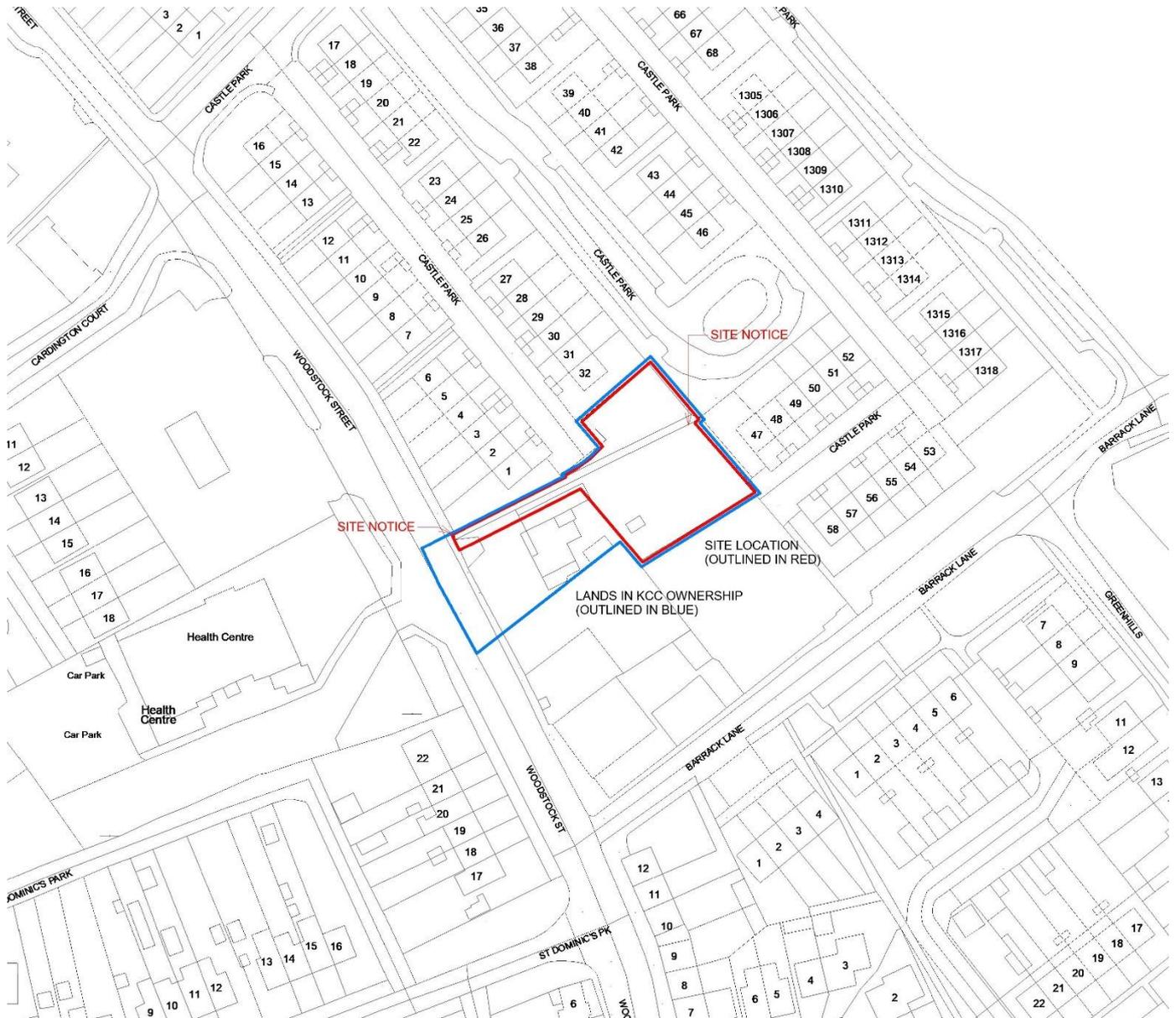




<b>Part 8 No.:</b>	P82022.19	
<b>Project Name:</b>	Capital Housing Infill Housing Glandour House, Woodstock Street, Athy,	
<b>Project Number:</b>	17-378	
<b>Site Location:</b>	Glandour House Woodstock Street, Athy, Co. Kildare.	
<b>Project Description:</b>	<p>The proposed development comprises:</p> <ul style="list-style-type: none"> <li>• A terrace block consisting of 2 no. 1-bed Single Storey dwelling, 2 No. 1-bed Two Storey Apartments, and 1 no. 2-bed Two Storey dwelling.</li> <li>• Demolition and alterations to the existing boundary walls and construction of new boundary walls to the proposed site.</li> <li>• Demolition of existing walls bounding: <ul style="list-style-type: none"> <li>○ Glandour House, including entrance gate wall to Glandour House, and</li> <li>○ Laneway connecting Woodstock Street with Castle Park housing estate.</li> </ul> </li> <li>• Widening of existing lane way and construction of new wall bounding Glandour House Site.</li> <li>• Associated site development works including landscaping, drainage, public lighting, new paths and hard landscaping, ancillary site services and site development works above and below ground.</li> </ul>	
<b>Design Team</b>	Patrick Henderson	A/Senior Executive Architect.
	Gordon Weston	Executive Architect
	Mary Morrissey	Executive Architect
	Noel Shortt	Executive Technician





**Site Details.**

**Site area:** 0.1235 hectares

**Zoning:** Existing / Infill residential

The site is located to the rear of Glandour House and adjacent to Castle Park estate. The site has pedestrian access from the Woodstock Street through an existing widened pedestrian footpath / lane, Car access is through Castle Park to existing roadside car parking which is underutilized.

**Proposed No. of units:** 5 residential units

**Proposed Density:** 42 units per hectare

**Proposed Unit mix:** 5 no. units, 2no. Apartments. and 3no. dwellings  
 2no. x 1 bed apartments / two storey  
 2no. x 1 beds dwellings / single storey  
 1no x 2 bed dwelling / two storey

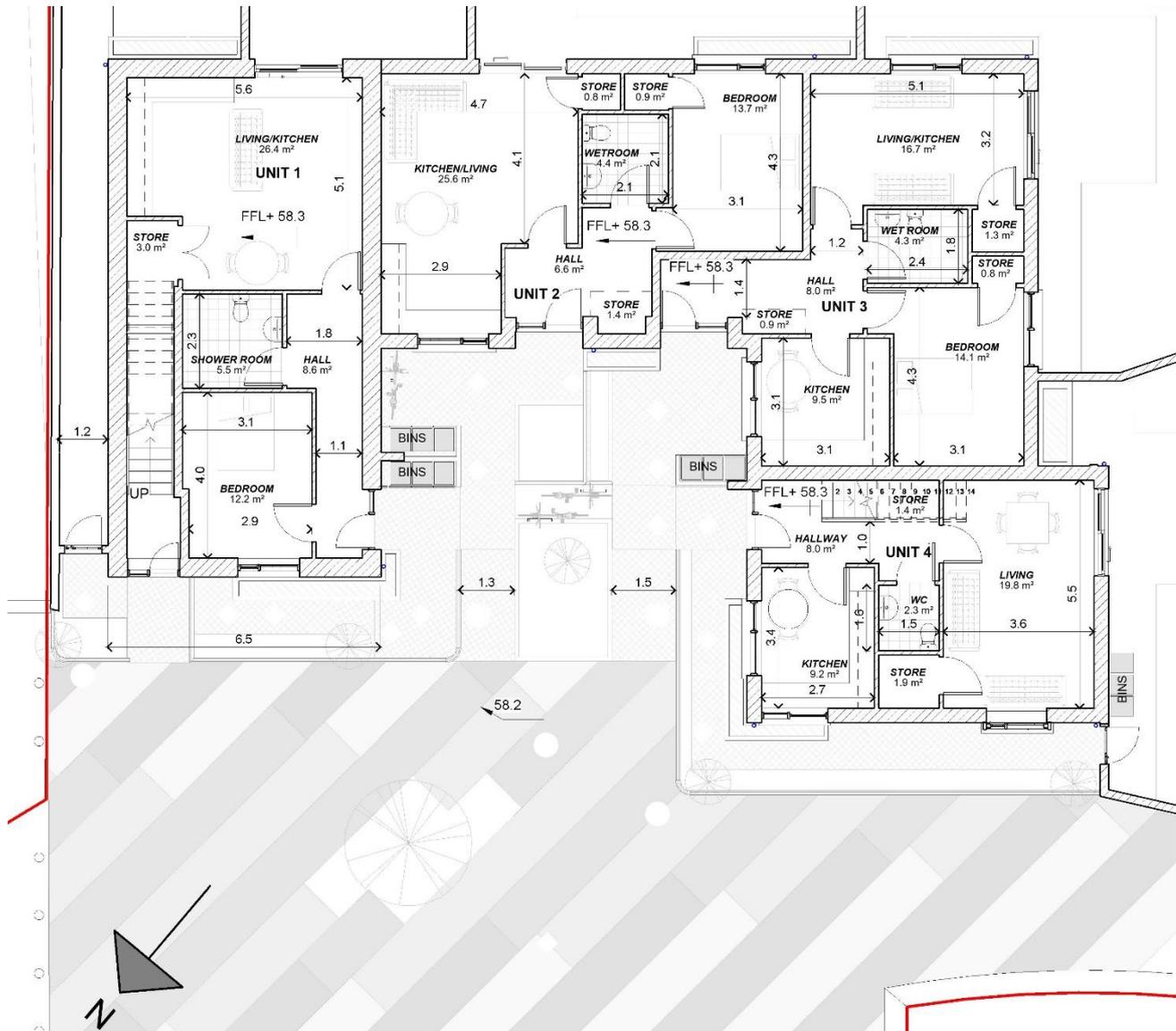
**Proposed Car Parking:**

0 spaces-

Upgrade existing 1 space to a disabled / age friendly accessible space

Units 2, 3, 4 and 5 overlook the existing carparking. The proposed open space is overlooked by the living areas of units 2,4 and 5.

**Typical Units Ground Floor Plan:**



**Unit 1**

Area: 57.5 m<sup>2</sup>  
 Living area: 26.4 m<sup>2</sup>  
 Bedroom: 12.2 m<sup>2</sup>  
 Storage: 3.0 m<sup>2</sup>

**Unit 2**

Area: 55.2 m<sup>2</sup>  
 Living area: 25.6 m<sup>2</sup>  
 Bedrooms: 13.7 m<sup>2</sup>  
 Storage: 3.1 m<sup>2</sup>

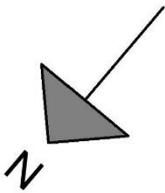
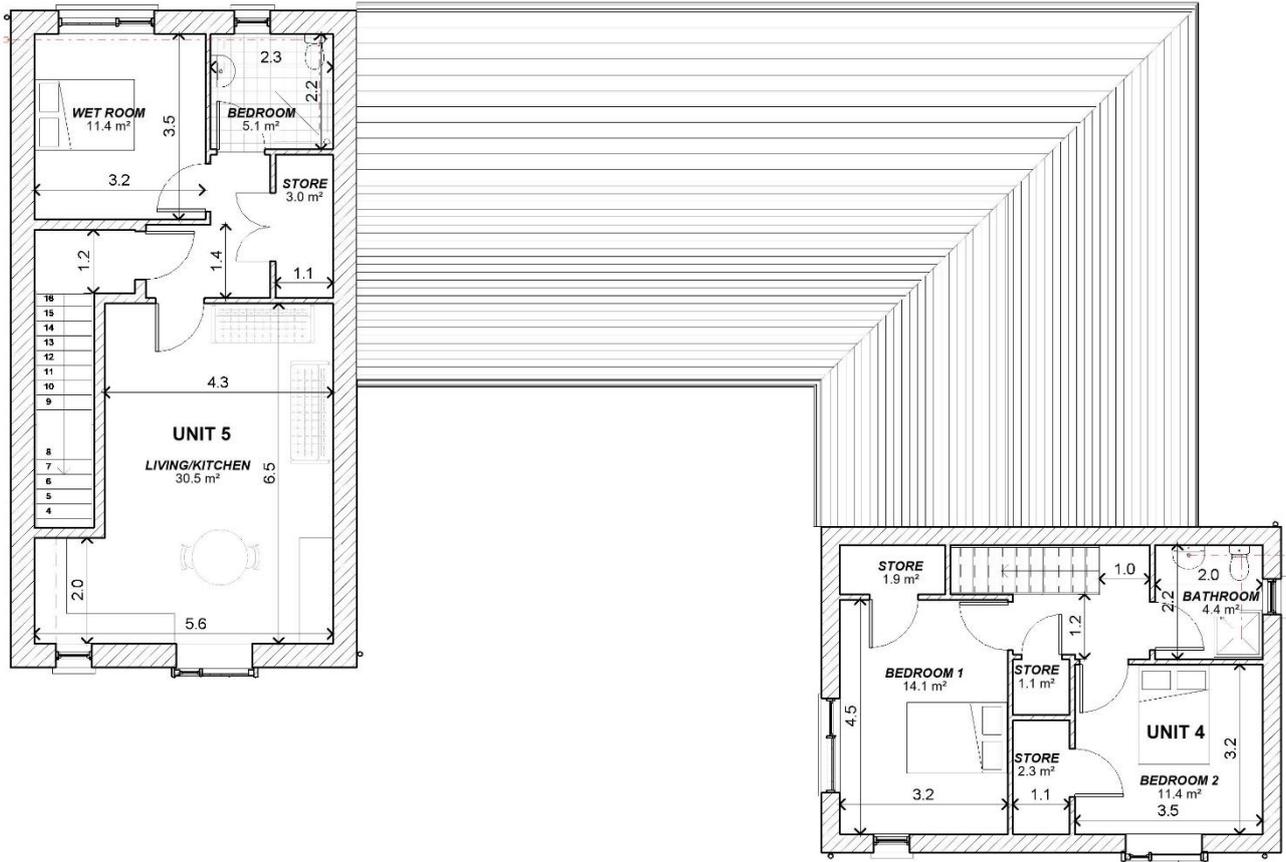
**Unit 3**

Area: 57.5 m<sup>2</sup>  
 Living area: 25.2 m<sup>2</sup>  
 Bedroom: 14.1 m<sup>2</sup>  
 Storage: 3.0 m<sup>2</sup>

**Unit 4**

Area: 87.6 m<sup>2</sup>  
 Living area: 29.0 m<sup>2</sup>  
 Bedrooms: 25.5 m<sup>2</sup>  
 Storage: 7.7 m<sup>2</sup>

**Typical Units First Floor Plan:**



<b>Unit 5</b>	
Area:	56.0 m <sup>2</sup>
Living area:	30.5 m <sup>2</sup>
Bedroom:	11.4 m <sup>2</sup>
Storage:	3.0 m <sup>2</sup>



The units have open plan living dining rooms and wet rooms to facilitate accessibility.

*M. Morrissey*

**Mary Morrissey**  
Executive Architect,  
Architectural Services Dept.,  
Kildare County Council,  
Aras Chill Dara, Devoy Park,  
Co Kildare.