04 | DESIGN PROPOSAL

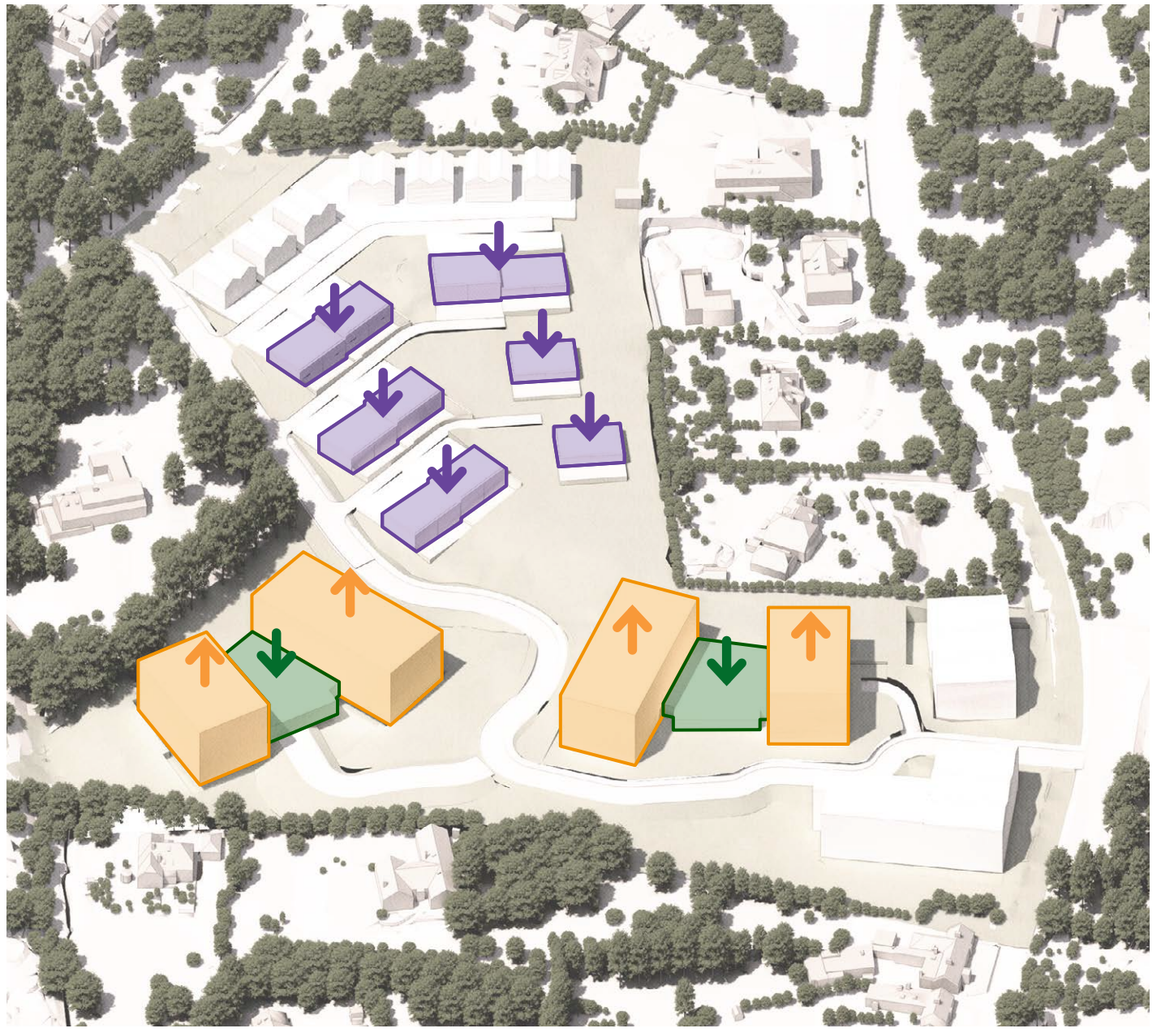
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MASSING APPROACH

This series of diagrams simplify the proposed developments massing strategy into three clear moves.



❶ **Creating a Street Edge**



❷ **Set Building into a Sloping Landscape**

DESIGN PROPOSAL

MASSING APPROACH



❸ **Stepping**



❹ **Upper Duplex Units**

DESIGN PROPOSAL

HEIGHT STRATEGY

The **Sustainable Residential Development and Compact Settlement - Guidelines for Planning Authorities** states a key objective for NPF targets that there is a significant capacity within infill and brownfield sites to accommodate compact growth to support a growing economy, population and to enhance placemaking and restore nature and biodiversity.

To achieve compact growth, it is necessary to increase the scale of new buildings in all parts of our cities and towns. Mid-rise medium density housing has a critical role to play outside of the urban cores in combination with traditional housing. This approach will provide greater diversity in housing stock at all locations to support a critical mass of population that will make services, including public transport, more viable.



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SEPARATION DISTANCES

4.3.1.3 Policy Objective PHP20: Protection of Existing Residential Amenity

'It is a Policy Objective to ensure the residential amenity of existing homes in the Built Up Area is protected where they are adjacent to proposed higher density and greater height infill developments.'

The overall building form and layout are set up by a series of key adjacencies and continuation of existing building lines. These set up a series of building blocks, each responding to different conditions.

The following pages explain the sectional relationships and stepping down towards the boundaries relative to the separation distances to the existing residential neighbouring properties. These have been used throughout the design process in order to reduce the impact of the proposal on adjacent neighbouring properties.



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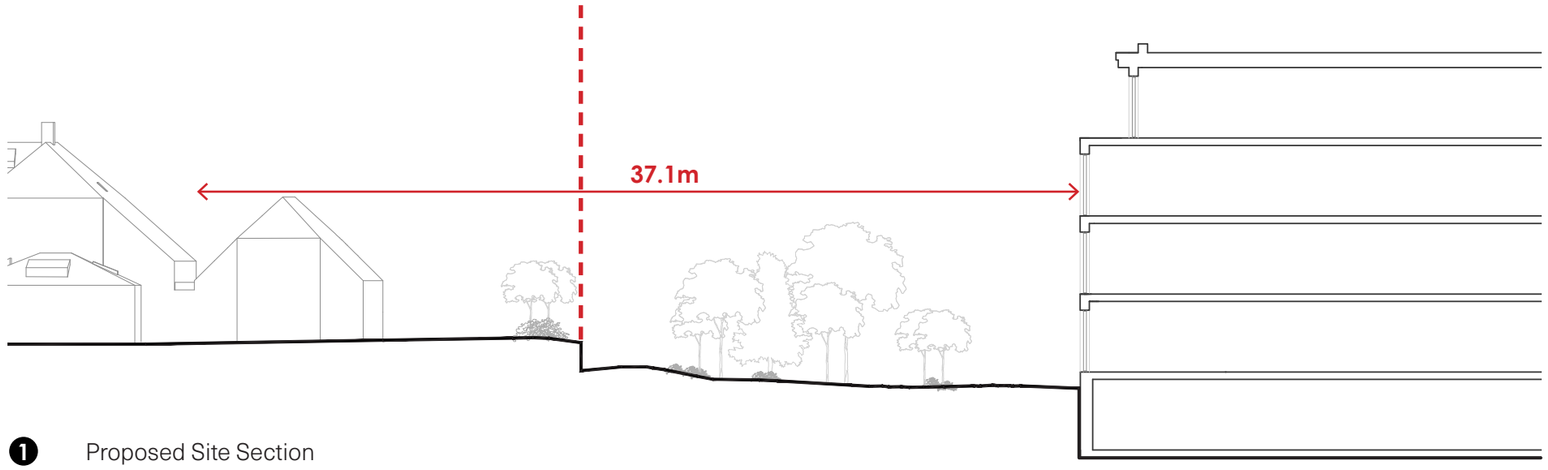
SEPARATION DISTANCES

The separation distances between the proposed development at Blackglen Road and the Sliding Rock House ranges from 35m to 37m.

The adjacent section highlights the a-typical design of block B apartments. There is an upper level setback which reduces the impact to the neighbouring property.



Above: Block Key Plan



1 Proposed Site Section



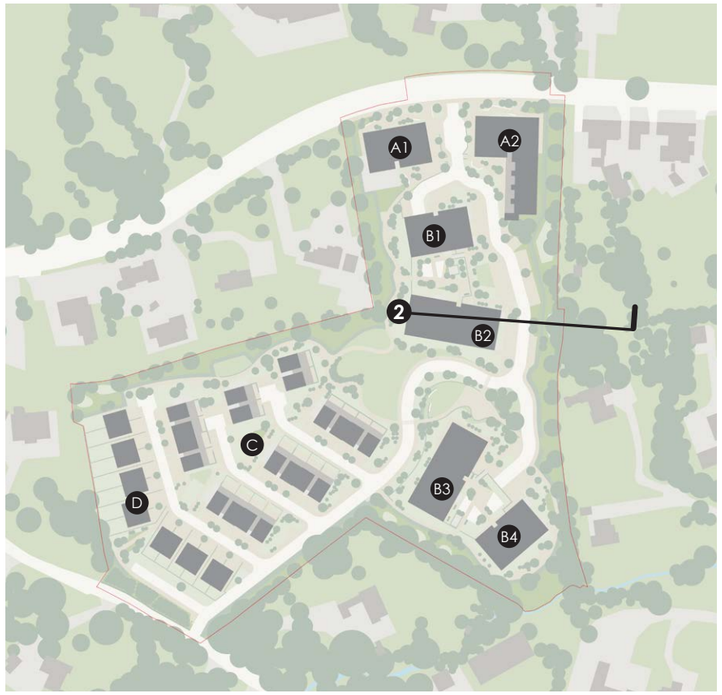
1 Existing



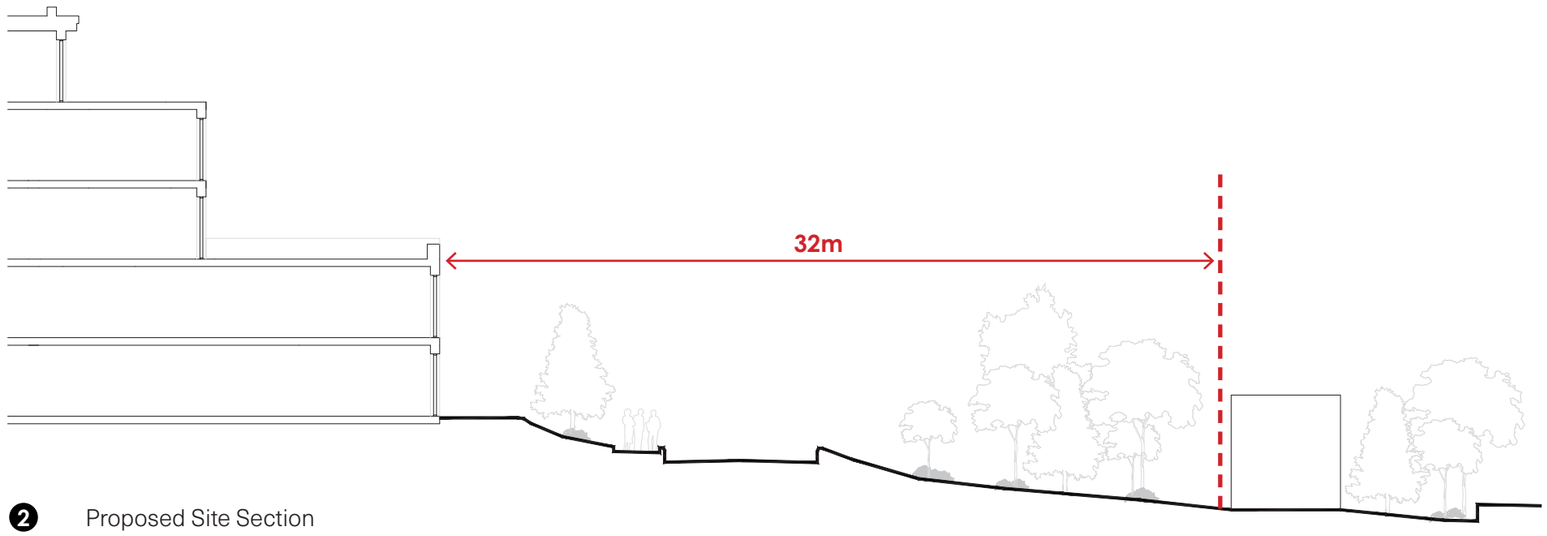
1 Proposed

DESIGN PROPOSAL

SEPARATION DISTANCES



Above: Block Key Plan



2 Proposed Site Section



2 Existing



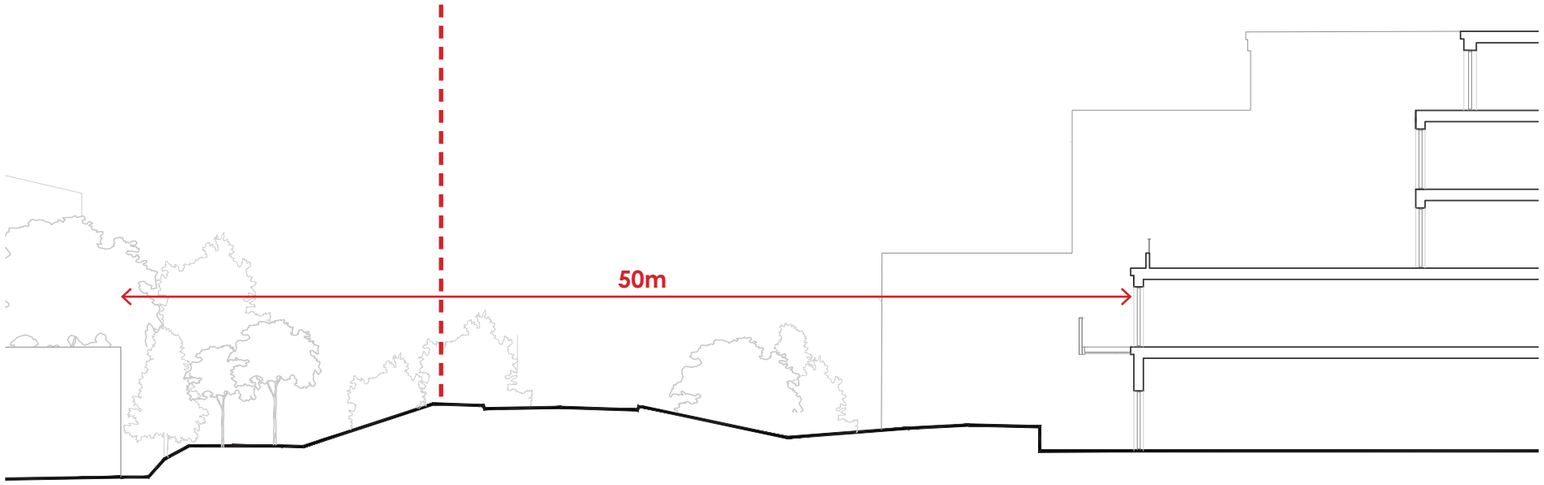
2 Proposed

DESIGN PROPOSAL

SEPARATION DISTANCES



Above: Block Key Plan



3 Proposed Site Section



3 Existing



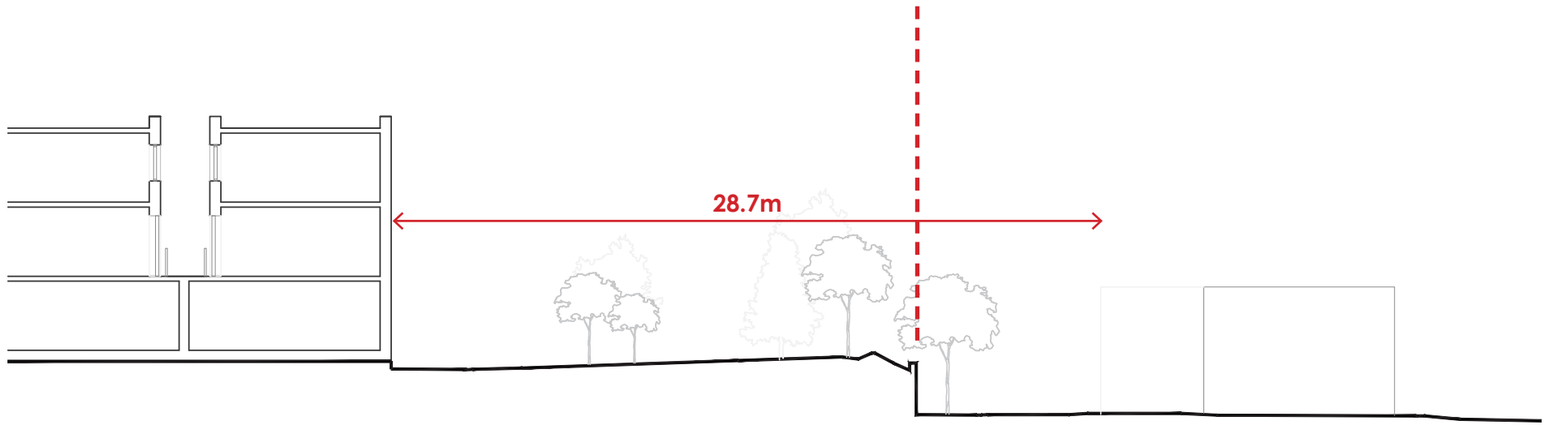
3 Proposed

DESIGN PROPOSAL

SEPARATION DISTANCES



Above: Block Key Plan



4 Proposed Site Section



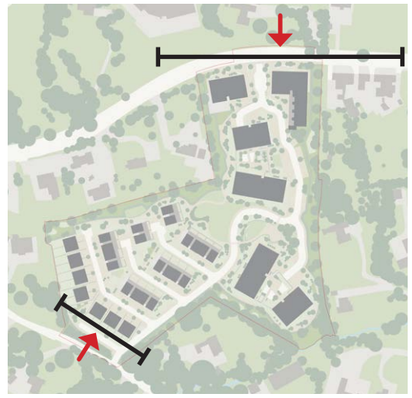
4 Existing

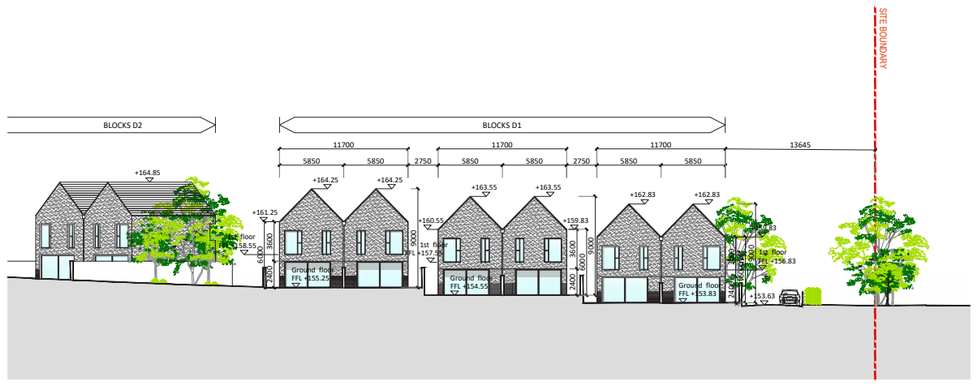


4 Proposed

DESIGN PROPOSAL

SITE SECTION





Contiguous site elevation EE.



Contiguous site elevation FF.