



**AN TRIANTÁN,
at STATION ROAD, KILDARE TOWN, CO. KILDARE**

for KILDARE COUNTY COUNCIL
January 2025

PART 8 REPORT



**Comhairle Contae Chill Dara
Kildare County Council**

SHAY CLEARY ARCHITECTS

SCA

contact

Shay Cleary
scleary@sca.ie

John Dobbin
jdobbin@sca.ie

Shane Fitzpatrick
sfitzpatrick@sca.ie

Shay Cleary Architects

18 Palmerston Park | Dublin 6 | D06EY64 | Ireland
T: +353 (0)1 4125090 | E: info@sca.ie | W: www.sca.ie

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1.0 Introduction

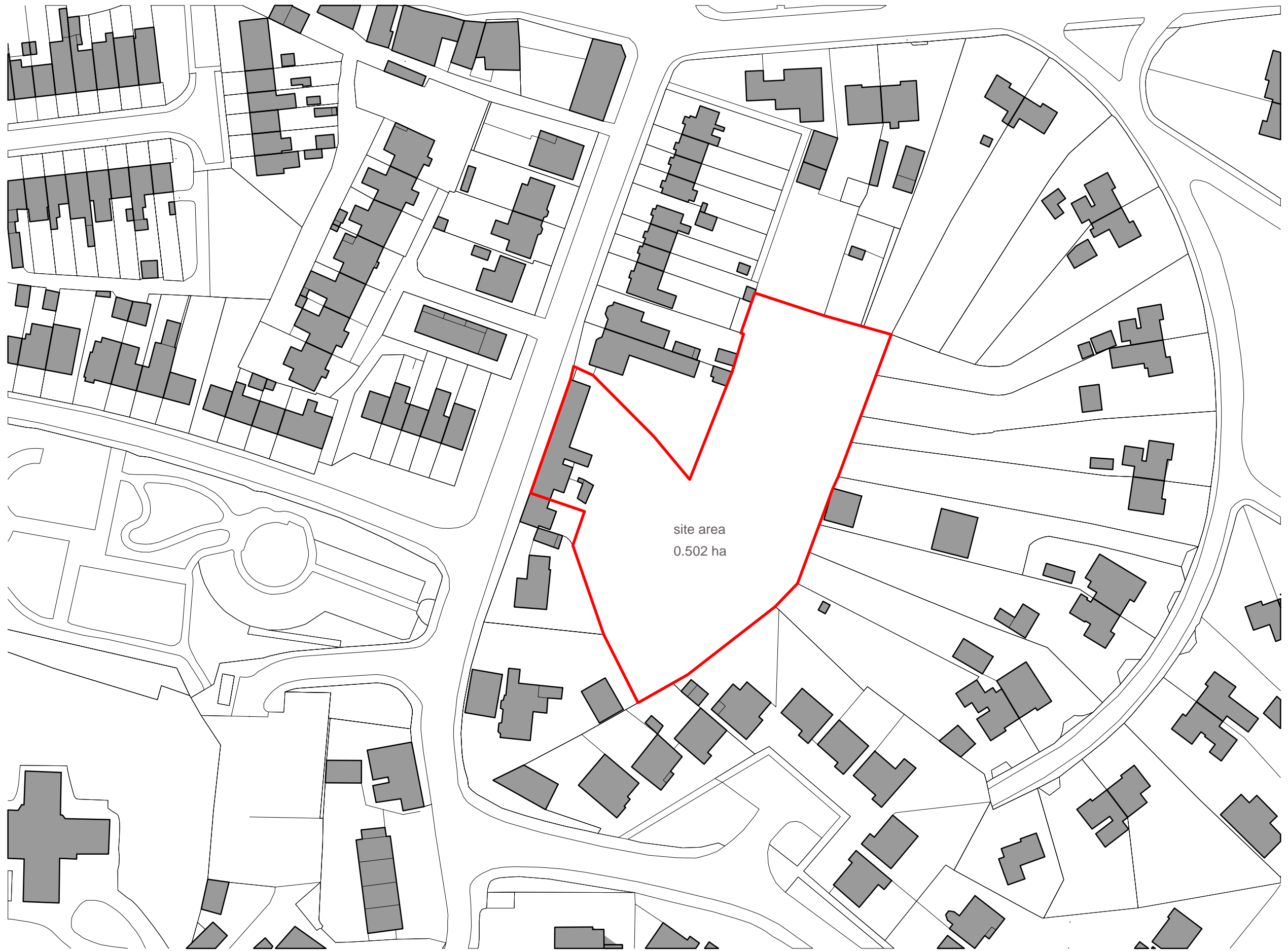
1.1 Background to the Report

- 1.1.1 This document has been prepared on behalf of Kildare County Council and the Design Team to summarize the design of the proposed housing development at Station Road to submission of the Section 179A notification. It should be read in conjunction with all consultant reports.
- 1.1.2 On the 27th January 2023, the Minister for Housing, Local Government and Heritage, Darragh O'Brien, and the President of The Royal Institute of the Architects of Ireland, Charlotte Sheridan, launched the 'Town Centre Living' Architectural Design Competitions for the design of four social housing schemes, with one in each of four town centre sites across the country. The winning entries were announced by the Department of Housing, Local Government and Heritage on the 14th June 2023.
- 1.1.3 Shay Cleary Architects' entry was selected as the winning entry for the site at Station Road, Kildare, with the jury commending "*its convincing urban strategy and the design quality of the individual units.*"
- 1.1.4 Following the 'Town Centre Living' competition, Shay Cleary Architects have been directly appointed by Kildare County Council as lead appointed party of an integrated design team.

1.2 Project Brief

- 1.2.1 As part of the competition requirement, the Department of Housing, Local Government and Heritage and Kildare County Council issued a briefing document. The brief summarized the expected housing quantum and mix to be delivered, an indicative budget and specific requirements for the site with reference to the Kildare County Development Plan 2023-2029 and Kildare Town Local Area Plan 2012-2018 (now superseded by an updated LAP)
- 1.2.2 The Design Team reviewed this brief during the competition stage and concluded that a greater number of units could be accommodated on the site using innovative architectural typologies. This insight is explored further under section "3.0 Architectural Design Statement" on page 24.
- 1.2.3 Kildare County Council have procured an adjacent plot of land and have instructed the Design Team to prepare an amended design to include these lands. Following a review of the additional lands, the Design Team prepared a revised layout, increasing the proposed quantum of housing and incorporating feedback received at Stage 1 approval from the Department of Housing, Local Government and Heritage.





1.3 Design Team

- 1.3.1 Client
- Kildare County Council
Áras Chill Dara
Naas,
Co. Kildare
- 1.3.2 Architects
- Shay Cleary Architects
18 Palmerston Park
Rathmines
Dublin D06 EY64
- 1.3.3 Multidisciplinary Engineering Consultant
- Civil/Structural Engineer
Mechanical, Electrical Public Health Engineer
Fire Consultancy
Sunlight / Daylight Consultant
- Cundall
2 Dawson Street,
Dublin D02 VK75
- 1.3.4 Cost Managers
- Turner Townsend
Ashford House,
18-23 Tara St,
Dublin D02 VX67
- 1.3.5 Landscape Architect
- Bernard Seymour Landscape Architects
4 Mary's Abbey,
Dublin D07 K0WY
- 1.3.6 PSDP & Assigned Certifier
- Garland Consultancy
Suite 11B The Atrium,
Maritana Gate,
Canada Street,
Waterford



Winning Entry Award Presentation
Minister for Housing Darragh O'Brien, John Dobbin, Shay Cleary, Patrick Henderson

1.4 Project Description

1.4.1 The proposed development consists of:

1.4.2 The construction of 30 social housing units to include:

- 5no. 3 bedroom two storey duplex apartments;
- 1no. 3 bedroom three storey house;
- 2no. 2 bedroom two storey houses;
- 2no. 2 bedroom single storey apartments;
- 4no. 2 bedroom 3 person single storey apartments;
- 6no. 2 bedroom two storey duplex apartments;
- 10no. 1 bedroom single storey apartments;

1.4.3 The construction of ancillary structures to include:

- ESB substation;
- Switchroom;
- Secure cycle storage rooms;

1.4.4 Associated site works to include:

- Demolition of 2no. existing cottages and associated ancillary structures on Station Road;
- Erection of new boundary treatment to south, east and north boundaries;
- New vehicular and pedestrian entrance from Station Road;

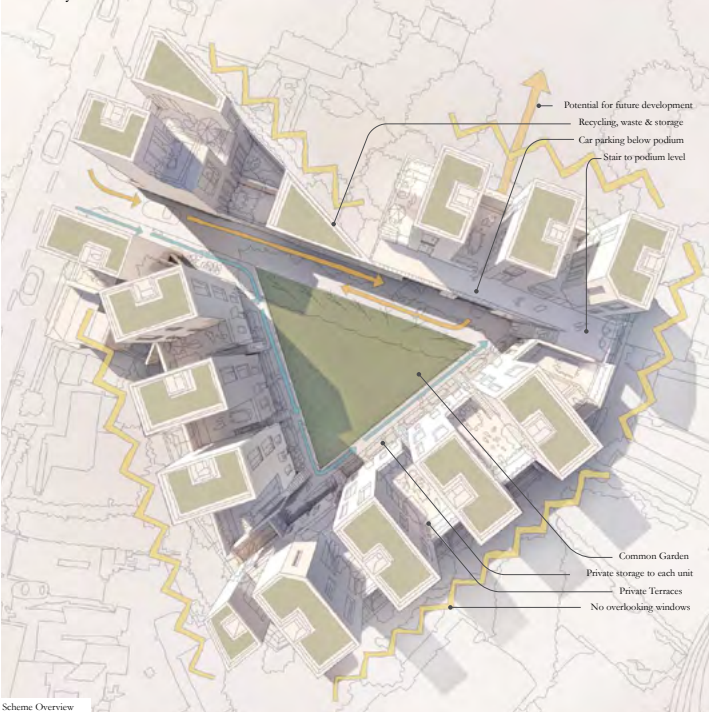
1.4.5 Provision of:

- 26no. vehicle parking spaces
- Of which 6no. provided with EV charging points
- 54 no. residents bicycle parking spaces
- Of which 4no. suitable for adapted cycles / cargo bikes
- 16no. visitor bicycle parking spaces
- Of which 4no. suitable for adapted cycles / cargo bikes

1.4.6 New landscaping, internal vehicular and pedestrian shared surface route, public lighting, site drainage works, ancillary site services and development works above and below ground.



An Thriantán. A Low-Rise, Medium-Density, Own-Door community in Kildare Town



An Thriantán. A Low-Rise, Medium-Density, Own-Door community in Kildare Town

Aspiration

Our project proposes to provide a defined place of real character, intrinsically linked to the urban form of Kildare Town. It will provide high quality housing in an urban form, entirely own door accessed, centred around a new community garden at the heart of the development, **An Thriantán**.

Site and Context

The site is a complex one, comprising varying boundary conditions to neighbours, a need to preserve amenity and privacy, and a challenging geometry. The project team saw the key project challenge as a need to provide a strong concept of enclosure to the development, defining a new community space at the heart of the development, all while acting as a considerate neighbour to the surrounding lands.

The Proposal

We propose a strongly modelled form of perimeter development to the site, forming a communal space of unique character. This proposed space resonates with the historic Market Square in Kildare Town at a smaller scale, echoing the form and urban presence of that particular place. The 18th century Market Square is a key reference point in the urban fabric of Kildare Town and as such is referenced in the proposed name of the scheme, **An Thriantán** (The Triangle).

To achieve quality housing without resorting to out of context apartments blocks, we propose to employ innovative housing typologies, which will provide higher density housing, of an own door format. Given the particularities of the site, it is of critical importance to resolve the key issue of overlooking to the rear of the proposed perimeter development, preserving the amenity of neighbours.

For some time, the project team have been conducting research on **medium-density, low-rise, high-quality housing typologies**, and their compatibility with existing development patterns nationally, in line with best international precedent. This has developed against the backdrop of the current housing crisis and has sought to recognize the particular issues which exist in our towns, of which Kildare is an exemplar.

Building Arrangement

Our research has led to the development of an alternative development model to traditional apartment blocks, which embraces traditional street-based urbanism and proposes own-door on-street accessed residential homes in a duplex format. The typology is comprised of own-door access garden apartments at the ground floor, with associated garden courtyards to the rear. Above these garden apartments is a duplex maisonette, accessed from an external stair leading to an external private terrace space at first floor level. Its lower floor comprises a generous living and kitchen/ dining space with ancillary facilities and upstairs are generous double bedrooms. Common cores, wasted circulation spaces and common services are largely designed out when compared with traditional apartment developments.

This typology creates high quality internal living spaces, which are dual or potentially even triple aspect and provides private open spaces which are far in excess of the minimum standards. Where possible the homes are orientated to take advantage of southerly and westerly aspects, with the courtyard being predominantly orientated to take advantage of the sun.

Most crucially, this typology avoids any overlooking issues to the rear above ground floor level. As a result, the homes can comfortably be located closer together than is traditional with opposing window schemes, without any risk of overlooking or overbearing. This critical feature allows for high quality residential design at a higher density while maintaining the low-rise nature of the surrounding context.

The results of our work in this research area have directly influenced the emerging design proposals for the site. The resultant development provides for up to 26no. homes in an exclusively own-door format. It provides for an attractive mix of accommodation types, orientations, and bed spaces, appropriate to the requirements of Lifetime Homes, Age Friendly Housing, and Universal Design.

As well as innovative own-door duplex homes, the scheme provides generous townhouses which form the entrance to the development from Bride Street to the west. The upper levels of the units will provide views to the historic cathedral to the south-west of the site, further anchoring the proposals in their context. The existing cottages could not be efficiently transformed to comfortable homes without jeopardising the better densification of the site. This established street line is maintained however, and the new homes step playfully, composing a sympathetic streetscape with their neighbouring buildings, and a gateway form marking the entry into the heart of the development.

Sustainability, Community and Biodiversity

The central community garden takes the form of a south and west oriented landscaped space, carefully defined by the homes surrounding it. By creating a continuous ribbon of active frontage to the perimeter, the central landscaped garden becomes a rich, flourishing focal point of the community. Every home looks onto this communal planted area with its own private planting areas and generous terraces. This encourages both an active community interaction and a range of biodiversity to prosper here, supported by sustainable drainage strategies, pollinating flora, biodiverse roof finishes and a grassland landscape. The scheme steps around and away from many of the existing trees, especially at the perimeter, where the majority of the mature existing trees remain as features of the private gardens.

The proposals promote the ideals of the 15minute city. It promotes a viable and sustainable densification of residential use for the site, which has a positive effect on local businesses and services. It aims to reduce car dependency, prioritising walking, biking, and shared forms of transport to the locality. The proposed structural design has been developed to work with the dimensions and opportunities of Cross Laminated Timber (CLT) construction throughout. This offers significant carbon reduction over traditional building materials, improved insulation values, and promotes a healthy indoor air climate. The units are proposed to be heated by heat pumps.

Accessibility

Accessible accommodation is provided at the ground floor level, including the potential for specifically wheelchair adapted housing, in accordance with the local housing needs assessment and UD Home standards. The upper level own-door duplexes are accessed from a part-m residential accessible stair, maximising accessibility across the scheme, while designing out costly lifts, common corridors and staircores. The car parking provision is provided discreetly under podium and including provision for the extension of the scheme to the north. The target floor areas set out in the Quality Housing for Sustainable Communities and Design Standards for New Apartments are not exceeded by more than 5-7% (except where allowed for the accommodation of a stair). Minimum individual room areas and minimum room widths are as recommended in these documents, within the applicable tolerances. The Design Manual for Quality Housing acceptable floor areas in duplexes (where more flexibility in respect of overall floor areas is appropriate) are generally achieved.



Fig. 3. Typical unit diagram



Concept image, low rise, medium density housing



Sandford Lodge, Shay Cleary Architects



Sandford Lodge, Shay Cleary Architects

1.5 Innovative Housing Typology

- 1.5.1 Our research has led to the development of an alternative development model to traditional apartment blocks, which embraces traditional street-based urbanism and proposes own-door on-street accessed residential units in a duplex format. The typology is comprised of own-door access garden apartment units at the ground floor, with associated garden courtyards to the rear. Above these garden apartments is a duplex maisonette, accessed from an external stair leading to an external private terrace space at first floor level. Its lower floor comprises a generous living and kitchen/ dining space with ancillary facilities and upstairs are generous double bedrooms. Common cores, wasted circulation spaces and common services are largely designed out when compared with traditional apartment developments.
- 1.5.2 This typology creates high quality internal living spaces, which are dual or potentially even triple aspect and provides private open spaces which are far in excess of the minimum standards. Where possible the units are orientated to take advantage of southerly and westerly aspects, with the courtyard being predominantly.
- 1.5.3 Most crucially, overlooking issues to the rear above ground floor level are avoided. As a result, the units can comfortably be located closer together than is traditional with opposing window schemes, without any risk of overlooking or overbearing. This critical feature allows for high quality residential design at a higher density while maintaining the low-rise nature of the surrounding context.

2.0 Site Assessment

2.1 Site Appraisal

- 2.1.1 Representatives of Kildare Country Council and the Design Team visited the site on 5th September 2023. Photographs, taken during that visit illustrate the character of the site and are reproduced in the following pages.
- 2.1.2 The site area is .495ha and lies approximately 300m to the north-east of Kildare town centre. It is an irregularly shaped site, forming a “V” shape bounded by the rear garden boundaries of surrounding properties. The left leg of the V is broadly oriented north-west / south-east and the right leg is oriented north north-east / south south-west.
- 2.1.3 The land falls by approximately 1.5m from a high point at its southern end to a low point at its north-eastern boundary. The site is in an overgrown condition as shown in the accompanying photographs and has been subject to illegal dumping. Evidence of incursions from adjacent properties is evident, including openings in boundary walls and structures erected within the boundary. An embankment of approximately 1m height surrounding an encroaching structure is located at the eastern boundary.

2.2 Site Access

- 2.2.1 The site has a 35m long frontage onto Station Road, containing a terrace of existing single storey cottages and associated sheds and outbuildings. There is an existing narrow gate access to the north of the existing buildings. This frontage provides the only possible access from the public road to the site for pedestrian and vehicular traffic.





aerial photo looking north



aerial photo looking west



aerial photo looking south



aerial photo looking east

AN TRIANTÁN, STATION ROAD, KILDARE



site approach from the north along Station Road



site approach from the south along Station Road

2.3 Party Walls and Boundaries

- 2.3.1 Station Road forms the western boundary of the site. The road originates at the junction of Bride St and Market Square. It becomes Rathbride Road at Kildare train station approximately 550m north of the site. Station Road is a regional road providing access to Kildare from the north.
- 2.3.2 The large garden of Kilmore House, Reg no. 11817098 on the NIAH, forms the boundary to the junction of the V shape of the site. The remainder of the site is bounded by rear gardens on Station Road, Melitta Road, Campion Crescent and Dara Park. To the south of the site on Station Road, the Sherry FitzGerald office forms the site boundary. This office has been converted from an existing cottage adjoined to the terrace present on site.
- 2.3.3 Boundary conditions vary across the site, comprising stone walls, blockwork walls, embankments, wire mesh fencing, timber fencing, planted boundaries and metal fencing. These boundary treatments are in varying states of repair, as illustrated on the accompanying site photos.



post and wire fence to north boundary



post and corrugated sheet fence to north-east boundary



corrugated sheet fence to north-east boundary



stone and concrete wall to north boundary adjacent site entrance



concrete wall to north-west boundary



tree and hedgerow to east boundary

2.4 Notable Features

- 2.4.1 The site contains an existing terrace of cottages and associated buildings that are derelict and in poor condition. A Refurbishment Feasibility Study has been undertaken by the Design Team to assess options for full retention, partial retention or demolition of these cottages in conjunction with a third party built heritage assessment.
- 2.4.2 The presence of an invasive plant species has been identified on site and is currently under management. The infestation of Japanese Knotweed covers approximately 466 m² as identified in "Fig. 4. Existing Site Plan". An invasive species consultant has prepared an Invasive Species Management Plan to facilitate the management of the issue. An enabling works package is envisaged to remove the infestation ahead of the main contract works.
- 2.4.3 A telecoms mast and associated utility shed are located on site. This is in the owner ship of Virgin Media and demolition of same will need to be facilitated during the works. A third party contractor will be appointed by Virgin media to undertake this on their behalf.
- 2.4.4 2no. existing manholes have been identified on site. Effluent discharge is evident from one manhole. This is illustrated on the accompanying map. The design team have undertaken CCTV surveys to determine the provenance of these manholes and have developed a strategy to manage the discharge as part of the civil engineering design for the proposed scheme.
- 2.4.5 The existing site contains a number of mature trees in varying conditions. These are detailed in the arborists report.





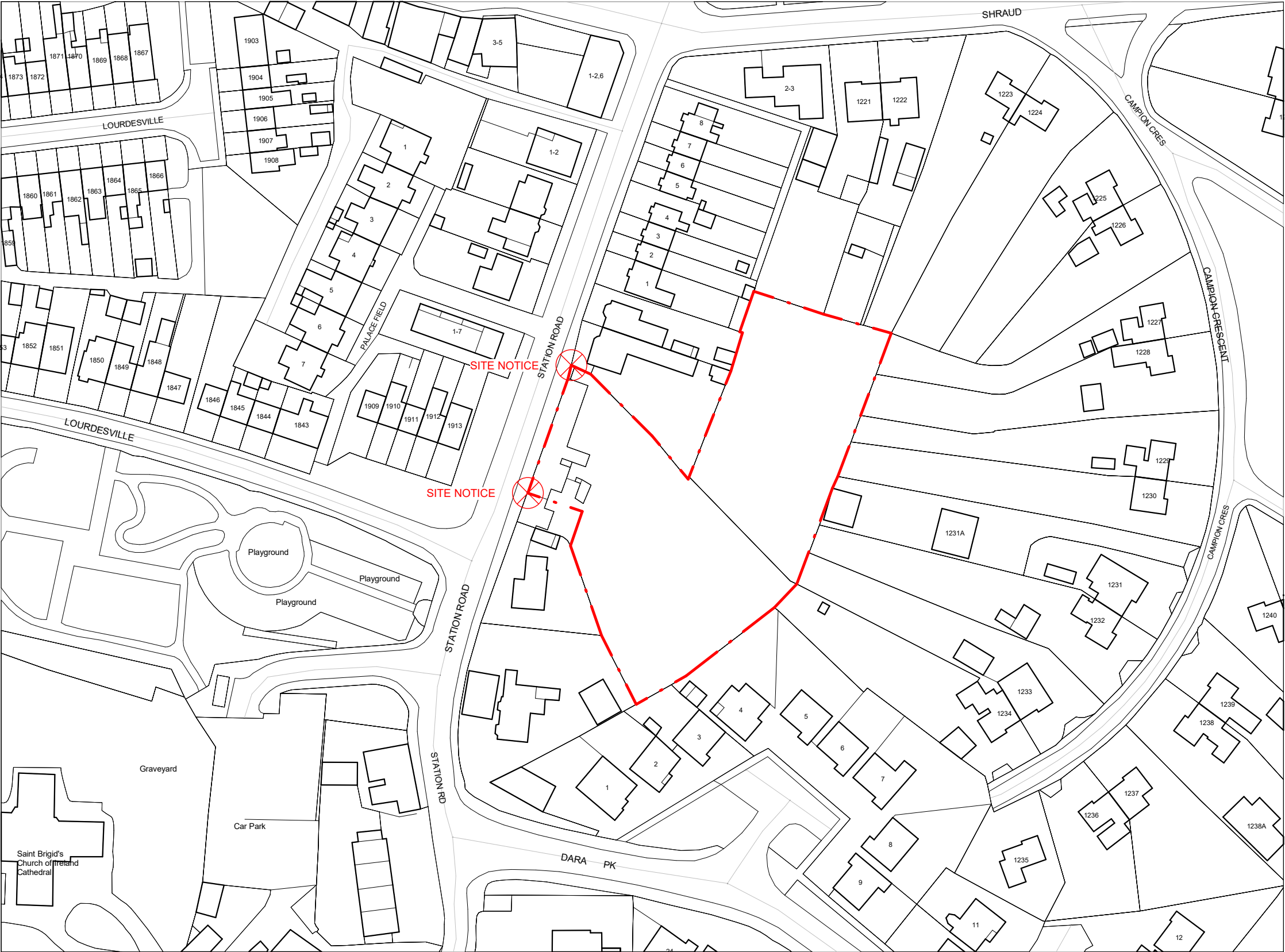
2.5 Surveys and Assessments

2.5.1 Kildare County Council, assisted by the Design Team, has commissioned several surveys of the site, as listed below.

- Arboricultural Assessment
- AA Screening Report
- EIA Screening Report
- Biodiversity Statement
- Archaeological Desk Based Assessment
- Asbestos Survey
- Conservation & Built Heritage Assessment
- Measured Building Survey
- Topographical BIM Survey
- Invasive Species Survey & Management Plan

2.6 Known Existing Services

- 2.6.1 The design team have instructed a ground penetrating radar (GPR) survey, ground investigations and a CCTV survey to clarify existing services on site. The results are detailed within the reports accompanying this document.
- 2.6.2 Overhead wires connecting to buildings on site and crossing the site connecting to adjacent structures are identified on the topographic survey undertaken by Apex Surveys.
- 2.6.3 Services associated with the telecoms mast present on site are to be removed by a third party prior to commencement of site works.



2.7 Permeability & Connectivity

- 2.7.1 The subject site is located approximately 300m from the centre of Kildare Town on Station Road.
- 2.7.2 The site is located on Station Road, a regional road R415 connecting Kildare Town and townlands to the north east.
- 2.7.3 The site is situated approximately 550m from the Kildare train station. Public transport connections are illustrated on the accompanying pages.
- 2.7.4 The immediate context of the site is primarily 2 storey residential developments in estates or street frontage terraces. The predominant material finishes are red brick and textured or painted render. Adjacent developments range from the late 19th century to the early 21st century. Within the adjacent town centre, there is a mix of 2 and 3 storey mixed use buildings in brick and render finishes, as illustrated on the following pages.
- 2.7.5 A public park and children's playground are located 25m from the site. A number of amenity spaces are illustrated on the accompanying diagrams.



Fig. 5. Site Diagram - Context

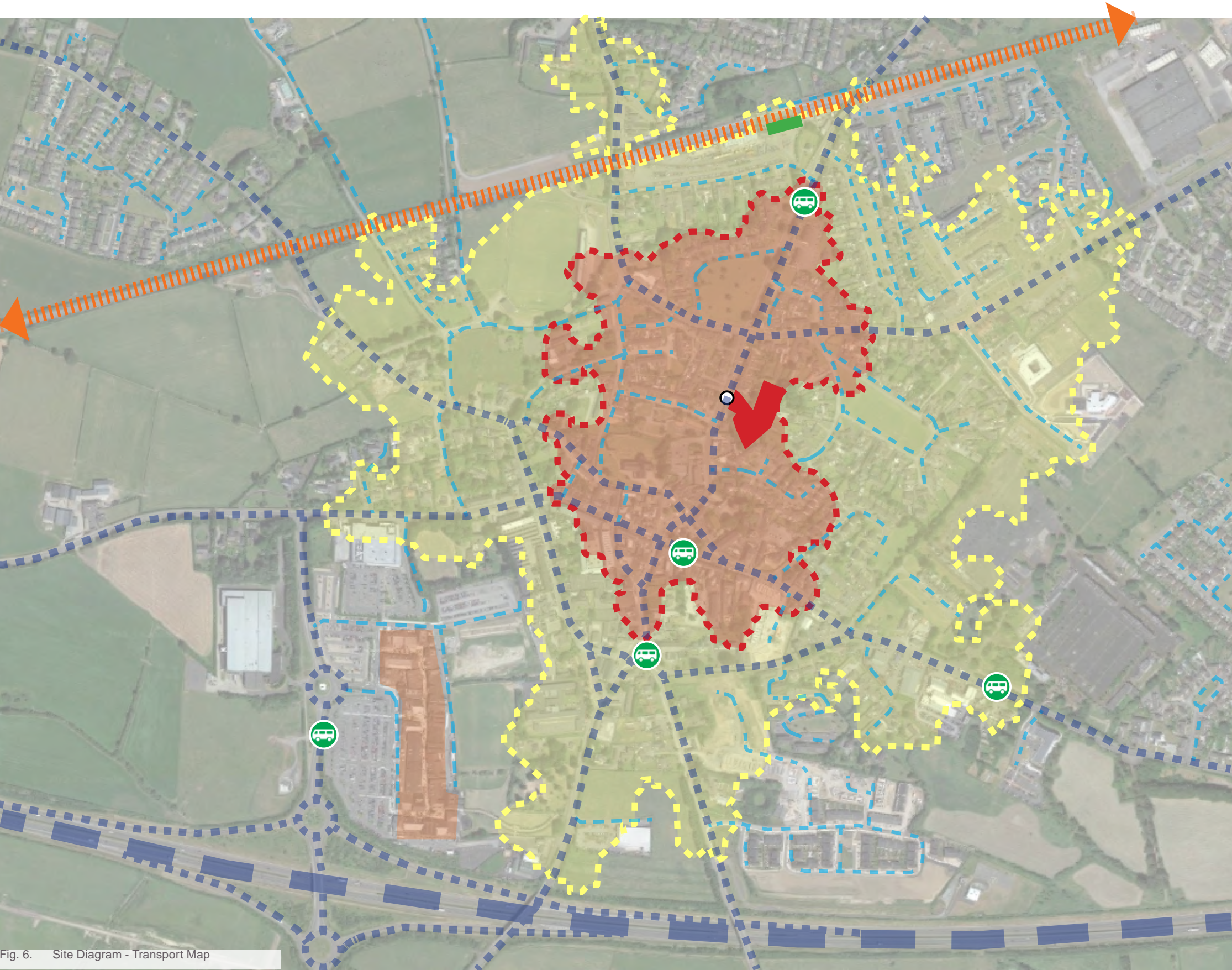


Fig. 6. Site Diagram - Transport Map

LEGEND

- Site location
- Train station
- Motorway
- Railway line
 - Regular services to Dublin, Galway, limerick, Waterford, Portlaoise
- Bus Stop
 - Buses serving town centre; 126, 726, 883
 - Buses serving periphery & Kildare Village; 300, 735, 816, 823,
 - Private services to Kildare Village; Dublin Coach, JJ Kavanagh's, Aircoach
- Primary circulation route
- Local access route
- Starting position
- Walking distances - 5 minutes walk
- Walking distances - 10 minutes walk

Note: Walking distances based on average speed of 80m per minute & data obtained from travelttime.com

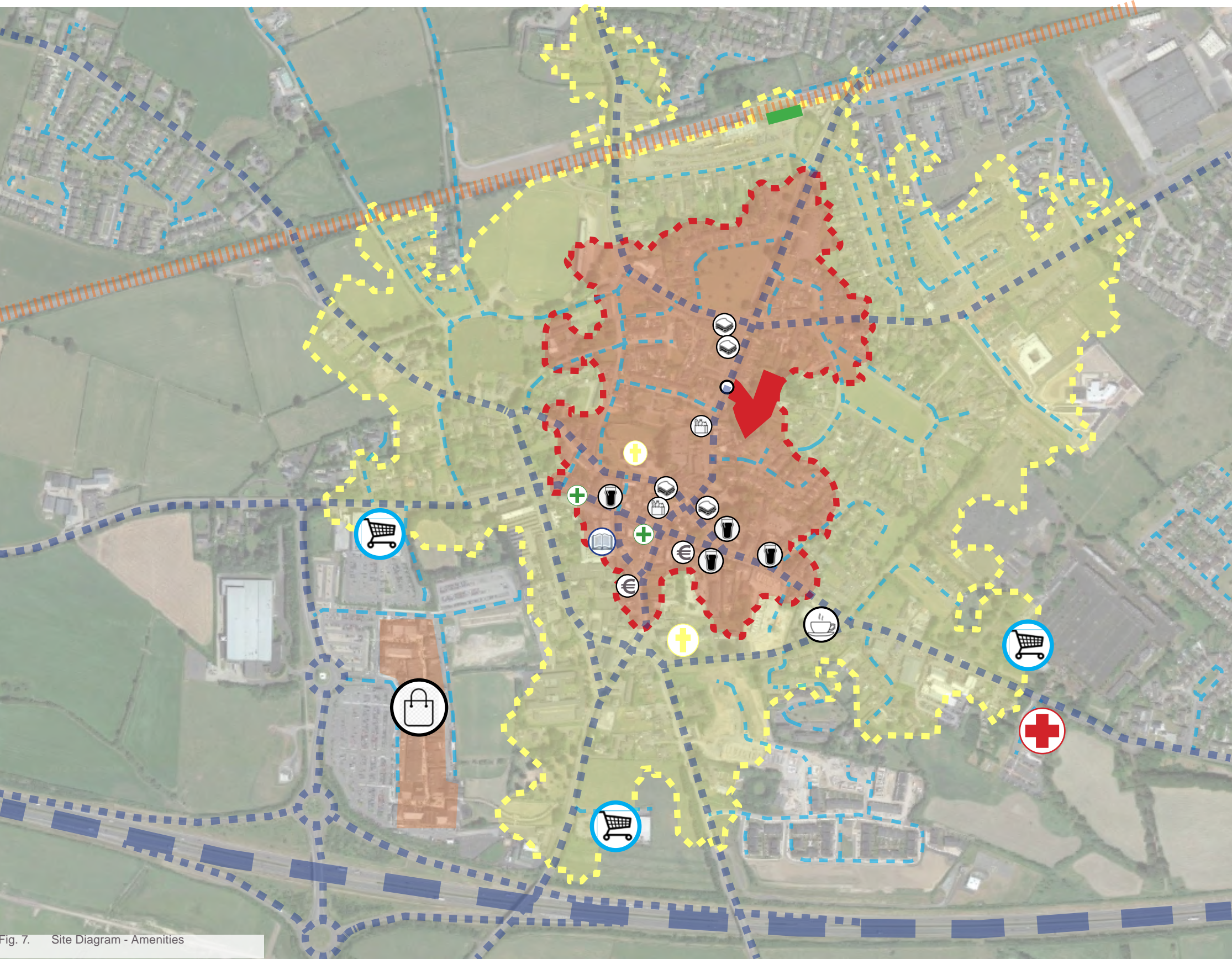


Fig. 7. Site Diagram - Amenities

LEGEND

- Grocery Shop
- Library
- Public House / Restaurant
- Bank / Credit Union
- Restaurant / Cafe
- Church
- Medical Centre
- Pharmacy
- Shopping
- Supermarket
- Site location
- Train station
- Starting position
- Walking distances - 5 minutes walk
- Walking distances - 10 minutes walk

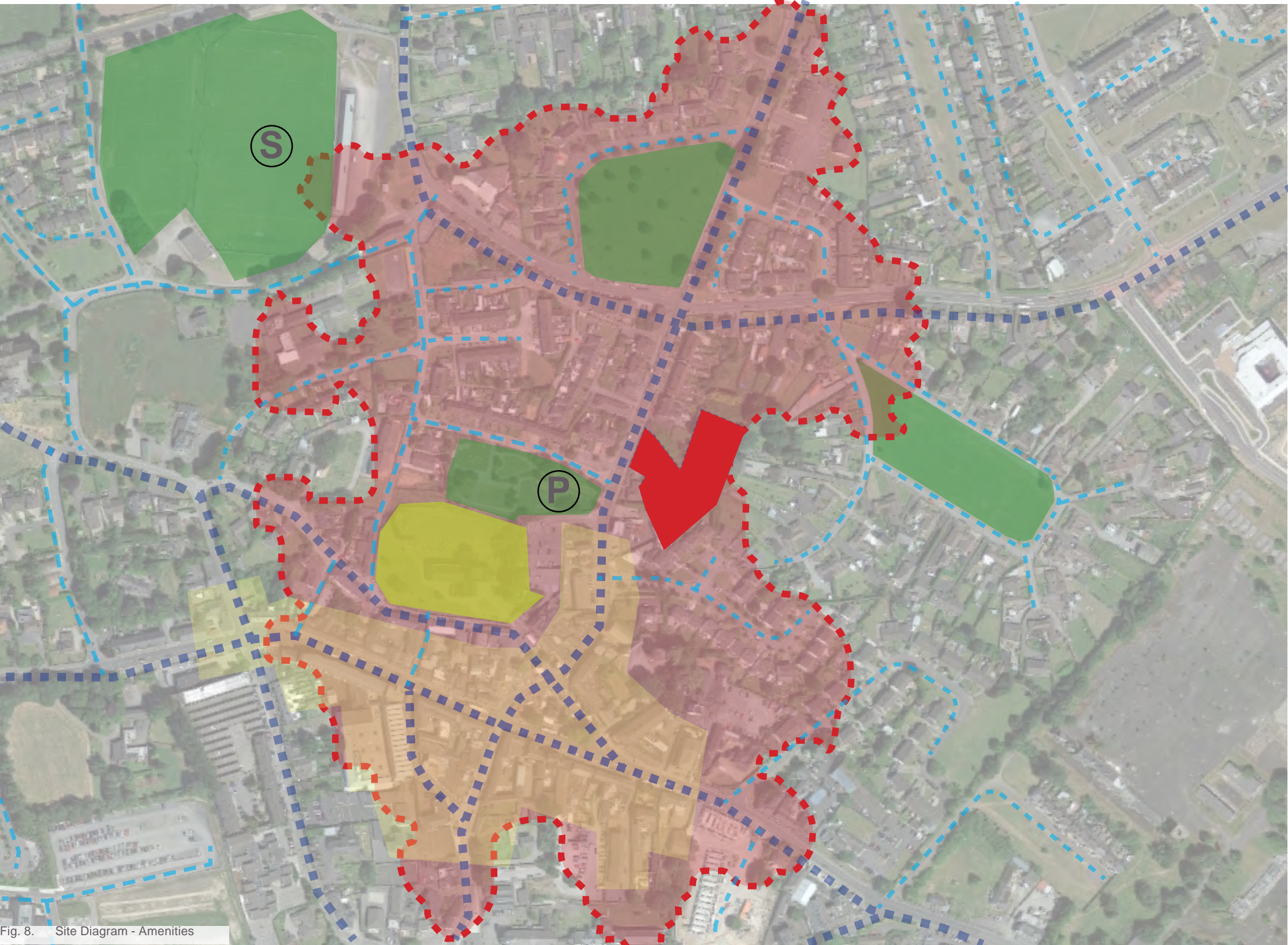


Fig. 8. Site Diagram - Amenities

- LEGEND
- Site location
 - Primary circulation route
 - Local access route
 - Town centre
 - Existing public amenity - Green space
 - Existing public amenity - Playground
 - Existing public amenity - Sports facility
 - Existing public amenity - Cathedral grounds



market house (1817)



public realm around market house, cathedral in background



former cinema (c.1940), now public house



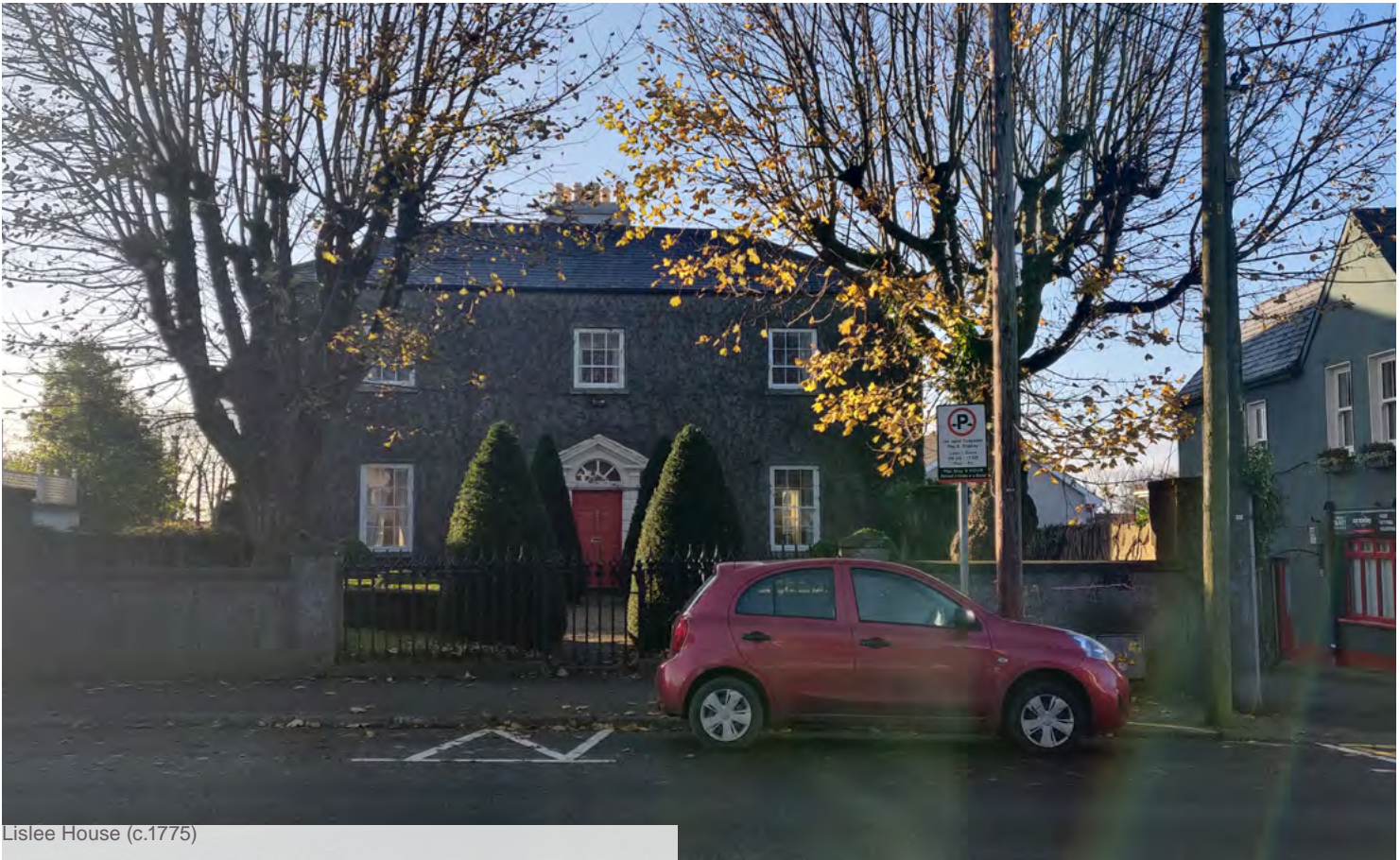
house (c.1885), now cafe and offices



Virginia Lodge (c.1800)



Bank of Ireland (1903),



Lislee House (c.1775)

Fig. 9. Local Materiality - Prominent Buildings

AN TRIANTÁN, STATION ROAD, KILDARE



shopfront, Market Square



shopfront, Claregate St



shopfront, Bride St



butchers shop, Station Road



public house and shopfront, Dublin St



public house, Claregate St



public house, Claregate St

Fig. 10. Local Materiality - Town Centre

AN TRIANTÁN, STATION ROAD, KILDARE



terraced housing, Bride St



terraced house, Station Road



terraced house, Lourdesville



bungalow on Station Road



typical detached house type, Dara Park



terraced house, Lourdesville



new housing, Oaktree Avenue (2020)



new terraced housing, Dublin St (2022)

Fig. 11. Local Materiality - Residential

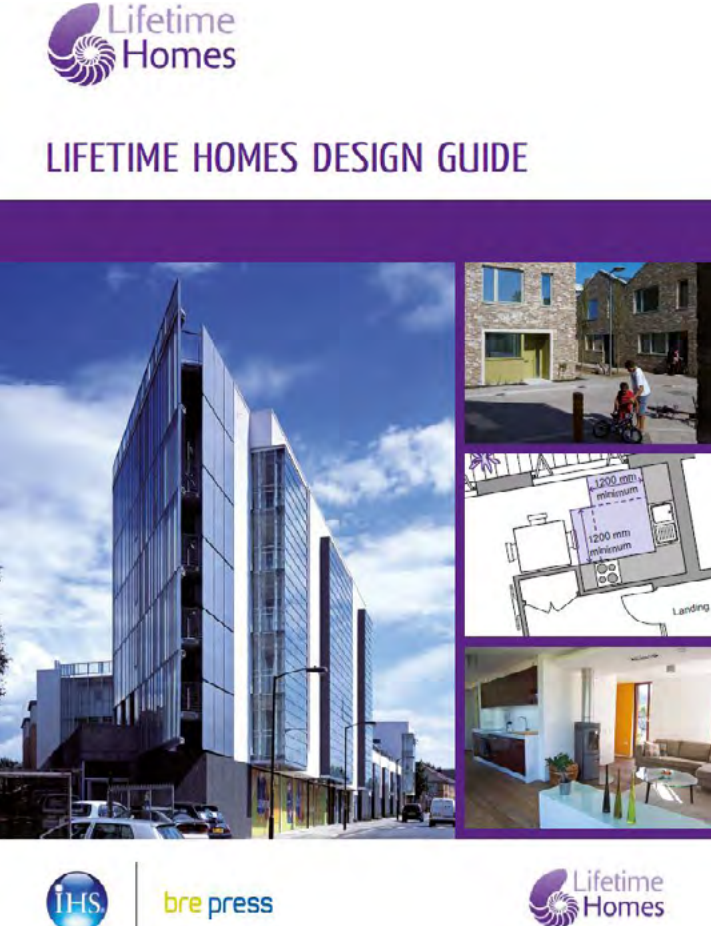
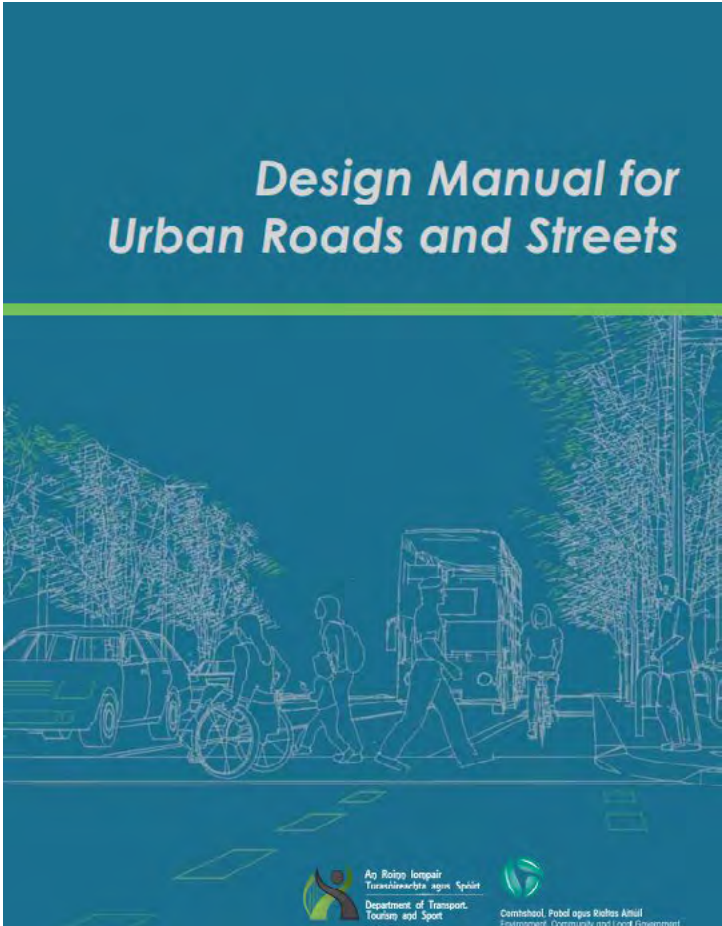
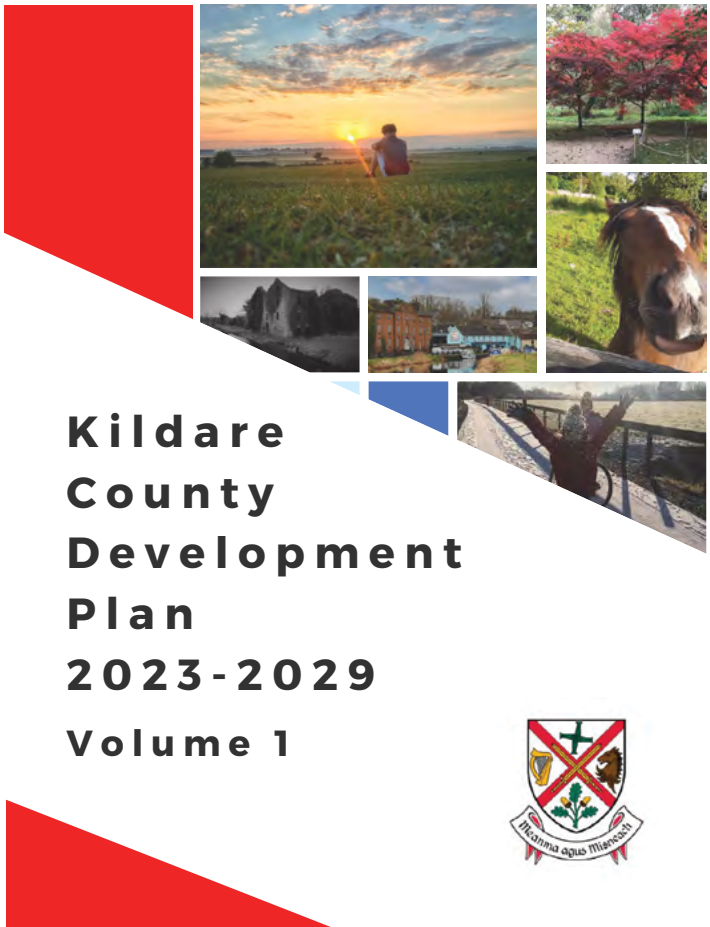
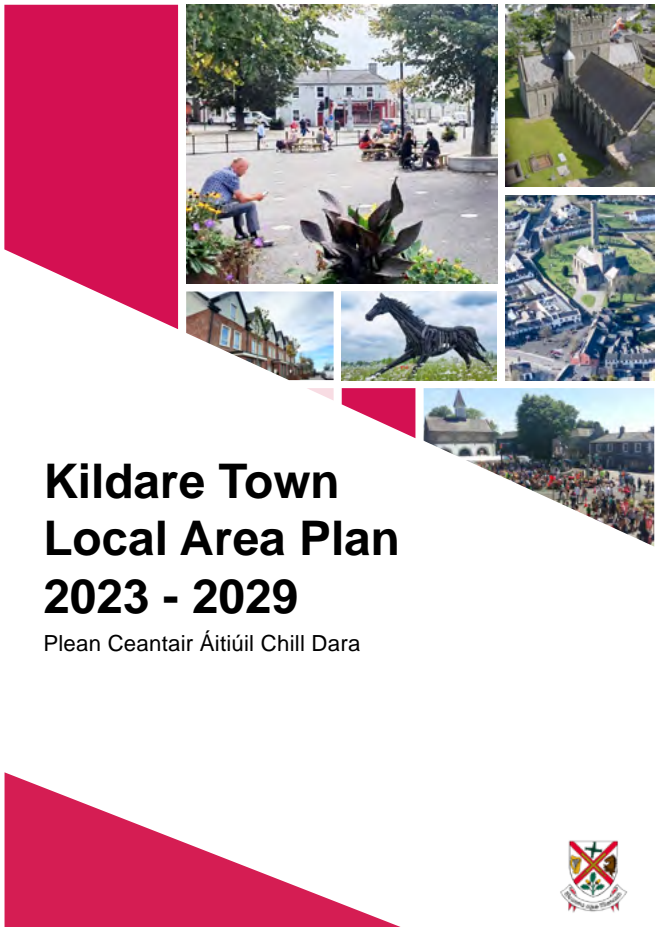
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3.0 Architectural Design Statement

3.1 Key Design Criteria

3.1.1 The key design criteria for the scheme are formed by the following documents;

- Sustainable Urban Housing: Design Standards for New Apartments, July 2023
- Design Manual for Urban Roads & Streets, April 2022
- Kildare Town Local Area Plan 2023 - 2029
- Kildare County Development Plan 2023 - 2029
- Lifetimes Home Standard, Revised Criteria, July 2010



The architectural design addresses the ‘Urban Design Standards Checklist’ listed on Table 14.2 of Chapter 14 of the Kildare County Development Plan 2023-2029 as follows:

3.2 Character

- 3.2.1 The context of the site is described under “2.0 Site Assessment” on page 10. The development is laid out in response to the disposition of the site and to simplify access to the site for both pedestrians and vehicular traffic.
- 3.2.2 The competition concept, to build a defined perimeter that draws on local historic settlement patterns and designed with reference to the primary space in the town, is extended and revised to create two spaces of clear and complementary character – an Triantán agus an Cearnóg. In its remarks on the competition scheme, the jury referred to the place-making ambitions of the proposal, noting “[...]he triangular arrangement of the scheme is appropriate in morphology and scale to Kildare town, creating a housing scheme of notable character.”
- 3.2.3 The design response to the enlarged site proposes two distinct interlinked spaces addressing each other and the space between: the triangle bounded by housing to the south and the courtyard square by a row of housing to the north, mediated by the lower scale service buildings between. The intersection of the two elements maintains the boundary concept of the original scheme, with a break to allow vehicular access through, screening the majority of the parking from the public road and presenting a landscaped garden triangle as the primary focus when entering the site.
- 3.2.4 The development achieves a density of 60 dwellings per hectare, which the Planning Authority has advised is appropriate for the site in view of its proximity to Kildare Town. The landscaping has been designed to encourage biodiversity and to include sustainable drainage systems. The inclusion of edible plants / herbs is under consideration.

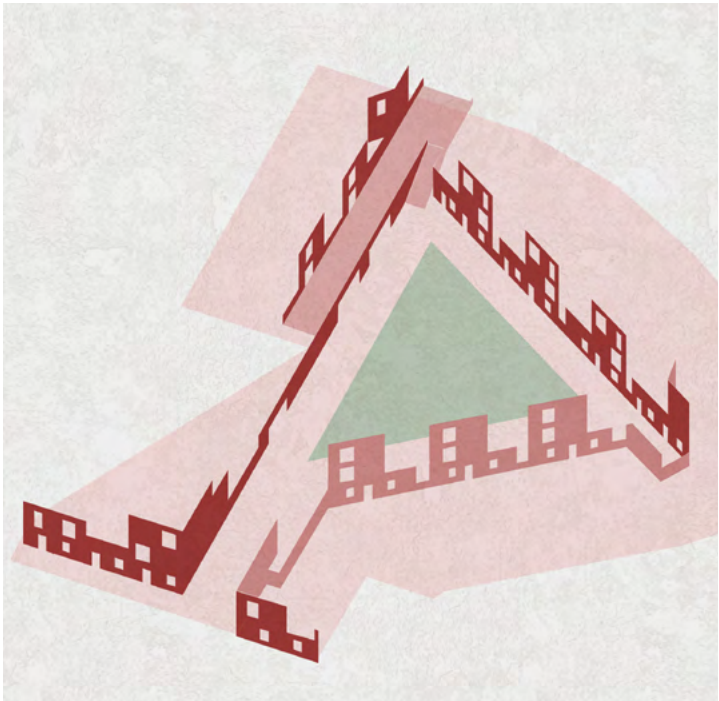


Fig. 12. Competition Concept: Public Room

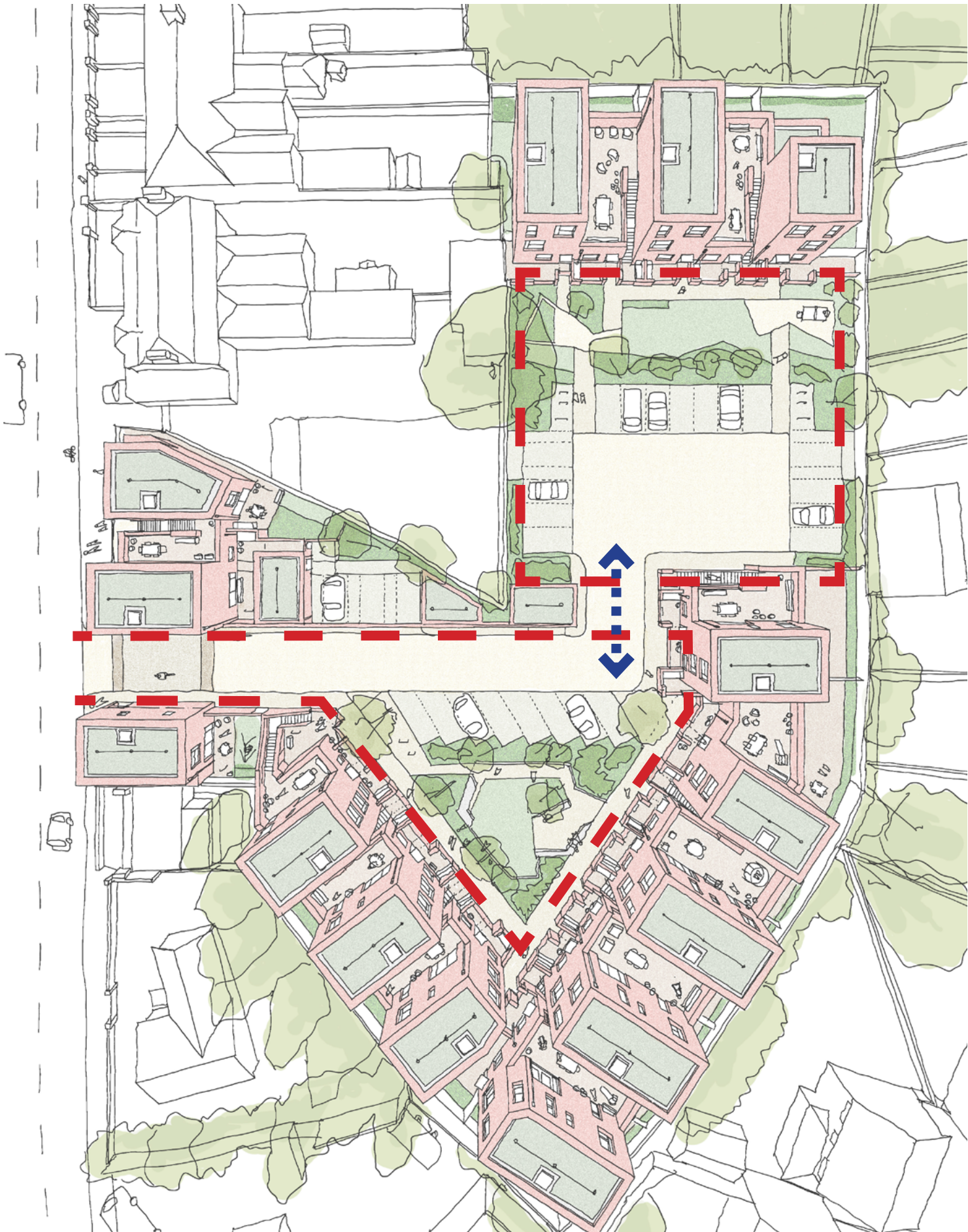


Fig. 14. Aerial view development sketch plan

3.3 Continuity and Enclosure

- 3.3.1 The development is characterized by its urban spaces and by how its housing blocks relate to them.
- 3.3.2 Along Station Road, the proposal responds to the variations in building line, respecting the historic building line adjacent to the Sherry FitzGerald office to the south and stepping back adjacent to Kilmore House to the north bridging the difference in scale and materiality.
- 3.3.3 The street facing units carefully mediate between the materiality of their context in the design of their façades. The stronger brick expression of Kilmore House is reflected in its new neighbouring house, while the house adjacent the Sherry FitzGerald office introduces a more prominent render finish to the second storey.
- 3.3.4 Within the site, the housing blocks form the perimeter of the site to the south-west, south-east, east, and north, with a new boundary enclosure built between blocks to form and define the spaces. Single storey service and ancillary buildings define the inner north boundary.
- 3.3.5 The careful choice of materiality reinforces the continuity of enclosure, enabling it to be read as a defined space. The strong perimeter is balanced by a richly planted landscape treatment.



Fig. 15. Aerial View - Height & Massing Diagram



Fig. 16. Station Road Elevation

3.4 Attractiveness

3.4.1 The typology proposed is of a low-rise, medium density scale, familiar in scale and massing to other parts of the town. All proposed units have own-door access and incorporate a defensive space buffer zone between the dwelling and the public realm.

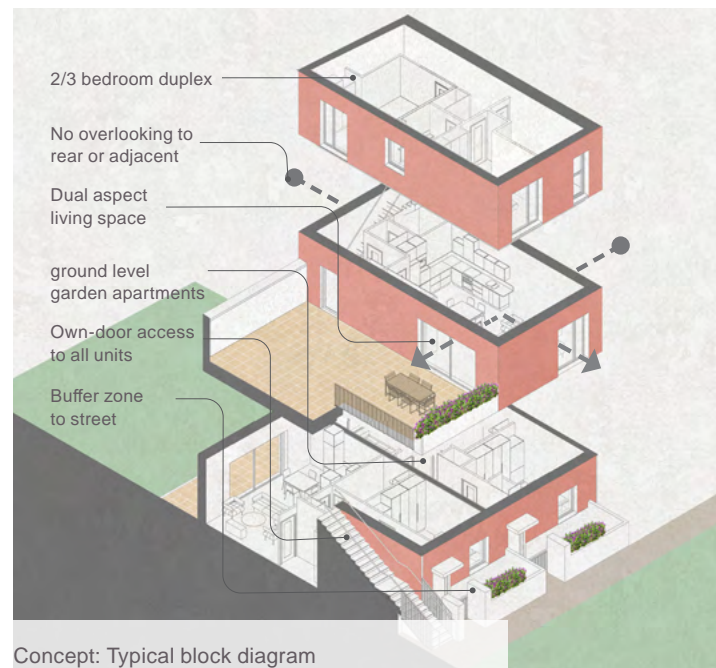
3.4.2 The considered choice of material – brick with colour matched render – likewise is drawn from contextual cues, creating a form and language familiar to local residents in a contemporary expression.

3.5 Variety

3.5.1 The typology in use is a repetitive base form, optimised for simplicity in construction, flexibility in structural solution and capable of providing a variety of dwelling types. This format, combined with the irregular shaped site and introverted scheme layout produces a set of variations on the standard block type. These variations create a balance with the standardised blocks, building a rich and varied scheme from a common architectural language, as illustrated in the block diagrams shown here. This pattern is familiar to that found in the urban grain of settlements throughout the country, where traditional building methods are employed in bespoke manner where required by the curve of a hill or the established line of a street.

3.5.2 The unit mix is scheduled in “5.8 Housing Quality Assessment” on page 50.

3.5.3 The built typology is complemented by two public landscaped spaces, each designed with their own distinct character by Bernard Seymour Landscape Architects.



3.6 Quality of the Public Realm

- 3.6.1 The central landscape spaces in both the triangle and the square are carefully considered in relation to the housing blocks. Spaces are distinctly defined through materiality and enclosure.
- 3.6.2 Dwellings overlook the public open spaces in the development. These spaces are designed to enable a range of uses, including leisure and play. Public, semi-public, and private spaces are distinct.
- 3.6.3 The landscape design is further detailed in the Landscape Report and drawings prepared by Bernard Seymour Landscape Architects accompanying this report.
- 3.6.4 Roads and parking areas are conceived as an integrated shared surface, part of the public realm and contributing to the sustainable drainage strategy for the overall site. This strategy ensures passive surveillance of all common spaces within the site.

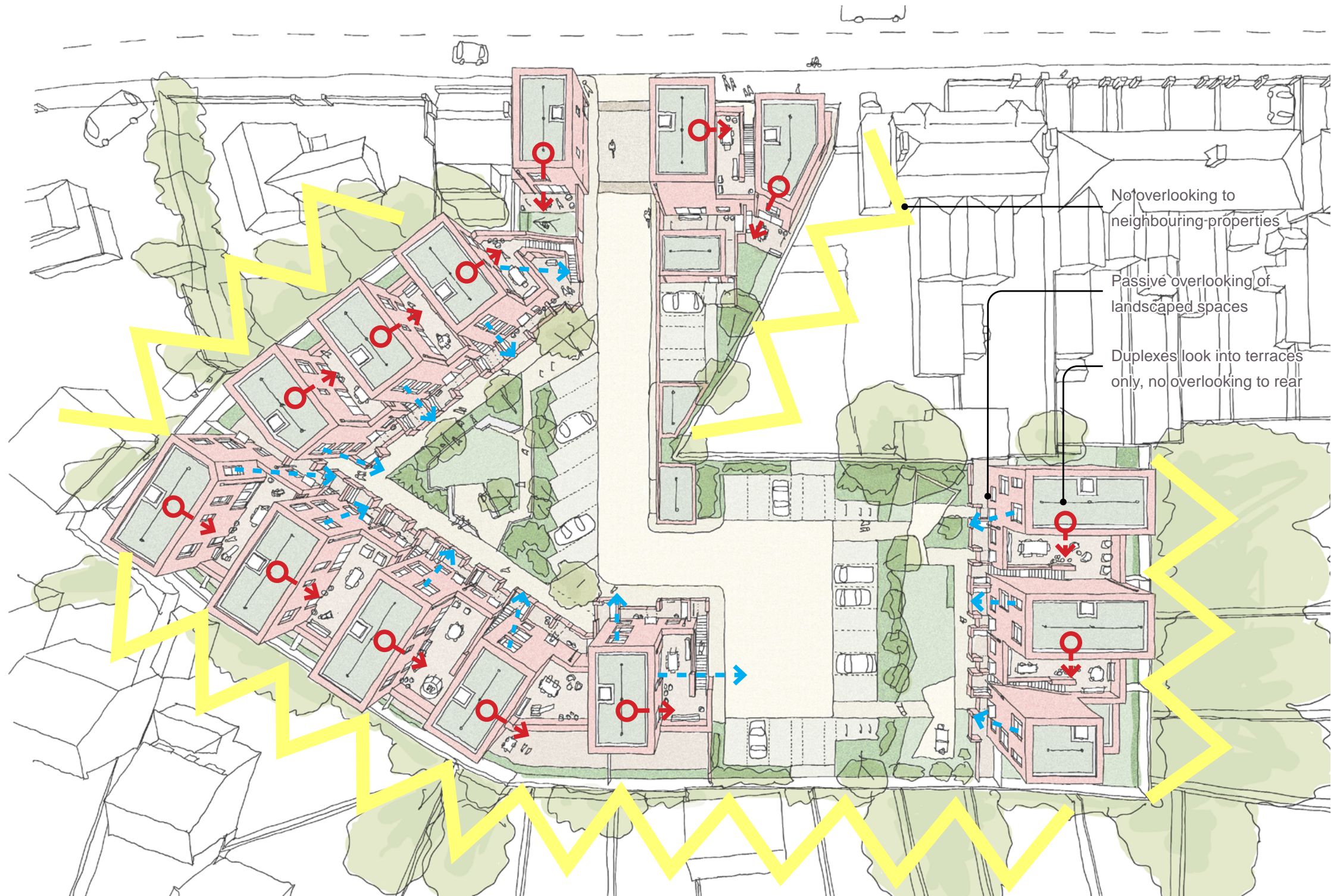


Fig. 21. Aerial View - Overlooking Diagram



Fig. 22. Aerial View - Shared Circulation

3.6.5 Entrances to each unit are separated from the shared public realm via a buffer “home zone”. This space creates a threshold between the public and private spaces. Each unit has its own gated home zone to maintain its privacy and to provide space to store each units bins and bikes.

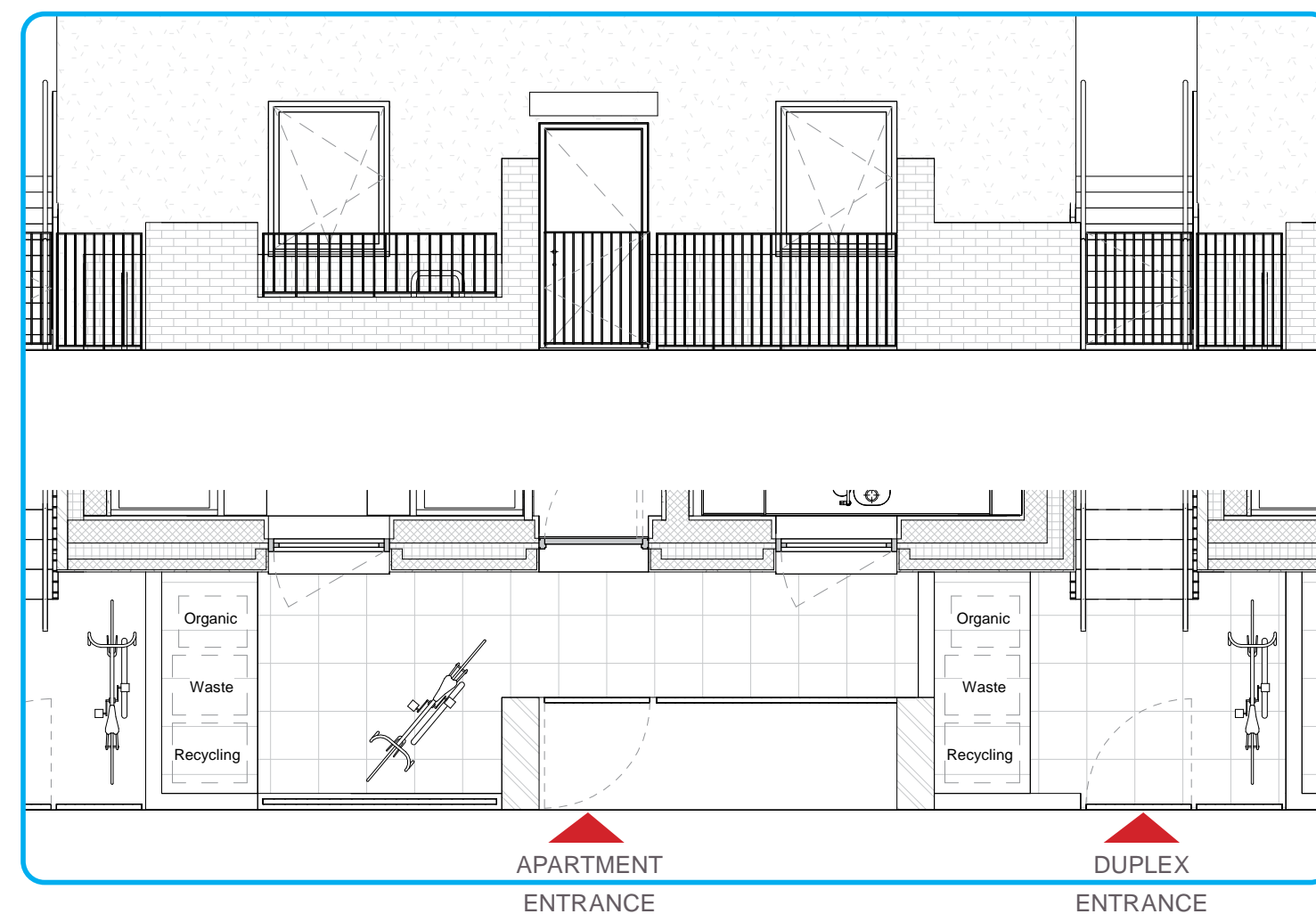


Fig. 23. Ground Level Home Zones

3.7 Making Connections - Ease of Movement

- 3.7.1 The town centre, 300m from the site entrance, is readily accessible by walking, supporting the Kildare County Development Plan 2023-2029 aspiration of the 10-Minute Town. The site is well connected to public transport connections and within walking distance of the Core Retail Area containing local shops, amenities and services. This is illustrated in “Fig. 6. Site Diagram - Transport Map” on page 18.
- 3.7.2 The Kildare Town Local Area Plan 2023 – 2029 identifies Station Road as subject to a detailed study to assess proposed cycling measures, reference CYCLE 41, as part of the Kildare Town Transport Strategy.
- 3.7.3 Station Road connects the site to the Kildare train station which has frequent train services to Dublin, Galway, Waterford and Portlaoise.
- 3.7.4 The site links to the road network via Station Road and from Kildare town centre to the M7 at Junction 13. To the north, the R415 regional road connects to the local villages of Rathbride, Milltown, Kilmeage and onwards.

3.8 Legibility

- 3.8.1 The development proposal aims to give priority to pedestrians and cyclists within the scheme, through use of shared surfaces, appropriate signage and visual prominence of landscape and pedestrian infrastructure. The principles of DMURS have been employed to reduce traffic speed.
- 3.8.2 There are three distinct locations within the site containing housing – the street frontage, the triangle and the square – each with their own character and complementary landscaping. This creates a sequence of spaces within the overall proposal, each distinctly legible.



Fig. 24. Spatial layout diagram



Fig. 25. View of Street Frontage



Fig. 26. View of Central Triangle Space



Fig. 27. View of Courtyard Space