



Figure 16. Street hierarchy.

3.4.1 Layout coherence and legibility

The creation of open space and streets is integral to the success of the proposed scheme. The neighbourhood concept is developed by means of three key proposals consisting of- a permeable shared-space street network, an interconnected system of liveable landscaped open spaces and an efficient layout with distinct character areas.

The proposed built environment is well integrated within the overall context, supposes a positive contribution to Kiltiernan as it will bring a vibrant heart for the village and create a unique sense of place. These principles are developed below.

A network of streets and pedestrian/cycle links with an identifiable hierarchy is proposed. Routes for the exclusive use of pedestrians and cyclists have been provided along the "Dingle Way" and through the central North - South tree lined public open space. The horizontal alignment of all internal streets has been designed in line with DMuRs objectives to slow down vehicular traffic.

Permeability and multiple access points will mean choice for users and therefore limit traffic movement at any one location. This permeable site layout generates a variety of spaces, which will offer a high connectivity in between individual cells with attractive linkages, but yet having their own individual character to provide strong diversity and act as way-finders within the neighbourhood, in conjunction with the built fabric proposed.

A singular traffic-calming area around the central node of the proposed cells (see Figure 16) is designed for a safe and usable space that serves the residential elements of this new neighbourhood for Kiltiernan. A one way street is proposed linking through to this central node reinforcing the traffic calmed nature of the scheme contributing to a strong sense of pedestrian priority.

A variety of uses have been introduced around the Village Green, including retail/commercial, community uses, cafe and crèche. This mix of retail and residential uses will overlook the village green and provide passive surveillance. Flexibility in design facilitate potential future modifications to these uses subject to planning permission.

The Village Green has been designed to facilitate informal play and outdoor community events.

Car parking is also integrated in the overall layout. It is provided within the landscaped curtilage of the majority of houses so as to avoid a car dominated streetscape. In addition, Duplex blocks together with the mixed uses at the Village Green benefit from grouped surface car parking concealed in a parking court to the rear of the buildings as well as convenient on street parking to the front of the blocks which will be dispersed with high quality landscaping to minimise the impact of vehicles on the public realm. The apartment blocks to the eastern side of the lands are served by parking concealed within an undecroft.

Duplex units will also have adequate parking solutions, delivered in a communal basis, with a ratio of c.1 to 1.25 spaces per unit. Bike parking and bin storage are provided within safe and secure facilities in various locations close to the Duplex blocks.

The existing topography of the site has influenced the overall street and built fabric arrangements. This enables Part M access to the achieved and easy gradients along streets and footpaths to be maintained

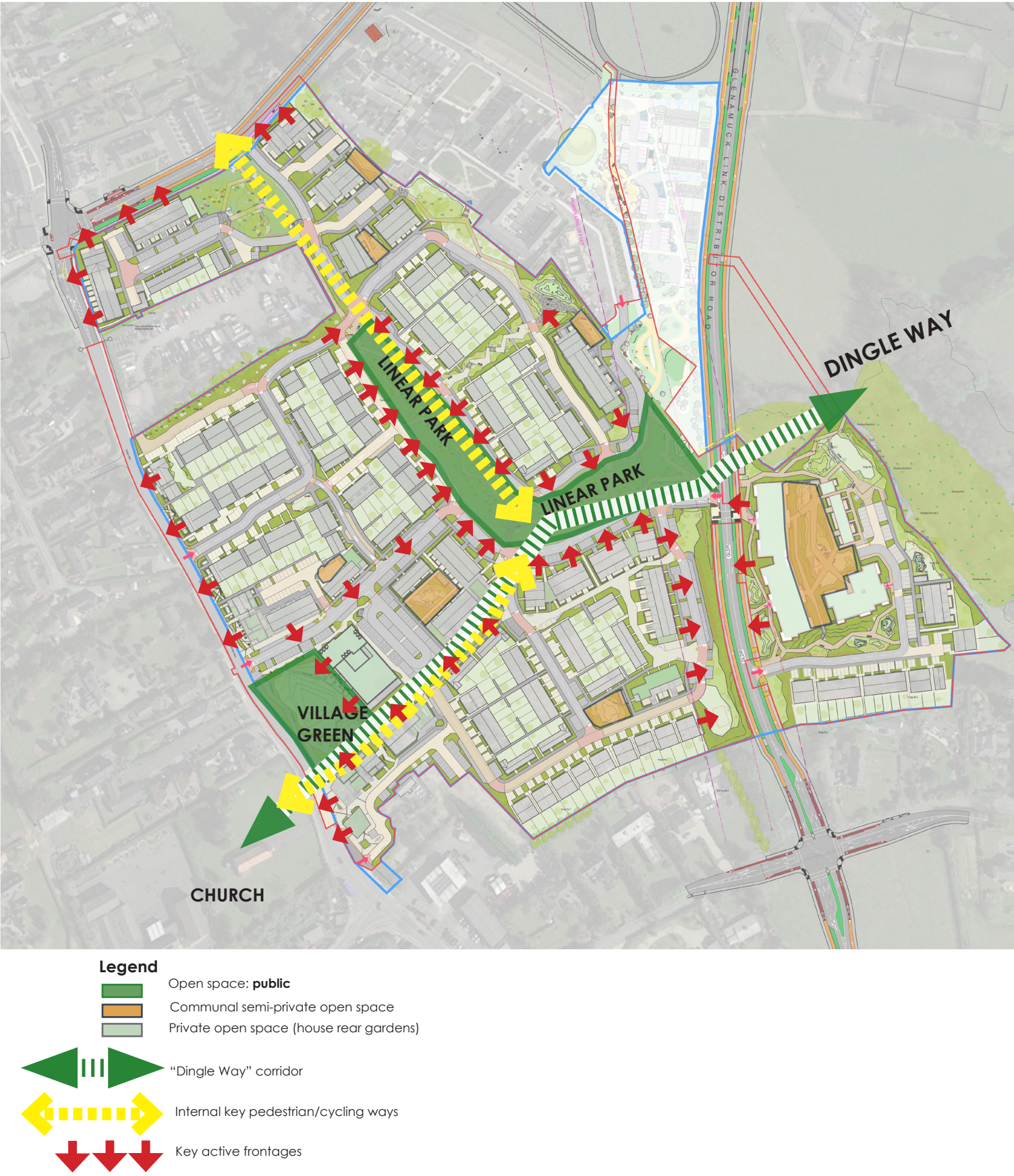


Figure 17. Interface with Public realm diagram. .

3.4.2 Interface of buildings and the public realm

Kilternan village currently lacks quality areas of public open space and public realm; its facilities are located along the Enniskerry Road spine with open spaces currently inaccessible as they are within private ownership. In fact the only existing public realm is the Enniskerry Road itself.

The proposed development seeks to unlock this space, comprising the various open spaces, streets and routes and its integration is crucial to the success of the proposed development.

This public realm consists of incorporating existing landscape features such as the areas of substantial tree clusters and hedgerows into a new linear parkland at the heart of the scheme forming a green spine, easily accessible to the new residential neighbourhoods.

This is further enhanced by the creation of a new pedestrian route, namely the Dingle Way that traverses the lands connecting this spine with the new village green at the western edge of the development. It is intended that this new village green will become a lively hub and focal point for Kilternan, which currently lacks any such public space.

The Village Green itself, a landmark landscaped open space opposite the Lady of the Wayside church, shall provide a community amenity that can be used for a variety of neighbourhood events, in addition to being the main entrance of the scheme. A small civic plaza is proposed at the entrance to the Community Centre and Cafe which reinforce this connection to the Church.

A mix of uses, such as retail, commercial, community, cafe and crèche are clustered around and overlook the Village Green. This space will facilitate many functions, from casual play opportunities for children to community events. It is intended to be a destination and hub for the residents of the new neighbourhoods and beyond.

Nature and biodiversity will play an active role in the Village Green and central green spine. They will support a continuity and enhancement of existing ecosystems within the rural context of the scheme.

In all cases, including the lower scale housing cells, the perimeter configuration of the buildings mean windows and doors provide activity onto every street and public realm area. All open spaces will be fully overlooked to ensure passive surveillance and safety for the user. The juxtaposition of the buildings proposed to existing and proposed landscaped features, makes way-finding throughout the development easy and logical.

The apartments blocks 1 and 2 will front the new GLDR. The increase in scale at this location will appropriately address the expanse of the new road whilst containing the communal open space to the east of the blocks.

Further detail is set out in the report prepared by the landscaping consultants, NMP, which forms part of this application.

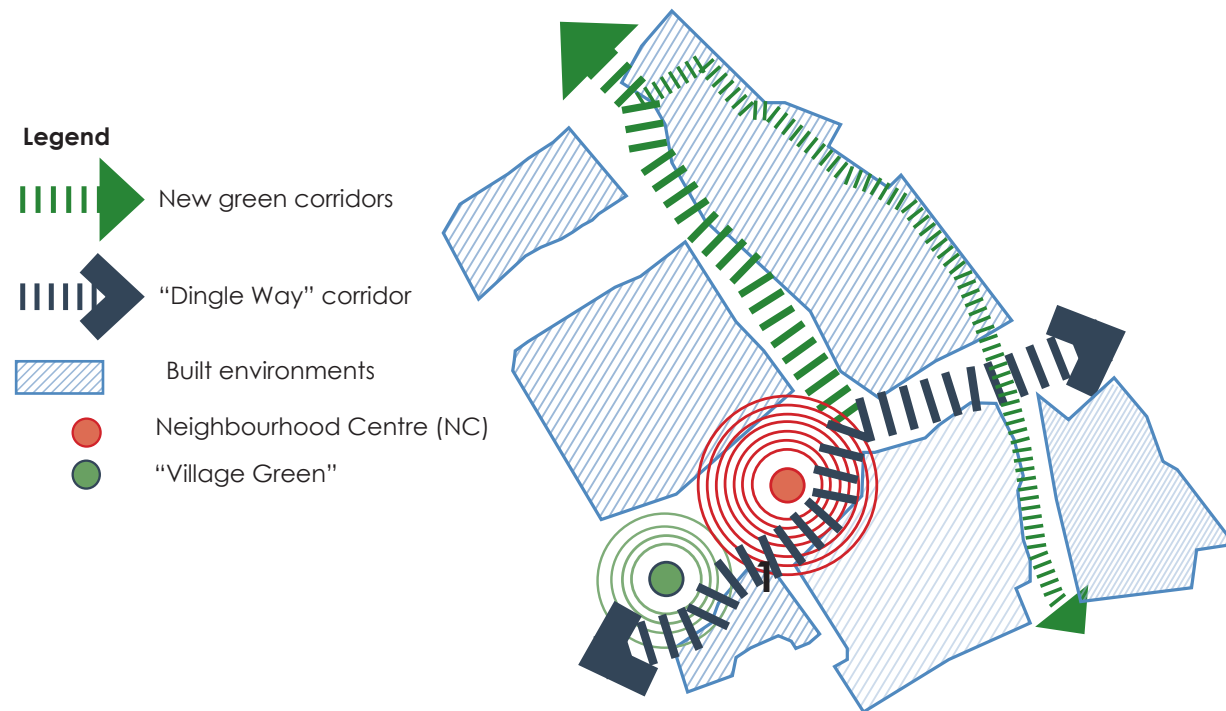


Figure 18. Masterplan conceptual diagram of distinctiveness and focal points including landscape features.

3.4.3 Integration with existing context

The lands currently consist of mostly greenfields defined by a network of distinctive hedgerows and significant clusters of mature trees. In its undeveloped form, these features are currently not accessible to the wider public/ community.

Kilternan itself is currently defined by a number of community uses, such as its two churches and schools, public house and filling station/ small shop. Together with clusters of housing and one-off dwellings, the village is arranged in an ad-hoc, unplanned manner along the spine of Enniskerry Road. These existing clusters and uses are fragmented and do not respond to each other.

The proposed development seeks to redress this and create an appropriate urban solution of built forms and edges that respond to the various conditions along its interface with the Enniskerry and Glenamuck Roads, as well as creating a new distinctive village heart and new neighbourhoods.

It is proposed that a series of various character areas to give each area an identifiable sense of place, through a combination of building typology, materials and finishes, individual unit design proportion and open space design.

The proposed development envisages 4 character areas which combine these factors and the layout is illustrated in MCORM drawing no. PL602.



Figure 19. CGI view looking north west along the retained mature tree line. Source : 3DDB



Figure 20. CGI view looking south along the Enniskerry road Source: 3DDB

3.4.4 Character Area Strategy, Distinctiveness & Detail Design

Four distinctive character areas are proposed across the scheme, grouping the cells bounding the central landscaped spine in the north west and apartments, duplexes and houses on the eastern lands in character area 1, the traditional housing cells to the south-east in character area 2. The northern-eastern portion adjacent to Glenamuck Road and Rockville development in character area 3 and the Neighbourhood Centre , Duplex Block D, E,&F, cafe and crèche in character area 4. These precincts are defined by differences in building design and finishes /materials and naturally subdivided by the retention of existing site features/ landscaping, therefore integrating and enhancing natural assets within the overall urban design of the scheme.

Character Area 1

Located in the north western part of the site facing the central green spine that runs from north to south and adjoining the existing village features, namely the existing village market to the north-west and the lands to the eastern side of the future GLDR as indicated in the key plan in Figure 21.

The buildings proposed on the western lands include a mix of 3-storey duplex blocks and 2 & 3 storey houses with a portion of the commercial/retail included on the ground floor of Duplex block A. This character area will benefit from the retained tree line which incorporates play spaces and walking paths along its eastern edge as well as a pocket park in the centre of this character area. The interface with the Enniskerry Road has been reinforced using a three storey contemporary Duplex typology to strengthen the built edge along the Enniskerry Road north of the Village Green. This announces the scheme as one travels south from the Golden Ball with a more compact form of development. A pair of feature three storey houses either side of the first vehicular entrance along the western frontage form a strong set piece announcing the entry point.

Feature stone boundary walls are set back from the footpath allowing for small pocket park arrangements with local feature seating and a widening of the footpath at these locations. Duplex block A contains commercial/retail on its entire ground floor activating the Enniskerry road frontage and the main entrance to the scheme.

On the eastern site, taller 4 storey contemporary apartment blocks address the future GLDR along its frontage to the west. The location and scale of these blocks appropriately respond to this scale of the new distributor road.

The typological diversity proposed will be unified by sharing the same brick type; buff colour. Houses will also present render walls and stone or render expressed bands around external openings and lintels ,as indicated in architectural drawings and in detailed elevations below.

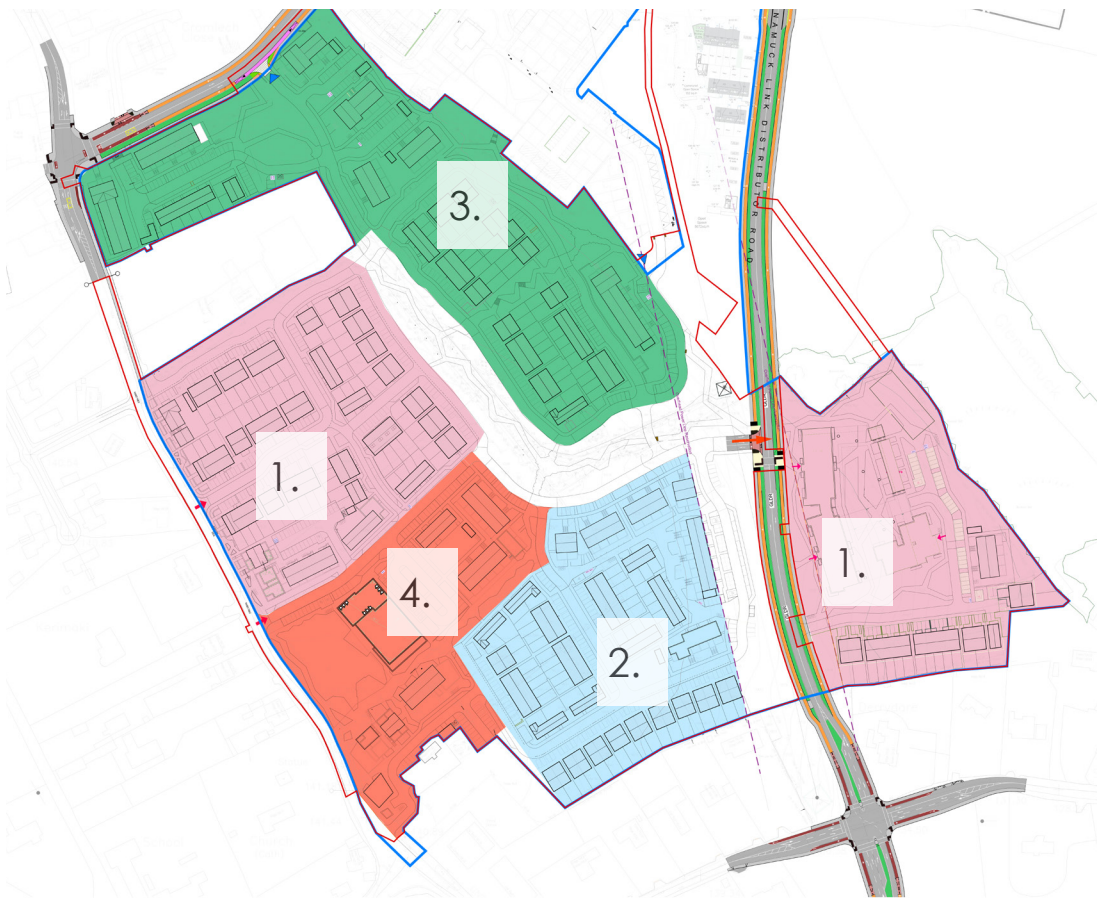


Figure 21. Key plan of character areas

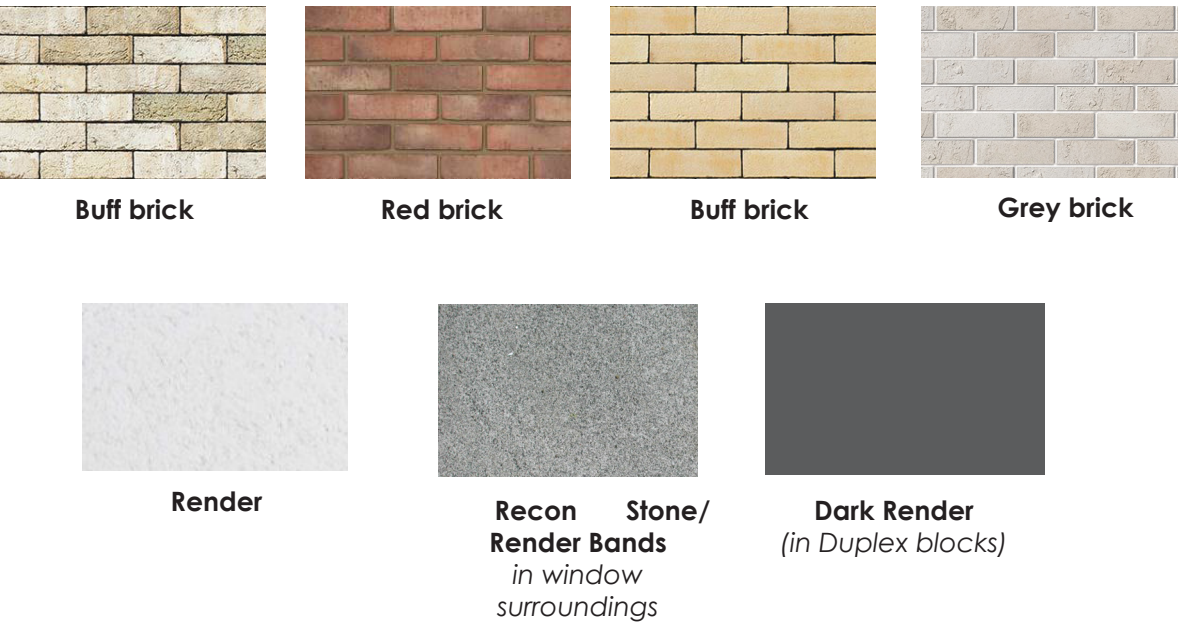


Figure 22. Materials pallet for the overall scheme



Figure 23. Palette of materials, character area 2.



Figure 25. Key plan of character area 2 & 3.

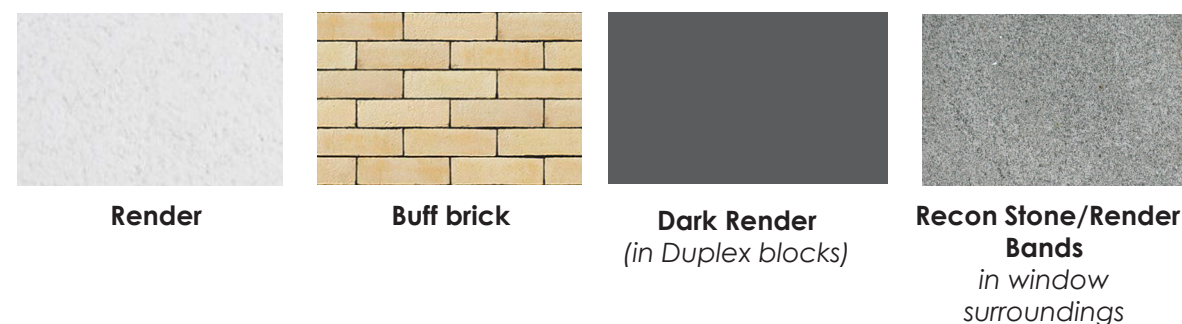


Figure 24. Palette of materials, character areas 2 & 3.

Character Area 2

Located in the south-eastern portion of the subject site, backing onto the existing low-rise houses located in the south, the landscaped buffer designed along the planned GLDR to the east and fronting onto link street shown in Fig.24 opposite.

Due to its proximity to the existing rural pattern of low-rise houses in the south, the urban structure proposed for this zone consists of traditional housing cells generally. The scale of the houses proposed along the southern boundary of the scheme addresses appropriately the scale of the existing lands behind, which are accessed off the Ballycorus Road. Taller 3 storey duplex elements are strategically located in the north-western area of the cell, which faces the Dingle way and builds up the scale along the main entrance of the scheme, from the GLDR. This provides high legibility and easy way-finding along the Dingle way, linear park and link street, which are the most prominent public realm features of character area 2. In addition, wide-frontage houses are located in the two efficient housing cells facing the Dingle way, home zone opposite and central section of the GLDR landscaped buffer at the western edge of the scheme.

Both houses and duplex blocks will be built in red brick, as indicated in the palette of materials above, combined with rendered walls, as indicated in architectural drawings for the different unit types. Stone or render will be used for expressive bands surrounding openings and lintels. The traditional style of houses and linear duplex blocks will be broken by feature duplex buildings at prominent corners to provide a more contemporary character and reinforce the legibility strategy previously described.

Character Area 3

Located to the north-east of the site, backing onto the recent residential developments at Glenamuck Road and Rockville. The northern boundary of this area fronts on to Glenamuck Road and vehicular and pedestrian access is proposed along this frontage.

It will be accessible also from Enniskerry road, through the link street proposed adjacent to the northern boundary of character area 1 and from the Glenamuck road from the north.

The housing cells will be bounded by a continuous linear park to the west together with the Dingle way at the south edge of this character area. In the northern portion, it will allow for pedestrian and cycling permeability towards a pocket park consisting of retained existing trees, adjacent to Glenamuck road, at the northern access point of the scheme. Landscaped buffers of retained existing trees are also proposed along the boundary with Rockville. This overall system of open spaces will be fully overlooked by housing frontages and dual aspect unit Duplex blocks.

Buff brick will be used throughout, combined with rendered walls and stone or render expressed bands around external openings and lintels, as shown in elevations adjacent. The envisioned built environment will be well integrated within existing and proposed landscaping, including the retention of existing trees and hedgerows in the central green spine, northern pocket park adjacent to the Glenamuck Road and eastern boundary adjacent to Rockville.

Character Area 4

Located adjacent to the Enniskerry Road, which will be downgraded and traffic-calmed after the delivery of the GLDR. It also adjoins existing village features, namely the petrol station to the south. It comprises the heart of the scheme formed by a mixed use Neighbourhood Centre (NC), the crèche, a cafe, a restaurant, Duplex block D which comprises the community centre and commercial/retail space, and a public park - the Village Green. The Village Green will mark the new urban central core of Kilternan. The envisaged Village Green will be connected with the Dingle Way, an existing green link enhanced by the scheme that traverses this character area from west to east. A compact civic plaza is also proposed at this location immediately opposite Our Lady of the Wayside Church. This important piece of high quality public realm serves as a connecting node linking the Village Green, Dingle Way and the newly proposed Village commercial area with the landmark church,

The buildings proposed include a mix of 3 storey Duplex blocks to the rear of the NC block, 2-storey duplex block (block D) above the community centre and commercial/retail area, a 4 storey the Neighbourhood Centre, 2 storey Crèche and 2 storey Cafe which all address the Dingle Way and Village Green. This mix of typologies creates diversity in this character area.

Two entrances from Enniskerry road will give access to this character area. The central entrance to the scheme will connect through to the GLDR on the eastern side of the subject site. Link streets will distribute traffic to calmed “home zones”, which are designed for pedestrian priority and secondary streets. In addition, the central link street will include a raised-table section along the Neighbourhood centre’s north-western frontage to create a pedestrian friendly area integrating the Village Green with the northern portion of the site. The second entrance to this character area is a ‘homezone’ , again giving pedestrian priority at this location and employing a traffic calming strategy on entry to the site. The dingle way runs past the eastern side of the NC block and continues in front of duplex block D as can be seen in the diagram opposite. A central plaza space connects the retail and community facilities which populate ground floor spaces of Duplex block D with the crèche situated directly adjacent the aforementioned uses, creating a safe and usable space for residents and the surrounding community of Kilternan.

The typological diversity proposed will be unified by sharing the same brick type. The Neighbourhood centre will have a contemporary style applied. A similar strategy will be applied to the ground floor commercial units of the Cafe, Restaurant,Crèche and Community Centre in terms of the use of stone, external openings and signage for an overall cohesive architectural language to the commercial elements of the character area. The Neighbourhood Centre and Other Commercial/ retail uses will be described in detail in section 5 as a singular element of the scheme.

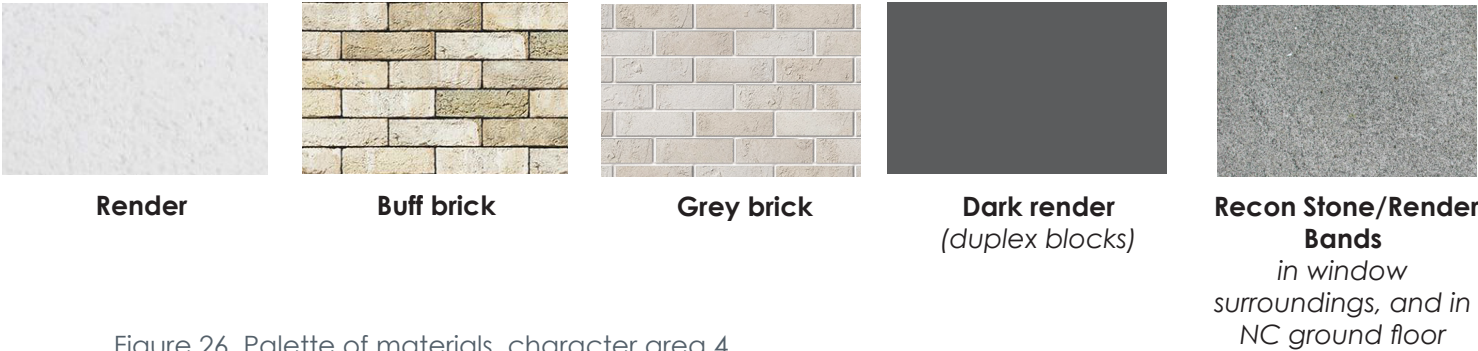


Figure 26. Palette of materials, character area 4.

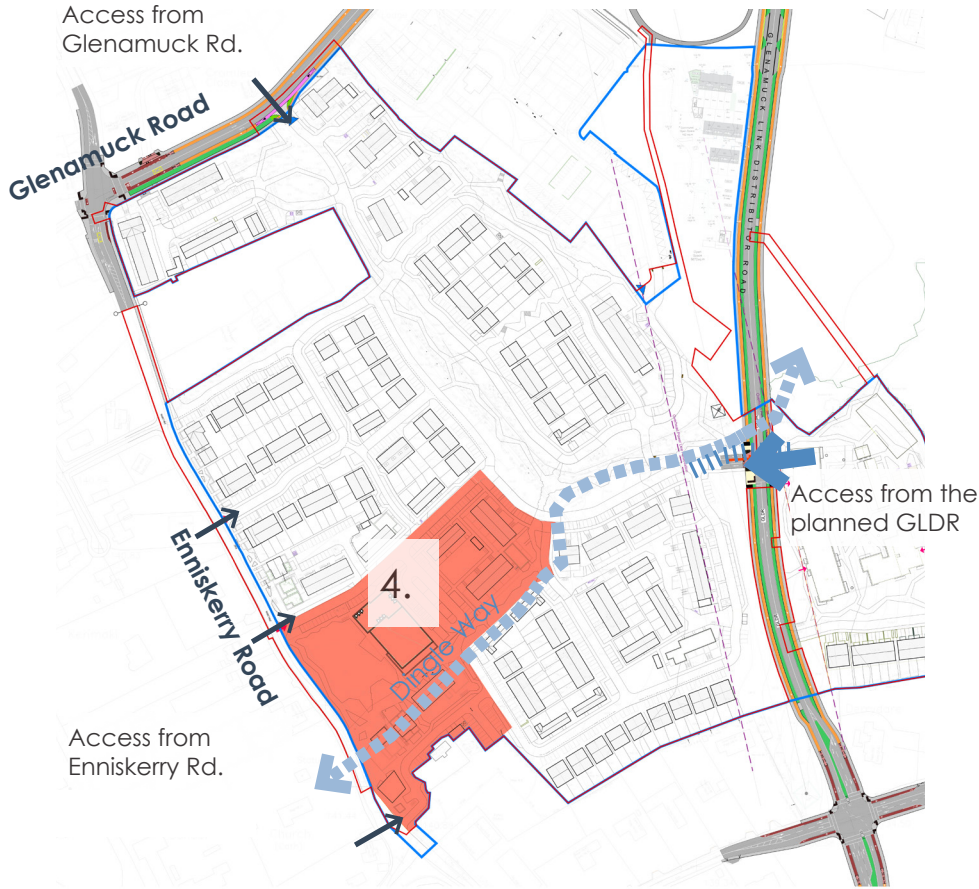


Figure 27. Key plan of character area 4.