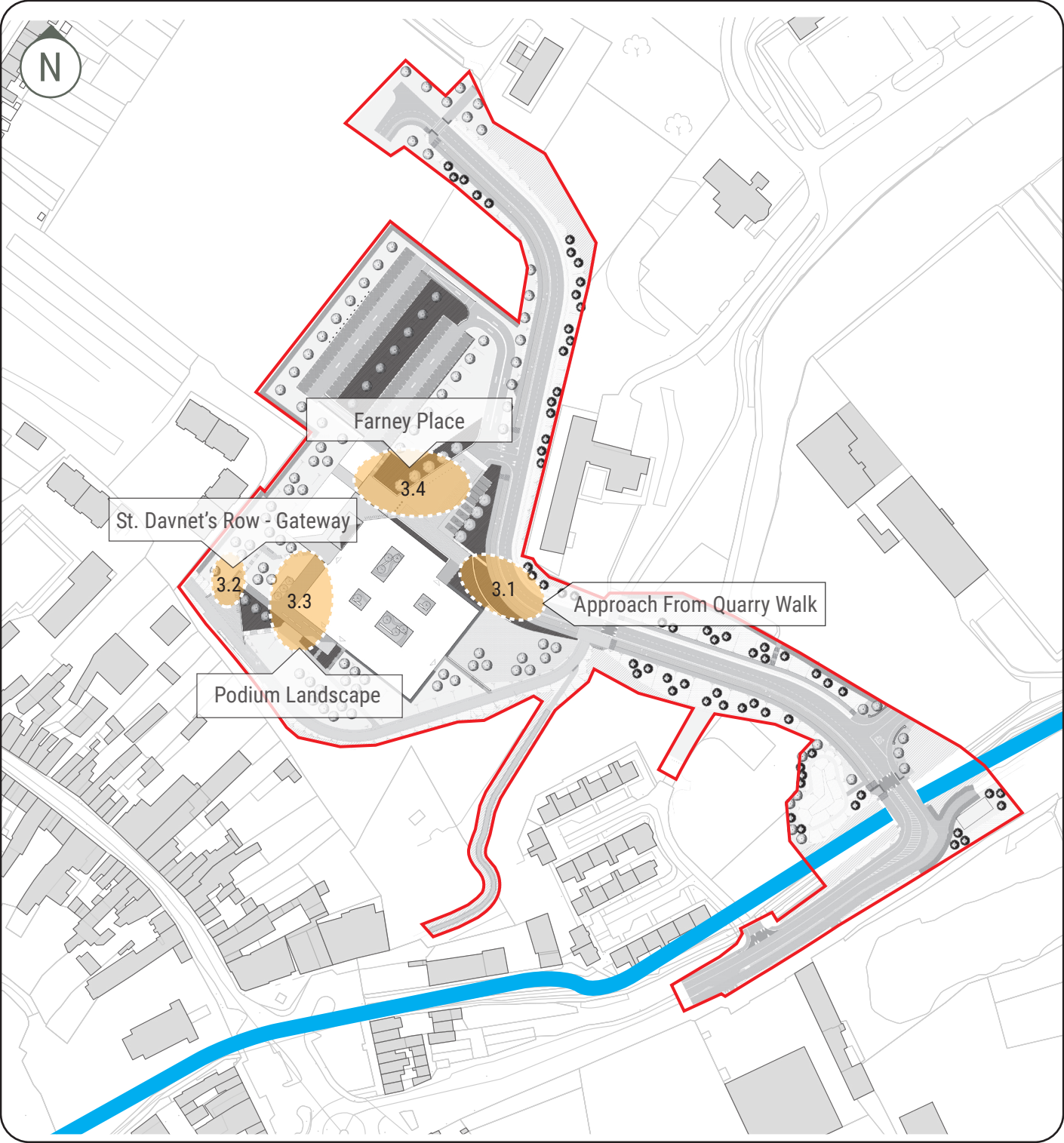




Fig5. Plan Showing Character Areas



 Landscape Character Areas

3 Landscape Design Character Areas

Response to Context

The objective is to provide a context sensitive proposal, which responds to the gradients of the site while being sensitive to its neighbours. The building has been designed to nestle into the hillside as a series of platforms terracing into the gradient to reduce the building's mass. By doing so this provides a series of spaces to take advantage of views and install resting points.

The buildings closest neighbours are the apartments to the West which are cut significantly into the hillside. These apartments currently have an existing evergreen Laurel hedge which will be reinforced along the West boundary of the site by a native mixed hedgerow of deciduous and evergreen species. A further mix of evergreen and deciduous Trees are grouped to provide a naturalistic appearance with further screening.

Although the current use of the site is agricultural, there is a limestone wall and rendered wall dividing the site to the North, this structure links to the recent natural heritage of the site. By referencing the stone materials the proposed retaining walls will benefit by introducing this same built narrative.

Landscape Design Proposals

Through sensitive and considered treatments, a series of interlinked public spaces will contribute positively to Monaghan's strong sense of place. The overarching strategic concepts for the site that have influenced the design of the external environment include:

- The transition in character from the north to the south across the site being markedly distinct. To the south of the site St Davnet's Row indicates the divide between the urban back-lands of Dublin Street and the agricultural / rural character to the north.
- The site is flanked on the west by residential apartments and to the east by a stand of mixed deciduous and evergreen woodland, providing screening to the adjacent residential development at Roosky Vale and Monaghan Harps GAA Club
- The Ulster Canal Greenway sits to the southeast of the site providing a safely lit dedicated pedestrian / cycle way adjacent to the site.

The following Character Areas reflect the requirements of the Roosky Lands Masterplan and the response to the above context. These areas are designed to provide users with a sense of arrival, activation or passive spaces:

- 3.1 Approach from Quarry Walk
- 3.2 St. Davnet's Row - Gateway
- 3.3 Podium Landscape
- 3.4 Farney Place