

Architectural Design Statement

CLIENT: Ballymore Lands Ltd.

LOCATION: Lands at Cornamaddy & Ballykeeran ,Athlone

PROJECT: Proposed Amendments to permitted residential development under LRD permission 318736-23 at Ballykeeran Gardens

Howells

ballymore.

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1.0 Background



1.1 Report Purpose and Structure

The planning application relates to proposed development and amendments to previously permitted residential development under Westmeath County Council.

In summary, the proposal will consist of replacing 129 no. residential units with 130 no. residential units, resulting in a net increase of 1 no. residential units. Proposed amendments will include changes to house types and sizes, along with modifications to the site layout, open spaces, and associated infrastructure.

This report outlines the proposed amendments and explains how they meet the principles of sustainable development to align with design parameters outlined in the Westmeath County Development Plan 2021-2027, Sustainable Residential Developments and Compact Settlements, and Design Standards for Apartments. The report includes details specifically relating to the location of the project, the previous permitted development, and the design response to relevant development standards and policies.

The report is organised into the following sections and should be reviewed alongside the accompanying supporting documents:

- Section 1: Background
- Section 2: Site Location and Description
- Section 3: Layout & Design
- Section 4: Massing
- Section 5: Materials and Finishes
- Section 6: Public Open Space
- Section 7: Street Views
- Section 8: Schedule of Accommodation

The proposed scheme has been developed in regards to the following policy documents:

- Westmeath County Development Plan 2021-2027
- 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities'
- Planning Design Standards for Apartments Guidelines for Planning Authorities (2025)



Fig. 01 Entrance to Amended Phase 1 Site Subject to this Application.

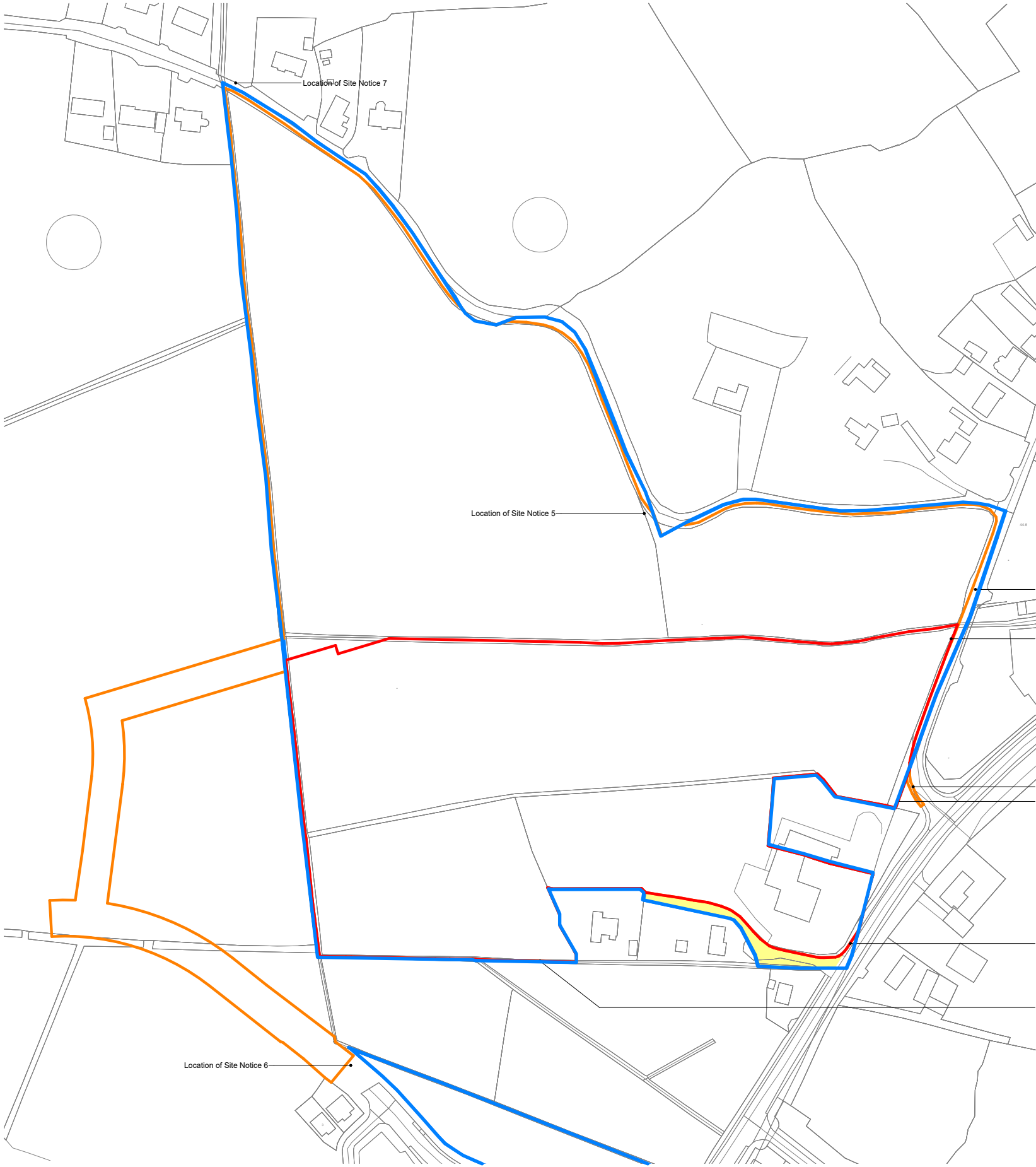
2.0 Introduction



2.1 Site Location & Context

The overall permitted development site is located north east to Athlone Town Centre within County Westmeath. The figure to the right shows the permitted application boundary (orange) and the subject site of the proposed amendment to this application (red). To the south of the site is the junction between the N55 and Woodville Road. The site is currently open green space with small pockets of residential areas to the north and south of the overall masterplan.

Lands to the south are within the applicants ownership, but do not form part of this application. The lands outlined in orange to the west form the consented access road. These lands are in third party ownership.



- KEY
- Extent of Proposed Amendments
 - Extent of Parent Permission App Ref: 2360074
 - Ballymore Ownership Boundary

Fig. 02 Site Plan highlighting Subject Site of this Application and Area of Proposed Amendments.

2.2 Masterplan Phasing

The masterplan is split into 3 Phases, working from south to the north.

Phase 1 is the site subject to this amendment application.

- KEY
- Overall Permitted Masterplan
 - Boundary of Lands Subject to this Application
 - Phase 1 Subject Site of this Application
 - Permitted Entrance
 - Phase 2
 - Phase 3



Fig. 03 Illustrative Site Plan Highlighting Phases of the Wider Masterplan.

2.3 Application Summary

Permitted Masterplan (Application Ref: 2360074)

Gross Site Area: 12.28 HA

Net Site Area: 8.59 HA

Density

Permitted Homes: 305 Homes

Permitted Density: 35.5DPH

Permitted Public Open Space: 2.35 HA

Ratio

Permitted Plot Ratio: 0.25

Masterplan House Types	Total Homes	Mix
House (3B5P)	151	85%
House (4B7P)	24	15%
Total	175	100%

Masterplan Apart. Types	No. Units	Mix
Apartment (1B2P)	25	19%
Apartment (2B3P)	80	62%
Apartment (3B5P)	25	19%
Total	130	100%

Proposed Masterplan

Gross Site Area: 12.28 HA

Net Site Area: 8.59 HA

Density

Proposed Homes: 306 Homes

Proposed Density: 35.6DPH

Proposed Public Open Space: 2.26 HA

Ratio

Proposed Plot Ratio: 0.27

Masterplan House Types	Total Homes	Mix
House (3B5P)	145	76%
House (4B7P)	47	24%
Total	192	100%

Masterplan Apart. Types	No. Units	Mix
Apartment (1B2P)	29	25%
Apartment (2B3P)	59	52%
Apartment (3B5P)	26	23%
Total	114	100%

Phase 1 Comparison

Permitted Homes: 129 Homes

Permitted Density: 23.6DPH

Phase 1 House Types	Total Homes	Mix
House (3B5P)	63	74%
House (4B7P)	22	26%
Total	85	100%

Phase 1 Apart. Types	No. Units	Mix
Duplex (1B2P)	8	18%
Duplex (2B3P)	15	34%
Duplex (3B5P)	7	16%
Apartment	14	32%
Total	44	100%

Proposed Home: 130 Homes

Proposed Density: 23.8DPH

Phase 1 House Types	Total Homes	Mix
House (3B5P)	57	56%
House (4B7P)	45	44%
Total	102	100%

Phase 1 Apart. Types	Proposed	Mix
Duplex (1B2P)	12	42%
Duplex (2B3P)	8	29%
Duplex (3B5P)	8	29%
Total	28	100%

2.4 Permitted Masterplan

Permitted Masterplan

Gross Site Area: 12.28 HA

Net Site Area: 8.59 HA

Density

Permitted Homes: 305 Homes

Permitted Density: 35.5DPH

Permitted Public Open Space: 2.35 HA

Ratio

Permitted Plot Ratio: 0.25

Masterplan House Types	Total Homes	Mix
House (3B5P)	151	85%
House (4B7P)	24	15%
Total	175	100%

Masterplan Apart. Types	No. Units	Mix
Apartment (1B2P)	25	19%
Apartment (2B3P)	80	62%
Apartment (3B5P)	25	19%
Total	130	100%

KEY

Phase 1 Site Boundary

Masterplan Site Boundary

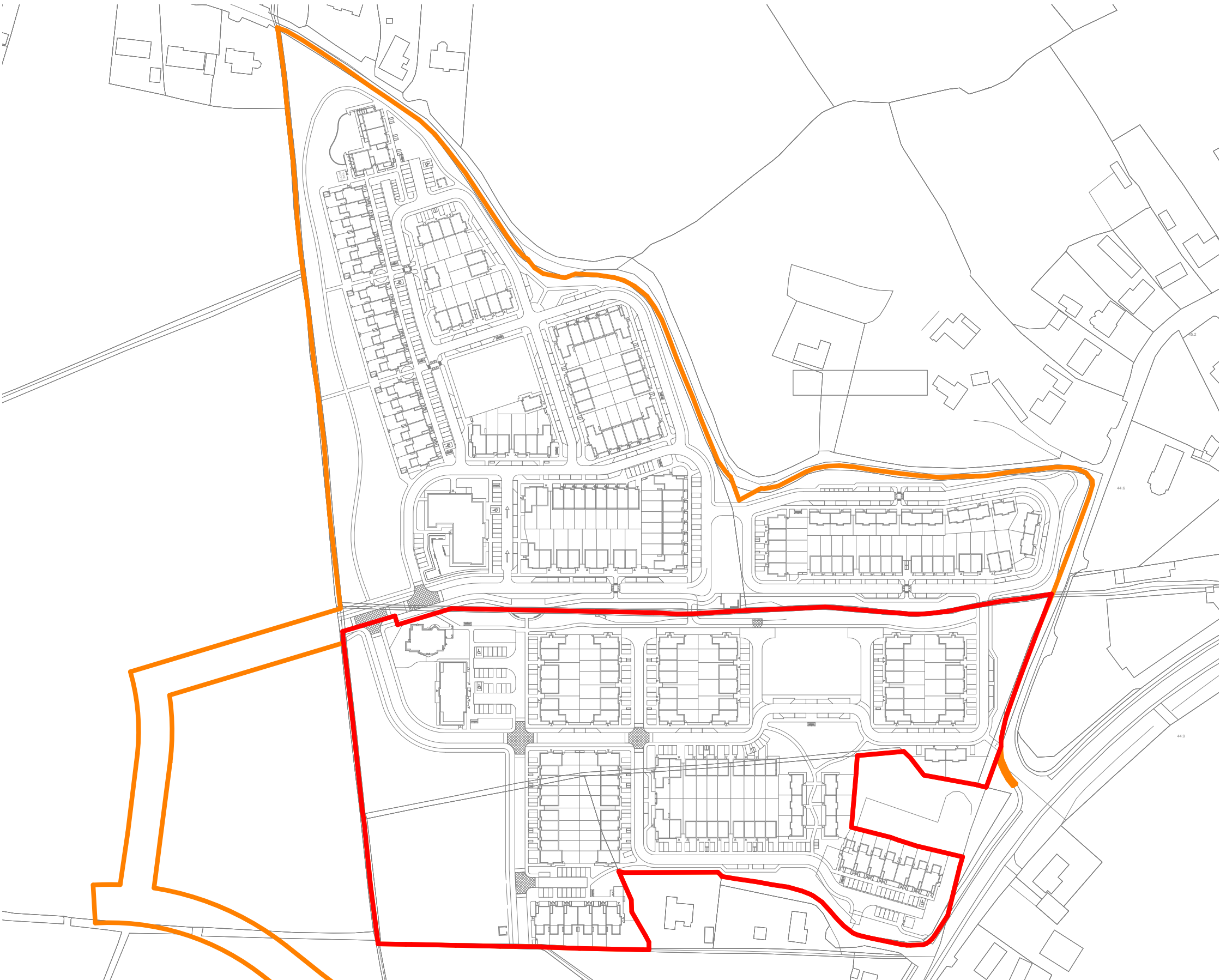


Fig. 04 Masterplan Layout of Permitted Scheme.

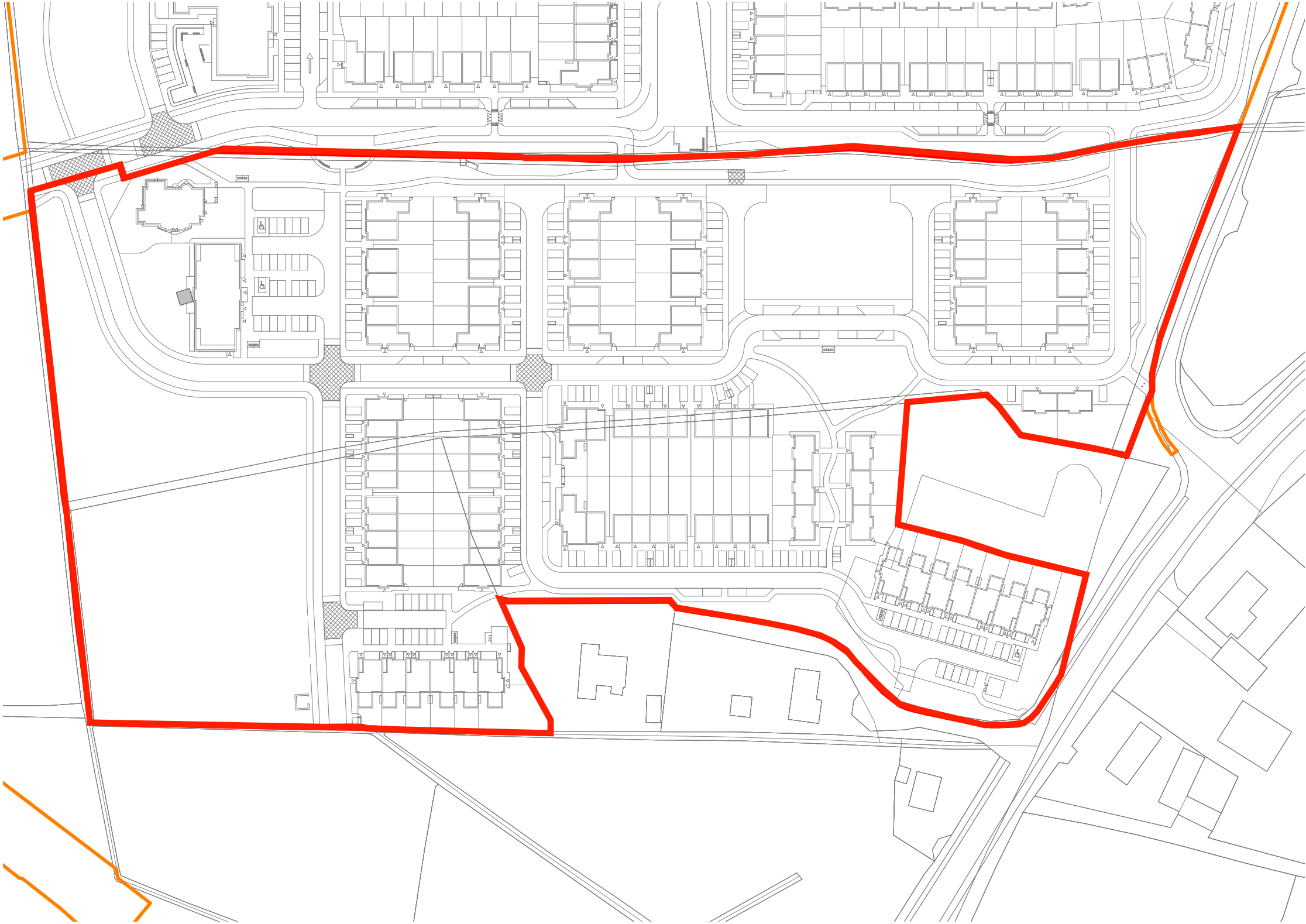
2.5 Permitted Phase 1 Layout

Density

Amendment Boundary Homes: 129 Homes.

Phase 1 House Types	Total Homes	Mix
House (3B5P)	63	74%
House (4B7P)	22	26%
Total	85	100%

Phase 1 Apart. Types	No. Units	Mix
Duplex (1B2P)	8	18%
Duplex (2B3P)	15	34%
Duplex (3B5P)	7	16%
Apartment	14	32%
Total	44	100%



- KEY
- Phase 1 Site Boundary
 - Masterplan Site Boundary

Fig. 05 Site Layout Plan of Permitted Scheme.



2.6 Proposed Phase 1 Amendments

Density

Amendment Boundary Homes: 130 Homes

This is an uplift of 1 home from the permitted layout within Phase 1.

Wider Site Density: 35.6DPH

Phase 1 House Types	Total Homes	Mix
Semi Detached - (3B5P)	48	47%
Semi Detached - (3B5P)	9	9%
Semi Detached - (4B7P).1	19	18%
Semi Detached - (4B7P).2	7	7%
Detached - (4B7P).3	2	2%
End Terrace - (4B7P).4	3	3%
Semi Detached - (4B7P).5	12	12%
Semi Detached - (4B7P).6	2	2%
Total	102	100%

Phase 1 Duplex Types	No. Units	Mix
Duplex - (2B4P)	8	29%
Duplex - (3B5P)	8	29%
Triplex - (1B2P)	12	42%
Total	28	100%

- KEY
- Phase 1 Site Boundary
 - Masterplan Site Boundary
 - H3.1 Semi Detached (3B5P)
 - H3.2 Semi Detached (3B5P)
 - H4.1 Semi Detached (4B7P)
 - H4.2 Semi Detached (4B7P)
 - H4.3 Detached (4B7P)
 - H4.4 End Terrace (4B7P)
 - H4.5 Semi-Detached Corner (4B7P)
 - H4.6 Semi-Detached (4B7P)
 - D1 Duplex
 - T1 Triplex
 - Creche



Fig. 06 Site Layout Plan of Proposed Amendments.

3.0 Layout & Design



3.1 Design Development

Proposed Development

The proposed development, designed by Howells, includes amendments to Phase 1 of the previously consented plan. The changes to the development involve amendments to the house types, number of units and house sizes. They also includes changing the apartment block to own door apartments consisting up duplex units and triplex walk-up units.

The permitted development within the Phase 1 red line totalled to 129 units and the proposed amendment application totals to 130 units, an addition of 1 unit.

Design Evolution

The architectural design of the proposal has developed from the permitted masterplan, with changes in keeping with the guidelines from the Westmeath County Development Plan. The changes also reflect the feedback and recommendations received from Westmeath County Council (WMCC) during pre-planning meetings. The primary objective is to design more appropriate unit types, mix, and materiality to meet both the market demand and an improved design principle intent. All within the concept design and constraints of the permitted development, while addressing specific design recommendations of the local authority.

Residential Standards

The design of the scheme is in line with the residential standards set out in the WMCC Development Plan 2021-2027, particularly Section 16.3.1 *Design, Layout & Housing Mix*. The houses, duplex and triplex types have been designed in compliance with these guidelines, with floor area, garden sizes and storage exceeding requirements set out in the *Design Manual for Quality Housing* in Section 5.2.2.2.

The houses within the proposed development exceed the minimum required Private Open Space set out in the WMCC Development Plan. Providing ample Private Open Space for each unit is a key design element driven by the positive effects they impart on the future occupants’ quality of life. Please refer to the Site Layout - Proposed (Drawing 2650-HWS-P1-ZZ-D-A-10022_P01).

Mix of units and Housing Types

The proposed amendment to the approved development includes changes to the house types, sizes, materiality and overall characteristics. 1 additional no. residential units will be added, all within the red line boundary.

Of the 130 proposed residential units, 78% (102 units) are semi-detached and detached houses, while the remaining 22% (28 units) are own door apartments consisting of duplex and triplex units.

Of the 102 houses, fifty-seven units are three-bed semi detached houses and forty-five units are four-bed semi-detached and detached houses. For more details, see Section 8 of this document and the schedule of accommodation submitted with this application.

Plot Ratio

The proposed development achieves a plot ratio of 0.26. This approach considers the quality of the design and its responsiveness to the site context.

Residential Density

In Sections 3.7 and 3.9 of the Development Plan, higher densities for residential developments in Athlone are required as it is a Regional Growth Centre and Key Town.

The proposed development offers a residential density of 35.6 dwelling per hectare (dph), an increase from the previously permitted 35dph. For more information on densities, please refer to Section 2.3 of this report.

Building Height

The proposed development has carefully considered the heights of the dwellings in relation to the neighbouring developments. The majority of the site will consist of two-storey semi-detached houses and three storey buildings for the own door apartments. This ensures strong integration within the overall residential unit and a mix of dwelling types to meet the needs of social and demographic changes highlighted in Section 3.9 of the Development Plan.

Public Open Space

In Section 16.3.1 *Design, Layout & Housing Mix* of the WMCC DP, the table of objectives CPO 16.21 specifies that 15% of the total site area should be allocated as Public Open Space. These areas should be accessible for all residents with elements of landscaping and sensory aids. The proposed development exceeds this requirement, providing 18.4% Public Open Space across the overall parent permission (12.28ha) .

Sustainable Residential Development and Compact Settlements Guidelines

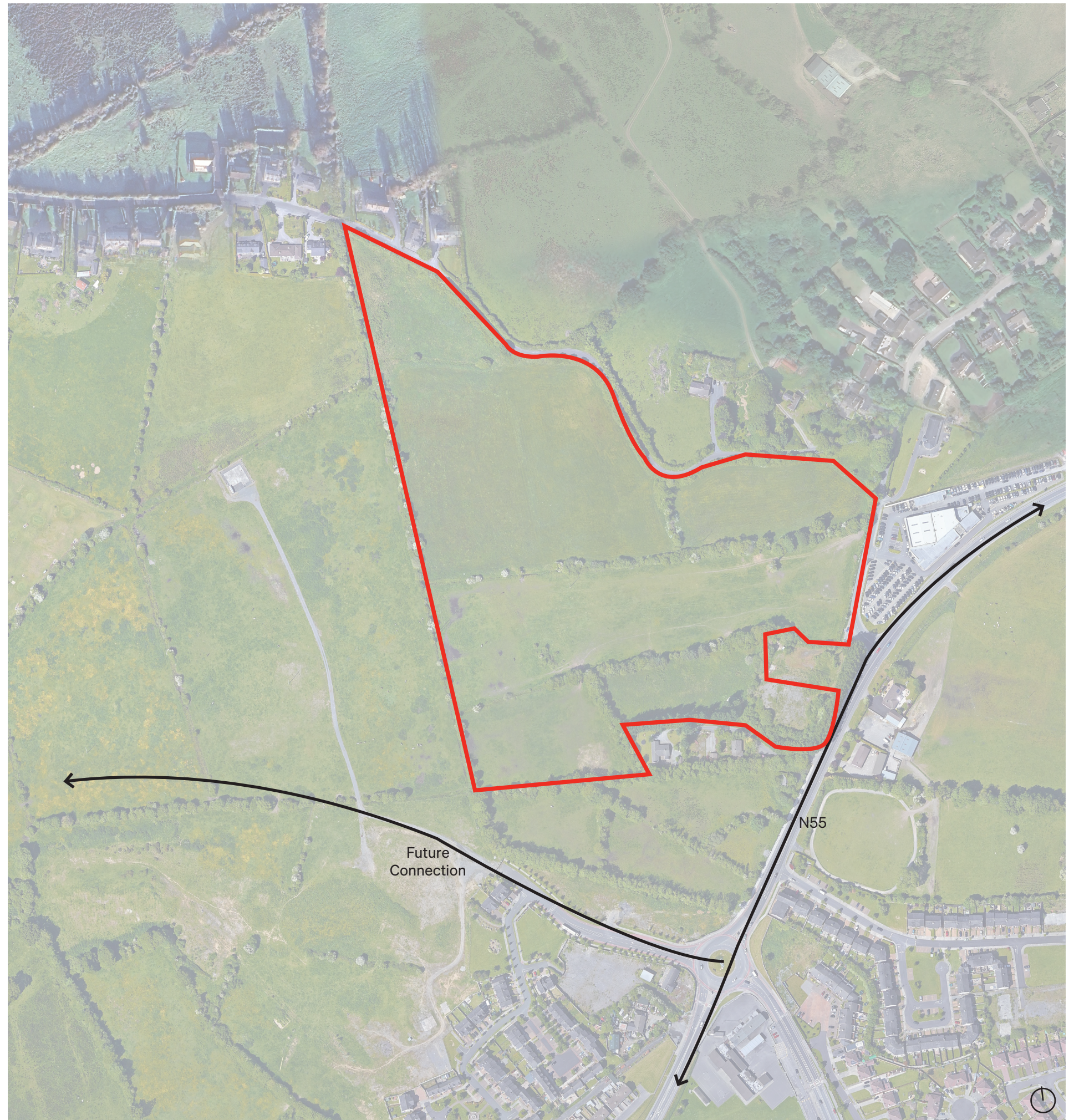
The guidelines encourage more low-rise, medium density housing to cater for the growth of urban developments and diverse households, acknowledging the need to change and adapt for an increasing population. They also introduce a alternative to houses and apartments as compact ‘own door’ housing to achieve higher densities and variety of dwelling options. This approach provides minimum standards for new developments along with the existing traditional housing styles, diversifying the range of traditional developments and housing options.

This phase of Ballykeeran Gardens, Cornamaddy looks to the new national guidance on sustainable residential development and compact settlements on ways to improve and widen the offer at Cornamaddy for the wider Westmeath Community.

3.2 Site Context

The overall permitted development is located north east of the Athlone Town Centre. Surrounding the site are small pockets of residential developments to the north, east and south. The N55 running across the south of the site allows for a direct route to the centre of Athlone and surrounding areas.

The neighbouring areas are predominately residential with a school close by with some commercial buildings branching along the N55.



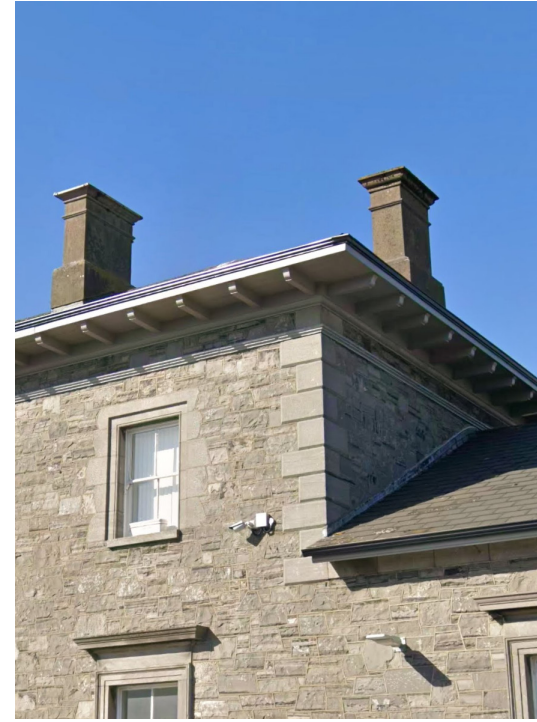
3.3 Local Vernacular

The tight-grained streets of Athlone's centre create an urban fabric defined by intimacy, enclosure, and a strong sense of continuity between past and present. Their narrow proportions, irregular alignments, and clusters of colourful, small-fronted buildings establish a human-scaled environment where the pedestrian experience takes precedence.

This tight urban grain supports a rhythm of frequent doorways, varied window heights, and subtle shifts in building lines, creating an ever-changing spatial sequence as one moves through the town. Such variation encourages slow movement, momentary pauses, and casual interaction qualities central to traditional European town centres.



Fig. 07 Street Pattern - Athlone Grain.



3.4 Surrounding Developments

Outside the historic centre, newer urban extensions typically shift toward straight, gridded street layouts and repetitive housing forms, a pattern clearly visible in aerial views of recent residential areas. This suburban morphology, straight roads, repeating house types, and predictable block structures reflects a broader Irish pattern where new housing estates expand outward from historic cores in a repetitive, low-density fashion. National planning critiques note that Ireland's growth has often resulted in "repetitive two-storey housing estates sprawling out from historic villages or town centres", mirroring what is visible on the edges of Athlone.

These create a landscape of homogeneity, where architectural variation is minimal and the experience of the street is shaped more by the rhythm of repetition than by the nuanced spatial richness found in historic cores.



Fig. 08 Street Pattern - Urban Extension.



3.5 Design Proposal

To create a successful neighbourhood that reflects the richness and character of Athlone, three key design principles have been established to foster diversity and visual interest throughout the streetscape. The principles are to step the street lines, animate the corner moments, and activate street and boundary edges. These principles are described in depth in Section 3.6 of this document.

Typical Development



The typical development layout has a simple approach to street topography where the unit types are repeated, missing the variety needed for a cohesive layout. Buildings are generally arranged in a linear formation with roof lines replicated across all units, along with design priority on parking. This approach ultimately minimises the variety of landscape, and atmospheric potential for new developments.

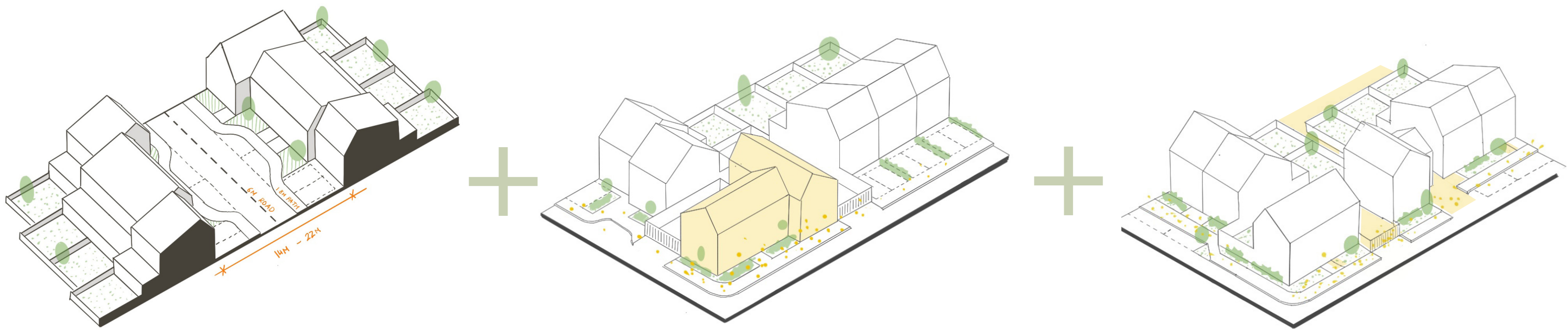
Proposed Variety



Introducing a variety of new unit types allows for interest to be added to streetscapes with stepped building lines and roof lines. In arranging parking bespoke to the location and street style, the overall development benefits from an improved pedestrian experience, nature focused atmosphere, and rhythmic interaction towards buildings.

3.6 Design Principles

By drawing on the character of local vernacular housing, the design intent of this amendment is to introduce greater variety and visual interest to the streetscape. Rather than repeating uniform frontages or housing types, the proposal seeks a more diverse and articulated appearance, with a finer, more varied grain. The overarching aim is to create a richly textured environment that feels distinctive and welcoming one where residents genuinely want to live.



STEPPED STREETSCAPE

The use of stepped terraces introduces a dynamic rhythm throughout the streetscapes, creating a sequence of expanding and contracting spatial experiences. This variation in street width not only breaks down the visual monotony often found in uniform terraces but also responds more sensitively to the needs of pedestrians and residents. By carefully shifting the terrace typology, the design promotes a sense of intimacy, openness, and enclosure at different moments along the street, reinforcing a human-scaled environment that supports both social interaction and spatial legibility across the masterplan.

ANIMATED CORNERS

Strategically positioned corner treatments are opportunities to introduce moments of colour, material richness, and architectural definition. These special corners serve as visual markers throughout the masterplan, articulating key junctions, frame views, and enhance wayfinding across the site. With these nodes, the proposal establishes a sense of identity and orientation, contributing to a more legible and characterful public realm. These interventions also allow for subtle variation within the architectural language, fostering a layered and engaging street scape experience.

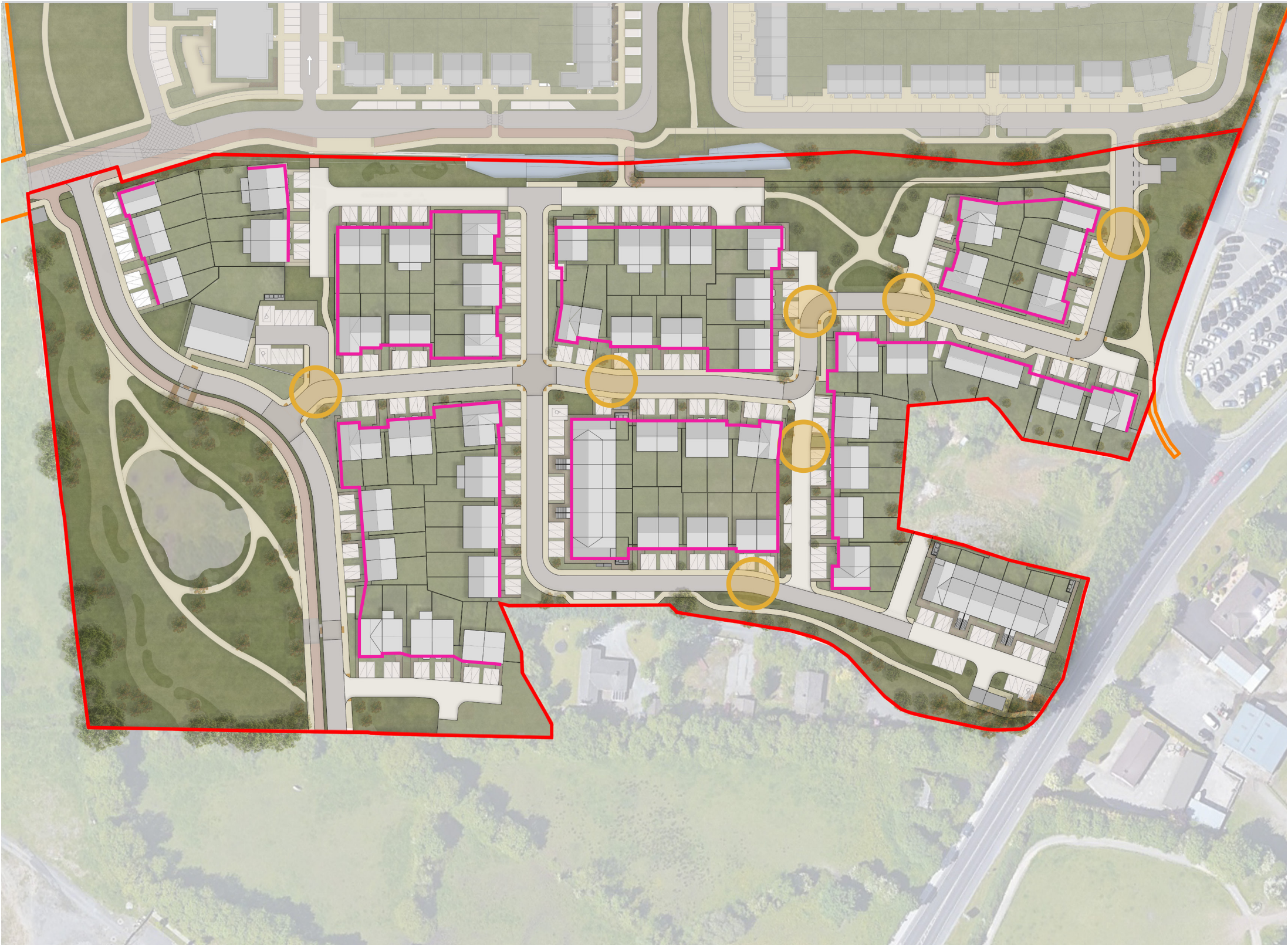
ACTIVE EDGES

Active edges are carefully integrated throughout the masterplan to promote vibrancy, safety, and engagement at the interface between public and private space. By ensuring that building frontages include defined entrances and a variety of uses facing the street, these edges help animate the public realm and foster a sense of ownership. Whether through residential front doors, communal thresholds, or semi-public spaces such as porches, gardens, and stoops, the design encourages natural interaction between residents and passers-by. This consistent activation along key routes supports walkability, social cohesion, and a more welcoming, people-oriented environment across the masterplan.

3.7 Layout Principles

The layout has been carefully configured to keep in line with the county Development Plan whilst also implementing the design principles in Section 4.5 and Section 4.6. The roads have been cranked to break up long street runs for a varied street scape. This also allows for the houses to be stepped for unique sightlines across the development, preventing rigid pedestrian and vehicle movement for a rich and accessible experience.

The tiles of houses have activated edges with landscaped corners and carefully orientated dual aspect houses for characterful junctions, both aesthetically and to aid way-finding. Landscaped areas between houses and driveways create a sense of place and ownership as well as softening the boundary of public and private space.



- KEY
- Phase 1 Site Boundary
 - Masterplan Site Boundary
 - Cranked Street
 - Building Line

3.8 Context & Connections

The site’s context, with its constraints and opportunities, has been carefully considered in the design process. The layout of the permitted scheme is rearranged to accommodate 97no. houses and 38no. own door apartments. The site will be accessed from the permitted vehicular entrance to the north west of Phase 1, with a potential future secondary entrance to the south catered for within the infrastructure design.

Access

The vehicular route from the west of the site has been retained as per the permitted scheme. The turning head to the east of the site allows for adequate vehicular movement until the completion of the subsequent phases.

Pedestrian access routes have been retained from the main road at the east as per the permitted parent application. These act as a key link to the south end of the site towards the own door apartments and the north through the open space.

Homezone

New homezone routes have been proposed at the northern end and southern end of the site. The northern homezone route is made up of two cul-de-sacs for integration with the surrounding public open space. The homezone route at the south end of the site serving the duplex block for increased permeability of pedestrian and vehicle movement. The homezone routes encourage variety to the site and overall Masterplan.

Green Pedestrian Corridor

Following the previous application, the north-south road to the east of the site has been updated to a homezone route. This allows for a green pedestrian corridor connecting the own door apartments at the south to the public open space to the north.



- KEY
- Phase 1 Site Boundary
 - Masterplan Site Boundary
 - Primary Route
 - Secondary Route
 - Connecting Route
 - Pedestrian Route
 - Public Open Space

Fig. 09 Site Layout Plan of Proposed Amendments.

3.9 Wider Context & Connections

Wider Masterplan Connections

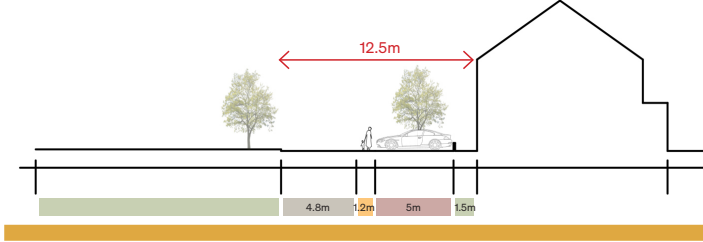
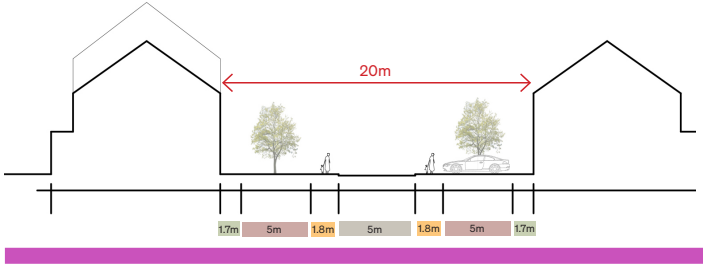
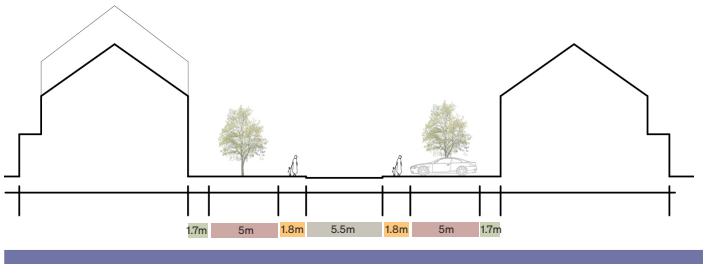
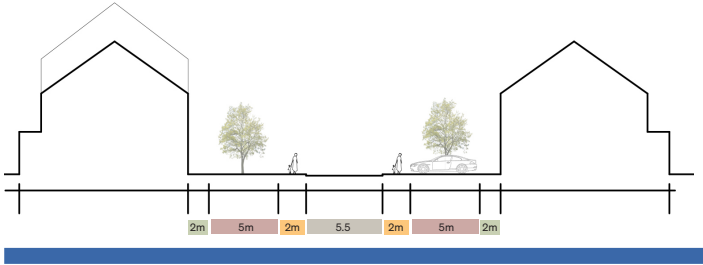
The permitted vehicular entrance to the east, through third party lands, is retained as the primary entrance to the development. A potential future secondary entrance may be integrated to the south of the Phase 1 boundary. The road network and infrastructure to this amendment application allows for future vehicular connection at this point to the neighbouring site subject to future agreement, as per the permitted parent application (App Ref: 2360074).



- KEY
- Phase 1 Site Boundary
 - Permitted Masterplan Site Boundary
 - Primary Route

3.10 Street Typologies

The main neighbourhood road connects the site entrance to Phase 1 and the future phases, with connections to homezones and local streets throughout. The local streets provide short through roads as a secondary route through the site, breaking up the long street runs. The homezone is a pedestrian focused street with reduced vehicle access and fewer houses accessed off it.



- KEY
- Phase 1 Site Boundary
 - Masterplan Site Boundary
 - Link Street
 - Neighbourhood Street
 - Local Street
 - Homezone

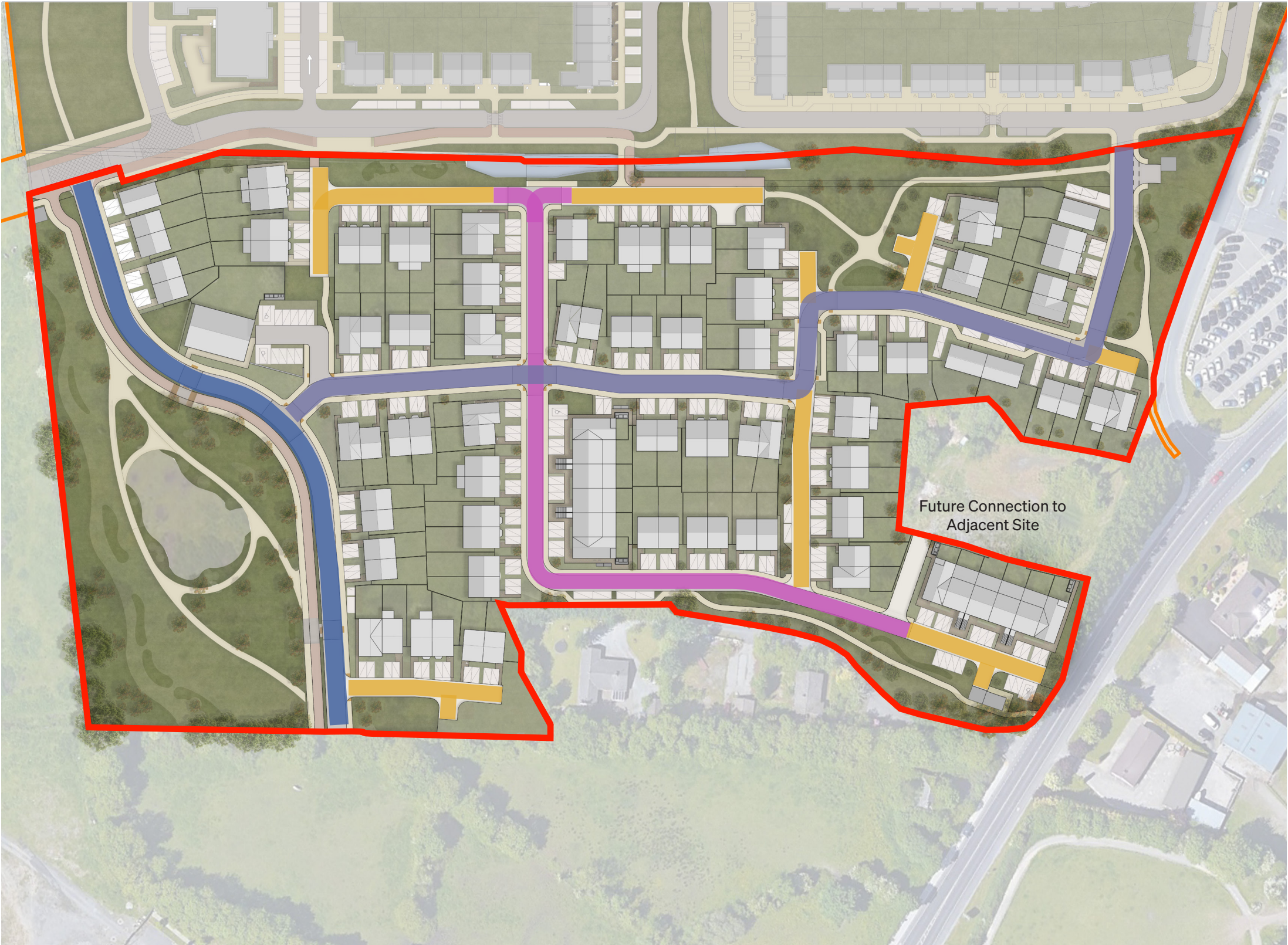


Fig. 11 Site Layout Plan of Proposed Amendments.

3.11 Proposed Unit Typologies

The proposed housing types have been carefully designed for a well balanced and inclusive mix of dwelling sizes and orientations to compliment the site layout and different household types. The scheme incorporates a considered range of unit types, from compact homes suitable for smaller families or first-time buyers to larger family dwellings, ensuring that the neighbourhood is diverse, adaptable, and resilient.

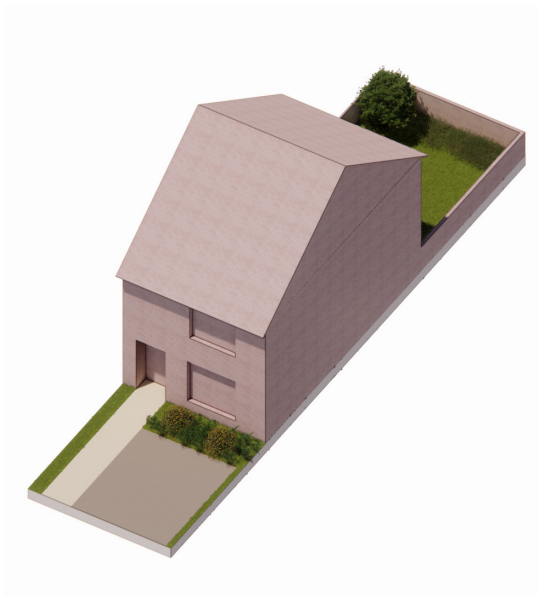
The development consists of dwellings with two, three and four bedrooms and an arrangement of both semi detached and detached units to accommodate different household structures. Each home is designed to maximise both space and amenity with well sized private gardens to accommodate lifestyles in an urban setting. The development offers bungalows and two storey homes along with dual aspect homes to maximise use of open space.

The mix of house types supports the growth of vibrant, sustainable community where a variety of households can find suitable homes to meet there current and future needs.

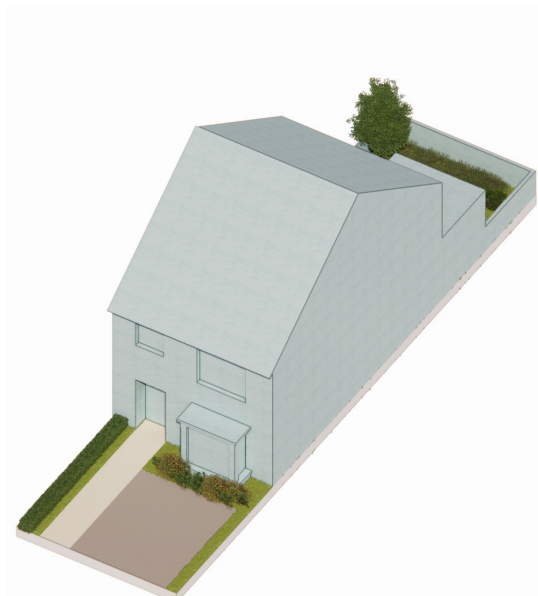
House Type Drawings

A full set of house type drawings and HQA have been submitted as part of this application.

- 2650-HWS-P1-XX-D-A-20012_P01 - House Type H3.1 (3B5P)
- 2650-HWS-P1-XX-D-A-20013_P01 - House Type H3.2 (3B5P)
- 2650-HWS-P1-XX-D-A-20014_P01 - House Type H4.2 (4B7P)
- 2650-HWS-P1-XX-D-A-20015_P01 - House Type H4.3 (4B7P)
- 2650-HWS-P1-XX-D-A-20016_P01 - House Type H4.4 (4B7P)
- 2650-HWS-P1-XX-D-A-20017_P01 - House Type H4.5 (4B7P)
- 2650-HWS-P1-XX-D-A-20019_P01 - Duplex Type D1 (2B4P & 3B5P)
- 2650-HWS-P1-XX-D-A-20020_P01 - Walk-Up Type T1 (1B2P)
- 2650-HWS-P1-XX-D-A-20021_P01 - House Type H4.1 (4B7P)
- 2650-HWS-P1-XX-D-A-20022_P01 - House Type H4.6 (4B7P)



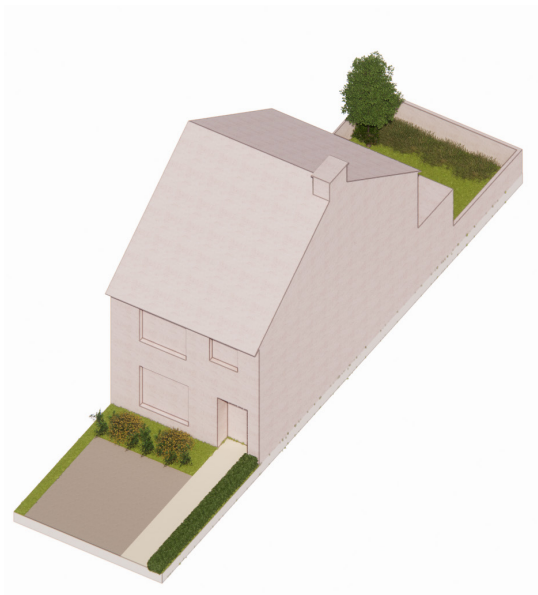
↑ 3 Bed - Standard



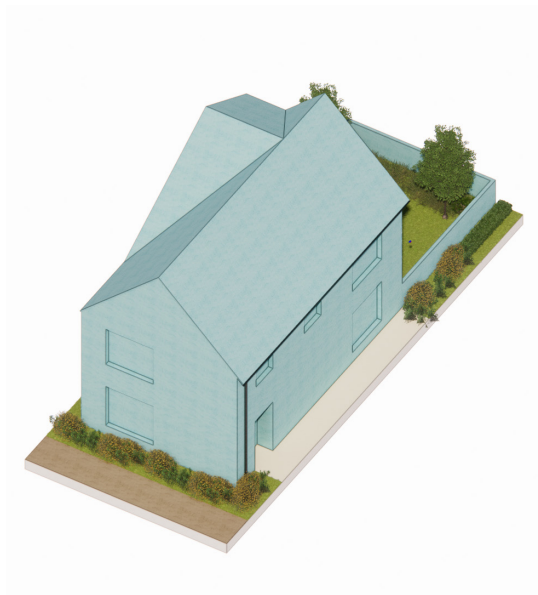
↑ 4 Bed - Large



↑ 4 Bed - Wide Fronted



↑ 3 Bed - Large



↑ 4 Bed - Corner



↑ 4 Bed - Detached



↑ 2 Bed/3Bed Duplex

3.12 Frontages

The proposed site layout consists of single aspect and dual aspect houses. The majority of houses on the corners of each tile are dual frontage homes for active frontages onto two roads. This maintains visual interest from two approaches to these house types along with providing multiple views from inside the home, improving living quality and natural light.



- KEY
- Phase 1 Site Boundary
 - Masterplan Site Boundary
 - Single Frontage
 - Dual Frontage

3.13 Corner Conditions

The adjacent CGI depicts the condition of the garden walls along the street. The wall is set back from the road with ample area for a landscaped green space. This softens the the connection between public and private space whilst maintaining the quality of the streetscape, enhancing pedestrian experience.

This is replicated across the development where the garden run along the street, allowing for dwellings to benefit from spacious rear gardens whilst maintaining the aesthetic appeal of active corners.

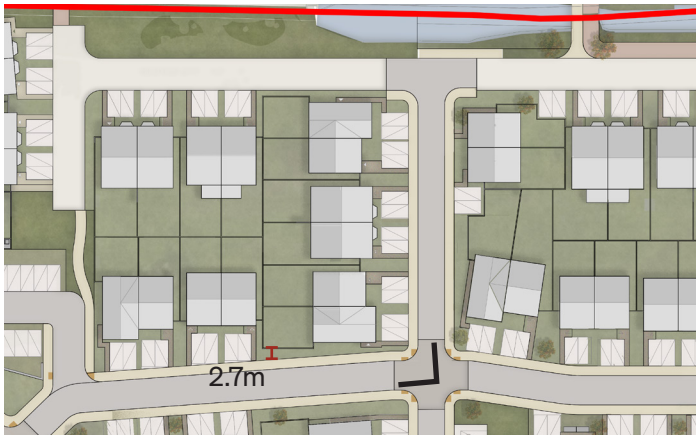


Fig. 12 Street View With Garden Wall

4.0 Massing



4.1 Scale & Massing

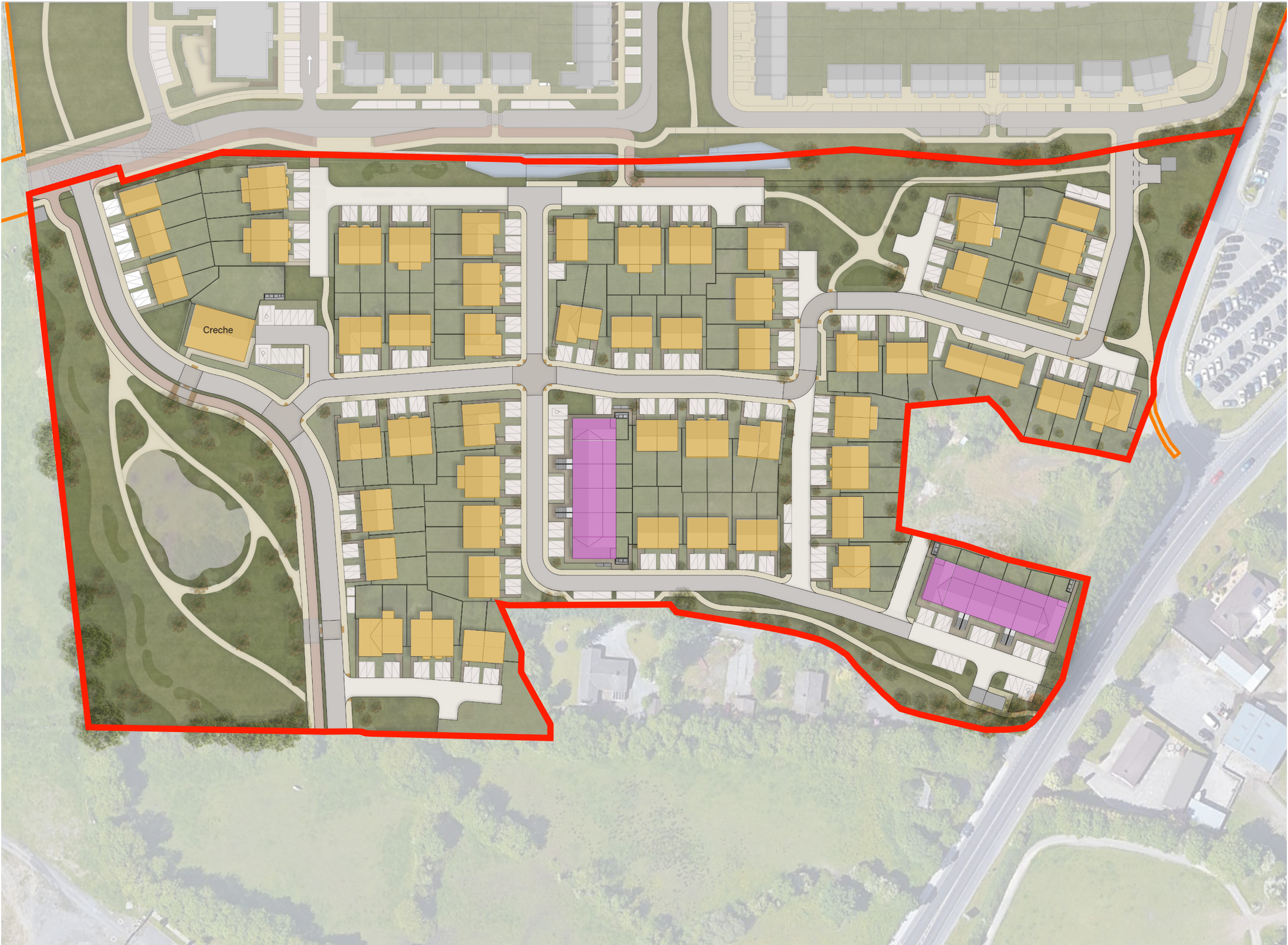
The proposed development has considered the height of the surrounding land uses to ensure appropriate built form of 1 to 3 no. storeys across the application site. This approach provides a strong degree of integration with the surrounding residential area to the north and south of the site, providing consistency with the neighbouring context. Moreover, the number of storeys are largely consistent with the permitted masterplan, supporting a complimentary built form across the wider site.

Own Door Apartments

The apartment building from the previously submitted s247 have been updated to duplex and triplex own door apartments. These are 3 no. storey blocks to maintain the neighbourhood feel of the site.

Bungalows

The bungalows allow for height variation within the proposed scheme to break up repetitive roof lines and adding interest to the site as a whole.



- KEY
- 2 Storey
 - 3 Storey

Fig. 13 Site Layout Plan of Proposed Amendments.

4.2 Own Door Apartments

Three small clusters of duplex and triplex units have been carefully designed as a modest, low-rise element within the wider neighbourhood context. Limited to three storeys, the building present a calm and proportionate frontage to the main road, reinforcing the established urban edge while maintaining a residential scale. The height aligns with the previously consented three-storey duplexes approved for the same site, ensuring continuity in planning principles and built form expectations.

The massing strategy has been deliberately arranged to respect the adjacent two-storey housing. This spatial separation reduces visual dominance, protects daylight and outlook for neighbouring homes. The result is a considered gradation of built form, moving from lower-density housing to a slightly higher-density edge condition along the main road.

Integral to the scheme is the communal amenity space that seamlessly blends into the public realm. Rather than appearing as a private enclave, the landscaped areas extend the sense of openness and contribute to a larger, cohesive green setting. This shared open space provides residents with high-quality outdoor amenity while enhancing the streetscape, creating a welcoming foreground to the duplexes and reinforcing the overall landscape-led character of the development.

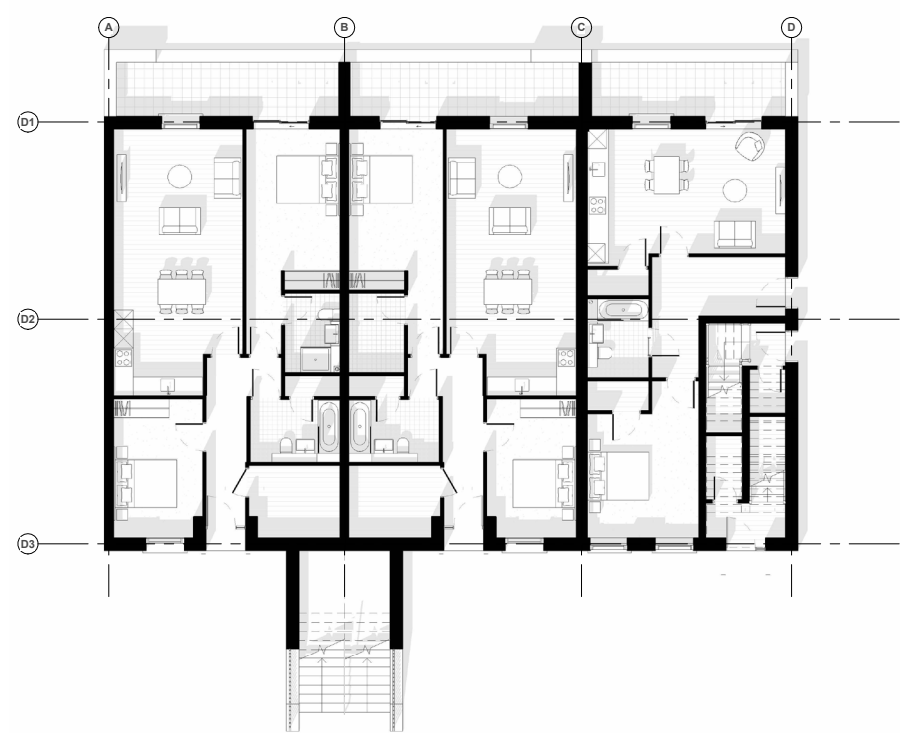


Fig. 14 Sketch Plan of Proposed Duplex Building.



Fig. 15 View of Duplex Units.



Fig. 16 Street View Towards Southern Own Door Apartments and Future Homezone Connection.

4.3 Separation Distances

Section 5.3.1 of the *Sustainable Residential Development and Compact Settlements* states that the separation distance between opposing houses should be a minimum of 16m from first floor windows. All rear gardens distances are in excess of 16m where applicable ensuring that each house has a sufficient degree of privacy and excellent gardens with rear access. The layout has also respected neighbouring dwellings and curtilages without impacting the residential amenity of neighbouring dwellings.



- KEY
- Phase 1 Site Boundary
 - Masterplan Site Boundary
 - Distance Within Phase 1 Site Boundary
 - Distance to Adjacent Properties

Fig. 17 Site Layout Plan of Proposed Amendments.

5.0 Materials and Finishes



5.1 Design Features

The façade treatments and external finishes have been designed to create visual interest, providing architectural benefits by enhancing the aesthetic coherence of the wider development. These design features includes a render colour palette where each semi-detached house type will have its own colour. The colours resonate with the hues of the centre of Athlone, being both unique to the place and sensitive to the surrounding area. The varying colours allow for a distinct identity to the dwellings with the design features unifying the development.

The proposed dwellings will be built using traditional methods, with design features specific to house types. These include architectural gable features, window sizes, and door surrounds. This introduces a diverse elevation treatment to the area whilst using material colours seen in the centre of Athlone.

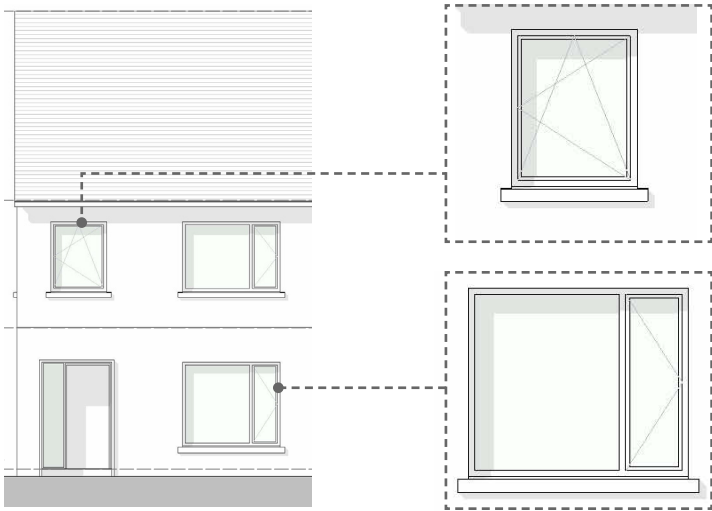


Fig. 20 H.3 Front Elevation.

- KEY
- 1. Gable feature
 - 2. Varying Window Sizes
 - 3. Recessed Door
 - 4. Concrete Sill
 - 5. Door Surround
 - 6. Roof Overhang



Fig. 18 View of Housetype H4.5.



Fig. 19 View of Housetype H3.2.

5.2 Materiality and Facade Elevations

Outline Render Palette



Colour 1 Colour 2



Colour 3 Colour 4



Colour 5 Colour 6

Outline Brick Colour



Colour 1

Concrete Roof Tile



Dark Grey Light Grey

KEY

- Phase 1 Site Boundary
- Masterplan Site Boundary
- Render
- Brick



Fig. 21 Site Layout Plan of Proposed Amendments.

6.0 Public Open Space



6.1 Public Open Space

Public open space has been amended to accommodate the changes to the site layout. As can be noted, a reconfigured site layout is proposed along with provision of Public Open Space for residents of Phase 1. This will ensure a good standard of residential amenity.

Communal Amenity Space	Area
Required Area	180m ²
Provided Area	225m ²

Phase 1 Public Open Space	Area
Permitted Public Open Space	13,835m ²
Proposed Public Open Space	12970m ²

Masterplan POS	Area	%
Permitted POS	23,468 m ²	19.1%
Proposed POS	22,602 m ²	18.4%

- KEY
- Phase 1 Site Boundary
 - Masterplan Site Boundary
 - Public Open Space
 - Communal Amenity

- 1. Southern Green
- 2. Main Park
- 3. Green Walk
- 4. Phase 1 Central Park
- 5. Linear Green



Fig. 22 Site Layout Plan of Proposed Amendments.

6.2 s247 Feedback

During the Pre-Planning meetings, it was noted that the proposed layout did not include a green pedestrian route linking the public open space at the north and south.

The layout has been amended by providing a green link from the south east pedestrian entrance via a homezone route. This route creates a clear and accessible path for pedestrians from the south up towards the central park (see Public Open Space 1. in Section 7.1). The new route is a safe and walkable path from the south east towards the north of Phase 1 and the wider masterplan in the future Phase 2 and Phase 3.



6.3 Proposed Car & Bike Parking

Car Parking

The car parking provisions for the houses comply with the guidelines set out in section 5.3.4 of the ‘Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities’. All houses are each provided with 2 no. parking space, that are on curtilage. The duplex and walk-up homes are provided with 1no. space per dwelling.

These parking provisions allow for minimal disruption to the surrounding landscape with green spaces at street intersections and between parallel parking bays along the street.

Visitor Parking

Following s247 meeting with WMCC, the parking ratio for the houses has been increased to 2no. spaces for each house and the apartments maintained at 1:1. The apartment visitor spaces is based on 1 space per every 3 units as per the development Plan, but the visitor spaces for housing have been reduced due to the increase of on curtilage residential parking. These visitor spaces have been allocated around the site with minimal impact on landscape.

Car Parking Provisions

Unit Type	No. Bays
Houses	204
Duplex / Triplex	28
Visitor	14
Creche	9
Total	255

Bin and Bike Stores

The houses and ground floor duplex/triplex homes are provided with secure rear garden access from either the front, side or rear of the unit. Thus residents can store bins and bike in their rear gardens securely off the street.

The upper floor duplex and triplex units are provided with secure bin stores on the street. The duplex units are provided with suitable bike storage under their respective entrance stairs. Bike stores for each upper floor triplex are provided at their entrance halls at ground level.

KEY

- House Parking
- Own Door Apartment Parking
- Creche Parking
- Bike Store
- Visitor Parking

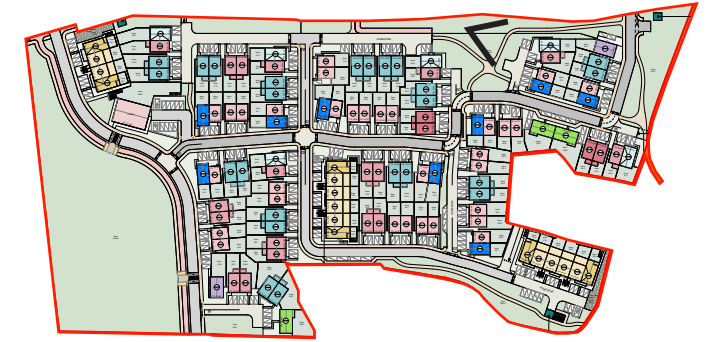


Fig. 23 Site Layout Plan of Proposed Amendments

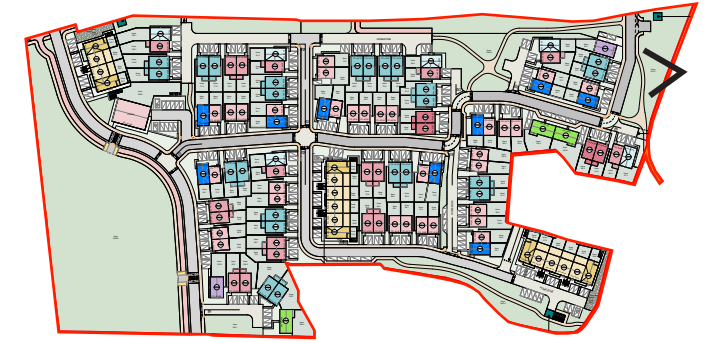
7.0 Street Views



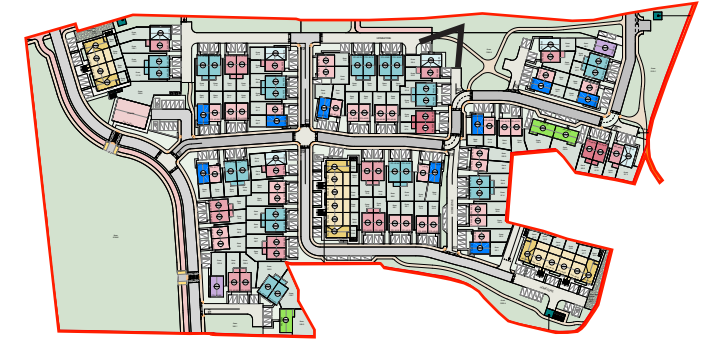
7.1 Street View 01



7.2 Street View 02



7.3 Street View 03



8.0 Site Schedules



8.1 Proposed Site Schedule

The proposed schedule for this amendment application is below. For the full schedule, see drawing:

— 2650-HWS-P1-ZZ-L-A-05002_P01 - Proposed Schedule

Proposed Residential Schedule of Accomodation: Phase 1						
Type	Bedrooms	Person	Type	Storeys	No. Units	Total GFA
H3.1	3 Bed	5 Person	Semi-Detached	2	48	5107.2
H3.2	3 Bed	5 Person	Semi-Detached	2	9	1152
H4.1	4 Bed	7 Person	Sem-Detached	2	19	2508
H4.2	4 Bed	7 Person	Semi-Detached	2	7	1015.7
H4.3	4 Bed	7 Person	Detached	2	2	305.8
H4.4	4 Bed	7 Person	Semi-Detached	2	3	458.7
H4.5	4 Bed	7 Person	Semi-Detached	2	12	1626
H4.6	4 Bed	7 Person	Semi-Detached	2	2	305.8
D1	2 Bed	4 Person	Duplex Lower	1	8	716.8
D1	3 Bed	5 Person	Duplex Upper	2	8	939.2
T1	1 Bed	2 Person	Walk-Up Lower	1	4	242
T1	1 Bed	2 Person	Walk-Up Upper	1	8	436
Total					130	14813.2

Summary of Proposed Mix & Type of Units (Proposed Amendments Area)						
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
House Units	-	-	57	45	-	102
Apartment Units	12	8	8	-	-	28
Total	12	8	65	45	0	130
	9%	6%	50%	35%	0%	100%
	Area (m²)	Area (ha)				
Amendment Area	54464	5.45				
Plot Ratio	0.27					
Open Space	12,970	24%				
Communal Space	225.0	0.02				

