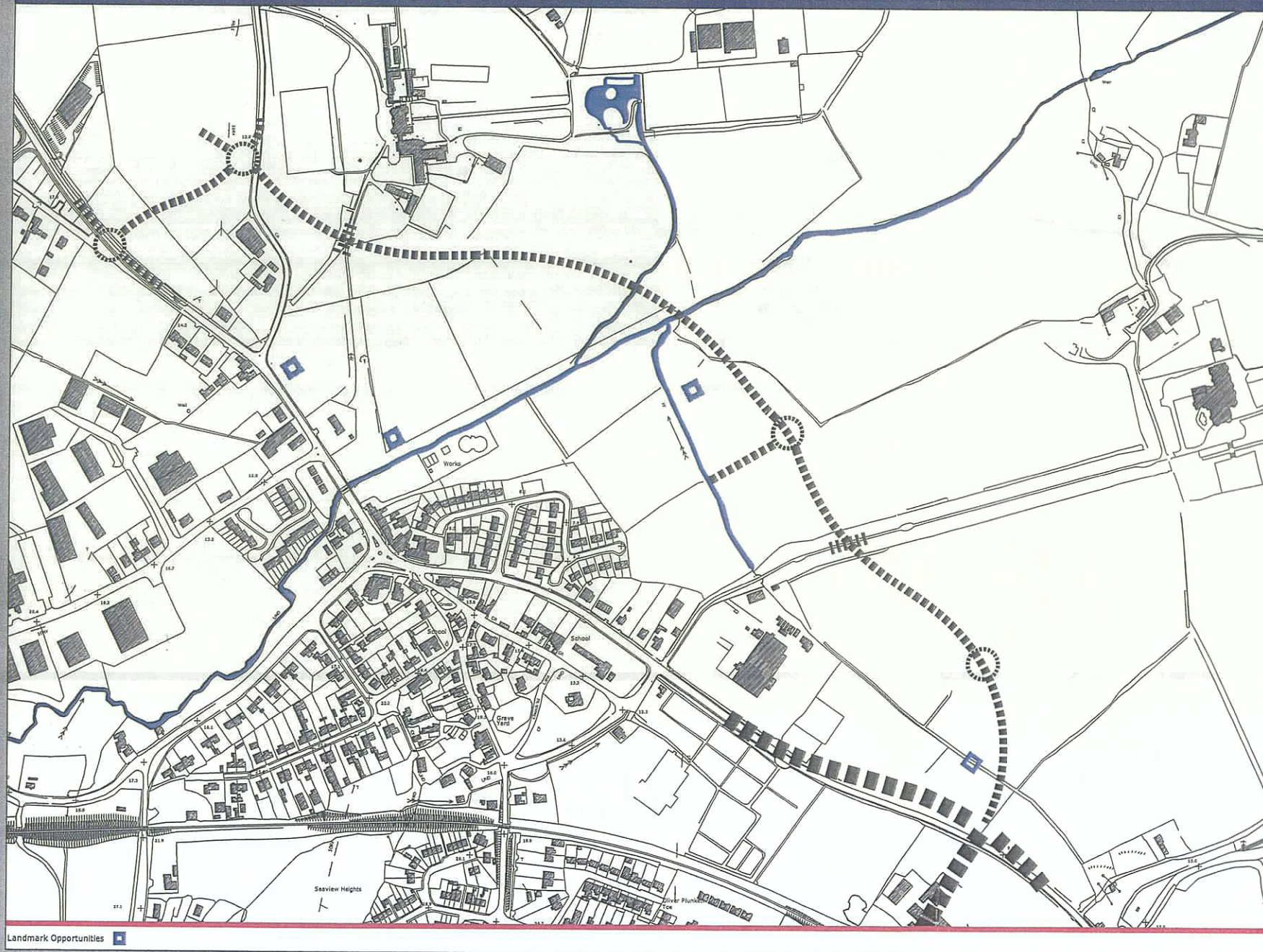


## landmark opportunities



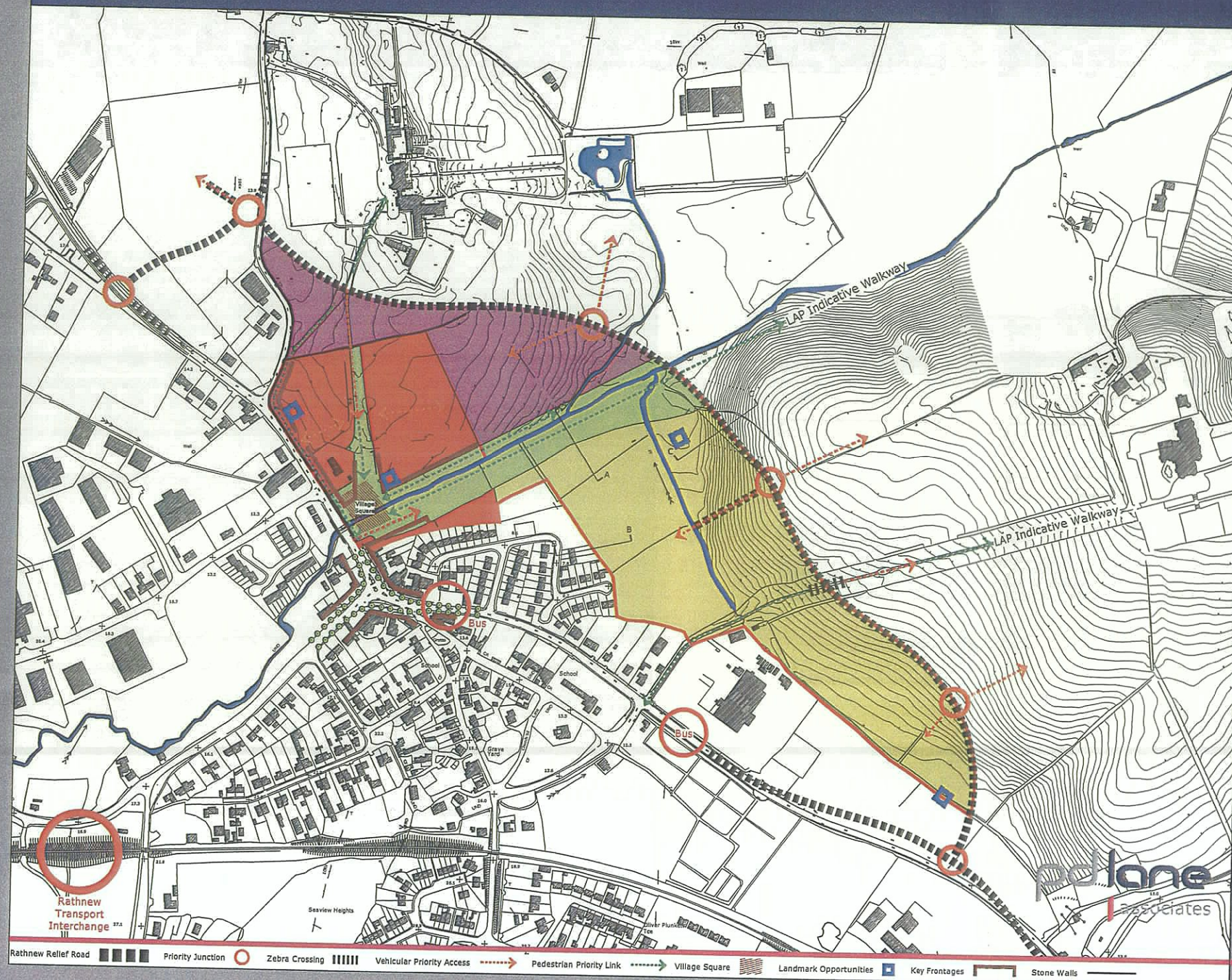
The proposed Landmark Building locations have been chosen due to their position within the framework plan that achieve a legible spatial hierarchy for the area.

The locations are exposed to the main public roads (Rathnew Inner Relief Road & Rathnew Main Street) at focal positions that help the passer-by to understand and orientate their way around established and new development.

legend



# urban framework plan

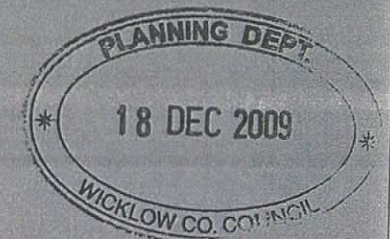


The proposed village square is located along Rathnew main street, where the indicative LAP pedestrian walkways converge with the historical link between Clermont House and the village core. The main key frontages address this public space with new Town Centre Activity uses.

A continuation of these key frontages is proposed along the north bank of Rathnew Stream leading to Wicklow County Council owned lands that provides an excellent opportunity to locate a significant community/educational facility (eg. public library).

From this point a direct pedestrian link can be made across Rathnew Stream to the riverside walkway/park area, existing and future residential development lands.

It is proposed to access the urban framework lands from three junctions along the proposed Rathnew Relief Road. And from the main street subject to the planning application process.

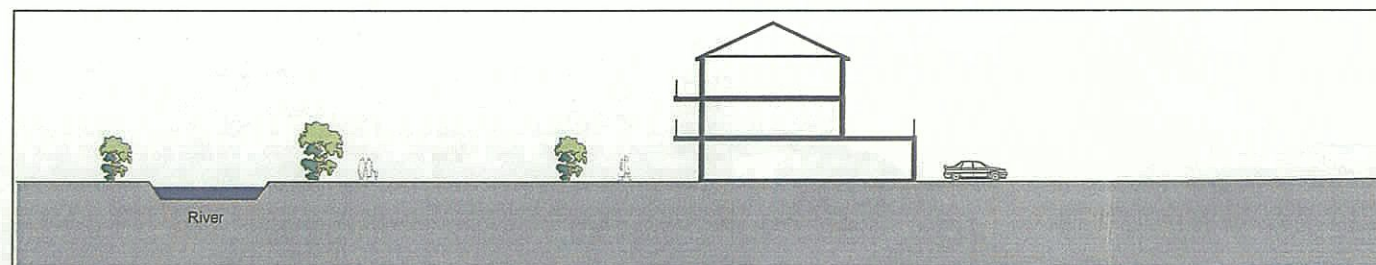


*Handwritten signature and date:* 30/1/10

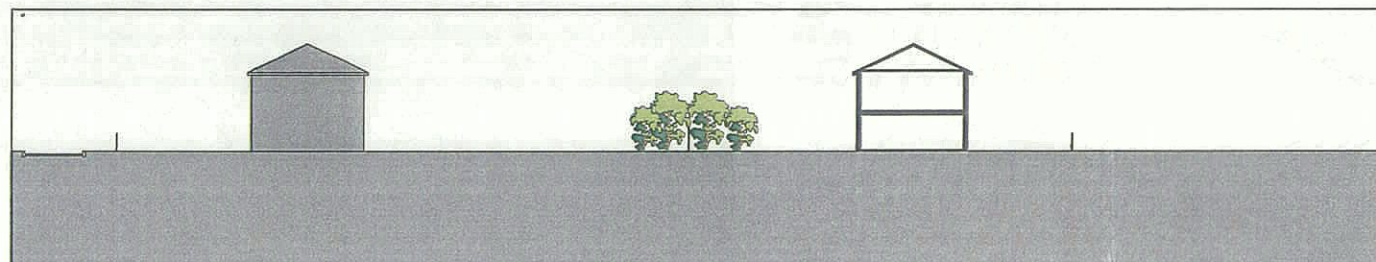


# massing, density & heights

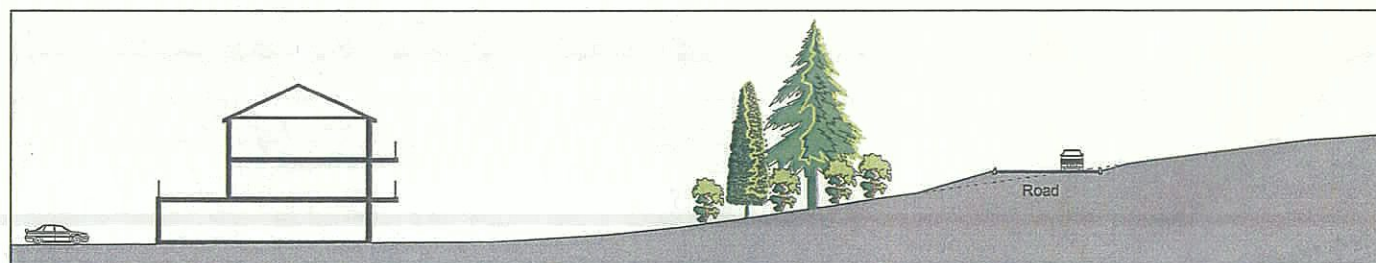
## Indicative Sections



Riverside Park A-A



Existing Residential B-B



Relief Road C-C

pd lane  
| associates

The High Density Potential zone is located behind the existing village core of Rathnew - to the immediate rear of existing suburban residential development.

In accordance with the Residential Density Guidelines for 'infill, backland' areas, there should be an area immediately to the rear of the existing residential development that respects the established character.

A density, mass and building height proposed for this area should be between 14-20/units per acre.

Further outwards from this area along the Riverside Park and along the Rathnew Inner Relief Road densities of up to c.20 units per acre should front onto the Riverside Park and Rathnew Inner Relief Road.

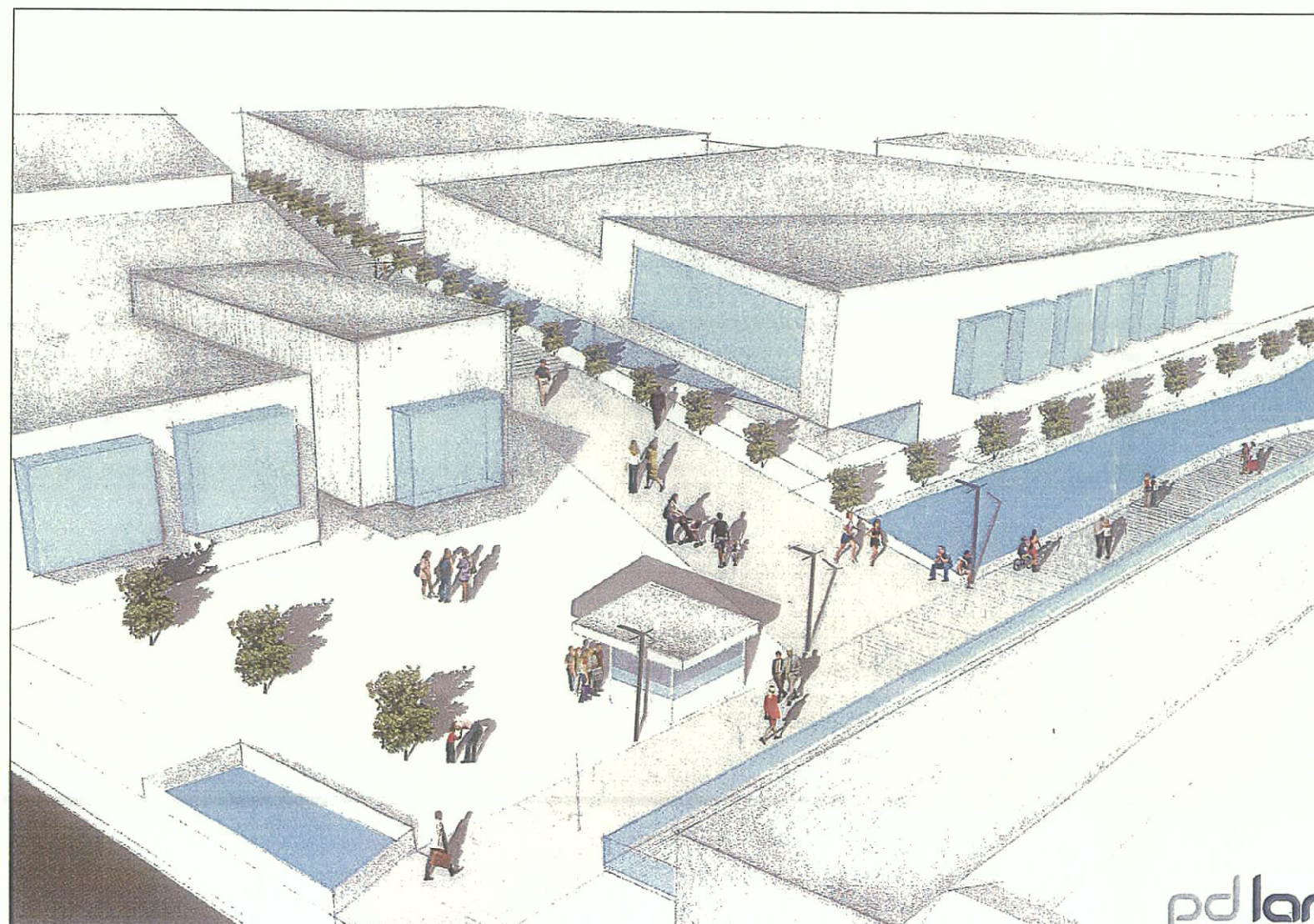
These broad massing, density & height parameters will be subject to the planning application process where they will be looked at in more detail.

Legend

December 2009



## village square



pd lane  
associates

The proposed village square is located along the main street of Rathnew, at the convergence of the proposed Indicative Walkway along Rathnew Stream and the proposed walkway from Clermont College.

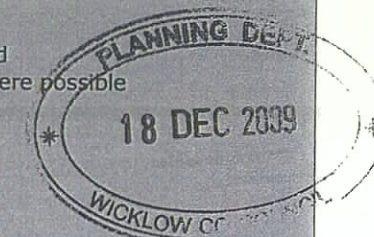
The proposed square is seen as an extension to the existing Rathnew Main Street village core that turns the corner down the proposed Riverside Park which is responding to the existing footfall and vehicular movement along the main street.

The proposed square is seen as an opportunity to create a focal civic/community point alongside the village of Rathnew that will improve and enhance the services provided for the future growth of the settlement.

The height, massing and density should be respectful of the existing village fabric and create a new space and environment for the future growth in population and the existing residents of the settlement.

The graphic illustration below is an artist's impression of a potential urban design scenario for a new urban framework centred around a public space at Rathnew Stream, defined by mixed-use buildings providing active edges and perimeter blocks.

The design of any public space at this location should incorporate the existing mature trees on site and where possible will respect their existing historic pattern.



legend

December 2009

30/4/10