



ARCHITECTURAL DESIGN STATEMENT LRD PLANNING APPLICATION | GLENCARRIG, CELBRIDGE, CO KILDARE.

GARYARON HOMES LTD.
JOB NO. 2112
AUGUST 2022



CONTENTS

00	INTRODUCTION
	The Proposed Development .
	Project Team.
01	SITE CONTEXT
	Aerial photograph and view points.
	Context Images
	Aerial Site Photographs
	Transport and Connectivity
	Local Amenity
	Future Development
	Zoning Objectives
02	DESIGN STRATEGY
	Connectivity
	Transitions in Density
	Concept Character Areas
	Building Heights in context
03	PROPOSED DESIGN
	Site Plan
	Proposed Site Sections
	Proposed Apartments - Block A
	Proposed Apartments - Block B
	Proposed Apartments - Block C
	Proposed Houses - House Type H1
	Proposed Houses - House Type H2
	Proposed Houses - House Type H3
	Proposed Houses - House Type H4
	3D Views
04	REFERENCE IMAGES
	This document should be read in conjunction with all drawings, documents and schedules submitted as part of the application submission.

00 INTRODUCTION

THE PROPOSED DEVELOPMENT

INTRODUCTION:

The following document has been prepared by John Fleming Architects under the appointment of the applicant Garyaron Homes Ltd. This document will form part of the planning application to Kildare County Council for a proposed residential development on a site located at Glencarrig, Celbridge, Co. Kildare.

THE LOCATION:

These application lands at Glencarrig offer an exceptional opportunity to provide an exemplary residential development to the south of Celbridge in Co. Kildare. The site is relatively flat and consists of a single-family dwelling with extensive gardens and some derelict out buildings. It is located directly between the new residential development area known as Hazelhatch Park and the extensive lands identified by Kildare County Council as a key development area (KDA) forming the next phase of development for the Town. The proposed development seeks to marry the ambitions for the KDA with the adjacent existing development.

The site is located on the south east edge of the town of Celbridge, Co. Kildare, within 1.5 km of Celbridge town centre and close to the train station at Hazelhatch. Located 23km west of Dublin, Celbridge maintains strong economic & social links to the capital.

Aside from availing of the many amenities Celbridge has to offer, the site is located close to the local primary school and sporting facilities such as Celbridge GAA Club and Celbridge Tennis Club.

While the site is within a comfortable walking distance of the town centre it also benefits from very good transport links. There is good access to the M4 motorway, which bounds the town to the North and the M7 motorway to the South. The Arrow commuter train line runs from Hazelhatch to the Dublin and the intercity train services provide additional links across the country. There is a connecting shuttle bus service linking the train station with Celbridge town.

Development in the town has mainly been to the south in recent years, focusing on Primrose Gate, St. Wolfstan's Abbey and Hazelhatch Park. The application lands at Glencarrig offer an exceptional opportunity to provide another step in fulfilling Celbridge's local area plan by providing an exemplary residential development. The proposal provides a mix of unit types with 1 & 2-bedroom apartments and 3 & 4-bedroom houses. A free standing creche for 50 children is proposed adjacent to the boundary with Hazelhatch Park and the KDA lands to the south.

Consideration has been given to the masterplan prepared for the future development area (KDA 5 Simmonstown) to the south. Particular consideration has been given to connectivity to these lands and the location of the estate road to the south will allow flexibility for pedestrian, cycle and vehicle connections for any future development.

The site fronts directly on the Hazelhatch Road and Simmonstown road. It is proposed to realign/reconfigure the junction here to provide safer connection between the existing footpaths and the newly proposed path along Simmonstown Road. There are multiple pedestrian/ cycle access points along the road with vehicle access been provided at the south east corner on to Simmonstown Road.

ZONING:

As per Celbridge Local Area Plan 2017-2023, the site in question is zoned "B" Existing Residential. Our proposal of 137 no. residential units complies with the overall land use zoning objectives.

THE SITE:

This site consists of a single-family dwelling with extensive gardens and some derelict out buildings. It is relatively flat property with extensive road frontage. The rear gardens and side of the two storey houses at Hazelhatch Park back on to the western and northern boundaries and have 2m high blockwork boundary walls. It has numerous mature trees particularly along the Simmonstown Road.

To the south are lands currently forming part of a stud farm but zoned by Kildare County Council as a key development area (KDA) with a masterplan provided as part of the Celbridge Local Area Plan. This plan shows bicycle and vehicle connections with the Simmonstown Road adjacent to the boundary with the subject site (which was not included within the masterplan area).

THE PROPOSED DEVELOPMENT:

Initially proposed as a development for medium density housing, discussions with the local authority advised that higher densities were more appropriate for this location. The proposal balances the need to provide increased density while being conscious of the existing residential amenity. Connectivity is a key driver of the design as well as an ambition to retain as many of the existing mature garden trees as possible. This has been fully embraced by the design team and has allowed the opportunity to create a proposal that achieves a high density in a high-quality design that:

- Remains sensitive to the amenity of existing adjacent dwellings with the local area.
- Provides generous levels of open space and retains many of the existing trees.
- Provides the road and cycle access proposed by the KDA masterplan
- Road improvements to the existing roads
- An extensive mix of residential types including 1, 2, 3 and 4-bedroom units.

The design is defined by two key character zones with two and three storey housing to the south and three four and five storey apartments in three blocks to the north. The housing and apartment buildings are set back from the existing road to provide open space to allow the retention of as many of the existing trees as possible.

The apartment blocks frame a courtyard garden. All the areas of the development are open and permeable to all residents. To the south of the site along the western boundary with Hazelhatch Park a single storey creche is provided with its own private grounds.

00 INTRODUCTION

PROJECT TEAM.

INTRODUCTION:

The following document has been prepared by John Fleming Architects under the appointment of the applicant Garyaron Homes Ltd. This document will form part of planning application to An Bord Pleanála for a proposed residential development on the site of an existing dwelling located along Hazelhatch Road at Celbridge, Co Kildare.

This Architectural Design Statement has been compiled in collaboration with the following design team:

- Kavanagh Burke Consulting Engineers
- NRB Road traffic engineers
- 3D design Bureau
- Mande Consulting Services Engineers
- Malachy Walsh
- Ronan MacDiarmuida landscape Architect

Client
Garyaron Homes Ltd.

Planning Consultant
Brock McClure

Architect
John Fleming Architects

Civil & Structural Engineers
Kavanagh Burke Consulting Engineers

Road Engineers
NRB consulting engineers

Visualisations
3D Design Bureau

Mechanical and Electrical Consulting Engineers
MandE

Environmental Engineers
Malachy Walsh Engineers

Landscape Architect
Ronan MacDiarmuida



Several members of this team have a strong track record of collaboration, having designed and delivered numerous residential schemes throughout Ireland together. Selected projects include Slade Castle in Saggart, Whitethorn in Athgarvan, and Ridgewood manor in Kildare. See selected images below.



01 SITE CONTEXT

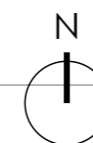


01 SITE CONTEXT

AERIAL PHOTOGRAPH + VIEW POINTS



Aerial view of site (Not to Scale)



Site boundary - 2.1 Hectares/ 5.189 Acres

01 SITE CONTEXT

CONTEXT IMAGES



Road view A_Facing North (along Simmonstown Road).



Road view B_Facing North (along East Boundary)



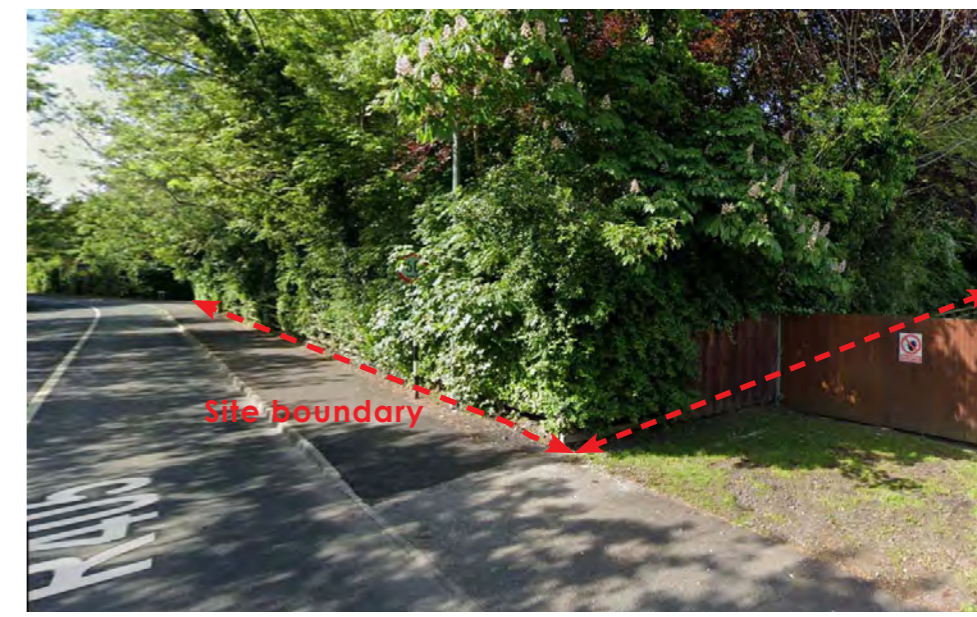
Road view C_View from junction of Hazelhatch Rd & Simmonstown Rd



Road view D_View facing South - Hazelhatch Rd & Simmonstown Rd



Road view E_View facing South - Hazelhatch Road.



Road view F_View from North East of site

01 SITE CONTEXT

AERIAL SITE PHOTOGRAPHS



Aerial view looking west

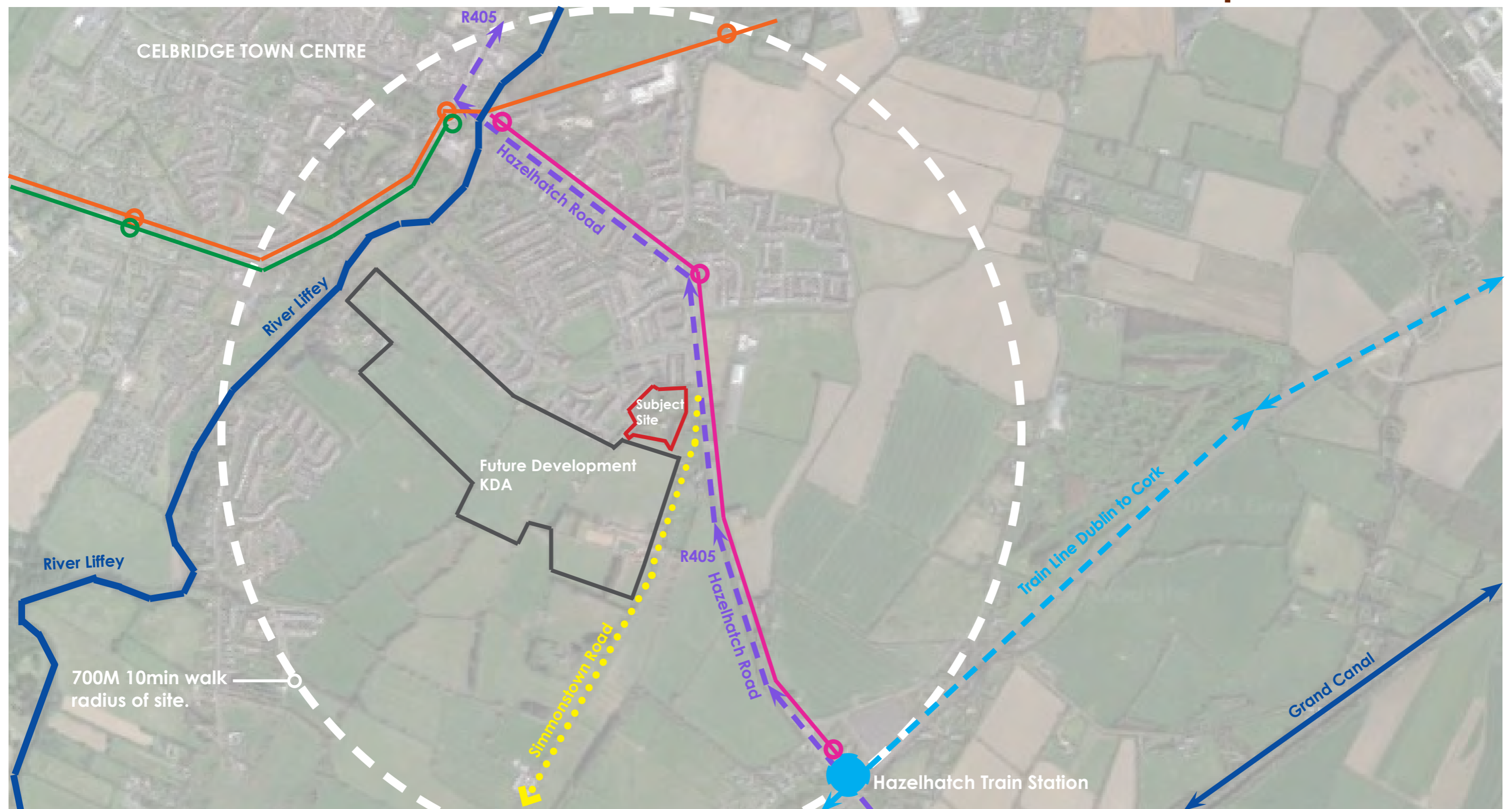


Aerial view looking north

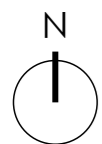
01 SITE CONTEXT

TRANSPORT AND CONNECTIVITY

↑ M4 Motorway 4km to the North



Aerial photo of site and surrounding urban context



Site boundary

Motorway M4

R405 Direction North - South

Secondary Road

Train Line Dublin to Cork

Grand Canal

Bus route 67X stop.

Bus route 120X stop.

Bus route Shuttle service connecting Celbridge to Hazelhatch Train Station.

01 SITE CONTEXT

LOCAL AMENITY



LEGEND

- Site boundary
- KDA Simmonstown
- Commercial
- Residential
- Amenity
- Industrial
- Retail
- Education
- Ecclesiastical
- Town Centre.
- Train Line Dublin to Cork

Aerial photo of site and surrounding urban context

01 SITE CONTEXT

FUTURE DEVELOPMENT



KDA5 SIMMONSTOWN:

The KDA at Simmonstown is located between Hazelhatch Park and Temple Manor residential estates to the north east and south west respectively.

The lands measure approximately 35 ha in area and are currently in agricultural use.

The future proposals for Simmonstown are illustrated.

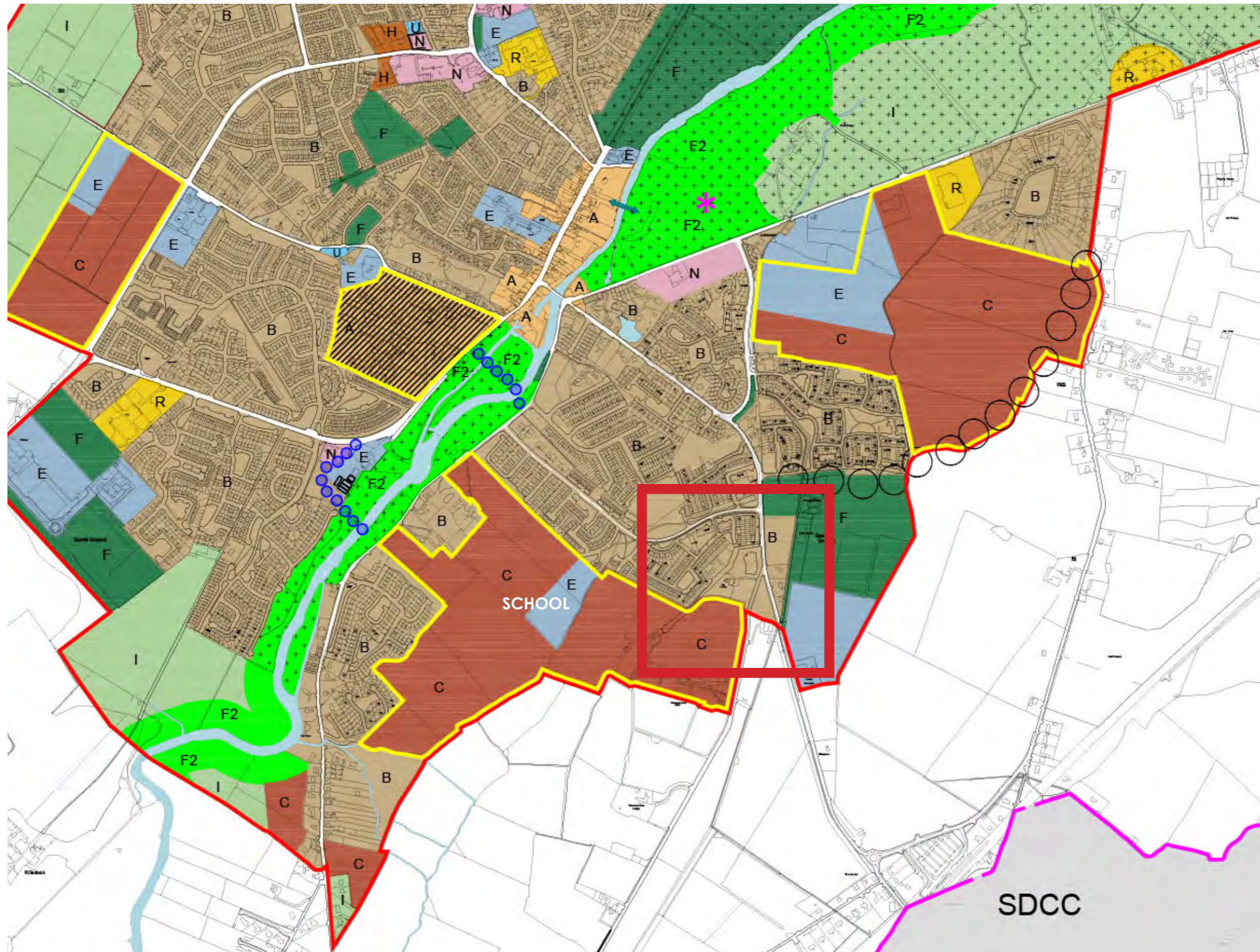
LEGEND:

-  Site of Proposed Development
-  Link Road / Street
-  Local Road / Street
-  Strategic Road Objective
-  Pedestrian & Cycle Route
-  Retail / Commercial Uses
-  Residential Area
-  School Site
-  Local Park / Open Space
-  Key Building Frontage
-  Pedestrian Bridge
-  Road Bridge
-  Landscape Reinforcement
-  Landmark Building
-  Overhead Power Line

Design Concept for KDA 5 Simmonstown.
Source: Kildare Local Area Plan 2017-2023.

01 SITE CONTEXT

ZONING OBJECTIVES

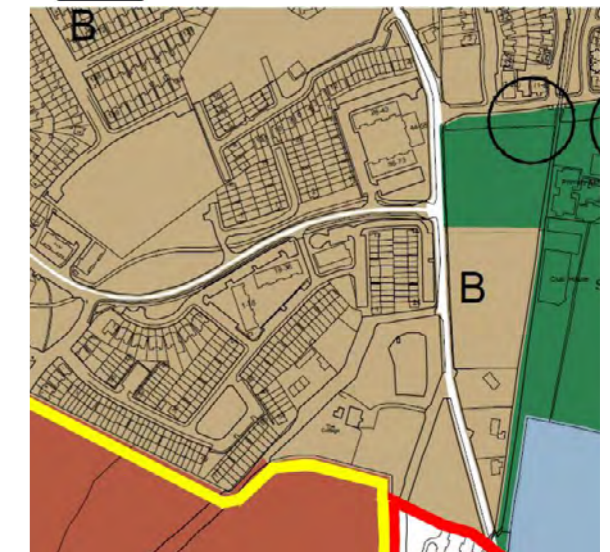


ZONING:

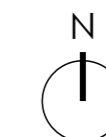
As per Celbridge Local Area Plan 2017-2023, the site in question is zoned "B" Existing Residential / infill.

LEGEND:

- A: Town Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- F2: Strategic Open Space
- G: Green Belt
- H: Light Industry and Warehousing
- I: Agricultural
- N: Neighbourhood Centre
- R: Commercial and Tourism
- U: Utilities / Services



Closer look at site zoned.



Map extract from Celbridge Local Area Plan 2017-2023.

01 SITE CONTEXT

ZONING OBJECTIVES

ZONING OBJECTIVES AND LAND USE:

The Zoning Matrix illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones.

It should be noted that uses other than the primary uses for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective.

Source: Kildare Local Area Plan 2017-2023.

13.4 LAND USE ZONING MATRIX

The Zoning Matrix illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones.

Land Use	A – Town Centre	B – Existing Residential / Infill	C – New Residential	E – Community and Educational	F – Open Space and Amenity	F2 – Strategic Open Space	G – Green Belt	N – Neighbourhood Centre	H – Light Industry and Warehousing	I – Agricultural	R – Commercial and Tourism	U – Utilities and Services
Amusement Arcade	N	N	N	N	N	N	N	N	N	N	N	N
Agricultural Buildings	N	N	N	N	N	N	O	N	O	Y	N	N
Car Park (other than ancillary car parking)	Y	N	N	O	N	N	N	O	O	N	N	O
Betting Office	O	N	N	N	N	N	N	O	N	N	N	N
Cemetery	N	N	N	Y	O	N	N	N	N	N	N	N
Community / Recreational/ Sports buildings	Y	O	O	Y	Y	N	N	O	N	N	O	N
Crèche/Playschool	Y	O	Y	Y	O	N	N	O	O	N	O	N
Cultural Uses/Library	Y	O	O	Y	O	O	N	O	N	N	N	N
Dancehall/Disco	O	N	N	N	N	N	N	N	N	N	N	N
Dwelling	Y	Y	Y	O ⁶	N	N	N	Y	N	O ⁶	N	N
Funeral Homes	Y	N	N	Y	N	N	N	O	N	N	N	N
Garage / Car Repairs	N	N	N	N	N	N	N	N	Y	N	N	N
Guest House/Hotel/Hostel	Y	O	O	Y	N	N	N	N	N	O ¹⁰	Y	N
Heavy Commercial Vehicle Park	N	N	N	N	N	N	N	N	Y	N	N	N
Hot Food take away	O	N	N	N	N	N	N	O	N	N	N	N
Light Industry	O	N	N	N	N	N	N	N	Y	N	N	N
Medical Consultancy/Health Centre	Y	O	O	Y	N	N	N	Y	N	N	N	N
Motor Sales	N	N	N	N	N	N	N	N	Y	N	N	N
Nursing Home/Housing for the Elderly	Y	Y	Y	Y	N	N	N	O	N	O ¹¹	N	N
Offices	Y	O ¹²	O	O	N	N	N	O	N	N	O	N
Park / Playground	Y	Y	Y	Y	Y	Y	Y	Y	N	O	O	N
Petrol Station	N	N	O	N	N	N	N	O	Y	N	N	N
Place of Worship	Y	O	O	Y	N	N	N	O	N	N	N	N
Playing Fields	O	O	O	Y	Y	Y	Y	O	N	O	O	N
Pub	Y	N	O	N	N	N	N	O	N	N	N	N
Restaurant	Y	O	O	N	N	N	N	O	N	N	O	N
School	Y	O	O	Y	N	N	N	N	N	N	N	N
Shop (Comparison)	Y	N	N	N	N	N	N	N	N	N	O	N
Shop (Convenience)	Y	O	O	N	N	N	N	Y	N	N	O	N
Utility Structures	O	O	O	O	O	O	O	O	Y	O	O	Y
Warehouse/Store ¹³ /Depot	N	N	N	N	N	N	N	N	Y	N	N	N
Workshops /Small Scale Craft	O	O	N	N	N	N	N	N	Y	O	O	Y

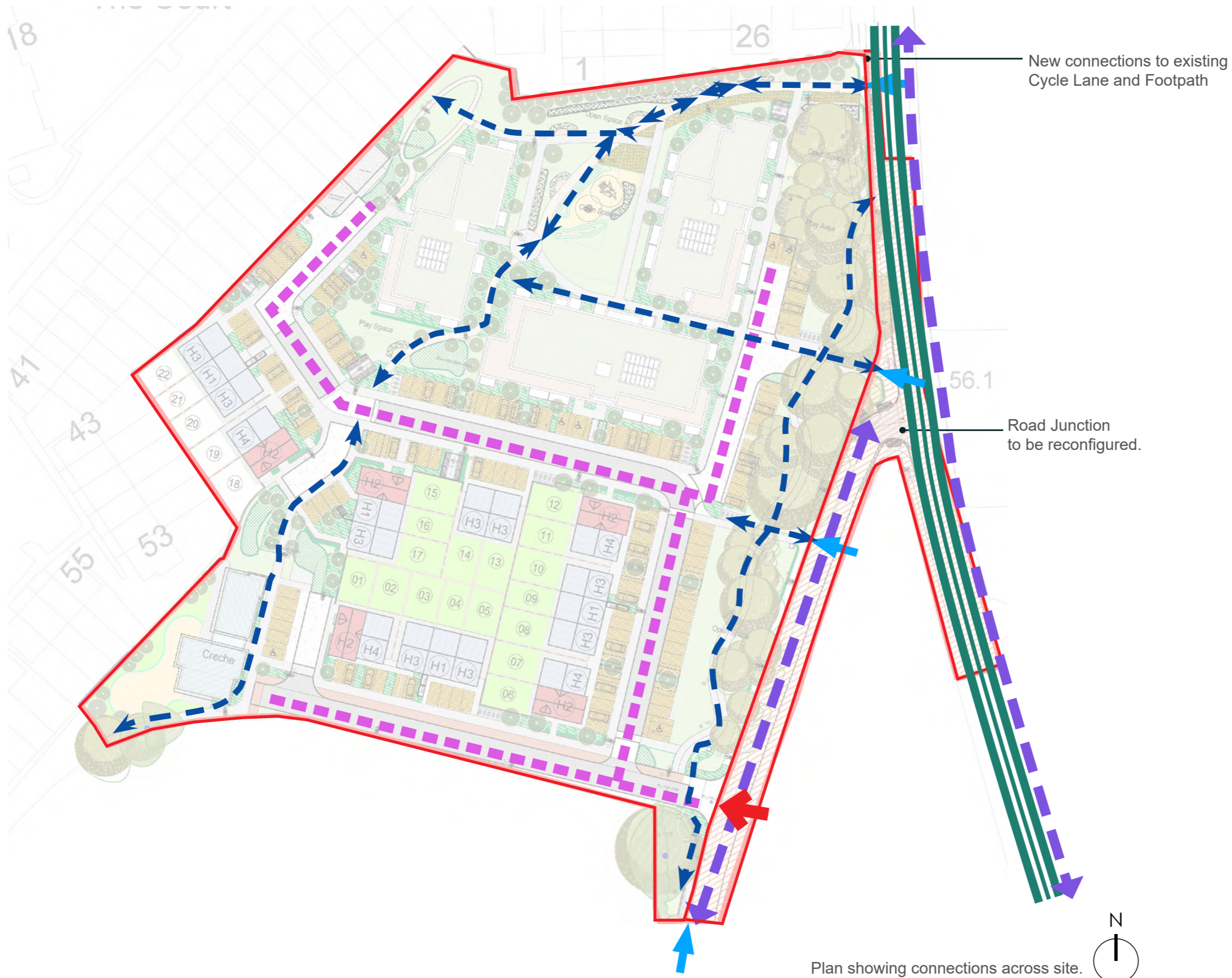
Table 13.3 Land Use Zoning Matrix

02DESIGN STRATEGY



02 DESIGN STRATEGY

CONNECTIVITY



Connectivity is a key feature of the proposal, with much consideration given to making the scheme accessible to pedestrians and cyclists.

NEW ROUTES:

New pedestrian access points separate from vehicular access will be located at various points along the site to improve pedestrian permeability. At the top of the site a new pedestrian connection will be made with the existing footpath along Hazelhatch Road.

NEW SITE ENTRANCE:

The vehicular site entrance will be located to the South East corner, away from the busy junction with Hazelhatch road.

PARKING:

Parking is provided around the site, with the number of spaces appropriate for a development of this scale and location, and proposals for charging points for electric cars will be included.

LEGEND

- Site boundary
- ➔ Main Vehicular Entrance
- ➔ Main vehicular route along Hazelhatch Road
- - ➔ Primary Vehicle access routes across site
- ➔ Proposed pedestrian access points to site
- ↔ Pedestrian Routes across site
- = Existing cycleway and footpath

02 DESIGN STRATEGY

CONNECTIVITY



Demonstration of how the development is organised around key design elements including open space & pedestrian routes.

LEGEND

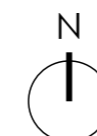
- Site boundary
- Green focal points
- ↔ Pedestrian routes across site

02 DESIGN STRATEGY

TRANSITIONS IN DENSITY



Plan showing density across site.



HIGHER DENSITY

Transitional zone with mix of Duplexes and Apartments facing into the development adjacent to communal open space and surface parking.
3/4 Storey

MEDIUM DENSITY

Semi detached housing with private gardens, communal open space and on street parking.
2/3 storey.

GREEN SPACE

Visual landscaped area with biodiversity element and informal pedestrian walkways

LEGEND

- Site boundary
- Higher density
- Medium density
- Green space to be used as a visual landscaped area with bio diversity elements
- "Off-road" Visual and physical connections

02 DESIGN STRATEGY






CONCEPT CHARACTER AREAS



Plan showing character areas across site.

The development has been designed to respond to the varying features already present of the site. The site is located at a pivotal point leading from an urban area into a residential and farming area.

As such, we have identified “character areas” on the edge of our site and provided new zones within the site to address these conditions.

-  **1 Avenue/Central spine.**
Axial vehicular route.
-  **2 Pedestrian routes.**
Axial pedestrian routes.
-  **3 Pocket green spaces.**
-  **4 Higher density clusters.**
Apartments wrapped around a shared larger public open space.
-  **5 Medium density clusters.**
Terraced Houses with private gardens, communal open space and on street parking.

02 DESIGN STRATEGY

BUILDING HEIGHTS IN CONTEXT



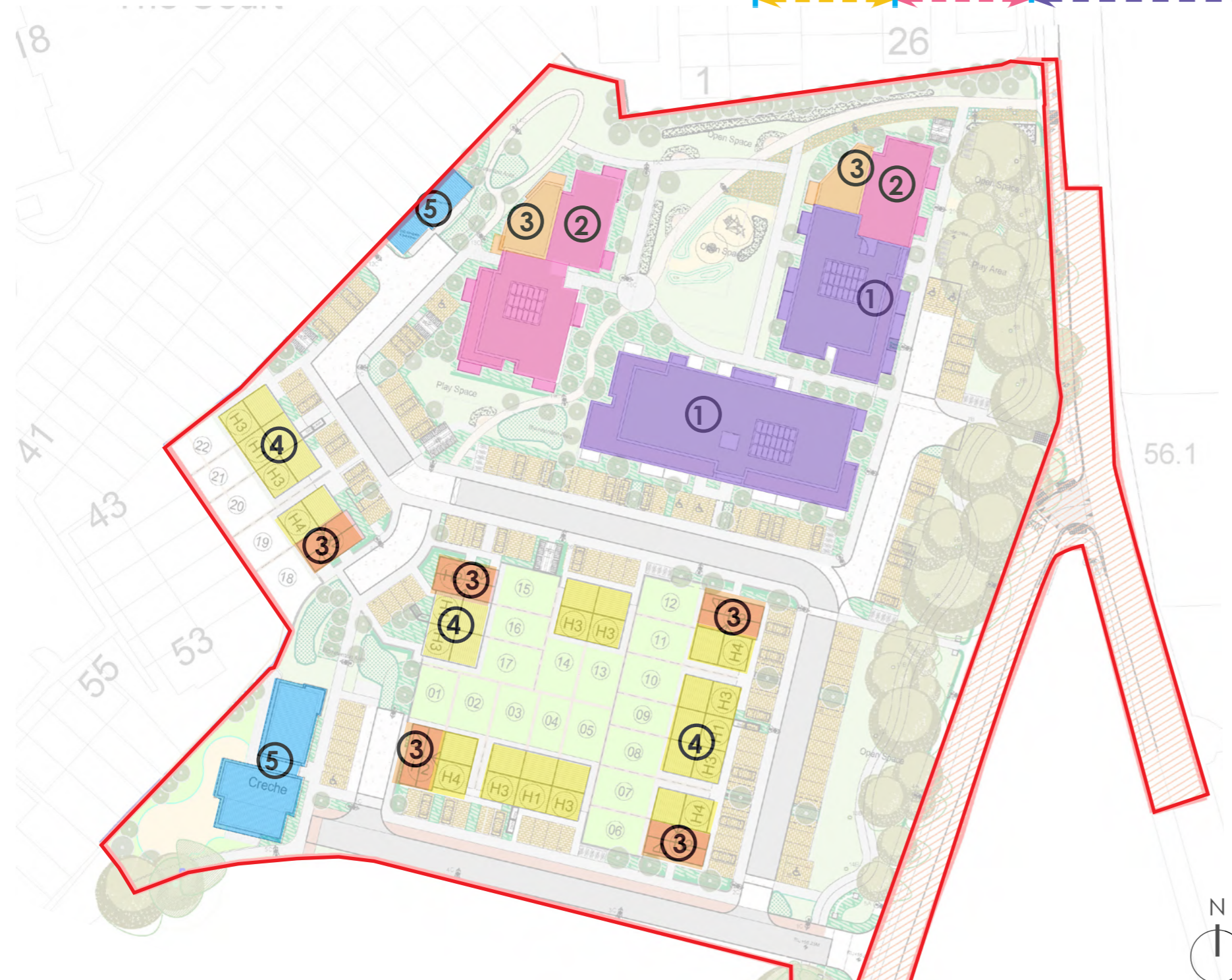
Site section showing height difference across site.
Blocks B & C

As can be seen on plan and section, the higher elements are placed in the middle of the site. These get lower as one moves to the north and west, in response to the already existing houses on adjacent sites.

The lowest buildings - 2 storey houses and a creche - are placed to the south of the site to help break the contrast between the higher blocks and the open fields below.

LEGEND

- 1 5-Storey Buildings**
Apartment units.
- 2 4-Storey Buildings**
Apartment units.
- 3 3-Storey Buildings**
Apartment units / Houses.
- 4 2-Storey Buildings**
Terraced and Semi-D Houses.
- 5 Single - Storey Buildings**
Creche & services building.



Plan showing heights across site.

03PROPOSED DESIGN



03 PROPOSED DESIGN

SITE PLAN



ACCOMMODATION SCHEDULE:

Site Statistics

Houses-

- 05 no. 4 bedroom Semi-detached (H2)
- 04 no. 3 bedroom Semi-detached (H4)
- 04 no. 3 bedroom Mid-Terrace (H1)
- 09 no. 3 bedroom End of Terraced / Semi-D (H3)

Total 22 no. Houses

Apartments-

Block A	39 Units	19 no. 1 bed	20 no. 2 bed
Block B	51 Units	24 no. 1 bed	27 no. 2 bed
Block C	25 Units	11 no. 1 bed	14 no. 2 bed + Amenity
Total	115 Units	54 no. 1 bed	61 no. 2 bed (25 no. 3P/36 no. 4P)

Overall Total= 137 units

Site Area = 2.1 Ha
 Density = 66 per Ha
 Open Space= 4380sq.m (20%)
 Car Spaces = 129 spaces 44 housing / 81 Apartments / 04 Creche

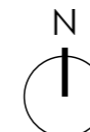
LEGEND

SD -Semi-Detached houses

TU -Terraced Units

LEGEND

Site boundary



03 PROPOSED DESIGN

PROPOSED SITE SECTIONS



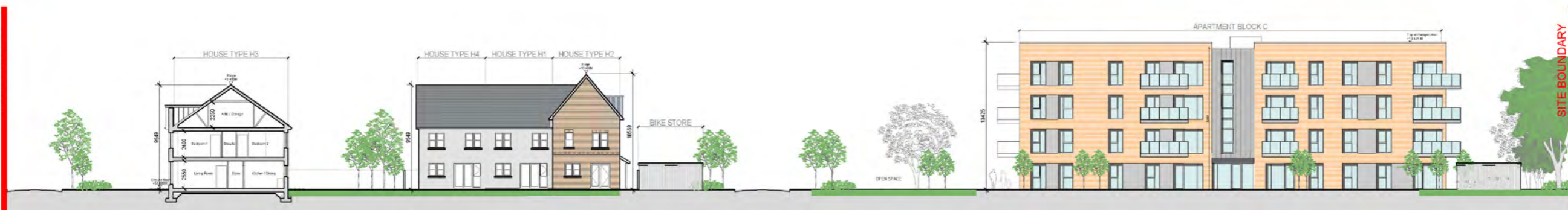
Site Section B-B (Part 1) - Scale 1:200



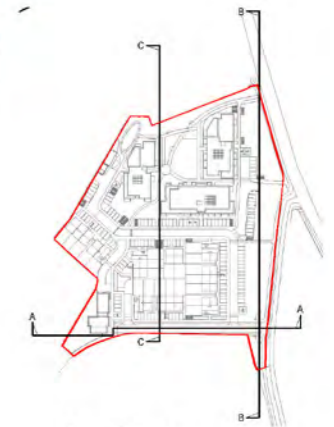
Site Section B-B (Part 1) - Scale 1:200



Site Section A-A - Scale 1:200

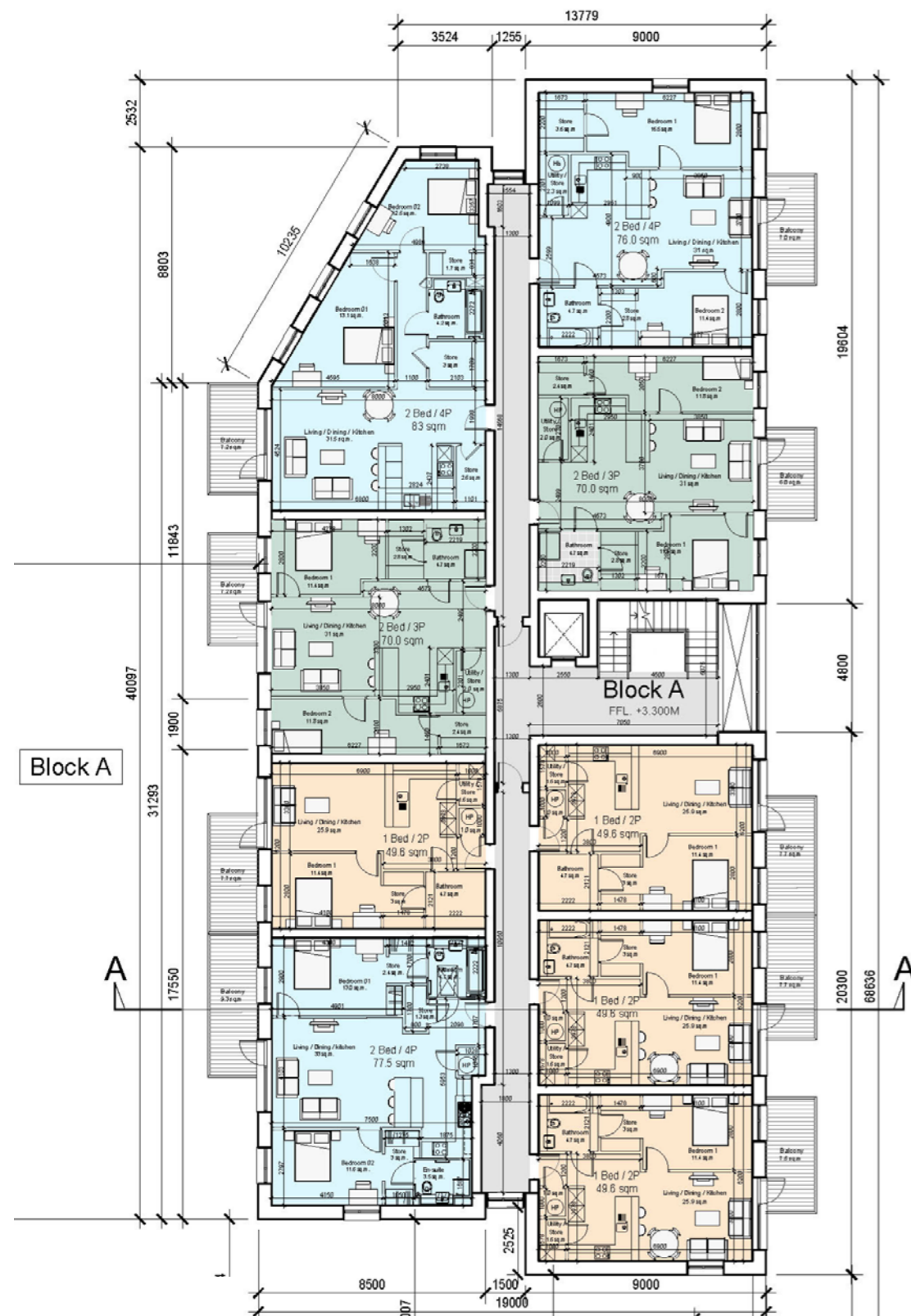


Typical Site Sections | Not to scale

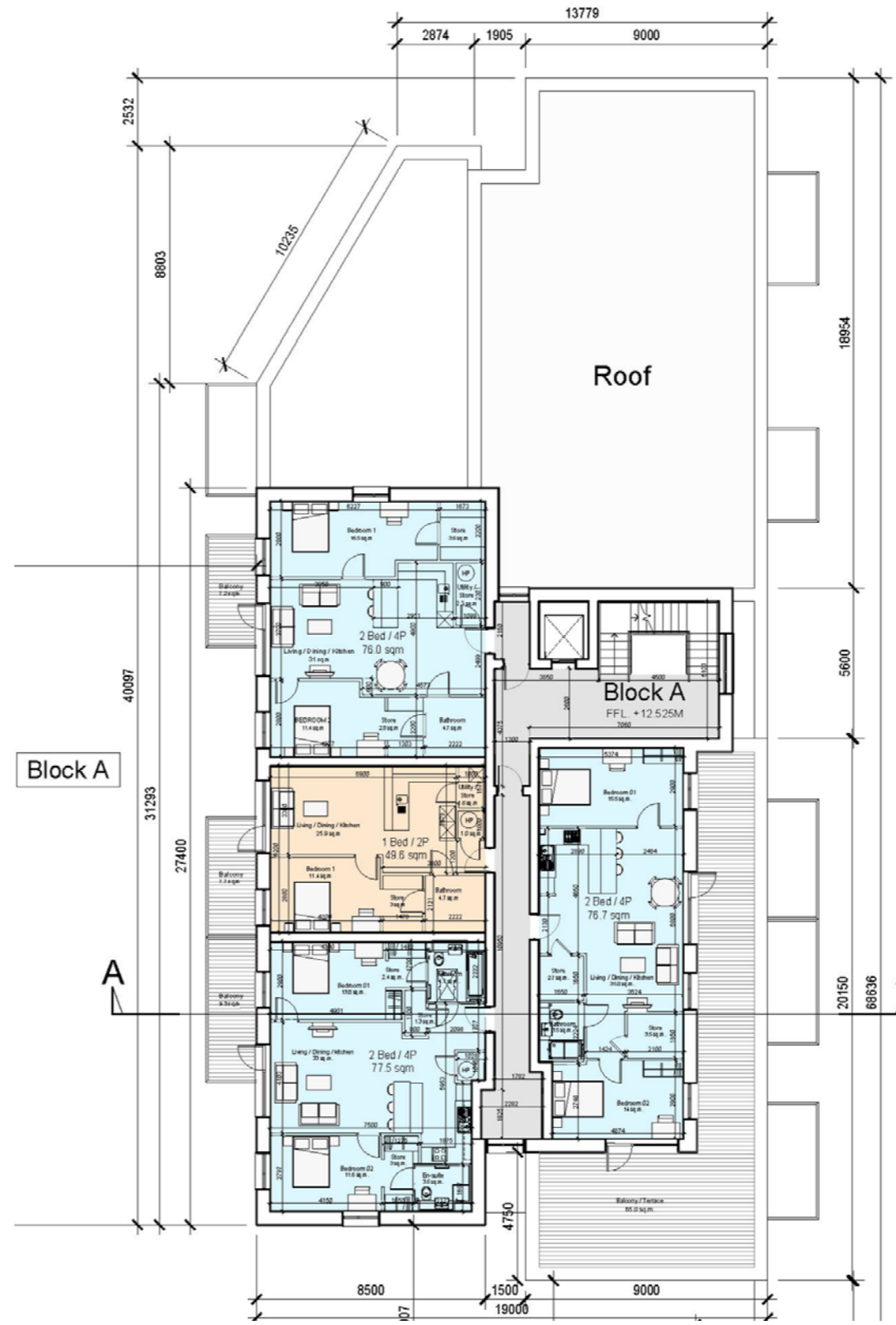


Key Plan
Not to scale

03 PROPOSED DESIGN APARTMENT BLOCK A.



Apartment block A - Typical floor plan



Apartment block A - Fourth floor plan



Apartment Block A is located to the North-East of the development. The block consists of 5 storeys and acts as the entrance gateway feature to the scheme from Hazelhatch Road.

The block consists of 39 No. units with a mix of one and two bedroom apartments.

LEGEND

- One bed apartment
- Two bed (3P) apartment
- Two bed (4P) apartment

03 PROPOSED DESIGN APARTMENT BLOCK A.



Apartment Block A- East elevation.

LEGEND

- 01 Selected brick finish.
- 02 Selected natural render finish.
- 03 Selected standing seam metal cladding to selected colour
- 04 Selected aluminium / upvc framed double glazed windows
- 05 Selected enclosed glazed balconies

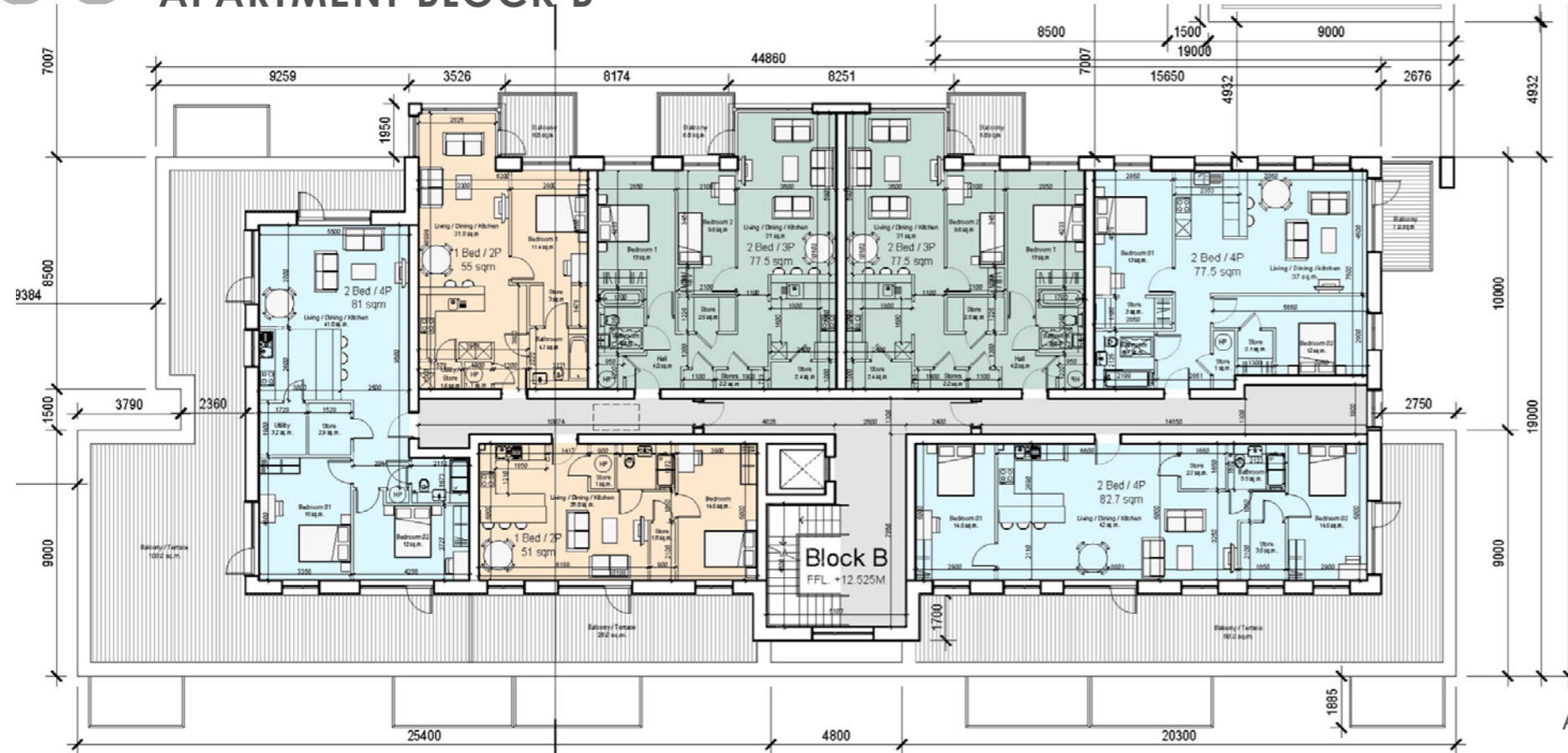


Apartment Block A - North elevation.

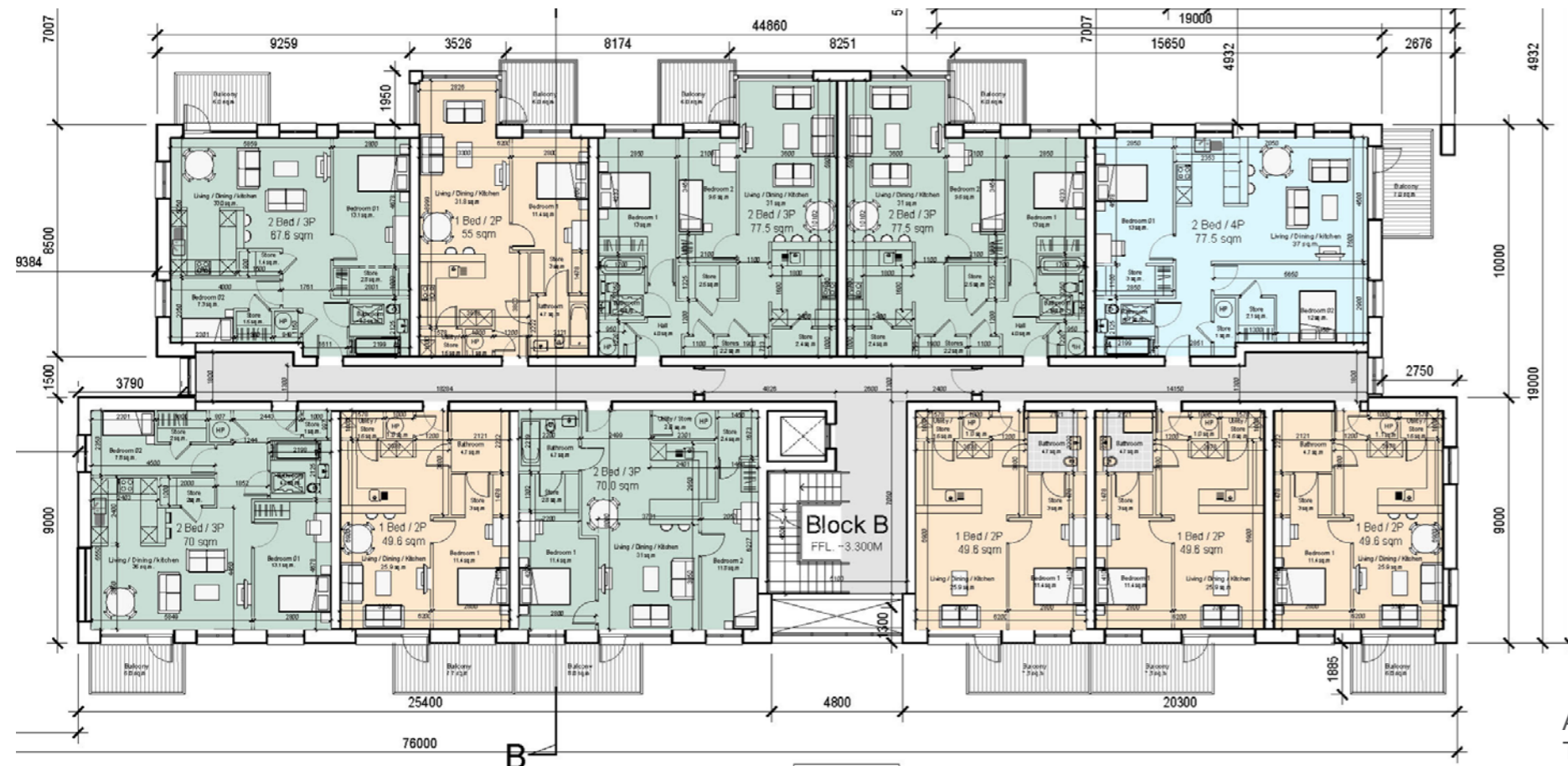


View of Blocks A & B from Hazelhatch Road

03 PROPOSED DESIGN APARTMENT BLOCK B



Apartment block B -
Fourth floor plan



Apartment block B -
Typical floor plan



Apartment Block B is located at the centre of the development. The block consists of 5 storeys with a set back top floor.

The block consists of 51 No. units with a mix of one and two bedroom apartments.

LEGEND

- One bed apartment
- Two bed (3P) apartment
- Two bed (4P) apartment

03 PROPOSED DESIGN

APARTMENT BLOCK B



Apartment Block B- North elevation.

LEGEND

- 01 Selected brick finish.
- 02 Selected natural render finish.
- 03 Selected standing seam metal cladding to selected colour
- 04 Selected aluminium / upvc framed double glazed windows
- 05 Selected enclosed glazed balconies

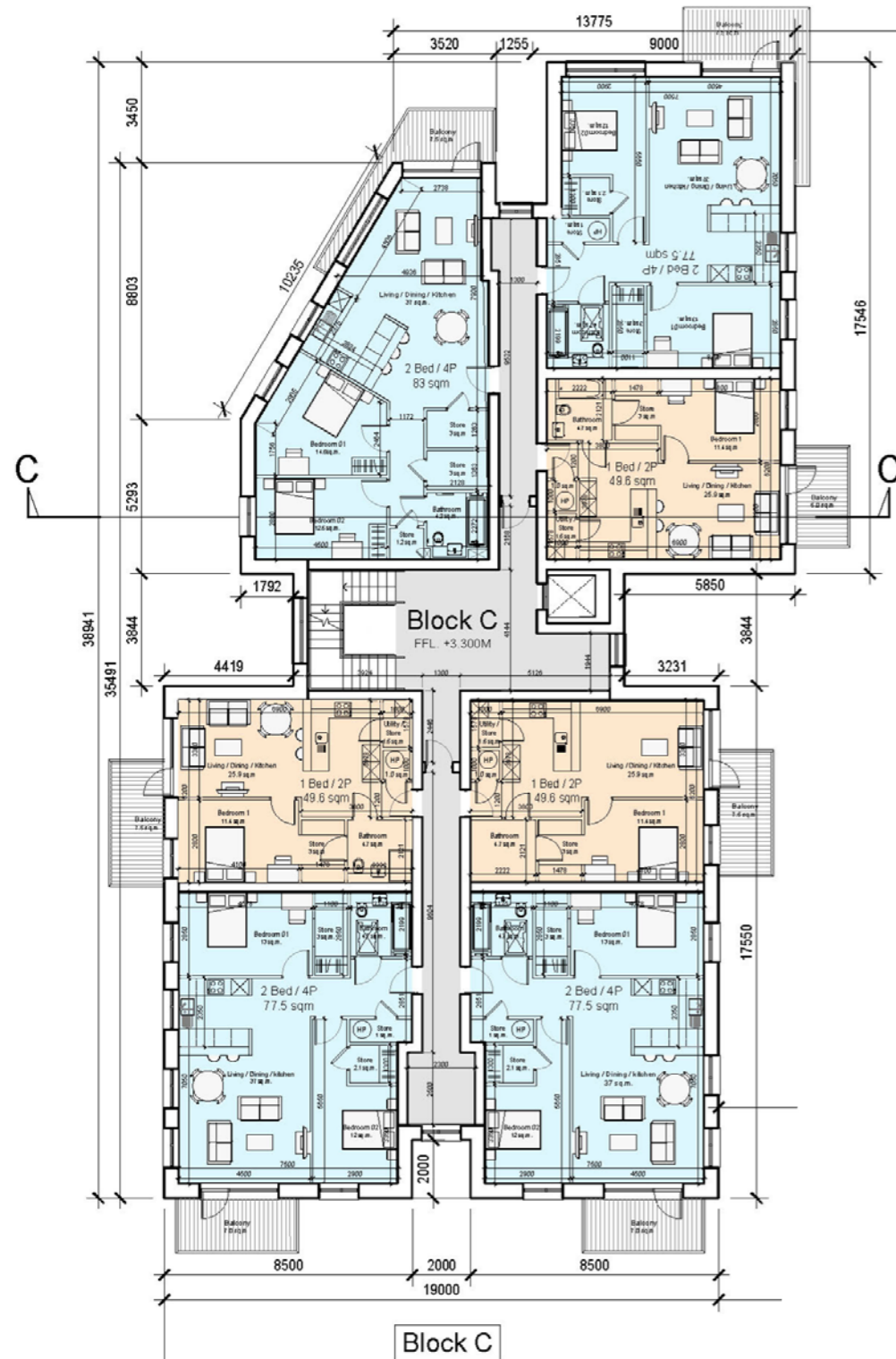


Apartment Block B- East elevation.

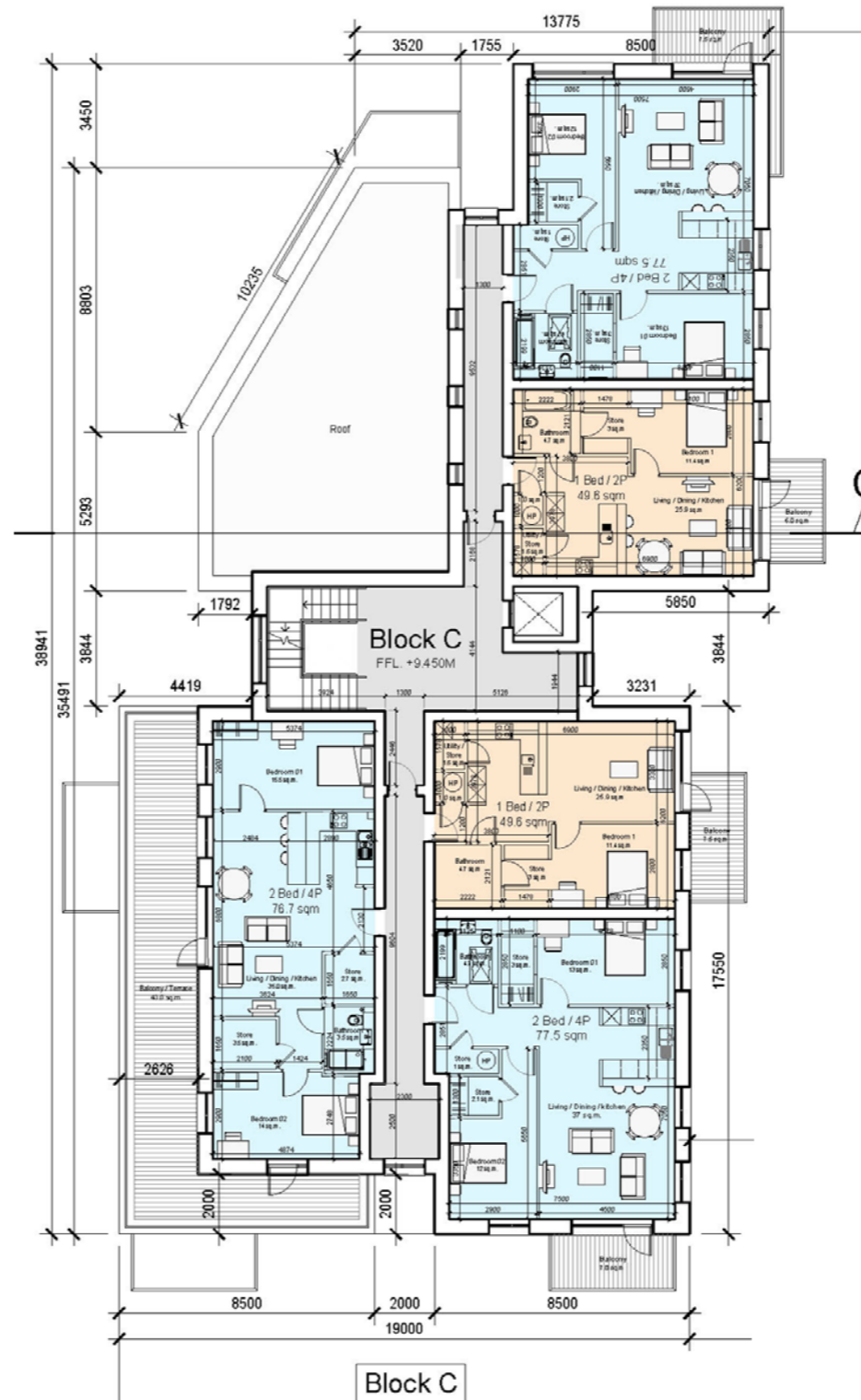


Apartment Block B- East elevation.

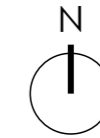
03 PROPOSED DESIGN APARTMENT BLOCK C.



Apartment Block C - Typical floor plan



Apartment Block C - Third floor plan



Apartment Block C is located to the West of the development. The block consists of 3/4 storeys with set back to top floor on the west elevation.

The block consists of 25 No. units with a mix of one and two bedroom apartments.

LEGEND

- One bed apartment
- Two bed (3P) apartment
- Two bed (4P) apartment

03 PROPOSED DESIGN APARTMENT BLOCK C.



Apartment Block C - East elevation.

LEGEND

- 01 Selected brick finish.
- 02 Selected natural render finish.
- 03 Selected standing seam metal cladding to selected colour
- 04 Selected aluminium / upvc framed double glazed windows
- 05 Selected enclosed glazed balconies



Apartment Block C - South elevation.

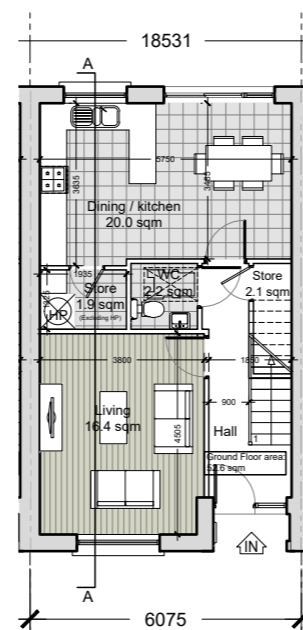


03 PROPOSED DESIGN

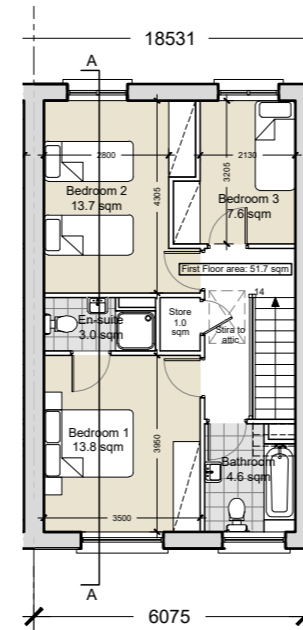
HOUSE TYPE H1



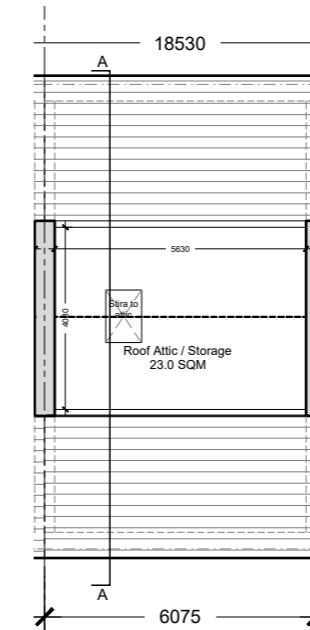
CGI View



Ground Floor Plan
Scale 1:200



First Floor Plan
Scale 1:200



Attic Floor Plan
Scale 1:200



House type H1 is a modern two storey 3 bed terraced house, with brick feature detail including a full brick arch.

The brick facade provides a crisp modern look at the entrance.

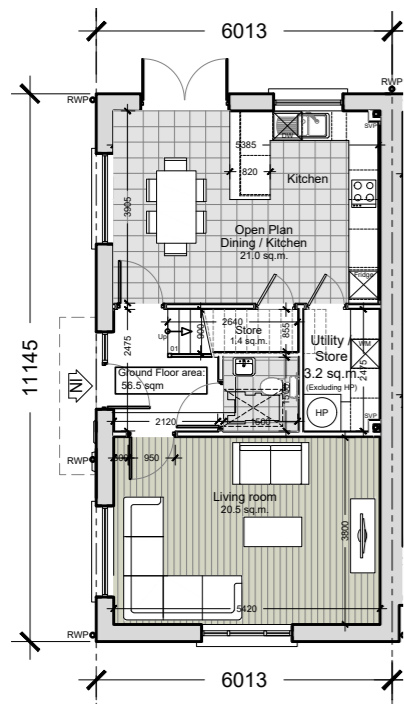


LEGEND:

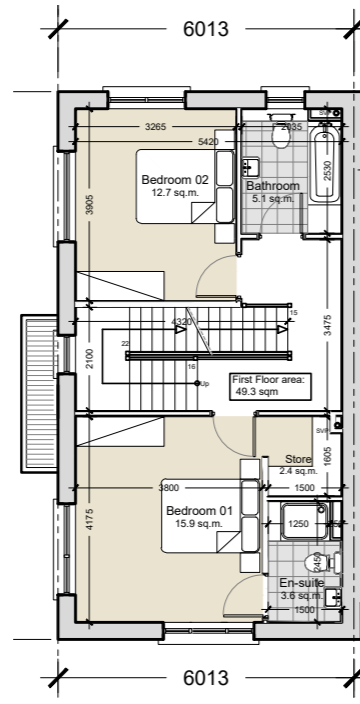
- 01 Black concrete roof tiles.
- 02 Standing seam metal roof.
- 03 Black aluminum/ PVC rainwater goods.
- 04 Selected grey / black aluminium/ upvc frames double glazed windows
- 05 Selected Brick
- 06 Hardwood timber door
- 07 Painted Nap plaster finish

03 PROPOSED DESIGN

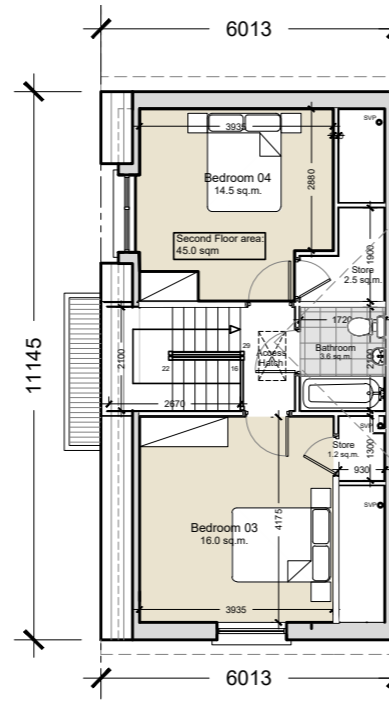
HOUSE TYPE H2



Ground Floor Plan
Scale 1:200



First Floor Plan
Scale 1:200



Attic Floor Plan
Scale 1:200

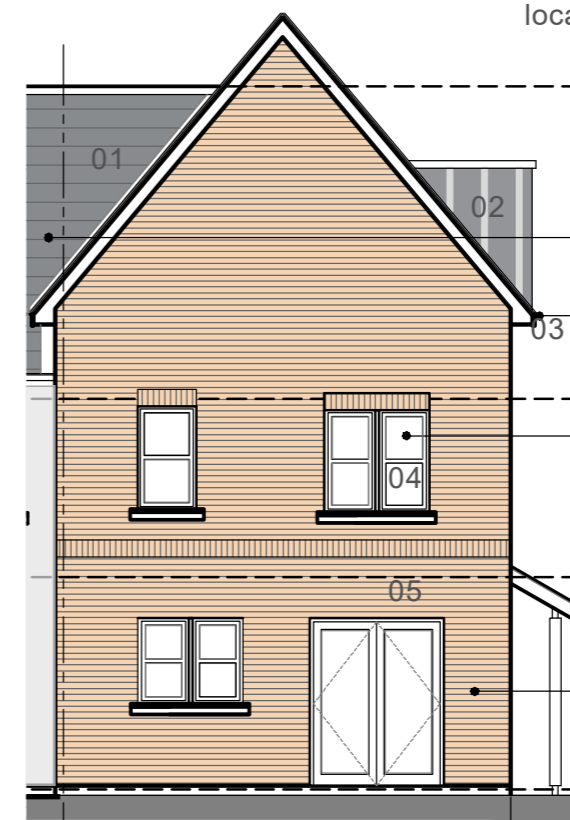


CGI View



House type H2 is a modern three storey dual aspect semi-detached house providing generous living and bedroom accommodation and featuring large-format windows with brick detailing.

House type H2 has the entrance to the side ensuring active frontage to prominent corner locations.



LEGEND:

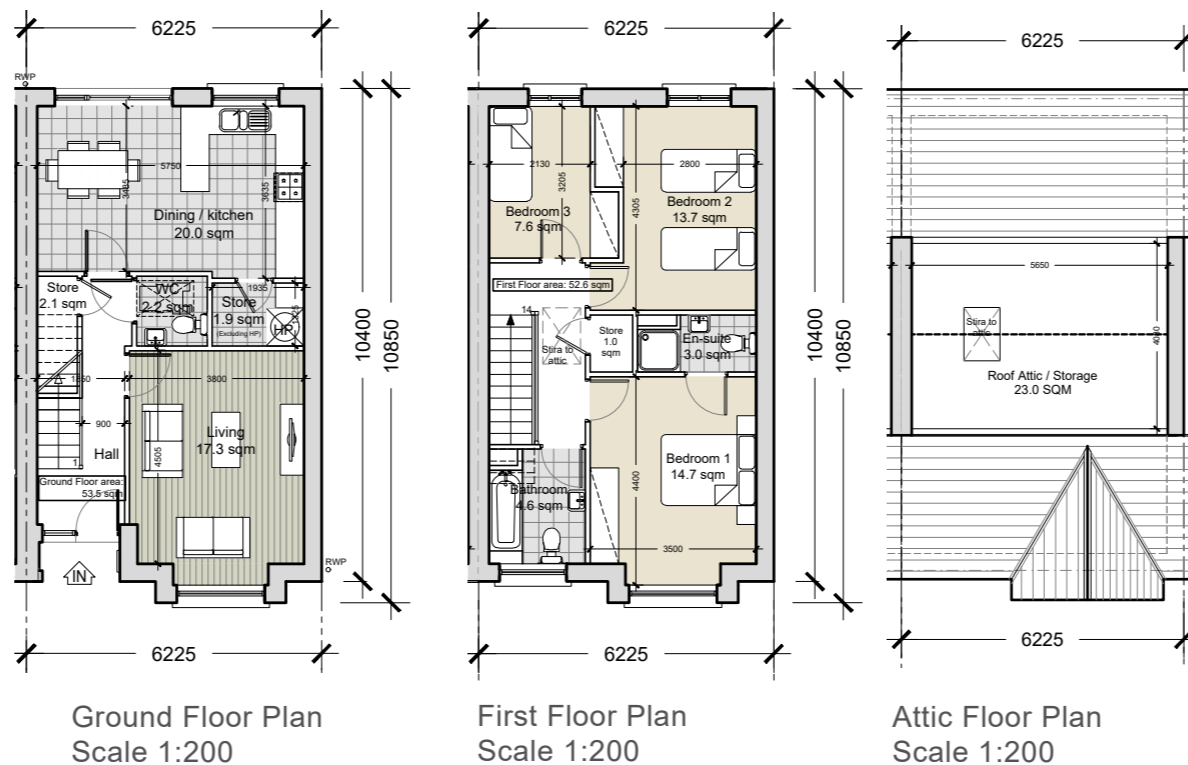
- 01 Black concrete roof tiles.
- 02 Standing seam metal roof.
- 03 Black aluminum/ PVC rainwater goods.
- 04 Selected grey / black aluminium/ upvc frames double glazed windows
- 05 Selected Brick
- 06 Hardwood timber door
- 07 Painted Nap plaster finish

03 PROPOSED DESIGN

HOUSE TYPE H3

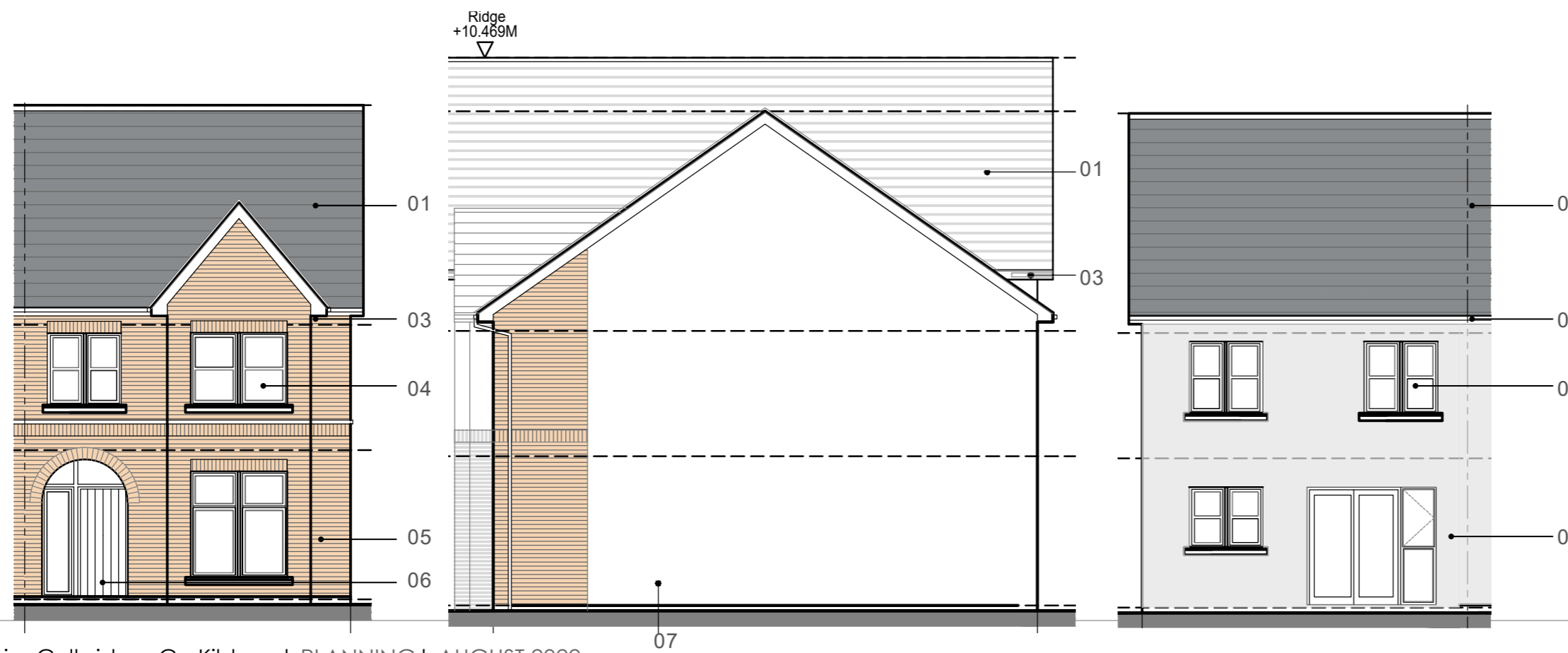


CGI View



House type H3 is a modern two storey 3 bed semi - detached house, with brick feature detail including a full brick arch.

The brick facade provides a crisp modern look at the entrance.

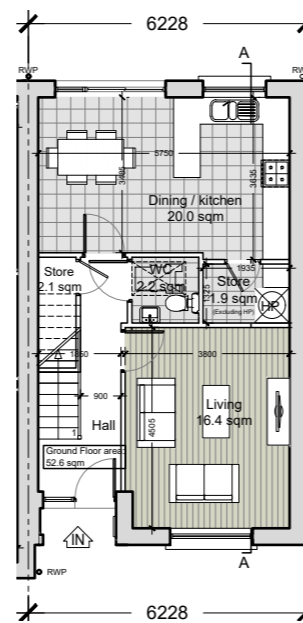


03 PROPOSED DESIGN

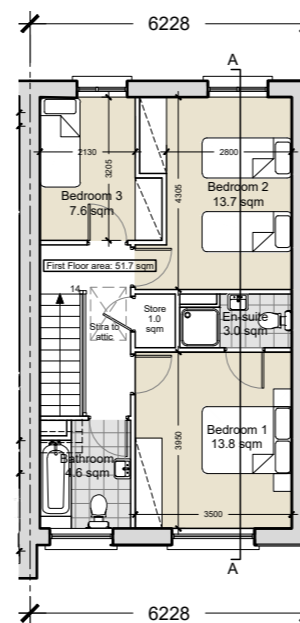
HOUSE TYPE H4



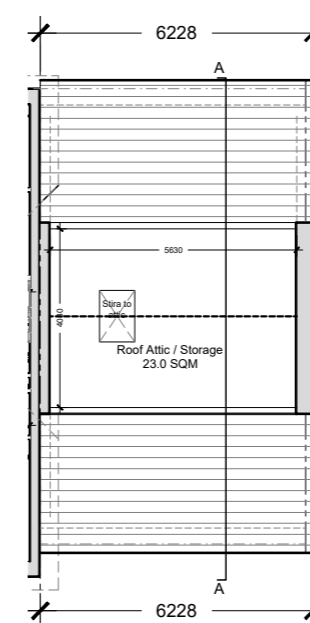
CGI View



Ground Floor Plan
Scale 1:200



First Floor Plan
Scale 1:200

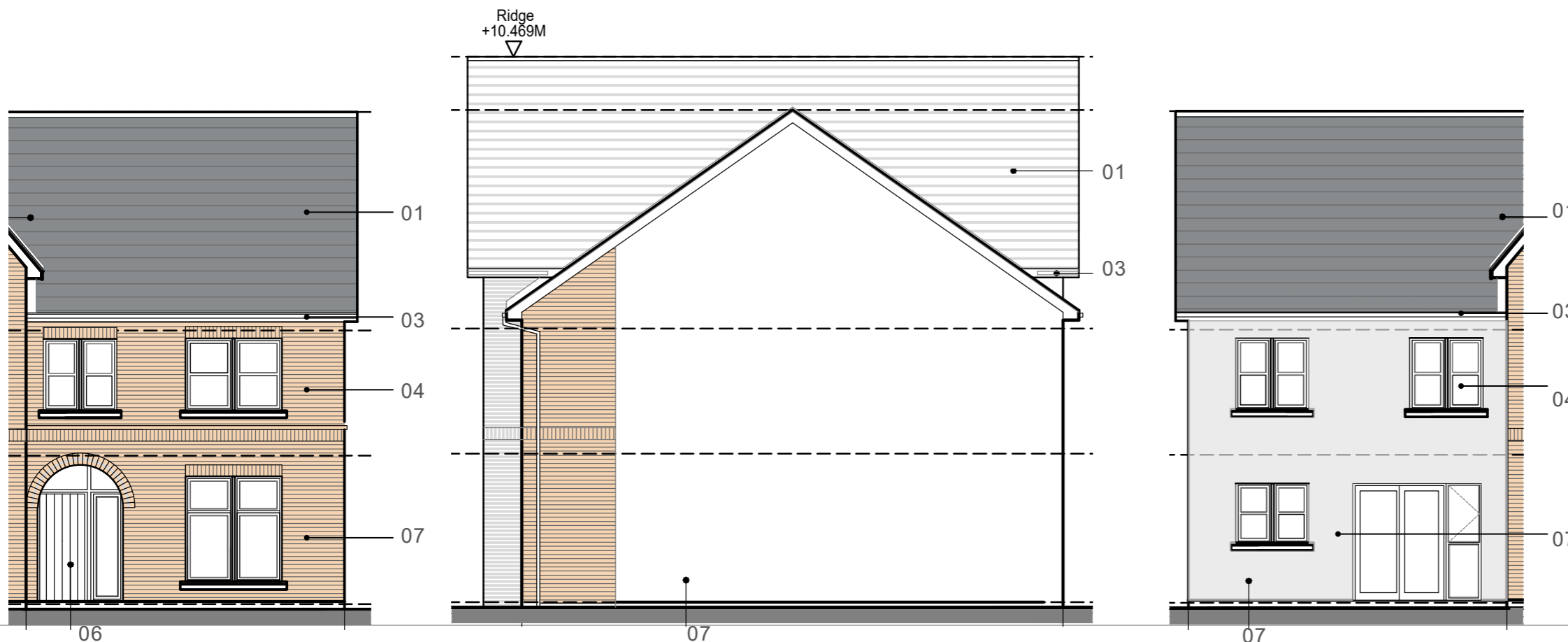


Attic Floor Plan
Scale 1:200



House type H4 is a modern two storey 3 bed semi - detached house, with brick feature detail including a full brick arch.

The brick facade provides a crisp modern look at the entrance.



LEGEND:

- 01 Black concrete roof tiles.
- 02 Standing seam metal roof.
- 03 Black aluminum/ PVC rainwater goods.
- 04 Selected grey / black aluminium/ upvc frames double glazed windows
- 05 Selected Brick
- 06 Hardwood timber door
- 07 Painted Nap plaster finish

03 PROPOSED DESIGN 3D VIEWS.



03 PROPOSED DESIGN 3D VIEWS.



03 PROPOSED DESIGN 3D VIEWS.



03 PROPOSED DESIGN

3D VIEWS.



04 REFERENCE IMAGES

MATERIALS AND AMENITIES

01 MIX

The proposed development provides a variety of residential options designed on a build to sell basis. The mix includes one and two bed apartments, terraced & semi-detached houses.

The mixture of traditional apartments and houses provides for residents with a variety of needs to allow for a diverse community. The perimeter parking allows for active open areas and street scapes.

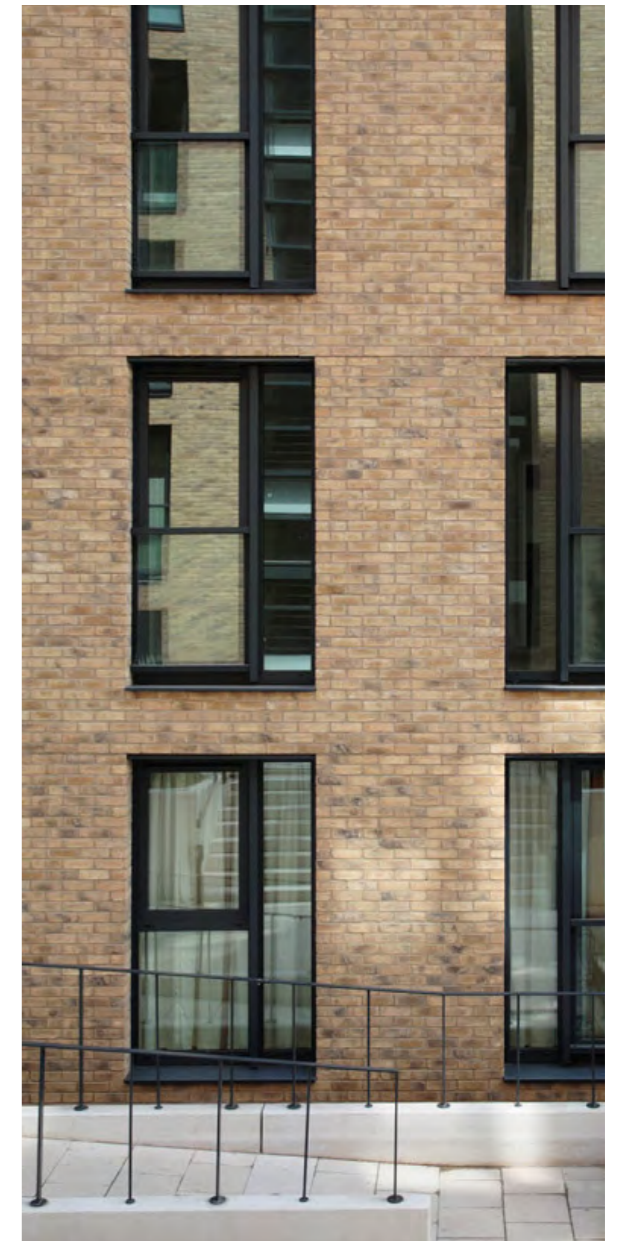


02 GREEN SPACE

Providing green spaces is key to the overall objective for the scheme. The design of the green spaces is intended to enable easy pedestrian links, connecting people to each other and to the town. It is user friendly.

In order to soften the edges of the site where it meets the main road a green buffer zone has been created at the existing edge so as there is an area of privacy before entering the buildings. These will be landscaped to enhance the seclusion zone, refer to landscape plans.

The main entrance to the site is marked with a strong architectural feature adjacent to a plot of existing trees. It creates a strong visual and pedestrian focal point for dwellers and visitors alike.



03 MATERIALS

Buff Brick will be used for the apartments, with a standing seam roof. Steel & glass balconies will finish the clean and sophisticated look.

Red brick will be used for the houses, giving them a warm homely feel.

Refer also to materiality report.





John Fleming Architects

The Tree House
17 Richview Office Park
Clonskeagh, D14 XR82
Ireland
(+353 1) 668 9888
info@jfa.ie
www.jfa.ie