

Delivery of High Quality Housing Appropriate to its Setting

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Council



12 Criteria



Urban Design Manual

A best practice guide



**TABLE 1: URBAN DESIGN MANUAL:
A BEST PRACTICE GUIDE (2009)**

THE 12 CRITERIA

1. CONTEXT
2. CONNECTIONS
3. INCLUSIVITY
4. VARIETY
5. EFFICIENCY
6. DISTINCTIVENESS
7. LAYOUT
8. PUBLIC REALM
9. ADAPTABILITY
10. PRIVACY AND AMENITY
11. PARKING
12. DETAILED DESIGN



Qualities of Good Urban Design

1. Character - sense of place and history
2. Continuity and Enclosure - Clarity of Form
3. Quality of the public realm
4. Ease of Movement
5. Legibility ease of understanding
6. Adaptability
7. Diversity - Ease of choice



Form of Development

1. Urban structure
2. Urban grain
3. Density and Mix
4. Height and Massing
5. Building type
6. Façade and Interface
7. Details and materials
8. Streetscape and landscape



7 Examples of the principles applied

The Grange,
Ballyboghill, Small
linear rural village-
edge location
condition

Racecourse
Common, Lusk-
Commuter town-
edge location

Rathbeale Road,
Swords- County
Town - edge
condition

Rowlestown, Small
cluster rural village -
central location

Outlands Swords,
County Town, inner
brownfield site

Church Road, Lusk-
Commuter Town
inner brownfield
location

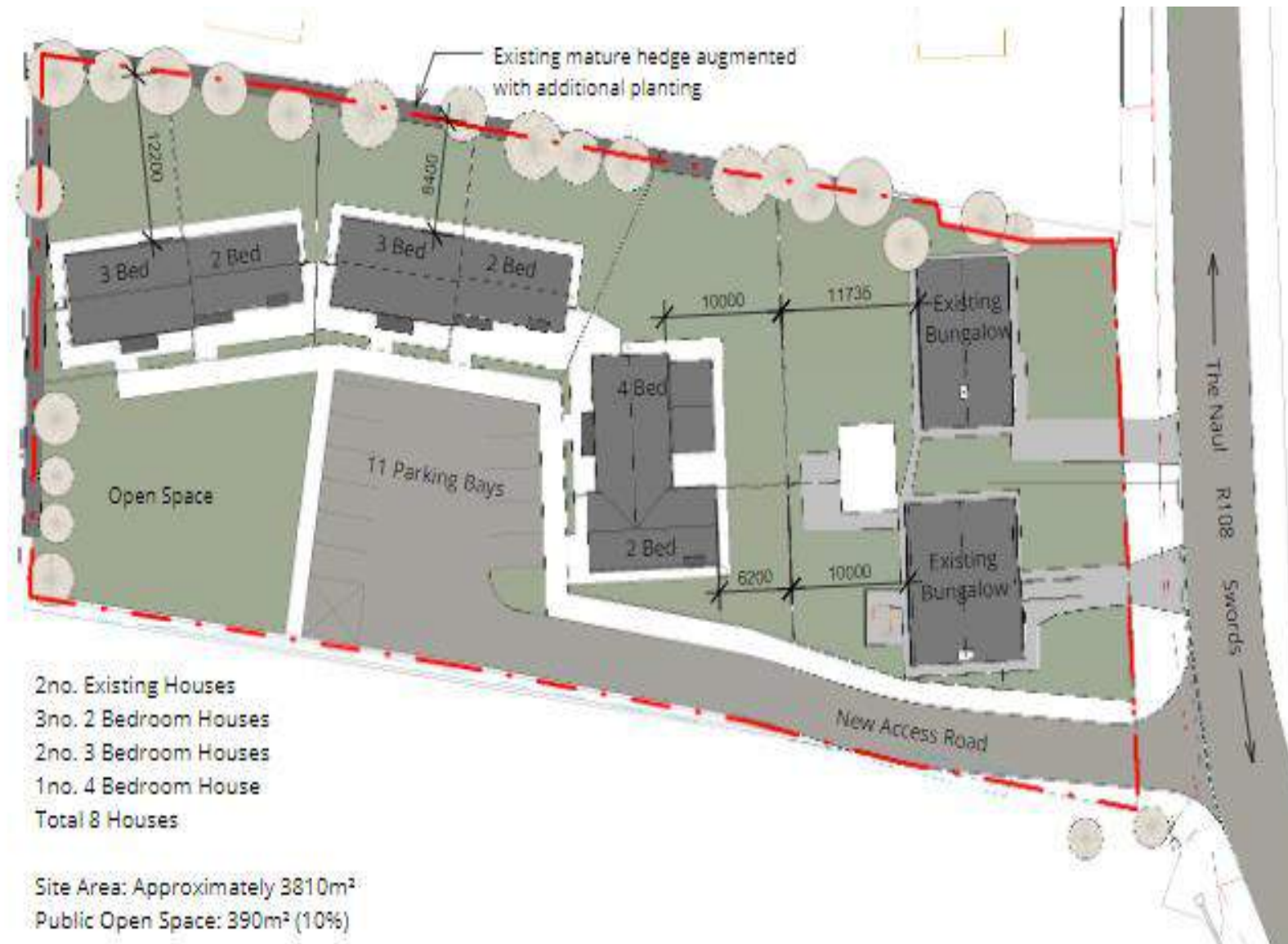
Barrack Lane Lusk-
Commuter town
inner brownfield
sensitive location.



The Grange, Ballyboghill, Co. Dublin



Rowlestown Co. Dublin



Rowlestown Co. Dublin



The Grange, Ballyboghill Co. Dublin



The Grange, Ballyboghill, Co. Dublin.



Rowlestown Co. Dublin



The Grange, Ballyboghill, Co. Dublin



02 First FFL - Block A
1 : 100



05 First FFL - Block B
1 : 100



01 Ground FFL - Block A
1 : 100



04 Ground FFL - Block B
1 : 100



Lusk, Co. Dublin



Lusk, Co. Dublin



Lusk, Co. Dublin



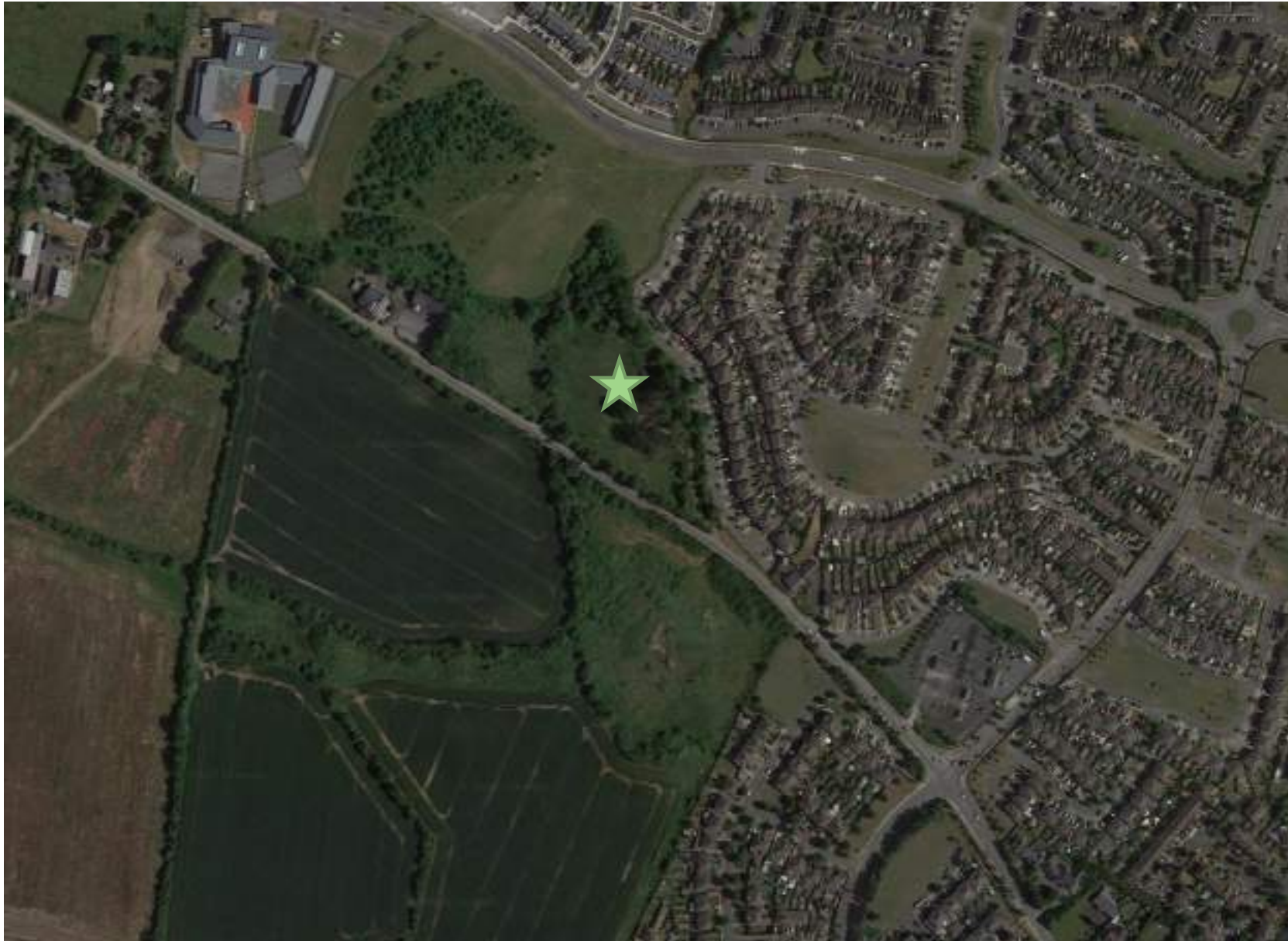




Lusk, Co. Dublin



Holymount, Rathbeale, Swords, Co. Dublin



Rathbeale Road, Swords, Co. Dublin



Holymount, Rathbeale, Swords



Rowlestown Co. Dublin



Holymount, Rathbeale, Swords, Co. Dublin



Rowlestown Co. Dublin



Rowlestown Co. Dublin



Rowlestown Co. Dublin



Rowlestown Co. Dublin



Rowlestown Co. Dublin



Rowlestown Co. Dublin



Rowlestown Co. Dublin



Rowlestown Co. Dublin



Rowlestown Co. Dublin Super Garden



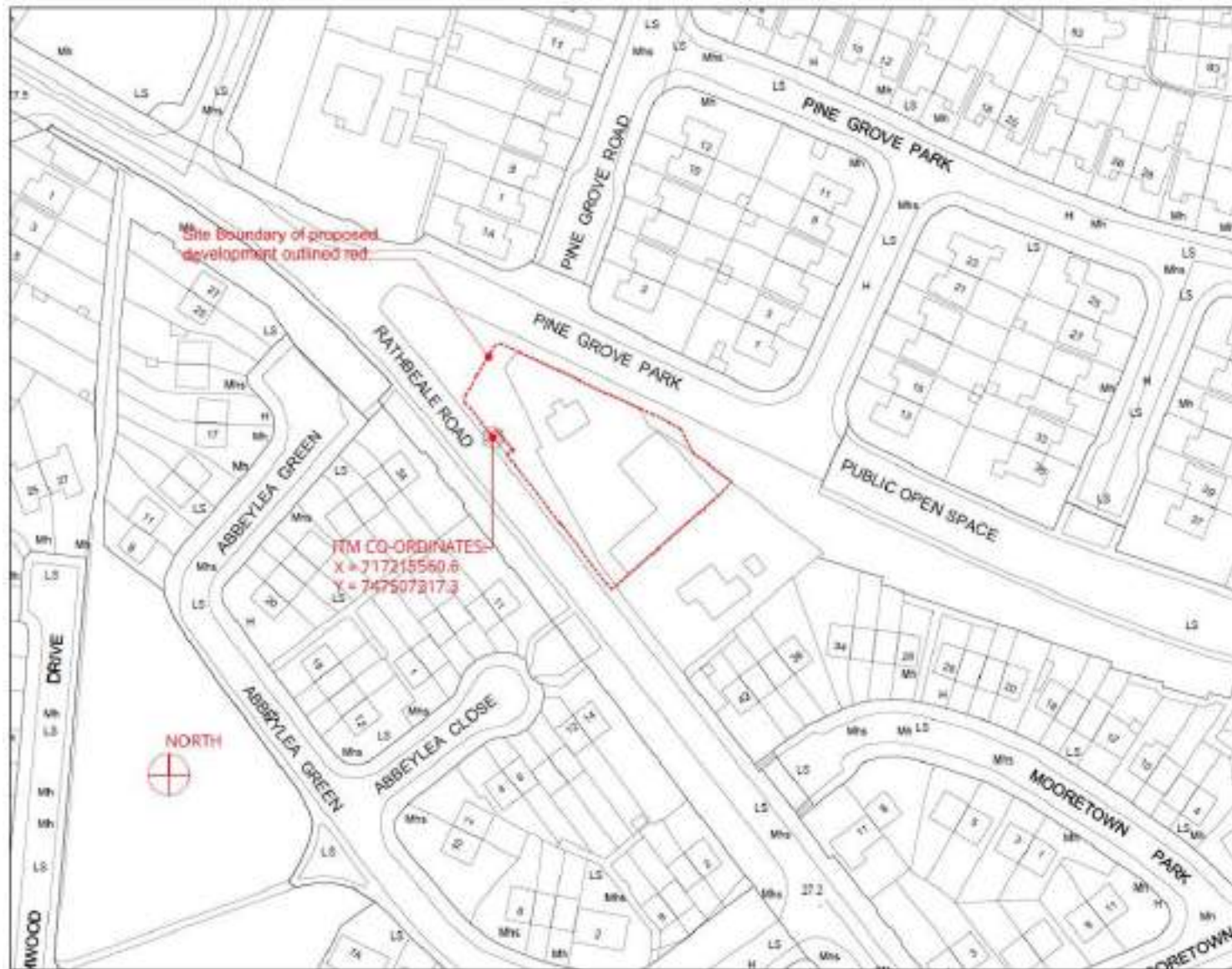
Outlands, Swords.



Outlands, Swords.



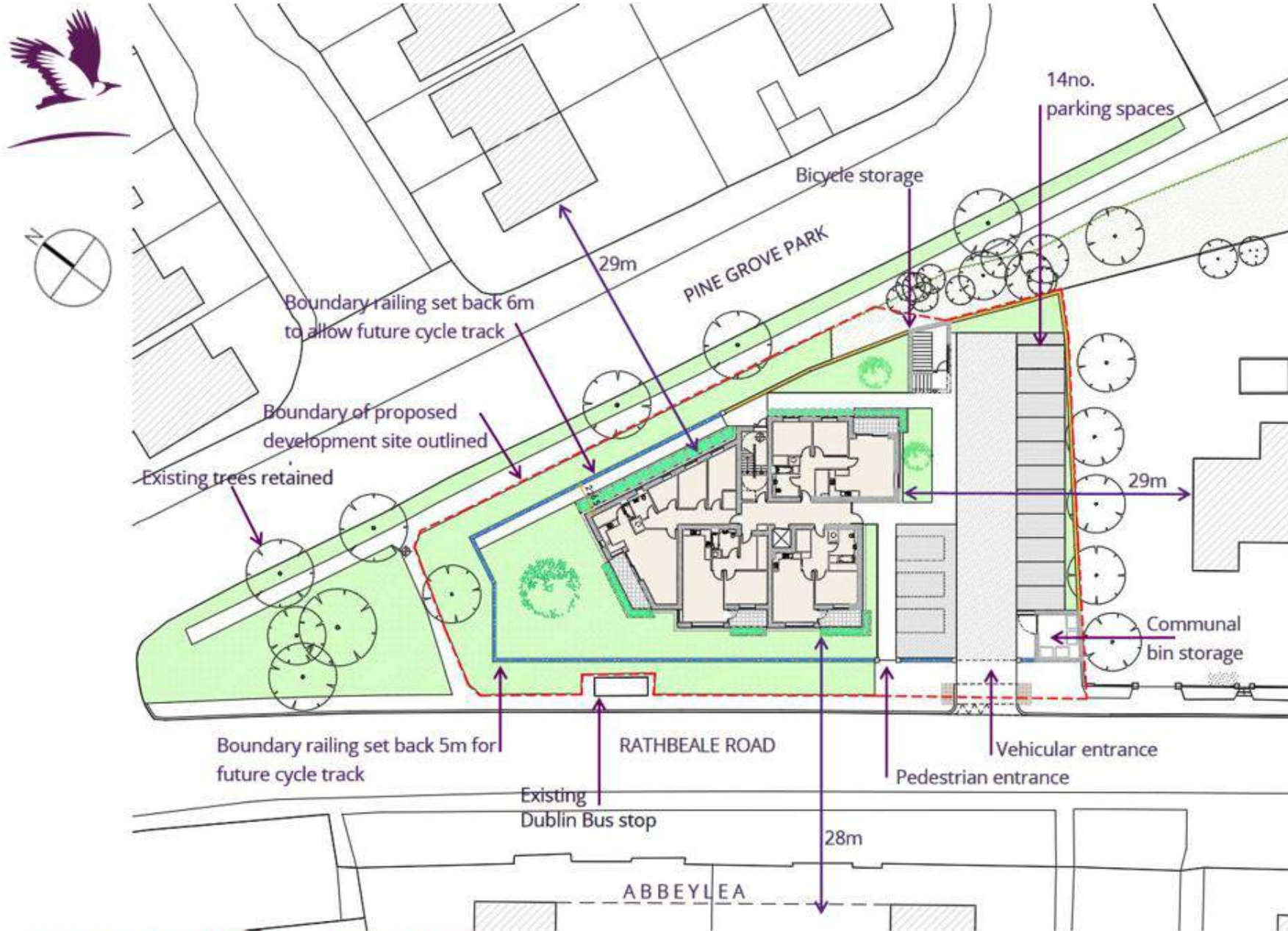
Outlands, Swords.



Have Your Say

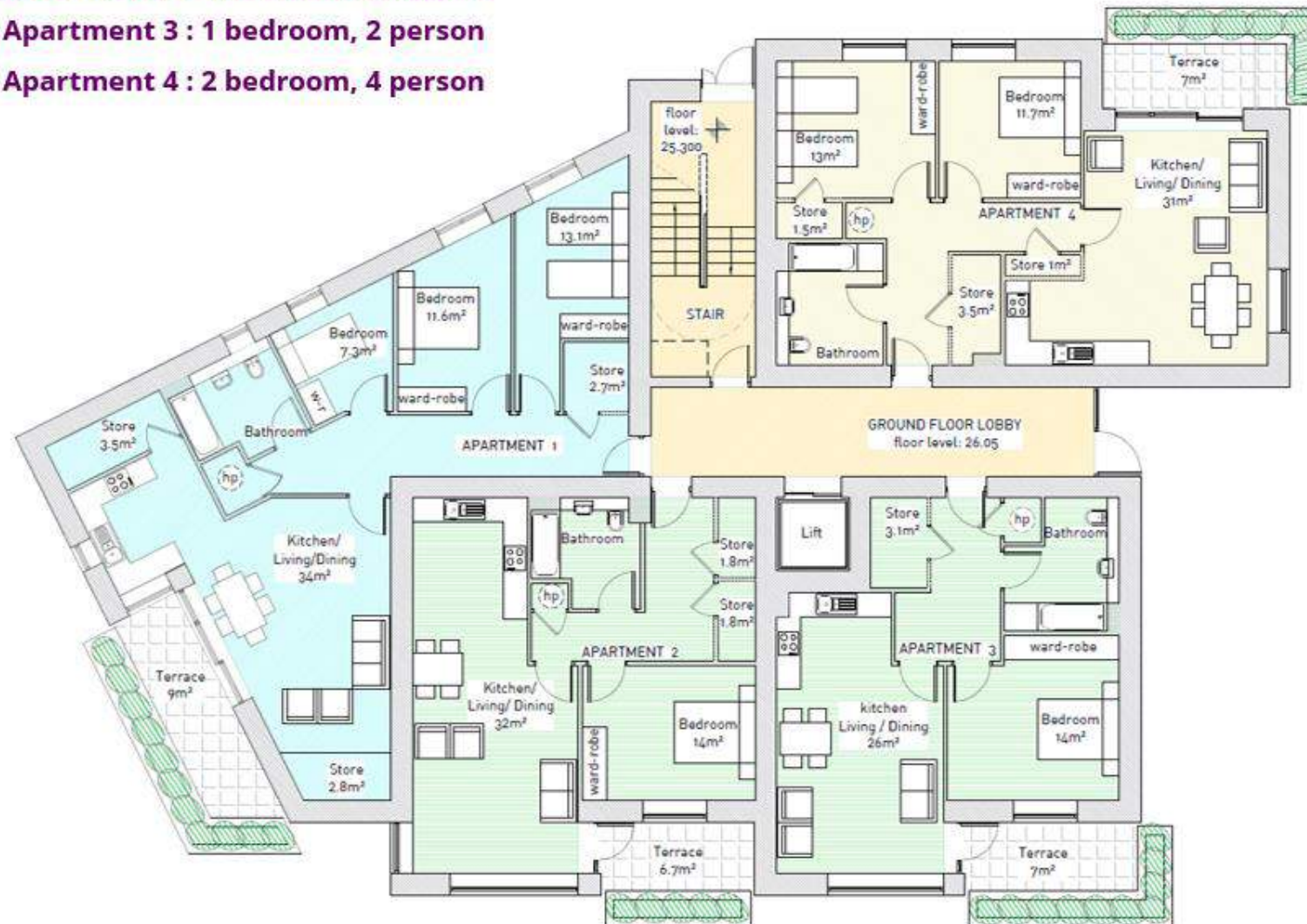








- **Apartment 1 : 3 bedroom, 5 person**
- **Apartment 2 : 1 bedroom, 2 person**
- **Apartment 3 : 1 bedroom, 2 person**
- **Apartment 4 : 2 bedroom, 4 person**



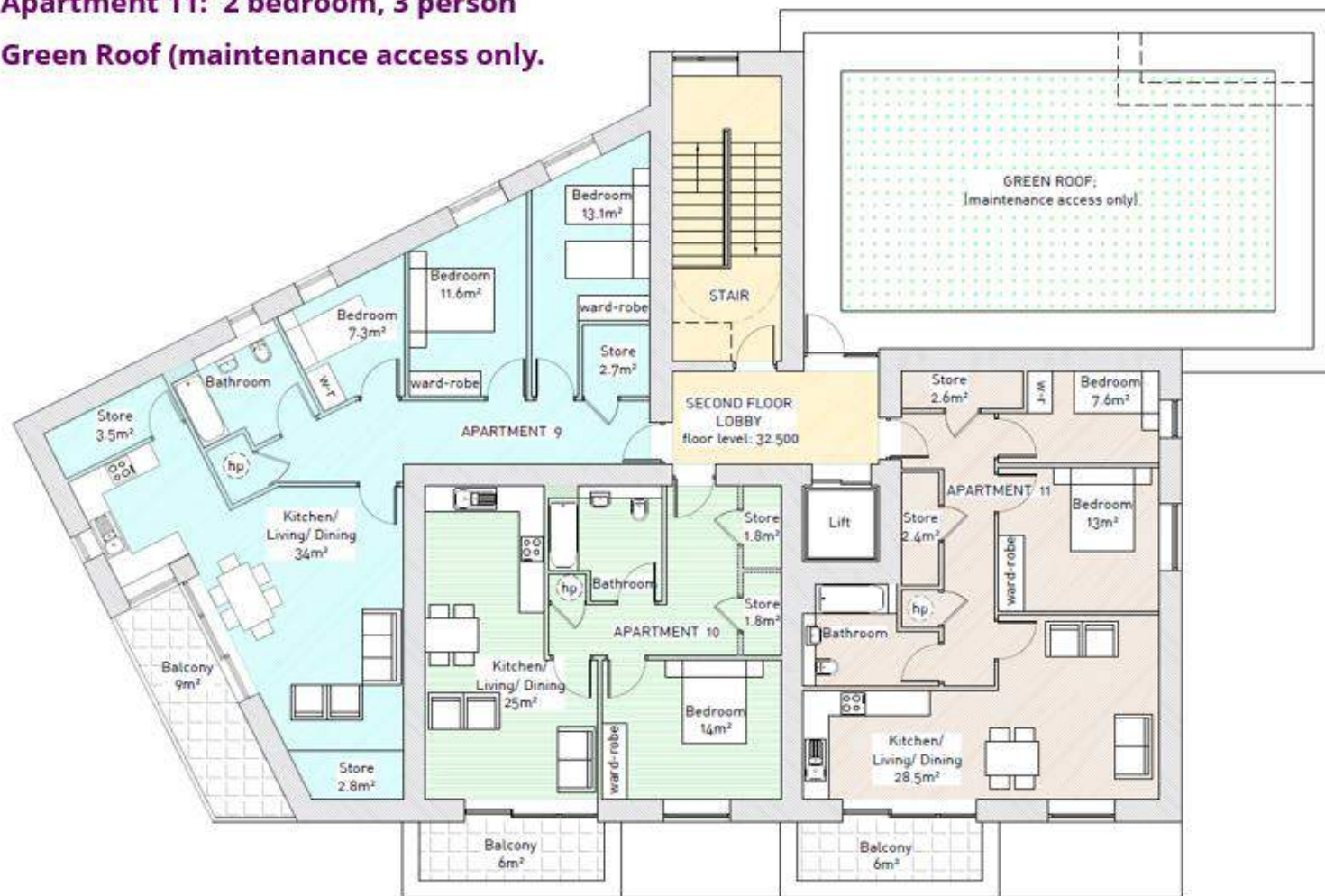


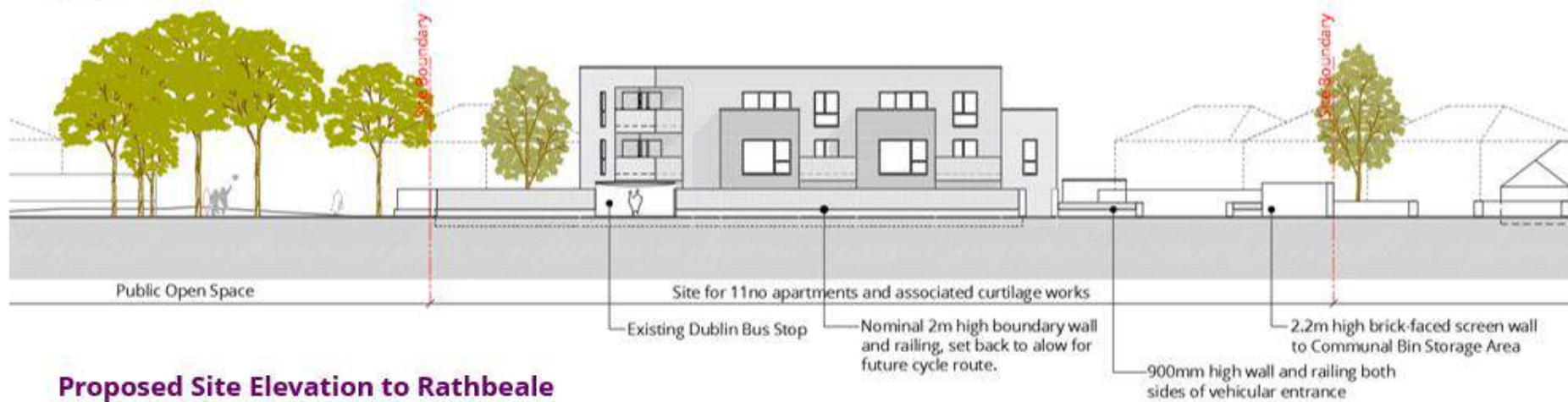
Apartment 9 : 3 bedroom, 5 person

Apartment 10 : 1 bedroom, 2 person

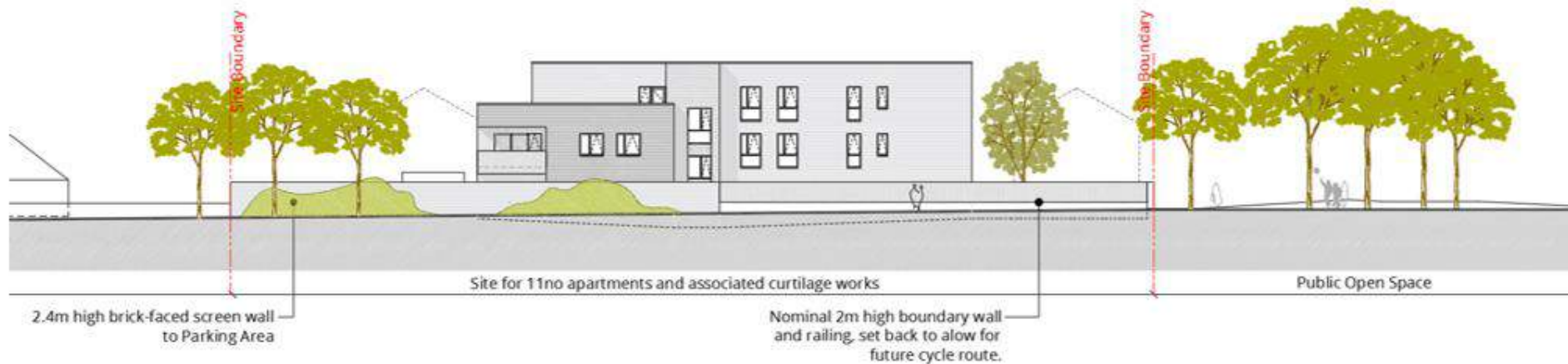
Apartment 11: 2 bedroom, 3 person

Green Roof (maintenance access only).





Proposed Site Elevation to Rathbeale Road



Proposed Site Elevation to Pine Grove Park



Church Road Lusk





Site Location



Comhairle Contae Fhine Gall - Roinn Na nAiltirí

Fingal County Council - Architects Department





Site Context

- The site currently contains a derelict two storey mid 20th century dwelling (to be demolished).
- The overall site (outlined red) measures 0.11 ha (1130 sq.m.).
- The site is bounded to the south by a public footpath & Church Road, to the east by Katie Hunts Cottage, to the west by a private laneway & to the north by an agricultural shed also in private ownership.



Site viewed from Church Road showing dwelling to be demolished



Site viewed Church Road with Katie Hunts Cottage & St. Maccullins Church & Tower in the background





Site Development Plan



Comhairle Contae Fhine Gall - Roinn Na nAiltirí

Fingal County Council - Architects Department





Proposed Plans - Ground Floor



- 3 no. 2 bed (3 person) dwellings





Proposed Plans – First Floor



- 2 no. 2 bed (3 person) dwellings

Room Legend

Bedroom
Living
Sanitary
Storage
Circulation
HP

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Fingal County Council - Architects Department





Front/South Elevation



Rear/North Elevation



Side/West Elevation





Visual Impact Assessment



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Barrack Lane, Lusk





Location Map - Lusk Village





Development Plan & Objectives



SITE LOCATION

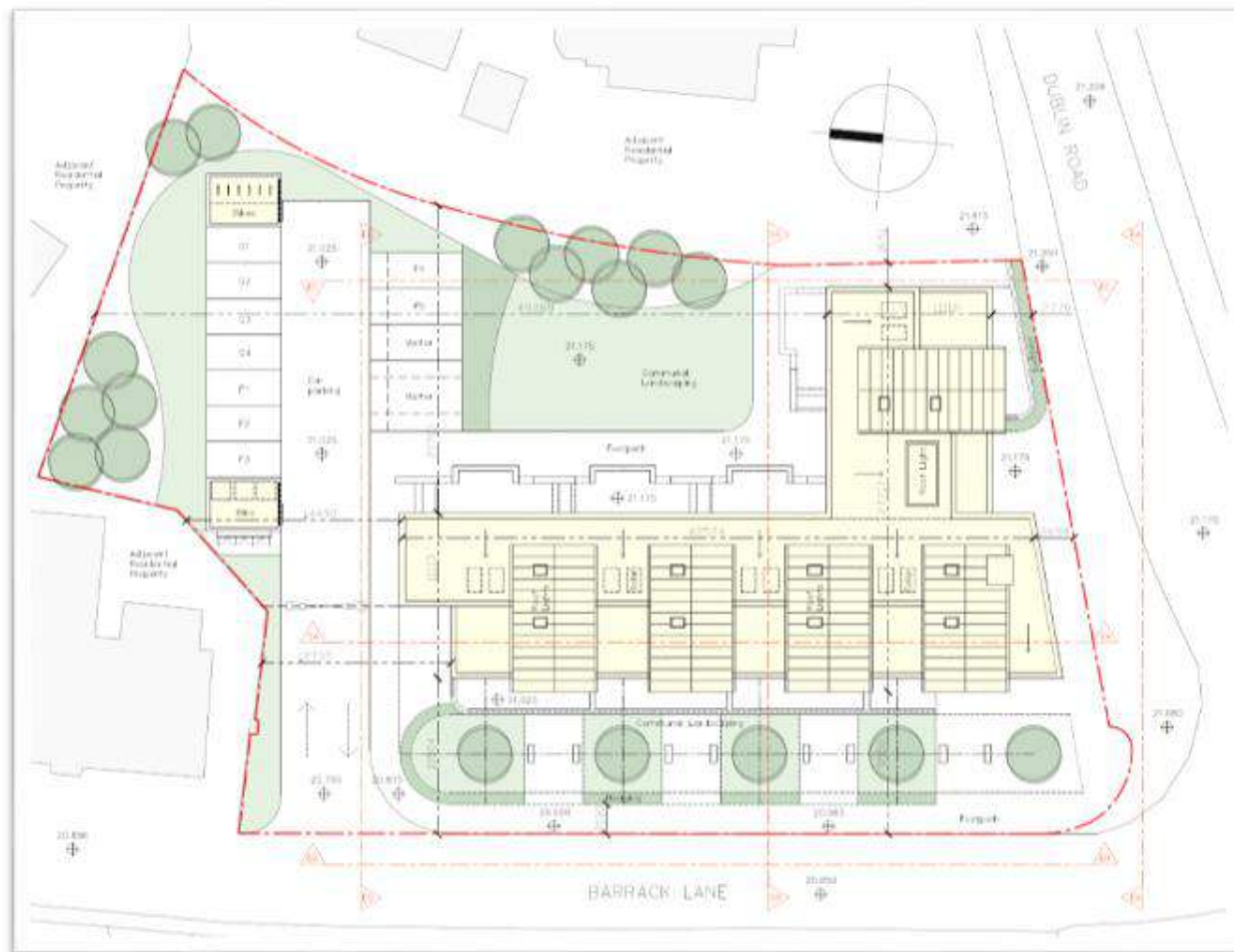
SITE CONTEXT:

- The site is zoned:
 - **TC - Town & District Centre**
 - *"Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities"*
- Use Classes include:
 - **Residential**
 - **Community / Cultural Facilities**
- The site is within:
 - **Architectural Conservation Area (Outer Historic Core)**
 - **Zone of Archaeological Notification**





Proposed Design Overall Site Layout Plan



PROPOSAL OVERVIEW:

- **Total of 10 Units:**
 - **5 x Ground Floor Dwellings** (Including Artists Studio)
 - **5 x First Floor Duplex Dwellings**
 - **1 Car Space per Dwelling** (Plus 2 visitors)
 - **Communal Bike & Bin Stores**
- **Public Open Space to Barrack Lane:**
 - **Native Trees & Hedgerows**
 - **Seating & Paving**
- **Green Site Strategy:**
 - **Sustainable Drainage (SUDs)**
 - **Solar Panels / Renewables**





Proposed Design

Ground Floor Plan & South Elevation



BUILDING DESIGN:

- **2 ½ Storey Building**
(Top floor - Dormer accommodation)
- **3 Storey Height Limit**
(Lusk Objective 3)
- **Gable Ended Bays / Stone & Render Finishes reflect Local Buildings**
- **Respects Character of ACA**



GROUND FLOOR UNITS:

- **4 number 2 Bedroom dwellings**
- **1 number Live-in Artists Studio with Gallery Space**
- **Community & Cultural Value**
(In line with FCC Arts Plan)

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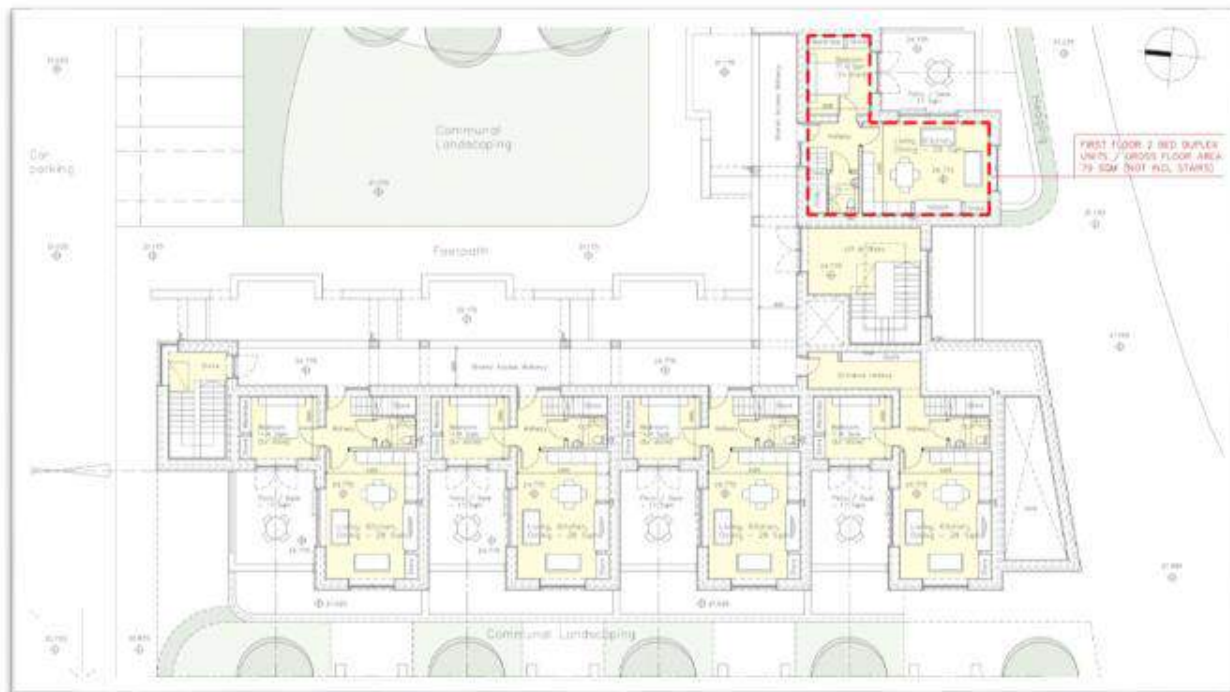
Proposed Design

First Floor Plan & West Elevation



FIRST FLOOR UNITS:

- **5 number 2 Bedroom Duplex Units**
- **Communal Lift Access**
(Age Friendly Design)



ALL DWELLINGS:

- **Comply with Sustainable Urban Housing Standards**
(Apartments - 2018)
- **Ample living, dining, & sleeping accommodation**
- **Good storage & circulation**
- **Dual aspect throughout**
(Good daylight/ventilation)
- **Energy Efficient & Comfortable**

Comhairle Contae Fhine Gall - Roinn Na nAiltirí

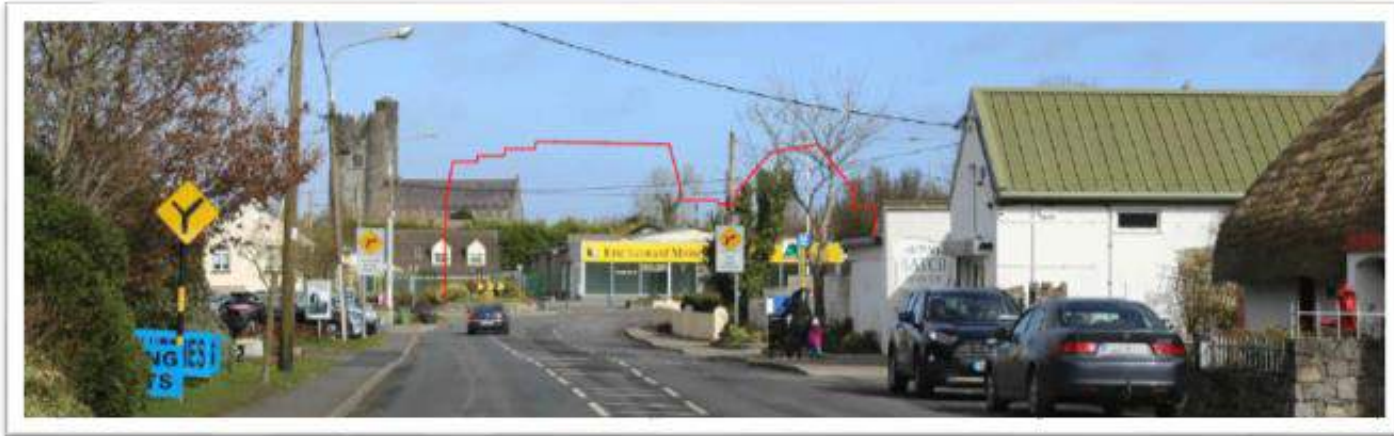
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Proposed Amendments - Massing



Original Massing



Amended Massing

Design Development, Barrack Lane Lusk



08/07/2020



Design Development, Barrack Lane Lusk



View From Southeast

