

# 03 PROPOSED DESIGN

## SITE LAYOUT



# 03 PROPOSED DESIGN

## SITE SCHEDULE

ROSS ROAD LRD - KILLARNEY						
UNIT TYPE	DESCRIPTION	NO. OF BEDROOMS	BED SPACES	UNIT AREA (m <sup>2</sup> )	NO. OF UNITS	
A1	4 Bed Semi-Detached	4	7	134.0	6	4.5%
A2	4 Bed Semi-Detached	4	6	136.5	2	1.5%
B1	3 Bed Semi-Detached	3	5	115.3	36	26.9%
B2	3 Bed Semi-Detached	3	5	104.4	11	8.2%
B3	3 Bed Semi-Detached	3	5	119.6	2	1.5%
B4	3 Bed Semi-Detached	3	5	108.6	1	0.7%
C1	3 Bed Semi-Detached	3	5	115.8	4	3.0%
C2	3 Bed Detached	3	5	115.8	1	0.7%
D1	3 Bed End Townhouse	3	5	109.8	23	17.2%
D2	3 Bed Mid Townhouse	3	5	109.8	8	6.0%
D3	3 Bed End Townhouse	3	5	113.3	1	0.7%
E1	2 Bed Mid Townhouse	2	4	80.2	19	14.2%
F2	4 Bed Detached	4	6	126.8	1	0.7%
G	4 Bed Detached	4	8	272.8	1	0.7%
H1	2 Bed Apartment	2	3	71.9	6	4.5%
H2	1 Bed Apartment	1	2	61.6	6	4.5%
H3	2 Bed Apartment	2	3	69.4	6	4.5%
<b>TOTAL NO. OF UNITS</b>					<b>134</b>	<b>100.0%</b>
4 bed		10			7.4%	
3 bed		87			64.9%	
2 bed		31			23.2%	
1 bed		6			4.5%	
Detached/Semi-Detached		65			48.4%	
Townhouses		51			38.1%	
Apartments		18			13.5%	
<b>TOTAL NUMBER OF UNITS</b>					<b>134</b>	
SITE AREA (RED LINE BOUNDARY)				3.94 HA		
DEVELOPABLE AREA				3.35 HA		
DENSITY				40 Units /Ha		
OPEN SPACE				15%		
102 CHILD CRECHE				G.I.A. 585 sq.m.		

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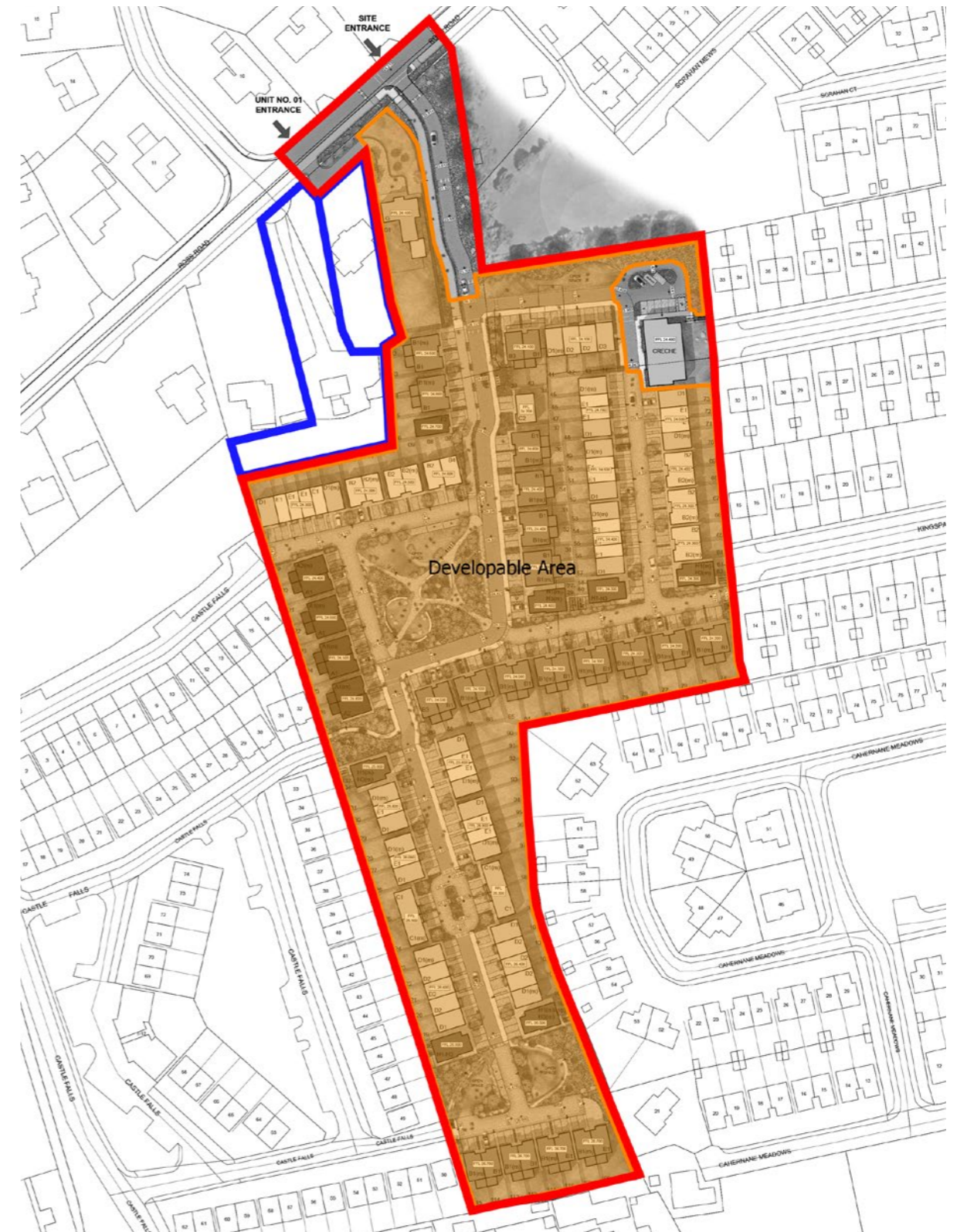
## DEVELOPABLE AREA CALCULATION

EXTRACT FROM THE COMPACT GROWTH GUIDELINES (2024)

Net Site Area Includes	Net Site Area Excludes
<ul style="list-style-type: none"> <li>Local Streets as defined by Section 3.2.1 DMURS.</li> <li>Private and semi-private open space.</li> <li>Car parking, bicycle parking and other storage areas.</li> <li>Local parks such as neighbourhood and pocket parks or squares and plaza's</li> <li>All areas of incidental open space and landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>Major road/streets such as Arterial Streets and Link Streets as defined by Section 3.2.1 DMURS.</li> <li>Lands used for commercial development (inc. retail, leisure and entertainment).</li> <li>Lands for primary schools, churches and other community services and facilities.</li> <li>Larger, Regional or District Parks, Wayleaves or rights of way.</li> </ul> <p>Other areas of land that cannot be developed due to environmental sensitives, topographical constraints (i.e. steepness) and/or are subject to flooding.</p>

The site has an undulating topography comprising mainly of flat to steeply sloped lands zoned Residential development with plateaus of flat lands located around the scheme. The total site area is 3.94 Ha, with a developable area of 3.35 Ha and a density of 40 Units per Hectare.

The developable area of the site has been calculated using the requirements set out in the 2024 Compact Growth Appendices which define a list of what should be included and excluded from the developable area calculation. Care has been taken to ensure the usable public open spaces have been designed in order to accommodate level play areas for a wide range of uses.



2024 SUSTAINABLE AND COMPACT SETTLEMENT GUIDELINES FOR PLANNING AUTHORITIES - APPENDIX B - TABLE 1 KEY:		
KEY:	SITE BOUNDARY (RED LINE) : 3.94 Ha	AREA (SQ.M.)
	DEVELOPABLE AREA (Based on the includable areas set out in Table 1 of the Compact Growth Guidelines 2024 Appendix B)	3.35 Ha
AREAS EXCLUDED FROM DEVELOPABLE AREA CALCULATION		
	EXISTING ROAD NETWORK ALONG ROSS ROAD	0.15 Ha
	MAJOR ROADS/STREETS SUCH AS ARTERIAL STREETS AND LINK STREETS AS DEFINED BY SECTION 3.2.1 DMURS. (PRIMARY LOCAL STREET)	0.26 Ha
	LANDS FOR PRIMARY SCHOOLS, CHURCHES AND OTHER COMMUNITY SERVICES AND FACILITIES (CRECHE SITE)	0.18 Ha

# 03 PROPOSED DESIGN

## SITE STATISTICS

ROSS ROAD - SUMMARY SCHEDULE SITE LAYOUT				
		AREA SQ.M.	AREA Ha	% OF GROSS SITE AREA
<b>GROSS SITE AREA</b>		<b>39,408</b>	<b>3.94</b>	
EXCLUSIONS	PRIMARY LOCAL STREET	2,570	0.26	6.6%
	EXISTING ROAD NETWORK	1,464	0.15	3.8%
	CRECHE SITE AREA	1,826	0.18	4.6%
<b>TOTAL EXCLUSION AREA</b>		<b>5,860</b>	<b>0.59</b>	<b>15.0%</b>
<b>NET SITE AREA</b>		<b>33,548</b>	<b>3.35</b>	<b>85.0%</b>
TOTAL NUMBER OF UNITS	134			
CRECHE GROSS AREA	6.3 SQ.M. PER CHILD	650.8		
CRECHE GROSS INTERNAL AREA	5.7 SQ.M. PER CHILD	585		
PUBLIC OPEN SPACE REQUIRED (WITHIN DEVELOPABLE AREA)		5,032	0.503	15% (of Net Site Area)
PUBLIC OPEN SPACE PROVIDED (WITHIN DEVELOPABLE AREA)		5,048	0.505	15% (of Net Site Area)
TOTAL GROUND COVERAGE	(not including creche area)	8,610.3		
TOTAL GROSS FLOOR AREA	(not including creche area)	13,960.9		
NET DENSITY	40.0 UNITS PER HECTARE (134 UNITS / 3.35 Ha)			
SITE COVERAGE (of Net Site Area)	25.7%			
PLOT RATIO (of Net Site Area)	0.416			

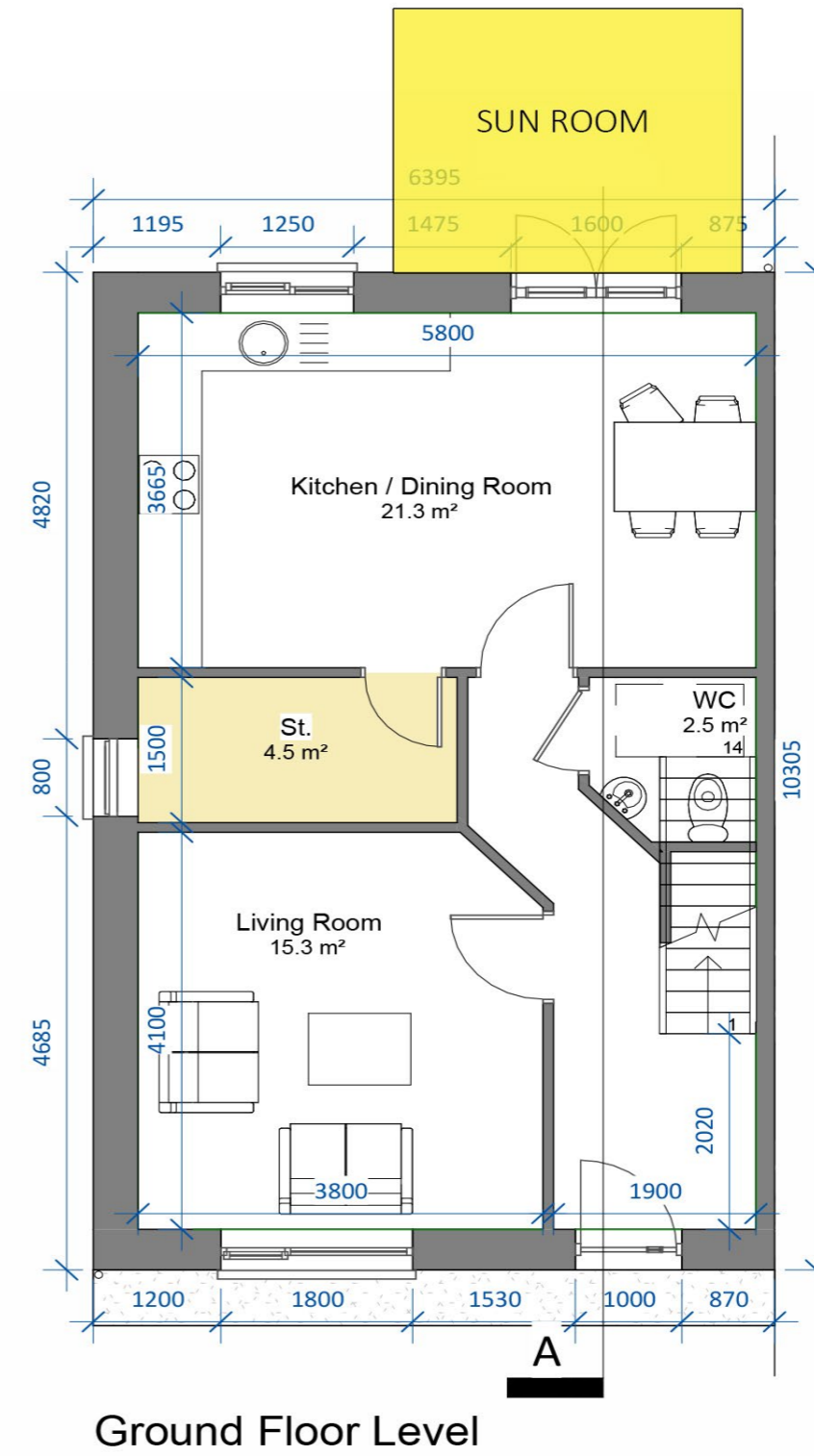
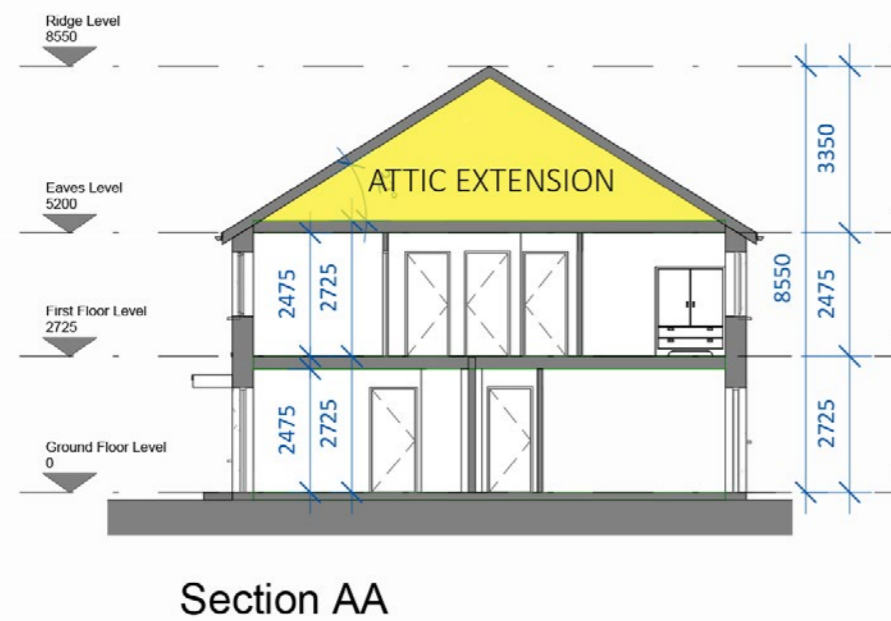
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## ADAPTABILITY

All units are designed in accordance with the 2007 Housing Guidelines (Quality Housing for Sustainable Communities).

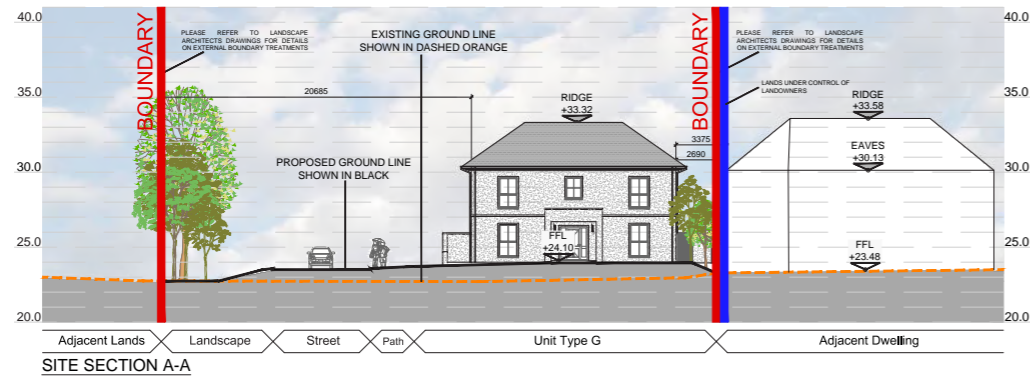
The proposed dwellings are adaptable to respond to potential changing needs over their lifetime. Provision has been made to extend in the attic or in the back garden of properties.

With a selection and distribution of house types reflecting how future market challenges can be used to the advantage of the community, the enhanced distinctiveness of the character areas will work for the benefit of this scheme.

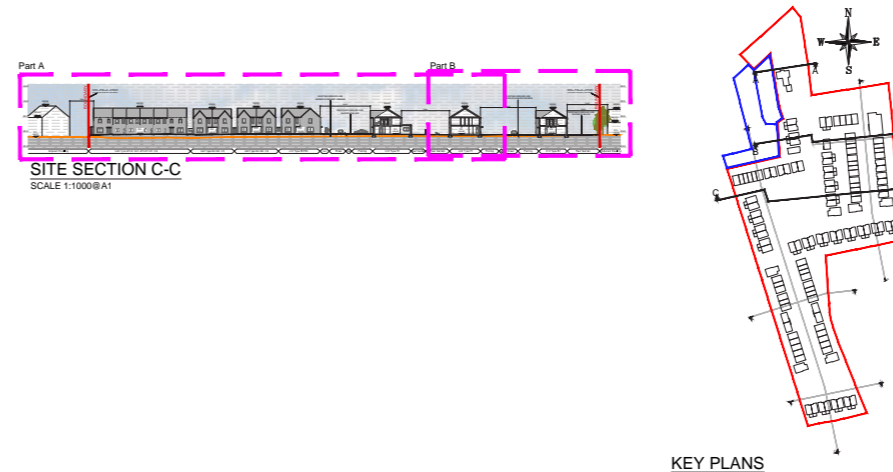
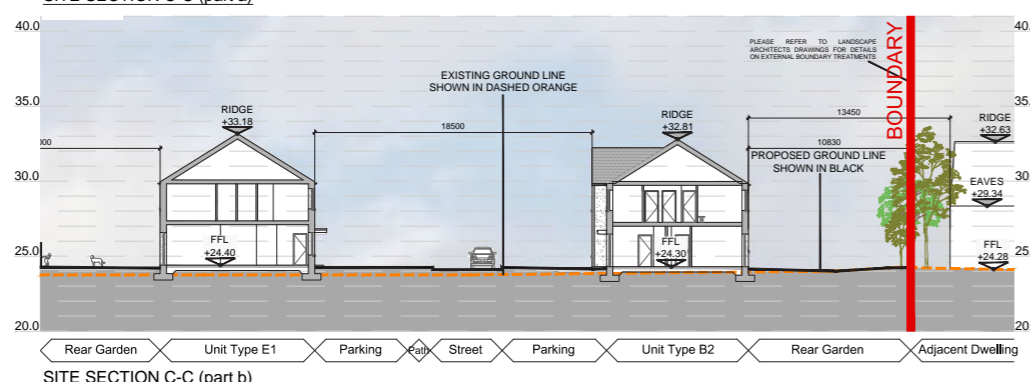
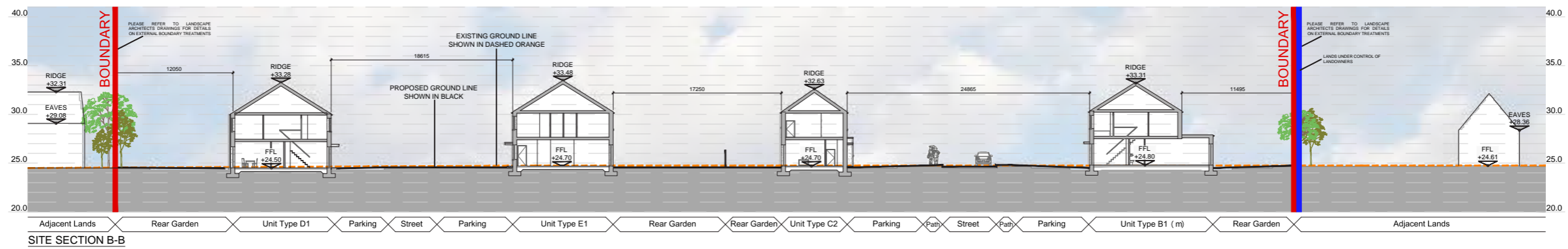


# 03 PROPOSED DESIGN

## SITE SECTIONS



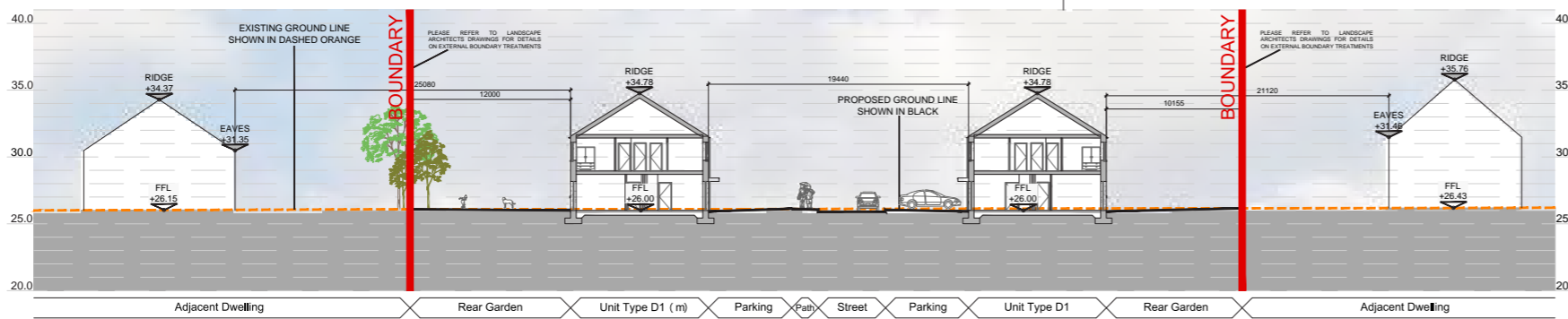
SEE ENGINEERS DRAWING FOR  
ENGINEERING DETAIL  
SEE LANDSCAPE ARCHITECTS DRAWINGS  
FOR LANDSCAPE DETAILS



### PROPOSED SITE SECTIONS A-A, B-B, AND C-C

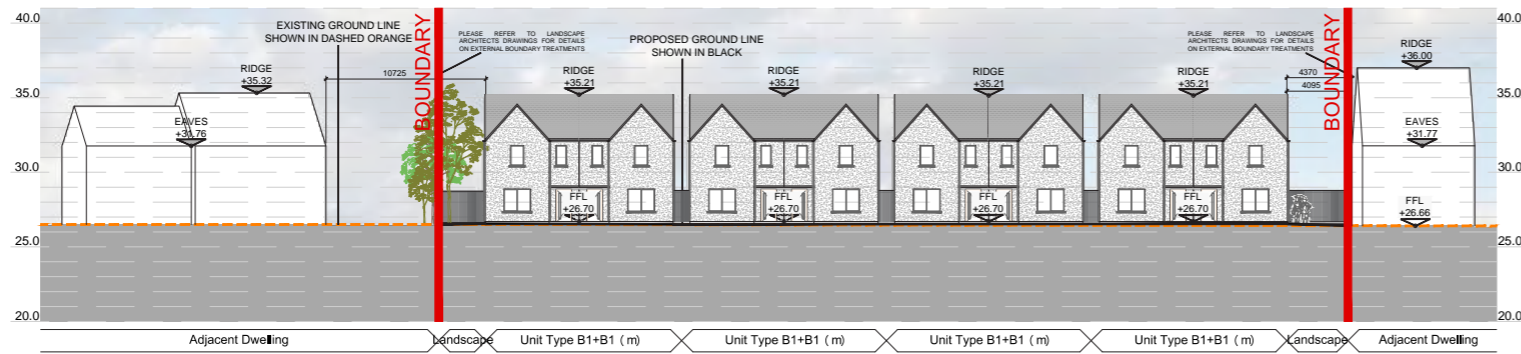
# 03 PROPOSED DESIGN

## SITE SECTIONS



SITE SECTION D-D

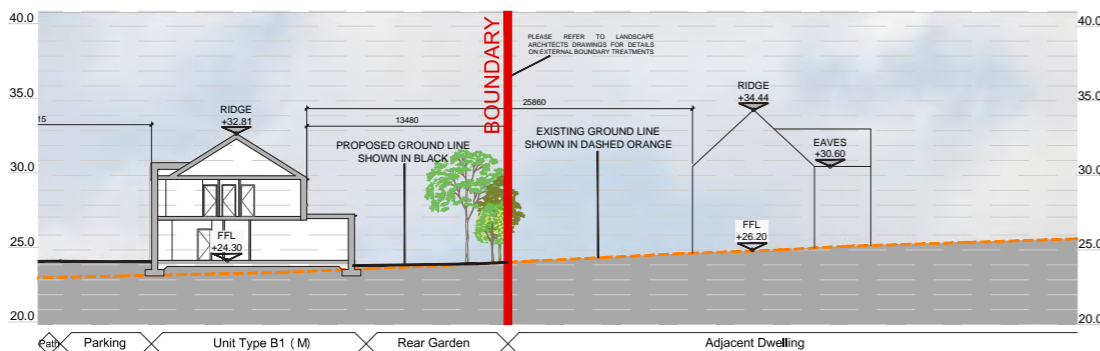
SEE ENGINEERS DRAWING FOR  
ENGINEERING DETAIL  
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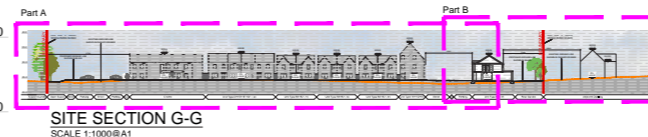
SITE SECTION E-E



SITE SECTION G-G (part a)



SITE SECTION G-G (part b)

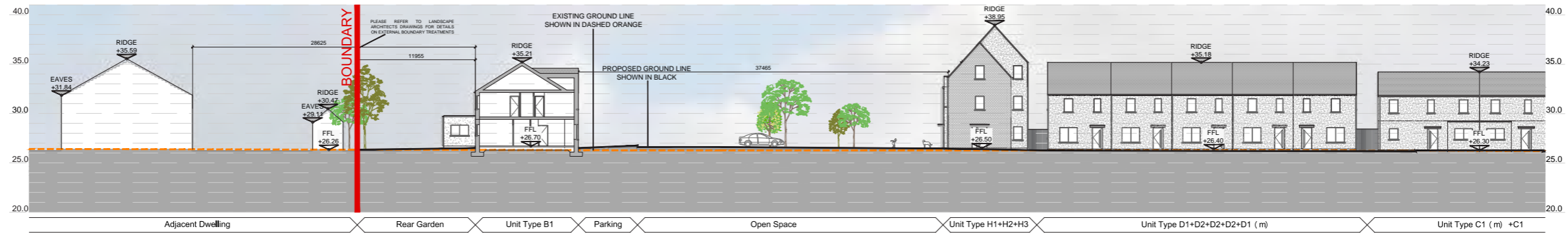


SITE SECTION G-G

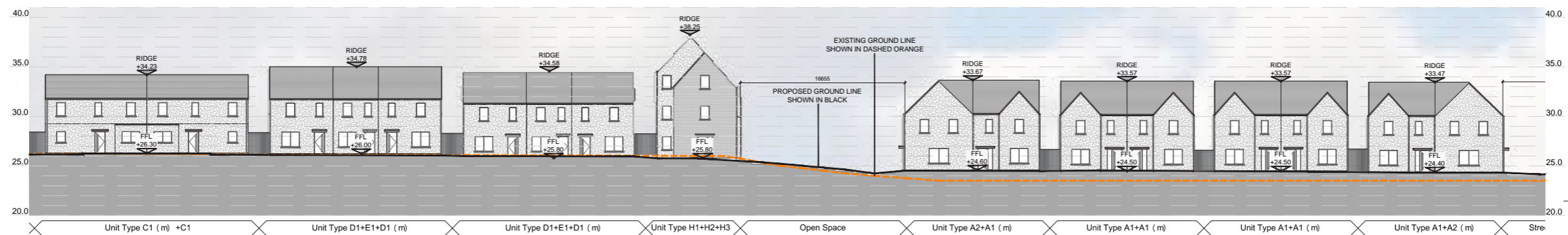


KEY PLANS

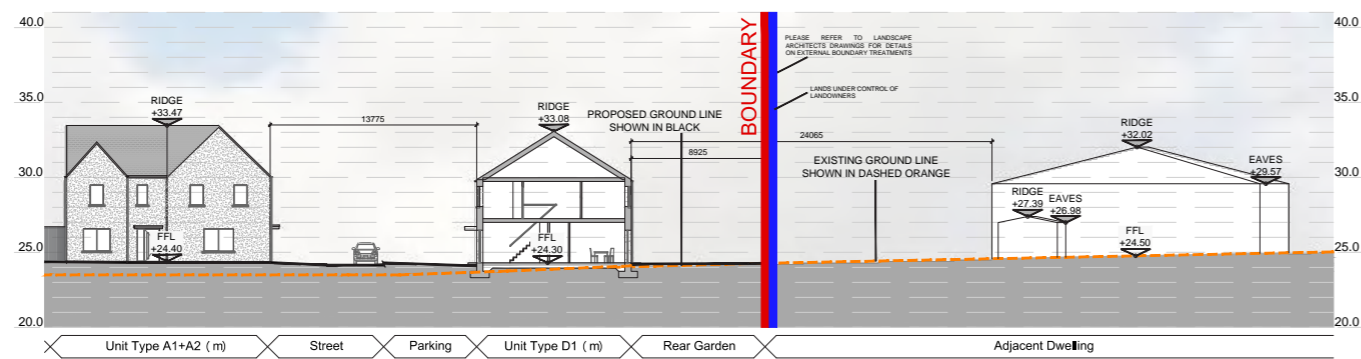
# 03 PROPOSED DESIGN SITE SECTIONS



SITE SECTION F-F (part a)



SITE SECTION F-F (part b)

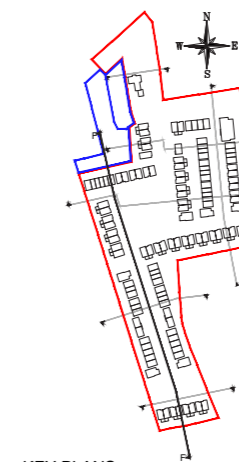


SITE SECTION F-F (part c)



SITE SECTION F-F

SEE ENGINEERS DRAWING FOR  
ENGINEERING DETAIL  
SEE LANDSCAPE ARCHITECTS DRAWINGS  
FOR LANDSCAPE DETAILS



KEY PLANS

# 03 PROPOSED DESIGN LANDSCAPE PROPOSAL



**PLEASE REFER TO THE  
LANDSCAPE REPORT  
PREPARED BY SIMON  
RONAN LANDSCAPE  
ARCHITECTURE FOR  
FURTHER INFORMATION**

Great care has been taken in order to preserve, restore and enhance the natural features within the site while providing adequate nature based solutions in the form of SuDS measures within the open spaces.

Please refer to the relevant documentation prepared by Simon Ronan Landscape Architecture and OSL Butler Consulting Engineers for further details on this.

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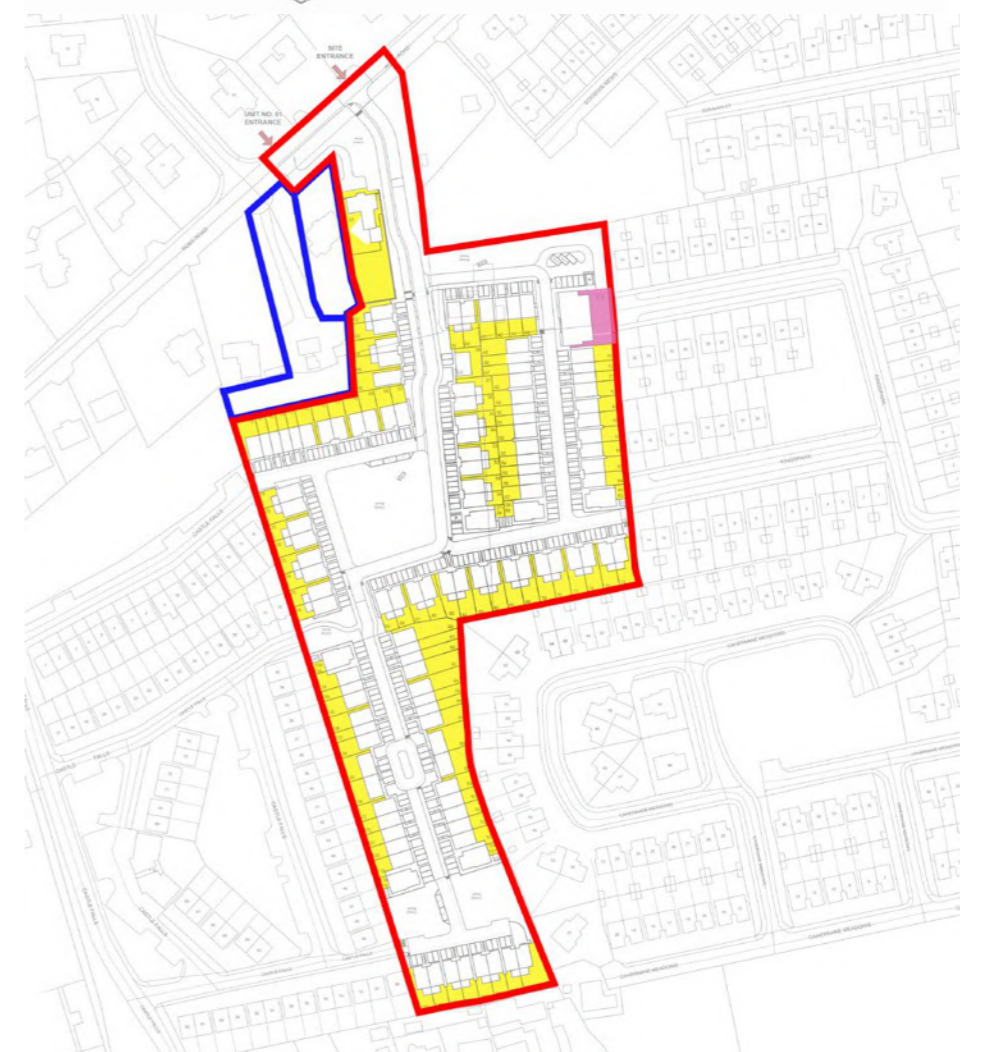
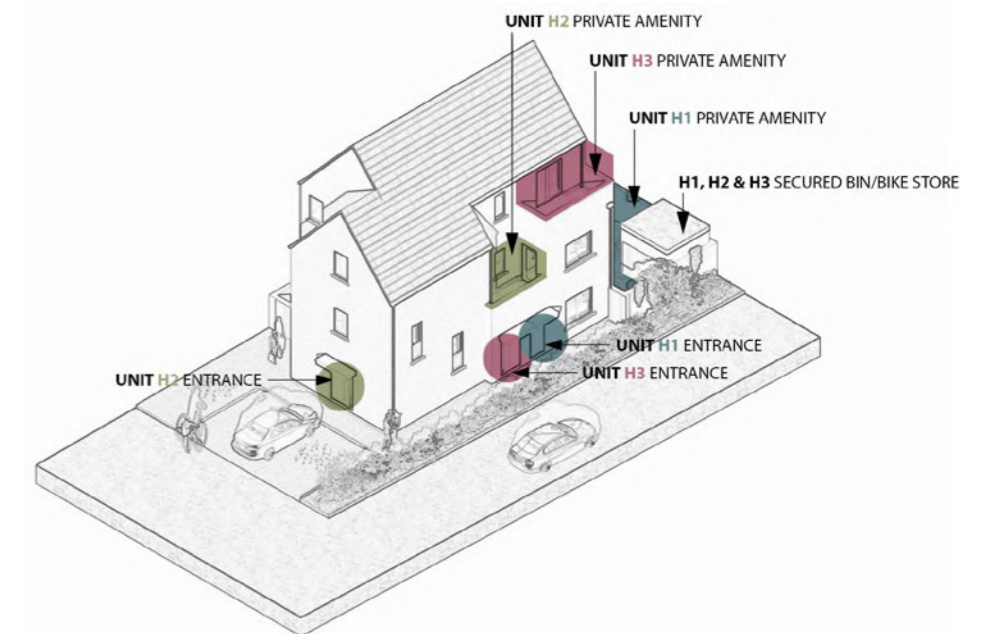
## PRIVACY AND AMENITY

There are numerous large open spaces throughout the site with high quality hard and soft landscaping. These provide outdoor seating to give the scheme urban spaces to encourage social interaction and community values.

The proposed layout is designed to take advantage of its orientation and to overlook the open spaces which are provided throughout the development. Within each neighbourhood there should be a clear spatial hierarchy: streets / footpaths become the main expression of the public realm, with more communal-type spaces, of shared open spaces or plazas becoming the focus for communal life (a more relaxed space in which to meet neighbours and children to play safely). Dwellings are designed to interact and give passive surveillance to the shared areas and the open spaces.

Within each neighbourhood cluster, there is a shared landscape for residents to enjoy and cultivate. This, along with open spaces and landscaped areas, promotes an interactive and neighbourly environment for both residents and visitors.

Each unit has access to private amenity spaces, with all units featuring individual gardens. This design ensures that residents can enjoy personal outdoor spaces, fostering a sense of privacy and connection with nature. The incorporation of private gardens adds a distinctive and customizable element to each dwelling, enhancing the overall quality of living for the residents. The houses have a private back garden and are placed back to back with a distance 16m (minimum 8m deep gardens) or greater as per the Compact Growth 2024 Guidance to guarantee privacy. Houses have adequate storage areas and areas for sorting of recyclables in the garden or in specific private storage areas in front of the dwellings.



# 03 PROPOSED DESIGN

## PART V PROPOSAL

### Part V Proposal

A total of 27no. Part V units are allocated around the site.  
This equates to 20% per cent of the residential units within the development.

The 27no. units consist of:

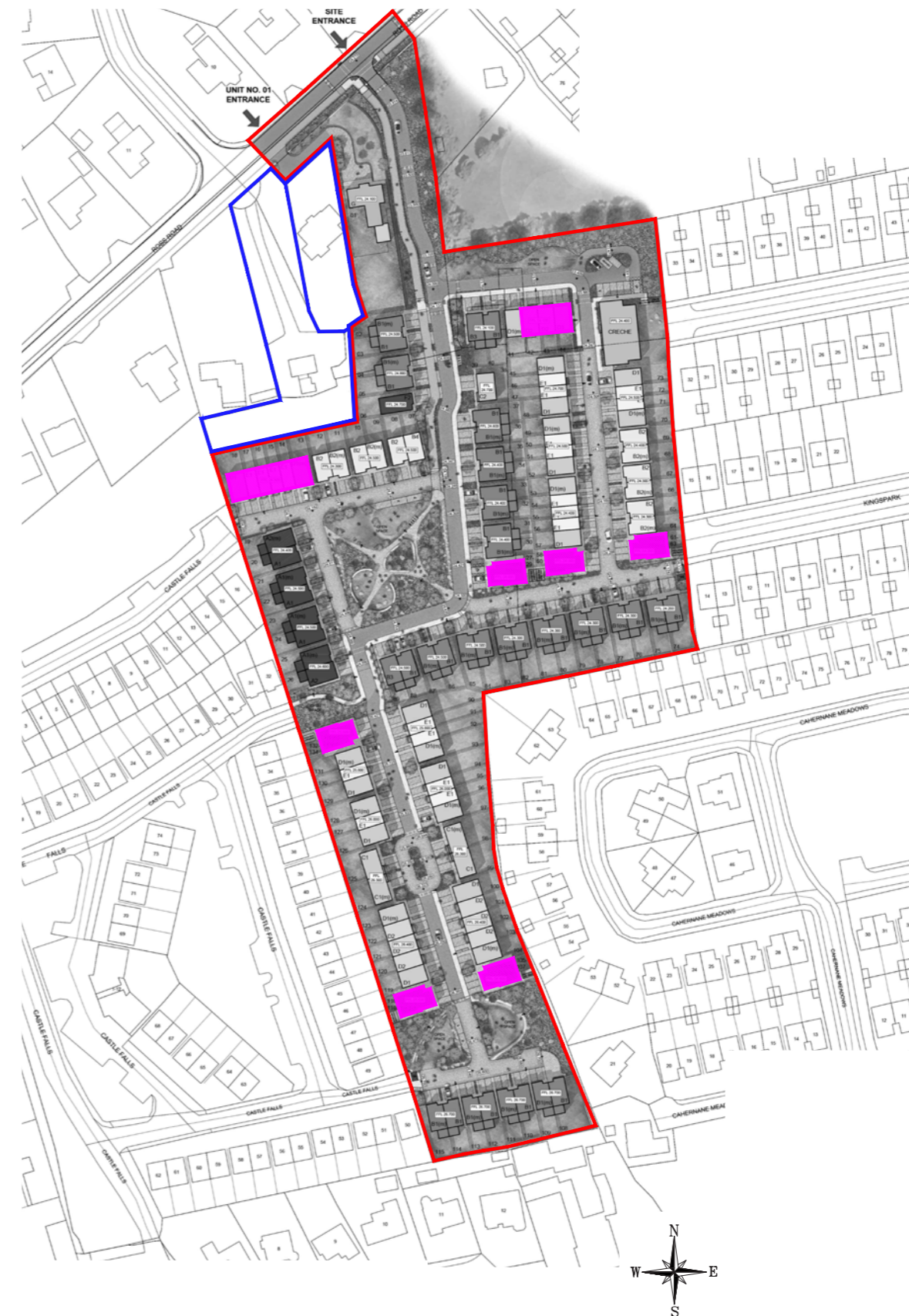
**No. 05 - 3 bed townhouse**  
109.8 sq.m. - 113.3 sq.m.

**No. 04 - 2 bed townhouses**  
80.2 sq.m.

**No. 06 - 2 bed apartments**  
71.9 sq.m.

**No. 06 - 2 bed apartments**  
69.4 sq.m.

**No. 06 - 1 bed apartments**  
61.6 sq.m.



# 03 PROPOSED DESIGN

## UNIVERSAL DESIGN ACCOMMODATION

Providing exceptional new homes in a sustainable and commercially viable manner, in well connected locations is the ultimate goal of this housing development. The ground floor apartment units within this scheme have been designed with a particular focus on homes that contain internal spaces that can cater for people with mobility issues. Ample space within bedrooms/bathrooms and living areas ensures that the usability of these spaces is at the forefront of the design, with areas for turning within corridors/hallways also considered to ensure ease of movement for residents within dwellings.

We are proposing 6 no. units that are age friendly and keep in line with universal design guidelines. These units are spread throughout the site in order to integrate them within the community. The design criteria in which these units have been developed has been taken from the 'Universal Design Guidelines for Homes in Ireland' and the 'Planning Design Standards for Apartments - Guidelines for Planning Authorities, 2025' documents.



A 'U' shaped plan is easy for everyone to use. An accessible kitchen can look very stylish and should not look like an adapted kitchen. All it takes is some imagination, and careful design.

# 03 PROPOSED DESIGN

## VIEW TOWARDS ST. MARY'S CATHEDRAL

Great care has been taken during the design of the development in order to ground the site to its environment with specific landscape views. The location of the site in relation to Killarney town centre allows some unique viewpoints that have been incorporated into the landscape of the scheme.

To the north of the scheme, visible from a range of locations within the site, the Spire of St. Mary's Cathedral creates a prominent figure in the skyline. Within the context of Killarney, St. Mary's Cathedral was identified as an important viewpoint from the site that should be preserved and celebrated.

Great care was taken to incorporate views of this Spire from certain aspects of the site, including from the green space in the southern portion of the scheme and from the access street and shared pedestrian / cycle path into the scheme.

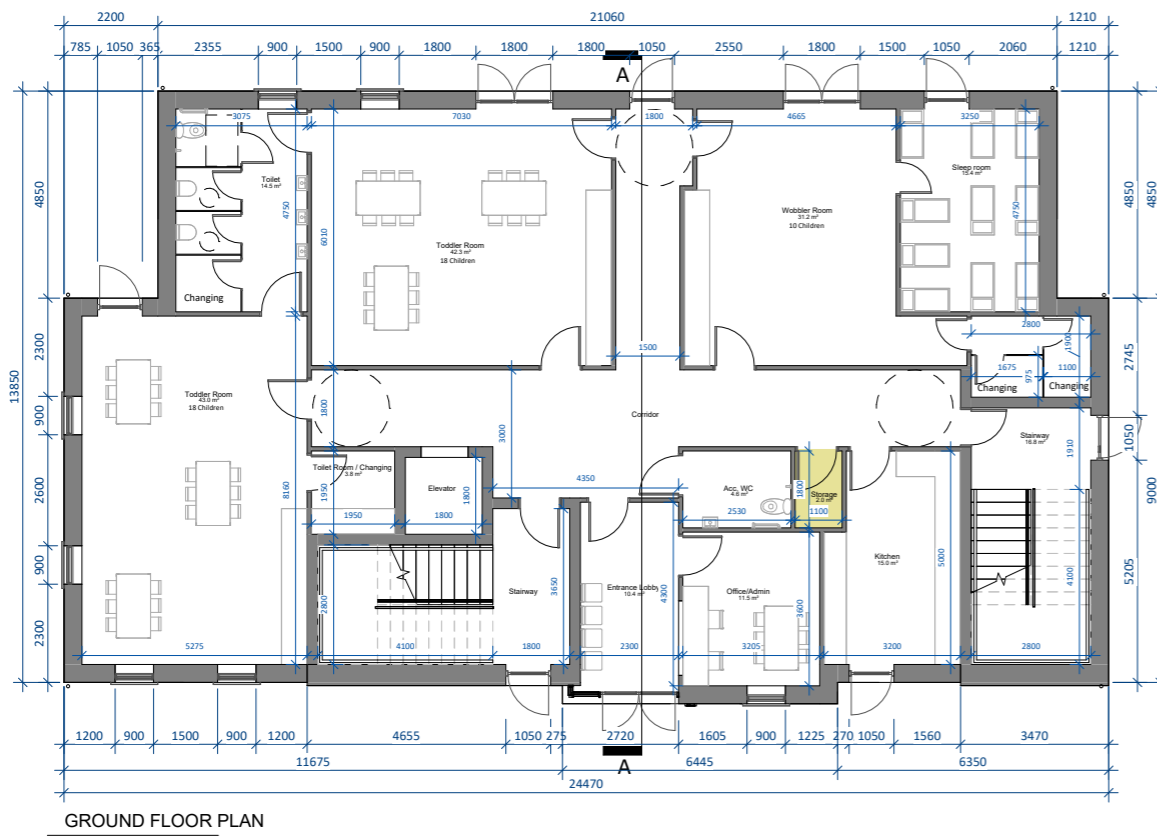
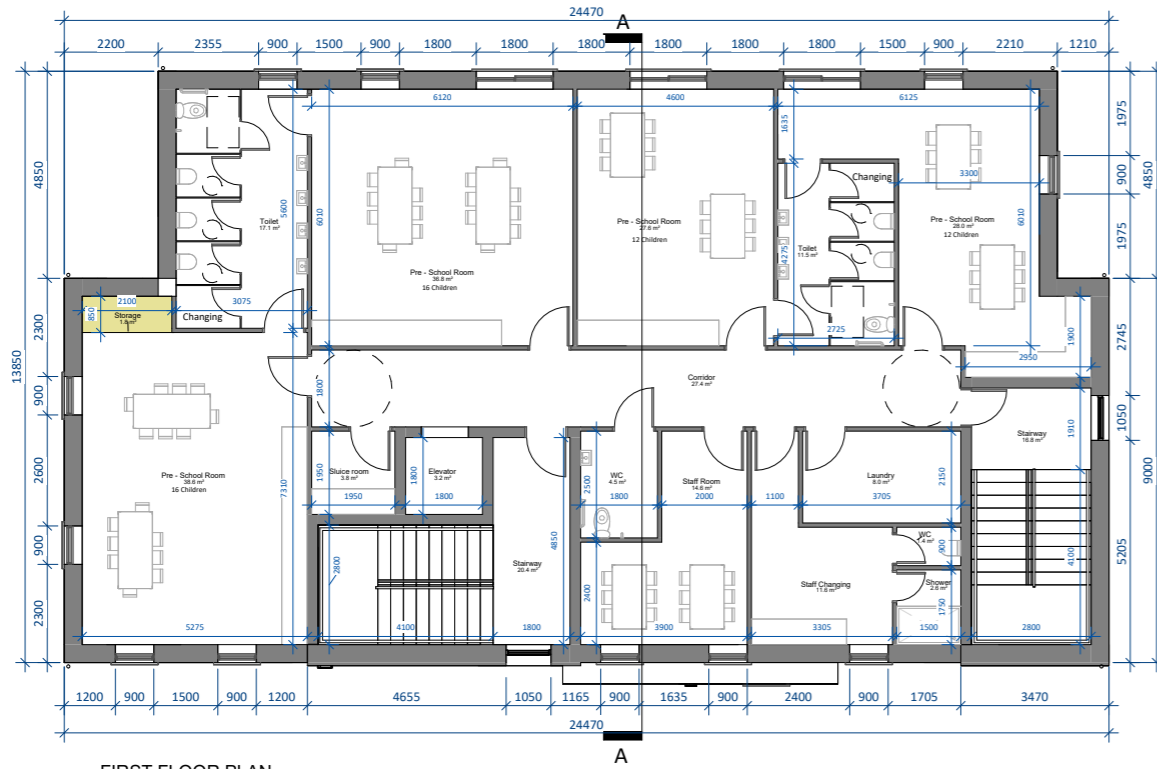
Preserving contextual aspects such as these aids in situating the site within the context of Killarney and the wider Kerry County, allowing the development to retain the connections of Killarney while providing the necessary local amenities within.

View of St. Mary's Cathedral from the northern section of the Site



View of St. Mary's Cathedral from the southern section of the Site

# 03 PROPOSED DESIGN PROPOSED CRÈCHE



Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 refer). One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement. The proposed development will result in the provision of 134 no. residential units. The proposed development makes provision for a 102-child crèche of 585.0 m<sup>2</sup> (650.8 m<sup>2</sup> gross area). This facility is located to the northeast of the site, in close proximity to the main site entrance, and accommodates parking for both staff and visitors. Approximately 280 sq.m. of play space for the crèche has been provided to the rear of the building.

Given the limited provision of childcare spaces in the area, this facility is considered to be of adequate size to cater for the needs of the proposed development along with the surrounding areas. This provision has regard to the size and mixed tenure of the development as well as the need to safeguard the viability of the identified established service offer locally. The design and the location of the crèche has been carefully considered in relation to how it fits within the proposed development in order to create a feature building that is in close proximity to the entrance.

# 03 PROPOSED DESIGN

## PARKING ALLOCATION

### CAR PARKING

A variety of parking configurations helps us provide a strong sense of place and liveable, pedestrian priority streets, while reducing the impact of cars within the overall scheme. Each unit in the development has provision for car parking.

2 no. spaces are provided for the 3 and 4 bed housing units, and 1 no. space is provided for the 2/3 bed mid-townhouse units and apartment units. Bike storage will be located at the entrance of the mid-townhouses with communal bike spaces provided for the apartment buildings to the rear of the blocks.

There will be 7 parking spaces for the crèche, 7 of which being an accessible space and 1 of which is an E.V. space. 2 no. drop-off spaces area also provided for the crèche.

Typical Parking Arrangement



Crèche Parking Layout

Typical Parking Arrangement



# 03 PROPOSED DESIGN

## PARKING ALLOCATION

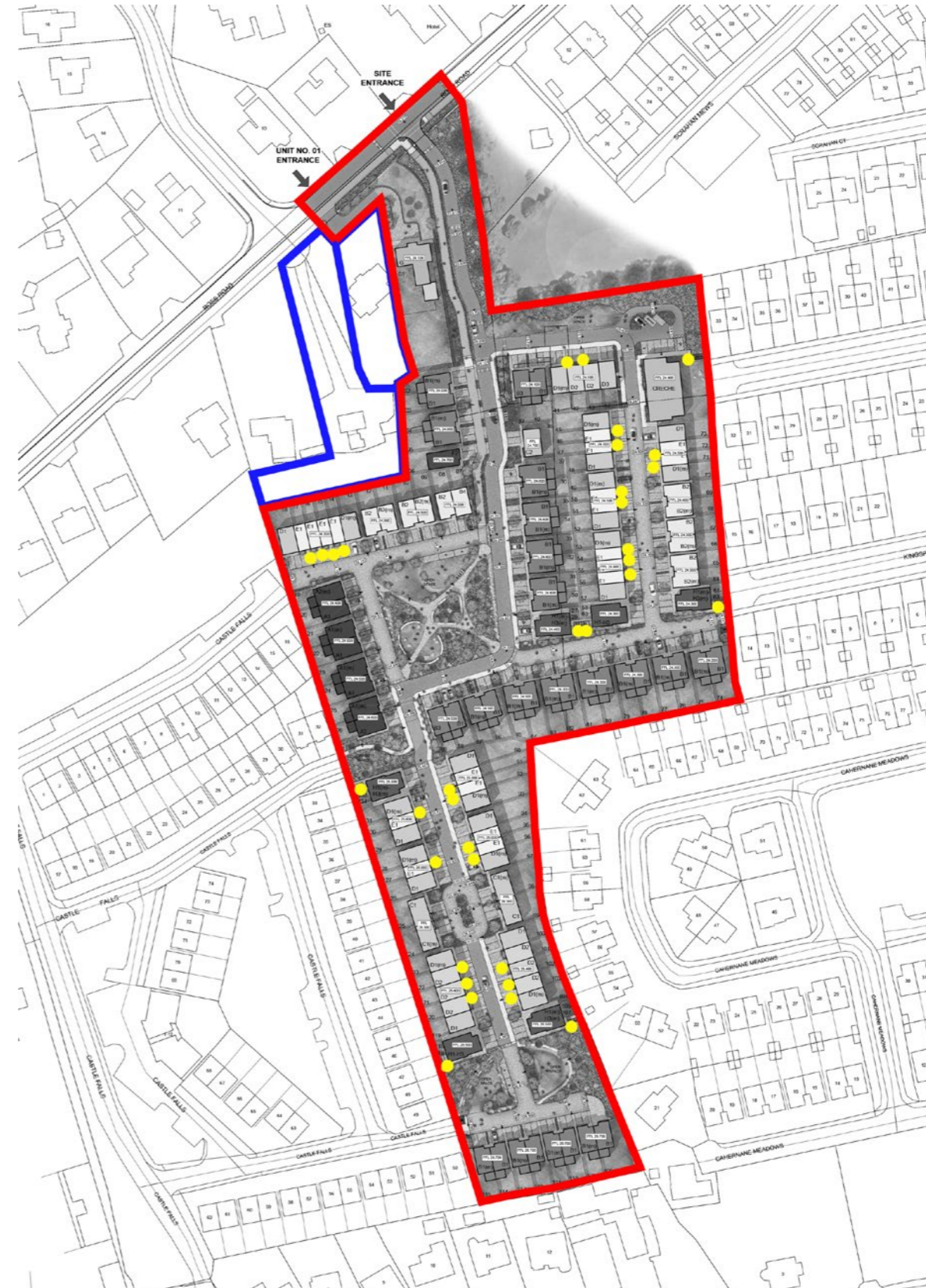
### BICYCLE PARKING

The housing and apartment units (type H1) with direct access to their private amenity space will utilise this to store private and visitor bicycles.

For the central townhouses and H2/H3 apartment units, the bicycle parking facilities have been assigned as follows:

- No. 3 private bike spaces per housing unit. The central townhouses have their bike spaces located in covered bike stores located nearby their entrances.
- A communal bin/bike store is provided to the rear of each apartment block to provide adequate storage.
- 12 no. spaces have also been provided for the crèche in the form of a secure bike store in the play area to the rear.
- 20 no. bike spaces in the form of Sheffield stands have been located in the open spaces to provide visitor bike spaces for the mid-townhouse units.

Communal Stores to the rear of the buildings



# 03 PROPOSED DESIGN CHARACTER AREAS

The site has been divided into 2 no. character areas in order to provide adequate variety within the scheme and to aid in placemaking. Each character area has been located around key landmarks within the scheme which provide unique features that give each area a distinctive quality. Each character forms a distinct neighbourhood characterised by specific landscape features and treatments.

Careful consideration has also been given to the materiality and the typology of the buildings to create an unmistakable identity for distinctive character areas and good quality open spaces encouraging social interaction. Density, scale, open space landscaping and building material choice all contribute to creating distinct character areas.

The variety in the mix of housing units had to reflect the densities envisaged, as well as market demand to ensure the economic viability of the scheme. Well-designed buildings are more likely to find the acceptance of local residents and planning authorities. Careful consideration is therefore given to an appropriate palette of materials that reflects the aesthetics and functionality of individual housing units.

Along with these 2 character areas, the detached type G unit to the north has been designed to directly respond to the existing dwellings on Ross Road and carries its own unique elevational treatment and scale.



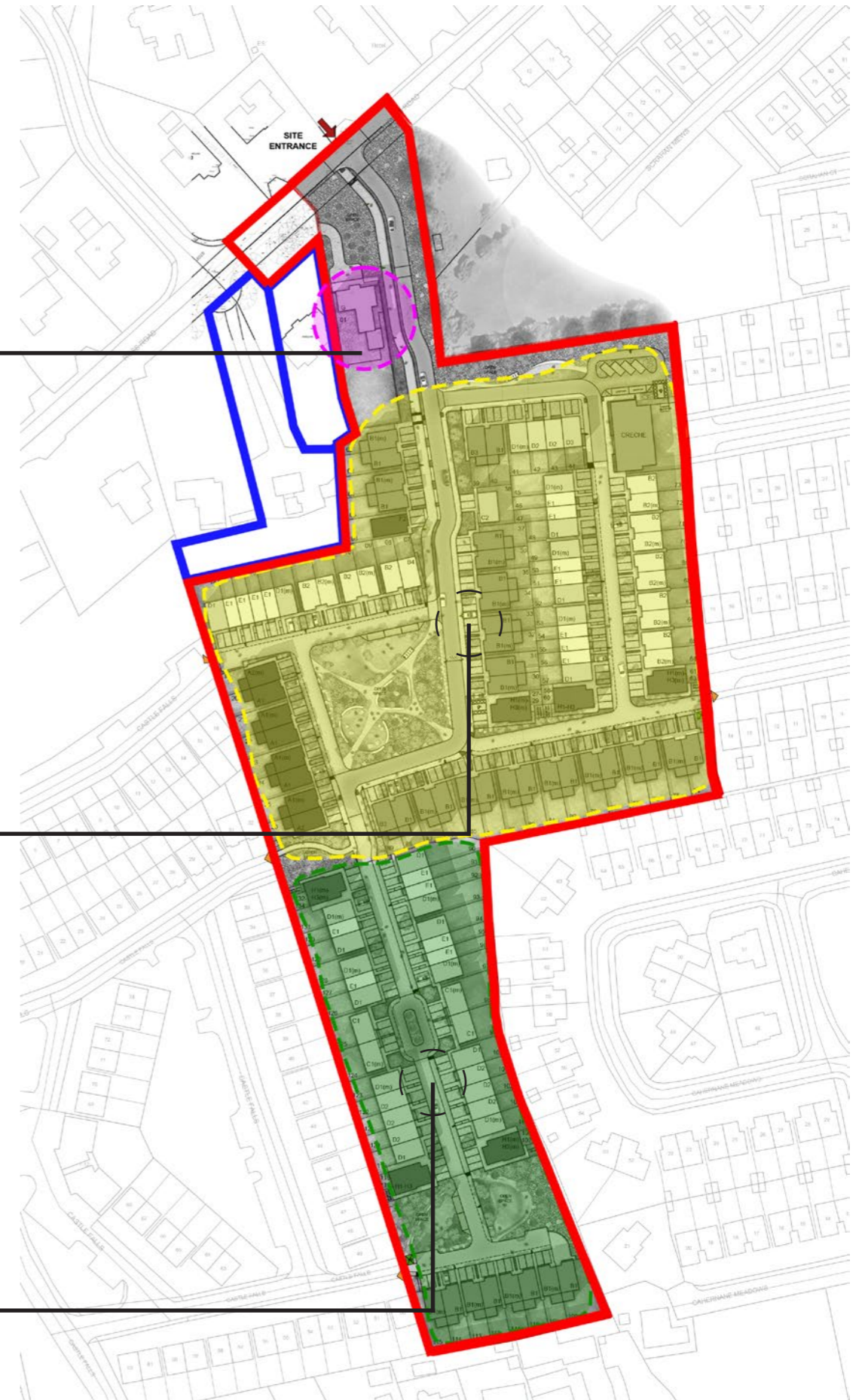
Unique Detached House to the Front of the Site



Character Area 1 Typical Unit Typology



Character Area 2 Typical Unit Typology



# 03 PROPOSED DESIGN CHARACTER AREAS

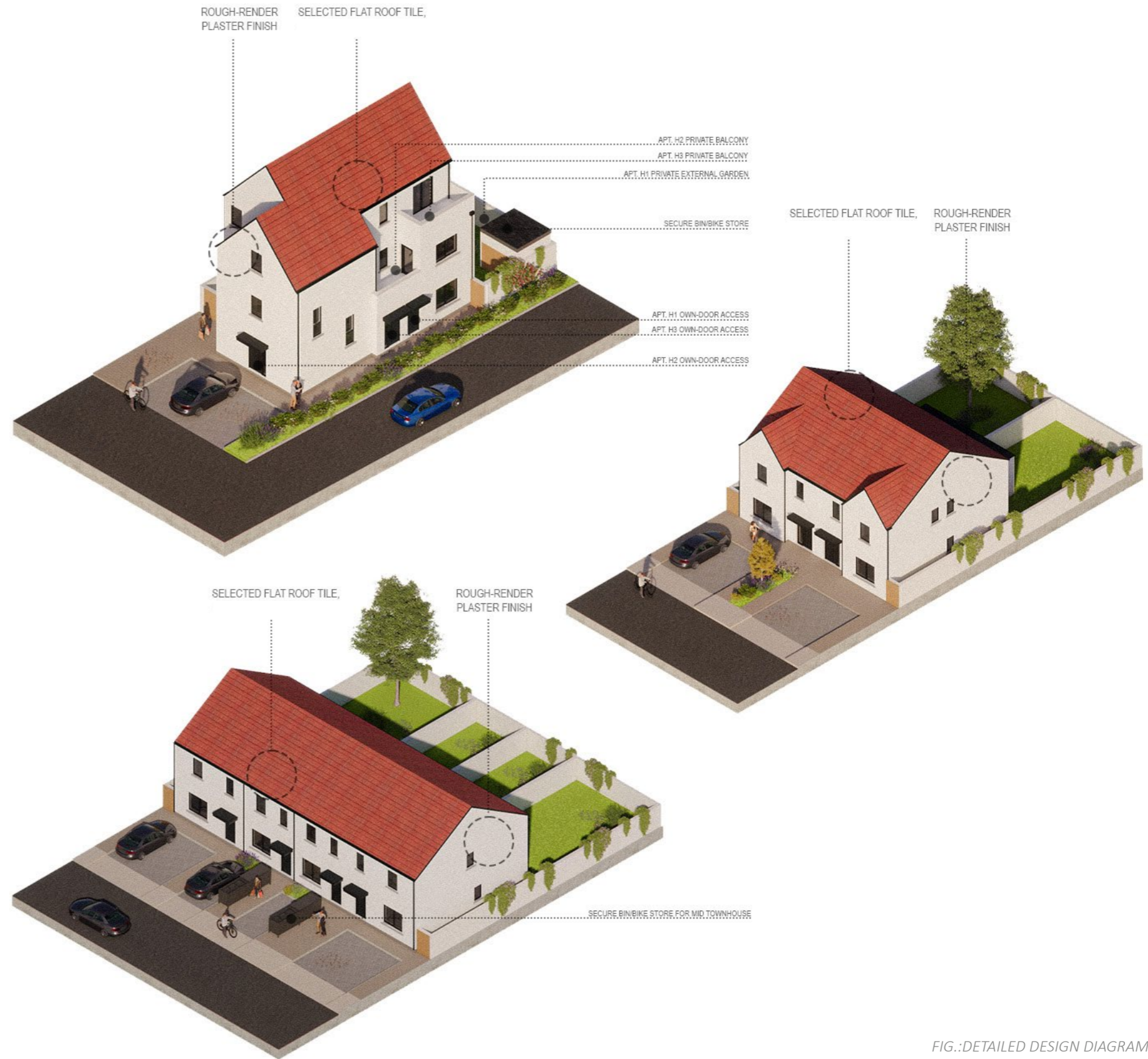


FIG.: DETAILED DESIGN DIAGRAM

# 03 PROPOSED DESIGN CHARACTER AREAS



Due to the prominent nature of the site, a delicate/considered approach was taken in the design of the proposed dwellings. The units were designed with modest architectural features to respect and tie in with the grain and architectural style of the area. Modest elevational design and window proportions, along with the use of off-white/beige rough and smooth render will keep in line with the fabric of the area. The external materials of the dwellings will make a positive contribution to the locality and surrounding context. It is proposed to use a simple render façade, with elements of brick on some units, and slate/tile which will provide for a development which respects the immediate context and will enhance the architectural character of the area. Generous open spaces with landscaping will enhance the overall design of the development, while the design of the buildings and public spaces will facilitate easy maintenance.

The character areas created within the scheme are not defined solely by location, but also by unit typology and scale, and how each unit interacts with the locality. The larger semi-detached and detached units consist of a simple rough render facade with modest elevational treatments using the high pitched gables as key features.

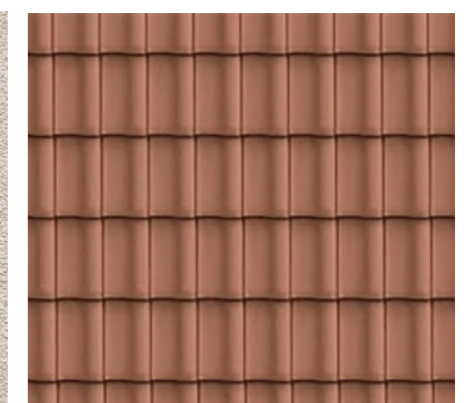
## DETACHED / SEMI-DETACHED TYPOLOGY



OFF-WHITE ROUGH RENDER



BEIGE ROUGH RENDER



TERRACOTTA TILE

# 03 PROPOSED DESIGN CHARACTER AREAS



The townhouse units have been designed to reflect the modest nature of the larger detached and semi-detached units but to also add a smooth render section to the lower section of the elevations to provide a contemporary render break to create its own distinct design.

This element, along with the curtilage treatment with the bin and bike stores to the front define each of these units which are formed in clusters around the site. The townhouses have been located in specific areas to define higher density, yet permeable spaces to create small urban plazas and shared spaces for pedestrians and vehicles to co-inhabit.

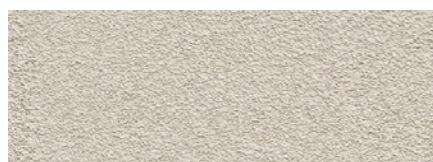
These spaces help define the site and create a sense of community within the scheme.



## TOWNHOUSE TYPOLOGY



OFF-WHITE ROUGH RENDER



BEIGE ROUGH RENDER



OFF-WHITE SMOOTH RENDER



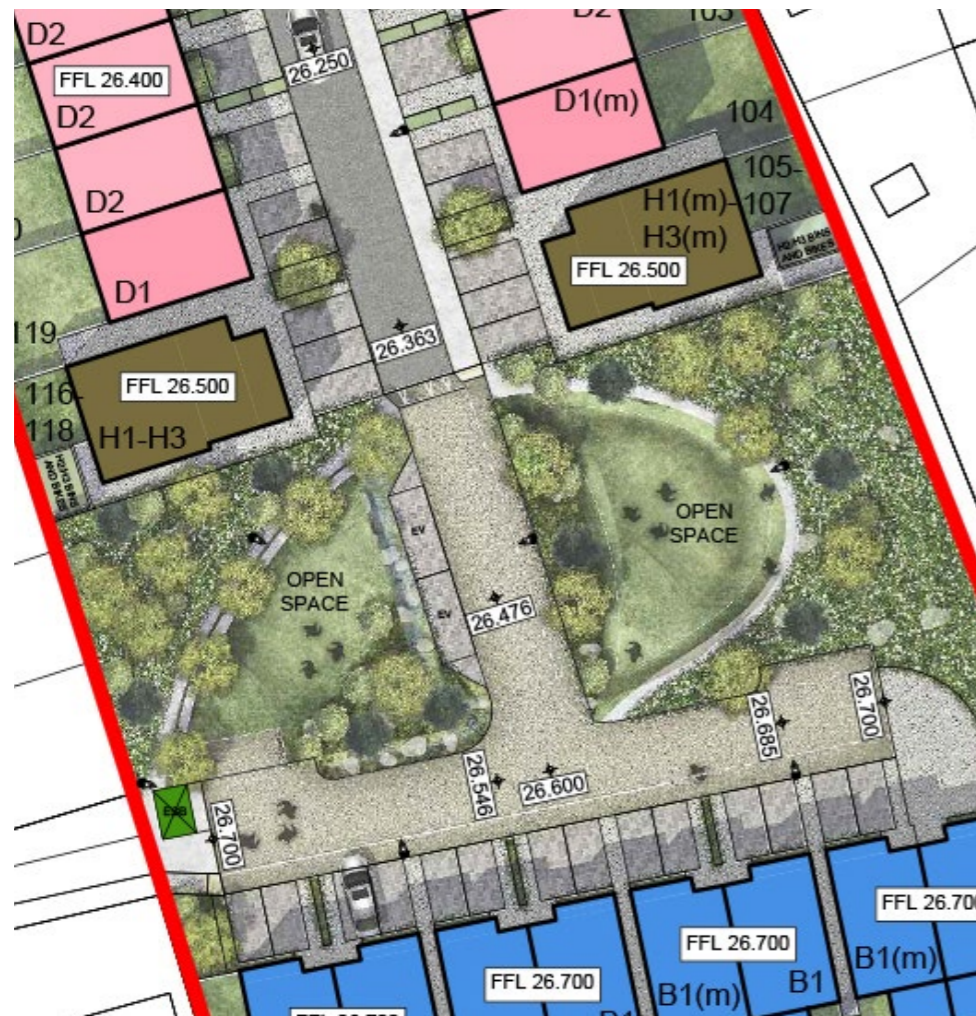
TERRACOTTA TILE

# 03 PROPOSED DESIGN CHARACTER AREAS

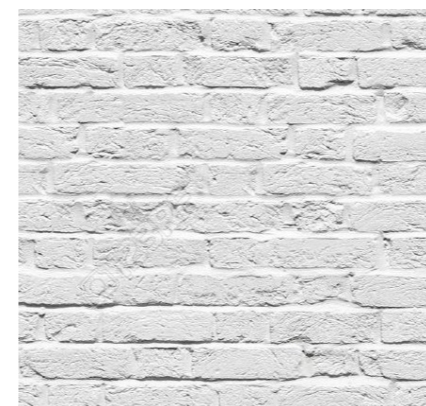
The apartment units have been utilised in key locations around the scheme to provide key nodal points that overlook important areas and to provide a sense of scale to the development.

The addition of brick to these units to complement the materiality help define their distinct nature and aid in providing more high quality units to the scheme while maintaining the contemporary typology of the development.

The proposed development will be designed to provide high quality residential units that will contribute positively to Killarney and provide much needed housing to County Kerry. The proposed site layout focuses on the creation of a distinctive yet considerate streetscapes with different widths and parking formations that help generate a highly efficient scheme and assist our vision of place making.



## APARTMENT TYPOLOGY



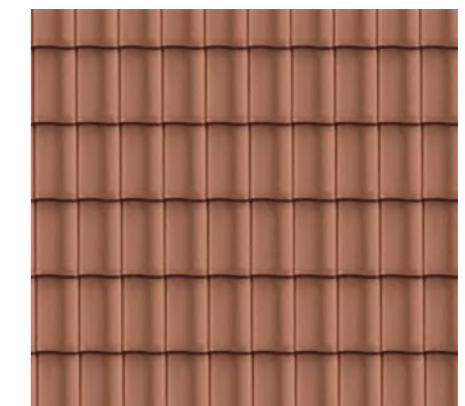
OFF-WHITE BRICK



OFF-WHITE ROUGH RENDER

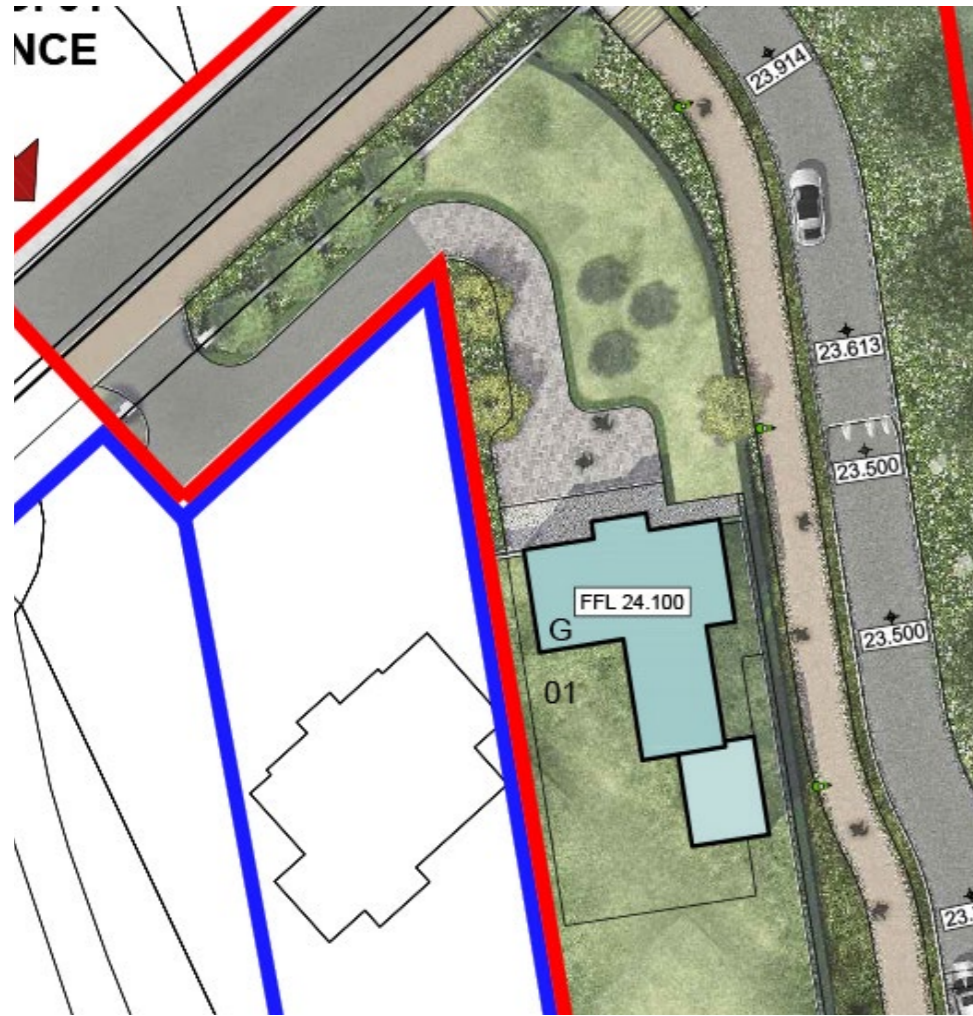


BEIGE ROUGH RENDER



TERRACOTTA TILE

# 03 PROPOSED DESIGN CHARACTER AREAS

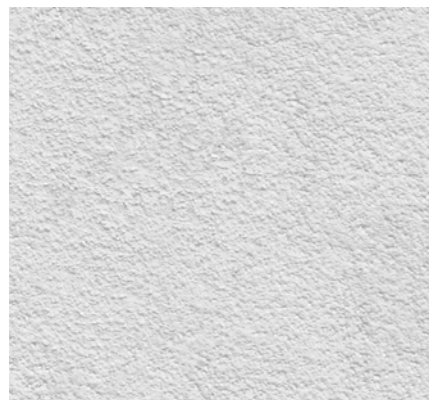


In order to better fit in with the context of Ross Road and the detached house typology of the existing buildings, a detached dwelling has been provided to the north of the scheme, providing a similar scale of unit as the surrounding buildings. This unit has been designed in a more traditional style to better reflect the nature of the Ross Road.

This unit will be accessed via a separate entrance and act as a key focal point within the site acting as a strong entrance symbol for the development.



DETACHED / SEMI-DETACHED  
TYPOLOGY



OFF-WHITE ROUGH RENDER



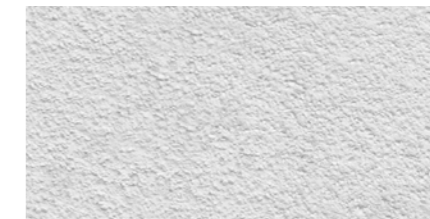
SLATE / TILE

# 03 PROPOSED DESIGN

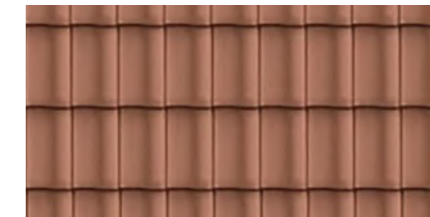
## CHARACTER AREA 1- KEY ELEMENTS



### CHARACTER AREA 1 MATERIALITY



OFF-WHITE ROUGH RENDER



TERRACOTTA TILE



CONTEMPORARY FASCIA & PICTURE WINDOWS



HIGH QUALITY OFF-WHITE ROUGH RENDER



TERRACOTTA ROOF TILE

# 03 PROPOSED DESIGN

## CHARACTER AREA 2- KEY ELEMENTS

HIGH QUALITY BEIGE ROUGH RENDER

HIGH QUALITY OFF-WHITE BRICK ON FEATURE UNITS

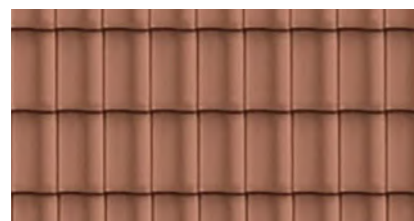
TWO TONE BEIGE AND OFF-WHITE RENDER ON TOWNHOUSES



CHARACTER AREA 2 MATERIALITY



BEIGE ROUGH RENDER



TERRACOTTA TILE



OFF-WHITE BRICK

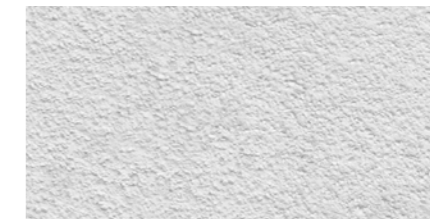


# 03 PROPOSED DESIGN

## DETACHED DWELLING- KEY ELEMENTS



### DETACHED DWELLING MATERIALITY



OFF-WHITE ROUGH RENDER



SLATE/TILE



TRADITIONAL WINDOW TYPOLOGY



POP-OUT ENTRANCE



TRADITIONAL BLACK ROOF TILE

# 03 PROPOSED DESIGN

## SHARED CYCLE AND PEDESTRIAN PATHWAY

A shared cycle and pedestrian pathway has been incorporated into the development starting from the Ross Road and running southwards toward the central open space. The pathway provides strong pedestrian and cycle links to various open spaces and the crèche which aids in providing a permeable and well connected development.

Shared Pedestrian and Cycle Path at the entrance of the scheme

