

Architectural Design Statement

Strategic Housing Development at Bóthar An Chóiste Castlegar, Galway.

On behalf of Lock House Developments Limited

Architecture + Project Management London . Galway

RIAI	Practice Member	Practice Accredited in Conservation	PSDP Accreditation
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Proposal Introduction

This architectural design statement has been prepared in support of a full planning submission to the strategic housing development process by Lock House Developments limited (the applicant) for a development on lands at Bóthar An Chóiste, Castlegar, Galway.

The application is for a development consisting of a Childcare facility & No.170 residential units comprising of 84 no. houses and 86 no. apartments broken down to:

- 22no. 1-bed 2-person Apartment •
- 16no. 2-bed 4-person Apartment
- 11no. 1-Bed Duplex Unit .
- 24no. 2-Bed Duplex Unit •
- 13no. 3 Bed-Duplex Unit .
- 08no. 4-bed 2 storey semi-detached Houses
- 17no. 3-bed 2 storey End Terrace / semi-detached Houses •
- 17no. 3-Bed 2 storey Mid Terrace
- 08no. 3-bed 2 storey End Terrace Corner Houses
- 34no. 2-bed 2 storey Mid-terrace Houses

The proposed development also includes a two-story childcare facility. Also proposed is provision of public realm landscaping including shared public open space and play areas, public lighting, resident and visitor parking including electric vehicle charging points and bike parking spaces along with pedestrian, cyclist and vehicular links throughout the development. Included are access road improvements at Bóthar An Chóiste & provision of all associated surface water and foul drainage services and connections including pumping station with all associated site works and ancillary services. A Natura Impact Statement ('NIS') and Environmental Impact Assessment Report ('EIAR') have been prepared and accompany the application.

The overall site measures approximately 4.626 hectares of which approximately 3.798 hectares are considered developable. The provision of 170 residential units across the site equates to a density of 44.76 units per hectare. The Plot ratio equates to 0.33 with a site coverage of 20.5%. The site is located to the North of Galway City and is accessed off the Headford Road (N84)

The Design Team

Client	- Lock House developments Ltd.
Planning & Environmental Consultants	- McCarthy Keville O'Sullivan
Architect	- O'Neill O'Malley Architects
Civil, Structural & traffic engineering	- Tobin Consulting engineers
Services & Public Lighting	- Tobin Consulting engineers
Arborist	- Cunnane Stratton Reynolds
Landscape Architect	- Cunnane Stratton Reynolds
Archaeology	- Mr. Richard Crumlish M.A., M.I.A.I
Mechanical & Electrical Engineers	- Moloney Fox Consultant Engineers
Topographical Surveyor	- Arrigan Geo Surveyors

Aims

The aim of the proposal is to create an inclusive community that respects the character of the area but acknowledges the sustainable growth of Galway city in a regional context. The proposal looks to provide connectivity throughout the scheme that prioritises the pedestrian rather then the vehicle. It was also an important objective to ensure the locality and the context would be connected to as much of the proposed route finding, vistas and amenities as possible while creating a sense of place.

Through this architectural design statement, it is aimed to: describe the proposal; outline the conceptual & design process: how the existing site context and landscape is respected: show how ministerial, local authority and development standards are met and exceeded and how the proposal will be ecologically and socially sustainable.

Methodoloav

The purpose of this design report is to describe the development in detail including information relating to the context, design analysis & concepts, layout responses and access.

The report has been divided into the follow sections: Section 01 - Site location & description Section 02 - Site Analysis, Concept & Development regulatory concerns Section 03 - Design Statement - Neighbourhood Section 04 - Design Statement - Site Section 05 - Design Statement - Home

Sections 3, 4 and 5 are structured along the 3 groups and the 12 key criteria considered and set out in the Urban Design Manual - A Best Practice Guide 2009 which is referred to in page 123, Chapter 8.7 Urban design of the Galway City Council Development Plan 2017-2023.



Section 01 - Site Location

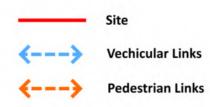
1.1 Regional/Wider Context



Figure 01. Wider Context of Galway City and Environs.



Figure 02. Local Context of Bóthar an Chóiste



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Section 01 - Site Location

Residential

Agriculture

Conservation

Community

Amentiy

1.2 Site Aerial - Immediate Context & adjacent use

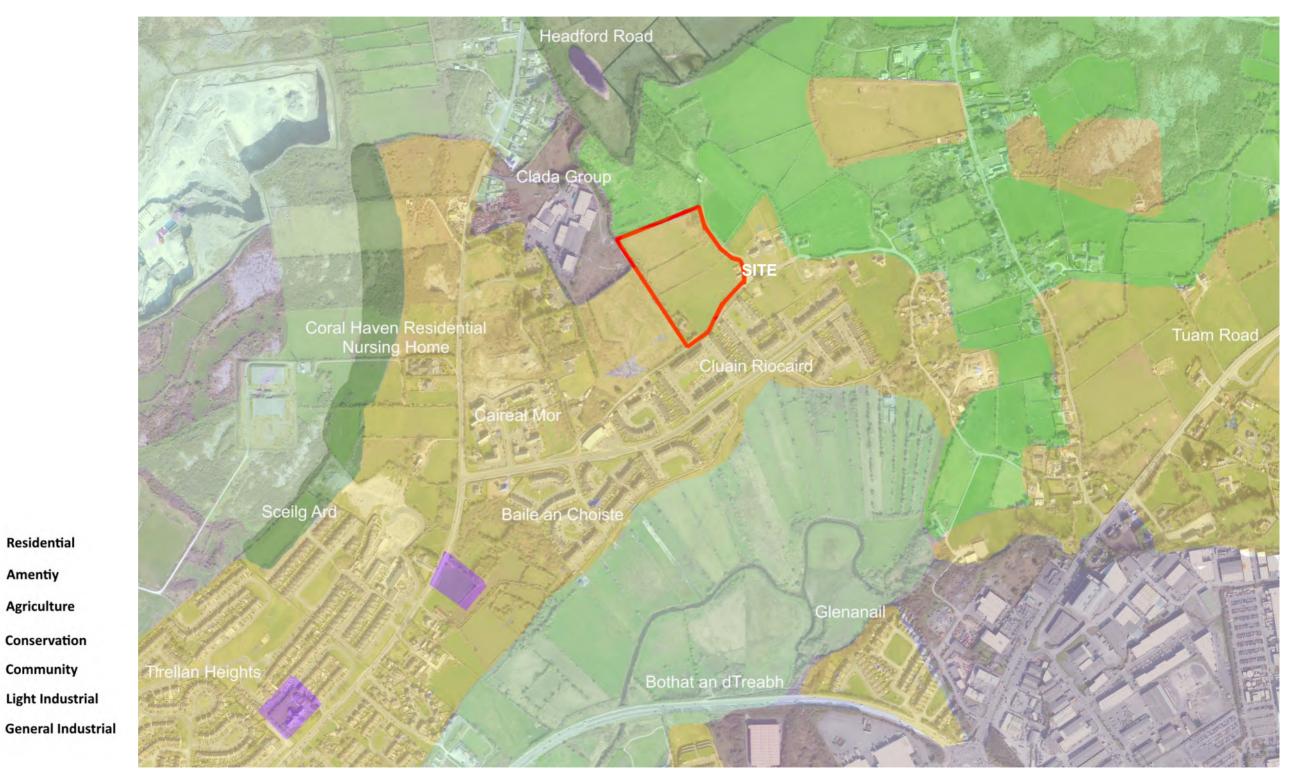


Figure 03. Aerial Image showing adjoining land uses.

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2.1 Site description

The site is located to the north of Galway city and east of the Clada Group Beverage Company and Headford Road (N84). The site is a distance of 3.9km from the Eyre square, the perceived centre of Galway City.

The development site is accessed from the Bóthar an Chóiste which runs from West to East to the North of Castlegar Village. The overall site measures approximately 4.624 hectares of which approximately 3.795 hectares are considered developable. To the South of the site, the residential development of Cluain Riocaird and an the area known as Castlegar Village is situated which contains both residential and commercial development as well as bus routes serving Galway city.

Agricultural lands bound the site to the West and North with some one off houses following a typical ribbon development directly to the East. The proposed Galway Ring road is planned to run close to the northern boundary of the site.

The South of the site is bounded by Bóthar an Chóiste with the Cluain Riocaird development to the opposite side, this is one of a cluster of developments more commonly known as Castlegar. Within this area there are serval bus stops with regular services to Galway city centre. There is also a small commercial hub with a convenience store as well as a barber and other services.

Castlegar is accessed primarily via the Headford Road (N84) which has connections to other major road networks as well as more substantial retail centres such as Terryland and the Galway shopping centre. These are all within 3km from the site and are easily accessed by either public transport services, cycling, walking or car.



Figure 04. Location of Photographs taken on site.

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Section 02 - Site Analysis & Development regulatory concerns 2.2 Site Photographs





View 02

View 01



View 03



View 04

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Section 02 - Site Analysis & Development regulatory concerns 2.2 Site Photographs





View 06

View 05



View 07



View 08

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Section 02 - Site Analysis & Development regulatory concerns 2.2 Site Photographs



View 09



View 11



View 10

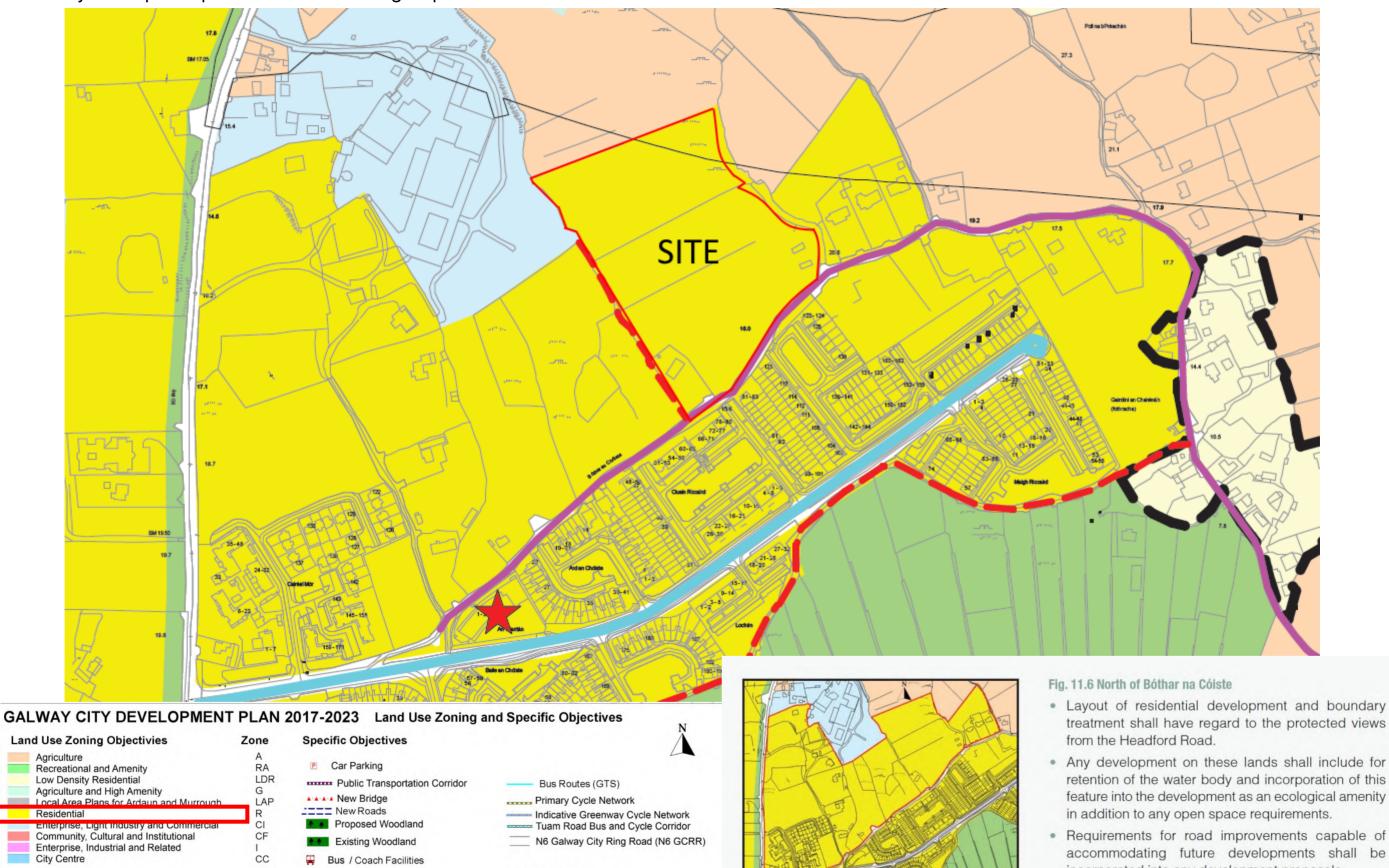


View 12

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2.3 Land use zoning - Zoning Map Galway development plan 2017-2023 - zoning map extracts





---- Village Envelope - City Boundary (in accordance with OSI details)

Figure 06 : Galway City Zoning description Figure 07: Site specific objectives (Relevant zoning outlined in Red)

SCALE 1: 10,000

Local Centre

--- RA Greenways

Motorcycle Parking

Views and Prospe

Road Improvements

*

200

Figure 05 : Galway City Zoning Map. Applicants site outlined in Red

· Layout of residential development and boundary treatment shall have regard to the protected views

retention of the water body and incorporation of this feature into the development as an ecological amenity

· Requirements for road improvements capable of accommodating future developments shall be incorporated into any development proposals.

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2.3 Land use zoning Galway development plan 2017-2023 - Neighbourhood Areas & Uses

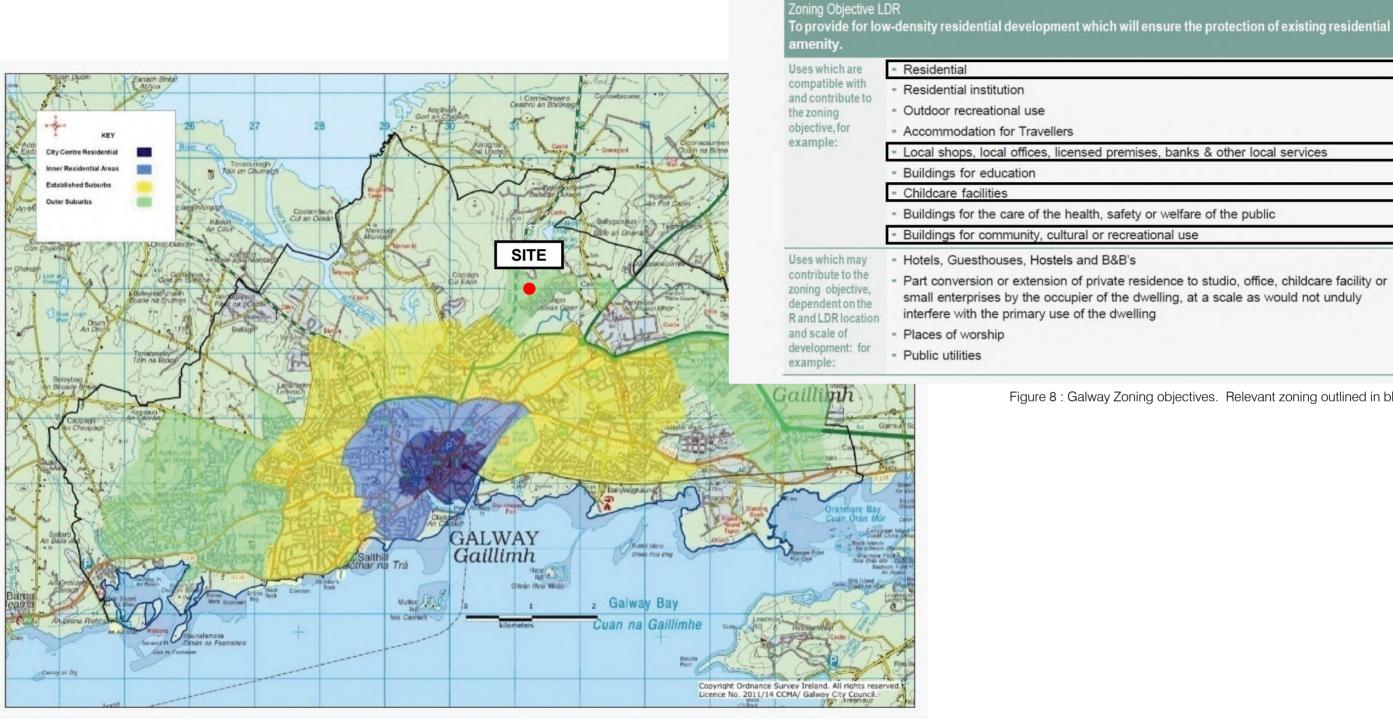


Figure 9 : Galway City Residential Neighbourhoods. Site approximate location in RED

Zoning Objective R

To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.

Local shops, local offices, licensed premises, banks & other local services

· Part conversion or extension of private residence to studio, office, childcare facility or small enterprises by the occupier of the dwelling, at a scale as would not unduly

Figure 8 : Galway Zoning objectives. Relevant zoning outlined in black

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2.4 Planning & Regulatory obligations

- some Galway Development Plan 2017-2023 extracts

11.3 - R zoned Residential standards

11.3.1 (a) General

- All relevant residential development shall comply with the requirements of the Housing Strategy.
- Planning applications for residential developments on sites over one hectare in area shall include a design statement that demonstrates the relationship between the proposed development to the site context, adjoining developments, the achievement of safe and convenient movement within the site, and how existing features are to be integrated into the development.
- · Residential development shall be laid out in such a way so as to maximise accessibility to local services, public transport and to encourage walking and cycling.
- Pedestrian, cycle and vehicular movement shall be convenient, safe and integrated into the overall layout of the development.
- The layout of all new residential development shall have regard to adjoining developments and undeveloped zoned land. Where appropriate, linkages and complementary open spaces shall be provided between adjoining developments.
- Gated residential developments will be discouraged.
- Innovative layouts, including courtyard developments, shared open spaces and the clustering of dwellings shall be used, where appropriate, to achieve high standards of amenity.
- Existing hedgerow, trees, watercourses and stone walls shall be retained where feasible. A landscaping scheme including hard and soft landscaping, and incorporate SUDS principles where appropriate, shall be designed as an integral part of the development.
- A plot ratio of 0.46:1 for new residential development shall not normally be exceeded.
- Residential developments of 10 units and over shall normally provide a mix in type of residential units.
- Non residential development shall be considered at appropriate locations on residentially zoned lands where it is of a scale that serves the local need and where all other development management requirements are satisfied. Plot ratio for such commercial, leisure, community and mixed developments on residentially zoned lands shall not normally exceed 1:1. On distributor roads or other major access roads where commercial development will contribute to the quality of urban design and is otherwise acceptable a higher plot ratio may be considered.

Figure 09: Galway City Development plan 2017-2023 extract - page 185

11.3.1 (d) Overlooking

- Residential units shall not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum.
- In the case of developments exceeding 2 storeys in height a greater distance than 11 metres may be required, depending on the specific site characteristics.

Figure 10 : Galway City Development plan 2017-2023 extract - page 187

11.3.1 (f) Distance between Dwellings for New Residential Development.

- metres.
- the development.

Figure 11: Galway City Development plan 2017-2023 extract - page 187

11.3.1 (i) Bin Storage Standards

- the front of the development, in contained units.
- and adjacent to the block it serves.

11.3.1 (c) Amenity Open Space Provision in Residential Developments All residential developments shall provide for amenity open space areas made up of the following ratios:

Communal Open Space:

Communal recreation and amenity space is required at a rate of 15% of the gross site area.

Where acceptable 'home zones' are proposed, in accordance with Council Guidelines, the shared spaces shall be regarded as communal open space but shall not exceed one third of the total communal open space requirement. Shared spaces shall be regarded as communal open space where it is designed primarily to meet the needs of pedestrians, cyclists, children and residents and where the traffic speeds and dominance of the cars is reduced through design.

Lands zoned for Recreation and Amenity use (RA) shall not be included as part of the open space requirements or used for density calculation for housing developments.

Figure 12: Galway City Development plan 2017-2023 extract - page 188 & 189

• The distance between side gables and side boundaries of dwellings shall normally be a minimum of 1.5

 Within all other residential developments, including apartment buildings and large dwellings, (greater than 200m²), the distance between buildings shall be greater, to provide a good layout and context for

 Each residential unit shall have adequate storage for three wheeled bins to facilitate the recycling policy of the City Council. Residential units with no rear access shall provide adequate storage for the bins to

 For residential units without suitable private open space a set of three x 240 litre bins shall be provided for each pair of apartments or a set of three 1100 litre bins shall be provided for a block of ten apartments.

Bin storage shall generally be on the ground floor of developments and be screened from public view

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2.5 Existing Buildings & Structure

Close to the south east boundary of the site is a single storey house and out building in ruins. An Archaeological Impact Assessment has bee included as part of this application which explores the site structures as well as adjoining structures for archaeological significance. The report concluded that there are no archaeological features visible within the site and no recorded monuments within or in the immediate vicinity.

To the South west of the site a habitable dwelling has been proposed for demolition. The dwelling type is a 1970's bungalow, please see survey drawing for further details regarding elevations and floorplans. Figure 15 is an extract from the demolition drawing (Dwg No.3070) describing the elevations of the dwelling house. These are the only buildings for demolition proposed for the site.





Figure 13. Derelict structures to be demolished to the South East of the site.



Figure 14 : Aerial Image identifying the locations of the two buildings for demolition (Site outlined in red)





Figure 15. Extract from survey drawings showing the existing habitable bungalow situated to the South west of the site to be demolished

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2.6 Universal Design Statement

The proposed development must meet the requirements for Part M of the Building Regulations. The Technical Guidance Document (TGD) Part M 2010 provides advice to provide 'Prima Facie' compliance with the building regulations. This document has been closely followed during the design process and is referenced below to indicate compliance.

The proposed development has been also been designed with due regard to the principles of universal design, including the 'Universal Design Guidelines for Homes in Ireland' and the 'Building for everyone' publications.

Also please refer to Section 3.3 Inclusivity in relation to universal design in this Document.

All 38 Apartment units are fully accessible with 1800mm wide turning areas to all corridors and lifts to all floors. All homes will have direct level access.

Site Access Strategy

The design of the scheme has been developed to create a mixed and inclusive neighbourhood. The road routes & levels work with the existing contours to ensure every road & path gradient across the site is below 1:20. Please refer to site layout and site section drawings indicating proposed access levels and gradients. Accessible Car parking spaces provided are designed to be in line with section 1.1.5 of TGD M 2010. This includes the bays layout and design.

All access routes are at least 1800mm in width across the site. Legible crossing points will be provided with dropped kerbs and textured paving. Raised table areas are designed within the scheme as a traffic calming areas.

A series of accessible amenity & play areas are situated across the site all of which are passively overlooked.

Approach to Dwellings & Apartment building

All access roads have been designed to have a gradient of less than 1:20. All dwellings will have parking within close proximity to the front of each dwelling.

Access to Dwellings & Apartment building

All dwellings being designed to TGD Part M section 3.3 have a minimum width of 800mm and have a minimum level clearance of 1.2m at all front doors of dwellings and apartment units. All entrances to the apartments buildings and creche are provided with a 1800mm level landing with entrances designed per section 1.2 and table 2 of TGD part M.

Circulation within Dwellings & Apartment building

Each dwelling and apartment unit have been designed to be fully compliant with TGD Part M section 3.3. A visitable W.C. is provided to all dwellings and apartment units at entrance levels associated with habitable rooms. All common corridors and access routes to Apartment units are designed to have access widths exceeding the requirements of TGD Part M section 2 with a minimum 1800mm turning circle provided in each instance.

2.7 Statement of Compliance with guidance on housing design & Urban design standards

The proposed scheme is being developed in a manner which employs best practice in urban design and having regard to the following policy documents:

Best Practice Guidelines for Delivering Homes Sustaining Communities 2007'
Sustainable Residential Development in Urban Areas 2009'
Sustainable Urban Housing: Design Standards for new Apartments -March 2018'
Permeability Best Practice Guide - National Transport Authority 2015'
Quality Housing for Sustainable Communities'
Design Manual for Urban Roads and Streets 2019'
Urban Design Manual – A Best Practice Guide May 2009'
Galway City Development Plan 2017 -2023
Galway Clustered housing Guidelines'

Compliance with 'Quality Housing for Sustainable Communities - 2007' is demonstrated in the housing drawings and appendix 03 '*Housing quality assessment*' pages 1 and 2 which show each housing unit and associated accommodation areas exceeding those required.

Compliance with 'Sustainable Urban Housing: Design Standards for new Apartments -March 2018' is demonstrated in the Apartment drawings and appendix 02 '*Apartment quality* assessment' pages 1 and 2 which show each Apartment unit and associated accommodation areas exceeding those required.

2.8 Possible overshadowing onto adjoining buildings

The site is accessed directly off the Bothar an Choiste road which runs along the Southern boundary of the site. To the West and east are residential zoned & high amenity zoned lands. Two Apartment blocks are proposed along the southern boundary of the site.

The apartment buildings have been orientated in a way so that the main views from living areas are aligned with new and existing avenues, giving the occupants uninterrupted views to the landscape beyond. This orientation also protects existing private open spaces in the Cluain Riocaird development from being over looked the proposed apartment buildings.

A comprehensive daylight analysis has been provided along with this application which further details the effects of all residential units within the site on the surrounding context.

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2.9 Site Analysis

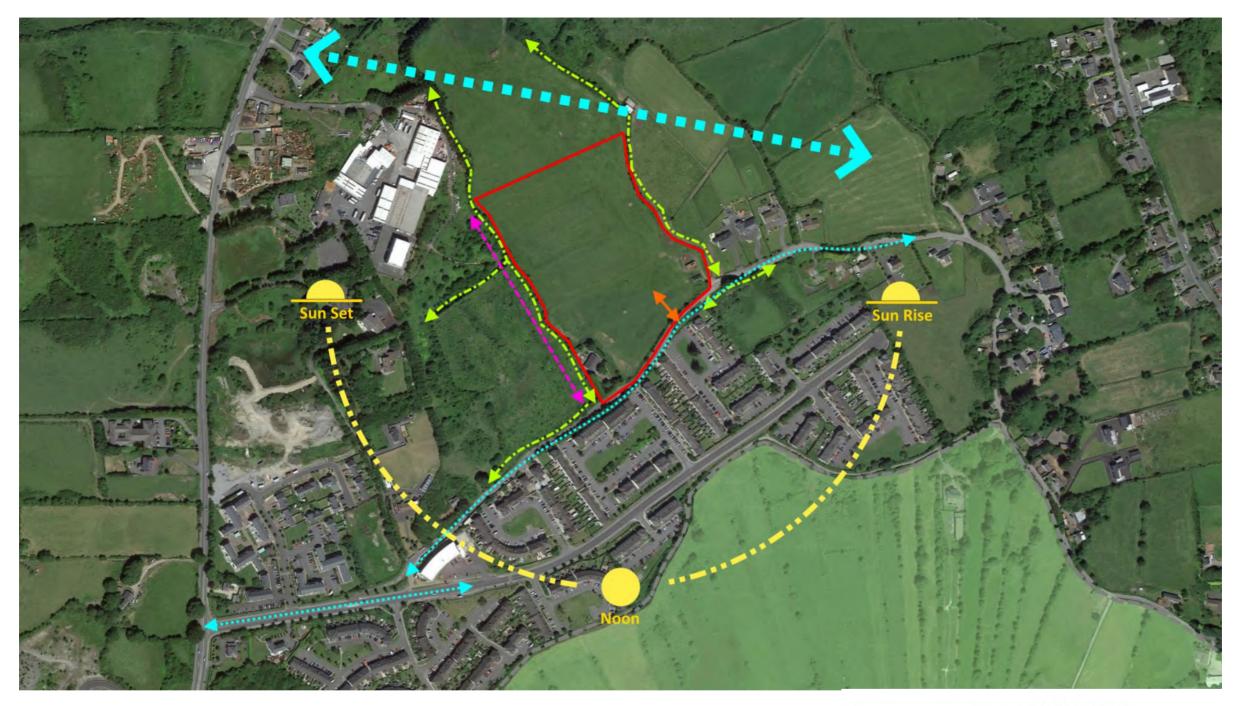


Figure 16. Site Analysis

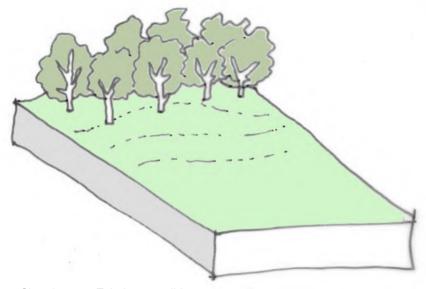


- Site Boundary
- **Existing Hedgerows**
- Site Access Point
- **Proposed Greenway Route**
- **Proposed Galway Bypass**
- **Access Roadways**

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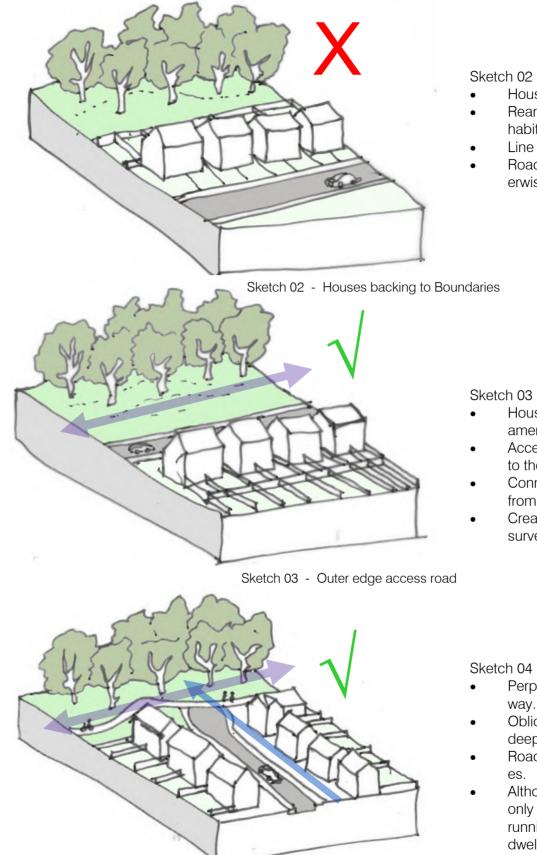
2.10 Site Concept & Initial Design Strategy



Sketch 01 - Existing condition

The concept aim was to ensure the locality to the proposed greenway would be connected to as much of the proposed route finding, vistas and amenities as possible.

This exercise shows the advantages of having access routes along and perpendicular to the boundary, treating the car as secondary towards these locations and avoiding 'backing on'. providing a pedestrian and cycle access linking up with the ends of vehicular access routes.



Sketch 04 - Perpendicular Road access

- Housing back to boundary and site context Rear Gardens create barrier of the neighbouring habitant.
- Line of houses create visual barrier to context
- Road and circulation no connection (visual or otherwise) with wider area.

- Houses get to face onto the Green
- amenity
- Access route also allows some visual connection to the amenity.
- Connection important as road can create a barrier from the houses to the green spaces.
- Creation of pedestrian Sylvan route passively surveyed.

- Perpendicular dwellings to the boundary / Green-
- Oblique views from all houses and access route deep within the proposed development.
- Road does not create a barrier to the green spac-
- Although some cul de sacs are created, these are only a vehicular barrier. A radial 3m walking path running parallel to the Greenway areas connects all dwellings for pedestrians and cyclists.



Section 02 - Site Analysis & Development regulatory concerns 2.10 Site Concept & Initial Design Strategy

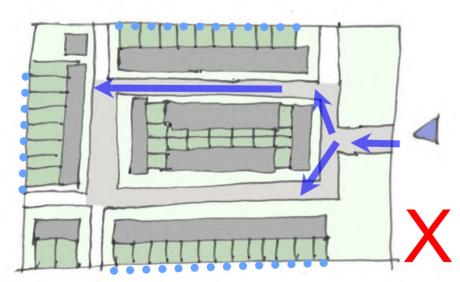
A real world example of perpendicular layouts to make the most of natural amenities can be seen in modern coastal developments in Copenhagen, Denmark. This visual and physical connection is maintained to the water edge. Compare this to Spanish mid 60's and 70's Tourist boom coastal Development. Large blocks of accommodation fighting for their own private view of the waterfront created an impenetrable physical barrier to whomever may be behind.



Danish Waterfront - Copenhagen

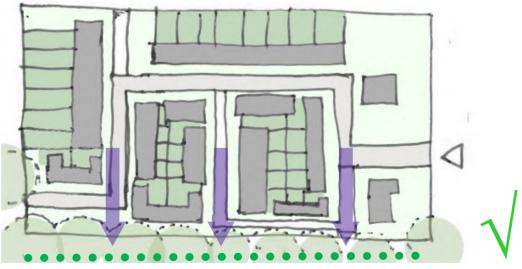


Spanish Waterfront - Traditional 70's Tourist boom Development



Backing to Boundaries / Circular Access route diagram

ROUTE CONCEPT- BACKING ON TO BOUNDARY & CIRCULAR ACCESS ROUTE A circular access route although very useful for infill schemes and providing connectivity to future development would have cons for the application site. Other than a partial boundary to the site which bounds residential zoned lands banking on to any other boundary would restrict amenity. This layout diagram also shows the how wayfinding and views outwards are restricted.



Main access route/ Perpendicular access

ROUTE CONCEPT- MAIN ACCESS ROUTE

A main access spine road proposal on the proposed site would be beneficial where it may not be in other sites. Dwellings can still back on to the North of the site where it is appropriate. Along the route, wayfinding views are achieved towards the boundaries. The route can meander to accentuate physical obstacles on site and make the most of vistas and views. There is clearer definition of secondary and tertiary roads.

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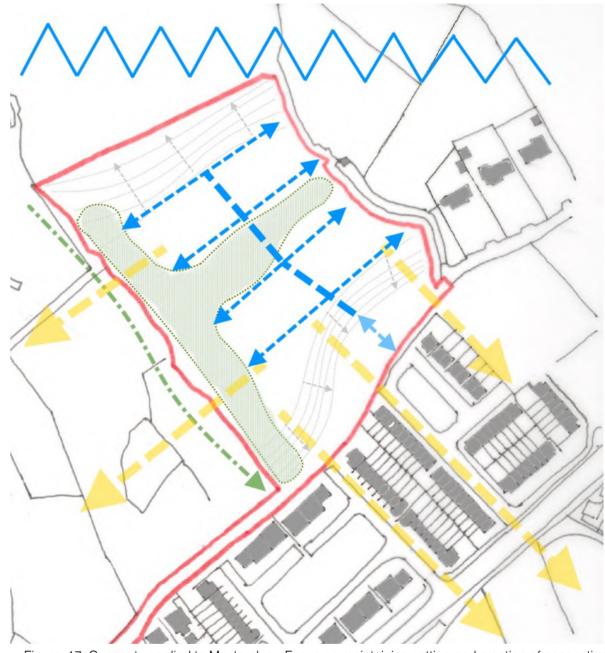
Section 02 - Site Analysis & Development regulatory concerns 2.10 Site Concept & Initial Design Strategy

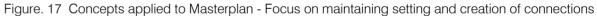
The sketch design intent of the development was to ensure a coherent overall layout was created. Major principles behind this exercise were: to ensure the Public open spaces all work together and are connected, to ensure there is vehicular / pedestrian connections through the whole scheme - every dwelling is a short walk from their neighbour, respect the setting by stepping off boundaries and avoiding backing on to important boundaries, respecting the context of Bothar an Choiste and existing developments, and to provide dedicated pedestrian routes through linked green spaces providing a car free route.

A pedestrian route is proposed running the length of the site plan from the Southern corner, along the boundary of the site and proposed greenway, to the North-West Corner. This proposed route will be contained within the area shaded green in figure 16. Smaller pedestrian routes will branch off from this linear park, allowing permeability for pedestrians through the scheme. Vehicular access has been confined to a main access spine with accessways branching out to the housing clusters.

Circuitous routes around housing cells was preferred in developing the layout however circuitous roads tend to lead to an increase in road network. In this instance this increase and extra coverage would erode/ intrude upon green spaces and character areas.

We have aimed to reduce Cul-de-Sac's. However where the routes abut character areas and public open space we have proposed cul-de-sac's. These are to be shared surface areas to dictate the importance of the pedestrian with directly joining dedicated pedestrian footpath routes. As mentioned all dwellings will have direct pedestrian routes to their adjoining neighbour.







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Section 02 - Site Analysis & Development regulatory concerns 2.10 Site Concept & Initial Design Strategy

The design developed along the principles & concepts adapted in the sketch design as mentioned on the previous page. Additional to this the Application site has been developed to:

- Work with the existing contours to inform the design, reduce cut & fill, retaining walls & engineered retaining solutions. Buildings are placed where they are best supported for construction and away from sylvan areas and areas with topography changes.
- Provide a coherent route through the site with pedestrian routes, play equipment and a number of green open spaces to ensure way finding.
- Please refer to section 4.4 which outlines the Public open space concept and strategy.
- Pulling away from boundaries to create a buffer to the site edges.
- Legible house cells providing primary elevations to public areas as well as passive supervision. The cellular layout also provides sheltered private open spaces behind the building line.
- The development of house types and their positions where guided by the aims of reducing garden screen walls and increasing passive surveillance. Garden screen walls onto the public realm have been kept to a minimum.
- Create activated and well supervised streets.
- Linkages to adjoining zoned residential land for possible future developments.
- All primary elevations are shown as a orange line on the image sketch over. All public open spaces are overlooked with primary elevations with living space and bedrooms.



Figure 18. Site Concept & Design Strategy

				
				
		4	 	

Site Boundary

Primary Elevations with main access and overlooking.

Dual Fronted Corner unit

Wide dedicated pedestrian route connecting green areas Main Vechicular Access Possible Future Connections

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Section 03 - Design Statement - Neighbourhood

3.1 Context - How does the development respond to its surroundings?

In the wider context, the site is situated in close proximity to the Northern boundary of several existing residential neighbourhoods in an area commonly know as Castlegar. These communities can be reached via car, on foot or by bicycle within several minutes. Further south is Galway City Centre with Eyre Square 3.8km from the site. The development site is strategically located between existing urban areas and residential communities and of the services & amenities they provide.

The macro & micro context of the site has been examined for its unique constraints and opportunities informing the design such as;

The existing topography - The layout has been carefully considered to use the existing contours. Although generally level a fall in levels occur to the south of the site along Bothar an Choiste. This affords views over the lower lands and on to Galway City. The area to the ridge will form a landscaped green area with play areas and duplex apartment buildings sitting in a park land setting allowing the maximum usage of the views south, east and west.

The placement of the apartment buildings along the slope to the front of the site enables them both to be accessed at two levels. In order to avoid overlooking of the existing private open space of residents in Cluain Riocaird the apartment buildings have been aligned so that the main views from the buildings follow the surrounding avenues both new and existing. The diagram in Figure 19 illustrates the directions of the views from each apartment building.

3.2 Connections - How well connected is the new development?

As mentioned the site is located between urban & residential centres. The immediate access of Bothar an Choiste connects with the Headford Road (N84) to the west with direct access to Galway City Centre and alternative access to the Tuam Road (N83) and M18 motorway beyond that serving Sligo & Limerick and the M4 serving the south of the country.. Eyre square, 3.8km from the site, has a number of public transport terminus.

Two residential neighbourhoods are in walking distance from the site providing restaurants and shops among other amenities. Castlegar is located less than 500m to the south of the site and Terryland is located 850m from the site.

The context aerial in Figure 18 describes the local context and the local connections and adjoining land uses and significant amenities close to the site. As part of the application the access road leading from the existing neighbourhood core to the site will be enhanced to provide safe pedestrian connectivity between the site. These works will provide strong permeability within the scheme to the Castlegar local center



Local Context of Castlegar, Galway Fiaure 19.



Apartment views orientated to follow existing and proposed avenues Figure 20. and avoid overlooking of existing private open spaces

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Section 03 - Design Statement - Neighbourhood

3.2 Connections - How well connected is the new development?

Within the immediate context there is a Bus stop located within a 10 minutes walk to the south of the site at the retail centre of Castlegar. As mentioned within the site concept discussion a central vehicular & pedestrian route meanders its way through the scheme. This is connected with secondary routes with clear views across the setting and the wider context enabling place finding which is appropriate to a site of this type. These secondary routes are connected with a 3m public walkway running the length of the site through green and tree lined settings joining the ends of each vehicular route. Thus promoting the importance of reduced vehicular movements to the greener picturesque areas of the site.

Please refer to Tobins Engineers Road layout drawings and report for drop kerb and tactile paving details. All public walkways are designed for abluent & disable access. Were some portions of footpath do contain steps due to the existing gradient a second gentle sloped path is located within the vicinity.

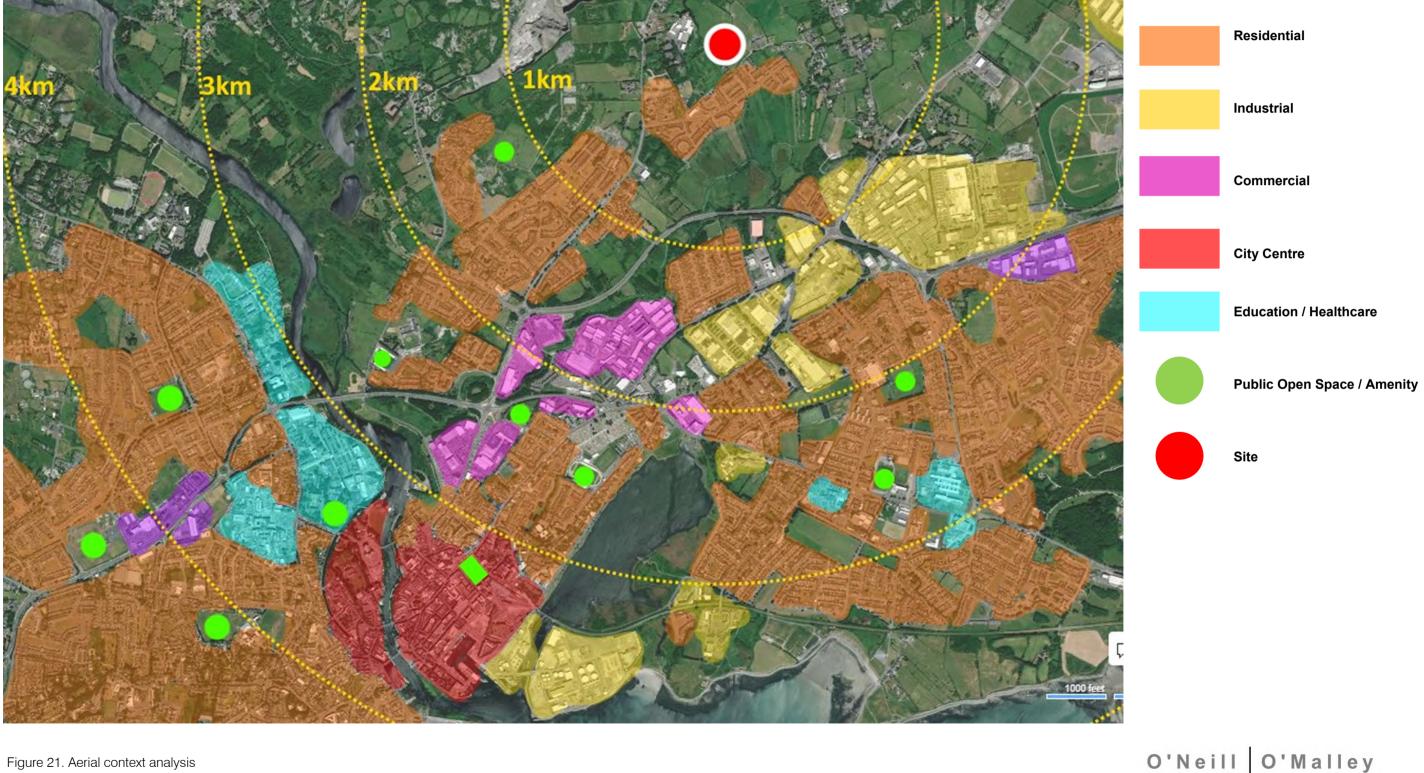


Figure 21. Aerial context analysis

3.3 Inclusivity - How easily can people use & access the development?

The proposed development has been designed with due regard to the principles of universal design, including the 'Building for everyone' publications. Main features as follows-

All homes have level access and inaccessible areas have been eliminated as far as possible. The public realm is designed ensure accessibility on equal terms for people of a range of ages and physical mobility. Any slope will be mitigated as far as possible utilising cut and fill across the site creating a maximum slope of less than 1:20 to roadways and driveways.

A range of unit types have been proposed in terms of both size and design meeting the aspirations of a range of people and households. These range in gross floor area from 52.2m² to 121.4m² with a variety of 1, 2, 3 and 4 bedroom designs.

All 38 Apartment units are fully accessible with min.1800mm wide turning areas and lifts to all floors. Apartment units have a lift provided to all units so wheelchair access is possible to each front door. There a no steps in any floor plates

The proposed housing presents a positive aspect to passers-by, avoiding unnecessary physical and visual barriers. Future connections to adjacent lands subject to future development have been proposed. Provision has also been made for a future greenway to the Western boundary of the site. The network of roads and paths ensure full permeability throughout the scheme. Each junction will have dropped kerbs and tactile surfacing to allow easy logical crossing points for pedestrians. Raised traffic tables are also proposed as a traffic calming measure and shown on the O'Neill O'Malley Architects site layout drawings.

3.4 Variety - How does the development promote a good mix of activities?

The proposal contains a number of uses across the development as well all as varying sizes and types of residential units ranging from apartments to semi detached dwellings. A crèche facility with 46 child spaces has also been included

It is proposed the public open spaces will provide a number of amenities. The large green linear park to the west of the site will contain playground spaces. This linear park will respect the existing tree groups which are to be maintained and create an unbroken route the length of the site from north to south. A pedestrian route through the sites significant green spaces is proposed in an overall plan running from the apartment building to the south along the proposed green-way on the western boundary.

38 apartments are proposed over two buildings. These range from 52.2sqm 1 bed units up to 81.4sqm 2 bed units. There are 4 no. 1 bedroom layout types and 3 no. 2 bedroom layout types. As well as these apartments it is proposed that there will be 48 duplex units across 4 blocks. These units will be composed of 1 bed, 2 bed and 3 bed units.

There are 84 houses shown across the proposal. These are broken down with different elevation treatments with corner units having double fronted primary elevations. This adds additional variety to the scheme activating streetscapes. The houses vary in size from 84.8sqm to 121.4sqm, from 2 bedroom to 4 bedroom. The majority of the dwellings can be extended into attic spaces and into rear Gardens.

With the landscaping & paths across the scheme, a number of amenities & uses as well as residential units ranging from 1 bedroom apartments to 4 bedroom homes, we submit the proposal provides a very good mix of units types for every life stage with a number of amenities and uses to serve the proposed community.

Proposed Duplex Buildings:	No. of Unit Type:	Floor Area (m2)	Floor Area (ft2)	Total Flr. Area (m2	? Total Flr. Area (ft2)	% of Total:	
Duplex Townhouse Type 'A1' - 1 bed 2 person	3	68.07	733	204	2198		1.76%
Duplex Townhouse Type 'A2' - 2 bed 4 person	3	108.29	1166	325	3497		1.76%
Duplex Townhouse Type 'B1' - 2 bed 4 person	9	58.44	629	526	5661		5.29%
Duplex Townhouse Type 'B2' - 3 bed 5 person	9	90.73	977	817	8789		5.29%
Duplex Townhouse Type 'C1' - 1 bed 2 person	8	66.66	718	533	5740		4.71%
Duplex Townhouse Type 'C2' - 2 bed 4 person	8	108.29	1166	866	9325		4.71%
Duplex Townhouse Type 'D1' - 2 bed 3 person	2	66.66	718	133	1435		1.18%
Duplex Townhouse Type 'D2' - 3 bed 5 person	2	108.29	1166	217	2331		1.18%
Duplex Townhouse Type 'E1' - 2 bed 3 person	2	58.44	629	117	1258		1.18%
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Apartment Block 01							
Apartment Type '1A' - 1 Bed, 2 Person	4	57.9	623	231	2492		2.35%
Apartment Type '1B' - 1 Bed, 2 Person	3	56.4	607	169	1820		1.76%
Apartment Type '1C' - 1 Bed, 2 Person	3	56.3	606	169	1819		1.76%
Apartment Type '2A' - 2 Bed, 4 Person	4	79.6	857	319	3429		2.35%
Apartment Type '2B' - 2 Bed, 4 Person	3	79.4	855	238	2564		1.76%
Apartment Block 02							
Apartment Type '1D' - 1 Bed, 2 Person	4	56.8	612	227	2447		2.35%
Apartment Type '1E' - 1 Bed, 2 Person	4	52.2	562	209	2248		2.35%
Apartment Type '1F' - 1 Bed, 2 Person	3	52.2	562	157	1686		1.76%
Apartment Type '1G' - 1 Bed, 2 Person	1	52.8	568	53	568		0.59%
Apartment Type '2C' - 2 Bed, 4 Person	4	81.4	876	326	3506		2.35%
Apartment Type '2D' - 2 Bed, 4 Person	3	77.8	837	233	2511		1.76%
Apartment Type '2E' - 2 Bed, 4 Person	2	76.4	822	153	1644		1.18%
PROPOSED CRECHE - 46 no. CHILD SPACES	1	288.7	3108	300	3108		-
Total New Residential Units Proposed	86			6703	72030		51%
Conventional House Types:	No. of Unit Type:	Floor Area (m2)	Floor Area (ft2)	Total Flr. Area (m2	? Total Flr. Area (ft2)	% of Total:	
House Type 'A/A1' - 4 Bed Semi Detached	8	121.4	1307	971	10454		4.71%
House Type 'B1' - 3 Bed End-Terrace/Semi detached	19	102.97	1108	1956	21059		11.18%
House Type 'B2' - 3 Bed Mid-Terrace	15	102.9	1108	1544	16614		8.82%
House Type 'B3' - 3 Bed End Terrace Corner	8	105.8	1139	846	9111		4.71%
House Type 'C1' - 2 Bed Mid Terrace	18	87.54	942	1576	16961		10.59%
House Type 'C2' - 2 Bed Mid Terrace	16	87.54	942	1401	15076		9.41%
Total	84			8294	89275		49%

Total Proposed No of Units on Site

Figure 22. Extract from House & Apartment type Statistics

14997

161305

100%

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4.1 Efficiency - How does the development make appropriate uses of resources, including land?

Careful consideration has been given during the design development process to integrate the proposal with the existing topography, minimising cut and fill and the necessity to construct retaining walls.

The proposed scheme provides a total of 170 much needed residential units. The houses are generally designed in a deep plan format which allow for an efficient and sustainable use of land while also providing for an efficient thermal envelope. The houses will be constructed to current building regulation standards delivering at least an A2 energy rating. The current building regulations energy loss standards are colloquially known as nZEB - near Zero

Energy Buildings. Buildings will now be required to decrease their fabric energy loss,

Increase their proposition of energy from renewables, increase airtightness and overall

improve the buildings construction. This will mean warmer, better built homes using much less energy. A provision for ducting will be made to all houses for Electric vehicle charging, thus helping to future proof the proposal.

At a macro level, the proposed development constitutes an efficient use of the development land, zoned for residential use, its amenities adjacent to the site while adding additional amenities and with proximity to major transportation nodes. The proposed development is appropriate to the zoning and the settlement strateav which is guided by regional and

national development strategy.

4.2 Distinctiveness - How do the proposals create a sense of place?

The context of the setting and existing Galway suburban character, along with crisp finishing has been the stimulus for the material pallet. Light grey brick, light colour nap external render and dark concrete roof tiles are proposed as the prominent materials chosen for their aesthetic, lifespan and robustness.

A variety of different dwelling types with varying forms and elevational treatments are proposed. These will be visually stimulating. However the elevation treatments have been carefully considered

to present the same materials & details in a coherent manner. Character areas break up the scheme and form readable pockets through fenestration and

detailing. This organises the scheme as a consistent whole with an intelligible theme running through out.

The apartment buildings and crèche have also been carefully considered to have a similar pallet of light coloured light grey and are discussed over leaf.



Figure 23. Proposed layout of residential development



Figure 24. House elevation study

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4.2 Distinctiveness - How do the proposals Create a sense of place? Dwelling Materials

The house designs feature a palette of mottled grey brick, smooth sand & cement light colour render. These materials are contrasted with Dark Upvc/Aluclad windows which match the concrete tiles to the pitched roofs. These colours will relate the rest of the scheme. Materials have been chosen for their aesthetic relief and robust nature. Traditional pitch roof provide familiar dwelling forms and a variety of house types and elevational treatments which will visually activate the streetscapes.

Entrances are formed with set back doors which create canopies above which are subtly defined. House types alternate through out the scheme where they define significant areas within the site and punctuate changes to orientation and place.

The House Types are all related to one another forming an overall village feel along the main avenue and public open spaces.

- 'Turn the Corner' units have been designed to address the public realm on corners throughout the site.
- Passive surveillance to all areas has been considered and secluded public areas have been minimised.
- Public open spaces are such that they are evenly distributed across the site and within a short walk of each dwelling.
- All public realm areas will be landscaped to a high standard considering both hard and soft landscaping

As noted earlier in the design statement, careful consideration has been given to the natural surroundings of the development in terms of layout, creating a layout which responds to the context by looking outwards to the sites existing context. This approach is conceived by placing the main access route through the centre of the site and pedestrian route emanating towards the large public open space. This layout considers existing context of the site and provides an appropriate setting for the housing units.

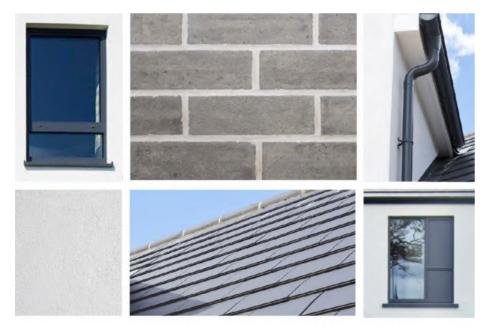


Figure 25. Palette of Materials used throughout all house types



Figure 26. 3D Elevation Treatments



Figure 27. 3D Elevation Treatments

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4.2 Distinctiveness - How do the proposals Create a sense of place? Apartment/ Commercial Materials

The Apartment buildings are proposed to be in the same brick and render that features in the housing design. This will relate the scheme together as a community. However on the Apartment buildings a wide soldier course of brick demarcates the Lower Ground floor and gives a readable texture to the external elevations.

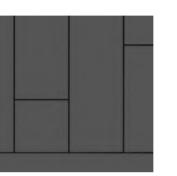
Entrances are formed with powder coated metal canopies, entrances and exits are clearly defined. Balconies are sheltered within the building line creating more usable external space suited to the west of Ireland climate.

The Apartment Buildings are related together forming a public plaza linked to the linear park & the village area on one side and the main entrance and strong street edge to Bóthar an Chóiste.

Ancillary buildings such as the bins stores and covered bicycle stands have also been designed to integrate with the scheme with light grey brick and powered coated metal roofs.



Grey Brick





Fibre Cement Cladding

recess panel

Figure 29. Palette of Materials used throughout all Apartment /Commercial Building



Figure 28. CGI render of Apartment Building 02

Figure 30. CGI render of Apartment Building 01





Smooth Cement Render



Example of Window &





Stainless steel railing



Course grey render



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4.2 Distinctiveness - How do the proposals Create a sense of place? Creche Materials

The Creche building is clad in the same brick that features in the Apartment and House detail. This will relate the building languages together. However the flat roof with sloping edge to the main creche facade gives a contemporary idiom, thus a signifier to its community significance.

Dark Upvc/Aluclad windows & rain water goods will work harmoniously with dark grey bricks to the lower section. These colours will relate back to the pitch roofs of the dwellings. Significant windows to the building are framed with powered coated metal surrounds.

A recessed doorway provides a canopy and well needed shelter during the drop-off / pick-up periods. The creche is envisaged as a 'school house' site within a landscaped screen to the front of the building to provide privacy to the ground floor rooms.



Figure 31. Creche Building Front Elevation



Grey Brick



Coloured Fibre Cement cladding



Dark Grey Upvc / Aluclad window

Figure 32. Palette of Materials for Creche







Smooth Cement Render



Example of Window Projection detail



Flat roof with sloping parapet



4.2 Distinctiveness - How do the proposals Create a sense of place?

CHARACTER AREAS

To enhance the distinctiveness and way finding through the site, two distinct Character areas are proposed each with hard-landscaped areas, shared surfaces and green open spaces.

These areas are defined through landscape topology, fenestration, building forms, uses and architecture found in each area. Each character area joins and melds into the next with paths and linkages with a coherent design style across the whole scheme.

The proposal moved away from the traditional character area ploy of a change of material or colour of primary facades. It was felt that this results in the appearance of a disjointed scheme with areas juxtaposed across a street etc. Often adjoining character areas with this method appear to have a hierarchy of social and/or amenity value.

Character Area 01 - Village.

This area contains larger buildings forming the entrance and community focus providing amenities and services to the inhabitants of the proposed scheme.

Character Area 02 - Clusters

The topography to these areas is generally flat suiting traditional residential building forms. Cells 1, 2, 3 & 4 are situated to the North of the site with connections to open spaces which are next to the application's western boundary. The proposals have been pulled back from the boundary to maintain any of the existing stone walling to imbue the areas character. A mix of vertical and horizontal elevational details was applied to the built elements to differentiate from the initial Character area.



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4.3 Layout - How does the proposal create people friendly streets & spaces?

The concepts & principles that aided and drove the development of the layout are described in section 2.10. where the importance of the site plan and its connections are laid out.

Other principles in the site layout development include:

• To ensure adequate passive supervision a number of special double fronted dwellings have been

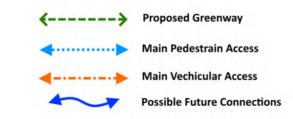
designed. These units provide 2 primary elevations with significant windows to habitable rooms facing on public areas. The Apartment block design has primary elevations on all 4 sides.

- The site layout was designed with the site contours to minimise the requirement of retaining walls. The development has also been retreated from boundaries. All roads within the site maintain a fall of less than 1:20 throughout.
- Housing clusters are carefully considered and respond to their context. The house facades overlook, supervise and define the edges of streets and public landscaped areas.
- Where possible rear gardens back onto rear gardens of new houses, clearly defining passively supervised public and private realm.
- To provide a strong entrance gateway with the apartment buildings.
- Existing attractive site elements have been retained where possible. Existing stone walling around the site to be retained and supplemented.



Figure 34. Pedestrian an vehicular connections

Site Boundary



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4.4 Public Realm - How safe, secure and enjoyable are the public areas?

Given the Site context, the concept design and the layout considering the topography the Landscape architectural design and concept was an integral part of the design process. Please see enclosed Cunnane Stratton Reynolds Landscape Architects (CSR) drawings and reports for the landscape proposals.

Fundamental to the layout of public open spaces as the overall site plan of the applicant lands. The initial open space proposal exercise sought to demonstrate how connections will be achieved between the proposed and future open spaces.

Land marking and progression through the developments public realm is defined by hard and soft landscaping. To Bóthar an Chóiste, the apartment buildings create a formal street edge. Between these buildings is a formal landscaped area that offers pedestrian access to the development.

The Linear park to the west maintains a width of circa 20m and offers strong pedestrian & cycle connections via a 3m wide path thorough the whole application site. The linear park will contain play equipment of differing forms and for differing age groups.

To the centre of the application site is a central public shared space. This areas acts as a traffic calming measure of the main access road and as a public space along the main street with a mix of soft and hard landscaping.

To the east of the site is a small pocket green area. This eastern area was carefully considered to be incorporated as a buffer between character Cells 1 & 2. Please note that the application does provide 15% of its developable area independent of this area.

All public areas proposed are clearly defined and looked upon by primary facades, providing clarity between public and private realms, ensuring full passive surveillance and safe environments for residents. The use of screen walls have been minimised with the use of turn the corner and side entrance units



Figure 35. View Across site showing public open spaces connected with shared space area



Figure 36. Site Layout diagram highlighting proposed public open spaces



Figure 37. Extract from Landscape Design by CSR Showing playground equipment and landscape treatments



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5.1 Adaptability - How will the buildings cope with change?

All house & apartment types are designed to meet the requirements 'Quality Housing for Sustainable Communities' (2007) and 'Sustainable Urban Housing: Design Standards for New Apartments' (2018) and in many instances more generous internal spaces are proposed to increase the quality of the unit types. Please refer to house and apartment drawings. Please refer to appendix 02 & 03 for Apartment & housing quality assessments.

The mix of residential units from 1 bed apartments to 4 bed semi detached houses would allow an inhabitant to up and down scale within the development as required.

The buildings will be constructed of traditional construction, heavily insulated with internal layouts that can be easily adapted in the future. There is also potential for future expansion into the roof spaces of certain dwellings (which is noted on appendix 03) or into the rear gardens which have been generously sized in most cases (please refer to Appendix 04 for garden areas.)

The typical formation of the Terraced and semi-detached house layouts mean that the structure is typically carried from the external walls to party walls internally. Walls are often non load -bearing, especially on upper floors. This means internal walls can be altered, removed and erected (with the correct structural advice) with minimal fuss.

All houses and apartments will be constructed to current building regulation standards delivering at least an A2 building energy rating. Current Building regulations standards for heat retention are colloquially known as nZEB - near Zero Energy Buildings. Buildings will now be required to decrease their fabric energy loss, Increase their proportion of energy from renewables, increase airtightness and overall improve the buildings construction. This will mean warmer, better built homes using much less energy.

Each dwelling unit proposed in this scheme is served by an exclusive area of private open space in accordance with the Galway city development plan 2017 – 2023. A requirement of 50% of the overall dwelling area is to be provided as private open space and is met and exceeded in most cases. Please refer to appendix. 04. In many cases dwellings can be extended into rear gardens while still maintaining good quality private open space.

Formal planting areas are provided to the front of the dwellings proposed creating a defensible space between the public road and the built edge. Separation distances have been maintained in accordance with best proposed practice to avoid overlooking and all houses will be designed to have good levels sound performance, comfort and daylight.

Internal storage is provided in accordance with the 'Quality Housing for Sustainable Communities' (2007) and 'Sustainable Urban Housing: Design Standards for New Apartments' (2018).



Figure 34. Typical Street elevation

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5.2 Privacy & Amenity - How does the scheme provide a decent standard of amenity?

The Apartment Building has been designed to be located along the access road, beside site entrance forming an important arrival nodal point and the gateway into the development. This building forms a bookend arrival point to the scheme. A similar scaled duplex block is also proposed to the opposite side across from the entrance formalizing the arrival.

The immediate amenities availed of around the apartment building include Bike store, bin stores and carpark spaces to each apartment. Please refer to appendix 5 and 6 with regard to the Carparking, Bin and cycle store provision.

Light from the heavily glazed stair core penetrates into the centre of the apartment building plan to provide logical route finding. Balconies generally are within the building line or sheltered on one side to create shelter and usability in a west of Ireland temperate climate.

West of apartment building 02 is the start of the pedestrian route that runs the length of the scheme linking public open spaces, adult exercise equipment and along the site boundary a proposed Greenway connection to the west of the scheme. A creche sits across from apartment building 01 separated by the main access roadway.

All Apartment balconies are accessed directly from the living spaces of apartments on level access. All Balconies have a minimum depth of 1.5m and are in excess of the minimum area requirements set out in Sustainable Urban Housing: Design Standards for New Apartments' (2018) Appendix 01.

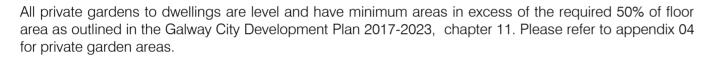




Figure 36. 3D Render showing Duplex block 4 facing on to public open space



Figure 35. Residential development as seen from Bothar an Choiste



Figure 37. 3D Render showing Duplex Block 3 and proposed play area within public open space

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5.2 Privacy & Amenity - How does the scheme provide a decent standard of amenity?

A Crèche is proposed offering the inhabitants childcare facilities with in the scheme.

The Crèche design has been carefully considered to create an important arrival point and urban edge to the entrance of the scheme but also provides security amenity areas and safety for the crèche users. It provides a focal communal point with a modern and contemporary form and detailing. All the play areas are sheltered with 1.8m railing which is supplemented with a hedgerow.

The building form is reminiscent of a modern school house building with a contemporary idiom. It's form, scale, brick finish and position denote the buildings important position and function with in the community. It is a welcome arrival point to the scheme.

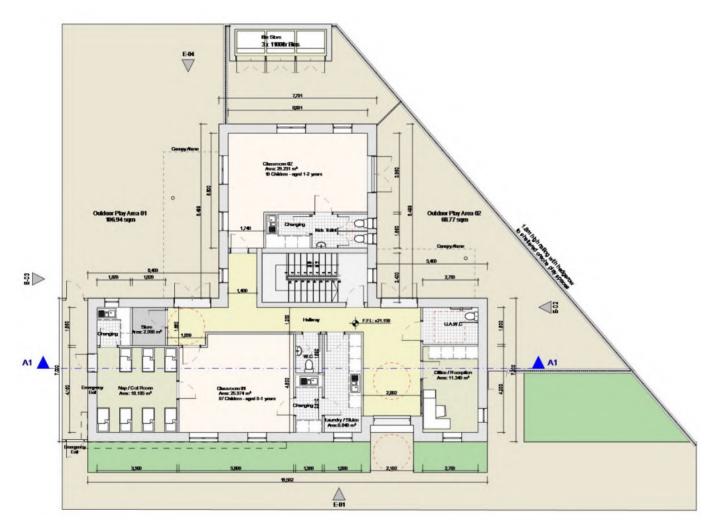


Figure 38. Creche Ground floor plan



Figure 39. CGI render of proposed creche building



Figure 40. Creche - Front elevation

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5.3 Parking - How will the parking be safe & secure?

All housing units are provided with grouped car parking spaces . Grouped car parking is provide to the main access routes with the footpath between the houses and parking spaces. This buffers the pedestrian from the street edge and also enhances the street animation by removing long private front gardens.

Bicycle parking is possible to the front and in the rear gardens of all dwelling units. Apartments have been provided with a rate of 1 Bike space per bedroom and 1 visitor bike space per 2 apartments as per 'Sustainable Urban Housing: Design Standards for New Apartments' (2018) section 4.17. It is proposed that several other visitor parking locations will be evenly distributed throughout the development.

Apartments are to be provided with 1 car parking space each and a visitor space per every 4 apartments, this is in line with the 'Sustainable Urban Housing: Design Standards for New Apartments' (2018) section 4.22. These spaces will be grouped and paved and closely landscaped to reduce the visual intrusion of the car-parking. There is a shortfall in the required car-parking to the creche which is located adjacent to the duplex block adjacent to the site entrance. As many duplex spaces will be vacated during office hours we submit the shortfall can be made up with duplex visitor and regular spaces.

The landscape architectural design implements hedgerows, bush and tree planning as a buffer to communal parking areas to reduce the visual impact of car parking areas.

Please refer to appendix 05 for Car & Bike space provision.

5.4 Detailed Design - How well thought through is the building & landscape design?

The proposed houses & apartments are to be built of traditional construction. There is a mix of elevation treatments to create visual interest within the development. The housing layout proposed ensures that dwellings relate appropriately to each other in terms of scale, materials, access and detailed design.

As with the public realm areas, the proposed houses will be finished to a high standard in materials suitable for the context/location of the scheme.

Walls will be finished in selected brick to public areas and exposed gables and light coloured render with traditional tiled pitched roofs. The materials chosen have been picked for robustness and longevity as well as aesthetic. The colour palette chosen will be sympathetic to the existing residential properties adjacent the development.

Car parking forms an integral part of the public realm and will be understated so as not to dominate as previously mentioned with landscaping design to reduce its visual impact.

Bin stores to terraced units have been located to the front of the units where necessary. Bins will be placed in private gardens to dwellings where residents have access. Bin runs to the rear of terrace housing has been eliminated to avoid areas which may encourage antisocial behaviour.

The Apartment buildings will have dedicated bin stores incorporated within the building which will be appropriately ventilated and maintained by a management company. Please refer to appendix 06.

We refer the Planning Authority to the accompanying architectural plans and site plan that illustrate the general relationship between Apartment buildings, houses, accessibility, design quality of street and footpaths, permeability between amenities and passive surveillance of the public realm.



Figure 41. Example of grouped parking found throughout the residential development



Figure 42. Apartment Block 2 & Duplex Block 4 Facing on to proposed public open space

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Section 06 - Conclusion

6.1 Conclusion

In conclusion we submit that the proposal as described in this design statement and detailed in the enclosed architectural, engineering and landscape drawings as well as associated reports, respects the character of the area and is appropriate to the sequential growth of Galway City. It is demonstrated that the scheme abides by ministerial, local authority and development standards which are met and exceeded in many cases and the proposal will be ecologically and socially sustainable.

In developing and concluding the scheme design, comments and feedback from a range of parties was considered and integrated. Feedback from Galway City Council has been taken into account in developing the proposals. A large proportion of the site is to be maintained as usable green open and amenity. We submit that the proposed scheme will create an inclusive community with a sense of place and will provide appropriate amenities to the community as well as the wider locality.



Figure 43. CGI aerial view of residential development in surrounding context



Figure 44. Apartment building on approach along Bóthar an Chóiste.



Figure 45. CGI aerial view of residential development in surrounding context

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Appendices

Appendix 01	 Overall development statistics
Appendix 02	- Apartment Quality Assessment page 01
Appendix 02	- Apartment Quality Assessment page 02
Appendix 03	- Housing Quality Assessment page 01
Appendix 03	- Housing Quality Assessment page 02
Appendix 04	- Private Garden Areas
Appendix 05	 Duplex Quality Assessment
Appendix 06	 Car & Bicycle parking provision
Appendix 07	- Bin storage assessment
Appendix 08	 Social Provision Quality Assessment

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49%

London • Galway

8294

89275

Residential Develop	nent at Bothar an Ch	oiste					08/	/07/202
Developable Site Area:		3.762	Цл	0.20	6 ACRES			
Developable Site Alea.		5.702		5.25	U ACRES			
Proposed Communal Open Sp	ace:		Actual (m2)		8 Required (m2)			
		15.4%	Actual (%)	159	[%] Required (m2)			
Density:	Units per	18.29	Acre	45.1	9 Hectare			
Plot Ratio:		0.40	Actual	0.4	6 Max			
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Apartment Block 02								
Apartment Type '1D' - 1 Bed, 2	Person	4	56.8	612	227	2447		2.35
Apartment Type '1E' - 1 Bed, 2	Person	4	52.2	562	209	2248		2.35
Apartment Type '1F' - 1 Bed, 2	Person	3	52.2	562	157	1686		1.76
Apartment Type '1G' - 1 Bed, 2		1	52.8	568	53	568		0.59
Apartment Type '2C' - 2 Bed, 4		4	81.4	876	326	3506		2.35
Apartment Type '2D' - 2 Bed, 4		3	77.8	837	233	2511		1.76
Apartment Type '2E' - 2 Bed, 4		2	76.4	822	153	1644		1.18
PROPOSED CRECHE - 46 no. CH	IILD SPACES	1	288.7	3108	300	3108		
Total New Residential Units Pr	oposed	86			6703	72030		51
Conventional House Types:		No. of Unit Type:	Floor Area (m2)	Floor Area (ft2)	Total Flr. Area (m2	Total Flr. Area (ft2)	% of Total:	
House Type 'A/A1' - 4 Bed Ser	ni Detached	8	121.4	1307	971	10454		4.71
louse Type 'B1' - 3 Bed End-Te	rrace/Semi detached	19	102.97	1108	1956	21059		11.18
louse Type 'B2' - 3 Bed Mid-Te	errace	15	102.9	1108	1544	16614		8.82
House Type 'B3' - 3 Bed End Te	rrace Corner	8	105.8	1139	846	9111		4.71
House Type 'C1' - 2 Bed Mid Te	rrace	18	87.54	942	1576	16961		10.59
House Type 'C2' - 2 Bed Mid Te	rrace	16	87.54	942	1401	15076		9.41

Total Proposed No of Units on Site	170	14997	161305	100%

84

Total Proposed Car Parking Spaces provided:	260
Total Spaces required as per GCDP:	270
Basis of calculation	
1.5 Spaces per House + 1 Visitor space per 3:	154
1 space per Duplex/Apartment + 1 Visitor per 4:	108
1 space per 20sqm creche operational space:	8

Total

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APPENDIX 02 - Page 01 Apartment quality assessment by unit type APARTMENT QUALITY ASSESSMENT - Bothar an Choiste, Galway City

Overall Site	Area (developabale area):	3.762]на	9.30	ACRES													
Jnit no.	Apartment Types	No. of Units	% of all Units (38)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space Terrace or Balcony		Aspect
Apartme	nt Building 01														•	•	· · · · · ·	
	Apartment type 1A (1 bed - 2Person)	4	10.53	57.87	1	2	8	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
	Apartment type 1B (1 bed - 2 Person)	3	7.89	56.37	1	2	6	26.56	4.35	11.6	0	0	0	11.6	4.28	В	5.04	Single
	Apartment Type 1C (1 Bed - 2 Person)	3	7.89	56.33	1	2	6	25.3	3.84	11.5	0	0	0	11.5	6.23	В	8.7	Dual
	Apartment type 2A (2 bed - 4 Person)	4	10.53	79.63	1	4	16	31.07	4.4	13.69	11.78	0	0	25.47	7.32	Т/В	7.13	Dual
	Apartment type 2B (2 bed - 4 Person)	3	7.89	79.4	1	4	12	31.5	4.4	13.69	11.78	0	0	25.47	8.35	В	7.13	Dual
Apartme	i nt Building 02																1	
	Apartment type 1D (1 bed - 2Person)	4	10.53	56.84	1	2	8	25.06	3.63	12.4	0	0	0	12.4	5.36	В	10.33	Dual
	Apartment type 1E (1 bed - 2 Person)	4	10.53	52.22	1	2	8	23.46	3.92	12	0	0	0	12	5.36	В	6.4	Single
	Apartment Type 1F (1 Bed - 2 Person)	3	7.89	52.21	1	2	6	25.2	3.92	12.94	0	0	0	12.94	5.33	В	6.7	Single
	Apartment Type 1G (1 Bed - 2 Person)	1	2.63	52.8	1	2	2	23.25	3.85	11.44	0	0	0	11.44	5.36	Т	7.05	Dual
	Apartment type 2C (2 bed - 4 Person)	4	10.53	81.42	1	4	16	31.17	4.4	13.41	11.84	0	0	25.25	7.7	В	7.58	Dual
	Apartment type 2D (2 bed - 4 Person)	3	7.89	77.76	1	4	12	30.06	4.525	12.4	13.42	0	0	25.82	7.44	T/B	7.1	Dual
	Apartment type 2E (2 bed - 4 Person)	2	5.26	76.37	1	4	8	32.64	4.4	13.47	11.78	0	0	25.25	6.76	B	7.01	Dual
		38	100.0															

Department of the Enviroment, Community & Local Goverment Standard - Sustainable Urban Housing: Design standards for new apartments guidelines for planning Authorities (2018)

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)	
1 Bed/ 2 person unit	45	n/a	2	23	3.3	11.4	0	0	0	11.4	3	5	
2 Bed/ 3 person unit	63	n/a	3	28	3.6	13	7.1	0	0	20.1	5	6	
2 Bed/ 4 person unit	73	n/a	4	30	3.6	13	11.4	0	0	24.4	6	7	
3 Bed/5 person unit	90	n/a	5	34	3.8	13	11.4	7.1	0	31.5	9	9	

Note: Where Balconies (B) & Terraces (T) are described as a min. this is the smallest size provied for that type of units. There are whoever larger balconies provied to the same unit type in different locations. Please refer to Apartment plans and Appendix 02 page 02

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APPENDIX 02 - PAGE 02 - By Apartment number APARTMENT QUALITY ASSESSMENT - Bothar an Choiste, Galway City

Overall Site	Area (developabale area):	3.762	НА	9.30) ACRES													0170772022
Unit no.	Apartment Types	No. of Units	% of all Units (170)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space T (terrace) B (balcony)	Total Private open space (Sqm)	Aspect
	APARTMENT BUILDING 01																	
	Lower Ground floor																	
	Apartment type 1A (1 bed - 2Person)	1	0.59	57.87	1	2	2	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
2	Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63	1	4	4	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
	Upper Ground Floor	-			-		-				-		-	-		-		
	Apartment type 1A (1 bed - 2Person)	1	0.59	57.87	1	2	2	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
	Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63	1	4	4	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
5	Apartment type 2B (2 bed - 4 Person)	1	0.59	79.4	1	4	4	31.5	4.4	13.69	11.78	0	0	25.47	8.35	В	7.13	Dual
	Apartment type 1B (1 bed - 2 Person)	1	0.59	56.37	1	2	2	26.56	4.35	11.6	0	0	0	11.6	4.28	В	5.04	Single
7	Apartment Type 1C (1 Bed - 2 Person)	1	0.59	56.33	1	2	2	25.3	3.84	11.5	0	0	0	11.5	6.23	В	8.7	Dual
	First Floor			-														
8	Apartment type 1A (1 bed - 2Person)	1	0.59	57.87	1	2	2	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
	Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63	1	4	4	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
10	Apartment type 2B (2 bed - 4 Person)	1	0.59	79.4	1	4	4	31.5	4.4	13.69	11.78	0	0	25.47	8.35	В	7.13	Dual
11	Apartment type 1B (1 bed - 2 Person)	1	0.59	56.37	1	2	2	26.56	4.35	11.6	0	0	0	11.6	4.28	В	5.04	Single
12	Apartment Type 1C (1 Bed - 2 Person)	1	0.59	56.33	1	2	2	25.3	3.84	11.5	0	0	0	11.5	6.23	В	8.7	Dual
	Second Floor																	
13	Apartment type 1A (1 bed - 2Person)	1	0.59	57.87	1	2	2	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
14	Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63	1	4	4	31.07	4.4	13.69	11.78	0	0	25.47	7.32	T/B	7.13	Dual
15	Apartment type 2B (2 bed - 4 Person)	1	0.59	79.4	1	4	4	31.5	4.4	13.69	11.78	0	0	25.47	8.35	В	7.13	Dual
16	Apartment type 1B (1 bed - 2 Person)	1	0.59	56.37	1	2	2	26.56	4.35	11.6	0	0	0	11.6	4.28	В	5.04	Single
17	Apartment Type 1C (1 Bed - 2 Person)	1	0.59	56.33	1	2	2	25.3	3.84	11.5	0	0	0	11.5	6.23	В	8.7	Dual
		17	10%	••••••	- <u>-</u>		•	•••••••••••••••••••••••••••••••••••••••	÷			. .	•				Dual aspect:	14no. (82.3%)
	APARTMENT BUILDING 02	•	•														•	
	Lower Ground floor																	
150	Apartment type 1D (1 bed - 2Person)	1	0.59	56.84	1	2	2	25.06	3.63	12.4	0	0	0	12.4	5.36	Т	10.33	Dual
151	Apartment type 1E (1 bed - 2 Person)	1	0.59	52.22	1	2	2	23.46	3.92	12	0	0	0	12	5.36	В	6.4	Single
152	Apartment type 2C (2 bed - 4 Person)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.7	В	7.58	Dual
												:						
153	Apartment Type 1G (1 Bed - 2 Person)	1	0.59	52.8	1	2	2	23.25	3.85	11.44	0	0	0	11.44	5.36	τ	7.05	Dual
155	Apartment type 1D (1 bed - 2Person)	1	0.59	56.84	1	2	2	25.06	3.63	12.4	0	0	0	12.4	5.36	В	10.33	Dual
155	Apartment type 1E (1 bed - 2 Person)	1	0.59	52.22	1	2	2	23.46	3.92	12	0	0	0	12	5.36	В	6.4	Single
155	Apartment type 2C (2 bed - 4 Person)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.7	B	7.58	Dual
150	Apartment Type 1F (1 Bed - 2 Person)	1	0.59	52.21	1	2	2	25.2	3.92	12.94	0	0	0	12.94	5.33	В	6.7	Single
	Apartment type 2D (2 bed - 4 Person)	1	0.59	77.76	1	4	4	30.06	4.525	12.4	13.42	0	0	25.82	7.44	T/B	7.1	Dual
	First Floor	-	: 0.055		: -											; .,-		
159	Apartment type 2E (2 bed - 4 Person)	1	0.59	76.37	1	4	4	32.64	4.4	13.47	11.78	0	0	25.25	6.76	В	7.01	Dual
160	Apartment type 1D (1 bed - 2Person)	1	0.59	56.84	1	2	2	25.06	3.63	13.47	0	0	0	12.4	5.36	B	10.33	Dual
161	Apartment type 1D (1 bed - 2 Person)	1	0.59	52.22	1	2	2	23.46	3.92	12.4	0	0	0	12.4	5.36	B	6.4	Single
161	Apartment type 2C (2 bed - 4 Person)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.7	B	7.58	Dual
	Apartment Type 1F (1 Bed - 2 Person)	1	0.59	52.21	1	2	2	25.2	3.92	13.41	0	0	0	12.94	5.33	B	6.7	
163	Apartment Type IF (I Bed - 2 Person) Apartment type 2D (2 bed - 4 Person)	1	0.59	77.76	1	4	4	30.06	4.525	12.94	13.42	0	0	25.82	5.33	T/B	6./ 7.1	Single Dual
104	Second Floor	: I	: 0.59	11.70	: 1	4	4	30.00	4.323	12.4	13.42	. 0	: 0	23.02	7.44	1/D	/.1	Duai
105		1	0.50	76.27	4			22.04		12.47	11.70			: <u>25.25</u>	6.70	D	7.04 :	Durel
	Apartment type 2E (2 bed - 4 Person)	1	0.59	76.37	1	4	4	32.64	4.4	13.47	11.78	0	0	25.25	6.76	B	7.01	Dual
166	Apartment type 1D (1 bed - 2Person)	1	0.59	56.84	1	2	2	25.06	3.63	12.4	0	0	0	12.4	5.36	B	10.33	Dual
	Apartment type 1E (1 bed - 2 Person) Apartment type 2C (2 bed - 4 Person)	1	0.59	52.22	1	2	2	23.46	3.92	12	0	0	0	12	5.36	В	6.4	Single
167	(Apartment type // /) bed - // Vercon)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.7	В	7.58	Dual
168																		Single
168 169	Apartment Type 1F (1 Bed - 2 Person)	1	0.59	52.21	1	2	2	25.2	3.92	12.94	0	0	0	12.94	5.33	B	6.7	
168 169		1 1 21	0.59 0.59 12%	52.21 77.76	1	2 4	2 4	30.06	4.525	12.94	13.42	0	0	25.82	5.33 7.44	T/B	7.1 Dual aspect:	Dual 14no. (66.6%)

Department of the Enviroment, Community & Local Goverment Standard - Sustainable Urban Housing: Design standards for new apartments guidelines for planning Authorities (2018)

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)	
1 Bed/ 2 person unit	45	n/a	2	23	3.3	11.4	0	0	0	11.4	3	5	
2 Bed/ 3 person unit	63	n/a	3	28	3.6	13	7.1	0	0	20.1	5	6	
2 Bed/ 4 person unit	73	n/a	4	30	3.6	11.4	13	0	0	24.4	6	7	
3 Bed/5 person unit	90	n/a	5	34	3.8	11.4	13	7.1	0	31.5	9	9	

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APPENDIX 3 - Page 01 Housing Quality Assessment by unit type Housing Quality Assessment - Bothar an Choiste, Galway

Developable Site Area:	3.762	HA	9.30	ACRES]																
House Types	No. of Units	% of all Units (84)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living Space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)	Aspect	Attic Extension Possible
House Type 'A/A1' - 4 Bed Semi Detached	8	9.52	121.4	2	6	48	42	3.9	13.2	3.25	11.6	3.3	7.2	2.25	7.2	2.59	39.2	6.6	Various	Dual	Yes
House Type 'B1' - 3 Bed End-Terrace / Semi Detached House Type 'B2' - 3 Bed Mid-Terrace House Type 'B3' - 3 Bed Corner End Terrace	19 15 8	22.62 17.86 9.52	102.97 102.9 105.8	2 2 2	5 5 5	95 75 40	34.9 34.86 42.72	3.8 3.8 3.8	11.7 11.7 11.55	3.05 3 3.05	13.55 13.5 14.16	3.14 3 2.8	7.5 7.5 8.53	2.6 2.6 2.29	0 0 0	0 0 0	32.75 32.7 34.24	6.73 7.79 4.31	Various Varies Varies	Dual Dual Triple	Yes Yes Yes
House Type 'C1' - 2 Bed Mid Terrace House Type 'C2' - 2 Bed Mid Terrace	18 16	21.43 19.05	87.54 87.54	2	4	72 64	<u>30</u> <u>30</u>	4.85 4.85	12.1 14.78	2.83 3.45	13.66 12.52	3.37 2.8	0	0	0	0	25.76 27.3	4.8 8.92	Varies Varies	Dual Dual	Yes Yes
TOTAL	84	100.00			1	394			1						1				1		1

Note: Heat pump locations and not included in storage area calculations

Please refer to Appendix 03 page 02 and to Appendix 04 for private open spaces provided to each unit.

All units to have access to attic space via foldable stair hatch in first floor ceiling for additional storage for bulky items

Department of the Enviroment, Community & Local Goverment Standard - Quality Housing for Sustainable communities 2007

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	2.8	11.4	2.8	0	2.1	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	2.8	11.4	2.8	7.1	2.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	2.8	11.4	2.8	7.1	2.1	7.1	2.1	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6
4 Bed/ 7 person dwelling (3 Storey)	120	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6

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APPENDIX 3 - Page 02 Housing Quality Assessment by unit number Housing Quality Assessment - Bothar an Choiste, Galway

Number Number Number Number </th <th>Developable :</th> <th>Site Area:</th> <th>3.762</th> <th>2 HA</th> <th>9.30</th> <th>ACRES</th> <th></th>	Developable :	Site Area:	3.762	2 HA	9.30	ACRES																	
	House No.		No. of Units		Floor Area	No. of Floors	No. of Beds				Red 1 (sam)		Bed 2 (sam)		Red 3 (sam)		Red 4 (sam)				Private open	Aspect	Attic Extension
N N			10.0101113	Units (84)	(sqm)	100.01110013	spaces	Spaces	Area (sqm)	Width (m)	beu i (sqiii)	Width (sqm)	bed 2 (sqiii)	Width (sqm)	bed 5 (sqiii)	Width (sqm)	beu 4 (sqiii)	Width (sqm)	Area (sqm)	(sqm)	Space (sqm)	Aspect	Possible
			1	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
Image Decomposition Image Decomposition<	31 H	louse Type 'C2' - 2 Bed Mid Terrace	-	1.19	87.54	2	4	4	30	4.85	14.78		12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
			1					-				-									Varies Varies	Dual Dual	Yes Yes
D. Description I. Date Date <thdate< th=""> <thdate< th=""> Date <thd< td=""><td></td><td></td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td><td>-</td><td>-</td><td></td><td>Varies</td><td>Dual</td><td>Yes</td></thd<></thdate<></thdate<>			1									-						-	-		Varies	Dual	Yes
L. Low of C / Jondon Jonne L. L. <thl.< th=""> <thl.< th=""> L. <thl.< t<="" td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Various Varies</td><td>Dual Triple</td><td>Yes Yes</td></thl.<></thl.<></thl.<>																					Various Varies	Dual Triple	Yes Yes
B Subject 2 Subjec	37 H	louse Type 'C2' - 2 Bed Mid Terrace																			Varies	Dual	Yes
math												2.83									Varies	Dual	Yes
												3									Varies Varies	Dual Dual	Yes Yes
A.A. Monegary (1) as any asymptotic a	41 H	louse Type 'C2' - 2 Bed Mid Terrace		1.19				4	30	4.85	14.78		12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
A. Businger, Maderinger, M			-													-					Varies Varies	Dual Triple	Yes Yes
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	44 H	iouse Type 'B1' - 3 Bed End-Terrace	1	1.19	102.97	2	5		34.9	3.8	11.7	3.05	13.55	3.14	7.5	2.6	0	-	32.75	6.73	Various	Dual	Yes
G Sourty M. J. Set M. J. S.	-		1			-	-	-							-	-					Varies Varies	Dual Dual	Yes Yes
Box Box Corr C			1				-	-				-						-			Varies	Dual	Yes
The Nerror is into near 1 10<			-																		Varies Varies	Dual Dual	Yes Yes
11 Barly BF 1 Model shows 1 <td></td> <td></td> <td>1</td> <td></td> <td>Various</td> <td>Dual</td> <td>Yes</td>			1																		Various	Dual	Yes
LDescription 1 control waterLLLDDLDDD </td <td></td>																							
S.D. Boarly B.V. 1additensor 1.0 <th< td=""><td></td><td></td><td>1</td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Various Varies</td><td>Dual Dual</td><td>Yes</td></th<>			1				-														Various Varies	Dual Dual	Yes
Sectors B1 : Solution L 130 930 1 930 1 930 1 930 1 930 1 930 1 930 1 930 1 930 1 930 1 930 1 930 1 930 1 930 1 930 1 930 1 930 1 930 1 930 1	53 H		-		102.9	2	5	-	34.86	3.8	11.7		13.5		7.5	2.6	0	-	32.7	7.79	Varies	Dual	Yes Yes
m m	54 H	louse Type 'B2' - 3 Bed Mid-Terrace	_									-									Varies	Dual	Yes
LV Novely With Selection Unserve L 102 V 6.47 4.6 103 104 <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td>-</td> <td></td> <td></td> <td>Varies Various</td> <td>Dual Dual</td> <td>Yes Yes</td>			-					-								-		-			Varies Various	Dual Dual	Yes Yes
No. No No I. No I. No No </td <td>57 H</td> <td>iouse Type 'B3' - 3 Bed Corner End Terrace</td> <td>1</td> <td>1.19</td> <td>105.8</td> <td></td> <td>5</td> <td></td> <td>42.72</td> <td>3.8</td> <td>11.55</td> <td>3.05</td> <td>14.16</td> <td>2.8</td> <td>8.53</td> <td>2.29</td> <td>0</td> <td>0</td> <td>34.24</td> <td>4.31</td> <td>Varies</td> <td>Triple</td> <td>Yes</td>	57 H	iouse Type 'B3' - 3 Bed Corner End Terrace	1	1.19	105.8		5		42.72	3.8	11.55	3.05	14.16	2.8	8.53	2.29	0	0	34.24	4.31	Varies	Triple	Yes
ES Non-type V-indexistence 1 13<			-													-		-			Varies Varies	Dual Dual	Yes
D None Try 1.7 Jond M Image 1 10 <	60 H	louse Type 'B2' - 3 Bed Mid-Terrace	_	1.19	102.9	2	5	5	34.86	3.8	11.7		13.5	3	7.5		0	0	32.7	7.79	Varies	Dual	Yes
Box Box Description 1 131 PT 2 4 4 PD D <thd< th=""> <thd< th=""></thd<></thd<>												-									Varies Varies	Dual Dual	Yes Yes
See See Type 30: Jales of brance 1 130 <	63 H	louse Type 'C2' - 2 Bed Mid Terrace	-															-			Varies	Dual	Yes
How How <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td>÷</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td>Varies Various</td> <td>Triple Dual</td> <td>Yes Yes</td>			-				÷	-										-			Varies Various	Triple Dual	Yes Yes
D New Type 71. Jack Market Neurone 1 <							-	-										-			Various	Dual	Yes
P P P N	67 H	louse Type 'B2' - 3 Bed Mid-Terrace	1																		Varies	Dual	Yes
Descripte %1 - Book Types %1 - Book Types 1 110 120 130 134 134 135 134 137 136 134 137 136 134 137 136 134 137 136 136 134 137 136 136 136 136 137 136 136 137 136 137			-																		Varies Various	Dual Dual	Yes Yes
Date Descriptor U.7.1 Mod Mitrega 1 110 07.4 2 4 4 80 4.65 1.25 2.85 0.0 0 0 0 0<		3																					
2. Nucl Ture CT - 18 wall Ture 1. 150 0.7.4 2 4 4 100 4.6 0.1 2.8 136 137 0. 0. 0. 0.7.7 4.8 0.0 17. Hoose Type X1.1			1																		Various Varies	Dual Dual	Yes Yes
Z. Nuar Tage XA/: Ale disconstructed 1 101 112 2 6 6 4 2 105 116 13 72 225 72 290 92 66 X 25 Noar Tage XA/: Ale disconstructed 1 100 107 2 5 5 110 125 116 13 72 25 72 150 0 <td></td> <td></td> <td>1</td> <td></td> <td>Varies</td> <td>Dual</td> <td>Yes</td>			1																		Varies	Dual	Yes
2. Num Tige XALY - Med Sem Exclude 1. 1.10 <t< td=""><td></td><td></td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Various Various</td><td>Dual Dual</td><td>Yes</td></t<>			1																		Various Various	Dual Dual	Yes
7 90000 Type V1-2 set Mol Terrace 1 119 87.54 2 4 4 40 48.55 14.8 13.66 3.37 0 0 0 2.57.6 48.8 28 10000 Type N1-1 Better former 1 119 1020 2 4 4 30 48.55 14.8 13.6 11.4 2.5 2.8 0 0 0 0 13.8 13.1 13.0 <			1			-															Various	Dual	Yes Yes
Bose Tay: 2 and Mail Tenze 1 119 0.10 0.1 0.4 0.4 4.45 4.45 4.47 13.0 0.2 0.0			-																		Various	Dual	Yes
Book Book Book Base Ling Ling Ling Base Ling Ling <thling< th=""> Ling Ling <thl< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td>Varies Varies</td><td>Dual Dual</td><td>Yes Yes</td></thl<></thling<>																		-			Varies Varies	Dual Dual	Yes Yes
Base Opene Cyre UP: 2 hed Mid Ferrace 1 19 P3-34 2 4 4 100 4450 14.78 3460 12.22 2.8 0 0 0 0 2.7.8 482 82 Moors Type TV: 2 Med Mid Ferrace 1 119 87.54 2 4 4 30 44.55 112 32.5 13.54 31.44 7.5 2.6 0 0 2.5.7 6.7.8 4.7.8 4.8 11.15 11.12 12.5 13.5 31.4 13.7 0.7 0.0 0 2.5.7 6.7.8 4.7.8 4.8 31.12 32.5 11.6 33 7.2 2.5.8 7.2 2.5.9 7.2 2.9.9 32.2 4.6 4 39 13.2 3.5.5 11.6 33 7.2 2.2.5 7.2 2.99 32.2 4.6 4 39 13.2 3.5.5 31.4 7.5 2.6 0 0 0 2.7.2 2.9.9 32.2								-													Various	Dual	Yes
1 1			1																		Various Varies	Dual Dual	Yes Yes
House Type XA/1 - 4 Bed sem Detached 1 113 121 2 6 6 42 39 132 325 116 33 72 225 72 259 392 66 N 85 Mouse Type XA/1 - 48 de Sem Detached 1 1.19 121.4 2 6 6 42 39 132 325 116 33 7.2 2.25 7.2 2.99 392 6.6 N 87 Mouse Type XA/1 - 48 de Sem Detached 1 1.19 121.4 2 6 6 42 39 132 325 116 33 7.2 2.26 0	82 H	louse Type 'C1' - 2 Bed Mid Terrace	-	1.19	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
Biolograge Ayrl-4 Bed Sem Detached 1 1.19 12.4 2 6 6 42 39 132 3.25 1.16 33 7.2 2.25 7.2 2.99 39.2 6.6 V 86 House Type A/A'-4 Bed Sem Detached 1 1.19 12.4 2 6 6 42 39 13.2 3.25 1.16 33 7.2 2.25 7.2 2.99 39.2 6.6 V 88 House Type Y'.3 et al field Terrace 1 1.19 10.24 2 6 6 42 39 13.2 3.55 3.14 7.5 2.6 0			-																		Various Various	Dual Dual	Yes Yes
1 101 12.4 2 6 6 42 3.0 13.2 3.16 3.3 7.2 2.25 7.2 2.99 9.00 8.0 8.70 9.00 9.00 8.70 1.10 1.00 9.20 6.6 V 88 Hous Type T2-3 Bed Md France 1 1.19 87.54 2 4 4 30 4.85 14.78 3.45 1.22 2.8 0 0 0 0.27.5 6.73 V 9.9 9.6 9.9 9.9 9.6 9.9 9.9 9.6 9.7 9.8 9.9 9.6 9.9 9.6 9.9 9.6 9.8 9.9 9.6 9.9 9.0 9.9 9.6 9.8 9.9 9.0 9.9 9.0 9.9 9.0 9.9 9.0 9.9 9.0 9.9 9.0 9.9 9.0 9.9 <td< td=""><td>85 H</td><td>louse Type 'A/A1' - 4 Bed Semi Detached</td><td>1</td><td>1.19</td><td>121.4</td><td></td><td>6</td><td></td><td>42</td><td>3.9</td><td>13.2</td><td>3.25</td><td>11.6</td><td>3.3</td><td>7.2</td><td>2.25</td><td>7.2</td><td>2.59</td><td>39.2</td><td>6.6</td><td>Various</td><td>Dual</td><td>Yes</td></td<>	85 H	louse Type 'A/A1' - 4 Bed Semi Detached	1	1.19	121.4		6		42	3.9	13.2	3.25	11.6	3.3	7.2	2.25	7.2	2.59	39.2	6.6	Various	Dual	Yes
B House Type U: 2: Bed Indi-Terrace 1 102 B7 5 5 34.9 13.8 11.7 30.5 13.4 7.5 0.6 0 92.75 6.73 V.V 89 House Type U: 2: Bed Mid Terrace 1 11.9 87.54 2 4 4 30 455 11.2 8.8 11.6 3.37 0 0 0 0.75.7 6.73 V.V 91 House Type U: 2: Bed Mid Terrace 1 11.9 10.297 2 5 5 34.9 38 11.7 30.5 13.51 3.14 7.5 2.6 0 0 2.75 6.73 V. 31 House Type U: 2: Bed Mid Terrace 1 1.9 1.92.7 2 6 6 42 3.9 13.2 3.55 11.6 3.3 7.2 2.25 7.2 2.89 3.92 6.6 V. 3.9 1.05 1.0 3.3 7.6 2.6 0 0 3.42 4.33 1.2								-													Various Various	Dual	Yes Yes
B House Type C2: 2 led Mid Terrace 1 119 87.5 2 4 4 30 4.85 14.78 3.45 12.22 2.8 0.0 0 0 0.73 8.82 1.19 90 House Type C1.2 Bed Mid Terrace 1 119 129 2 5 5 3.49 3.8 11.7 3.05 13.55 3.14 7.5 2.6 0 0 2.73 4.83 2.9 House Type MA1 + 486 Sem Detached 1 1.19 121.4 2 6 6 4.2 3.9 3.25 11.6 3.3 7.2 2.25 7.2 2.59 3.8 6.6 V 3.9 3.12 3.25 11.6 3.3 7.2 2.20 0.0 0 3.4 4.31 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10							-	-		3.8	11.7		13.55								Various	Dual	Yes
1 1	89 H	iouse Type 'C2' - 2 Bed Mid Terrace													-		-	-	-		Varies Varies	Dual Dual	Yes
98 House Type VA1* 4 Bed Semi Detached 1 19 1214 2 6 6 42 3.9 13.2 3.25 11.6 3.3 7.2 2.25 7.2 2.59 39.2 6.6 V CELL 0.4 94 House Type VA1* 4 Bed Semi Detached 1 119 87.54 2 4 4 30 4.85 12.1 2.88 13.66 3.37 0 0 0 0.25.76 4.8 95 House Type V2*.2 Bed Mid Ferrace 1 119 87.54 2 4 4 30 4.85 12.1 2.88 13.76 3.75 2.6 0 0 0.73 8.82 0 97 House Type V2*.3 Bed Mid-Ferrace 1 119 10.99 2 5 5 34.86 3.8 11.7 3 13.5 3 7.5 2.6 0 0 32.7 7.79 10.9 99 House Type V2*.2 Bed Mid Ferrace 1 11.9			1			2									-	-		-			Varies	Dual	Yes Yes
CELL 04 94 House Type B3*-3 Bed Corner End Terrace 1 1.19 105.8 2 5 42.72 3.8 11.55 3.05 14.16 2.8 8.53 2.29 0 0 34.24 4.31 95 House Type C2*-2 Bed Mid Terrace 1 1.19 87.54 2 4 4 30 4.85 12.12 28.3 13.66 3.37 0 0 0 27.56 4.8 96 House Type C2*-2 Bed Mid Terrace 1 119 87.54 2 4 4 30 4.85 14.78 3.45 12.52 2.8 0 0 0 27.7 77.9 98 House Type B2*-3 Bed Mid-Terrace 1 119 87.54 2 4 4 30 4.85 14.78 3.45 12.2 2.8 0 0 0 0 0 0 0 0 0 0 2.7 7.79 9 99 House Type B2*-3 Bed Mid T			1				-	-													Various Various	Dual Dual	Yes Yes
94 House Type 'B3' - 3 Bed Conner End Terrace 1 1.19 105.8 2 5 42.72 3.8 11.15 3.05 14.16 2.8 8.53 2.29 0 0 34.24 4.31 95 House Type 'C1' - 2 Bed Mid Terrace 1 1.19 87.54 2 4 4 30 4.85 12.1 2.83 13.66 3.37 0 0 0 0.25.76 4.82 96 House Type 'B2' - 3 Bed Mid-Terrace 1 119 107.9 2 5 5 34.86 3.8 11.7 3 13.5 3 7.5 2.6 0 0 32.7 7.79 9 98 House Type 'C1' - 2 Bed Mid Terrace 1 119 87.54 2 4 4 30 4.85 12.1 2.83 13.66 3.37 0 0 0 0.27.7 7.9 99 House Type 'C1' - 2 Bed Mid Terrace 1 119 87.54 2 4 4			1	1.19	121.4	2	0	0	42	3.9	13.2	3.23	11.0	5.5	1.2	2.20	1.2	2.09	33.2	0.0	various	Dual	162
96 House Type '22' - 2 Bed Mid Terrace 1 1.19 87.54 2 4 4 30 4.85 14.78 3.45 12.52 2.8 0 0 0 27.3 8.92 97 97 House Type '82' - 3 Bed Mid-Terrace 1 119 102.9 2 5 5 34.86 3.8 11.7 3 13.5 3 7.5 2.6 0 0 32.7 7.79 0 99 House Type (21' - 2 Bed Mid Terrace 1 119 102.9 2 4 4 30 4.85 11.7 3 13.5 3 7.5 2.6 0 0 32.7 7.79 0 99 House Type (21' - 2 Bed Mid Terrace 1 119 102.9 2 4 4 30 4.85 12.1 2.83 13.56 3.37 0 0 0 32.77 7.79 0 100 House Type (21' - 2 Bed Mid Terrace 1 119 102.97 2 5 5 34.9 34.5 14.78 34.5 34.4 7.5	94 H	iouse Type 'B3' - 3 Bed Corner End Terrace	1			2	5	5	42.72						8.53	2.29	0	0		4.31	Varies	Triple	Yes
97 House Type '13' - 3 Bed Mud-Terrace 1 1.19 102.9 2 5 5 34.86 3.8 11.7 3 13.5 3 7.5 2.6 0 0 32.7 7.79 9 98 House Type '12' - 3 Bed Mud-Terrace 1 1.19 102.9 2 5 5 34.86 3.8 11.7 3 13.5 3 7.5 2.6 0 0 32.7 7.79 9 99 House Type S1' - 3 Bed Mud-Terrace 1 1.19 87.54 2 4 4 30 4.85 12.1 2.8 13.66 3.37 0 0 0 0 27.7 8.48 100 House Type '1' - 2 Bed Mid Terrace 1 119 87.54 2 4 4 30 4.85 14.76 3.45 12.52 2.8 0 0 0 27.3 8.42 4.4 4 30 4.85 14.76 2.8 5 34.4 7.5 2.6 0 0 32.7 6.73 V 103 103.7 103.7<			-	1.19											-	÷		-			Varies	Dual	Yes
98 House Type '12' - 3 Bed Mid-Terrace 1 119 102 2 5 5 34.86 3.8 11.7 3 13.5 3 7.5 2.6 0 0 32.7 7.79 9 99 House Type 'C1' - 2 Bed Mid Terrace 1 1.19 87.54 2 4 4 30 4.85 12.1 2.83 13.66 3.37 0 0 0 0.27.3 8.92 4.82 100 House Type '13' - 3 Bed Semi Detached 1 1.19 105.8 2 5 5 42.72 3.8 11.5 3.05 14.16 2.8 8.53 2.9 0 0 34.24 4.31 102 House Type '81' - 3 Bed Semi Detached 1 1.19 102.97 2 5 5 3.49 3.8 1.1.7 3.05 14.16 2.8 8.53 2.29 0 0 3.27.5 6.73 V 104 House Type '81' - 3 Bed Semi Detached 1 1.19			-					-									-				Varies Varies	Dual Dual	Yes Yes
100 House Type 'C2' - 2.8ed Mid Terrace 1 1.19 87.54 2 4 4 30 4.85 14.78 3.45 1.252 2.8 0 0 0 7.3 8.92 101 House Type B3' - 3 Bed Comer End Terrace 1 1.19 105.8 2 5 42.72 3.8 11.55 3.05 1.416 2.8 8.33 2.29 0 0 3.42 4.31 102 House Type B3' - 3 Bed Comer End Terrace 1 1.19 102.97 2 5 5 3.49 3.8 1.17 3.05 1.315 3.14 7.5 2.6 0 0 3.27 6.73 V 103 House Type B3' - 3 Bed Comer End Terrace 1 1.19 102.87 2 5 5 3.49 3.8 11.7 3.05 13.155 3.14 7.5 2.6 0 0 3.27 6.73 V 104 House Type B'1' - 3 Bed Comer End Terrace 1 1.19 87.54 </td <td>98 H</td> <td>louse Type 'B2' - 3 Bed Mid-Terrace</td> <td>1</td> <td>1.19</td> <td>102.9</td> <td>2</td> <td>5</td> <td>5</td> <td>34.86</td> <td>3.8</td> <td>11.7</td> <td></td> <td>13.5</td> <td>3</td> <td>7.5</td> <td>2.6</td> <td>0</td> <td>0</td> <td>32.7</td> <td>7.79</td> <td>Varies</td> <td>Dual</td> <td>Yes</td>	98 H	louse Type 'B2' - 3 Bed Mid-Terrace	1	1.19	102.9	2	5	5	34.86	3.8	11.7		13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
101 House Type 'B3' - 3 Bed Comer End Terrace 1 1.19 105.8 2 5 5 42.72 3.8 11.55 3.05 14.16 2.8 8.53 2.29 0 0 34.24 4.31 4.31 102 House Type 'B1' - 3 Bed Semi Detached 1 1.19 102.97 2 5 5 34.9 3.8 11.7 3.05 13.55 3.14 7.5 2.6 0 0 3.2.7 6.73 V 103 House Type 'B1' - 3 Bed Semi Detached 1 119 102.97 2 5 5 34.9 3.8 11.7 3.05 13.55 3.14 7.5 2.6 0 0 3.2.75 6.73 V 104 House Type 'B1' - 3 Bed Semi Detached 1 119 105.8 2 5 5 42.72 3.8 11.55 3.05 14.16 2.8 8.53 2.29 0 0 3.2.75 6.73 V 104 House Type 'B1' - 3 Bed Semi Detached 1 119 87.54 2 4 4 30 4.			1																		Varies Varies	Dual Dual	Yes Yes
103 House Type 'B1' - 3 Bed Semi Detached 1 119 102.97 2 5 5 34.9 3.8 11.7 3.05 13.55 3.14 7.5 2.6 0 0 32.75 6.73 V 104 House Type 'B1' - 3 Bed Gomer End Terrace 1 119 105.8 2 5 5 42.72 3.8 11.55 3.14 7.5 2.6 0 0 32.75 6.73 V 105 House Type 'B1' - 3 Bed Molerrace 1 119 87.54 2 4 4 30 4.85 11.12 2.8 13.66 3.37 0 0 0 32.75 6.73 V 106 House Type 'B1' - 3 Bed Corner End Terrace 1 11.9 87.54 2 4 4 30 4.85 11.7 3.05 14.16 2.8 0 0 0 2.75 6.73 4.8 106 House Type 'B1' - 3 Bed Corner End Terrace 1 11.9 102.97 2 5 5 34.9 3.8 11.7 3.05 13.15 3.14 <td>101 H</td> <td>iouse Type 'B3' - 3 Bed Corner End Terrace</td> <td>1</td> <td>1.19</td> <td>105.8</td> <td>2</td> <td>5</td> <td>5</td> <td>42.72</td> <td>3.8</td> <td>11.55</td> <td>3.05</td> <td>14.16</td> <td>2.8</td> <td>8.53</td> <td>2.29</td> <td>0</td> <td>0</td> <td>34.24</td> <td>4.31</td> <td>Varies</td> <td>Triple</td> <td>Yes</td>	101 H	iouse Type 'B3' - 3 Bed Corner End Terrace	1	1.19	105.8	2	5	5	42.72	3.8	11.55	3.05	14.16	2.8	8.53	2.29	0	0	34.24	4.31	Varies	Triple	Yes
104 House Type '83' - 3 Bed Comer End Terrace 1 1.19 105.8 2 5 42.72 3.8 11.55 3.05 14.16 2.8 8.53 2.29 0 0 3.42 4.31 4.31 105 House Type '21' - 2 Bed Mid Terrace 1 1.19 87.54 2 4 4 30 4.85 12.1 2.83 13.66 3.37 0 0 0 2.73 8.82 106 House Type '21' - 2 Bed Mid Terrace 1 119 87.54 2 4 4 30 4.85 12.1 2.83 13.66 3.37 0 0 0 0.2 27.67 4.88 4.30 107 House Type '81' - 3 Bed Ind-Terrace 1 119 102.97 2 5 5 34.99 3.8 11.75 3.05 13.44 7.5 2.6 0 0 32.75 6.73 8.93 109 House Type '83' - 3 Bed Comer End Terrace 1 11.9 102.9 2 5 5 34.86 38.15 13.05 13.16 3.33																					Various Various	Dual Dual	Yes Yes
106 House Type '22' - 2.8ed Mid Terrace 1 1.19 87.54 2 4 4 30 4.85 14.78 3.45 12.52 2.8 0 0 0 27.3 8.92 4.93 107 House Type '31' - 3 Bed CharGerrace 1 119 102.97 2 5 5 34.9 3.8 11.7 3.05 13.55 3.14 7.5 2.6 0 0 3.7.5 6.73	104 H	iouse Type 'B3' - 3 Bed Corner End Terrace		1.19	105.8		5		42.72	3.8	11.55	3.05	14.16	2.8	8.53		0	0	34.24	4.31	Various	Triple	Yes
107 House Type 'B3'-3 Bed Chorer End Terrace 1 1.19 102.97 2 5 5 3.49 3.8 11.7 3.05 13.55 3.14 7.5 2.6 0 0 3.275 6.73 V 108 House Type 'B3'-3 Bed Corner End Terrace 1 119 105.8 2 5 5 42.72 3.8 11.55 3.14 7.5 2.6 0 0 3.275 6.73 V 109 House Type 'B3'-3 Bed Chorer End Terrace 1 119 105.8 2 4 4 30 4.85 12.1 2.83 13.65 3.34 7.5 2.6 0 0 32.75 4.31 109 House Type 'B2'-3 Bed Mid-Terrace 1 119 87.54 2 4 4 30 4.85 12.1 2.8 13.65 3.37 0 0 0 32.75 4.31 110 House Type 'B2'-3 Bed Mid-Terrace 1 119 102.9 2 5 5 34.86 3.8 11.7 3 33.5 3 7.5																-					Varies	Dual	Yes
108 House Type 'B' - 3 Bed Corner End Terrace 1 1.19 105.8 2 5 42.72 3.8 11.55 3.05 14.16 2.8 8.53 2.29 0 0 34.24 4.31 109 House Type 'B' - 3 Bed Mid Terrace 1 1.19 87.54 2 4 4 30 4.85 12.1 2.83 13.66 3.37 0 0 0 25.76 4.8.8 110 House Type 'B' - 3 Bed Mid-Terrace 1 1.19 102.9 2 5 5 34.86 3.8 11.7 3 13.5 3 7.5 2.6 0 0 32.7 7.79 111 House Type 'B' - 3 Bed Mid-Terrace 1 1.19 102.9 2 5 5 34.86 3.8 11.7 3 13.5 3 7.5 2.6 0 0 32.7 7.79 111 House Type 'C' - 2 Bed Mid-Terrace 1 1.19 87.94 2 4 4 30 4.85 11.78 3.45 12.52 2.8 0 0 0																					Varies Various	Dual Dual	Yes Yes
110 House Type '82' - 3 Bed Mid-Terrace 1 1.19 10.29 2 5 5 34.86 3.8 11.7 3 13.5 3 7.5 2.6 0 0 32.7 7.79 12 111 House Type '82' - 3 Bed Mid-Terrace 1 1.19 102.9 2 5 5 34.86 3.8 11.7 3 13.5 3 7.5 2.6 0 0 32.7 7.79 12 House Type '82' - 3 Bed Mid-Terrace 1 1.19 102.9 2 5 5 34.86 3.8 11.7 3 3.5 3 7.5 2.6 0 0 32.7 7.79 12 House Type '82' - 3 Bed Mid-Terrace 1 1.19 87.9 2 4 4 30 4.85 14.78 3.5 12.52 2.8 0 0 0 32.7 7.79 12 House Type '2'' - 2 Bed Mid-Terrace 1 1.19 87.4 2 4 4 30 4.85 14.78 3.55 12.52 2.8 0 0	108 H	iouse Type 'B3' - 3 Bed Corner End Terrace	1	1.19	105.8	2	5	5	42.72	3.8	11.55	3.05	14.16	2.8	8.53	2.29	0	0	34.24	4.31	Varies	Triple	Yes
111 House Type 'B2'-3 Bed Mid-Terrace 1 1.19 102.9 2 5 34.86 3.8 11.7 3 13.5 3 7.5 2.6 0 0 32.7 7.79 7.79 112 House Type 'C2'-2 Bed Mid Terrace 1 1.19 87.54 2 4 4 30 4.85 14.78 3.45 12.52 2.8 0 0 0 27.3 8.92 7.79			-			-															Varies Varies	Dual Dual	Yes Yes
	111 H	louse Type 'B2' - 3 Bed Mid-Terrace		1.19	102.9	2	5	5	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
		louse Type 'C2' - 2 Bed Mid Terrace louse Type 'B1' - 3 Bed End-Terrace	1	1.19 1.19	87.54 102.97	2	4	4	30 34.9	4.85 3.8	14.78 11.7	3.45 3.05	12.52 13.55	2.8 3.14	0 7.5	0 2.6	0	0	27.3 32.75	8.92 6.73	Varies Various	Dual Dual	Yes Yes
Nonservice of the Environment Community & Local Government Standard - Quality Housing for Sustainable communities 2007 340 117 365 117 <			84	100.00	8293.89		394			5.0		0.00	_0.00				Ŭ	, v			1005	_ 301	

Department of the Enviroment, Community & Local Government Standard - Quality Housing for Sustainable communities 2007

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (m)	Bed 2 (sqm)	Bedroom 2 Width (m)	Bed 3 (sqm)	Bedroom 3 Width (m)	Bed 4 (sqm)	Bedroom 4 Width (m)		Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	2.8	11.4	2.8	0	2.1	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	2.8	11.4	2.8	7.1	2.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	2.8	11.4	2.8	7.1	2.1	7.1	2.1	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6
4 Bed/ 7 person dwelling (3 Storey)	120	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6

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APPENDIX 04 PRIVATE OPEN SPACE ASSESSMENT - Bothar an Choiste , Galway

Section 11.3.1	velopment plan (C)		Not less than 50	% of Gross floor	area	of residential ur	nit								
		1		Garden Area						Garden Area					Garden Area
Unit No.	No. of Beds	House Type	Requirement	(Sqm)		Unit No.	No. of Beds	House Type	Requirement	(Sqm)	Unit No.	No. of Beds	House Type	Requirement	(Sqm)
26	2-Bed	C2	42.4	73		61	3-Bed	B1	51.5	84.5	96	2-Bed	C1	42.4	55.9
27	2-Bed	C1	42.4	56		62	2-Bed	C2	42.4	56.5	97	3-Bed	B3	53.8	61.1
28	3-Bed	B2	51.5	67.1		63	3-Bed	B2	51.5	67.8	98	3-Bed	B1	51.5	102.2
29	3-Bed	B2	51.5	67.1		64	2-Bed	C1	42.4	56.5	99	3-Bed	В	51.5	102.2
30	2-Bed	C1	42.4	56		65	3-Bed	B1	51.5	119.4	100	3-Bed	B3	53.8	53.7
31	3-Bed	B1	51.5	83.6		66	3-Bed	B1	51.5	105	101	2-Bed	C1	42.4	50.1
32	3-Bed	B3	53.8	54.6		67	2-Bed	C2	42.4	48.5	102	2-Bed	C2	42.4	50.1
33	2-Bed	C1	42.4	54.4		68	2-Bed	C1	42.4	52.1	103	3-Bed	B1	51.5	74.9
34	2-Bed	C2	42.4	54.4		69	3-Bed	B1	51.5	77.7	104	3-Bed	B3	53.8	54.9
35	3-Bed	B2	51.5	65.2		70	4-Bed	A1	60.7	83.3	105	2-Bed	C1	42.4	52.9
36	3-Bed	B2	51.5	65.2		71	4-Bed	A	60.7	83.3	106	3-Bed	B2	51.5	63.2
37	2-Bed	C1	42.4	54.4		72	3-Bed	B1	51.5	91.6	107	3-Bed	B2	51.5	63.8
38	2-Bed	C2	42.4	54.4		73	2-Bed	C2	42.4	61	108	2-Bed	C1	42.4	53.2
39	3-Bed	B3	53.8	54.6		74	2-Bed	C1	42.4	64.1	109	3-Bed	B1	51.5	79.4
40	3-Bed	B1	51.5	83.6		75	3-Bed	B1	51.5	96.9					
41	2-Bed	C2	42.4	56		76	3-Bed	B1	51.5	92.5					
42	3-Bed	B2	51.5	67.1		77	2-Bed	C2	42.4	61.8					
43	3-Bed	B2	51.5	67.1		78	2-Bed	C1	42.4	58.2					
44	2-Bed	C2	42.4	56		79	3-Bed	B1	51.5	87.9					
45	2-Bed	C1	42.4	55.8		80	4-Bed	A1	60.7	96.9					
46	3-Bed	B1	51.5	129.3		81	4-Bed	A	60.7	90.8					
47	3-Bed	B1	51.5	83.8		82	4-Bed	A1	60.7	90.9					
48	2-Bed	C2	42.4	54.1		83	4-Bed	А	60.7	91.2					
49	3-Bed	B2	51.5	64.9		84	3-Bed	B1	51.5	92.1					
50	3-Bed	B2	51.5	64.9		85	2-Bed	C2	42.4	61.6					
51	2-Bed	C1	42.4	54.1		86	2-Bed	C1	42.4	62					
52	3-Bed	B1	51.5	80.8		87	3-Bed	B1	51.5	91.9					
53	3-Bed	B3	53.8	53.6		88	4-Bed	A1	60.7	88.5					
54	2-Bed	C1	42.4	48.3		89	4-Bed	А	60.7	189.7					
55	2-Bed	C2	42.4	48.3		90	3-Bed	B3	53.8	81					
56	3-Bed	B2	51.5	57.9		91	2-Bed	C2	42.4	55.9					
57	3-Bed	B2	51.5	57.9		92	2-Bed	C1	42.4	55.9					
58	2-Bed	C1	42.4	48.3		93	3-Bed	B2	51.5	67.1					
59	2-Bed	C2	42.4	48.3		94	3-Bed	B2	51.5	67					
60	3-Bed	B3	53.8	53.6		95	2-Bed	C2	42.4	55.9					

Galway City dvelopment plan 2017-2023 Requirements:

O'Neill O'Malley

01.07.22

APPENDIX 05 - Page 01 Duplex Quality Assessment by unit type Housing Quality Assessment - Bothar an Choiste, Galway

Developable Site Area:	3.762	HA	9.30	ACRES																	
			-															Total			Attic
House Types	No. of Units	% of all Units (170)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living Space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Storage (sqm)	Private open Space (sqm)	Aspect	Extension Possible
Duplex Type 'A1' - 2 Bed Corner	3	1.76	68.07	1	3	9	29.74	4.48	7.4	2.17	13.41	3.58	0	0	0	0	20.81	5.13	12.67	Triple	No
Duplex Type 'A2' - 3 Bed Corner	3	1.76	108.29	2	5	15	38.73	4	13.93	3	11.6	2.71	11.77	3.14	0	0	37.3	9	9.71	Triple	No
Duplex Type 'B1' - 1 Bed Mid-Terrace	9	5.29	58.44	1	2	18	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
Duplex Type 'B2' - 2 Bed Mid-Terrace	9	5.29	90.73	2	4	36	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
Duplex Type 'C1' - 2 Bed Mid Terrace	8	4.71	66.66	1	3	24	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
Duplex Type <u>'C2' - 3 Bed Mid Terrace</u>	8	4.71	108.29	2	5	40	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
Duplex Type 'D1' - 2 Bed Corner	2	1.18	66.66	1	3	6	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
Duplex Type 'D2' - 3 Bed Corner	2	1.18	108.29	2	5	10	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
Duplex Type 'E1' - 1 Bed Corner	2	1.18	58.44	1	2	4	30	3.73	13.16	2.8	0	0	0	0	0	0	13.16	5.24	11.55	Triple	No
Duplex Type 'E2' - 2 Bed Corner	2	1.18	90.73	2	4	8	30.96	3.8	11.4	3.2	15.49	3.6	0	0	0	0	26.89	10.88	8.51	Triple	No
TOTAL	48	28.24				170															

Note: Heat pump locations and not included in storage area calculations

Please refer to Appendix 03 page 02 and to Appendix 04 for private open spaces provided to each unit.

Department of the Enviroment, Community & Local Government Standard - Quality Housing for Sustainable communities 2007

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Red 3 (sam)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)		Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	2.8	11.4	2.8	0	2.1	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	2.8	11.4	2.8	7.1	2.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	2.8	11.4	2.8	7.1	2.1	7.1	2.1	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6
4 Bed/ 7 person dwelling (3 Storey)	120	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6

Department of the Enviroment, Community & Local Government Standard - Sustainable Urban Housing: Design standards for new apartments guidelines for planning Authorities (2018)

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)
1 Bed/ 2 person unit	45	n/a	2	23	3.3	11.4	0	0	0	11.4	3	5
2 Bed/ 3 person unit	63	n/a	3	28	3.6	13	7.1	0	0	20.1	5	6
2 Bed/ 4 person unit	73	n/a	4	30	3.6	13	11.4	0	0	24.4	6	7
3 Bed/5 person unit	90	n/a	5	34	3.8	13	11.4	7.1	0	31.5	9	9

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APPENDIX 05 - Page 02 Duplex Quality Assessment by unit number Housing Quality Assessment - Bothar an Choiste, Galway

Developable	e Site Area:	3.762	HA	9.30	ACRES																	
House No.	House Types	No. of Units	% of all Units	Floor Area	No. of Floors	No. of Beds	Total Bed	Agg. Living	Living Space	Bed 1 (sqm)	Bedroom 1	Bed 2 (sqm)	Bedroom 2	Bed 3 (sqm)	Bedroom 3	Bed 4 (sqm)	Bedroom 4	Agg. Beds	Total Storage	Private open	Aspect	Attic Extension
		No. or ornes	(84)	(sqm)	100.01110013	spaces	Spaces	Area (sqm)	Width (m)	beu 1 (sqiii)	Width (sqm)	Beu 2 (sqiii)	Width (sqm)	Bed 5 (sqiii)	Width (sqm)	Beu 4 (sqiii)	Width (sqm)	Area (sqm)	(sqm)	Space (sqm)	Aspect	Possible
BLOCK 18	0 1 Duplex Type 'E1' - 1 Bed Corner	1	1.19	58.44	1	2	2	30	3.73	13.16	2.8	0	0	0	0	0	0	13.16	5.24	11.55	Triple	No
18	Duplex Type 'E2' - 2 Bed Corner	1	1.19	90.73	2	4	4	30.96	3.8	11.4	3.2	15.49	3.6	0	0	0	0	26.89	10.88	8.51	Triple	No
20	Duplex Type 'C1' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
21	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
22	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19 1.19	58.44 90.73	1 2	2 4	2 4	26.55 30.99	3.73 3.85	13.73 11.54	2.85 3.25	0 15.66	0 3.6	0	0	0	0	13.73 27.2	6.42 11	10.71 8.26	Dual Dual	No No
23	Duplex Type 'B2' - 2 Bed Mid-Terrace Duplex Type 'D1' - 2 Bed Corner	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.6	0	0	0	0	27.2	9	12.28	Dual	No
	Duplex Type 'D2' - 3 Bed Corner	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
BLOCK	0 2																					
110	Duplex Type 'D1' - 2 Bed Corner	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
111	Duplex Type 'D2' - 3 Bed Corner	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
112 113	Duplex Type 'B1' - 1 Bed Mid-Terrace Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19 1.19	58.44 90.73	1 2	2 4	2 4	26.55 30.99	3.73 3.85	13.73 11.54	2.85 3.25	0 15.66	0 3.6	0	0	0	0	13.73 27.2	6.42 11	10.71 8.26	Dual Dual	No No
113	Duplex Type '2' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
115	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
116	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
117	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
118 119	Duplex Type 'C1' - 2 Bed Mid Terrace Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19 1.19	66.66 108.29	1 2	3	3	28.05 38.73	4.5	7.4 13.93	2.17 3.14	13.46 11.6	3.59 2.71	0 11.77	0 3.14	0	0	20.86 37.3	9	12.28 9.46	Dual Dual	No No
110	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
121	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
122	Duplex Type 'A1' - 2 Bed Corner	1	1.19	68.07	1	3	3	29.74	4.48	7.4	2.17	13.41	3.58	0	0	0	0	20.81	5.13	12.67	Triple	No
123	Duplex Type 'A2' - 3 Bed Corner	1	1.19	108.29	2	5	5	38.73	4	13.93	3	11.6	2.71	11.77	3.14	0	0	37.3	9	9.71	Triple	No
BLOCK			1.10	CO 07				20.74	1.10		0.47		0.50					22.24	5.10	10.67		
124 125	Duplex Type 'A1' - 2 Bed Corner Duplex Type 'A2' - 3 Bed Corner	1	1.19 1.19	68.07 108.29	1 2	3	3	29.74 38.73	4.48	7.4 13.93	2.17	13.41 11.6	3.58	0 11.77	0 3.14	0	0	20.81 37.3	5.13 9	12.67 9.71	Triple Triple	No No
125	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
127	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
128	Duplex Type 'C1' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
129	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
130 131	Duplex Type 'B1' - 1 Bed Mid-Terrace Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19 1.19	58.44 90.73	1 2	2	2 4	26.55 30.99	3.73 3.85	13.73 11.54	2.85 3.25	0 15.66	0 3.6	0	0	0	0	13.73 27.2	6.42 11	10.71 8.26	Dual Dual	No No
131	Duplex Type '2' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
133	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
134	Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19	58.44	1	2	2	26.55	3.73	13.73	2.85	0	0	0	0	0	0	13.73	6.42	10.71	Dual	No
135	Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
136 137	Duplex Type 'C1' - 2 Bed Mid Terrace Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19 1.19	66.66 108.29	1 2	3	3	28.05 38.73	4.5	7.4 13.93	2.17 3.14	13.46 11.6	3.59 2.71	0 11.77	0 3.14	0	0	20.86 37.3	9	12.28 9.46	Dual Dual	No No
138	Duplex Type 'E1' - 1 Bed Corner	1	1.19	58.44	1	2	2	30	3.73	13.16	2.8	0	0	0	0	0	0	13.16	5.24	11.55	Triple	No
139	Duplex Type 'E2' - 2 Bed Corner	1	1.19	90.73	2	4	4	30.96	3.8	11.4	3.2	15.49	3.6	0	0	0	0	26.89	10.88	8.51	Triple	No
BLOCK	0 4																					
140	Duplex Type 'A1' - 2 Bed Corner	1	1.19	68.07	1	3	3	29.74	4.48	7.4	2.17	13.41	3.58	0	0	0	0	20.81	5.13	12.67	Triple	No
141 142	Duplex Type 'A2' - 3 Bed Corner Duplex Type 'B1' - 1 Bed Mid-Terrace	1	1.19 1.19	108.29 58.44	2	5	5	38.73 26.55	4 3.73	13.93 13.73	3 2.85	11.6 0	2.71 0	11.77 0	3.14 0	0	0	37.3 13.73	9 6.42	9.71 10.71	Triple Dual	No No
142	Duplex Type 'B1' - 2 Bed Mid-Terrace	1	1.19	90.73	2	4	4	30.99	3.85	11.54	3.25	15.66	3.6	0	0	0	0	27.2	11	8.26	Dual	No
	Duplex Type 'C1' - 2 Bed Mid Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	20.86	9	12.28	Dual	No
145	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
146 147	Duplex Type 'B1' - 1 Bed Mid-Terrace Duplex Type 'B2' - 2 Bed Mid-Terrace	1	1.19 1.19	58.44 90.73	1 2	2 4	2 4	26.55 30.99	3.73 3.85	13.73 11.54	2.85 3.25	0 15.66	0 3.6	0	0	0	0	13.73 27.2	6.42 11	10.71 8.26	Dual Dual	No No
	Duplex Type B2 - 2 Bed Mid-Terrace	1	1.19	66.66	1	3	3	28.05	4.5	7.4	2.17	13.46	3.59	0	0	0	0	27.2	9	12.28	Dual	No
	Duplex Type 'C2' - 3 Bed Mid Terrace	1	1.19	108.29	2	5	5	38.73	4.6	13.93	3.14	11.6	2.71	11.77	3.14	0	0	37.3	9	9.46	Dual	No
		48	57.14	3919.45		170																
Departm	ent of the Enviroment, Community &	Local Gov	erment Sta	andard - Q	uality Hous	ing for Sus	tainable coi	nmunities 2	2007											-		
House Types	5			Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living space Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sgm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)			
	son dwelling (2 Storey)			80	2	4	13	30	3.6	13	2.8	11.4	2.8	0	2.1	0	0	25	4]		
	son dwelling (2 Storey)			92	2	5	13	34	3.8	13	2.8	11.4	2.8	7.1	2.1	0	0	32	5			
	rson dwelling (2 Storey) son dwelling (2 Storey)			100 110	2	6	15 15	37 40	3.8 3.8	13 13	2.8 2.8	11.4 11.4	2.8 2.8	7.1 11.4	2.1 2.8	7.1 7.1	2.1	36 43	6	4		
	son dwelling (2 Storey)			110	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6			
	ent of the Enviroment, Community &		ormont Ct			Irban Hour	•					•	•					-				
-	· · · · · ·		erment Sta	Floor Area		No. of Beds	l Design				uiueiiiiies 10							Agg. Beds	Total Storage	Private open		
House Types				(sqm)	No. of Floors	spaces		Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)		Bed 2 (sqm)		Bed 3 (sqm)		Bed 4 (sqm)		Area (sqm)	(sqm)	Space (sqm)		
1 Bed/ 2 per				45	n/a	2		23	3.3	11.4		0		0		0		11.4	3	5		
2 Bed/ 3 per				63	n/a	3 4		28	3.6	13		7.1	 	0		0		20.1	5	6		
2 Bed/ 4 per 3 Bed/5 pers				73 90	n/a n/a	4 5		30 34	3.6 3.8	13 13		11.4 11.4	<u> </u>	0 7.1		0		24.4 31.5	6	7 9		
5 Scars pers					1 1/4		I	57	1 5.5	1.2	I	1 4.4	ı	/	1	, v		51.5				

27.06.22

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APPENDIX 6 - Car & Cycle parking provision Bothar an Choiste, Galway.

29/06/2022	
Developable Site Area:	3.762 HA 9.30 ACRES
CAR PARKING PROVISION	
Apartments Block 01 - 17 no. Apartments	1 space per apartment and 1 visitor space per every 4 apartments required as stated in DHPLG's Sustainable Urban
	Housing: Design Standards for new Apartments section 4.22.
	21 spaces required 21 Provided
Apartments Block 02 - 21 no. Apartments	1 space per apartment and 1 visitor space per every 4 apartments required as stated in DHPLG's Sustainable Urban
	Housing: Design Standards for new Apartments section 4.22.
	27 spaces required 27 Provided
	Note: 8 no. of the spaces are provided as Disabled access apaces.
Duplex Townhouses - 48 no. Units	1 space per duplex apartment and 1 visitor space per every 4 units required as stated in DHPLG's Sustainable Urban
Super rowninduses 40 no. onnes	Housing: Design Standards for new Apartments section 4.22.
	60 spaces required 53 Provided
	Note: 6 no. of the spaces are provided as Disabled access apaces.
Creche Parking requirements	1 space per 20sqm operation space as stated Galway City Council Development plan 2017-2023 Section 11.10.1 Table 11.5
	Overall Creche Area: 288.7 sqm Creche operational space: 158.9sqm
	8 spaces required 5 Provided
	Note : 5 spaces are dedicated staff spaces. The remainder 3 of required spaces is made up of House/Duplex shared spaces
	which will typically be vacated during business hours.
Houses - Detached / Semi -Detached/ Terraced	1.5 grouped sapces + 1 per 3 dwellings visitor
	as stated Galway City Council Development plan 2017-2023 Section 11.10.1 Table 11.5
	84 Houses - Grouped parking 126+28visitor spaces required 154 Provided
	Note: 3 no. of the Grouped visitor spaces are provided as Disabled access apaces.
DISABLED ACCESS SPACES.	Requirement of 1:20 of grouped carparking spaces to be disable access spaces.
	Total of 260 no. grouped & visitor spaces across the site. 1:20 or 5% requirement is 13 spaces. 17 no. spaces provided.
Electric Vehicular Charge points	53no. spaces provided through out the scheme. All grouped & dwelling spaces will be ducted to allow future connection to
	provide electrical charge points.
TOTAL CAR PARKING SPACES	270.0 required 260 Provided

BICYCLE PARKING PROVISION					
Houses - Detached / Semi -Detached/ Terraced	At least 2 spaces provided in rear or front garde	ens. All gardens are	provided with direct access.		
	84 no. Houses	168	spaces required	168	Provided
Public areas	1 cycle stand (5 spaces) per 20 carpark spaces a	s stated Galway Cit	ty Council Development plan 20)17-2023 Sect	ion 11.10.3
	260no. Car parking spaces provided	65	spaces required	65	Provided
			_		
Apartment / Duplex Buildings	1 space per bedroom and 1 visitor space per eve	ery 2 apartments r	equired as stated in DHPLG's Su	istainable Url	ban
	Housing: Design Standards for new Apartments	section 4.17.	_		
		186	spaces required	184	Provided
	Bike spaces will be secure and covered within th	ne apartment build	ling serving the apartments.		
	Ground floor duplex units will have secure bicyc	cle parking within p	private open space (48 spaces In	cluded in abo	ove total)

TOTAL BICYCLE PARKING SPACES

419 required

417 Provided

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APPENDIX 7 - Bin store provision

Bothar an Choiste, Galway

16/11/2021		
Developable Site Area:	3.798 HA	9.39 ACRES

BIN STORE PROVISION						
Apartment Buildings 01 & 02 - 38 no. Units	Set of 3 no. 1100 litre bins for a block of 10 Section 11.3.1 (i) Bin storage standards	apartments as p	er Galway City Council D	evelopment plan 2	017-2023	
refer to drawings 3040 & 3044	38no. Apts	12.6	Bins required	14	Provided	
Duplex Blocks - 48 no. Units	Set of 3 no. 1100 litre bins for a block of 10	apartments as p	er Galway City Council D	evelopment plan 2	017-2023	
Refer to Site Layout for Bin Store Locations	Section 11.3.1 (i) Bin storage standards 48no. Duplex Apts	14.4	Bins required	16	Provided	
Creche	Note: all Bins to commercial units and apar	tement bin store	eage areas are 1100 litre	bins		
Bin Store - 5.58sqm	No Specific development plan objective / st		-			
refer to drawings 2021		N/A	Bins required	3	Provided	
Houses - Detached / Semi -Detached/ Terraced	All houses have access to rear gardens or bi	in storage to the	front of dwellings where	e 3 no. 240 litre bin	s can be stored as per	
Integrated into rear gardens	Galway City Council Development plan 2017	7-2023, Section 2	11.3.1 (i) Bin storage star	ndards		
refer to site layout plans for rear access	84 no. Houses	252	Bins required	252	Provided	
TOTAL No of BINS PROVIDED		27	9 required		285 Provided	

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APPENDIX 8 - Quality assessment by unit type

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no.	Apartment Types	No. of Unit	s % of all Uni 1(170)	ts Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space Terrace or Balcony	Total Private open space (Sqm)	Aspect
1	Apartment type 1A (1 bed - 2Person)	1	0.59	57.87	1	2	2	25.43	4.04	11.57	0	0	0	11.57	5.22	T/B	7	Dual
2	Apartment type 2A (2 bed - 4 Person) Apartment type 2A (2 bed - 4 Person)	1	0.59	79.63 79.63	1	4	4	31.07 31.07	4.4	13.69 13.69	11.78 11.78	0	0	25.47 25.47	7.32	<u>Т/В</u> Т/В	7.13 7.13	Dual Dual
ΓAL .		3	1.8										-					
partme	nt Block 02																	
	Apartment type 1D (1 bed - 2Person)	1	0.59	56.84	1	2	2	25.06	3.63	12.4	0	0	0	12.4	4.28	т	10.33	Dual
150		····																
152	Apartment type 2C (2 bed - 4 Person)	1	0.59	81.42	1	4	4	31.17	4.4	13.41	11.84	0	0	25.25	7.61	В	7.58	Dual
152 156		1 1 3	0.59 0.59 1.80	81.42 81.42	1 1	4 4	4 4	31.17 31.17	<u>4.4</u> 4.4	13.41 13.41	11.84 11.84	0 0	0 0	25.25 25.25	7.61 7.61	B B	7.58 7.58	Dual Dual
152 156 DTAL DUPLEX A 126 148	Apartment type 2C (2 bed - 4 Person)	1	0.59 1.80 0.59 0.59		1 1 1	4 4 2 5	4 4 2 5					0 0 0 0 	0			B B 10.71(T) 9.46(8)		
152 156 DTAL DUPLEX A 126 148 DTAL	Apartment type 2C (2 bed - 4 Person) Apartment type 2C (2 bed - 4 Person) partments Duplex B1(1 bed - 2Person)	1 1 2	0.59 1.80 0.59 0.59 1.8	81.42 58.44 66.66	1 1 2 Dusing: Des		4 2 5	31.17 	4.4 3.73 4.6 guidelines f	13.41 11.87 13.93	0 11.6	11.77	0	25.25 	7.61 <u>5.7</u> 9		7.58 10.71 9.46	Dual
152 156 DTAL DUPLEX A 126 148 DTAL	Apartment type 2C (2 bed -4 Person) Apartment type 2C (2 bed - 4 Person) partments Duplex B1(1 bed -2Person) Duplex C2 (3bed - 5Person) t of the Enviroment, Community & Local Gover	1 1 2	0.59 1.80 0.59 0.59 1.8	81.42 58.44 66.66	1 1 2 Dusing: Des	4 4 5 5 <i>Sign standar</i> No. of Beds spaces	4 2 5	31.17 	4.4 3.73 4.6 guidelines f	13.41 11.87 13.93	0 11.6	11.77 s (2018)	0	25.25	7.61		7.58	Dual

Unit no.	House Types	No. of Units	% of all Units (170)	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)	Aspect	Attic Extension Possible
74	House Type 'A/A1' - 4 Bed Semi Detached	1	0.59	121.4	2	6	6	42	3.9	13.2	3.25	11.6	3.3	7.2	2.25	7.2	2.59	39.2	6.6	Various	Dual	Yes
32/40/61/97	House Type 'B2' - 3 Bed Mid-Terrace	4	2.35	102.9	2	5	20	34.86	3.8	11.7	3	13.5	3	7.5	2.6	0	0	32.7	7.79	Varies	Dual	Yes
55	House Type 'C1' - 2 Bed Mid Terrace	1	0.59	87.54	2	4	4	30	4.85	12.1	2.83	13.66	3.37	0	0	0	0	25.76	4.8	Varies	Dual	Yes
58/100/105	House Type 'C2' - 2 Bed Mid Terrace	3	1.76	87.54	2	4	12	30	4.85	14.78	3.45	12.52	2.8	0	0	0	0	27.3	8.92	Varies	Dual	Yes
TOTAL	•	9	5.3				16															
			•	-			-	-														
TOTAL PART V	- Social Provision Proposal	17	10	1170.23			52															

Department of the Enviroment, Community & Local Goverment Standard - Quality Housing for Sustainable communities 2007

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bedroom 1 Width (sqm)	Bed 2 (sqm)	Bedroom 2 Width (sqm)	Bed 3 (sqm)	Bedroom 3 Width (sqm)	Bed 4 (sqm)	Bedroom 4 Width (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	2.8	11.4	2.8	0	2.1	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	2.8	11.4	2.8	7.1	2.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	2.8	11.4	2.8	7.1	2.1	7.1	2.1	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	2.8	11.4	2.8	11.4	2.8	7.1	2.1	43	6