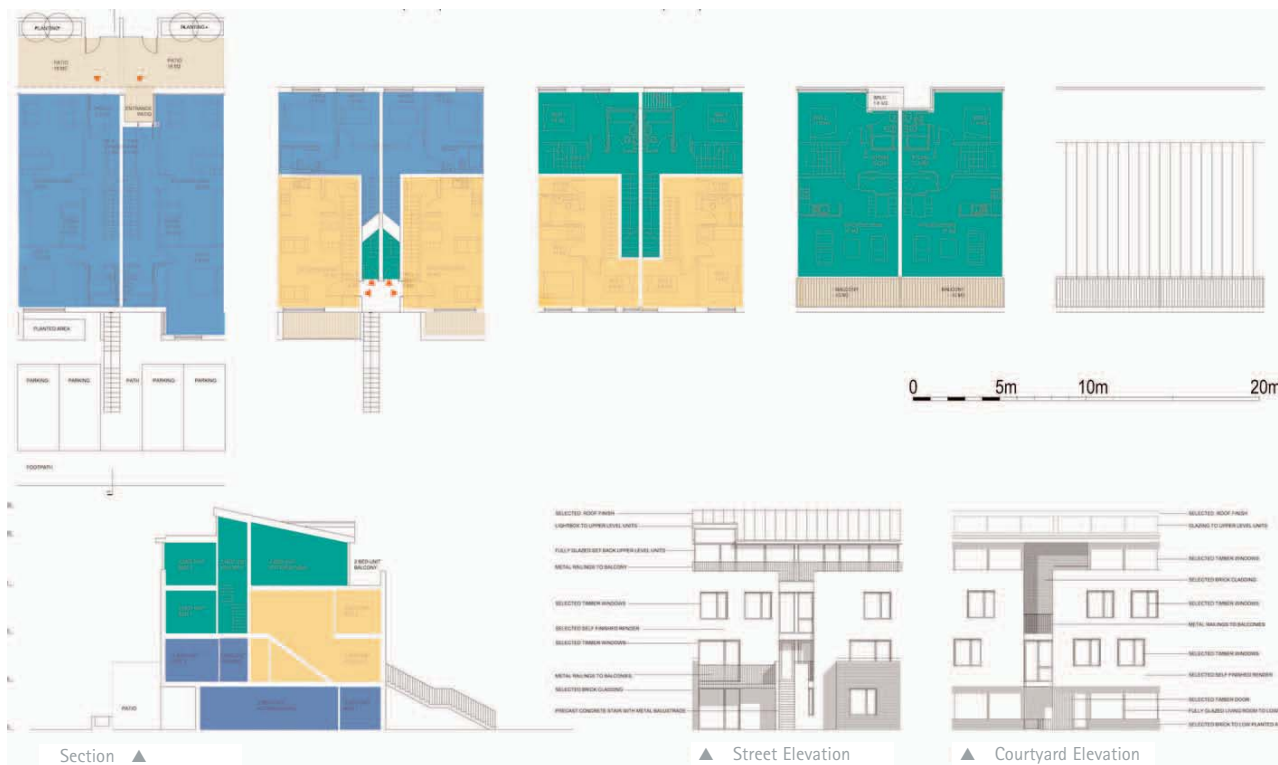


Appendix 7.3
Indicative Character Areas &
Housing Typologies

Diswelltown



▲ Typical Site Section



Precedent Case Study 1 Diswelltown

Context: Gently sloping green field site, bounded to the east by the M50, and to the north and west and south by existing dwellings.

Housing Type: Composed of 4 storey courtyard block, terraces arranged around a public space.

Vehicular Access: is to the 4 external sides of the block.

Pedestrian Access: is to the 4 external sides of the block and 2 pedestrian entry points to public courtyard.

Private Open Space: Ground floor units provided with terraces; intermediate level units with balconies and upper level units with roof terraces.

Public Open Space: Communal space is provided by a 0.5 acre communal public courtyard.



▲ Site Plan

Cherryorchard



▲ Site Plan



Terrace Unit



Corner Element



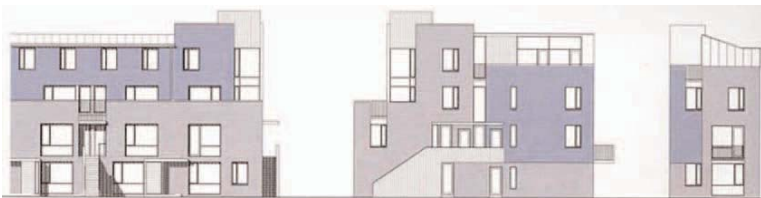
End Block



4 Storey Duplex



▲ Side Elevation



▲ Front Elevation

▲ Side Elevation

▲ Rear Elevation



▲ Typical Site Section

Precedent Case Study 2 Cherryorchard

Context: Dublin City Council sought tenders for an extensive programme of affordable housing in Cherry Orchard. 30% of the units are for affordable shared ownership housing for people on the Corporation list, while the balance are for private sale within an agreed price range. The site is in a suburban location adjacent to Park West and close to a railway station.

Housing type: The scheme comprises a range of 3 & 4 storey duplexes with some two storey houses.

Vehicular Access: One car space is provided per dwelling as the scheme is adjacent to the proposed Park West station on the Cork railway line.

Private Open Space: Most units have a ground level garden while feature and corner apartments have balconies.

Public Open space: A crèche is proposed within the central public space.



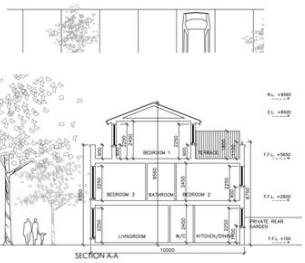
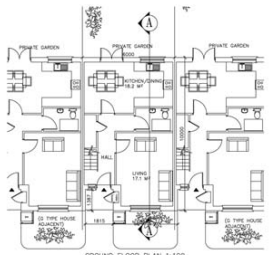
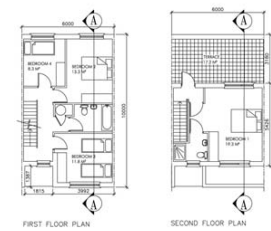
Adamstown



▲ Site Plan



▲ Typical 3-Storey House
130 sq m



Precedent Case Study 3 Adamstown

Context: New urban sustainable community to be created pursuant to the Adamstown SDZ which was designed using a holistic approach integrating urban design, mixed land use, a mix of housing types and sizes, alternative transport links, landscape parks and open space, energy efficiency and phased development. Phase 1 is the first residential scheme proposed under the SDZ and consists of a total of 448 residential units.

Housing type: Composed of a mix of 2- 3 storey houses with gardens and 3-4 storey blocks with duplexes and apartments.

Vehicular Access: Supported by several road improvement schemes to give access to Adamstown including the initial section of the Outer Ring Road and improvements to the N4 between M50 and the Leixlip Interchange and the N4 junction with Newcastle Road.

Pedestrian Access: guiding principle that public transport be within 5-10 min. walk of all areas. Pedestrian and cycle routes provided to all services and facilities and cycling and pedestrian priority measures implemented at certain key locations.

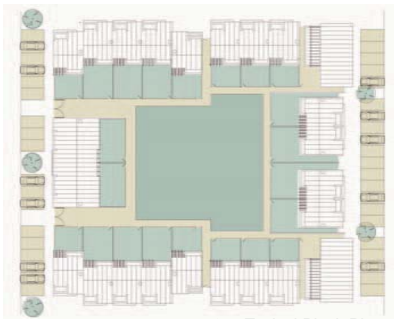
Private Open Space: terraced housing provided with backgardens; ground floor duplex units provided with patio spaces; apartments and upper level duplexes provided with terraces or balconies

Public Open space: Communal space is provided by 3 landscaped open spaces dispersed through the development with a larger park planned opposite the proposed primary school.

Mahon Peninsula



▲ Site Plan



▲ Typical Block Plan



▲ Axonometric View



▲ Aerial View of a Typical Block



▲ Carport along street edge



▲ Vehicular streets



▲ Typical Block Section



▲ Partial Street Elevation

Precedent Case Study 4 Mahon Peninsula

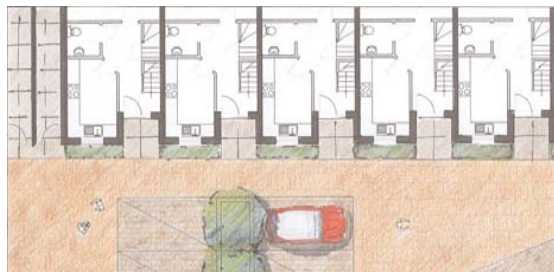
Context: We propose new residential community of a sufficiently high density to realise the full potential of the excellent aspect and orientation of the site in Mahon peninsula (Ballinure) Cork city.

Housing type: A typical residential cluster consists of 20 houses and 6 apartments. Each house fronting onto the pedestrian street has a single aspect with a private patio garden of at least 30m² which opens into a shared private space of around 1224m². Each private house also has a balcony at first or second floor level. The apartments too, have a private balcony and each building with 3 apartments has a shared roof garden.

Pedestrian Access: Access to the houses would be from a series of pedestrian streets running North - South or directly from the access roads running East - West. Parking spaces under car ports would be provided for each dwelling, plus additional visitor parking.

Open Space: A typical residential cluster consists of 20 houses and 6 apartments. Each house fronting onto the pedestrian street has a single aspect with a private patio garden of at least 30m² which opens into a shared private space of around 1224m². Each private house also has a balcony at first or second floor level. The apartments too, have a private balcony and each building with 3 apartments has a shared roof garden.

Ballycullen



Precedent Case Study 5 Ballycullen Development

Context: The subject lands are a south facing sloping site situated between the Ballycullen Road to the west and Daletree Road to the east.

Housing type: The layout comprises a wide range of dwelling types and sizes in order to accommodate the various household types from starter homes through to larger established family accommodation.

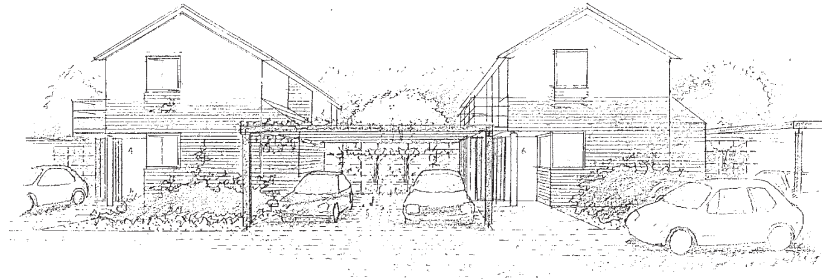
Vehicular Access: The proposed parking provision is 2 spaces per house, apartment or duplex unit. A variety of methods have been employed in order to deal with the level of provision required while avoiding large clusters of parked cars and also to minimise the impact of the resulting extent of hard landscaping with planting.

Private Open Space: Private open space has been provided at approx. 60 sqm. per unit.

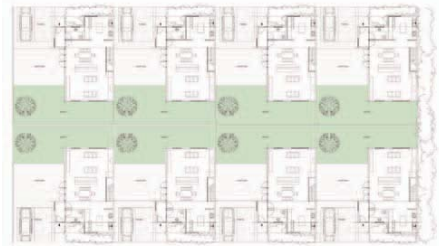
Public Open space: The area to the south of the site lying above the 120m contour line is provided as Class 1 Open Space.

The proposal for Class 2 open space areas are provided in a number of small "pocket parks" and green spaces to enhance the "green route" through the site.

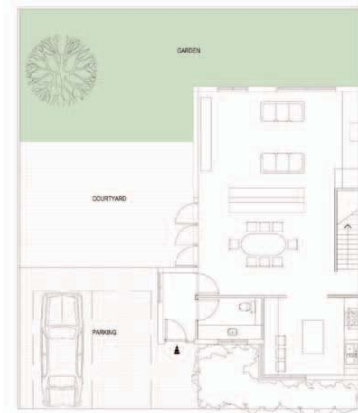
Detached Housing Prototype



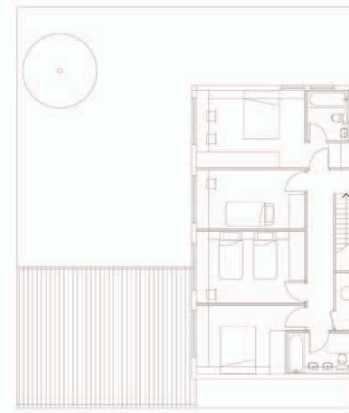
▲ Typical Massing



▲ Typical Block Layout



▲ Ground Floor Plan



▲ First Floor Plan

Precedent Case Study 6 Detached Housing Prototypes

Housing type: Composed of large 2 storey 4 bed, detached houses. The traditional back and front gardens have been replaced by a courtyard and rear garden.

Density: This alternative treatment of private open space allows for 16 /acre detached. This compares to traditional semi detached at 10 - 12/acre

Parking: 2 covered parking spaces, in curtilage avoids need for parking on street

Private Open Space: Large courtyards at lower ground level, roof gardens are accessed from first floor extending onto roof of unit below.

Clonsilla Fingal



Precedent Case Study 7 Clonsilla Fingal

The residential development of private housing at Clonsilla Road incorporates 77 units on a 4 acre site. The layout comprises 44 terraced 2 and 3 bed houses and 33 apartments in small blocks ranged in a linear series of courtyards. This allows South or West orientation to each unit (all units). The style is modestly contemporary and is one of the first higher density developments at 46 units per hectare (19 units per acre) to be complete in the Dublin area.

Fernliegh



Precedent Case Study 8
Fernliegh



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