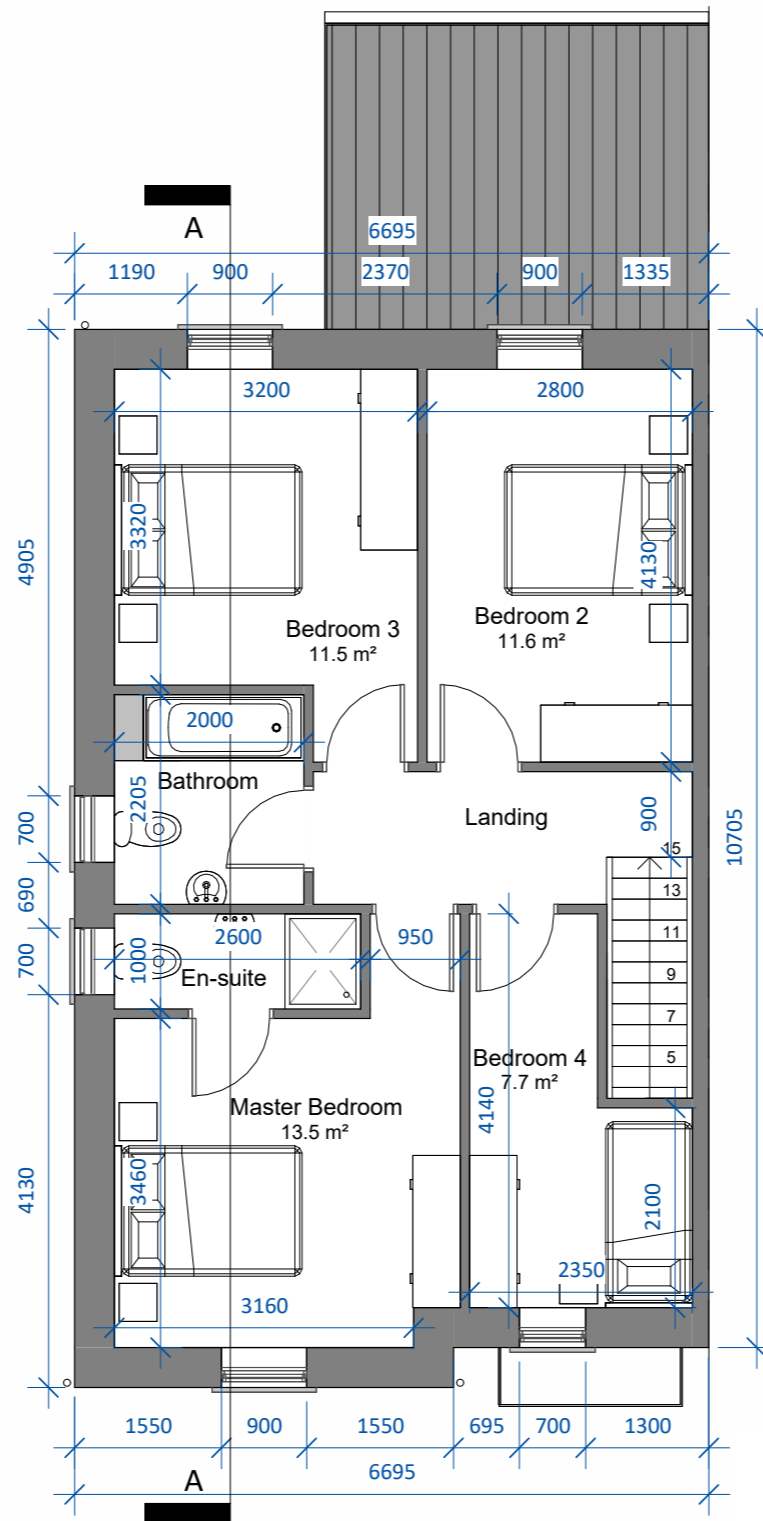
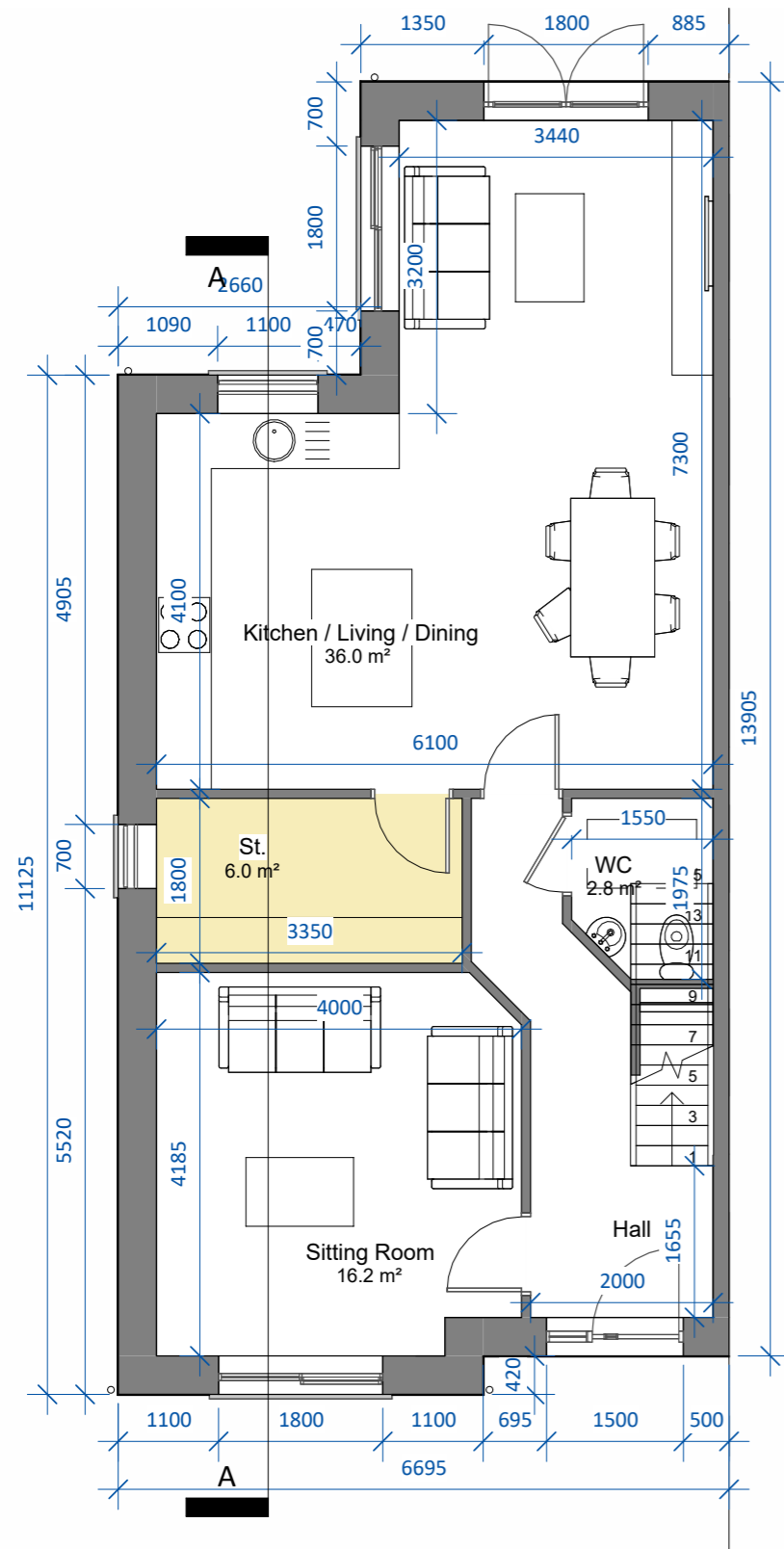


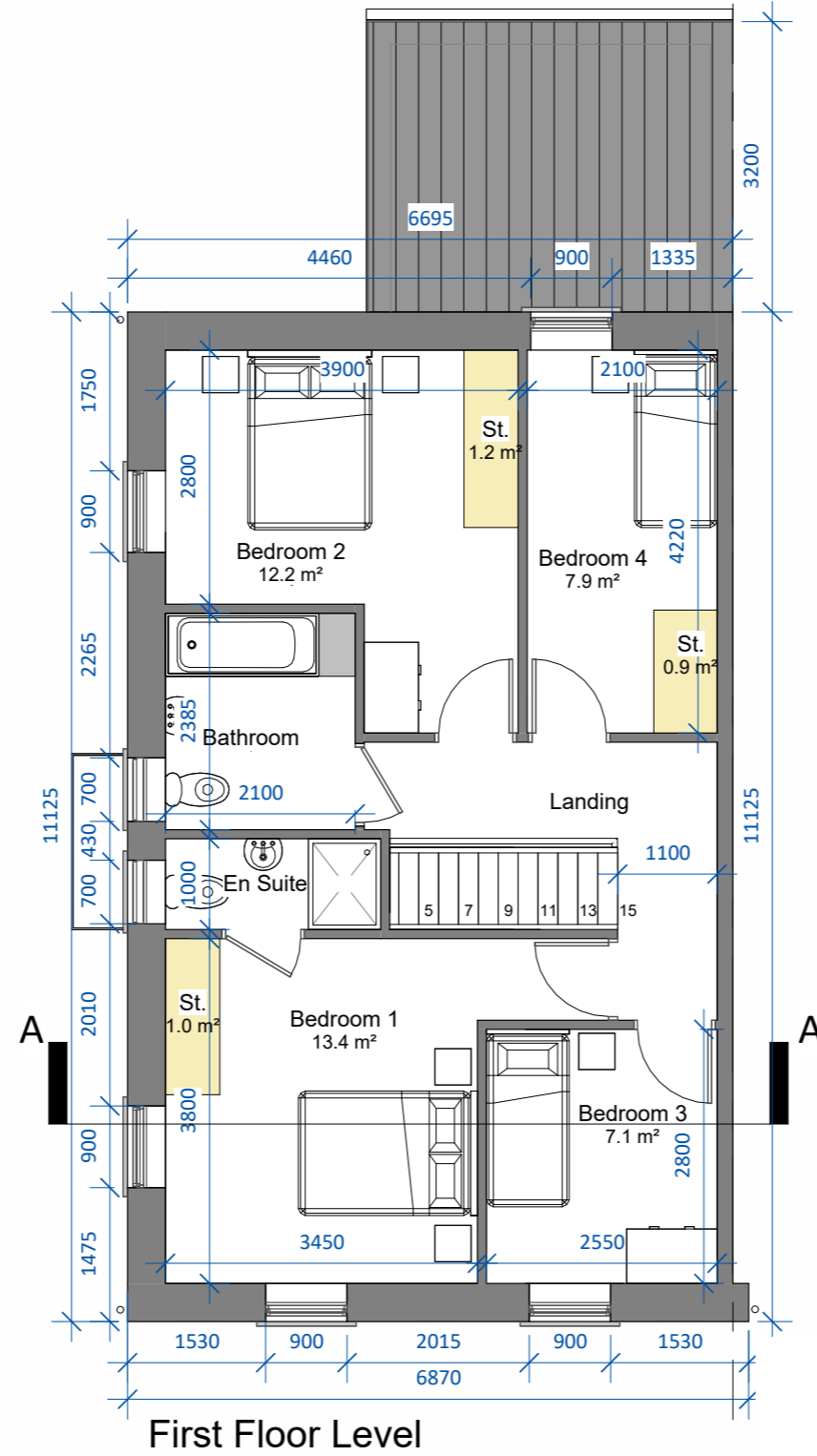
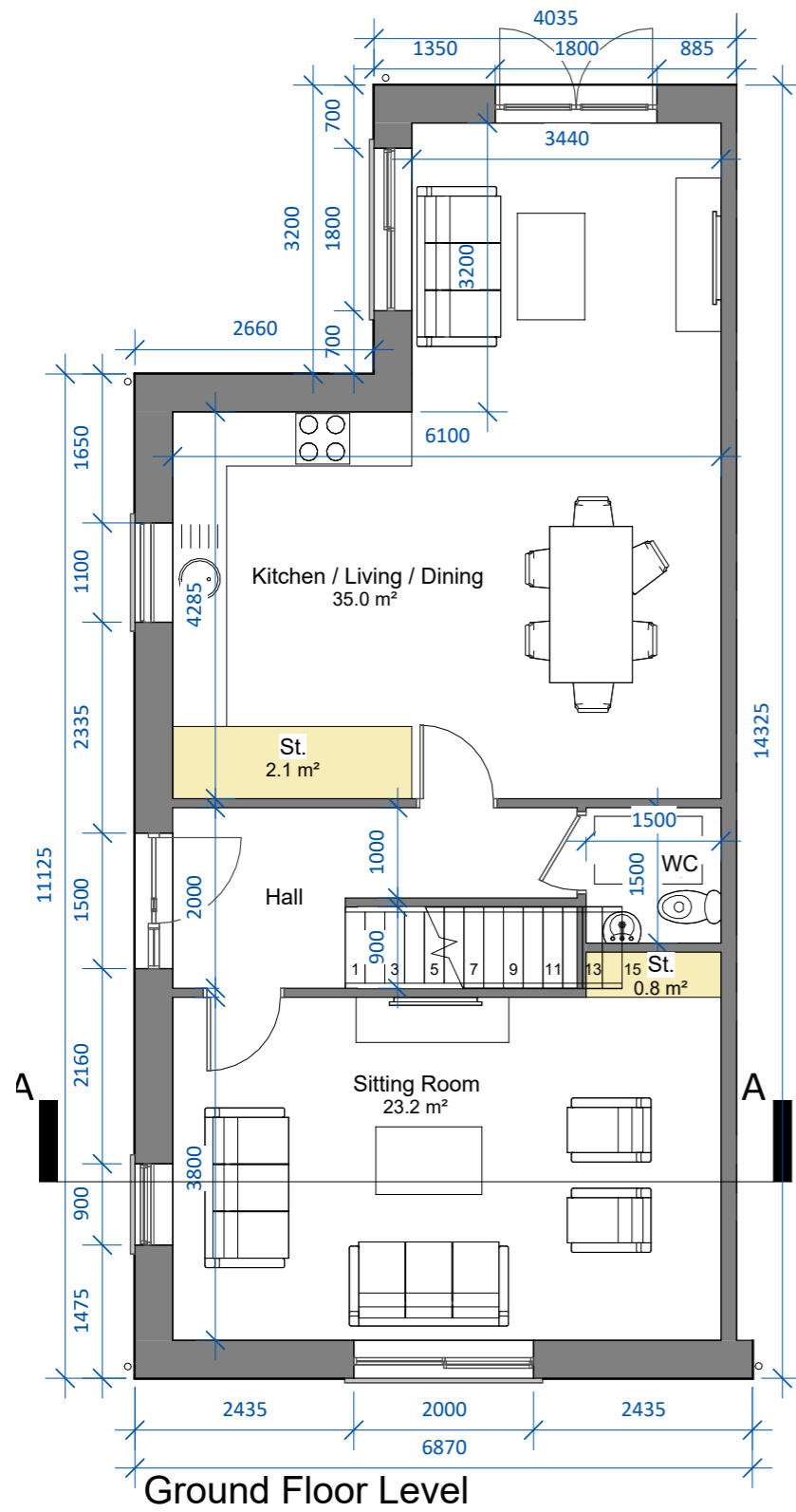
# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE A1



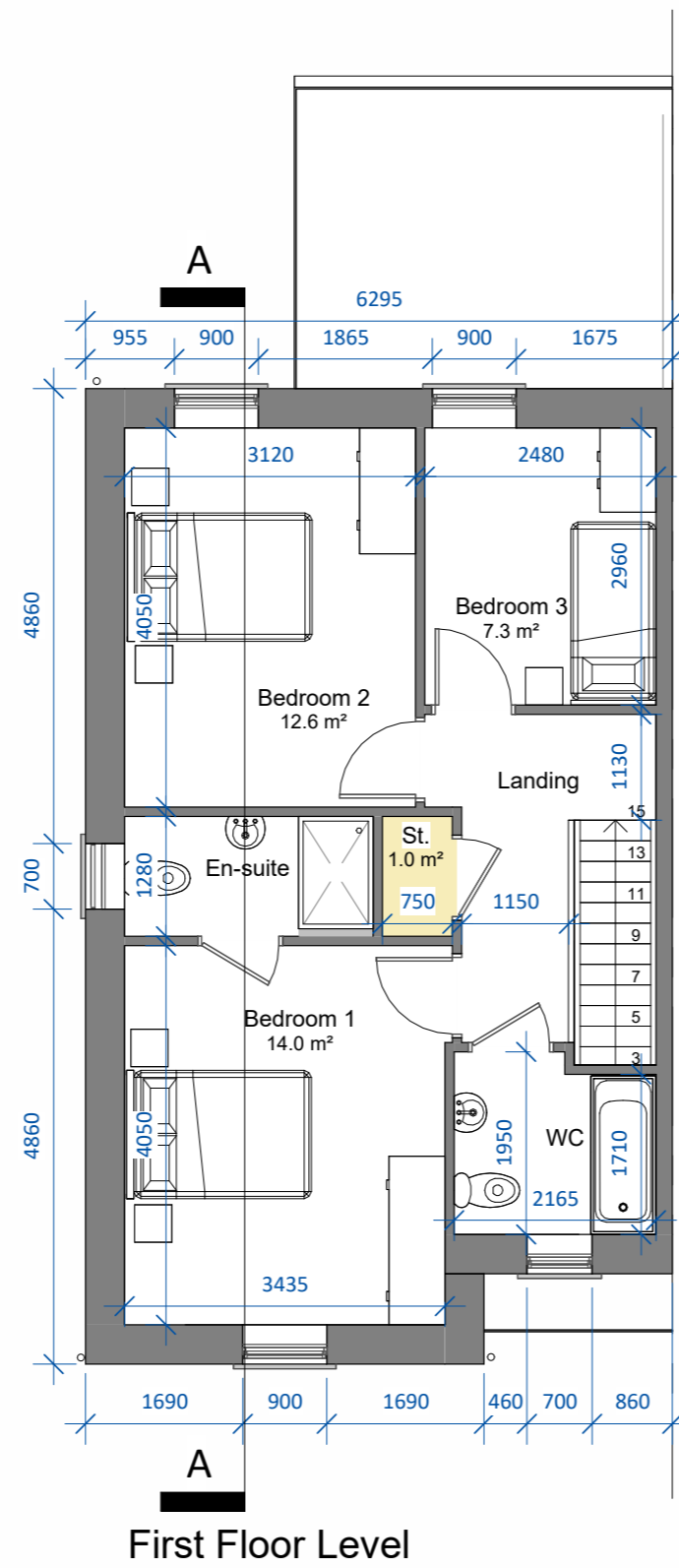
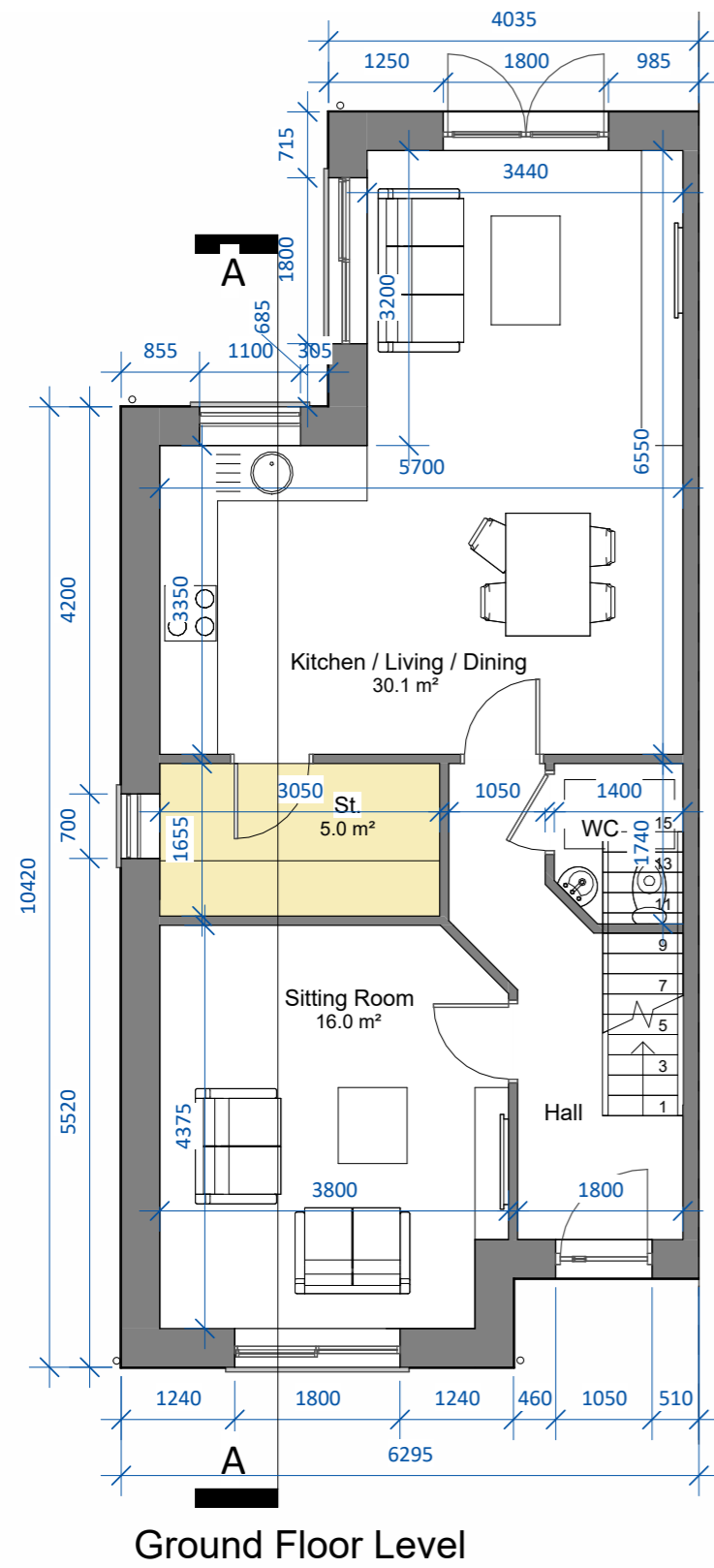
# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE A2



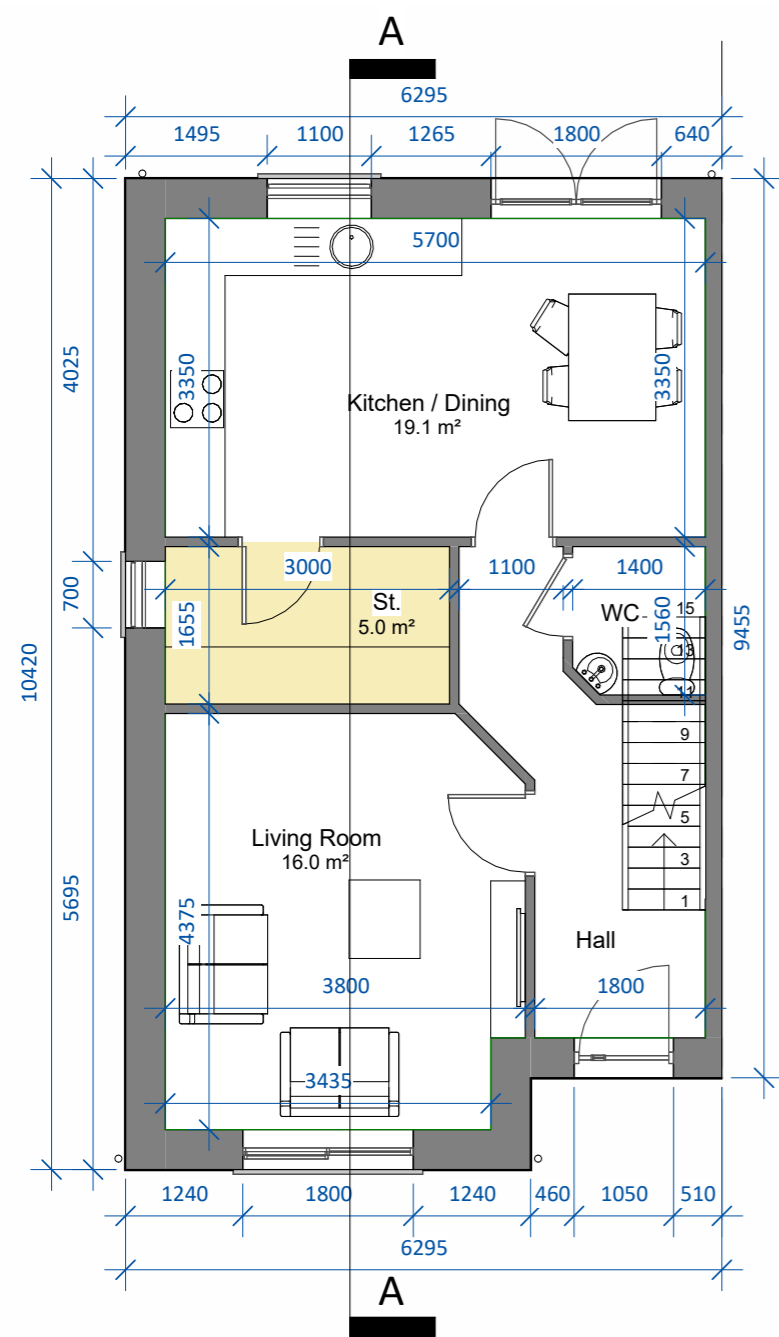
# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE B1

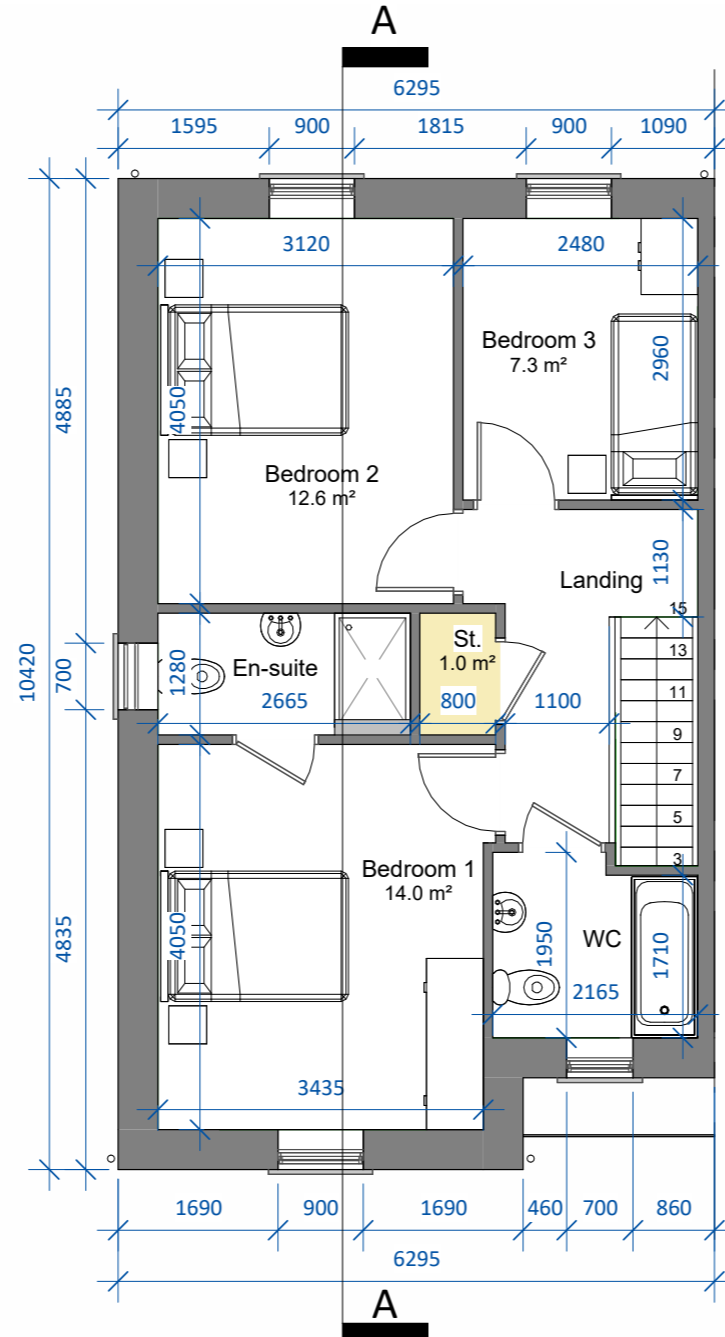


# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE B2



Ground Floor Level



First Floor Level



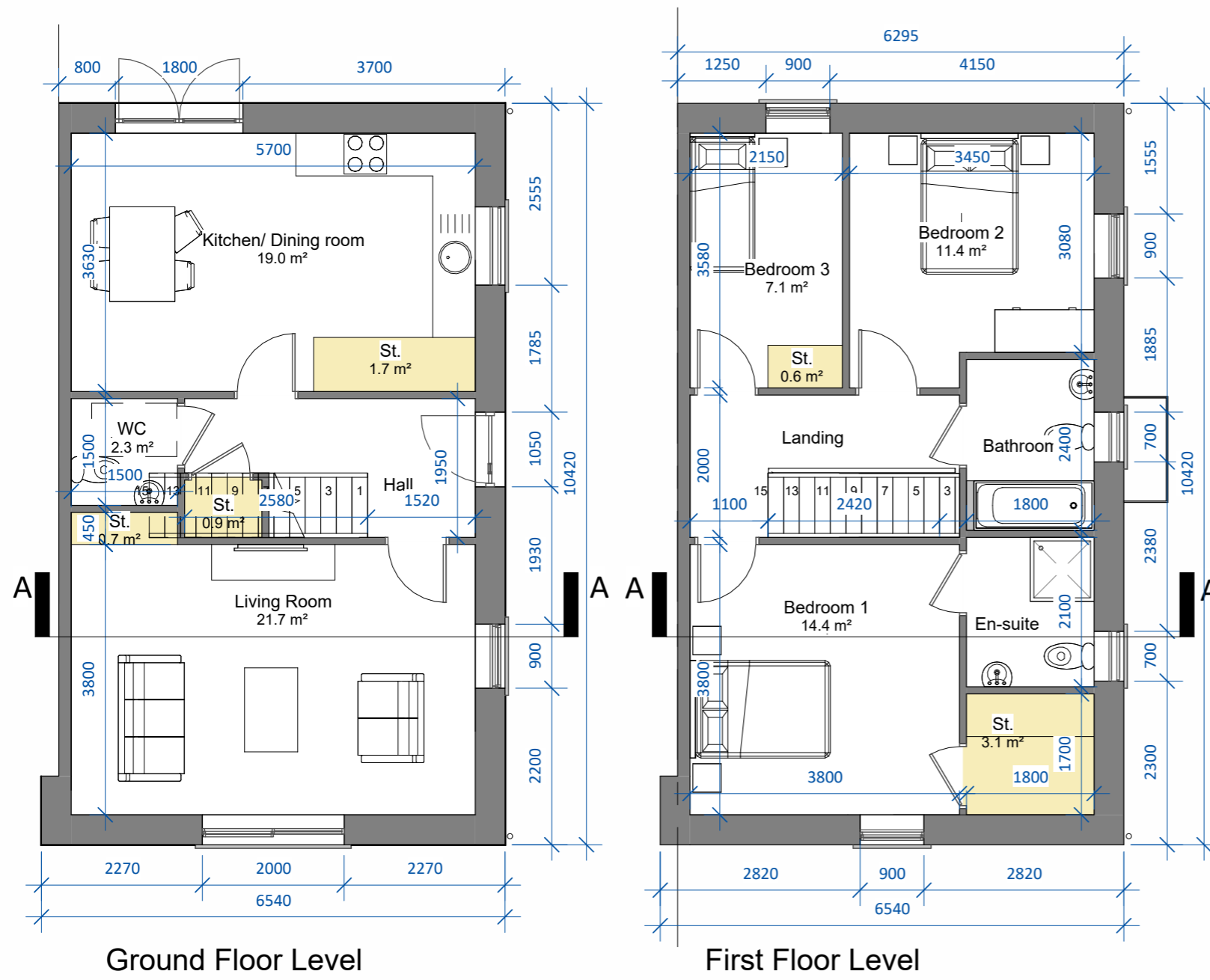
# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE B3



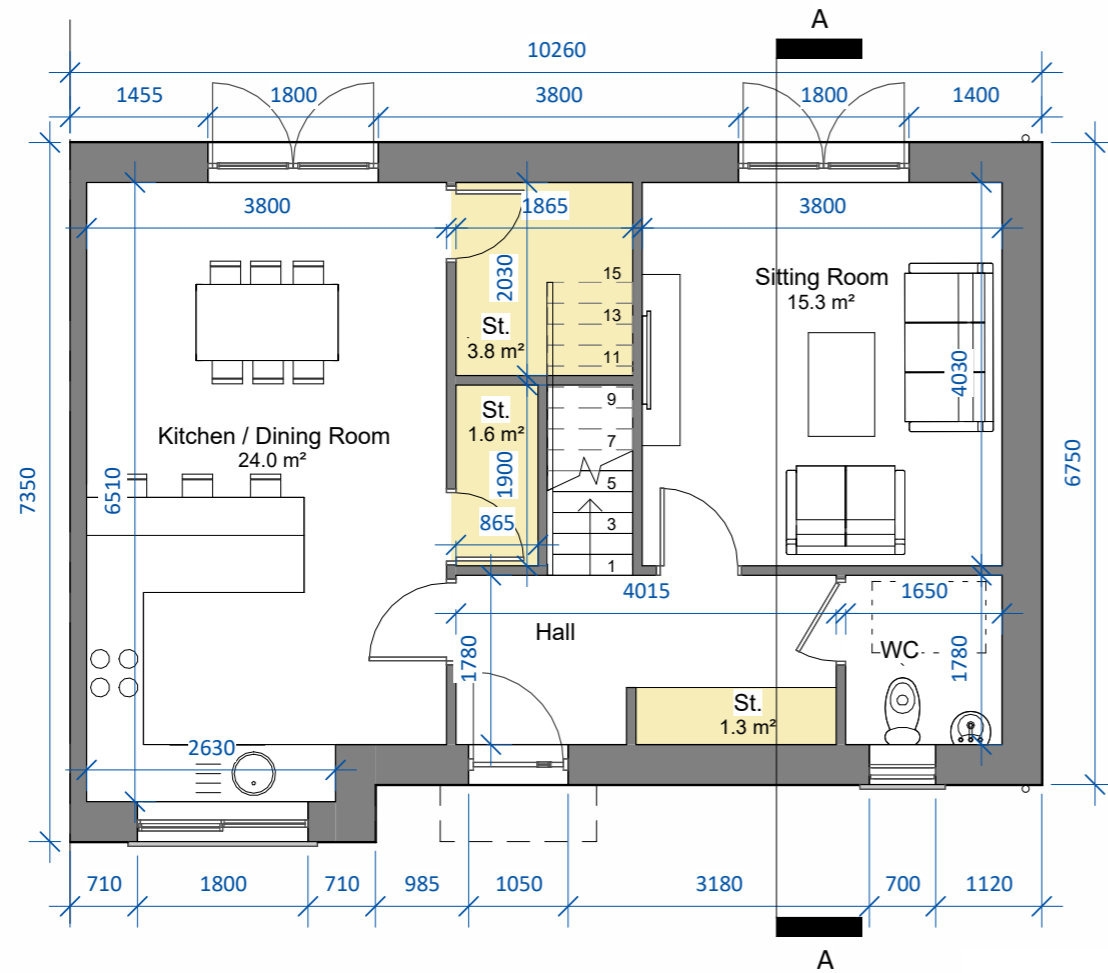
# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE B4

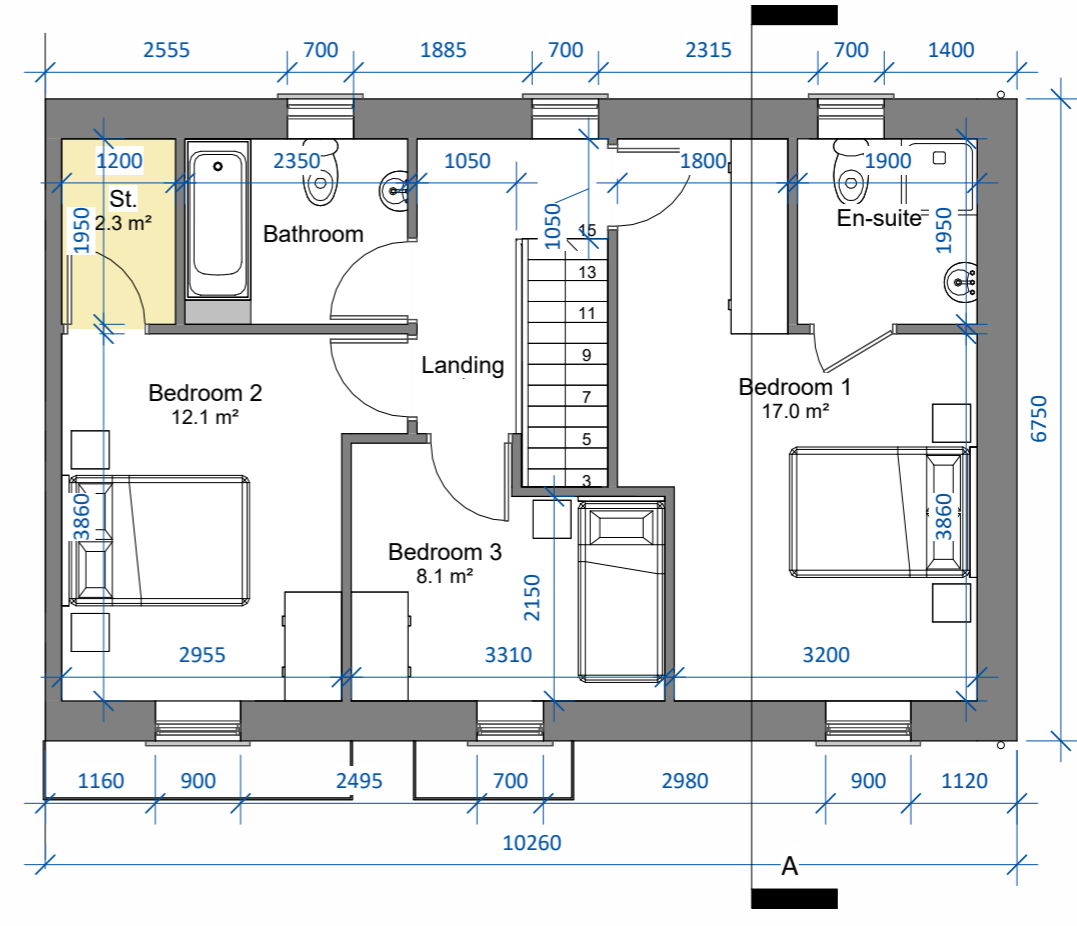


# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE C1



Ground Floor Level

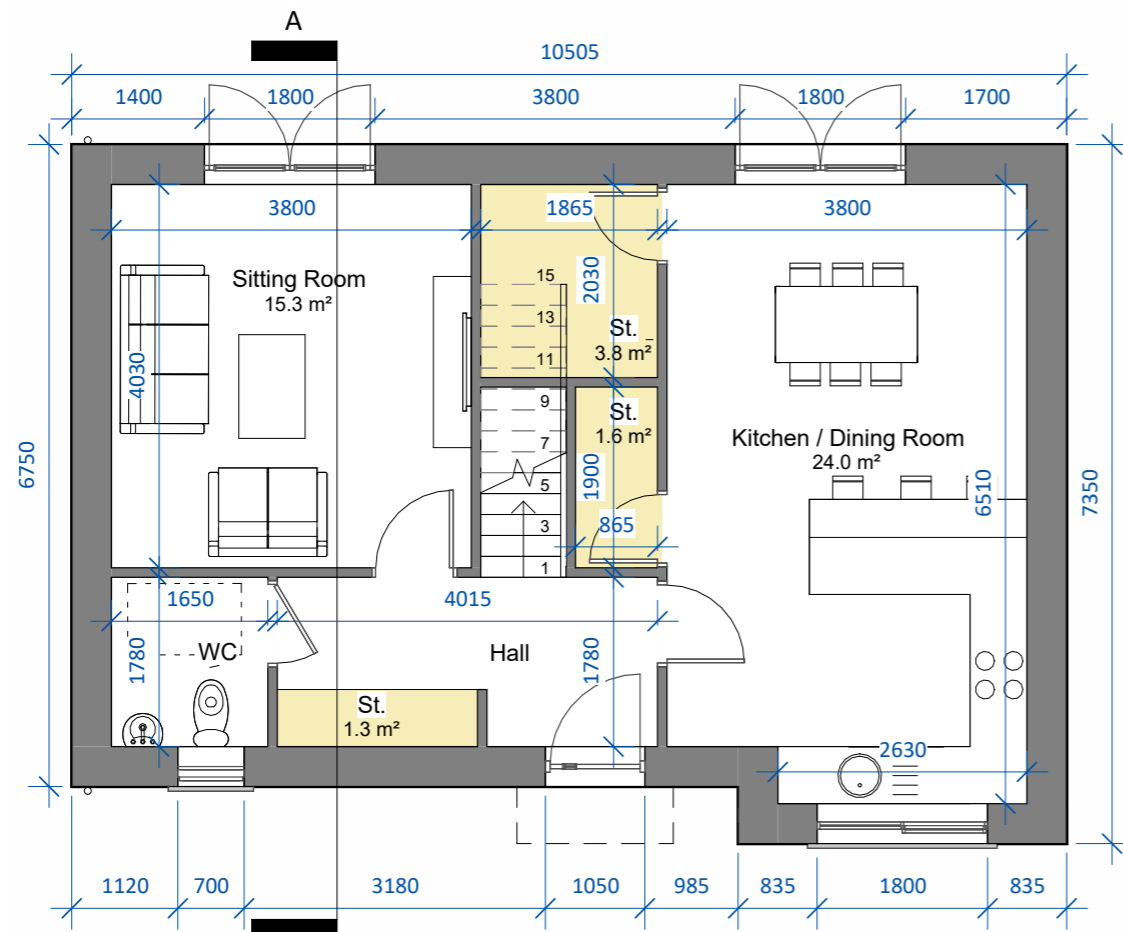


First Floor Level

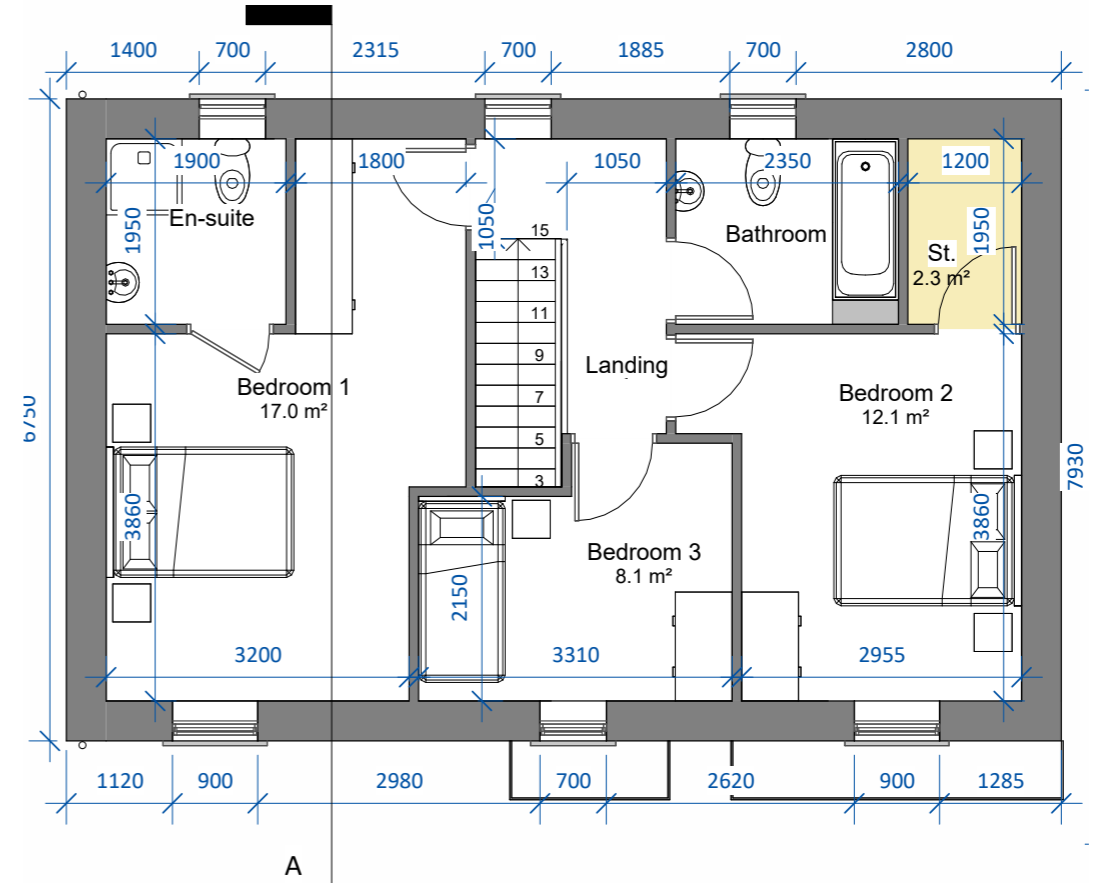


# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE C2



Ground Floor Level

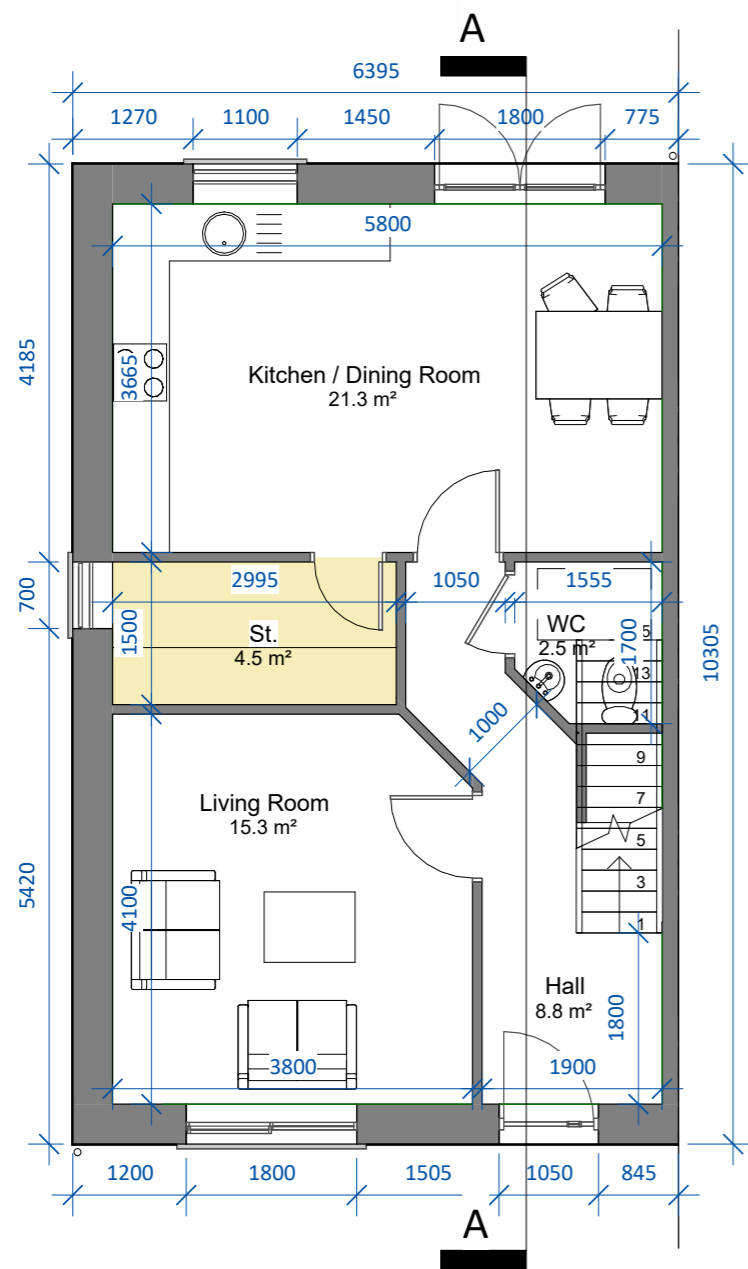


First Floor Level

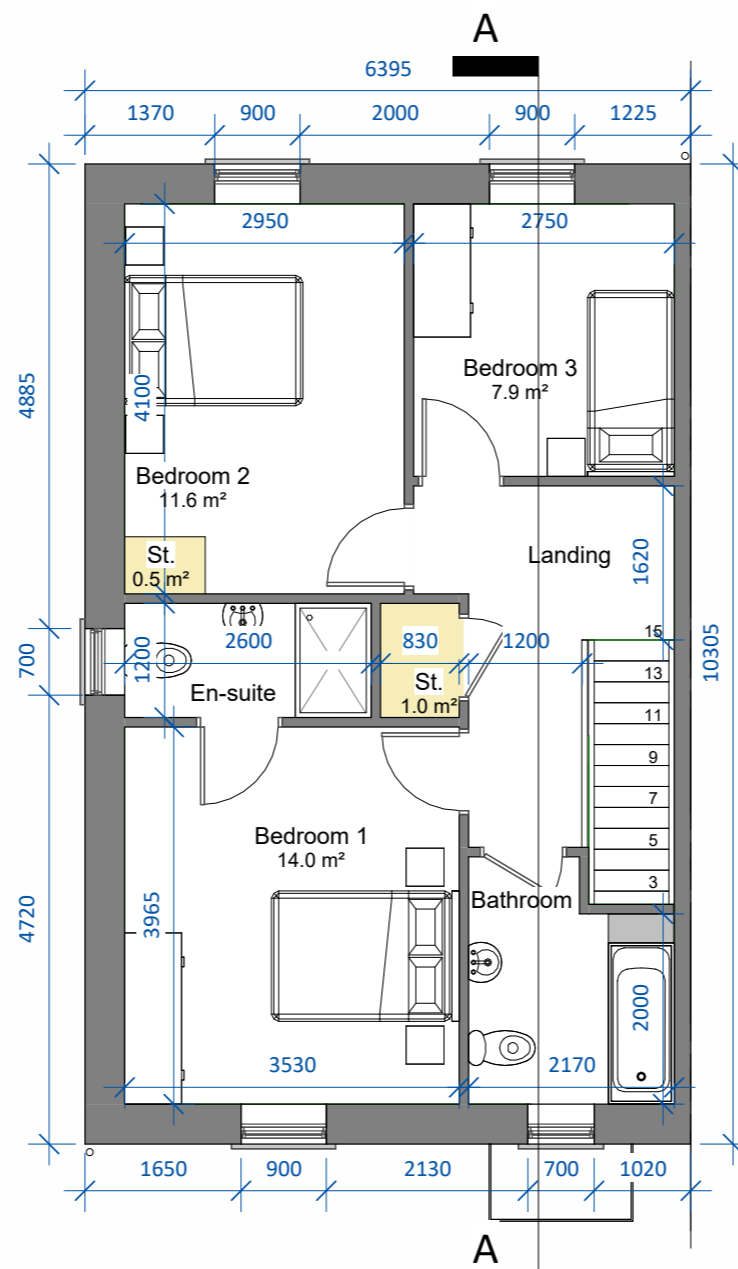


# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE D1



Ground Floor Level

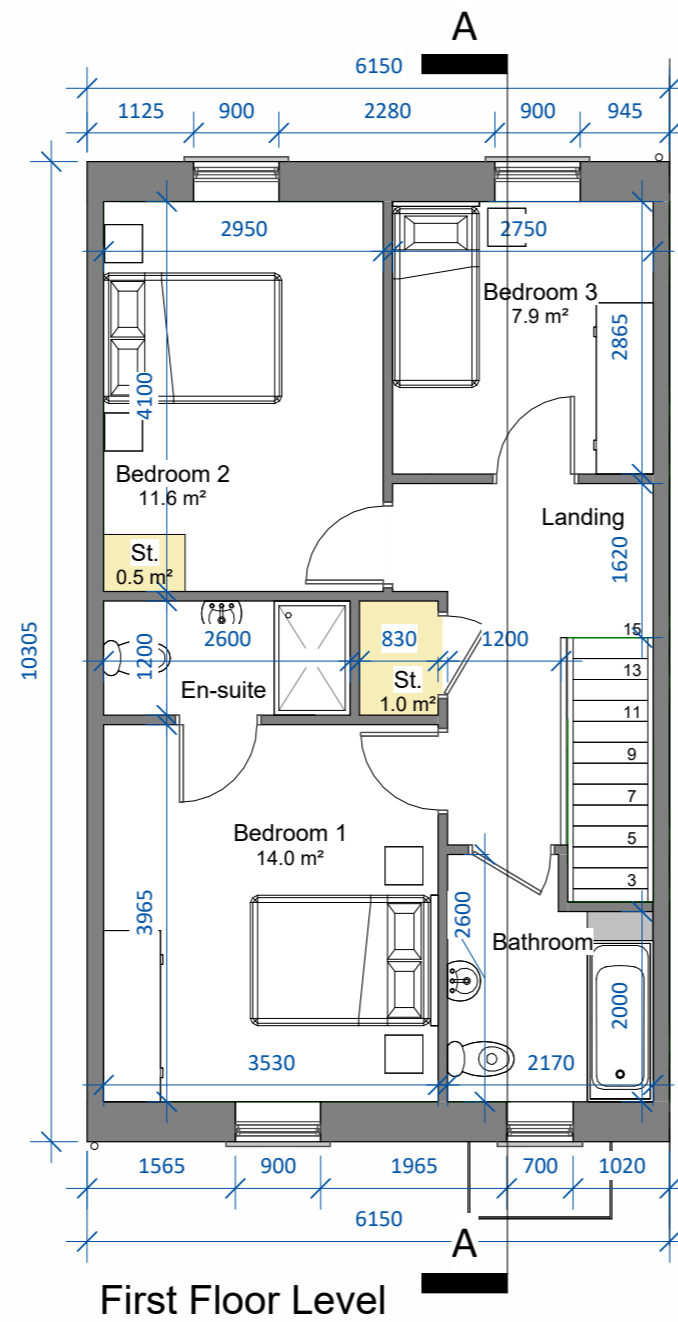
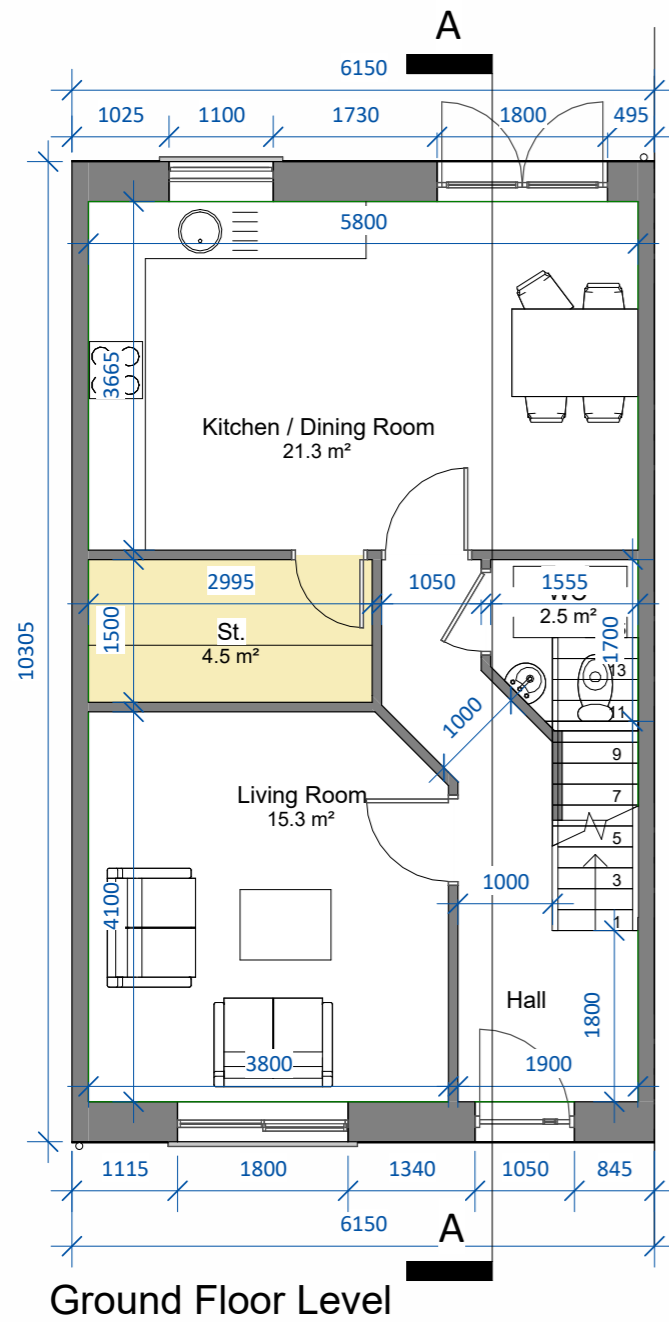


First Floor Level



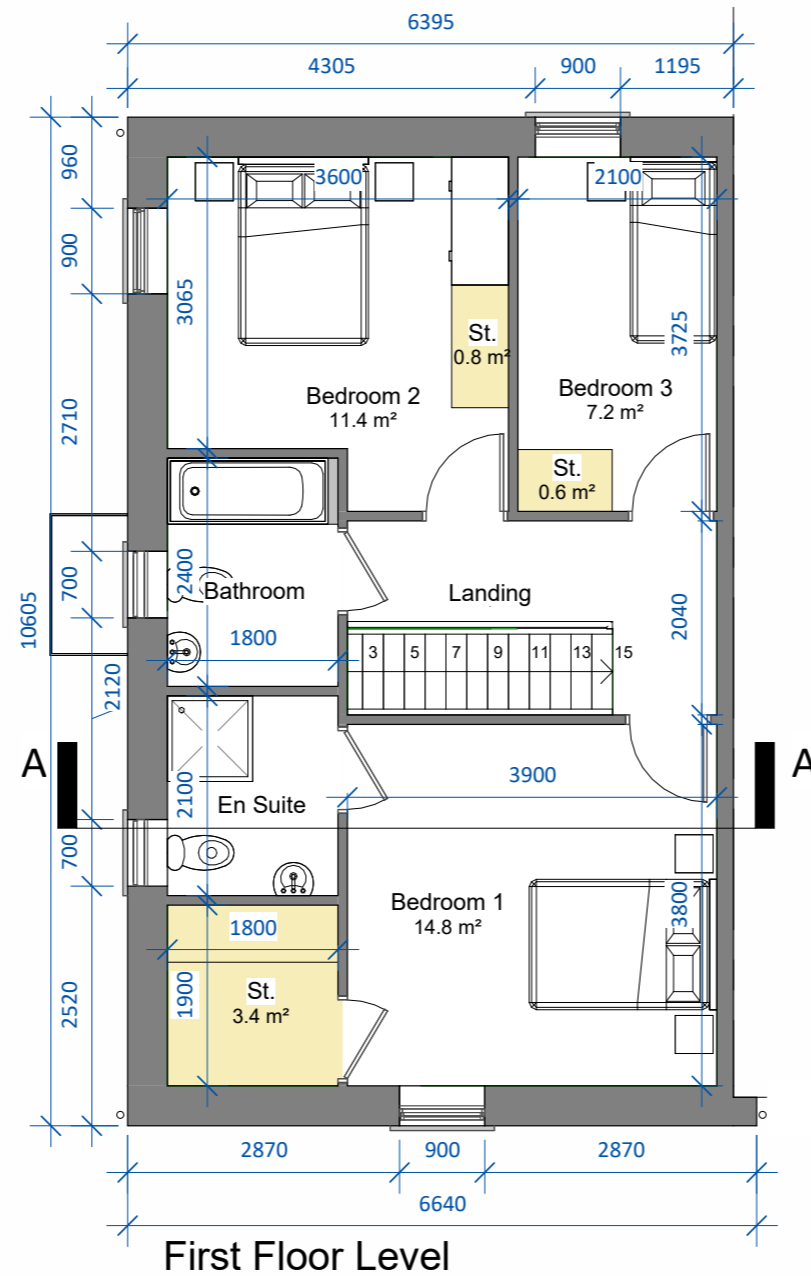
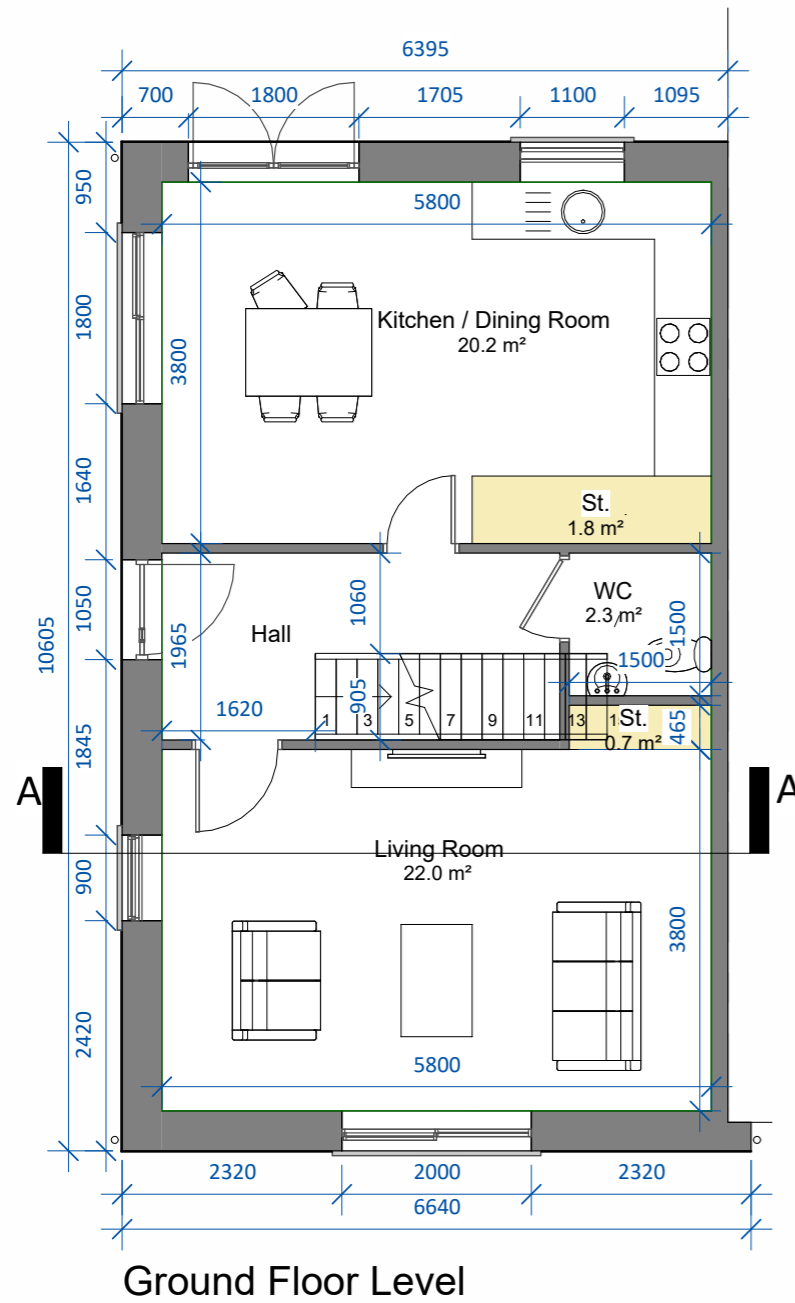
# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE D2



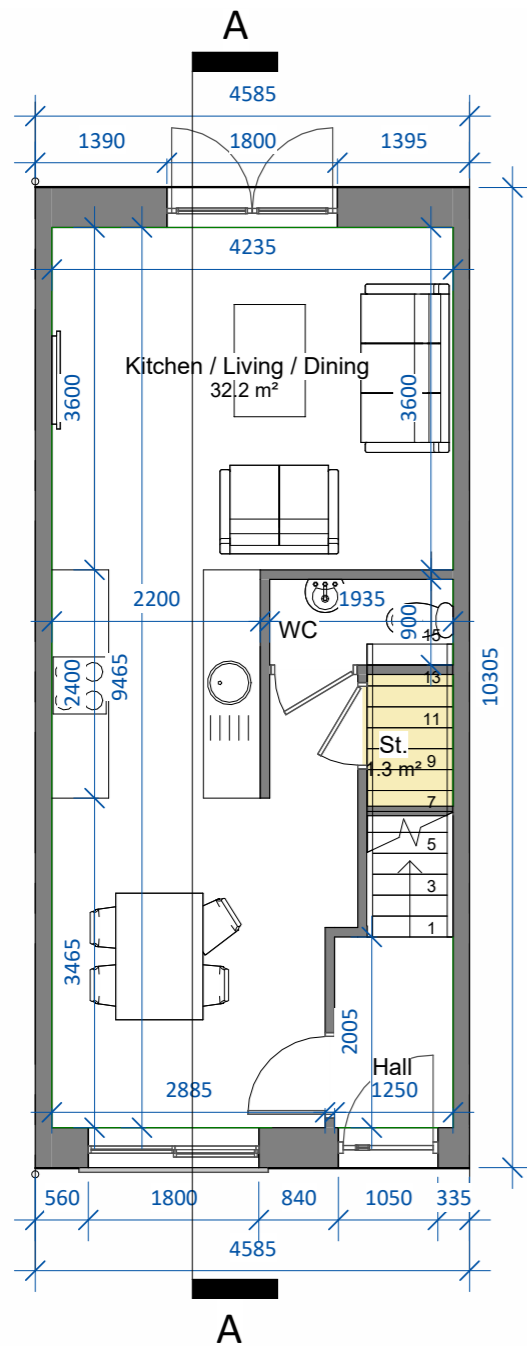
# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE D3

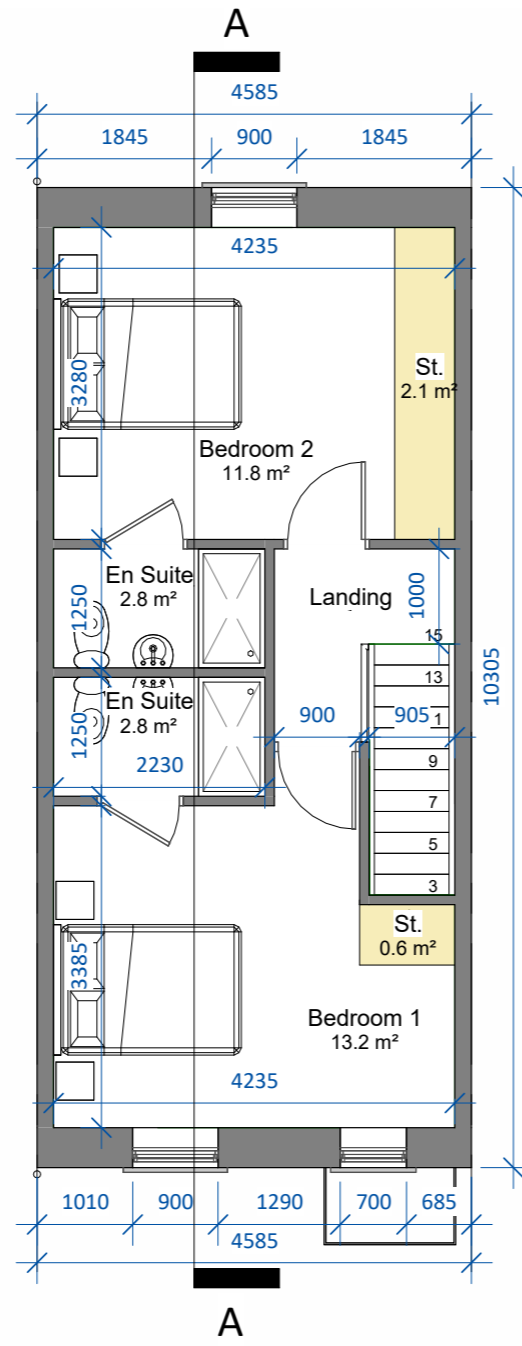


# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE E1



Ground Floor Level

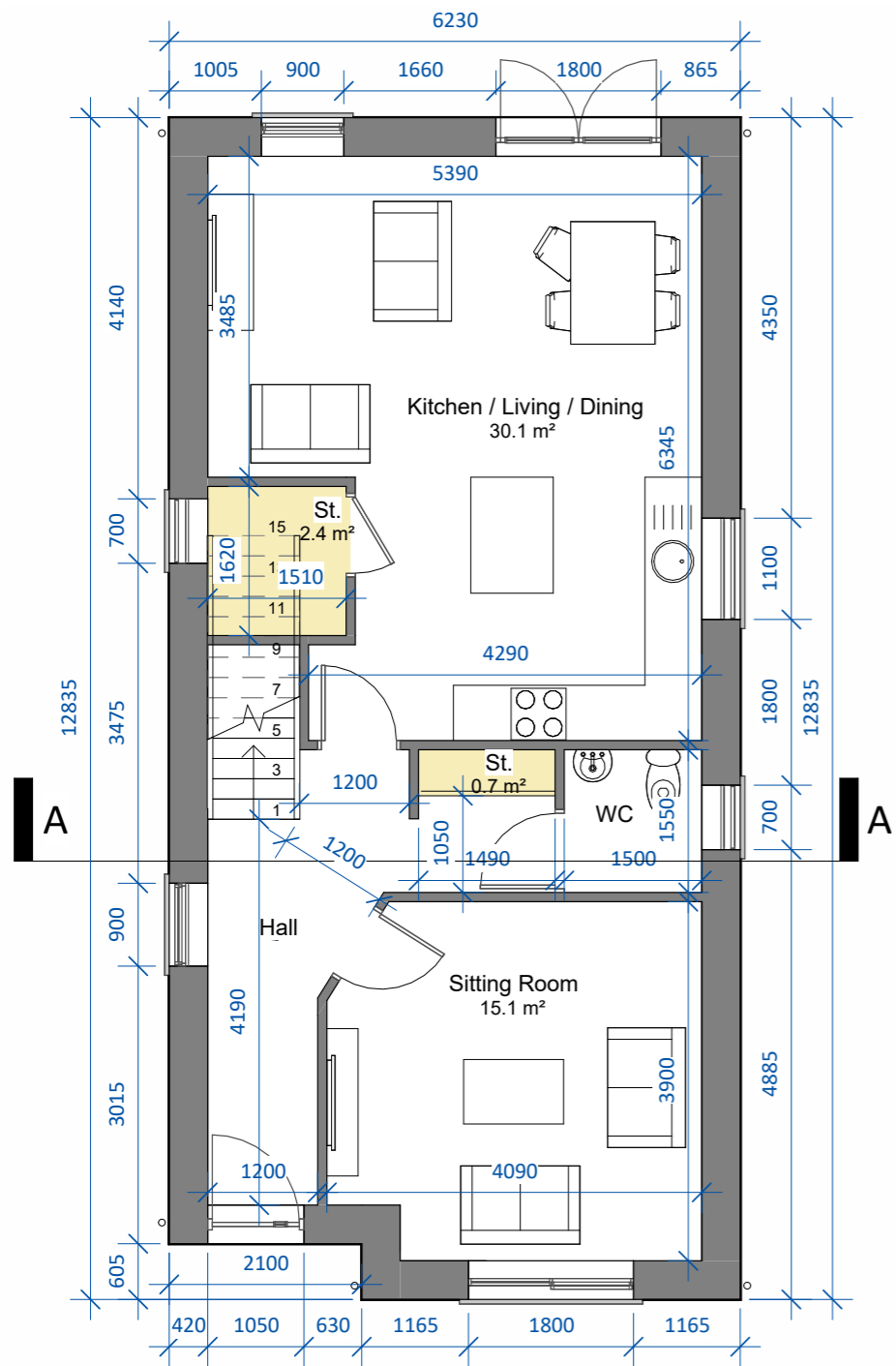


First Floor Level

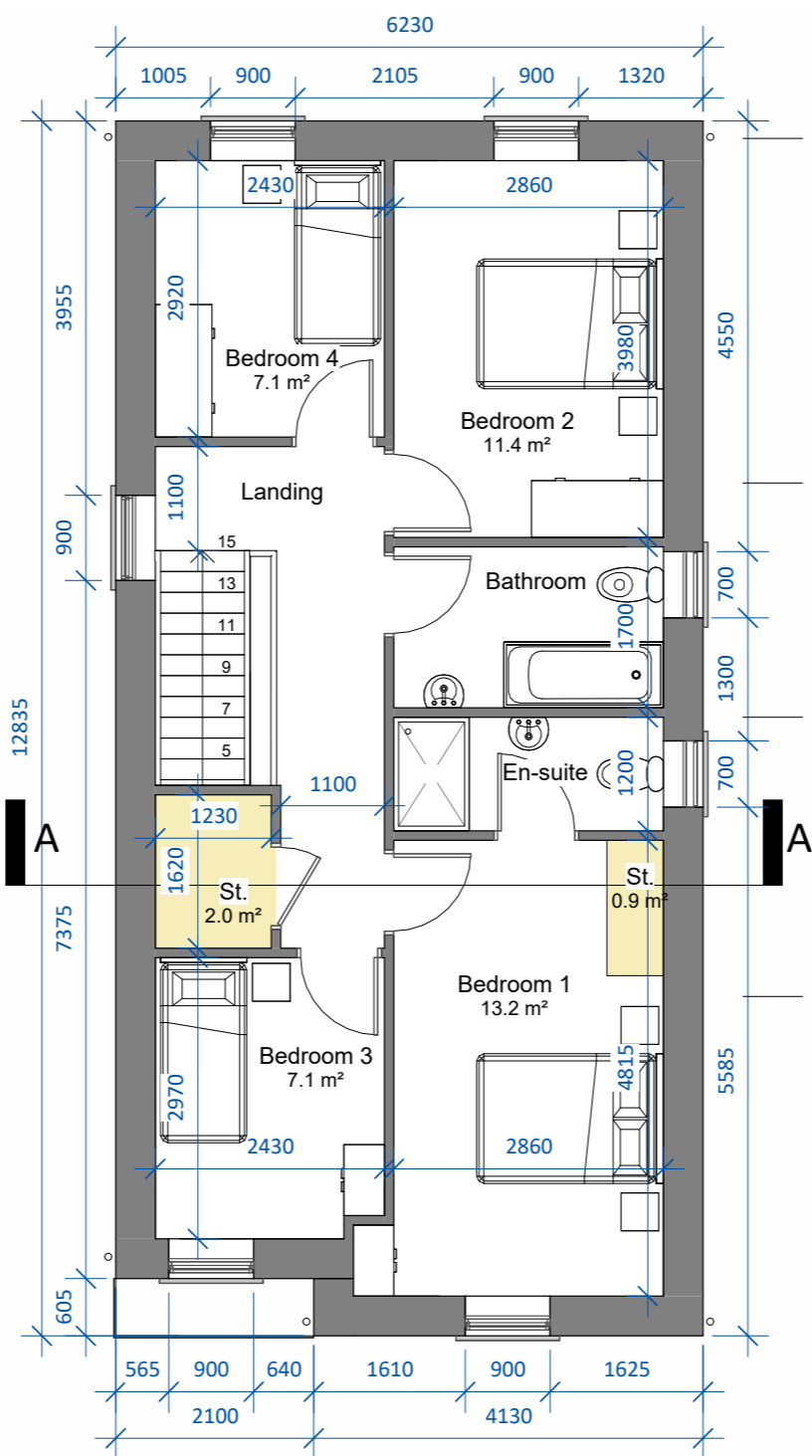


# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE F2



Ground Floor Level

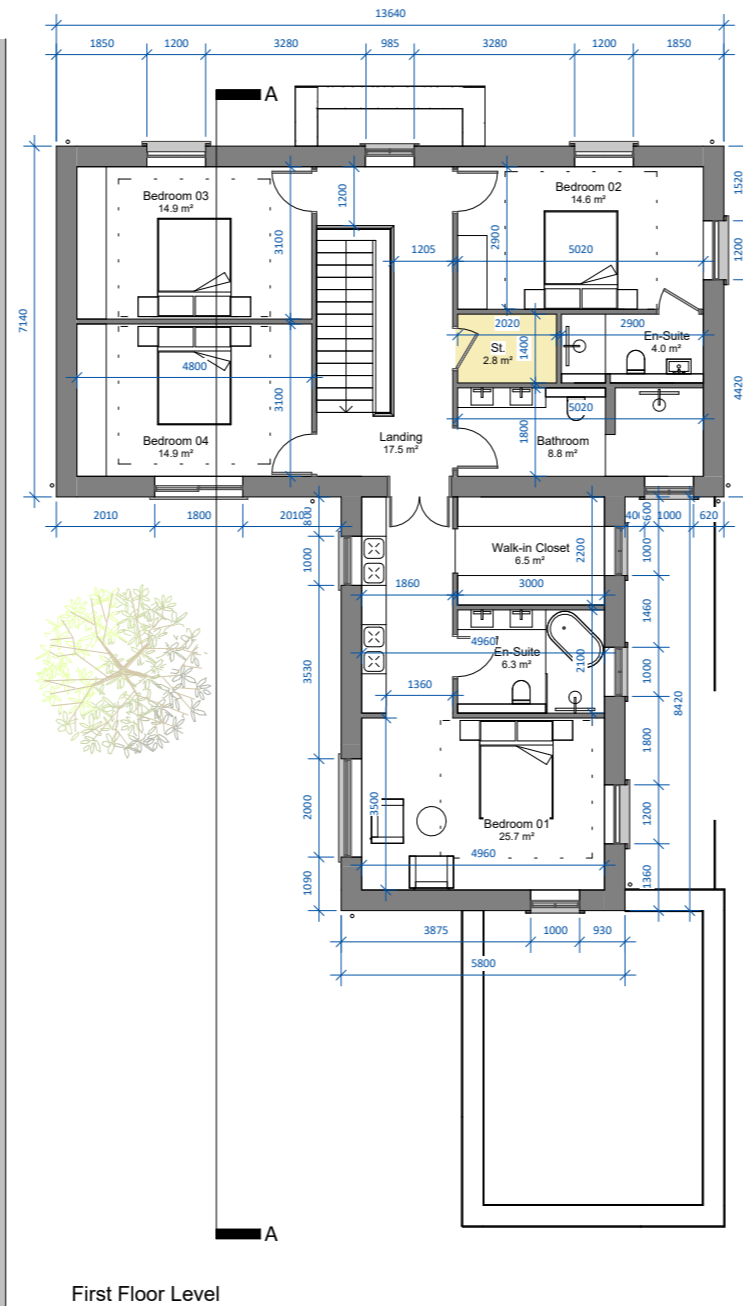
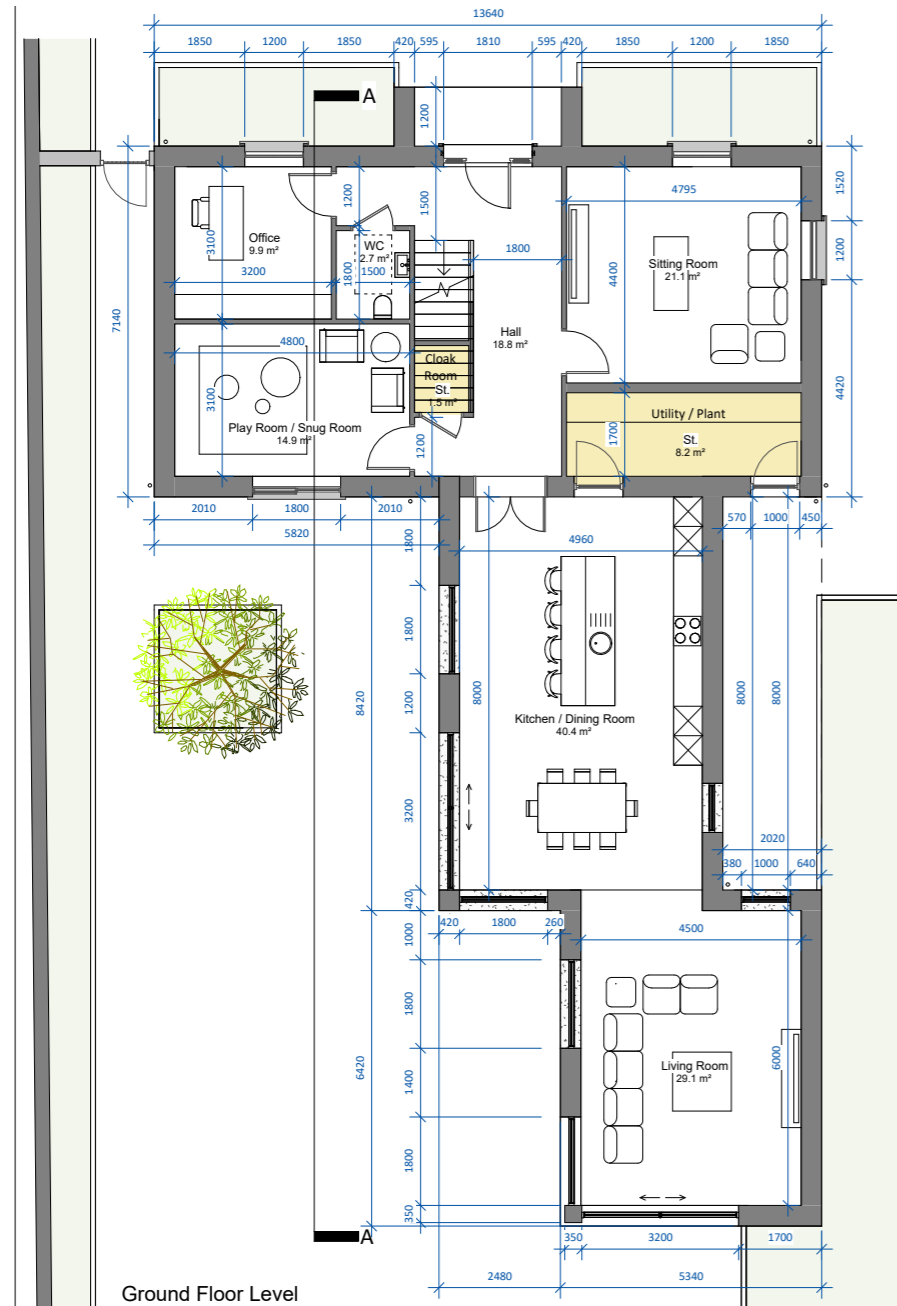


First Floor Level



# 04 INDICATIVE UNIT TYPES

## HOUSE TYPE G





# 05 CGI'S (GNET) VIEW OF SITE ENTRANCE



# 05 CGI'S (GNET) VIEW OF CENTRAL OPEN SPACE



# 05 CGI'S (GNET) VIEW TOWARDS ST. MARY'S CATHEDRAL AT VANTAGE POINT



# 06 SUMMARY

## DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING

In the ‘Sustainable Residential Development and Compact Settlements; Guidelines for Planning Authorities’ (2024), reference is made to a design checklist which was developed to act as ‘helpful prompts that can be used in the refinement and review of detailed plans and in the consideration of individual planning applications.’

The elements retained from the previous planning application along with these key principles have been incorporated into the layout and highlighted in this checklist in order to ‘determine whether the proposal overall is acceptable from a design perspective.’ These principles are as follows;

### SUSTAINABLE AND EFFICIENT MOVEMENT

The proposed development has been designed to include a clear street network in order to create a permeable and legible urban environment based on a primary local street that runs from the entrance of the scheme off the Ross Road, through the scheme with shared spaces situated along this route to promote a safe and pedestrian friendly environment. The streets within the scheme have been designed following the principles set out in the Design Manual for Urban Roads and Streets (DMURS).

The layout has been designed in such a way to promote sustainable modes of travel: shared pedestrian and cycle paths run throughout the scheme providing connections throughout the development. The layout includes several pedestrian footpath and amenity walks in the open spaces that further enhance the permeability of the development.

The quantum of parking spaces have been minimised in order to ensure that vehicular movement does not impede active modes of travel or have undue prominence within the public realm. The proximity of the site in relation to Killarney town centre help to reduce the quantity of parking required within the scheme and create a more pedestrian focused scheme.

### MIX AND DISTRIBUTION OF USES

The proposed housing mix of 1, 2, 3, and 4-bed units (apartments, townhouses, semi-detached and detached), enable the creation of a sustainable residential development that provides a greater housing choice and responds to the needs of single people, families, older people and people with disabilities. In this regard we are also providing 6 no. apartments designed following the principles of the Universal Design.



Typical Curtilage Layout



Triplex Units with U.D. Apartment on Ground Floor

# 06 SUMMARY

## DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING

### GREEN AND BLUE INFRASTRUCTURE

The proposed layout includes a series of open spaces located throughout the site. These main spaces are designed to cater for a range of active and passive recreational needs and to conserve and restore nature and biodiversity. The spaces, as described below, cater for both the users of the scheme and the wider community.

**Central Open Spaces** – Units are clustered around these centrally located spaces which provides areas where social interactions can occur. These space are overlooked by dwellings which provide passive surveillance and ensure a safe environment for residents is created. They also help instil a sense of community and create smaller neighbourhoods within the overall development.

**Shared Surfaces/Plazas** – Similar to the Central Open Spaces in the qualities that it contributes to the development but with a more urban/modern finish which allows flexibility for different activities/uses.

**Shared Pedestrian / Cycle Paths** – The layout has been designed to promote sustainable modes of travel through the incorporation of shared pedestrian and cycle paths, providing connectivity across the development. These paths run throughout the scheme, linking key areas and facilitating easy movement. In addition, several pedestrian footpaths and amenity walks have been integrated into the open spaces, enhancing the permeability of the site and offering convenient access to various parts of the development.

**Existing Natural Features** – The existing natural features along the boundaries have been incorporated into the scheme as they offer valuable amenities to the residents while also giving the development a very distinctive quality that is unique to its location. The site has been developed in such a way to ensure that the majority of the existing trees and hedgerows can be retained. The layout also integrates Nature-based Solutions in the form of SuDs wherever possible to manage the surface water.

### RESPONSIVE BUILT FORM

The aim of the proposed development is to ensure the creation of an attractive and well-designed settlement. The proposed urban structure has been designed to respond to the surrounding area and create opportunities for new connections. The units have been orientated to overlook open spaces ensure passive surveillance and the natural features on the site have been preserved to create a sense of identity within the scheme.

The buildings present well-defined edges on the proposed streets and open spaces to ensure that the public realm is overlooked with active frontages. Corner units help to create active frontages and landmark units establish a legible and coherent urban structure within and on the boundaries of the scheme. The proposed buildings have a modern character that ties in well with the existing residential developments in the area. The proposed materials and finishes are of high quality, durable and respond to the local palette of materials and finishes.



Large Open Spaces



Feature Corner Units

# 06 SUMMARY

## SITE LAYOUT & SCHEDULE

This new project in Killarney will be an aesthetically pleasing and highly efficient new development providing much needed high-quality housing for the benefit of the wider community. By adding purpose to this otherwise vacant site, this proposal will also complement and enhance the experience and enjoyment of the local area.

The orientation of the units have been arranged to benefit from natural light throughout the day. Units are designed to overlook communal open spaces and encourage a sense of community within the development. The architectural treatment incorporates off-white render, slate and modest glazing proportions.

This well connected and carefully considered development will provide high quality living spaces and community integrated homes for future residents to enjoy. It also provides these residents and the wider community with much needed family friendly spaces.

The primary aim of the proposed development is to create a living environment that responds to market demands and resultantly supplies well-built quality houses at a reasonable cost that will meet the future needs of the residents of Killarney.

We consider that the proposed development will provide a much-needed range of housing options to Killarney, addressing the growing demand for diverse housing solutions in the area.

