02 DESIGN STRATEGY
EXISTING SITE CONSTRAINTS

The boundaries of the site are defined by low hedgerows and occasional trees, offering limited natural screening while maintaining a sense of openness. A single hedgerow separates the site/fields at the centre, contributing to the site's rural character.

An existing laneway to the east of the site has the potential for adaptive reuse, improving the pedestrian/cycle connections both within the site and with the immediate context. Additionally, the north-eastern portion contains existing stone buildings/structures, which we are proposing to integrate into the landscape strategy to preserve the historical character while enhancing the overall development.



FIG: AERIAL IMAGE OF OVERGROWN AREA THAT CONTAINS THE EXISTING STONE BUILDINGS

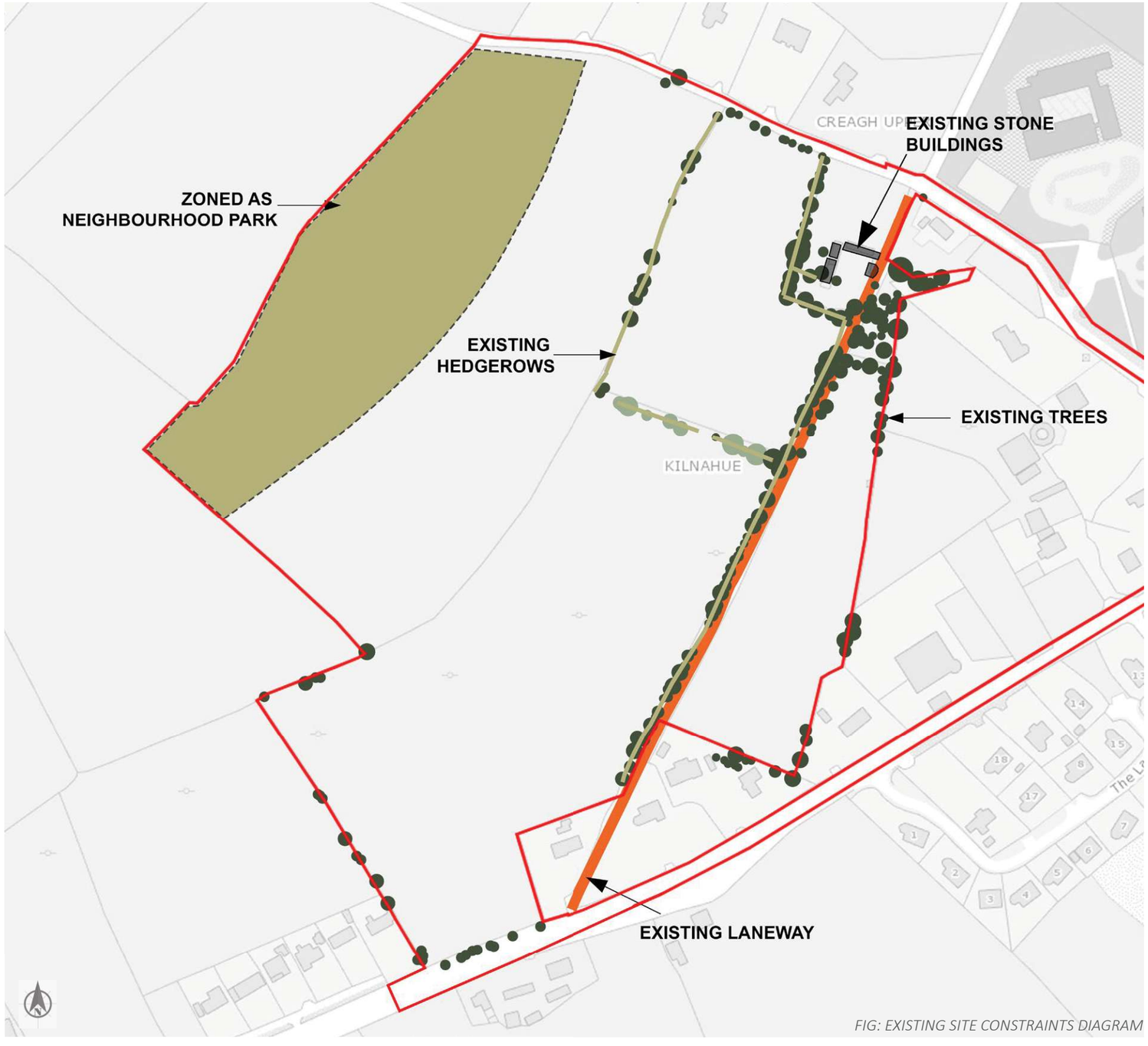
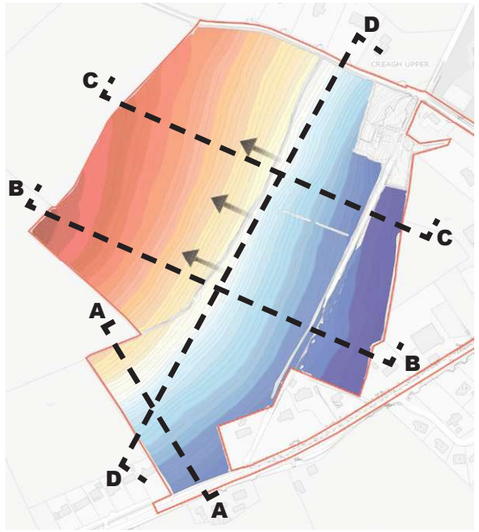
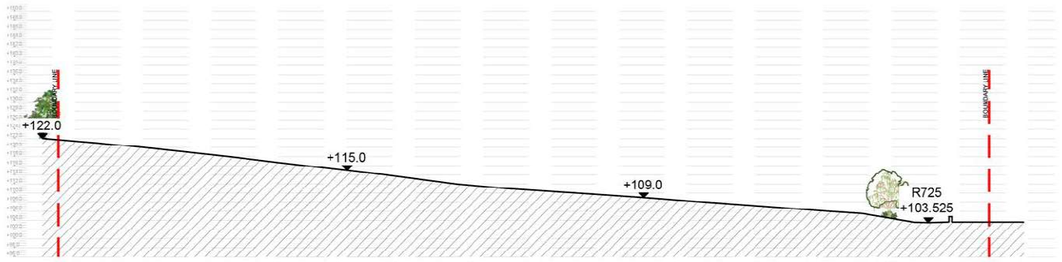


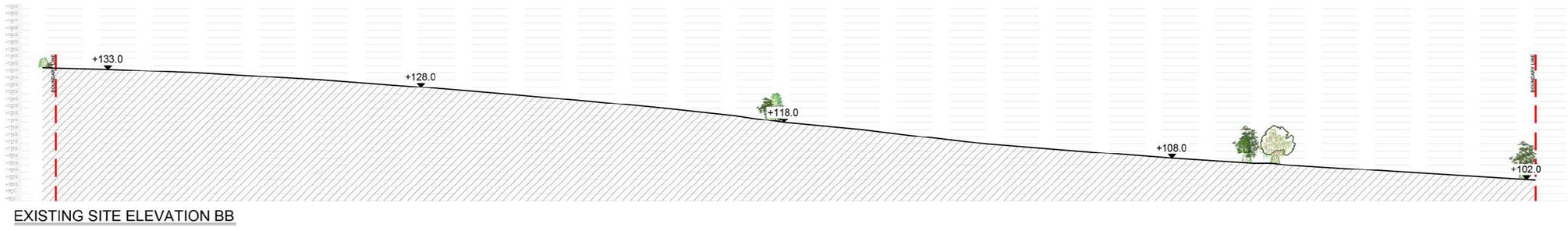
FIG: EXISTING SITE CONSTRAINTS DIAGRAM

02 DESIGN STRATEGY
EXISTING SITE SECTIONS

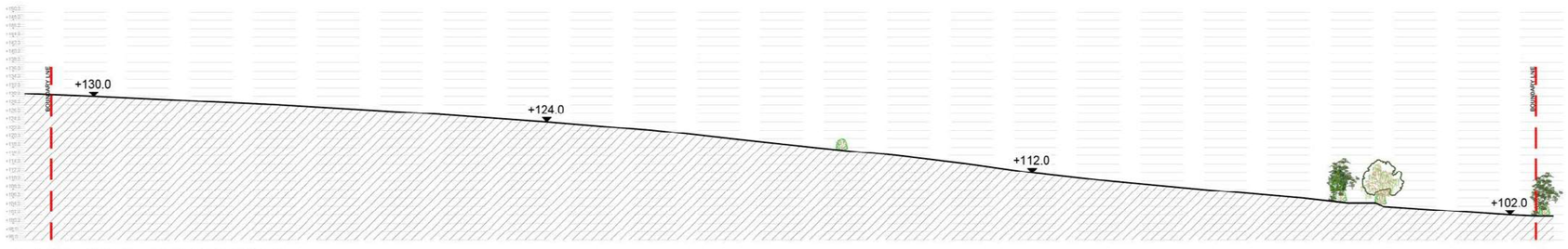




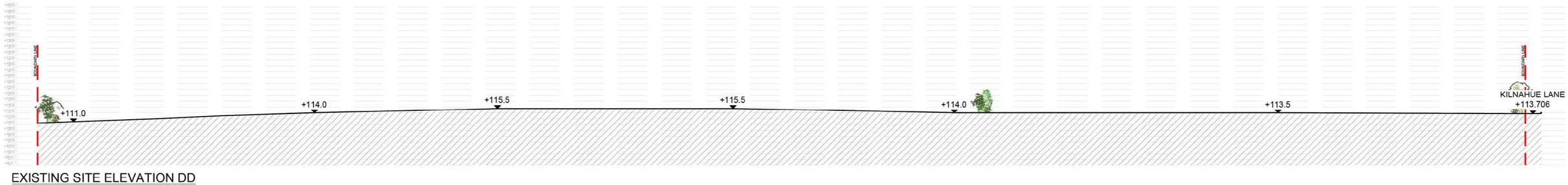
EXISTING SITE ELEVATION AA



EXISTING SITE ELEVATION BB



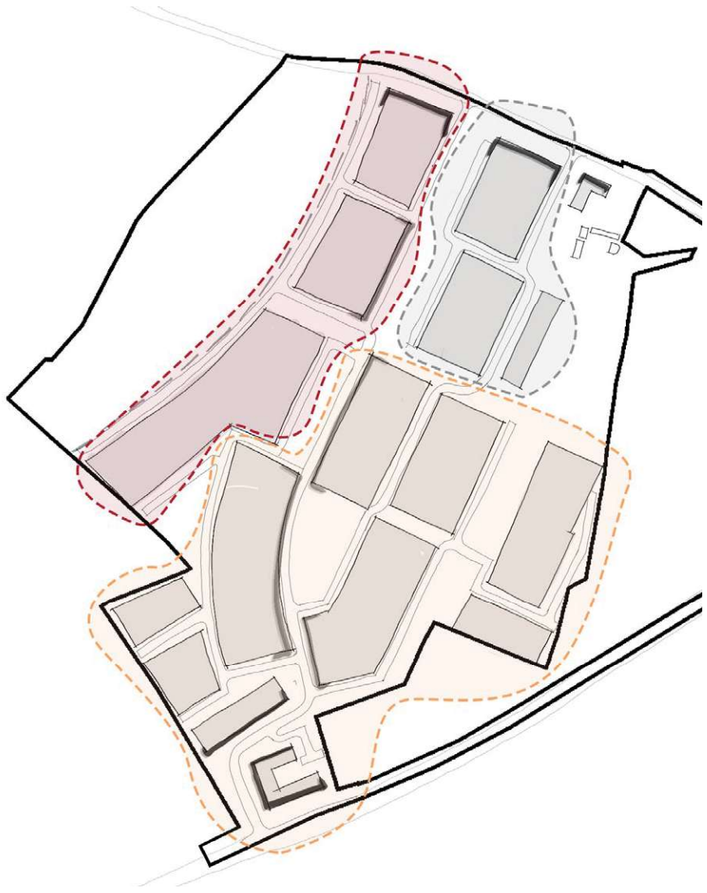
EXISTING SITE ELEVATION CC



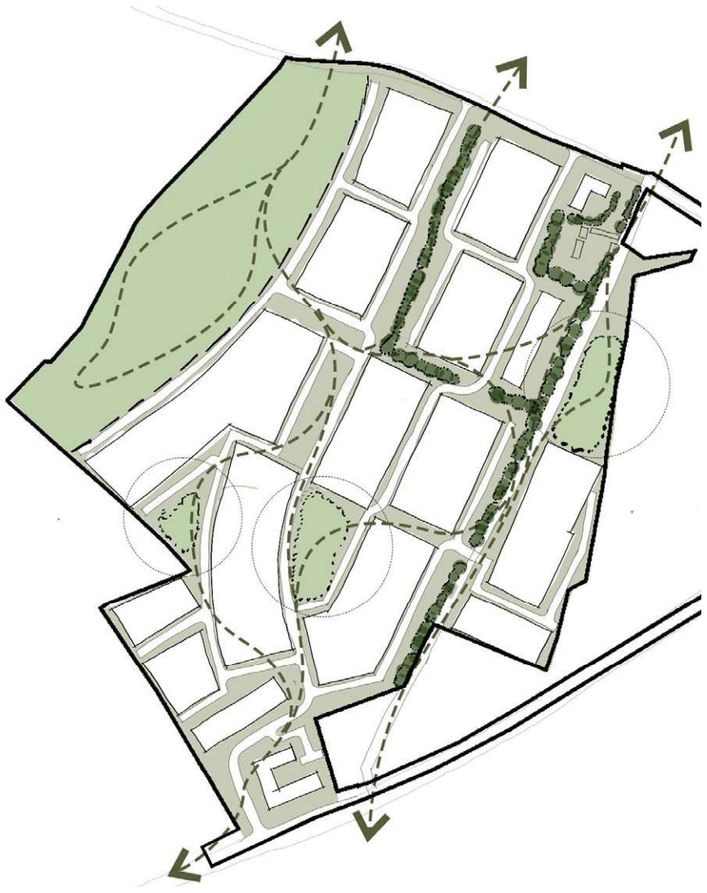
EXISTING SITE ELEVATION DD

FIG: EXISTING SITE SECTIONS

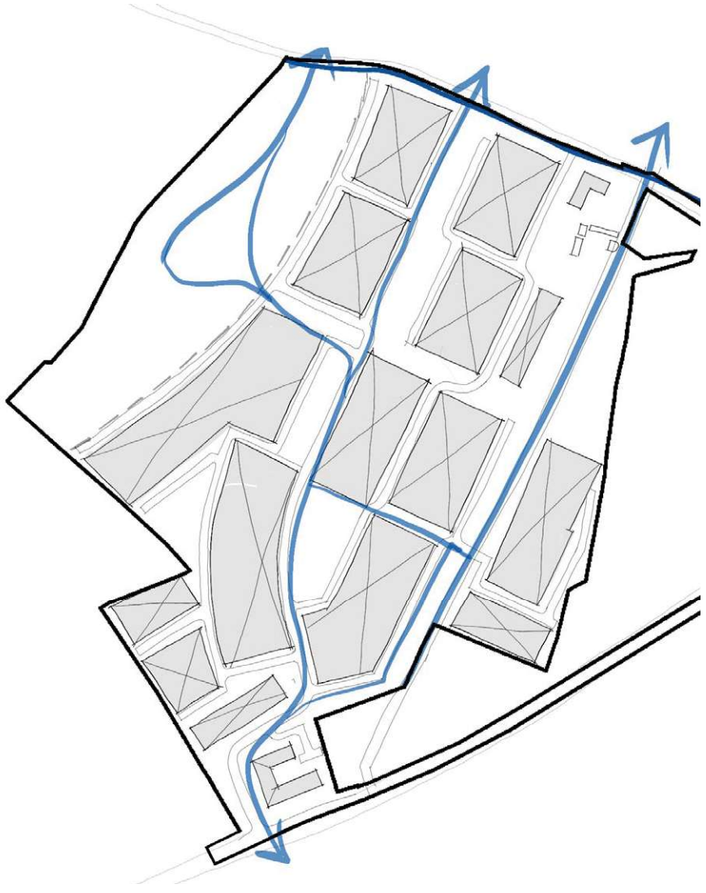
02 DESIGN STRATEGY
PROPOSED STRATEGY



Urban Form + Typology - Urban Frontage + Appropriate mix of building types and densities



Landscape - Retention of existing hedgerows and trees + incorporation of existing lane way and stone buildings



Connectivity - Pedestrian and Cycleway Network + Hierarchy of routes and spaces

Figure: Proposed Sketch Strategy Diagrams

02 DESIGN STRATEGY
PROPOSED CONCEPT

URBAN FORM + TYPOLOGY

The design concept prioritises a diverse mix of housing typologies, ensuring inclusivity and adaptability for various resident's needs. Split-level apartments are strategically incorporated to navigate the site's challenging topography, reducing the need for extensive cut-and-fill while enhancing spatial efficiency. Three-storey elements serve as visual bookends at key corners, creating strong wayfinding anchors and a cohesive architectural rhythm. Buildings are carefully oriented to overlook open spaces, fostering a sense of community, enhancing safety through passive surveillance, and maximising natural light. Additionally, the crèche is positioned in the north-eastern section, establishing a well-lit and inviting educational focal point that acts as an extension to the adjacent educational campus, reinforcing a vibrant and engaging communal environment.

LANDSCAPE

The design concept emphasises ecological sensitivity and community-focused placemaking. Existing hedgerows and trees are preserved to protect and enhance biodiversity while maintaining local accessibility and amenity. The integration of existing stone buildings/structures/ruins into the landscape strategy adds historical character and a sense of continuity, blending heritage with modern development. A structured hierarchy of open spaces is established, with a parkland to the north-west serving as a key recreational and ecological asset. Green corridors seamlessly connect to smaller pockets of open spaces throughout the site, fostering biodiversity, promoting well-being, and strengthening the site's overall environmental resilience.

CONNECTIVITY

The proposed design establishes a well-structured and interconnected movement network that prioritises accessibility, connectivity, and sustainable transport. A primary local street has been introduced in order to seamlessly connecting Kilnahue Lane to the north with the R725 Carnew Road to the south (with a separate/dedicated pedestrian and cycle route also being provided). Secondary local streets and shared surfaces branch off the main primary local street, creating a clear street hierarchy that enhances permeability and encourages a pedestrian-friendly environment.

The retention and adaptation of the existing laneway into a dedicated pedestrian/cycle route forms the backbone of the development's sustainable transport strategy, integrating seamlessly with the broader movement network. Additionally, a proposed cycle and pedestrian route running both east-west (along Kilnahue Lane) and north-south ensures comprehensive multi-modal connectivity, fostering active travel and improving accessibility across the site.



FIG. PROPOSED CONCEPT DIAGRAM

02 DESIGN STRATEGY
PROPOSED DENSITY

PRIMARY URBAN FRONTAGE

SECONDARY FRONTAGE

TERTIARY FRONTAGE

HIGHER DENSITY

MED-HIGH DENSITY

MEDIUM DENSITY

DEADY GAHAN ARCHITECTS

Residential Development,
Creagh, Gorey,
Co. Wexford



FIG: PROPOSED DENSITY DIAGRAM

02 DESIGN STRATEGY
PROPOSED STREET HIERARCHY

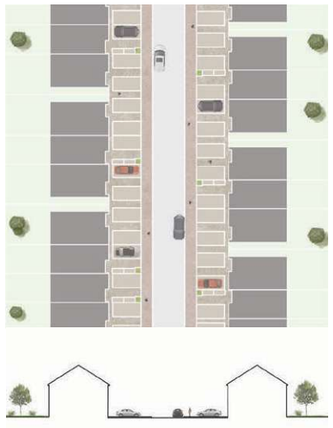
1. PRIMARY LOCAL STREET



PRIMARY LOCAL STREET FEATURES:

- 6.0m ROAD WIDTH
- ROAD-SIDE PEDESTRIAN PATH
- PARALLEL PARKING OR ON-CURTILAGE PARKING
- DIRECT ACCESS TO UNITS
- INCORPORATING LIGHTING, BINS, PARKING & LANDSCAPING

2. SECONDARY LOCAL STREET



SECONDARY LOCAL STREET FEATURES:

- 5.5m ROAD WIDTH
- ROAD-SIDE PEDESTRIAN PATH OR SHARED SURFACE
- PARALLEL PARKING OR ON-CURTILAGE PARKING
- DIRECT ACCESS TO UNITS
- INCORPORATING LIGHTING, BINS, PARKING & LANDSCAPING

3. SHARED SURFACE



SHARED SURFACE FEATURES:

- 4.8m ROAD WIDTH
- ROAD-SIDE PEDESTRIAN PATH OR SHARED SURFACE
- PARALLEL PARKING OR ON-CURTILAGE PARKING
- DIRECT ACCESS TO UNITS
- INCORPORATING LIGHTING, BINS, PARKING & LANDSCAPING

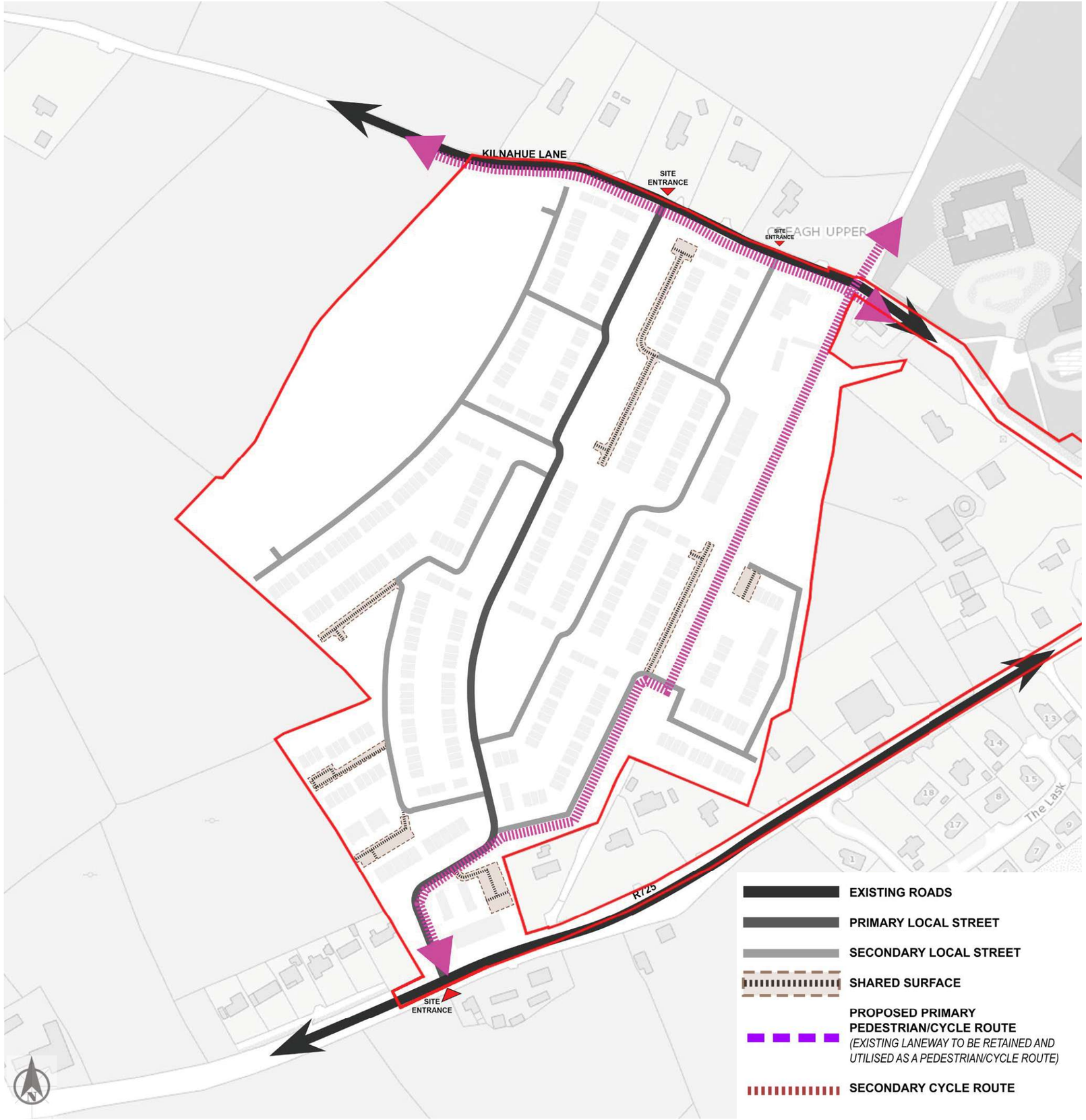


FIG: PROPOSED STREET HIERARCHY

02 DESIGN STRATEGY
ECOLOGICAL CONNECTIONS

Great care has been taken to ensure the strong ecological connections currently present on and around the site are retained and integrated into the layout of the scheme.

The open spaces are positioned in order to provide strong natural linkages to preserve the ecological corridors on the site and in the surrounding areas.



FIG: PROPOSED ECOLOGICAL CONNECTIONS

02 DESIGN STRATEGY
NODAL POINTS AND KEY DESIGN CONSIDERATIONS

3 storey landmark buildings, dual facing corner units, and nodal points have been incorporated in key areas in order to help with wayfinding and placemaking. These specialised units have been placed in key points in order to help the user identify the area and situate them within the scheme.

Character areas have also been introduced in order to provide for additional variation within the scheme and to help with situating the user and wayfinding.



02 DESIGN STRATEGY
RECREATION, AMENITY & OPEN SPACE

The proposed development features a range of pedestrian and cycle infrastructure that permeates through the site, connecting the various open spaces. These pedestrian and cycle connections provide access to the open spaces and amenities.

The design incorporates a green network of open spaces, and elements such as the existing hedgerows/laneway within the site, will be retained where possible. Shared surface areas are spread across the site, blending seamlessly into the landscaped environments. These spaces help create a cohesive and accessible network for pedestrians and cyclists.

To ensure a sustainable and high-quality residential environment, the development emphasises the creation of well-designed open spaces. These spaces will be linked by pedestrian and cycle-friendly routes, promoting connectivity throughout. Key features of the open space plan include:

- Formalised pedestrian/cycle routes connecting play areas, enhanced with pocket green areas, planting, trees, and seating.
- Shared surfaces integrated into the landscape to encourage informal interactions.
- A total of 15% of the site area is dedicated to the open space, including both formal recreational facilities and informal active and passive spaces. The design prioritises preserving the site's natural features where possible. These open spaces will function as key node points within the development, enhancing the quality of life for future residents.









02 DESIGN STRATEGY
PUBLIC AND PRIVATE OPEN SPACES

PUBLIC OPEN SPACES WITH EXISTING NATURAL FEATURES
The trees and existing hedgerows running through the site have been incorporated where possible in the green spaces, acting as an ecological corridor along with providing natural vegetation within these areas. These landscaped open spaces are well overlooked by the dwellings.

PARKLAND AREA
The zoned neighbourhood park lands to the north-west of the development have been incorporated into the site layout in the form of a generous parkland area which is overlooked by the proposed dwellings and aims to provide an additional amenity to the development.

POCKET PARKS
Open spaces, of varying sizes, are spread throughout the development. The variety within the public realm helps to create distinctive inclusive neighbourhoods with amenities that all future residents can access and enjoy

SHARED SURFACE
Several shared surfaces are located around the site and are blended into landscaped settings.



FIG: PUBLIC AND PRIVATE AMENITY SPACES

02 DESIGN STRATEGY
PROPOSED OPEN SPACE + PEDESTRIAN / CYCLE LINKS

EXISTING LANEWAY TO BE RETAINED AND UTILISED AS A PEDESTRIAN/CYCLE ROUTE

PROPOSED PRIMARY PEDESTRIAN/CYCLE ROUTE

PRIMARY PEDESTRIAN CONNECTIONS

EXISING HEDGEROWS

EXISTING TREES

ZONED PARKLANDS

PROPOSED AMENITY SPACES



Cycle / Pedestrian Path example



Communal Open Space example



Shared Space example



FIG: PROPOSED OPEN SPACES + PEDESTRIAN LINKS DIAGRAM

02 DESIGN STRATEGY
INCLUSIVITY- VARIETY- EFFICIENCY



Inclusivity

The proposed layout prioritises access for all, with a public realm based on pedestrian and cycle connectivity throughout the entire scheme. This principle is facilitated and supported also by the proposed streetscapes and shared surface areas.



Variety

The materiality of the buildings is also a vital opportunity to create an unmistakeable identity for distinctive characters in different areas within the new neighbourhood, and to realise the project in flexible stages over a phased time period. The location of materials on the respective units is also subject to their durability and visual aesthetic qualities.

The development is structured to enable the creation of neighbourhoods featuring distinct languages. Each of these character areas is grouped around open spaces, creating a recognisable sense of place by using a mix of landmark housing typologies and a blend of materials unique to that location.



Efficiency

An imaginative and efficient layout design has enabled us to unlock and maximise the potential of new neighbourhoods, and to achieve appropriate densities for the area. Economic in design, a sequence of distinct streetscapes with different widths and parking formations generates a highly efficient residential scheme and assists our vision of placemaking. The efficient use of high-quality materials and design features achieve superb quality homes that are both beautifully crafted and financially viable.

03 PROPOSED DESIGN
PROPOSED SITE LAYOUT & SCHEDULE

The 19.4 Ha residential scheme (with a 11.5 Ha developable area), is located west of Gorey town centre and consists of a proposal for 413no residential units, a 509.9 sq.m crèche for up to 102 no. children and a 59.2 sq.m community room, alongside thoughtfully integrated public amenities. The site layout prioritises permeability and connectivity, with a dedicated pedestrian/ cycle route forming the backbone of the development's sustainable transport strategy. This route seamlessly connects the R725 Carnew Road entrance to Kilnahue Lane, utilising the majority of the existing laneway on site, to ensure that future residents have ease of access to amenities provided on site as well as links to amenities within the immediate and wider context.

Residential units, including split-level apartments, are arranged in distinct character clusters, reinforcing neighbourhood identity. The Parkland to the north-west, overlooked by homes, serves as a vibrant community hub, complemented by pockets of open space, landscaped green areas, and an extensive pedestrian and cycle network that promotes mobility and sustainability. Existing hedgerows and tree borders are retained and integrated into the landscaping strategy, enhancing biodiversity and environmental resilience.

The crèche, positioned adjacent to one of the northern site entrances, is easily accessible for both residents and external users, with a dedicated play area ensuring a safe and engaging space for children. The development adheres to Design Manual for Urban Roads and Streets (DMURS) principles, prioritising walkability, efficient vehicular circulation, and minimised car dependency. With a balanced mix of residential, recreational, and green spaces, the scheme fosters a sustainable, well-connected, and vibrant urban environment, creating a strong sense of place and community for future residents.

RESIDENTIAL SITE - GOREY LRD						
Unit Type	**Description**	**No. of Bedroom**	**No. of Bed Space**	**Unit Area (sq.m.)**	**No. of Units**	**%**
B1	semi-detached	4 bed	7	151.60	16	3.9%
F5/F7	shallow semi-detached / detached	4 bed	7	156.20	15	3.6%
F4	townhouse corner	4 bed	7	154.00	8	1.9%
F2	shallow semi-detached	3 bed	5	104.10	6	1.5%
F3	shallow semi-detached	3 bed	5	109.70	16	3.9%
F1	townhouse corner	3 bed	5	102.60	6	1.5%
D1/D1C	townhouse end	3 bed	4	92.00	148	35.9%
E1	townhouse mid	2 bed	4	80.00	134	32.4%
R1/R2/R3/R4/R5	GF/FF duplex apartments (accessible)	3 bed	5	107.20	28	6.8%
S1/S2/S3/S4/S5	SF apartments (accessible)	1 bed	2	51.70	28	6.8%
P1	maisonette (accessible)	1 bed	2	56.6	4	0.9%
P2	maisonette (accessible)	1 bed	2	56.5	4	0.9%
Total No. of Units					**413**	**100.0%**
PLUS 1no 102 CHILD CRÈCHE (509.9 SQ.M) & 1no COMMUNITY ROOM (59.2 SQ.M)						

SITE SCHEDULE		
Site Area (red line boundary)	19.4 HA	
Developable Area	11.5 HA	
Total No. of Units	No. 413	
Density	35.9 units/HA	
Open Space	15.0%	
Standard Houses	349	84.6%
Apt/Duplex/Maisonette Units	64	15.4%
4 bed	39	9.4%
3 bed	204	49.6%
2 bed	134	32.4%
1 bed	36	8.6%



FIG: PROPOSED SITE LAYOUT & SCHEDULE

03 PROPOSED DESIGN
LANDSCAPE PROPOSAL
(SIMON RONAN LANDSCAPE ARCHITECTURE)

Legend:

- 01 Entrance
- 02 Existing hedgerow
- 03 Community space
- 04 Cycleway
- 05 Kickabout Lawn
- 06 Playground
- 07 Woodland Path
- 08 Rest Seating
- 09 Existing Structure

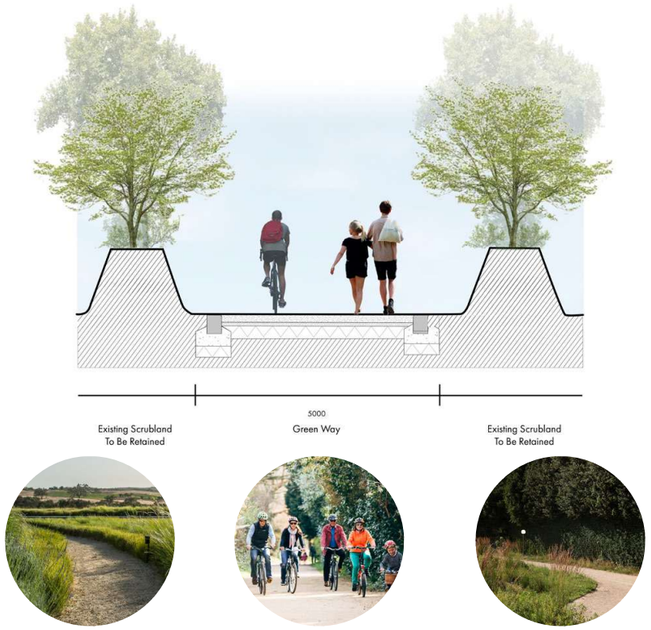


FIG: PROPOSED EXISTING LANE WAY UPGRADES



FIG: PROPOSED LANDSCAPE PLAN

03 PROPOSED DESIGN
PRIVACY AND AMENITY

There are numerous large open spaces throughout the site with high quality hard and soft landscaping. These provide outdoor seating to give the scheme urban spaces to encourage social interaction and community values.

The proposed layout is designed to take advantage of its orientation and to overlook the open spaces which are provided throughout the development. Within each neighbourhood there should be a clear spatial hierarchy: streets / footpaths become the main expression of the public realm, with more communal-type spaces of shared open spaces or plazas becoming the focus for communal life (a more relaxed space in which to meet neighbours and children to play safely). Dwellings are designed to interact and give passive surveillance to the shared areas and the open spaces.

Within each neighbourhood cluster, there is a shared landscape for residents to enjoy and cultivate. This, along with open spaces and landscaped areas, promotes an interactive and neighbourly environment for both residents and visitors.

Each unit has access to private amenity spaces, with all units featuring individual gardens/balconies. This design ensures that residents can enjoy personal outdoor spaces, fostering a sense of privacy and connection with nature. The incorporation of private gardens adds a distinctive and customisable element to each dwelling, enhancing the overall quality of living for the residents.

The houses have a private back garden and are placed back to back with a distance 16m (minimum 8m deep gardens for units with habitable rooms overlooking the garden at first floor) or greater as per the Compact Growth 2024 Guidance to guarantee privacy.

Houses have adequate storage areas and areas for sorting of recyclables in the garden or in specific private storage areas in front of the dwellings.

3D RENDERS OF PROPOSED DEVELOPMENT





03 PROPOSED DESIGN
PRIVATE AMENITY SPACES

Every proposed house on site has been allocated a private amenity space in the form of rear gardens.

The layout has been designed to ensure each unit gets a minimum 8m usable garden depth (for units with habitable rooms overlooking the garden at first floor). The size and depth for private amenity spaces are dictated by the Compact Growth Guidelines issued in 2024, the depth of the gardens are reduced from 11m to 8m and the minimum area requirements are as follows;

- Minimum 30 sq.m. for 2 bed houses
- Minimum 40 sq.m. for 3 bed houses.
- Minimum 50 sq.m. for 4 bed houses.

Please refer to the Housing Quality Assessment document which highlights the compliance of each unit within the development based on the 'Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)', the 'Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)', 'Planning Design Standards for Apartments. Guidelines for Planning Authorities (2025)' and the 'Sustainable Residential Development and Compact Settlements. Guidelines for Planning Authorities (2024)'

Additional Areas for Communal Open Spaces for the apartment units has also been provided on site which have been included on top of the Public Open Space calculation.



FIG: PRIVATE AMENITY SPACES