05 | ARCHITECTURE / TOPOLOGIES

ARCHITECTURE / TYPOLOGIES

HOUSING TYPES

There are four different housing types proposed for this development, each addressing their unique position within the development. Below is a list of the key characteristics of low-rise compact forms of 'own door' housing which the proposed development incorporates into the development.

- Narrow Blocks, small plots and compact layouts
- Varied forms of open space at multiple levels
- Varied housing types
- Narrow Streets and small setbacks
- Integrated parking solutions
- Reduced separation/ privacy measures

Typology Key

Type 01 - Apartment (Terraced Streetscape)

Type 02 - Apartment (Stepped Profile)

Type 03 - Duplex (Split level)

Type 04 - Semi Detached Housing



ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 01 - TERRACED



Type 01
Apartment (Terraced Streetscape)

ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 01 - TERRACED

The Arrival from the main entrance off Blackglen Road is characterised by a generous opening into an arrival court which is framed by 2 buildings forming the streetscape. These buildings align with the established building line and frontage from the existing cottages directly to the East. The height and scale of the buildings step down from 4 to 3 storeys adjacent to the existing cottages. The architectural language is more traditional in keeping with the vernacular 'pitched roof' treatment in the area.

The ground floor of the buildings is occupied by a childcare facility and resident amenities providing an active frontage onto the street and the arrival court.



Reference Image: AHMM Architects - Moorland Road



Aerial of Block A1+2

ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 01 - TERRACED

1.



2.



3.



4.

Material Palette 01 - Block A1 +2

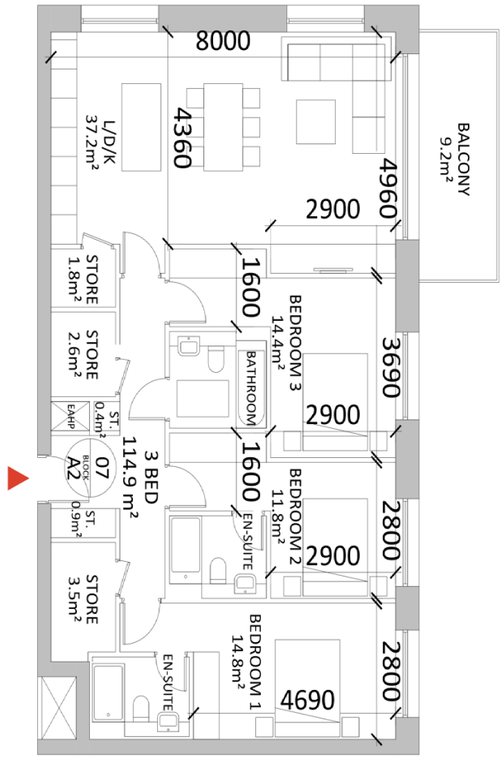
1. Smooth cast concrete render.
2. PPC aluminium in a RAL 3032 finish is used on the balcony railings.
3. Roughcast concrete render
4. PPC aluminium in a RAL 7038 finish is used on the window frames.



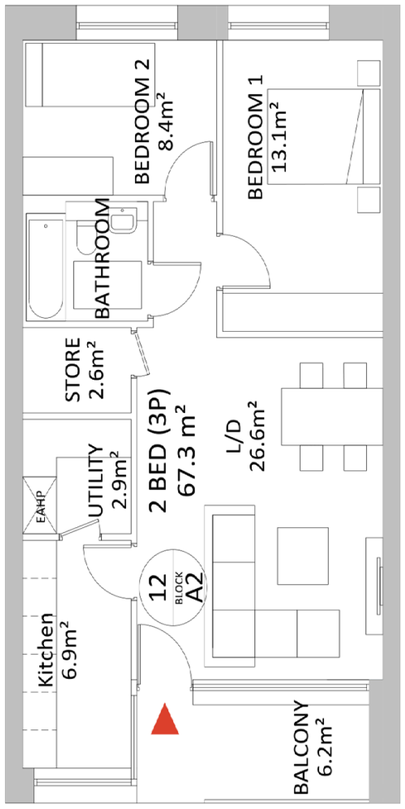
ARCHITECTURE / TYPOLOGIES

TYPICAL UNIT TYPOLOGY

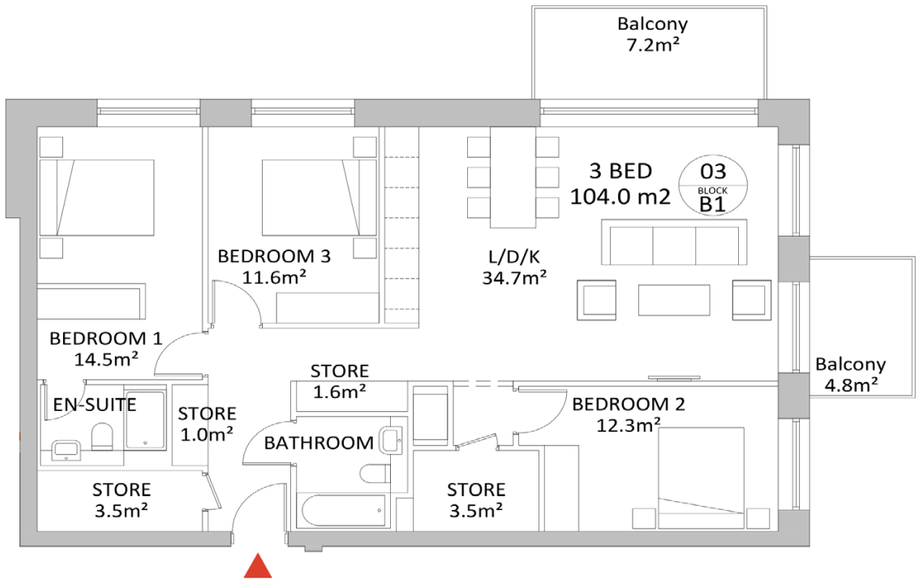
The residential blocks provide different apartment types in response to their various conditions:



Type 1A - 1 Bed Unit



Type 2F - 2 Bed Through Unit



Type 3A - 3 Bed Corner Unit

ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 01 - TERRACED



View North West along Blackglen Road looking at Block A
1+2

ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 02 - STEPPED APARTMENTS

Type 02
Apartment (Stepped Profile)

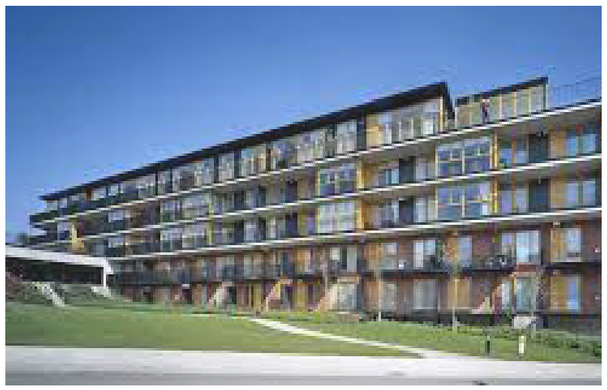


ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 02 - STEPPED APARTMENTS

Upon arrival, you slowly wind up the terrain across the lower hillside and past a cluster of buildings that set into the hillside and orientated to look East towards Dublin Bay. Large gaps between apartment buildings afford generous views through into the hillside and parkland open space beyond.

All the ground floor apartments are planned as 'own door' entry units directly from the roadside ensuring good active frontage and passive surveillance. Materials will be a blend of buff brick and light coloured precast concrete.



Reference Image: OMP Architects - Addison Park



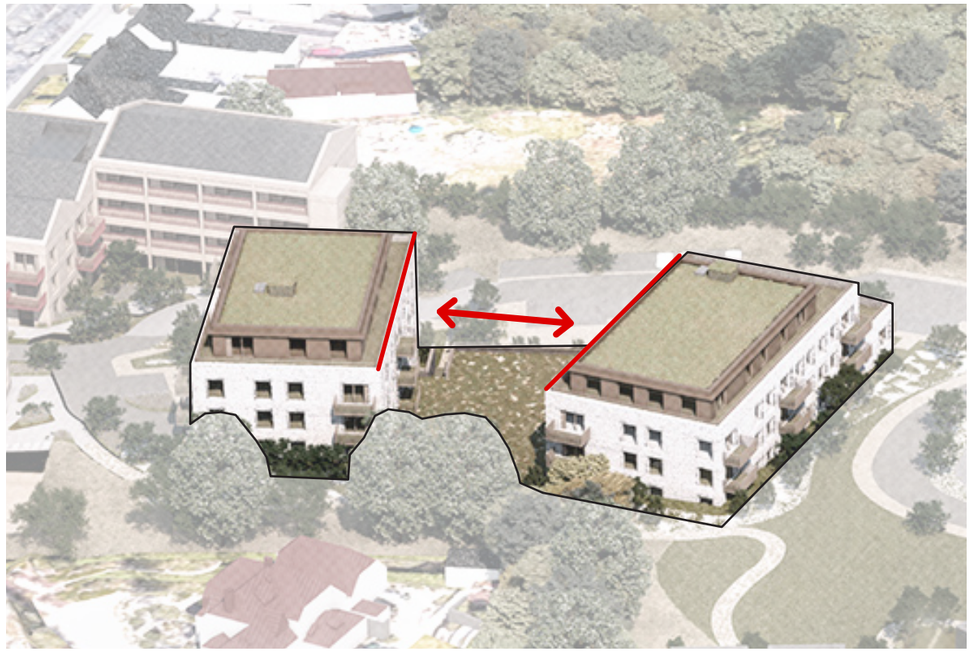
Aerial of Block B 1+2 - Semi-Detached Houses

ARCHITECTURE / TYPOLOGIES

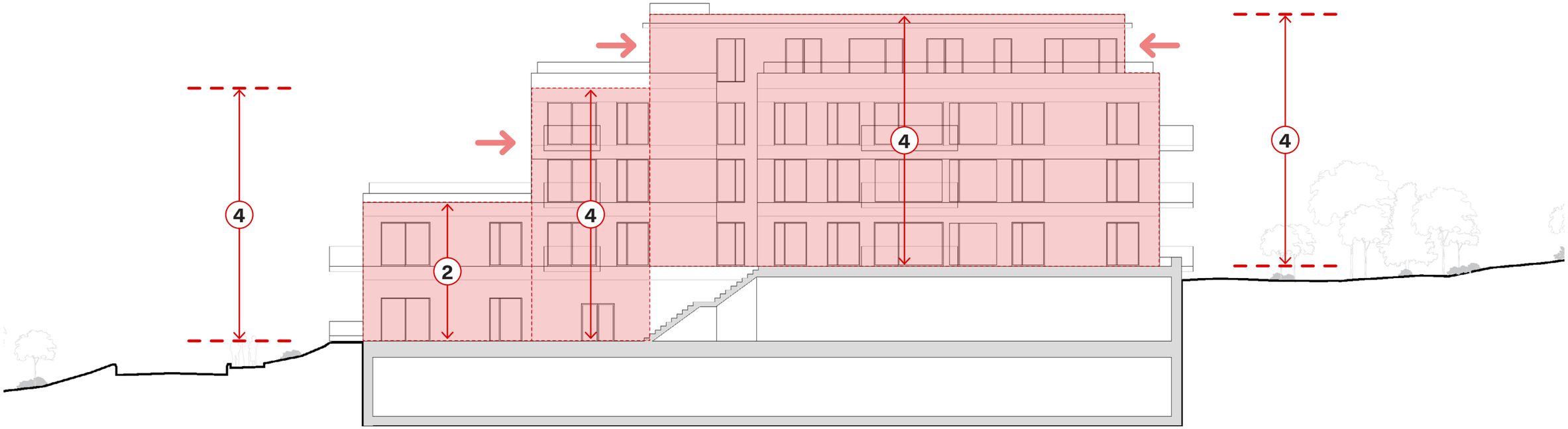
HOUSING TYPE 02 - STEPPED APARTMENTS

The B blocks sit sensitively into the natural contours of the site this hides the podium and basement from the tree trail surrounding the site. The apartment blocks also provide deep setback terraces, with 2 storey lower element, and typically 3 storey mid rise elements with upper set back level. These set back terraces provide generous landscaped private amenity which benefit from wide views to the East.

The plan layout of the B blocks, create raised podiums, combined with the stepped profile of the buildings, reduces the overall massing and visual impact of the buildings and integrate the architecture into the surrounding landscape.



Block B1+2 - Aerial View



Block B1+2 - Podium Section

ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 02 - STEPPED APARTMENTS



1.



2.



3.

Material Palette 02 - Block B1+2+3+4

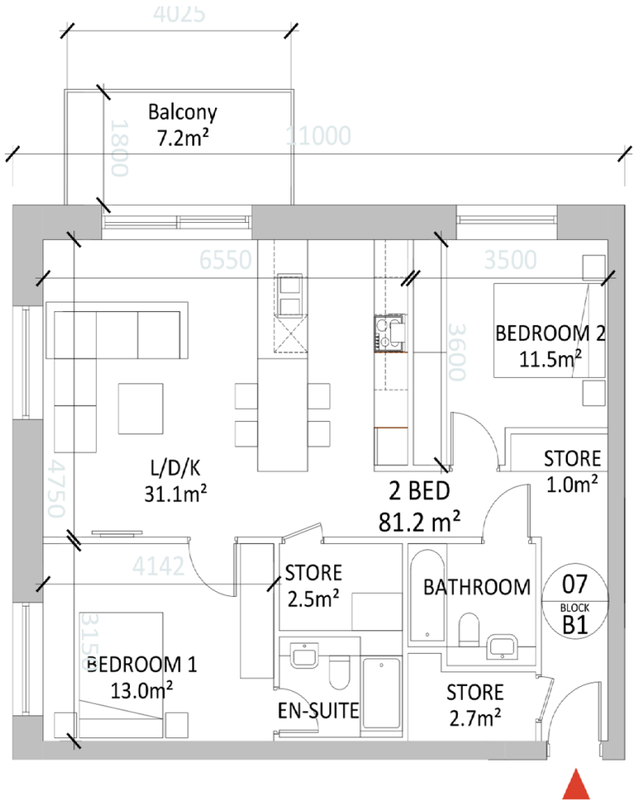
1. Finnish Brickwork with - Engels Mystique laid in stretcher bond with flush mortar joints.
2. PPC aluminium in a RAL 7038 finish is used on Balcony and railings, complimenting the brickwork.
3. Anodised aluminium in a brushed bronze finish is used to compliment the brickwork.



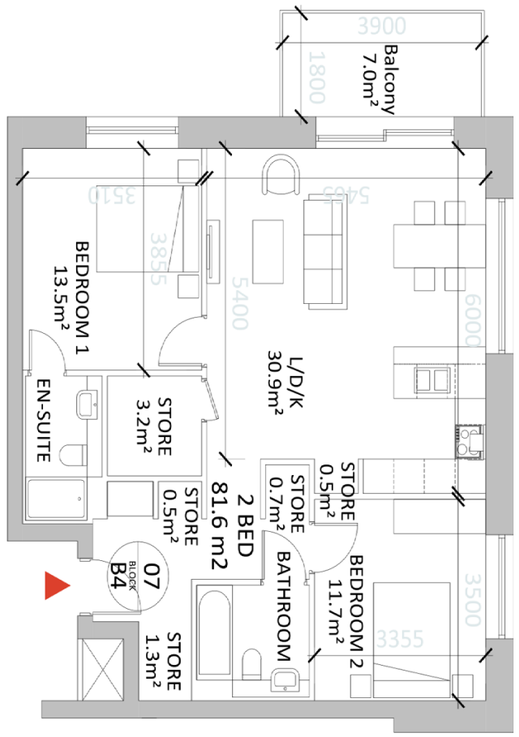
ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 02 - STEPPED APARTMENTS

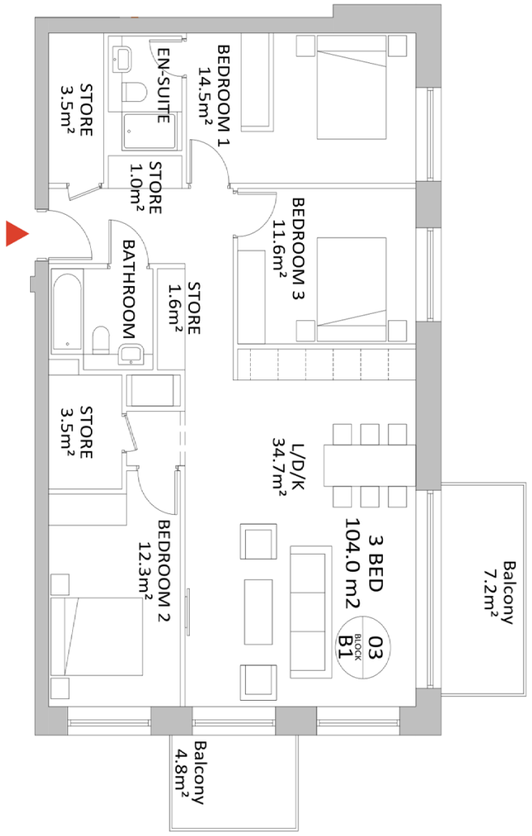
The residential blocks provide different apartment types in response to their various conditions:



Type 2B - 2 Bed Corner Unit



Type 2C - 2 Bed Corner Unit



Type 2A - 2 Bed Dumbbell Unit

ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 02 - STEPPED APARTMENTS



View from South looking at Block B1- 4

ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 03 - DUPLEX

Type 03
Duplex (Split level)



ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 03 - DUPLEX

The Upper Hillside; towards the West; is characterised by a strong existing tree edge along the Southwest boundary comprising mainly of tall Pines and marks the transition up towards the foothill of the Dublin mountains and the interface with Woodside Road along the Western boundary. This area of the site is developed as its own character area and comprises of a series of Duplex units which offer a unique stepped own door unit with the upper unit benefiting from sea views with the lower units allowing access from the rear then stepping down internally to marry with the existing contours and opening out to their own rear gardens.

The Duplex units serve as a transition between the stepped apartment blocks to the centre of the site and the semi detached houses to the Southern edge, which leads onto the hillside beyond:



Reference Image: James Stockwell Architects - Bunkeren house



Aerial of Block C - Duplex Units

ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 03 - DUPLEX



1.



2.



3.



4.

Material Palette 03- Bock C

1.	Timber Black Cladding
2.	PPC aluminium in a RAL 3032 finish
3.	Finnish Brickwork with - Engels Mystique laid in stretcher bond with flush mortar joints.
4.	PPC aluminium in a RAL 7038 finish is used on railngs to compliment the brickwork.

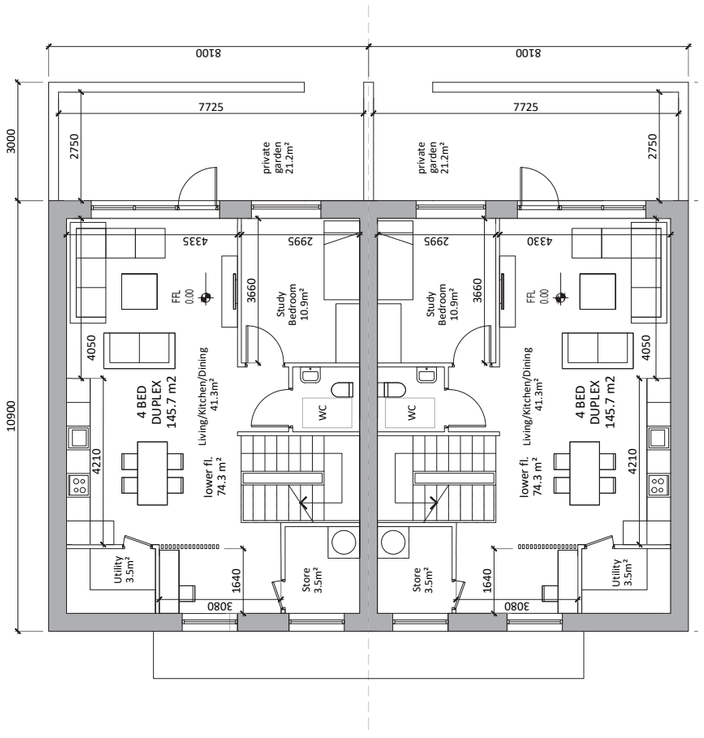


ARCHITECTURE / TYPOLOGIES

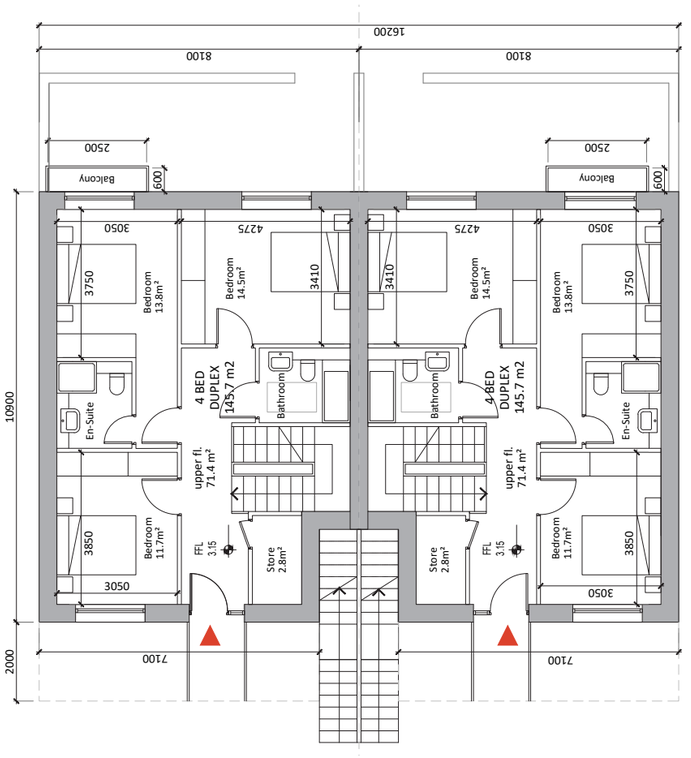
HOUSING TYPE 03 - DUPLEX

The lower duplex unit is partially carved into the topography, taking advantage of the sloping site to reduce the visual impact of the duple units overall height. This two storey unit benefits from dual aspects, a large private amenity space and an open plan kitchen oriented South East in most cases.

Duplex Type 01 + 02
Section



Duplex Type 01
Lower Ground Floor Plan

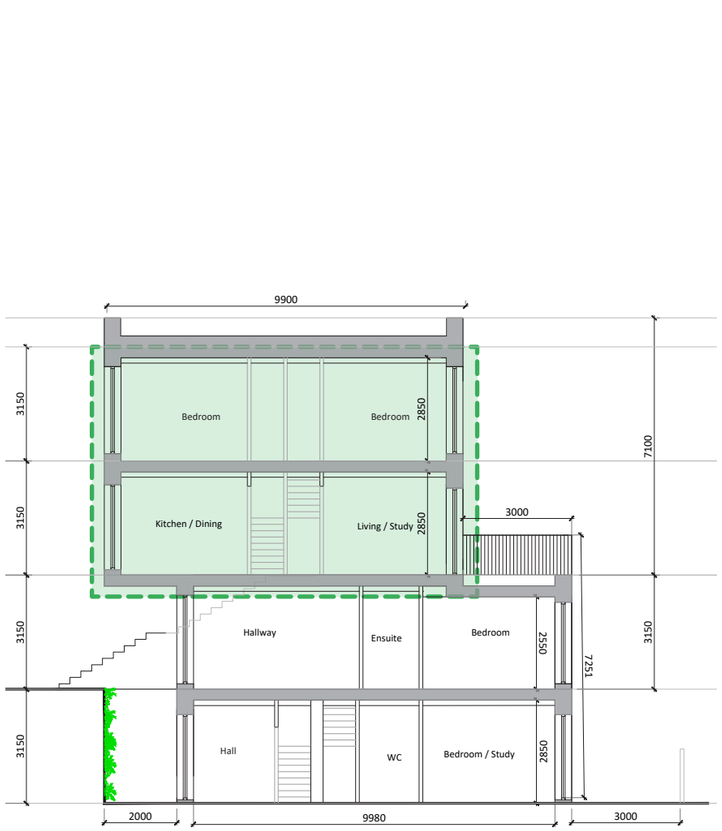


Duplex Type 01
Ground Floor Plan

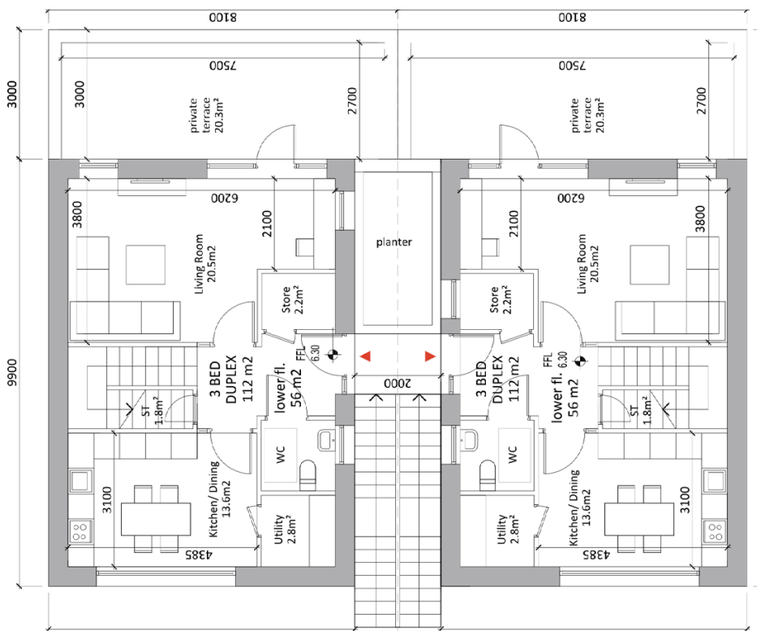
ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 03 - DUPLEX

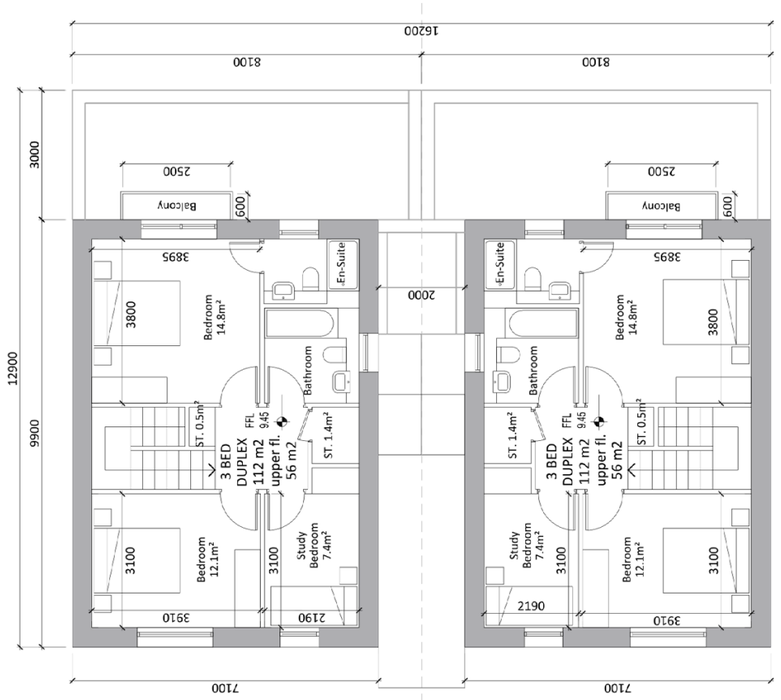
The upper duplex apartment is accessed from a staircase at ground level, this two storey unit, due to its setting within the site, benefits from South Easterly views towards the ocean, with a large private amenity terrace accessed from the main living space with large windows facing the views.



Duplex Type 01 + 02
Section



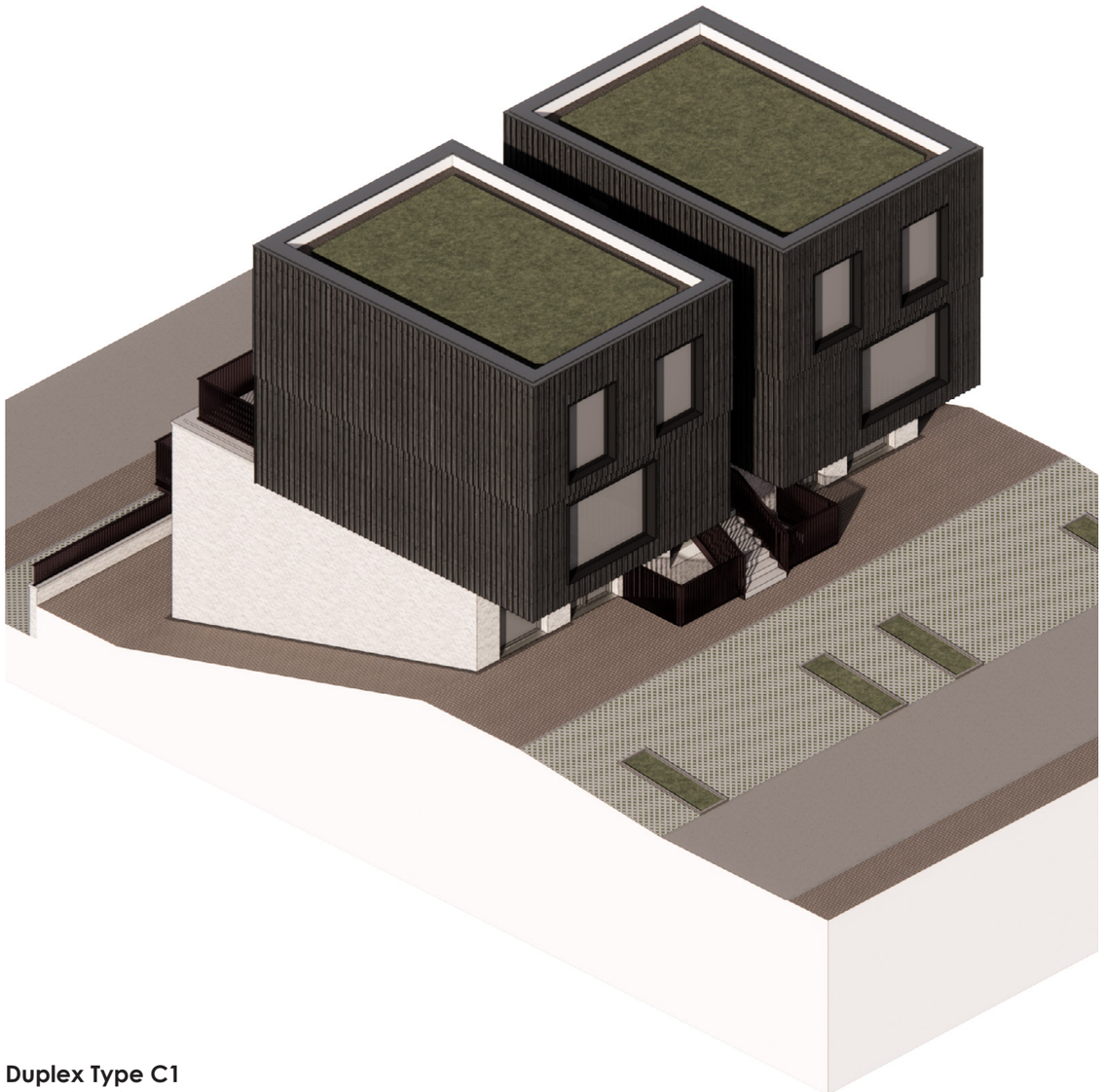
Duplex Type 02
First Floor Plan



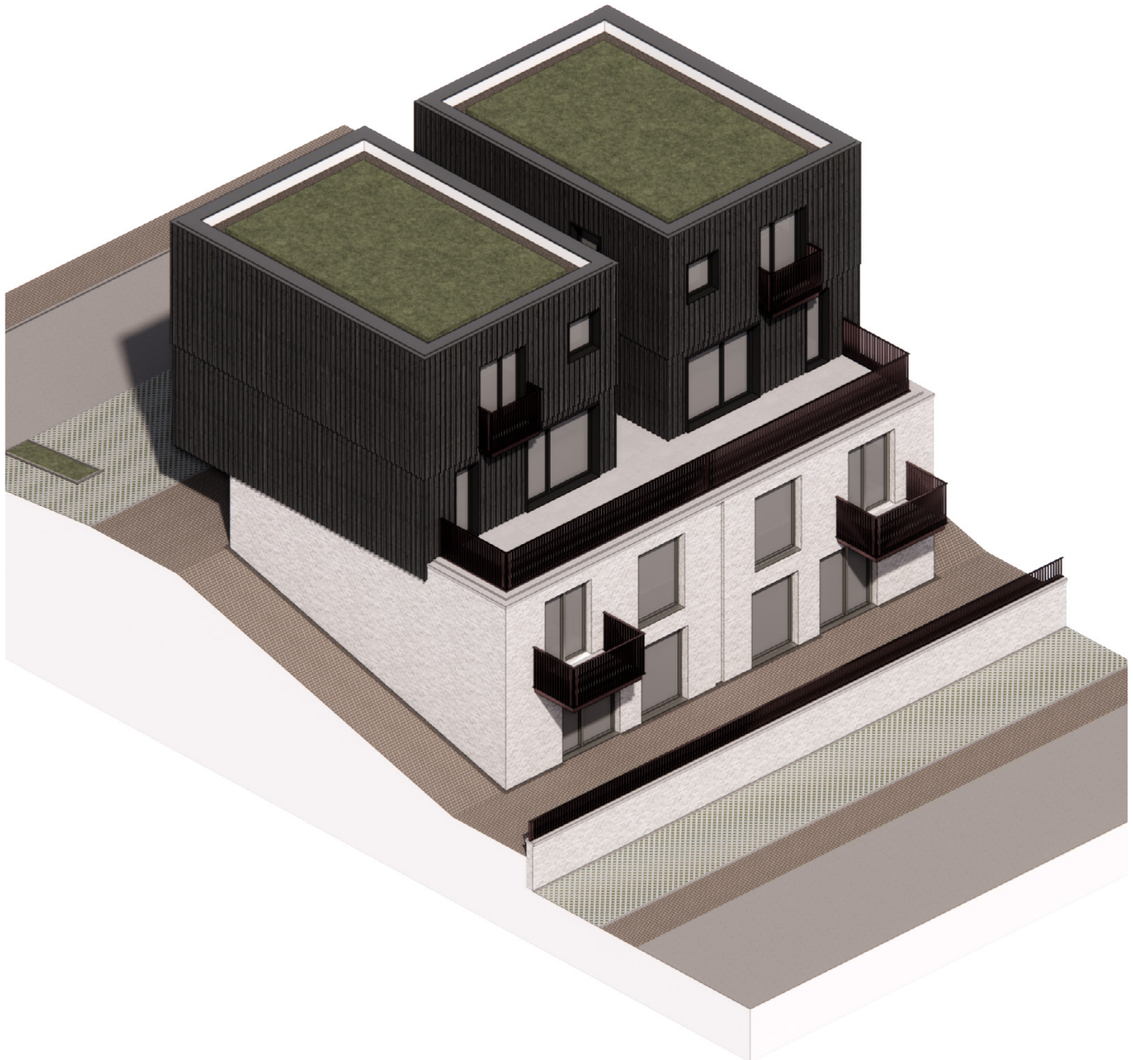
Duplex Type 02
Second Floor Plan

ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 03 - DUPLEX



Duplex Type C1
Axo View from North



Duplex Type C1
Axo View from South

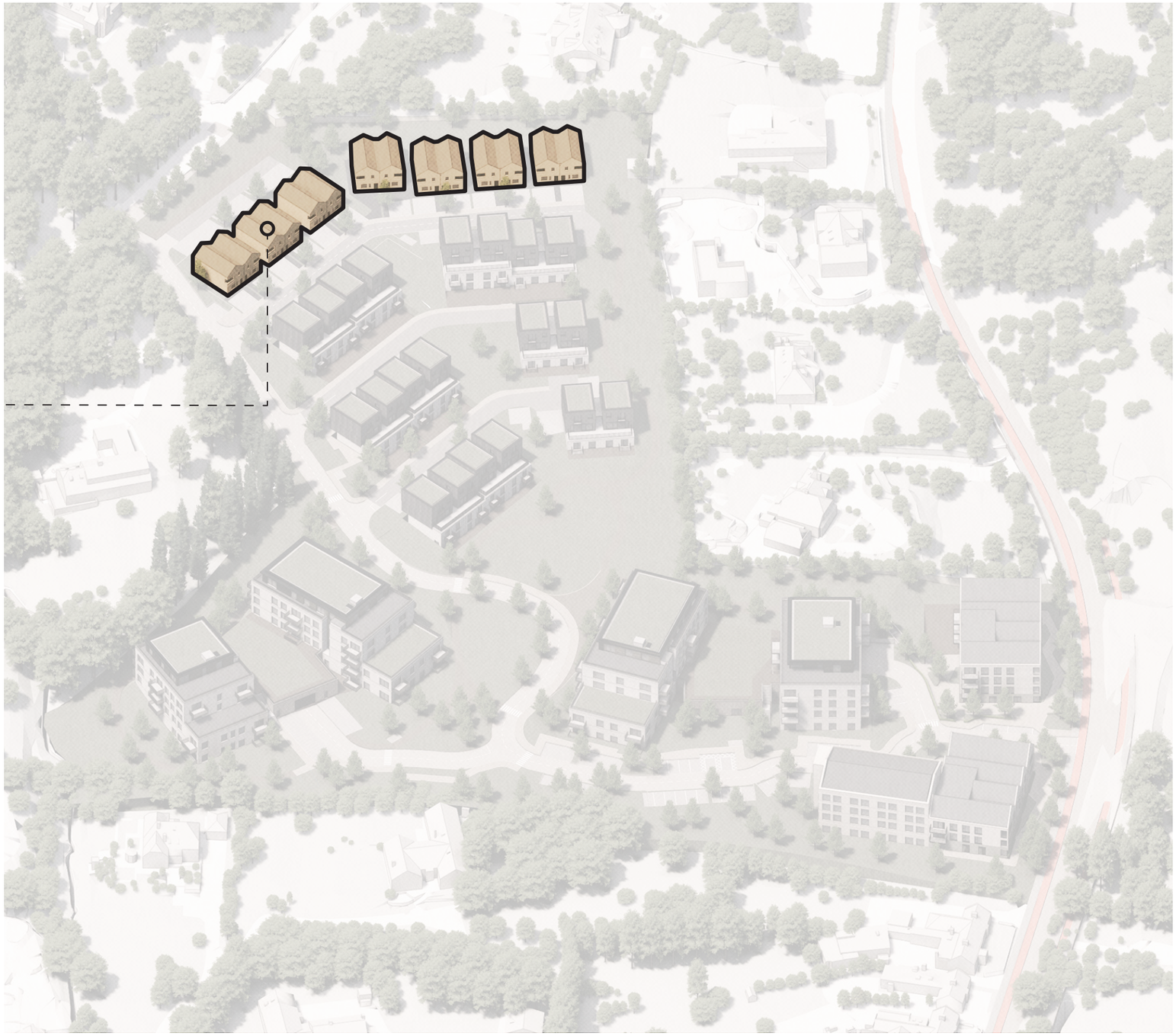
ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 03 - DUPLEX



ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 04 - HOUSES



Type 04
Semi Detached Housing

ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 04 - HOUSES

The houses to the West bookend the proposed development, set against the tree-lined boundary wall, these houses have been designed to have a simple domestic form that echoes the neighboring context, with pitched slate roofs and rough cast render facades.



Reference Image: Enniskerry - Sika Woods



Aerial of Block D - Semi-Detached Houses

ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 04 - HOUSES

1.



2.



3.

Material Palette 04 - Block D

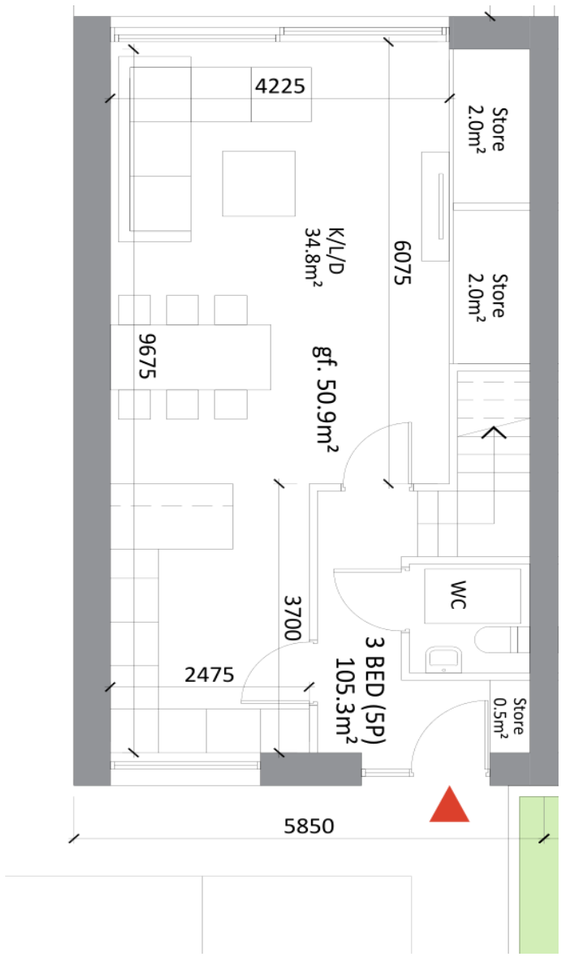
1. Smooth concrete Render.
2. Vinatge white brick.
3. PPC aluminium in a RAL 9005 finish



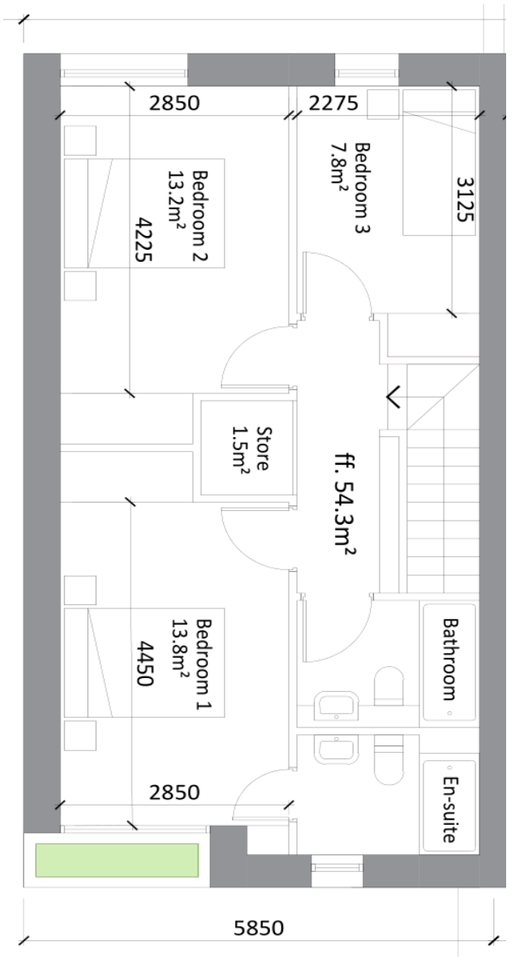
ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 4 - HOUSES

The three bed house types ensure that the proposed build to sell development offers a varied mix of unit types to the market. The design of these houses is simple but intelligent. The ground floor focuses on modern living with an open plan living kitchen living dining arrangement. The rear of the proposed has a full width sliding door to maximise the daylight and views to the tree lined boundary to the West.



Block D1
Ground Floor Plan



Block D1
First Floor Plan

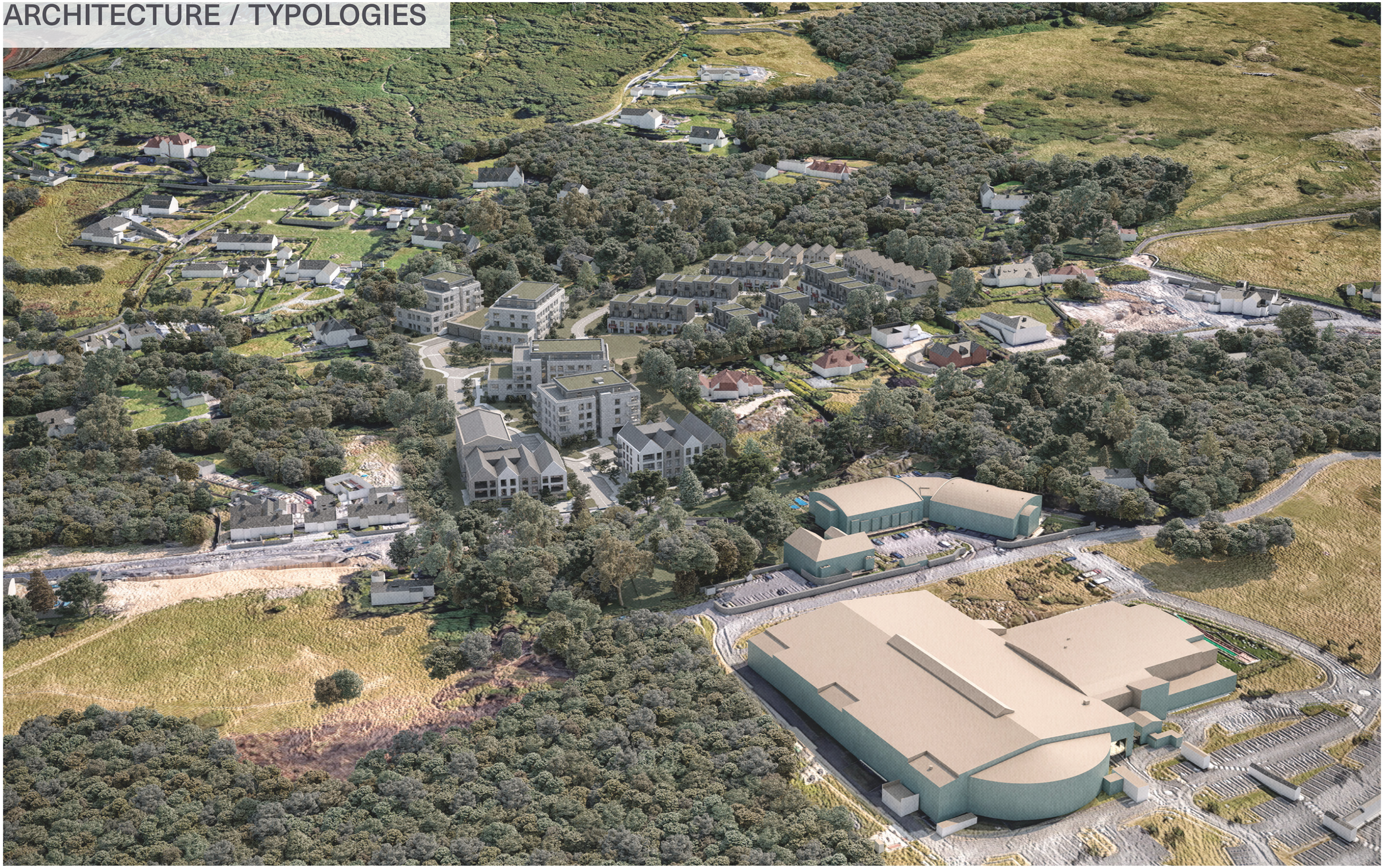
ARCHITECTURE / TYPOLOGIES

HOUSING TYPE 04 - HOUSES

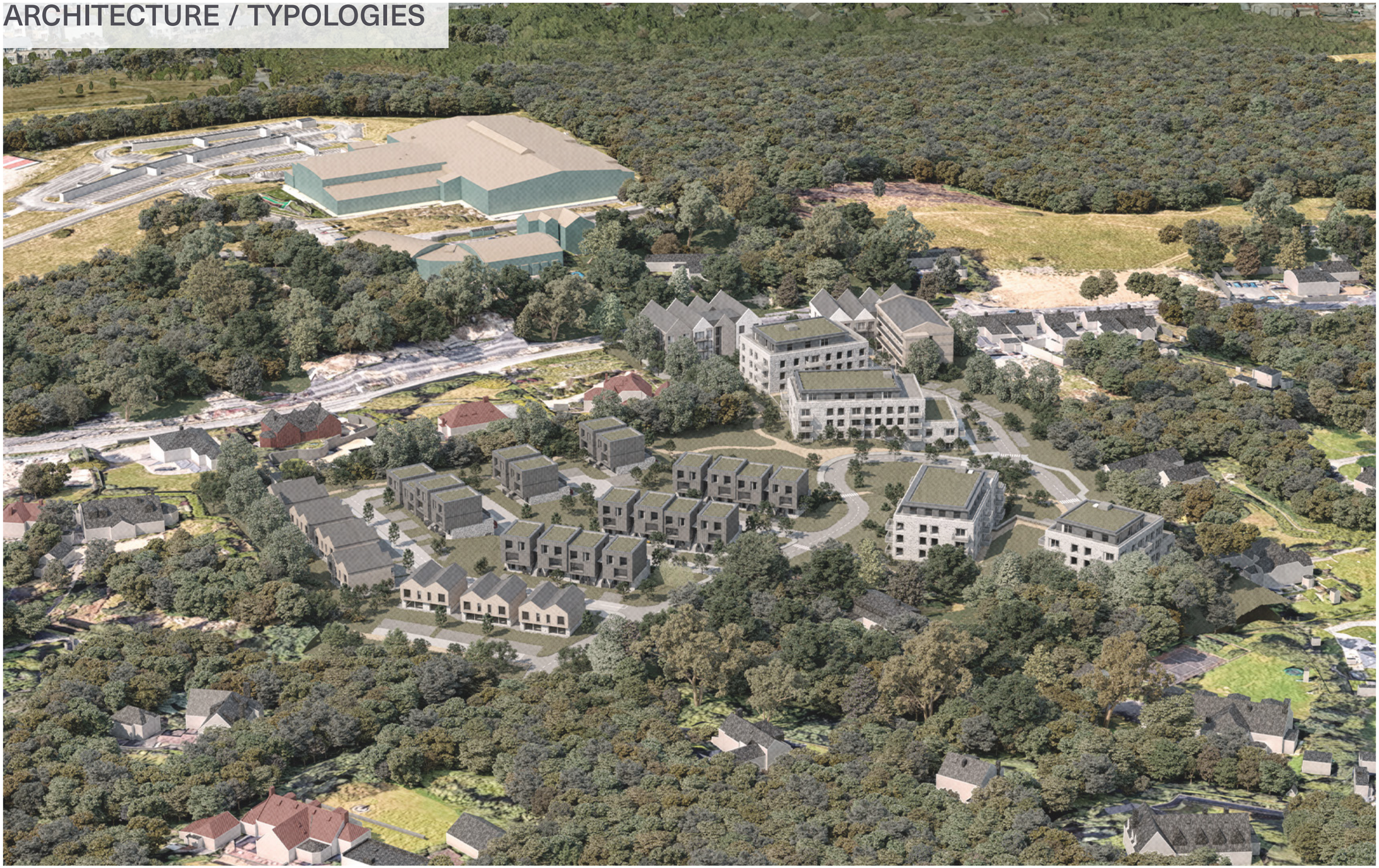


View South East along homezone between the Duplex units and the Semi Detahed Houses

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ARCHITECTURE / TYPOLOGIES



ARCHITECTURE / TYPOLOGIES

