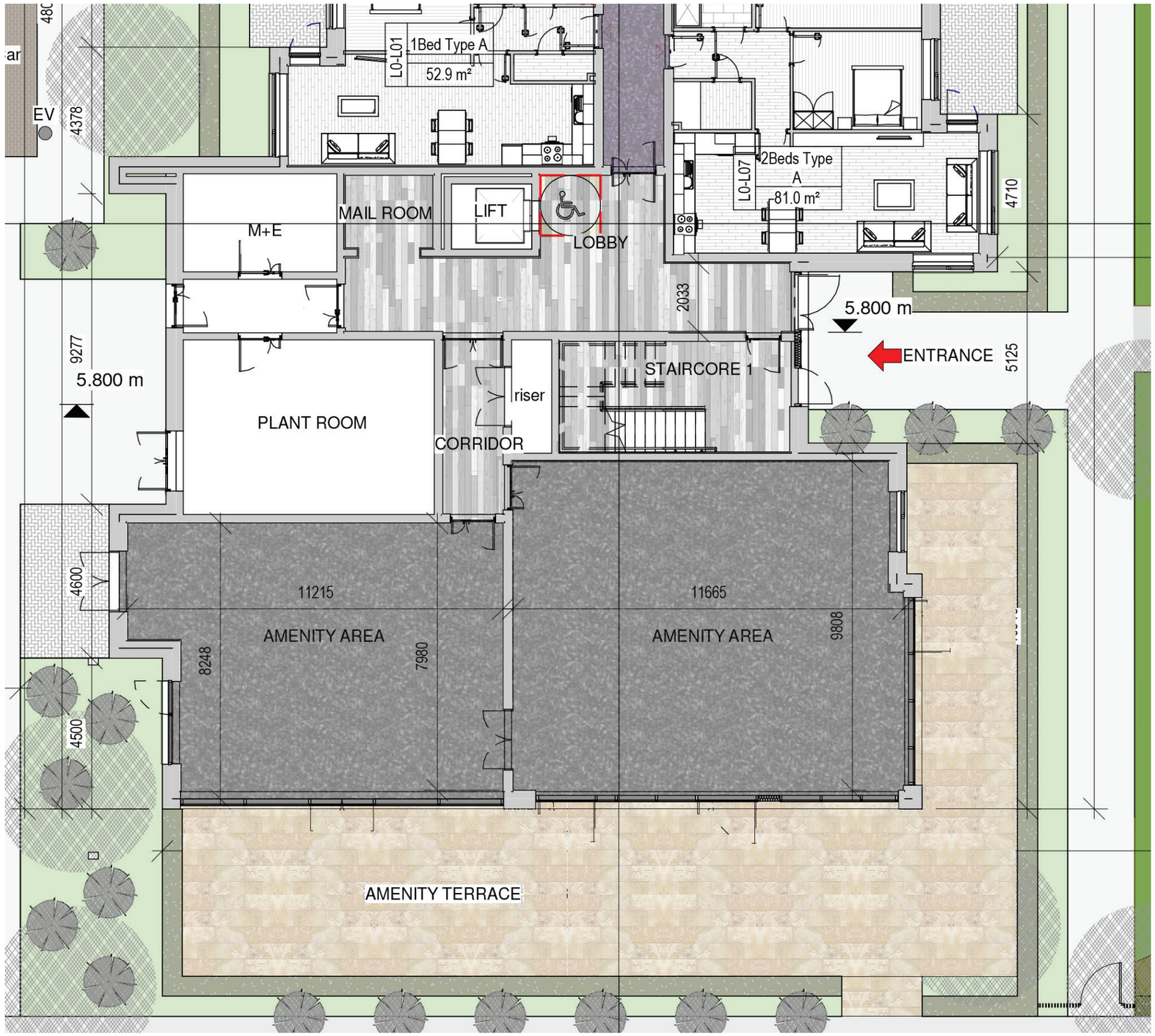
Building Orientation

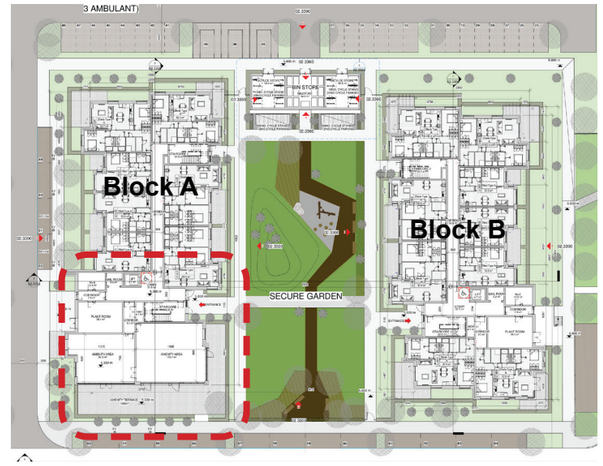
For the purposes of the guidelines north facing units are units that face predominantly north, north-west or north-east and fall within a 45 degree angle of 0° (i.e. due north) as illustrated by the shaded area on the compass.

Dual aspect 10 in 14 = 71% for typical floor

From a review of the sample of apartments modelled there is excellent daylight within these rooms with the additional windows providing excellent daylight quality and exceeding the BRE guidelines.

Apartment Building A: Amenity Spaces





key plan

Meeting spaces

Communal spaces

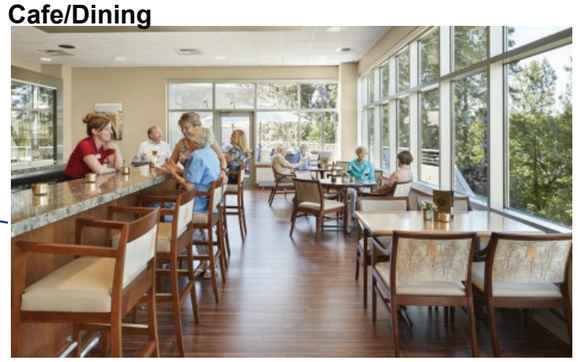
Apartment Building C: Amenity Spaces

Wellbeing/Yoga Suite

Library

Lounge

Cafe/Dining



Neighbourhood Areas

Character Areas
Neighbourhood area 1 – Greenpark Road Upper

The entrance to the development from the Dock Road is set back from the street line and framed by the childcare building. The former alignment of the race course is retained opposite the street line so that these houses all have excellent aspect. The main avenue is the primary link road into the development with cycle paths and footpaths and extensive tree planting. This character area utilised brown / red brick along with light coloured nap renders. Each unit has their own private open space in the form of terraces or back gardens for the ground floor units

Neighbourhood Areas

Character Areas

Neighbourhood area 2 – Greenpark Road

The duplex units are designed around a shared landscaped pocket park with group parking so that cars are located away from play spaces. The duplex units are designed to look like large houses with both units being accessed through own doors and avoiding large external stairs. Each unit has their own private open space in the form of terraces and back gardens for the ground floor units.

The dwelling units and rear garden walls are expressed by a continuous dark brick finish at street level, forming a coherent definition of the streets and public open spaces. The apartments are three storey with large fenestration and simple modern aesthetic. The end gables of each block are completed fully in dark brick which give an asymmetrical feature to the blocks. The pedestrian and cycle connection to Greenpark Avenue maximises the connectivity of this neighbourhood with the South Circular Road.

Neighbourhood Areas

Character Areas
Neighbourhood area 3 - The Paddocks

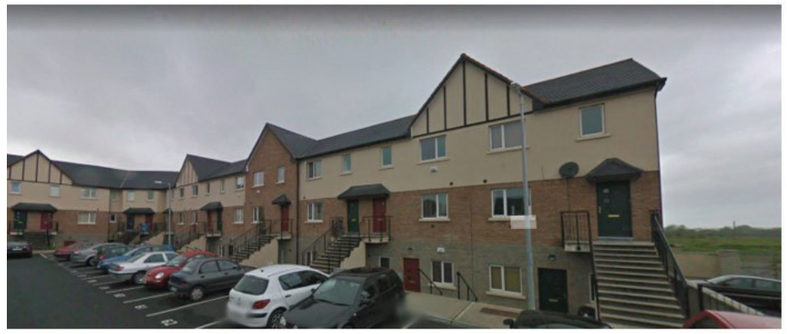
This character area has mostly housing surrounding a central green space where the houses mostly have gardens facing the boundary. The feel of this character area is to be like a home zone where the roads are slowed as they route around the green space. A contemporary palette of materials is proposed with buff brick and render as the principal finish to all houses visible from the public realm. Roofscapes are varied with bay windows and hipped roofs to break up street elevations. This suite of materials combined with simple detailing such as the use of soldier coursing at first floor, helps create a variety of terraced elevations and reinforced the legibility of site layout and character areas.

Neighbourhood Areas

Character Areas
Neighbourhood area 4 - The Gallops

This character area has the largest green space adjoining Log Na gCapall and is framed by housing on one side and an apartment building on the other. There is a nursing home planned on the side directly adjoining Log Na gCapall which will form a relationship with the apartment building with shared garden spaces to the rear with excellent aspect facing south and west. The apartment block is broken into two separate parts. The apartments are afforded excellent residential amenity spaces inside the building at ground floor in the form of shared dining and living spaces. Externally the apartment building enjoys a private shared garden space and individual apartments have terraces or balconies providing dedicated private open space for each unit maximising the orientaiton and aspect on the site.

Placemaking Context



Placemaking images of buildings in the vicinity of Greenpark

Materials and Finishes

The architecture and landscape design of the scheme will work together to make a high quality coherent scheme. Particular attention has been paid to the materials and facade design used in all parts. The residential development and landscape areas will be adapted for all ages.

High quality design and a clear green infrastructure will be applied to all perimeters of the proposed building. Connections with existing hard landscaping of the site are carefully considered. Green buffer zones incorporating soft landscape screening will be used to create a visual and acoustic buffer to the existing road way and associated traffic.

The chosen materials will be robust and good detailing shall ensure minimal staining on façades.

Facade Material Proposals

The materials proposed for the external façades shall be easy to maintain and have excellent life-cycle qualities. The choice of external materials has been driven by the requirement for a fully sustainable, green and robust design solution. The high-quality façade materials are designed to look as good over their design life with brick, nap renders and high quality glazing all designed to ensure minimal staining. The choice of materials will be selected for their inherent good life cycle properties.

By having contrasting materials, the form of the buildings are broken down into separate elements. Balconies are simply detailed with robust metal balustrades and glass where provided.

Durability often goes hand-in-hand with low maintenance. The demands for innovative building techniques and the inclusion of materials and components with lower life-cycle costs, test the knowledge and skills of building designers.

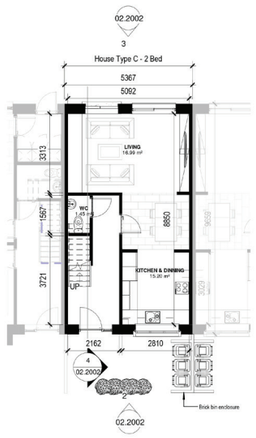
The development will be NZEB compliant and the glazing will be high quality with a of 70% Light transmittance and 37% ‘G’ value with a ‘u’ value of 1.4wm2k for the ensemble. The windows will achieve the best ‘U’ value while ensuring good transparency. The target BER of the building is to be A rated.

The materials selected for use in the buildings will be robust and require low maintenance.

Typical elevation treatments for the housing at Greenpark

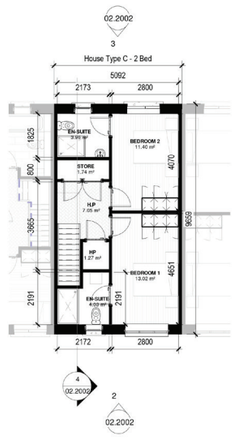
05 - Unit Typologies

Two Bed House Typology



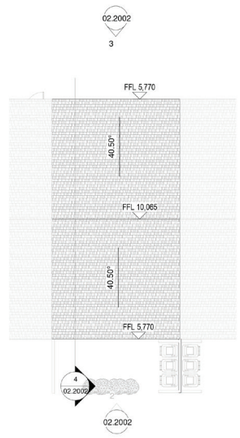
1 00_GROUND FLOOR

1 : 100



01 01_FIRST FLOOR

1 : 100



5 RIDGE LINE

1 : 100

AREA SCHEDULE	
Name	Area
Area	44.77 m²
Area	45.07 m²
Grand total	89.84 m²

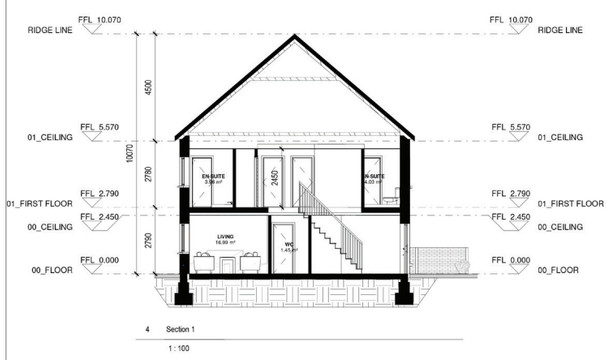
ROOM SCHEDULE		
Level	Name	Area
00_FLOOR		
00_FLOOR	KITCHEN & DINNING	15.20 m²
00_FLOOR	LIVING	16.99 m²
00_FLOOR	WC	1.45 m²
01_FIRST FLOOR		
01_FIRST FLOOR	BEDROOM 1	13.02 m²
01_FIRST FLOOR	BEDROOM 2	11.40 m²
01_FIRST FLOOR	EN-SUITE	4.03 m²
01_FIRST FLOOR	EN-SUITE	3.96 m²
01_FIRST FLOOR	H.P	7.05 m²
01_FIRST FLOOR	HP	1.27 m²
01_FIRST FLOOR	STORE	1.74 m²

2 FRONT ELEVATION

1 : 100

3 REAR ELEVATION

1 : 100



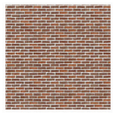
4 Section 1

1 : 100

Visualisation of 2 bed terraced house shown in context with 3 bed house.

Windows
6.Windows to be Rationel Aura Alu-clad triple glazed windows. External doors to be high security impact resistant timber hall doors to EN 1627 and level access threshold to approved colour. Obscure windows to bathrooms and where overlooking adjoining amenity spaces as indicated on elevation drawings.

Roof
7.Bullnose flat concrete roof tiles, fixed to timber battens on vapour permeable roofing underlay, on timber / steel roof structure to a suitable roof pitch manufactured in compliance with E.N. 490: 2005.
8. Low pitch roofs or canopies to be either Single ply membrane Trocal type membranes or select pressed metal roofing with standing seams.
9. Rainwater goods, downpipes etc. to be Alluminium Alloy.
10. Ballustrades to be painted mild steel uprights



Wall Type 1 - Selected dark red brick with grey mortar

Wall Type 2 - Selected black brick with grey mortar

Wall Type 3- Selected buff brick with grey mortar

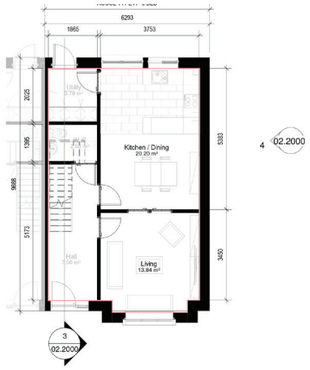
Wall Type 4 - Random rubble stone cladding

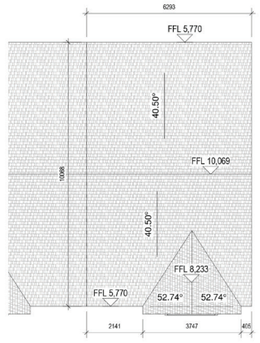
Wall Type 5 - Painted render nap finish

© Copyright Reddy Architecture & Urbanism

Two Bed House Type Locations

Three Bed House Typology





3Beds House	
Name	Area
3Beds-L00	52.29 m²
3Beds-L01	52.22 m²
Total	104.51 m²

ROOM SCHEDULE		
Level	Name	Area
00_FLOOR		
00_FLOOR	Hall	7.50 m²
00_FLOOR	Kitchen / Dining	20.20 m²
00_FLOOR	Living	13.84 m²
00_FLOOR	Utility	3.78 m²
00_FLOOR	W.C	2.60 m²
01_FIRST FLOOR		
01_FIRST FLOOR	Bathroom	5.84 m²
01_FIRST FLOOR	Bedroom 01	13.71 m²
01_FIRST FLOOR	Bedroom 03	7.15 m²
01_FIRST FLOOR	Bedroom 02	11.45 m²
01_FIRST FLOOR	En-suite	2.74 m²
01_FIRST FLOOR	H.P	0.98 m²
01_FIRST FLOOR	Landing	4.66 m²

L00 3Beds_GA Floor Plans_L00

1 : 100

1 FRONT ELEVATION

1 : 100

L01 3Beds_GA Floor Plans_L01

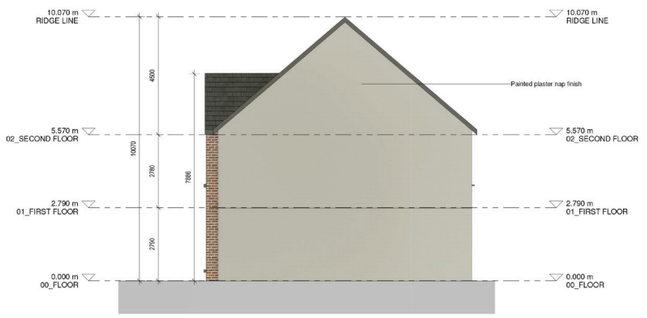
1 : 100

2 REAR ELEVATION

1 : 100

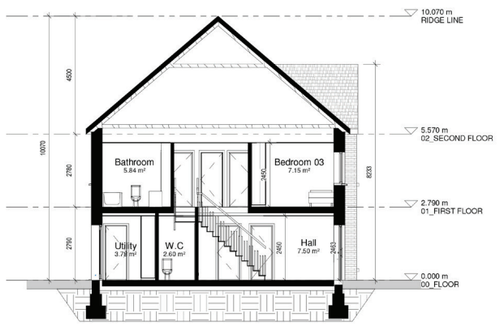
5 RIDGE LINE

1 : 100



4 SIDE ELEVATION1

1 : 100



3 Section 1

1 : 100

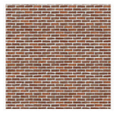
Visualisation of semi-detached 3 bed house.

Windows

6.Windows to be Rationel Aura Alu-clad triple glazed windows. External doors to be high security impact resistant timber hall doors to EN 1627 and level access threshold to approved colour. Obscure windows to bathrooms and where overlooking adjoining amenity spaces as indicated on elevation drawings.

Roof

7.Bullnose flat concrete roof tiles, fixed to timber battens on vapour permeable roofing underlay, on timber / steel roof structure to a suitable roof pitch manufactured in compliance with E.N. 490: 2005.
8. Low pitch roofs or canopies to be either Single ply membrane Trocal type membranes or select pressed metal roofing with standing seams.
9. Rainwater goods, downpipes etc. to be Alluminium Alloy.
10. Ballustrades to be painted mild steel uprights



Wall Type 1 - Selected dark red brick with grey mortar

Wall Type 2 - Selected black brick with grey mortar

Wall Type 3- Selected buff brick with grey mortar

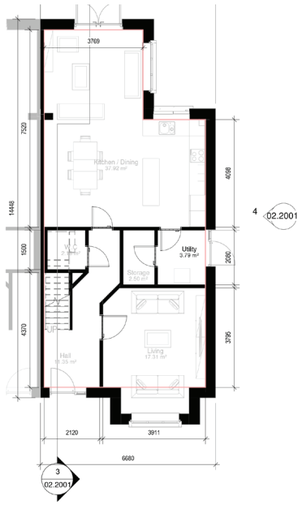
Wall Type 4 - Random rubble stone cladding

Wall Type 5 - Painted render nap finish

© Reddy Architecture & Urbanism

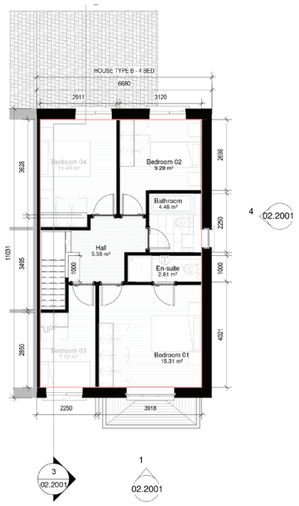
Three Bed House Type Locations

Four Bed House Typology



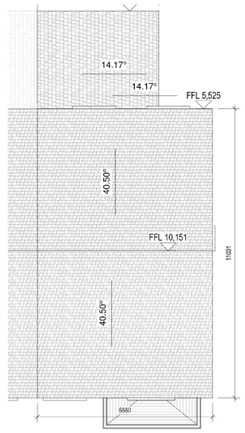
L00 4Beds_GA Floor Plans_ L00

1 : 100



L01 4Beds_GA Floor Plans_ L01

1 : 100



5 RIDGE LINE

1 : 100

ROOM SCHEDULE		
Level	Name	Area
00_FLOOR		
00_FLOOR	Hall	11.35 m²
00_FLOOR	Kitchen / Dining	37.92 m²
00_FLOOR	Living	17.31 m²
00_FLOOR	Storage	2.50 m²
00_FLOOR	Utility	3.79 m²
00_FLOOR	W.C	2.18 m²
01_FIRST FLOOR		
01_FIRST FLOOR	Bathroom	4.46 m²
01_FIRST FLOOR	Bedroom 01	15.31 m²
01_FIRST FLOOR	Bedroom 02	9.28 m²
01_FIRST FLOOR	Bedroom 03	7.12 m²
01_FIRST FLOOR	Bedroom 04	11.40 m²
01_FIRST FLOOR	En-suite	2.81 m²
01_FIRST FLOOR	Hall	5.56 m²

4 Beds House	
Name	Area
4Bed-L00	75.69 m²
4Bed-L01	62.79 m²
Total	138.48 m²

1 FRONT ELEVATION

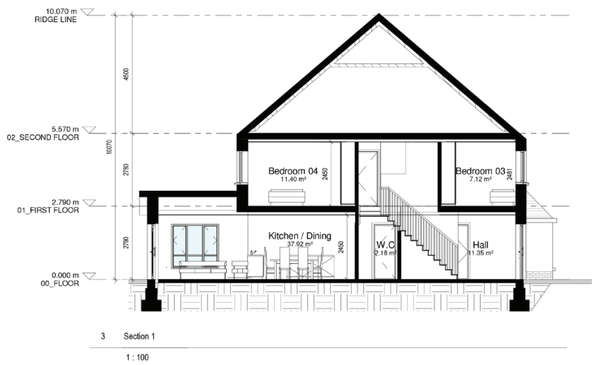
1 : 100

2 REAR ELEVATION

1 : 100

4 SIDE ELEVATION

1 : 100



3 Section 1

1 : 100

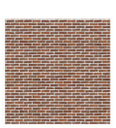
Visualisation of semi-detached 4 bed house.

Windows

6.Windows to be Rationel Aura Alu-clad triple glazed windows. External doors to be high security impact resistant timber hall doors to EN 1627 and level access threshold to approved colour. Obscure windows to bathrooms and where overlooking adjoining amenity spaces as indicated on elevation drawings.

Roof

7.Bullnose flat concrete roof tiles, fixed to timber battens on vapour permeable roofing underlay, on timber / steel roof structure to a suitable roof pitch manufactured in compliance with E.N. 490: 2005.
8. Low pitch roofs or canopies to be either Single ply membrane Trocal type membranes or select pressed metal roofing with standing seams.
9. Rainwater goods, downpipes etc. to be Alluminium Alloy.
10. Ballustrades to be painted mild steel uprights



Wall Type 1 - Selected dark red brick with grey mortar

Wall Type 2 - Selected black brick with grey mortar

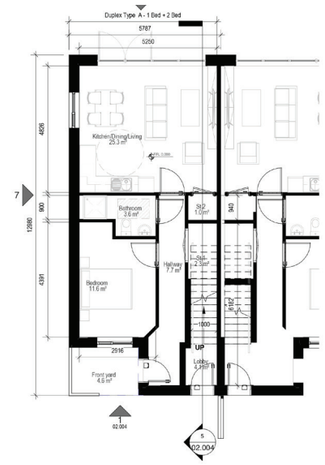
Wall Type 3- Selected buff brick with grey mortar

Wall Type 4 - Random rubble stone cladding

Wall Type 5 - Painted render nap finish

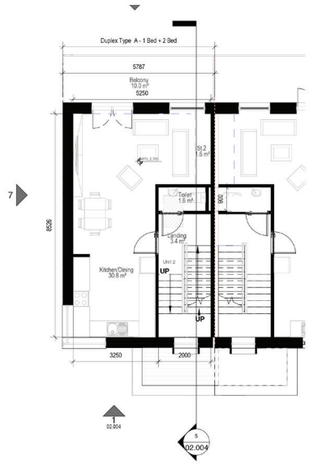
Four Bed House Type Locations

Duplex Typology - two bed over one bed



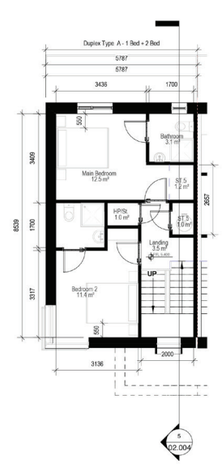
Duplex Semi-Detached_GA Floor Plans_ L00

1 : 100@A3



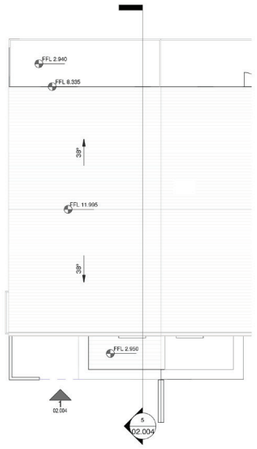
Duplex Semi-Detached_GA Floor Plans_ L01

1 : 100@A3

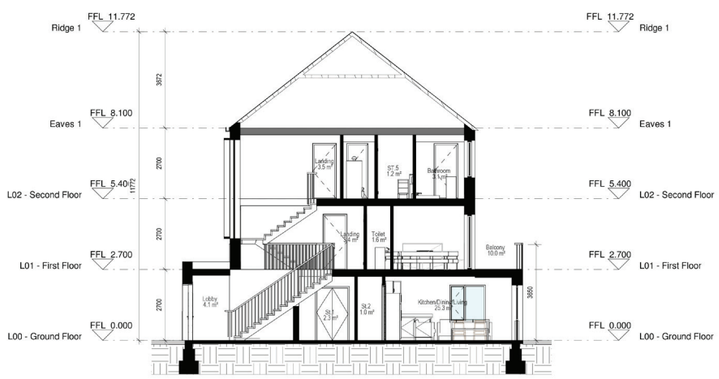


Duplex Semi-Detached_GA Floor Plans - L02

1 : 100@A3



ROOM SCHEDULE		
Level	Name	Area
L00 - Ground Floor		
L00 - Ground Floor	Bathroom	3.6 m²
L00 - Ground Floor	Bedroom	11.6 m²
L00 - Ground Floor	Front yard	4.6 m²
L00 - Ground Floor	Hallway	7.7 m²
L00 - Ground Floor	Kitchen/Dining/Living	25.3 m²
L00 - Ground Floor	Lobby	4.1 m²
L00 - Ground Floor	St.1	2.3 m²
L00 - Ground Floor	St.2	1.0 m²
L01 - First Floor		
L01 - First Floor	Balcony	10.0 m²
L01 - First Floor	Kitchen/Dining	30.8 m²
L01 - First Floor	Landing	3.4 m²
L01 - First Floor	St.2	1.6 m²
L01 - First Floor	Toilet	1.6 m²
L02 - Second Floor		
L02 - Second Floor	Bathroom	3.1 m²
L02 - Second Floor	Bedroom 2	11.4 m²
L02 - Second Floor	HP/SL	1.0 m²
L02 - Second Floor	Landing	3.5 m²
L02 - Second Floor	Main Bedroom	12.5 m²
L02 - Second Floor	ST.5	1.0 m²
L02 - Second Floor	ST.5	1.2 m²



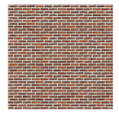
Rendered visualisation.

Windows

6.Windows to be Rationel Aura Alu-clad triple glazed windows. External doors to be high security impact resistant timber hall doors to EN 1627 and level access threshold to approved colour. Obscure windows to bathrooms and where overlooking adjoining amenity spaces as indicated on elevation drawings.

Roof

7.Bullnose flat concrete roof tiles, fixed to timber battens on vapour permeable roofing underlay, on timber / steel roof structure to a suitable roof pitch manufactured in compliance with E.N. 490: 2005.
8. Low pitch roofs or canopies to be either Single ply membrane Trocal type membranes or select pressed metal roofing with standing seams.
9. Rainwater goods, downpipes etc. to be Alluminium Alloy.
10. Ballustrades to be painted mild steel uprights



Wall Type 1 - Selected dark red brick with grey mortar

Wall Type 2 - Selected black brick with grey mortar

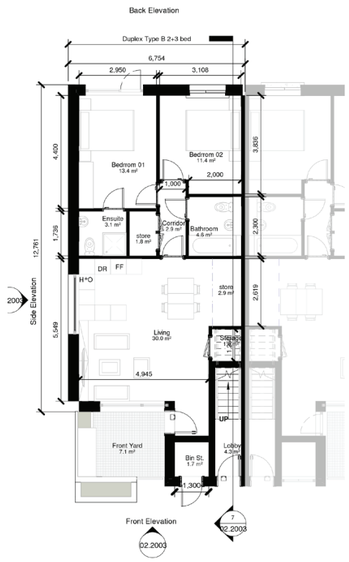
Wall Type 3- Selected buff brick with grey mortar

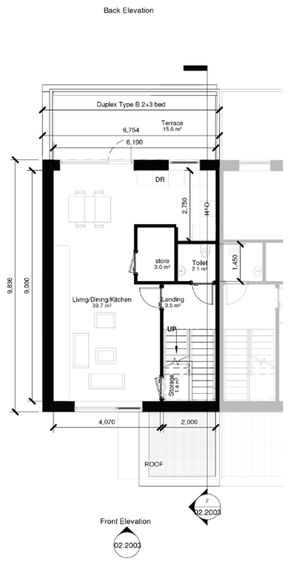
Wall Type 4 - Random rubble stone cladding

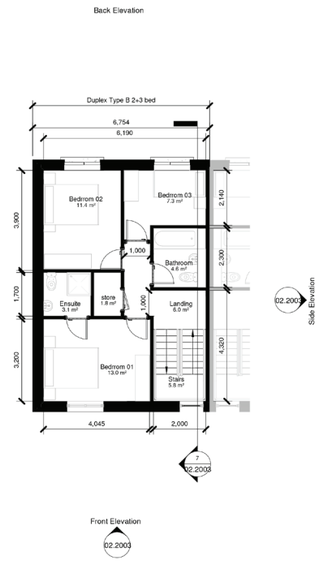
Wall Type 5 - Painted render nap finish

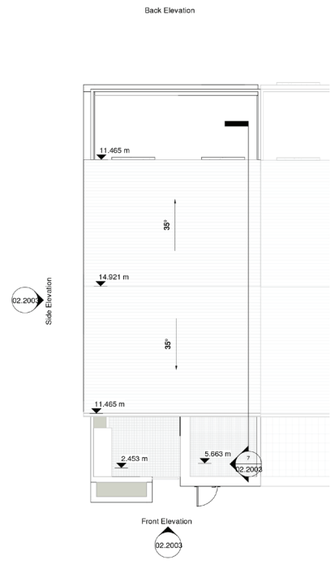
Two Bed over One Bed Duplex Locations

Duplex Typology - three bed over two bed









SH_Room Schedule					
Level	**Number**	**Name**	**Departme nt**	**Brief Area**	**Area**
L00 - Ground Floor					
L00 - Ground Floor	00-163	Living		2Beds	30.0 m²
L00 - Ground Floor	00-169	Bedrom 01		2Beds	13.4 m²
L00 - Ground Floor	1	Bedrom 02		2Beds	11.4 m²
L00 - Ground Floor	11	Ensuite		2Beds	3.1 m²
L00 - Ground Floor	13	Storage		2Beds	1.4 m²
L00 - Ground Floor	14	Bathroom		2Beds	4.6 m²
L00 - Ground Floor	15	store		2Beds	1.8 m²
L00 - Ground Floor	23	Corridor		2Beds	2.9 m²
L00 - Ground Floor	24	Lobby		3Beds	4.3 m²
L00 - Ground Floor	26	Bin St.		3Beds	1.7 m²
L00 - Ground Floor	28	store		2Beds	2.9 m²
L00 - Ground Floor	30	Front Yard		3Beds	7.1 m²
L01 - First Floor					
L01 - First Floor	2	Living/Dining/Kitchen		3Beds	39.7 m²
L01 - First Floor	8	Toilet		3Beds	2.1 m²
L01 - First Floor	9	Storage		3Beds	1.4 m²
L01 - First Floor	22	store		3Beds	3.0 m²
L01 - First Floor	25	Landing		3Beds	3.5 m²
L01 - First Floor	29	Terrace		3Beds	15.6 m²
L02 - Second Floor					
L02 - Second Floor	3	Bedrom 03		3Beds	7.3 m²
L02 - Second Floor	4	Bedrom 01		3Beds	13.0 m²
L02 - Second Floor	5	Bedrom 02		3Beds	11.4 m²
L02 - Second Floor	6	Bathroom		3Beds	4.6 m²
L02 - Second Floor	10	Ensuite		3Beds	3.1 m²
L02 - Second Floor	18	store		3Beds	1.8 m²
L02 - Second Floor	19	Landing		3Beds	6.0 m²
L02 - Second Floor	27	Stairs		3Beds	5.8 m²
					202.7 m²

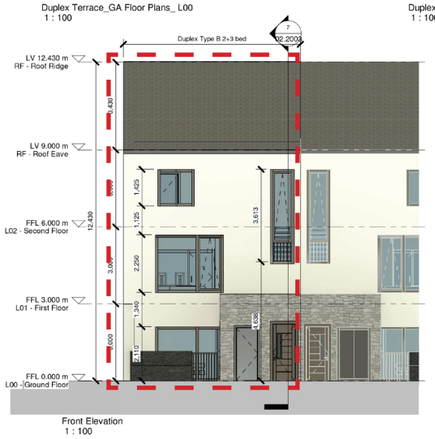
2Beds Unit	
Name	**Area**
2Beds-L00	73.6 m²
Total	73.6 m²

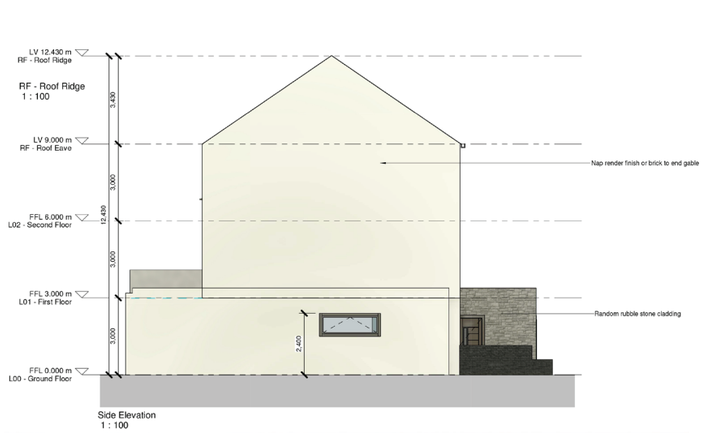
3Beds Unit	
Name	**Area**
3Beds-L00	6.2 m²
3Beds-L01	55.7 m²
3Beds-L02	55.7 m²
Total	117.6 m²

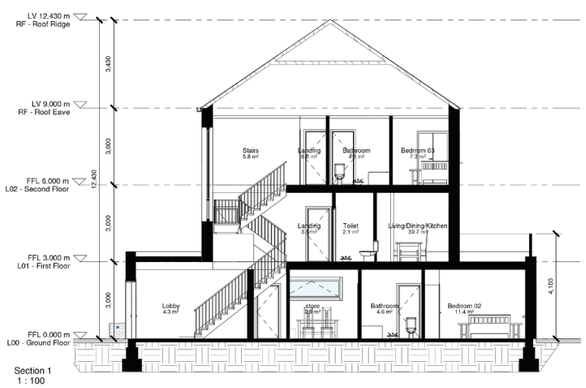
Duplex Terrace_GA Floor Plans_ L00
1 : 100

Duplex Terrace_GA Floor Plans_ L01
1 : 100

Duplex Terrace_GA Floor Plans_ L02
1 : 100







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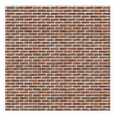

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Wall Type 2 - Selected black brick with grey mortar

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Wall Type 5 - Painted render nap finish

Three Bed over Two Bed Duplex Locations

Unit Schedule

GREENPARK SHD, LIMERICK
SCHEDULE of ACCOMMODATION and AREAS Sept 2021

House type	semi-D 4 bed	semi-D 3 bed	end-of-terrace 3 bed	mid-terrace 2 bed	1bed duplex (A)	2bed duplex (B)	2bed duplex (C)	3bed duplex (D)	Apartment 1 bed	Apartment 2 bed	total
Quantity	10	76	34	37	24	24	14	14	46	92	**371**

	Site Area (m2)	Site Area (Ha)			
Site Red Line Boundary Area	**105,105**	**10.5**			
			Units/HA	Public Open space	Openspace %
SHD Development Area	**78,955**	**7.9**	47	11,511	14.6%

2 bed	37
3 bed	110
4 bed	10
Duplex	24 (1bed duplex (A))
Duplex	24 (2bed duplex (B))
Duplex	14 (2bed duplex (C))
Duplex	14 (3bed duplex (D))
Creche	1

TOTAL: Houses	157
TOTAL: Duplex	76
TOTAL: Apartments	138
TOTAL UNITS	**371**

Housing / Duplex	semi-D 4 bed	semi-D 3 bed	end-of-terrace 3 bed	mid-terrace 2 bed	1bed duplex (A)	2bed duplex (B)	2bed duplex (C)	3bed duplex (D)			total
m2/unit	138	104.5	104.5	90	53.5	94.1	73.6	117.6			
m2 TOTAL	1380	7942	3553	3330	1284	2258	1030	1646			**22424**

12 Urban Design Criteria
reddy architecture +urbanism
NEIGHBOURHOOD
SITE
HOME
01 : CONTEXT
02 : CONNECTIONS
03 : INCLUSIVITY
04 : VARIETY
05 : EFFICIENCY
06 : DISTINCTIVENESS
07 : LAYOUT
08 : PUBLIC REALM
09 : ADAPTABILITY
10 : PRIVACY & AMENITY
11 : PARKING
12 : DETAILED DESIGN

1. Context - How does the development respond to its surroundings?

01 Context

How does the development respond to its surroundings?
The development seems to have evolved naturally as part of its surroundings
Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users
Form, architecture and landscaping have been informed by the development's place and time
The development positively contributes to the character and identity of the neighbourhood

Response: Any new development should improve on the existing situation, and at the same time be sensitive to its context. The proposed development shall enhance the surroundings and provide a quality neighbourhood development. The design response has been informed by the site and response to the surrounding topography

The design has undergone a thorough site analysis, context review and appropriate response to inform how the houses have been placed on the site. The houses have been placed on the site to form coherent streetscapes and character areas.

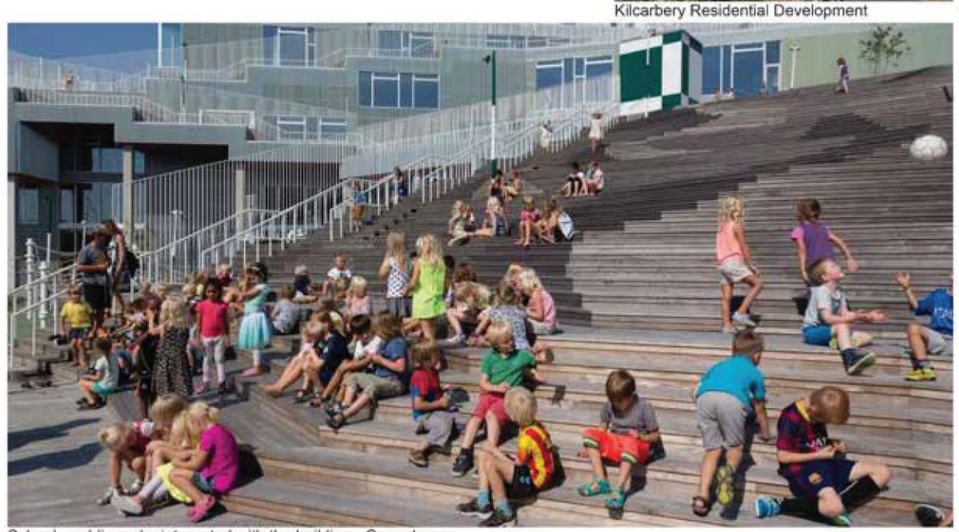
An Urban village should have a discernible central space or focal point – here the landscaped spaces act as the central focus for the development. The varying character areas create individual neighbourhood areas.

This development shall positively contribute to the character and identity of the neighbourhood by providing quality starter homes, community spaces and a new public park spaces which will all add to the quality of the surroundings.

2. Connections - **How well connected is the new neighbourhood?**

- Is there attractive routes for pedestrians and cyclists?
- The development is located close to a Mixed-Use centre and social infrastructure such as schools and creche
- Is it easy for public transport to service the area

Kilcarbery Residential Development



School - public realm integrated with the building - Copenhagen

Green Open Spaces linked by shared surface at road crossin
- Kilcarbery Residential Development

Pedestrian and Cycle Path incorporated into green open spa

02 Connections

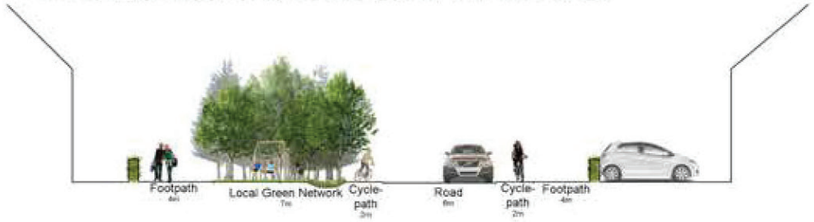
How well connected is the new neighbourhood?
There are attractive routes in and out for pedestrians and cyclists
The development is located in or close to a mixed-use centre
The development's layout makes it easy for a bus to serve the scheme
The layout links to existing movement routes and the places people will want to get to.

Response: The development will be connected to the locality and form attractive routes between the surrounding streets for pedestrians and cyclists by providing permeable routes through the neighbourhood. By creating better connected places with the new routes, facilities and amenities this will help support a good quality of life. As part of the design a cycle and pedestrian path with be provided from the Dock Road and connecting through to Greenpark Avenue and Log Na gCapall. This development enhances connections to Limerick and the Suht Circular / Ballinacurra road area and facilitates existing movement routes.

The development on the former race course lands shall facilitate connections to places of leisure, work and living. Our vision is to create quality architecture and a public realm that will identify this part of Limerick as a quality place to live, work and play.

3. Inclusivity - How easily can people use and access the development?

- Universal Design - design of the environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability
- New buildings and public spaces avoid physical and visual barriers



Residential Streetscape with local green open space and sustainable urban drainage

Streetscape - Accordia Cambridge

Nursing Home - Station Square, Skovlunde - Copenhagen, Denmark

Streetscape - Kilcarbery Residential Development

Path through park - wildflower and grass area

03 Inclusivity

How easily can people use and access the development?
New homes meet the aspirations of a range of people and households
Design and layout enable easy access by all
There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly
Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all.
New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers

Response: For a residential development to be considered inclusive, it should include provision for housing of different types, sizes and tenures. Providing this choice will enable people from different backgrounds to benefit from the opportunity afforded by the development, and will help to create a balanced, sustainable community. We are providing a balance of house sizes and tenure types to provide a balanced community.
The overall mix selected will create a mixed neighbourhood that can support a variety of people through all stages of their lives. For example ground floor apartment units are designed specifically for the aged with larger hallways and bathrooms that are adaptable. The range of two, three and four bedroom houses within the development will provide a mix of housing typologies.

The amenities and facilities created by the development is designed so that all members of society can use them. The open spaces will be inclusive and provide a balance of spaces for all ages such as children's play areas, seating areas in sunny sheltered locations and areas for teenagers. The open space is designed to be overlooked by the houses so that the objective is to provide well trafficked, central areas of the neighbourhood rather than trying to hide them. The layout and design of the development provides a clear distinction between public, communal and private areas through designation of the playground areas, private gardens and to the larger park spaces.

4. variety - **How does the development promote a good mix of activities?**

- Actvities within the development contribute to people's lives.
- Proposed uses are in accessible places
- Housing types add to the choice avalable in the area
- Services, shops and facilities are provided

Streetscape - Accordia Cambridge

04 Variety

How does the development promote a good mix of activities?
Activities generated by the development contribute to the quality of life in its locality
Uses that attract the most people are in the most accessible places
Neighbouring uses and activities are compatible with each other
Housing types and tenure add to the choice available in the area
Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood

Response: The most successful and sustainable communities are the ones that contain a good variety of things to do, see and enjoy. By generating a sustainable community designed around generous parkland this development shall contribute to the quality of life in its locality. The mix of tenure types and sizes shall contribute to a more balanced community.
The variety of house types include starter homes of high density two and three bed terrace houses. These smaller house types provide cost effective design solutions. Maisonettes / Duplex generally units provide higher density typologies that balances quality with efficiency. Larger apartment buildings provide a further balance of tenures and typologies providing alternate residences.

5. Efficiency - **How does the development make appropriate use of resources, including land?**

- The density is carefully considered and appropriate, taking into account appropriate accessibility to public transport
- Landscape areas provide amenity, biodiversity and sustainable urban drainage
- Private and public spaces exploit the best solar orientation
- All designed spaces use best practice guides to support measures for climate change

05 Efficiency

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

The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design

Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems

Buildings, gardens and public spaces are laid out to exploit the best solar orientation

Response: Achieving efficiencies in land use should be considered in tandem with the objective of creating well-designed neighbourhoods that are pleasant to live in. Good urban design, whilst increasing densities, should also provide good quality, liveable homes. This development is appropriately scaled in the correct location to ensure sustainable communities. The homes will be sustainable through the use of low energy materials, efficient energy systems and by using the highest quality materials to provide a truly sustainable development.

The houses are laid out to optimise the solar orientation and ensure the houses have excellent daylighting.

The landscaped area adjacent to the development is well designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems.

6. Distinctiveness - How does the proposal create a sense of place?

- The place has recognisable features
- The scheme is a positive addition to the identity of the neighbourhood
- The layout makes the most of views, landform, existing buildings and ecological featu
- There is a hierarchy to the proposed spaces and focal points

06 Distinctiveness

How do the proposals create a sense of place?

The place has recognisable features so that people can describe where they live and form an emotional attachment to the place

The scheme is a positive addition to the identity of the locality

The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout

The proposal successfully exploits views into and out of the site. There is a discernable focal point to the scheme, or the proposals reinforce the role of an existing centre

Response: Each successful community has a distinct and special character. The layout of the houses make the most of the topography by exploiting views to the surrounding area and making the most of the existing topography. The houses occupy for the most part the highest part of the site where the grandstand formerly stood so these houses can avail of this The proposal successfully exploits views into and out of the site and has a discernable focal point to the scheme around the new open spaces.

Views into the site can help to create strong connections between existing areas of development and new and help to reduce a sense of separateness or social division. The houses are designed around a series of landscaped areas / character areas and will create a strong visual connection to provide a positive identity and sense of place.

7. Layout - How does the proposal create people friendly streets and spaces?

- Define and make use of desire lines to create high quality spaces and infrastructure
- The layout create active frontages and activity in the streets
- The streets are designed as 'places' instead of 'roads for cars', creating a hierarchy of spaces including high quality foootpaths and cycle paths
- Traffic speed is controlled by design rather that by speed bumps

Residential street incorporating sustainable urban drainage

Streetscape - Brighton

07 Layout

How does the proposal create people friendly streets and spaces?

Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around. The layout focuses activity on the streets by creating active frontages with front doors directly serving the street

The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers

Response: The proposed site plan will create people friendly environments by creating streetscapes which place pedestrians and cyclists in priority by creating permeable routes through the development.

Traffic speeds will be controlled by the new entrance road, footpaths and cycle paths and by making sure DMURS is applied to the design of the estate. Semi-private realms will be created in front of the houses to create 'defensible' space where residents have a barrier between the street and their homes. By ensuring all houses face to the street and no back gardens are presented to the street passive surveillance is maintained. The layout focuses activity on the streets by creating lively street frontages with front doors directly serving the street. The layout responds positively to the landscape and will create positive living spaces.

8. Public Realm - How easily can people use and access the development?

- All public open space, including childrens play areas, is always overlooked
- The public realm is a significant integrated element of the design
- Parking areas and roads is an integral landscaped element in the public realm

Play Area as an integrated part of the development

08 Public Realm

How safe, secure and enjoyable are the public areas?
All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use
The public realm is considered as a usable integrated element in the design of the development
Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighborhood
There is a clear definition between public, semi private, and private space

Response: The most successful neighbourhoods contain streets, squares, parks and public gardens that are as good quality – if not better, than the private buildings and spaces within the neighbourhood. The development at Greenpark will have a range of quality open spaces of varying degrees of privacy. The quality of the private and public realm of this development is key to having a successful neighbourhood. The open spaces will be inviting, are located to optimise sunlight and shelter from prevailing winds and will be well appointed with high quality finishes.

The open spaces will enjoy a good level of natural surveillance so that users of the open space will feel comfortable and safe, creating a strong relationship between the private home and public space will mean that residents will be encouraged to feel a strong sense of ownership over the public realm. This strong sense of ownership will reinforce the safety and security of the public realm by ensuring that anti-social behaviour will not go unchallenged. Additionally, it will lead to the public spaces being better maintained.

9. Adaptability - **How will the building and oublic realm cope with change?**

- House types can be adapted to changing circumstances
- Homes are designed to the best standards of energy efficiency

Residential street in central Copenhagen allowing children to play 'in the streets'.

09 Adaptability

How will the buildings cope with change?
Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation
The homes are energy-efficient and equipped for challenges anticipated from a changing climate
Homes can be extended without ruining the character of the types, layout and outdoor space
The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office

Response: The houses and apartments are designed to be adaptable and future-proofed to be modified in the future. The maisonette units can be combined into larger multi-storey units in the future. As the houses are very energy efficient and NZEB compliant the heating load will be minimised through efficient heating systems

The houses shall be timber frame and can easily be adapted to provide additional accommodation to the rear of the houses. The houses shall be adaptable for wheelchair accommodation by providing visitable downstairs wc's, allowance for future through lifts for upstairs bedrooms and providing the opportunity to adapt the houses for all ages.

10. Privacy and Amenity - How easily can people use and access the development?

- Private outdoor space should be usable and designed to make the most of solar aspects
- Windows are sited to avoid direct views into other homes and adequate privacy is provided to ground floor units

Considered lighting of public space - Dundalk Market Square

Street with pedestrian priority

10 Privacy and Amenity

How does the scheme provide a decent standard of amenity?
Each home has access to an area of useable private outdoor space
The design maximises the number of homes enjoying dual aspect. Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout
Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.

Response: Ground floor apartments shall have separation from the public street through the provision of a small front garden and/or through a slight change in levels to ensure the windows serving habitable rooms are raised up. The houses will have hedges and railings to separate the private realm from the street frontage. Back gardens shall be sufficiently large distance back to back to ensure sufficient privacy of more than 11m. End gables shall have windows to overlook public space to ensure passive surveillance.

11. Parking - **How will the parking be secure and attractive?**

- Appropriate number of parking provided considering the density of the development, closeness to public transport, areas of employment and other attractors
- Parking spaces are overlooked and secure
- An appropriate number of bicycle parking is provided and overlooked, secure and well lit

Parking and Planting

11 Parking

How will the parking be secure and attractive?
Appropriate car parking is on-street or within easy reach of the home's front door.
Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation.
Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces

Response: It is proposed to accommodate the majority of new car parking in as curtilage parking to the front of the houses. Further parking will be provided along the road and green space as well as shared parking and in line with appropriate standards.

Cycle spaces will be provided adjacent to the apartment buildings and adjacent to the open space. Cycle parking shall be for the house provided either to the rear or in dedicated storage containers in front gardens. Equally bins shall be treated in private enclosures along the street or to the rear where side passages are available.

12. Detailed Design - **How well thought through is the buildings and landscape design?**

- The external design and choice of materials and planting make a positive contribution to the neighbourhood
- The siting of vents, gulleys and bin stores is carefully considered

Detailed brickwork at entrance

Simple measures in the green space can make them attractive play areas

12 Detailed Design

How well thought through is the building and landscape design?
The materials and external design make a positive contribution to the locality
The landscape design facilitates the use of the public spaces from the outset
Design of the buildings and public space will facilitate easy and regular maintenance
Open car parking areas are considered as an integral element within the public realm design and are treated accordingly

Response: The architecture and landscape design of the scheme will work together to make a high quality coherent scheme. Particular attention has been paid to the materials used in those parts of the public realm that will be well used such as central public space and streets that connect with the rest of the surrounding area and the streets beyond. The quality of the architecture and public realm will be the upmost.

AERIAL VIEW OF GREENPARK DEVELOPMENT

VIEW OF DUPLEX UNITS AT GREENPARK AVENUE

VIEW BETWEEN APARTMENT BLOCKS B AND C

AERIAL VIEW OF PROPOSED NEW PUBLIC PARK ADJACENT TO LOG NA GCAPALL

VIEW OF PROPOSED NEW HOUSING