Project
**Residential Development Woodtown
Ballycullen, Dublin 16**

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Urban Design Rationale

The proposed layout has a legible urban form that is instrumental in creating an environment that is intuitive, navigable, and visually cohesive. By prioritizing legibility, the design enables residents and visitors to easily understand and move through the space, thanks to a clear spatial layout and thoughtfully organized visual elements. A key feature of the proposed layout is the orientation of houses to face onto public open spaces, enhancing passive surveillance and contributing to a safer community.

This arrangement promotes natural oversight of shared areas, fostering a sense of security and encouraging social interaction. Additionally, the clear delineation of public, semi-public, and private spaces strengthens community ties and safety. Walkability is further prioritized, with pathways, streets, and green spaces laid out in an intuitive, inviting way, encouraging pedestrian exploration.

Through the inclusion of clear landmarks, focal points, and street hierarchies, the proposed layout supports social connections, reduces navigational stress, and cultivates a strong sense of place, making the development both functional and vibrant.

Housing blocks laid out in clearly legible urban blocks served by the main local road with shared surface home zones

Proposed housing used to complete the existing urban form of the adjacent housing at Stocking Wood.

Linear Park proposed as a public open space that connects across the scheme, linking habitat corridors, it becomes a key way finding aspect to the scheme. Buildings and front doors onto this area ensure an active streetscape and strong passive surveillance

Building height used to manage gradient across the site while maintaining own door access to all

N

JFOCarchitects

Project
**Residential Development
Woodtown
Ballycullen, Dublin 16**

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Place Making

Location of proposed creche at centre point of scheme and linear park allows it to become a landmark building.

The use of house typologies with side access and form corner units with expression onto the home zones are proposed in all suitable instances.

While maintaining a consistent architectural expression throughout the scheme, the taller buildings define edges to the public open space and to enphasise the liner park as it traverses the site through the large hedgerow of mature trees that cuts through the site.

Building height at the entrance marks the point of access to the scheme at this side of the site.

The crescent layout to the western boundary slowly climbs the slope of the site. The crescent references the historic townland boundary that formed the shape of the site in this location.

N

Project
Residential Development Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Character Areas

The design is formed a number of distinct areas, each with an individual urban form, a particular approach to building design and material. Each area has a rich individual atmosphere.

We are convinced that it is neither the space, nor the functions of a property that users feel attracted to, but the experiences and emotions it evokes. Therefore, we are exploring ways of approaching those longings, desires and dispositions in our architectural concept and design, without resorting to pastiche. Outstanding examples of architecture create certain atmospheres, tell stories and touch people on an emotional level.

It is our aim to design urban spaces that are unique and combine the new with the familiar, in order to establish a lasting emotional connection with their users. This is how neighbourhoods become living environments that are successful in the long term and will continue to exist.

Home Zone A

Home Zone B

Boulevard

Park Side

Crescent

N

Home Zone A

Home Zone B

Boulevard
This street draws from the grand architecture of South Dublin's late nineteenth-century development, which responded to the construction of a new railway. It takes cues from places like Longford Terrace in Dún Laoghaire and the more modest, split-level terraces of Tivoli Terrace North, referencing their elegance and scale to inform a characterful streetscape.

The Home Zone A
Home Zone A consists of small villas with hipped roofs with a taller centre piece addressing the open space, designed to reduce overall building height. Houses with varying quantities of buff brickwork that defines doors and windows. The homes are arranged along a long linear park, giving direct access to public open space.

The Home Zone B
Home Zone B also features small villas hipped roofs, maintaining a low-rise character. Complemented by red brick detailing at bases, entrances of varying quantities, these homes are organised around shared pedestrian-priority surfaces with buff-coloured tarmac, offering a safe and neighbourly atmosphere.

Crescent
The Crescent evokes the peaceful charm of Dublin's Victorian brick suburbs, such as Ranelagh and Rathmines, with houses featuring steeper roofs and gabled ends. Its compact urban form is shaped by the historical townland boundary that marks the western edge of the site, grounding the design in a strong sense of place.

Parkside
Parkside is defined by a sequence of linear parks that step down the hillside, bordered by three-storey apartment buildings. The terraced massing of these buildings shapes and animates the park edge, while brightly coloured roof elements enhance identity and provide a distinctive sense of place.

Boulevard

Park Side

Crescent

N

JFOCarchitects

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Character Areas

Boulevard

Home Zone A

Home Zone B

Crescent

Park Side

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Pedestrian Priority

Pedestrian priority in housing is an urban planning strategy that prioritizes the needs and safety of pedestrians within residential areas. This approach offers several important benefits, including enhanced safety and fostering a stronger sense of community and social interaction, creating a housing layout that is more accessible, inclusive, and provides livable urban spaces that improve the overall well-being and quality of life for residents.

Our proposal aligns with best practice guidance outlined in DMURS. A hierarchy of streets is proposed with primary and secondary streets and shared surfaces. Shared surfaces and home zones help to extend the quality of public open spaces. Car parking has been designed so that it is contained between buildings where possible. Car parking is located perpendicular to the front of houses, but has been limited to one side of the street wherever possible, with parallel parking provided also.

Pedestrian connectivity has been prioritised, with connections in all directions from and through the site. All benefit from continuous passive surveillance. This provides access to local retail, commercial and public transport services. Access for vehicular traffic is provided from the north, with the new street network designed in a clear hierarchy and in accordance with DMURS. In addition to public open spaces, street trees and landscaping has been provided along all streets.

Project
**Residential Development
Woodtown**
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Home Zones

The homezone street is a key public realm element of the scheme. It has been developed as a way to reinforce the benefits of the car free public realm as described previously. It is proposed as a streetscape where the pedestrian has priority and the car is accommodated. It re-frames the quiet residential street as a place for games, for interaction, for incidental meetings.

The street is made up of familiar elements, repositioned to make something new; carriageway, footpath, kerb, lawn, hedge, seat.

It has been designed to be fully in compliance with DMURS in terms of vehicular and universal access to make a street that is welcoming for all.

In terms of benefits to the pedestrian user, lawns, benches and hard surface versatile spaces are provided. To accommodate the vehicle, speeds need to be managed. To achieve this, carriage widths are reduced, and pinch points are created with space for only single vehicles to pass. A high amount of horizontal deflection with tight turning radii are also introduced to further introduce traffic calming measures. Turning heads have been largely avoided by designing continuous connections.

These elements combine to make speeding difficult and the street enjoyable. The overall quality and amenity of the public realm is improved.

Project
Residential Development Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Local Streets

The local street is the typical vehicular street across the development. It has a 5.5m wide carriage way with multiple level access pedestrian crossings. Two main accesses from the north of the site loop around the proposed scheme.

To control traffic speeds across the site, variety is employed. Parallel parking, perpendicular parking, horizontal deflection, vertical deflection, raised tables - a mix of these approaches are used rather than relying on one or two alone.

In our proposal, these local streets connect the main connections into the site with the homezones.

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Green Infrastructure

Public Open Spaces have been located on this site in the first instance in response to the existing natural features and site conditions - in particular in response to the existing trees and hedgerows.   Other public open spaces have been provided in a hierarchy of smaller and larger spaces in a way that is distributed throughout the site to provide access for all residents, and to facilitate connection to the social housing that is under construction to the north east, and the approved residential schemes to the south west.

A range of active and passive activities have been provided for in the designs prepared by NMP Landscape Architects.

In addition to public open spaces, street trees and landscaping has been provided along all streets.

Please refer to NMP Landscape Architects' Report for details of the proposed public open spaces.

Public open space has been provided at a rate of 22.10% of the nett site area.

Project
Residential Development Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Habitat Corridors and Green Infrastructure: Integrating natural greenways within the residential scheme to support local wildlife movement, enhance biodiversity, and create sustainable connections between open spaces within the public realm.

N

JFOCarchitects

Project
**Residential Development
Woodtown
Ballycullen, Dublin 16**

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Architectural Expression

The proposed architectural expression for this residential development focuses on creating facades that are visually engaging and well-integrated into the surrounding landscape.

To enhance durability and longevity, especially at the ground level where surfaces face more wear, the development incorporates robust materials on areas closest to the ground plane.

This strategic selection of materials for ground-facing facades ensures resilience against everyday impacts and weathering, supporting low-maintenance living for residents and preserving the development's visual appeal over time. In addition to practical durability, these materials provide a sense of solidity and grounding, adding a further layer of depth to the architectural experience.

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

12 Principles of Urban Design

The proposed development as part of this application follows latest design guidance and best practice principles.

The 'Urban Design Manual: A Best Practice Guide' (2009) which sets out 12 Principles of Urban Design. These criteria form the basis of the design analysis outlined in this Architectural Design Statement. The 12 criteria are sub-divided into three groups: Neighbourhood/Site/Home, reflecting the sequence of spatial scales and order of priorities that is followed in a good design process.

The figure to the right shows how the 12 Principles have been sequenced in a logical order – much like the hours on the face of a clock. The sequence of the criteria reflects the prioritisation and processes adopted by good designers – not moving onto matters of detail until the important structural decisions have been taken.

Well-designed homes in the right locations are fundamental to building strong, sustainable communities. Such communities will ensure Ireland's continued success in attracting and generating investment and improving the quality of life for its residents.

Project
**Residential Development
Woodtown
Ballycullen, Dublin 16**

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

01.   Context

How does the development respond to its surroundings?

The development seems to have evolved naturally as part of its surroundings. Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users.

Form, architecture and landscaping have been informed by the development's place and works within the context of the overall masterplan for the area.

The development positively contributes to the character and identity of the neighbourhood. Appropriate responses have been made to the nature of specific boundary conditions.

03.   Inclusivity

How easily can people use and access the development?

All parts of the development are fully accessible to all residents. Public open spaces are used to define different character areas and cater to a wide range of activities.

Landscape Design and detailing of streets and footpaths provide for movement by mobility impaired persons including roll-over kerbs and level crossings of all streets. The layout and landscape will comply with the requirements of Part M of the Building Regulations for People with Disabilities.

The development will also provide for accessible car parking spaces.

02.   Connections

How well connected is the new neighbourhood?

There are attractive routes in and out for pedestrians and cyclists throughout the scheme and into the adjoining existing and masterplanned developments.

The layout links to existing movement routes and the places people will want to get to in the surrounding area.

The development proposes an appropriate density for the area which helps support efficient public transport infrastructure.

04.   Variety

How does the development promote a good mix of activities?

The most successful - and sustainable - communities are the ones that contain a good variety of things to do, see and enjoy. For housing proposals of this size, this means providing a good mix of uses, housing, facilities and amenities that help to engender a successful community.

The proposed residential development caters for a wide variety of activities and end users. This is achieved by creating a variety of unit types and sizes, as well as a mix of open spaces.

This in turn lends itself to the creation of a diverse community.

Project
**Residential Development
Woodtown
Ballycullen, Dublin 16**

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120
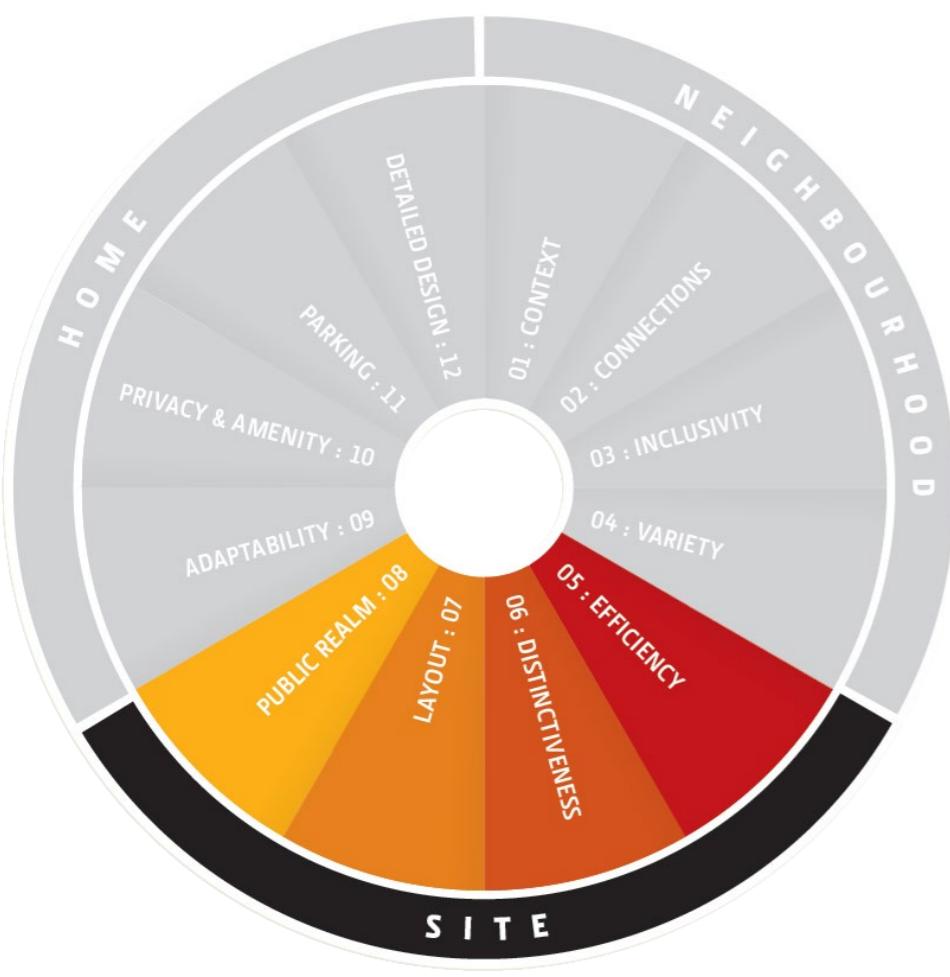
05.   **Efficiency**

How does the development make appropriate uses of resources, including land?

Our design proposal taken a holistic approach to the sustainable development of this site. Density, quality, and sustainability have all been considered in terms of national policy, the environment, local conditions, and site context.

In accordance with the SUDS philosophy, a Surface Water Treatment Train approach has been applied to the design of the surface water drainage on this site.

06.   **Distinctiveness**

How do the proposals create a sence of place?

The proposed scheme has many recognisable features so that people can describe where they live and form a community identity. Green spaces and tree planting are continuous throughout the proposals and will create an attractive, healthy, and sustainable place to live.

There are a variety of dwelling typologies throughout this scheme. Considered design of corner type units and those addressing open spaces and framing vista, will create a coherent and harmonious character for the public realm.

07.   **Layout**

How does the proposal create people friendly streets and spaces?

Throughout our proposal, own door accessed homes front on to the proposed streetscapes. This is a purposeful design consideration to ensure that the streets within the scheme are safe and welcoming.

An active street front has many benefits to the presence of the proposed housing and to the use of the homes by the future residents.

As well as providing a safe network of public streets that enjoy excellent passive surveillance, the active street fronts help to nurture a sense of community where interacting between residents can happen at the entrances to all homes.

08.   **Public Realm**

How safe, secure and enjoyable are the public areas?

The proposed development provides safe and enjoyable public spaces. The public realm is made up of public streets, large landscaped open spaces, and smaller pocket parks. Each of these spaces are overlooked, accessible and usable by all residents. The 'calmed by design' streets deliver safe, convenient, and attractive networks, in accordance with the parameters set out in the Design Manual for Urban Roads and Streets (DMURS).

Pedestrian and cycle routes are provided along key desire lines. A large open space, with play areas, seating, walking routes and extensive planting is provided and is a vital way-finding element of the layout as it connects to nearby amenities.

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

09.   Adaptability

How will the buildings cope with change?

The range of unit types provided will allow for lifetime living whereby people can trade up or down within the scheme should the need arise. The units are also designed so that they can be easily adapted as the needs of users changes over time.

Ceiling heights are generous, minimum 2.7m on the ground floor, increasing the opportunity for future potential uses. All proposed dwellings are designed in accordance with 'Design Standards for New Apartments- Guidelines for Planning Authorities' 2020 and are in many instances more generous. For a full breakdown of unit types and areas, in relation to these standards please see the Housing Quality Assessment accompanying this planning application

11.   Parking

How will the parking be secure and attractive?

All car parking spaces provided on street are in easy reach of the units they serve and are passively surveilled. Parking arrangements vary across the site with grouped parking being more appropriate in higher density locations. The communal parking areas maximise efficiency and careful consideration has been given to the inclusion of both visitor and disabled parking spaces as well as electric vehicle charging points and ride share spaces

Bicycle parking is a big issue for all homes, particularly apartments. Secure lock-up bicycle parking is provided and is easily accessible to the units they serve. Visitor bicycle parking is also provided.

10.   Privacy and Amenity

How does the scheme provide a decent standard of amenity?

The scheme provides a high standard of privacy and private amenity spaces. All units are provided with usable outdoor private spaces either in the form of private back gardens or private balconies.

All homes are designed to provide adequate storage including space within the house for storage and sorting of recyclables.

12.   Detail Design

How well thought through is the building and landscape design?

High quality, durable and low maintenance materials have been selected for the proposed development. The investment into the public realm particularly will enhance the local building stock. Buildings are designed to be simple and in keeping to this development, while being respectful to existing buildings and future developments.

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Appendix D of the Sustainable Residential Development and Compact Settlement Guidelines:

Design Checklist - Key Indicators of Quality Design and Placemaking

The Design Checklist below has been developed to assist in the application of Section 4.3 - Key Indicators of Quality Urban Design and Placemaking of these Guidelines.

The checklist presents a series of questions that are intended as helpful prompts that can be used in the refinement and review of detailed plans (such as masterplans or urban design frameworks) and in the consideration of individual planning applications

The development proposed as part of this application has been guided by these criteria and analysed against the indicators in this Architectural Design Statement

Rialtas na hÉireann
Government of Ireland

Sustainable Residential Development and Compact Settlements
Guidelines for Planning Authorities

Prepared by the Department of Housing, Local Government and Heritage
gov.ie

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120
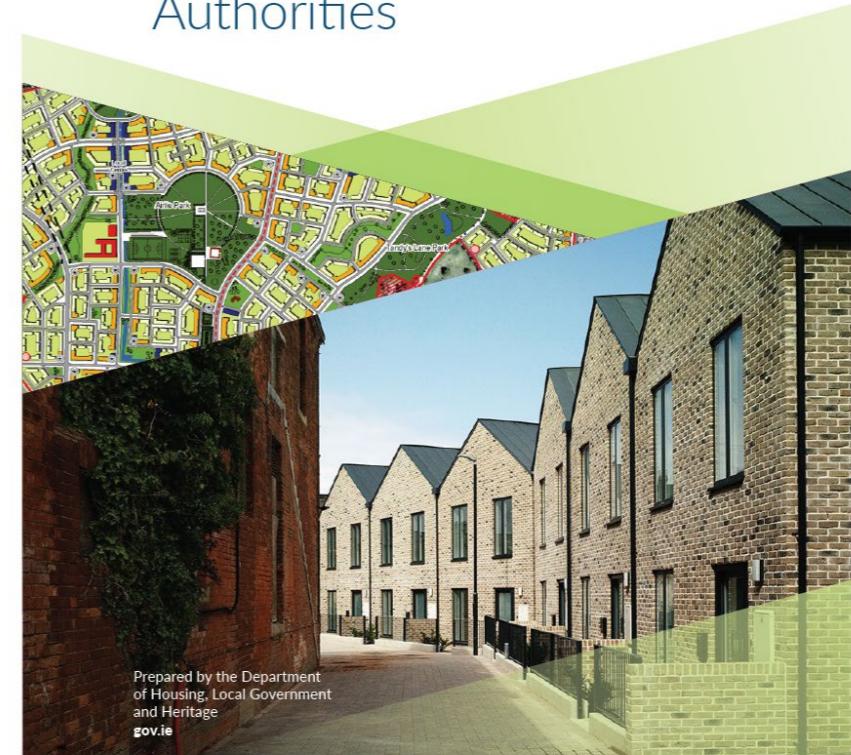
01. Sustainable and Efficient Movement

(i)

Will the plan or development proposal establish a highly permeable and legible network of streets and spaces within the site that optimises movement for sustainable modes of transport (walking, cycling and public transport)?

The proposed development has been designed around a sequence of highly permeable and legible network of pedestrian friendly streetscapes. Public open spaces and have been provided in a network of connected parks across a variety of scales and expressions.

Pedestrian and cycle connectivity has been optimised through the design and layout of blocks and streets, and integration with the existing context and the proposed context of the masterplan.

(ii)

Have opportunities to improve connections with and between established communities been identified and responded to with particular regard to strategic connections between homes, shops, employment opportunities, public transport, local services and amenities?

Connections to the existing context and proposed masterplan sites have been carefully considered and prioritised in the design and layout of the proposed development.

These connections ensure that the proximity to local amenities, such as parks, schools and local shops, is made easily walkable/cycle orientated.

(iii)

Are streets designed (including the retrofitting of existing streets adjacent to or on-route to the site, where appropriate) in accordance with DMURS to calm traffic and enable the safe and comfortable movement of vulnerable users?

The proposed development provides safe and enjoyable public spaces. The public realm is made up of public streets, large landscaped open spaces, and smaller pocket parks. Each of these spaces are overlooked, accessible and usable by all residents.

The 'calmed by design' streets deliver safe, convenient, and attractive networks, in accordance with the parameters set out in the Design Manual for Urban Roads and Streets (DMURS).

(iv)

Has the quantum of parking been minimised (in accordance with SPPR4 where relevant) and designed and located in a way that seeks to reduce the demand for private car use, promote sustainable modes of transport and ensure that the public realm is not dominated by parked vehicles?

In accordance with the location of this site, the South Dublin Development Plan and the Compact Settlement Guidelines, three and four bedroom houses have been provided with 1.48 No. car parking spaces, 2 bedroom houses have been provided with 1 No. car parking spaces, and apartments have been provided with 0.8 No. car parking spaces each.

As outlined in DMURS, we have designed the streets so that where perpendicular car parking is provided, this is only on one side of the street. Other car parking is provided in parallel spaces on street, with trees located at appropriate intervals to screen the cars.

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

02. Mix of Land Uses (Vibrant Centres and Communities

(i)

Is the mix and intensity of land uses appropriate to the site and its location and have land uses been distributed in a complementary manner that optimises access to public transport, amenities and local services via walking or cycling?

The proposed layout has been designed to optimise connectivity from the site to the surrounding areas and public transport links such as the Bus Connects route next to the site.

Pedestrian and cycle connections are optimised through the design and layout of the housing blocks and the integration to existing developments through pedestrian and cycle connections, ensuring fluid and safe movement patterns both within the site and from the site to its environs.

(ii)

Have a diverse and varied range of housing types been provided to meet local and projected needs (having regard to the Housing Need Demand Assessment), supplemented by an innovative range of housing typologies that support greater housing affordability and choice?

The most successful - and sustainable - communities are the ones that contain a good variety of things to do, see and enjoy. For housing proposals of this size, this means providing a good mix of uses, housing, facilities and amenities that help to engender a successful community.

The proposed residential development caters for a wide variety of activities and end users. This is achieved by creating a variety of unit types and sizes, as well as a mix of open spaces.

(iii)

Will the plan or development proposal supplement and/or support the regeneration and revitalisation of an existing centre or neighbourhood, including the adaption and re-use of the existing building stock in order to reduce vacancy and dereliction (where applicable) and promote town centre living (where applicable)?

Residential development on this greenfield site will ensure that a vibrant community is able to develop in the area. The new residents will enhance existing communities and make use of the existing and potential community and social infrastructure in the area. Development of this currently vacant greenfield site will ensure that community infrastructures will have the necessary local population to sustain them and make new amenities and infrastructure for the area more viable.

(iv)

Is the regeneration and revitalisation of an existing centre or neighbourhood supported by the enhancement of the public realm so as to create a more liveable environment, attract investment and encourage a greater number of visitors (where applicable)?

The green network proposed in the development and provided for in this development will provide a high quality public realm through a variety of public parks and open spaces.

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

03. Green and Blue Infrastructure (Open Space, Landscape and Heritage)

(i)

Has the plan or development proposal positively responded to natural features and landscape character, with particular regard to biodiversity, vistas and landmarks and the setting of protected structures, conservation areas and historic landscapes?

Existing landscape character and features have been respected and responded to within the design proposal. Existing trees and landscape features have been retained and enhanced.

The existing large trees on site have been retained and become a landscape feature to the proposed public park in the scheme.

(ii)

Have a complementary and interconnected range of open spaces, corridors and planted/landscaped areas been provided, that create and conserve ecological links and promotes active travel and healthier lifestyles?

Within the scheme the public open spaces are arranged to maximise connectivity across the site between pocket parks to a large linear park. This linear park acts as a way finding element in the layout.

The linear park provides a interconnected, green corridor as a main pedestrian and cycle route from the scheme to the link road and to adjacent sites. This promotes active travel and healthier movement patterns.

(iii)

Are public open spaces universally accessible and designed to cater for a range of active and passive recreational uses (taking account of the function of other spaces within the network)?

Public open spaces have been carefully designed to ensure access for all and a range of activities.

Private amenity spaces have been carefully designed to ensure access for residents to private amenity space is maximised. A range of public open spaces have been designed with a variety of activities and characteristics appropriate to their scale and location.

(iv)

Does the plan or development proposal include integrated nature-based solutions for the management of urban drainage to promote biodiversity, urban greening, improved water quality and flood mitigation?

Sustainable Drainage System (SuDS) are a collection of water management practices that aim to align modern drainage systems with natural water processes. By using SuDS techniques, water is either infiltrated or conveyed more slowly to the drainage system and ultimately more slowly to water courses via permeable paving, swales, green roofs and underground attenuation tanks

The scheme has been carefully arranged and phased to ensure integrated nature based solutions for surface water management.

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

04. Responsive Built Form

(i)

Does the layout, orientation and scale of development support the formation of a coherent and legible urban structure in terms of block layouts and building heights with particular regard to the location of gateways and landmarks, the hierarchy of streets and spaces and access to daylight and sunlight?

Incorporating character areas and place-making elements into the layout of the residential development is essential to creating a clear and legible urban form that fosters a strong sense of community and identity. Each character area is designed with distinct architectural styles, landscaping, and public spaces that reflect the unique features of the site and its surroundings.

Place-making elements such as community parks, pedestrian pathways, and play infrastructure are strategically integrated to encourage interaction and connectivity among residents. Wayfinding features, including consistent street furniture, signage, and lighting, enhance navigability and help residents and visitors easily orient themselves within the development.

(ii)

Do buildings address streets and spaces in a manner that will ensure they clearly define public and private spaces, generate activity, maximise passive surveillance and provide an attractive and animated interface?

The Design Manual for Urban Roads and Streets (DMURS) emphasises that designers should seek to promote active street edges on all streets within cities, towns, and villages. The most effective way to promote pedestrian activity is to place buildings in proximity of the street with a high frequency of entrances and other openings.

Throughout our proposal, own door accessed homes front on to the proposed streetscapes. This is a purposeful design consideration to ensure that the streets within the scheme are safe and welcoming. An active street front has many benefits to the presence of the proposed housing and to the use of the homes by the future residents.

(iii)

Does the layout, scale and design features of new development respond to prevailing development patterns (where relevant), integrate well within its context and provide appropriate transitions with adjacent buildings and established communities so as to safeguard their amenities to a reasonable extent?

The proposed layout responds to the layout, scale and development patterns in the area. As shown previously in this document, the proposed design provides for integration with the existing context and optimises appropriate transitions from one site to the next.

Proposed connections to existing and future contexts ensures that the amenities of established and future communities are safeguarded.

(iv)

Has a coherent architectural and urban design strategy been presented that will ensure the development is sustainable, distinctive, complements the urban structure and promotes a strong sense of identity?

There is a consistent architectural style throughout the development, and a simple material palette and design language. There is a clear legible cellular layout throughout.

The urban block layout of the scheme ensures that the proposal will be one of legible streets, providing a sustainable, distinctive development that complements the urban structure and promotes a strong sense of identity.

Project
Residential Development Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Summary of Proposal

Site Information

Nett Site Area	10.38	ha
Density	48.4	units/ha
Total Units	502	units
Plot Ratio	0.42	
Site Coverage	20.5%	
Public Open Space	22,927 m²	22.10%

Typology Information

Apartments	305	60.8%
Housing	197	39.2%

Bedroom Totals Overall

1 Bed	108	21.5%
2 Bed	170	33.9%
3 Bed	162	32.3%
4 Bed	62	12.4%

House Mix

2 Bed	19	9.6%
3 Bed	116	58.9%
4 Bed	62	31.5%

Apartment Mix

1 Bed	108	35.4%
2 Bed	151	49.5%
3 Bed	46	15.1%

House Typology Totals

3 Bed Semi-Detached	40	20.3%
3 Bed End of Terrace	46	23.4%
2 Bed Terrace	19	9.6%
4 Bed Semi Detached	52	26.4%
4 Bed Detached	10	5.1%
3 Bed Terrace	30	15.2%

Car Parking Provision

House Parking	283
1.48 spaces per 3/4 Bed House	264
1 space per 2 Bed House	19
Apartment Parking	
0.80 Spaces per Apartment	244
Visitor	21
Creche	15
Total Car Spaces	**563**

Schedule of Accommodation

Please refer to 23.120.PD3000's for building layouts and principle dimensions
Please refer to 23.120.PD4000's for building layouts and principle dimensions

Type	Bed	Bedspaces	Construction Type	Dual Aspect	West	East	Total	SQM	Storeys	1 St	2 St	3 St	Apt	TOTAL SQM	
Type A1	3	5	Semi-Detached	Yes	4	0	4	107.6	2		430			430	
Type A2	3	5	End of Terrace	Yes	9	1	10	107.6	2		1076			1076	
Type B1	3	5	Semi-Detached	Yes	6	0	6	107.6	2		646			646	
Type B2	3	5	End of Terrace	Yes	25	11	36	107.6	2		3874			3874	
Type C1	4	7	Semi-Detached	Yes	16	0	16	130.0	2		2080			2080	
Type C2	4	7	Semi-Detached	Yes	8	0	8	130.0	2		1040			1040	
Type C3	4	7	Detached	Yes	1	0	1	130.0	2		130			130	HOUSES
Type D	2	4	Mid Terrace	Yes	19	0	19	86.0	2		1634			1634	
Type E1	4	7	Detached	Yes	9	0	9	127.8	2		1150			1150	
Type E2	4	7	Semi-Detached	Yes	2	26	28	130.0	2		3640			3640	
Type F	3	5	Semi-Detached	Yes	0	30	30	110.5	2		3315			3315	
Type G	3	4	Mid Terace	Yes	18	12	30	86.4	2		2592			2592	
Type 1a	1	2	Apartment	Yes	41	10	51	47.0	1				2397	2397	
Type 1b	1	2	Apartment	Yes	5	12	17	47.0	1				799	799	
Type 1c	1	2	Apartment	Yes	6	0	6	47.0	1				204	204	
Type 1d	1	2	Apartment	Yes	6	28	34	47.0	1				1598	1598	
Type 2a	2	4	Apartment	Yes	51	10	61	82.9	2				5056.9	5056.9	APARTMENTS
Type 2b	2	4	Apartment	Yes	20	6	26	84.2	2				2189.2	2189.2	
Type 3a	2	4	Apartment	Yes	6	28	34	82.9	2				2818.6	2818.6	
Type 3b	2	4	Apartment	Yes	2	28	30	84.2	2				2526	2526	
Type 4a	3	5	Apartment	Yes	16	28	44	94.0	2				4136	4136	
Type 4b	3	5	Apartment	Yes	2	0	2	94.0	2				188	188	
TOTALS					**272**	**230**	**502**				*21607*		*21913*	**43,520** sqm	
											232489		*235781*	*468,270* sqft	

Bicycle Parking Provision

House Bicycle Parking	506	(1 per bedrooom)(back gardens)
Terraced House Bicycle Parking	128	(1 per bedrooom)(storage locker)
Apartment Bicyle Parking	548	(1 per bedrooom)(communal storage)
Visitor Bicycle Parking	153	(1 per 2 apts)(public)
Creche Bicycle Parking	16	
Total Bicycle Parking	**1351**	

Creche

Group Room	Age Group	Number	Area / child	Staff	Total Area
Group Room 1	0-1	10	3.5 sqm	3 (1/3)	35.7m²
Group Room 2	1-2	14	2.8 sqm	3 (1/5)	40.5m²
Group Room 3	2-3	23	2.35 sqm	4 (1/6)	54.6m²
Group Room 4	2-3	20	2.35 sqm	4 (1/6)	48.2m²
Group Room 5	3-6	17	2.3 sqm	3 (1/8)	40.6m²
Group Room 6	3-6	23	2.3 sqm	3 (1/8)	54.7m²
Ground Floor					241.8m²
First Floor Plan					233m²
Total		**107**		**20**	**474.8m²**
Play space					*124.8m²*

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

Conclusion

In conclusion, this proposal outlines a residential development that is informed by best practice guidance and integrates with the existing and proposed context of the area.

Our emphasis on quality design and placemaking ensures a legible urban form, natural park areas, pocket parks, active streetscapes, and ample passive surveillance. These changes result in a neighborhood that prioritizes people over cars, providing a diverse spatial experience that fosters safety, play, and social interaction among neighbors.

JFOC's track record in medium-density, low-rise development, as evidenced by our inclusion in the Housing Agency/Irish Architecture Foundation exhibition Housing Unlocked in 2022 and our recent success in the RIAI Town Centre Living competition in Roscrea, underscores our commitment to innovative and sustainable housing and urban planning.

We believe that this proposal embodies a sustainable and integrated solution for the site, aligning with best practice design standards. We look forward to developing this scheme for Lagan Homes Ireland with their Design Team in collaboration with South Dublin County Council.

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120

## Appendix A: Photographic Site Survey

1 - View looking east from the site access

2 - View looking south east

3 - View of Abbots Grove to the west of the site

4 - View of boundary to Abbots Grove

Project
**Residential Development
Woodtown
Ballycullen, Dublin 16**

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120
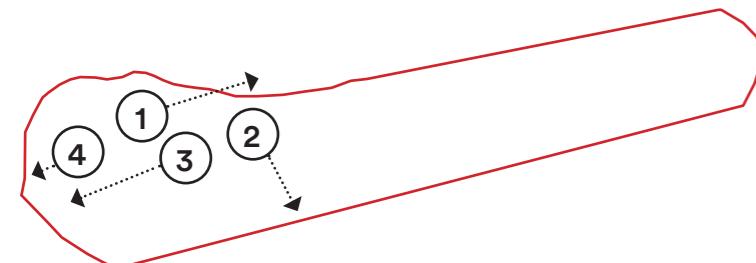
5 - View of Abbots Grove to the north of the site

6 - View looking east of existing powerline and mature trees

7 - View of Abbots Grove to the north of the site
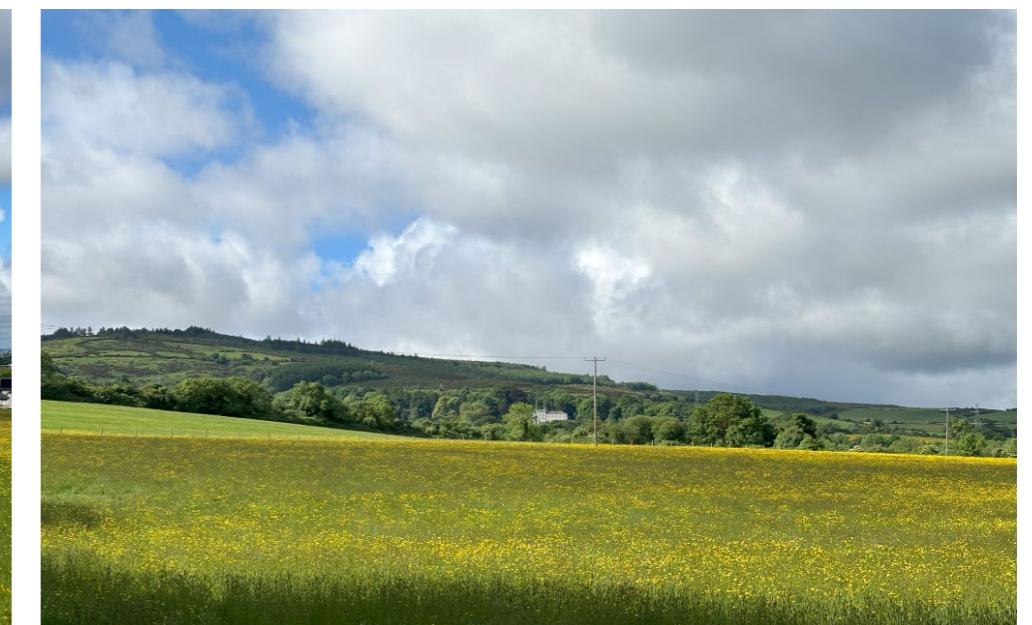
8 - View from site looking north to Orlagh House

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120
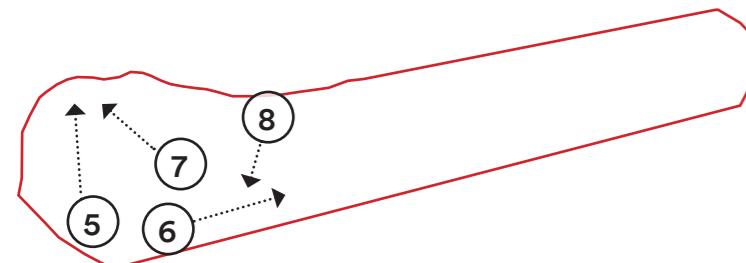
9 - Existing mature trees on site

10 - Existing mature trees on site

11- Existing overhead powerline and mature trees

12 - View of stream on site

JFOCarchitects

Project
Residential Development
Woodtown
Ballycullen, Dublin 16

Client:
Lagan Homes Ballycullen Ltd

Date:
April 2025

Ref: 23.120
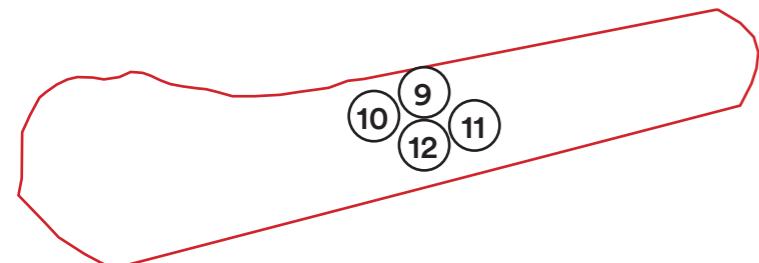
13 - View of site looking east

14 - View of site looking north
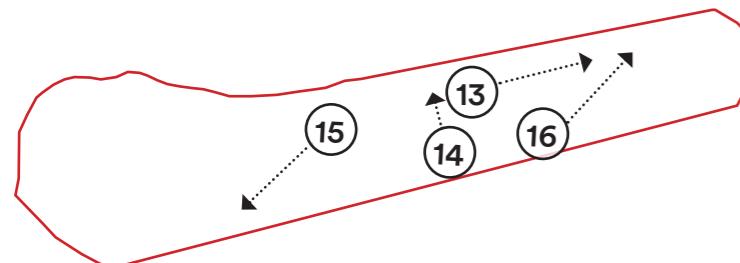
15 - View looking south towards Dublin Mountains

16 - View looking north east towards Howth Head