



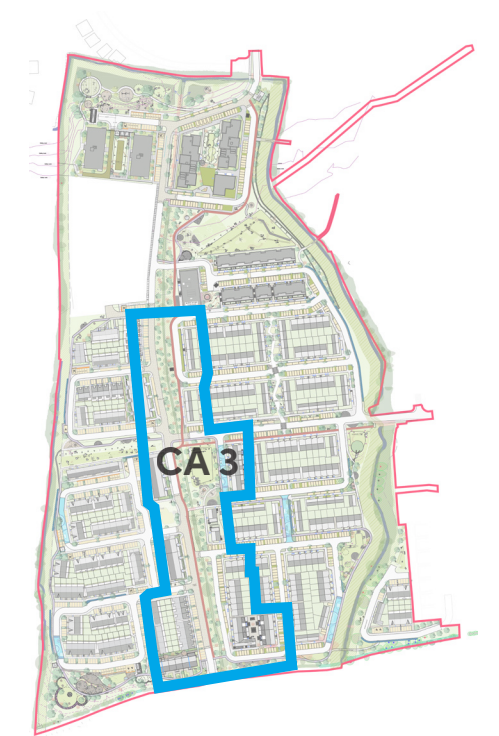
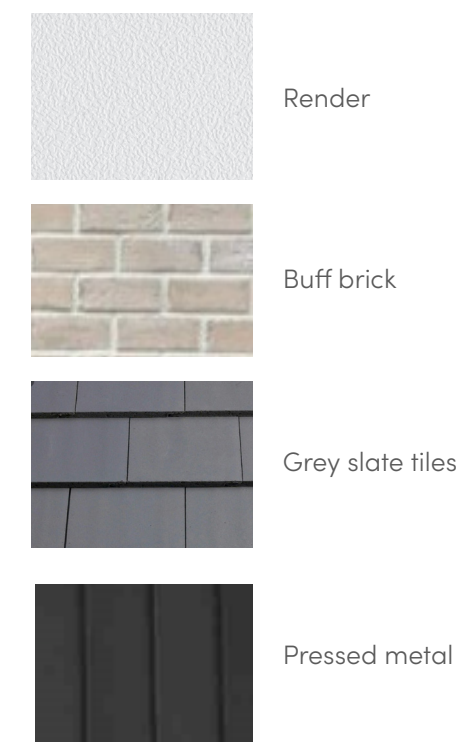
Figure 3-26. Typical elevations and treatments of character area 3.

CHARACTER AREA 3

- Located along the central spine of the site, character Area 3 generates the main frontage of the south and central precinct overlooking both the main link road and green spine transversing the scheme north to south.
- This area features deep plan houses and duplexes with a variety of 2 to 3-storeys in height.
- Finishes present buff brick facades with self-coloured render.

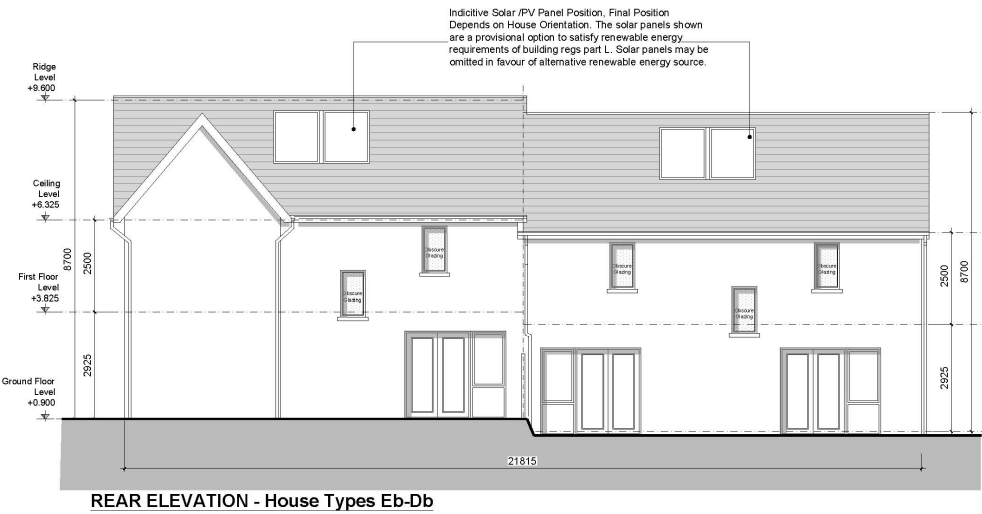


Palette of materials and key plan



CHARACTER AREA 4

- Character area 4 is located south-eastern corener of the site. This area is comprised of 2-storey houses adjoining Corbally. Widefrontage and deep plan typologies are utilised at this location to maximise street overlooking.
- The proximity to the existing Corbally estate, drives the proposed design towards a traditional vernacular language.
- Houses are finished in selected brown brick and render infill panelling, presenting a visual continuity with proximate character areas to the west, across the adjoining riparian strip and biodiversity corridor.



Palette of materials and key plan

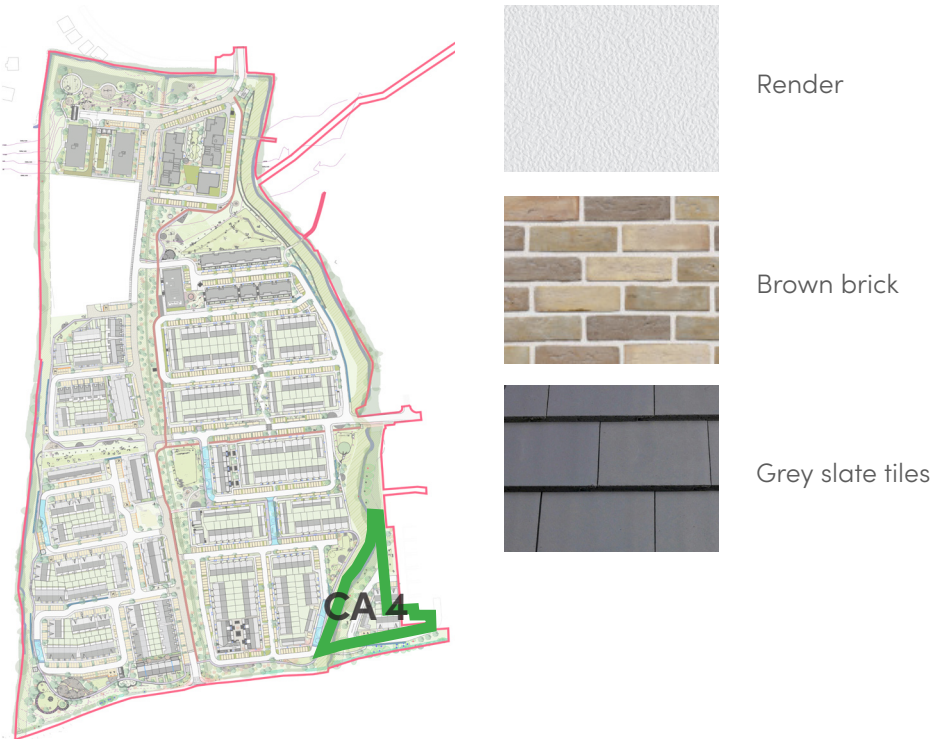


Figure 3-27. Typical elevations and treatments of character area 4.



Figure 3-29. View from eastern riparian corridor looking northwest with Urban quarter in background

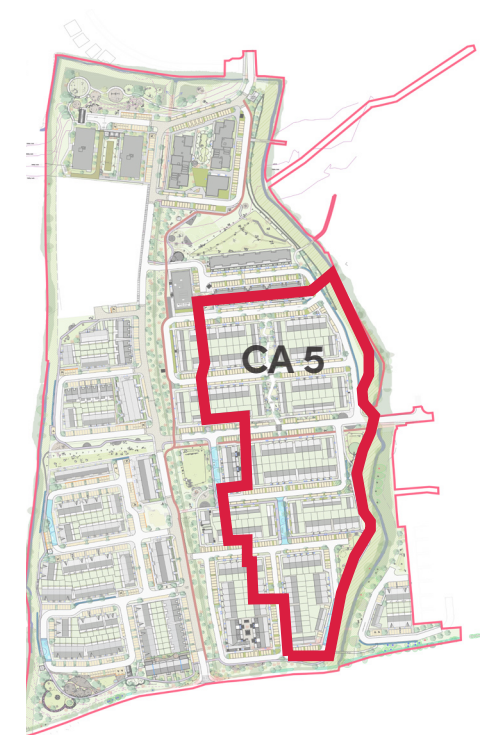
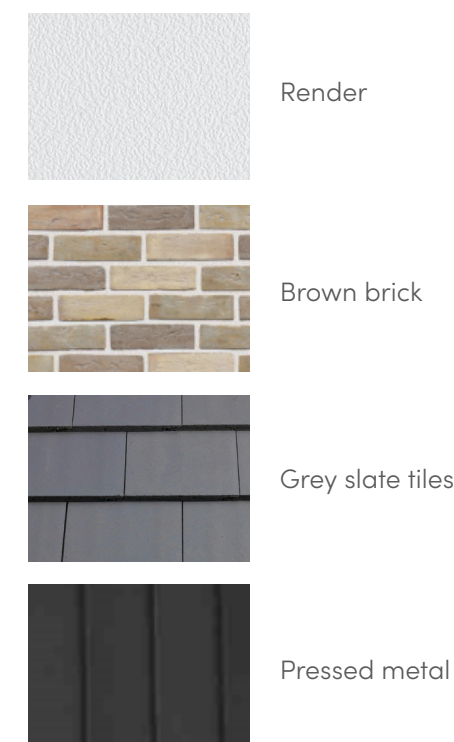


Figure 3-28. East-west avenue view looking west

CHARACTER AREA 5

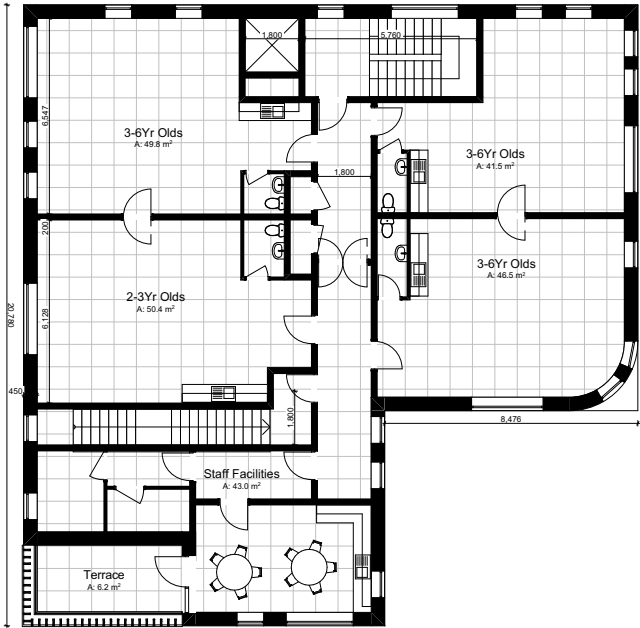
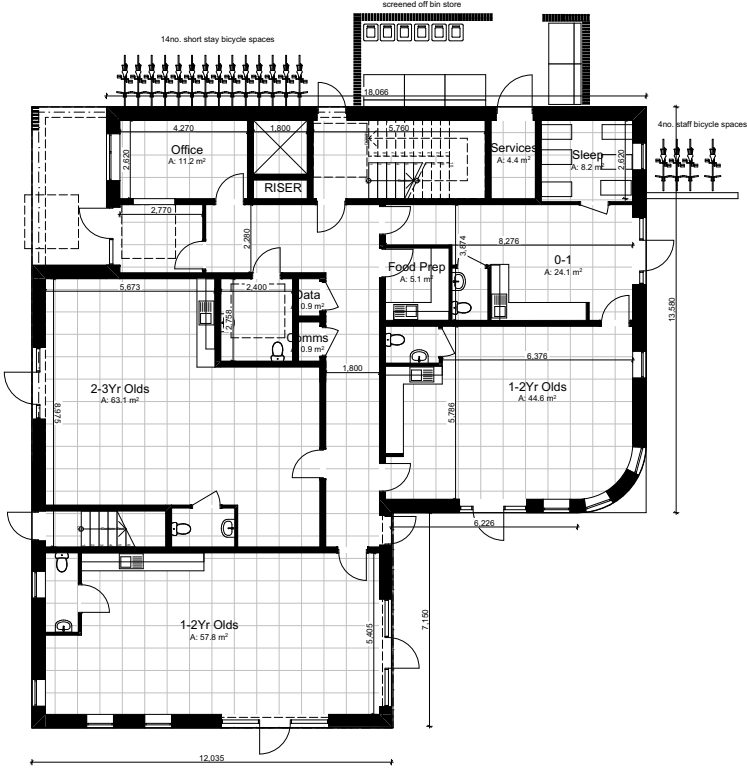
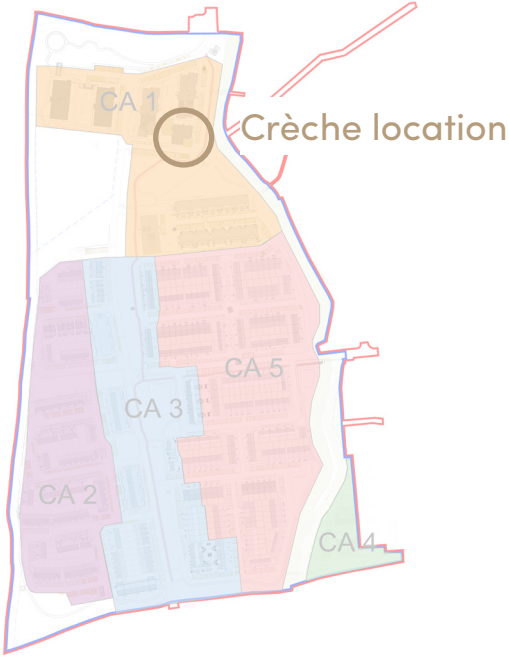
- This area enjoys a strong connection to the eastern biodiversity corridor and the adjoining Corbally Estate.
- Housing is organised in regular 2 storey urban blocks which step down the hill to the north towards the urban quarter.
- East-west streets form flat, tree lined avenues linking the eastern and central biodiversity corridors. Streets running from south to north are severely sloped in contrast.
- The area includes a number of dynamic house types which respond to the level changes across the site
- Car parking is provided on street carparking with regular street trees & tree pits
- The area includes four intimate amenity areas which provide pedestrian-only linkages through the blocks

Palette of materials and key plan

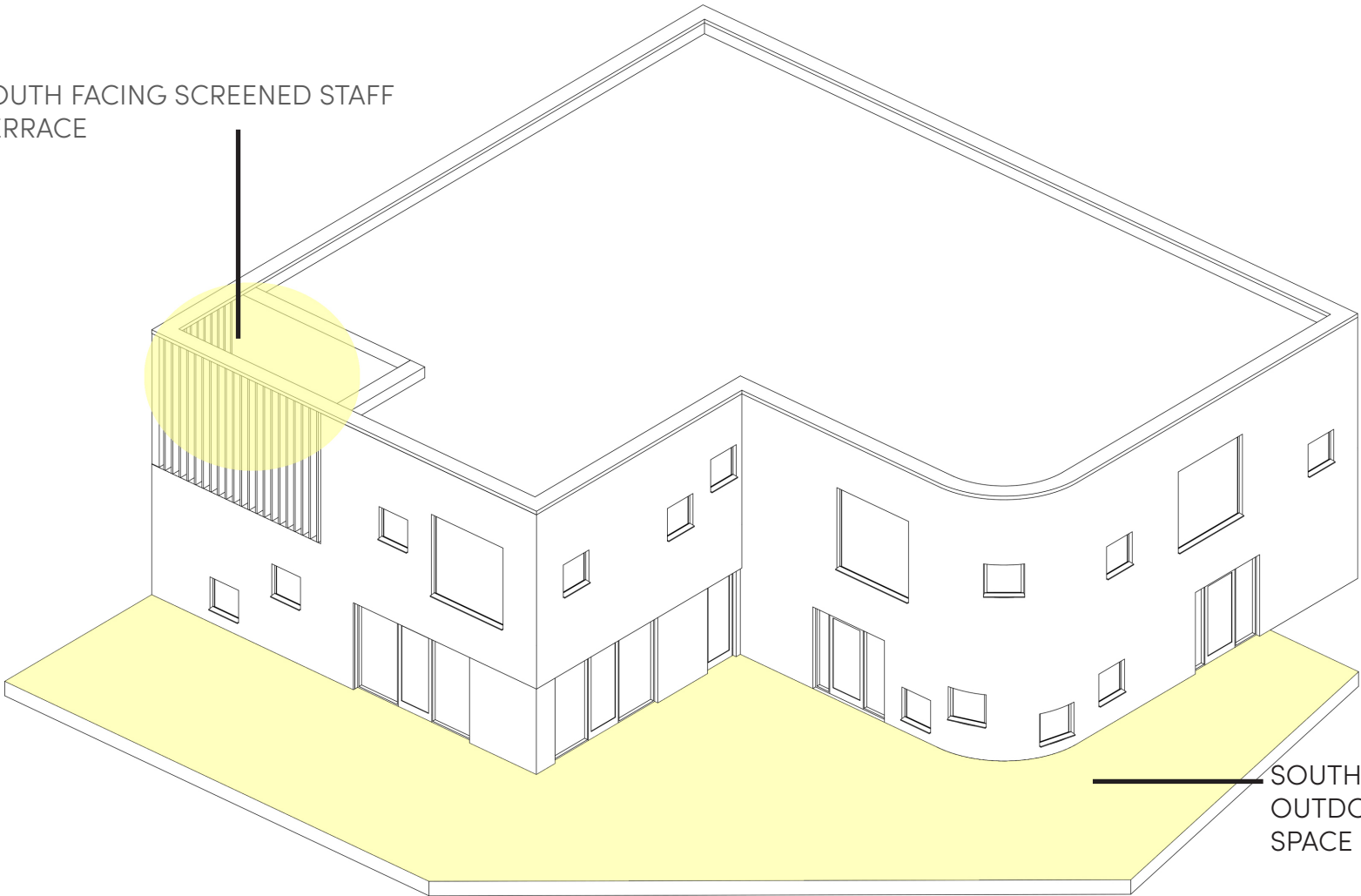


3.5.7 Creche Facility

- Total Childcare Places :149
- Total Area: 630m²
- South & West Facing Outdoor Play Spaces
- Large Classroom Areas
- Ground floor classrooms enjoy direct access to play areas and wider open spaces
- Sheltered Entrance Space
- Parking spaces provided in line with CDP including designated set down area



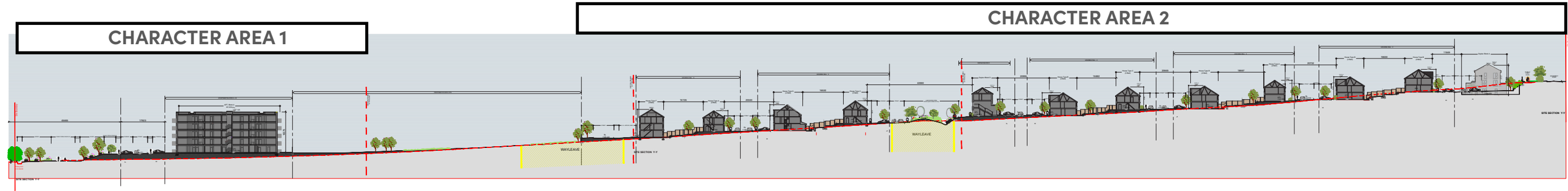
SOUTH FACING SCREENED STAFF TERRACE



SOUTH FACING OUTDOOR PLAY SPACE



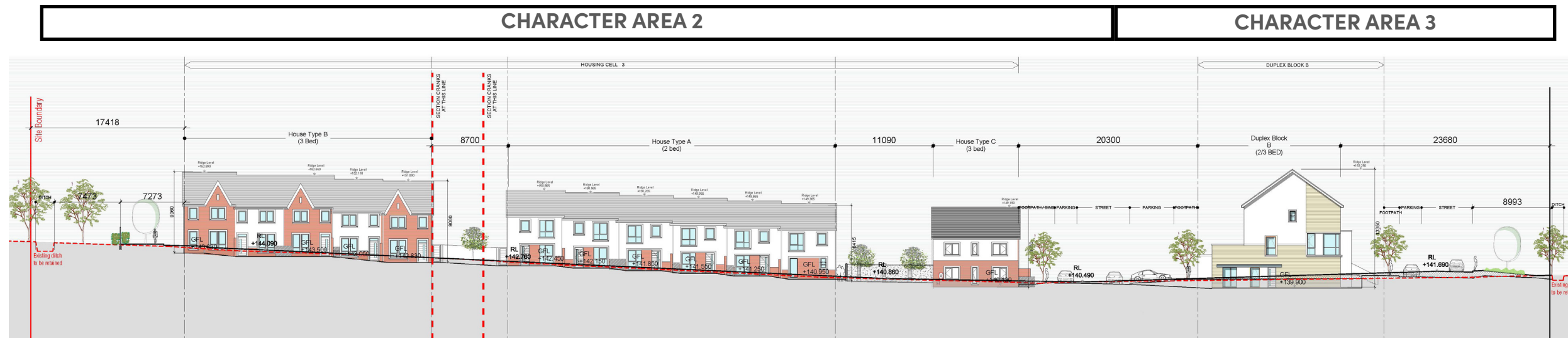
3.5.8 Site sections



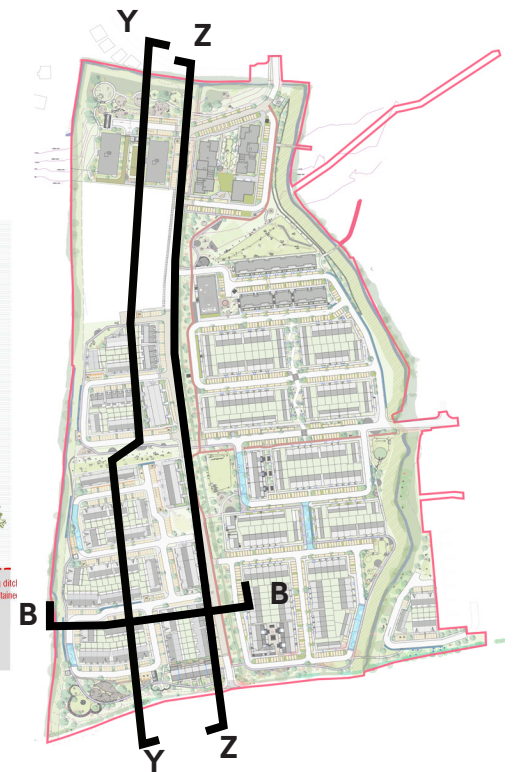
SECTION Y-Y

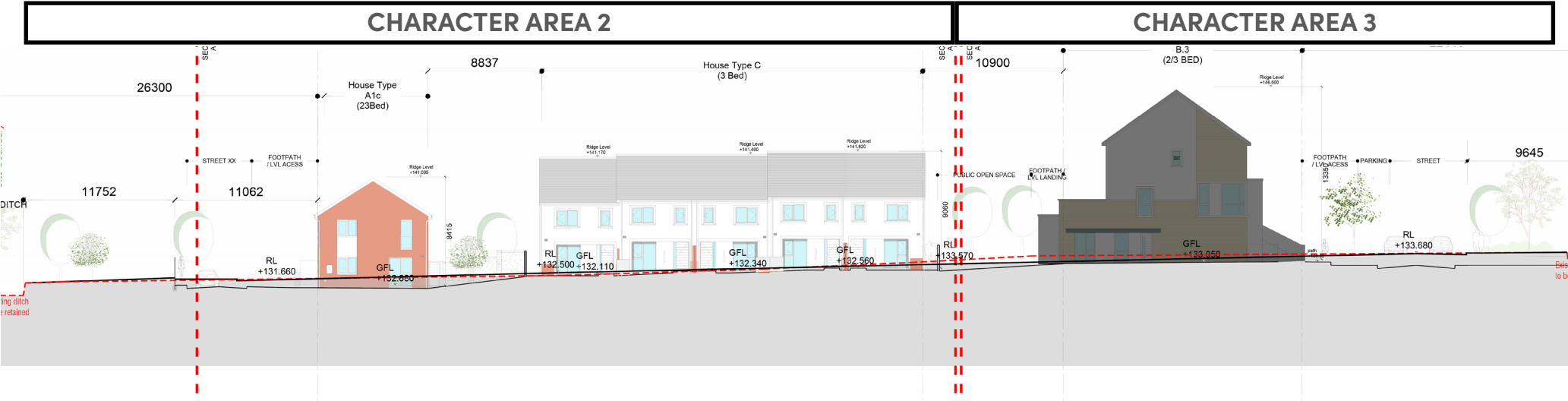


SECTION Z-Z

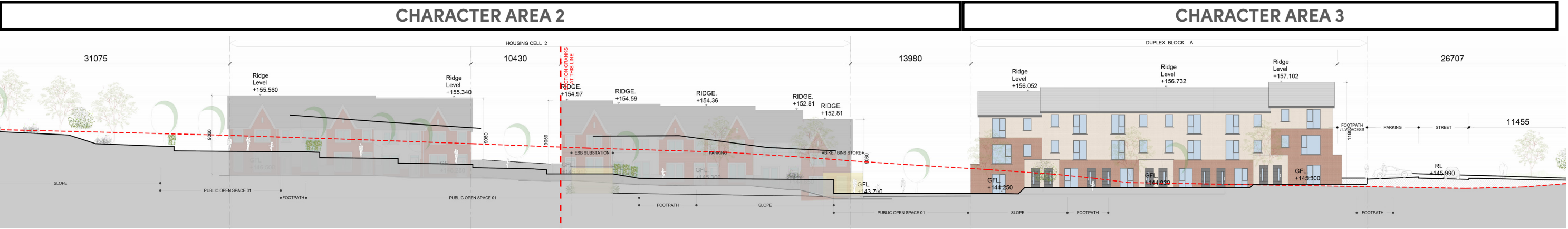


SECTION B-B

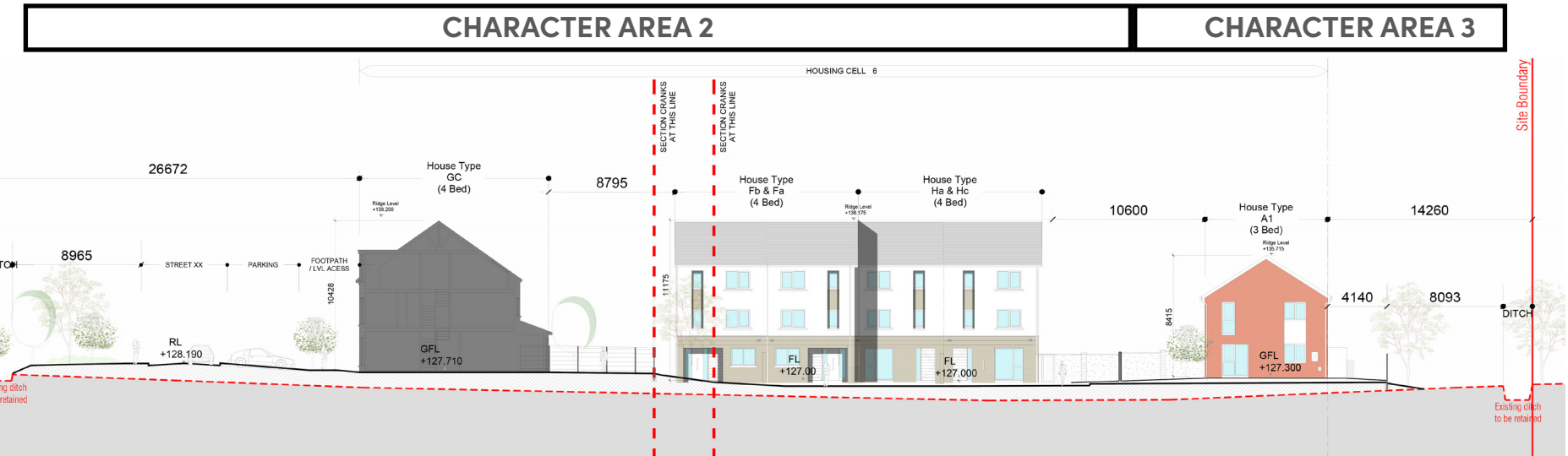




SECTION C-C



SECTION A-A



SECTION H-H

