

05 PROPOSED DESIGN



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5.1 Proposed site layout plan + overall site concept

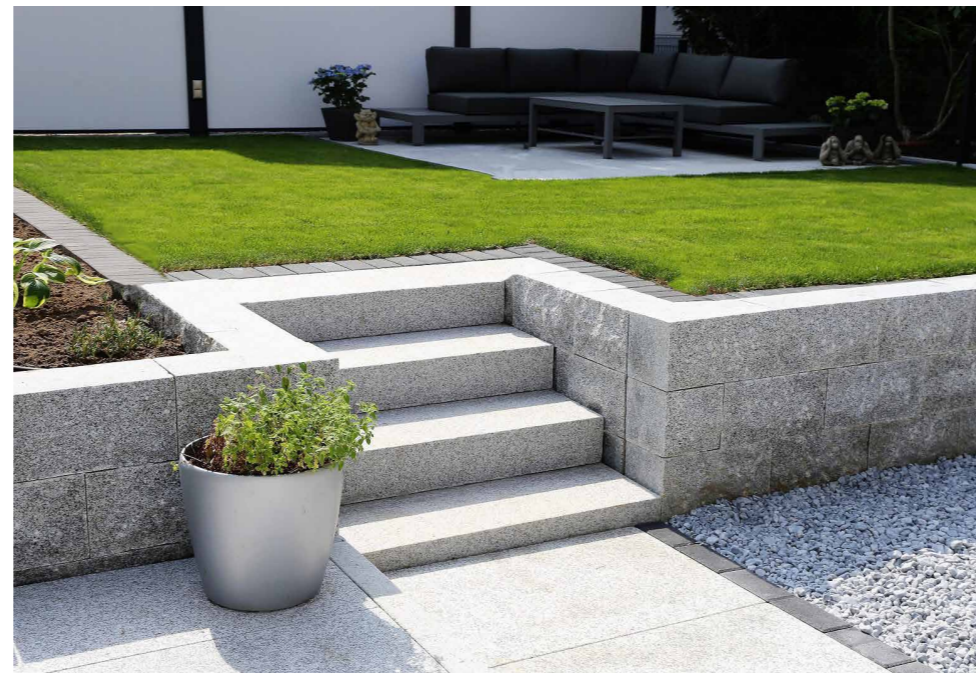


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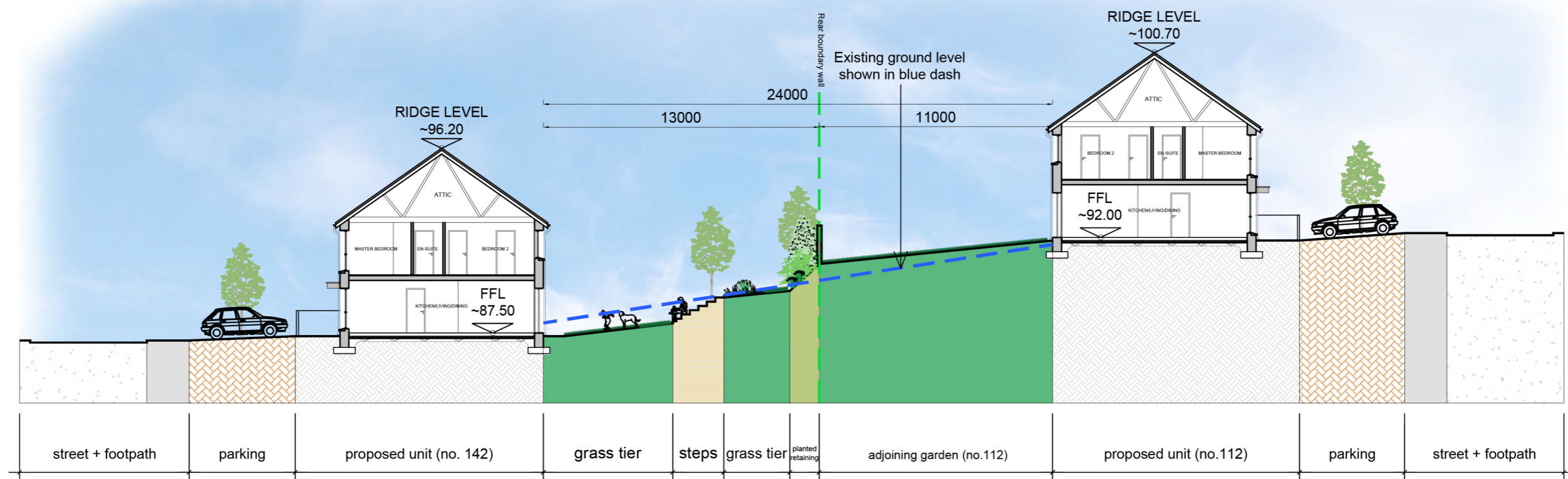
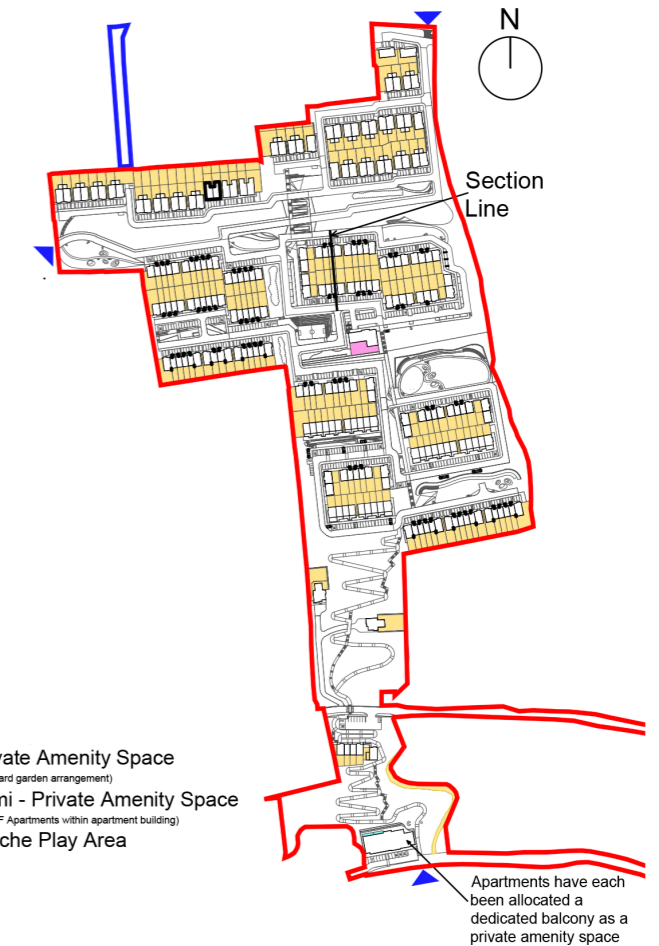
5.2 Private Amenity Space

The proposed houses on site have been allocated private amenity spaces in the form of rear gardens. The higher density units (apartments + duplex units) located in the centre/southern part of the site have access to either rear private gardens or balconies on the upper level.

In areas of the site where the existing site levels require an approach that minimises cut/fill, a stepped arrangement is being proposed. In these areas the back-to-back separation distances are 22-25m to prevent overlooking. To ensure that the usability of these spaces is maximised, a mix of terraced areas, planted retaining elements and screen planting will be utilised.



Example - steps incorporated within the lower private amenity space to help minimise cut/fill. In places, wider steps can be incorporated and utilised as informal places to sit



Site section through units 112 + 142 to show the private amenity space arrangement in areas of the site where the existing site levels require a stepped approach in order to minimise cut/fill on site.

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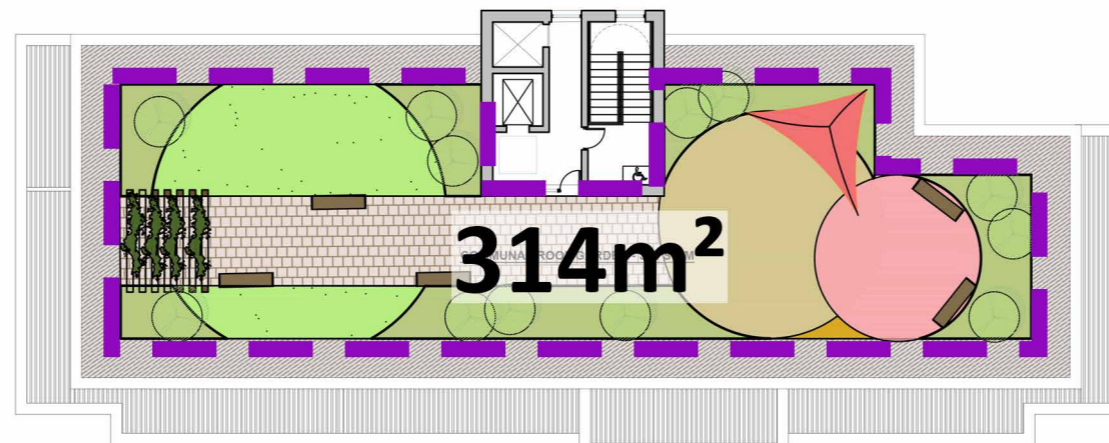
5.3 Communal Amenity Space - Apartments

In line with the requirements set out in the 2020 Apartment guidelines, on top of the private amenity spaces provided for all units on site, additional communal amenity areas for the apartments/duplex units has also been added.

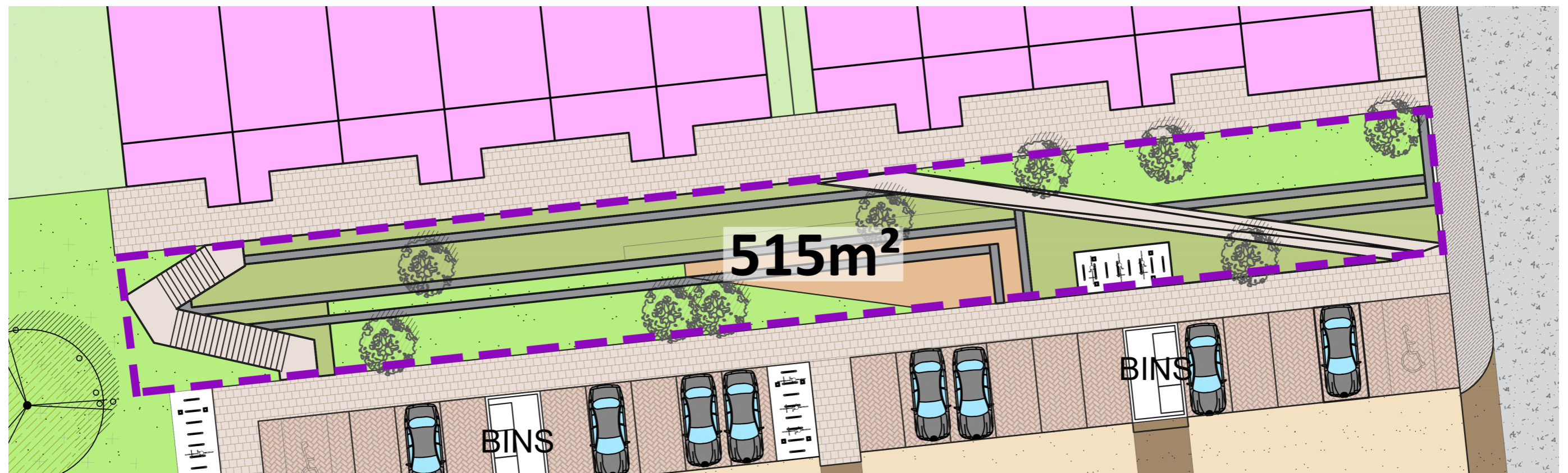
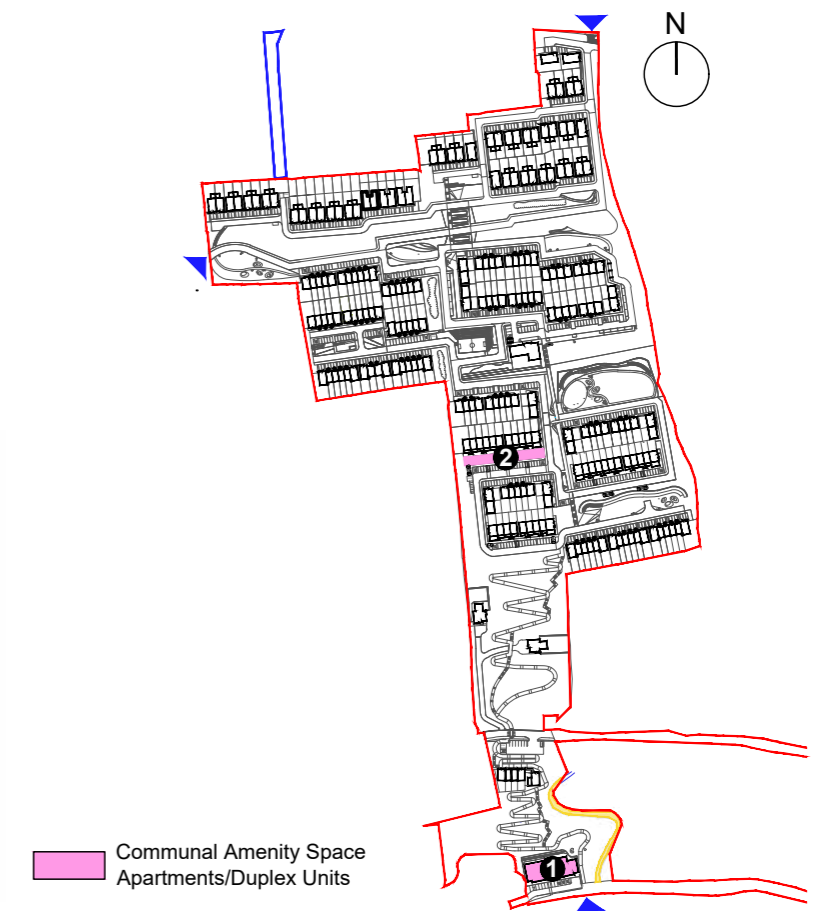
These communal areas will provide valuable amenity spaces for the apartments and take the form of high quality breakout spaces that contain both hard and soft landscape treatments. The variety within these spaces offers flexibility and ensures that they can be fully utilised throughout the year.

As well as providing variety within the public realm, these communal areas will also create opportunities for localised informal play as well as social interaction between residents.

Communal Amenity Space for Apartments - minimum requirements	
Own Door Access Apartments/Duplex Units (64no)	399m ²
Apartment Building (24no)	166m ²
Total Required	565m²
Total Provided	829m² (147%)



Communal Amenity Space 01 - Roof of Apartment Building



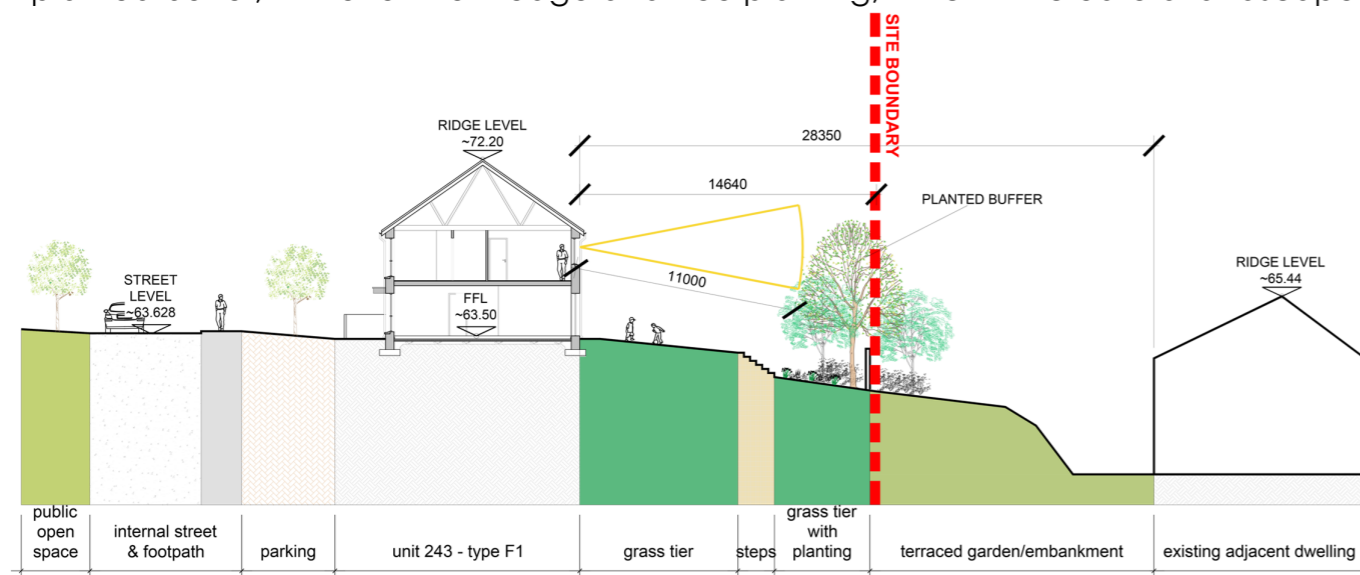
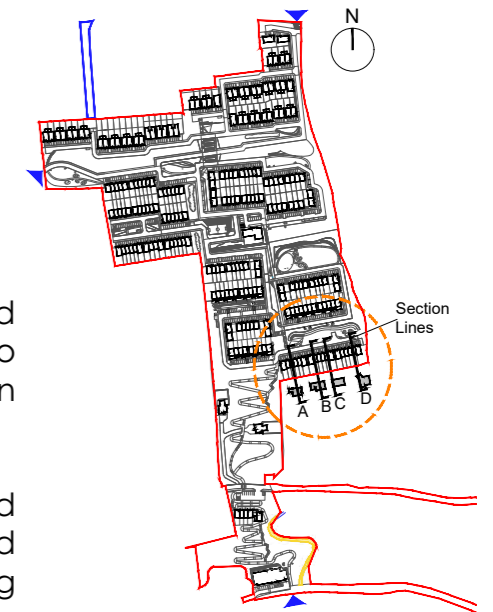
Communal Amenity Space 02 - Located to the south of apartments/duplex units 156-177

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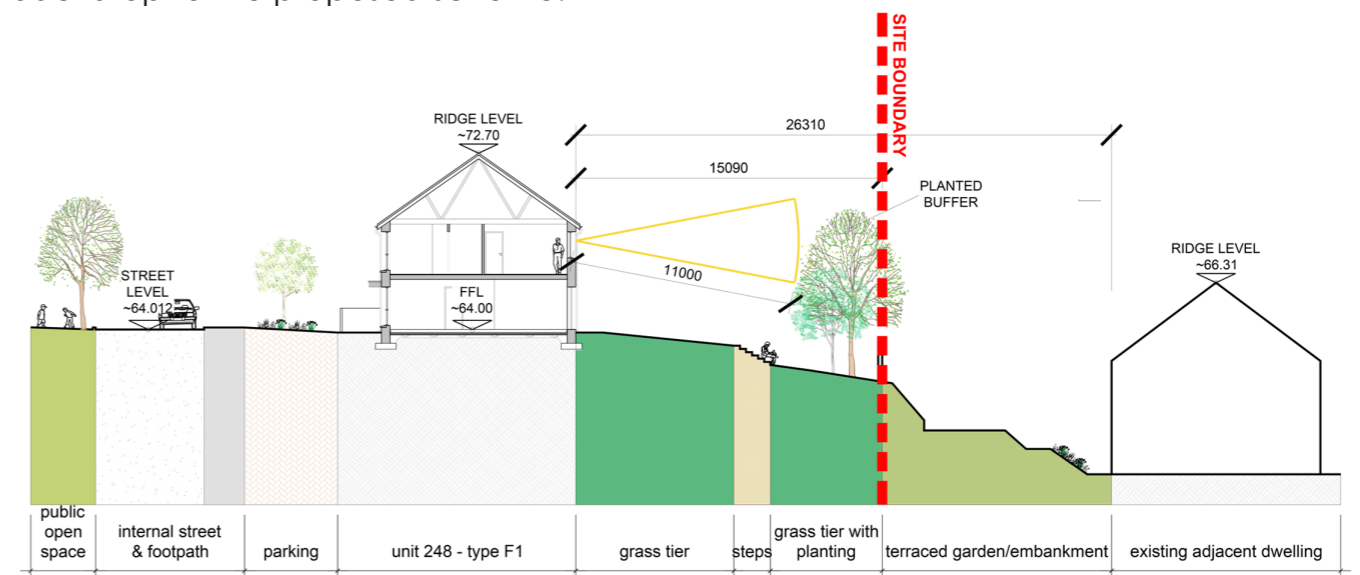
5.4 Northern Land Parcel - Southern Boundary (Units 241-258)

Given the topographical nature of the lands within and around the application boundary, careful consideration has been given to how the proposed units interact with existing dwellings on adjoining lands. This is to ensure that there is no impact on the residential amenity of existing units. Backing onto the southern boundary of the northern land parcel, there are 4 no existing dwellings which are nestled into the existing landscape and are located on lower ground.

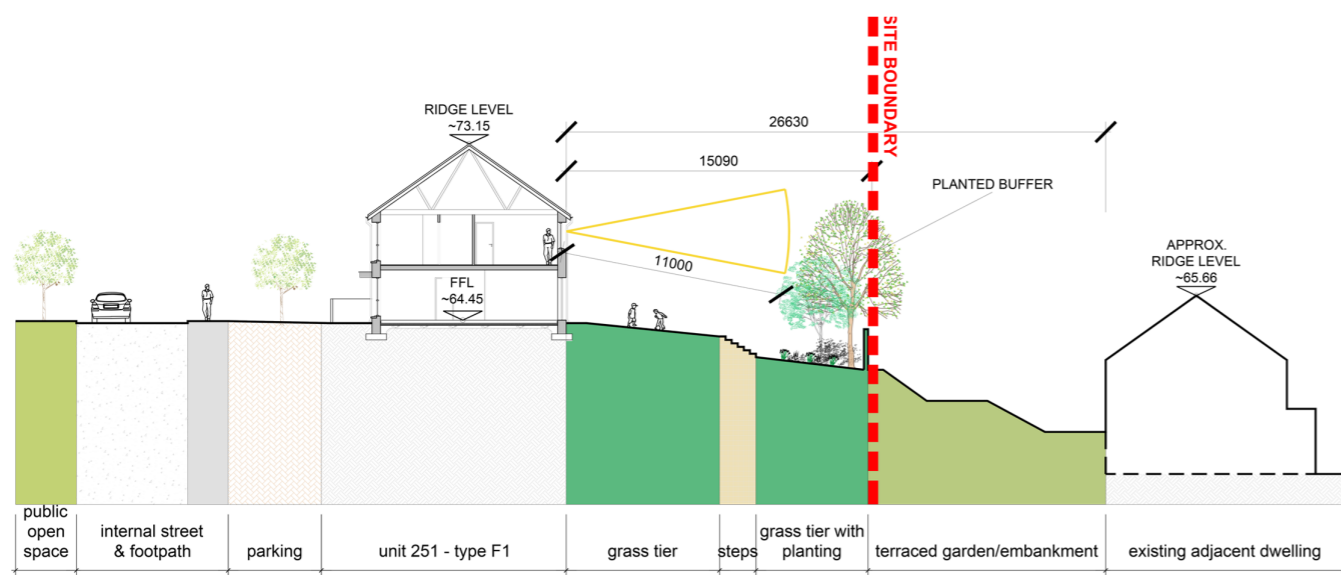
In order to ensure that there is no impact on the residential amenity of these existing dwellings, a number of design elements have been incorporated into the development strategy in this location. The separation distance between the proposed dwellings and the site boundary has been increased significantly from the standard 11m to upwards of 14m to ensure that there is no overlooking. This is further enhanced with the addition of a strong planted buffer, in the form of hedge and tree planting, which will create a landscaped backdrop to the proposed scheme.



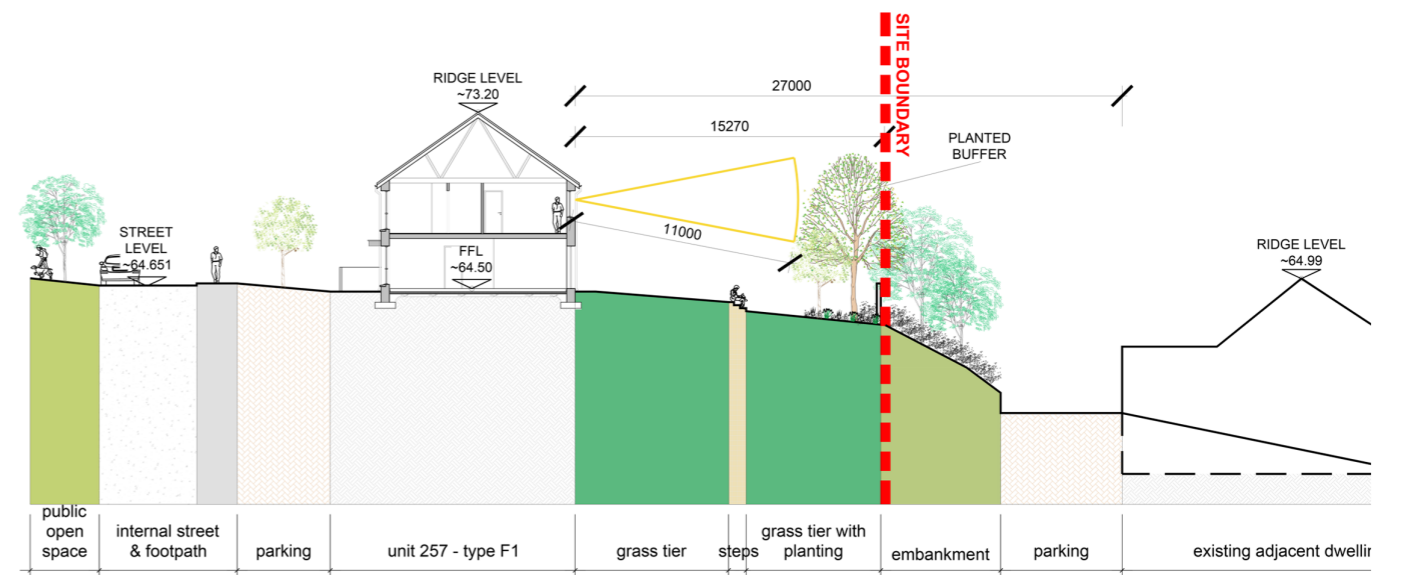
Section A-A



Section B-B



Section C-C



Section D-D

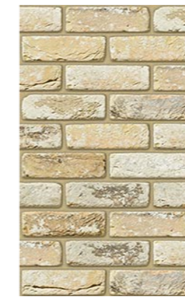
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5.5 Apartment Building (Including community unit & commercial unit)

The proposed apartment building is located on the most southern part of the site and overlooks Johnstown Close, Glounthaune Village and The Greenway. This feature building creates a distinctive frontage and the inclusion of community/commercial spaces at ground floor ensures an active threshold with the public realm is formed. The block is 4 storeys in height (with a communal roof garden) and contains 24no apartments in total (3no 3 beds, 7no 2 beds & 14no 2 beds). The higher density apartments have been strategically positioned in close proximity to Glounthaune train station for ease of access.



Generous Glazing Proportions and Balcony Detail



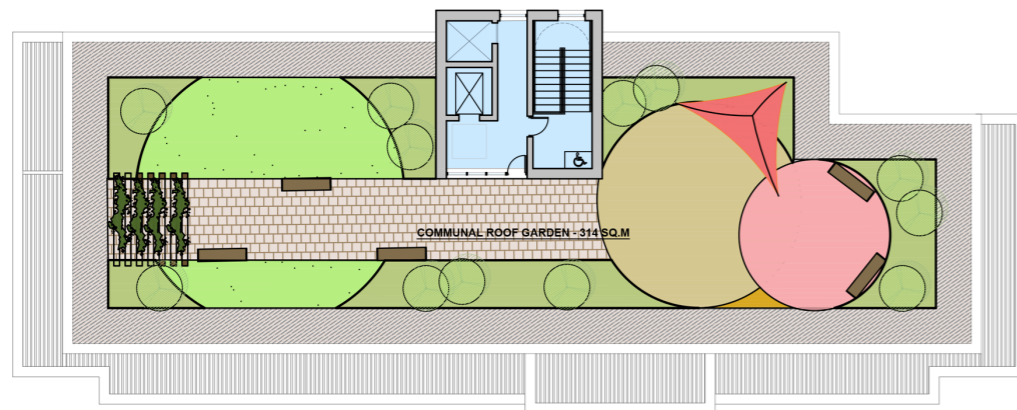
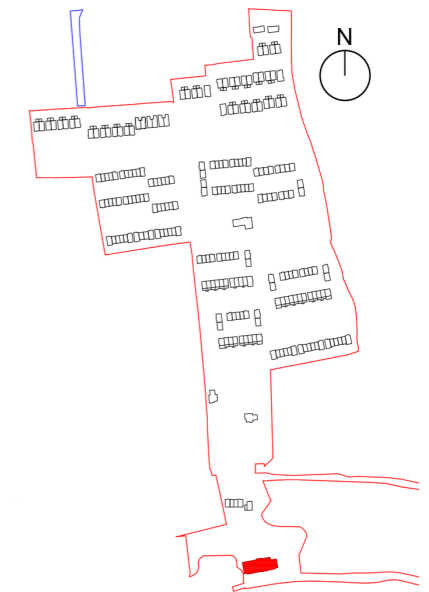
Beige Brick



Off-white Render



Pressed Metal



COMMUNAL ROOF GARDEN - 314 SQ.M

Communal Roof Garden



Typical Upper Floor Plan



Ground Floor Plan



South Elevation (overlooking Johnstown Close/Glounthaune Village/The Greenway)



North Elevation (overlooking the pedestrian/cycle path)

MATERIAL FINISHES

- 1 — EXTERNAL WALL: SMOOTH PLASTER FINISH OFF WHITE RENDER
- 2 — SELECTED CLADDING SYSTEM - COLOUR GREY
- 3 — SELECTED BRICK FINISH
- 4 — CANOPY: GREY PRESSED METAL TO ENTRANCE DOORS
- 5 — BALUSTRADE
- 6 — SELECTED WINDOW SYSTEM - COLOUR GREY
- 7 — SELECTED DOOR SYSTEM - COLOUR GREY
- 8 — EXTERNAL WALL: SMOOTH PLASTER FINISH GREY RENDER

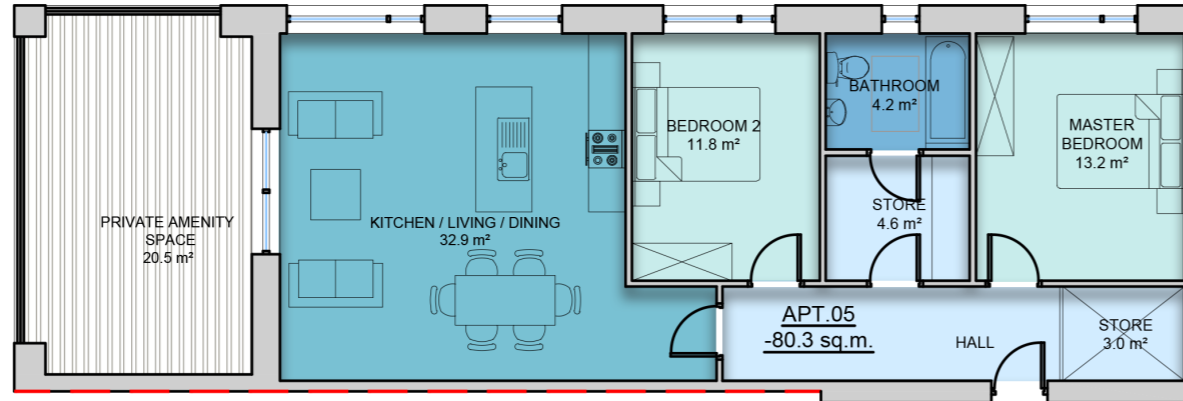
- Community Unit
- Commercial Unit
- Circulation/Bins/Bikes
- 3 Bed Apartments
- 2 Bed Apartments
- 1 Bed Apartments



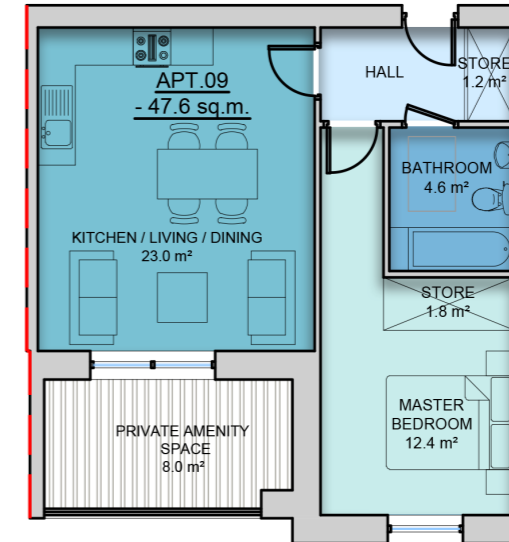
View from South West Corner

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5.6 Typical Apartment Layouts (1,2 & 3 Beds)



typical 2 bed apartment layout
80.3 SQ.M

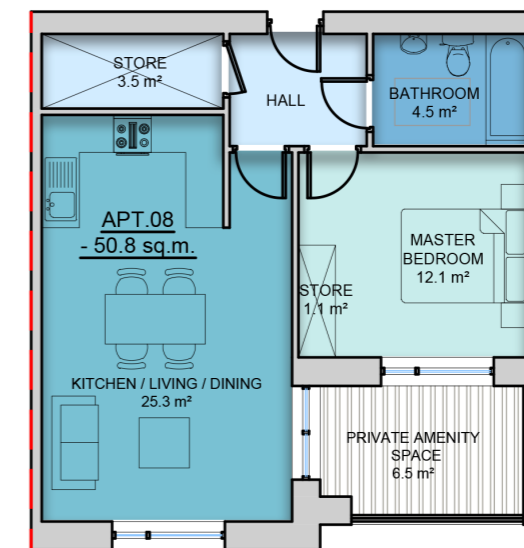


typical 1 bed apartment layout
47.6 SQ.M



typical 3 bed apartment layout
100.1 SQ.M

- Bedroom
- Kitchen/Living/dining Areas
- Circulation & Storage
- Bathroom



typical 1 bed apartment layout
50.8 SQ.M

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5.7 Duplex Blocks (Block 01-06)



Front Elevation (Block 01 & 02)

Duplex Blocks 01-06 are located within the southern area of the northern lands (lands north of 'The Terrace') and are a unit typology that offers variety in relation to the scale of development within the scheme. The higher density duplex units are located adjacent the north/south spine path that provides connectivity for residents to the local amenities within Glounthaune Village as well as public transport options (train station & bus stops). Double fronted feature units are positioned on prominent corners which provide both passive surveillance of the public realm as well as a visual queues for wayfinding.

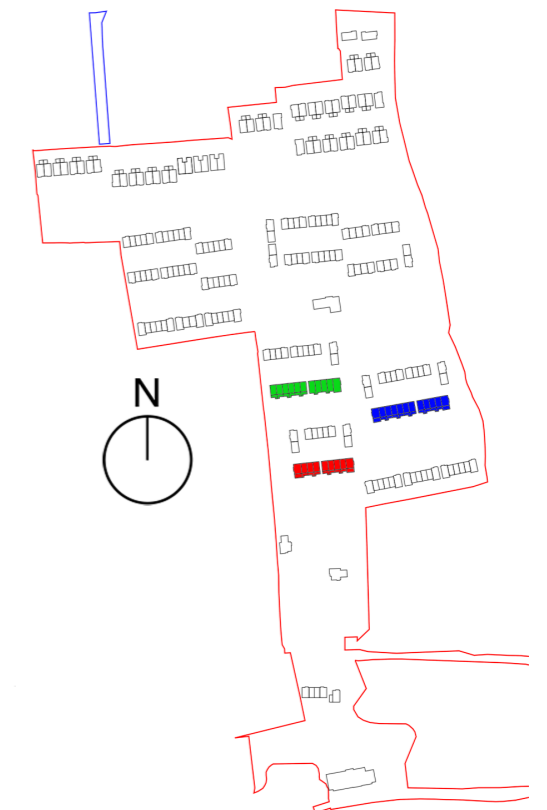
Duplex Blocks 01-06 are 3 storeys in height and contain 64no apartments in total (5no 3 beds, 32no 2 beds & 27no 1 beds).



Front Elevation (Blocks 03 & 04)



Front Elevation (Block 05 & 06)



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5.8 Duplex Type Examples (Types J1/K1 & L1/M1)



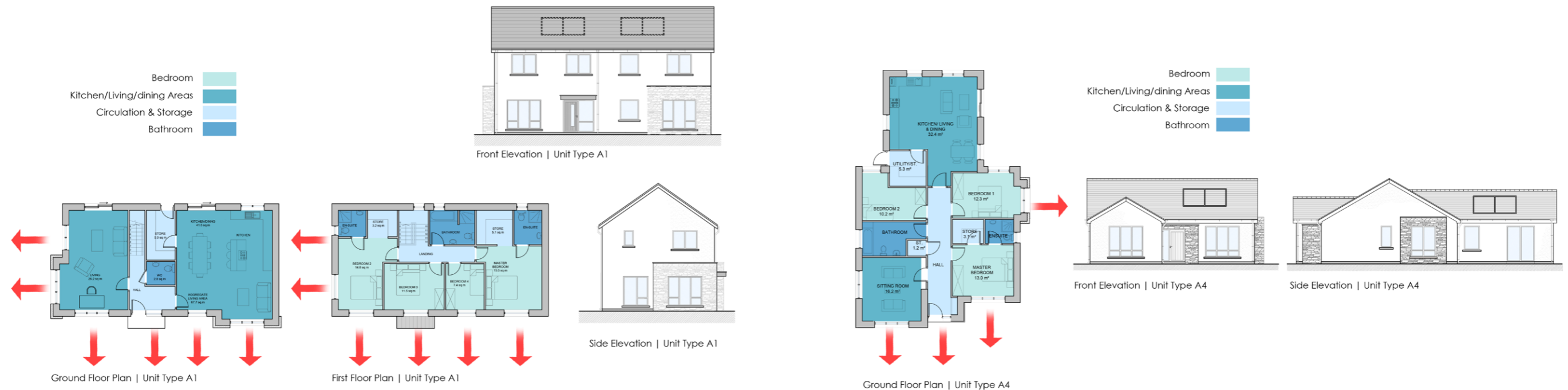
Types J1/K1



Types L1/M1

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5.9 House Type Examples (Types A to F)



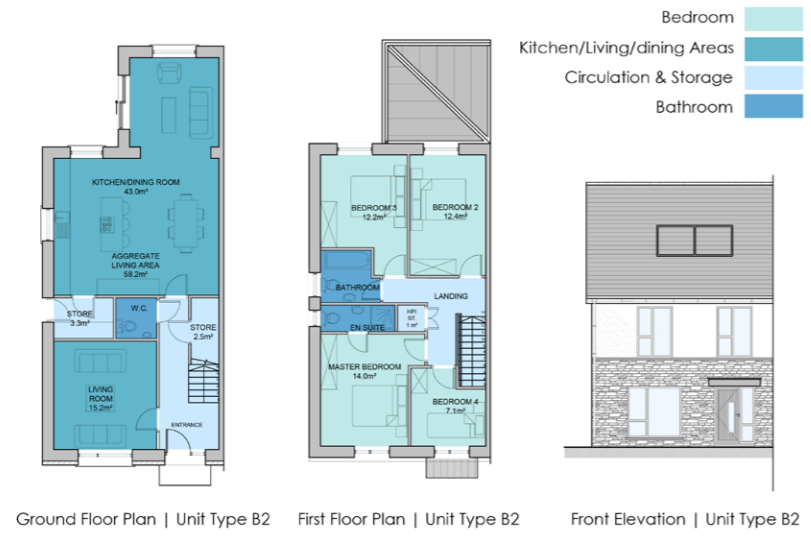
Type A1 (4 bed detached - Character Area 01)



Type A4 (3 bed bungalow - Character Area 04 - Replacement dwelling)

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5.9 House Type Examples (Types A to F)



Type B2 (4 bed semi-detached - Character Area 01)



Type C2 (4 bed townhouse - Character Area 02)

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5.9 House Type Examples (Types A to F)



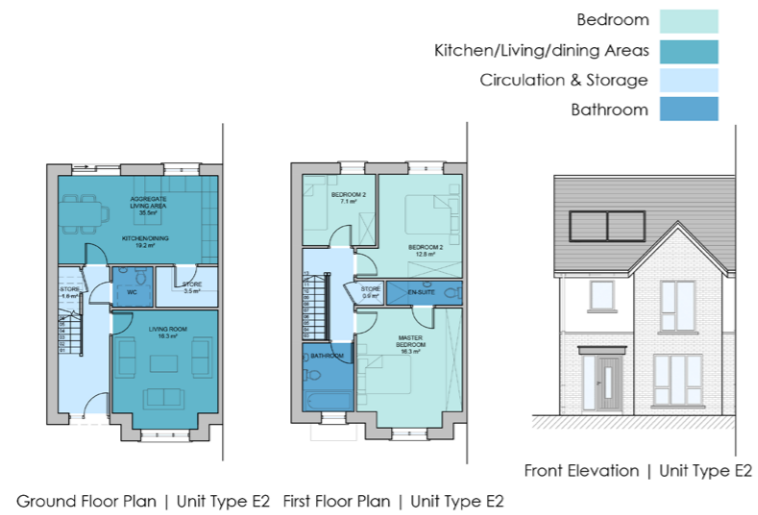
Type D5 (3 bed semi-detached - Character Area 02)



Type D6 (3 bed semi-detached - Character Area 01)

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5.9 House Type Examples (Types A to F)



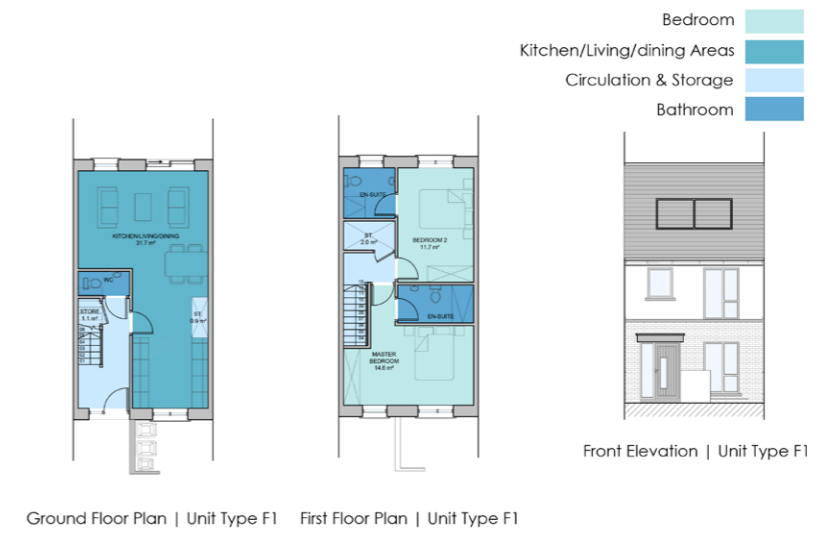
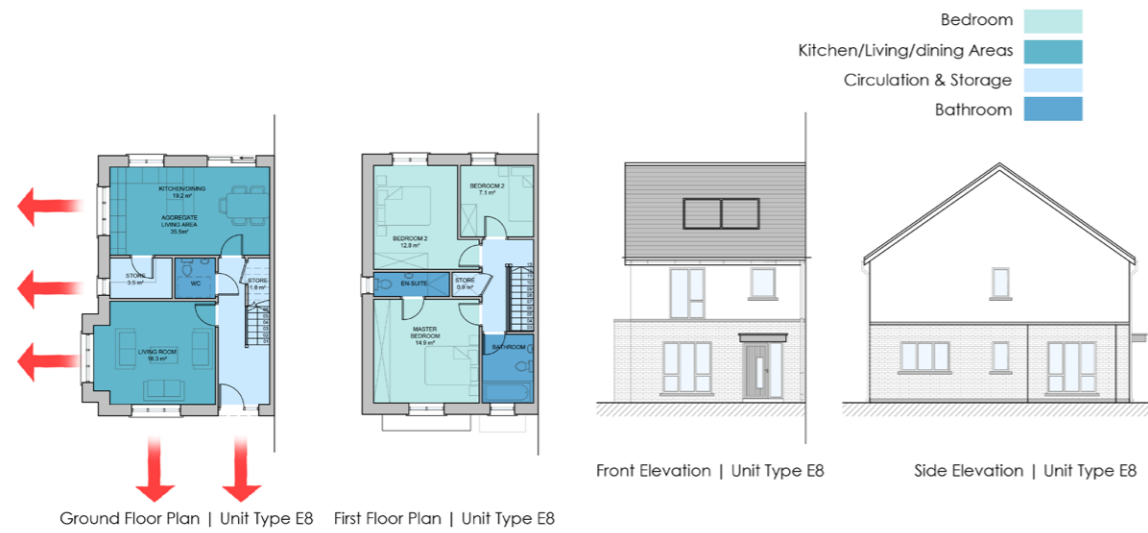
Type E2 (3 bed townhouse - Character Area 03)



Type E4 (3 bed townhouse - Character Area 02)

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5.9 House Type Examples (Types A to F)



Type E8 (3 bed townhouse - Character Area 02)



Type F1 (2 bed townhouse - Character Area 02)

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5.10 Crèche

The design and location of the crèche has been carefully considered in relation to how it fits within the proposed development in order to create a feature building that is easily accessible for all residents. It forms part of a central hub that also contains the parkland area as well as a MUGA (Multi-Use Games Area) that can be utilised by the crèche.

By locating the crèche adjacent the central spine pedestrian/cycle path, it is easily accessible to both the future residents of the scheme as well as the existing residents in the immediate vicinity of the site. This ensures that it will be fully utilised by those living within the development as well as the wider community within Glounthaune.

The 551.4m² crèche has been designed to accommodate 67no children in total and contains 4no generous playrooms that can accommodate the following mix:

- 0-1 Years - 9no children
- 1-2 Years - 10no children
- 2-3 Years - 24no children
- 3-6 Years - 24no children

The crèche has access to a generous outside space (230m²) along with bike/vehicle parking for staff and visitors.



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5.11 Visualisations (G-NET)



Viewpoints for CGI's

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5.11 Visualisations (G-NET)



Apartment building overlooking Johnstown Close, the village core and the 'Greenway'

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5.11 Visualisations (G-NET)



Meandering pedestrian/cycle path through southern land parcel (south of 'The Terrace')

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5.11 Visualisations (G-NET)



Play space located within the Central Parkland area

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5.11 Visualisations (G-NET)



Central Multi-Use Games Area (MUGA)

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5.11 Visualisations (G-NET)



Amenity path that runs north to south down the centre of the site

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5.11 Visualisations (G-NET)



Units clustered around a feature pocket park near the site entrance

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5.11 Visualisations (G-NET)



feature hilltop plaza located on the northern part of the site with panoramic views southwards

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5.11 Visualisations (G-NET)



Higher density duplex units north of 'The Terrace' in close proximity to the train station