

SECTION 5.0

PROPOSED UNITS

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5.1 Unit Descriptions

There are 9 differing house variants and a two multi-unit dwelling types proposed, each unit is considered in terms of form, material composition, texture, colour and adjacent treatments to create distinct character areas within the overall neighbourhood. A familiar architectural language ties all the types together to create a consistent aesthetic throughout the proposal. The houses are arranged as a mixture of terrace, duplex, semi-D and detached dwellings creating a providing variation along each street edge with corner units developed as dual aspect where possible to provide active corners, passive surveillance and brighter homes.

The volumes of duplex terraces and apartment blocks are balanced by their proximity to the open spaces. Façades to be comprised of predominantly brick so as to provide visual continuity between the duplex buildings and the apartment blocks. The long face of the building is subdivided into modules and terminating in a broken parapet line. The apartment buildings provide lift access to all levels with the development designed to be inclusive of all potential residents and visitors alike.

Type M Units (M1)

The Type M units are most representative in both the North and South neighbourhoods. They are 3 bed semi-detached houses with recessed entrances to articulate the front facade. These units are located in North and South Site Character Areas '1', '2' & '3'.

Type N Units (N1/N2a)

The Type N units comprise 3 bed semi-detached houses with projecting bay windows over two levels to articulate the front facade. These units are predominantly located at the end of a row and are seen from the open spaces at the North Site Character Areas '2' & '3'.

Type O Units (O1/O1b/O2a/O2b)

The Type O units comprise the bulk of 4 bed detached or semi-detached houses with ground floor projecting bays and recessed entrances to articulate the front facade. These units are only located in North and South Site Character Areas '1', '2' & '3'.

Type P (P2a)

The Type P unit is a special 4 bed detached house with ground floor bay windows to the living spaces and a reversed pitch to the roof articulating the brick gable to the front of the house. These units are few in number and located in North Site Character Areas '2' & '3'.

Type Q Units (Q2c/Q21c/Q21d)

The Type Q units comprise 2 bed terrace houses with extended porches articulating the front facade. These units are predominantly located in West Site Character Area '5', and in smaller quantities in North and South Character Areas '1' & '3'.

Type R Units (R2a & R2d)

The Type R units comprise of a 3 bed terrace houses with 2 storey step outs and extended porches articulating the front facade. These units are located in West Site Character Area '5'.

Type W1 Units (W1b)

The Type W1 units is a 4 bed double fronted detached houses with metal canopies and a reversed pitch to the roof articulating the brick gable to the front of the house articulating the front facade. These units are located in South Site Character Areas '1' flanking Tinakilly Avenue.

Type W2 Units (W2a)

The Type W2 units is a 2 bed double fronted detached houses with metal canopies and a reversed pitch to the roof articulating the brick gable to the front of the house articulating the front facade. These units are located in North Site Character Areas '2' & '3'.

Type V Units (V21c/V21d/V2a/V2c/V2d)

The Type V units comprise of 2+3 Duplex units with a 2 bed unit at ground level and a 3 bed unit entered at first floor level. Entrances to the 2 and 3 bed units are from opposing sides of the Duplex to activate streets to both the front and rear of the units. These units are located in West Site Character Area '4' and in the East Site facing the open space of New Avenue in Character Area '2'.

Type Z (Z1/Z2b)

The Type Z unit is a 5 bed detached house with ground floor bay windows to the living spaces and a reversed pitch to the roof articulating the brick gable to the front of the house. These units are located to respond to Tinakilly House and mirror the housing scheme of Tinakilly Park in the South East corner of Character Area '1'.

Type Dxa/Dxd

The Type Dxa/Dxd comprises of four semi-detached Apartments with two 1 bed Apartments at ground level and two 1 bed Apartments at first floor level. Entrances to the ground floor apartments are located to the front of the apartment block, whilst entrances to first floor apartments are located to the side of the apartment - with the facade treatment responding to the surrounding context of houses within the Character Area. These apartments are located in East Site Character Area '2'.

Apartment Buildings - Type AP (AP1a/AP1b/AP2a/AP2b)

There are four floors in each apartment block, with each floor made up of four 1 bed and four 2 bed apartments. The mix of unit layouts and types within each apartment building is intended to offer a variety of high-quality tenure options to potential residents. The apartment buildings are located at the gateway to the Wester Edge in Character Area '4' and form Character Area '6.'



CGI Location Key



(CGI – 01) Street View of West Neighbourhood

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(CGI - 02) Street View of North Neighbourhood



(CGI - 03) Street View of South Neighbourhood



(CGI - 04) Street View of Approach to Tinakilly House

Building Form

- Traditional pitched roofs and 2 story houses create a sense of familiarity with the surrounding context and tie in with the domestic scale.
- Windows are provided where possible adjacent to all front door to enhance hall spaces with light.
- Ground floor windows sills are brought low to the ground to create brighter living spaces to the front of the house.
- First floor window sills are raised to allow more flexibility of internal space usage for occupants in bedrooms.
- First floor bathroom windows are provided above toilets where possible to contemporary, elegant proportions creating bright bathrooms.
- A combination of glazed double doors and a separate window to the rear elevations allow more usable wall space for kitchen planning as well as an open able window to the kitchen for ventilation.
- Special homes are designed as a variant to the standard house types to address corner sites and end-of-row situations bringing emphasis and articulation to the corners of the new neighborhoods as well a providing .

Privacy of Units

- The Wicklow - Rathnew Development Plan 2022-2028 is clear in stating that maximum privacy should be achieved within any form of residential development.
- Windows are positioned and designed such that direct intrusion into private living areas from other dwelling units or from the public realm is avoided.
- Back-to-back separation distances of 22m is provided at first floor level.
- All walls between private gardens and public areas will be min 2m in height;
- All walls between private gardens will be min 1.8m in height;
- All walls at side boundaries between houses will be min 1.8m and shall extend from the front façade of the house to the rear wall of the house;
- All boundaries will be of solid construction i.e. they form a complete screen barrier with no gaps;
- Walls bounding any public areas will be of solid block construction, stone clad and concrete capped on the outside;
- Where timber boundaries are utilised, they will be bonded and supported by concrete posts.
- Concrete post and plank walls will not be used for any boundary visible from the public domain.

Universal Design

- All house types follow and exceed where possible the Technical Guidance Document M - Access and Use (2010) in compliance with Building Control Regulations. Guidance is also taken from Buildings for Everyone and Universal Design Guidelines for Homes in Ireland.
- The principals of Universal Design have been adopted designing to meet the changing needs of people over time. Access and use is possible regardless of age, size, ability, or disability. These homes are design to Universal Design Homes 4 key principals - be integrated into the neighborhood, easy to approach, enter and move about in. easy to understand, use and manage and flexible, safe, cost effective and adaptable over time.
- Level or gently sloping external landing outside each entry point of circa 1500 x 1500mm with a wide front door
- Ciirca 1200mm wide entrance hall with natural light where possible
- Entry level WC of circa 1500 x 1450mm with side transfer space and outward opening door
- Level transition at all doors
- Circa 300mm clear space on the leading edge of entrance doors
- Easily adaptable kitchen with space for ease of movement through kitchen
- Utility room with space for washer and dryer adjacent to kitchen
- Easily accessible bin storage
- Straight and simple flights of stairs with no winders
- Bathroom that can be easily converted at a later date into an accessible shower room
- Homes are integrated into the neighbourhood , with clear, safe, routes from bike, car or public transport to the entrance of the home

Energy

Each dwelling will achieve a minimum energy performance standard as outlined by the SEAI, including NZEB standards for all dwellings. Please refer to the accompanying M&E Consultants report for further details regarding the proposed energy strategy for the scheme.

Adaptability

Units have been designed with future adaptability in mind . Homeowners have the option for future internal reconfiguring or future expansion to the rear. These alterations and adaptations can be carried out without affecting the character of the houses or the neighborhood.

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