

Placemaking Principles to create a Community Centred Design

A number of place making principles have been adopted in order to create a strong sense of place for the new residential community at Stradbally Road. A range of house types are proposed across the site, including 1 and 2 bedroom apartments, 1 and 2 bedroom duplexes, and 3 bedroom town houses. At the following design and placemaking principles have been applied to create a community centred design. These are as follows :

- Proposed housing faces directly onto the main public route into the country park in order to maximise natural surveillance and discourage antisocial behavior;
- House types are mixed in order to create variety and reflect the needs of the local community;
- Parking is limited to 1 space per unit in order to minimise the impact of cars and maximise the amount of external community space;
- A new 4 storey apartment block is located to the north on Stradbally Road to mirror the apartment block opposite the site, thus creating a gateway into Portlaoise;
- A new 5 storey apartment block is located to the south of the site overlooking the park;
- The ground floors of the apartment blocks will comprise undercroft parking, cycle storage and bin storage again to maximise community green open space
- Proposed trees and planting will overtime create a strong landscape framework for the housing; and
- A shared surface route is provided through the site where pedestrians and cyclists take priority over the motor car.



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Housing Layout

The development consists of 87 units across the residential masterplan site area which is approx. 2.0 ha in size. Density across the development is higher than existing peripheral residential areas at 43.5 units/ha (Gross) and consist of the following mix of units:

- 1 bed apartments– 10 units
- 2 bed apartments - 37 units
- 1 bed duplexes– 4 units
- 2 bed duplexes - 4 units
- 3 bed town houses – 32 units

There will also be 30 parking spaces for undercroft parking and 63 surface car parking spaces.

Whilst the proposed mix meets local requirements is an example of what can be achieved on the residential masterplan site it is envisaged that some fine tuning and minor further work would however be required at detailed design stage to determine the exact mix of units across the site in order to exactly meet the needs and aspirations of the local community.



Colour coded masterplan indicating house types, main entrances and views from habitable rooms