



COADY
ARCHITECTS

**Planning Design Statement -
Proposed development of 74 no. residential units
at Craddockstown Road, Craddockstown Demesne,
Naas, Co. Kildare**

April 2017

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1.0 Introduction

Introduction

This report is prepared by Coady Architects (Coady) to accompany the part 8 planning application to Kildare County Council (KCC) for 74 dwellings at Craddockstown, Naas, and forms part of the suite of drawings and reports to be submitted to the Local Authority. This report is an Architectural Design Statement prepared by Coady to provide background to the design process and the intent of the Architectural design team in their design of this new housing community.

The document proceeds with the site context followed by a description and analysis of the proposed development. The document concludes with further sections on landscape design and energy efficiency.

The Architects have adhered closely to all relevant legislation and guidance documentation, including the following publications:

- Quality Housing for Sustainable Communities
- Urban Design Manual - A best Practice Guide
- Sustainable Urban Housing - Design Standards for New Apartments
- Guidelines for Planning Authorities
- Design Manual for Urban Roads and Streets (DMURS)
- Naas Town Development Plan 2011 – 2017

2.0 Site Context

2.1 Brief

The main component of the target brief provided by KCC at the outset of the process was for the provision of 75 dwellings in line with the following schedule:

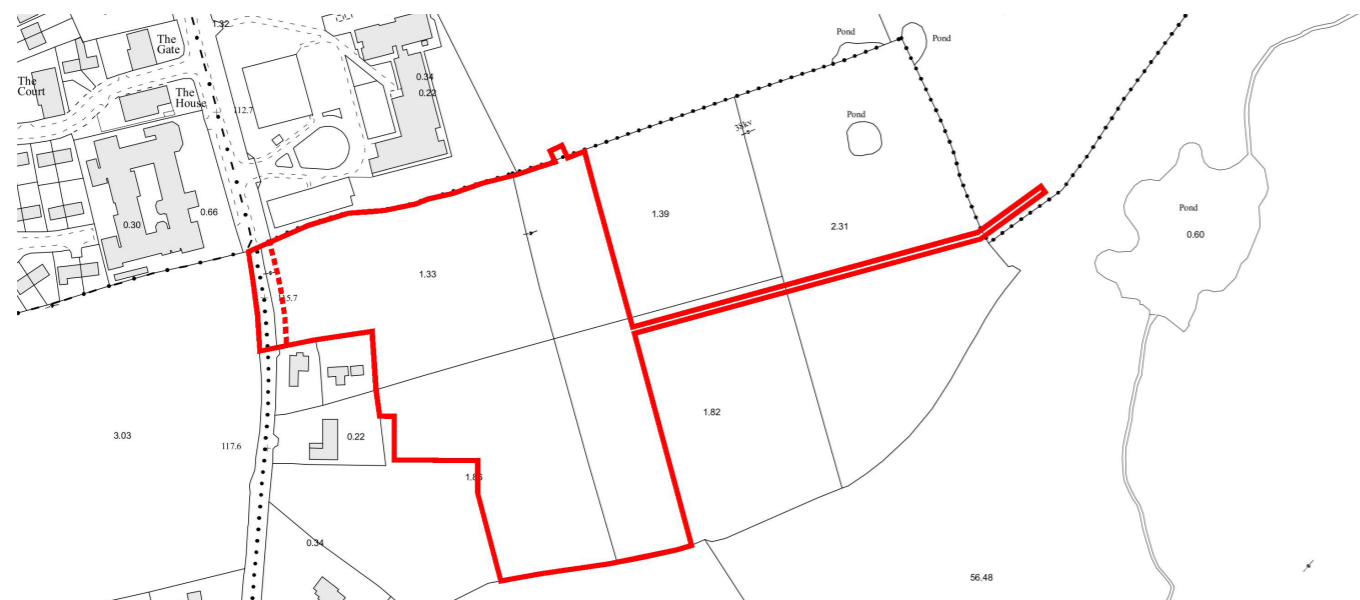
1 bed house	8
2 bed house	21
3 bed house	40
4 bed house	6
Total:	75

The proposed scheme provides for 74 houses in total following design development and refinement of the brief with Kildare County Council (KCC), which is described in the following sections of this report.

2.2 Site Description

The 3.58 hectare site is located in a suburban residential area defining the outer edge of the urban rural transition in Naas. Positioned south east of the town centre, the site is accessed via Local Road L- 6043, which feeds directly on to the Naas Southern Distributor Road. Naas Community National School separates the subject site from Oak Glade, the closest residential development on the north of the site and the eastern side of the Craddockstown Road. Ban na Greinne residential development is located across the road to the north west.

An existing residential property fronting onto the Craddockstown Road defines the south-western corner boundary of the site whilst the remainder of the site is defined by mature hedgerows and trees. A 38kv overhead power line traverses the northern boundary of the site. The permitted development on adjoining lands to the north and east is proposing to underground this service and this undergrounding shall be continued as part of this development proposal.



Site Location

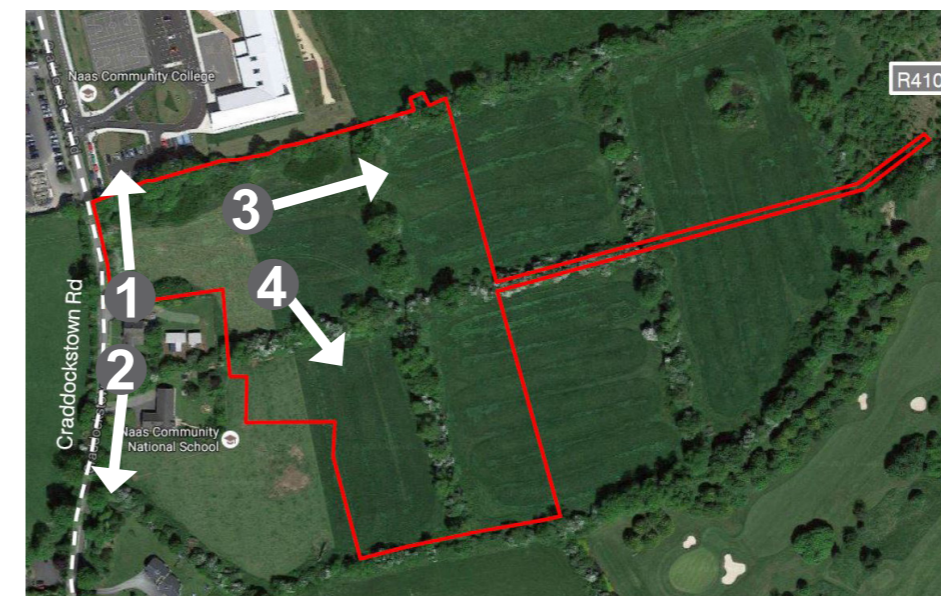
Craddockstown Golf Course dominates the surrounding landuse south east of the site with extensive undeveloped, residential zoned land located to the east and north east, which has recently received planning permission for residential development (Planning Ref: 15176), the first phase which is now commenced construction on site.

The site is part of 8.8 hectare of lands within the ownership of the Housing Agency. Part of the land in the south west is to provide for development of sheltered housing for KARE and the remainder of land to the east is for future residential development, all subject to separate planning applications.

2.2.2 Site Constraints

The principal site planning constraints are :

- existing trees, hedgerows and field boundaries enclosing and subdividing the subject lands, where appropriate
- widening of Craddockstown Road to facilitate access and continue the cycle and footpath established in front of the adjoining primary school
- allow for access to remainder of lands in ownership of the Housing Agency to facilitate its future development
- allow for drainage connection to land to southwest to support its development by KARE for special needs housing
- allow for permeability to adjoining permitted development, north of the subject lands
- avoid overlooking of private rear garden of adjoining dwellings on western boundary



Aerial View



View 1 - from Craddockstown Road towards Naas Town Centre



View 2 - from Craddockstown Road towards Craddockstown



View 3 - existing boundary along perimeter to school



View 4 - existing boundary to South of site

2.0 Site Context

2.3 Site Design Approach

The overriding design intention is to create an inclusive and coherent new community based on best practice urban planning principles, giving residents a sense of place, ownership and identity.

The design concept responds to the site's character:

- retain good quality trees and hedgerows
- create a central public open space to provide a strong neighbourhood identity
- form linear green buffer strips along boundary hedgerows
- new housing to overlook open spaces to ensure passive surveillance of amenity areas
- reinforce existing hedgerows with new tree planting
- secure boundary to KARE housing site by forming back to back housing

The layout strategy organises the housing on either side of a central public open space, formed around retained mature trees, with landscape buffer strips along the northern and southern boundaries to provide a variety of character areas within the development.

The site entrance aligns with an avenue along the northern boundary, with a landscape buffer to the adjoining school. This avenue will be extended to the lands to the east to allow for their future development.

The central open space is organised around the primary hedgerow on the east west axis, allowing for its extension east into the adjoining lands for future development, ensuring a cohesive integration of future development.

The retention of trees on the north south hedgerow allows permeability through the site and aligns with the proposed pedestrian connection to the adjoining development to the north.

A landscaped buffer strip along the southern boundary allows retention of the existing hedgerow and appropriate setback from the boundary shared with the adjoining golf course.



Site Analysis



Development Constraints



Development Strategy

2.0 Site Context

2.5 Site Masterplan and Final Brief

With the improved site layout efficiency the site was reduced slightly to provide 74 house units to achieve a density of 30 units per hectare to comply with the Nass Town Development Plan 2011-2017 and the Kildare County Development Plan 2017-2023.

Houses are a mix of 1, 2, 3 and 4 bedroom houses in a mix of terraced, semi detached and detached, single and two storey houses, providing a mix of size, type space and height.

Houses are organised in streets with larger houses, typically 3 and 4 bedroom houses at street corners to ensure animation of corners and avoidance of blank gables. Single storey houses are distributed and form end of streets to allow stepping down of scale to open space or adjoining residents where appropriate.

The final brief developed with KCC is:

1 bed house	6
2 bed house	22
3 bed house	40
4 bed house	6
Total:	74



Preliminary Site Layout

2.4 Design Evolution and Rationale

The design strategy was tested with a number of design options which were presented and discussed with KCC Planning and Roads departments. The illustrated preliminary site layout achieved many of the design strategies and retention of existing hedgerows.

Feedback from the preplanning consultations included:

- Houses at the site entrance to be rotated to face Craddockstown Road to form a stronger frontage
- Introduce turns in the main avenue to reduce traffic speed
- Reduce length of roadway and introduce double sided streets where possible for greater efficiency and increased density

Surveys of the existing hedgerows and trees have informed the design by establishing their condition and importance. The field hedgerows have developed unmanaged over many years and are not appropriate for open space in a residential development. Many trees are in poor condition and their removal has been recommended.

Trees of moderate quality are retained and trees of poor and lesser quality proposed for removal. Tree removal on the more important east west hedgerows is proposed to be replaced with new tree planting to reinforce these hedgerow lines.

Removal of poor quality trees and hedgerow to the southern half of the site, allowed the intensification of housing in this area, more efficient road layout and fronting of housing onto the hedgerow along the southern boundary.



Developed Site Layout

3.0 Proposed Development

3.1 Proposed site layout/ design approach

The following key design aspirations have underpinned the design process of the layout to date:

- Creation of a high quality living environment for residents and enhancement of the social, environmental and visual quality of the area as a whole.
- Design of the layout to discourage antisocial behaviour, particularly by ensuring that all access ways and public areas are overlooked by dwellings.
- Maximise amenity and energy efficiency through climate sensitive design that takes account of orientation and topography, and retention of existing site features wherever possible.
- Elimination of barriers to accessibility for all users.
- Promoting the concepts of enclosure, clear separation of public/private realm and good permeability as the means to achieve a high quality living environment.



3.1.1 Public open space

The central public open space and the landscaped buffer strips to the northern and southern boundaries can be extended into the lands to the east, when they are developed in the future, reinforcing the pattern of existing hedgerows and landscape character of the site.

3.1.2 Streets, roads and footpaths

The design team have taken full cognisance of the requirements of DMURS and other relevant guidance/ legislation; refer to accompanying report prepared by Consulting Engineers, Malone O'Regan. All parking for the dwellings has been provided on-street and is located so as to be overlooked by the residents and in close proximity of each individual resident. Parking is grouped in bays by tree planters for ease of recognition of individual parking spaces.

3.2 Boundaries

A variety of boundaries have been considered, appropriate to the circumstance and location:

- 2m metal railings over low brick wall, with brick piers form a visually open boundary to Craddockstown Road
- 2m rendered wall with brick piers form a new secure boundary to the adjoining dwellings
- 2m concrete post and plank block walls or unrendered block walls to separate private rear gardens
- 2m block wall, rendered on outer side, to rear garden, where it forms a boundary to lands to the east
- 2m metal railings to open space boundary to retain visual connection to adjoining land
- Enhanced tree planting to northern boundary to adjoining school, with existing railing to school retained
- 2m brick faced side wall to rear gardens where visible from public areas within the site
- 1.2m brick enclosure to bins on front curtilage with 1.1m metal railings and gate on concrete plinth

All brick/block piers and walls to be capped with concrete copings to ensure robust construction.

3.0 Proposed Development

3.3 Development Standards

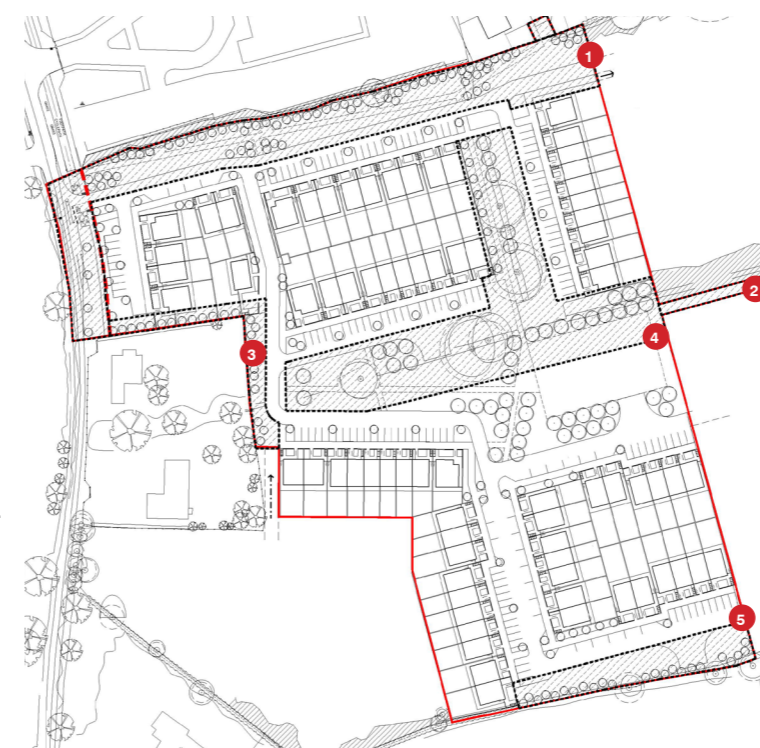
The existing site has many constraints that affect the calculation of net development area, densities and percentage of open space. The site plans included illustrate the excluded constraint areas and the calculable public open space.

The site constraints include:

- widening of Craddockstown Road
- landscape buffer to the northern boundary to the school to allow retention of trees and replanting of boundary
- avenue access to future developable lands to the east
- provision of landscape buffer to adjoining residences and drainage connection to developable lands to the south
- landscape buffer to the southern boundary
- retention of existing mature trees and replanting of existing hedgerows through the middle of the site

The development achieves a density of 30 units per hectare of the resultant net development area and a plot ratio of 0.3.

The calculable public open space is highlighted in green hatch, representing over 25% of the site area (excluding areas for road widening and drainage connections). The area included is no less than 10m in width and includes open accessible area under retained mature trees. The quantum of public open space provided ensures substantial passive open space distributed around the site and generous central active open space.



Net developable area

Planning Legend

- 1 Landscape buffer strip to boundary to adjoining school and replanting of existing hedgerow.
- 2 Exclusion of area for possible drainage connection from density calculation.
- 3 Landscape buffer to adjoining dwellings.
- 4 Area of retained and existing hedgerow lines to be replaced.
- 5 Landscape buffer strip to boundary of adjoining golf course and field.

Site area - 3.58 Ha / 8.84 Acres
 Exclusion area - 1.12 Ha / 2.76 Acres
 Net area - 2.46 Ha / 6.07 Acres
 74 units / 30 units per Ha
 100% Dual Aspect
 Plot ratio 0.30

Legend

- Site Boundary, Area - 3.58 Ha / 8.84 Acres
- Site line at boundary of road widening works.



Axonometric view



Public open space

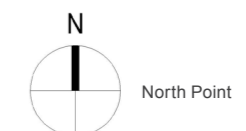
Planning Legend

- 1 Exclusion of area for drainage connection from POS calculation.
- 2 Exclusion of area for road widening works from POS calculation.
- 3 Exclusion of area for drainage connection from POS calculation.

Site area - 3.58 Ha / 8.84 Acres
 Exclusion area - 0.18 Ha / 0.44 Acres
 Net area - 3.40 Ha / 8.40 Acres
 Public Open Space - 0.86 Ha / 2.12 Acres 25.2%

Legend

- Site Boundary, Area - 3.58 Ha / 8.84 Acres
- Site line at boundary of road widening works.



3.0 Proposed Development

3.4 Dwelling types

A range of dwelling types and scales have been developed to avoid a monotonous arrangement lacking in character.

A mix of houses for range of users has been provided to meet the specific housing need identified by KCC. The majority of housing need is for family houses with a majority of 2 and 3 bed houses with a number of larger 4 bedroom houses. 6 no. 1 bedroom houses are provided as 3 no. pairs of semi-detached single storey houses. These are intended for elderly residents and are intentionally distributed to be surrounded by a mix of family houses to integrate them within the community and ensure support from neighbours.

Streets are composed of a mix of 2 and 3 bedroom houses in a mix of terraced and semi-detached, to provide variation of scale and type. Longer streets have varied building lines with groups of houses setback slightly, often to allow perpendicular parking and tree planters to provide variation in the building line and street scape. The use of terraced dwellings affords significant advantages in terms of security, privacy, economic use of building land and economy with regard to construction and running costs, while affording scope for Architectural expression. The dwellings are generally arranged in semi-detached houses or terraces of between 3-7 houses, often separated by small gaps to form longer urban blocks.

Important corners are signalled by the larger 4 bedroom houses with elevations and entrances turned to the corner. The roof form is rotated to the orientation of adjacent houses to create a transition of form at the corner and align with the side elevation. Low railings also run the corner to ensue passive overlooking from additional windows on the side elevation.

Secondary corners held by 3 bed houses have animated side elevations with the roof profile carried around the corner by forming a hipped roof at the end house.

Single storey houses are positioned at the end of streets where a step down on scale from 2 to 1 storey, transitions to public open space or adjoining boundaries.

3.5 House Design

The variety of house types are designed with a similar depth to allow ease of interchange of types within a cohesive streetscape and efficient layout.

Space standards for all the dwellings are generally in accordance (and often exceed) with the requirements set out in the 'Quality Housing for Sustainable Communities' document and the relevant sections of the KCC Development Plan and Naas DP. Use of natural daylight and sunlight has been maximised, with all windows sized to allow good daylight penetration.

The arrangement of living/ kitchen/ dining spaces is relative to the front and rear of the dwellings and varies across the development providing multiple aspects of activity to the street from within the houses.

Large ground floor windows to the front and patio doors to the rear, combined with an internal generously wide linking door between where possible, ensures that dual aspect is also a key component in providing good quality and functional family orientated spaces to the ground floor of all dwellings.

Practical aspects of access and use have been considered in detail, with particular reference to part M of the Building Regulations.

Storage spaces are distributed throughout the circulation areas, living spaces and bedrooms, with kitchen cupboard spaces and worktops being provided to meet (or exceed where possible) the requirements set out in table 5.2 of the 'Quality Housing for Sustainable Communities' document.

Refuse storage is integral to the overall front curtilage design with bins being screened from view by timber doors, and all contained beneath a secure lid. The curtilage spaces provide a measure of defensible space to the front of the dwellings and avoids potential hazards for passers-by arising from opening windows and the like. The front curtilage includes planters with small tree and low maintenance planting contributing to a well landscaped streetscape.

Nib walls supporting canopies provide shelter at entrance doors, with a seat for rest and laying down bags whilst finding keys. Thickening of the nib wall screen at the meter covers makes them less visually apparent. The meter boxes may be positioned on gable walls of semidetached and detached houses, where this is available.

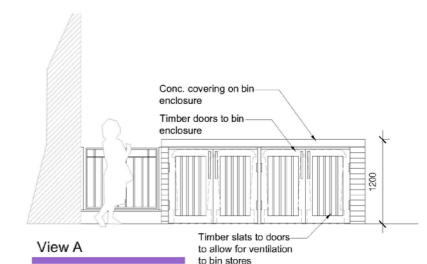
Private open space to each of the dwellings is provided by way of a secure garden to the rear of each house. Access to rear gardens of detached and semi-detached houses is secured by a timber gate from the side of the house.



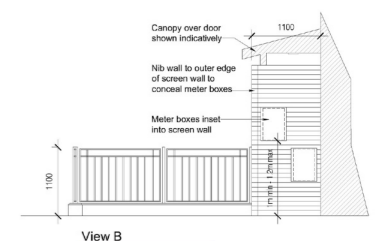
View of streetscape of varying heights



View of entrance porch, seat and discrete meter boxes



Bin storage and meters, view A



Bin storage and meters, view B



Contiguous Elevation

3.0 Proposed Development

3.7 Climate Change and Energy Statement

The design strategy to ensure sustainable, energy efficient design to ensure low cost of use and consideration of climate change include:

- All houses have been designed to have a compact and efficient form, use of terrace and semidetached houses reduce exposed envelope and reduce heat losses.
- External envelope is highly insulated to reduce heat losses
- Windows are sized appropriately to balance heat loss and potential solar gain
- The detail design will consider the most efficient and appropriate heating system, including gas boilers and heatpumps. Provision for solar panels on each roof has been allowed for
- Materials with long life and low embodied energy are preferred to reduce impact on the environment
- The detailed design will consider watersaving measures including water saving devices and possibly water butts for garden water use
- Storm water is attenuated on site before discharge at a limited flow rate to the public sewer
- Existing hedgerows and trees are retained where appropriate and augmented by new tree planting and variety of new planting to support greater biodiversity

The energy performance of each house will comply with the requirements of the building regulations, achieving a BER of A3 or better. Detail of the energy performance is included in the services engineer's, Semple McKillop, energy and climate change report.

Storm water management is described in the civil engineer's, Malone O Regan, civil works report.

The landscape design, prepared by landscape architects, Mitchell and Associates, is described in the next section.



View typical streetscape



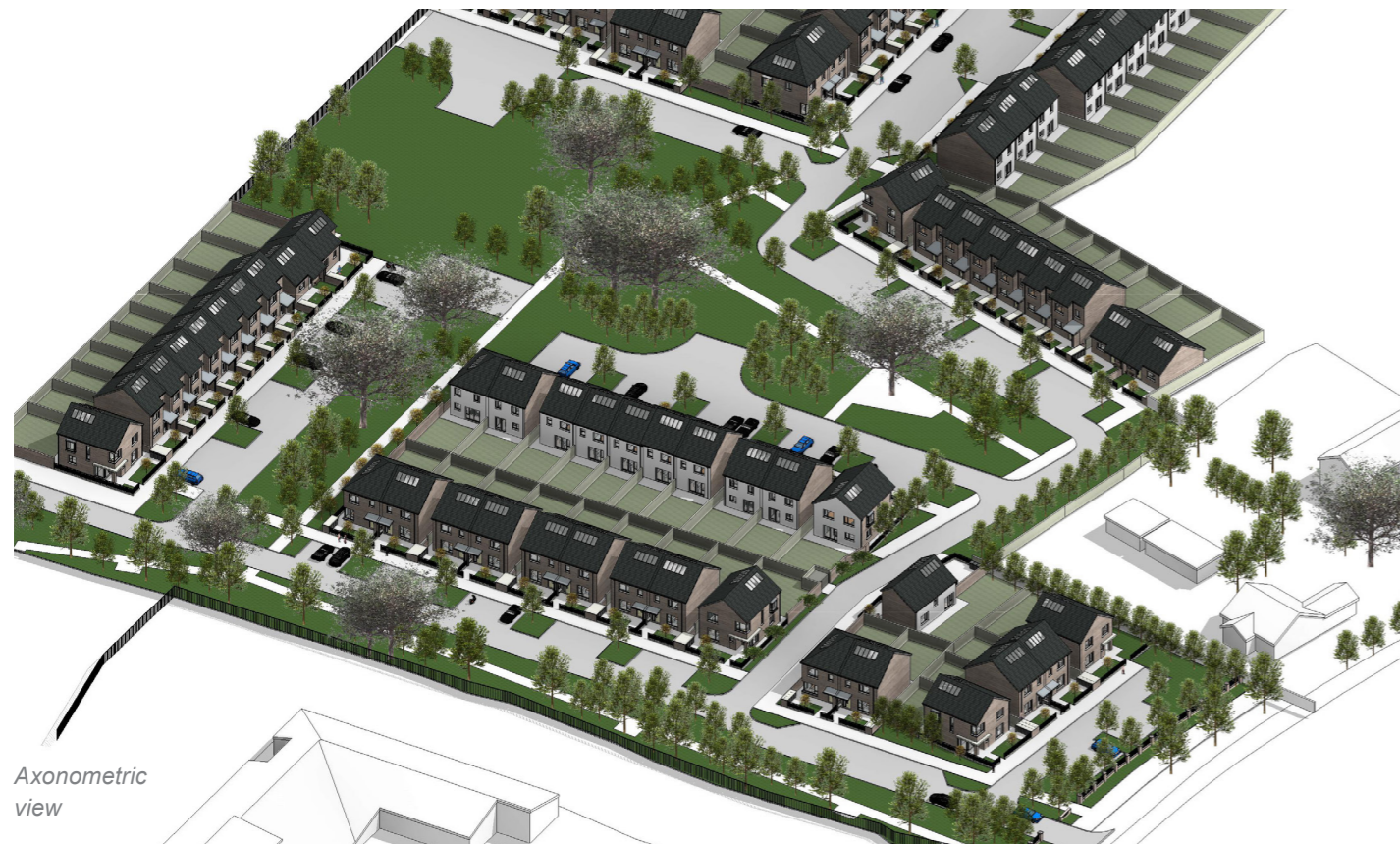
View of corner treatment



View of single storey over looking of POS



View of fenestration to end elevation



Axonometric view

3.6 Material and Expression

A consistent architectural expression is carried through each of the house types to bring a uniformity and identity to the variety of house types. The detailing of the front curtilage, in combination with individual dwelling features such as entrance canopies, refuse storage and roof detailing, contribute to the overall street composition.

Brick is the predominate material of the publically visible facades to the front and sides, and bin enclosures. Publically visible side boundary walls to rear gardens are also faced in brick and have planted strips to provide a robust, secure and attractive edge to the public realm. A light buff colour brick is proposed to compliment brick used in the surrounding area. The final brick selection will be subject to detail design and sample review at construction stage and may include more than 1 brick colour to add variety to house types or detailing.

Rear garden elevations will be coloured painted render and may be completed in brick subject to detail design.

Windows will be framed with simple opening sections and low maintenance finish to ensure a simple contemporary expression.

The roof form of simple dual pitch avoids complicated junctions, which can be costly and weather poorly, and allows for the potential provision of solar panels on the front or rear roof, depending on the optimum orientation. The finish in concrete tiles ensures long life and good weathering with low maintenance required.

Gutters will run along the eaves line to the rear and front, with downpipes close to line of party walks to ensure a coordinated elevation.

4.0 Landscape Design Statement

4.5 Existing trees and Hedgerows

The three public open spaces are positioned to correspond to the location of the hedgerows with associated mature trees which cross the site. The hedgerows located within the central greenspace are proposed for removal due to their overgrown nature and variable condition which mean that their retention would reduce passive surveillance of the open space and could potentially become a focus for anti-social behaviour. However five mature trees within the hedgerows will be kept within the scheme, to give an instant maturity to the scheme.

Significant native tree planting is proposed to follow the lines of the original hedgerows whilst preserving views at eye level. In addition native shrub and tree buffer planting is proposed along the northern, western and southern boundaries. These new plantings will mitigate the impact of the hedgerow loss by creating new habitats and reinforcing the existing retained hedgerow habitats to the north and south. Refer also to the tree impact assessment and proposed planting lists for more information.



Woodland Walkway



Linear Greenspace



Landscape Plan

4.1 Public Open Spaces

There will be three main public open spaces linked by pedestrian pathways to create a green network within the scheme and connecting to the existing residential area to the northeast.

4.2 Woodland Walkway

The public open space to the north will consist of a 'woodland walkway' area running east to west along the existing hedgerow and connecting the site entrance and the existing residential area to the north with the proposed network of greenspaces within the scheme. The existing hedgerow will be maintained and reinforced with additional planting as necessary. Native woodland edge shrub planting punctuated with small groups of native trees is proposed between the path and the hedgerow. The path and adjacent road area will be bordered by low level shrub planting to maintain passive surveillance of the path. Trim trail equipment could potentially be located along this walkway.

4.3 Linear Greenspace

The woodland walkway will be linked via a pedestrian crossing to a linear greenspace with potential for informal, passive recreation and which creates a green link to the central public open space. The path here will be framed by a double avenue of large scale trees and low level shrub planting to create an attractive walkway with seasonal interest.

4.4 Central Greenspace

The main public open space is proposed to be largely soft landscaped with a network of paths creating connectivity with the wider scheme and the existing residential area to the north.

Low level planting and grassed mounds seeded with wildflowers articulate the space into areas for passive and active recreation, reducing conflict between the separate uses whilst creating an attractive framework for the various uses.

4.0 Landscape Design Statement

4.6 Play

Grassed sculptural mounds seeded with wildflowers to reduce maintenance and to increase seasonal interest and biodiversity create an informal play opportunity and the potential for the location of play equipment such as slides/ climbing nets within the central greenspace.

Tree and wildflower meadow will frame a mown grass kick-about area to the east of the central greenspace separating ball games from the adjoining activities.

4.7 Passive Recreation

The grassed mounds and planting separate two quieter lawn areas for relaxation.

4.8 Planting Strategy

The general planting strategy throughout the scheme is for significant structure tree planting with 2 metre clear stems to provide a leafy canopy layer, softening the proposed buildings and a base layer of groundcover planting to create low level seasonal interest and colour softening the hard surfaced areas and car parking. Eye level between the two planting types is kept clear to maintain sight lines throughout the scheme.



Garden trees



Groundcover Planting



Children playing



4.9 Open Space Structure Trees

Native and naturalised tree species are to be planted within the public open space to increase opportunities for native wildlife. These will ultimately be large scale trees to designate a parkland character.

4.9.1 Street Trees

Street tree planting will consist of species with fastigate or neat forms suitable to the scale of the streetscape and those which will thrive in a streetscape environment. Street tree planting is located to avoid impacts with street lighting. Street trees will be planted into a minimum of 7m³ topsoil (or to the requirements of the local authority parks department, whichever is greater), with the use of urban tree soils and topsoil loaded rootcells to increase rooting areas outside the main tree pit area as necessary.

4.9.2 Landmark Trees

Pleached Lime trees will be planted at the entrance to the scheme to provide a landmark feature and sense of arrival

4.9.3 Garden Trees

Rear gardens will be planted with small-medium scale fruit trees or flowering trees to provide softening and punctuation of the garden landscapes.

Front gardens will be planted with small scale flowering trees/ large shrubs to provide softening of the building frontages and bin stores and to create seasonal colour within the streets.

4.9.4 Groundcover Planting

Groundcover planting will be in single species blocks taken from an overall palette of species throughout the scheme with flowers and fruits attractive to wildlife such as bees and butterflies. Species will be of maximum 1m height at maturity to maintain clear sight lines.



Street trees



Garden trees

Appendix A
Housing Quality Assessment

Unit No.	Unit Type	Dwelling/ Apartment Type	House Type Ref	Gross Floor Area (m2)	Required GFA as per Kildare Dev Plan	Area (m ²): Living space			Area (m ²): Bedrooms					Area (m ²): Storage	Area (m ²): other			Private open space (m ²):
						Living	Kitchen/ Dining	Aggregate	Bed 1	Bed 2	Bed 3	Bed 4	Bed 5	Aggregate	Aggregate	Bathroom	Hall	Rear garden
1	Dwelling	4B/7P (2 storey)	House Type 4A Var	130.0	110.0	15.0	25.2	40.2	11.4	13.2	7.4	11.5		43.5	10.5	6.6	19.3	157
2	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	65
3	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	60
4	Dwelling	4B/7P (2 storey)	House Type 4A	130.0	110.0	15.0	25.2	40.2	11.4	13.2	7.4	11.5		43.5	10.5	6.6	19.3	75
5	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	80
6	Dwelling	3B/5P (2 storey)	House Type 3D Var	107.0	100.0	14.4	20.0	34.4	11.5	13.4	7.2			32.1	9.4	6.7	16.6	80
7	Dwelling	2B/4P (2 storey)	House Type 2G	94.0	85.0	19.4	12.4	31.8	13.5	12.2				25.7	6.1	6.4	17.3	165
8	Dwelling	4B/7P (2 storey)	House Type 4A	130.0	110.0	15.0	25.2	40.2	11.4	13.2	7.4	11.5		43.5	10.5	6.6	19.3	111
9	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	82
10	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	82
11	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	82
12	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	82
13	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	82
14	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	82
15	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	82
16	Dwelling	3B/5P (2 storey)	House Type 3D	107.0	100.0	14.4	20.0	34.4	11.5	13.4	7.2			32.1	9.4	6.7	16.6	82
17	Dwelling	4B/7P (2 storey)	House Type 4A	130.0	110.0	15.0	25.2	40.2	11.4	13.2	7.4	11.5		43.5	10.5	6.6	19.3	112
18	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	76
19	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	60
20	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	60
21	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	60
22	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	60
23	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	60
24	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	76
25	Dwelling	1B/2P (1 storey)	House Type 1C	55.0	55.0	11.9	14.9	26.8	11.4					11.4	3.1	3.8	6.0	94
26	Dwelling	1B/2P (1 storey)	House Type 1C Var	56.0	55.0	13.0	12.5	25.5	11.4					11.4	3.6	3.9	7.9	99
27	Dwelling	3B/5P (2 storey)	House Type 3D	107.0	100.0	14.4	20.0	34.4	11.5	13.4	7.2			32.1	9.4	6.7	16.6	82
28	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	82
29	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	78
30	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	62
31	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	62
32	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	62
33	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	78
34	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	82
35	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	82
36	Dwelling	4B/7P (2 storey)	House Type 4A	130.0	110.0	15.0	25.2	40.2	11.4	13.2	7.4	11.5		43.5	10.5	6.6	19.3	101
37	Dwelling	1B/2P (1 storey)	House Type 1C	55.0	55.0	11.9	14.9	26.8	11.4					11.4	3.1	3.8	6.0	93
38	Dwelling	1B/2P (1 storey)	House Type 1C	55.0	55.0	11.9	14.9	26.8	11.4					11.4	3.1	3.8	6.0	93
39	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	76
40	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	60
41	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	60
42	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	60
43	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	60
44	Dwelling	2B/4P (2 storey)	House Type 2A	94.0	85.0	13.3	16.7	30.0	13.1	11.9				25.0	6.2	7.0	20.0	70
45	Dwelling	4B/7P (2 storey)	House Type 4A	130.0	110.0	15.0	25.2	40.2	11.4	13.2	7.4	11.5		43.5	10.5	6.6	19.3	76
46	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	71
47	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	69
48	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	99
49	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	81
50	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	65
51	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	65
52	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	65
53	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	81
54	Dwelling	1B/2P (1 storey)	House Type 1C	55.0	44.0	11.9	14.9	26.8	11.4					11.4	3.1	3.8	6.0	94
55	Dwelling	1B/2P (1 storey)	House Type 1C	55.0	44.0	11.9	14.9	26.8	11.4					11.4	3.1	3.8	6.0	108
56	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	85
57	Dwelling	3B/5P (2 storey)	House Type 3A	107.0	100.0	14.4	20.1	34.5	11.5	13.4	7.2			32.1	9.3	6.8	16.5	69

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