

ROSEMOUNT COURT, DUNDRUM

Rosemount Court has an area of 0.9 hectares and formally accommodated 84 dwelling units in three five storey apartment blocks. The apartment blocks were in poor condition and were demolished in 2011. The site is bounded to the west by a perimeter wall and to the north, east and south by existing residential development. The site enjoys excellent local connections to public transport including QBC and Luas routes and is also convenient to local facilities. Vehicular access to the site is provided via Mount Carmel Road and Mount Carmel Avenue.

The brief identified the need for a mixture of house types with the majority of the accommodation being 3 bed family houses, together with a mix of 1 and 2 bed units. The design concept is to provide 44 high quality dwellings set around a shared community 'green' and two 'home zones'.

The architectural form of the development promote a high degree of overlooking and passive surveillance to public areas and gives the residents a secure sense of place and community. The visual impact of vehicular parking has been minimised by integrating it into building setbacks with screen planting while the use of 'home zones' will provide informal play and amenity space.

Accommodation is generally provided in wide fronted 3 storey terrace format and a small three storey apartment unit along the eastern boundary. The dwellings generally enjoy own door access and have carefully delineated private space to both the front and back. Dwellings are generally single aspect above the ground floors to reduce the impact of overlooking.



DEVELOPMENT SKETCH



GROUND, FIRST AND SECOND FLOOR PLANS TO ACCESSIBLE/ADAPTED 4 BED UNIT.



GROUND, FIRST AND SECOND FLOOR PLANS TO CORNER 3 BED UNIT.



GROUND FLOOR PLANS, ABOVE, 2ND & 3RD FLOOR PLANS TO ONE BED APARTMENT UNITS.

- LEGEND
- 1. LIVING AREA
 - 2. KITCHEN SPACE
 - 3. BEDROOMS
 - 4. BATHROOM
 - 5. ENTRANCE HALL
 - 6. STORAGE/UTILITIS
 - 7. TERRACE/BALCONY
 - 8. SHARED ENTRANCE HALL

CATEGORY: LIVING ENTRY ID 2020371



ELEVATION TO A TYPICAL THREE BEDROOM UNIT



VIEW OVER THE NEW GREEN



1 BEDROOM APARTMENT UNITS WITH SOUTH WEST FACING BALCONIES



The development is constructed with a small palette of good quality, robust and easily maintained materials. Walls are generally brick with coloured render. Boundary walls will consist of brick walls and railings with hedging. Pavements and parking areas are finished with a mixture of buff coloured tarmacadam, resin bound gravel and permeable paving to create a sense of shared ownership and to slow traffic down. Overall the scheme contains 44 dwellings at a density of 50 dwellings per hectare.

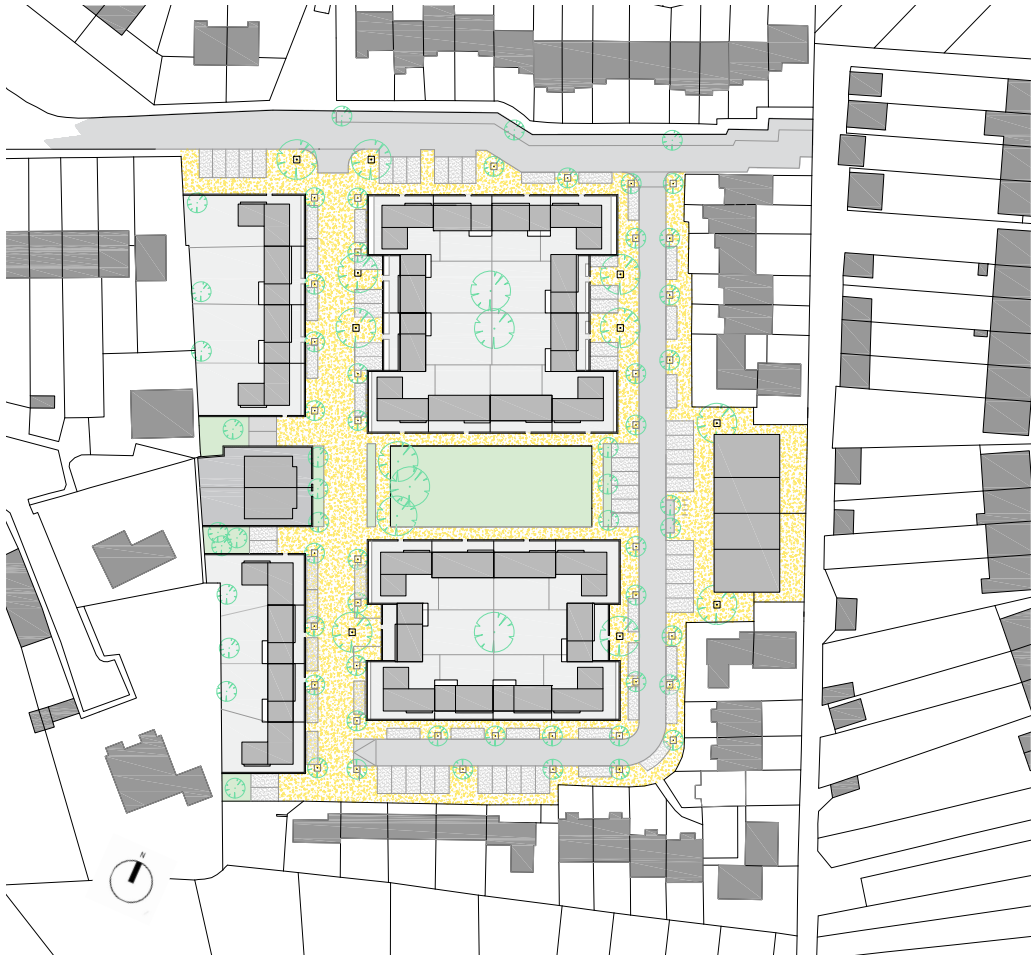
VIEWS OF END BLOCKS AND HOME ZONES WITHIN ROSEMOUNT COURT.



VIEWS OF MATERIAL DETAILS, EXPRESSED BUFF BRICK, HARDWOOD SCREENS TO TERRACE BALCONES, LIGHT COLOURED ALUMINIUM WINDOWS.



VIEW OVER THE NEW HOMEZONES



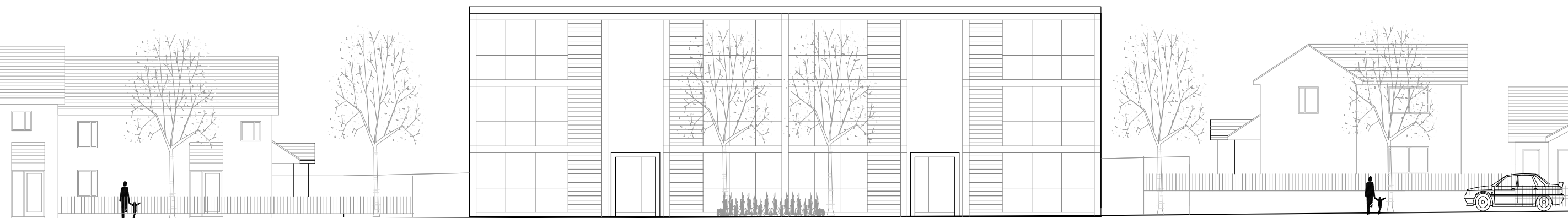
SITEPLAN SHOWING THE INSERTION OF NEW BLOCKS TO CREATE A NEW GREEN AND HOMEZONES



VIEWS OVER THE NEW GREEN.



ROSEMOUNT COURT SITE SECTION/ELEVATION SHOWING 3 BED WIDE FRONTAGE AND 2 BED NARROW FRONTAGE UNITS



ROSEMOUNT COURT SITE SECTION/ELEVATION SHOWING APARTMENTS



ROSEMOUNT COURT SITE SECTION/ELEVATION SHOWING 3 BED CORNER UNITS AND 2 BED WIDE FRONTAGE UNITS TO COURTYARD