



Figure 3-18. Diagram presenting the typological variety of the development.

3.5.4 Typological diversity

In order to create an attractive and varied built environment, along with catering for a wide range of households, the proposed development features a range of housing options, including apartments, duplexes, deep plan houses, and wide front houses, to meet the varied needs and preferences of the residents.

Apartment buildings are designed to offer higher-density living with communal outdoor area. They offer a strong image of the scheme coming from the north, and will take advantage of proximity to high capacity public transport services (LUAS). As previously informed, their 5-storey height will distinguish them from the rest of the scheme, integrating with the overall setting as being at the lower topographical levels of the site.

Duplexes feature increased density while maintaining a residential character that merges well with own-door low-rise medium density. They provide strong frontages along the central green spine and overlooking Boherboy road along part of the southern frontage of the scheme. They are 3-storey buildings that provide diversity and favour wayfinding at junctions and main public realm areas.

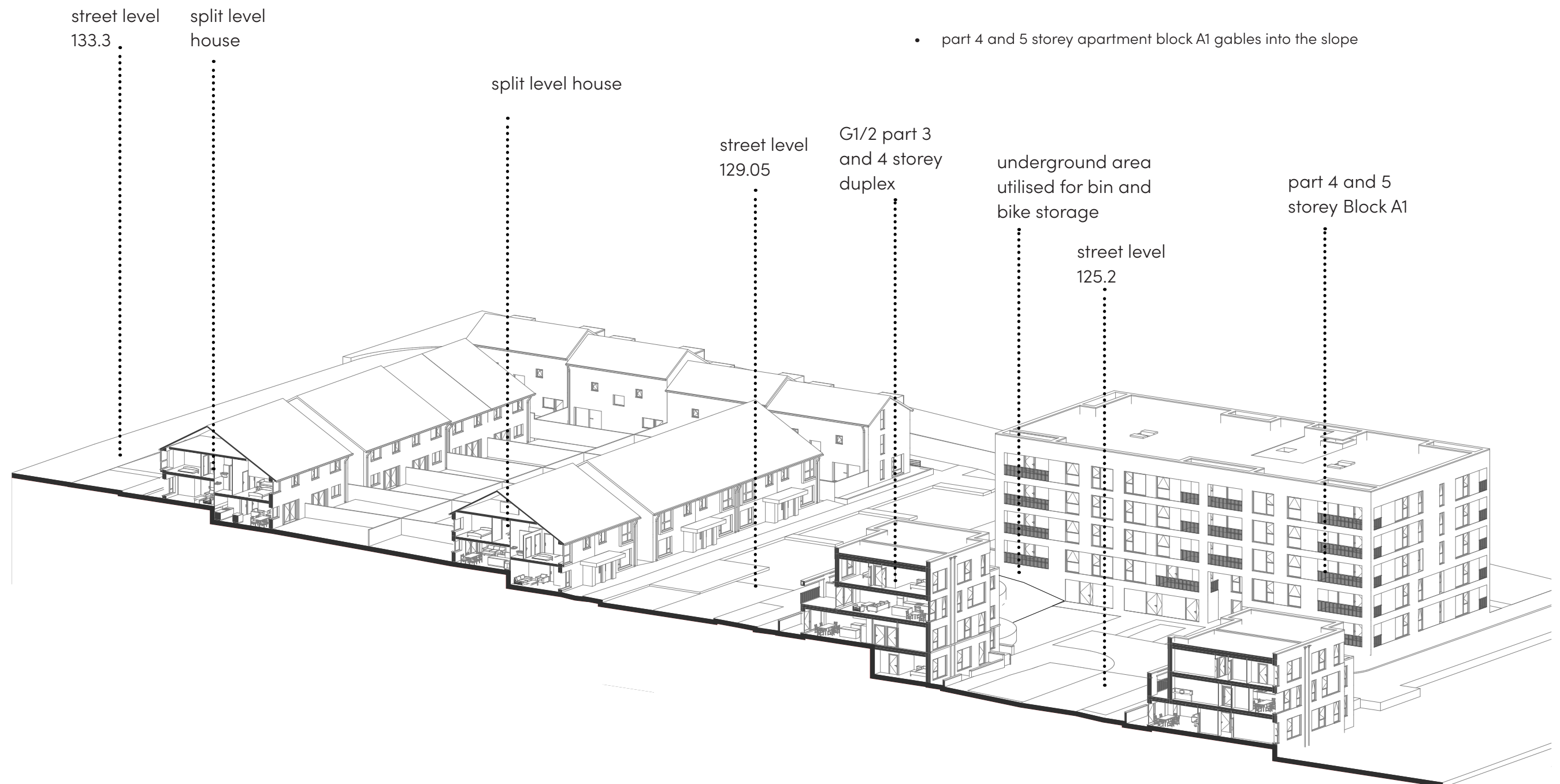
Houses combine deep-plan and wide-frontage arrangements to both achieve an efficient use of land and maximise street overlooking. End-terrace and semi-detached houses at prominent corners feature gable entrances with corresponding elevations that have been designed with care, also having due regard on its surveillance and wayfinding functions. The range of typologies considered, as previously explained, allows for 2 to 3-storey and for 2 to 4-bed dwellings.



Figure 3-19. CGI image illustrating typological diversity

3.5.5 Site-Specific Typologies

- The design includes a number of creative housing typologies which respond to the severe gradients across the site to ensure streets are activated on all sides and are free from blank retaining walls.
- split level house types remove the need for retaining walls in back gardens, ensuring rear gardens are accessible and usable.
- part 3 and 4 storey duplexes merge the varying levels between streets at either sides of the block.
- part 4 and 5 storey apartment block A1 gables into the slope



3.5.6 Distinctiveness and detail design

Each character area within the development has been carefully designed to possess a distinct identity, ensuring that it is visually different from neighboring areas. This differentiation is achieved through several key design elements, including building typology, materials and finishes, the proportions and design of individual units, and the planning of open spaces. These factors work together to create a unique sense of place for each area, adding depth and variety to the overall site. The proposed development is split by a north-south link avenue, dividing the site into two architectural zones, each of which will be designed by a separate architectural practice, further enhancing the distinctiveness of each zone.

There are five character areas distributed across the site, with each one featuring its own design style, diverse unit types, and a combination of materials and finishes. This variety helps to establish a clear "sense of place" as residents and visitors move through the development. As people walk through the residential streets, they will experience changes in the architectural environment, from one area to the next, providing a dynamic and engaging experience.

The building heights throughout the site are carefully varied to create a harmonious relationship with the surrounding landscape and the overall site layout. Along the main north-south link road, the building heights begin with 3 storey typologies. These mid-rise buildings create a strong, defined edge along the street, helping to establish a sense of enclosure and giving the area a prominent architectural presence. As one moves away from the link road, the building heights gradually decrease, transitioning to 2-storey semi-detached and terraced houses on the east and west sides of the site. These lower-density housing clusters are in keeping with the surrounding building typologies, ensuring a smooth transition from the higher-density core of the development to the more suburban and rural areas, particularly as the site gradually merges with agricultural and amenity lands to the west. In the northern part of the site, 5-storey apartment blocks are introduced, providing a higher density of living spaces. These taller buildings are strategically placed in the lowest part of the site, where their scale is better suited to the topography. These apartment blocks act as a clear urban edge to the lands to the north, while their consistent architectural style and materials help maintain cohesion with the rest of the development. The design of these apartment blocks also incorporates features that enhance surveillance, allowing residents to overlook the western and eastern site boundaries, the future school site, and the northern public open space, fostering a sense of safety and community interaction.

A designated future school site, along with existing wayleaves, divides the northern and central sections of the site. This division creates a natural break in the development, while the central area of the site transitions from the taller 5-story apartment blocks to the lower scale of two- and three-story duplex blocks and houses. The design of the central portion ensures that the public open spaces and the central north-south link road are engaged with housing and duplex blocks. This design increases passive surveillance and activity in these spaces, creating a more vibrant and interactive environment while maintaining a strong building edge through the central section of the site. The southern portion of the site features a blend of terraced houses, semi-detached houses, and duplex typologies, with building heights ranging from 2 to 3 storeys. The density and scale of the buildings increase as they move closer to the north-south link road, particularly in the northern precinct, which is closest to high-capacity transport services such as the LUAS Red Line. This increase in density near the transport corridor makes the northern section well-suited for higher-density development, offering residents easy access to public transport services while maintaining a well-structured and cohesive urban environment.

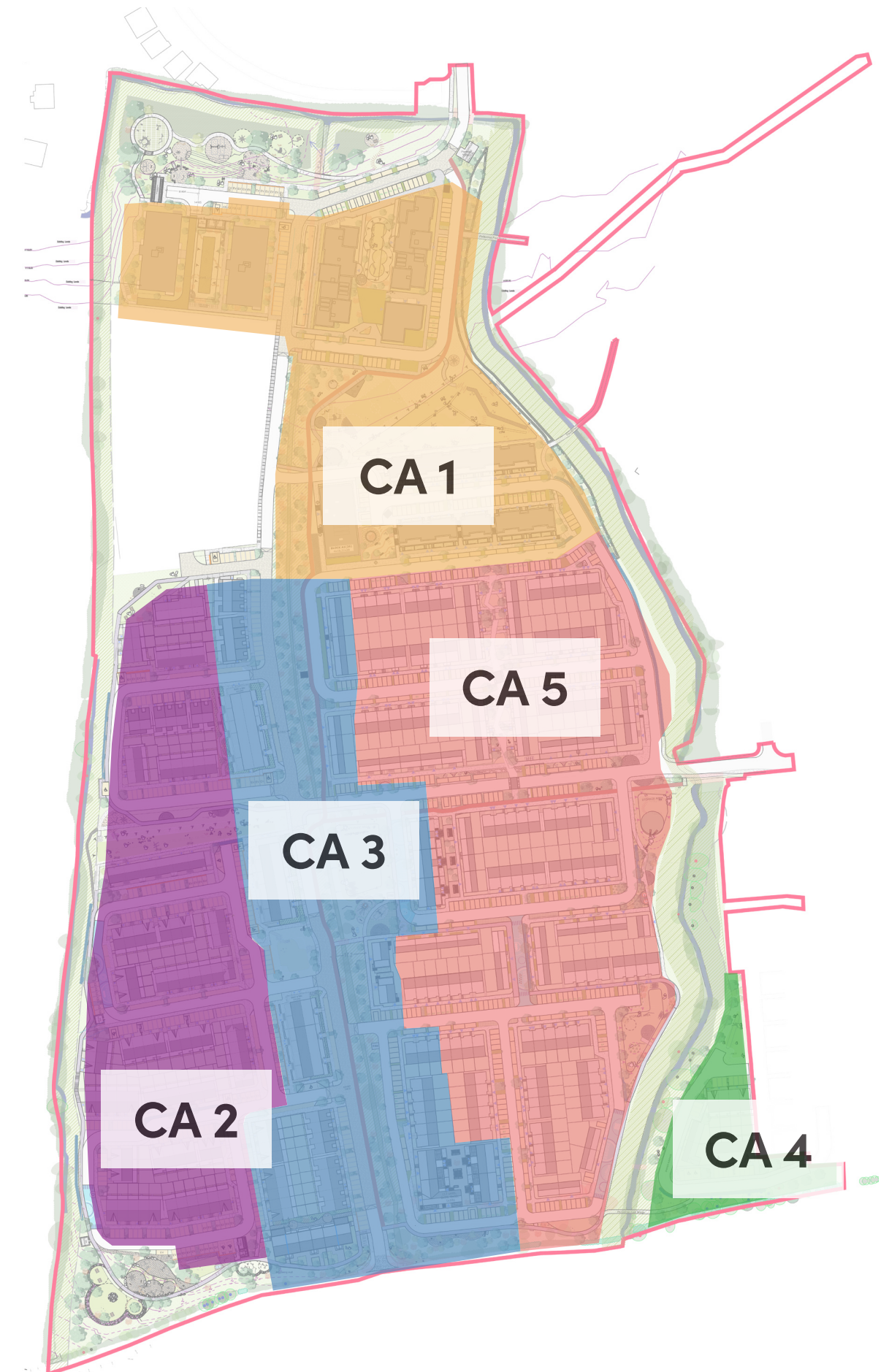


Figure 3-20. Site layout of proposed development indicating the location and extent of the 5 proposed character areas. Each character area is identified and explained further in the following pages.



CHARACTER AREA 1

- Located in the northern portion of the site. Higher density opportunities are envisaged at the location owing to its proximity to the Luas station. 4 no. apartment blocks provide accommodation in 1, 2 and 3 bed apartment units.
- Buff brick finish predominates in buildings in this Character Area.
- Openings following a contemporary language with elements unifying windows along all levels vertically.
- Render to the courtyard elevations gives relief to the buff brick facade, giving variation to the buff brick facade
- Render paneling to window jambs to accentuate openings.
- Character area 1 can be described as a higher density urban quarter that sits within the lower lying section of the site adjoining Carraigmore Park to the north.
- This area is characterised by 4-5 storey apartment buildings and flat roof duplex typologies which address the main link street and surrounding open spaces. At 4-5 storey the proposed building height sits between the prevailing 2-3 storey height of the development and the 6-10 storey height of City West to the north.
- This area includes a large 630 sqm creche which enjoys direct access to open spaces.



Figure 3-21. Typical elevational treatment of apartment blocks in character area 1.



Figure 3-23. View from eastern riparian corridor looking northwest with Urban quarter in background



Figure 3-24. View from eastern riparian corridor looking northwest with Urban quarter in background



Figure 3-22. East-west avenue view looking west

Palette of materials and key plan



Red Brick 3



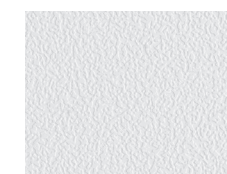
Buff brick 2



Red Brick 2



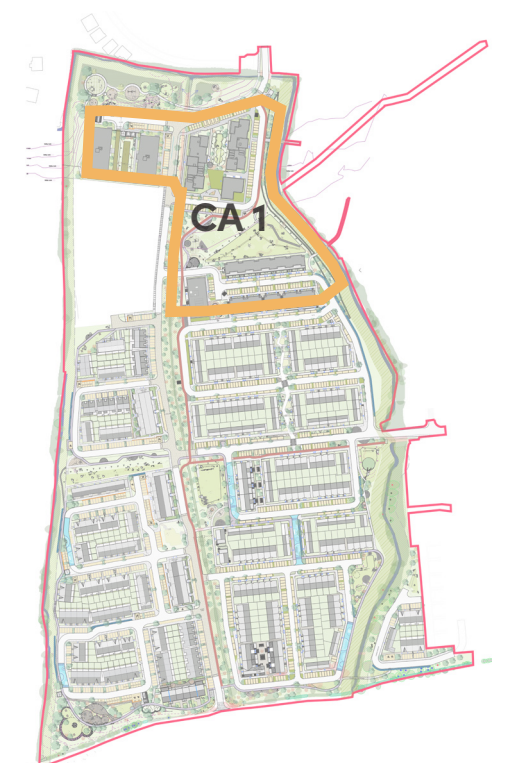
Glazed Brick



Render



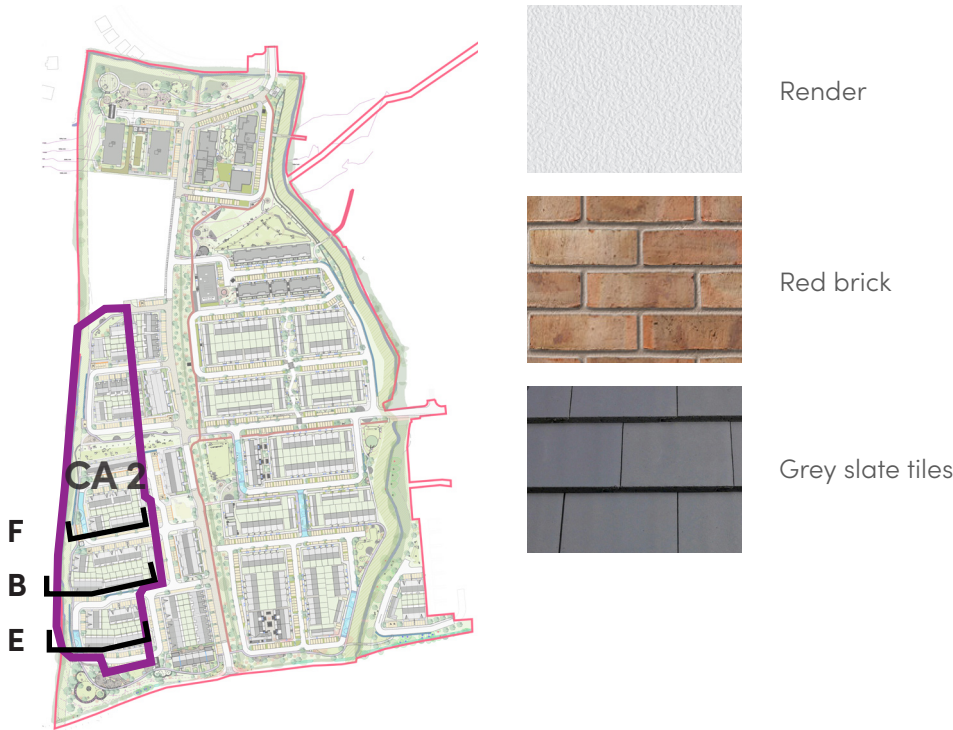
Buff brick



CHARACTER AREA 2

- Located from the central to south-western edge of the site. Traditional 2-storey deep-plan housing cells arrange to maximise landuse efficiency given the topography of the site at this location and arranged to create strong frontages on to the western green corridor and internal pedestrian friendly homezones.
- Houses are finished in self coloured render and red brick details to prominent volumes.
- End-terrace houses feature gable elevations designed to activate public realm areas at those locations and, provide passive surveillance through openings at same.

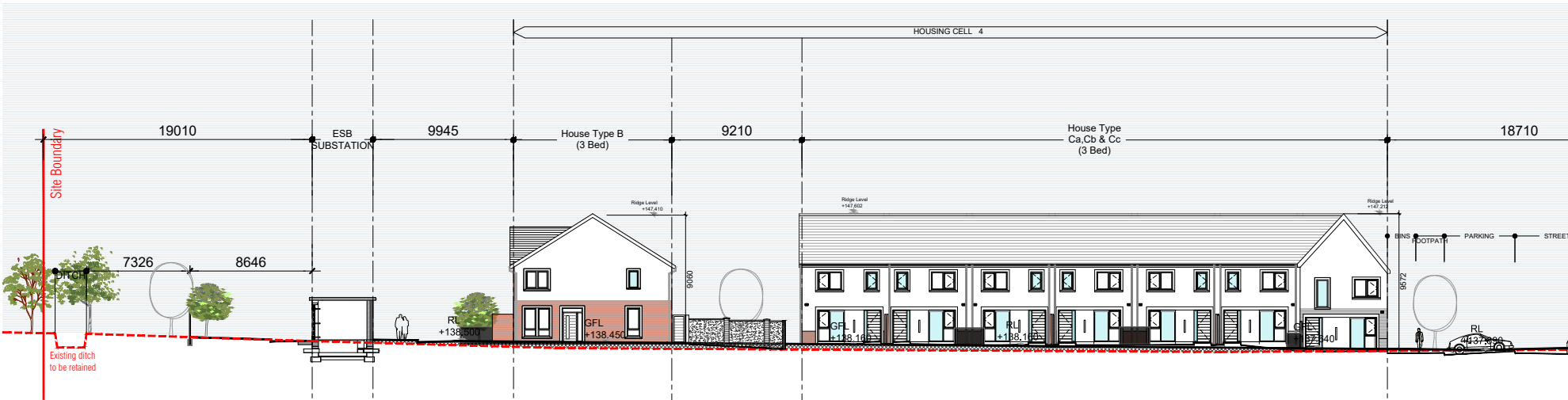
Palette of materials and key plan



SECTION E-E



SECTION B-B



SECTION F-F

Figure 3-25. Typical elevations and treatments of character area 2.