





This Design Statement has been prepared by Brian Dunlop Architects Ltd. on behalf of Torca Developments Limited for the proposed Strategic Housing Development at Carleys Bridge, Enniscorthy, Co. Wexford.

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## 1. Development Description

The proposed Strategic Housing Development will comprise

- a residential development of 233 no. units (53 no., 3-4 bed houses and 180 no. 1/2/3 bed duplexes/apartments);

- Provision of a creche.

- Associated car parking, bicycle parking, and open spaces/landscaping.

- Vehicular and pedestrian accesses provided via Carley's Bridge Road to the north west, pedestrian/cyclist access via Carley's Bridge Road to the north and Millbrook Residential Estate to the east of the site.

- All associated site works including boundary treatments, plant, bin stores, site services and connections to facilitate the development.

In order to clearly demonstrate that best practice sustainable design strategies are being employed for the development of this strategic site, this document broadly follows the format laid down by the sustainable community development checklist outlined in the May 2009 DoEHLG document 'Urban Design - A Best Practice Guide'.

## 2. Site Location / General Description

The development site is located to the west of Enniscorthy on the Carleys Bridge Road which adjoins the R744 which further links to the N30 to New Ross to the south and the N/M11 to Dublin to the north. The site is bounded to the east by Millbrook Estate, to the west by the River Urrin and to the south by agricultural land.

The existing derelict agricultural buildings on the site are proposed for demolition.

As noted, the proposed development will consist of the construction of a residential development of 233 No. units (72 No. 1-beds, 40 No. 2-beds and 121 No. 3+ beds) comprising 53 No. houses and 180 No. duplexes/apartments arranged within 21 No. buildings. Buildings range in height from 2 to 4 storeys. A wide variety of dwelling typologies is proposed from one, two & three bedroom apartments and duplex units to a mix of three & four bedroom houses.

The development will include 2 No. new green corridors running north-south from the riverside park through the development to the neighbouring Millbrook estate and east-west along the riverside. The Millbrook estate provides an established pedestrian route from the proposed development to Enniscorthy town centre but also, inversely, provides a link for the general public from the town centre to this high quality riverside park.

It is also proposed to provide a new footpath to the north of Carleys Bridge road which will connect the entrance of the proposed development to the existing footpath network at the edge of the town.



Figure 01. Aerial photo of site subject to application



Figure 02. Existing Entrance to Site



Figure 03. Location of connection to Millbrook Estate



**Design Principles: Opportunities & Constraints****Masterplan Vision**

The Masterplan Vision for this development recognizes the need to deliver maximum social gain on lands located close to the established town centre of Enniscorthy.

Within this Masterplan Vision key strategies are prioritized:

- 1) New pedestrian links & connections to be provided to the new high quality riverside amenity space beside the River Urrin and through the site via a green link corridor along with efficient connections to the town centre;
- 2) Strong pedestrian and cycle permeability to be provided through the site with particular emphasis on pedestrian and cycle facilities;
- 3) High quality & a variety of public open spaces & landscaped areas to be provided to foster development of a sense of place and as a strategic part of this development and wider community;
- 4) Appropriate and efficient land use to be developed to include an appropriate density of development and integration of the built form into the existing topography which creates a unique opportunity to develop the site at different levels.

Please see opposite & below a sketch design drawing identifying the key site specific design opportunities and constraints.

- Road objective through site from West to East
- Steep sloped topography in certain areas of the site
- Defined river flood zone and riparian corridor
- Opportunity for connection to/from Millbrook to river
- Existing Foul Line with wayleave traversing site to the north
- Adjoining single and two storey housing context

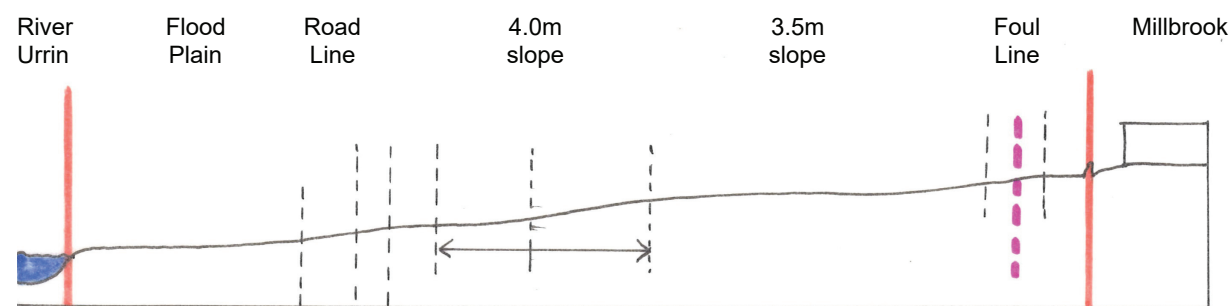


Figure 04. Existing Site Section Drawing

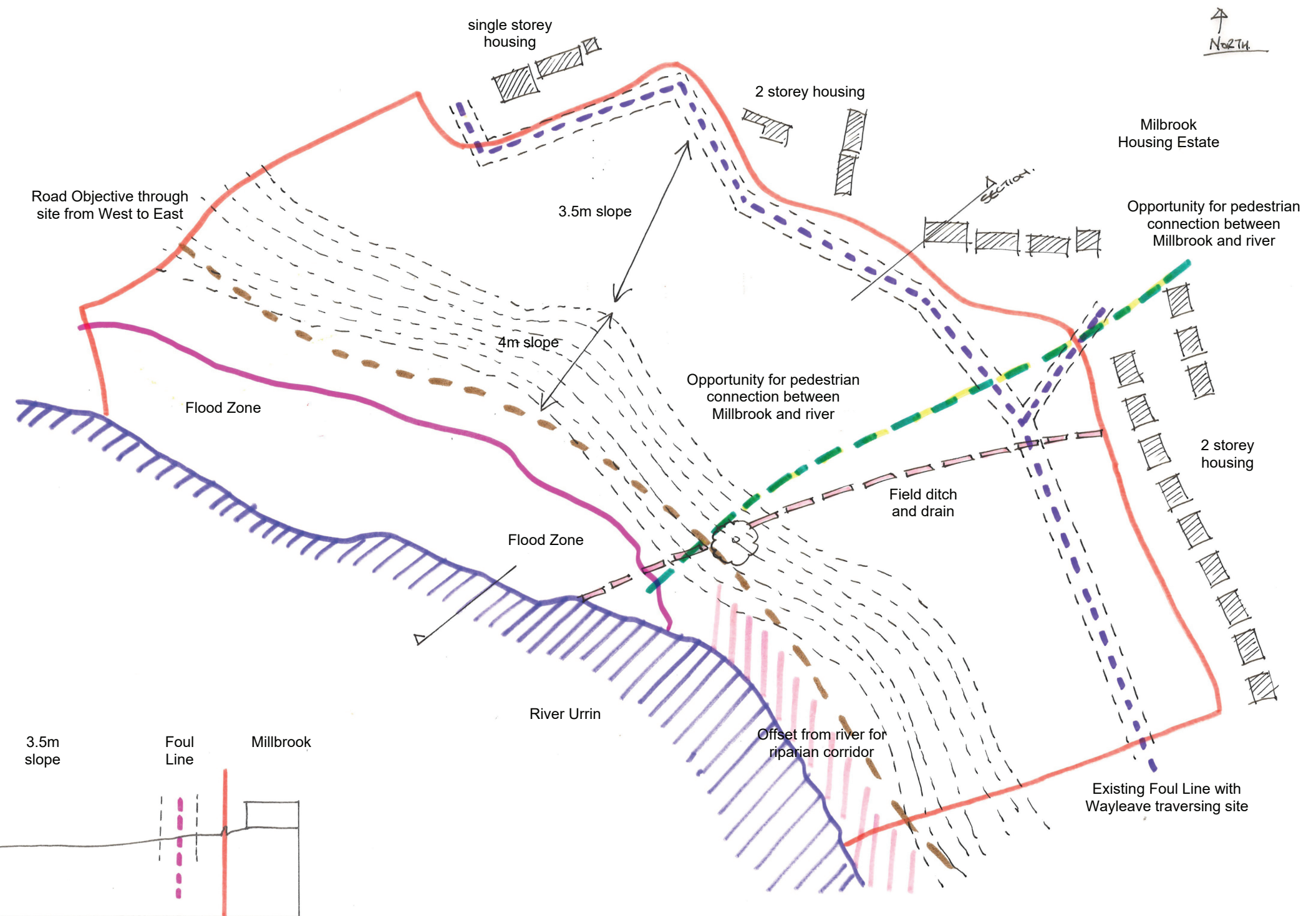


Figure 05. Site Assessment Drawing

### Design Principles: Concept

Please see opposite a masterplan concept drawing to include:

- Strong building line with southerly aspect and views to the River Urrin
- Split level buildings to address steeper sloped areas in this area
- Accent corners to dual aspect buildings to improve wayfinding and placemaking
- Riverside Park with loop walkway
- Pedestrian connection from Millbrook through to the riverside park via a greenlink corridor
- Active elevations to all key pedestrian links and open spaces
- Duplex & Apartments with pockets of open space
- Existing foul line and wayleaves retained as required (with public open space)
- Semi private open space and circulation at split section builds
- Homezone traversing green link connection
- Two storey housing proximate to the existing two storey housing in Millbrook to minimise impact on existing residential quality
- Semi-public pedestrian connectivity through the entire site in addition to key public connections along key desire lines.



Figure 06. Concept Design Drawing



**Development Evolution:**

Based upon the established site opportunities and constraints masterplan drawings were prepared and updated to reflect the initial S.247 submission to Wexford Co. Co., the pre-application submission to An Bord Pleanála, and this final submission. Full details of this final submission are provided throughout this Design Statement but a summary of the design evolution through the three stages is provided in this section.

**S.247 Submission To Pre-Application Submission:**

Please see opposite the S.247 Masterplan Drawing along with the Pre-Application Masterplan Drawing. The key alterations made between these two stages are identified below:

- Alterations to the plan shape of the main East-West street to increase the area of the riverside park and provided an alignment which would smoothly transition into third party lands to the west of the application site.
- Alterations to the building typology to the main East-West street to provide a stronger street edge and building line with reduced a number of individual buildings and associated gables.
- Taller dual aspect apartment accommodation provided at key corners of the development to assist in wayfinding and placemaking in addition to an increased overall density provision.
- Provision of a new building (No. 16) to actively address Carley's Bride Road with improved passive observation and elevational treatment.
- Further landscape design works to the pedestrian and cyclepath from Millbrook into / from the proposed development.
- Additional homezone provision to eliminate cul-de-sac and offer greater opportunity for active building edge to new Buildings 05 & 06.
- Further detailed design works in relation to the hard and soft landscaping to all areas of the development progressed.



Figure 07. S.247 Submission Masterplan &amp; Pre-Application Submission Masterplan Drawings



Pre-Application Submission to Current Submission

Please see opposite the Pre-Application Submission Masterplan along with the Current Submission Masterplan drawing. The pre-application submission was made for 269 no. units in June 2020. Amendments were made to this scheme further to feedback from An Bord Pleanála:

*"The prospective applicant should satisfy themselves that the proposed design and buildings heights provide the optimal urban design and architectural solution for this site and that it is of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. In this regard, the submitted documents should allow for further consideration of the following matters:*

- Provision of additional variety in the architectural composition of the various building types.
- Introduction of hierarchical height structure and more variation in building typology to create an appropriate urban edge along the internal access road fronting the riverside park.
- Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. Additional CGIs and visual assessment, having regard to the local objectives pertaining this site, and recognising the visual sensitivity of this area/site"

The key alterations made between these two stages are identified below:

- Relocation of the East-West street further from the River Edge in the South-Eastern corner of the site to facilitate appropriate future connection into adjoining lands and to provide an improved riparian corridor zone along the River in this location.
- Provision of a new gently sloped foot and cycle path to complete the pedestrian link from to and from Millbrook in an inviting and direct route through to the Riverside Linear park via a high landscaped green corridor.
- Additional footpath connectivity provided along Carley's Bridge Road.
- Alterations to Buildings 17-21 to provide a split-level section to these buildings across the steepest section of the site and to eliminate sunken courtyards or lightwells in addition to providing dual aspect and dual entrances to each building. This has resulted in 100% compliance for the development with the sunlight and daylight analysis undertaken by 3D Design Bureau.
- A reduction in number of individual buildings addressing the East-West Street to facilitate the new pedestrian pathway and landscaped green link. Alterations to these building addressing this street to ensure active elevations with south facing kitchen/dining/living areas on two floors of the duplex units along with south facing terraces, and with kitchen/dining/living areas and inset balconies on three floors of the apartment sections.

(continued overleaf)



Figure 08. Pre-Application Submission Masterplan & Current Submission Masterplan Drawings



Pre-Application Submission to Current Submission

- Updates to the elevations treatments of a number of buildings in particular those addressing the East-West street to include alternative roof profiles, alternative brick selections, and updates to the proportions and areas of render & brick to introduce additional elevational variety to the streetscape.
- Increased variety of building types proposed to include 2 storey houses, 2.5 storey houses, 1, 2 & 3 bedroom apartments, and a variety of duplex buildings.
- Updates to the layouts, orientations, and overall areas of the proposed apartments and duplex units to ensure compliance with National Policy and to ensure delivery of the highest quality accommodation.
- Dedicated communal open spaces for the apartments and duplex accommodation have been developed and identified.
- Further assessments and updates in relation to proposed building heights and locations to ensure delivery of a development appropriate to the receiving environment. Taller buildings elements are proposed at key corners throughout the development and a mix of 3 & 4 stories along the East-West street. The updated and additional 3D Images indicate that additional overall scheme height and further variety is provided through the various finished floor levels and various building types as positioned on the sloped site.



Figure 09. 3D Design Bureau Images



### Developed Masterplan Drawing

Please see opposite the developed masterplan drawing for the development.



Figure 10. Developed Masterplan Drawing



4. Urban Design Rationale

The Urban Design Guide - A Best Practice Guide sets out a series of 12 criteria which should be addressed in the preparation and assessment of planning submission. These criteria provide a robust framework in which proposals for the design of residential development can be considered. We have set out within this submission how the proposed development responds to these design criteria where they are relevant to a high quality residential accommodation.

The 12 criteria are addressed individually within this document:

- (a) Context
- (b) Connections
- (c) Inclusively
- (d) Variety
- (e) Efficiency
- (f) Distinctiveness
- (g) Layout
- (h) Public Realm
- (i) Adaptability
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- (k) Parking
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Figure 11. Homezone Image



(a) Urban Design Rationale- Context

How does the development respond to its surroundings?

This development is assessed at a Regional Context by McGill Planning Consultants in their report accompanying this submission.

At a local context, a SWOT analysis was carried out by the design team at the outset of the project to facilitate identification and recording of the site specific characteristics in terms of Strengths, Weaknesses, Opportunities and Threats. These characteristics informed the preparation of the development masterplan and vision along with the design approach.

A summary of the analysis is provided in Figures 2 & 3 opposite. The site strengths include its proximity to Enniscorthy town centre, ease of access to the main transport routes like the N30 and N11 and the amenity value presented by the large area of open space along the banks of the River Urrin to the south.

The site weaknesses include the existing 120m of inactive road frontage along Carleys Bridge Road, the private ownership of the site closing off the public open space along the River Urrin to public enjoyment, and the challenging topography of the site which rises approximately 13m from west to east.

The proposed masterplan design has been prepared to exploit the strengths offered by the site by delivering an appropriate architectural layout, maximizing connectivity (with priority of pedestrian & cycle) for both residents and members of the public, by creating attractive streetscapes, public open spaces & focal points, and by respecting & enhancing the amenity value offered by the River Urrin.

In parallel, the proposed masterplan design minimizes the existing site weaknesses by delivering distinctive & active street frontages (to both Carleys Bridge Road and within the development), delivering recognisable features within the development to aid place making & wayfinding, and by positioning the bulk of the higher density development at key points of the site.

The buildings have been situated to form a strong urban edge on entry to the site from Carleys Bridge Road and also to form a significant backdrop to the riverside amenity space. The form of the residential units to the north east corner of the site are two/two and a half storey in height to respect the scale of the existing neighbouring properties. The height and density of the built form increases to the south of the site where appropriate open space and existing screening provide relief with split level buildings utilised to ensure dual aspect units with passive observation maximised addressing the steep slopes locally.

The higher density buildings to the north of the site have been set back from the boundary due to the existing wayleaves and to take advantage of the natural topography of the site and as such respect the existing houses in the Millbrook estate.



Figure 12. Site Context



The proposed masterplan provides for a new green link connection to and from the Millbrook estate to the riverside park. This serves to allow for easy access to the town centre for the residents of the proposed development but inversely provides a distinctive and high quality pedestrian / cycle connection for the general public to the high quality riverside park along the banks of the River Urrin.

The presence of the 3-4 storey buildings to the riverside area of the site and the provision of active frontage along the Carleys Bridge Road creates a strong boundary to the south of the town.

LEGEND

SITE STRENGTHS:

- S1 = Proximity to town centre.
- S2 = Established pedestrian connection to town centre.
- S3 = Proximity to local shopping and leisure amenities.
- S4 = Quality of open space adjacent to River Urrin.

SITE OPPORTUNITIES:

- O1 = Provision of riverside park.
- O2 = Open up public green link to River Urrin from Millbrook Estate.
- O3 = Provide active frontage to Carleys Bridge Road and a strong urban edge to the southern boundary of Enniscorthy.
- O4 = Provide residential accommodation close to the town.

SITE WEAKNESSES:

- W1 = Inactive road frontage to Carleys Bridge Road
- W2 = Private site and river edge currently closed to the public
- W3 = Underdeveloped site on the edge of town
- W4 = Underutilised natural environment

SITE THREATS:

- T1 = Potential negative impact on receiving environment
- T2 = Potential disturbance & impact on ecology

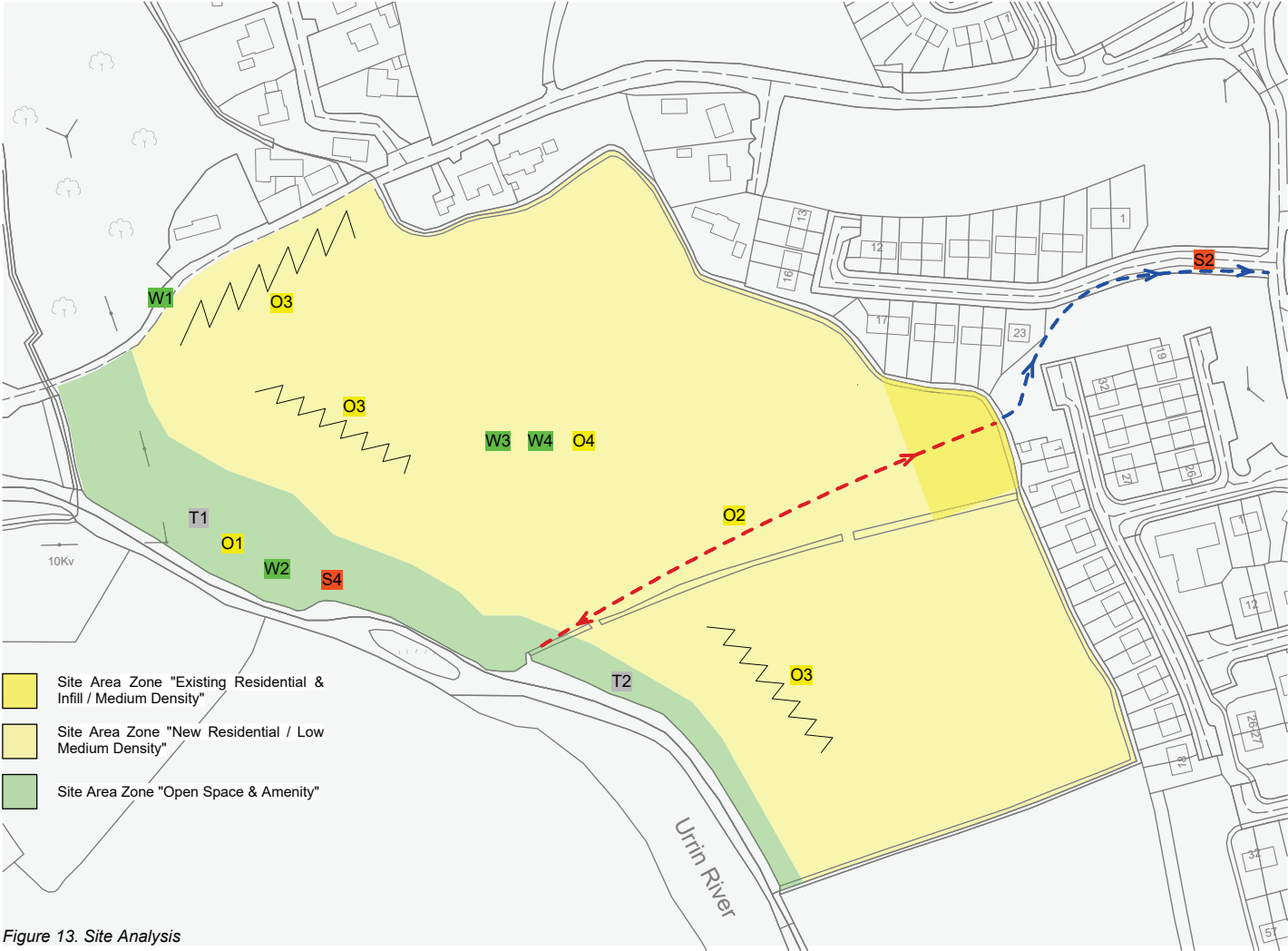


Figure 13. Site Analysis



Figure 14. Street Edge to Riverside Park



Figure 15. Green link from Millbrook through development



**(b) Urban Design Rationale- Connections**

How well is the new neighborhood / site connected?

The proposed development will include a new green link pedestrian & bicycle connection to the neighbouring Millbrook Estate which has existing pedestrian network to the Ross Road leading directly into Enniscorthy town centre less than 1km away.

This new connection will also follow a natural desire line through the site via both formal and informal routes and will open this currently private site along with its significant green space along the River Urrin & its inherent amenity value to the public.

The connection to the Ross Road through Millbrook Estate also leads to amenities such as Enniscorthy Sports Hub (~600m), Raparees GAA Club (~500m) and Enniscorthy Rugby Club (~500m).

It is also proposed to provide a new footpath to the north of Carleys Bridge Road with an associated crossing point in order to connect the entrance of the proposed development to the existing footpath circa 250m to the east.

The proposed development is less than 1km from the town centre which offers shopping opportunities and alternatives such as Aldi and Quick Pick are available 1.5km and 650m away respectively.

Within the development there is a significant 3m wide shared surface foot and cyclepath running along the main access road from the site entrance to the south eastern corner of the site which will connect with future developments. Local link roads run northbound from this access road connecting pedestrians, cyclists and motorists alike with the remainder of the development to the north.

A shared surface / homezone area is proposed to parts of Roads 2, 3 & 7 which promotes the integration of pedestrians and cyclist routes with those of cars and other vehicles travelling through this area of the development.

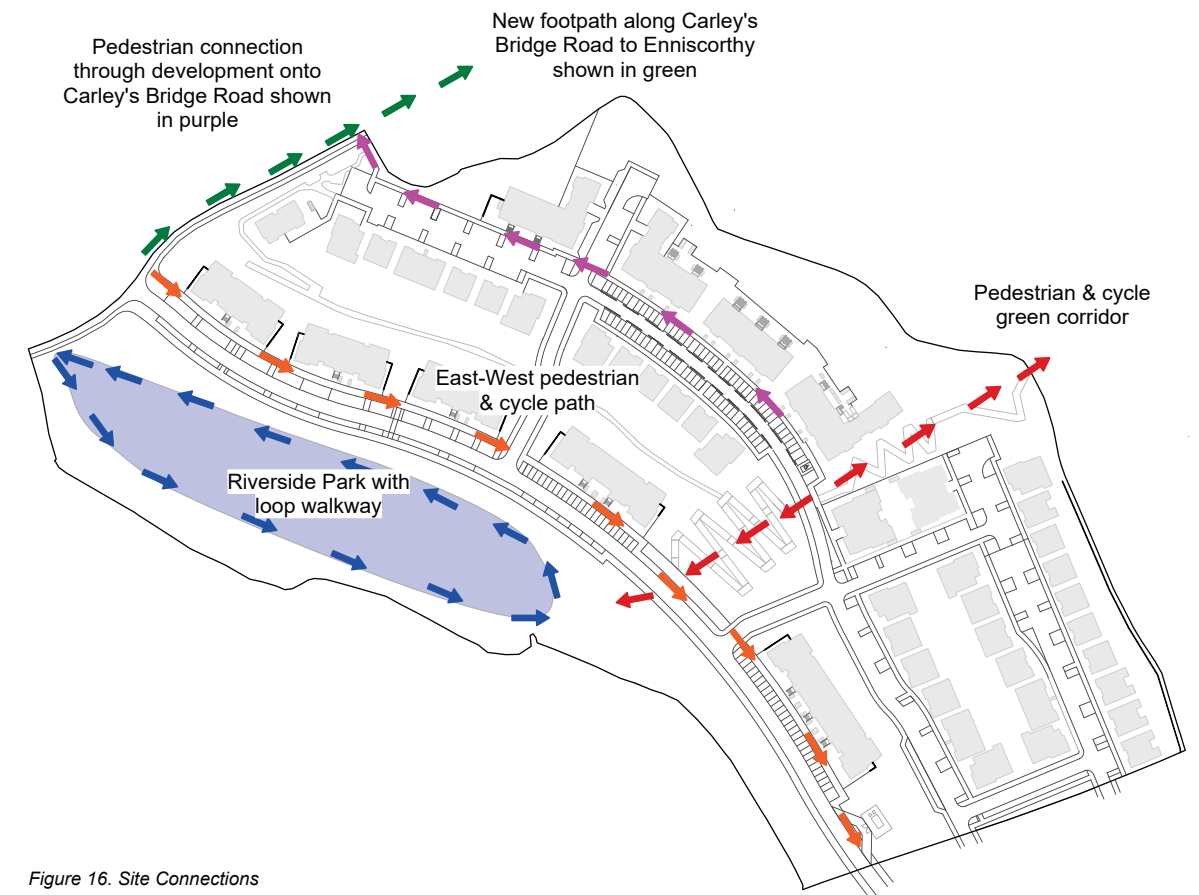


Figure 16. Site Connections



Figure 17. Riverside Park



Figure 18. Green link to Millbrook



(c) Urban Design Rationale- Inclusivity

How easily can people use and access the development?

This development provides for inclusivity through the selection of dwelling mix, the use and provision of convenient connections to the wider context, and providing easy access to and within the dwelling types.

**Dwelling Mix:**  
The mix of dwelling types proposed will facilitate delivery of a variety of the housing stock which will add to the home choice available within Enniscorthy, within the immediate area, within the site itself, and will also allow for future residents to upgrade or downsize whilst maintaining their established roots.

A full breakdown of the unit type and number is shown below.

ACCOMMODATION SCHEDULE		
ACCOMMODATION PROVISION:	NUMBER	% SPLIT
4 BEDROOM HOUSES	8	3.43%
3 BEDROOM HOUSES	45	19.31%
2 BEDROOM DUPLEX HOUSES	27	11.59%
3 BEDROOM DUPLEX HOUSES	63	27.04%
1 BEDROOM APARTMENTS	72	30.90%
2 BEDROOM APARTMENTS	13	5.58%
3 BEDROOM APARTMENTS	5	2.15%
TOTAL RESIDENTIAL UNITS	233	100%

Table 1. Accommodation Schedule

The proposed houses are generally 2 / 2.5 storey family units in detached, semi-detached and terraced formats. These houses vary in size from 1,200 SqFt to 2,500 SqFt and in bedroom numbers from three to four.

The proposed Duplex Units are primarily three storey, incorporating a two-storey duplex house over a single-storey ground floor apartment, each with own door access. The Duplex Units are spread throughout the site however they are primarily along the main access road to the south providing a strong urban edge upon entry to the site and also providing a strong background and a comprehensive passive observation of the open space along the River Urrin.

The proposed apartments, in buildings of three to four storeys are a mix of one, two and three-bedroom units. The apartments are arranged with a dedicated stair core serving no more than six units and each with dedicated storage and private open space provision by means of integrated balconies or terraces. Each apartment takes full advantage of the receiving environment with views to the open spaces placed throughout the proposed development.

Buildings located in the steeper areas of the site to the south and in the centre of the proposed development are split level in nature to ensure dual aspect units with passive observation maximised addressing the steep slopes locally.

- Proposed Houses shown in blue
- Proposed Apartment units shown in red
- Proposed Duplex units shown in yellow
- Proposed Ground Floor Creche shown in green



Figure 19. Accommodation Key Plan



Figure 20. Mix of accommodation types shown; houses, apartments and duplex units



The various dwelling types are well distributed throughout the scheme maximising variety, mix, and density. Three specific character areas are proposed with each character area reflective of density, proximity to open space, and orientation.

The sizes of the proposed residential units are generous and provide flexible living spaces in excess of the standards set out within the Quality Housing for Sustainable Communities Guidelines. The areas of the proposed apartments are also set to provide spacious accommodation to attract, among others, those people who may wish to trade down to more manageable accommodation from larger houses in the local hinterland or within the proposed development.

Bin storage for the detached and semi-detached houses will be located in the rear gardens and the terraced houses will be facilitated through communal bin stores. Three-bin storage will be provided in all cases. Duplex and apartment units will be served by centrally located communal bin stores and generously landscaped communal areas.

Each of the proposed unit types demonstrate a considered architectural approach appropriate to the receiving environment and the scheme as a whole will benefit from a sense of visual rhythm and interest based on the variation of house types and layout throughout. All units adjoining the public open spaces will incorporate windows addressing these spaces to provide passive surveillance and take advantage of the respective orientations. The layouts have been designed to eliminate end-gables facing the public open spaces.

The proposed development includes a variety of open spaces ranging from enclosed private gardens, recessed balconies and ground floor patio areas to communal open spaces overlooked by adjacent residential buildings.

Open space is provided as follows:

- The riverside park to the south of the site adjacent to the River Urrin accessed from the development and via a pedestrian access point from Carleys Bridge Road,
- Communal open spaces spanning the width of the site from west to east behind Buildings 16-21 and to the north of the site adjacent Buildings 8-10 & 13.
- The proposed green link connection running south to north through the site to provide pedestrian and cyclists with a route to the adjacent Millbrook estate and Enniscorthy beyond,

The intention of the design is embedded in connectivity and a response to the context, providing key open spaces which are clearly defined, accessible and open to all.

The built forms are designed to create a positive threshold to the streetscape with the houses and apartments engaging in varying degrees at all floor levels. Passers-by and members of the public are encouraged to view into & through the site to the woodland to the south.



Figure 21. Riverside Park



Convenient connections to wider context:

The development has been prepared to provide for efficient pedestrian and cycle linkages within the development and to the wider neighboring context.

In its current use this site has always presented a closed elevation to Carleys Bridge Road, addressing the public road with a heavily planted hedgerow. Currently there is no pedestrian route into or through the site. As noted this development will provide active frontage to Carleys Bridge Road along with new public pedestrian connections via a new public footpath and associated crossing point to the north of Carleys Bridge road to extend the existing footpath from Ross Road and via a new connection in to the adjoining Millbrook estate.

There is an established pedestrian connection from Millbrook to the Ross Road which leads directly into the town centre but also connects to Enniscorthy Sports Hub, Enniscorthy Rugby Club, Raparees GAA Club all within 1km of the proposed development.

A formal shared pedestrian & cycle path will also follow the main access road linking Carleys Bridge Road to the eastern boundary of the site which allows for future development of the adjoining field which is also zoned for residential development in the Enniscorthy Local Area Plan. From this formal pathway a number of secondary foot and cycle paths will lead to the main residential accommodation areas via secondary streets and a homezone area.

The full development will be within a 30kph Slow Zone with pedestrians and cyclists given priority through provisions including the dedicated movement paths for pedestrians and cyclists, narrower local street typologies, and the homezone area.

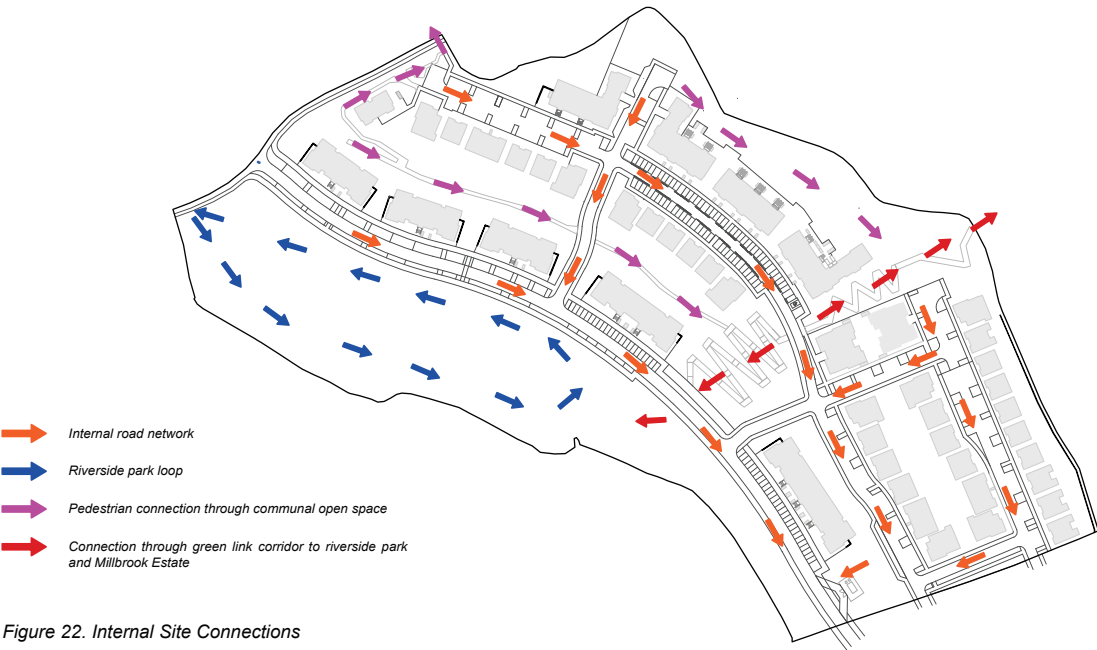


Figure 22. Internal Site Connections

Easy access to units and within units:

The design of approach routes, entrances and accommodation within the proposed units incorporate the provisions of Building Regulations Part M Access and Use 2010.

Houses are provided with level access and the duplex & apartment units are provided with level access and common circulation stairs designed in accordance with Building Regulations Part M. The interiors of apartments and duplex units are provided with accessible circulation and W/C provisions.

On-street car parking is provided immediately proximate to the residential units & buildings and distributed evenly across the overall development, easily accessible and within circulation distance of all units and open spaces.

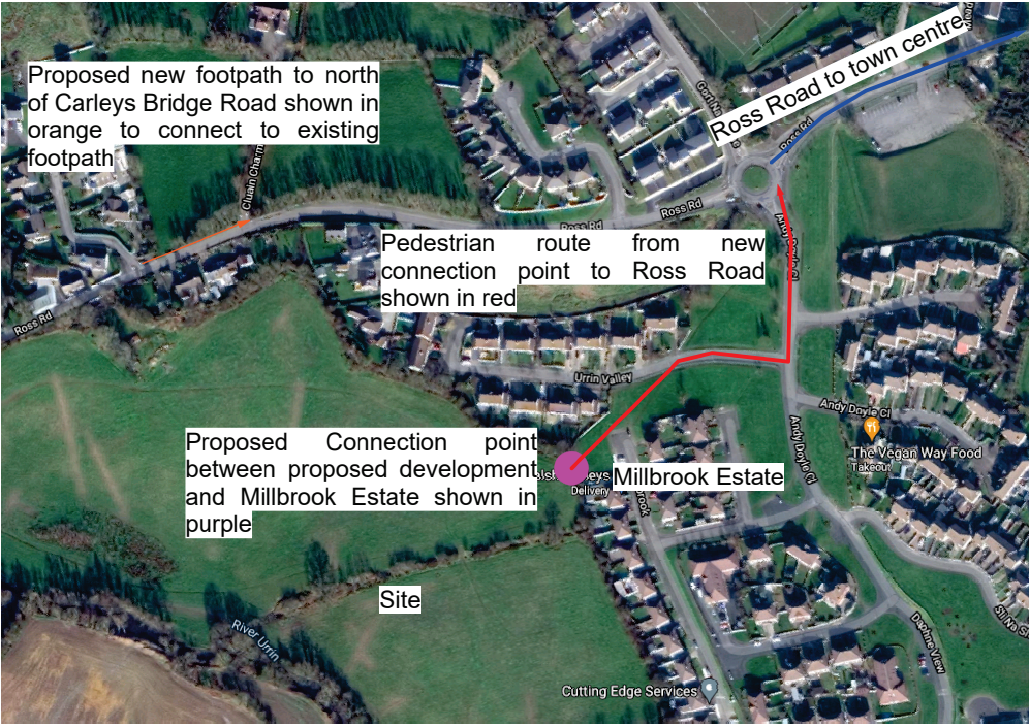


Figure 23. New Pedestrian Connections to Enniscorthy



Figure 24. New active frontage along Carleys Bridge Road



**(d) Urban Design Rationale- Variety**

How does the development promote a good mix of activities?

In the wider context the proposed development, by virtue of proximity to the town centre and the enhanced permeability provided will deliver easily accessed residential accommodation. Those living within the development will have access to employment, retail, and recreation hubs within Enniscorthy. Key amenity features such as Enniscorthy Sports Hub and Raparees GAA Club are located within walking & cycle distance of the development along established routes. The new green link from Millbrook to the riverside park will open up opportunities for existing residents in the area to access the river amenity.

Within the development the proposed building types and heights vary to ensure a visually engaging and high quality residential environment. The massing of the development is designed to have the taller 3-4 storey buildings at the lowest point to the south of the site providing a strong edge to the open space and using a split level section to address the steeper parts of the topography. Further, taller buildings are located to address the edge of the green link to Millbrook and to ensure significant passive observation to these areas. Where taller buildings are located to the north / east of the site these are set back from the site boundary in order to retain the existing foul line and wayleaves in place. The remainder of the development consists of 2-3 storey buildings following the gradient of the site up to the north eastern boundary to tie in with the 2 storey dwellings of the neighbouring estates.

Key corners within the development are identified with taller sections of the buildings as shown in the diagram opposite. In most cases these taller buildings are a mix of apartment and duplex accommodation and as such are identifiably different in both height and elevation from their adjacent accommodations. The provision of clearly identifiable buildings at these junction assists in the understanding of the development as a whole and in way-finding for both residents and visitors in each of the character areas. A mix of similar materials, brick and plaster, ensures that these buildings remain part of the overall collective design but the contrasting colours provide a subtle definition of place.



Figure 25. Building Height Plan



Typologies within the development include 2 & 2.5 storey houses, 3 storey duplex buildings and 3-4 storey apartment / duplex buildings. Dwelling sizes will range from 1, 2 and 3 bedroom apartments & duplex units to 3 and 4 bedroom houses.

The proposal positively contributes to the mix of dwelling typologies available in the broader neighbourhood and delivers an overall development density appropriate to the site location. It addresses the need for more 1 and 2 bedroom units in line with wider demographic and household formation trends, while at the same time providing for the larger 3, 4 or more bedroom homes across a variety of building typology and tenure options, enabling households to meet changing accommodation requirements over longer periods of time without necessitating relocation. The form of developments as proposed will also benefit from using traditional construction methods, which can enhance viability, as compared to larger apartment-only type projects.

The development include an effective mix of 2, 3 and 4-storey development which integrates well into existing site topography and neighbourhood and with the 4 storey sections accommodated alongside the larger public open spaces and river view and along wider streets.

The proposed scheme will avoid mundane design through the use of varying unit designs & types, all of which will be completed using a palette of high-quality building materials and punctuated with high quality public realm landscaping and open spaces.

The design team were conscious of the form of the accommodation provision in this project. Concerted efforts have been made to provide, in addition to traditional terraced and semi-detached housing, a mix of duplex and apartment accommodation. It was considered that a mix of duplex and apartment accommodation, rather than solely apartment accommodation, was appropriate to the site location and to the broader residential market in Enniscorthy. The duplex & apartment buildings are generally three stories with bookends of 4 stories.

As previously noted taller buildings are located on street corners and along the main west-east riverside roadway. The five primary buildings addressing the riverside roadway are varied in plan length, breakdown of brick & plaster use, pitched and flat roof use, and overall ridge heights between three and four storeys.



Figure 26. Apartment & House typology mix



Figure 27. Taller buildings to large open spaces



Throughout the development the buildings step in proposed finished floor levels to reflect the sloped site as is shown in the landscape section opposite in Figure 28. As a result, although the buildings in this section, for example, are a mix of 3 & 4 storey, there is a two storey differential in height across the elevation as will be seen as people pass along the pedestrian green link from Millbrook to the riverside park. The longer plan form of Building 08, orientated to address the pedestrian route in this section, also offers further variety relative to the narrower plan form of Buildings 11 and 20.

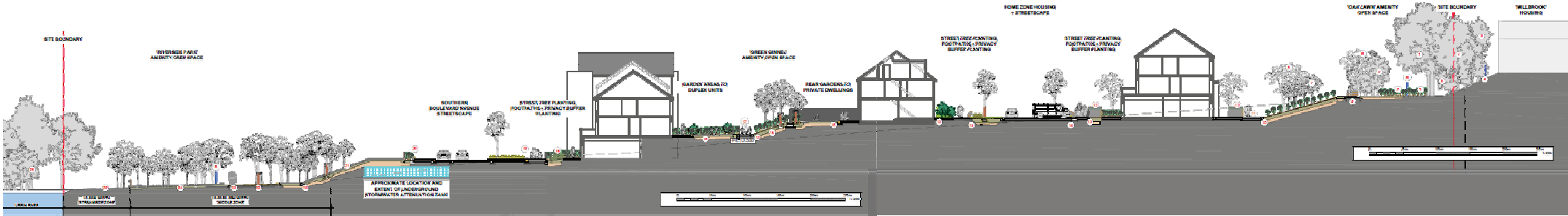


Figure 28. Landscape section showing steps in buildings

Where the site slopes are more gentle as shown in Section 12-12 opposite further variety of building type, height, material, and roof profile is proposed. In this area, for example, a mix of three storey bookend apartment & duplex buildings, terraces of two storey dwellings, and 2.5 storey semi-detached dwellings are proposed with a variety of material breakups and arrangements.



Figure 29. Section 12-12 South



Figure 30. Variety of building height and mix of finished floor levels



The approach to the delivery of the public open spaces and associated variety is to distribute a series of formal and informal open and play spaces throughout the site and to maximise the amenity value of the land adjacent to the River Urrin. Strong footpath and cycle links via and throughout the site link these primary open spaces and will foster distinctiveness and neighbourhood development, with each dwelling having views to, or located within a very short distance of, an open space area.

The focal points of the open spaces include the riverside park, the new green link connection to Millbrook and the communal open spaces across the middle and north of the site. These open spaces are explained in further detail in the landscape package accompanying this submission.

It is envisaged that the green link created in opening up this site from the Millbrook Estate to the riverside park adjacent to the River Urrin will foster the parkland play areas as destination recreation facilities for the wider community of Enniscorthy and not just for the residents of the proposed development.

A variety of public and private outdoor spaces will be created ranging from the communal open spaces, formal and informal play areas located throughout the development, balconies and terraces, and enclosed private gardens. Connective shared access ways & homezone spaces will allow pedestrian & cycle movement via semi open spaces where a sense of ownership will be fostered through proximity, passive observation, own-door access etc.



Figure 31. Riverside Park play area



Figure 32. Riverside Park landscaped area



(e) Urban Design Rationale- Efficiency

How does the development make appropriate use of resources, including land?

Use of Land:

The net residential density of the proposed site will be 35 units per hectare which is in accordance with the Guidelines for Sustainable Residential Development in Urban Areas.

The proposed masterplan provides for a wide range of unit types and layouts, including a variety of house types, apartments and duplex units. The density of residential development will vary across the site in order to create a series of distinctive character & neighbourhood areas. It is proposed that these densities represent an efficient use of available lands.

Character & Density Area 01:

This higher density area incorporates the majority of the duplex and apartments within the scheme and is located to the south of the site forming a strong south facing urban edge along the main access road into the development (Road 1). It consists of 3-4 storey buildings which immediately address the road and overlook the riverside park. Most units are dual aspect and with integrated balconies terraces to the front and rear the buildings provide strong passive surveillance of the riverside amenity space to the south and the communal open spaces to the north. The buildings are set into the existing contours of the slope to reduce the impact on the existing site through a split level section.

Character & Density Area 2:

This area includes a mix of 2 / 2.5 storey semi-detached and terraced dwellings along with three-storey apartment buildings to key areas and corners. This area is a mid-density development located to the north east and to the west of the site. These areas are provided with perpendicular parking within landscaped zones. The reduced height of these houses/buildings have been positioned to respect the existing dwellings along Carleys Bridge Road to the west and the Millbrook estate to the north east.

Character & Density Area 3:

This higher density area, incorporates the remainder of the duplex and apartments within the scheme. It is located to the north of the site and the 3-4 storey buildings been set back from the existing site boundary to respect the existing houses to the north and as a requirement to retain the existing foul line and wayleave in situ. This area of higher density development addresses the communal open space to the north and the new proposed green link which runs from Millbrook estate to the riverside park providing strong passive surveillance of the open spaces.

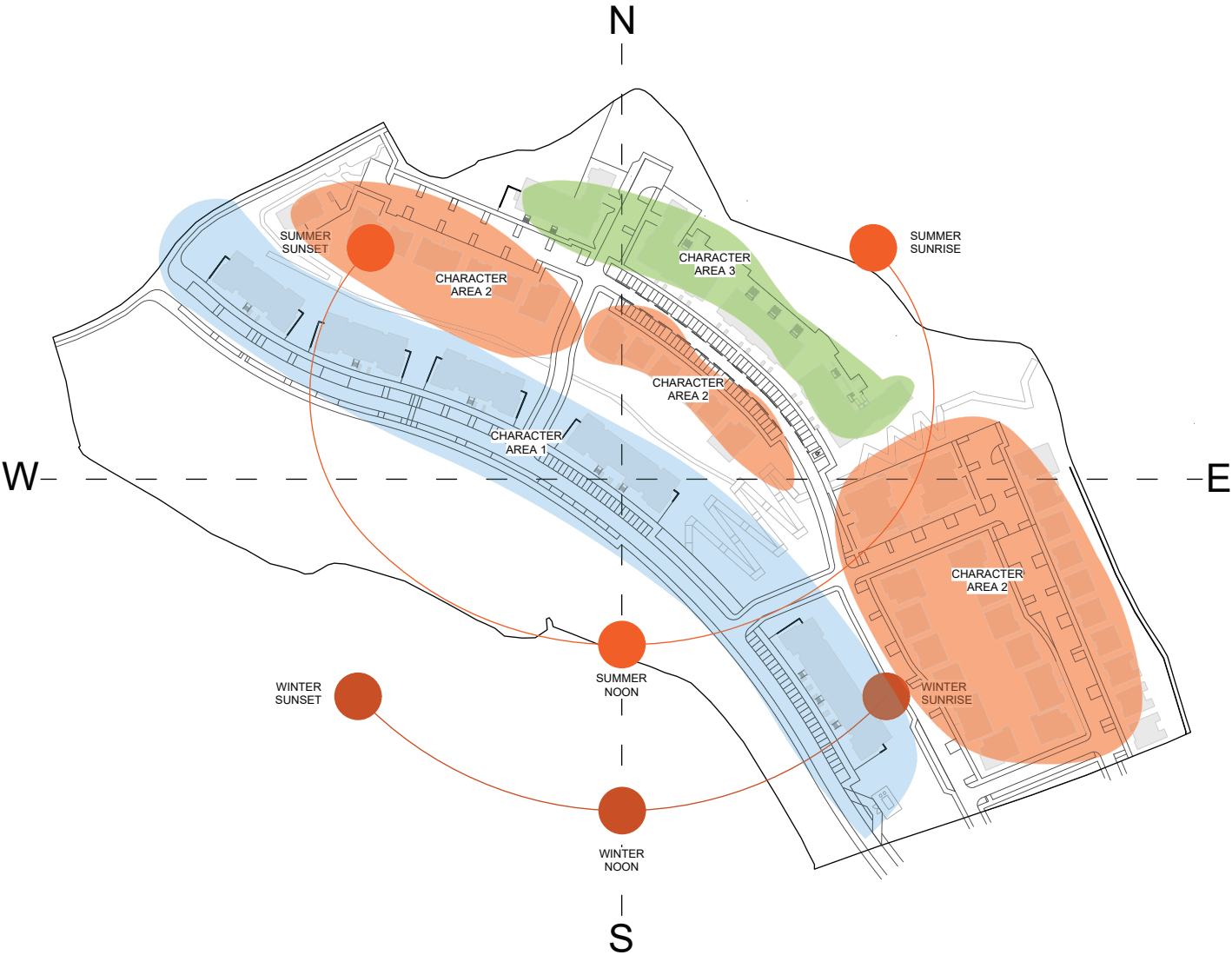


Figure 33. Character Area / Sun Path Diagram

Use of Existing Services & Infrastructures:

Through meaningful concentration of dwellings in a single location the proposed development efficiently exploits the existing public services available in the area including:

- Public water supply,
- Electrical and communication grids, and
- Foul drainage (existing mains connection)

Further details on the utility services connections are provided in the Engineering Reports accompanying this submission.

Energy Use:

As identified in the Residential Energy Statement accompanying this submission, fabric insulation performances, building services, and selected renewable technologies will be combined will deliver A Rated units as defined through the DEAP calculation method from the Sustainable Energy Authority of Ireland (SEAI). Preliminary DEAP Assessments have been included for 9 No. sample units, each delivering minimum A3 rated results.

Building gardens and open spaces are laid out to exploit the best solar orientation. All buildings will be oriented to best embrace the natural light the site offers in abundance with the scheme designed so all units have dual aspect. Most gardens and terraces are south or west facing and the public spaces across the site have access to morning, evening and midday sun. Buildings are sited to embrace the natural topography of the site and provide significant light into the enclosed garden spaces.



(f) Urban Design Rationale- Distinctiveness

How do the proposals create a sense of place?

A number of key design devices have been employed to deliver distinctiveness and a sense of place within this proposed development. Significantly these include working closely with the receiving environment, consideration of circulation into and throughout the development, and the creation of character areas punctuated with key public open spaces.

This development site is primarily characterised by the large riverside amenity space to the south adjacent to the River Urrin and the natural topography of the site rising from here towards Enniscorthy.

From the outset of the design work the enhancement of the receiving environment has underpinned the scheme design. The natural topography of the site slopes from north to south and in consideration of development density and heights, the layouts were designed to retain the highest buildings in the lower parts of the site, maximising the strong urban edge upon entry to the site.

The layout makes the most of opportunities presented by the existing landform and ecological features. The landform has been a very significant factor in the design of the development with the existing gradients lending itself to the step down nature of the development from the north east corner of the site to the south. Ecologically the river to the south will form the backdrop to the site encouraging pedestrians and cyclists into the site. The formation of a new green-link from the neighbouring Millbrook estate to the river edge opens up the site to the surrounding area of Enniscorthy.

From the main access road which runs from west to east through the site, secondary streets & a homezone area disperse northerly to the houses and apartments. This movement from the spine road to reduced scale streets and into the residential homezone will bring the user through a recognizable hierarchy and will assist in place-making and directioning.

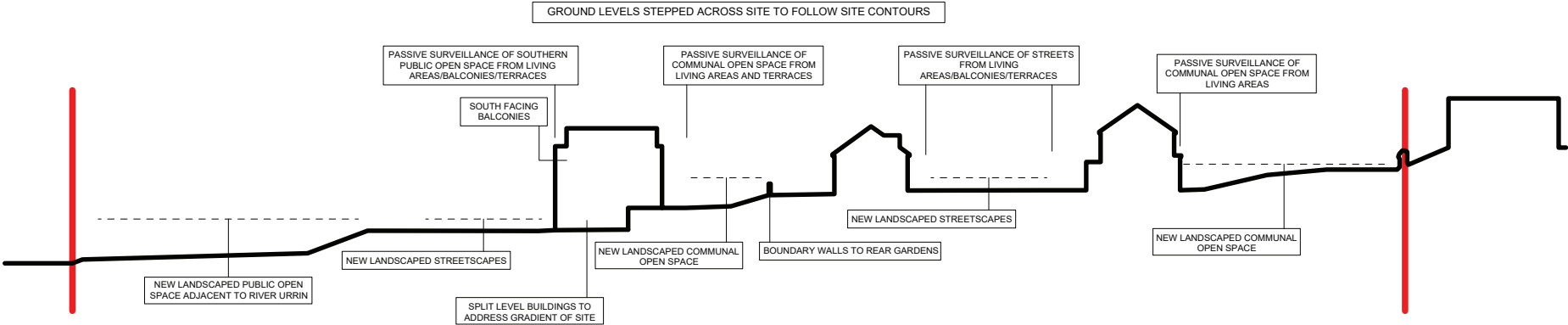


Figure 34. Site Section



Figure 35. Riverside Park landscaped area



Significant consideration was given in the design process to establishing the most appropriate maximum heights for the development. It is considered that the most appropriate height, between two and four storeys with the four storey buildings provided in selected locations, is proposed. The proposed development satisfies the criteria of Section 3.2 of the DOHPLG Urban Development and Building Height Guidelines.

In the broader context of Enniscorthy we consider that the development proposal successfully integrates into the character of the site in the context of the topography and key views. It is noted that the buildings addressing the riverside park are primarily 3 & 4 stories in height and it could be considered that a landmark higher building could be provided at the development entrance from Carley's Bridge Road or at intermediate points along this elevation. This was considered as part of the design process but the receiving environment along Carley's Bridge Road is mainly single storey bungalows and this riverside area of the site is very visible from Carley's Bridge itself.

It is considered that additional height in this location is inappropriate and unwarranted and this is best demonstrated in the verified views as prepared by 3D Design Bureau, as selection of which are included below. As shown, the proposed development at a maximum height of 4 storeys sits appropriately below the existing treeline as viewed from Carley's Bridge and the associated approach road, and when viewed to the south from the Millbrook Estate the development also sits appropriately within the sloped site.



Figure 37. View of proposed development from Carleys Bridge Road looking north east



Figure 36. View of proposed development from Carleys Bridge



Figure 38. View of proposed development from Carleys Bridge Road looking south west



3 No. Character Areas have been proposed within the development each with varying densities, heights, and layout which will assist in the creation of neighbourhood and a sense of place. The selected materials and architectural languages are indicated in the images opposite and the characteristics of each Character Area are summarized as follows:

#### Character Area 01:

This area consists of 5 No. 3-4 storey buildings incorporating 1, 2 & 3 bedroom duplex and apartments. These buildings form a strong urban edge along the main access road through the development but also provide a strong edge to Enniscorthy as a whole as you enter the town from Carleys Bridge Road.

Three different building types varying in length are proposed here each immediately addressing the access road with landscaped privacy buffers separating the units from the public footpath on ground floor level and integrated balconies and terraces providing passive surveillance on all sides to the riverside amenity space to the south and communal open space to the north in particular. Courtyards formed between buildings will incorporate bin and bike storage and also provide stepped access to the landscaped communal open spaces to the rear.

Selected buff-cream handmade brick & selected plaster finishes, along with a gable fronted aesthetic have been included to establish a repeating rhythm along the main access road.

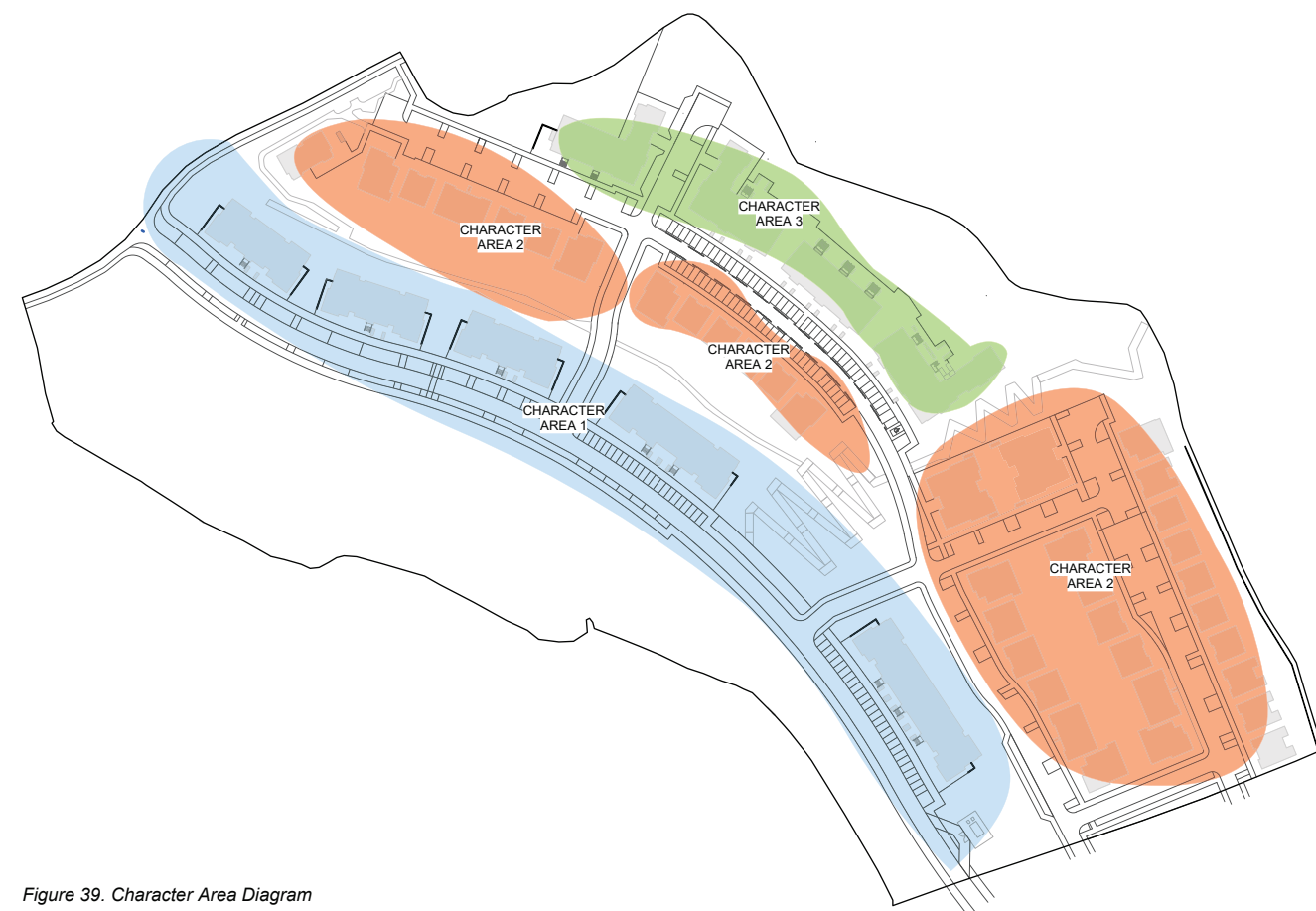


Figure 39. Character Area Diagram

#### Character Area 02:

This area consists of streets of semi-detached and terraced 3 & 4 bedroom dwellings. These two/two and a half storey buildings continue the gable fronted aesthetic from Character Area 1 but also introduce horizontal fascia lines in the semi-detached and terraced houses to foster the sense of a smaller, less dense and more intimate area away from the primary access road and to the eastern and western site boundaries.

Three-storey apartment buildings form a strong book end to each row of houses and these buildings are finished in a pitched roof which provides a visual link to the adjoining housing. Defined brick feature panels identify the inset and covered private open space balconies and the terraces for each unit which address the different public and communal open spaces surrounding these buildings.

These areas are provided with landscaped streetscapes incorporating perpendicular parking. Bin and bike storage for the houses are provided within the private back gardens or in bin stores to the front of the mid-terrace units. The apartments buildings incorporate their own bin and bike storage.



Figure 40. View of Character Area 01



Figure 41. View of Character Area 02



Character Area 03:

This higher density area, incorporating a mix of two and a half storey dwellings and duplex and apartments is the primary homezone area in the proposed development. The taller 3 & 4 storey buildings provide a strong edge to the homezone area and addresses the communal open space to the north and the proposed new green link to the neighbouring Millbrook estate to the east.

The finish of handmade brick and selected render is again continued within this Character Area with the repeating brick rhythm extended into the apartments & duplex buildings.

The focal points of this Character Area are the green link running from south to north and the central homezone area. The 3 & 4 storey apartments and duplex units are intentionally located around this area with defined rooflines and repeating rhythms delivering robust building lines. These public areas are strongly overlooked by a significant number of the units to provide a large amount of passive observation.

The use of handmade brick and plaster and gable fronted aesthetics is continued to retain a consistent character to the area. The landscaped streetscape incorporates perpendicular parking and set down spaces to serve to the staff and parents associated with this creche.

Landscaping and a sense of place:

As scheduled in detail within the landscape drawings and documents accompanying this submission, a defined hierarchy of open spaces will be delivered as part of this development with the primary public open spaces sited at key locations throughout the scheme.

These spaces are woven into the scheme to provide regular breaks in the built form and a strong sense of cohesion to the landscape. The site arrangement and landscape designs have also been guided by both the Ecological and Arboricultural appraisals of the site.

Uniting the built form with the site landscape, where it can provide passive and active recreation, will benefit the health and lifestyle of the end user. The open spaces provided in this scheme are varied in size & form, aspect & function, and will provide a range of opportunities for the future users. In conjunction with the built elements these spaces have the ability to create localised character areas and opportunities for living and play.

The proposed open spaces range from large areas for active recreation (kickabout zones, walking, jogging etc.), and more intimate and formal spaces with well orientated seating zones offering opportunity for local gathering. Interconnecting pedestrian links are provided to preempt connection desire lines.

The riverside park to the south of the site which incorporates a range of formal and informal spaces adjacent to the River Urrin has an area of c. 19,000 SqM and

the new green link which connects the riverside amenity space with the Millbrook estate to the north has an area of c. 5000 SqM,

a collective area of 24,000 SqM (5.9 Acres) of public open space in total.



Figure 42. View of Character Area 03



At the scale of neighbourhood & street the proposal responds to its overall natural and built environment. The proposal is not monolithic and avoids long uninterrupted walls of building. The longest street elevation of the development, that to the riverside, is provided with five buildings, each between 35 & 50m in length. Each building is softened in terms of footprint form, elevation form, material selections, and with landscaped areas between. The selected materials & building fabric are well considered.

At the scale of building itself the form, massing and height of proposed development has been carefully arranged to maximise access to natural daylight, ventilation, and views and to minimise overshadowing and loss of light as has been demonstrated with the accompanying studies to this application.

Along the riverside elevation and throughout the development, four storey elements are provided to the building edges & corners with the three storey sections retained more centrally within each of the buildings. A mix of flat and pitched roof profiles are provided as is a mix in the break-up of the plaster and brick finishes. Inset wrap-around balconies reinforce the corners of these buildings and each building has been designed to offer active frontage and observation to all sides.

It is considered that the significant slope on the site and the associated views of the buildings set on the higher levels behind, the curved approach as you move along Road 01, and the dual aspect corner units of Buildings 17-21 offer significant variety of form along Road 01 without the requirement for additional height.



Figure 43. Homezone area showing different scale of building types

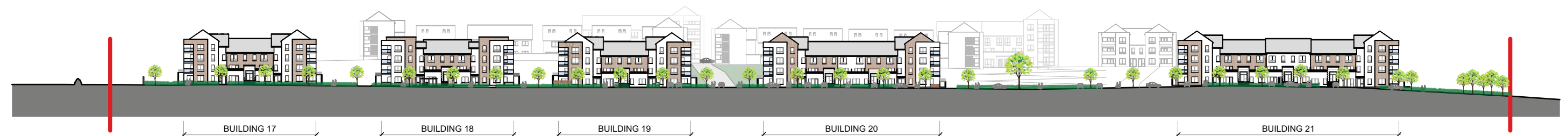


Figure 44. Site Section along Road 1



**(g) Urban Design Rationale - Layout**

How does the proposal create people-friendly streets and spaces?

Active streetscapes and strong passive observation significantly contribute to people friendly streets and spaces. All open spaces in the proposed development benefit from significant levels of passive surveillance (on all storey levels), as indicated in Figure 46 opposite. This discourages anti-social behaviour and encourages a sense of ownership in the residents. Damage by vandalism is reduced and residents take pride in their surroundings.

In addition to strong passive observation, the following aspects of the masterplan will contribute to high quality streets and open spaces;

1) The provision of a public green link from Millbrook which will deliver a public route along a desire line for both this development and adjoining neighbourhoods to the riverside amenity space adjacent to the River Urrin. This green spine will be completed with both formal and informal cycle & footpaths along with informal and mixed play areas.

2) Split section buildings and working with the natural topography of the site will maximize shelter and screening for the buildings and for the open spaces from both noise and inclement weather which should encourage year-round use.

3) The layout focusses activity on the streets by creating active frontages with front doors directly accessed from the street. Active frontages are prominent throughout the development.

4) Traffic speeds are controlled by design and layout. 5.5m carriage widths, homezone materials, and reduced radii at all junctions discourage fast movement across the site. Raised tables are also used at junctions to prioritise pedestrian & cycle travel on established desire lines through the site.

5) The streets are designed as places rather than primarily 'roads-for-cars' helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers. Strong active frontage, on street parking, a soft edge of threshold landscaping, and street lighting will create a sense of place. The materiality of the street, homezone, footpaths and desire routes through the site will further reinforce the nature of these spaces as places.

6) Consideration of daylight and sunlight have informed the proposed layout in terms of separation distances, scale, section & aspect.

Through delivery of each of these key principles, along with the high quality landscape and play spaces this development will create people-friendly streets and high quality open spaces.



Figure 46. Passive Surveillance



Figure 45. Play Spaces along green link connection to Millbrook Estate



One of the most important pedestrian and cycling routes through the scheme is the north-south route from the Millbrook through the development site to the riverside park beside the River Urrin. This pedestrian connection is both a significant green artery through the development site, extending to approximately 1.2 acres and a significant community gain for the residents of Millbrook.

The pedestrian and cycle path has been designed as an attractive connection and route for the residents of the proposed accommodation and those from Millbrook. Where the gradient of the site is shallowest the pathway is defined both left and right by proposed Buildings 5, 6, and 8 with an overall width of between 11 and 16m provided for this circulation route between the ground floor privacy buffers of the respective buildings. Active passive observation is provided to the pathway in all locations.

Where the site slopes more significantly the pedestrian route widens to accommodate a shallow gradient pathway through the sloped area and a significant landscaped area of c. 0.8 acres is provided around the pathway as it makes its way towards the riverside park. Interconnecting steps provide a more direct route along the desire line in addition to the shallow pathway within a significant landscaping proposal.

It is noted that the provision of this pedestrian and cycle connection along this primary desire line does result in an architectural break in the built street edge to Road 01 but this is considered an acceptable in the context of what the pathway and pedestrian artery delivers to the proposed scheme and the adjoining Millbrook estate.

We recognise that a strong built edge is an important factor in establishing a strong sense of place within a development. In this development the location of the River, its associated flood plain, and the objective in relation to Road 01 passing west-to-east through the site and beyond mitigated a traditional double-sided street for Road 01. However it did facilitate the opportunity to provide a significant number of high-quality accommodation units with southerly aspects and views to the river and the associated riverside park amenity space. It is considered that the benefit of the substantial riverside amenity space and the views to same from the apartment and duplex buildings (No. 17-21) is an acceptable offset to the traditional boulevard street in this receiving environment.

Where opportunities presented in other areas of the development, a strong building line was established to encourage passive observation, community formation, and a to assist in the creation of strong sense of place.



Figure 47. Sloped Connection to Millbrook



Figure 48. Greenlink connection through site to Riverside Park



**(h) Urban Design Rationale - Public realm:**

How safe, secure and enjoyable are the public areas?

The public amenity spaces and urban landscape areas of this development have been designed to an excellent standard.

Inputs of the design team ecologist, arborist, and landscape architect were considered at the preliminary stages and recommendations incorporated from the outset.

The existing site boundaries are mainly retained with localized alterations and upgrades where required as noted within the landscape submission which will therefore minimize the impact of the development on adjoining neighbours and the receiving environment. The boundaries are primarily defined by the existing treelines and hedgerows, all to be retained and enhanced. This will create strong boundaries whilst retaining links to hedgerows in the adjoining hinterland and thereby enhancing local biodiversity and wildlife.

The landscape strategy centers around the creation of safe and pleasant open spaces and pedestrian & cycle routes through the scheme whilst maximizing the amenity value of the receiving environment. All cycle & pedestrian routes throughout the development have been developed to follow anticipated desire lines, to ensure passive surveillance is achievable, and that a quality landscape is developed offering a variety of experiences.

A total of approximately 24,000 SqM of public open space will be provided as part of this development varying from the riverside amenity space to the proposed green link to Millbrook estate. These open spaces will offer a variety of use and opportunity to all residents from walking routes along the riverside, kick-about, and through to informal and formal play areas.

All areas of public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use. All public spaces receive passive surveillance from the principal living spaces of the adjacent houses, duplex houses and apartments.

The public realm is considered as a usable integrated element in the design of the development. A variety of open spaces are provided which encourage connectivity and permeability through the site while meeting the amenity needs of the residents and other occupants of the site.

Children play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighbourhood. There is a clear definition between public, semi private and open space. The private open spaces are clearly defined by low walls, railings and low box hedges where required.

The required car parking provision is considered as an integral part of the landscaped design of the public realm. Parking is in shared parking areas adjacent to the buildings and these are neatly tucked into the proposed landscaping and distributed around the site. Dedicated owner and visitor bicycle parking is provided throughout the development.



Figure 49. View of communal open space behind 17 & 18



Figure 50. View of kickabout area / play spaces to Riverside Park



Figure 51. Overall Site Landscape Plan by Landscape Design Services Landscape Architects



**(i) Urban Design Rationale - Adaptability:**  
How will the buildings cope with change?

The proposed development has been designed to cater for the change in the demographics and family needs of its residents and of the wider community allowing people to trade-up and trade-down as families increase in size and thereafter become smaller as children leave home and parents reach retirement.

Dwelling sizes in the proposed development will range from 1, 2 and 3 bedroom apartments and duplex units, to 3 and 4 bedroom houses. This broad range of housing typology and size will provide a variety of home choice within the immediate Enniscorthy area and also within the site itself, catering for different demographics and providing the opportunities for future residents to up-grade or downsize whilst maintaining their established roots within the local community.

Taken as a whole, the broad range of units proposed will robustly cater for changing tenure needs.

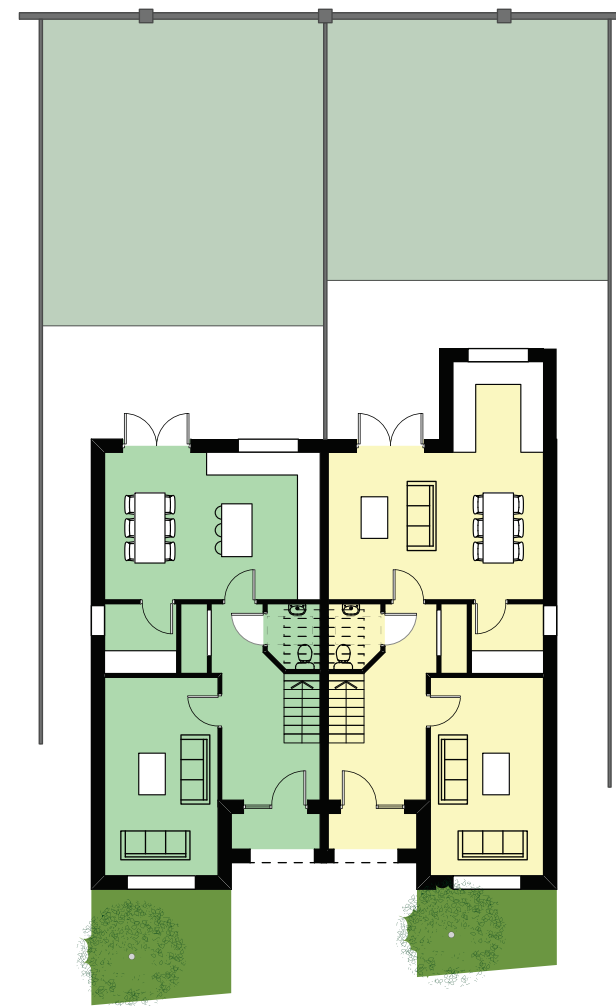


Figure 52. Possible adaption of House Type A to include rear extension.

In addition, of the 233 No. units proposed, 53 No. of the houses (3, & 4 bed) are provided with rear gardens which will allow for the possibility of rear extensions in the future if required.

During the detailed design stages the structure and build methods of the proposed houses will also be considered with a view to in-building future adaptability. Considerations will include structural provisions for future upgrading of attics to accommodate an additional bedroom suite, and the provision of non-load bearing walls in key ground floor areas to facilitate future adaptability.

Homes can be extended without impacting on the character of the types, layout and outdoor space. Houses may be extended subject to planning conditions and design considerations.

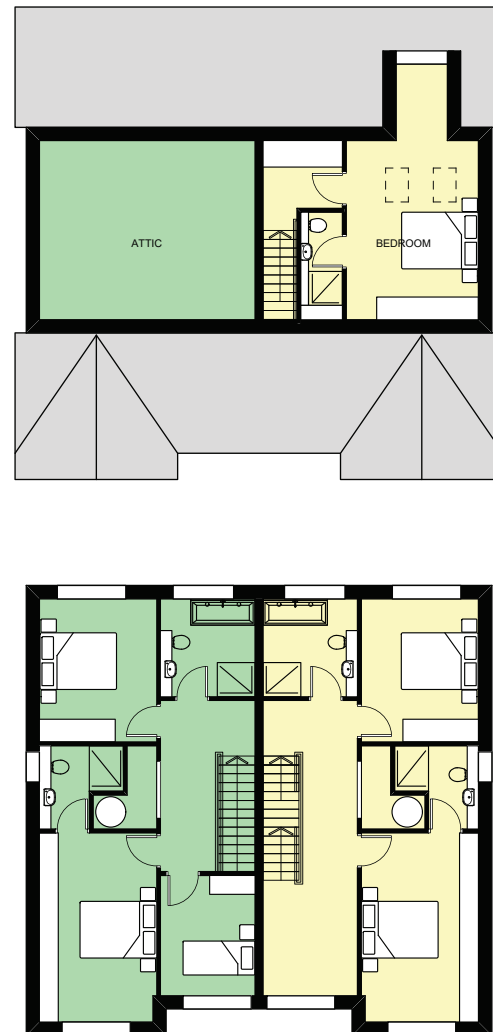


Figure 53. Possible adaption of House Type C/C1 to include loft conversion.



Figure 54. View of Houses to Road 3

The development will be designed to comply with NZEB standards and will be equipped where appropriate for challenges anticipated from a changing climate.

The structure of the houses and their loose fit designs allow for adaptation and sub-division such as the creation of an annex of small office. The houses will offer small rooms on the upper levels suitable for a home office. As above the houses could be extended subject to planning conditions and design considerations.

Whilst the structure and build methods of the apartment buildings will not lend itself to extending, it is envisaged that the internal walls of individual apartments will be mostly non-loadbearing which will provide for easy future re-configuration making the apartments individually adaptable for the changing needs of occupants.



**(j) Urban Design Rationale - Privacy / Amenity:**  
How do the buildings provide a high-quality amenity?

The site layout as designed reflects careful consideration of the placement of the residential units and apartment buildings providing for the highest quality residential amenity and private open space while respecting the neighbours privacy and avoiding direct overlooking of adjoining residential properties.

The apartment and duplex units are positioned to benefit from the best orientation & views and provide a setting for a high-quality landscaping. The orientation also provides excellent daylight levels in all residential units as noted in the accompanying report prepared by 3D Design Bureau. The proposed houses take advantage of the private nature of the secondary streetscape and homezone and provide exceptional dual aspect accommodation for the occupants.

All houses are provided with private rear gardens sized in accordance with Enniscorthy Local Area Development Plan standards, and delivering in excess of the required rear garden depths and house separation distances.

Duplex units and apartments are provided with private patios, balconies, or terraces and the majority enjoy dual aspect amenity. Where dual aspect is not possible the majority of apartments have been provided with south/west facing private open space.

All dwellings are located immediately proximate to the mix of public open spaces contributing to the amenity and enjoyment of the residents.

Windows are sited to avoid views into the home from other houses or the street and adequate privacy is afforded to ground floor units. There will be landscaped privacy strips to all ground floor properties providing adequate screening or privacy to all ground floor units. Windows are not be placed in locations so as to allow inappropriate views in the home from other houses or the street.

Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout. Appropriate acoustic insulation and design considerations have been employed in the design to prevent sound transmission.

Communal bin and bike storage is provided in designated areas for the duplex and apartment buildings. These provisions will provide for the efficient management of bins and waste.

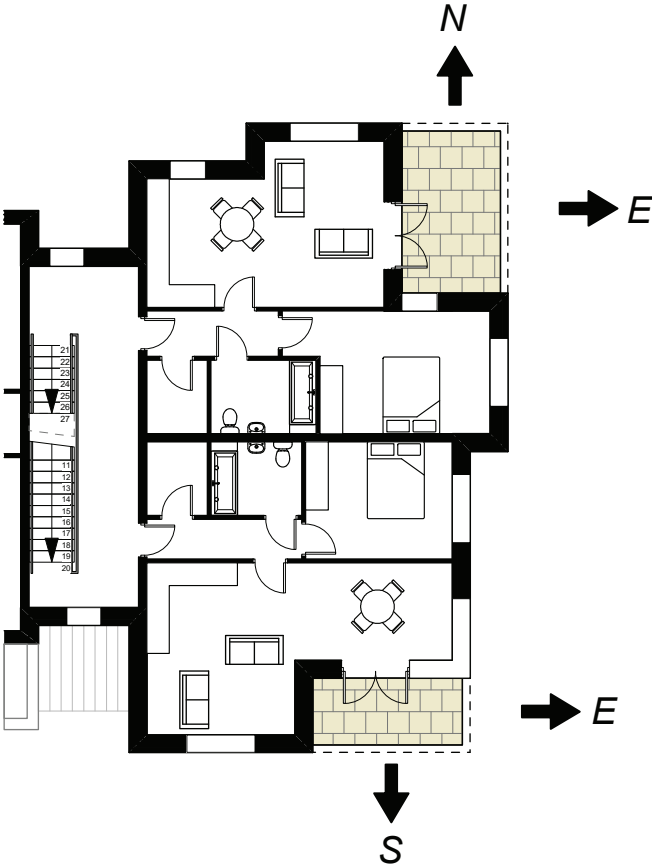


Figure 55. Sample Apartment Unit with dual aspect & integrated balconies



Figure 56. Building Type 1 - Apartments with integrated balconies



**(k) Urban Design Rationale - Parking:**  
How will the parking be secure and attractive?

All car parking for the proposed development is grouped within landscaped areas to allow easy and adjacent access from the cars to all units and efficient overall usage.

The development has been designed on the basis that parking is provided communally to maximise efficiency and accommodate visitors without the need to provide dedicated spaces.

A total of 352 No. car parking spaces are provided within the proposed development with 10% of those to be suitable for electric cars.

Bicycle storage is primarily provided within the apartment buildings with additional gated enclosures provided throughout the site in close proximity to apartment and duplex buildings. Additionally a number of sheltered enclosures are provided suitable for visitor parking.

A total of 497 bicycle spaces are proposed with 383 of those provided within buildings or within gated enclosures similar to those indicated below.



Figure 57. Perpendicular and parallel parking on either side of Road 1



Figure 58. Typical Gated Bicycle Shelter



Figure 59. Typical Sheltered Bicycle Parking



**(I) Urban Design Rationale - Detailed Design:**

How well thought through is the building and landscape design?

The proposed development seeks by way of careful design to provide a variety of residential units and amenity areas which will appeal to a broad range of people and residential needs. In conjunction to Brian Dunlop Architects the Design Team have worked collaboratively in providing a comprehensive detailed design approach for the development to include the following:

- Landscape Design Services have prepared a detailed landscape proposal which maximises the quality of the public realm and provides high quality amenity space for both the residents and those in the adjoining residential estates,
- 3D Design Bureau have provided a thorough report demonstrating that good quality sunlight and daylight is provided to all accommodation units and open spaces. In addition their modelling and assessments have ensured that the massing of the proposed development does not negatively impact on the daylight and sunlight provision within the development or to the adjacent dwellings,
- Transport Insights have designed the public roads and footpaths to provide DMURS compliant public realm and traffic design, and
- Sweeney Consulting Engineers have prepared a sustainable design solution in conjunction with Irish Water,

It is noted that layout, scale, and landscaping all affect what a place and a development looks like and how a good appearance is achieved and maintained. The rationale for the overall masterplan layout is provided previously within this report but at a building scale the design and material selection is intended to offer solutions which are durable, attractive, and cohesive within the overall mix of houses, apartments and duplex units. Brick has been chosen for use in a number of areas as an appropriate material & finish in terms of both scale and robustness. The brick finishes are of human scale and offer a warmth of finish and where used on the taller buildings (in particular) render finishes are introduced to avoid overbearance. The render finish, substantially lighter in colour than the brick finishes, provides variety and breaks down the scale of the facades in conjunction with the architectural relief of the inset balconies and terraces.



Figure 60. Wall Material Finishes



Brick and render are used as the principal finishes to the elevations which echoes the predominate use of these materials as a durable weathering finish to the traditional buildings over many centuries. Two types of brick finish are proposed in conjunction with render and other materials to give visual interest, texture and variation to the elevational composition.

The approach to materials in the facade design is to break down the greater mass through the use of three-dimensional massing of the materials in order to create varied and pleasing elevations. The areas of differing materials are enriched with large window openings within the facades. The breakdown of the elevations, from the scale of the row of dwellings or duplex units to the level of the individual door or window, is aimed at creating identifiable points of interest within the greater composition. These points occur where there is a change in massing or material around entrances, prominent corners and principal areas of fenestration. This helps to make individual areas identifiable and gives a sense of ownership to residents of the individual units within the greater scheme.

Newer materials such as pressed metal canopies, glass balustrades, stone to duplex entrances, and zinc dormers are mixed with the traditional selections of brick and render to create visually interesting and uplifting elevational treatments. All materials proposed shall be easy to maintain and have excellent life-cycle qualities and the high-quality façade materials are designed to look well over their design life with brick, high quality render finishes and glazing all designed to ensure minimal staining. The choice of materials also will be harmonious with the receiving environment and the wider Enniscorthy area.

The individual buildings facades are designed to respect the differing environmental conditions and to respect their respective contexts. Therefore, streetscape and public realm elevations have more formal brick treatments while sheltered private rear gardens have more render finishes. The facades are articulated through plan forms to create lively and interesting elevations.

The proposed buildings will use a mix of buff & red coloured brick in conjunction with coloured render facades and the specific areas of stone to duplex entrances. Pairing of areas of brick massing and different facade colours are used to create diversity on the different blocks which will lead to a more varied and interesting facade typology over the range of different block types.

Windows shall be a high quality, thermally broken, timber/aluminium products. The balcony walls to duplex units are constructed with the same durable brick or render finishes as the other parts of the building facades, with limited areas of high-quality glazed balustrading. The roofs to the majority of buildings are pitched roofs finished in durable blue/black fibre-cement slates with clay ridge tiles. High quality hard and soft landscaping from an integral element of the development and the materials strategy as identified in the landscaping drawings and reports. Durable materials have been selected for hard landscaping surface finishes including RC block paving, nature stone setts, compacted gravel and softfall safety surfaces. These are combined with soft landscaping grassed and planted areas as part of an overall landscape design which include the streetscapes, avenue, shared-surface home-zone courtyards as well as the central amenity area and other public and communal amenity areas in the development. It is intended that the architecture and the landscape design will work together to create a coherent and holistic design expression for the development.

Throughout the future detailed design stages the overarching design intents will be retained and enhanced through selection of materials & products based upon longevity, durability, and consistency. The implementation of the fabric insulation performances, building services, and selected renewable technologies as scheduled in the Residential Energy Statement will ensure deliver of sustainable A Rated accommodation.

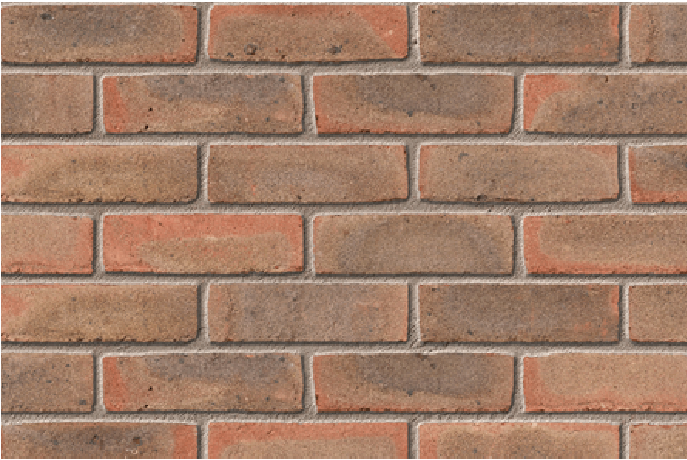


Figure 61. Image of proposed red brick finish

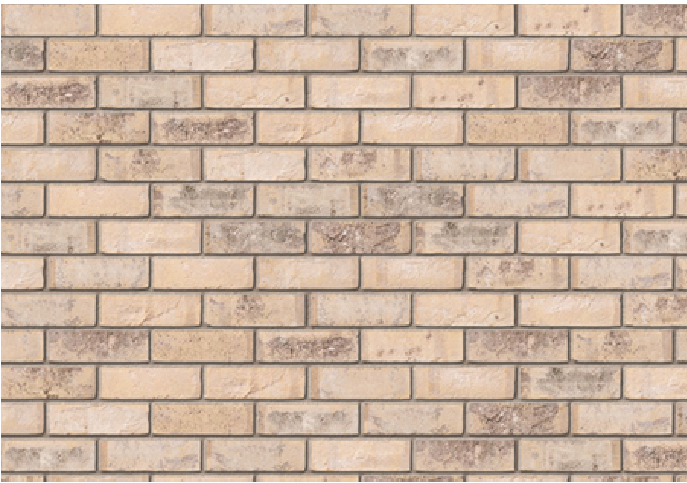


Figure 62. Image of proposed buff brick finish



Figure 63. Image of proposed zinc dormer rooflight



Figure 64. Sample of proposed red brick finish in use



Figure 65. Sample of proposed buff brick finish in use



Figure 66. Image of stone to duplex entrances