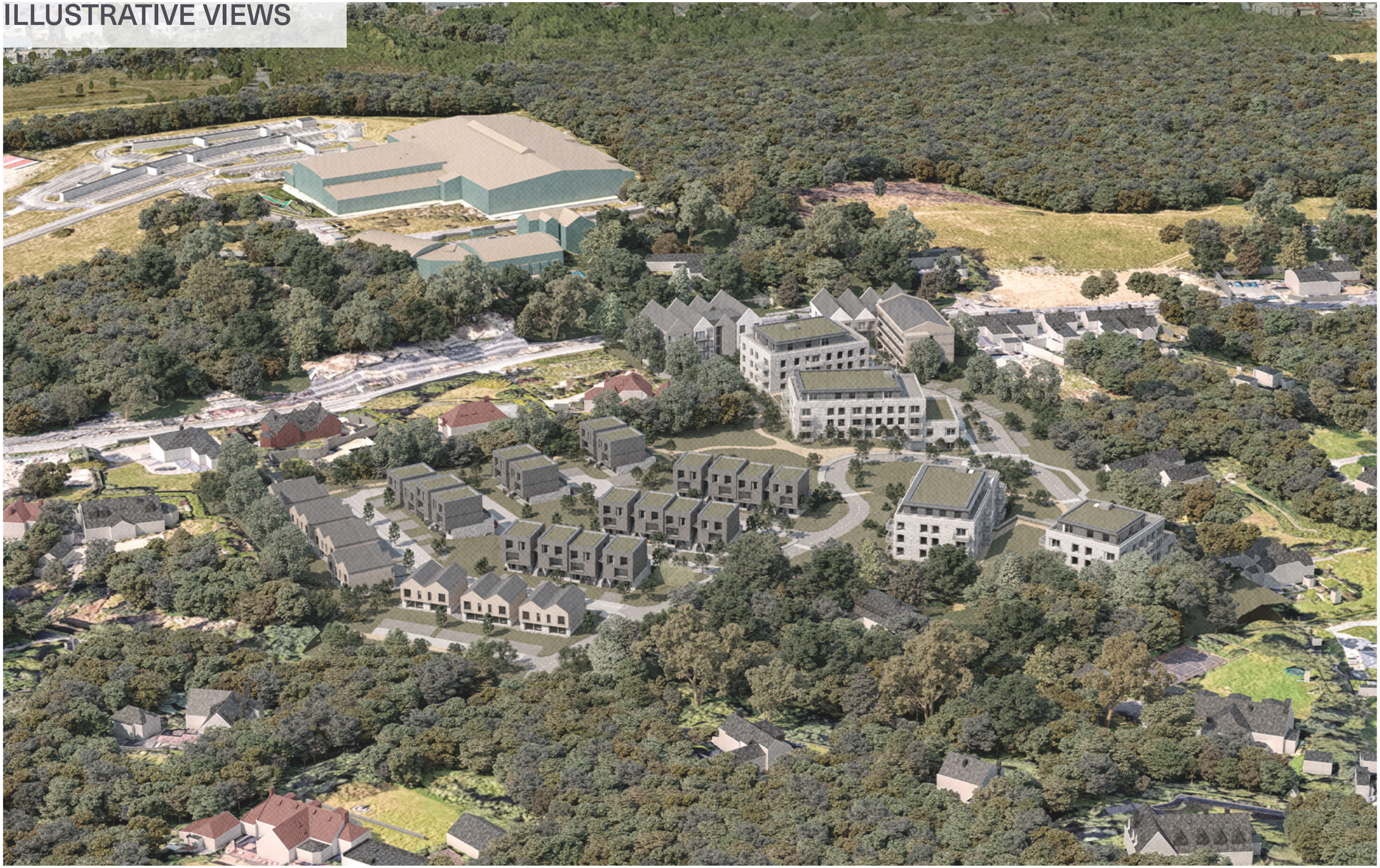
06 | ILLUSTRATIVE VIEWS

ILLUSTRATIVE VIEWS



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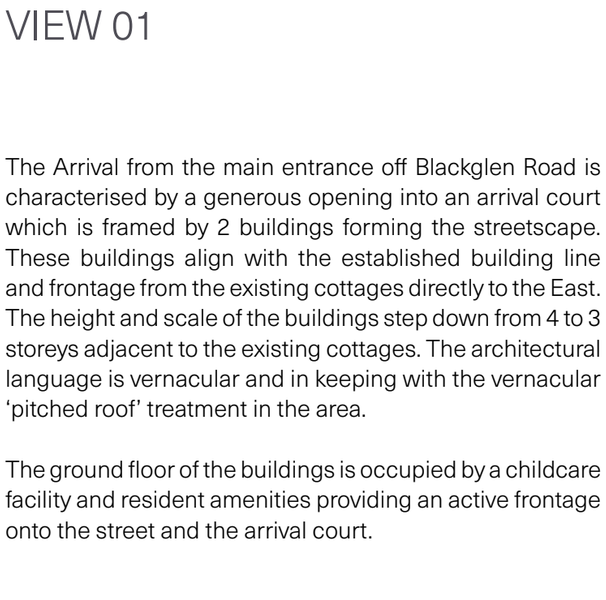


ILLUSTRATIVE VIEWS

VIEW 01

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 vernacular and 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.



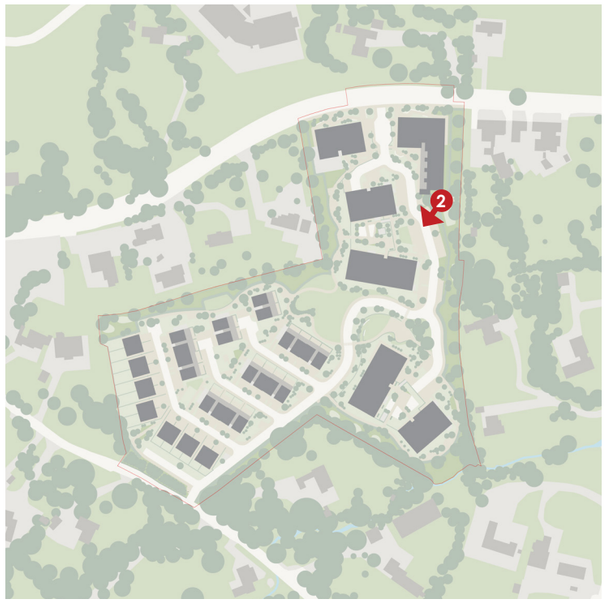


ILLUSTRATIVE VIEWS

VIEW 02

Upon arrival, you slowly wind up the terrain across the lower hillside and past a cluster of buildings which are 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.

These gaps combined with the stepped profile of the buildings reduces the massing and visual impact within the landscape. The lower hillside buildings have a 2-3 storey lower element which provide generous landscaped private amenity terraces above which benefit from wide views to the East. All the ground floor apartments are planned as ‘own door’ entry units directly from the roadside ensuring good active frontage and passive surveillance.

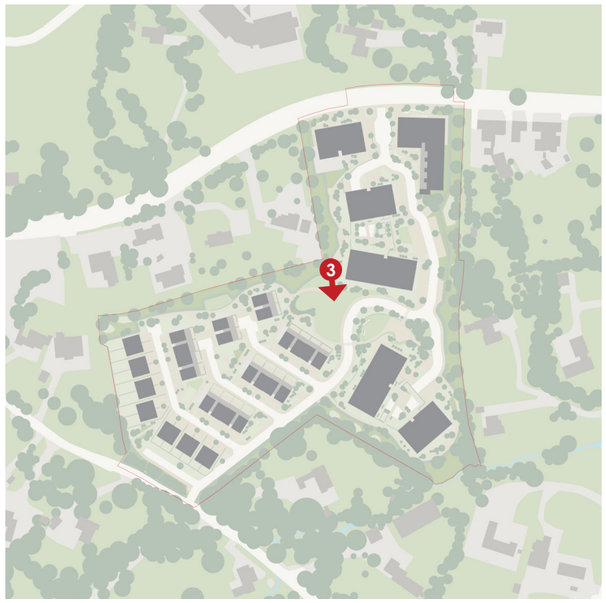




ILLUSTRATIVE VIEWS

VIEW 03

The main public open space is located in the centre of the development and acts as the intersection between the various desire lines of crossing native tree trails and pathways making it easily accessible for all residents and visitors. This space is characterised by an open Parkland type landscape with natural play elements and is sheltered to the North by a proposed woodland tree area and trail.





ILLUSTRATIVE VIEWS

VIEW 04

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 a series of duplex units that turn in plan and arrangement to respond to the natural contours while also orientating to the higher level views. The two storey upper-level duplex apartments are clad in burnt timber and are set onto a white brick base that is carved into the hillside to provide dual level access. These 4 storey duplex units step down in scale to 3 storey along the northern boundary with over 22m separation distances between neighboring properties.





ILLUSTRATIVE VIEWS

VIEW 05

This array of buildings gable end onto the Southern boundary and gently step down the rolling hillside from West to East, following the natural contours. This enhances the opportunity for an ecological corridor linking Hinterland to Fitzsimons Wood.



