

Architectural Design Statement
Ashbourne SHD

September 2022

DAVEY  SMITH
ARCHITECTS



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01 Introduction

Overview

This document has been prepared by Davey & Smith Architects in support of an SHD planning application for 702 residential units, 2 creches, 4 retail units and a GP practice in Ashbourne Co Meath.

This document sets out the rationale for the design and layout of the development, which have all been informed by detailed pre-planning discussions with Meath County Council and An Bord Pleanála and consultation with all relevant national and local planning policy documents.

Applicant / Client:	Arnub Ltd. and Aspect Homes ADC Ltd.
Design Team:	
Architects:	Davey & Smith Architects
Planning Consultants:	Armstrong Fenton Associates
Structural, Civil & Traffic Engineers:	DBFL
Landscape Architecture:	Cunnane Stratton Reynolds
3D Visualisation & Sunlight Daylight Analysis:	3D Design Bureau
Mechanical and Electrical:	Coffey Consulting Engineering
Ecology:	Scott Cawley

01 Introduction

Project Description

Arnub Ltd. & Aspect Homes (ADC) Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development, on a site of c. 20.04 hectares, located in townlands of Baltrasna and Milltown, in Ashbourne, County Meath. The application site is located to the west / south-west of the Dublin Road (R135), south-west of Cherry Lane, west of the existing dwellings at The Briars and Cherry Court, south of the existing dwellings at Alderbrook Heath, Alderbrook Downs & Alderbrook Rise, east / south-east of the existing dwellings at Tara Close & Tara Place, and north-west and south-west of Hickey's Lane.

The development will consist of the following:

- (1) Demolition of all existing structures on the site, comprising 3 no. single storey dwellings & their associated out-buildings (Total demolition: c. 659m²).
- (2) Construction of 702 no. residential dwellings comprised of: 420 no. 2 & 3 storey 2, 3, 4 & 5 bed houses, 38 no. 2 & 3 bed duplex units in 19 no. 3 storey buildings, 244 no. 1, 2 & 3 bed apartments in 20 no. buildings ranging in height from 3 to 6 storeys.
- (3) The development also includes for the following non-residential uses: (i) 2 no. childcare facilities located in Blocks A and A1 (c.289m² & c. 384m² respectively), (ii) 4 no. retail units, comprised of: 2 no. units in Block A (c.106m² & c. 174m² respectively), 1 no. unit in Block A1 (c.191m²) & 1 no. unit in Block B1 (c.469m²), & 1 no. GP practice / medical use unit located in Block A1 (c.186m²).
- (4) The development provides for a basement level car park located under Block A1, and 2 no. undercroft car parks located at the ground floor level of Blocks A & B1.
- (5) The development provides for an area of c. 1 hectare reserved for a future school site and playing pitch at the west-

ern boundary of the site.

(6) Vehicular access to the development will be via 2 no. access points as follows: (i) from Cherry Lane, located off the Dublin Road (R135), in the north-east of the site and, (ii) from Hickey's Lane, located off the Dublin Road (R135), to the east of the site. The development includes for road upgrades / improvement works to both the existing Cherry Lane and Hickey's Lane and their junctions with the Dublin Road (R135). The development includes for 1 no. pedestrian / bicycle only access point located off the Dublin Road (R135), and also includes for pedestrian and cycle paths throughout the site.

(7) The development also provides for (i) all ancillary / associated site development works above and below ground, (ii) public open spaces, including hard & soft landscaping, play equipment & boundary treatments, (iii) communal open spaces, (iv) undercroft, basement & surface car parking, including for EV & mobility impaired car parking spaces (v) undercroft, basement & surface bicycle parking, including for external bicycle stores & visitor spaces (vi) bin storage, (vii) public lighting, (viii) signage (xi) plant (M&E) & utility services, including for 7 no. ESB sub-stations (x) green roofs, etc. all on an overall application site area of 20.04 hectares.

02 Site Context | Site Location

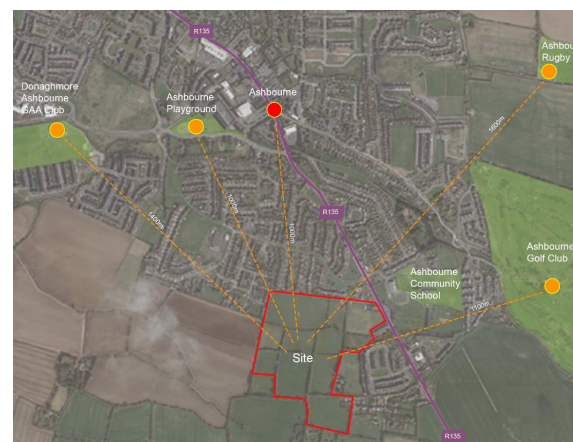
The subject site is located in the townlands of Milltown and Baltrasna on the southern edge of Ashbourne.

Access to the site is off the Dublin Road (R135) via Cherry Lane in the northeast corner. Cherry Lane provides access to a number of houses to the north and is within the ownership of the applicant.

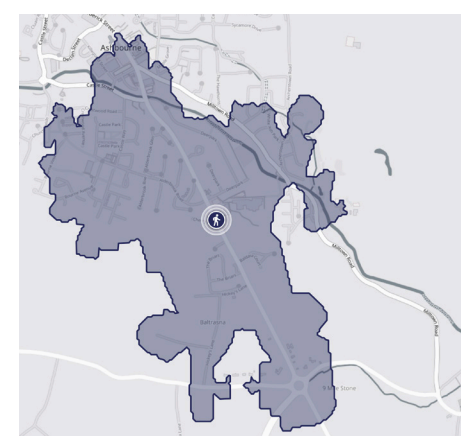
A second access exists from Hickeys Lane to the southeast, which is a rural lane that serves a number of individual dwellings.

The site is bounded by existing 2 storey houses to the north & northwest and 2-3 storey houses and duplexes to the east. Lands to the West are currently zones OS and agricultural lands lie to the south.

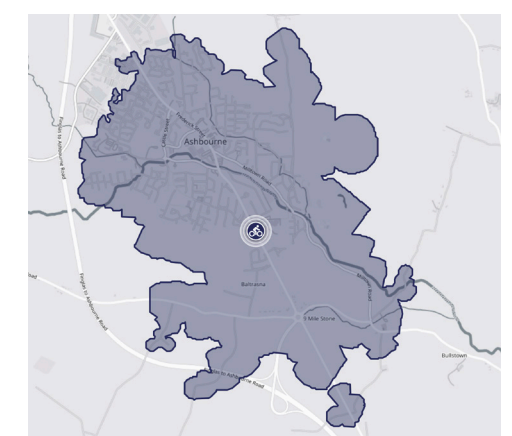
The site is approximately 1.5km south of the town centre which represents a 15 minute walk or 5-10 minute cycle.



Existing green infrastructure map



15 minute walking map



10 minute cycling map

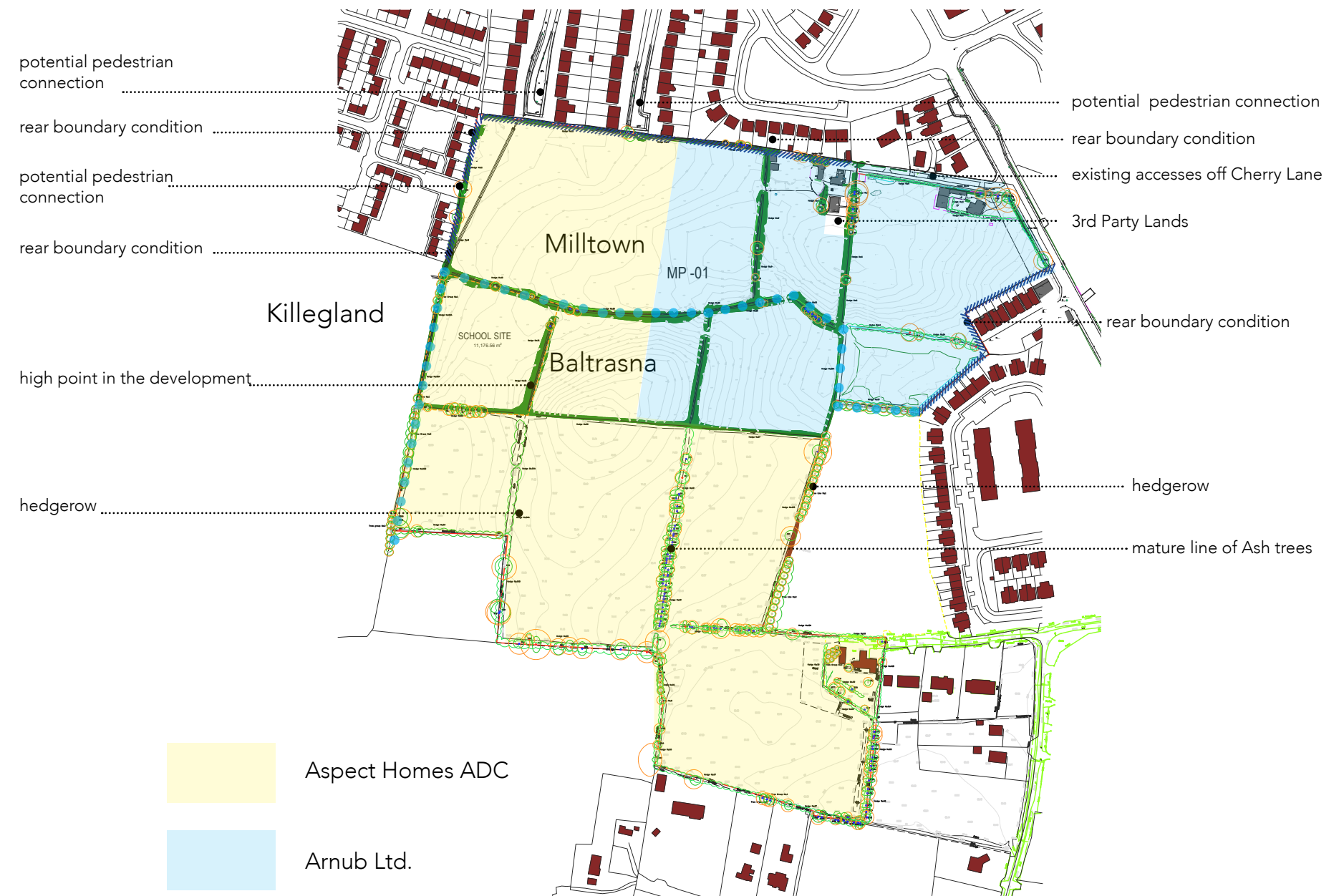
02 Site Context | Site Analysis & Constraints

The site currently in use as agriculture land and is defined by its grid of mature hedgerows and trees, some of which denote townland boundaries of the area.

The site has a high point of approx. 74.00 OD. and a low point of approx. 66.00 OD. There are a series of ditches along hedge lines which range in depths of 500mm- 2m approx.

Landholding:

The site is made up of 2 separate landholdings.
Aspect Homes ADC Ltd. owns the smaller parcel of land to the northeast which includes Cherry lane. The rest of the land is owned by Arnub Ltd. Both landowners are also the joint applicants for this planning application.



View from Hickeys Lane looking towards the site



Line of Ash trees within hedgerow



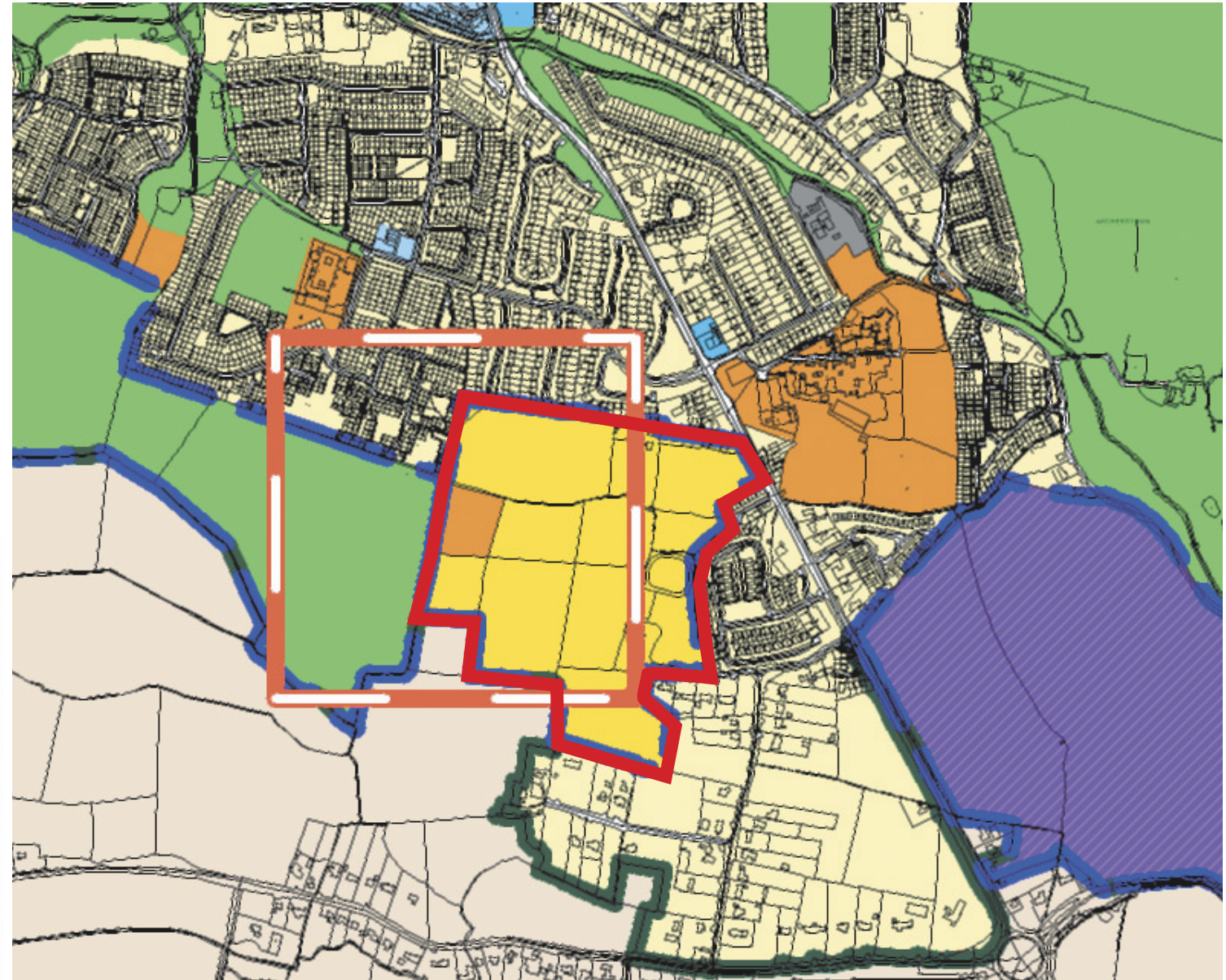
View from Cherry Lane looking towards site

03 Planning Context | Masterplan

In consultation with Meath County Council, the design team has drawn up a Masterplan for the subject lands which are identified as Masterplan 18 in the Meath County Development Plan 2021-2027. The general principles of the Masterplan were agreed with the local authority at the initial preplanning stage and the Masterplan has since been approved.

This document has acted as a framework plan to guide the detailed design and layout of the proposed development.

The Masterplan lands, which extend to 19.9ha, are predominately zoned A2 New Residential with one 1 ha of G1 Community infrastructure zoned land located to the west of the site.



Zoning Map - Meath County Council

03 Planning Context | Masterplan Layout

The key elements of Masterplan can be summarised as follows:

- 'Green Spine' linear park concept
- Link Street serving adjoining lands to west
- Local Centre & Plaza as focal point
- Green Link (4m wide pedestrian and cyclist route)
- Dublin Road Gateway
- Primary school & playing pitch

The Masterplan also sets out a strategy for density, phasing, building height, street hierarchy and general connectivity.



Masterplan 3D Drawing



Masterplan Layout

04 Proposed Development | Site Layout

The final planning stage layout has stayed true to the Masterplan with all design elements delivered in a coherent manner.

- 1 Green Spine (linear park)
- 2 Green Link (4m wide pedestrian and cyclist route)
- 3 Link Street with strong urban edge
- 4 Dublin Road Gateway
- 5 Local Centre & Plaza
- 6 Lands reserved for primary school & playing pitch on G1 lands
- 7 Killegland lands road connection
- 8 Hickey's Lane entrance



04 Proposed Development | CGI of Design Elements



1 2 4m wide segregated Green Link within 'Green Spine' linear park



3 Link Street with strong urban edge



5 Local Centre



4 Dublin Road Gateway

04 Proposed Development | G1 Lands Appraisal

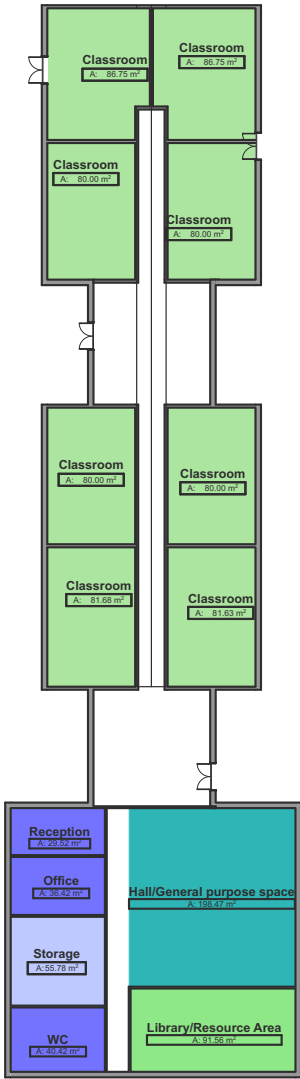
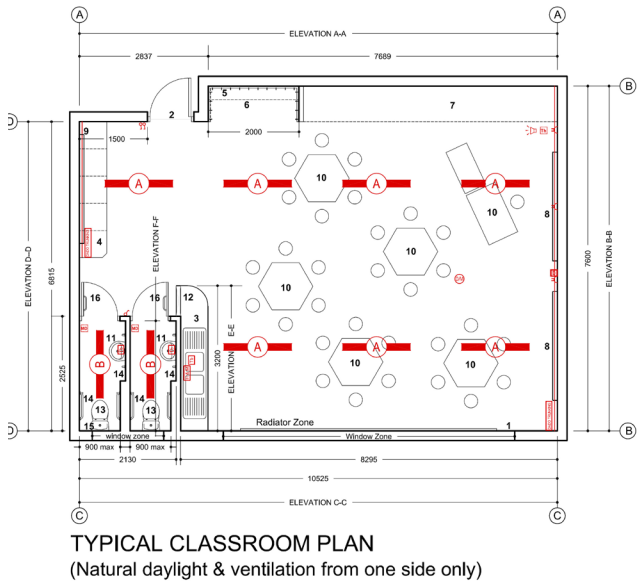
Indicative layout/ feasibility study showing 2 storey 16 class-room primary school and playing pitch located on G1 lands. The primary school layout accords with the Department of Education design guidelines and includes 2 no. ball courts, min 27 parking bays, open spaces and sensory garden.

Aonad Píandála agus Tógála,
Bóthar Phort Laoise,
Tulach Mhór,
Contae Uíbh Fhailí.

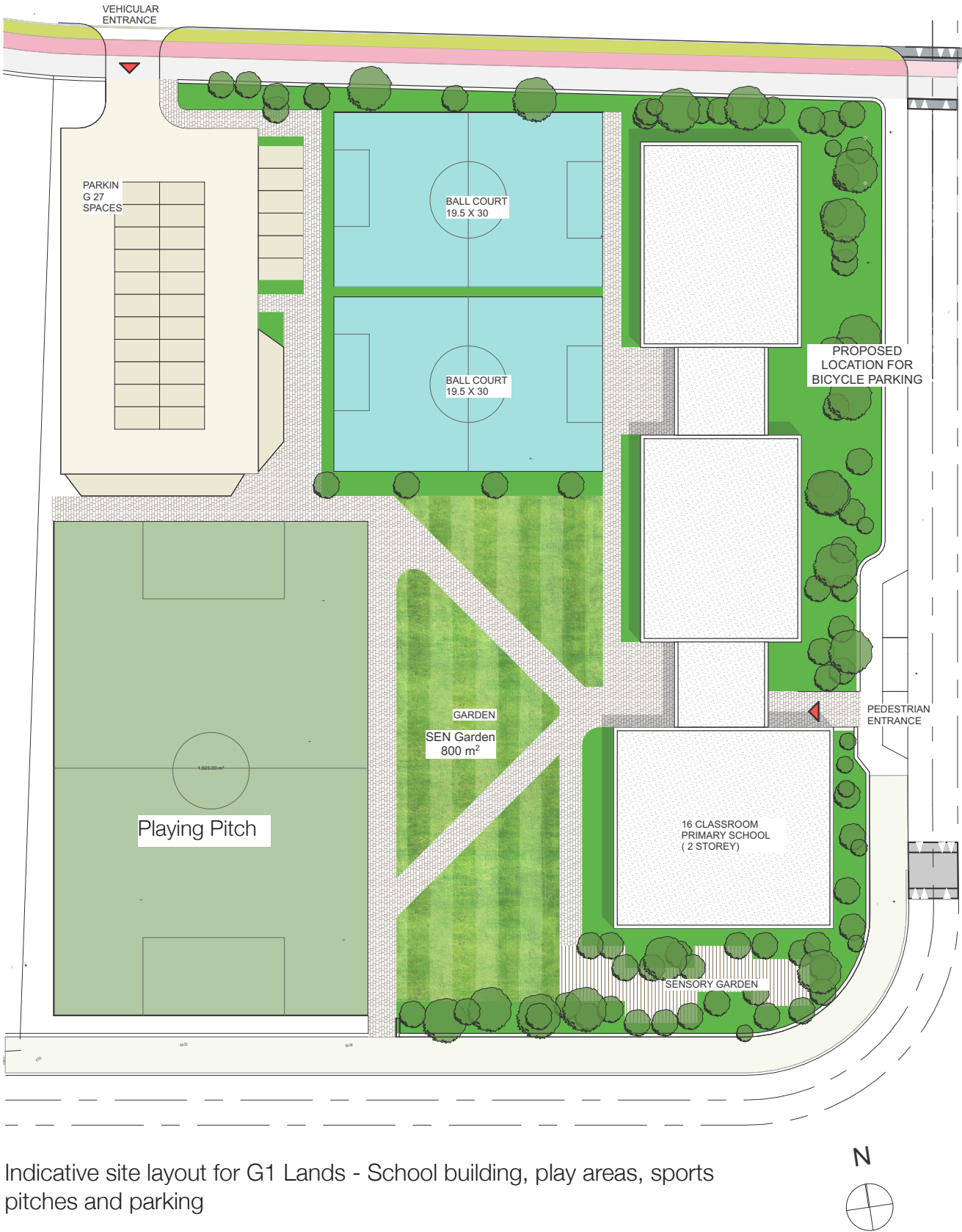
Planning and Building Unit
Portlaoise Road,
Tullamore,
Co. O'flay.

XXXX National School, address,TOWN, COUNTY Roll No: XXXXXXXX
SCHEDULE OF ACCOMMODATION for a 16 CLASSROOM PRIMARY SCHOOL
Based on a Projected Long-term Enrollment of xxx pupils
With Teaching Accommodation for 4 Full-time Equivalent Special Education Teacher(s)
(Teaching Accommodation for 2 Full-Time Equivalent SET(s) in Library/Resource /Multi-purpose Rooms)

No. of spaces	Area (m2)	Description of Space	Total Area (m2)
16	80.0 m2	Classroom(s) incl WCs & storage	1280.0 m2
1	195.0 m2	General Purpose Room	195.0 m2
1	8.0 m2	General Purpose Room Servery	8.0 m2
1	20.0 m2	P.E. Equipment Store	20.0 m2
(1)	13.0 m2	WC Area (4 No.) associated with General Purpose Room	13.0 m2
1	60.0 m2	Library & Resource Area combined (incl storage)	60.0 m2
1	13.4 m2	Multi-Purpose Room	13.4 m2
2	13.4 m2	Special Education Tuition Room(s)	26.8 m2
1	16.0 m2	Administration/General Office	16.0 m2
1	50.0 m2	Teachers & Staff Room	50.0 m2
1	13.4 m2	Principal's Office	13.4 m2
1	12.0 m2	2 Dual use Staff/Universal Access WCs with shower	12.0 m2
(1)	35.0 m2	General Storage, incl safe, cleaner's & external	35.0 m2
(1)	2.0 m2	Electrical	2.0 m2
(1)	4.0 m2	D.C.C.	4.0 m2
		Sub-Total	1748.6 m2
6.0%	104.9 m2	Internal Walls/Partitions @ 6.0%	104.9 m2
18.0%	314.7 m2	Internal Circulation @ 18.0%	314.7 m2
	16.0 m2	Boiler House	16.0 m2
		TOTAL (Rounded up to nearest m2)	2185.0 m2
		Plus maximum 25m2 per stairs per floor (where approved by PBU only)	0.0 m2
		External:	
2	585.0 m2	2 External Ball Court(s)	1170.0 m2
1	430.0 m2	1 Junior Play Area	430.0 m2
26		26 Car Parking Spaces for Teaching & non-teaching staff	



Indicative school plan



Indicative site layout for G1 Lands - School building, play areas, sports pitches and parking

04 Proposed Development | Tripartite Meeting

Items addressed since tripartite meeting



Tripartite Meeting Stage Site Layout

Issues identified by Local Authority /ABP

- 1 Urban design approach at Dublin Road
- 2 Prevalence of on street parking at key nodes along link street
- 3 Need for passive surveillance of connections into adjoining lands and areas of open space



Final Layout

Items addressed in final submission

- 1 Improved frontage to Dublin Road & articulation of gateway building
- 2 Parking bays removed from junctions and relocated behind blocks
- 3 Houses reorientated to address and passively overlook open spaces and connections into adjoining lands.

04 Proposed Development | Phasing

- PHASE 1**

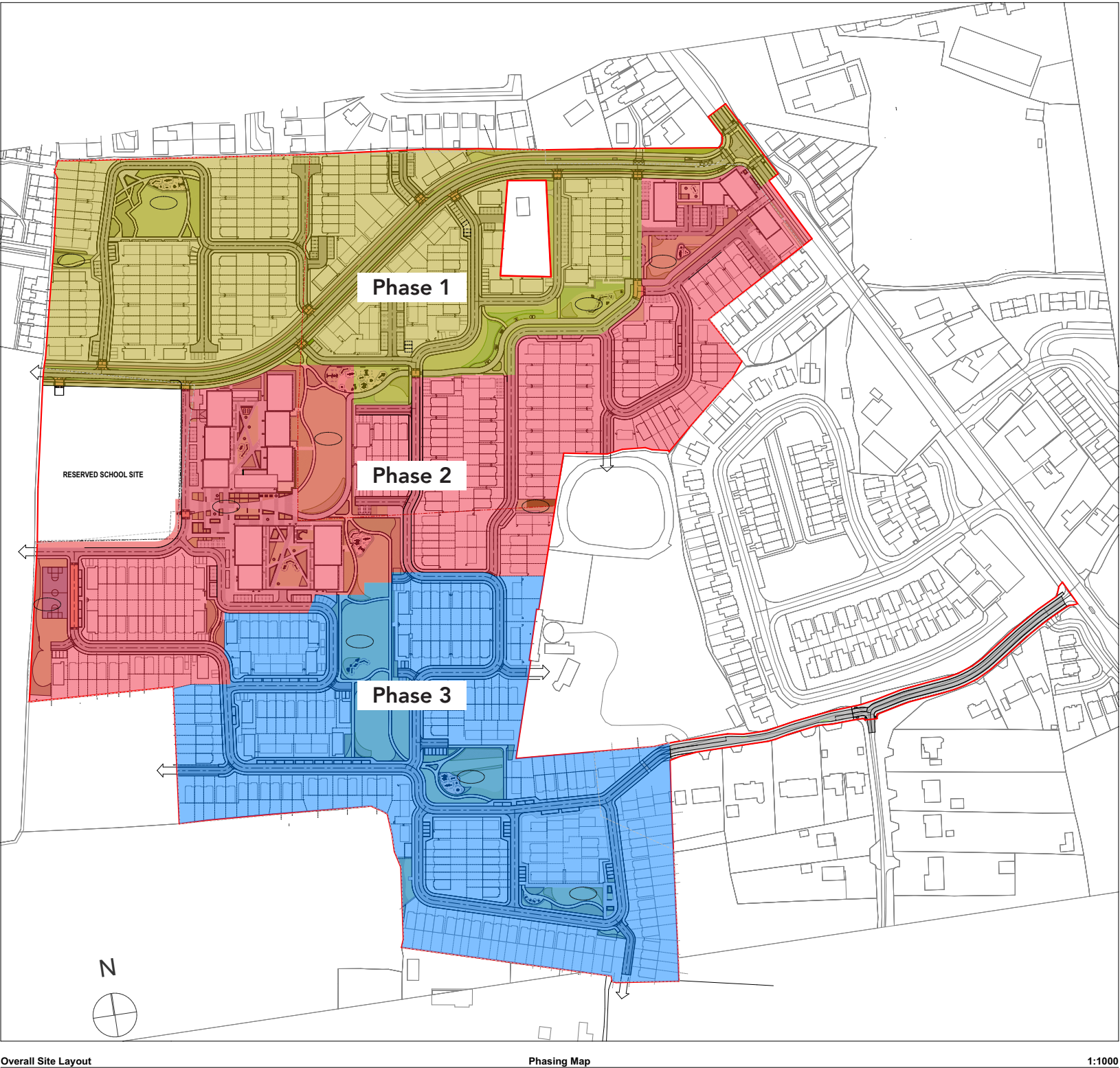
 - FULL LINK ROAD (INCL. CYCLING & PEDESTRIAN FACILITIES)
 - 7637m² PUBLIC OPEN SPACE
 - 167no. RESIDENTIAL UNITS
 - 34no. APARTMENTS (12 BLOCKS)
 - 127no. HOUSES
 - 6no. Duplex Units (3 BLOCKS)

- PHASE 2**

 - CYCLE LINK CONNECTION TO DUBLIN ROAD
 - 12,466m² PUBLIC OPEN SPACE (INCL. MUGA)
 - 2no. CRECHES & ASSOCIATED PARKING
 - 4no. RETAIL UNITS
 - 1no. GP PRACTICE
 - 350no. RESIDENTIAL UNITS
 - 210no. APARTMENTS (9 BLOCKS)
 - 12no. DUPLEX UNITS (6no. BLOCKS)
 - 128no. HOUSES

- PHASE 3**

 - 8,782m² PUBLIC OPEN SPACE
 - HICKEY'S LANE VEHICULAR ACCESS
 - HICKEYS LANE UPGRADE & ACCESS
 - 20no. DUPLEX UNITS (10no. BLOCKS)
 - 165no. HOUSES



04 Proposed Development | Street Hierarchy

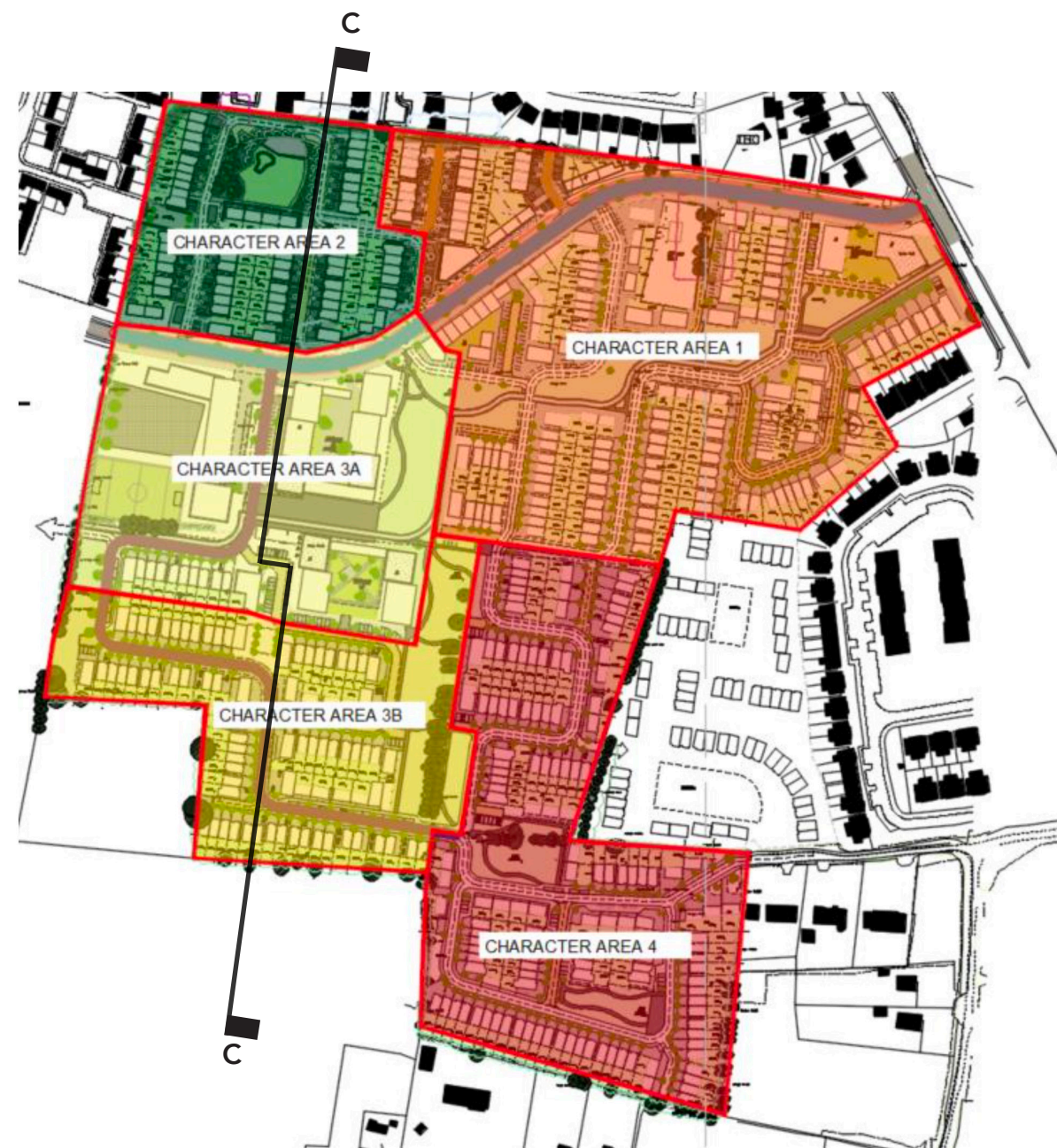


05 Character Areas

The development can be divided into five distinct character areas which are influenced by the unit design and layout, scale, location, relationship with surroundings and material finish.

The Green spine, green link and Link Street are other strong characterizing elements which provide common strands through many of these character areas and will facilitate in way-finding through the development.

The landscape design will further enhance the unique character of each area.



Character area site plan drawing from landscape report

3.18 Tree Planting Strategy



2 + 3 Storey terraced houses overlooking public open space

Apartment Block A1

Apartment Block B1

G1 - 3 Storey duplex types addressing street

CHARACTER AREA 2

CHARACTER AREA 3A (LOCAL CENTRE)

CHARACTER AREA 3B



Contiguous Elevation C-C - showing variety of character areas and unit typologies.

05 Character Areas

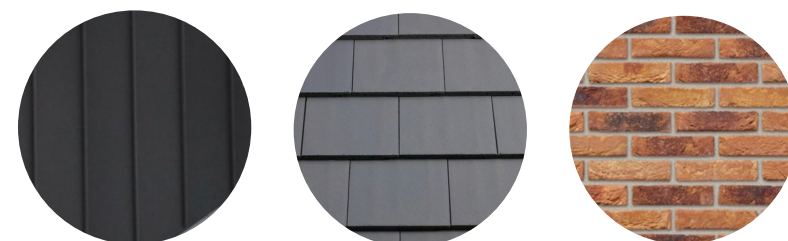
Character Area 1: Dublin Road Gateway & North Eastern Quarter.

This area encompasses Aspect's development area and will form the interface with the Dublin Road. The 4-6 storey Block A forms a strong urban anchor point at the junction with the Dublin Road and turns the corner along Cherry Lane to address the proposed new link street into the development.

Further south along the Dublin Road, a pedestrian gateway, formed between Block A and B, introduces the green link into the development and sets up strong visual connections along the linear Park or 'Green Spine'.

The linear park is typically addressed with a 3 storey apartment buildings (F type) or wide frontage units (E type). These units are staggered at the end of each urban block to create a distinct stepping movement which invites pedestrians and cyclists further into the development and gives a distinct shape to the open spaces.

Streets branch off the linear park on a strict north/south axes, providing east/west orientation to the houses. Houses within this area are typically 2-3 storeys, finished in orange brick with contemporary zinc dormers, which provide a unique character and identity to the street scene.



Zinc cladding

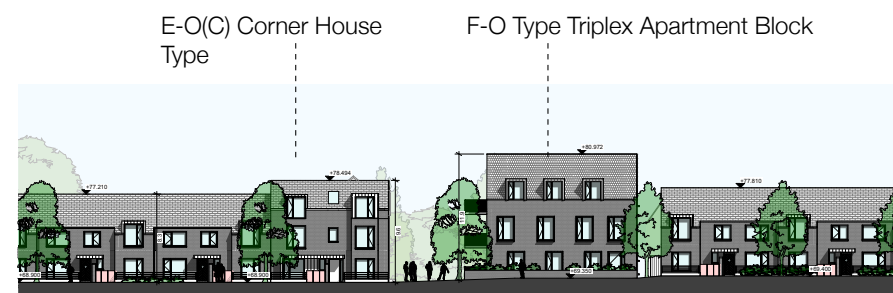
Roof Tile

Orange clay brick

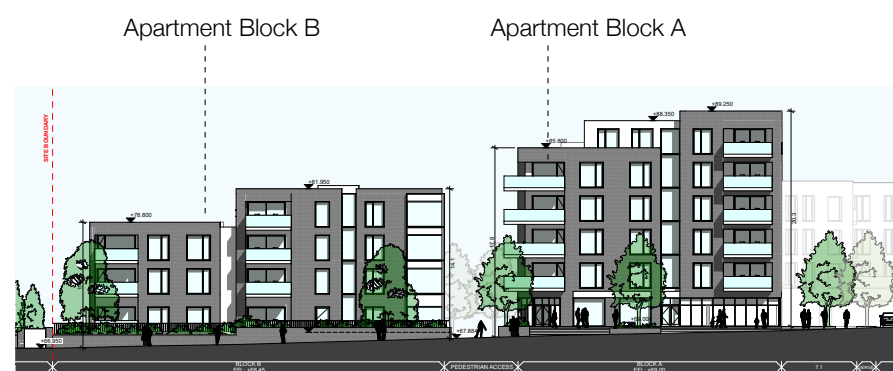
Material finishes within Character area 1



Plan View CHA.1



1-1 Elevation showing variety of house types within CHA:1



Dublin Road Elevation



1. Visual showing streetscape character



2. Visual showing Green spine with pedestrian connections



3. Visual showing Dublin Road Gateway Building

05 Character Areas

Character Area 2: North West Quarter

This area, which is in Arnub’s landholding, forms the northern edge of the Link Street and will have a strong relationship to the existing developments to the north and west with potential for new pedestrian linkages.

The area will be further characterized by it’s distinct square-shaped landscaped open space and associated play area, which is overlooked on three sides by a variety of house types. Dual aspect duplex units or wide frontage gabled units provide a strong urban frontage to the Link Street to the south.

This area will have contrasting unit typologies and material finishes to those within Character Area 1.



1-1 Example of duplex units addressing Link Road



2-2 Typical Street Elevation, with full gabled forms creating interest at the ends of terraces

05 Character Areas

Character Area 3A: Local Centre and School Quarter

This area will form the focal point of the neighbourhood with a distinct change in the scale and grain of development from the surrounding residential units.

It is intended that the Local Centre will serve the community's everyday grocery, medical, childcare and caffeine related needs. These active ground floor uses, coupled with the varying building height (4-6 stories), variety of finishes and forms and high-quality landscaping, will create a unique and attractive space with a strong sense of place.

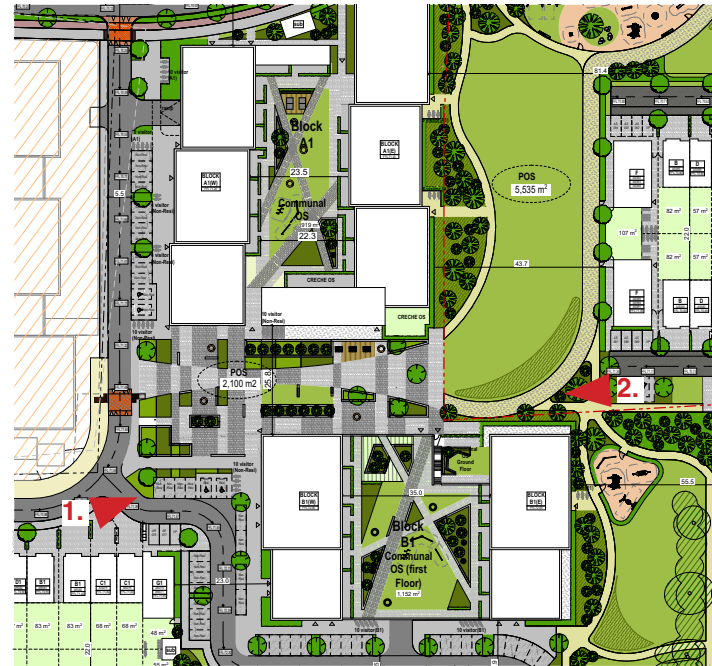
The plaza, which forms part of the greenlink, will make a secure and safe place for children to congregate before and after school.



Material finishes within Character Area 3A local centre



View showing Local Centre as focal point and wayfinding landmark along Green Link.



Plan View CHA.3A showing change in the grain of development from houses to apartments & school site



1. CGI view of Local Centre looking northeast



2. CGI view from Green Spine looking west towards Local Centre and Plaza

05 Character Areas

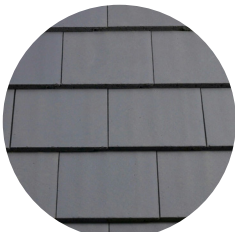
Character Area 3B: Southwest Quarter

This area sits to the south of the Local Centre where it enjoys a strong connection to the main open space to the east and the open space along the western boundary and OS zoned lands beyond. Streets typically run east to west connecting these two areas of open space. A small pocket park is located at the centre allowing pedestrian permeability from north to south.

This area contains a large number of existing trees which are to be retained, giving the area a mature and leafy character - the central open space will include a line of native Ash trees and the western and southern boundaries will retain trees to the back gardens of houses with a protective landscape fence.



Buff Brick



Roof Tile

Material finishes within Character Area 3A local centre



1-1 Contiguous Elevation showing Type G Units
Address POS & Street



Plan View CHA.3B



1. CGI View of Character Area 3B Streetscape

05 Character Areas

Character Area 4: Southeast Quarter

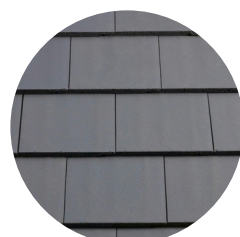
This area links into Hickeys lane and can be classified as a quieter, low-rise section of the development, predominantly made up of 2 storey, single occupancy houses which are aggregated in a variety of ways.

Streets to the north will enjoy framed views of the linear open space, Local Centre and line of mature Ash trees to the west

The area to the south includes more intimate open spaces which are addressed with wide frontage double gabled houses.



Red/Brown Brick



Roof Tile



1. Early stage CGI showing wide frontage double gabled house types



1-1 Elevation Drawing - Wide frontage double gabled units to address open space



Plan View CHA.4



2. CGI View of Character Area 4 Open Space

06 Housing Typologies

A wide variety of bespoke unit types have been developed to fit into the urban design proposal for the site. These include own-door, single storey apartments, duplexes, walk-up apartments / triplexes apartment blocks and a wide range of houses types

Houses:

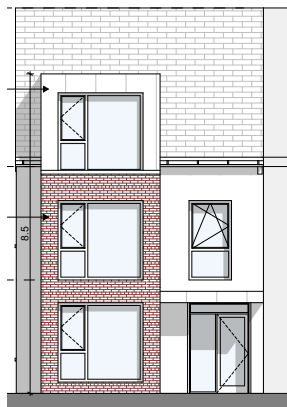
There are 20 different house types included in the design which all address a variety of different conditions across the development.

The houses also vary in form, facade and material treatments across the separate developer landholdings which creates distinctive streetscapes and character areas.

Key considerations:

Creating Visual interest and variety in the streetscapes

Specific focus has been given to maximise the extent of active edges at corner conditions wide forntage or side entry corner houses typical address these



2--3 storey with zinc Dormer



wide frontage with zinc dormer



2 storey semi terrace brick bays



2-3 storey wide frontage

Aspect House Types

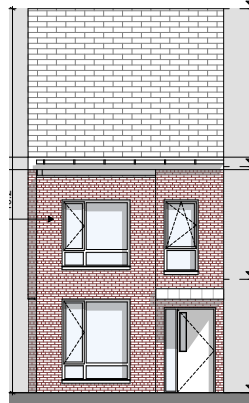


2-3 storey gabled

Arnub House Types



side entry



2 storey



doubled gabled wide front-age

06 Housing Typologies

Duplexes & Small Apartments

Three storey duplexes [G1 types] and walk-up apartments [F Types] are incorporated at corner locations across the scheme. These units have been designed to bookend a typical street and urban block and turn the corner to form a strong active edge on the side elevation which address amenity spaces or important streets.

The G1 types include a two bed own door apartment at ground level with a 3 bed duplex apartment above. The ground floor unit enjoys a private rear garden, while the duplex apartment has a generous terrace at first floor level overlooking the spaces below. These units are designed with a 'blind back' condition to the rear to ensure that there is no overlooking of the private rear gardens of houses within the same block.

The F type apartments or triplexes are made up of 3 x 2Bed apartments organised over three floors. The entrances into these units is located at the side elevation where a common stairs provides access into each apartment. The apartments include a small communal garden at ground floor level and a designated space for bins and bike storage.

The F-O type is a triple aspect variation of the F type which sits more out in the open and doesn't require a 'blind back' condition.

Key considerations:

- Providing density through the development and into each urban block
- Bookending urban block and providing creating visual interest at corners
- Providing strong urban edge with active frontages to front and side elevations which address areas of open space or streets



Axonometric drawing of streetscape corner showing G1 Type [Apartments]



CGI showing G1 Type



Axonometric drawing showing F Types addressing open space



CGI showing F Type

06 Housing Typologies
Apartments | Block A and B

Block A and B demarcate the entrance to the development, announcing both the new link street to the north and the green link to the south.

The 6 storey high point creates a focal point along the key node of Dublin Road and link street.

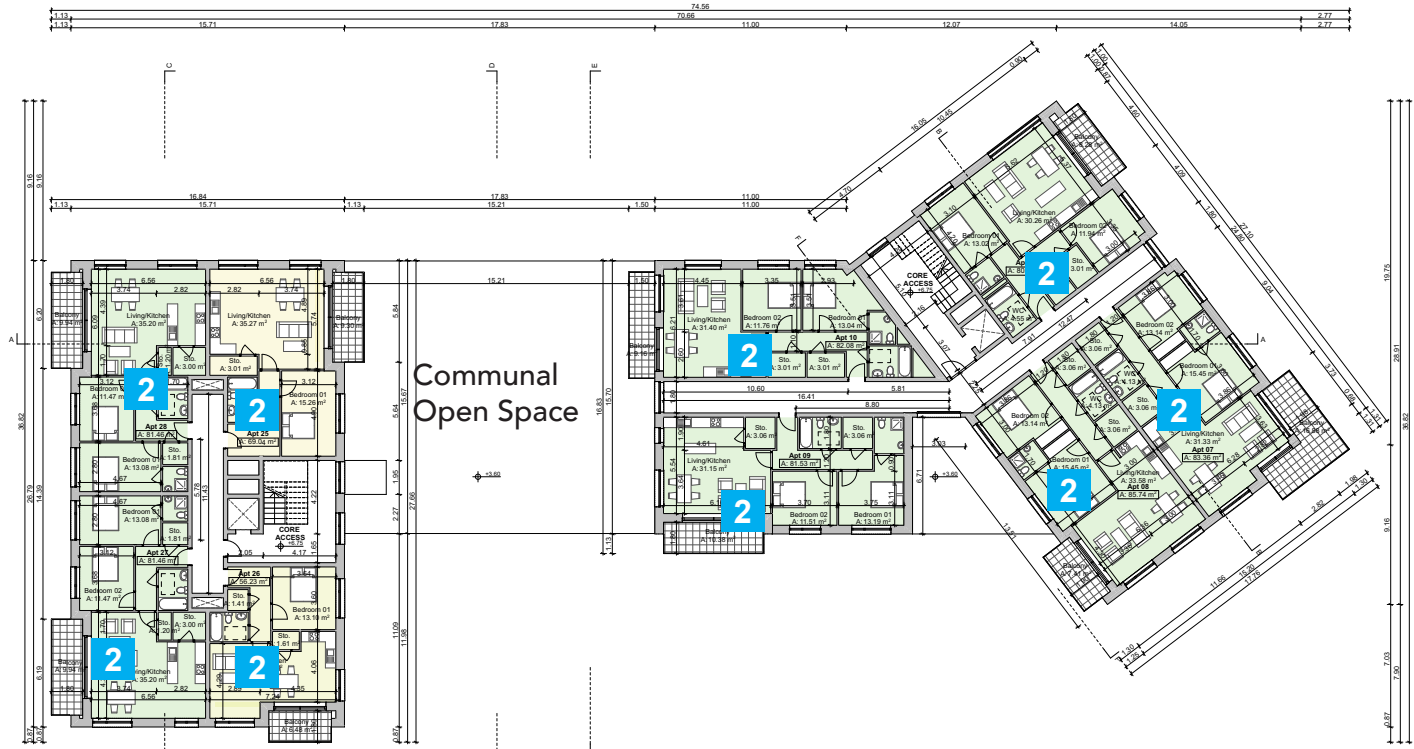
2 retail units, a creche and regular entrances into the block will provide active ground floor usage and strong levels of passive surveillance of the surrounding streets.



CGI View of Block A & B with pedestrian entrance to development

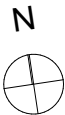
Block A

- 100% dual aspect ratio
- no single aspect north facing units
- Oversized south facing communal amenity space at podium level. Note 280 sqm provided (212 sqm requirement)
- 100% compliance rate with BRE sunlight/daylightguidelines



Apartment Block A Typical Plan

- 1 single aspect (east or west facing)
- 2 dual aspect

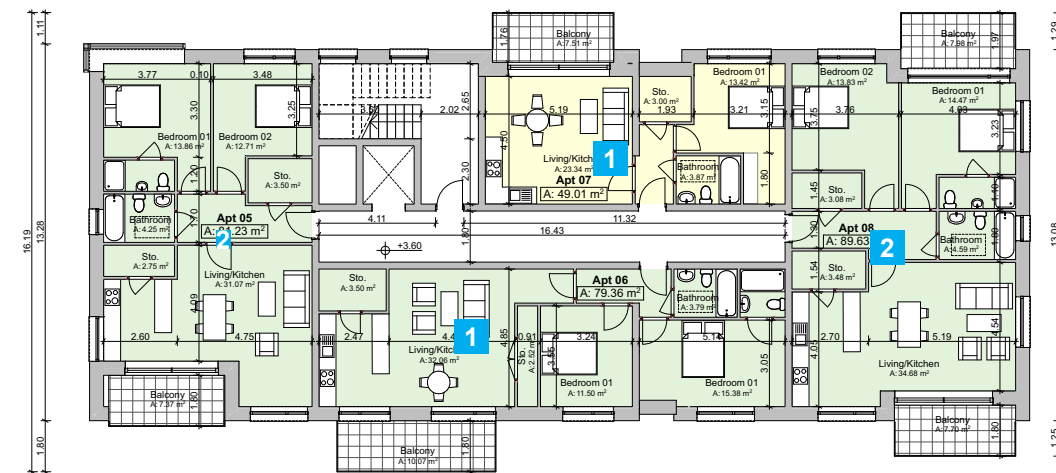


Block B

- 3-4 storey block
- 57% dual aspect ratio
- 100% compliance rate with BRE sunlight/daylight guidelines
- Oversized communal open space - 180 sqm provided (90 sqm required)

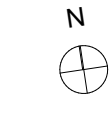
Key considerations Block A & B:

- Articulate entrance and 'Gateway' into development
- Form an 'Urban Front' onto the Dublin Road
- Address adjoining buildings
- Reduced visual impact of car parking
- Create a dynamic building form with slender portions
- provide enhanced public realm with active GF uses



Apartment Block B Typical Plan

- 1 single aspect
- 2 dual aspect



Elevation View of Block A from Cherry Lane



Elevation View of Block B

06 Housing Typologies
Apartments | Block A1 and B1

Block A1 and B1 Blocks are both conceived as fragment-
ed urban blocks, made up of a number of forms of varying
height and contrasting brick finish.

A subtle stepping or staggering of these individual forms
creates movement and depth on the facade to form an at-
tractive elevation to the street that is not monolithic.

Block A1 and B1 work in concert to form the Local Centre
of the development. The high point addresses the plaza
area to reinforce the space as a focal point of the neighbor-
hood. Active commercial uses address the plaza at ground
floor level.

Car parking is provided with a basement for Block A and in
a screened undercroft area in Block B1.



Apartment Block A1 - Material Texture Palette



CGI View showing Block A1 & B1 addressing public open space & urban plaza



Apartment Block A1 - Elevation Drawing



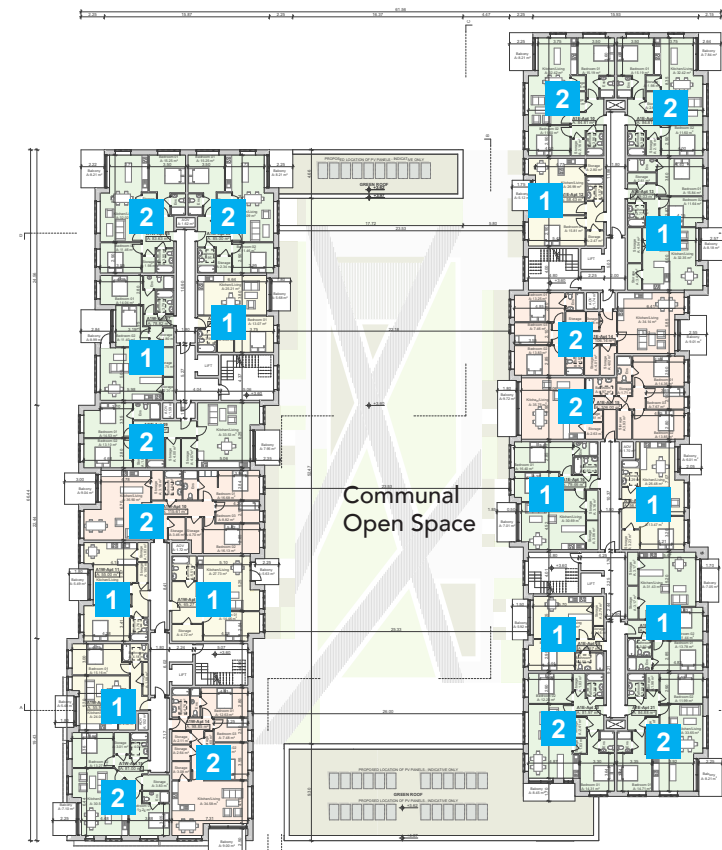
Apartment Block B1 - Elevation Drawing

06 Housing Typologies

Apartments | Block A1 and B1

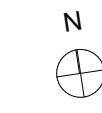
Block A1

- 55 % dual aspect ratio
- No single aspect north facing units
- East / west orientation
- South facing communal amenity space
- 98% compliance rate with BRE sunlight/daylight guide-lines. Refer to Sunlight/Daylight Report contained in application documents.
- Oversized communal open space within courtyard - 919 sqm provided (622 sqm required)



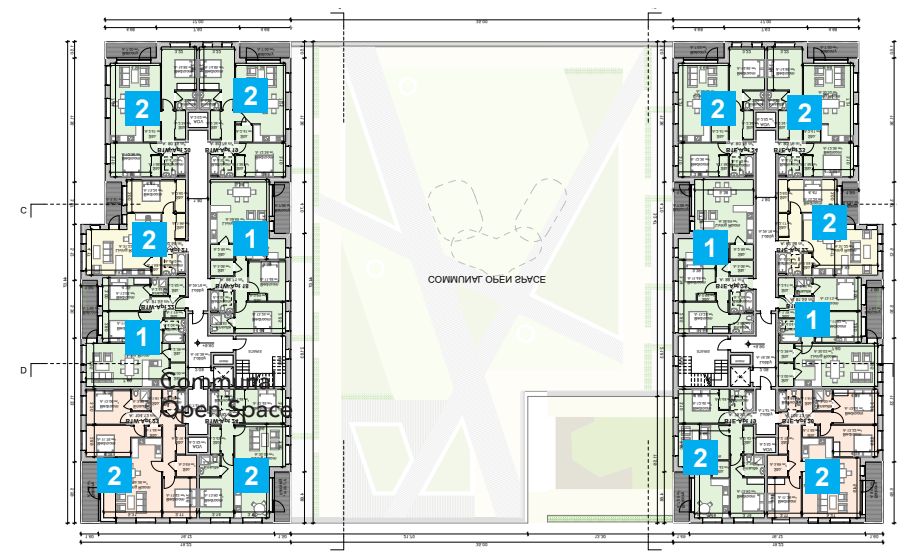
Apartment Block A1- Typical Plan Layout

- 1 single aspect (east or west facing)
- 2 dual aspect



Block B1

- 75% dual aspect ratio
- No single aspect north facing units
- East / west orientation
- 99% compliance rate with BRE Sunlight Daylight Guide-lines. Refer to Sunlight/Daylight Report contained in application documents.
- Oversized communal open space provided at first floor level - 1251sqm provided (401 sqm required)

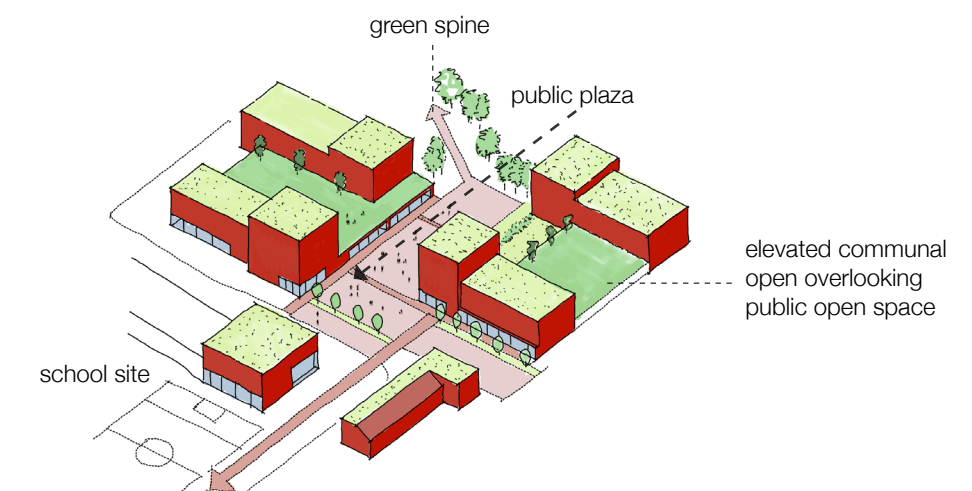


Apartment Block B1- Typical Plan Layout

- 1 single aspect (east or west facing)
- 2 dual aspect



CGI View of Apartment Block A1



Initial sketch design of urban plaza & apartment block forms

Key Considerations: Block A1 and B1

- Create focal point in community
- Provide active ground floor uses
- Avoid monolithic facade treatments
- Height provided in graduated manner
- Reduce visual impact of car parking.

07 Urban Design Manual : Urban Design Criteria Assessment

01 Context - How does the development respond to its surroundings?

The design of the development has been carefully considered its immediate and wider context.

Height, for example, is delivered in a graduated manner across the scheme to avoid abrupt changes in scale and to protect the existing residential amenities of the surroundings dwellings. The edges of the development that adjoin existing housing are typically made up of low-lying two storey houses which will blend into their surroundings. The taller apartment blocks are judiciously located at the centre of the development or along the Dublin Road where they form focal points in the neighbourhood. In these locations the apartment blocks are broken into smaller forms which gradually increase in height and step down to address the scale of adjoining buildings, both existing and proposed.

The design and layout of open spaces have been shaped to retain existing trees and hedgerows, protecting existing habitats and allowing the buildings to settle into their surroundings.



Verified View - Dublin Road view looking north towards Block B and the main entrance to development



Verified View - Dublin Road looking into Cherry Court with proposed new development in background



Verified View - Dublin Road view looking south towards Block A



Verified View - Hickey's Lane view looking west to the development entrance

02. Connections - How well connected is the site/new neighbourhood?




The new development has been designed to facilitate levels of vehicular, pedestrian and bicycle permeability with connections provided for in all directions north, south east and west.

- The main Link Street will deliver pedestrian, bicycle and vehicular connectivity from the Dublin Road to the east, through the development to the adjoining lands to the west.
- The Green Link will provide pedestrian and bicycle from East to West.
- Potential pedestrian linkages can be facilitated into the existing Tara Close and Alderbrook Rise developments to the north and northwest respectively. A number of potential pedestrian routes through the green spine will provide access to the future school.
- Vehicular and pedestrian access to Hickeys Lane is to be maintained. Following consultation with Meath County Council, Hickeys lane will be upgraded to include footpaths as part of the application.
- 3 potential connections are provided for into the wider masterplan lands to the east
- 2 additional connections are provided for to the south and southwest

In terms of wider levels of connectivity, the site is approximately 1.5km south of Ashbourne Town centre which equates to a 5m cycle or 15 minute walk.

Links to the Town Centre will be further enhanced with the completion of the council-led 'Ashbourne Main Street Refurbishment Scheme Phase 2' which



-  Pedestrian/Bicycle Only
-  Vehicular, Pedestrian & Bicycle
-  Pedestrian Routes to School

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

The proposed development includes a wide mix of unit types / sizes including 1,2,3, and 4 bedroom houses and own door apartments, which caters for a variety of household formations, living arrangements and demographics.

All units within the development will meet the requirements of Part M of the Technical Guidance Documents where accessibility is concerned.

All amenity areas, and parks within the development are open to the public and overlooked by units which provide active surveillance.

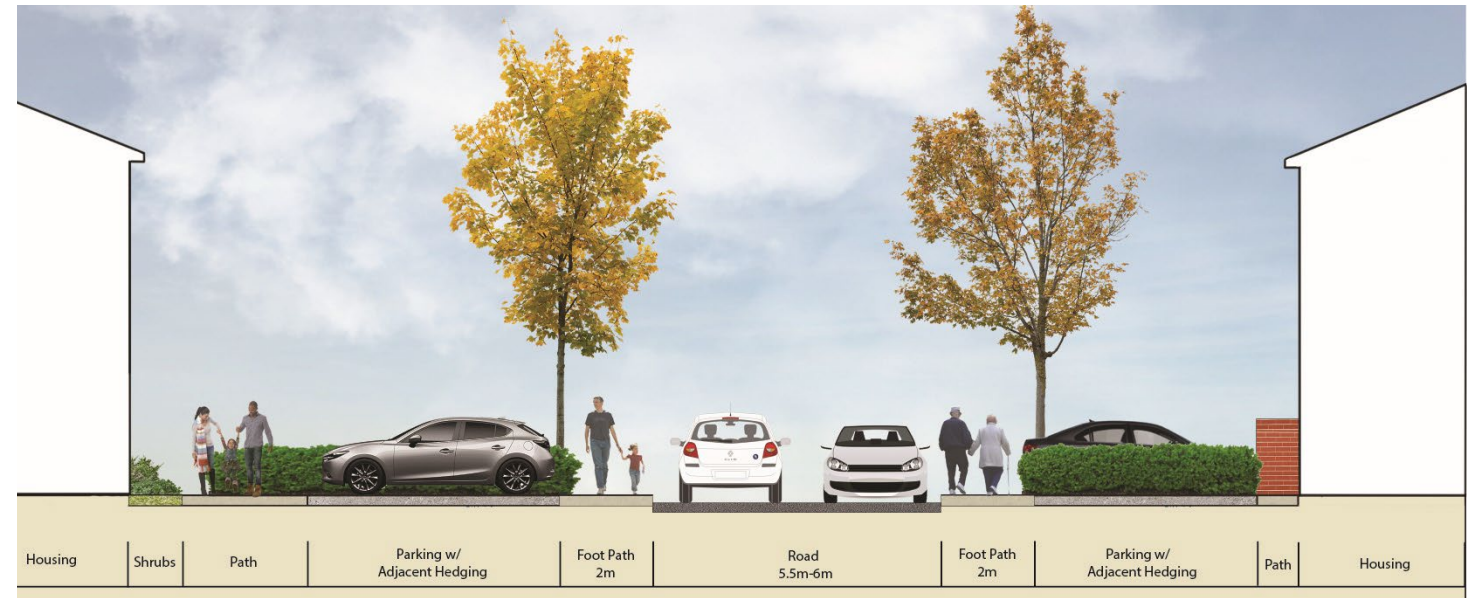
The overall site layout has been designed in line with 'Urban Design Manual' 2009, Design Manual of Urban Roads and Streets 2013, guidelines on 'Sustainable Residential Development in Urban Areas' 2009, 'Sustainable Urban Housing - Design Standards for New Apartments' 2020 and Building Regulations for universal access. Footpath gradients are at 1:20 or less. The proposed development is not to be gated so will be accessible and open to all.

04. Variety - How does the development promote a good mix of activities?

Our design seeks to create a rich and varied development with a diverse mix of streets and open spaces that cater for a wide range of activities.

The green spine will create an ever-changing linear park which that offers break out areas for a multiple of different recreational uses. These would include large open areas of grass for kick-about spaces; play areas for all aged groups dotted throughout the open spaces to ensure good proximity for the entire development; plaza spaces to offer gathering and outdoor seating positioned to maximize sunny positions; good circulation of paths for walking, cycling, dog walking and running.

Smaller pocket parks to the north west and south east will create more enclosed and intimate amenity areas for residents.



Typical Streetscape Section & Plan from Landscape Report



CGI looking at start of 'Green Spine'



CGI looking at cycle route & play area along 'Green Spine'



CGI looking at Blocks A1, B1 and green spine linkage into the Urban Plaza

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

The development works hard to maximise the amount of meaningful and usable spaces across the site, without surplus parallel roads or unusable strips of land.

Roads are kept to periphery of the site to provide safe, high quality amenity space at the centre of the development.

The development provides a density of c. 39.7 units/ha across the site which is considered appropriate for this location. The inclusion of duplexes and small apartment blocks at the corners of the streetscape delivers density throughout the development with intensive density located at the development entrance [Block A & B] & the local centre [A1 & B1].

06. Distinctiveness - How do the proposals create a sense of place?

A coherent urban design strategy incorporating 5 distinct character areas and the principal organising elements of the Green Spine, Link Street, the local centre and the Dublin Road gateway will provide a highly identifiable and legible environment that will create a strong sense of place.

High quality landscaped open spaces with a variety of informal play spaces will provide a sense of place for younger generations within the development.



proposed landscaping design solutions from landscape report to create vibrancy & connectivity in outdoor spaces



Proposed pedestrian entrance to the development off the Dublin Road



CGI showing proposed 'Link Street'



CGI Showing Green Spine leading to Local Centre

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

The proposed routes through the site follow the principles of DMURS ensuring that traffic speeds are minimised and that the pedestrian is favoured. Vertical deflections in the road create areas of raised tables adjoining open spaces to create a sense of pedestrian priority.

All open spaces are centrally located within easy walking distance of all units, they are also actively overlooked by living areas and private amenity spaces.

08. Public Realm - How safe, secure and enjoyable are the public areas?

All streets and open spaces are actively overlooked and passively supervised by apartments and houses.

High quality landscaping and high levels of existing tree retention will soften up the street scene and allow the buildings to settle into their surroundings.

The landscape design includes regular points of interest dispersed across the scheme, which include children play areas, exercise equipment and seating area.

09. Adaptability – How will the buildings cope with change?

The buildings are to be finished in high quality render, brick, roof tile and glazing, giving a character of strength and robustness befitting the context. The choice of materials also has a strong durability with minimal maintenance and upkeep requirements. The units are designed to be compliant with Building Regulations and will incorporate sustainable heating and energy efficiency requirements.

The houses will be constructed with attic trusses which will allow for future attic conversions to cater for growing families. A, B and E-Os House types also include dormer windows and fire escape roof windows to attic levels for ease of future conversion.

Similarly, garden areas are generously over-provided for, affording occupants the opportunity to extend their property to the rear for additional living accommodation or a home office/studio.



CGI looking at Ground Floor of Blocks A & B



CGI looking at E-O(C) & E-O Types with provision of dormers for future attic conversion

10. Privacy & Amenity - How does the scheme provide a decent standard of amenity?

- All units have access to a private amenity space which exceeds the development plan/apartment guidelines standards.
- Communal open space provided for apartments and duplexes in line with apartment guidelines.
- 15.5% public open space provided for within development
- All public and communal open spaces receive good access to sunlight in line with BRE requirements.
- All units meet or exceed the Development Plan / Apartment Guidelines standards for storage and internal living space.
- Adequate and accessible bin storage and bicycle storage is also provided for within the scheme.
- Ground floor units include landscaped buffers to ensure reasonable levels of privacy while maintaining passive surveillance of the streets and spaces that the units address.

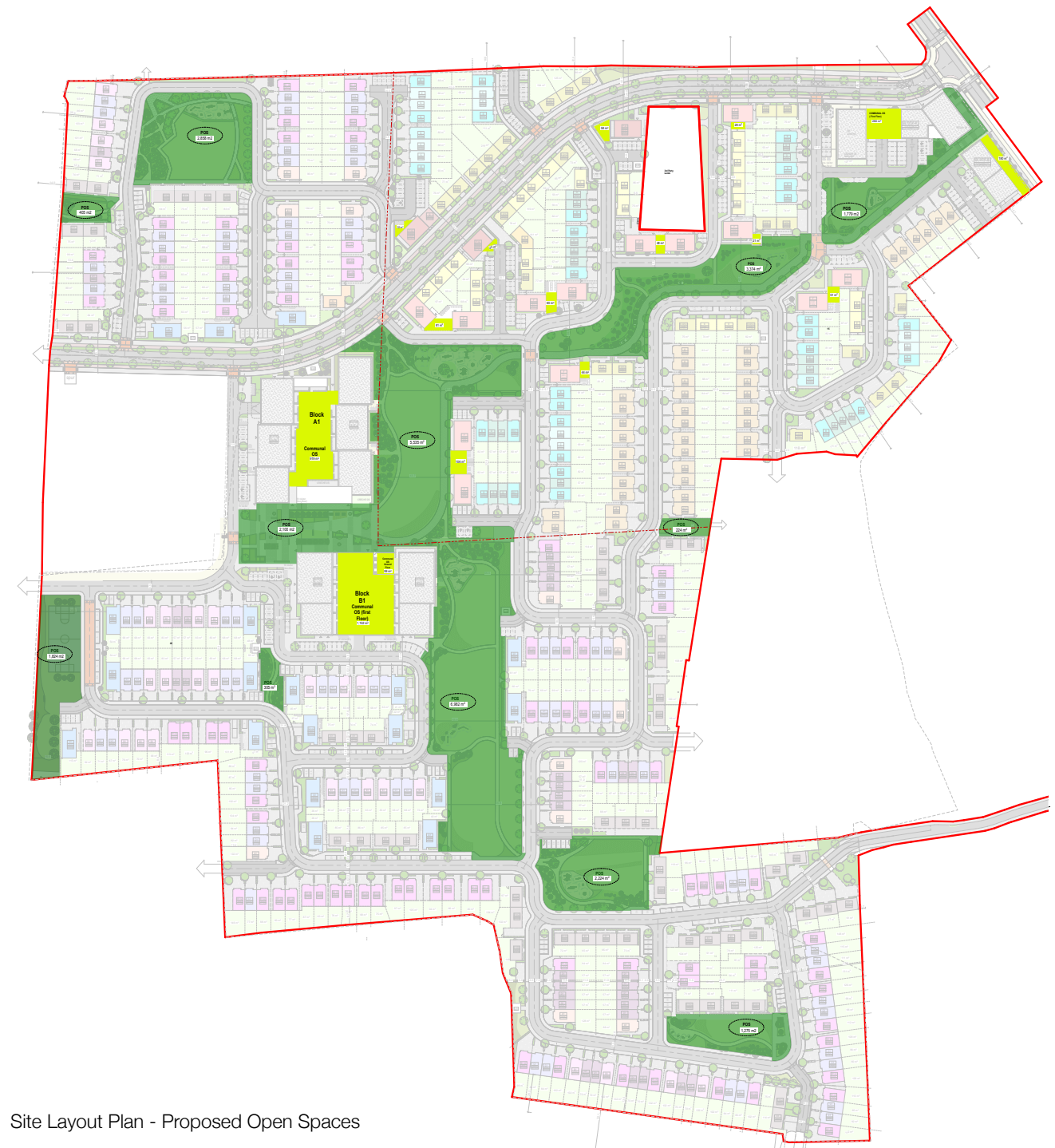
11. Parking - How will the parking be secure and attractive?

Reducing the visual dominance of the car on the street has been a key design principle for the development. Parking for the apartments blocks is provided in undercroft parking areas (Block A and B1), basements (Block A1) or in planted on-street parking bays which are passively overlooked.

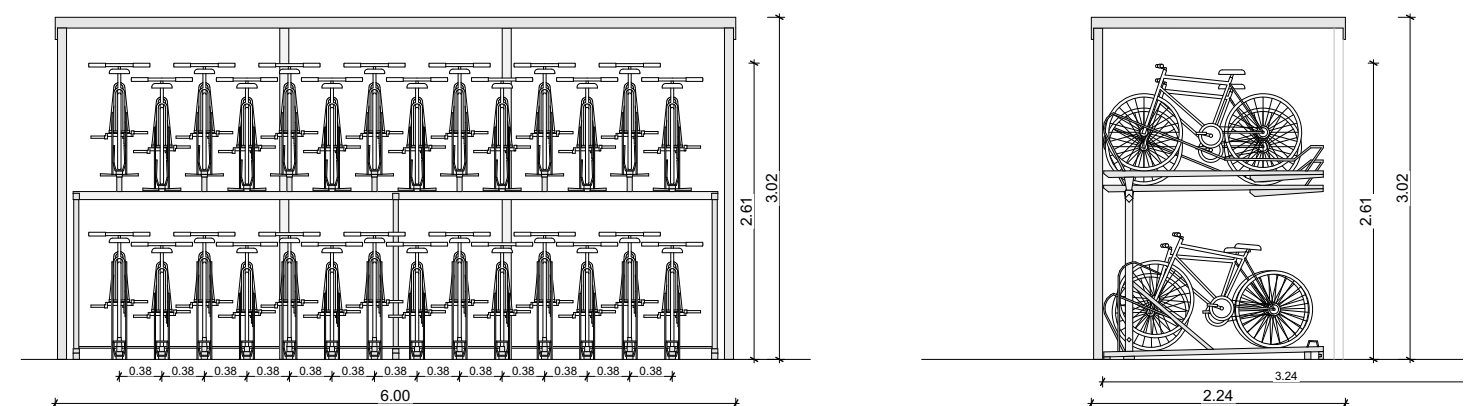
Parking for houses is typically provided on-curtilage where it can be screened by trees and shrubs in the private front gardens. Landscape solutions will break up visual dominance of on-street parking where provided.

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

- The design of the development has been coordinated across multiple consultants and disciplines which include, environmental, mechanical and electrical, fire safety, renewables, Part M accessibility and traffic safety.
- Electric car points will be provided for within the scheme.
- The detailed landscape design includes areas for native and natural planting to enhance local biodiversity.
- Tree planting will be fully coordinated with street lighting, lamppost distances from trees maintained at 7m.
- Landscape proposals will be fully coordinated with all underground services and carefully coordinated with the drainage/ SuDS strategy to ensure a seamless blend and to include for as much surface attenuation as possible
- Landscape design has been coordinated with traffic safety and public lighting requirements.



Site Layout Plan - Proposed Open Spaces



Two Tier Bicycle Storage Unit - Refer to bicycle storage drawings for further information

05 Design Development

The design has arisen from a careful investigation into the site opportunities, constraints and a high level of residential amenity. The Green Spine, Link Street & Local Centre concepts were adopted early on and have allowed us to develop a scheme with a strong sense of identity around these principles.



Initial green spine, public plaza and block massing sketch



CGI showing developed green spine linking into urban plaza



Initial site layout sketch of lands showing extensive green links



In progress site layout sketch implementing green spine, link street & urban blocks



Developed hardline site layout plan



Site Layout Plan

