

A2-18

MOLA
Architecture

Feasibility Study

Charlotte Street infill site, Carlow

August 2024

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1.1 Aerial photo

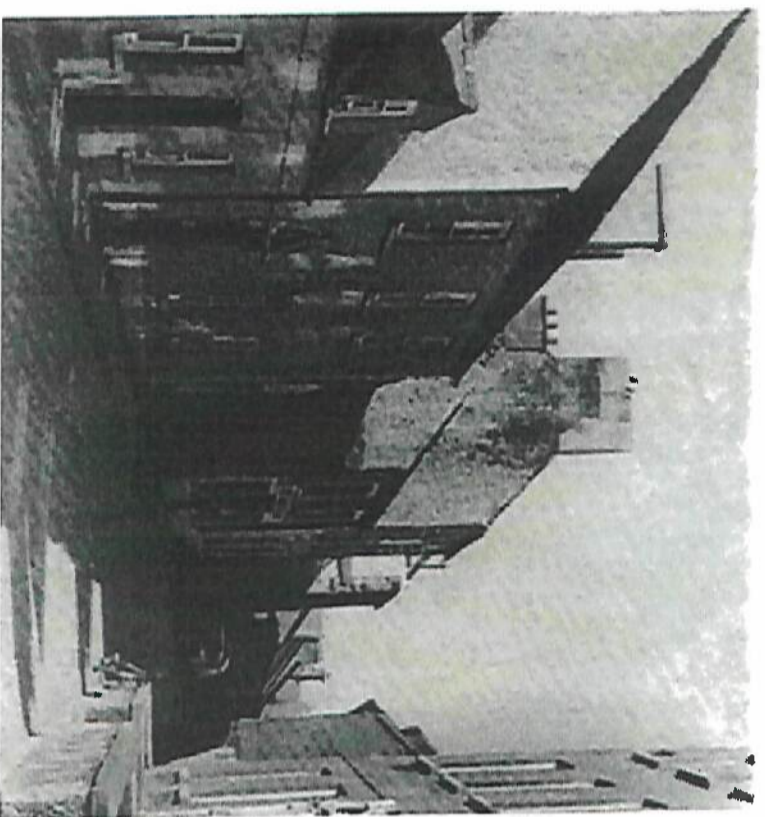
Site area	0.563h
Permitted Density	100 dph
Permitted units	56



Key

- Site boundary
- Other lands in client ownership

1.3 Historical photographs



Brown Street



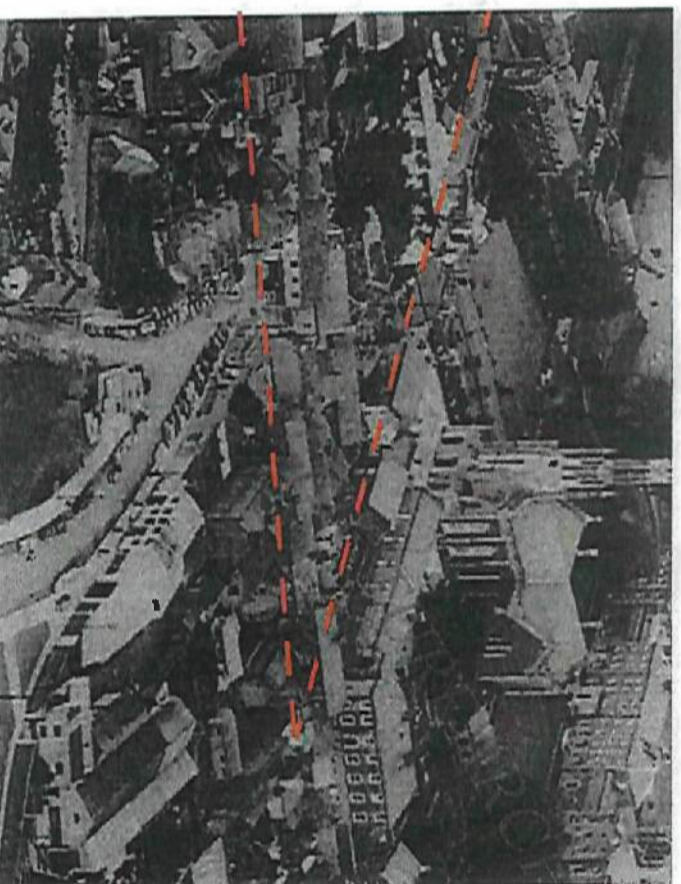
Tullow Street - Ritz Cinema



Tullow Street 1840 - 1932



Charlotte Street 1997

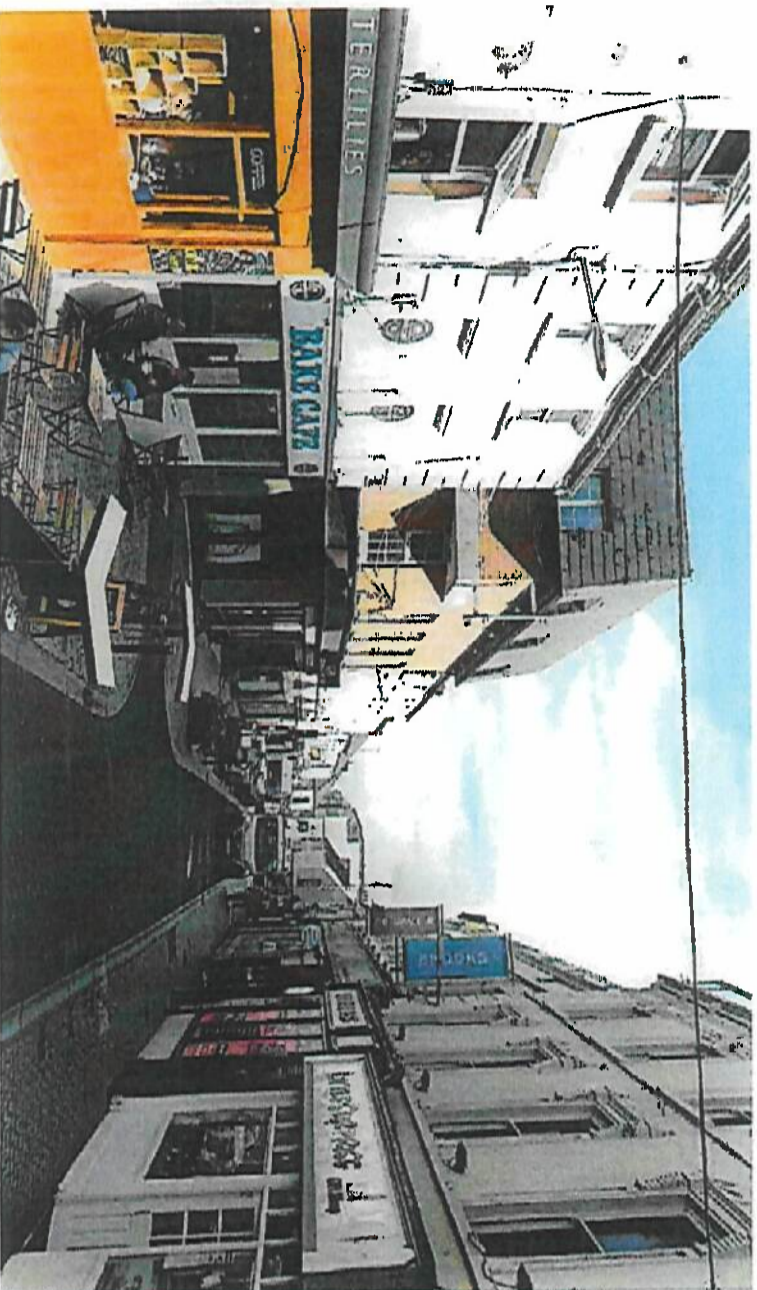


Aerial view of Tullow Street and College Street

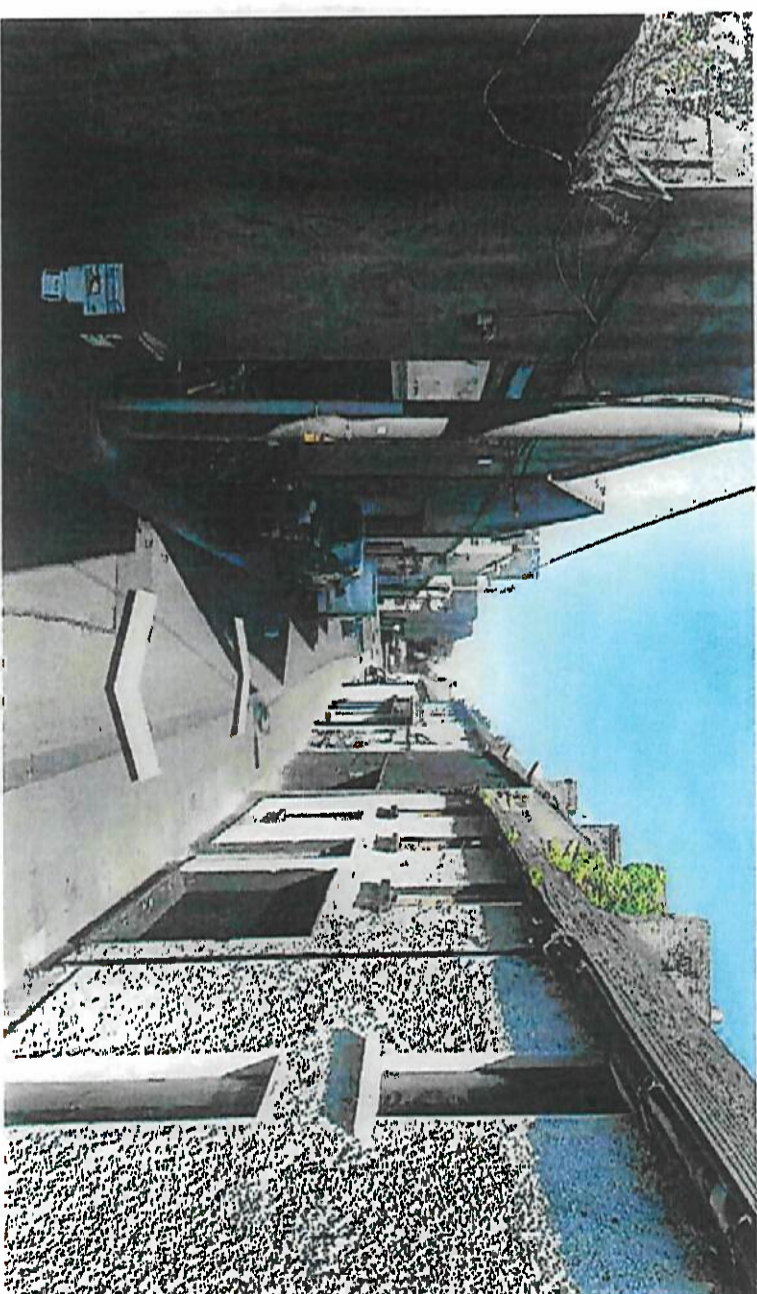


Aerial view of Carlow 1945

1.4 Street views



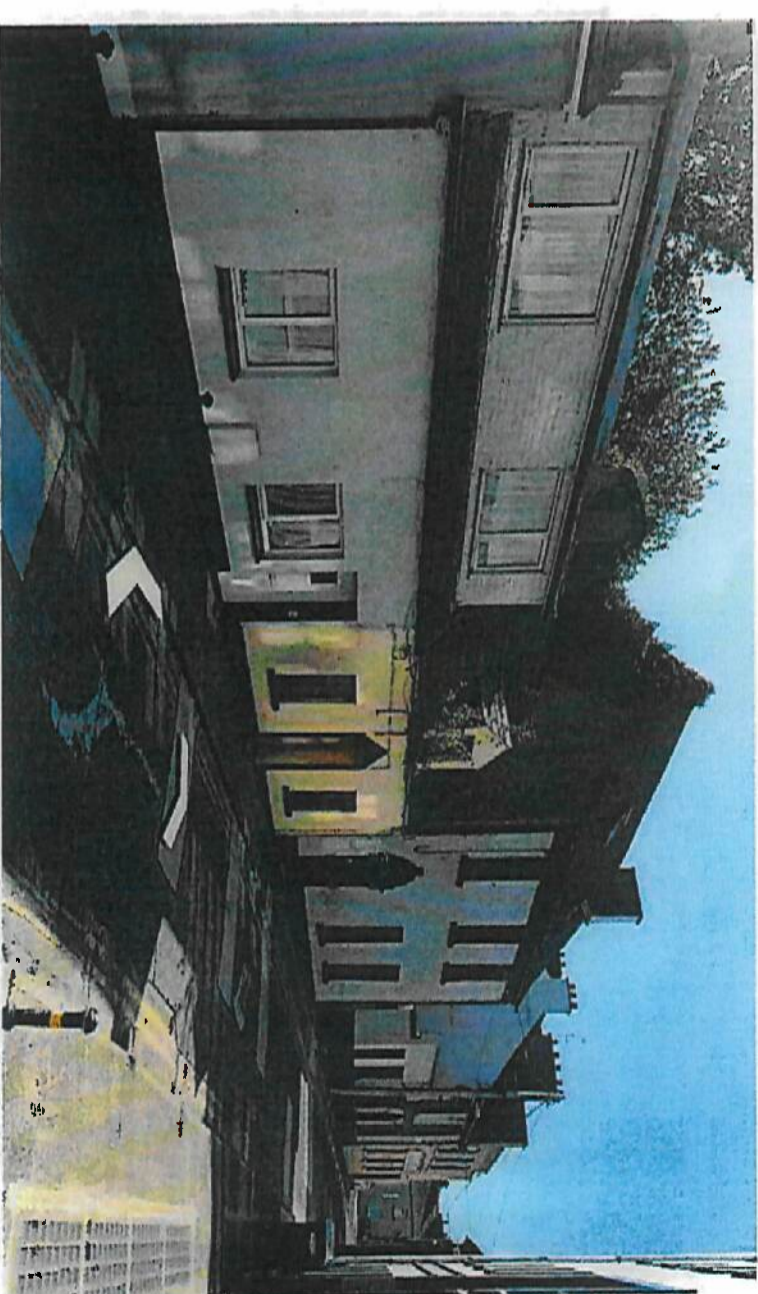
Tullow Street



Charlotte Street



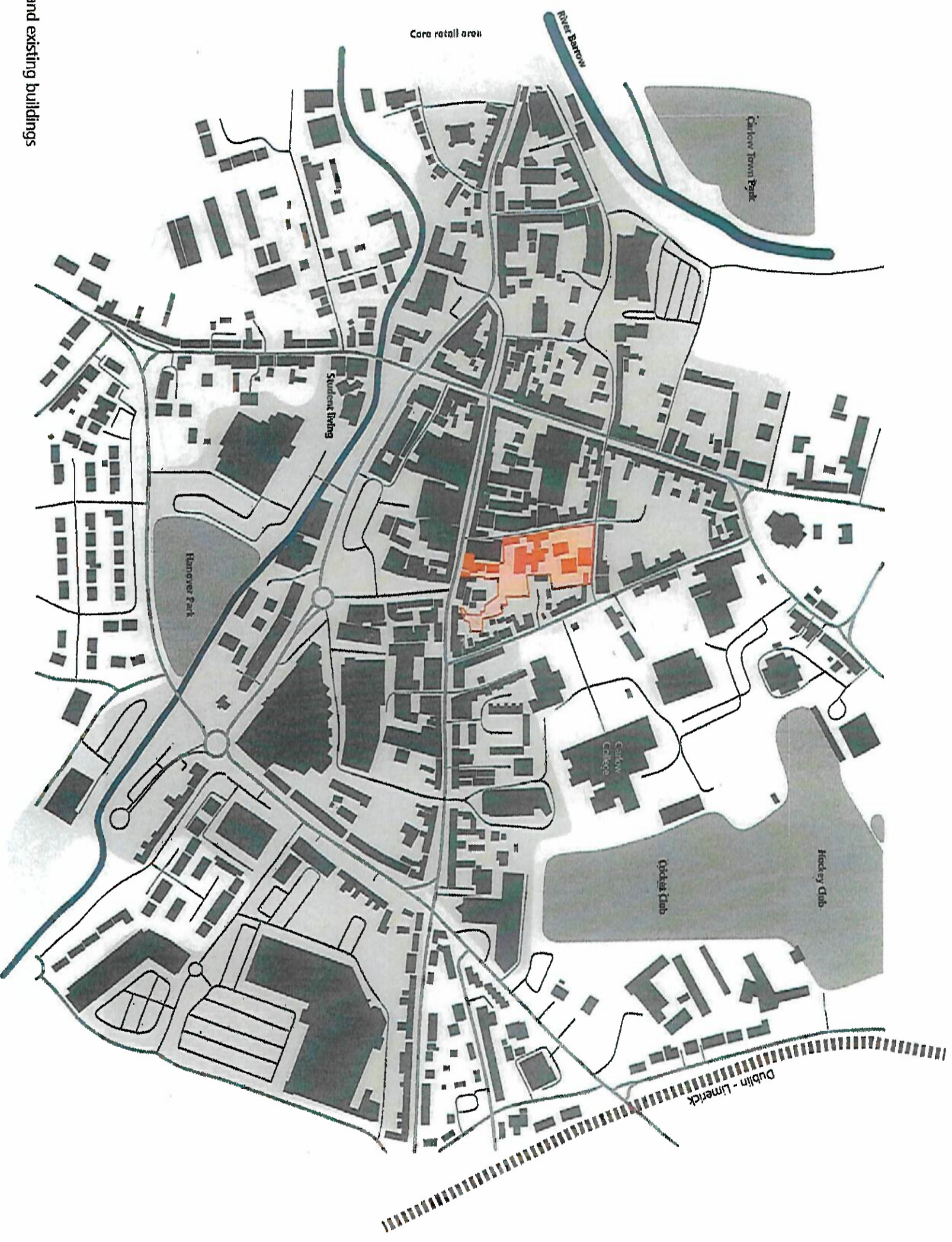
Brown Street



Brown Street

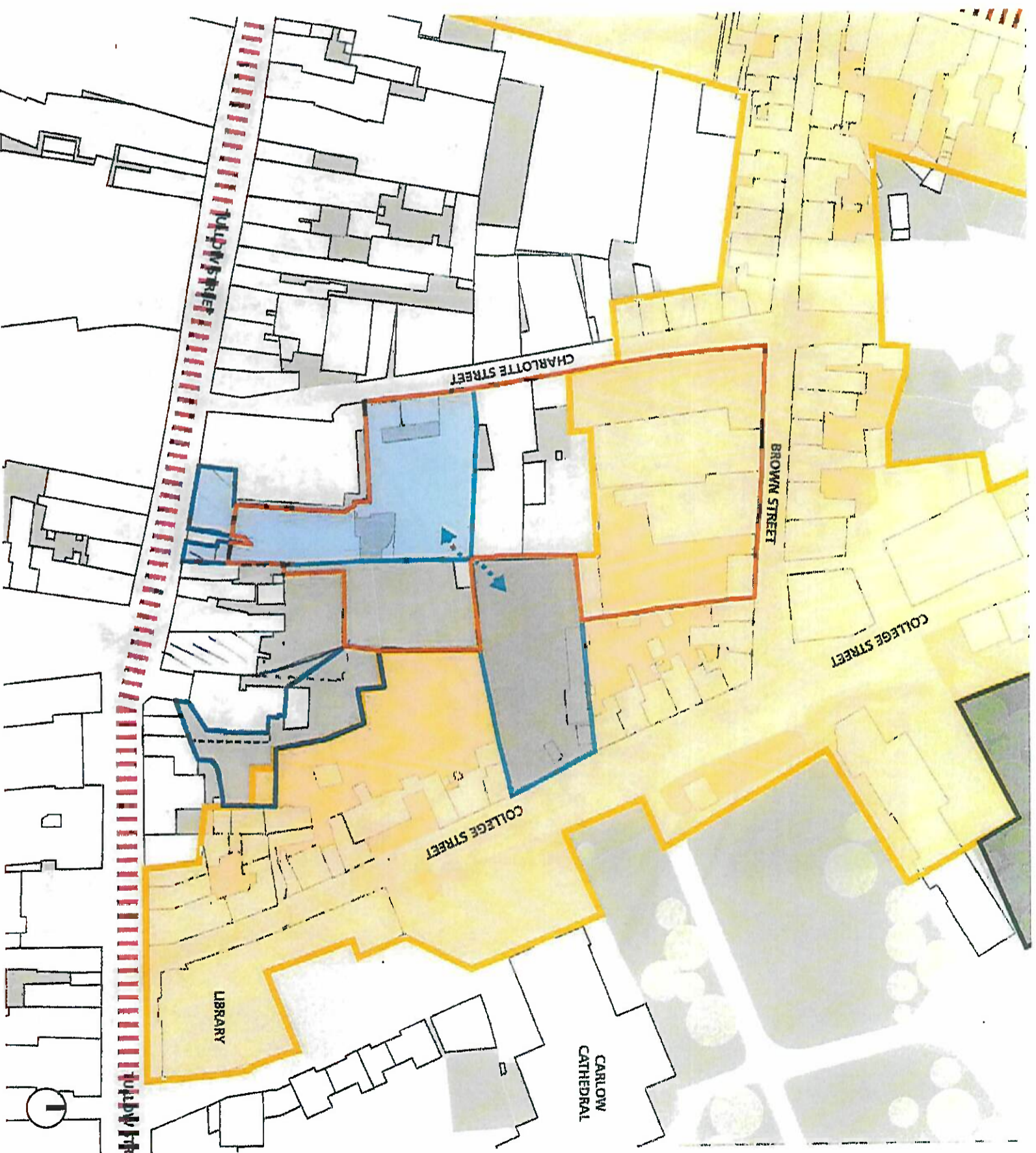
1.5 Wider context

- Site and existing buildings
- Core retail area



1.6 Carlow Development Plan 2022 - 2028

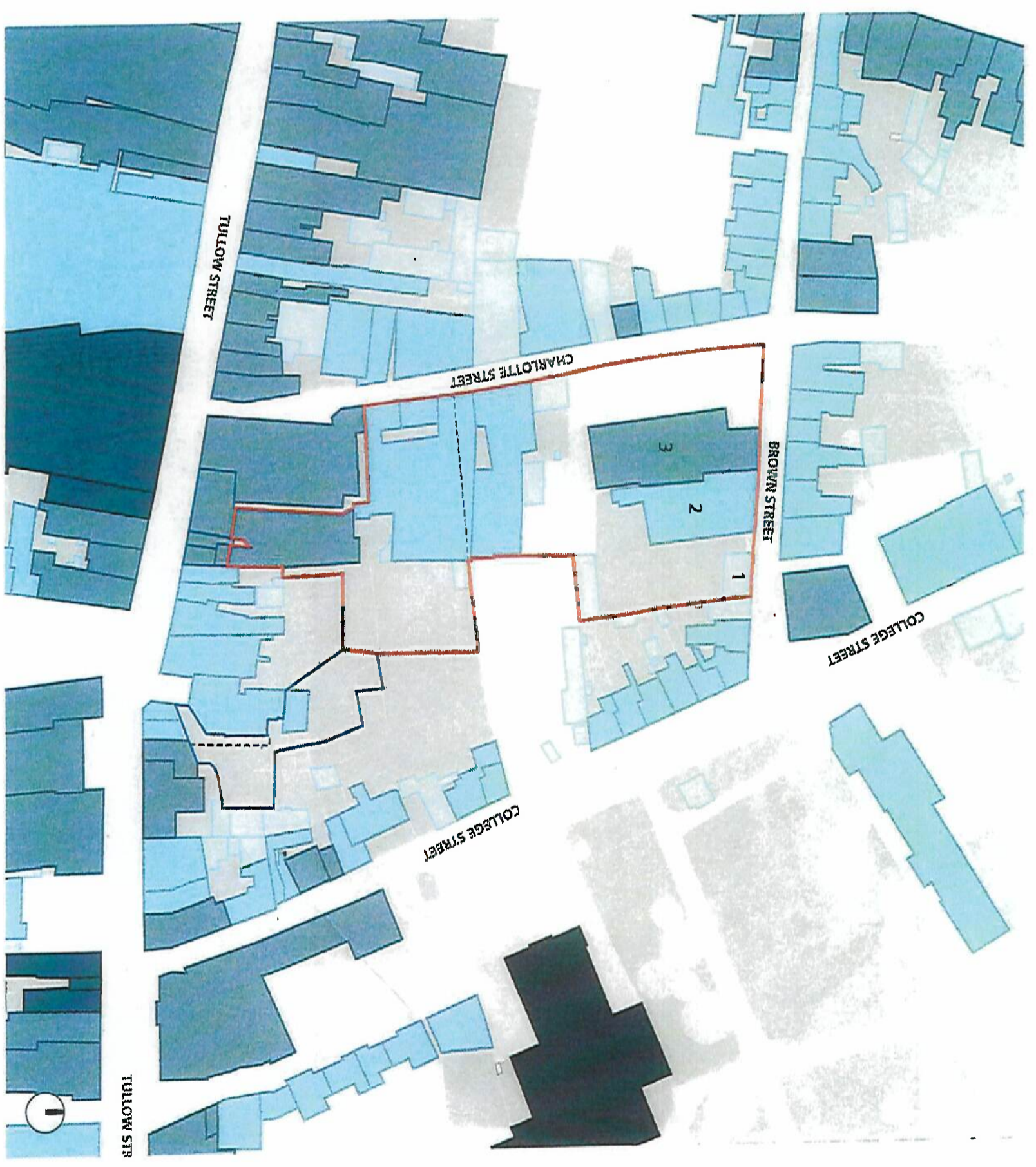
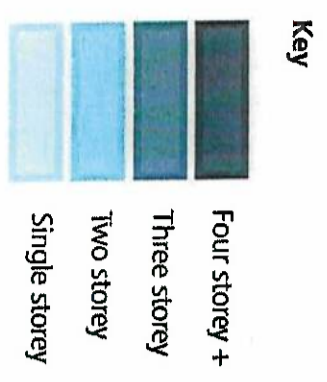
- Key**
- Architectural Conservation Area
 - Settlement Consolidation Sites
 - Regeneration Site
 - Trails of the Saints



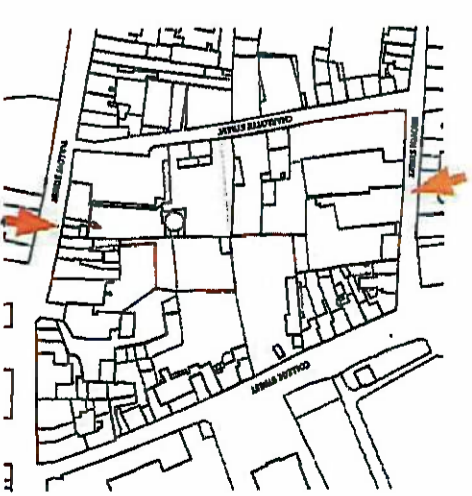
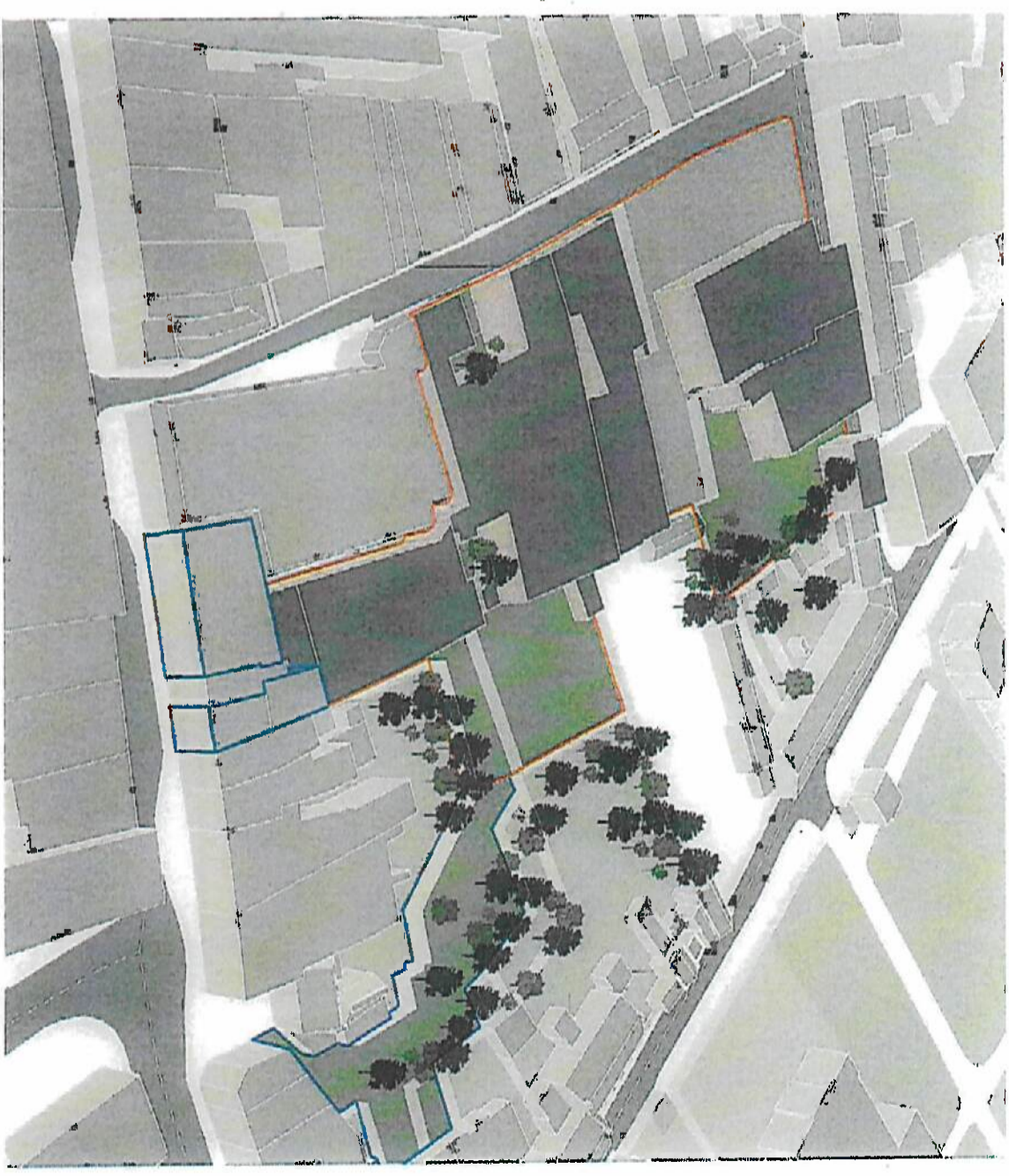
1.8 Connections and routes



1.9 Building heights



1.10 Existing site massing



Section 3:

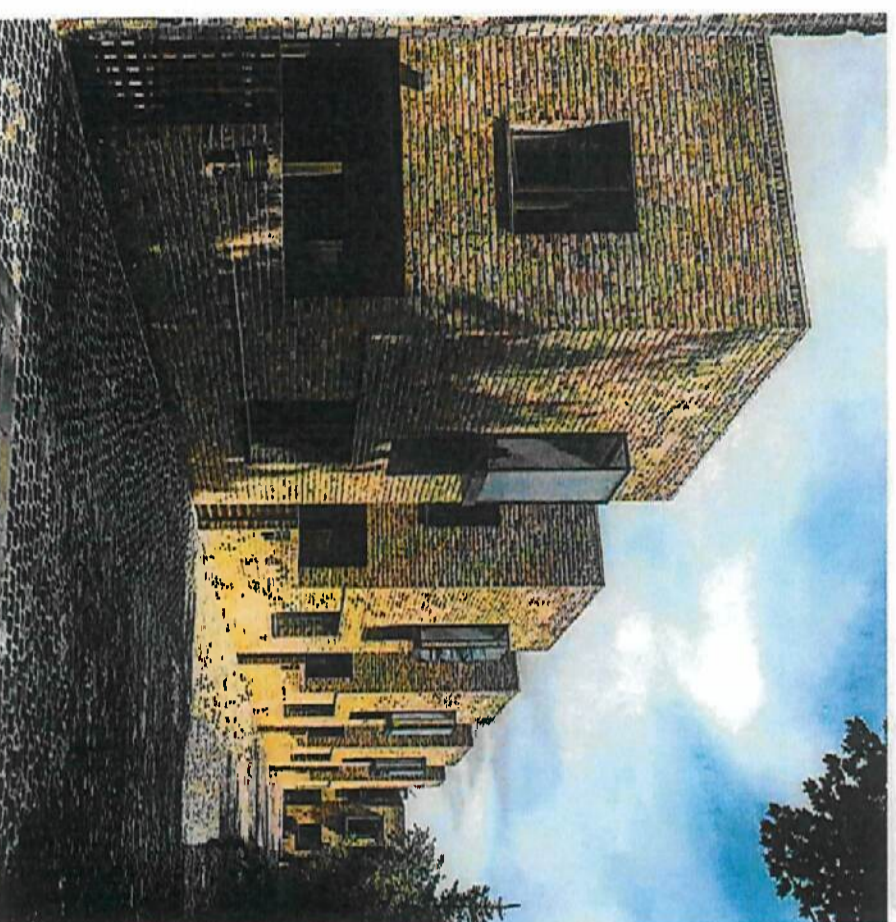
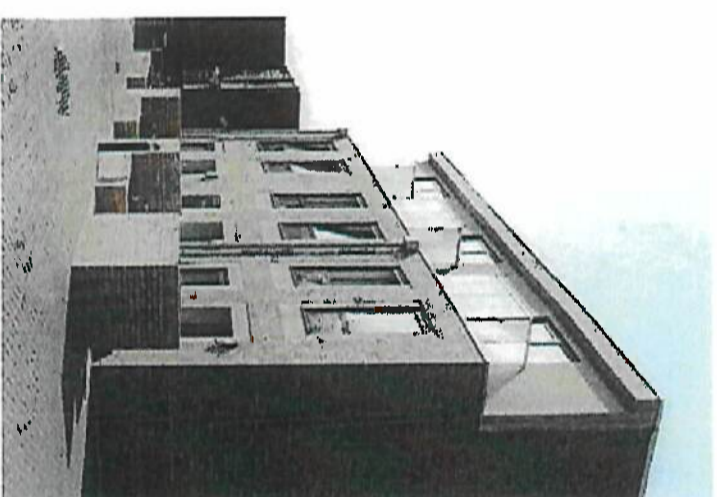
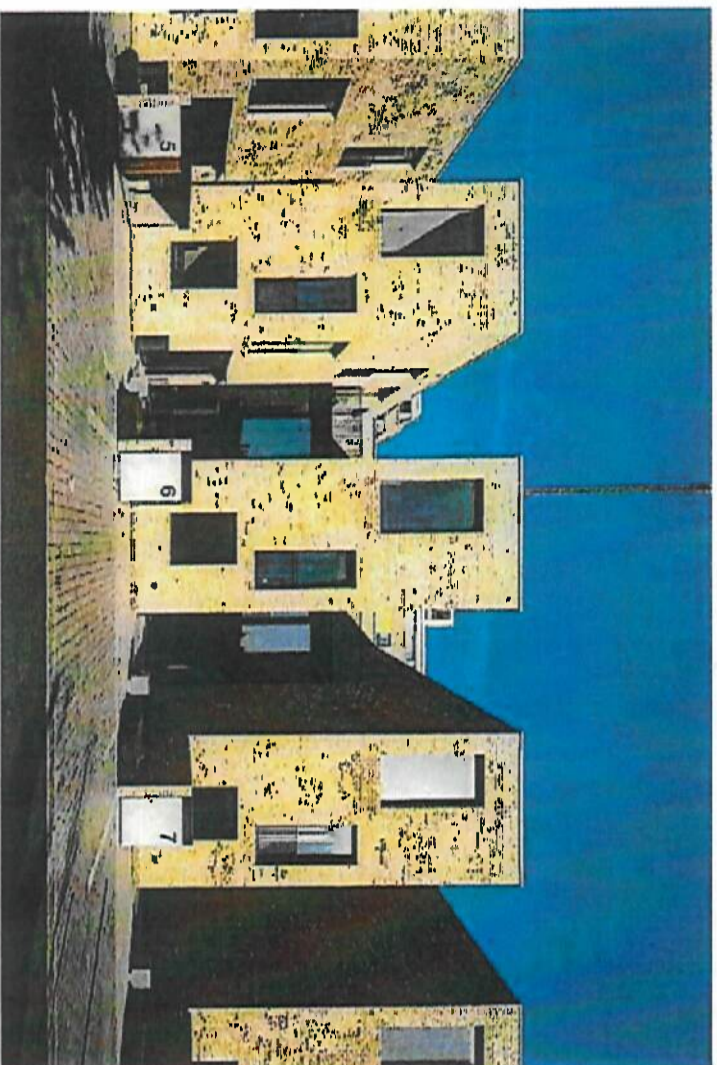
Development Option 3:

High-Density Houses with Apartments

Development Option 3A:

High-Density Houses with Student Accommodation

Precedent Studies: Spine/Courtyard Housing



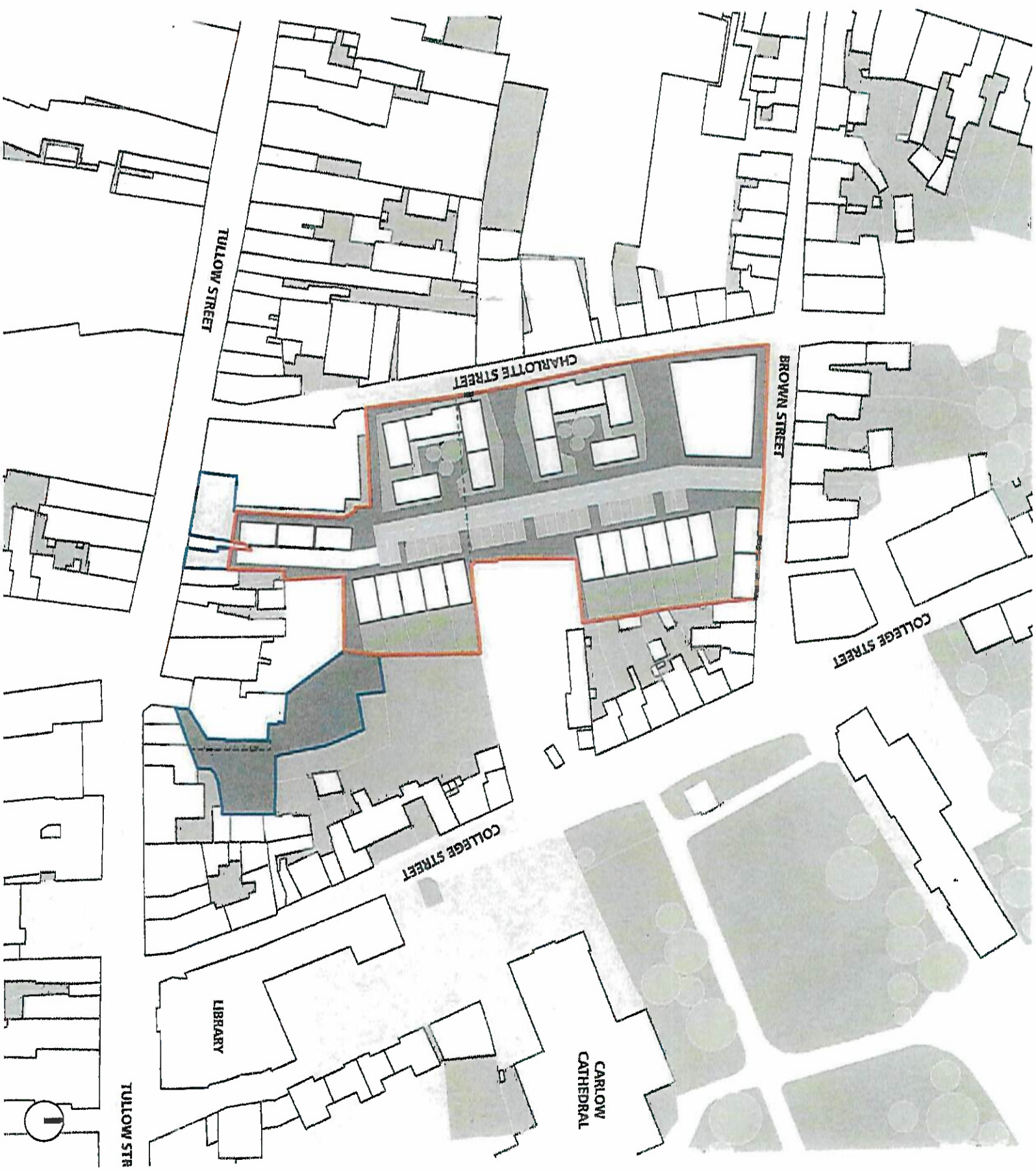
Option 3: High-density houses with apartments/ student accommodation

Option 3

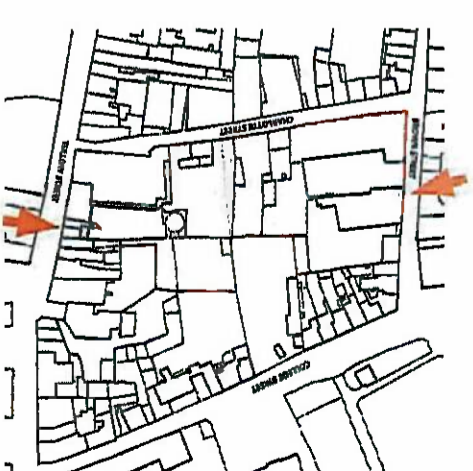
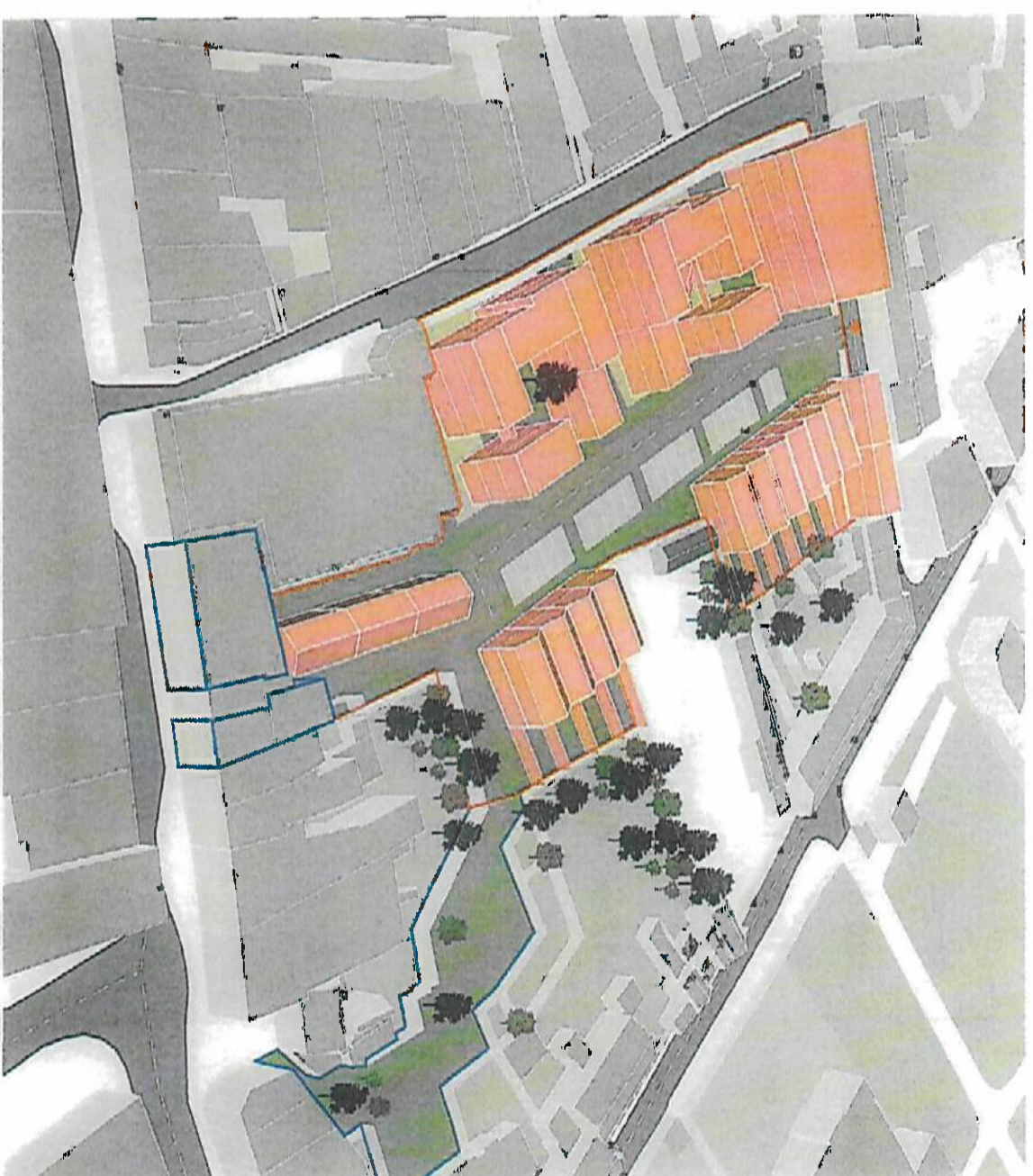
Units	48
Density	100 dph
Unit mix	<ul style="list-style-type: none">• 16 no. Townhouses• 20 no. Own-door apartments• 12 no. Apartments

Option 3A

Units	72
Density	N.A.
Unit mix	<ul style="list-style-type: none">• 16 no. Townhouses• 20 no. Own-door apartments• 36 no. Student study/ bed unit



Option 3: High-density houses with apartments/ student accommodation



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