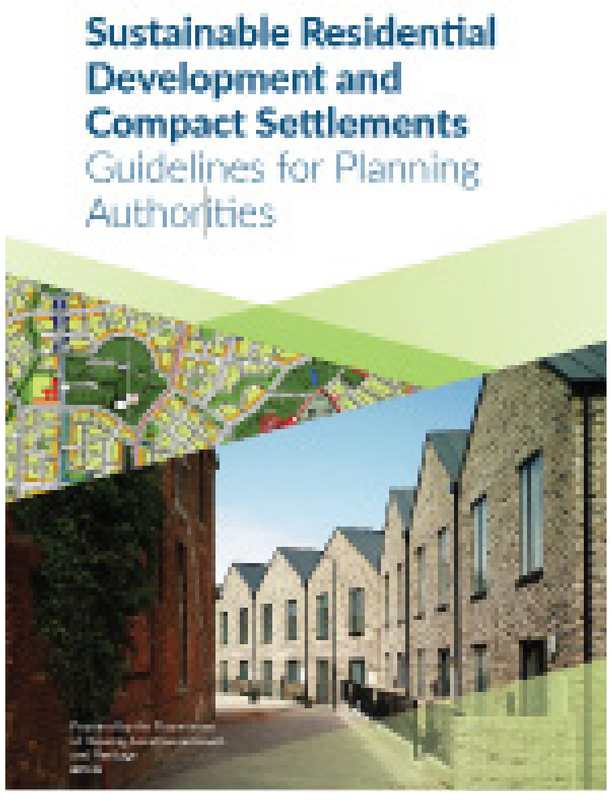
03 | DESIGN APPROACH

DESIGN APPROACH

SRDCS - DESIGN CHECKLIST

Key Quality Urban Design and Placemaking Indicators

Within the **'Sustainable Residential Development and Compact Settlement Guidelines**' a Design Checklist has been developed to assist in the application of 'Section 4.3 - Key Indicator of Quality Urban Design and Placemaking'. The checklist has been presented in a Q&A format to assist both the local planning authority and An Bord Pleanala in determining whether the proposed development at Blackglen Road meetings the SRDCS Guidelines.



Sustainable and Efficient Movement

Ensuring places are well connected and accessible by sustainable modes. Also acknowledging that quality of journey is equally important and that places are perceived as safe and are not dominated cars.

Mix and Distribution of Uses

Promoting the integration of land uses and transportation and a diverse and innovative mix of housing that can facilitate compact housing and provide greater housing choice.

Green and Blue Infrastructure

Placing an emphasis on the protection of natural assets and biodiversity, whilst also taking a more strategic view as to how open space networks are formed to balance the needs of communities.

Responsive Built Form

Placing an emphasis on the creation of a coherent urban structure and design approach that responds to local character and is attractive.

DESIGN APPROACH

ESTABLISHING DENSITY RANGE

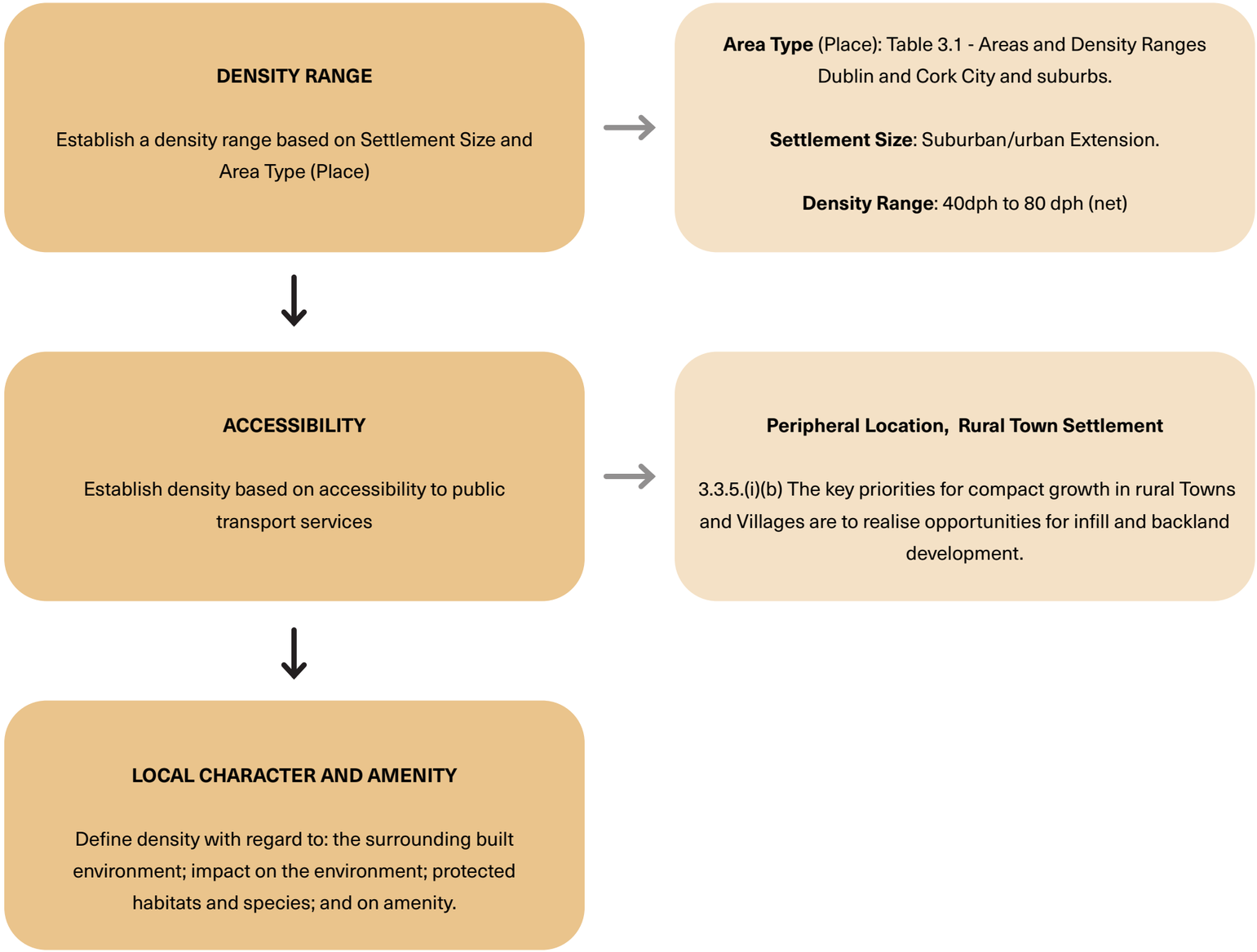
Establishing Density Range

The proposed LRD Development has been designed in line with the requirements set out in the **Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities** (SRDCS).

The adjacent diagram illustrates the process for establishing, optimising and refining appropriate density for a development, set out in **Chapter 3**:

Table 3.1 - Areas and Density Ranges, the proposed development sits within a settlement size classification of suburban/ urban extension and such has a proposed density range of 40 / 80 dwelling per hectare (dph)

The Proposed **LRD Development** has a proposed density of **59.22dph,** which sits within the appropriate settlement size classification of suburban/ urban extension at 40 / 80 dwelling per hectare (dph) .



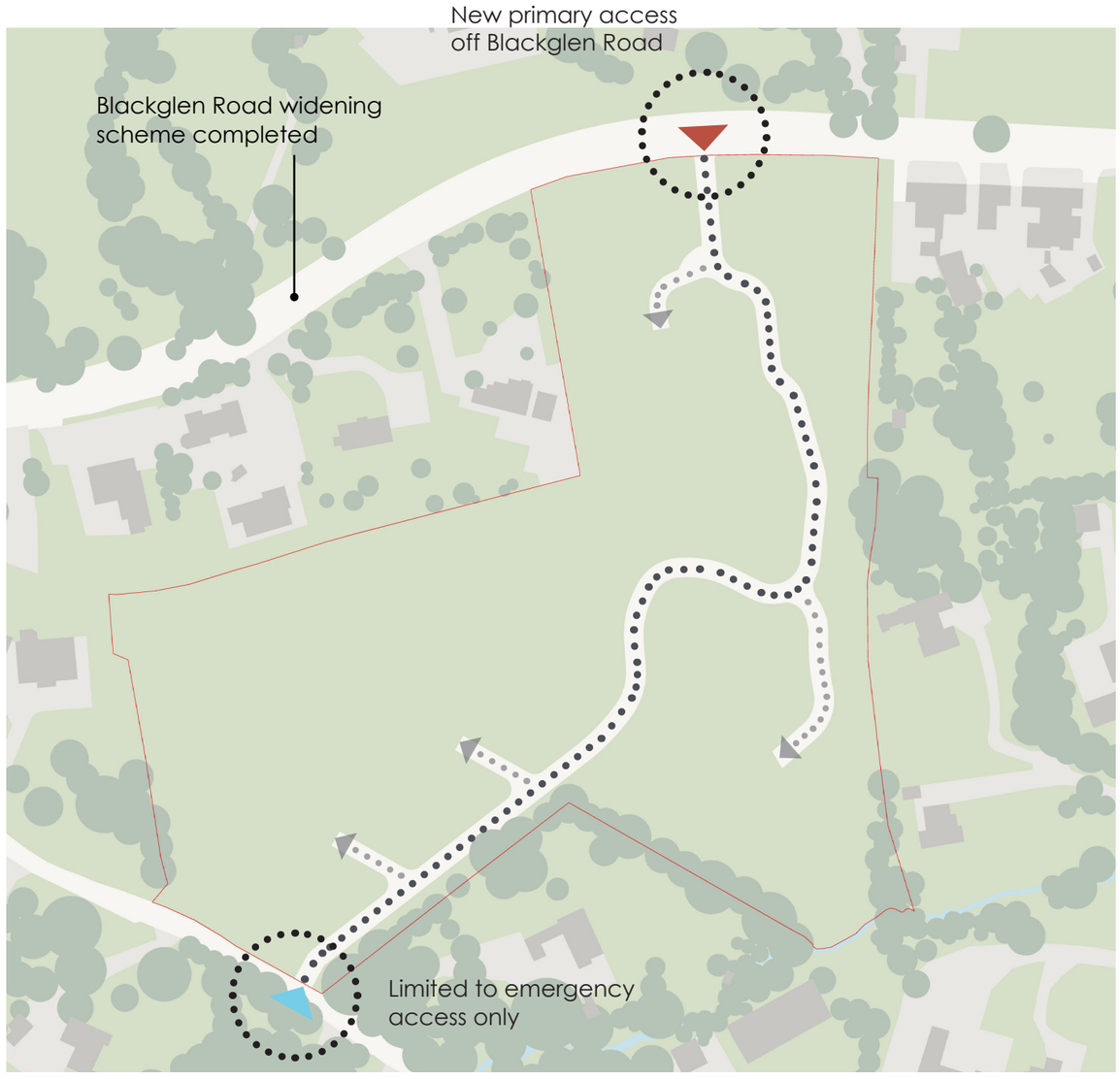
DESIGN APPROACH

MASTERPLAN PRINCIPLES



❶ Slope + Topography + Sunpath

- Woodside Road is at the edge of the development boundary to the South West in a transitional zone with an emphasis on providing a softer interface.
- The site is at the transition between wider amenity areas and the residential zoned development lands.



❷ Access + Road Network

- New Main access proposed off Blackglen road. A central primary road with secondary 'spur' roads achieves a clear hierarchy through the site. The road follows the natural contours to minimise impact on the natural landscape setting.

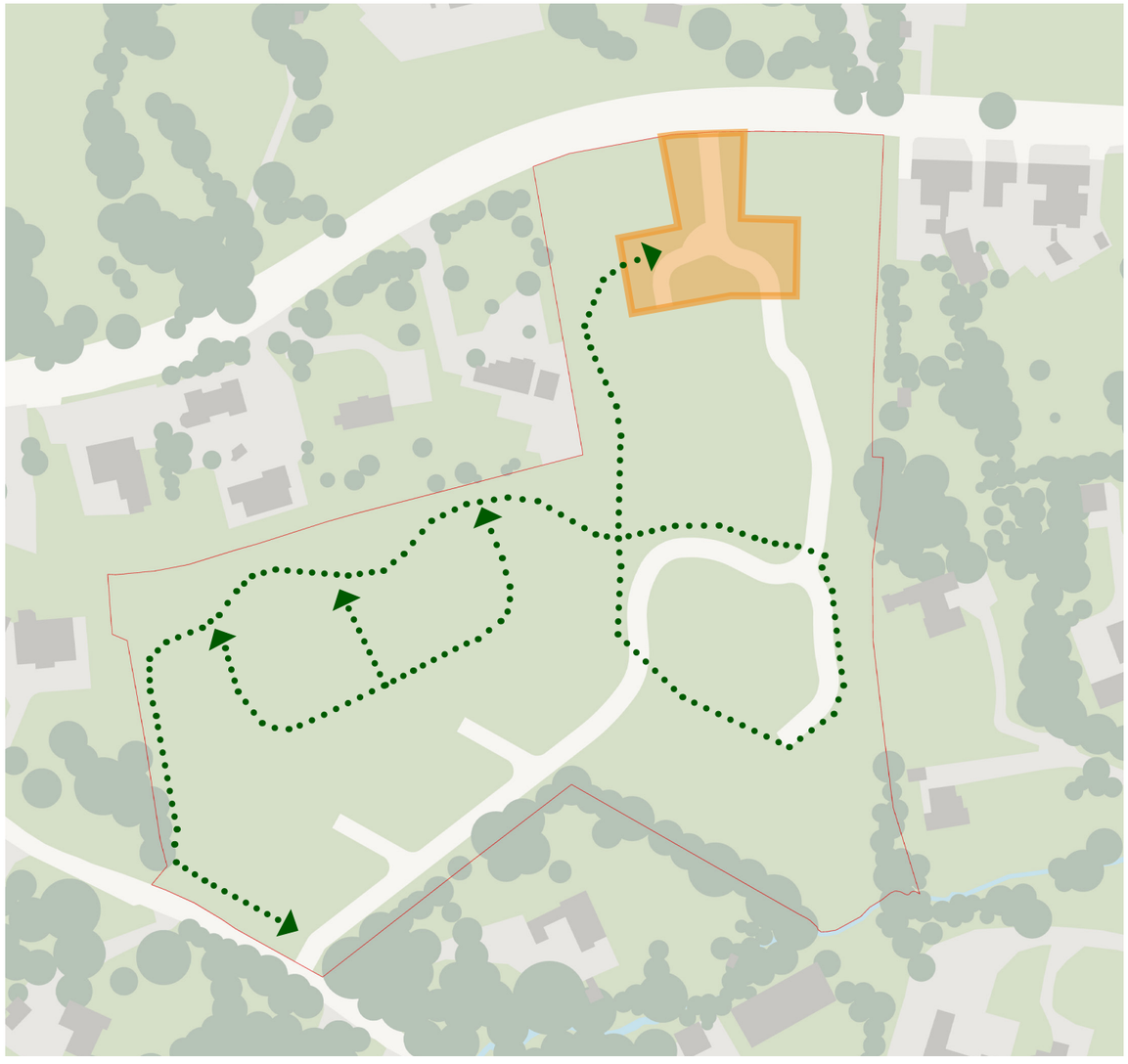
Key

Primary Road

Secondary Road

DESIGN APPROACH

MASTERPLAN PRINCIPLES



3 Arrival Experience + Connectivity

- Framing the entrance with ground floor active amenity uses
- Strategy to integrate secondary native tree trails along the fringes to enhance permeability and provide connectivity between the different character areas

Key

Arrival Court

Tree Trails



4 Landscape Strategy

- Creating a perimeter green woodland belt
- Identifying key public open space which is anchored in the centre of the site

Key

Perimeter Screening

Central park + Public Open Space

Wildlife / Refuge Corridor

Communal Open Space

DESIGN APPROACH

MASTERPLAN PRINCIPLES



5 View Analysis

Key

Upper Levels with Views

Ocean Views East



6 Height Analysis + Response

Key

4-5 Storey Building Blocks

Height Lowered in Response to Neighbouring Properties

Continuing Existing Blackglen Road Building Line

DESIGN APPROACH

MASTERPLAN PRINCIPLES



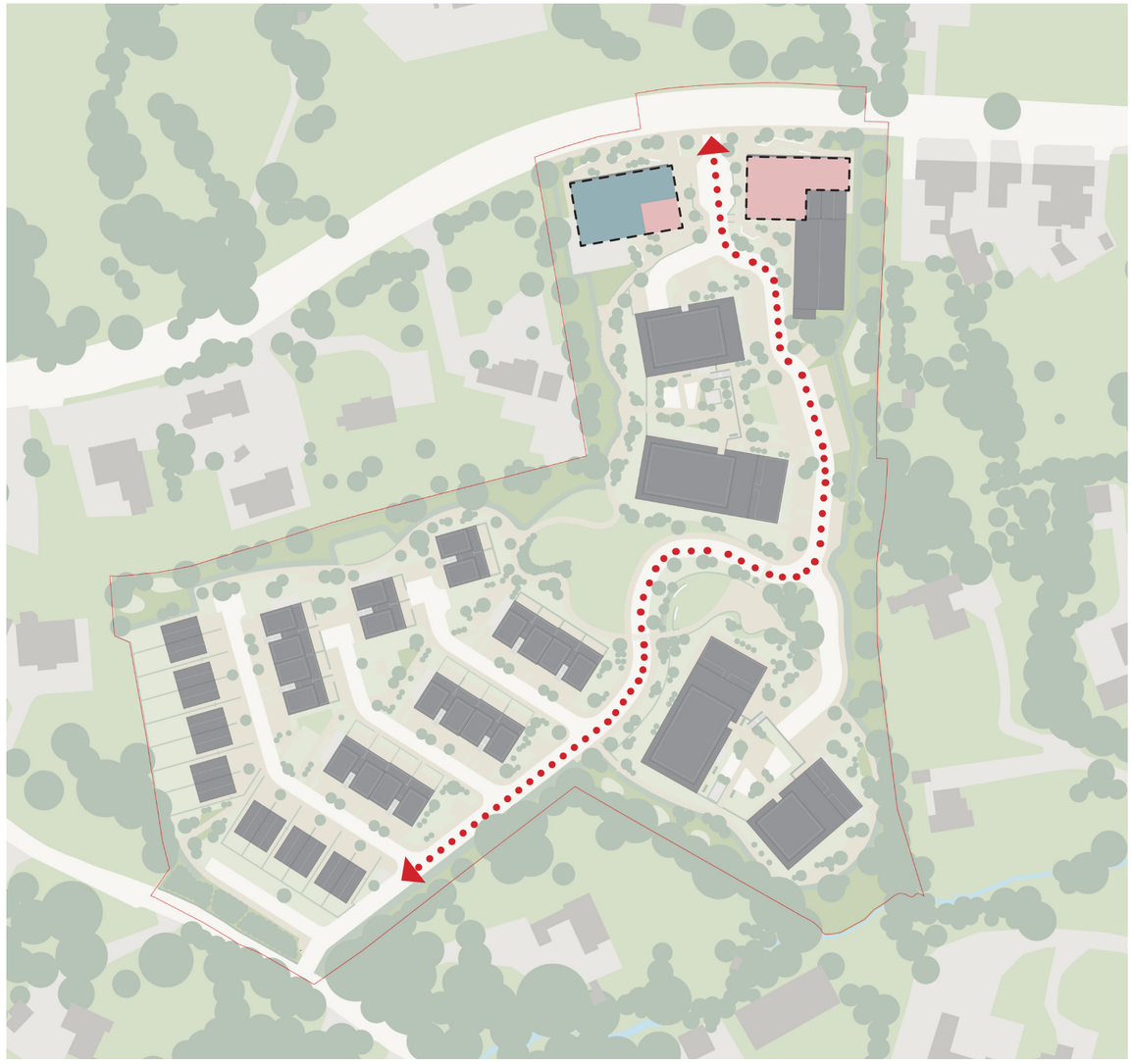
6 Parking Strategy

- Using the site contours to conceal the parking between buildings.

Key

Basement/ Podium Car Park

Vehicular Entrance



8 Amenities + Facilities

The residential amenities are located to address both the entrance plaza and the central public open space in order to activate the urban realm at ground floor.

Key

Residential Amenities

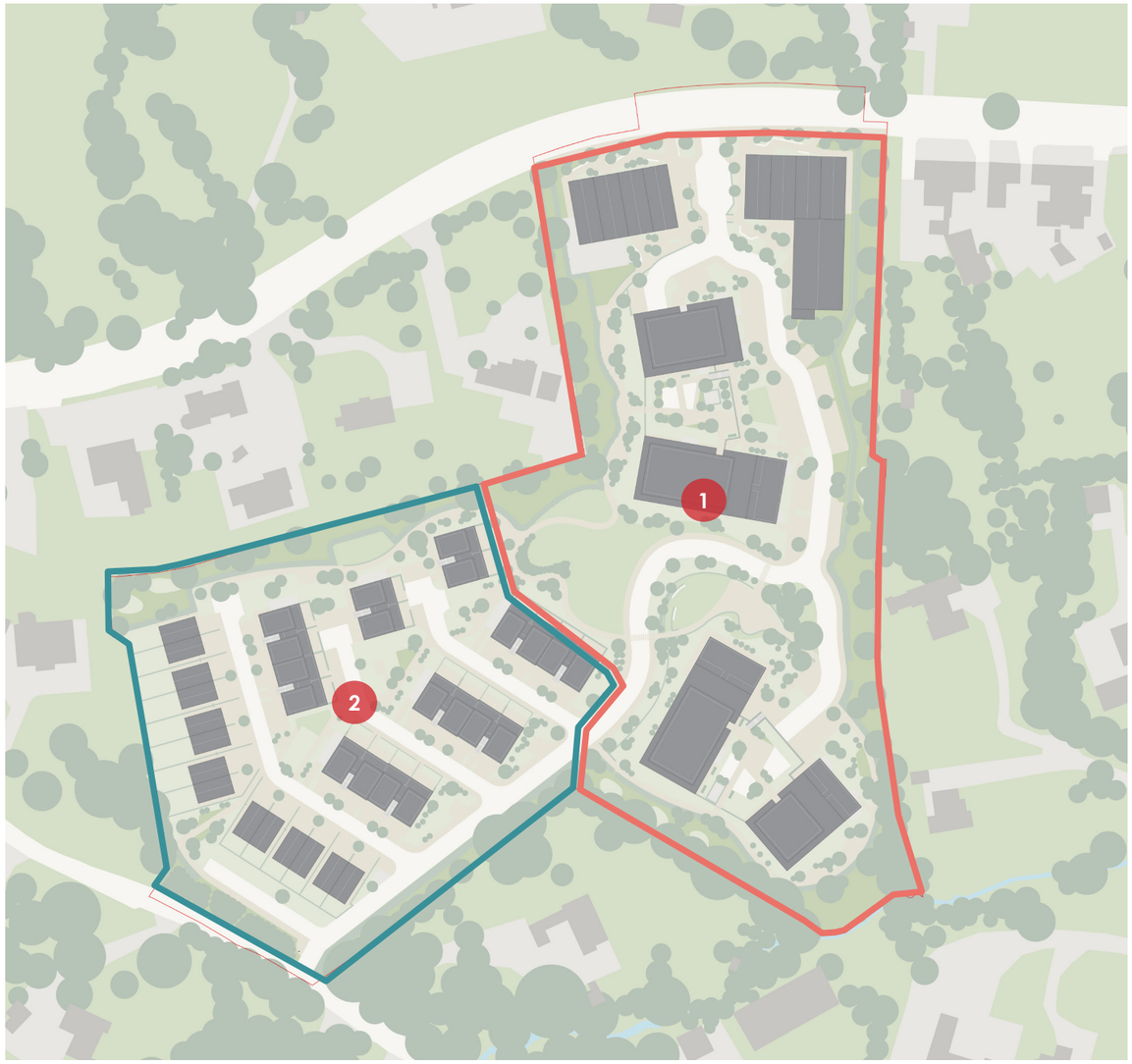
Residential Accommodation

Axial Route

Crèche

DESIGN APPROACH

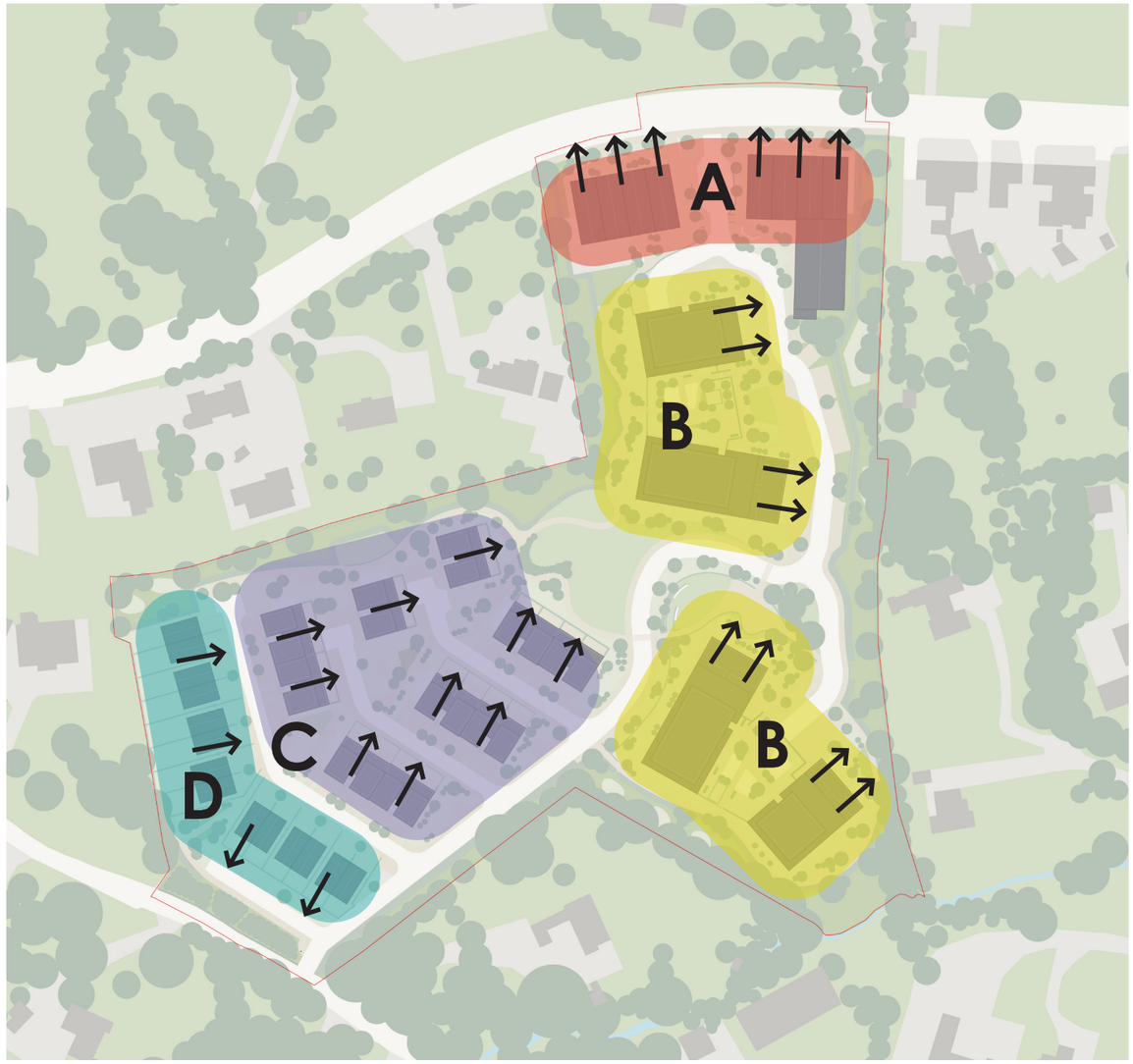
MASTERPLAN PRINCIPLES



9 Hillside

1 Lower Hillside - Apartments, 138 units

2 Upper Hillside - Duplex apartments and houses, 54 units



10 Site Character Area

A - Roadside/ Arrival Court

B - Lower Hillside

C - Upper Hillside Transitional zone

D - Housing interface to Hinterland edge

DESIGN APPROACH

MASTERPLAN PRINCIPLES

