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Architects & Urban Designers

65 MERRION SQUARE
DUBLIN 2

URBAN DESIGN AND ARCHITECTURAL STATEMENT

MOORETOWN, SHD

APRIL 2022

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Right: Subject site in the context of the overall Mooretown lands

Cover Image: CGI view looking along Main Street to the western square
(Digital Dimensions)

1.0 EXECUTIVE SUMMARY

This planning application is made on behalf of Gerard Gannon Properties for a proposed Strategic Housing Development on the townland of Mooretown, Swords.

The proposed development will consist of a mixed-use residential neighbourhood of 650 dwellings comprising 265 houses, 113 duplex units, 6 triplex units, 266 apartments, a 519sqm childcare facility and 938sqm of retail and café uses clustered in a small village centre.

The development includes all associated site works and infrastructure, including landscaped open space, internal road, paths, cycle paths, public lighting and drainage. The development also includes off-site drainage works for a stormwater storage tank and overflow outfall gravity sewer to the Broadmeadow River on lands at the junction of the Glen Ellan and Balheary roads.

The vision for this design strategy is to provide a pedestrian and cycle-friendly well-connected neighbourhood integrated with the surrounding environment, and which uses its pivotal location between the Broadmeadow River linear park and the Ward River Valley to join an emerging arc of green spaces and green walks on the western edge of Swords. A desire and greater appreciation for a quality bio-diverse public realm has grown as a direct result of the pandemic and due consideration is given to the provision of short, medium and longer walking routes within and beyond the development.

The landscape strategy is the driver behind this planning application, and this report is best read in conjunction with the Landscape Architects Design Report.

This planning application is for the third and final phase of development on the Mooretown lands owned by the Applicant. It benefits from existing and permitted infrastructure, much of which has already been constructed.

The gross site area is 18.378 hectares, of which the net developable area is 14.47 hectares when Class 1 open space, the existing Main Street link road and off-road cycle paths, the off-site drainage works and Greenbelt lands are omitted, giving a net density of 45 units per hectare.



CGI view looking north along Central Boulevard to village (Digital Dimensions)

2.0 SITE

2.1 SITE CONTEXT

Mooretown is a townland on the western edge of Swords, south of the Rathbeale Road and bounded to the east and south by the existing housing estates of Cianlea, Ormond, Berwick and Abbeyvale. The lands to the west are agricultural, mostly dairy farming and some glasshouses for floriculture.

Gerard Gannon Properties has a landholding in Mooretown of c.37.55 ha, for which various planning permissions have been sought and granted on approximately 18.25 ha of the overall site. This planning application has been prepared for 'Phase 3', which comprises the balance of undeveloped lands in the most southern section of the site, approximately 16.52 ha, plus and additional 1.295 ha of open space lands to the north, adjacent to the Broadmeadow River.

The site is accessed from the recently constructed Mooretown distributor road (part of the Western Distributor Link Road or WDLR) and 'Main Street' which is an east-west spine road in the centre of the overall land holding. There is a new school campus north of Main Street, comprising a large, new-built secondary school, Swords Community College, and a primary school in temporary accommodation, Broadmeadow Community School. Construction has commenced for 'Phase 1' of the Mooretown residential development.

Planning permission has been sought and granted for an extension to the WDLR, F20A/0096, and this project is currently at tender stage.

Planning permission has been sought and granted for a pedestrian and cycle path linking the existing development of Abbeyvale to the Mooretown lands, F20A/0095. This was the subject of a 3rd party appeal but the decision to grant permission for the link was upheld by the Board, ABP-310034-21.



Above: Ariel photograph with SHD site outlined in red. (Image: Google Earth, not geo-referenced)

2.2 SITE DESCRIPTION

The development site is greenfield, formerly part of a larger dairy farm but more recently used for arable farming. Fields are defined by hedgerows and ditches, and the southern section of the site, the subject of this planning application, is divided into 3 fields marked by north-south hedgerows. The northern field boundary was removed to facilitate the construction of a link road to the new school campus (Main Street), but the southern field boundary remains. There are no constructed roads or services within southern part of the application site, and there are two sets of overhead power lines crossing east to west.

The western townland boundary for Mooretown is outside the zoned development lands but does form part of the landscape strategy. New landscape works to enhance the townland boundary have been permitted as part of the recent planning permission to extend the Mooretown distributor (F20A/0096) and a large quantity of new native woodland species will be planted as part of those works.

A significant feature of the site is the slope regime which falls from high ground in the southwest corner (OD 56.97) by approximately 22m to the northeast corner (OD 34.66). By contrast, the lands in the northern section of the townland are much flatter and lower. The elevated parts of the site have good long distance views to Oldtown and Balheary in the north.

The existing developments of Abbeyvale and Berwick back onto the south and south west boundary of the subject site. The south boundary comprises sections of hedgerow in varying condition and a number of properties have constructed garden sheds and other ancillary structures up to the legal property line. The south west boundary is defined by a solid blockwork wall for the most part. There is an existing pocket park on Abbeyvale Court that provides the only possible physical link between the existing development and Mooretown. A pedestrian and cycle path linking the two has been granted planning permission.

There are known archaeological remains in the southeast corner of the site, possibly a medieval ringfort, which is proposed to be preserved in-situ. It is likely there may be other remains to be discovered as the northern part of the Mooretown townland is rich in finds from many periods. Any new finds will be dealt with on a case-by-case basis, under the supervision of the consulting archaeologist.



View looking south to Abbeyvale



View looking west along Main Street and secondary school

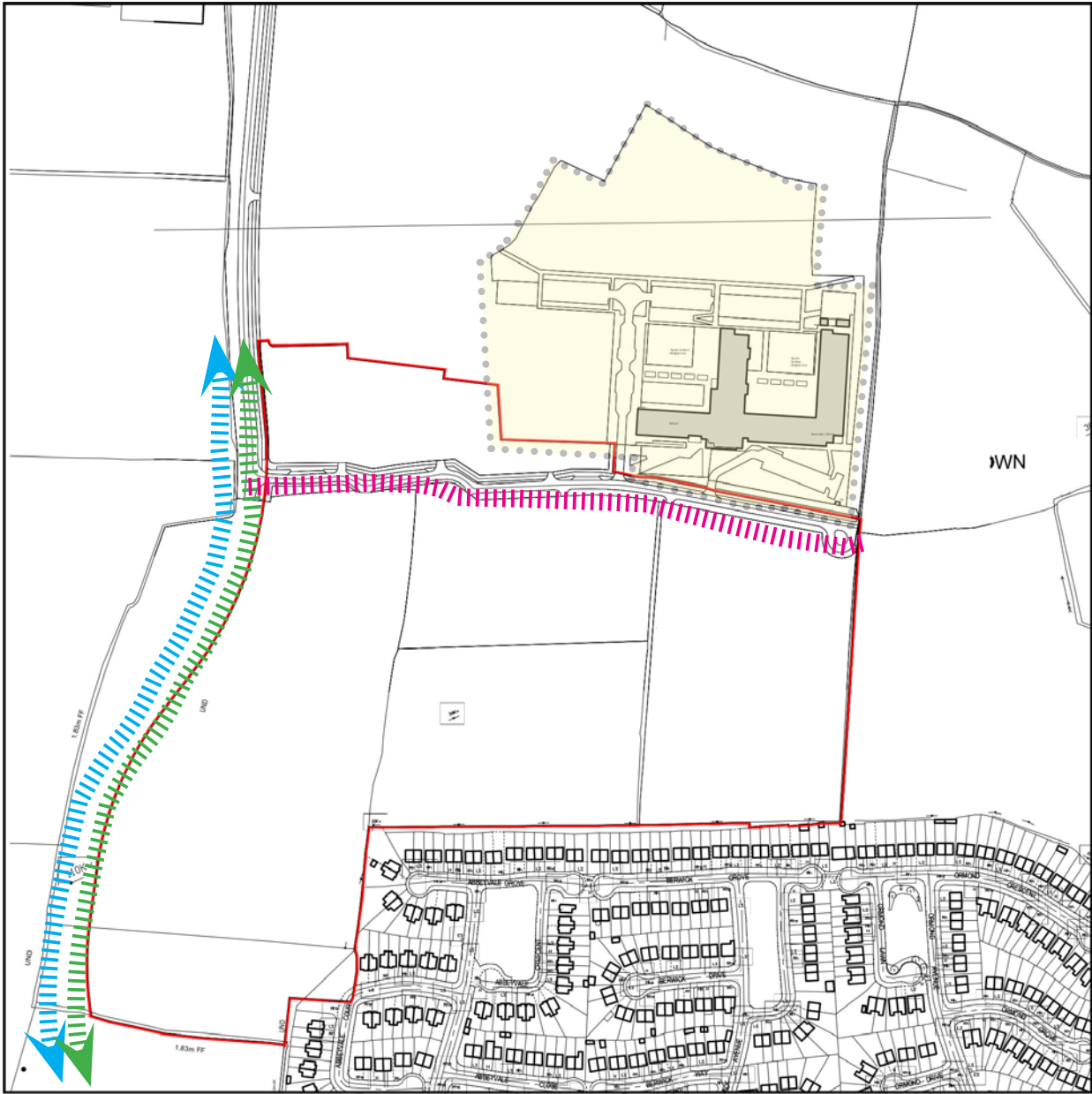


View looking north to Abbeyvale from Main Street



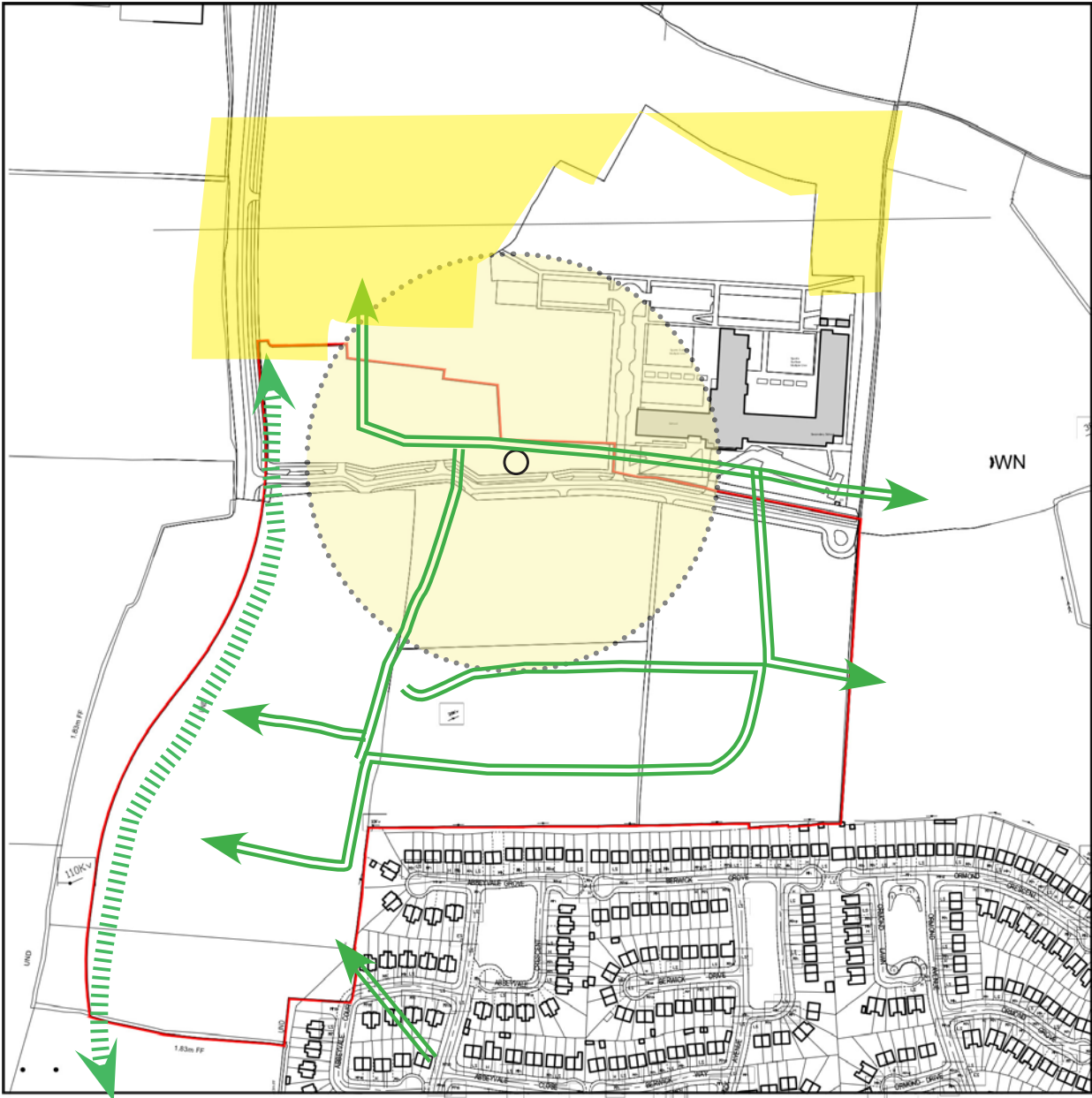
View looking north to Oldtown and Balheary

2.3 STRENGTHS-WEAKNESSES-OPPORTUNITIES-THREATS



Strengths

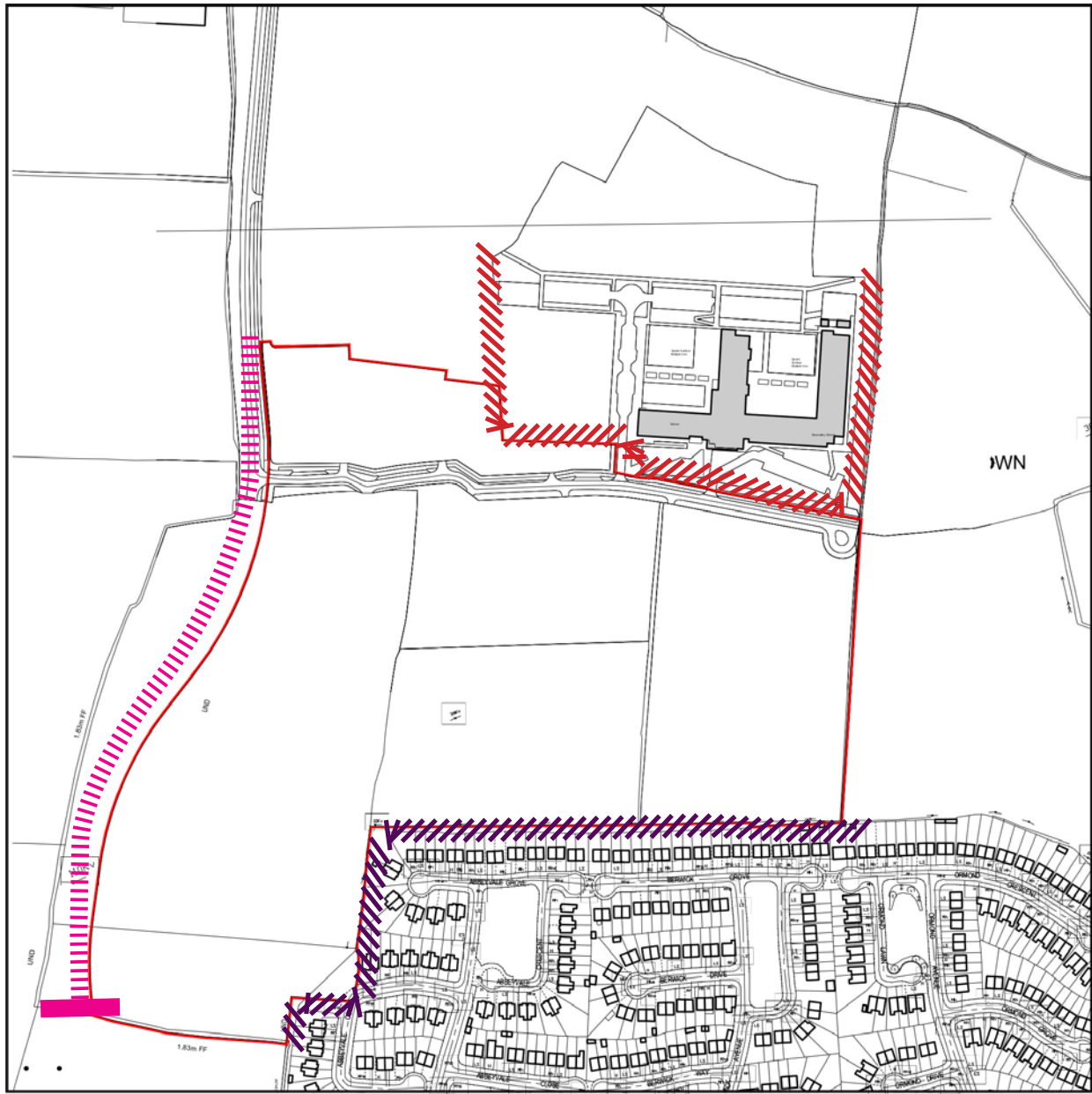
- Permitted Access Road
- Off-street cycle path linked to wider network
- Constructed Main Street
- New School Campus



Opportunities

- Green links 'green necklace of western swords'
- Connections to wider neighbourhood
- New village centre/placemaking
- Consolidation of phases 1+2 to the north

2.3 STRENGTHS-WEAKNESSES-OPPORTUNITIES-THREATS



Weaknesses

- Defensive boundary to school campus
- Abbeyvale + Berwick present as a barrier to connectivity
- Western Distributor Link Road stops at property boundary



Threats

- Connectivity to Abbeyvale not achieved
- Western Distributor Link Road does not connect to Brackenstown
- Adjacent lands to the east not developed – leaves Mooretown as a cul-de-sac, threatens lack of ‘through traffic’ for village

3.0 PLANNING CONTEXT

3.1 DEVELOPMENT PLAN

The subject lands lie within the jurisdiction of Fingal County Council and the Fingal Development Plan 2017-2023 and are zoned RA *Residential Area: provide for new residential communities subject to the provision of the necessary social and physical infrastructure.*

There are two specific objectives on the subject lands:

- 1. Local Area Plan, LAP 8.2
- 2. Road Proposal

1. Oldtown-Mooretown Local Area Plan 2012

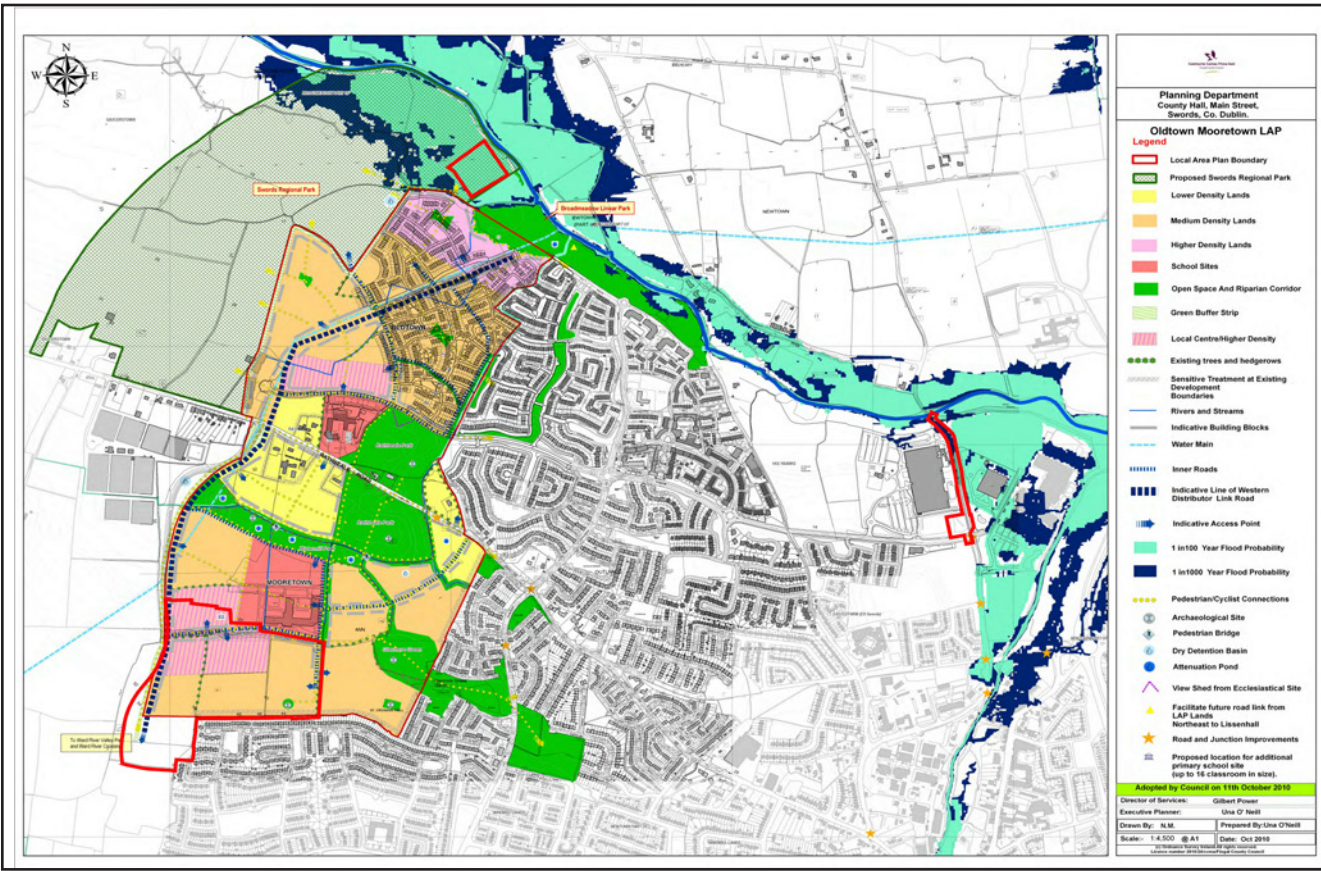
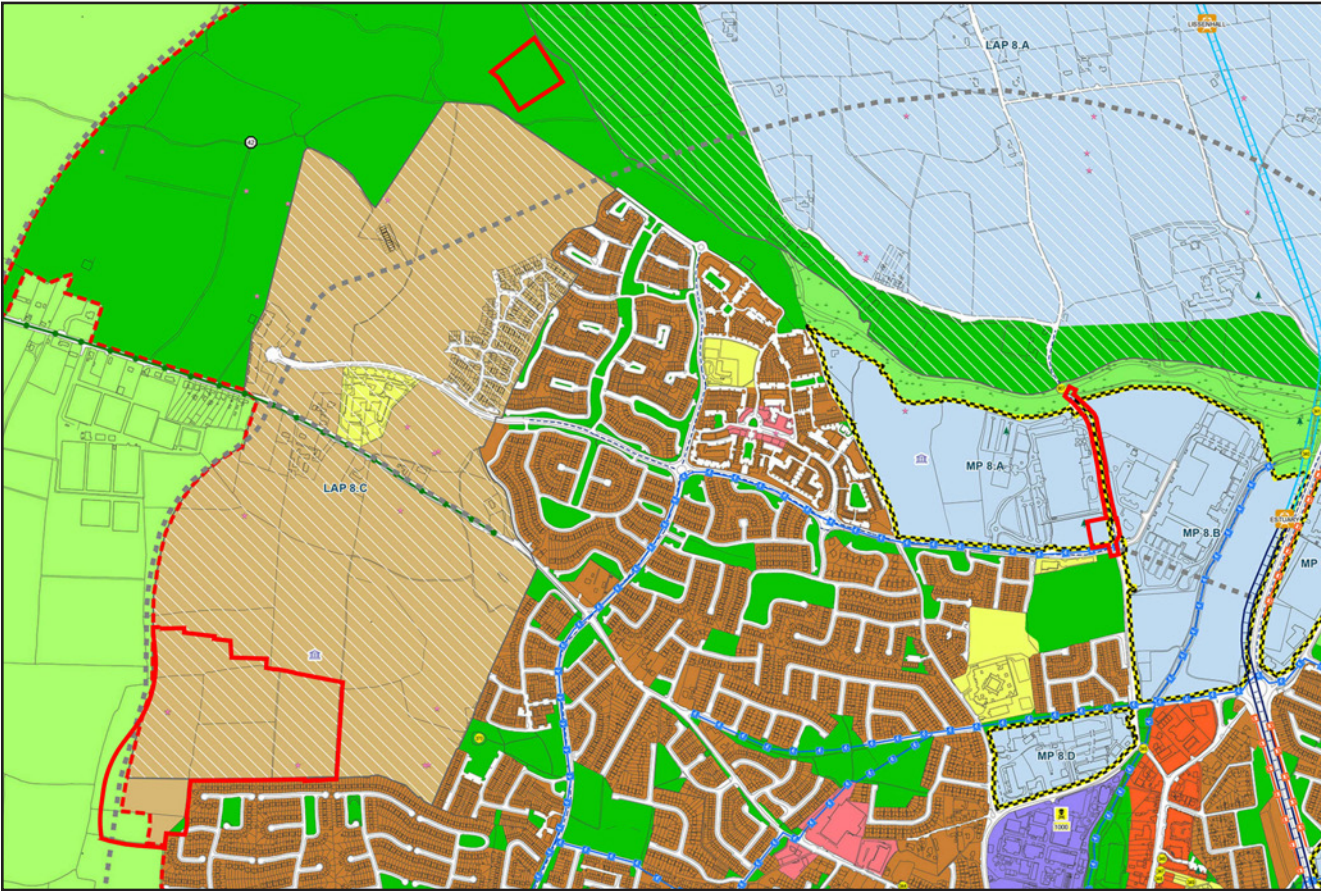
The relevant local area plan is the Oldtown-Mooretown Local Area Plan which was adopted by the elected members in October 2010. This plan-led blueprint for development set out a number of key objectives and design considerations for the proper planning and sustainable development of the lands. The Local Area Plan was extended once, and expired in July 2020. Phases 1 and 2 of the Mooretown development broadly comply with the objectives of the LAP.

The LAP required the preparation of a non-statutory urban design and landscape masterplan for each of the Oldtown and Mooretown townlands. The Mooretown Masterplan was prepared and published in April 2014 and is a design code to inform the preparation of planning applications for the Mooretown lands. The subject lands for this final planning application comprise the character areas identified as ‘Village’ and ‘South of Village’.

2. Road Proposal

The Fingal Development Plan has a specific objective to construct a new road from the M1 and Lissenhall arching around the western edge of Swords to Brackenstown Road and the Ward River Valley. This road is known as the Western Distributor Link Road or WDLR.

It cuts along the western boundary of the Mooretown lands and effectively forms the site boundary. Approx. 800m of the WDLR has been constructed and completed between the Rathbeale Road and the subject site, and planning permission have been granted for another 400m stretch of road, all within the Applicant’s ownership.



Top right: Extract from Fingal Development Plan 2017-2023

Bottom Right: Oldtown Mooretown Local Area Plan 2020

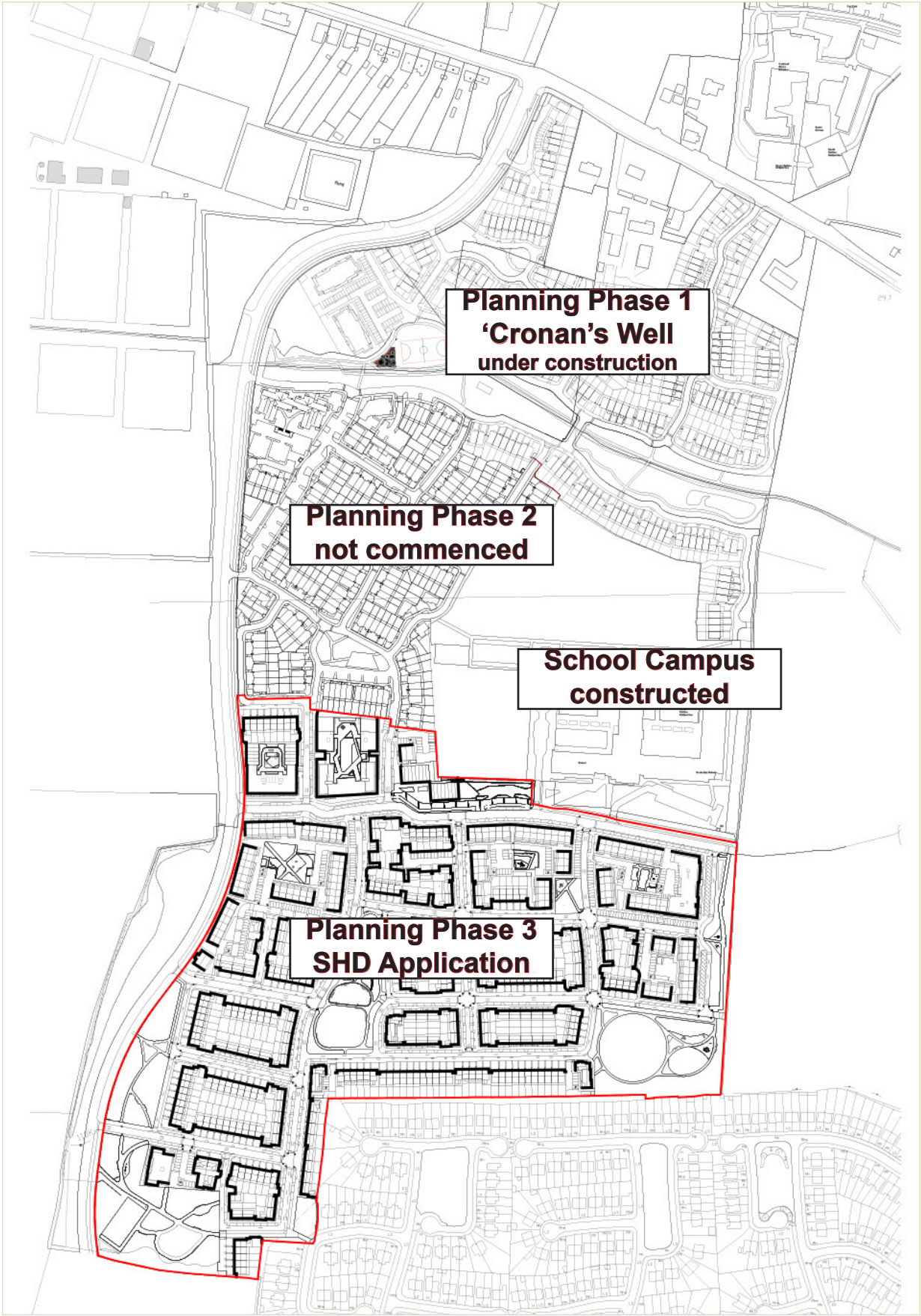
Above: Mooretown Masterplan 2014

3.2 PLANNING HISTORY

The Mooretown lands are zoned RA (new residential communities subject to the provision of the necessary social and physical infrastructure) under the Fingal County Development Plan 2017-2023 and were subject to the Oldtown-Mooretown Local Area Plan 2010 before it expired in July 2020. The primary objectives of the LAP are recognised and considered in the preparation and detailed design of this planning application.

There are a number of extant planning permissions for the Mooretown lands, summarised in Table 01 below. A combined total of 491 dwellings and 2 crèches have been granted planning permission. Of these, 223 dwellings and the creche are under construction.

Reg. Ref.	Description	Status
F15A/0183	Parent Permission for Mooretown Phase 1. 248 dwellings & creche granted.	Revised by subsequent permissions to change house types
F15A/0183/E1	Extension of duration of planning permission for Phase 1	Granted
F12A/0270	North section of the 'Western Distributor Link Road' (WDLR) within the Mooretown lands	Constructed
F14A/0012	'Main Street' from WDLR to school campus	Constructed
F16A/0505	Parent Permission for Mooretown Phase 2. 215 dwellings & creche granted.	Granted, not commenced
F17A/0128	Revisions to part of Phase 1 to change house types	Granted, but not actioned
F17A/0358	Revisions to part of Phase 1 to change house types	Granted, but not actioned
F17A/0316	Advertising sign for Mooretown development	Refused
F17A/0650	Permission for pylon to facilitate undergrounding of 110kV overhead power line	Granted, not commenced
F18A/0102	Wall to western boundary to secure farmland	Constructed
F18A/0163	Permission for school campus	Constructed
F18A/0701	'Phase 1A' revisions to parent permission Phase 1 to change house types. 99 units & creche granted.	Commenced
F18A/0751	'Phase 1B' revisions to parent permission Phase 1 to change house types. 90 units granted.	Enabling works commenced
F19A/0029	'Phase 1C' revisions to parent permission Phase 1 to change house types. 94 units granted.	Enabling works commenced
F19A/0641	Southern section of the WDLR within Mooretown	Invalid (site notice)
F20A/0095	Pedestrian and cycle link to Abbeyvale	Decision to grant 29.03.21
F20A/0096	Southern section of the WDLR	Granted



3.3 DESIGN RESPONSE TO ISSUES RAISED IN AN BORD PLEANÁLA OPINION

Section 5 Pre-Application Consultation 19.10.2022

The Section 5 Pre-Application Consultation, or Tripartite Meeting, took place via Microsoft Teams on the 19th October 2021. An agenda was circulated prior to the meeting and raised 4 items for discussion, plus any other matters:

1. Development strategy, inter alia, communal & public open space, urban design response to the WDLR, typology.

2. Traffic & Transport, inter alia, permitted road F20A/0096, DMURS compliance, car parking strategy.

3. Residential Amenity

Subsequent to this consultation, An Bord Pleanála issued their Opinion in November 2021 requiring the following two issues to be considered and addressed in order to constitute a reasonable basis for an application for a strategic housing development.

1. Development Strategy

Further consideration and/or justification of the documents as they relate to the urban design response of the proposed development along the proposed Western Distributor Link Road (WDLR). The documentation should demonstrate how the design, scale and massing of the proposed development takes into consideration the indicative building blocks/line illustrated in the Oldtown Mooretown LAP and complies with the 12 Criteria of the Urban Design Manual – A best practice guide (in particular Criteria No. 1). The further consideration and/or justification may require an amendment of the documentation to ensure the proposed development can ensure a high-quality design response to the permitted WDLR.

2. Irish Water

Further consideration and/or justification of the documents as they relate to the proposed treatment of the wastewater. In particular, the consideration/clarification should address the contents of the submission from Irish Water (dated 18th of October 2021) concerning the need to deliver a storage tank to facilitate an increase in the capacity of the wastewater infrastructure. Clarity is required at application stage as to what upgrade works are required, who is to deliver these works, when are the works to be delivered relative to the completion of the proposed housing development and whether such upgrade works are to be the subject of separate consent processes.

The following specific information was noted to be submitted with any application for permission:

1. A quantitative and qualitative assessment which provides a breakdown of the public and communal open space areas. This assessment should include a detailed landscape plan including the provision of communal amenity spaces and play facilities in line with the Sustainable Urban Housing: Design Standards for New Apartments (2020) and the requirements of Fingal County Council Parks Department.

2. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the WDLR, public open spaces, surface water management proposals and Part V provision.

3. A Traffic and Transport Assessment including, inter alia, a rationale for the proposed car parking provision should be prepared, to include details of car parking management, car share schemes and a mobility management plan.

4. A Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.

5. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances, boundary treatment/s and Village Centre. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long-term management and maintenance of the proposed development and a life cycle report for the apartments in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

6. Additional Computer-Generated Images (CGIs) and visualisation/ cross section drawings showing the proposed development in the context of the existing residential properties surrounding the site and the proposed development at key landmark views.

7. An updated Community & Social Audit indicating the likely additional demand for community facilities and the available capacity to accommodate this demand.

Applicant's Design Response

1. Development Strategy

Further consideration and/or justification of the documents as they relate to the urban design response of the proposed development along the proposed Western Distributor Link Road (WDLR). The documentation should demonstrate how the design, scale and massing of the proposed development takes into consideration the indicative building blocks/line illustrated in the Oldtown Mooretown LAP and complies with the 12 Criteria of the Urban Design Manual – A best practice guide (in particular Criteria No. 1). The further consideration and/or justification may require an amendment of the documentation to ensure the proposed development can ensure a high-quality design response to the permitted WDLR.

Oldtown-Mooretown Local Area Plan

The Oldtown-Mooretown LAP shows indicative building blocks along the edge of the indicative line of the WDLR, coupled with pedestrian/cycle connections and a green buffer strip. The indicative road alignment is very straight where it runs by the subject lands. Long, straight distributor roads are not compatible with residential development, even on the fringes of a neighbourhood, and it is considered that the shown alignment is very much indicative and that a detailed design would introduce some means of traffic-calming and principles of DMURS.

Within the Mooretown lands, the WDLR has been granted permission and constructed up to Main Street and the village centre (F12A/0270). The constructed section of road does not follow the indicative line and a large curve was introduced for traffic calming on the advice and suggestion of Fingal Transportation Section. Where this curve occurs, the central Watermill Park billows out to meet the road.

The second section of WDLR within the Mooretown lands was granted planning permission in May 2021 (F20A/0096). In a similar manner to the constructed section, a large curve was introduced to slow traffic speed. The permitted alignment moves away from the RA zoning line and creates a large tract of GB zoned greenbelt land between the road and future development.

Urban Design Manual: Context 'How does the development respond to its surroundings?'

The western development boundary has been defined by the position of the WDLR, the RA zoning line and the greenbelt lands between them. The design solution needs to respond to these conditions by creating a defined and active building edge, plenty of own-door access, passive surveillance from taller buildings, connections for permeability and an attractive public realm. The design solution will need to make a positive contribution to the character of the new

3.3 DESIGN RESPONSE TO ISSUES RAISED IN AN BORD PLEANÁLA OPINION

neighbourhood and also the WDLR itself. The WDLR has been constructed within the Oldtown part of the Oldtown-Mooretown LAP lands and through the northern section of the Mooretown LAP lands. Its character changes as it moves from one neighbourhood to the next: in Oldtown there is residential development on both sides of the WDLR. Various design tools are used to calm and enhance what is essentially a distributor road. Buildings are brought close to the kerbline, parallel parking and street trees line the edges, multiple junctions, major and minor, are provided, dwellings have active frontages and front doors facing onto the road and slip roads are avoided. Slip roads only occur where a trunk watermain wayleave precludes any built development from occurring close to the road.

The character of the WDLR changes from a busy double-sided 'street' to a single sided 'link' road when it enters the Mooretown LAP lands. Permitted development is generally set back from the kerbline (in part due to the same trunk watermain wayleave) and the large 'Watermill Park' interrupts the building edge for some distance. Planning permission has been granted for 'Phase 2' of the Mooretown lands, the permitted development provides for 4-5-storey apartment blocks overlooking the Watermill Park and the WDLR before scaling back to 2 and 3-storey housing set closer to the kerb, but at some distance as direct access, multiple junctions and parallel parking were not permissible at the time of application (F16A/0505).

Design Response

Further consideration has been given to the form, height and grain of the building line to the WDLR. The proposed development has been brought tight to the zoning line which for the greater part follows the edge of the WDLR. Buildings closest to the Main Street junction are taller and denser, with a 3-5 storey apartment block (Apartment Block A) proposed on the north side of the junction and 3-storey own-door duplex buildings on the southern side. The north 'wing's of Apartment Block A comprise own-door triplex units with a distinctive gabled elevation and ease the transition from the 5-storey element of the building to the permitted 2-storey houses behind this block (F16A/0505). The site falls towards the south east and it was considered appropriate to place taller buildings on the north side of the street and at a slightly lower level, thereby mitigating against overshadowing of the public realm and ground/first floor dwellings from buildings on the southern side.

South of the junction, 3-storey terraces of duplex units continue tight to the road and zoning line, ending with a 3-storey pavilion block, which acts as a punctuation stop for this main street character area.

From this point, the permitted WDLR curves west towards the townland boundary before swinging due south to the Applicant's southernmost boundary, leaving a large expanse (up to 40m wide) between the kerb and zoning line. It is proposed to create a large nature park on these lands, fronted by two long terraces of 3-storey houses and two pavilion buildings closing the development at either

end, Duplex Block N and Apartment Block F. Blocks need to 'step' with the slope and in this regard fine-grained duplex units and houses work well, and better than a single-entrance 'flat' slab apartment block could.

The proposed nature park takes its cue from the landscape plan permitted with the WDLR (F20A/0096). This is a very natural and native planting scheme that will reinforce the townland boundary running along the western edge of the Mooretown lands. It is proposed to continue this theme into the nature park, effectively wrapping the southern part of Mooretown in a green wall that hugs the building line. The permitted cycle and pedestrian link from Abbeyvale (F20A/0095) is now proposed the curve through the park, with options to join an off-road 2-way cycle track aligned to the WDLR or to continue through the park setting. Further consultation between Fingal Parks Section and the landscape architect has led to the inclusion of playground areas and a MUGA, all carefully and sensitively placed into the nature park. This park will be one small part of a series of green spaces and links forming an arc around western Swords from the Broadmeadow Linear Park to the Ward River Valley (see also Section 4.1 of this report).

It is considered that the proposed development complies with the objectives of the Oldtown-Mooretown LAP for a defined, built edge to the WDLR where the WDLR runs tight to the RA zoning line. Taller, fine-grained buildings with a variety of typologies (own-door triplex units, apartments, own-door duplex units and terraced houses) provide enclosure, activity and variety in elevation and roofscape. Where the building line cannot contravene the RA zoning and 'follow' the road, a large nature park will provide an attractive, active and bio-diverse amenity for residents and for those travelling through the site on foot or by bike.



CGI view showing interface with WDLR - looking South (Digital Dimensions)

3.3 DESIGN RESPONSE TO ISSUES RAISED IN AN BORD PLEANÁLA OPINION

2. Irish Water

Further consideration and/or justification of the documents as they relate to the proposed treatment of the wastewater. In particular, the consideration/clarification should address the contents of the submission from Irish Water (dated 18th of October 2021) concerning the need to deliver a storage tank to facilitate an increase in the capacity of the wastewater infrastructure. Clarity is required at application stage as to what upgrade works are required, who is to deliver these works, when are the works to be delivered relative to the completion of the proposed housing development and whether such upgrade works are to be the subject of separate consent processes.

As a result of known constraints (due to stormwater ingress) within the existing Irish Water gravity foul network, Irish Water have modelled the catchment, and indicated that they require a storage tank of 2,250m3 volume to be located, ideally near the outfall sewer on the Balheary Road. In this regard, it is proposed to provide a Stormwater storage tank and outfall utilising lands on the Celestica site to alleviate these constraints, as further developed within the accompanying “Additional Engineering Assessment Report” 21-011r.008, submitted under separate cover. These critical wastewater infrastructure works will be developer led through the planning process.

Delivery/Construction of this critical piece of infrastructure will occur in advance of the subject proposed housing development, by either the Applicant or Irish Water, still to be determined. The planning submission for this infrastructure forms part of this subject (Mooretown Phase 3) planning application package.

Other Matters Raised by An Bord Pleanála and Fingal County Council

1. Hedgerow protection and location within designated public open space area.

It is proposed to retain and reinforce the existing hedgerow along the eastern boundary and the complement this with a linear walk set back from the kerb and separated from the hedge by a new herb layer. Halfway along this nature walk is a small pocket park that bellows out forming a loose circle on plan and provides a small informal play space for the nearest residents.

The hedge along the southern boundary is in poor condition and has deteriorated very quickly over the last couple of years, whereby existing residents have removed practically all of the vegetation leaving boundaries exposed and vulnerable. It is now proposed that the development backs on to Abbeyvale and Berwick, and that their boundaries are secured by new concrete post and timber panel fences.

Consideration was given to the retention of the two north-south hedgerows that divide the subject lands into 3 fields south of Main Street. The Landscape Architect consulted the Parks Section of Fingal County Council on the feasibility of retaining and managing these hedgerows within new open spaces: post the Tripartite meeting, ‘Central Park’ was revised so it might incorporate a 120m stretch of hedgerow and ‘Pocket Park 01’ was revised to retain two mature ash trees. However, the Parks Section have instructed that the hedgerow be removed and also the two ash trees due to concerns regarding ash die-back. The new public open spaces proposed for Mooretown will compensate for the loss of bio-diversity, in particular the new nature park on the west and south west boundaries. Please refer to the Landscape Architects report for full details.

2. Location and layout of communal open spaces, bin and bikes storage.

The site layout has been revised to improve the amenity value of communal open spaces by integrating the majority of bicycle stores into the building footprint. Bin stores are general external and located where they will not cause a nuisance (noise, smell and visual impact). Communal open spaces are central to the dwellings they serve and parking in and around them has been kept to a minimum by locating many spaces on the side streets around these urban blocks. Pedestrian and cycle permeability into and through the urban blocks is provided and overlooked by front doors and habitable rooms on all gable elevations. Boundaries between communal open spaces and adjacent private houses and their rear gardens will be of solid blockwork and 2m high, e.g. Urban Blocks 6, 13, 17 and 18.

3. Location of apartments and duplex units along Main Street and appropriate treatment along street front.

Consideration has been given to the elevational treatment of the buildings along Main Street and the scheme has been revised to give greater variety and a more distinctive character. In addition, feature brick archways define the pedestrian walkways between Duplex Blocks A and B, and Duplex Blocks F and G. A number of ground floor apartments in Apartment Blocks A and B are own-door, and attention has been given to re-defining their entrances. These ground floor dwellings have a flexible space that is designed as a home-office/study but could, subject to a separate and future planning application, be converted into a small shop or business unit if required.

Two additional shop units are proposed on the corners of Duplex Block B and Duplex Block F and these are proposed to have specially detailed brickwork framing the display window.

A new terrace of 3-storey private houses has been introduced opposite Apartment Blocks C and D which will add to the variety of building type and tenure on the street. The residential mews court to the rear of these houses will accommodate free-hold parking spaces for these houses, and a secure garden gate gives access to their rear garden and kitchen entrance.

The large creche has capacity for 102 children and is located on the corner of Main Street and Road 1 where it is visible and accessible. It has a distinctive building form and closes the vista at the t-junction of Road 15 with Main Street and forms an edge to the southwest corner of the West Square in the village centre.

It is considered that the buildings proposed for Main Street provide variety in form, scale, materials and use and that this will be an attractive and animated streetscape.

4. The overall layout and design of the proposed development and the need for compliance with the street hierarchy and DMURS.

Main Street has been constructed and is in use to serve the new school campus. A 2-way off-street cycle path, a pedestrian path and some parallel parking bays have been constructed along the northern side of the street. The Transport Section of Fingal County Council has requested that the Safe Routes to Schools programme is implemented as part of the development works, in particular where new side streets cross the cycle paths, that the cycle and pedestrian paths shall have priority. These crossing points have been detailed by the Consulting Engineer. Additional measures, such as pencil bollards, good, clear signage, planting, trees, art elements and civic spaces to sit down in can all be provided.

Within the overall development, further consideration has been given to improving pedestrian and cycle comfort on Road 1(North Street),

3.4 DESIGN RESPONSE TO ISSUES RAISED IN AN BORD PLEANÁLA OPINION

which is a direct link between Abbeyvale and Main Street. Wide pavements on both sides, a large number of street trees, mostly parallel parking and wide, double-fronted houses, and the option to cut through the Central Park make for a pleasant experience. Cyclists are encouraged by the provision of a contraflow lane on the one-way system at the southern/Abbeyvale end of the street and the narrow 5m carriageway will serve to slow vehicular carriageway and encourage cyclists to 'take the lane'.

All of the residential streets have been designed to prioritise pedestrians and cyclists above cars. The wide, tree-lined pavements, mix of on and off-street parking, one-way street networks, raised table junctions and continuous, active building edges will mitigate against driver speed and rat-running.



CGI view looking along Main Street to the western square (Digital Dimensions)

Additional Specific Information Requested by An Bord Pleanála

1. A quantitative and qualitative assessment which provides a breakdown of the public and communal open space areas. This assessment should include a detailed landscape plan including the provision of communal amenity spaces and play facilities in line with the Sustainable Urban Housing: Design Standards for New Apartments (2020) and the requirements of Fingal County Council Parks Department.

Please refer to Section 7.0 *Development Standards* of this report for the schedules of public and communal open space required and proposed for the development. The location and quantity of public open space, Class 1 and Class 2, is indicated on the Architects Site Layout drawings, the public Open Space drawing, and the Allocation of Open Space in the Regional Park. A comprehensive landscape package of drawings, details and report is provided by the Landscape Architect.

2. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the WDLR, public open spaces, surface water management proposals and Part V provision.

Please refer to the Consulting Engineers drawings, details and reports for details on the delivery of the WDLR and surface water management proposals. It is noted that the WDLR benefits from a grant of planning permission (F20A/0096) and it is intended that the road and associated works are construction in advance of any development of the subject lands.

Public open space will be developed and completed in tandem with the phased construction of residential units. Please refer to the Architects Phasing Plan, Drawing 1830-SHD-S-132 for details.

Part V dwellings are 'pepper-potted' across the overall development and the Architects Phasing Plan captures a proportion of the 130 no. proposed Part V dwellings in each phase. Phase 1 will deliver 53 dwellings, Phase 2 will deliver 69 dwellings and Phase 3 will deliver 8 dwellings.

3. A Traffic and Transport Assessment including, inter alia, a rationale for the proposed car parking provision should be prepared, to include details of car parking management, car share schemes and a mobility management plan.

Please refer to the Consulting Engineers drawings, details and reports for details.

4. A Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, which includes details on the standards achieved

within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.

Please refer to the Daylight and Sunlight Report prepared by the Consulting Engineers.

5. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances, boundary treatment/s and Village Centre. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long-term management and maintenance of the proposed development and a life cycle report for the apartments in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

Please refer to the separate Architects Report that addresses proposals for external materials and finishes. The Landscape Architects report specifically address public open space and the hard landscaped civic spaces in the Village Centre. This aspect of the proposal is also addressed in Section 6.4 of this report. A separate Building Life Cycle report has been prepared and is submitted with this application.

6. Additional Computer-Generated Images (CGIs) and visualisation/ cross section drawings showing the proposed development in the context of the existing residential properties surrounding the site and the proposed development at key landmark views.

A number of CGIs have been prepared by Digital Dimensions and are submitted as a separate booklet. These images, plus additional images prepared by the Architects are used to illustrate this report and describe the scheme. Site sections and contiguous elevations are provided by the Architects as 1:200 drawings, and capture the context of the permitted development to the north (F16A/0505), the existing development to the south (Abbeyvale and Berwick), the existing school campus north of Main Street and the nature park and WDLR to the west. The undeveloped lands to the east are zoned for development but currently there are no extant permissions. The architects cross sections address the existing and proposed to be retained hedgerow

7. An updated Community & Social Audit indicating the likely additional demand for community facilities and the available capacity to accommodate this demand.

Please refer to the separate report provided by the Planning Consultant.

4.0 URBAN DESIGN

4.1 CONTEXT

HOW DOES THE DEVELOPMENT RESPOND TO ITS SURROUNDINGS?



Planning permission for almost all of the Gannon-owned lands in Oldtown and Mooretown has been granted under the umbrella of the Oldtown-Mooretown Local Area Plan and the relevant Oldtown Masterplan: 967 dwellings in Oldtown and 491 dwellings in Mooretown to date. The Oldtown/Miller's Glen development has been under construction since 2013 and 647 dwellings plus significant civil and amenity infrastructure has been completed.

Mooretown is a masterplanned neighbourhood and the SHD development is the final piece of the jigsaw for this new community on the edge of Swords. It bridges the gap between the existing Abbeyvale development and the school campus and provides opportunities for new connections to the south and east. It is cognisant of the need for a strong, defined edge to the WDLR and the Main Street spine route.

The form, architecture and landscaping of the proposed development are informed by its context, by sustainability goals, by DMURS and the principles of placing pedestrians first, and by good urban design practice. The proposed development has a permeable, tightly-planned, fine-grained pattern, with good variation in dwelling typology, form, materiality and height.

Green Links and Strategic Context for Western Swords

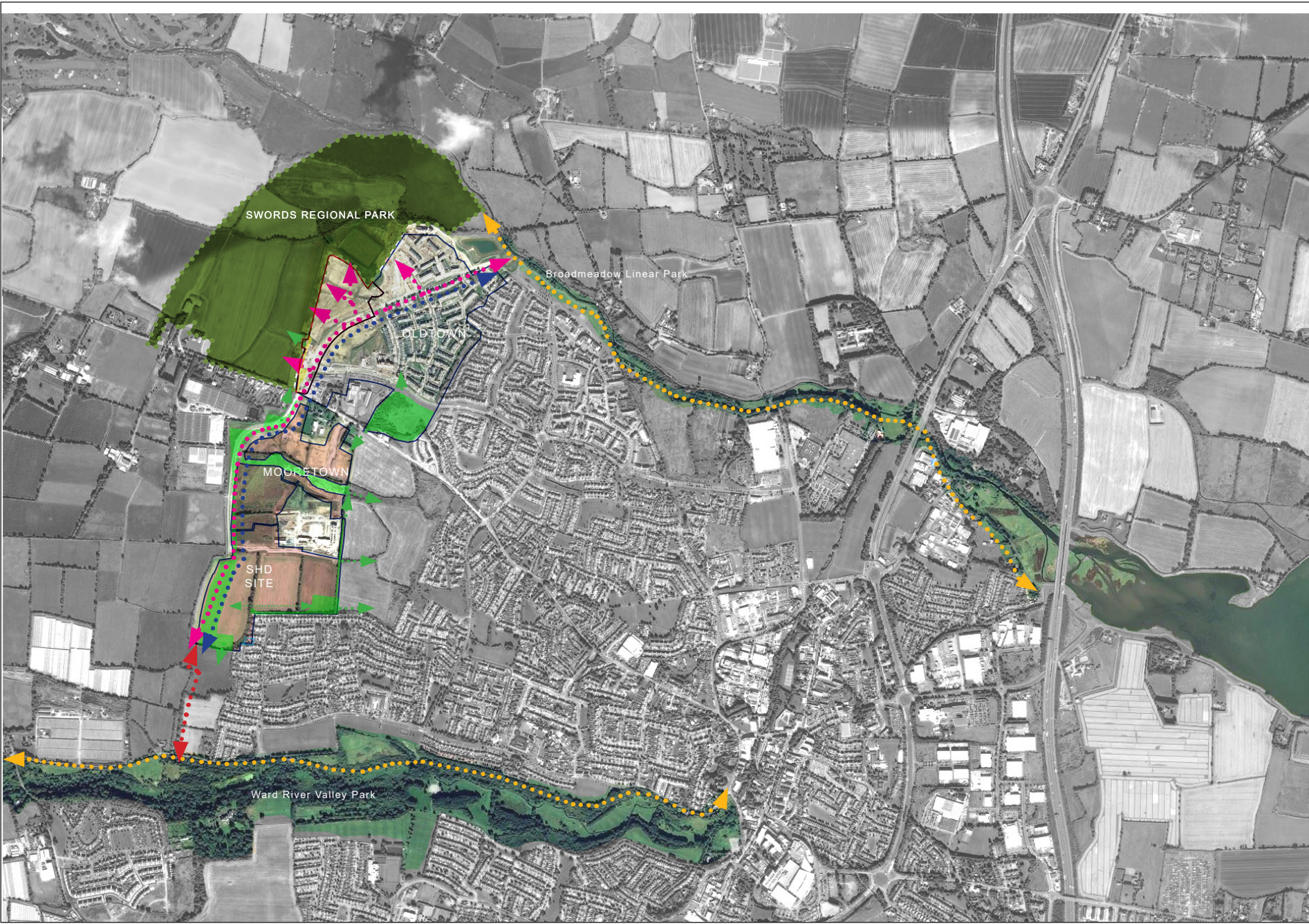
The location of Mooretown approximately half-way between the Broadmeadow River park and the Ward River Valley makes it an interesting and potential key 'player' in linking these two linear parks to create a green arc or necklace of open spaces and woodland walks around the western edge of Swords.

Gannon Properties have already provided 8 ha of Class 1 open space along the Broadmeadow River, have transferred 22 ha of land for the swords Regional Park, are currently developing another 8.65 ha of open space for the same Regional Park as part of the Oldtown (Millers Glen) development, and a 3.9 ha archaeology park on the Rathbeale Road. Gannon Properties have also transferred the 4.9 ha Mill Site in the Ward River Valley and a 0.43 ha site on Church Road to Fingal County Council to enable their consolidation of the Ward River Valley. In all, Gannon Properties have contributed c.47.9 ha of public open space since 1998, exclusive of internal pocket parks and Class 2 open space. That is roughly equivalent to 37.5 Croke Park pitches or 5.3 St. Stephen's Greens.

Mooretown is one potential piece of the green network infrastructure that can create many new connections to the wider neighbourhood. Externally, it can connect directly to (i) the permitted phases of Mooretown Phase 1 and 2, (ii) Abbeyvale and (iii) the third party lands east of the site, and can set up future connections to Brackenstown and the Ward River Valley. Internally, Mooretown integrates pedestrian and cycle routes through and around the development site, enhanced by pocket parks, active open spaces, nature trails and traffic-calmed streets with wide pavements and large, leafy trees.

Right 'Green Links' from Broadmeadow River to Ward River

- Linear Park / Riparian Connections
- Future Connection into Ward River Valley Park
- Western Distributor Road
- Pedestrian/Cyclist Routes Connections
- Internal Green/Woodland/Biodiverse Trails



4.1 CONTEXT

HOW DOES THE DEVELOPMENT RESPOND TO ITS SURROUNDINGS?

The form, architecture and landscaping of the proposal are informed by context, by sustainability goals and by good urban design practice. The established neighbourhoods are characteristic of late C.20th suburbia; single-entry estates of semi-detached houses on large plots, and few pedestrian and cycle links.

The proposed development has a permeable, tightly planned and fine grained pattern, with variation in dwelling type, form and height, and provision of non-residential uses (shops, cafe, services).

Despite the differences between existing and new, the proposed development sits comfortably with its neighbours. Density and building height respect the established development to the south, and integrate neatly with the permitted developments to the north.

Appropriate responses are made to boundary conditions, and it is proposed to retain and enhance natural boundaries to the east as part of the overall landscape plan. The southern boundary has suffered over time and very little of the original hedgerow remains. Abbeyvale backs on to this boundary and it is a hodgepodge of assorted garden fences, sheds and intermittent planting. It is proposed to secure the rear gardens of the Abbeyvale houses by backing the Mooretown development on to it and constructing a new, robust post and panel fence for its length.

Planning permission has been granted for a pedestrian and cycle connection between Abbeyvale and Mooretown (F20A/0095, ABP-310034-21). This application proposes to fully integrate the pedestrian and cycle connection into the proposed layout by providing passive surveillance of the path from new proposed dwellings where it connects into Abbeyvale, and by integrating the existing open space with new open space. The existing boundary wall between the two developments is proposed to be removed in its entirety and new hard and soft landscaping will make this a very attractive pocket park. From here, pedestrians and cyclists can choose to continue on the off-street path to the Mooretown WDLR or turn north up to the village centre and school campus.

A large nature park between the proposed development and the distributor road is to be constructed as part of the road works and will add to the visual and bio-diverse amenity of the western edge of the proposed development. The permitted pedestrian and cycle path will run through this park before tying in to the off-road cycle way along the east wide of the WDLR.



4.2 CONNECTIONS

HOW WELL CONNECTED IS THE NEW NEIGHBOURHOOD?

The proposal takes every opportunity to make as many connections as it can to the surrounding area. The new distributor road and its permitted extension link to the Rathbeale Road and the Glen Ellan Road, thus linking directly to Oldtown (Millers Glen) and the regional and Broadmeadow parks to the north, and to Applewood Village and Swords in the east. It is an objective of the County Development Plan that this distributor road continues north to Lissenhall and the proposed metro stop, and south to the Ward River Valley and Brackenstown.

More immediate local connections are proposed to integrate the development with the adjacent permitted planning permission, 'Phase 2', Reg. Ref. F16A/0505, and provision is made for at least 2 other road connections to the east, thereby linking the zoned and undeveloped third party lands that form the rest of the Mooretown townland.

The existing estates of Abbeyvale and Berwick present a continuous barrier to the south of Mooretown. There is a single opportunity to make a new connection between the two sites via a small pocket park on the corner of Abbeyvale Court that is owned by the Applicant. Planning permission has been and granted for a pedestrian and cycle link to connect Abbeyvale and the wider neighbourhood of southwest Swords to Mooretown, the WDLR, school campus and the wider neighbourhood of Oldtown/Miller's Glen and the regional park. The proposed SHD development will provide a context for this connection by (i) removing the existing wall, (ii) integrating the existing pocket park with new open space in Mooretown, (iii) providing alternative pedestrian and cycle routes to the WDLR or Mooretown Main Street and the school campus and (iv) providing passive surveillance and overlooking from new residential development.

A secondary street link can be provided in the southernmost corner of the development. The adjacent lands are not zoned for residential development at this time, but making provision for a connection will future proof their long term potential, particularly with regard to the continuance of the distributor road to Brackenstown.



Top: CGI of the existing pocket park and boundary wall on Abbeyvale Court looking northeast towards Mooretown (Image by Modelworks)

Above: CGI of the proposed new connection and expanded pocket park between Abbeyvale and Mooretown (Image by Modelworks)

4.3 INCLUSIVITY

HOW EASILY CAN PEOPLE USE AND ACCESS THE DEVELOPMENT?

The scheme proposes housing of different types, sizes, tenures and styles to suit a wide demographic and to facilitate for all stages of life. There is a mixture of houses, own door apartments, own-door duplex units and shared access apartments. It is envisaged that different tenures will be present, including Part V social and affordable housing. The apartment development is designed to meet the format required for either individual sale and owner/occupiers or professional managed rental tenancies should the need arise.

Main Street and the 'Village' has an emphasis on apartments, duplexes and own door simplex units suitable for elderly or retired people, and the housing throughout comes in various shapes and sizes.

A variety of dwelling sizes are proposed – both houses and apartments, ranging from 1 bedroom apartments to 4 bedroom houses. The design and layout enables easy access for all.

House designs allow for adaptability to resident's needs. Living/ kitchen areas are located to the rear and are capable of extension into the rear garden. Attics in most cases are capable of conversion because to the pitch angle and gable walls (hipped roofs are not proposed). A number of houses have been designed to have a straight stairs facilitating a chair lift, and the ground floor is arranged to suit disabled access or impaired mobility. In some instances large open plan kitchen / living areas allow the further possibility of the main living room to be used as a downstairs bedroom with side by side WC.

The mix of dwellings within the scheme allows residents to move to a more suitable home within their own community if or when the need arises. Apartments suitable for downsizing are generally closer to the village centre and local services.

There is an excellent range of public, communal, and private open space available..

The village centre provides two different landscaped civic spaces, shops and childcare. The school campus comprises a new primary school (Broadmeadow Community National School) and a new secondary school (Swords Community College). The recently permitted pedestrian and cycle link via Abbeyvale will enable the wider community to access Mooretown Village and the school campus, and vice versa, enabling the future residents to access those already existing facilities and amenities in the southwest of Swords.

The development will be easy to access and use and, most importantly, offers choice.



Above: CGI of Central Boulevard (Road 3) with its wide pavements and leafy canopy on the west side of the traffic-calmed one-way street (Image by CCK)



4.4 VARIETY

HOW DOES THE DEVELOPMENT PROMOTE A GOOD MIX OF ACTIVITIES?

This being the last phase of Mooretown, the proposed SHD development will benefit from new and completed educational infrastructure, transport and drainage infrastructure and the support of a growing community of new residents. The new amenities in Miller's Glen, such as the existing primary school campus, the civic space with its convenience shop are c.1km from the development by road and cycle lane, and the main entrance to the new regional park (from Park Avenue in Miller's Glen) is 1.3km away.

Existing/Completed

- New primary school in Mooretown: Broadmeadow Community NS
- New secondary school in Mooretown: Swords Community College
- Two primary schools in Miller's Glen: Gaelscoil Bhriain Boraimhe and Swords Educate Together (1.2km away)
- Applewood Community Centre in Miller's Glen: indoor sports, fitness, dance and children's activities (1.2km away)
- High-quality civic square & meeting place in Miller's Square
- Local convenience shop in Miller's Square (1.2km away)
- Full size playing pitch in the regional park

Under Construction

- 223 dwellings in Mooretown Phase 1 (Cronan's Well)
- Creche: a creche is under construction in Cronan's Well
- Pharmacy in Miller's Square, Miller's Glen
- Changing rooms & car park for the regional park
- Playgrounds: large-scale within regional park
- Mixed-Use Games Area within regional park
- Passive and informal open space within the regional park
- Passive and natural play within the Rathbeale Archaeology Park

Proposed by the Subject Development

- Creche with capacity for 102 children in full or part time care
- New pocket parks
- Safe and overlooked parks, playgrounds and a MUGA
- Attractive streets and spaces
- The completion of the overall Mooretown development

The proposed scheme could accommodate c.1737 people who will support existing facilities (shops on Rathbeale Road, Applewood Village and Millers Glen) as well as the new village centre planned as part of this development. The current proposal for shops, cafe, creche, and the two new civic spaces are compatible with the scale of the Mooretown residential development. The established uses surrounding the development are all residential, predominantly 1980s and 1990s suburbia. The proposed development is compatible with these uses, and the new proposed activities will benefit the existing residents.

New pocket parks, play grounds, natural play elements and a nature walk with connections to the strategic green arc around western Swords promote a connection with the outdoors and a healthier lifestyle.



Top: New local shops and cafe on Miller's Square



Top: New civic space for the local village centre, Miller's Square



Above: Suds attenuation ponds naturalising in the regional park
Below: Swords Community College, Main Street, Mooretown



Above: New changing room building in the regional park
Below: Applewood Community Centre, Miller's Glen, Oldtown (1.2km away)



4.5 EFFICIENCY

HOW DOES THE DEVELOPMENT MAKE APPROPRIATE USE OF RESOURCES, INCLUDING LAND?

Mooretown SHD is a mid to high density development of 45 units per hectare, which is deemed to be appropriate for an outer suburban site that does not, at present, have the benefit of immediate and high-quality public transport.

Higher density apartments and terraces of duplex units are generally clustered close to Main Street, beside schools, shops and services. The balance of the site layout is populated by 2 and 3-storey terraced houses, with landmark duplex and apartment blocks at key junctions or nodes where they provide create visual interest and character, such as Apartment Block F, a 4-storey pavilion block in the southwest corner of the site and on the highest point.

Public open space is provided at a rate of 25sqm per person, of which 11.9% of the RA zoned lands have been designed as public open space. Linear sections of the eastern nature trail and other incidental open spaces are not included in the open space calculation. The balance of open space generated by the 650 dwellings will be located on GB lands adjacent to the development and on OS zoned lands within the Swords Regional Park, north of the Mooretown-Oldtown lands.

Landscaped areas provide amenity and biodiversity, and surface water is controlled in a large-scale series of detention basins and ponds in the 'Watermill Park', which is currently under construction as part of the Phase 1 works.

Density is calculated as follows:

Gross site area = 18.37 hectares
(including public open space on OS and GB zoned lands)

Net development site area = 14.47 hectares
(all lands zoned RS)

Dwellings = 650
Net Density = 45 units per hectare

Section 5.11 of the Guidelines 'Sustainable Residential Development in Urban Areas' states that the greatest efficiency in land usage on sites such as this is achieved by providing net residential densities in the range of 35-50 dwellings per hectare, and with which this proposal complies.



Tone indicates area included in Net Density calc.

4.6 DISTINCTIVENESS

HOW DOES THE DEVELOPMENT CREATE A SENSE OF PLACE?

Mooretown will have a unique character, distinct from the surrounding, established neighbourhoods, and distinct from the permitted and constructed development in Oldtown (Millers Glen), Mooretown Phase 1, Cronan's Well (F18A/0701, F18A/0751 and F19A/0029) and Mooretown Phase 2 (F16A/0505). The adjacent developments of Abbeyvale and Berwick are early 1990's estates of generally identical semi-detached houses typical of their time having a dendritic plan, many cul-de-sacs, single-use building typologies, homogenous heights and roofscape.

The mixed-use village centre is the focal point for all of the Mooretown lands and consideration is given to the design of the central landmark buildings and generous civic spaces. The red brick gable-fronted facades of the village landmark buildings make them very identifiable and they will be readily associated with the new school communities and residential cells alike.

The urban pattern is legible and easily navigated. Landmark buildings on key corners and nodal points provide markers or 'way-finders' for visitors. Streets have wide pavements with continuous and active frontages, and a high percentage of own-door dwellings (72.15% of the 650 units) ensuring constant passive surveillance and safety. The nature trail and nature park hugging the boundaries make for a pleasant and bio-diverse foil to the more formal, active pocket parks.

The site has a very different slope regime to its neighbours, falling by 22m from end to end, and has excellent long-distance views looking north, particularly from the higher ground in the south.

The proposed development comprises 3 character areas: Main Street (the 'Village'), Mooretown East and Mooretown West. Variation in building type, scale, public open space, design consideration and materiality are layered to underpin distinct character in each of the 3 areas, with some common elements easing the transition between them. These are described in greater detail in Section 5.5 of this report.



4.7 LAYOUT

HOW DOES THE PROPOSAL CREATE PEOPLE-FRIENDLY STREETS AND SPACES?

The site layout is a permeable, legible and attractive network of residential character areas, streets and spaces. Streets in particular are designed as spaces in their own-right, and create a hierarchy of space where pedestrians are considered first.

Desire lines to Main Street and the village centre follow direct but also slightly more organic routes by foot, bike or car. A nature trail hugging the east boundary and the larger nature park on the west boundary provides attractive alternatives to the most obvious and shortest route.

Internal streets are tree-lined, with varying building types, forms and heights. Parking is a mix of on- and off-street, parallel, perpendicular and chevron. There are advantages and disadvantages to on and off-street, but a combination of the two is key to a more interesting neighbourhood. Homogeneity in the streetscape of a large development is to be avoided and parking solutions is one such means of doing this.

Continuous and active edges provide enclosure and passive surveillance contributing to the comfort of pedestrians and cyclists. All residential buildings 'turn the corner' with specially designed end-units that present a public face at street junctions, and blank rear garden walls are kept to a minimum by the use of single-storey rear extensions and by 'backless' wide-fronted houses that have shorter rear gardens.

Traffic speed within the development is calmed by design, using DMURS as a guiding reference. One-way systems are proposed on particular streets where dispersion of traffic is desired, and cyclists can enjoy the benefits of a counter-flow and/or 'taking the lane'.

Apartment and duplex buildings are generally laid out as larger perimeter urban blocks, presenting active frontages to the public realm. Communal open space for the residents is enclosed in the internal courtyard where it is overlooked and defensible by the residents.



4.8 PUBLIC REALM

HOW SAFE, SECURE AND ENJOYABLE ARE THE PUBLIC SPACES?

All public open space is overlooked by residential development and forms an integral part of the local housing character. The public realm hierarchy for streets and open space are mutually supportive. Streets are places in themselves and form spatial sequences framing views within and through the development.

The twin civic square proposed on Main Street offer a different type of amenity to the pocket parks, kick-about areas and play spaces dotted through and around the development. These spaces have potential for different community uses, e.g. seasonal markets, fairs, exhibitions, carol services, etc.

Footpaths are generally widened on one side of a street to provide for the regular planting of street trees in structural tree pits and high-level green canopies will draw the eye along the street to the park beyond. Pavements are >4m wide on certain streets, such as Central Boulevard, to encourage residents to use the generous pavement as an extension of their own amenity space and threshold zone. Sitting 'out front' is to be positively encouraged, especially on west and south facing streets.

There is clear definition of open space as public and communal, as distinct from private, and the organization of pocket parks define sub-character places within the scheme, e.g. the Central Park is a highly legible triangular space that helps to orientate visitors in the most intensely planned part of the development.

Formal play equipment is provided where appropriate as well as along the perimeter nature walk and likely to be an asset rather than a nuisance as play equipment in smaller spaces can be a problem in terms of noise for nearby houses.

A local playground is to be provided in the Central Park and the Archaeology Park. Pocket parks offer generous spaces to accommodate an informal kick-about area. A much larger playground with different zones for younger and older children is to be developed in the regional park. This playground is co-located with the playing pitch, MUGA and a trail of fitness stations.



Above: CGI of Pocket Park 01 overlooked by Duplex Blocks H and I (Image by CCK)

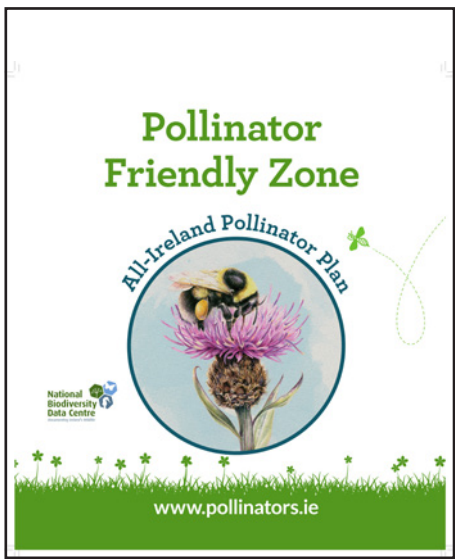


Bio-Diversity

Gerard Gannon Properties are active business supporters of the All-Ireland Pollinator Plan and were the first residential development company to sign up.

They are actively working for and with the Pollinator Plan on sites in Belcamp and Clongriffin, paying particular attention to the planting of pollinator-attractive plants year round, providing new habitats for birds, bees and bats, modifying grass maintenance to allow wild flower growth, and eliminating the use of herbicides and pesticides.

It is of great importance to Gannons that the Mooretown development embraces the Plan's objectives and implements these and other positive actions supporting bio-diversity on the ground.



4.9 ADAPTABILITY

HOW WILL BUILDINGS COPE WITH CHANGE?

The neighbourhood provides a variety of typologies suitable for all life stages that will make it easier to move home within one's community if circumstances require it.

Houses

There are opportunities for houses to extend into the rear gardens for both the narrow and wide fronted house types. In all 2-storey house types, space in the A-pitched roof can be converted into habitable accommodation, subject to professional advice and planning regulations. The Type G and H 3-storey houses have the benefit of a second living room on the ground floor that could, if required, become a home office, playroom or guest bedroom. A separate space for home-working has become essential for many families during the pandemic and is set to remain a preference for new home-owners.

Apartments

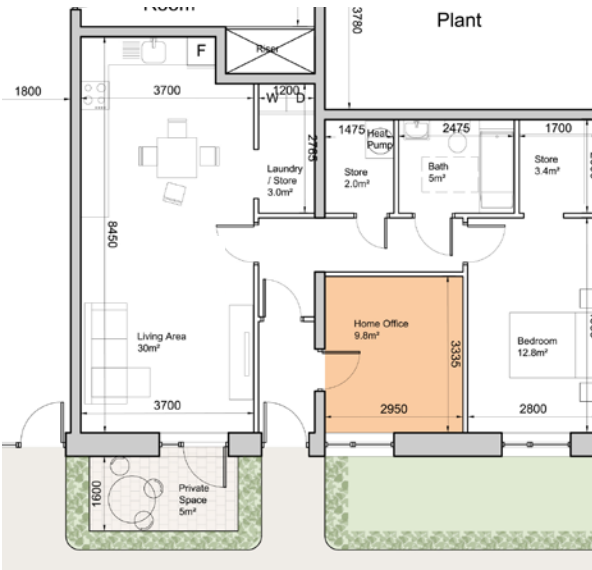
Twelve ground floor apartments on Main Street have been designed with a separate and defined home-office. These apartments have own-door access from the street, the home-office is beside the front door and lobbied from the private bedroom and bathroom areas of the apartment. This arrangement lends itself to many small business enterprises, e.g. financial services, health/therapy, artist studio etc. where some separation from home and work is required, and where occasional visits from clients may occur. The presence of home-workers will increase passive surveillance and activity at street level, making a positive contribution to the community.

Triplex own-door units on the east and west sides of Apartment Block A have an additional living room at ground level that can similarly be used as a home office. The concept of rooms without specific designations allows for long-term flexibility and adaptation over the lifetime of a building.

Energy Efficiency

The scheme has been designed to allow all the dwellings achieve nZEB status, meaning they will need a very low amount of energy, which will be fuelled mainly by renewable energy sources. Measures adopted include optimised siting for solar gains, e.g. the north-south axis of Apartment Block E, and optimised window sizes for daylighting, a high amount of insulation to floors, walls and roofs and careful detailing to limit thermal bridging. The use of high-performance windows and doors, careful airtightness detailing and a designed ventilation system will limit heat loss and ensure thermal comfort.

All private houses will have electric car charging points on their driveways, usually a power point that can be fitted with the appropriate socket for their electric vehicle. Charging points for on-street parking and managed private parking courts will be bollard-style and located between bays where they won't cause an obstruction to pedestrians.



Above: Adaptability in apartments
The home office has a street presence but is separate from the private rooms of the dwellings. This room could also double as a guest room or a carer's room.



Above: Adaptability in houses.
Scope for rear extensions and for attic conversions (highlighted in pink) with potential for different uses within the lifetime of a typical 2-storey 3-bedroom home.

