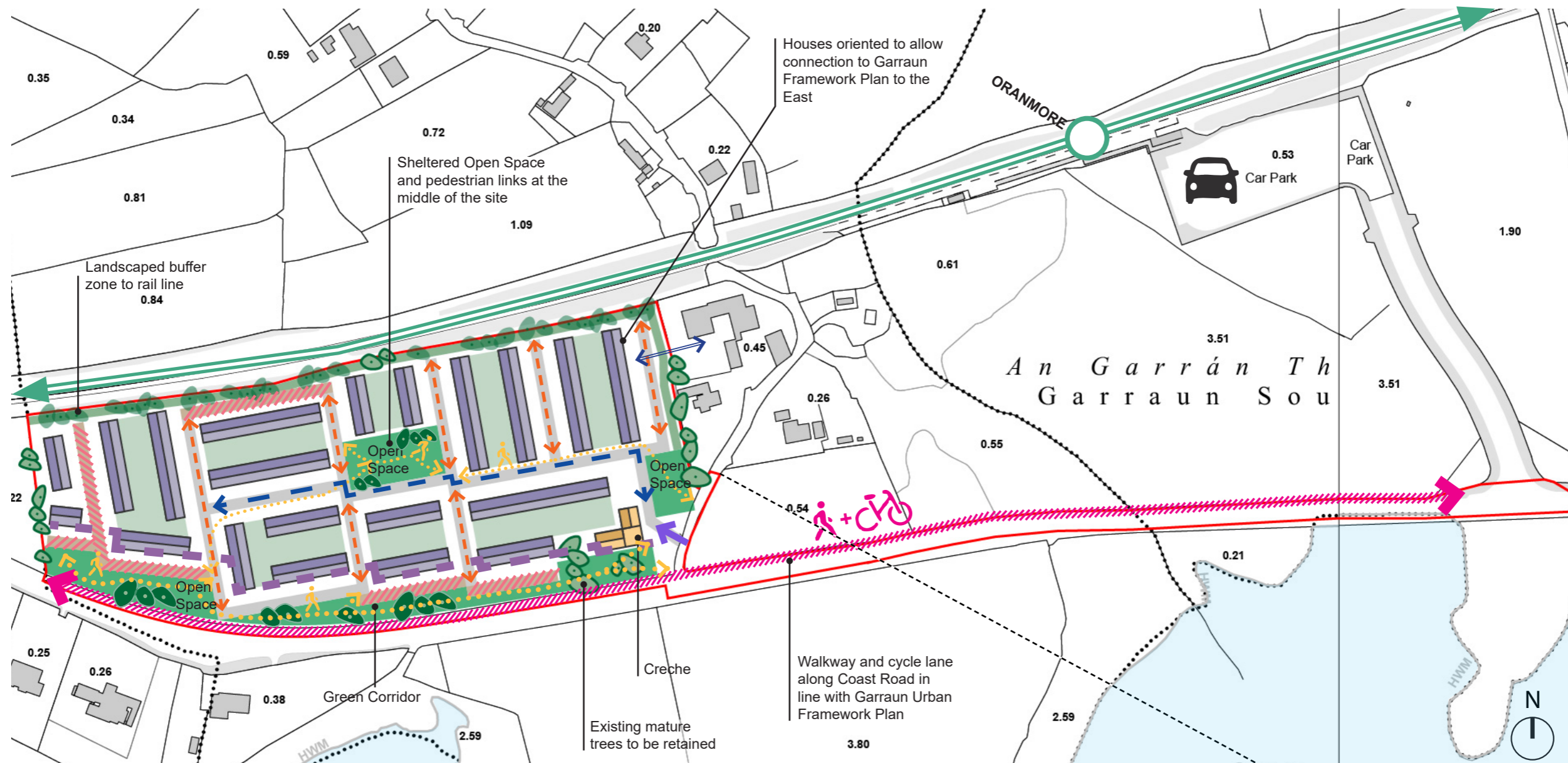


02 DESIGN DEVELOPMENT SITE STRATEGY



Legend

- Site Boundary
- Urban Edge
- /// Shared Surface
- ↔ Main vehicular route
- ↔ Secondary vehicular route

- ↔ Cycle + Pedestrian Shared Route
- ↔ Pedestrian route
- ↔ Potential Future connection
- ↔ New Proposed Entrance

- Existing Mature Trees
- Proposed Trees
- Buffer Planting
- Railway and Station



02 DESIGN DEVELOPMENT URBAN EDGE



The proposed layout is informed by the shape of the site. A new urban edge to the Coast road is created and addresses its curvature to the west by rotating the houses towards the road. The layout is rationalised on a grid to facilitate an efficient use of the land which allows for more space to be given over to green areas.

The houses along the southern boundary act as a protective gateway to the quieter residential area and central open space.

The proposed 3 storey houses are located in the lowest level area of the site. As a result, when viewed from the road the 3 storey houses will not look significantly taller than the 2 storey houses to their west. Furthermore, they are centred on the site to balance the difference in levels, and create a strong composition and variation to the new urban edge.

The green corridor to the Coast road creates a transition/buffer zone between the busy public road and the residents and their private homes. The landscape proposal will complement and improve this new urban edge. Refer to the Landscape Architects documents and drawings for details.

Legend

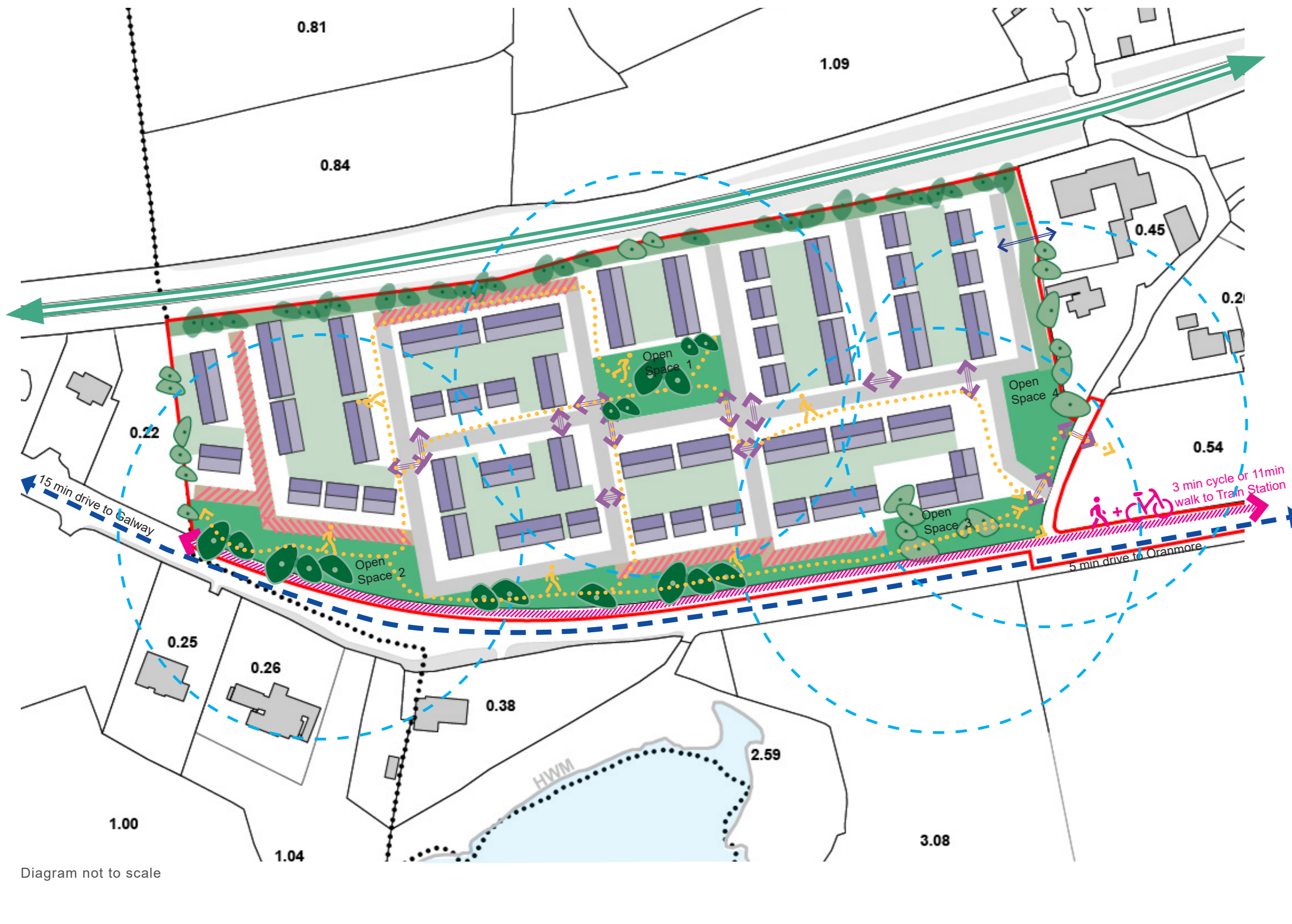
- Site Boundary
- End of terrace side entrance Houses
- ← New Proposed Main Entrance
- ▨ Urban Edge
- Existing Mature Trees
- Proposed Trees
- Buffer Planting
- Orientation of Houses Facing Road



CGI showing the 3 storey houses

Diagrams not to scale

02 DESIGN DEVELOPMENT CONNECTIONS



The scheme aims to provide compact cells of houses which allow maximum permeability, and to avoid irregular shaped gardens.

The scheme proposes a high quality shared path along the Coast Road, creating a safe and attractive connection to the Oranmore train station.

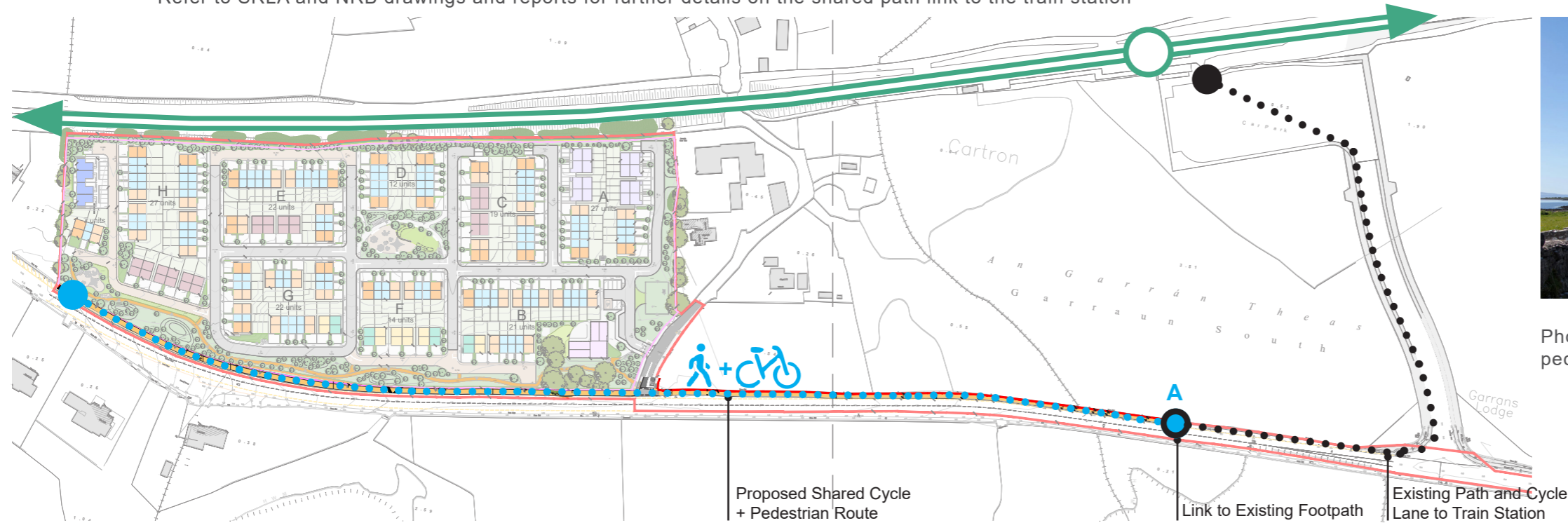
The proposed open spaces within the scheme are now at a shorter walking distance from each other, encouraging permeability through and within the scheme. This allows safe and attractive pedestrian routes around the site.

The Open spaces 3 and 4, in conjunction with the new link to the train station, will improve the future connections to possible future developments to the East and to the planned Eco Park in the Garraun Framework Plan.

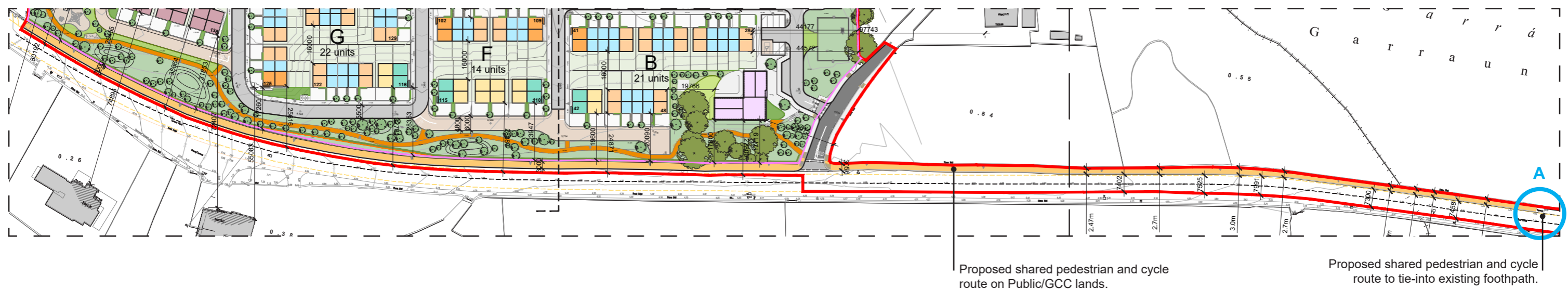
- Legend**
- Site Boundary
 - /// Shared Surface
 - ↔ Potential Future connection
 - ↔ Pedestrian Crossing
 - ↔ Cycle + Pedestrian Shared Route
 - Pedestrian route
 - ↔ Main vehicular route
 - 1 min walk from Open Space (80m)
 - Existing Mature Trees
 - Proposed Trees
 - Buffer Planting

02 DESIGN DEVELOPMENT CONNECTION TO ORANMORE TRAIN STATION

Refer to SRLA and NRB drawings and reports for further details on the shared path link to the train station

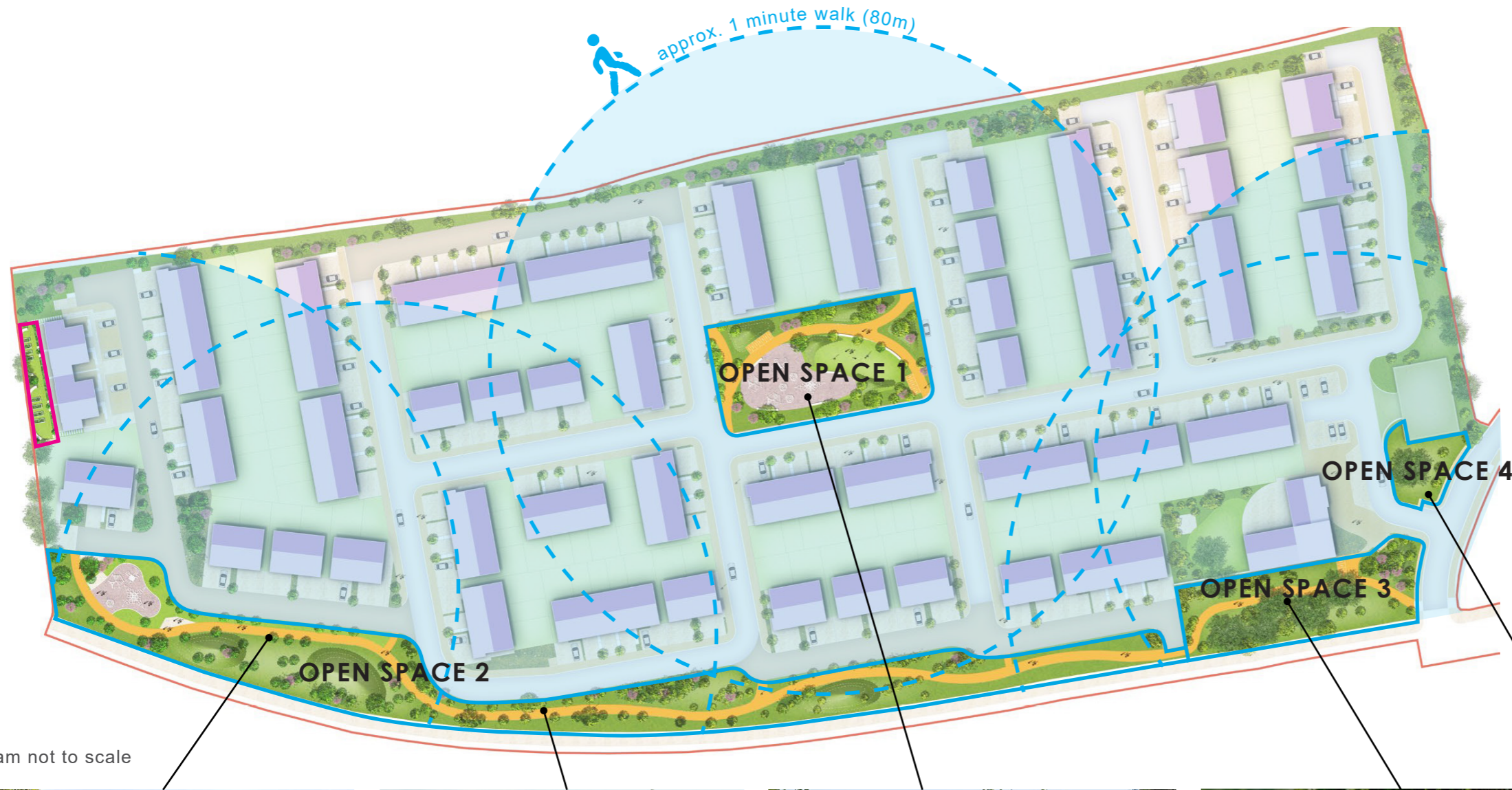


Photomontage showing the proposed shared cycle and pedestrian route



02 DESIGN DEVELOPMENT LANDSCAPE PROPOSAL

Refer to Landscape Architects' drawings and reports



Four high quality landscaped public open spaces are located throughout the site and are a short walk from all houses in the scheme. The vast majority of houses are within a 1 minute walk of at least one of the public open spaces.

These open spaces are overlooked by houses, so they are safe places for all members of the community to meet and socialise. Open space 3 works as a gathering space for parents and children to play after school.

The greenway proposed along the southern boundary connects Open Spaces 2, 3 and 4, and promotes an enjoyable walking and cycling route along the Coast Road with views over Oranmore Bay.

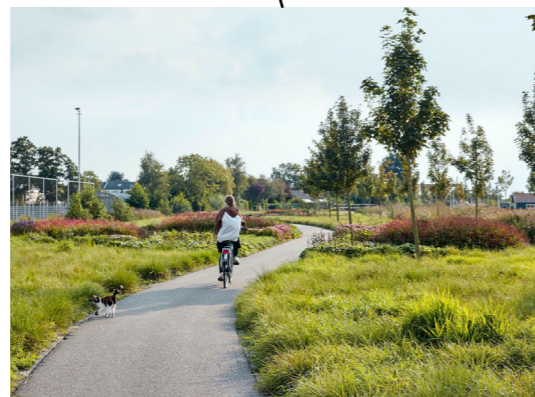
The duplex units to the west are also served by a communal open space shared by the units.

Legend

- Site Boundary
- Public Open Space
- 1 min walk from Open Space (80m)
- Communal Open Space



Paths with Seating



Greenway



Playgrounds



Integrating Existing Trees



Natural Meadow

02 DESIGN DEVELOPMENT

PASSIVE SURVEILLANCE



Diagram not to scale



Side Entry House Type F1 - Front Elevation



Side Entry House Type F1 - Side Elevation



CGI - Central open space overlooked by front and side entry houses

The scheme has been revised to create a much stronger streetscape along the coast road and the local road L-71051. All the Open Spaces and boundaries are overlooked, promoting the safety of the scheme and interaction. Dual frontage houses, such as the Type F1 and F4, have been provided at end of terrace locations on corners and facing open spaces. This allows maximum passive observation. The design of corner units was also improved and adjusted depending on the location of the houses to make them more attractive and to ensure sufficient surveillance.

The proposed layout has been revised to create more activity and thus a safer scheme. Currently all open spaces are overlooked by a suitable number of houses (19 houses overlook open space 4 compared to 6 in the previous version of the scheme) All boundary walls facing open spaces will be block walls plastered and capped. As the residents can easily walk from their houses to the closest open space within 1-2 minutes, there was no need to provide more pocket parks.