

Architectural Design Statement

Moneyduff Housing, Oranmore, Co.Galway

On behalf of Arlum Ltd.



Simon J Kelly Architects

REF 2325 **DATE** 04.04.19

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Introduction

This architectural design statement has been prepared in support of a full submission to the Strategic Housing Development process by Arlum Ltd. (the applicant) for a new residential development on lands measuring approximately 8.7 hectares at Oranmore, Co.Galway.

The application is for a development consisting of 212 dwellings consisting of:

74 No.4 Bedroom Houses

70 No.3 Bed Houses

12 No.2 Bed Houses

56 No.2 Bed own door duplexes

The development also includes a one storey childcare facility; associated car parking; surface water attenuation, landscaping and all associated site development works.

The proposed development is situated in a unique context, adjacent to the Galway Bay Complex Proposed Natural Heritage Area and Special Area of Conservation (000268) and the remains of a castle (GA095-084).

The scheme has been developed through the initial design process and following consultation with Galway County Council.

The purpose of this design report is to describe the development in detail including information relating to the context, various design concerns design (eg. Layout and materials), and access.

The report is divided into the following sections:

Section 1. Site Context and Description,

Section 2. Site Analysis and Regulatory Considerations,

Section 3. Design Statement / Site Strategy,

Section 4. Design Statement / Architectural Language and Landscape,

Section 5. Views.

Section 3 and 4 are structured in relation to the 12 key criteria set out in the Urban Design Manual – A Best Practice Guide 2009. These relate to:

Section 3. Design Statement / Site Strategy

Context

How does the development respond to its surroundings?

Connections

How well connected is the new neighbourhood?

Inclusivity

How easily can people use and access the development?

Variety

How does the development promote a good mix of activities?

Efficiency

How does the development make appropriate use of resources, including land?

Section 4. Design Statement / Architectural Language and Landscape

Distinctiveness

How do the proposals create a sense of place?

Layout

How does the proposal create people friendly streets and spaces?

Public Realm

How safe, secure and enjoyable are the public areas?

Adaptability

How will the buildings cope with change?

Privacy and Amenity

How does the scheme provide a decent standard of amenity?

Parking

How will the parking be secure and attractive?

Detailed Design

How well thought through is the detailed building and landscape design?

The Design Team

Client	Arlum Ltd
Architect	Simon J Kelly Architects
Civil, Structural, and Traffic Engineering	Tobin Consulting Engineers
Planning and Environmental consultants	McCarthy Keville O'Sullivan
Landscape Architects	Cunnane Stratton Reynolds
Archaeology	Richard Crumlish
Flood Risk Assessment	Hydro Environmental
Services and Public Lighting	Tobin Consulting Engineers

Section 1. Site Context and Description

1.1. Site / Wider Context

Wider context - employment hubs and transport

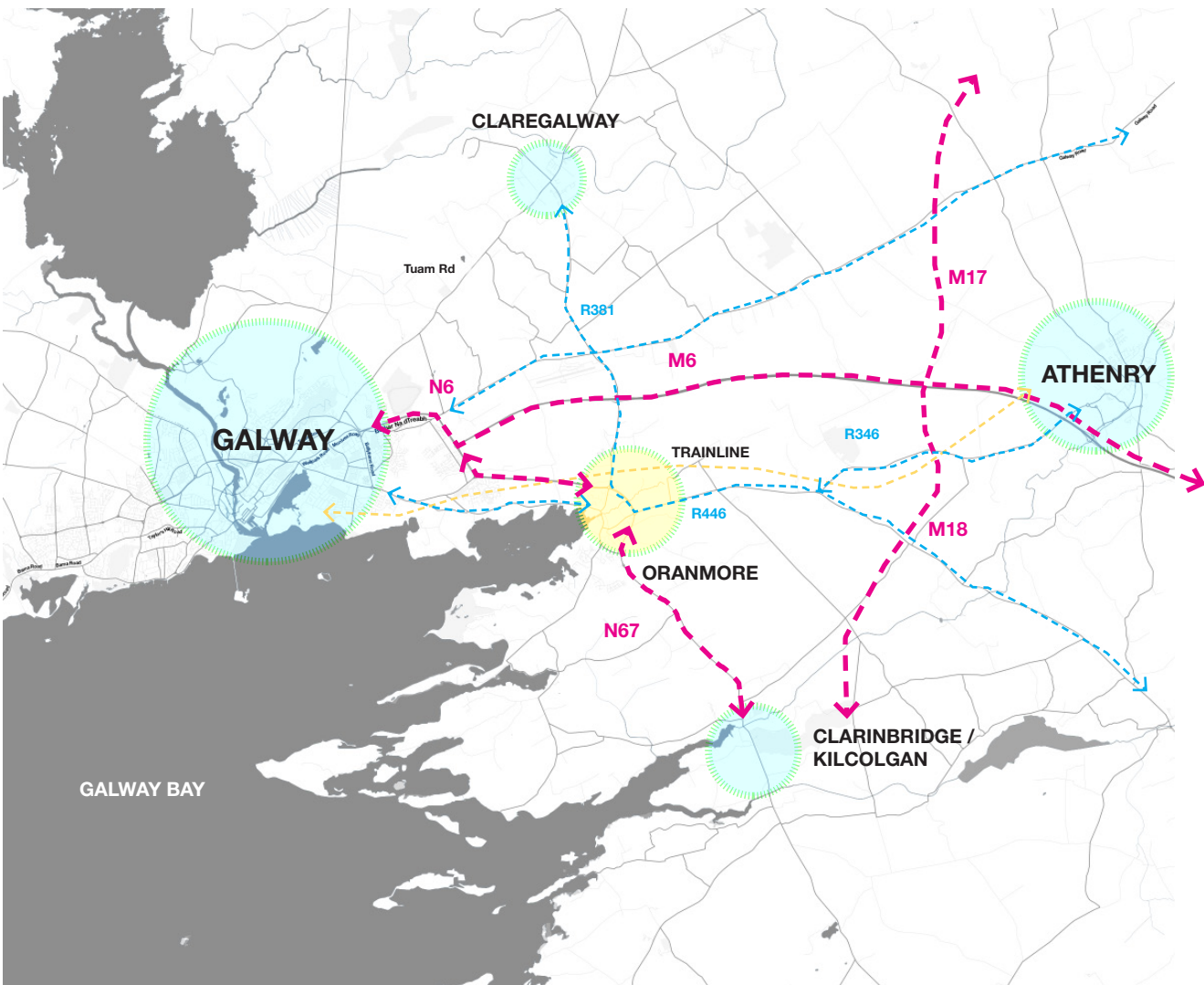


Fig. 1. Employment hubs within a 15km radius



1.2. Site / Local Context

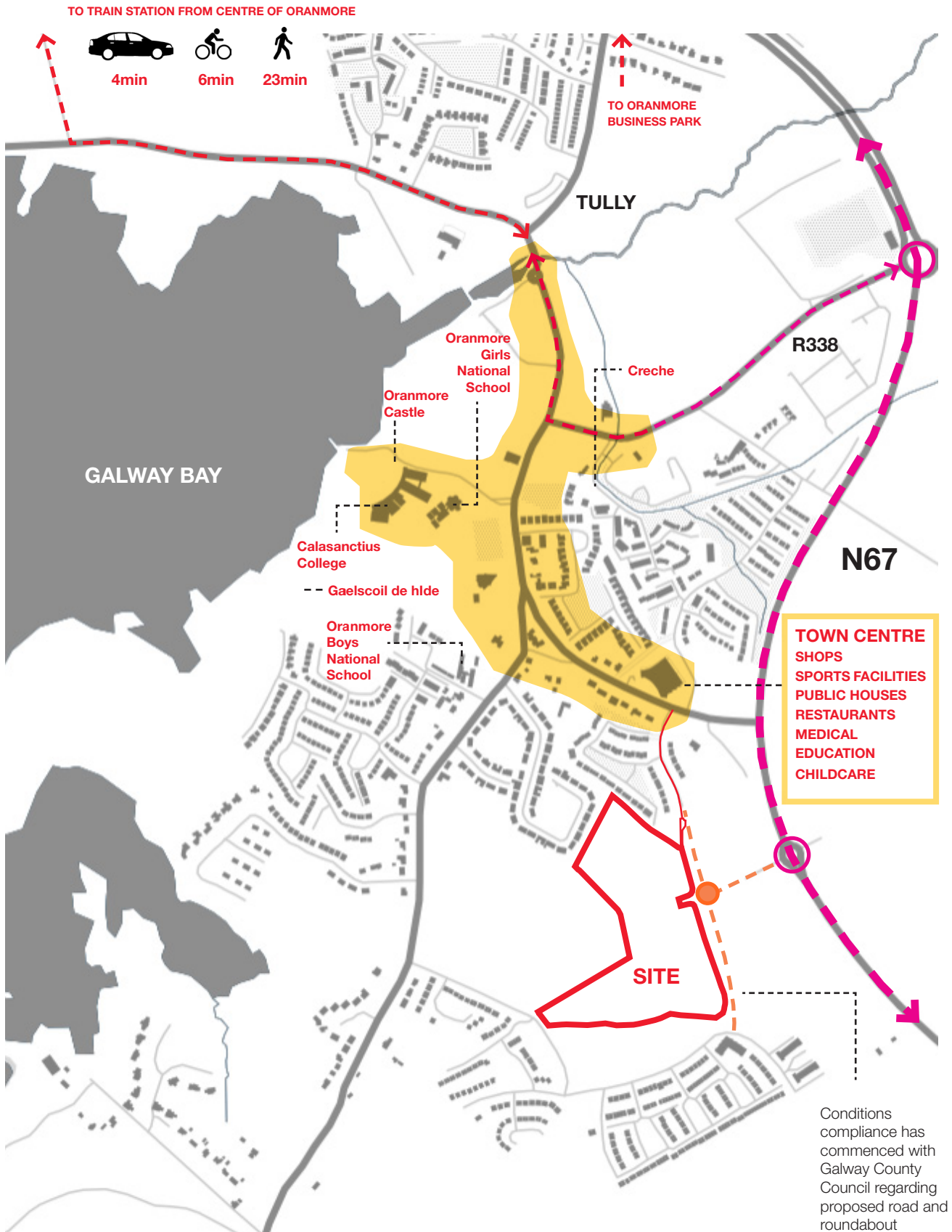


Fig. 2. Local Amenities / Transport connections



1.3. Site / Development

Development of Oranmore

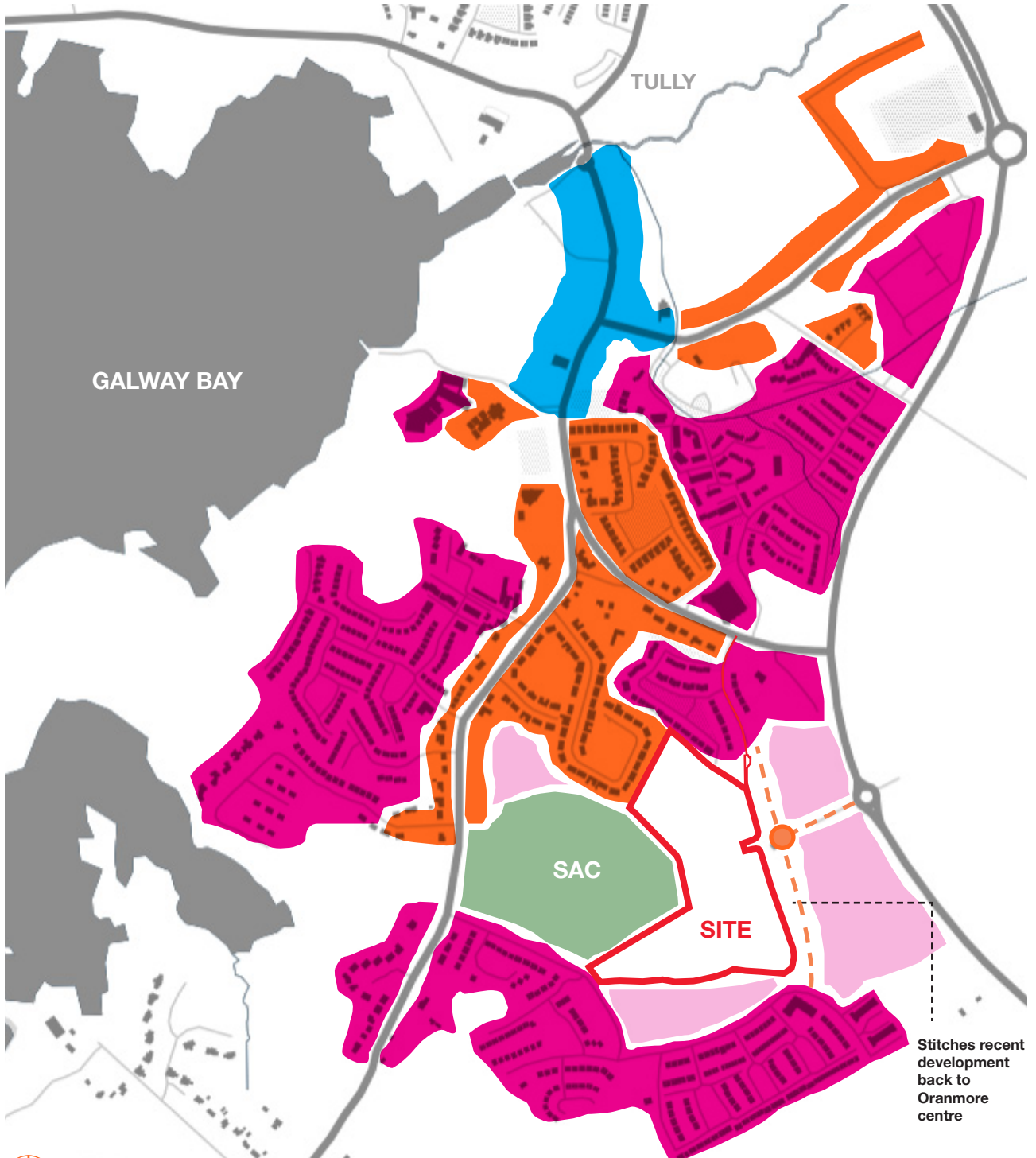


Fig. 3. Historical development of Oranmore

1829-31
ORIGINAL VILLAGE

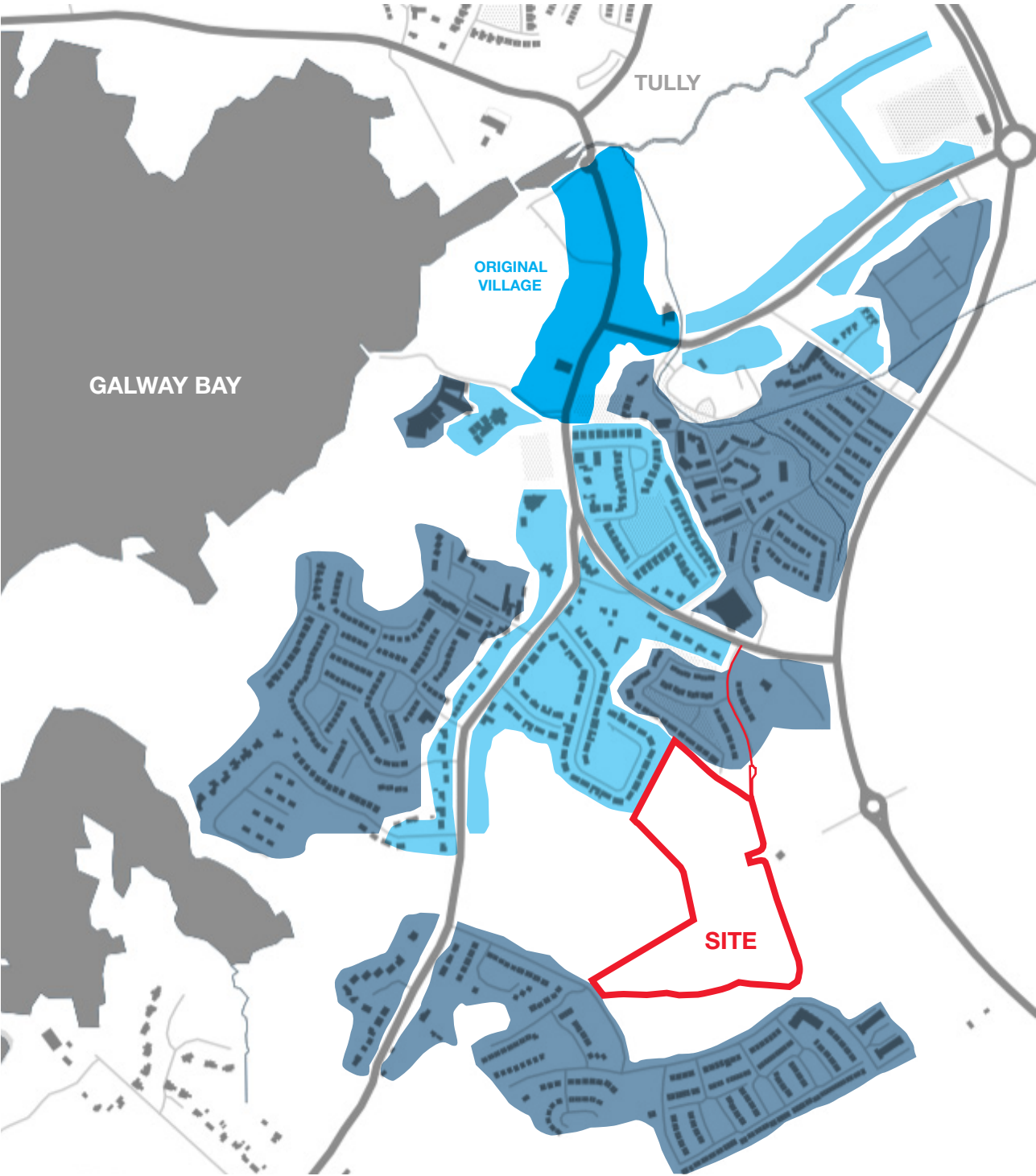
1931-95
INITIAL VILLAGE EXPANSION (20TH CENTURY)

1995-2018
RECENT EXPANSION

FUTURE
Developments with planning permission

1.4. Site / Local Density

Development of Oranmore



< 12 DWELLINGS / HA* **12-25 DWELLINGS / HA*** **31 DWELLINGS / HA PROPOSED**

Fig. 4. Local housing densities* - Existing and Proposed (*Approximate)



1.5. Site / Context



Fig. 5. Aerial photo of site and context

 Site boundary



Section 2. Site Analysis and Regulatory Considerations

2.1. The Development Site

The site measures approximately 8.7 hectares and is located to the south east of the town core of Oranmore (approximately 500 metres from town centre). The site consists of a green field of previous agricultural use, with evidence of previous site clearance and levelling apparent (Refer to photos on following pages).

The development site is to be accessed from the existing roundabout constructed on the N67 road. To the west of the development site is the site of a proposed hotel and 161 dwelling housing development (granted 1st December 2010, planning ref. PL 07.237219 / P09/1925) which is not yet constructed. Included in the application is the provision of an access road from the existing roundabout on the N67 and the provision of the north - south road which straddles the boundary between the site of this application and the site to the east.

An agreement is in place between the applicant, Arlum Ltd, and the adjoining owner, Roykeel Ltd, in relation to the construction of the access road from the existing roundabout, the north-south road and the proposed roundabout where the two proposed roads meet.

Arlum Ltd (acting on behalf of Roykeel Ltd) have commenced conditions compliance with Galway County Council in relation to all roads related conditions included in the grant of permission associated with ABP Ref PL 07.237219 / GCC PI Ref P09/1925) which was extended by GCC PI Ref 15/1334. Galway County Council, in correspondence dated 21st June 2018, have confirmed that the Planning Authority is satisfied that the documents submitted with respect to Condition No. 4 and Condition No. 10 under ABP Ref PL07.237219 is in compliance with the provisions of the conditions. Please see Appendix D(2) of the Planning Report-Statement of Consistency of the for a copy of the correspondence. Accordingly, if the Board are minded to grant the proposed development, Arlum Ltd can submit a Commencement Notice and commence construction of the permitted North-South Link Road to provide access to the application site.

The access road, north-south road and footpath will provide pedestrian and vehicle access to the immediate vicinity and N67.

To the south of the development site is the site of another proposed 61 dwelling housing development (granted 25th July 2016, planning ref. PL07.246315 / P15/1107).

The development site is adjoined by lands also in the ownership of the applicant which are part of the Galway Bay Complex Proposed Natural Heritage Area and Special Area of Conservation (000268). To the north of the development site are existing housing developments, Beech Park and Coill Clocha.

There are historic castle tower remains (GA 095-084) within the development site which are to be protected via an exclusion zone and will be incorporated within the public open space. Views to the castle mound from the north west are also to be maintained.

The site is adjacent to land affected by flooding, however the development is situated wholly outside of flood risk areas as shown in Fig.7. and Fig.9.



— Site boundary



Fig. 6. Oranmore town aerial image (site shown in red)



Fig. 7. Site Constraints and Opportunities

- Site boundary
- - - Residential Zoning line?
- - - Proposed housing developments with planning permission
- - - Land available for development following consideration of constraints



Fig. 8. View looking north from south east corner of the site

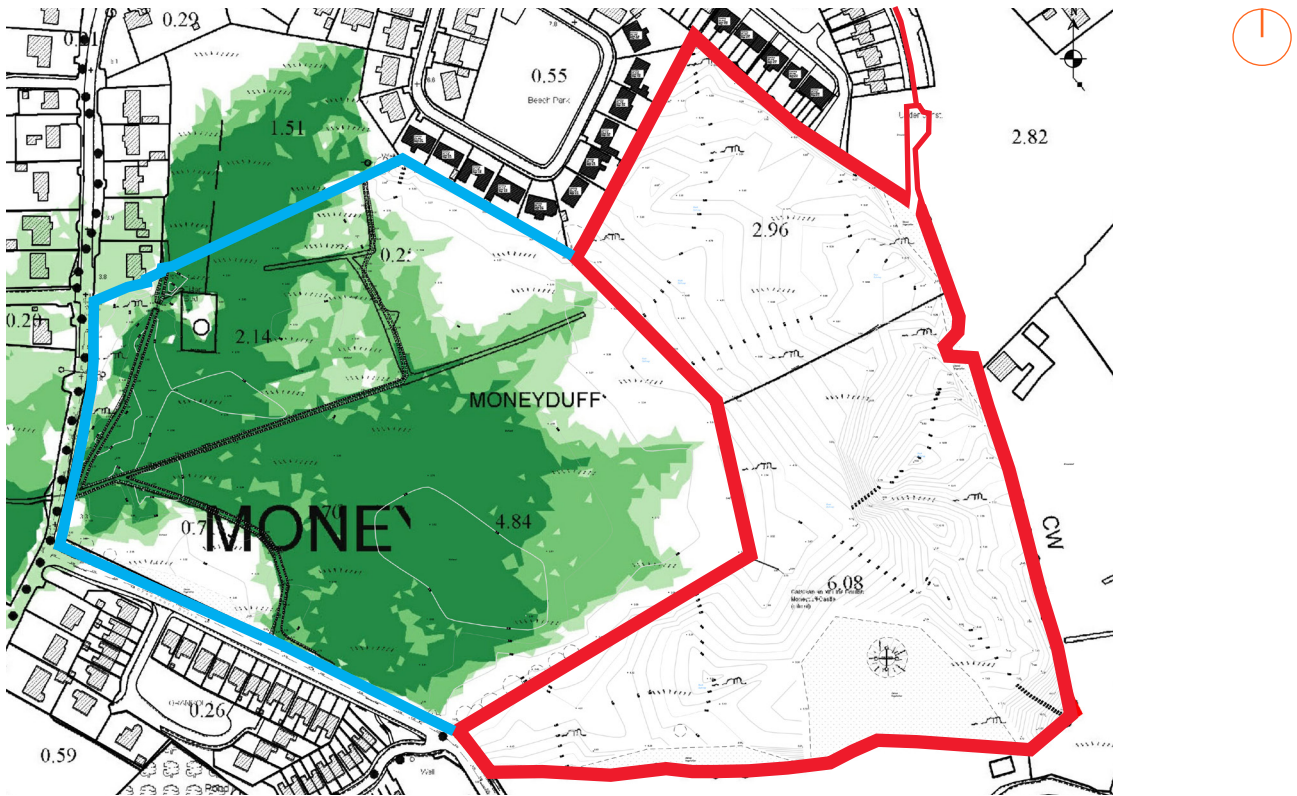
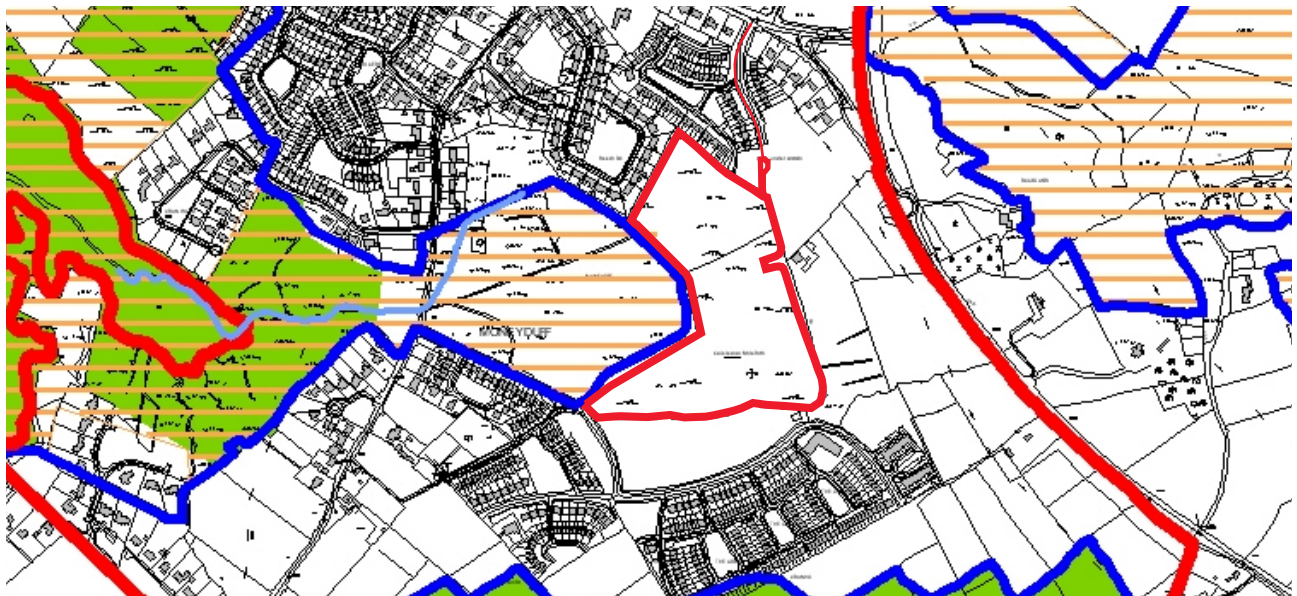


Fig. 9. CFRAM Flood Map

- Extent of applicant ownership
- Site boundary
- 10% AEP Tidal Extent
- 0.5% AEP Tidal Extent
- 0.1% AEP Tidal Extent



- Local Area Plan Boundary
- Site boundary
- ▨ SAC - Special Area of Conservation
- SPA - Special Protection Area
- pNHA - Proposed Natural Heritage Area
- Rivers and Streams

Fig. 10. Oranmore LAP (2012-2018), Map 4 - Designated Sites

2.2. Site Photos



Fig. 11. Looking north west from south east corner of site



Fig. 12. Looking north from south east corner of site



Fig. 13. Looking towards Galway bay from north east corner of site



Fig. 14. Looking south along eastern boundary wall



Fig. 15. Looking west from site of castle ruin



Fig. 16. Looking west from site of castle ruin

2.3. Land use Zoning

The Oranmore Local Area Plan 2012 to 2018 identifies two different zonings of the development site. The main part of the site is zoned Residential Phase 1, and a portion of the site adjoining the SAC is Zoned Open Space / Recreation & Amenity.

The development proposal includes for landscaping improvements to the Open Space / Recreation & Amenity lands to form a buffer zone to the SAC lands.

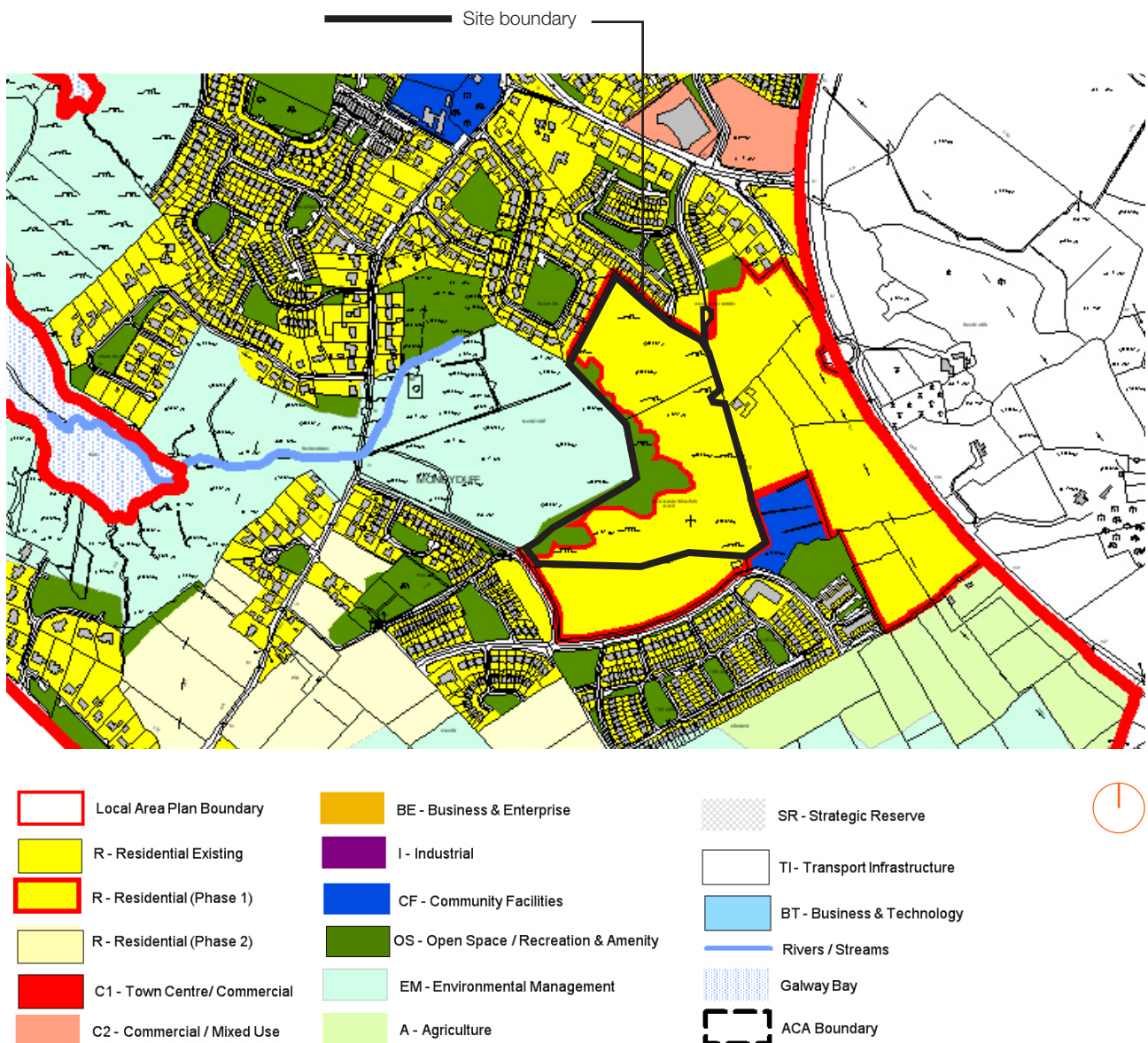


Fig.17. Oranmore LAP Plan 2012 to 2018 Map 1A Land Use Zoning - extract

2.4. Planning Context

Through the Oranmore Local Area Plan 2012 to 2022 the development is subject to a number of criteria with which it is required to comply:

Requirement	%	Provided	
Public open space	15%	Open Space Zoned Recreational / Amenity	10080 m ²
		Open Space within Residential zoned land	15245 m ²
		Exclusion Zone around castle	2226 m ²
		Open Space - (excluding RA zoned lands)	17.64 %
		Open Space - (including RA zoned lands)	29.30 %
		Open space - (excluding RA zoned lands and castle exclusion zone)	15.06 %
		Total Open Space	25,325 m ²
Plot ratio	0.1 to 1.0	0.37 (excluding future possible attic conversions) 0.41 (including future possible attic conversions) <i>(Net developable area)</i>	
Site coverage	50 % maximum	21.38 % <i>(Net developable area)</i>	
Density Medium to Low	15 to 35 dwellings per hectare	31 dwellings per hectare <i>(excluding castle exclusion zone and 'Open Space / Recreation and Amenity' zoned lands)</i>	

Fig.18. Table showing development criteria

2.5. Statement of Compliance with Guidance on Housing Design and Urban Design Standards

The development 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 2015.

Quality Housing for Sustainable Communities.

Design Manual for Urban Roads and Streets.

Urban Design Manual - A Best Practice Guide May 2009.

Galway County Development Plan 2015 to 2021.

Oranmore Local Area Plan 2012 to 2022.

Galway Clustered Housing Guidelines.

Compliance with Quality Housing for Sustainable Communities is demonstrated in Appendix A showing each dwelling, the associated house type, provided accommodation areas and minimum standards.

2.6. Existing Buildings / Structures

There are no existing buildings or structures on the development site other than the previously mentioned castle remains.

2.7. Site Constraints and Opportunities Informing Design

The castle remains and the surrounding protected exclusion zone provide a focus point to the development, but also, in conjunction with the site geometry around the Special Area of Conservation and Open Space / Recreation & Amenity zoned lands, constrains the developable area of the proposed site with a number of 'pinch points' limiting the site width. These considerations have impacted the house / ha ratio as indicated in Section 1.1 and Fig. 4. (Site Constraints and Opportunities).

2.8. Existing Adjacent Uses

Existing adjacent uses are primarily low density residential in nature and consist of housing stock constructed during recent years. These consist of Coil Clocha to the north; Beech Park to the north west ; and Oranhill Road / Drive to the south. The character of the built environment is therefore primarily suburban in character, consisting of mostly 2-storey dwellings with small amount of 3-storey apartment provision at Oranhill Drive.

The Galway Bay Complex Proposed Natural Heritage Area and Special Area of Conservation (000268) defines the western edge of the site, whilst agricultural use defines the east.

2.9. Universal Design Statement

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

Site Access Strategy

The design of the scheme has been developed to create mixed and inclusive neighbourhoods. The road routes and levels work with existing levels to ensure that every road and path gradient is less than 1:20. Amenity areas and public open space are situated across the site and all are passively overlooked.

Approach to Dwellings

All access roads have been designed to have a gradient of less than 1:20. Semi-detached and detached dwellings have on-curtilage parking directly to the front of each dwelling. Terraced houses and duplex apartments have shared parking areas either in front of the dwellings being served or immediately adjacent to them.

Access to Dwellings

All dwellings being designed to TGD Part M Section 3.3 have a minimum clear opening width of 800 mm and have a minimum level clearance of 1.2 m by 1.2 m at all front doors.

Circulation within Dwellings

Each dwelling has been designed to be fully compliant with TGD Part M Section 3. A visitable WC is provided to all dwellings at entrance levels associated with habitable rooms. All corridors and access to habitable rooms are designed to have access widths exceeding the requirements of TGD Part M Section 3.

Section 3. Design Statement / Site Strategy

3.1. Responding to Context

The context of the development site has been carefully considered with its unique constraints and opportunities informing the design. These contextual elements have generated a number of characteristics in the approach to the site.

How does the development relate to its surroundings?

The Castle - Caisleann an Mhuine Dhuibh

The remains of Caisleann an Mhuine Dhuibh (Moneyduff castle – Ref: GA095-084) and its protected exclusion zone (min 20m) provide a principal drive in relation to the design layout, providing a focal point to the southern part of the development. Housing in this area has been arranged in an array in order to add emphasis to this feature and to the Galway Bay Complex Proposed Natural Heritage Area and Special Area of Conservation (000268).



Fig. 19. Focus of housing towards castle remains



Fig. 15. Aerial photography of remains of castle (remains outlined in red)

Special Areas of Conservation

The development site is part of the applicant's landholding which encompasses part of the Galway Bay Complex Special Area of Conservation (SAC) and Proposed National Heritage Area (pNHA) (site code 000268); an additional area of the landholding is zoned as OS - 'Open Space / Recreation & Amenity' (Oranmore Local Area Plan 2012 to 2022).

The proposed development (located immediately east of the above constraints), constitutes the remainder of the landholding and therefore responds to these zones in terms of site layout and orientation. It is the intention of the proposal to respect and address these constraints by arranging the housing units towards the SAC and Galway Bay. This arrangement makes use of the dramatic and unhindered natural views of the SAC.

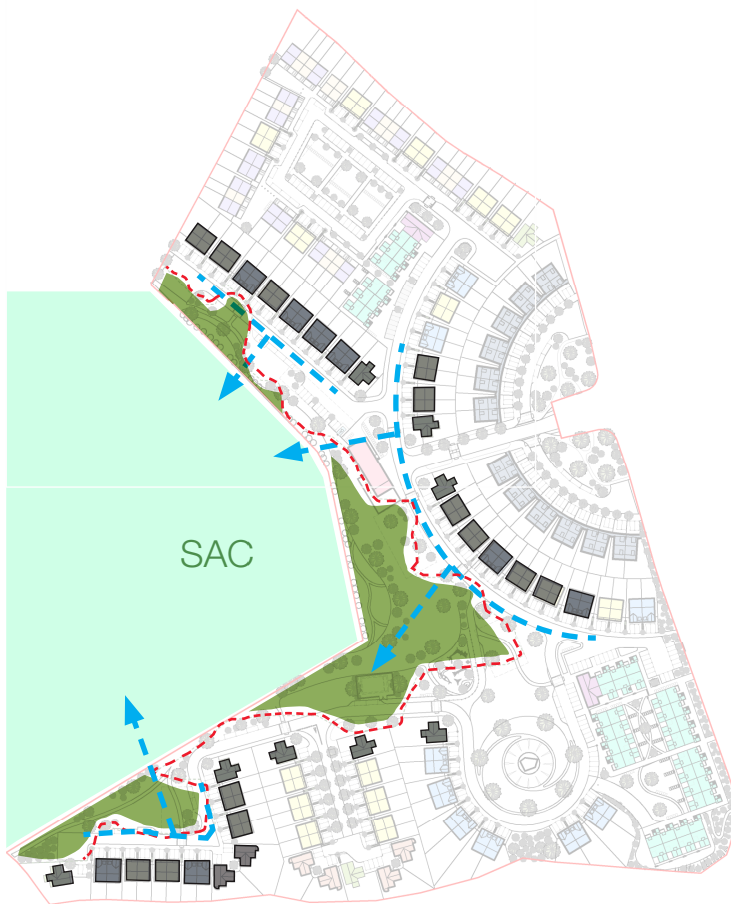


Fig. 20. Focus of Housing towards the SAC



Fig. 17. Looking towards Galway bay from north east corner of site



Fig. 18. Aerial photography of SAC towards Galway Bay (T) and back towards the north corner of the site (B)

- OS - Open Space / Recreation and Amenity
- EM-Environmental management

The Crescent – Road

The main vehicular entrance to the development will be from a new roundabout on a previously granted north-south access road which runs along the eastern boundary of the site and straddles land under the ownership of the applicant and the owner of the adjoining land (refer to Section 1.1). Conditions compliance has commenced with Galway County Council regarding proposed road and roundabout

In order to create an appropriate sense of arrival it is proposed that an elegant crescent arrangement of housing is placed centrally on the new entrance point to the site. Continued access to the rest of the development is between the crescent on an axial route which is terminated by the proposed childcare facility.

In addition, this arrangement is designed to present a frontage to the new road yet remove the need for multiple vehicular access points onto the proposed access road whilst providing for an acoustically improved arrangement between the road facing units and the road.

Indeed, considering the other road facing housing units, the intention has been to remove any direct vehicular access from the proposed main road.

It is felt that this approach is both appropriate from a safety and urban design perspective.

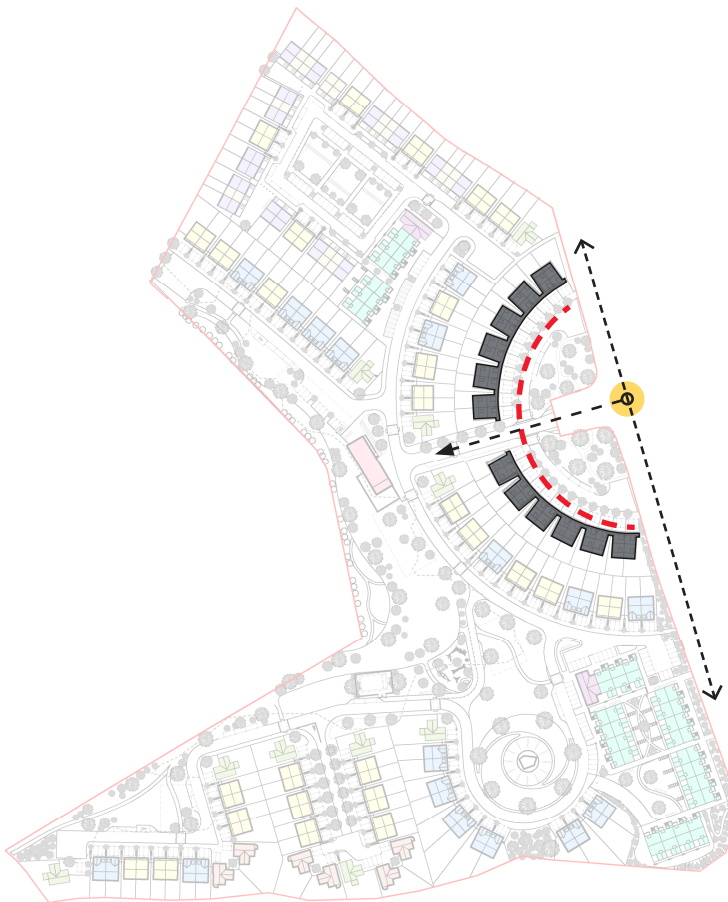


Fig. 21. Proposed crescent marks entrance from link road and roundabout - (yellow circle)

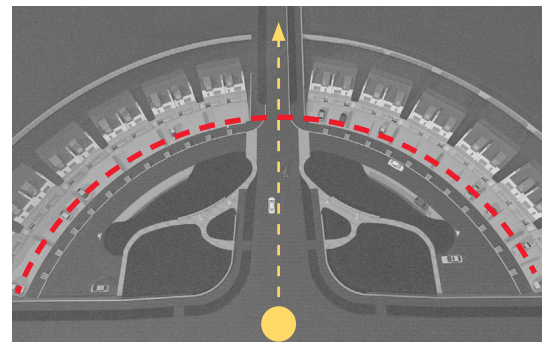


Fig. 22. View of proposed crescent

Homezones

In contrast to housing units which address the wide sweep of the SAC or the crescent entrance, the development also includes pockets of closely spaced housing directly off the main routes which are more inward looking and of a greater urban character. These homezone areas (of which there are three spaced equally across the development site) create defined neighbourhood / communities within the greater development whilst encouraging interaction and greater use of the streetscape via speed reduction measures, planting, and seating.

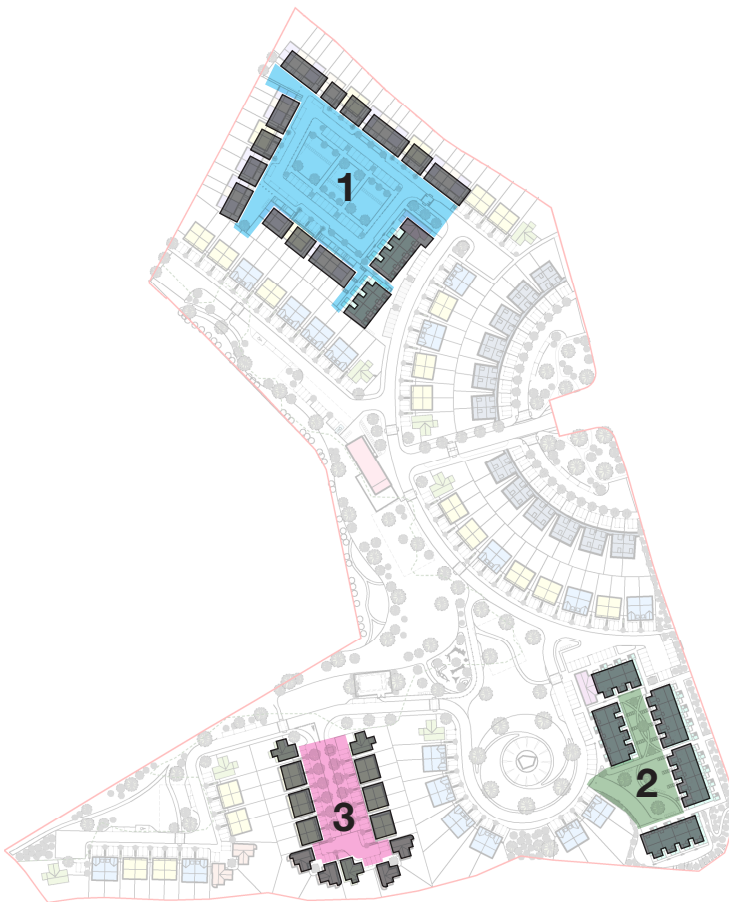


Fig. 23. Location of Homezones



Fig. 24. Views of Homezones (from top: 1, 2 and 3)
Refer to landscape plan for tree planting provision.

3.2. Connections

Connectivity is challenge for the site as it is currently landlocked between the SAC, existing housing, and undeveloped land. Due to these restrictions, a new access road and roundabout will provide the only vehicular access into the development site. This entrance is marked by a wide crescent of housing which by merit of its arrangement in relation to the rest of the development clearly identifies the new road as the main entrance. It is considered that one access point is sufficient in terms of site servicing and from a security perspective.

With regards pedestrian access, (considering that the western fringe of the site is non accessible) the proposed development aims to be as permeable as possible both in terms of access into, out of, and throughout the site. To this end there are multiple pedestrian access points into the site and an extensive network of paths and crossings between

How well connected is the new neighbourhood?

the footpaths and recreational / open space. Please refer to the Site Pedestrian Access Routes drawing (2325-P-038) for a full indication of shared surface / home zones and dedicated pedestrian routes / paths / access points.

Site permeability has been balanced against the need of security, and to this end access points are covered by passive security measures such as overlooking windows, reduced planting, and lighting.

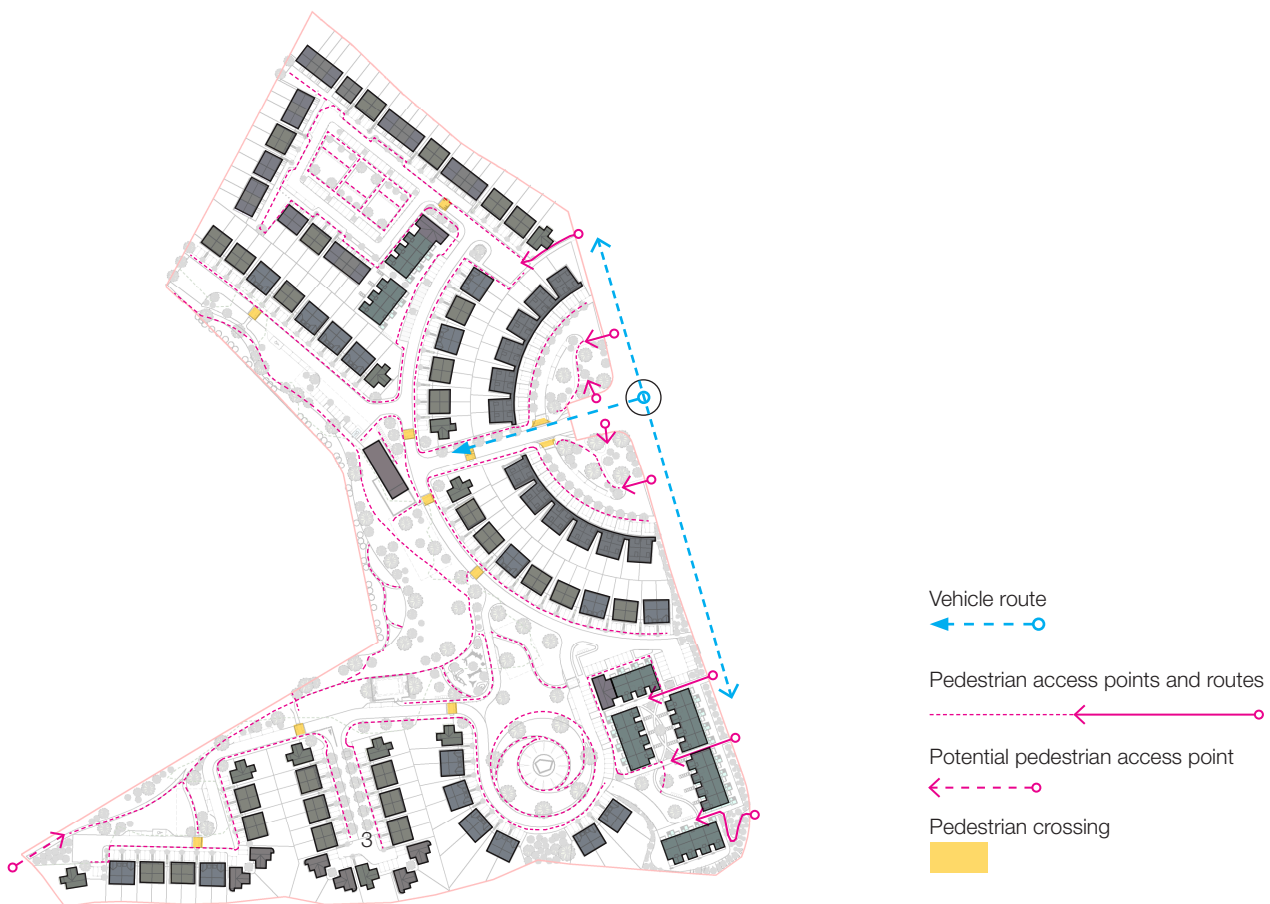


Fig. 25. Site permeability (refer to drawing 2303-P-038)

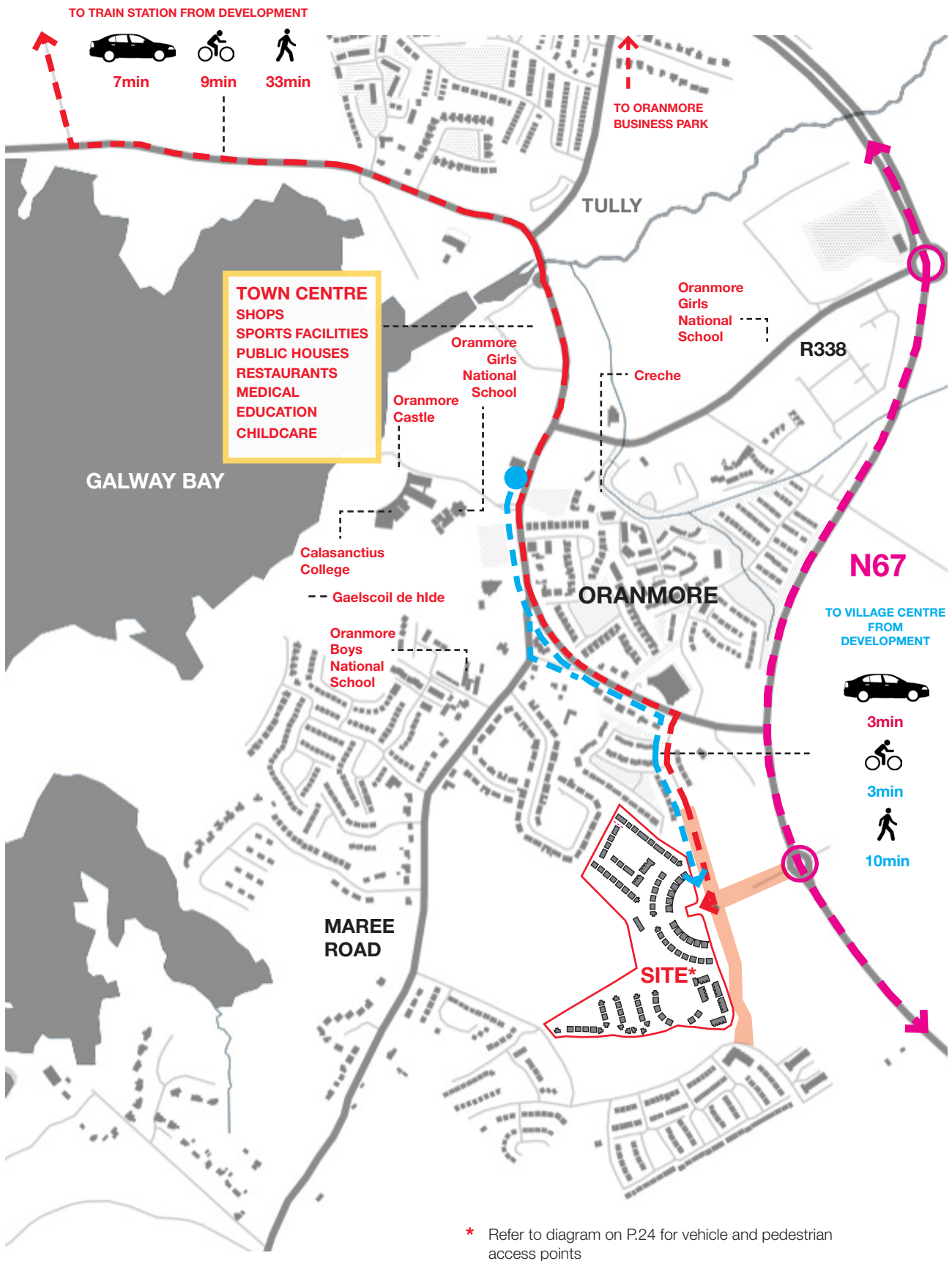


Fig. 26. Local Amenities / Transport connections

3.3. Inclusivity

The development has been designed with reference to the key principles of universal design. Please refer to the Universal Design Statement (section 1.7) for further details.

How easily can people use and access the development?

3.4. Mix & Density

In order to promote vibrant neighbourhoods both in terms of a social and architectural mix, nine house types have been developed which provide detached, semi-detached, terraced, and duplex type accommodation. It is intended that these units provide an appropriate mix for a wide section of housing needs. Whilst there are nine house types (and a child day facility), the designs are based on a common architectural language which aims

How does the development promote a good mix of activities?

to provide a strong aesthetic coherence across the development site. Further information on the architectural form / material approach is outlined in Sections 2.7 and 2.8.

The table below outlines the housing mix and areas.










House Type	Description	Bedspaces	Area	Overall No.
A 	4 bedroom semi-detached, 2 storey	6 no.	132 m ²	34 no.
B 	3 bedroom semi-detached, 2 storey	5 no.	111 m ²	54 no.
C 	4 bedroom detached, 2 storey	7 no.	165 m ²	16 no.
D 	3 bedroom terraced, 2 storey	5 no.	114 m ²	16 no.
E 	4 bedroom semi-detached, 2½ storey	5 no.	140 m ²	24 no.
G (GF) 	2 bedroom duplex apartment, 1 storey, ground floor	4 no.	76 m ²	25 no.
G (1+2F) 	2 bedroom duplex apartment, 2 storey, first / second floor	4 no.	103 m ²	25 no.
H 	2 bedroom duplex apartment. 1 storey ground floor and 2 storey first and second floor	4 no.	97 / 103 / 111 m ²	2 / 2 / 2 no.
J 	2 bedroom terraced, 2 storey	4 no.	93m ²	12 no.

Fig. 27. Table outlining housing mix. Refer to Appendix B for a full list of units and numbers (statement of compliance)

3.5. Efficiency

The development proposal provides 212 dwellings in a key area for the development of Oranmore town. The houses are generally narrow fronted and with a deep plan which provides for an efficient use of land and thermal envelope.

The houses will be constructed to current building regulation standards delivering at least an A3 energy rating.

At a wider level, the development proposal, stitches existing housing back to the village by consolidating an area of established housing close to Oranmore village centre, this proximity to the rail network and amenities will encourage walking and cycling for residents.

The development proposal is appropriate to the zoning and the settlement strategy of the County Development Plan (2015-2021), which in turn is guided by regional and national development strategy.

How does the development make appropriate use of resources, including land?

3.6. Adaptability

All house types are designed to exceed the requirements set out in 'Quality Housing for Sustainable Communities' (2007) where generally more generous internal spaces are proposed to increase the quality of the unit types. Please refer to Appendix B for a full list of units and areas (Statement of Compliance).

The buildings will be constructed of traditional construction (making them easily adaptable), heavily insulated with internal layouts that can be easily rearranged in the future. House types A, B and D have been designed for future expansion into the roof spaces or into the rear gardens which have been generously sized in some cases.

How will the buildings cope with change?

The houses will be constructed to current building regulation standards delivering at least an A3 energy rating.

In addition, the variety of housing unit types creates the potential for people to remain within the development as life situations change.

Section 4. Design Statement / Architectural Language and Landscape

4.1. Distinctiveness

The material aesthetic of the development proposal is appropriately rooted in the traditional vernacular architecture of the Irish town and countryside.

The development references the simple material palette of render, stone, and dark roofs common in the landscape and matches it with the formal arrangement of facades and layouts found in urban areas.

Included in this section are two studies of urban areas in Galway City which we consider to be successful within their typology – from the modest (the street - Palmyra Avenue) to grand (the Crescent).

We have used these examples to extract the key elements required to create simple and enduring family of house types within the development proposal.

How do the proposals create a sense of place?



Fig. 29. Local housing studies, Palmyra Avenue (T) and the Crescent, Galway city (B)



Fig. 28. Precedent - traditional rendered farmhouse with drystone field walls



Fig. 30. Typical view of housing proposal with stone faced facades and boundary walls.

The Street

**Palmyra Park,
Galway**



Fig. 31. Photo of Palmyra Park, Galway

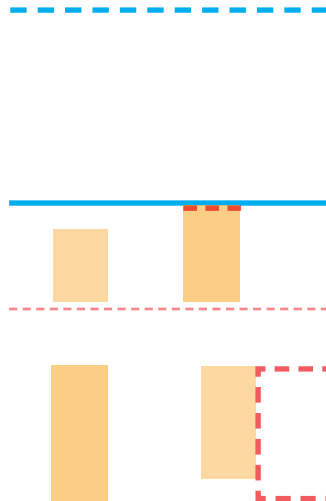
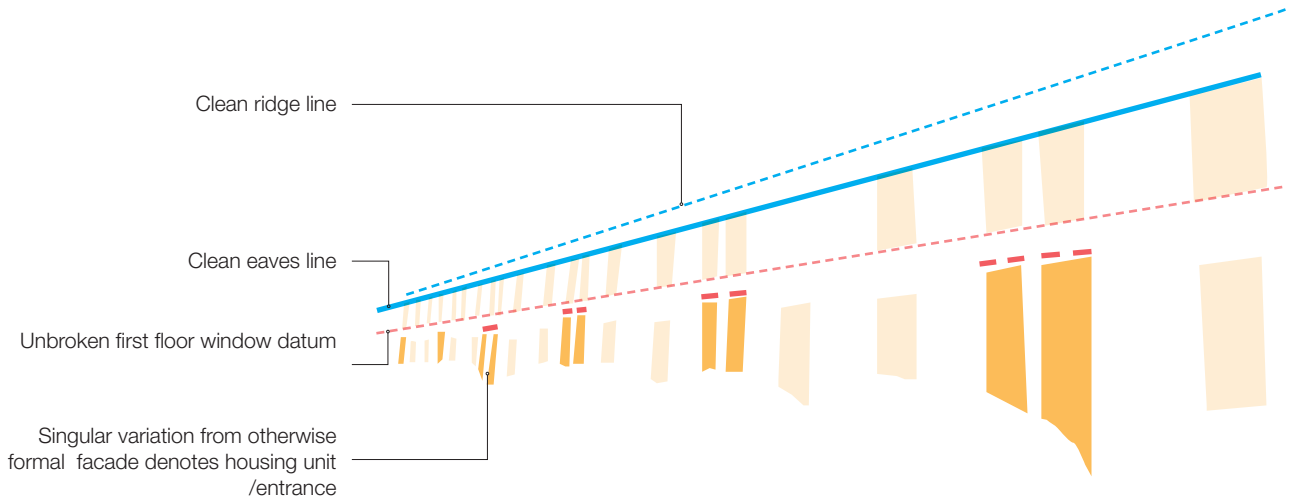


Fig. 32. Key elements used to generate typical elevation in development proposal extracted from local precedent above

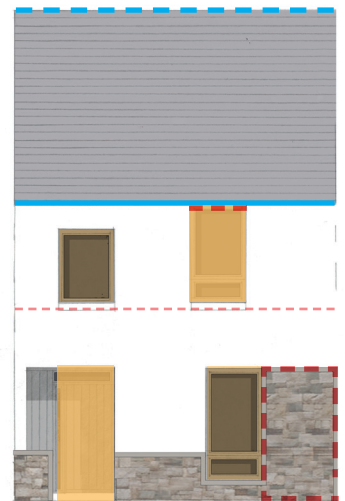


Fig. 33. House type D (terrace unit)



**The Crescent,
Galway**

Fig. 34. Photo of the Crescent, Galway

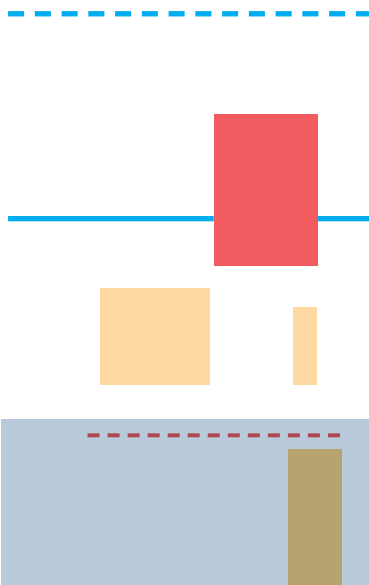
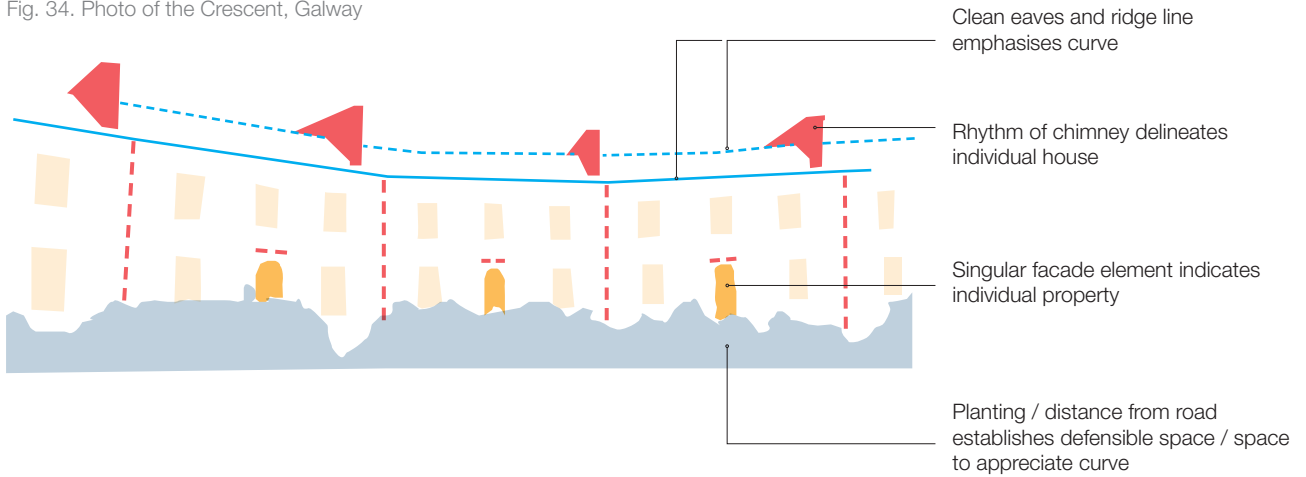


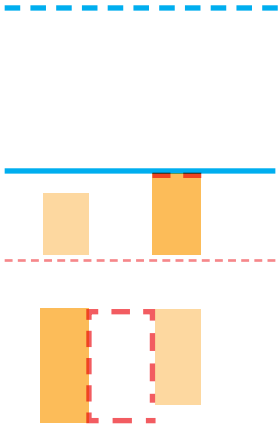
Fig. 35. Key elements used to generate crescent elevation in development proposal extracted from local precedent above



Fig. 36. House type E (crescent unit)

Family of House Types

Based on our analysis of local housing precedents, exemplars and vernacular architecture we have developed a family of house types which are individually distinctive but architecturally coherent as a group. The design of the landscaping elements is complimentary to this family, as is the design for the child care facility (see below).



House type A



House type B (side)



House type B (front)



House type C



House type D



House type E



House type G



Fig. 37. Family of house types (indicative)

Creche / Childcare facility

4.2. Detailed Design

Building Design

The proposed vernacular palette of materials and form sits comfortably in the landscape whilst the development proposal's approach to detailing which is clean and restrained gives the development a contemporary aesthetic. It is felt that this composite of urban and rural suits the nature of the site's location and density in relation to Oranmore.

The housing units vary from 2 to 2.5 storeys whilst the duplex units are 3 storeys dwellings; all units share a consistent architectural language which will bring coherence to the development irrelevant of scale. The masterplan has been developed to ensure that the housing units relate appropriately in terms of scale in relation to each other and the wider site context.

The buildings will be finished and detailed to a high standard in manner which will create a high quality environment now and into the future as the development weathers. It is considered that the materials chosen have a proven track record of being suitable for location of the development.

Walls will be primarily finished in a medium textured white render, a warm coloured stone will be used to clad sections of the ground level elevations, whilst blue/black slate/tile will be used for the traditional pitched roofs.

Secondary level fabric items such as rainwater goods will be galvanised metal, and will be complimentary to the grey window / doorsets, and metal clad dormer window boxes.

Overall the colour palette of the materials aims to be clean and complimentary as a whole.



Cox Power Architects, Co.Mayo

How well thought through is the building and landscape design?



Liston Architects, Co.Limerick



Sen Harrington Architects, Co.Wicklow

Fig. 38. Contemporary Irish housing design precedents

Bin Storage and Parking

In the majority of instances bin stores will be located to the side / rear of properties behind the wall line. Where bin stores cannot be accommodated to the rear of dwellings due to access restrictions (terrace and duplex units), bin stores will be placed to the front of the properties. In these instances, bin stores have carefully integrated behind the wall line of the unit (out of the public realm). These stores have been detailed in such a way as to not detract from the practical and visual quality of the development.

Car parking provision reflects the requirements as set out in Appendix C. In the main, parking is on curtilage, where parking is placed in shared space, the integration aims to be low key in its placement and hard landscaping treatment.

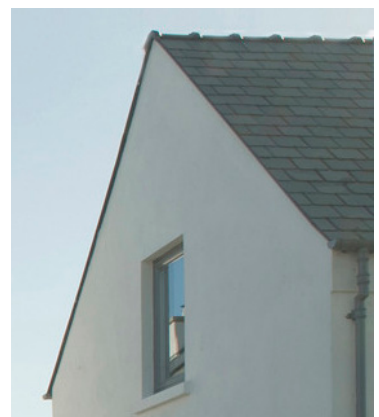
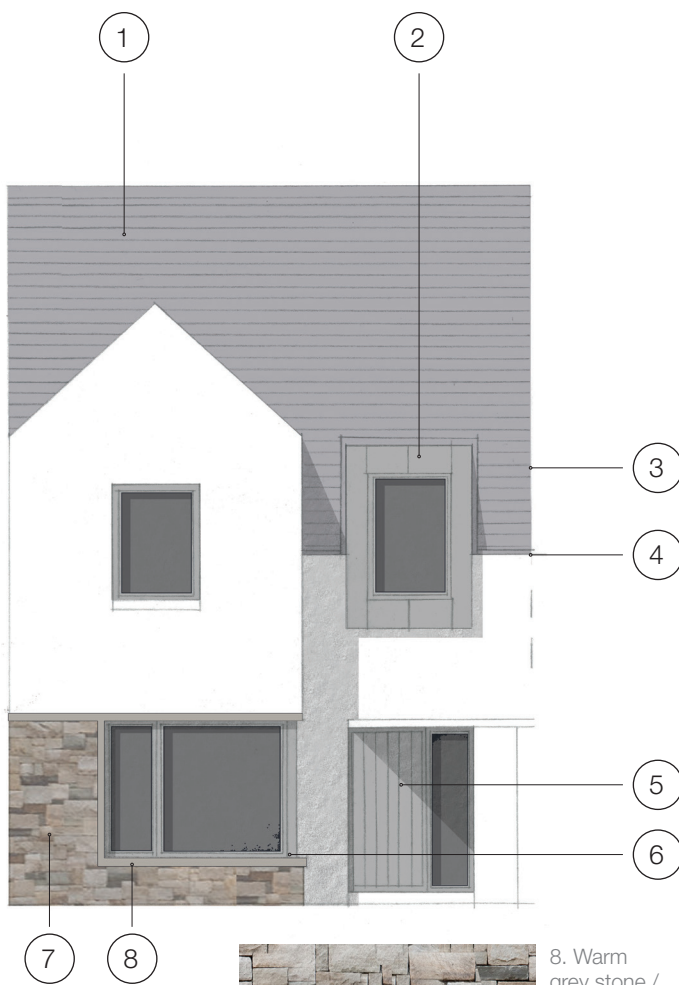
Please refer to drawing 2325-P-028 and 2325-P-019 for typical details regarding these design items.



1. Grey slate / tile



2. Grey metal dormers



3. Textured white render, tight edges to roof



4. Example rainwater goods (galvanised / powder coated metal)



5. Grey timber doors



6. Grey window frames



8. Warm grey stone /
9. Concrete / cut stone
cills, window surrounds and capping to natural stone.

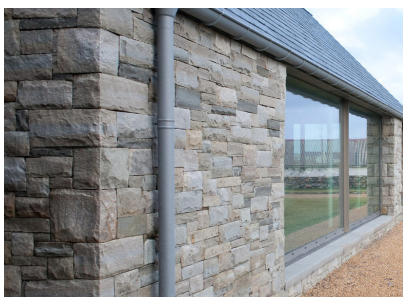


Fig. 39. Detail design and material palette

Stitching a Streetscape

It is proposed that stone is utilised as a unifying element which connects the housing units together to create a coherent streetscape. Stone is also utilised as a hard wearing boundary device, which delineates between the public and private realms.



Stone boundary walls onsite



Warm tones with a diverse mix of colours. Granite detailing



Complementary hard landscaping (edging and trafficked surfaces)



Precedent - traditional rendered farmhouse with drystone field walls

Fig. 40. Concept for use of stone



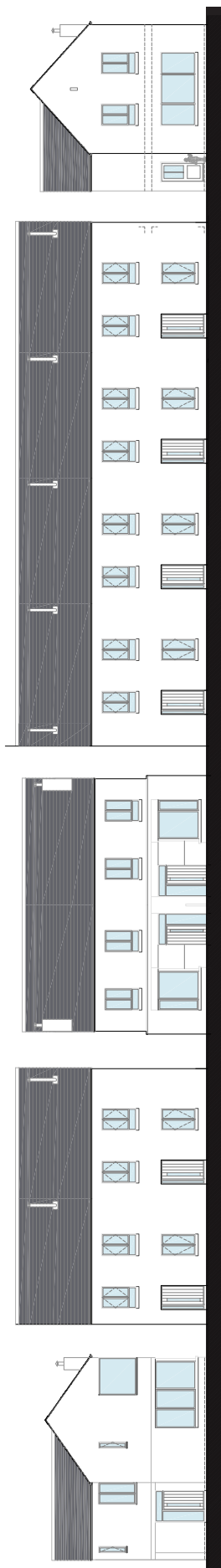
Fig. 41. Stone stitches house types together, provides a strong edge and robust face to heavily trafficked areas.



Fig. 42. Extent of stone facing to house types.



Stitching the street together / generating facade rhythm



Basic units - side by side

Fig. 43. Streetscape study: early basic house types vs proposed strategy of stitching house types together.

4.3. Layout + Public Realm

The layout is primarily informed by the existing restrictions on site as outlined in Section 1, in tandem with the scope of objective as laid out in the Oranmore LAP (2012-2018).

Objectives of particular note in relation to the layout are:

Land Use Zoning Objectives

Objective LU 3 – Residential (R). Promote the development of appropriate and serviced lands to provide for high quality, well laid out and well landscaped sustainable residential communities with an appropriate mix of housing types and densities.

Objective LU 8 – Open Spaces/Recreation & Amenity (OS). Promote the development of open spaces and recreational activities, in accordance with best practice, on suitable lands with adequate access to the local community.

Objective LU 9 – Environmental Management (EM). Protect lands and sites with high biodiversity value and/or environmental sensitivity and promote their sustainable management and use.

Objective LU 15 – Residential Densities. Promote a range of residential densities within the Plan Area appropriate to the prevailing development pattern, supporting infrastructure, urban character and heritage resources in accordance with the guidance in 'Sustainable Residential Development in Urban Areas Guidelines 2009' (or as updated within the lifetime of this plan).

In relation to required LAP densities, the proposed development layout achieves 26.56 Units / Hectare, which is above the midpoint of the required density for the site location.

The location of the development site stipulates a low-medium density in the LAP equating to 15-3 / Hectare for Neighbourhood centres (typically within 400m walking distance of centre point), inner urban suburbs).

Residential Development Objectives

Objective RD 2 – Quality Housing Environments Encourage the development of sustainable residential communities through the promotion

How does the proposal create people friendly streets and spaces?

How safe, secure and enjoyable are the public areas?

of innovative, high quality building design and appropriate layouts.

Objective RD 3 – Housing Options Require that a suitable variety and mix of dwelling types and sizes are provided in developments to meet different needs, having regard to demographics and social changes, social inclusion, life time changes, smaller household sizes, lower formation age, immigration, etc.

Objective RD 4 – Open Space in Residential Areas Ensure the provision of adequate areas of high quality, safe and overlooked open space within residential developments and support the provision of play and recreational areas in all new large residential developments.

Objective RD 5 – Social and Affordable Housing Require that 20% (reduced to 10% in the amendments made to the Planning and Development Act in 2015) of all new eligible residential sites are set aside for the development of new social and affordable units, unless addressed through suitable alternative arrangements by agreement with Page 23 the Planning Authority, in accordance with Galway County Council's Housing Strategy 2009-2015 and Part V of the Planning and Development Act 2000 (as amended).

In addition to the explicitly residential focussed objective, the layout also aspires to the LAP Urban Design and Place-Making Objectives, including Objective UD 1 (High Quality, Context Sensitive Design) , Objective UD 2 (Public Spaces and Streets), Objective UD 3 (Spatial Definition and Animation), Objective UD 4 (Green Network and Landscaping), (Objective UD 5 – Street-Oriented Development and Responsive Frontages, Objective UD 7 (Landscape Character, Values, Sensitivity and Views/Prospects) ; Built Heritage & Cultural Heritage Objectives, Objective HC 7 (Archaeological

Heritage), Objective HC 8 (Monuments and Places), and Objective HC 9 (Archaeological Assessment) which aim to ensure the protection and sympathetic enhancement of archaeological heritage in the Plan Area; Natural Heritage & Biodiversity Objectives, including IMPACT ASSESSMENT?, Objective NH 7 (Wetlands, Springs, Rivers and Streams), Objective NH 9 (Trees and Hedgerows).

Incorporating the above LAP objectives as a basis for the design, the proposed layout aims to create a high quality, people friendly development via a number of means:

- The creation of high quality architecture, grouped in distinctive clusters and arrangements which create a distinct sense of place in order to foster successful neighbourhoods and orientation.
- The creation of a distinct entrance route which is characterised by a generous road width, heavily planted with native tree species in order to create a sense of arrival and clear orientation.
- The avoidance of straight vehicular roads via the use of curving roads with speed reduction measures, to promote reduced traffic speeds and therefore a more pedestrian friendly development.
- Dwellings adjacent to zoned recreational / open space have primary elevations fronting onto the proposed green spaces. These facades overlook, supervise and define the edges of streets and public landscaped areas.
- Pedestrian routes into the development have housing units with active frontage fronting on to them which promotes passive supervision. Homezones lead from the routes which provide more intimate housing areas which incorporate soft landscaping, high quality urban design (including changes to the road surface).
- In general rear gardens are orientated back to back in order to minimise areas of blank walls, whilst improving passive security.
- The child care facility, which shares the common architectural language of the housing units is placed as a pavilion amongst the open space, in an easily accessible location in order to aid drop off and pick up. Its location adjacent to open space will allow for the children to make use of this natural environment safely.
- The distribution of recreational / open space is such that it is evenly distributed across the site in a contiguous fashion.

- Car parking is generally within the curtilage of the housing units, or immediately overlooked in order to promote security.
- All public realm areas will be landscaped to a high standard considering both hard and soft landscaping.
- All public realm areas are designed to be defined by facades and boundary walls, providing clarity between public and private space, whilst ensuring full passive security and a safe environment for the public, visitors, and residents.

The objectives of the Galway County Development Plan 2015 to 2021 also informed the design, including the requirements of Section 13.3 Guidelines for Residential Development.

Landscape Design

Careful attention has been given to the natural setting of the development in terms of layout, creating a layout which responds sensitively to its context. This approach is enhanced by the soft landscaping design which:

Considers indigenous plant species, and provides an appropriate setting for the housing units / childcare facility.

Enhances the green buffer zone between the development and the Galway Bay Complex Special Area of Conservation (SAC) and Proposed National Heritage Area (pNHA) (site code 000268).

Adds emphasis to the remains of Caisleann an Mhuine Dhuibh (Moneyduff castle – Ref: GA095-084).

Provides a high quality open space / recreation & amenity space.

Please refer to 18223-3-100 Landscape Master Plan for further information on this aspect of the design.

4.4. Privacy and Amenity

Each housing unit in the development proposal has an allocated area or private open space in accordance with the requirement set out in the Galway County Development Plan (2015 – 2021) Guidelines for Residential Development in relation to respecting a minimum distance of 22m back to back of dwellings. This is ensuring for privacy, sunlight and to avoid undue overlooking.

To maximise site potential and density the clear distance between adjacent dwellings has been set at a minimum of 2.8 m. Where dwellings are laid out on curved frontages the clear distance between adjacent dwellings widens at the front or rear, typically to over 4.2m.

On curtilage parking, boundary walls / gate, and planting to the front and sides of dwellings provides a clear defensible space between public and private space.

Bin storage is provided in accordance with the Galway County Plan with provision made for three wheeled bins. In the case of residential units with no rear access, provision is made for screened areas to the front of units for ease of access.

How does the scheme provide a decent standard of amenity?

The internal layout of house types and their orientation on site has eliminated direct overlooking of bedrooms over private rear gardens.

Internal storage is provided in accordance with Quality Housing for Sustainable Communities (2007) - see table on next page.

House Type	Description	Open Space	Internal Area	Minimum Open Space
A	4 bedroom semi-detached, 2 storey	77 to 300 m ²	132 m ²	66 m ²
B	3 bedroom semi-detached, 2 storey	73 to 117 m ²	111 m ²	56 m ²
C	4 bedroom detached, 2 storey	140 to 410 m ²	165 m ²	83 m ²
D	3 bedroom terraced, 2 storey	72 to 85 m ²	114 m ²	57 m ²
E	4 bedroom semi-detached, 2½ storey	90 m ²	140m ²	70 m ²
G (GF)	2 bedroom duplex apartment, 1 storey, ground floor	14 m ²	76 m ²	7 m ²
G (1+2F)	2 bedroom duplex apartment, 2 storey, first / second floor	18 m ²	103 m ²	7 m ²
H	2 bedroom, ground floor. 2 bedroom, first/second floor	12 m ²	99 / 103 / 111 m ²	7 m ²
J	2 bedroom terraced, 2 storey	51 to 87 m ²	93 m ²	47 m ²

Fig. 44. Table showing open space provision

House Type	Description	Storage Area	Internal Area	Minimum Storage Area
A	4 bedroom semi-detached, 2 storey	8.5 m ²	132 m ²	6 m ²
B	3 bedroom semi-detached, 2 storey	6.1 m ²	111 m ²	5 m ²
C	4 bedroom detached, 2 storey	8.6 m ²	165 m ²	6 m ²
D	3 bedroom terraced, 2 storey	6.9 m ²	114 m ²	5 m ²
E	4 bedroom semi-detached, 2½ storey	7.8 m ²	140 m ²	5 m ²
G (GF)	2 bedroom duplex apartment, 1 storey, ground floor	6.7 m ²	76 m ²	6 m ²
G (1+2F)	2 bedroom duplex apartment, 2 storey, first / second floor	6.3 m ²	103 m ²	6 m ²
H	2 bedroom, ground floor. 2 bedroom, first / second floor	6.2 m ² 6.9 / 7.7 m ²	97 m ² 103 / 111 m ²	6 m ²
J	2 bedroom terraced, 2 storey	4.9 m ²	93 m ²	4 m ²

Fig. 45. Table showing storage provision

4.5. Parking

Car parking provided is in accordance with the Galway County Plan where car parking for detached and semi-detached housing should be within the curtilage of the individual house site; and car parking for apartments and terraced housing should be within the curtilage of the individual house site. Please refer to the table below for parking provision in relation to the requirements of the County Development Plan.

How will the parking be secure and attractive?

Cycle parking provided is in accordance with the National Cycle Manual.

House Type	Description	Parking Spaces Provided	Minimum Parking Spaces	Cycle Parking Provided
A	4 bedroom semi-detached, 2 storey	2 no. (on curtilage)	2 no.	Min. 2 no. (on curtilage)
B	3 bedroom semi-detached, 2 storey	2 no. (on curtilage)	1.5 no.	Min. 2 no. (on curtilage)
C	4 bedroom detached, 2 storey	2 no. (on curtilage)	2 no.	Min. 2 no. (on curtilage)
D	3 bedroom terraced, 2 storey	1.5 no. (grouped)	1.5 no.	2 no. (on curtilage)
E	4 bedroom semi-detached, 2½ storey	2 no. (on curtilage)	1.5 no.	Min. 2 no. (on curtilage)
G (GF)	2 bedroom duplex apartment, 1 storey, ground floor	1.25 no. (grouped)	1.5 no.	2 no. (grouped)
G (1+2F)	2 bedroom duplex apartment, 2 storey, first / second floor	1.25 no. (grouped)	1.5 no.	2 no. (grouped)
H	2 bedroom, 1 storey, ground floor. 2 storey, first floor	1.25 no. (grouped)	1.5 no.	2 no. (grouped)
J	2 bedroom, terrace	1.5 no. (grouped)	1.5 no.	2 no. (grouped)
Creche / Childcare facility	Childcare Facility	25 no. (grouped)	1 car parking space per staff member + 1 car parking space per 4 children	Min 25 (30 no. provided)

Fig. 46. Table showing parking provision

Section 5. Views

Homezone 1



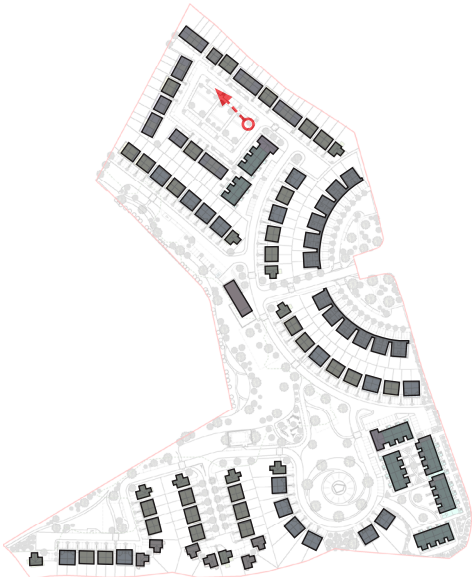
Fig. 47. View of Homezone 1 looking north west (soft landscaping not shown for clarity)



Homezone 1



Fig. 48. View of Homezone 1 looking north west (with soft landscaping)



Homezone 1



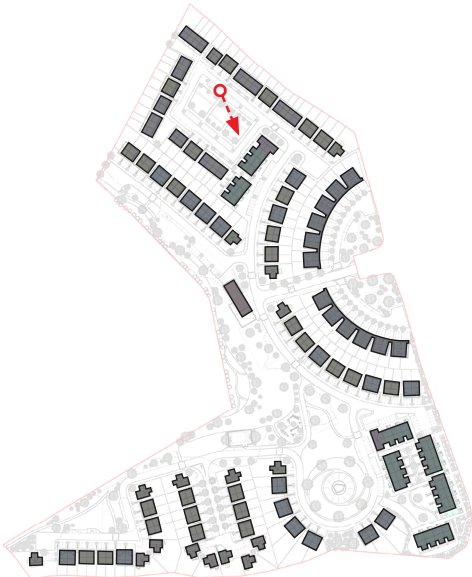
Fig. 49. View of Homezone 1 looking south east (soft landscaping not shown for clarity)



Homezone 1



Fig. 50. View of Homezone 1 looking south east (with soft landscaping)



Crescent



Fig. 51. View of Crescent (soft landscaping not shown for clarity)



Crescent



Fig. 52. View of Crescent (with soft landscaping)



Crescent



Fig. 53. View of Crescent (soft landscaping not shown for clarity)



Crescent



Fig. 54. View of Crescent (with soft landscaping)



Crescent



Fig. 55. View of Crescent (soft landscaping not shown for clarity)



Crescent



Fig. 56. View of Crescent (with soft landscaping)



Homezone 2



Fig. 57. View of Homezone 2 from remains of castle (soft landscaping not shown and actual topography dropped for clarity)



Homezone 2



Fig. 58. View of Homezone 2 from remains of castle (with soft landscaping shown)



Homezone 2



Fig. 59. View of homezone 2 (Soft landscaping not shown for clarity)



Homezone 2



Fig. 60. View of homezone 2 (Soft landscaping shown)



Homezone 2



Fig. 61 . View of homezone 2 (Soft landscaping planting not shown for clarity)



Homezone 2



Fig. 62. View of homezone 2 (Soft landscaping shown)



Homezone 3



Fig. 63. View of homezone 2 (Soft landscaping not shown for clarity)



Homezone 3



Fig. 64. View of homezone 3 (Soft landscaping shown)



Homezone 3



Fig. 65. View of houses overlooking the SAC (Landscaping not shown for clarity).



Homezone 3



Fig. 66. View of houses overlooking the SAC



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Appendix A / Proposed Development Statistics

Appendix A

Proposed Development Statistics - Arlum Ltd, Moneyduff, Oranmore, Co Galway

Type	Description	GFA	Attic Option	Footprint	Number of Dwellings	Total GFA	Total Footprint	Total GFA (incl. Attic)	Minimum Private Open Space	Private Open Space Provided
House Type A	4 bedroom semi-detached	132 m ²	28 m ²	76 m ²	34 no.	4474 m ²	2581 m ²	5426 m ²	66 m ²	77 - 300 m ²
House Type B	3 bedroom semi-detached	113 m ²	30 m ²	67 m ²	54 no.	6102 m ²	3596 m ²	7722 m ²	57 m ²	73 - 171 m ²
House Type C	4 bedroom detached	165 m ²	- m ²	96 m ²	16 no.	2640 m ²	1536 m ²	2640 m ²	83 m ²	140 - 410 m ²
House Type D	3 bedroom terrace	115 m ²	30 m ²	66 m ²	16 no.	1840 m ²	1053 m ²	2320 m ²	58 m ²	73 - 207 m ²
House Type E	4 bedroom semi-detached + attic	140 m ²	- m ²	78 m ²	24 no.	3360 m ²	1872 m ²	3360 m ²	70 m ²	90 m ²
House Type G	2 bedroom (4 person) duplex - ground floor	76 m ²	- m ²	104 m ²	25 no.	1900 m ²	2600 m ²	1900 m ²	7 m ²	14 m ²
	2 bedroom (4 person) + study duplex - first / second floor	103 m ²	- m ²	incl. m ²	25 no.	2575 m ²	incl. m ²	2575 m ²	7 m ²	18 m ²
House Type H	2 bedroom (4 person) apartment - ground floor	97 m ²	- m ²	140 m ²	2 no.	194 m ²	280 m ²	194	7 m ²	12 m ²
	2 bedroom (4 person) apartment - first / second floor	111 m ²	- m ²	incl. m ²	2 no.	222 m ²	incl. m ²	222	7 m ²	12 m ²
	2 bedroom (4 person) apartment - first / second floor	103 m ²	- m ²	incl. m ²	2 no.	206 m ²	incl. m ²	206	7 m ²	12 m ²
House Type J	2 bedroom terrace	93 m ²	28 m ²	57 m ²	12 no.	1116 m ²	684 m ²	1116	47 m ²	51 - 87 m ²
Creche	Childcare facility (single storey)	373 m ²	- m ²	422 m ²	1 no.	373 m ²	422 m ²	373 m ²		265 m ²
Total				Dwellings	212 no.	25002 m ²	14624 m ²	28054 m ²		
Site Area (including RA zoned lands)		8.642 Ha								
Site Area (excluding RA zoned lands)		7.435 Ha								
Lands associated with Irish Water connection		0.058 Ha								
Exclusion zone around castle		0.226 Ha								
Childcare facility / creche		0.138 Ha								
Other exclusions (site access road, road buffer, etc.)		0.174 Ha								
Net developable area		6.839 Ha								
Site Coverage (entire site)		16.92 %								

Site Coverage (net developable area)	21.38 %	
Plot Ratio (entire site)	0.29	
Plot Ratio (net developable area)	0.37	
Plot Ratio (entire site) - with Attic conversion	0.32	
Plot Ratio (net developable area) - with Attic conversion	0.41	
Density (on net developable area)	31.00 per Ha	
	12.55 per acre	
Open Space	16172 m ²	
	947 m ²	
	947 m ²	
	4868 m ²	
	2391 m ²	
Total Open Space	25325 m²	
Open Space zoned Recreational / Amenity	10080 m ²	
Open Space within Residential zoned land	15245 m ²	
Exclusion Zone around castle	2226 m ²	
Open Space - (excluding RA zoned lands)	17.64 %	
Open Space - (including RA zoned lands)	29.30 %	
Open space - (excluding RA zoned lands and castle exclusion zone)	15.06 %	
Dwelling Type Mix		
2 bedroom (4 person)	68 no.	32.1 %
3 bedroom	70 no.	33.0 %
4 bedroom	74 no.	34.9 %
Duplex	56 no.	26.4 %
Terraced	22 no.	10.4 %
Semi-detached	118 no.	55.7 %
Detached	16 no.	7.5 %

Appendix B / Statement of Compliance

Dwelling No.	Type	Description	GFA	No. of floors	No. of bed spaces	Aggregate living area	Living room width	Bedroom 1 area	Bedroom 2 area	Bedroom 3 area	Bedroom 4 area	Aggregate bed. area	Storage area	Attic Extension	Private open space area	Aspect
21	House Type E5	4 bedroom semi-detached, 2½ storey	140 m²	2.5	6 no.	46.5 m² (37.0 m²)	4.46 m (3.80 m)	13.1 m² (11.4 m²)	7.6 m² (7.1 m²)	7.6 m² (7.1 m²)	15.4 m² (13.0 m²)	43.7 m² (36.0 m²)	7.8 m² (6.0 m²)	- m²	87 m² (70 m²)	Dual
22	House Type E6	4 bedroom semi-detached, 2½ storey	140 m²	2.5	6 no.	46.5 m² (32.0 m²)	4.46 m (3.80 m)	13.1 m² (11.4 m²)	7.6 m² (7.1 m²)	7.6 m² (7.1 m²)	15.4 m² (13.0 m²)	43.7 m² (36.0 m²)	7.8 m² (6.0 m²)	- m²	87 m² (70 m²)	Dual
23	House Type E5	4 bedroom semi-detached, 2½ storey	140 m²	2.5	6 no.	46.5 m² (37.0 m²)	4.46 m (3.80 m)	13.1 m² (11.4 m²)	7.6 m² (7.1 m²)	7.6 m² (7.1 m²)	15.4 m² (13.0 m²)	43.7 m² (36.0 m²)	7.8 m² (6.0 m²)	- m²	87 m² (70 m²)	Dual
24	House Type E7	4 bedroom semi-detached, 2½ storey	149 m²	2.5	6 no.	52.5 m² (32.0 m²)	4.95 m (3.80 m)	13.1 m² (11.4 m²)	7.6 m² (7.1 m²)	7.6 m² (7.1 m²)	15.4 m² (13.0 m²)	43.7 m² (36.0 m²)	10.8 m² (6.0 m²)	- m²	170 m² (75 m²)	Dual
25	House Type C1	4 bedroom detached, 2 storey	163 m²	2	7 no.	68.4 m² (40.0 m²)	3.88 m (3.80 m)	14.8 m² (13.0 m²)	12.7 m² (11.4 m²)	11.6 m² (11.4 m²)	9.1 m² (7.1 m²)	48.2 m² (43.0 m²)	8.6 m² (6.0 m²)	- m²	167 m² (82 m²)	Triple
26	House Type B2	3 bedroom semi-detached, 2 storey	113 m²	2	5 no.	40.1 m² (34.0 m²)	3.90 m (3.80 m)	13.1 m² (13.0 m²)	11.8 m² (11.4 m²)	9.0 m² (7.1 m²)	- m² (11.4 m²)	33.9 m² (32.0 m²)	6.1 m² (5.0 m²)	30 m²	80 m² (57 m²)	Dual
27	House Type B1	3 bedroom semi-detached, 2 storey	113 m²	2	5 no.	40.1 m² (34.0 m²)	3.90 m (3.80 m)	13.1 m² (13.0 m²)	11.8 m² (11.4 m²)	9.0 m² (7.1 m²)	- m² (11.4 m²)	33.9 m² (32.0 m²)	6.1 m² (5.0 m²)	30 m²	80 m² (57 m²)	Dual
28	House Type B2	3 bedroom semi-detached, 2 storey	113 m²	2	5 no.	40.1 m² (34.0 m²)	3.90 m (3.80 m)	13.1 m² (13.0 m²)	11.8 m² (11.4 m²)	9.0 m² (7.1 m²)	- m² (11.4 m²)	33.9 m² (32.0 m²)	6.1 m² (5.0 m²)	30 m²	80 m² (57 m²)	Dual
29	House Type B1	3 bedroom semi-detached, 2 storey	113 m²	2	5 no.	40.1 m² (34.0 m²)	3.90 m (3.80 m)	13.1 m² (13.0 m²)	11.8 m² (11.4 m²)	9.0 m² (7.1 m²)	- m² (11.4 m²)	33.9 m² (32.0 m²)	6.1 m² (5.0 m²)	30 m²	80 m² (57 m²)	Dual
30	House Type A2	4 bedroom semi-detached, 2 storey	132 m²	2	6 no.	46.3 m² (40.0 m²)	4.10 m (3.80 m)	13.3 m² (13.0 m²)	11.3 m² (11.4 m²)	9.0 m² (7.1 m²)	7.5 m² (7.1 m²)	41.1 m² (40.0 m²)	8.5 m² (6.0 m²)	28 m²	80 m² (66 m²)	Dual
31	House Type A1	4 bedroom semi-detached, 2 storey	132 m²	2	6 no.	43.5 m² (40.0 m²)	4.00 m (3.80 m)	13.3 m² (13.0 m²)	11.9 m² (11.4 m²)	9.0 m² (7.1 m²)	8.1 m² (7.1 m²)	42.3 m² (40.0 m²)	9.0 m² (6.0 m²)	28 m²	80 m² (66 m²)	Dual
32	House Type B2	3 bedroom semi-detached, 2 storey	113 m²	2	5 no.	40.1 m² (34.0 m²)	3.90 m (3.80 m)	13.1 m² (13.0 m²)	11.8 m² (11.4 m²)	9.0 m² (7.1 m²)	- m² (11.4 m²)	33.9 m² (32.0 m²)	6.1 m² (5.0 m²)	30 m²	80 m² (57 m²)	Dual
33	House Type B1	3 bedroom semi-detached, 2 storey	113 m²	2	5 no.	40.1 m² (34.0 m²)	3.90 m (3.80 m)	13.1 m² (13.0 m²)	11.8 m² (11.4 m²)	9.0 m² (7.1 m²)	- m² (11.4 m²)	33.9 m² (32.0 m²)	6.1 m² (5.0 m²)	30 m²	80 m² (57 m²)	Dual
34	House Type A2	4 bedroom semi-detached, 2 storey	132 m²	2	6 no.	46.3 m² (40.0 m²)	4.10 m (3.80 m)	13.3 m² (13.0 m²)	11.3 m² (11.4 m²)	9.0 m² (7.1 m²)	7.5 m² (7.1 m²)	41.1 m² (40.0 m²)	8.5 m² (6.0 m²)	28 m²	80 m² (66 m²)	Dual
35	House Type A1	4 bedroom semi-detached, 2 storey	132 m²	2	6 no.	46.3 m² (40.0 m²)	4.10 m (3.80 m)	13.3 m² (13.0 m²)	11.3 m² (11.4 m²)	9.0 m² (7.1 m²)	7.5 m² (7.1 m²)	41.1 m² (40.0 m²)	8.5 m² (6.0 m²)	28 m²	80 m² (66 m²)	Dual
36	House Type G3 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m²	1	4 no.	30.8 m² (30.0 m²)	3.98 m (3.60 m)	13.3 m² (13.0 m²)	11.4 m² (11.4 m²)	- m²	- m²	24.7 m² (24.4 m²)	6.7 m² (6.0 m²)	- m²	9.8 m² (7.0 m²)	Dual
37	House Type G4 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m²	2	4 no.	41.0 m² (30.0 m²)	5.02 m (3.80 m)	13.6 m² (13.0 m²)	11.5 m² (11.4 m²)	- m²	- m²	25.1 m² (32.0 m²)	6.3 m² (6.0 m²)	- m²	16.2 m² (7.0 m²)	Dual
38	House Type G3 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m²	1	4 no.	30.8 m² (30.0 m²)	3.98 m (3.60 m)	13.3 m² (13.0 m²)	11.4 m² (11.4 m²)	- m²	- m²	24.7 m² (24.4 m²)	6.7 m² (6.0 m²)	- m²	9.8 m² (7.0 m²)	Dual
39	House Type G4 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m²	2	4 no.	41.0 m² (30.0 m²)	5.02 m (3.80 m)	13.6 m² (13.0 m²)	11.5 m² (11.4 m²)	- m²	- m²	25.1 m² (32.0 m²)	6.3 m² (6.0 m²)	- m²	16.2 m² (7.0 m²)	Dual
40	House Type G3 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m²	1	4 no.	30.8 m² (30.0 m²)	3.98 m (3.60 m)	13.3 m² (13.0 m²)	11.4 m² (11.4 m²)	- m²	- m²	24.7 m² (24.4 m²)	6.7 m² (6.0 m²)	- m²	9.8 m² (7.0 m²)	Dual

Dwelling No.	Type	Description	GFA	No. of floors	No. of bed spaces	Aggregate living area	Living room width	Bedroom 1 area	Bedroom 2 area	Bedroom 3 area	Bedroom 4 area	Aggregate bed. area	Storage area	Attic Extension	Private open space area	Aspect
41	House Type G4 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual
42	House Type G3 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m ²	1	4 no.	30.8 m ² (30.0 m ²)	3.98 m (3.60 m)	13.3 m ² (13.0 m ²)	11.4 m ² (11.4 m ²)	- m ²	- m ²	24.7 m ² (24.4 m ²)	6.7 m ² (6.0 m ²)	- m ²	9.8 m ² (7.0 m ²)	Dual
43	House Type G4 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual
44	House Type G3 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m ²	1	4 no.	30.8 m ² (30.0 m ²)	3.98 m (3.60 m)	13.3 m ² (13.0 m ²)	11.4 m ² (11.4 m ²)	- m ²	- m ²	24.7 m ² (24.4 m ²)	6.7 m ² (6.0 m ²)	- m ²	9.8 m ² (7.0 m ²)	Dual
45	House Type G4 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual
46	House Type G3 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m ²	1	4 no.	30.8 m ² (30.0 m ²)	3.98 m (3.60 m)	13.3 m ² (13.0 m ²)	11.4 m ² (11.4 m ²)	- m ²	- m ²	24.7 m ² (24.4 m ²)	6.7 m ² (6.0 m ²)	- m ²	9.8 m ² (7.0 m ²)	Dual
47	House Type G4 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual
48	House Type H1 GF	2 bedroom duplex apartment, ground floor	97 m ²	1	4 no.	41.7 m ² (30.0 m ²)	6.04 m (3.80 m)	13.2 m ² (13.0 m ²)	12.5 m ² (11.4 m ²)	- m ²	- m ²	25.7 m ² (40.0 m ²)	6.2 m ² (6.0 m ²)	- m ²	11.5 m ² (7.0 m ²)	Triple
49	House Type H2 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	111 m ²	2	4 no.	31.9 m ² (30.0 m ²)	3.65 m (3.60 m)	14.2 m ² (13.0 m ²)	12.7 m ² (11.4 m ²)	- m ²	- m ²	26.9 m ² (32.0 m ²)	7.7 m ² (6.0 m ²)	- m ²	11.5 m ² (7.0 m ²)	Dual
50	House Type H3 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	33.7 m ² (30.0 m ²)	3.65 m (3.60 m)	14.2 m ² (13.0 m ²)	12.7 m ² (11.4 m ²)	- m ²	- m ²	26.9 m ² (32.0 m ²)	6.9 m ² (6.0 m ²)	- m ²	11.5 m ² (7.0 m ²)	Dual
51	House Type D1	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	85 m ² (57 m ²)	Dual
52	House Type J1	2 bedroom terraced, 2 storey	93 m ²	2	4 no.	31.4 m ² (30.0 m ²)	3.60 m (3.60 m)	15.1 m ² (13.0 m ²)	11.6 m ² (11.4 m ²)	- m ²	- m ²	26.7 m ² (32.0 m ²)	4.9 m ² (4.0 m ²)	28 m ²	57 m ² (47 m ²)	Dual
53	House Type J1	2 bedroom terraced, 2 storey	93 m ²	2	4 no.	31.4 m ² (30.0 m ²)	3.60 m (3.60 m)	15.1 m ² (13.0 m ²)	11.6 m ² (11.4 m ²)	- m ²	- m ²	26.7 m ² (32.0 m ²)	4.9 m ² (4.0 m ²)	28 m ²	57 m ² (47 m ²)	Dual
54	House Type D2	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	85 m ² (57 m ²)	Dual
55	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ² (11.4 m ²)	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	77 m ² (56 m ²)	Dual
56	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ² (11.4 m ²)	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	77 m ² (56 m ²)	Dual
57	House Type D1	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	87 m ² (57 m ²)	Dual
58	House Type D2	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	72 m ² (57 m ²)	Dual
59	House Type D1	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	87 m ² (57 m ²)	Dual
60	House Type J1	2 bedroom terraced, 2 storey	93 m ²	2	4 no.	31.4 m ² (30.0 m ²)	3.60 m (3.60 m)	15.1 m ² (13.0 m ²)	11.6 m ² (11.4 m ²)	- m ²	- m ²	26.7 m ² (32.0 m ²)	4.9 m ² (4.0 m ²)	28 m ²	60 m ² (47 m ²)	Dual

Dwelling No.	Type	Description	GFA	No. of floors	No. of bed spaces	Aggregate living area	Living room width	Bedroom 1 area	Bedroom 2 area	Bedroom 3 area	Bedroom 4 area	Aggregate bed. area	Storage area	Attic Extension	Private open space area	Aspect
61	House Type D2	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	93 m ² (57 m ²)	Dual
62	House Type D1	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	93 m ² (57 m ²)	Dual
63	House Type D2	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	93 m ² (57 m ²)	Dual
64	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ² (11.4 m ²)	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	81 m ² (56 m ²)	Dual
65	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ² (11.4 m ²)	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	81 m ² (56 m ²)	Dual
66	House Type D1	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	93 m ² (57 m ²)	Dual
67	House Type J1	2 bedroom terraced, 2 storey	93 m ²	2	4 no.	31.4 m ² (30.0 m ²)	3.60 m (3.60 m)	15.1 m ² (13.0 m ²)	11.6 m ² (11.4 m ²)	- m ²	- m ²	26.7 m ² (32.0 m ²)	4.9 m ² (4.0 m ²)	28 m ²	60 m ² (47 m ²)	Dual
68	House Type D2	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	77 m ² (57 m ²)	Dual
69	House Type D1	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	207 m ² (57 m ²)	Dual
70	House Type J1	2 bedroom terraced, 2 storey	93 m ²	2	4 no.	31.4 m ² (30.0 m ²)	3.60 m (3.60 m)	15.1 m ² (13.0 m ²)	11.6 m ² (11.4 m ²)	- m ²	- m ²	26.7 m ² (32.0 m ²)	4.9 m ² (4.0 m ²)	28 m ²	77 m ² (47 m ²)	Dual
71	House Type J1	2 bedroom terraced, 2 storey	93 m ²	2	4 no.	31.4 m ² (30.0 m ²)	3.60 m (3.60 m)	15.1 m ² (13.0 m ²)	11.6 m ² (11.4 m ²)	- m ²	- m ²	26.7 m ² (32.0 m ²)	4.9 m ² (4.0 m ²)	28 m ²	77 m ² (47 m ²)	Dual
72	House Type D2	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	113 m ² (57 m ²)	Dual
73	House Type J1	2 bedroom terraced, 2 storey	93 m ²	2	4 no.	31.4 m ² (30.0 m ²)	3.60 m (3.60 m)	15.1 m ² (13.0 m ²)	11.6 m ² (11.4 m ²)	- m ²	- m ²	26.7 m ² (32.0 m ²)	4.9 m ² (4.0 m ²)	28 m ²	87 m ² (47 m ²)	Dual
74	House Type J1	2 bedroom terraced, 2 storey	93 m ²	2	4 no.	31.4 m ² (30.0 m ²)	3.60 m (3.60 m)	15.1 m ² (13.0 m ²)	11.6 m ² (11.4 m ²)	- m ²	- m ²	26.7 m ² (32.0 m ²)	4.9 m ² (4.0 m ²)	28 m ²	86 m ² (47 m ²)	Dual
75	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	84 m ² (56 m ²)	Dual
76	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	78 m ² (56 m ²)	Dual
77	House Type D1	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	86 m ² (57 m ²)	Dual
78	House Type J1	2 bedroom terraced, 2 storey	93 m ²	2	4 no.	31.4 m ² (30.0 m ²)	3.60 m (3.60 m)	15.1 m ² (13.0 m ²)	11.6 m ² (11.4 m ²)	- m ²	- m ²	26.7 m ² (32.0 m ²)	4.9 m ² (4.0 m ²)	28 m ²	53 m ² (47 m ²)	Dual
79	House Type J1	2 bedroom terraced, 2 storey	93 m ²	2	4 no.	31.4 m ² (30.0 m ²)	3.60 m (3.60 m)	15.1 m ² (13.0 m ²)	11.6 m ² (11.4 m ²)	- m ²	- m ²	26.7 m ² (32.0 m ²)	4.9 m ² (4.0 m ²)	28 m ²	52 m ² (47 m ²)	Dual
80	House Type D2	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	78 m ² (57 m ²)	Dual

Dwelling No.	Type	Description	GFA	No. of floors	No. of bed spaces	Aggregate living area	Living room width	Bedroom 1 area	Bedroom 2 area	Bedroom 3 area	Bedroom 4 area	Aggregate bed. area	Storage area	Attic Extension	Private open space area	Aspect
81	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	65 m ² (56 m ²)	Dual
82	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	65 m ² (56 m ²)	Dual
83	House Type D1	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	73 m ² (57 m ²)	Dual
84	House Type J1	2 bedroom terraced, 2 storey	93 m ²	2	4 no.	31.4 m ² (30.0 m ²)	3.60 m (3.60 m)	15.1 m ² (13.0 m ²)	11.6 m ² (11.4 m ²)	- m ²	- m ²	26.7 m ² (32.0 m ²)	4.9 m ² (4.0 m ²)	28 m ²	51 m ² (47 m ²)	Dual
85	House Type J1	2 bedroom terraced, 2 storey	93 m ²	2	4 no.	31.4 m ² (30.0 m ²)	3.60 m (3.60 m)	15.1 m ² (13.0 m ²)	11.6 m ² (11.4 m ²)	- m ²	- m ²	26.7 m ² (32.0 m ²)	4.9 m ² (4.0 m ²)	28 m ²	54 m ² (47 m ²)	Dual
86	House Type D2	3 bedroom terraced, 2 storey	114 m ²	2	5 no.	37.2 m ² (34.0 m ²)	3.80 m (3.80 m)	14.5 m ² (13.0 m ²)	13.4 m ² (11.4 m ²)	8.9 m ² (7.1 m ²)	- m ²	36.8 m ² (32.0 m ²)	6.9 m ² (5.0 m ²)	30 m ²	92 m ² (57 m ²)	Dual
87	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	85 m ² (56 m ²)	Dual
88	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	93 m ² (56 m ²)	Dual
89	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	103 m ² (56 m ²)	Dual
90	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	109 m ² (56 m ²)	Dual
91	House Type C1	4 bedroom detached, 2 storey	165 m ²	2	7 no.	68.4 m ² (40.0 m ²)	3.88 m (3.80 m)	14.8 m ² (13.0 m ²)	12.7 m ² (11.4 m ²)	11.6 m ² (7.1 m ²)	9.1 m ² (11.4 m ²)	48.2 m ² (43.0 m ²)	8.6 m ² (6.0 m ²)	- m ²	234 m ² (83 m ²)	Triple
92	House Type C1	4 bedroom detached, 2 storey	165 m ²	2	7 no.	68.4 m ² (40.0 m ²)	3.88 m (3.80 m)	14.8 m ² (13.0 m ²)	12.7 m ² (11.4 m ²)	11.6 m ² (7.1 m ²)	9.1 m ² (11.4 m ²)	48.2 m ² (43.0 m ²)	8.6 m ² (6.0 m ²)	- m ²	140 m ² (83 m ²)	Triple
93	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	97 m ² (66 m ²)	Dual
94	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	96 m ² (66 m ²)	Dual
95	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	91 m ² (66 m ²)	Dual
96	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	91 m ² (66 m ²)	Dual
97	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	90 m ² (66 m ²)	Dual
98	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	90 m ² (66 m ²)	Dual
99	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	90 m ² (56 m ²)	Dual
100	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	90 m ² (56 m ²)	Dual

Dwelling No.	Type	Description	GFA	No. of floors	No. of bed spaces	Aggregate living area	Living room width	Bedroom 1 area	Bedroom 2 area	Bedroom 3 area	Bedroom 4 area	Aggregate bed. area	Storage area	Attic Extension	Private open space area	Aspect
101	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	93 m ² (66 m ²)	Dual
102	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	93 m ² (66 m ²)	Dual
103	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	86 m ² (56 m ²)	Dual
104	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	86 m ² (56 m ²)	Dual
105	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	92 m ² (56 m ²)	Dual
106	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	208 m ² (56 m ²)	Dual
107	House Type C2	4 bedroom detached, 2 storey	165 m ²	2	5 no.	68.4 m ² (40.0 m ²)	3.88 m (3.80 m)	14.8 m ² (13.0 m ²)	12.7 m ² (11.4 m ²)	11.6 m ² (7.1 m ²)	9.1 m ² (11.4 m ²)	48.2 m ² (43.0 m ²)	8.6 m ² (6.0 m ²)	- m ²	167 m ² (83 m ²)	Triple
108	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	80 m ² (56 m ²)	Dual
109	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	80 m ² (56 m ²)	Dual
110	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	80 m ² (56 m ²)	Dual
111	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	80 m ² (56 m ²)	Dual
112	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	80 m ² (66 m ²)	Dual
113	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	80 m ² (66 m ²)	Dual
114	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	80 m ² (56 m ²)	Dual
115	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	80 m ² (56 m ²)	Dual
116	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	80 m ² (56 m ²)	Dual
117	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	80 m ² (56 m ²)	Dual
118	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	80 m ² (66 m ²)	Dual
119	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	80 m ² (66 m ²)	Dual
120	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	80 m ² (56 m ²)	Dual

Dwelling No.	Type	Description	GFA	No. of floors	No. of bed spaces	Aggregate living area	Living room width	Bedroom 1 area	Bedroom 2 area	Bedroom 3 area	Bedroom 4 area	Aggregate bed. area	Storage area	Attic Extension	Private open space area	Aspect
121	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	80 m ² (56 m ²)	Dual
122	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	80 m ² (66 m ²)	Dual
123	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	84 m ² (66 m ²)	Dual
124	House Type H1 GF	2 bedroom duplex apartment, ground floor	97 m ²	1	4 no.	41.7 m ² (30.0 m ²)	6.04 m (3.80 m)	13.2 m ² (13.0 m ²)	12.5 m ² (11.4 m ²)	- m ²	- m ²	25.7 m ² (40.0 m ²)	6.2 m ² (6.0 m ²)	- m ²	11.5 m ² (7.0 m ²)	Triple
125	House Type H2 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	111 m ²	2	4 no.	31.9 m ² (30.0 m ²)	3.65 m (3.60 m)	14.2 m ² (13.0 m ²)	12.7 m ² (11.4 m ²)	- m ²	- m ²	26.9 m ² (32.0 m ²)	7.7 m ² (6.0 m ²)	- m ²	11.5 m ² (7.0 m ²)	Dual
126	House Type H3 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	33.7 m ² (30.0 m ²)	3.65 m (3.60 m)	14.2 m ² (13.0 m ²)	12.7 m ² (11.4 m ²)	- m ²	- m ²	26.9 m ² (32.0 m ²)	6.9 m ² (6.0 m ²)	- m ²	11.5 m ² (7.0 m ²)	Dual
127	House Type G3 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m ²	1	4 no.	30.8 m ² (30.0 m ²)	3.98 m (3.60 m)	13.3 m ² (13.0 m ²)	11.4 m ² (11.4 m ²)	- m ²	- m ²	24.7 m ² (24.4 m ²)	6.7 m ² (6.0 m ²)	- m ²	9.8 m ² (7.0 m ²)	Dual
128	House Type G3 GF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual
129	House Type G3 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m ²	1	4 no.	30.8 m ² (30.0 m ²)	3.98 m (3.60 m)	13.3 m ² (13.0 m ²)	11.4 m ² (11.4 m ²)	- m ²	- m ²	24.7 m ² (24.4 m ²)	6.7 m ² (6.0 m ²)	- m ²	9.8 m ² (7.0 m ²)	Dual
130	House Type G4 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual
131	House Type G1 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m ²	1	4 no.	30.8 m ² (30.0 m ²)	3.98 m (3.60 m)	13.3 m ² (13.0 m ²)	11.4 m ² (11.4 m ²)	- m ²	- m ²	24.7 m ² (24.4 m ²)	6.7 m ² (6.0 m ²)	- m ²	9.8 m ² (7.0 m ²)	Dual
132	House Type G2 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual
133	House Type G1 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m ²	1	4 no.	30.8 m ² (30.0 m ²)	3.98 m (3.60 m)	13.3 m ² (13.0 m ²)	11.4 m ² (11.4 m ²)	- m ²	- m ²	24.7 m ² (24.4 m ²)	6.7 m ² (6.0 m ²)	- m ²	9.8 m ² (7.0 m ²)	Dual
134	House Type G2 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual
135	House Type G3 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m ²	1	4 no.	30.8 m ² (30.0 m ²)	3.98 m (3.60 m)	13.3 m ² (13.0 m ²)	11.4 m ² (11.4 m ²)	- m ²	- m ²	24.7 m ² (24.4 m ²)	6.7 m ² (6.0 m ²)	- m ²	9.8 m ² (7.0 m ²)	Dual
136	House Type G4 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual
137	House Type G3 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m ²	1	4 no.	30.8 m ² (30.0 m ²)	3.98 m (3.60 m)	13.3 m ² (13.0 m ²)	11.4 m ² (11.4 m ²)	- m ²	- m ²	24.7 m ² (24.4 m ²)	6.7 m ² (6.0 m ²)	- m ²	9.8 m ² (7.0 m ²)	Dual
138	House Type G4 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual
139	House Type G5 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m ²	1	4 no.	30.8 m ² (30.0 m ²)	3.98 m (3.60 m)	13.3 m ² (13.0 m ²)	11.4 m ² (11.4 m ²)	- m ²	- m ²	24.7 m ² (24.4 m ²)	6.7 m ² (6.0 m ²)	- m ²	9.8 m ² (7.0 m ²)	Dual
140	House Type G6 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual

Dwelling No.	Type	Description	GFA	No. of floors	No. of bed spaces	Aggregate living area	Living room width	Bedroom 1 area	Bedroom 2 area	Bedroom 3 area	Bedroom 4 area	Aggregate bed. area	Storage area	Attic Extension	Private open space area	Aspect
161	House Type G3 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m ²	1	4 no.	30.8 m ² (30.0 m ²)	3.98 m (3.60 m)	13.3 m ² (13.0 m ²)	11.4 m ² (11.4 m ²)	- m ²	- m ²	24.7 m ² (24.4 m ²)	6.7 m ² (6.0 m ²)	- m ²	9.8 m ² (7.0 m ²)	Dual
162	House Type G4 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual
163	House Type G1 GF	2 bedroom duplex apartment, 1 storey, ground floor	76 m ²	1	4 no.	30.8 m ² (30.0 m ²)	3.98 m (3.60 m)	13.3 m ² (13.0 m ²)	11.4 m ² (11.4 m ²)	- m ²	- m ²	24.7 m ² (24.4 m ²)	6.7 m ² (6.0 m ²)	- m ²	9.8 m ² (7.0 m ²)	Dual
164	House Type G2 FF / SF	2 bedroom duplex apartment, 2 storey, first / second floor	103 m ²	2	4 no.	41.0 m ² (30.0 m ²)	5.02 m (3.80 m)	13.6 m ² (13.0 m ²)	11.5 m ² (11.4 m ²)	- m ²	- m ²	25.1 m ² (32.0 m ²)	6.3 m ² (6.0 m ²)	- m ²	16.2 m ² (7.0 m ²)	Dual
165	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	102 m ² (66 m ²)	Dual
166	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	240 m ² (66 m ²)	Dual
167	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	196 m ² (66 m ²)	Dual
168	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	126 m ² (66 m ²)	Dual
169	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	150 m ² (66 m ²)	Dual
170	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	237 m ² (66 m ²)	Dual
171	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	171 m ² (66 m ²)	Dual
172	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	128 m ² (66 m ²)	Dual
173	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	138 m ² (66 m ²)	Dual
174	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	117 m ² (66 m ²)	Dual
175	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	130 m ² (66 m ²)	Dual
176	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	117 m ² (66 m ²)	Dual
177	House Type C1	4 bedroom detached, 2 storey	165 m ²	2	7 no.	68.4 m ² (40.0 m ²)	3.88 m (3.80 m)	14.8 m ² (13.0 m ²)	12.7 m ² (11.4 m ²)	11.6 m ² (7.1 m ²)	9.1 m ² (11.4 m ²)	48.2 m ² (43.0 m ²)	8.6 m ² (6.0 m ²)	- m ²	249 m ² (83 m ²)	Triple
178	House Type C2	4 bedroom detached, 2 storey	165 m ²	2	7 no.	68.4 m ² (40.0 m ²)	3.88 m (3.80 m)	14.8 m ² (13.0 m ²)	12.7 m ² (11.4 m ²)	11.6 m ² (7.1 m ²)	9.1 m ² (11.4 m ²)	48.2 m ² (43.0 m ²)	8.6 m ² (6.0 m ²)	- m ²	152 m ² (83 m ²)	Triple
179	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	84 m ² (56 m ²)	Dual
180	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	84 m ² (56 m ²)	Dual

Dwelling No.	Type	Description	GFA	No. of floors	No. of bed spaces	Aggregate living area	Living room width	Bedroom 1 area	Bedroom 2 area	Bedroom 3 area	Bedroom 4 area	Aggregate bed. area	Storage area	Attic Extension	Private open space area	Aspect
201	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	84 m ² (56 m ²)	Dual
202	House Type C1	4 bedroom detached, 2 storey	165 m ²	2	7 no.	68.4 m ² (40.0 m ²)	3.88 m (3.80 m)	14.8 m ² (13.0 m ²)	12.7 m ² (11.4 m ²)	11.6 m ² (7.1 m ²)	9.1 m ² (11.4 m ²)	48.2 m ² (43.0 m ²)	8.6 m ² (6.0 m ²)	- m ²	328 m ² (83 m ²)	Triple
203	House Type C2	4 bedroom detached, 2 storey	165 m ²	2	7 no.	68.4 m ² (40.0 m ²)	3.88 m (3.80 m)	14.8 m ² (13.0 m ²)	12.7 m ² (11.4 m ²)	11.6 m ² (7.1 m ²)	9.1 m ² (11.4 m ²)	48.2 m ² (43.0 m ²)	8.6 m ² (6.0 m ²)	- m ²	246 m ² (83 m ²)	Triple
204	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	77 m ² (66 m ²)	Dual
205	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	79 m ² (66 m ²)	Dual
206	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	86 m ² (56 m ²)	Dual
207	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	86 m ² (56 m ²)	Dual
208	House Type B1	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	84 m ² (56 m ²)	Dual
209	House Type B2	3 bedroom semi-detached, 2 storey	111 m ²	2	5 no.	40.1 m ² (34.0 m ²)	3.90 m (3.80 m)	13.1 m ² (13.0 m ²)	11.8 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	- m ²	33.9 m ² (32.0 m ²)	6.1 m ² (5.0 m ²)	30 m ²	83 m ² (56 m ²)	Dual
210	House Type A1	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	78 m ² (66 m ²)	Dual
211	House Type A2	4 bedroom semi-detached, 2 storey	132 m ²	2	6 no.	46.3 m ² (40.0 m ²)	4.10 m (3.80 m)	13.3 m ² (13.0 m ²)	11.3 m ² (11.4 m ²)	9.0 m ² (7.1 m ²)	7.5 m ² (7.1 m ²)	41.1 m ² (40.0 m ²)	8.5 m ² (6.0 m ²)	28 m ²	78 m ² (66 m ²)	Dual
212	House Type C1	4 bedroom detached, 2 storey	165 m ²	2	7 no.	68.4 m ² (40.0 m ²)	3.88 m (3.80 m)	14.8 m ² (13.0 m ²)	12.7 m ² (11.4 m ²)	11.6 m ² (7.1 m ²)	9.1 m ² (11.4 m ²)	48.2 m ² (43.0 m ²)	8.6 m ² (6.0 m ²)	- m ²	410 m ² (83 m ²)	Triple

Appendix C / Car Parking Statistics

Appendix C

Car Parking Statistics - Arlum Ltd, Moneyduff, Oranmore, Co Galway

Dwelling Type	Description	GFA	Number of Dwellings / Units	Required Parking Provision / Dwelling	Total Required Parking Provision	Total Provided Parking Provision
House Type A	4 bedroom semi-detached	132 m ²	34 no.	2 no.	68 no.	68 no.
House Type B	3 bedroom semi-detached	111 m ²	54 no.	2 no. ¹	108 no. ¹	108 no. ¹
House Type C	4 bedroom detached	165 m ²	16 no.	2 no.	32 no.	32 no.
House Type D	3 bedroom terrace	115 m ²	16 no.	1.5 no.	24 no.	24 no.
House Type E	3 bedroom (+ study / bedroom 4 option) semi-detached + attic	140 m ²	24 no.	2 no.	48 no.	48 no.
House Type G	2 bedroom duplex - ground floor	76 m ²	25 no.	1.25 no.	31 no.	31 no.
	2 bedroom duplex - first / second floor	103 m ²	25 no.	1.25 no.	31 no.	31 no.
House Type H	2 bedroom duplex - ground floor	97 m ²	2 no.	1.25 no.	3 no.	3 no.
	2 bedroom duplex - first / second floor	103 / 111 m ²	4 no.	1.25 no.	5 no.	5 no.
House Type J	2 bedroom terrace	93 m ²	12 no.	1.5 no.	18 no.	18 no.
Creche	Childcare facility (single storey)	374 m ²	1 no.	25 no. ²	25 no. ²	25 no. ²
	Visitor Parking					16 no.
Total					393 no.	409 no.

¹ Development Plan requires 1.5 spaces per dwelling for 1 - 3 bedroom houses. Relates to 2 no. spaces required per house when provided on curtilage.

² Development plan requires 1 car parking space per staff member and 1 parking space per 4 children. Capacity - 58 no. children and 10 no. staff members (Childcare Facilities - Guidelines for Planning Authorities, 2001).

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