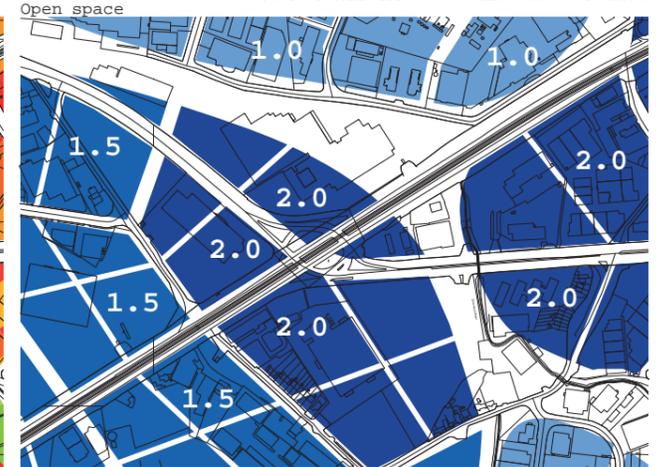
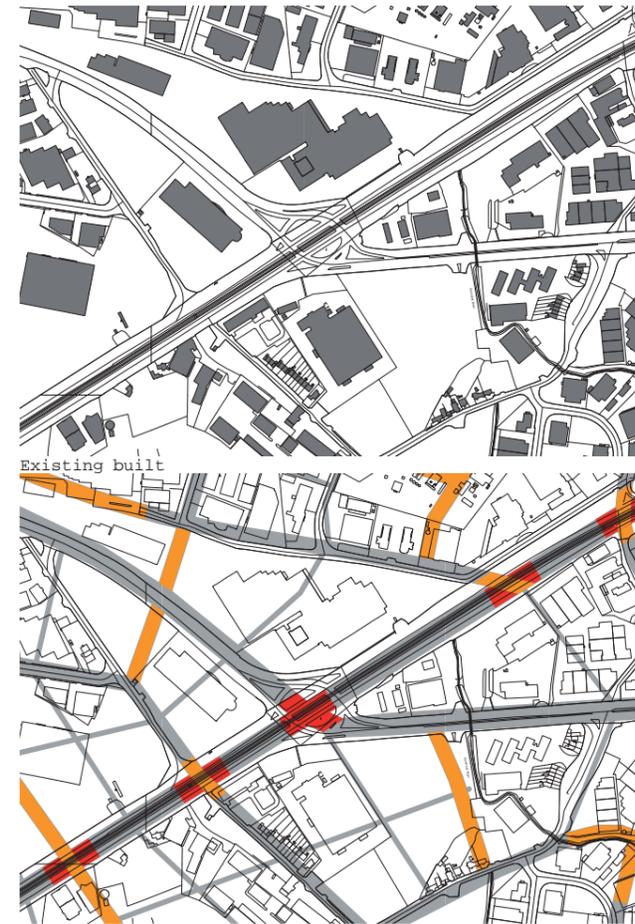
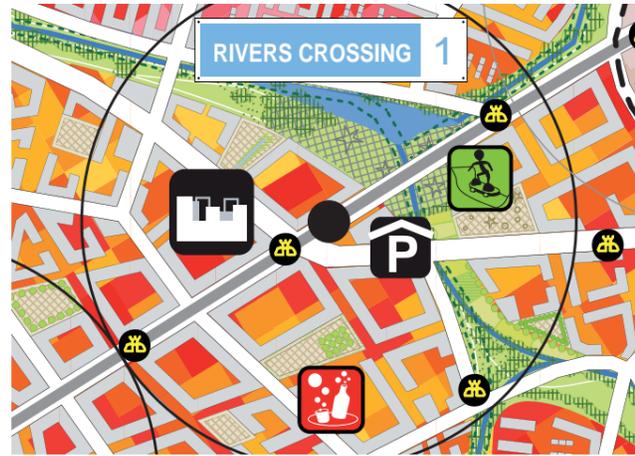




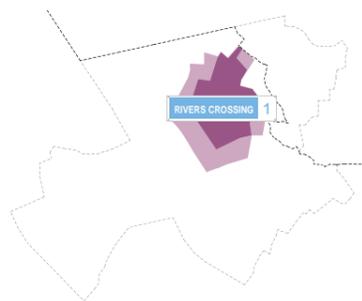
AREA BRIEF RIVERS CROSSING

The coincidence of the Robinhood River, the new linear open space, the Naas Road and its public transport corridor locates the central focus of the Naas Road area. A mix of uses is proposed that sustains a real neighbourhood condition with an emphasis on higher value commercial use availing of the high profile to the Naas Road. A range of mixes is anticipated with the deliberate intervention of the liner park giving definition and orientation. Development on plots situated directly at the park and or Naas road are key to successful transformation into an urban mixed use neighbourhood. Building typology at the Naas Road should tend towards closed city-blocks that follow plotline with an average height of four floors. On limited plots with particular positions and/or good visibility higher building heights may be appropriate.



Uses and activity

Density

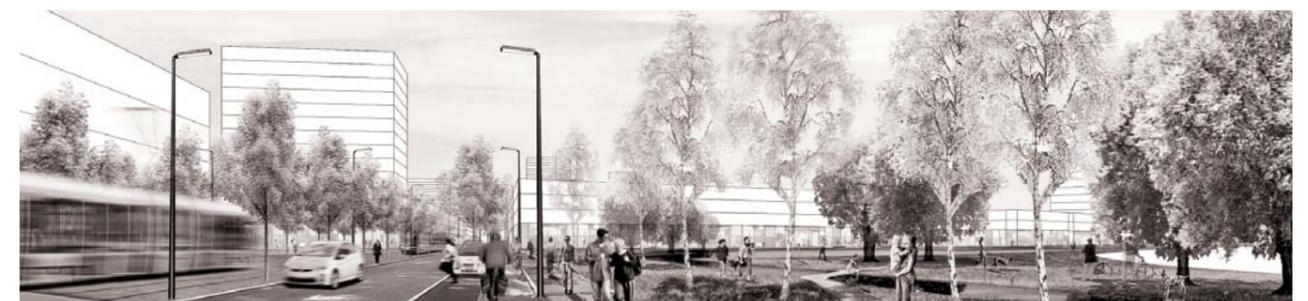


Royal Docks KCAP London UK



Parc de la Villette B. Tschumi Paris FR

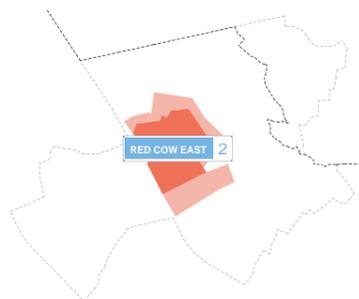
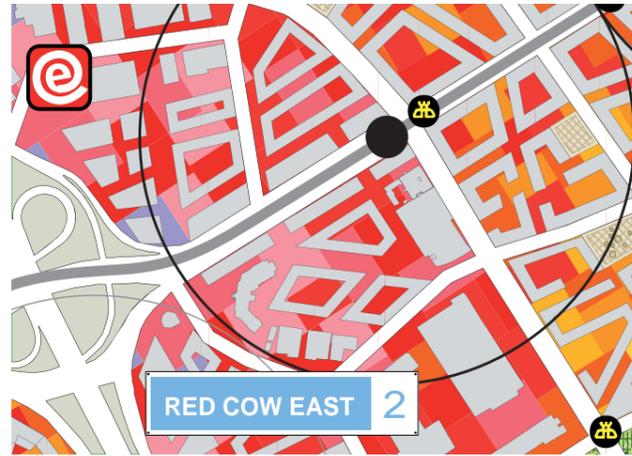
KCAP/MCGNIE/JMP/BG



Naas Road Rivers Crossing
Naas Road Development Framework

AREA BRIEF RED COW EAST

Red Cow East is predominantly non-residential availing of the adjacencies to the M50 and the higher commercial profile this affords. Plot ratios are higher - reflecting the market potential of location. Uses can be a mix of existing industrial and higher quality commercial development profiting from the better visibility from the Red Cow crossing. The new junction on the Naas Road allows a radically improved environment eastwards and results in greatly improved accessibility of lands towards Oak Road and Ballymount Road.



Sihcity Theo Hotz Zurich CH



OHK housing and offices KCAP Amsterdam NL



Naas Road Development Framework



Arena Boulevard Amsterdam NL



Kennedy business center KCAP Eindhoven NL

AREA BRIEF RED COW WEST

Development around the Red Cow has the commercial advantage of high profile and can make legible this significant gateway location. However quantum is capped by infrastructural capacities and critically by the preference to encourage development east of the M50. Its interface with the Newlands Park is now clearly defined and spatially coherent. Densities can be higher adjacent to the Red Cow and diminish towards Newlands Park and along the N7, where the attractive potential of being at the edge of an important green lung should be exploited.



Existing built



Potential transformation built



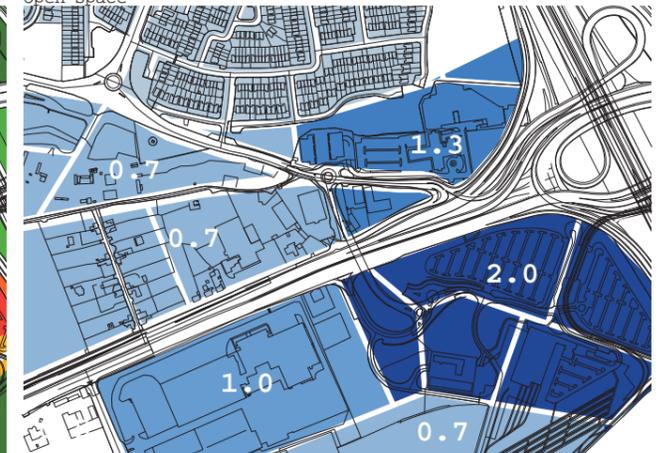
Connectivity



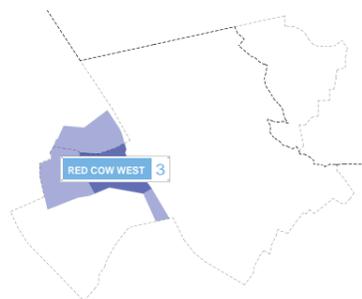
Open space



Uses and activity



Density



De Brug JHK Architects Rotterdam NL



Pre Wonen office KCAP Velsbroek NL



Photonics Sauerbruch Hutton Berlin DE



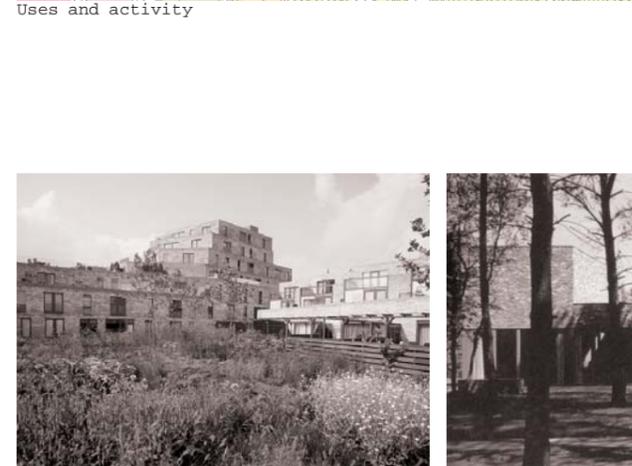
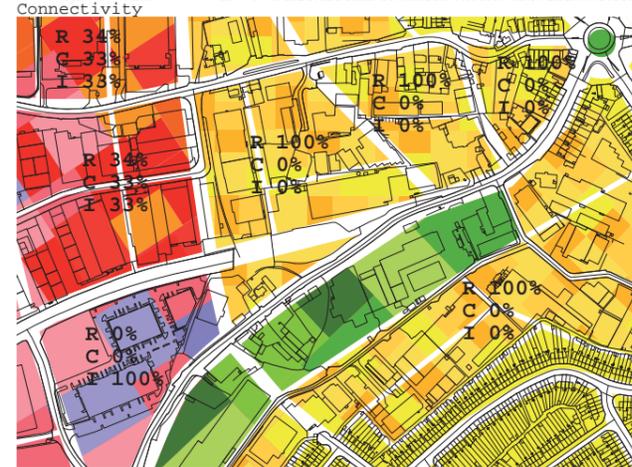
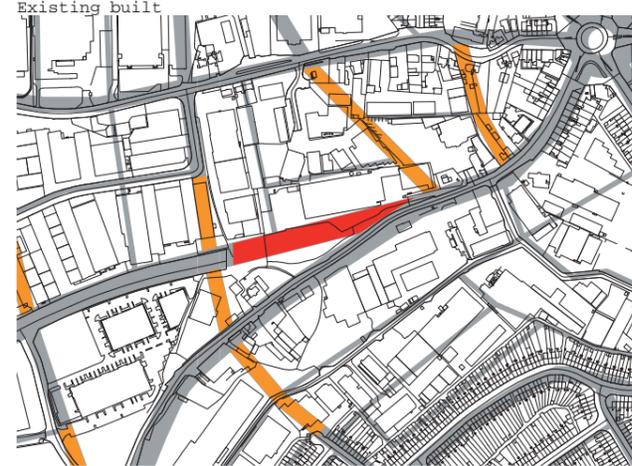
Optus office park Rice Daubney Sydney AU



The Red Apple KCAP Rotterdam NL

AREA BRIEF GREENHILLS

The finger-like extension of Greenhills Park in the direction of Walkinstown serves as buffer between the industrial activities in Ballymount and Robinhood. It offers recreational space on a local level, thereby accommodating the coexistence of different activities. Residential developments with a sufficient mix of supporting functions and of a density no higher than the existing residential use are proposed for this relatively well connected area.



Housing EM2N Zurich CH



Neighbourhood square Lyon FR

KCAP/MCGNIE/JMP/BG



Breevaarhoek KCAP Gouda NL

Naas Road Development Framework



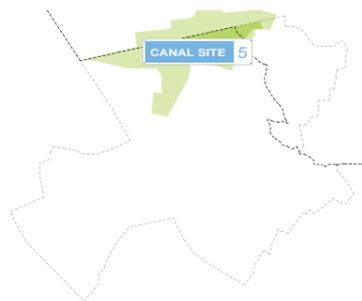
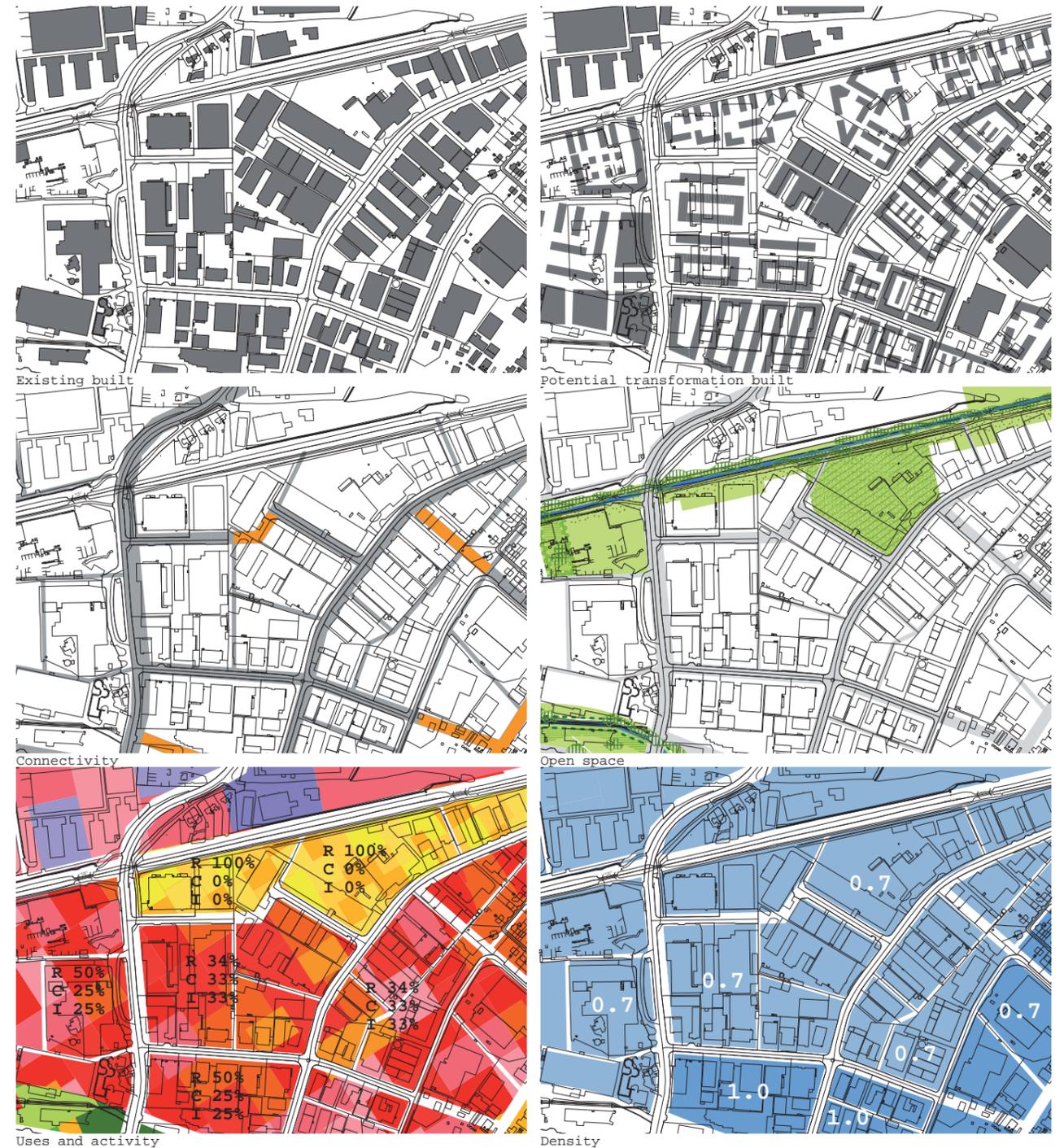
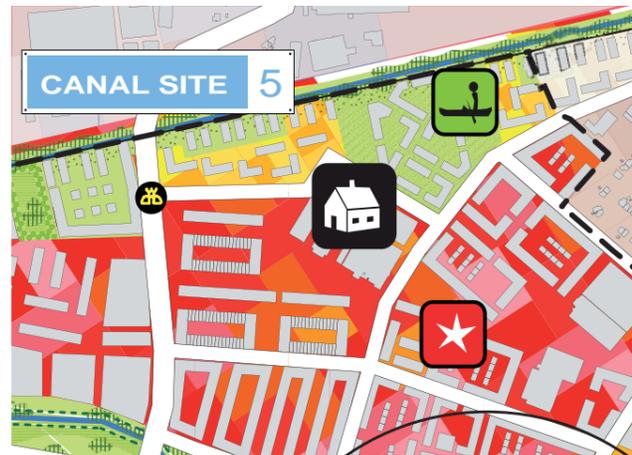
Collective housing Meta Belgium



Maaskwadrant KCAP Hoogvliet NL

AREA BRIEF CANAL SITE

The Grand Canal is a crucial underused phenomenon - critical in terms of its incredible amenity value and as a structuring device in an area bereft of orientation or character. That this potential would continue to be reserved for exclusively non-residential purposes would be disappointing and short sighted. Hence the proposal to develop a residential quarter along the south side of the Canal. The existing relative isolation of the area is now offset by the increased emphasis on the Canal as a route and by the repair to the fractured movement pattern of the urban structure to the south. Locations at water are now universally understood to be a preferred and characterising place to live. Key issues will be to ensure the residential development is of sufficient quantum to establish its own character capable of competing with the existing condition. Allied to this is the timing of the network improvements necessary to integrate the area with the wider context.



Breevaarthoek KCAP Gouda NL



Eilandenrijk UN Studio Almere NL

KCAP/MCGNIE/JMP/BG



Borneo Sporenburg various Amsterdam NL



GWL terrein KCAP Amsterdam NL

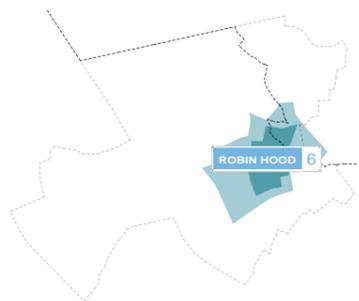
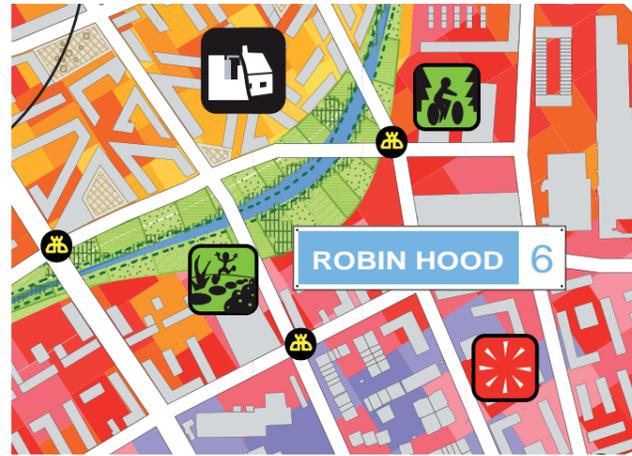
Naas Road Development Framework



Hollainhof Neutelings Riedijk Gent BE

AREA BRIEF ROBINHOOD

Once the preferred location for logistics in the region, a level of existing industrial uses are maintained. The presence of the linear park crossing through the area allows for an increased variety of functions. Where compatible, residential development can arise, using the location at the green strip and improved accessibility. This moderate mix can assure that Robinhood acts as a connection between Walkinstown and the areas around the Naas Road. Densities remain low reflecting the use pattern.



Blok 1.3 KCAP Leidsche Rijn NL



Police office Sauerbruch Hutton Berlin DE

KCAP/MCGNIE/JMP/BG



The Red Apple KCAP Rotterdam NL

Naas Road Development Framework



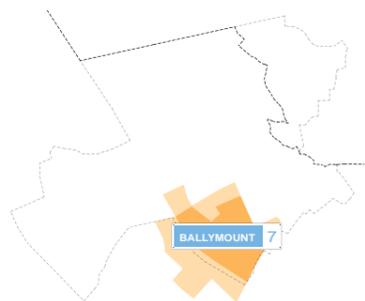
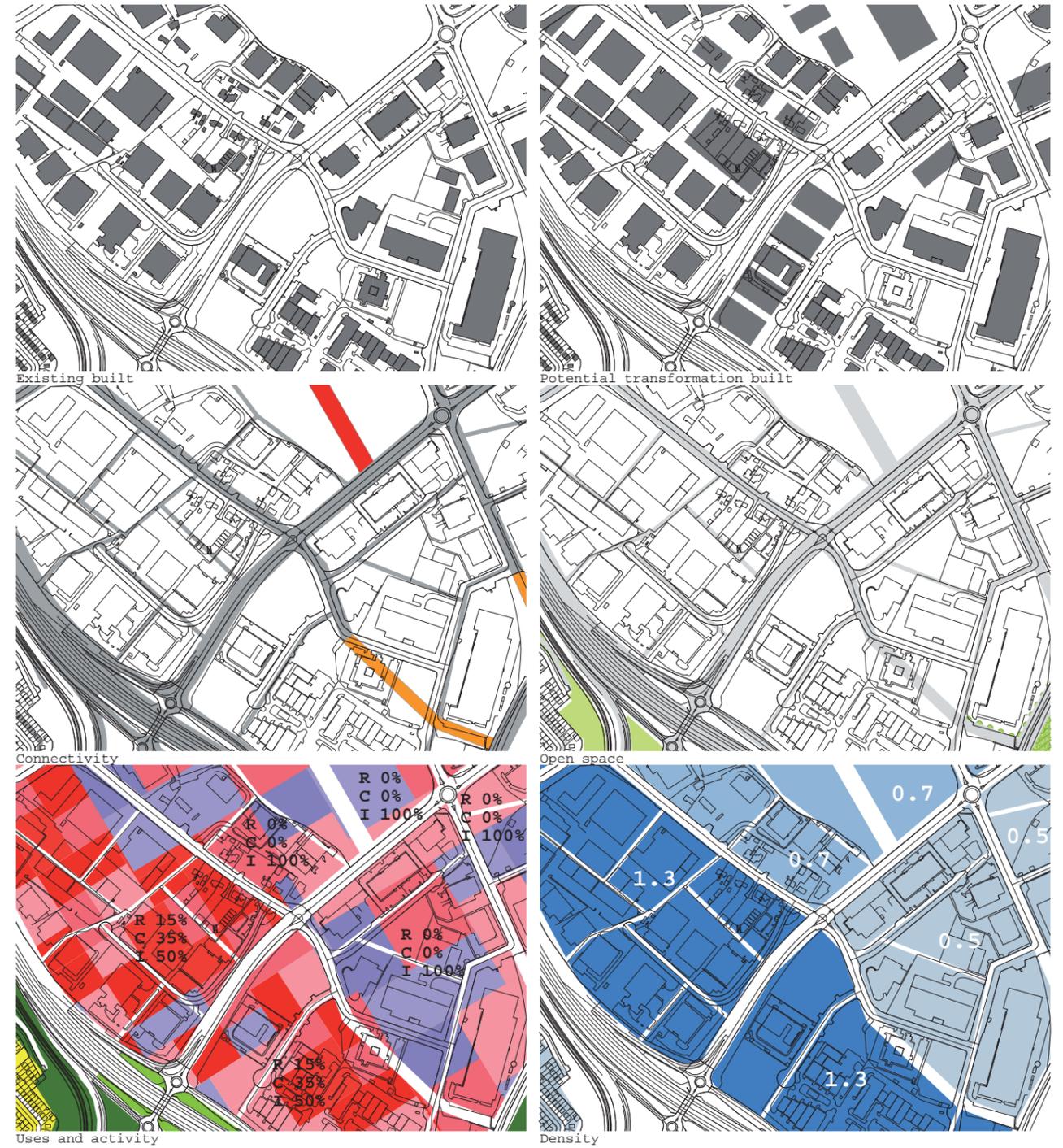
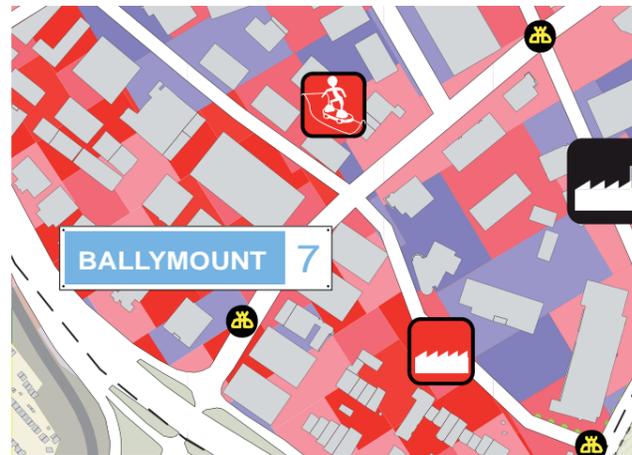
Vondelpark Amsterdam NL



Research Building UN Studio Groningen NL

AREA BRIEF BALLYMOUNT

Fashion City has developed here as the preferred location for the wholesale fashion industry for the country. Market driven developments are to be encouraged and supported. Here location, plot size and profile have combined to answer a market need. The mix balance reflects this. Visibility and direct accessibility from the M50 are an obvious advantage for industrial and commercial development.



Office development unknown Utrecht NL



Init Groosman Partners Amsterdam NL

KCAP/MCGNIE/JMP/BG



Schaulager Herzog & de Meuron Basel CH



Flight Forum MVRDV Maastricht NL



De Veranda Parking Paul De Ruiter NL

Naas Road Development Framework

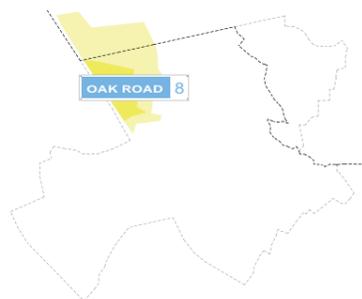
AREA BRIEF OAK ROAD

This area has a relatively recent building stock and some significant (high capital value) processes are accommodated in the area. Radical change is not proposed and the new junction on the Naas Road will improve vehicular access improving efficiencies and perception. General network improvement will establish connections to the adjoining areas and the improvement to the Camac will help orientation and legibility.



Uses and activity

Density



Office building Claus en Kaan NL



Ricola Herzog & de Meuron Mullhouse FR



Zona Franca Logistics R.Bofill Barcelona



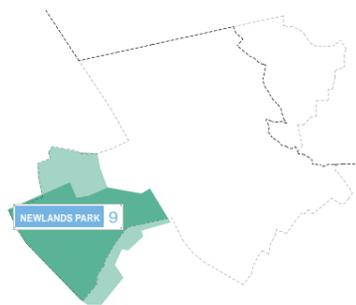
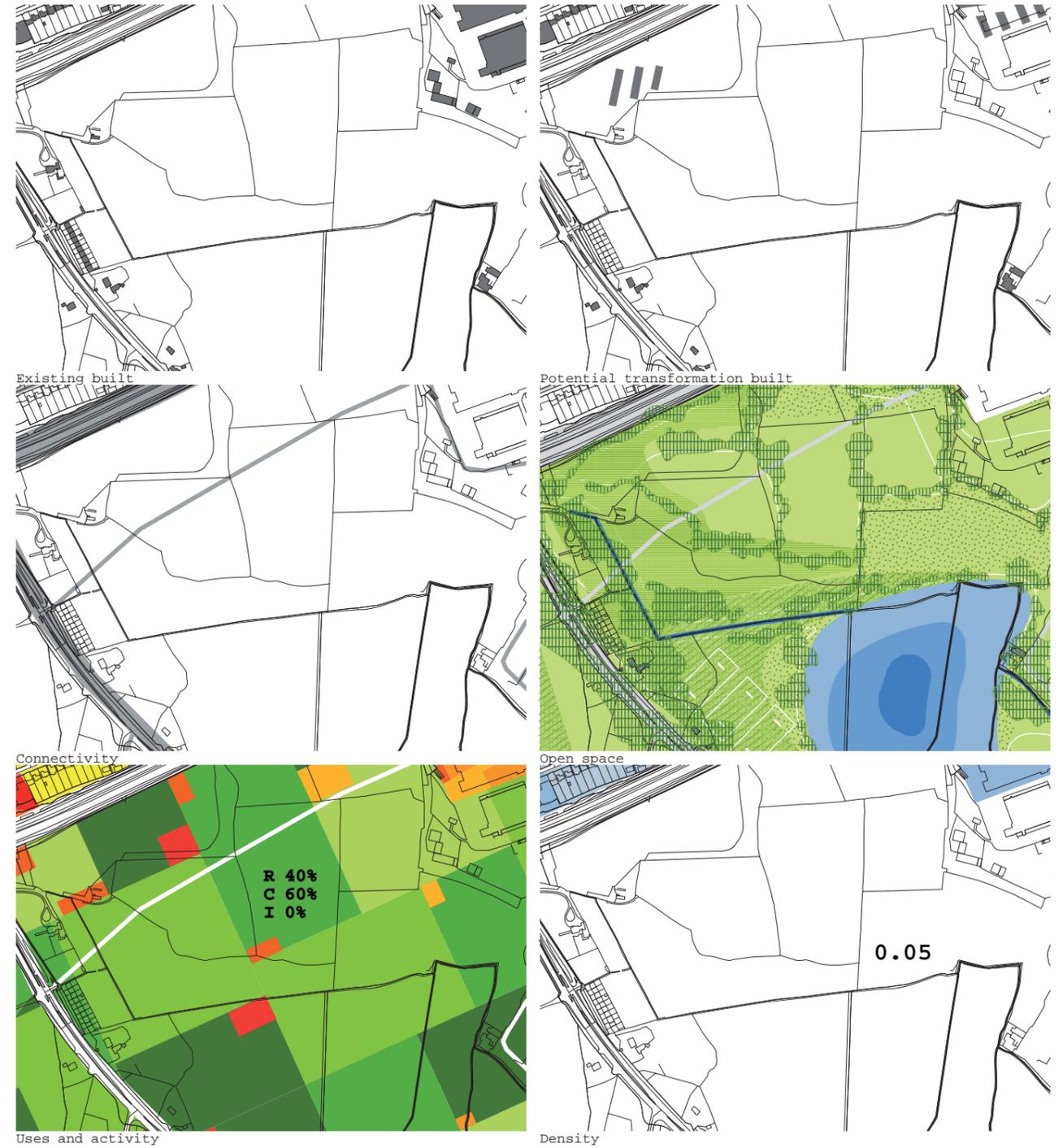
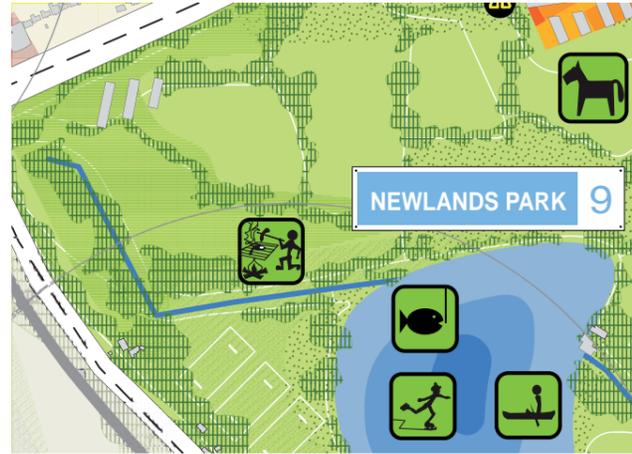
Park lane



Pharma Lab Sauerbruch Hutton Biberach DE

AREA BRIEF NEWLANDS PARK

Reconfigured, the existing open space zoning is consolidated in shape with a greater range of recreational uses - active and passive. A large lake is proposed as part of the area wide surface water attenuation proposals and to provide a unique amenity in South Dublin. Proximity to Metro and Luas support this as a significant destination in the south west Dublin area. Towards the N7 some very limited development is proposed - pavilion structures with compatible uses. On its eastern edge, the Robinhood River is used as the soft link back to lands east of the M50 - providing pedestrian and cycle connections into this relatively inaccessible area.



Theepaviljoen Architectengroep Rheden NL



Swimming pond in park



Cemetery Park Oslo NO



Wimby Onix Hoogvliet NL



Flooding landscape