



DESIGN & ACCESS STATEMENT
to accompany Detailed Planning Application

August 2020

Proposed Residential and Commercial Development
at Carcur Park, Wexford

**Sustainable
Urban
Extension**

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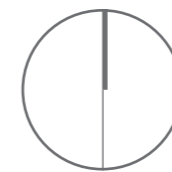
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contents

01	Executive Summary & Introduction	01.1	Introduction	10
		01.2	Applicant and Design Team	10
		01.3	Submission Documents	11
		01.4	Application Site	12
02	Site Context and Analysis	02.1	Context and Surrounding Area	14
		02.2	Site Photographs	16
		02.3	Panoramic Site Photographs	17
		02.4	Development Context & Zoning	18
		02.5	Landscape and Topography	19
		02.6	Connectivity and Edges	20
03	Design Objectives	03.1	Illustrative Masterplan	22
		03.2	Key Principles of Design Objectives	23
		03.3	Circulation & Permeability	24
		03.4	Built Form and Density	25
		03.5	Landscaping & Place	26
		03.6	Design Standards & Guidance	27
04	The Proposals	04.1	Scheme Evolution	30
		04.2	Density	31
		04.3	Urban Design Strategy	32
		04.4	Urban Design Criteria	34
		04.5	Pedestrian & Cycle Movement	35
		04.6	Connectivity & Circulation	36
		04.7	Urban Grain & Placemaking	37
		04.8	Landscape Strategy	38
		04.9	Land-Use & Density	39
		04.10	Phasing Strategy	40
		04.11	Urban Roads & Streets	41
		04.12	Proposed Bridge Access	42
05	Detailed Design	05.1	Proposed Site Layout	44
		05.2	Housing Mix: Density Ratio Site	45
		05.3	Materiality	46
		05.4	Character Areas	47
		05.5	Housing Analysis	48
		05.6	Apartments Analysis & Landmarks	50
		05.12	Site Sections	62
		05.13	Accommodation Schedules	64
		05.14	Access	69
		06	Conclusion	06.1

01

Executive Summary & Introduction



01.1 INTRODUCTION

This Detailed Proposal is for a residential and commercial development including 413 new homes alongside sustainable commercial interests on a site of approximately 13.8 hectares with landscaping and associated infrastructure, at Carcur Park, County Wexford.

01.2 APPLICANT AND DESIGN TEAM

The Applicant: William Neville & Sons

The applicant, William Neville and Sons (WNS), is a responsible developer of new homes and communities with a number of projects completed across Ireland, the UK and further afield. WNS is a third generation family run business founded by William Neville who operated as a sole trader from the 1940s up until the early 1970s when William Neville & Sons was formed.

William Neville & Sons' long standing reputation for integrity, professionalism and excellence can be largely attributed to each Director's active involvement in the day to day running of each of its developments from commencement of construction to handover to the customer.

Wm. Neville & Sons is a member of the Irish Homebuilders Association (IHBA) and Construction Industry Federation (CIF) and all our homes are covered under the Homebond 10 year guarantee scheme.

Masterplanner & Architect: Reddy | Architecture+Urbanism

Reddy Architecture + Urbanism is a firm of architects and design professionals providing a comprehensive range of design services in Ireland, the UK, Europe and with associated offices in the Middle East and the USA.

The practice has accumulated extensive experience in masterplanning large-scale residential and mixed-use development schemes, and are especially familiar with the landscapes, built environment and context of the south-east of Ireland.

This Design and Access Statement (DAS) has been prepared by Reddy A+U on behalf of W^m Neville & Sons. It accompanies and supports a detailed planning application for a mixed-use scheme at Carcur Park. The DAS has been prepared with guidance produced by the Department for Environment, Heritage and Local Government and other additional professional bodies. It sets out the background to the proposals, an analysis of the application site, and an explanation of the design process that has informed the evolution of the development proposals. The DAS is a supporting document with descriptive information; it should always be read in conjunction with the formal scaled drawings and documents which constitute the planning application.



1 Cherrywood, Dublin; 2 Newcastle Lyons, Dublin;
3 Herberton, Dublin; 4 Kilkenny Rivercourt Hotel, Kilkenny;
5 Cromwell's Court, Wexford; 6 Tullyvale, Dublin

1	4
2	5
3	6

The Design Team

Reddy A+U	Masterplanners & Architects
Ian Doyle Planning	Planning Consultant
Deborah D'Arcy	Ecology Consultant
Stafford McLoughlin	Archaeological Consultant
Paul Nolan	Landscape and Visual Impact Assessment
AWN Consulting Engineers	Environmental Consultant & Noise Assessment
Arthur Murphy & Co.	Civil and Geotechnical Consultant
IE Consulting	Civil and Environmental Engineers

01.3 SUBMISSION DOCUMENTS

The proposed application submitted on behalf of W^m Neville & Sons comprises the following key documents:

- Application Forms
- Application Fee
- Location Plans
- Site Layout Plans
- Proposed Unit type drawings
- Site Access proposals

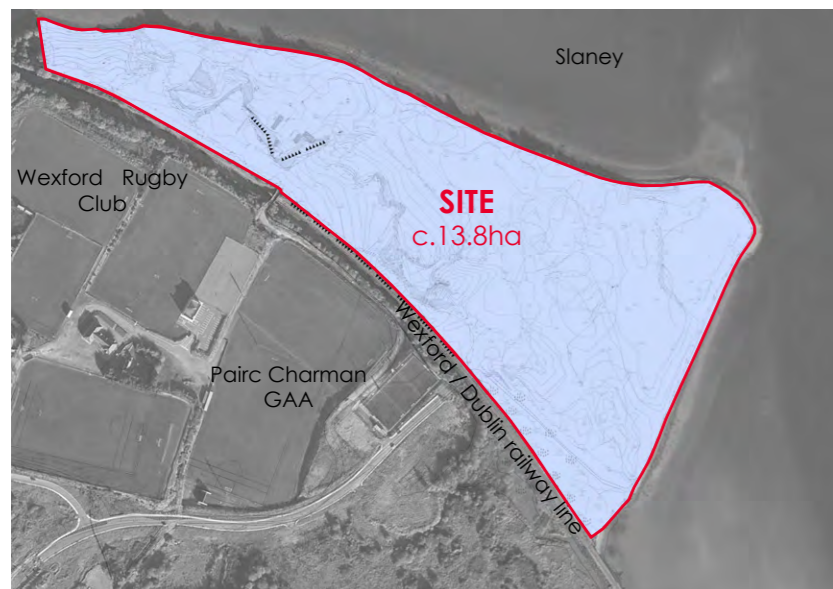
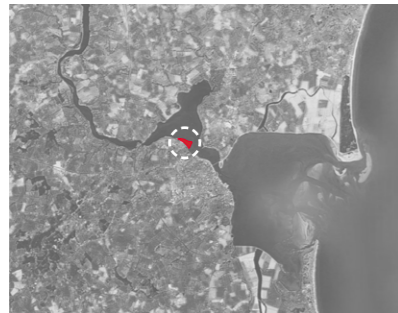
The application is further supported with the following documents and reports from the design team:

- Planning Statement
- Transport Assessment
- Flood Risk Assessment
- Ecological Impact Assessment Report
- Contamination Report
- Air Quality Assessment
- Acoustic Report and Noise Assessment
- Landscaping and Visual Mitigation Report

01.4 APPLICATION SITE

The application site covers an area of approximately 13.8 hectares, located north-west of Wexford town centre. The site is bounded by the River Slaney along its northern and eastern edges, while the boundary narrows to its eastern tip.

The southern edge is separated from sports grounds by the Wexford/Dublin railway line. In this regard it may be described as a peninsula on the edge of Wexford town in its projection into the River Slaney.



02

Site Context & Analysis





Aerial view from the East



Aerial view from the North

02.1 CONTEXT & SURROUNDING AREA

Site Setting

The site is surrounded to the north and east by the River Slaney estuary and to the south and west by the railway line. Located on the opposite side of the railway line are the playing grounds for Pairc Charman GAA and Wexford Rugby Club.

Views afforded from the site include Ferrybank and Riverside across the river estuary, while from the south-east portions of the site and the current railway bridge, views to Wexford town provide orientation on the site.

Access

A small railway crossing currently exists over the railway line and is located midway through the southern boundary site. This bridge was previously used by vehicles accessing the former cement plant on the application site.

It is proposed that this crossing will be used during the construction phase of the development and will be retired once the development is completed. A new single railway line crossing will provide access to the development and is aligned with the aspiration location of the future link bridge.

PANORAMIC VIEW 1



View from Wexford Bridge to town centre

CHURCH
of the
IMMACULATE CONCEPTION

OPERA HOUSE

CHURCH
of the
ASSUMPTION

RAILWAY
STATION

CARCUR PARK

PANORAMIC VIEW 2



View from Ferrybank looking west

LORETO SECONDARY
SCHOOL

WEXFORD TOWN MARINA

RAILWAY LINE

CARCUR PARK

PANORAMIC VIEW 3



View from N11 looking east

CROSSTOWN

'SLANEY WOODS'

'COILL AOIBHINN'

CARCUR PARK





1 south-east along cement plant access route;
2 north;-west from railway bridge; 3 south-east from
bridge; 4 new constructed road into site; 5 northern
site edge looking east; 6 northern site edge looking
west across estuary; 7 former plant access route;
8 former site-use has created an uneven landscape;
9 view from site across estuary towards Ferrybank

1	2	3
4	5	6
7	8	9



02.2 SITE PHOTOGRAPHS



- 1
- 2
- 3

1 view looking south-east from southerly corner of site, adjacent to the railway line, showing Riverside, the Slaney estuary and marshland on-site;

2 view into site (at approx. +10.5m AOD) showing former plant works and site facilities;

3 image showing views across to Riverside and landscape setting of the site across the estuary

02.3 PANORAMIC SITE PHOTOGRAPHS

02.4 DEVELOPMENT CONTEXT & ZONING

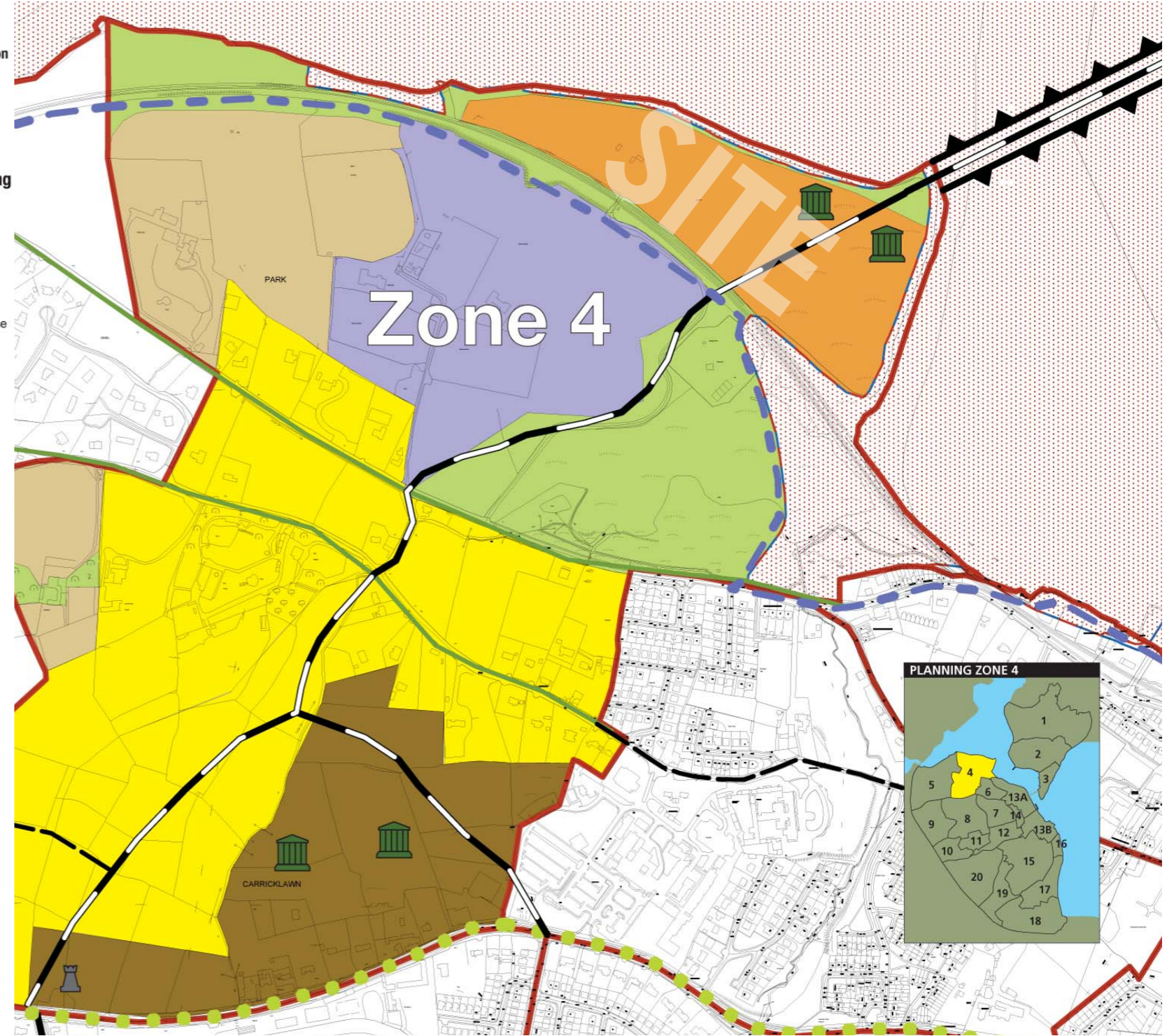
The site is located in Zone 4: Park, Carcur and Carricklawn under the extended Wexford Town and Environs Development Plan 2009-2015. It is zoned 'Mixed-Use Residential'. The zoning map also suggests locations for landmark sites on the old quarry site on either side of the new road across the site linking to orbital inner route T8. The coastal walk also runs along the southern boundary of the site.

The area is considered to be of visual importance as it is a partly elevated site visible from the N11 (refer to panoramas). The development plan notes a mixture of uses are considered suitable for this site.

Carcur is described in the Development Plan as follows:

“There has been little development immediately North-West of the Town in areas known as Carcur and Park. Carcur contains an area of freshwater tidal marsh and the former landfill. Park includes an established low density residential area containing a number of large houses and significant tree groupings. It gives way to the steeply sloping Ballyboggan River Valley. The valley contains an extensive area of natural oak woodland which is clearly visible on approaching the town from the E01/N11 (Dublin/Enniscorthy).”

-  Zone Boundary
 -  Special Area of Conservation
 -  National Heritage Area
 -  Special Protection Area
- Wexford Town and Environs Zoning**
-  Residential Medium
 -  Residential Low
 -  Residential Super Low
 -  Mixed Use Residential
 -  Open Space and Amenity
 -  Landscape Zone
 -  Neighbourhood Centre / Mixed Use
 -  District Centre / Mixed Use
 -  Commercial / Mixed Use
 -  Community
 -  Industrial
 -  Transition Zone
 -  Retail Park / Bulky Goods
 -  Town Centre - Retail Core
 -  Town Centre
 -  Road Reservation
 -  Long Term Development
- Walkways**
-  Coastal Walk
 -  Walkway
- Symbols**
-  Landmark Site
 -  Gateway Site
 -  Junction Improvement
- Link Roads**
-  Radial Policy
 -  Proposed Bridge
 -  Orbital Inner Route T8
 -  Road Improvements
 -  New Entrance
 -  Developer Lead Road
 -  Road Upgrade



02.5 LANDSCAPE & TOPOGRAPHY

The roughly triangular site is sloped from its southern boundary along the railway line to the rivers edge. As illustrated in the diagram opposite, the gradient rises from the waters edge at an uneven rate by approximately 10m above ordnance datum (AOD). However, the natural topography has been altered from years of quarrying and the secondary industrial use of the cement plant.

Due to these industrial actions the topography is undulating and uneven, with a number of small hills and hollows now apparant. Much of the site is now overgrown and is inaccessible, hence the relatively recent otter inhabitation of the rivers edge.

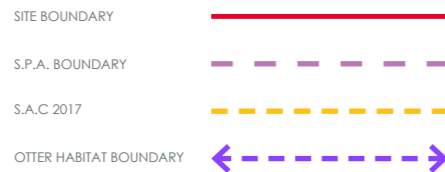
The site adjoins the Natura Boundary Line of the River Slaney and as such an exclusion zone at the edge of the site adjoining the estuary will need to be provided.

ECOLOGY

As evidenced in the supplementary Ecology Report, the otter habitat on-site will be protected prior, during and post-development of the site (refer to boundaries indicated opposite).

HYDROLOGY

The application site is within the tidal estuary of the River Slaney and as such, both fluvial and tidal flooding must be considered. The Flood Risk Assessment and respective consultant conclusions have considered the potential flooding issues on the site; these issues are detailed within their respective reports.



SECTION A | A



SECTION B | B





02.6 CONNECTIVITY & EDGES

A Transport Assessment has been prepared by NRB Consulting Engineers which investigates the existing road infrastructure and network, alongside patterns of movement and the impacts of the proposals upon these.

A Noise Assessment has also been prepared by AWN presenting a current assessment of the site and identifies any impact proposed by the development and methods of mitigation, as necessary.

The site has three contrasting edges as described below:

River Slaney
Although bounded for almost 75% of its perimeter by the river, the site has a stronger sense of the estuary along its northern edge. This is assisted by the views to the northern side of the river and to the rising landscape beyond of Crosstown and Ballyregan.

Wexford Town
The eastern edge of the site faces towards Wexford town, Riverside and Ferrybank. This edge provides an urban context as views are drawn along the railway line beside the rivers edge to Wexford Bridge on the horizon. Views into the site from this direction must acknowledge this outlook with appropriate built form and character.

Railway Line
The highest edge of the site runs parallel to the rail line and falls level as it reaches the most southerly point of the site boundary. The recreational character of the edge is affirmed by the sports grounds and playing fields on the opposite side of the railway link.

The current schedule of Iarnród Éireann trains are eight passings per day with the expected worse case in the early evening when two trains passby.

The proposed link bridge from the north-eastern edge of the site across the River Slaney as part of Wexford's development objectives lead the future aspirations for site access and connectivity from the north side of the Slaney.

The image features a background of an aerial photograph of a city grid, overlaid with a semi-transparent green layer. A solid green vertical bar is on the left side. The text '03 Design Objectives' is written in white, with '03' in a large font and 'Design Objectives' in a smaller font to its right.

03 Design Objectives



The Illustrative Masterplan for the site at Carcur aims to take the analysis and principles of our design objectives into the design approach for planning a mixed-use development and creating places of character.

03.1 ILLUSTRATIVE MASTERPLAN

THE KEY PRINCIPLES UNDERLYING THE DESIGN PROPOSALS

1. MAKING BETTER CONNECTIONS

The new development provides an opportunity to create connections to the existing infrastructure; it is a future aspiration to create a new river crossing from this site to the north of the Estuary.

2. NEW NETWORK OF ROUTES AND SPACES

The masterplan proposes a series of internal routes and public spaces, some of which may be a shared surface between vehicles and pedestrians. The objective is to create a strong series of informal routes and spaces. Those identified in this document are indicative and will be subject to future detailed design.

3. PHASED DELIVERY

Appropriate phasing of the development will ensure it is supported by all necessary infrastructure, services, amenities and facilities. Building strong and inclusive communities is a key element in achieving sustainable development for Wexford. To promote the development of sustainable communities on the basis of a high quality of life where people can live, work and enjoy access to a wide range of community cultural, health and educational facilities suitable for all ages and needs.

4. BLOCK SIZE AND URBAN GRAIN

The establishment of clear urban grain of blocks and plots is essential to creating new places. This implies that the creation of a clear order of routes and spaces is necessary to provide a framework for the subdivision of larger blocks. It is essential that the new street hierarchy forms a clearly legible urban structure, both in terms of vehicular access and also in terms of pedestrian movement and orientation.

5. STREET AND BLOCK PATTERNS

The Masterplan aims to create a series of streets, and spaces which respond to the unique setting of Carcur Park. Vistas back to Wexford town and a strong emphasis on the views over the estuary are the design generators which will inform the proposals for the site.

6. PUBLIC OPEN SPACE

Although not directly linked due to the rail line, parks and public open spaces can be used to link areas and to create routes through the site. They are also important in the creation of the desired identity and the expression of the *genus loci* of the place.

7. CREATING A NEW PLACE

The public realm will play a major role in the organization of the proposed residential development, with the creation of a linear park along the waters edge, the maintaining of the existing SAC, access to the public open space and community facilities to the south of the site, across the train lines.

8. PLACE

A sense of place is essential to the success of a new district. One of the most successful ways of achieving this, apart from the introduction of landmark buildings and structures, is to use the site features and existing character of the area.

9. VISTAS

It is important that the vistas in the area are maintained, both in terms of interesting buildings and the landscape. Vistas of new landmark buildings will also help people to orientate themselves within the new development.

10. TRANSPORTATION

It is an aspiration to provide alternatives to the private car in the form of new bus routes into the town, especially for those who are no longer able to drive. The provision and nurturing of a network of walking and cycling routes will further strengthen the community essence of the development.

11. DESIGN FOR SAFETY AND SECURITY

The scheme will be a safe and healthy place in which to live. Pedestrians and cyclists will be able to move through the site with ease and safety.

12. SCALE

As design consideration, the scale of buildings should reflect the nature and importance of the routes and spaces they address. An increase in scale can reinforce the civic qualities of a place and provide points of interest and identity. In other instances, a reduced scale will protect the amenity of streets and backyards to ensure optimum climatic and light conditions.

13. DWELLING DIVERSITY

The scheme will offer a mix of dwelling type, size and recreation spaces to avoid the monotony associated with developments restricted to a single dwelling types or building heights. Social Housing will be provided and will offer different layouts with the same typology.

14. APARTMENTS

The provision of higher buildings will be provided in key locations along the principal routes and increase densities along the site and will create points of reference. The design will provide a well-proportioned rooms with adequate daylight.

15. ECOLOGY AND LANDSCAPE

To preserve ecosystems and landscape by incorporating distinct habitats and established landscape features into open spaces.

16. ENERGY EFFICIENCY

To minimize energy usage through innovations in accessibility, block layout, building design, use of materials, and adaptability in floor plans and uses.



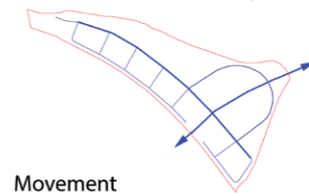
Horseshoe



Landscape



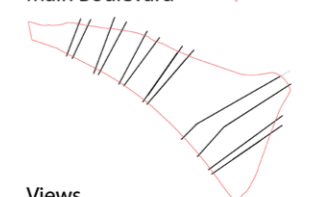
Green Belt Biodiversity



Movement



Main Boulevard



Views



03.3 CIRCULATION & PERMEABILITY

EXCLUSION ZONE

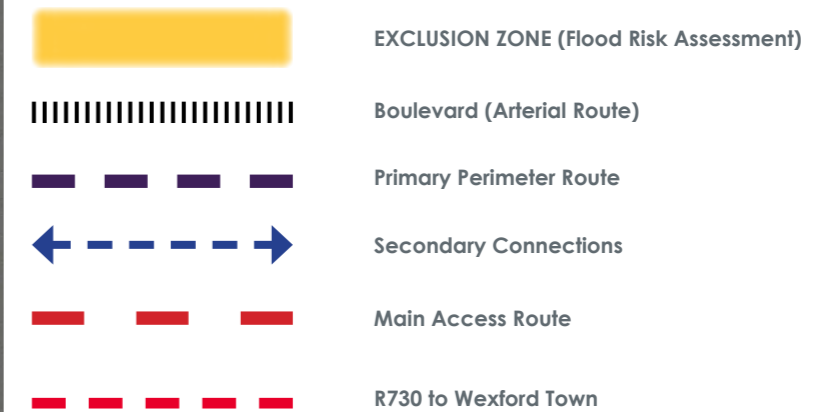
The exclusion zone is the result of the combination of the Flood Risk Assessment and the existence of 3 boundaries lines:

- Otter Boundary
- Special Area of Conservation 2014
- SPA Boundary

The risk of flooding is important and the engineers have considered that to avoid any excessive risk for the new development, a plateau should be created at a level of **+3.25m** as a basis for the new scheme.

Connectivity

A clear objective of the design proposals are to maintain and enhance vistas within the site, utilising both the topography and also the remedial level creation. By bisecting the site with the main Boulevard (as a direct consideration for future connection to the north estuary), this main arterial road will be a spine for the perimeter road which encircles the site for well connected spaces.



03.4 BUILT FORM & DENSITY

The drawing opposite shows how the Illustrative Masterplan has introduced a human scale to the site by dividing the development parcels into a series of approximately 13 individual areas. The scale of this subdivision recalls the local field patterns of the rural landscape but is primarily determined as a result of a strong rationale consisting of the lines of movement, topography and open space.

Building Height & Plot Character

The building heights strategy across the site sees the taller buildings as apartment blocks used to create 'landmark' or focal points within, and through, the site. In general plot character needs to vary sufficiently across the site to create good animated frontage onto the various routes and open spaces. In particular corner plots need to respond to both edges and turn the corner in a strong manner.

Density

The Illustrative Masterplan indicates approximately 14 hectares of developable land which gives an average density of c.30 dwellings per hectare across the application site for 413 dwellings.

Localised areas of higher density will occur around the landmark buildings which can have a positive effect, creating variety and a higher proportion of terraced homes and apartments.





S.P.A. BOUNDARY ————

S.A.C. 2017 ————

OTTER HABITAT BOUNDARY ————

●●●●●● Residential Parcels

//// Areas of Special Protection

~~~~ Buffer Planting

⬡⬡⬡⬡ Dedicated Play/Amenity Areas

■ Public/Private Spaces

### 03.5 LANDSCAPING AND PLACE

The landscaping principles (opposite) set out to create and enhance the development in a manner which is appropriate to scale and diversity. A key aim is to provide tree lined streets, public green spaces for play and a variety of indigenous planting for both visual amenity and screening. A good use of planting will provide the development with character and context, placing groups of houses within a carefully considered landscape.

Careful use of topography and planting will mitigate the impact of the development within the wider context of Carcur Park and assist in creating places which are sensitive to the local character. In this instance it is an obligation to conserve and improve the natural habitats for the ecological features on the site, including the otter habitat. Boundaries for Special Areas of Conservation and Special Protected Areas, alongside proposals for raising the topography of the site in light of risk from flooding provide opportunities for integrating the residential houses and apartments on the site.

The proposals seek to create primary open landscaped parks, interlinked by green fingers and landscaped streets which orientate to vista within the site and across the estuary. At major junctions between housing parcels and connecting route, specially designed areas for play and amenity will be provided. These neighbourhood areas for play will be in locations which are visible to allow passive surveillance from dwellings and paths through the site.

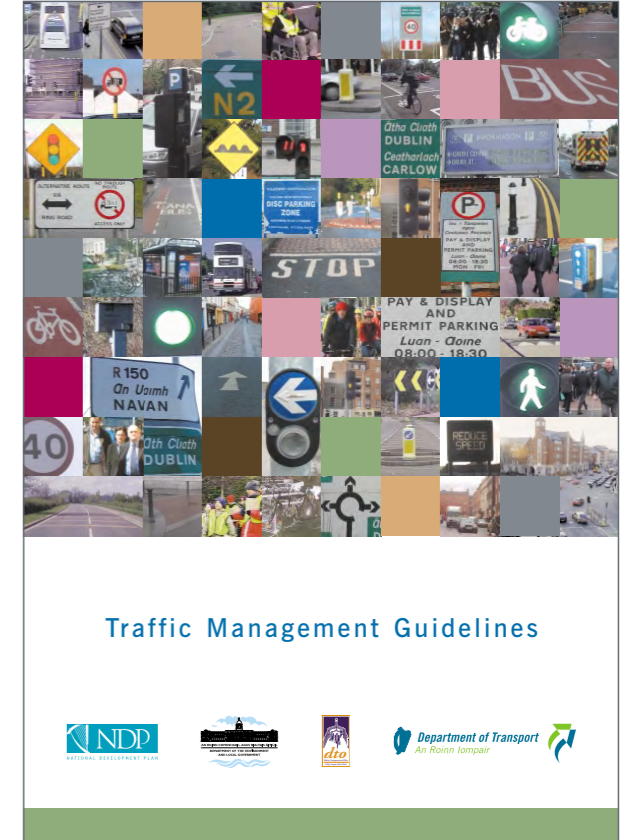
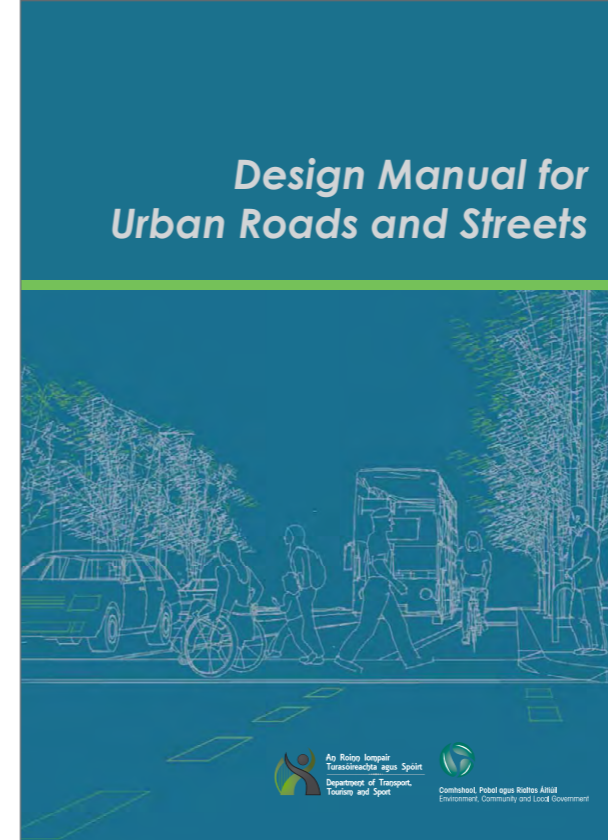
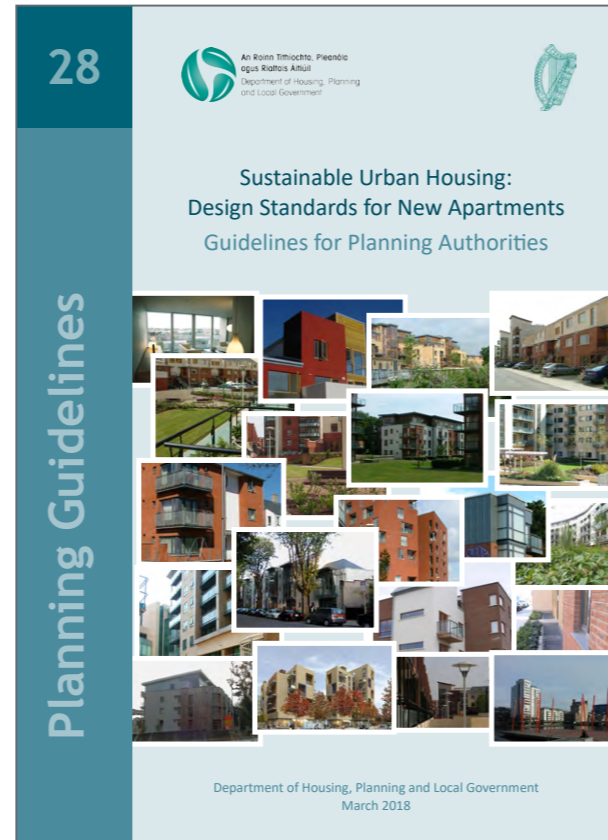
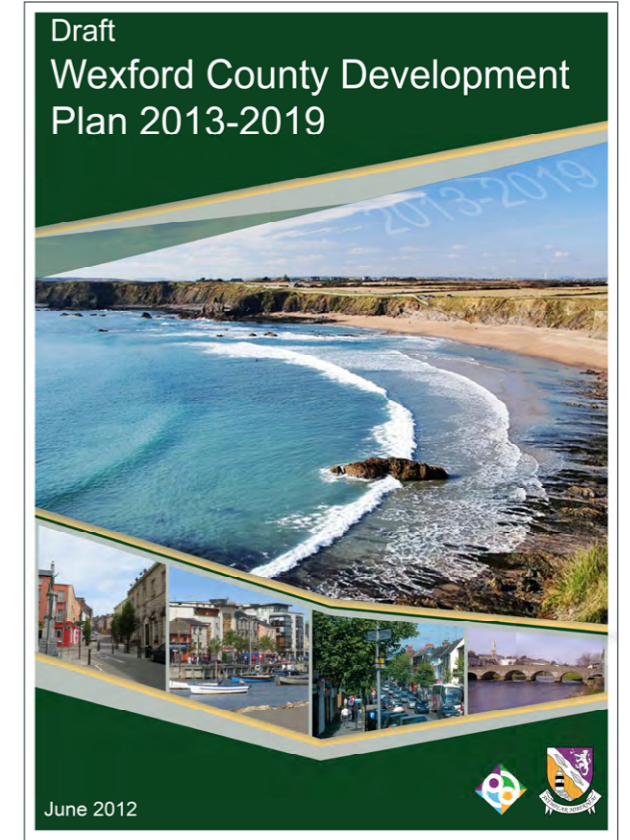
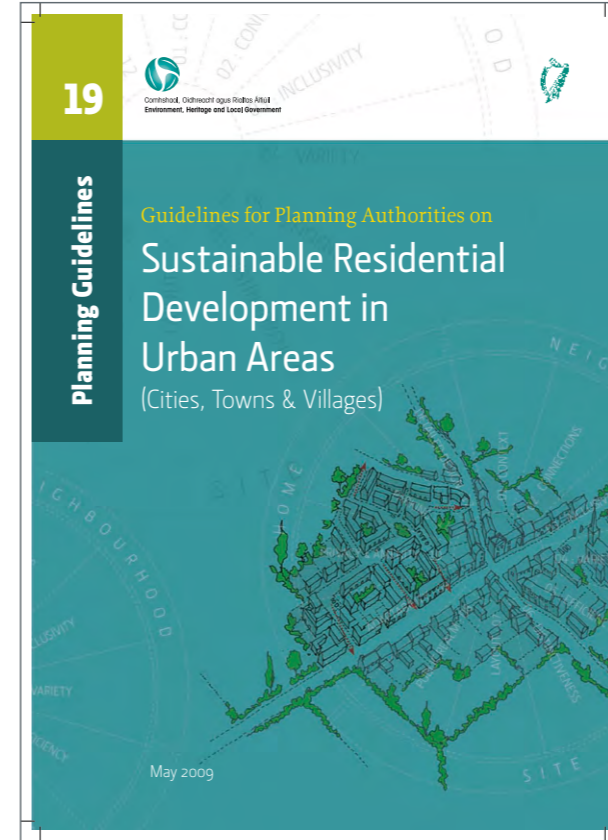
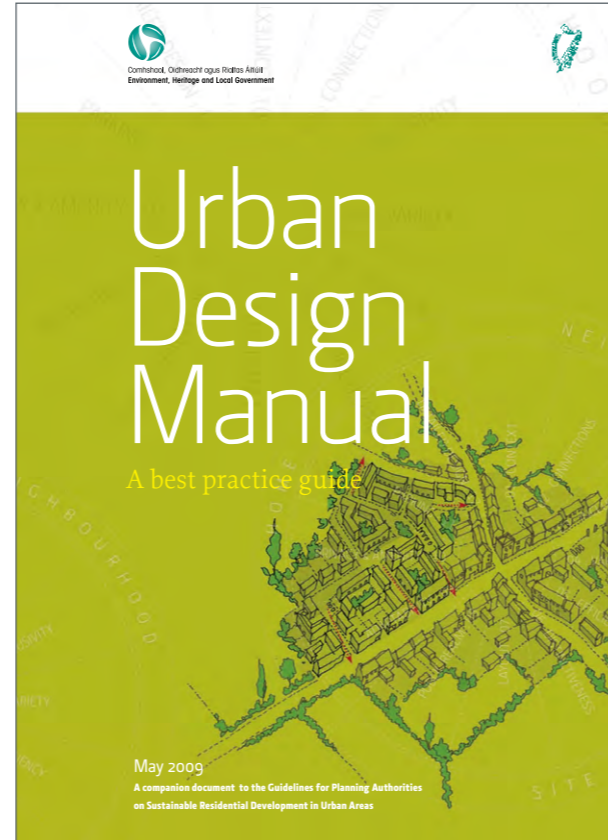
In order to mitigate the acoustic impact of the railway link, buffer planting will be installed along the sites southern boundary with trees and shrubs as a means of reducing noise vibrations on site for residents.



### 03.6 DESIGN STANDARDS AND GUIDANCE

The design of Carcur Park has taken consideration of all applicable design standards and reference documents, some of the primary guidance is shown across.

These manuals are compendiums of empirical design evidence which adopt considered solutions and approaches to the design of streets, places and the built environment.







# 04 The Proposals



## 04.1 SCHEME EVOLUTION

In assessing the design principles for Carcur Park, it has been part of the design development process to study similar precedents for scale, density and placemaking. The site has natural advantages in terms of location and unique scenic quality, which the design team has sought to enhance, improve and respect.

The site's former industrial use has since passed; although its impacts can still be seen, the unique setting and potential is evident when considered in light of similar cities such as Malmö and Dubrovnik.

Malmö, having been a rich shipyard and heavy industrial port city, begun regeneration during the 1990's and is still continuing in the former dock areas, transforming these zones for open spaces, homes and offices. With an emphasis on sustainability, the city is an exemplar precedent in understanding how such transformation is possible and necessary.

Dubrovnik, another city defined by its former harbour industry and regeneration journey, has redefined itself as an innovative and technological centre by re-using and adapting the former industrial spaces for housing and commerce. A direction for change and the industrial archaeology of these cities is

The comparative analysis of density, massing and open space is figuratively suggested across to interrogate the layout and scale on the application site. However, it is the principles of regeneration which must be paramount in this study and which have guided proposals for development of Carcur Park.

Although not exhaustive, some of the primary objectives of regeneration for this site are:

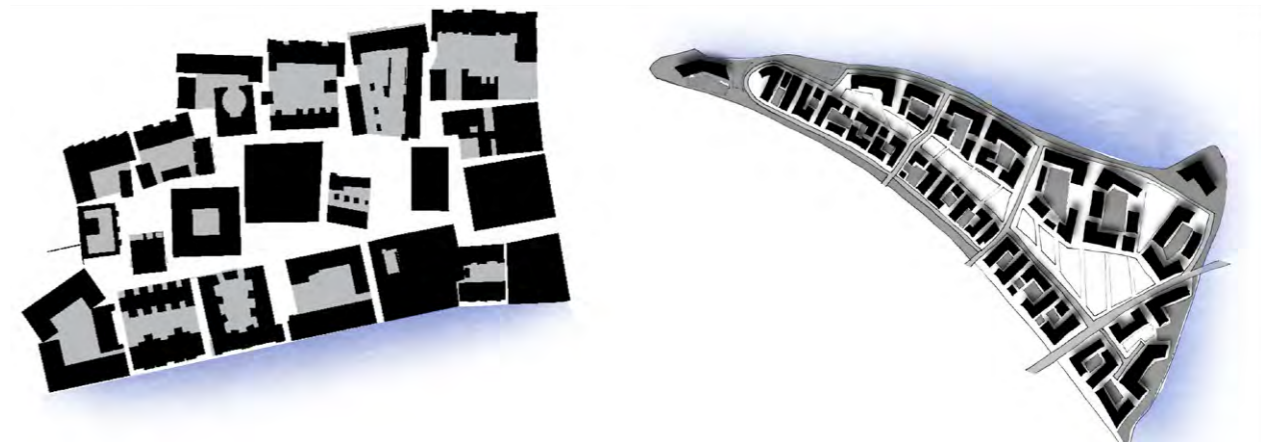
- economic: to attract investors, create employment, renew the local economy;
- social: to deliver the supply of required housing and develop local infrastructure;
- environmental: to improve living conditions, enhance sustainability while taking into account the values and preferences of society and each social group;
- cultural: to enhance architectural heritage and tourism, or to attract specific interest groups on unique aspects of locations.



Malmö



Dubrovnik





## 04.2 DENSITY



HIGH DENSITY



MEDIUM DENSITY



LOW DENSITY



### HIGH DENSITY

In assessing the viability of the site, high density was reviewed following precedent studies of urban extensions.

The option was dominated by a highly intense use of land with four to seven-storey apartment blocks on the site. A main central, shared green space or public park was designed at its core.

Viability was limited following assessment of boundaries, protected areas and sustainable densities for creating successful communities.

### MEDIUM DENSITY

A lower density option created a mix of semi-detached and terraced housing. Three-storey apartment buildings were provided but under-utilised the site. Green space was limited to the periphery of the site, with a majority of private gardens making up the remainder of the landscape and place-making strategy.

### LOW DENSITY

This option considered a primarily suburban development of two-storey housing only incorporating a mix of terraces, semi-detached and large detached dwellings.

This had inherent difficulties for making the site viable in economic terms, but also disconnected the site from the wider urban fabric of Wexford town

## 04.3 URBAN DESIGN STRATEGY

A key design aim will be to ensure that each housing scheme is economically, socially and environmentally sustainable. This is facilitated by:

- The provision of a pleasant living environment which meets the needs, and, as far as possible, the preferences of the residents and fosters the development of community;
- The encouragement of energy efficiency both at construction stage and during the lifetime of the scheme e.g. by climate sensitive design which takes account of the orientation, topography and surrounding features to control wind effects while optimising sunlight, daylight and solar gain benefits;
- Having due regard to the social and environmental consequences associated with the use of materials and resources, e.g. minimising the use of scarce non-renewable materials and using sustainable resources which have minimum environmental consequences, wherever practicable;

The integration of the new housing into the existing natural and built environment in a way that makes a positive contribution to the overall environment of the locality



### LANDSCAPE AND ECOLOGY

The housing will respect the environment in which it is situated. The natural topography will be retained, where practicable, with earthworks minimised and little or no transfer of material onto or off the site. Every effort should be made to retain existing trees and vegetation. In choosing vegetation for landscaping and planting, indigenous species and those likely to provide an attractive habitat for local fauna should be preferred.

### MICROCLIMATE

The degree to which we can favourably influence micro-climate is frequently determined by the size, location and nature of the site and its design. In deciding on the site layout, we will have regard to:

- The scope for optimising daylighting and solar gain for dwellings through the orientation and spacing of buildings;
- The scope for optimising the advantages of shelter and direct sunlight through the location and orientation of play areas, courtyards and gardens relative to existing features both on and adjacent to the site, e.g. buildings, walls, trees, hedges;
- The scope for ground shaping and landscaping to provide greater shelter and limit the extent of overshading of buildings, play areas and other areas which are intended to be extensively used by residents; and
- The need to limit funneling and channeling of the wind, e.g. appropriate building spacing and orientation, avoidance of long straight building lines, avoidance of passageways through buildings.

### MATERIALS

The choice of materials for site-works will have regard to cost, performance, durability, maintainability and overall environmental impact. Insofar as information is available, due regard will be had to the full lifecycle cost and environmental impact of the materials used.

The potential for recycling and reuse will also be taken into account. There will be a preference for material from renewable or recycled sources, where available, economic and appropriate for the function. In order to limit the environmental impact and reduce the need to transport material on or off site, the design will take account of the natural topography of the site with any surplus material being used for filling or other purposes, where appropriate. The design will aim to ensure that all materials should be used efficiently with a minimum of waste.

### DESIGN FOR SECURITY

The layout will be such as to provide the greatest possible degree of natural surveillance consistent with needs for privacy and the particular site characteristics. All public and semi-public areas should be overlooked. Where footpaths, other than footways beside roads, are provided, they should be short and direct, with ends intervisible, as far as possible. Roads and footpaths should be adequately lit. Dark, hidden or secluded public areas should be avoided.

The fronts of houses will be overlooked from other houses or from well trafficked public areas. "Blind" gables next to public areas and gables not open to surveillance will be avoided.





### ACCESS

The needs of pedestrians, particularly children, persons with impaired mobility and the elderly, will be accorded particular importance, as will measures to facilitate cyclists and to minimise the need for reliance on private cars. The design will aim to minimise vehicle flows and speeds within the housing scheme and, as far as is practicable, to exclude through vehicular traffic from the scheme. Materials used for hard surfaces, play areas, etc., should be chosen with due regard for safety in use.

Footways (paths associated with roadways) and footpaths (paths separate from roadways) should be provided to facilitate pedestrian movement within and through the scheme and to provide easy and convenient access to facilities and services adjacent to the scheme.

### PARKING

Parking provision will be limited to that necessary to meet the estimated needs of the residents, visitors and users of service vehicles. Provision for residents' parking should be within the curtilage of each dwelling or in a parking area situated as close as practicable to the dwelling entrance. Parking for visitors, where necessary, will be provided as close as possible to the dwellings. All parking will be so located as to be generally overlooked from the dwellings or public roadway.

### PUBLIC OPEN SPACE

Open space generally will be laid out so that it is attractive and usable by the residents. Large undefined areas will be avoided as should pockets of badly shaped, fragmented or unusable land which are difficult to maintain and may serve as areas for the accumulation of rubbish and locations for anti-social behaviour. The location and layout will be such as to discourage litter as far as possible and boundaries with private open space and other adjacent areas should be designed to inhibit free passage of windblown litter to these areas.

The design should be such that all common public areas are overlooked from dwellings or from frequented roads or footpaths.

### PRIVATE SPACE

All dwellings will be provided with private space adjacent to the dwellings. For individual houses, private space will preferably be provided at both front and rear of the dwelling. The private space associated with individual dwellings will be clearly defined relative to other adjoining public and private spaces. In general, boundaries to the front of dwellings will be low level and unobtrusive, e.g. low level walling. Appropriate post and wire fencing, with "gossip walls" adjoining houses, will generally be adequate at the rear of dwellings. Rear gardens and similar private areas should be screened from public areas, e.g. by the appropriate location of the main building structure, sheds or outbuildings and by the provision of higher level screen walls, as necessary. Rear gardens should not back onto roads or public open spaces. Provision will be made for an appropriately sized clothes drying area, with footpath access, screened from public view.

### BIN STORAGE STANDARDS

Each residential unit will have adequate storage for three wheeled bins. Residential units with no rear access will be provided with adequate storage for the bins to the front of the development, in contained units. In apartment schemes, bin storage will generally be on the ground floor level of development, be adequately ventilated, screened from public view and adjacent to the block it serves. Where appropriate, the bin storage area will be a separate structure to the apartment building.

### SEPARATION DISTANCE BETWEEN HOUSES

In general, there will be adequate separation (traditionally about 22m between 2 storey dwellings) between opposing first floor windows. Relaxation of this standard will be considered where the careful positioning of opposing windows can prevent overlooking even with shorter back to back distances.

A minimum of 2.3 metres will be provided between the side walls of detached, semi-detached and end of terrace dwellings.

## 04.4 URBAN DESIGN CRITERIA

The design proposals have been mindful of all current guidelines with particular regard to the 12 assessment criteria from the Urban Design Manual published by the Department of Environment, Community and Local Government.



- 01 **CONTEXT**  
How does the development respond to its surroundings?
- 02 **CONNECTIONS**  
How well connected is the new neighbourhood?
- 03 **INCLUSIVITY**  
How easily can people use and access the development?
- 04 **VARIETY**  
How does the development promote a good mix of activities?
- 05 **EFFICIENCY**  
How does the development make appropriate use of resources, including land?
- 06 **DISTINCTIVENESS**  
How do the proposals create a sense of place?
- 07 **LAYOUT**  
How does the proposal create people friendly streets and spaces?
- 08 **PUBLIC REALM**  
How safe, secure and enjoyable are the public areas?
- 09 **ADAPTABILITY**  
How will the buildings cope with change?
- 10 **PRIVACY AND AMENITY**  
How does the scheme provide a decent standard of amenity?
- 11 **PARKING**  
How will the parking be secure and attractive?
- 12 **DETAILED DESIGN**  
How well thought through is the building and landscape design?



### 04.5 PEDESTRIAN & CYCLE NETWORK

The needs of pedestrians, particularly children, persons with impaired mobility and the elderly, will be accorded particular importance, as will measures to facilitate cyclists and to minimise the need for reliance on private cars.

The design will aim to minimise vehicle flows and speeds within the housing scheme and, as far as is practicable, to exclude through vehicular traffic from the scheme. Materials used for hard surfaces, play areas, etc. will be chosen with due regard for safety in use.

Footways (paths associated with roadways) and footpaths (paths separate from roadways) will be provided to facilitate pedestrian movement within and through the scheme and to provide easy and convenient access to facilities and services adjacent to the scheme.

As evidenced on the adjacent diagram, safe crossing points have been provided at considered locations to ensure access is secure for pedestrians and cyclists.



- - - - - **Pedestrian Routes**  
Desire lines and integrated street network
- . . . . . **Cycle Routes**  
Follows the main arterial routes through the site
- **Primary crossing point**
- **Secondary crossing point**

- - - - - S.P.A. BOUNDARY
- - - - - S.A.C 2017
- - - - - OTTER HABITAT BOUNDARY



## 04.6 CONNECTIVITY & CIRCULATION

This drawing illustrates a proposed vehicular movement strategy which would provide the necessary access to all of the developable areas in a manner which would respect the topography of the site and would be sufficiently gentle to avoid the road network dominating the settlement. It features a main vehicular entrance off the new R730 link road which bisects the site to the proposed north estuary bridge link.

A series of secondary and tertiary routes subdivide the site into appropriately scaled residential blocks. Refer to page 41 for further analysis using the guidelines from the Design Manual for Urban Roads and Streets.

### Parking Provision and arrangements

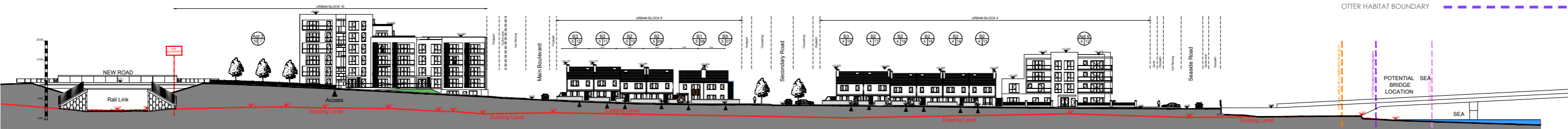
A range of different parking solutions relating to the homes and spaces they serve is appropriate. For example the larger landmark buildings will have on plot parking off the public highway, however some smaller groups of housing will have their own off-street parking arrangement. All allocated parking should be conveniently located to the homes it serves and all parking spaces should be overlooked by subsequent homes to ensure they are used and feel safe to use.

On street parking has been carefully integrated so that it enhances the streetscape rather than damaging it, whilst acknowledging the presence of foot ways and adjacent pedestrian movements.



|                                                        |       |           |
|--------------------------------------------------------|-------|-----------|
| <b>Major Access route</b>                              | width |           |
| Main road linking R730 to the site                     |       | 5.1m      |
| <b>Main route</b>                                      |       |           |
| Main road to form a boulevard to bisect site           |       | 7.2m      |
| <b>Distributor route</b>                               |       |           |
| Loop road connecting site                              |       | 5.5-6.1m  |
| <b>Minor Access route</b>                              |       |           |
| Intermediate routes forming ancillary paths            |       | 5.5m      |
| <b>Shared Surface</b>                                  |       |           |
| Indicative shared surface for vehicles and pedestrians |       | 6.1m-5.5m |
| <b>Indicative North Estuary Bridge</b>                 |       |           |
| Proposed bridge location within Development Plan       |       |           |

|                        |  |
|------------------------|--|
| S.P.A. BOUNDARY        |  |
| S.A.C. 2017            |  |
| OTTER HABITAT BOUNDARY |  |



SECTION - MAIN BOULEVARD



## 04.7 URBAN GRAIN & PLACEMAKING

The establishment of clear urban grain of blocks and plots is essential to creating new places. This implies that the creation of a clear order of routes and spaces is necessary to provide a framework for the subdivision of larger blocks. It is essential that the new street hierarchy forms a clearly legible urban structure, both in terms of vehicular access and also in terms of pedestrian movement and orientation.

### STREET AND BLOCK PATTERNS

The Masterplan seeks to create a series of streets, and spaces which respond to the unique setting of Carcur Park. Vistas back to Wexford town and a strong emphasis on the views over the estuary are the design generators which have informed the proposals for the site.

### PUBLIC REALM

The public realm will play a major role in the organization of the proposed residential areas, with the creation of a linear park along the waters edge and maintaining of the existing SAC.

### Gateway

The entrance to the site across the new proposed railway bridge will be marked by flanking landmark apartment buildings. These form a gateway to the site and establish the beginning of the boulevard street which bisects the site. These five storey buildings have been stepped at their upper level to mitigate their scale.

### Boulevard

The arterial route through the site gently declines by approximately 6m overall as it moves north-east. This change in topography provides diversity in the houses which face onto this connective route with terraced housing and detached dwellings. The wider vista towards the north estuary is enhanced by tree lined footpaths and two further apartment buildings of four storeys in height.

### Edges

This parcel of residential houses will face onto the public park and waters edge. It is accessed via a minor route for vehicles and pedestrians, while the connectivity of paths loops around the green space.



|                                                                                           |                                                                        |                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>EDGES</p> <p>FOCAL LANDMARKS</p> <p>BOULEVARD</p> <p>GATEWAY</p> <p>SUBURBAN SCLAE</p> | <p>S.P.A. BOUNDARY</p> <p>S.A.C 2017</p> <p>OTTER HABITAT BOUNDARY</p> | <p>House<br/>Detached / Semi-detached</p> <p>Apartment Block</p> <p>Landmark Building<br/>Apartment Block / Retail / Creche</p> <p>Proposed Creche (as per phasing)</p> <p>Proposed Retail unit</p> |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

06 07 10 12



## 04.8 LANDSCAPE STRATEGY

A detailed Landscape report and proposal accompanies this application, prepared by Paul Nolan Landscaping. It's principles can be summarised across in the diagram.

The proposed development has been designed to protect the existing shoreline and habitat. Buildings and access roads have been placed away from the shoreline, open amenity space has been created to provide additional usable space for enjoyment and play. The main objectives of the landscape plan is to aid the seamless insertion of the proposed residential units and infrastructure into this landscape sensitive area and to mitigate against disruption during the initial construction phase – protecting the existing Habitat, Flora and Fauna of the area.

The former landfill site to the south of the site has been zoned by Wexford Council to become an ecopark, further enhancing the visual amenity of the area at Carcur and Park.



**Buffer Planting Area**  
to mitigate noise intrusion from railway

**Linear Green Routes**  
Tree planting and green verges

**PUBLIC Open Space**  
Areas provided for recreation and play

**PRIVATE Open Space**  
All rear gardens will have planting and seeded lawns

**Play Areas**  
Open space for residents amenity and play, overlooked by homes/connections

S.P.A. BOUNDARY  
S.A.C 2017  
OTTER HABITAT BOUNDARY





## 04.9 LAND USE & DENSITY

The current density proposals follow our previous diagram for residential parcels in our design objectives. Additional detail is provided below which is linked to the detailed design proposals in the next chapter.

Following comparative analysis and placemaking objectives, the current application proposals represent a sustainable and diverse mix of units, landmark buildings and shared open spaces.



| TYPE         | LEVEL | GFA   | UNITS      | TOTAL GROUND FLOOR (m2) | TOTAL GFA (m2) |
|--------------|-------|-------|------------|-------------------------|----------------|
| A1           | GF    | 66.40 | 12         | 796.8                   | 1560           |
|              | 1ST   | 63.60 |            |                         |                |
| A2           | GF    | 68.30 | 18         | 1229.4                  | 2390.4         |
|              | 1ST   | 64.50 |            |                         |                |
| A3           | GF    | 75.80 | 2          | 151.6                   | 276            |
|              | 1ST   | 62.20 |            |                         |                |
| A4           | GF    | 68.30 | 2          | 136.6                   | 265.6          |
|              | 1ST   | 64.50 |            |                         |                |
| B1           | GF    | 55.00 | 80         | 4400                    | 8384           |
|              | 1ST   | 49.80 |            |                         |                |
| B2           | GF    | 64.00 | 13         | 832                     | 1561.3         |
|              | 1ST   | 56.10 |            |                         |                |
| B3           | GF    | 64.00 | 5          | 320                     | 600.5          |
|              | 1ST   | 56.10 |            |                         |                |
| B4           | GF    | 50.60 | 2          | 101.2                   | 194            |
|              | 1ST   | 46.40 |            |                         |                |
| B5           | GF    | 69.50 | 11         | 764.5                   | 1348.6         |
|              | 1ST   | 53.10 |            |                         |                |
| C1           | GF    | 41.60 | 22         | 915.2                   | 1740.2         |
|              | 1ST   | 37.50 |            |                         |                |
| C2           | GF    | 41.60 | 2          | 83.2                    | 158.2          |
|              | 1ST   | 37.50 |            |                         |                |
| C3           | GF    | 41.60 | 6          | 249.6                   | 474.6          |
|              | 1ST   | 37.50 |            |                         |                |
| <b>TOTAL</b> |       |       | <b>175</b> | <b>9980.1</b>           | <b>18953.4</b> |

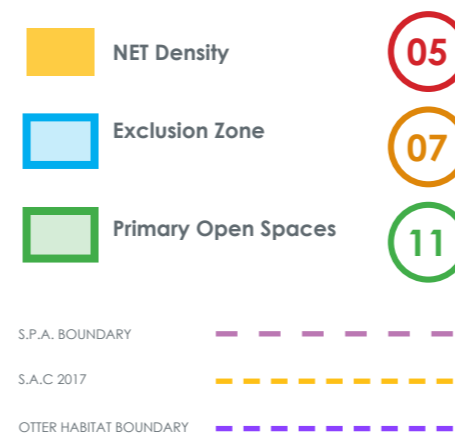
| APT          | UNITS | TOTAL GROUND FLOOR (m2) | TOTAL GFA (m2)  |
|--------------|-------|-------------------------|-----------------|
| Apt.1        | 47    | 1219.30                 | 5190.8          |
| Apt.2        | 20    | 1421.90                 | 5872.00         |
| Apt.3        | 38    | 1437.30                 | 5882.20         |
| Apt.4        | 50    | 454.20                  | 1832.30         |
| Apt.5        | 45    | 715.90                  | 3439.50         |
| Apt.6        | 19    | 1437.30                 | 4623.30         |
| Apt.7        | 19    | 1437.30                 | 4623.30         |
| <b>TOTAL</b> |       | <b>238</b>              | <b>31463.40</b> |

| TOTAL | 413 | 18103.30 | 50416.80 |
|-------|-----|----------|----------|
|-------|-----|----------|----------|

|                                                            |        |
|------------------------------------------------------------|--------|
| SITE AREA (sq. m)                                          | 138400 |
| RESIDENTIAL DENSITY                                        | 40     |
| PLOT RATIO                                                 | 0.51   |
| SITE COVERAGE (sq.m)                                       | 13.08% |
| PUBLIC OPEN SPACE (sq. m)                                  | 39224  |
| LARGE OPEN SPACE + ROAD (from bridge to rail link (sq. m)) | 36334  |

| PLOT RATIO                    |
|-------------------------------|
| GFA                           |
| Site Area - Public Open Space |
| 50,416.80                     |
| 138400 - 39224                |

| RESIDENTIAL DENSITY                           |
|-----------------------------------------------|
| Units                                         |
| Site Area - (Public Open Space+Arterial Road) |
| 413                                           |
| 138400 - 36334                                |





## 04.10 PHASING STRATEGY

### Phasing Strategy

The masterplan anticipates that the proposals will be delivered over four distinct phases. The open spaces and key public realm elements will be front loaded to ensure that they mature quickly and as such will be delivered as part of Phase 1, including the otter habitat.

Construction access for Phases 2, 3 and 4 will be via a secondary access from the original railway bridge in order to minimise disturbance to the early residents.

### Construction Access Strategy

It is critical to the success of a phased residential development that there is a clear strategy for managing and separating construction traffic from residential traffic accessing the earlier phases. This also benefits adjacent properties and other road users.




We propose that construction traffic will use the primary access point off the new R730 road for Phase 1, whilst subsequent phases will utilise the current railway bridge. All new residents and sales-period users will utilise the newly constructed bridge as the new main site access.

### Accommodation

| PHASE 1                    | PHASE 2                    | PHASE 3   | PHASE 4                     |
|----------------------------|----------------------------|-----------|-----------------------------|
| 69 APARTMENTS<br>47 HOUSES | 64 APARTMENTS<br>35 HOUSES | 73 HOUSES | 105 APARTMENTS<br>20 HOUSES |

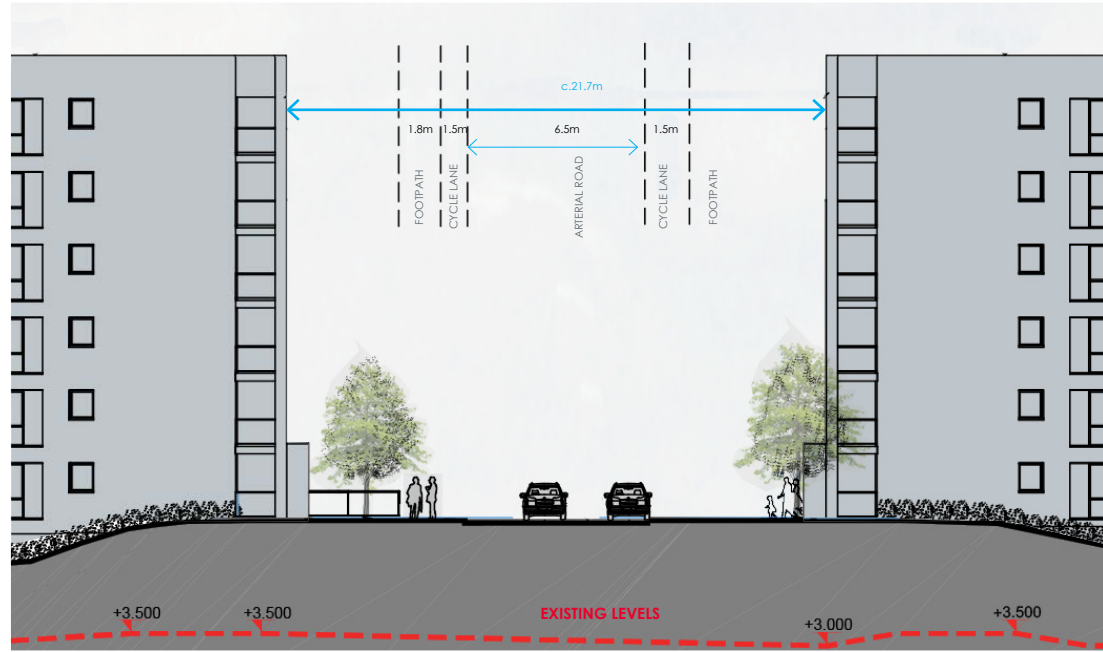
### PART 5 DELIVERY

X% / Y UNITS

-  Main Access Route for all residents  
USED FOR PHASE 1 CONSTRUCTION
-  Construction Access to Site  
USED FOR PHASES 2, 3 and 4
-  Construction Routes on site  
TO ALL LATER PHASES



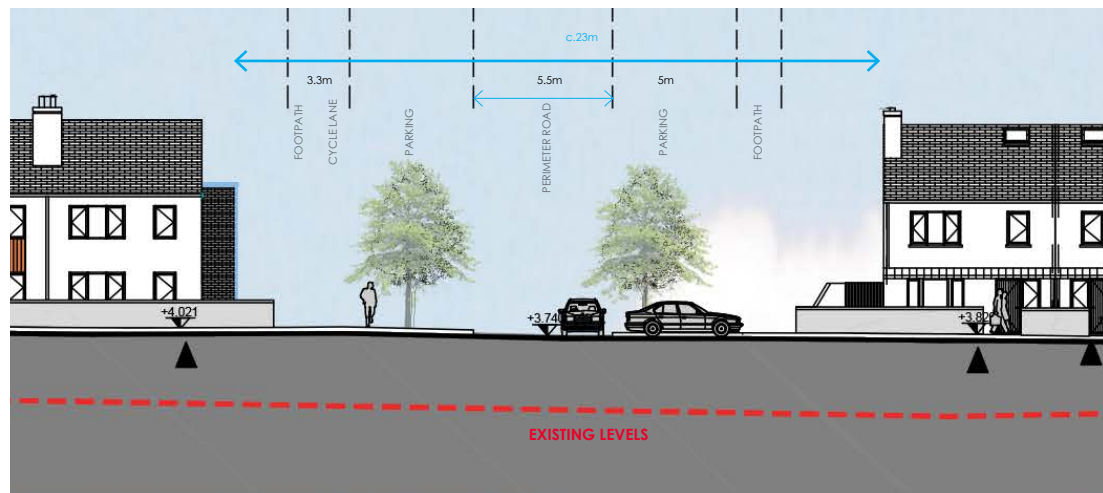




#### PRIMARY ROUTE (BOULEVARD)

The primary road is the result of the proposed future construction of a link between the **R730** and the north edge of the River Slaney.

This road will decline from **+9.45m** (AOD) at the main site entrance to **+3.25m** at the crossing with the distributor road on the north-east peninsula of the site.

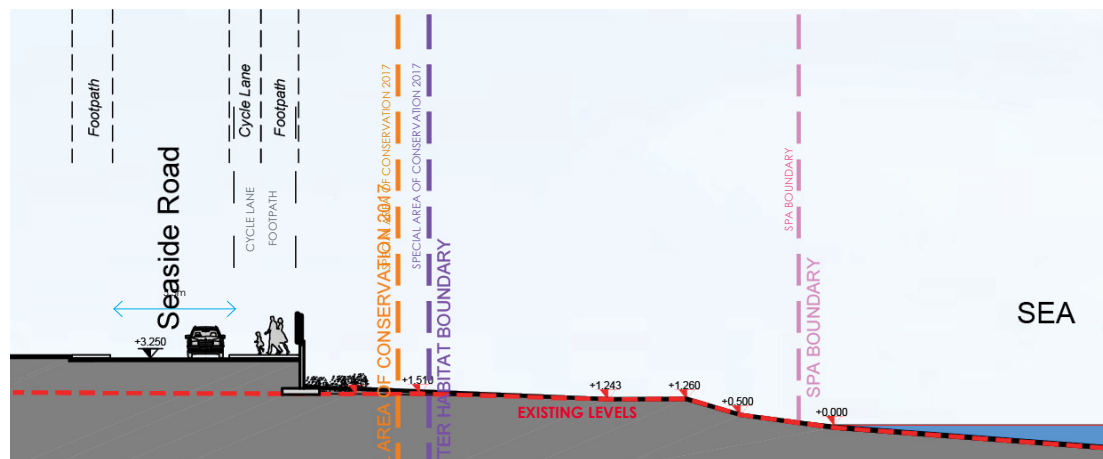


#### DISTRIBUTOR ROUTE

A circular road between the site and the exclusion zone (refer to FRA and engineer's report) will be created. The level of this road starts at **+3.25m** to limit any risk of flooding and to respect the natural environment along the site boundaries. It will have pedestrian and cyclist connectivity throughout the site.

#### MINOR ACCESS ROUTE

This route has a proposed carriageway width of 5.5m. A main road and a network of secondary road will divide the site into different areas across the site creating views and urban blocks. It will provide direct access to some dwellings which front onto it and also links several residential areas to the distributor route.



#### SHARED SURFACE

The smaller streets serving limited number of dwellings include shared private drives and lanes and these will be shared surface design of typically 5.5 meters wide in block paving or similar detailed approval. On street parking, changes in direction and a range of landscape elements will be utilised to maintain traffic speeds below 10 mph.

## 04.11 URBAN ROADS & STREETS

The strategy for internal vehicular movement within the site illustrated on the page 36 (04.1 Connectivity & Circulation) identified a road hierarchy consisting of four main types. Naturally within these four road types there will be further variation occurring around the site depending on the local conditions and the presence of not of street trees, onstreet parking, the depth of building set back etc. However representative cross sections of the key road types with typical dimensions are illustrated across.

In designing the current proposals reference has been made to the Design Manual for Urban Roads and Street (DoT / DoECLG) in relation to permeability, block sizes and wayfinding. The urban form of the new development comes from the combination of different factors:

Through the layout of an efficient road infrastructure for pedestrians and vehicles, with routes of varying hierarchy to connect the different urban blocks, a distinct development of character and place has been created.

#### Typical Dimensions of an urban block

22m back to back, a 10.00m deep house, 5.00m parking place and a 1.80m footpath. This dimension varies between 60.00m and 75.00m.



Integration of street and movement



CURVILINEAR STREET LAYOUT (DMURS)



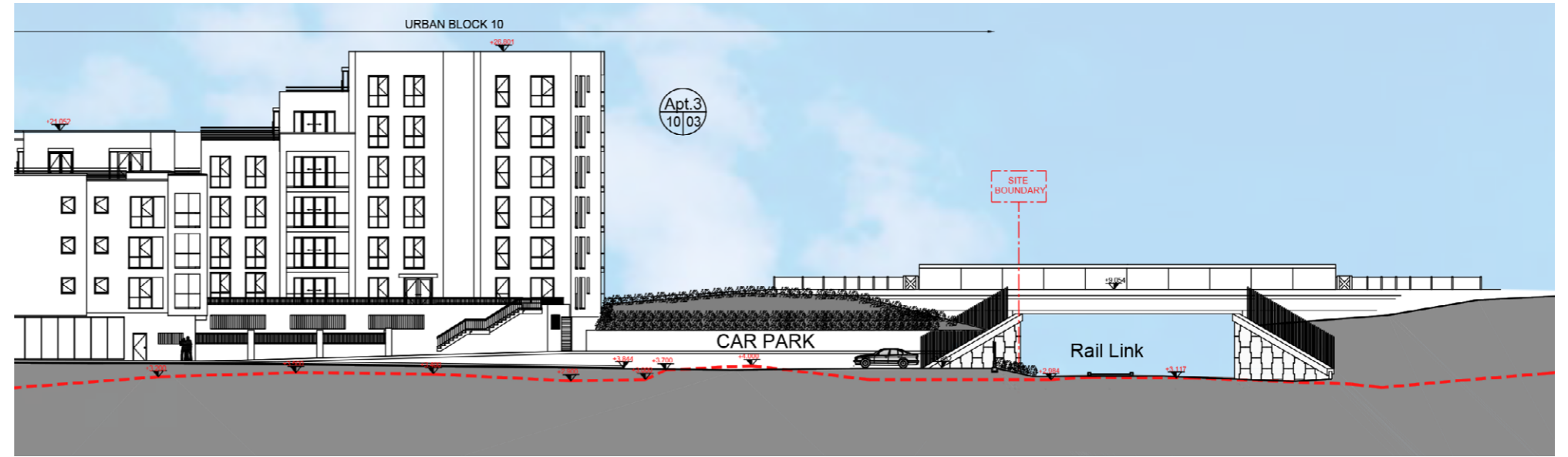
## 04.12 PROPOSED BRIDGE ACCESS

The newly constructed R730 roundabout and access route to the site proposes a new railway bridge into the site which will form the singular point of entry for new residents.

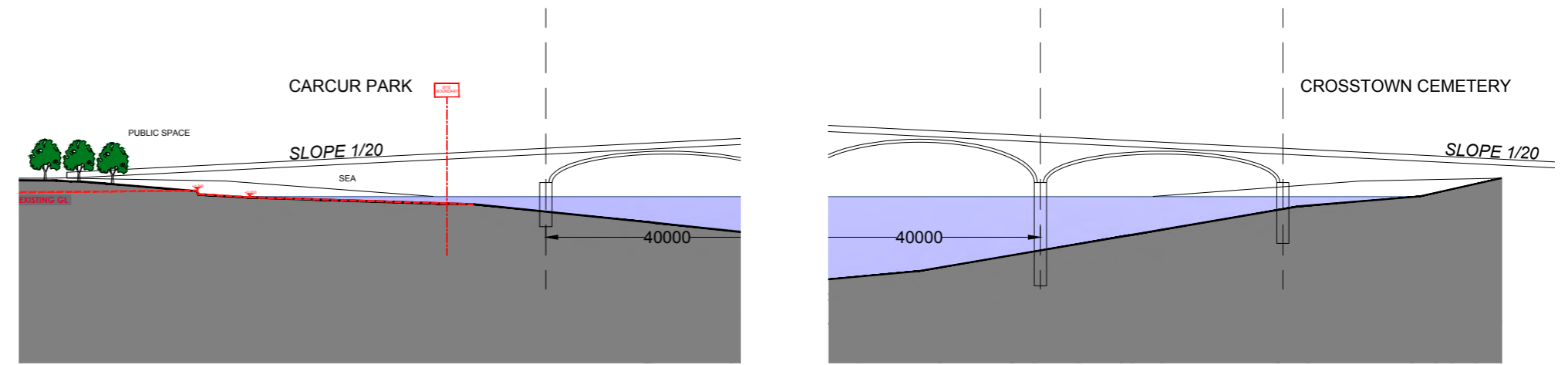
A Traffic Impact Assessment has been conducted and forms part of this application which concludes that there will be no detrimental impact to the road infrastructure following simulation modeling.

The main carriageway has a designed width of 6.5m through the site which is appropriate for its intended category of route, acting as the arterial road bisecting the site.

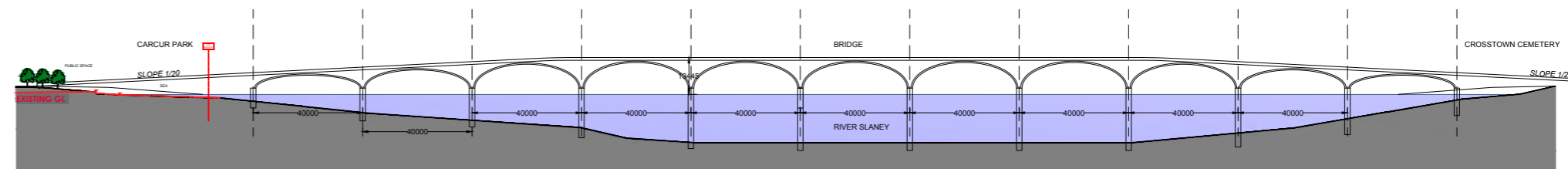
The future bridge proposed by Wexford County Council has been located to provide access to the north estuary, landing at Crosstown. This new crossing has the potential to provide Wexford with an access route which ensures sustainable development of the town in a north-west direction, part in fact to the constraints by the presence of a large rock escarpment which runs southward, an area which forms high visual and natural amenity.



PROPOSED RAILWAY BRIDGE ACROSS SOUTHERN SITE BOUNDARY\_Gateway buildings demarcate the site development.



PROPOSED FUTURE BRIDGE TO NORTH ESTUARY FROM NORTH-EASTERN SITE EDGE\_Wexford County Council envisage the new bridge will connect at Crosstown and the R741.



Indicative section of north estuary link bridge



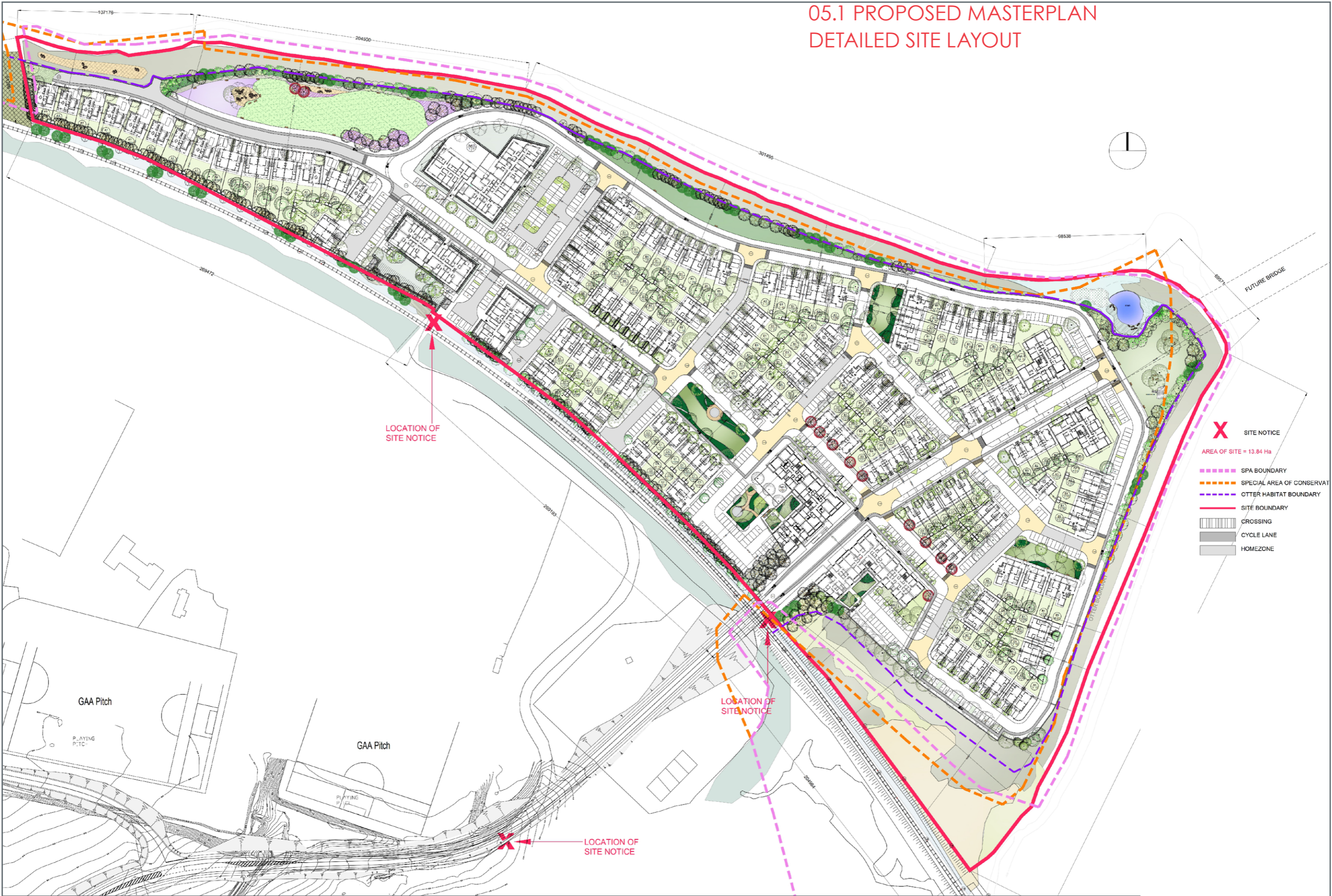
05

Detailed Design





05.1 PROPOSED MASTERPLAN  
DETAILED SITE LAYOUT





## 05.2 HOUSING MIX: RESIDENTIAL DENSITY | PLOT RATIO | SITE COVERAGE

| HOUSES       |                                             |            |
|--------------|---------------------------------------------|------------|
| HOUSE TYPE   | DESCRIPTION                                 | UNITS      |
| A1           | 4 Bedroom Detached House + Garage, 2 Storey | 12         |
| A2           | 4 Bedroom Semi-Detached House, 2 Storey     | 18         |
| A3           | 4 Bedroom Corner Detached House, 2 Storey   | 2          |
| A4           | 4 Bedroom Semi-Detached House, 2 Storey     | 2          |
| B1           | 3 Bedroom Semi-Detached house, 2 Storey     | 80         |
| B2           | 3 Bedroom Terraced House, 2 Storey          | 13         |
| B3           | 3 Bedroom End of Terraced House, 2 Storey   | 5          |
| B4           | 3 Bedroom End of Terraced House, 2 Storey   | 2          |
| B5           | 3 Bedroom Corner House, 2 Storey            | 11         |
| C1           | 2 Bedroom Terraced house, 2 Storey          | 22         |
| C2           | 2 Bedroom End of Terraced House, 2 Storey   | 2          |
| C3           | 2 Bedroom End of Terraced House, 2 Storey   | 6          |
| <b>TOTAL</b> |                                             | <b>175</b> |

| APARTMENT BLOCKS       |              |       |       |       |            |
|------------------------|--------------|-------|-------|-------|------------|
| APART./Urban Block     | DESCRIPTION  | 1 bed | 2 bed | 3 bed | UNITS      |
| 1                      | Ground Floor | 0     | 7     | 1     | 8          |
|                        | 1st Floor    | 0     | 10    | 2     | 12         |
|                        | 2nd Floor    | 0     | 10    | 2     | 12         |
|                        | 3rd Floor    | 0     | 10    | 2     | 12         |
|                        | 4th Floor    | 0     | 3     | 0     | 3          |
| <b>Total</b>           |              |       |       |       | <b>47</b>  |
| 2                      | Ground Floor | 2     | 3     | 0     | 5          |
|                        | 1st Floor    | 2     | 8     | 1     | 11         |
|                        | 2nd Floor    | 0     | 10    | 1     | 11         |
|                        | 3rd Floor    | 0     | 10    | 1     | 11         |
|                        | 4th Floor    | 0     | 5     | 2     | 7          |
|                        | 5th Floor    | 0     | 2     | 1     | 3          |
| 6th Floor              | 0            | 0     | 2     | 2     |            |
| <b>Total</b>           |              |       |       |       | <b>50</b>  |
| 3                      | Ground Floor | 0     | 0     | 0     | 0          |
|                        | 1st Floor    | 3     | 7     | 1     | 11         |
|                        | 2nd Floor    | 0     | 10    | 1     | 11         |
|                        | 3rd Floor    | 0     | 10    | 1     | 11         |
|                        | 4th Floor    | 0     | 5     | 2     | 7          |
|                        | 5th Floor    | 0     | 2     | 1     | 3          |
|                        | 6th Floor    | 0     | 0     | 2     | 2          |
| <b>Total</b>           |              |       |       |       | <b>45</b>  |
| 4                      | Ground Floor | 1     | 4     | 0     | 5          |
|                        | 1st Floor    | 0     | 5     | 0     | 5          |
|                        | 2nd Floor    | 0     | 5     | 0     | 5          |
|                        | 3rd Floor    | 0     | 5     | 0     | 5          |
| <b>Total</b>           |              |       |       |       | <b>20</b>  |
| 5                      | Ground Floor | 1     | 7     | 0     | 8          |
|                        | 1st Floor    | 0     | 8     | 0     | 8          |
|                        | 2nd Floor    | 0     | 8     | 0     | 8          |
|                        | 3rd Floor    | 0     | 8     | 0     | 8          |
|                        | 4th Floor    | 0     | 6     | 0     | 6          |
| <b>Total</b>           |              |       |       |       | <b>38</b>  |
| 6                      | Ground Floor | 0     | 5     | 0     | 5          |
|                        | 1st Floor    | 1     | 3     | 1     | 5          |
|                        | 2nd Floor    | 1     | 4     | 0     | 5          |
|                        | 3rd Floor    | 1     | 3     | 0     | 4          |
| <b>Total</b>           |              |       |       |       | <b>19</b>  |
| 7                      | Ground Floor | 0     | 5     | 0     | 5          |
|                        | 1st Floor    | 1     | 3     | 1     | 5          |
|                        | 2nd Floor    | 1     | 4     | 0     | 5          |
|                        | 3rd Floor    | 1     | 3     | 0     | 4          |
| <b>Total</b>           |              |       |       |       | <b>19</b>  |
| <b>TOTAL APARTMENT</b> |              |       |       |       | <b>238</b> |

| TYPE         | LEVEL | GFA   | UNITS                                | TOTAL GROUND FLOOR (m <sup>2</sup> ) | TOTAL GFA (m <sup>2</sup> ) |
|--------------|-------|-------|--------------------------------------|--------------------------------------|-----------------------------|
| A1           | GF    | 66.40 | 12                                   | 796.8                                | 1560                        |
|              | 1ST   | 63.60 |                                      |                                      |                             |
| A2           | GF    | 68.30 | 18                                   | 1229.4                               | 2390.4                      |
|              | 1ST   | 64.50 |                                      |                                      |                             |
| A3           | GF    | 75.80 | 2                                    | 151.6                                | 276                         |
|              | 1ST   | 62.20 |                                      |                                      |                             |
| A4           | GF    | 68.30 | 2                                    | 136.6                                | 265.6                       |
|              | 1ST   | 64.50 |                                      |                                      |                             |
| B1           | GF    | 55.00 | 80                                   | 4400                                 | 8384                        |
|              | 1ST   | 49.80 |                                      |                                      |                             |
| B2           | GF    | 64.00 | 13                                   | 832                                  | 1561.3                      |
|              | 1ST   | 56.10 |                                      |                                      |                             |
| B3           | GF    | 64.00 | 5                                    | 320                                  | 600.5                       |
|              | 1ST   | 56.10 |                                      |                                      |                             |
| B4           | GF    | 50.60 | 2                                    | 101.2                                | 194                         |
|              | 1ST   | 46.40 |                                      |                                      |                             |
| B5           | GF    | 69.50 | 11                                   | 764.5                                | 1348.6                      |
|              | 1ST   | 53.10 |                                      |                                      |                             |
| C1           | GF    | 41.60 | 22                                   | 915.2                                | 1740.2                      |
|              | 1ST   | 37.50 |                                      |                                      |                             |
| C2           | GF    | 41.60 | 2                                    | 83.2                                 | 158.2                       |
|              | 1ST   | 37.50 |                                      |                                      |                             |
| C3           | GF    | 41.60 | 6                                    | 249.6                                | 474.6                       |
|              | 1ST   | 37.50 |                                      |                                      |                             |
| <b>TOTAL</b> |       |       | <b>175</b>                           | <b>9980.1</b>                        | <b>18953.4</b>              |
| APT          | UNITS |       | TOTAL GROUND FLOOR (m <sup>2</sup> ) | TOTAL GFA (m <sup>2</sup> )          |                             |
| Apt.1        | 47    |       | 1219.30                              | 5190.8                               |                             |
| Apt.2        | 20    |       | 1421.90                              | 5872.00                              |                             |
| Apt.3        | 38    |       | 1437.30                              | 5882.20                              |                             |
| Apt.4        | 50    |       | 454.20                               | 1832.30                              |                             |
| Apt.5        | 45    |       | 715.90                               | 3439.50                              |                             |
| Apt.6        | 19    |       | 1437.30                              | 4623.30                              |                             |
| Apt.7        | 19    |       | 1437.30                              | 4623.30                              |                             |
| <b>TOTAL</b> |       |       | <b>238</b>                           | <b>8123.20</b>                       | <b>31463.40</b>             |
| <b>TOTAL</b> |       |       | <b>413</b>                           | <b>18103.30</b>                      | <b>50416.80</b>             |

SITE AREA (m<sup>2</sup>) **138400**  
 RESIDENTIAL DENSITY **40<sub>DPH</sub>**  
 PLOT RATIO **0.51**  
 SITE COVERAGE (m<sup>2</sup>) **13.08%**  
 PUBLIC OPEN SPACE (m<sup>2</sup>) **39224**  
 SHARED GREEN & BOULEVARD (m<sup>2</sup>) **36334**



|                          |            |
|--------------------------|------------|
| <b>TOTAL CARCUR PARK</b> | <b>413</b> |
|--------------------------|------------|

|                |            |             |
|----------------|------------|-------------|
| 1 BEDROOM UNIT | 15         | 4%          |
| 2 BEDROOM UNIT | 228        | 55%         |
| 3 BEDROOM UNIT | 136        | 33%         |
| 4 BEDROOM UNIT | 34         | 8%          |
| <b>TOTAL</b>   | <b>413</b> | <b>100%</b> |



## 05.3 MATERIALITY

Selected render, brick palette and timber cladding will be utilised for the main facade treatment of houses to enhance the access and approach of each property with metal canopy or roof above the entrance.

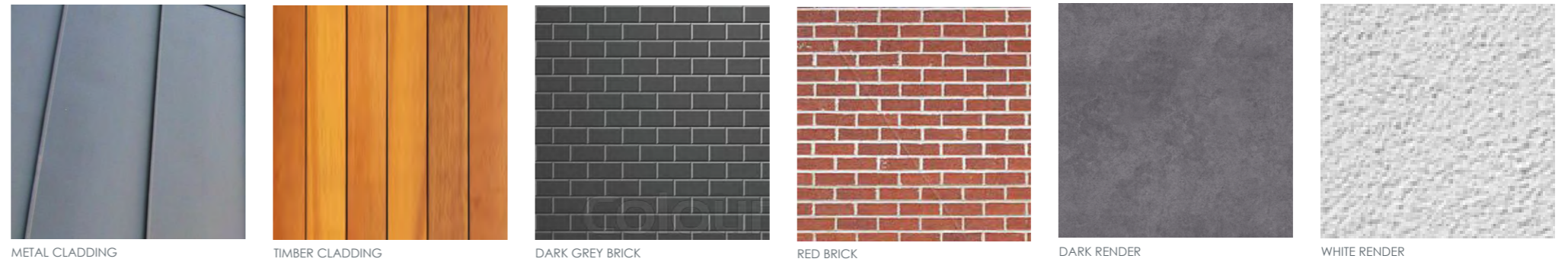
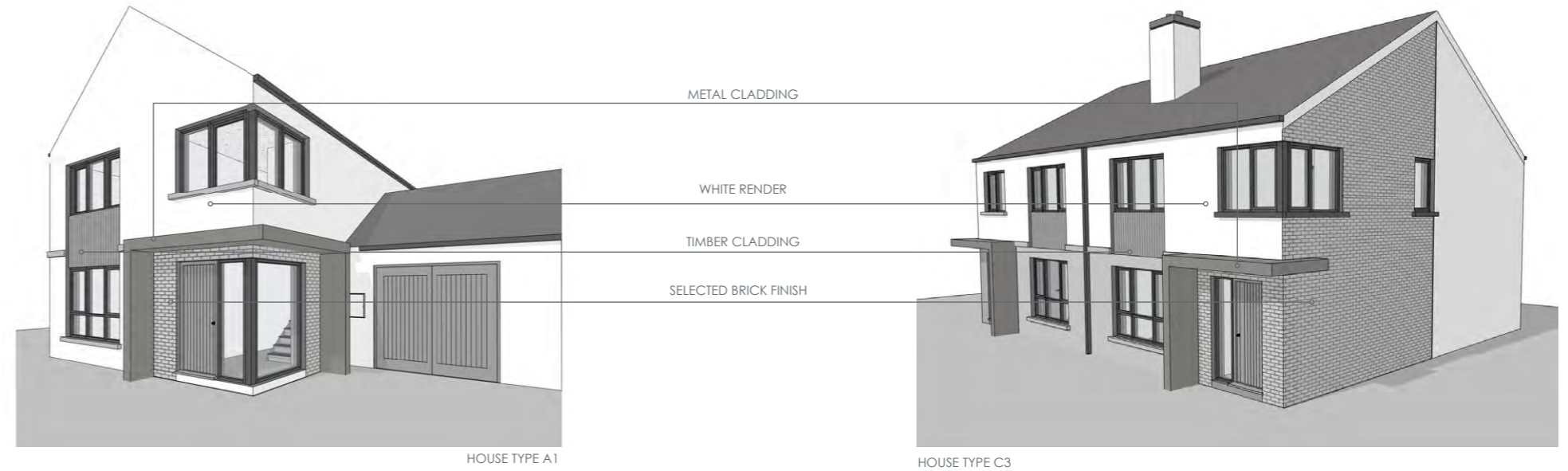
This element will provide a visual break between the two main material elements of the facade: brick and render. A timber cladding will be used between windows of the two levels in a refined composition.

Alternatively, brick, metal cladding and render will be used for the elevations.

The selected brick will be a deep red in colour, to match the local palette of materials, with minor differences expressed in mortar colour and jointing to express the three predominant planes expressed in the building.

All of the balconies in the proposed development are expressed as recessed elements, with finely detailed metalwork to the handrails. The balconies will also be provided with very slender folding glazed screens to provide acoustic protection to the private amenity spaces.

It is envisaged that the roof terrace area would be clad in standing seam zinc. The windows and doors will be in powder coated thermally broken aluminium, a gunmetal grey colour to match the detailing of the balustrade.



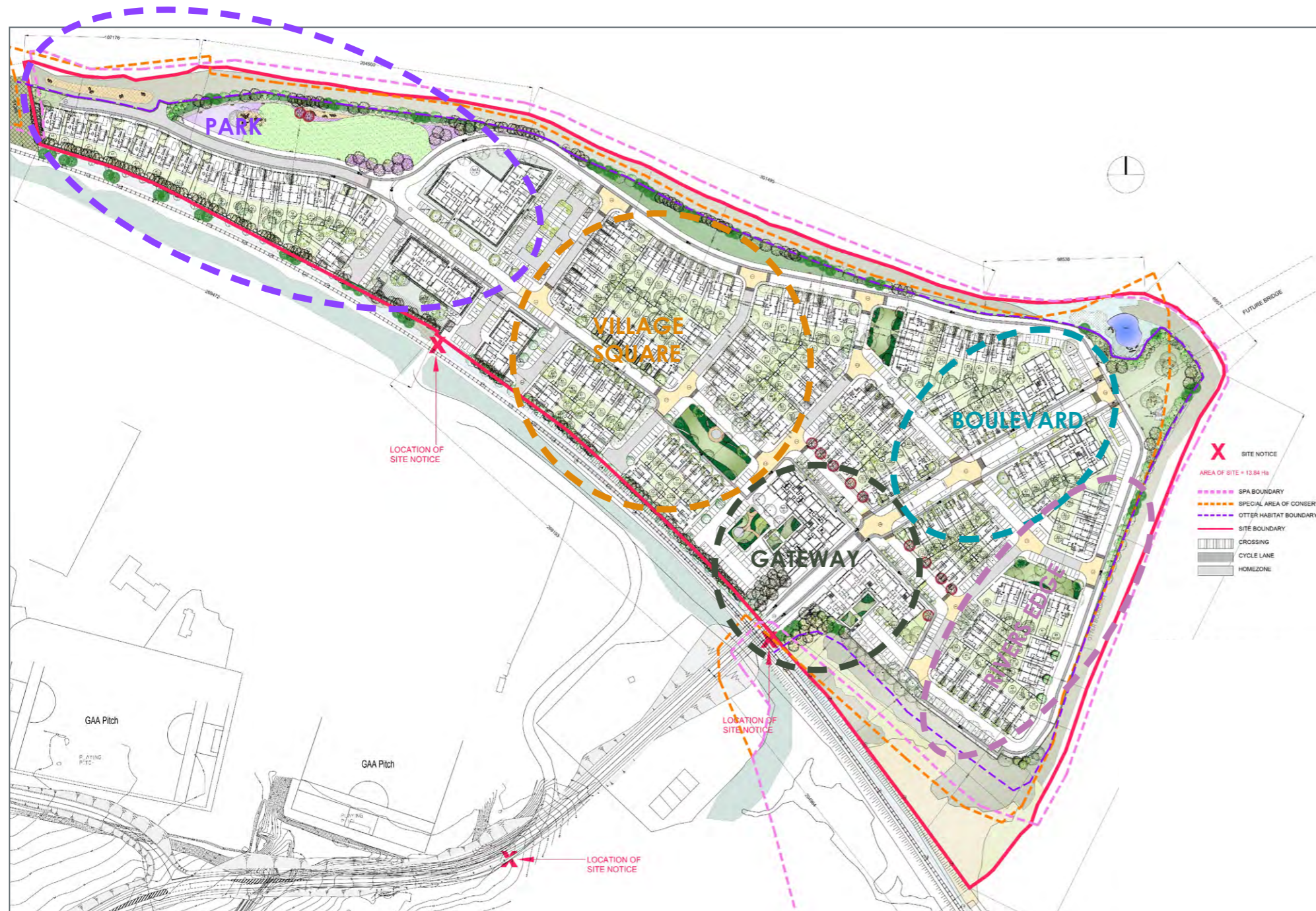


## 05.4 CHARACTER AREAS

The built environment of Wexford town features quite a mix of construction methods and building materials, from the grey limestone of the ecclesiastical buildings to the modern rendered finish of the more contemporary residential units.

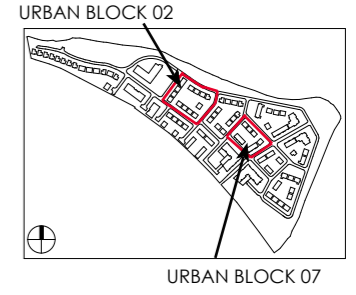
At Carcur Park, this diverse range of building materials should be continued, but it should be continued in a logical manner having mind to hierarchy, scale, edge conditions and movement so that the materials support an overall journey through the site which has a legible series of groups and events.

In addition, the approach to materiality is very much linked to our visual impact mitigation on two levels. Firstly, the use of local materials can reduce the impact of the proposals and secondly, the distribution of a material palette that takes colour tone and landscape impact into account can be beneficial. For example a familiar material such as a high quality red or grey brick and colour washed renders could be employed in the most visually exposed areas of the site along the south eastern site edge and towards the most elevated part of the site in the north western corner, but interspersed with the complementary material palette.





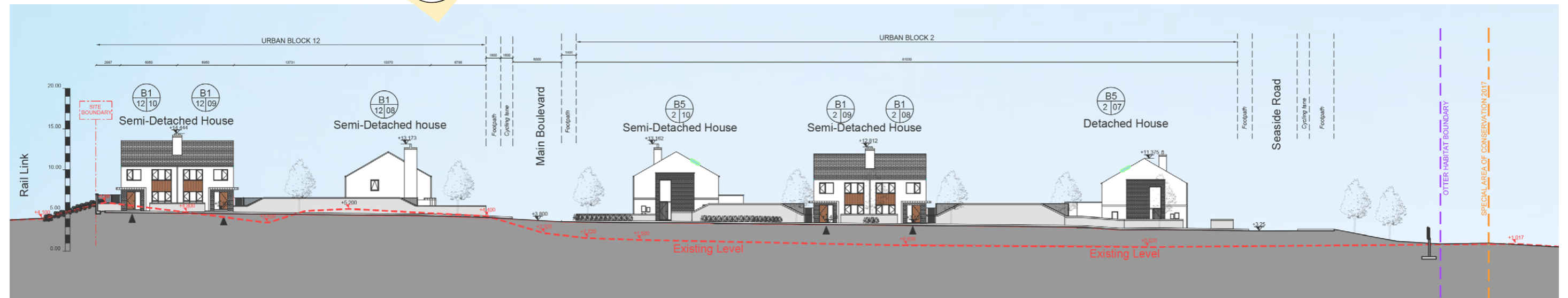
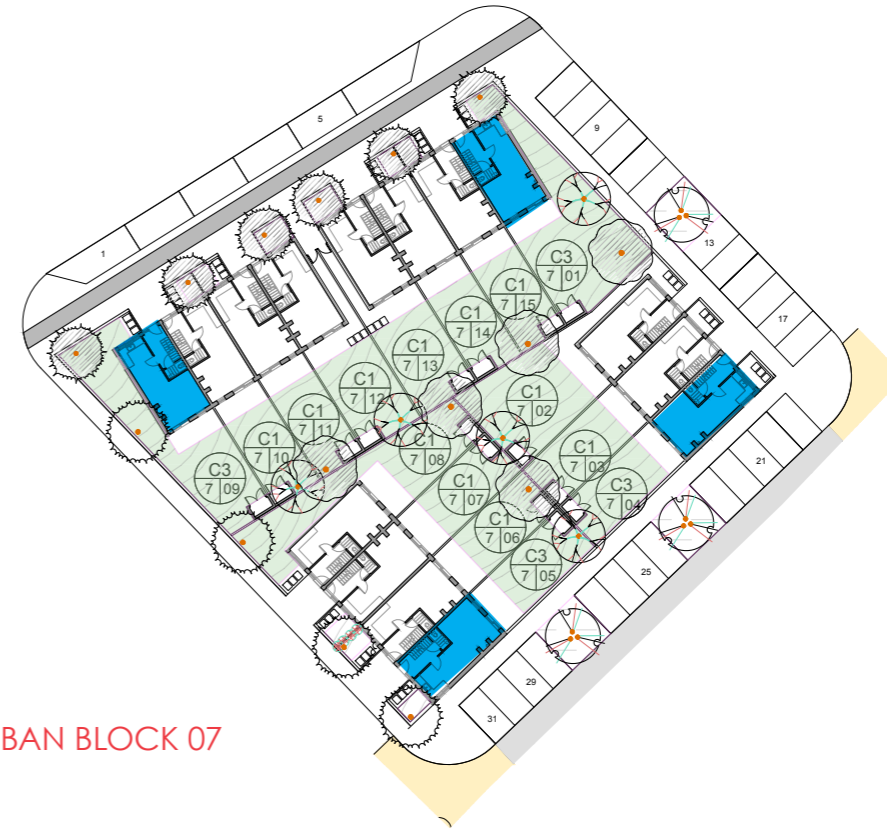
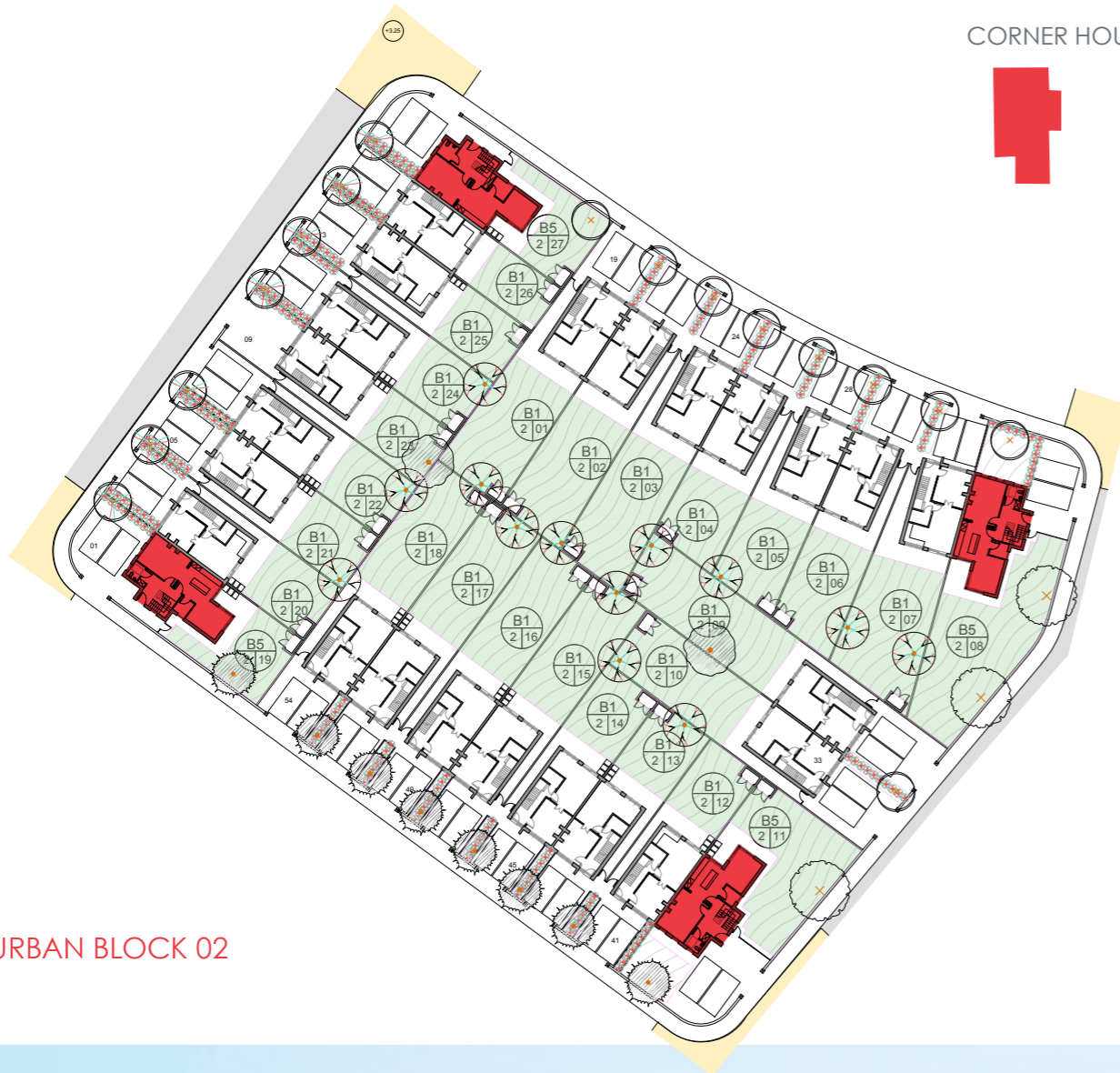
# 05.5 HOUSING ANALYSIS



CORNER HOUSE

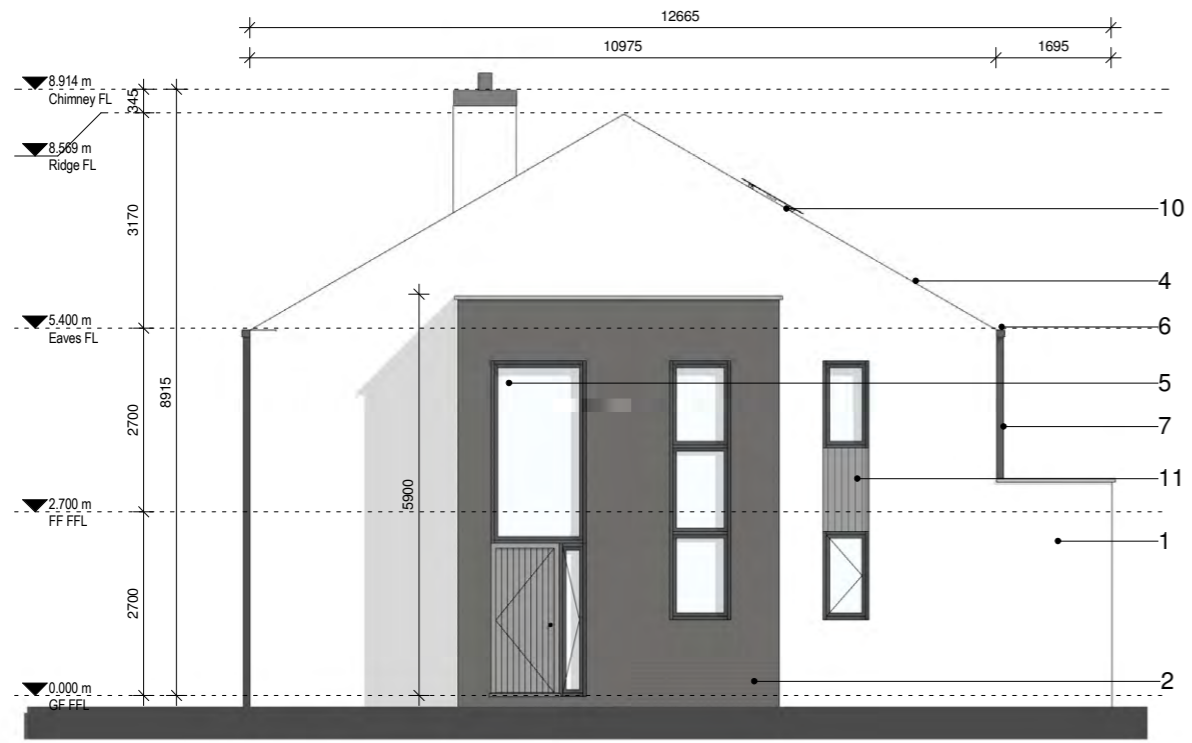


CORNER HOUSE





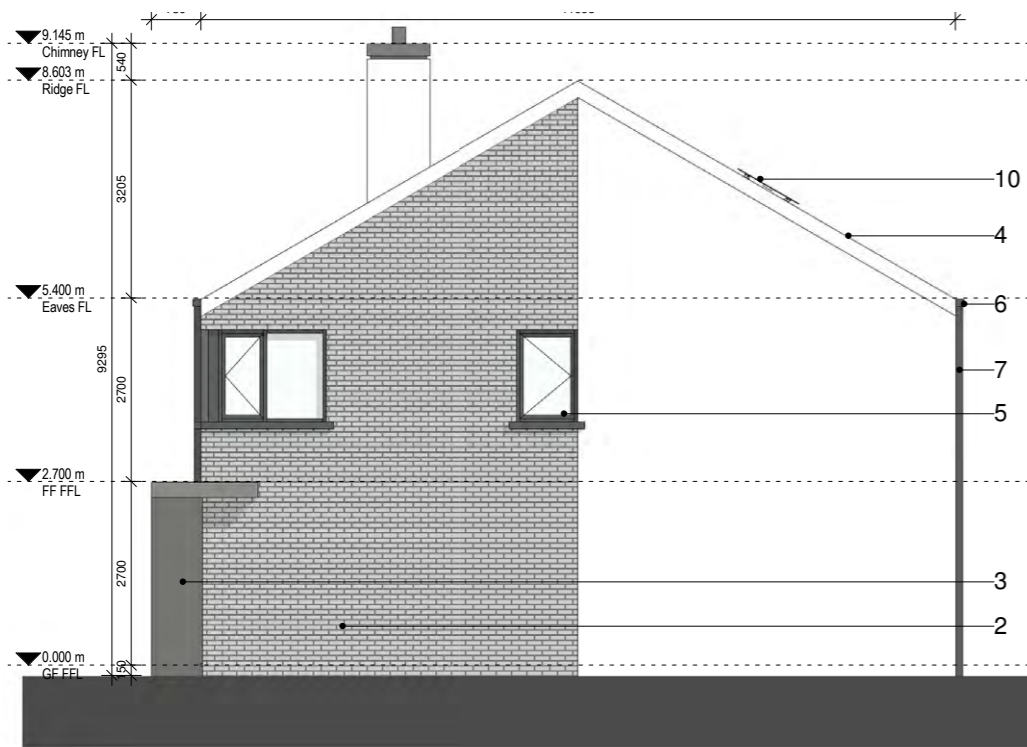
## 05.5 HOUSING ANALYSIS



CORNER HOUSE

CORNER HOUSE B5

Typical corner house and end-of-terrace house to create identity to the corners of urban housing blocks and to provide a more distinct house to street corners. Simultaneously, streets are enlivened and provided with character as homes face onto the connecting routes through the site



CORNER HOUSE

CORNER HOUSE C3

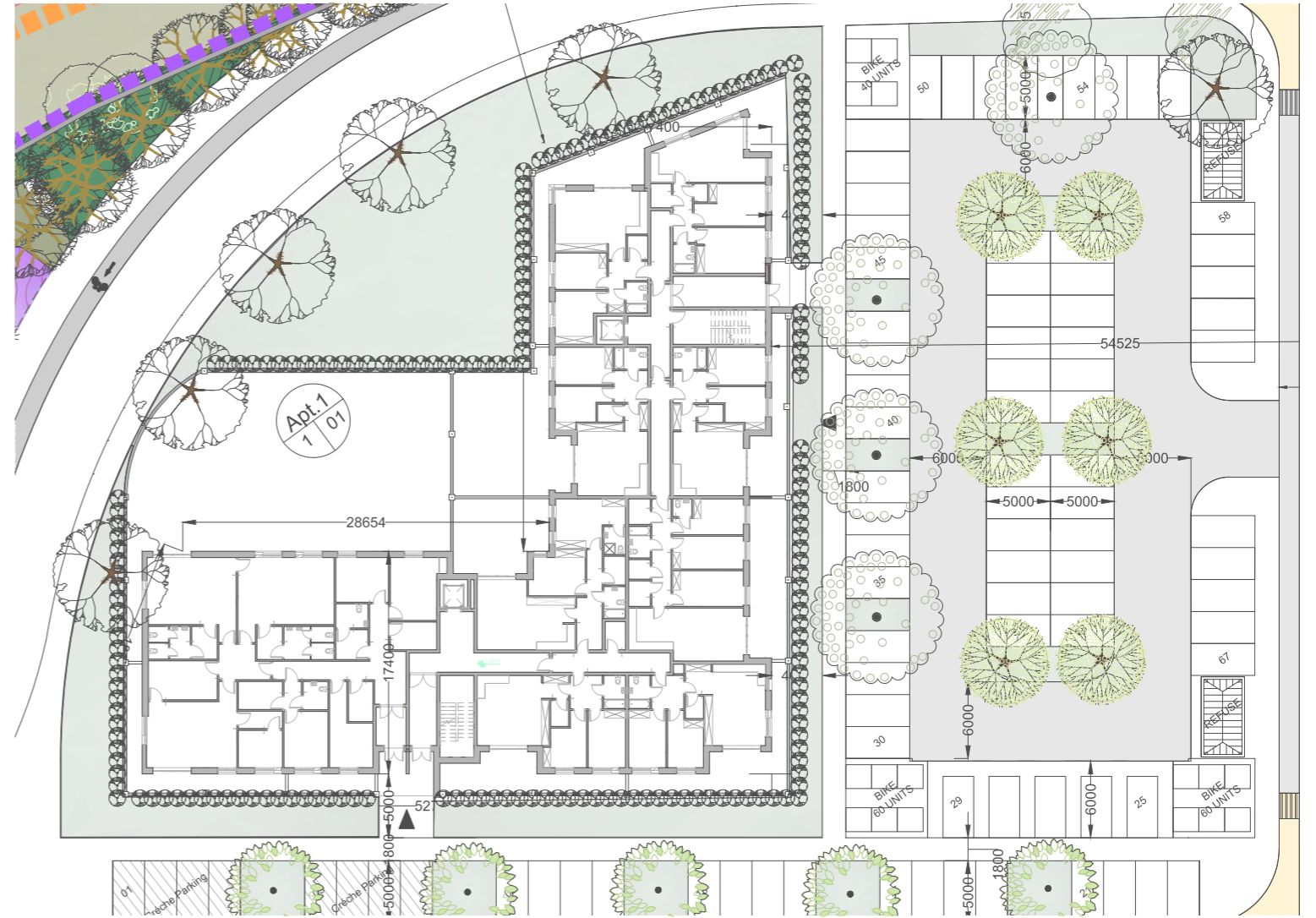
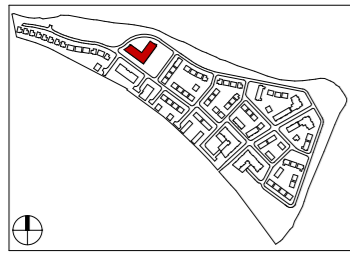
|    |                                          |
|----|------------------------------------------|
| 1  | Selected Render Finish                   |
| 2  | Selected Brick Finish                    |
| 4  | Selected Slate Roof Finish               |
| 5  | Selected Alu Clad/Timber Windows & Doors |
| 6  | Selected Aluminum Gutters                |
| 7  | Selected Aluminum Downpipes              |
| 10 | Selected Solar/PV Panel                  |
| 12 | Selected Wet Dash Render                 |

The use of materials, window and door placement, and form is used to ensure blank gables and 'dead-walls' are avoided which will provide articulation and enlivened streets. Creating active frontages and sides help the streetscape to become enlivened and welcoming places for residents and pedestrians by allowing for external visibility and passive surveillance of streets and open spaces.



### 05.6 APARTMENT BLOCK 01

Refer to Formal Planning Drawings for full scale information



APARTMENT BLOCK 01 - GROUND-FLOOR PLAN 1-500



3D VIEW OF APARTMENT BLOCK 01 (STREET VIEW)

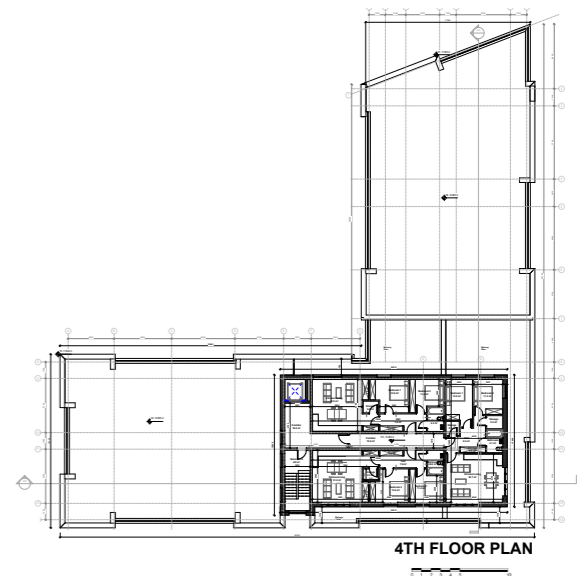
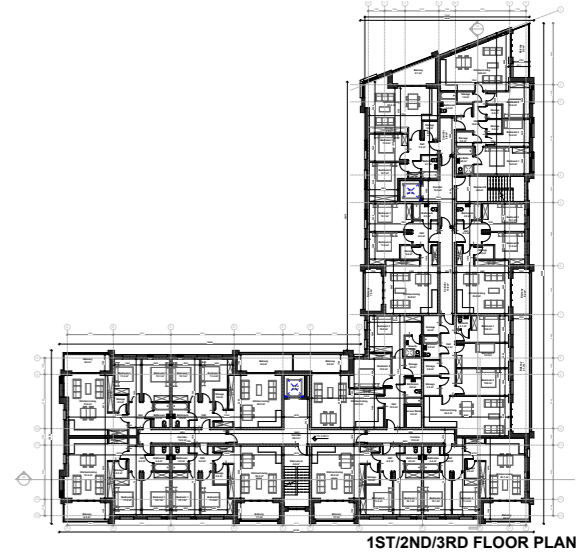


## 05.6 APARTMENT BLOCK 01

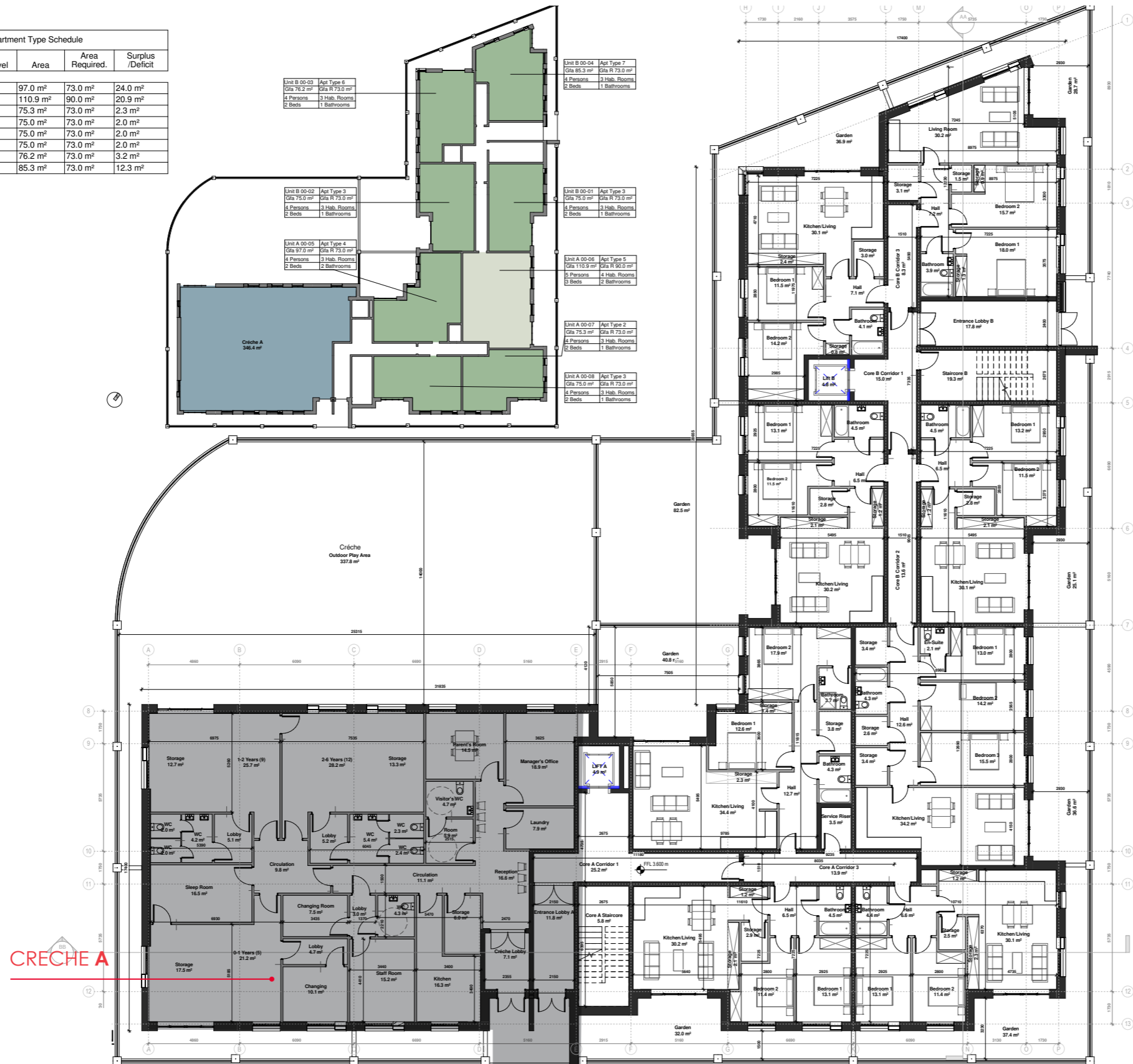
### GROUND FLOOR PLAN

45 APARTMENTS

CRÈCHE A: 27 children



| L00_A Apartment Type Schedule |                |       |                      |                     |                     |
|-------------------------------|----------------|-------|----------------------|---------------------|---------------------|
| Apartment Number              | Apartment Type | Level | Area                 | Area Required       | Surplus /Deficit    |
| A 00-05                       | 4              | L00   | 97.0 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 24.0 m <sup>2</sup> |
| A 00-06                       | 5              | L00   | 110.9 m <sup>2</sup> | 90.0 m <sup>2</sup> | 20.9 m <sup>2</sup> |
| A 00-07                       | 2              | L00   | 75.3 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 2.3 m <sup>2</sup>  |
| A 00-08                       | 3              | L00   | 75.0 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 2.0 m <sup>2</sup>  |
| B 00-01                       | 3              | L00   | 75.0 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 2.0 m <sup>2</sup>  |
| B 00-02                       | 3              | L00   | 75.0 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 2.0 m <sup>2</sup>  |
| B 00-03                       | 6              | L00   | 76.2 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 3.2 m <sup>2</sup>  |
| B 00-04                       | 7              | L00   | 85.3 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 12.3 m <sup>2</sup> |



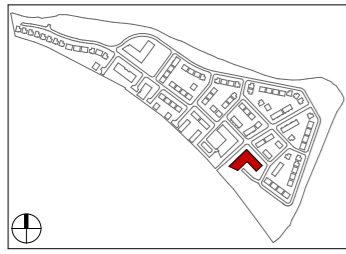
Refer to Formal Planning Drawings for full scale information

MAIN BOULEVARD

PROPOSED GROUND FLOOR PLAN - 1-250



05.7 APARTMENT BLOCK 09  
LANDMARK BUILDING



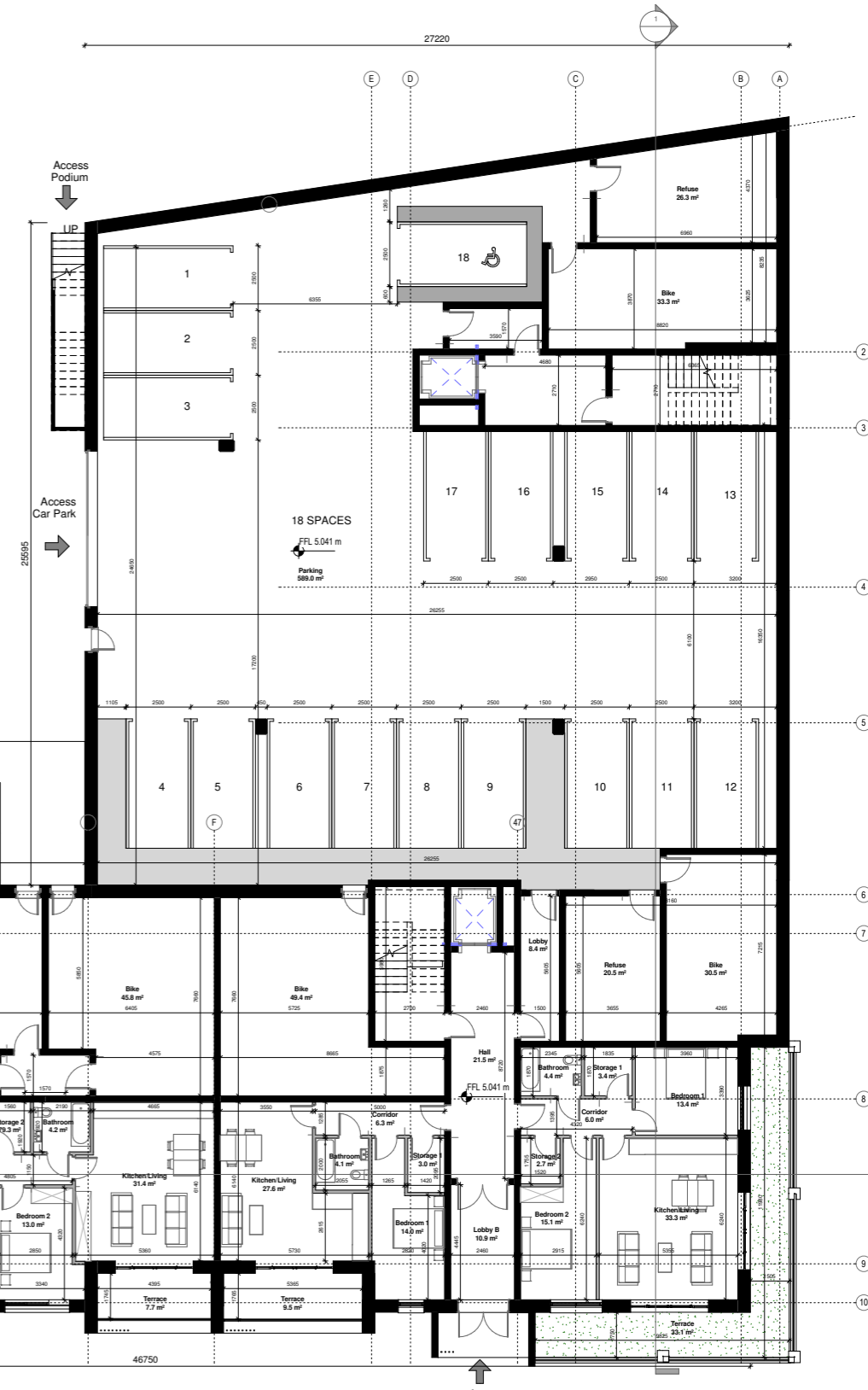
APARTMENT BLOCK 09 & 10  
GROUND-FLOOR PLAN 1-1000



3D VIEW STREET ELEVATION OF LANDMARK BUILDING 2



MAIN ELEVATION (ALONG THE MAIN ROAD)



PROPOSED GROUND FLOOR PLAN - 1-250

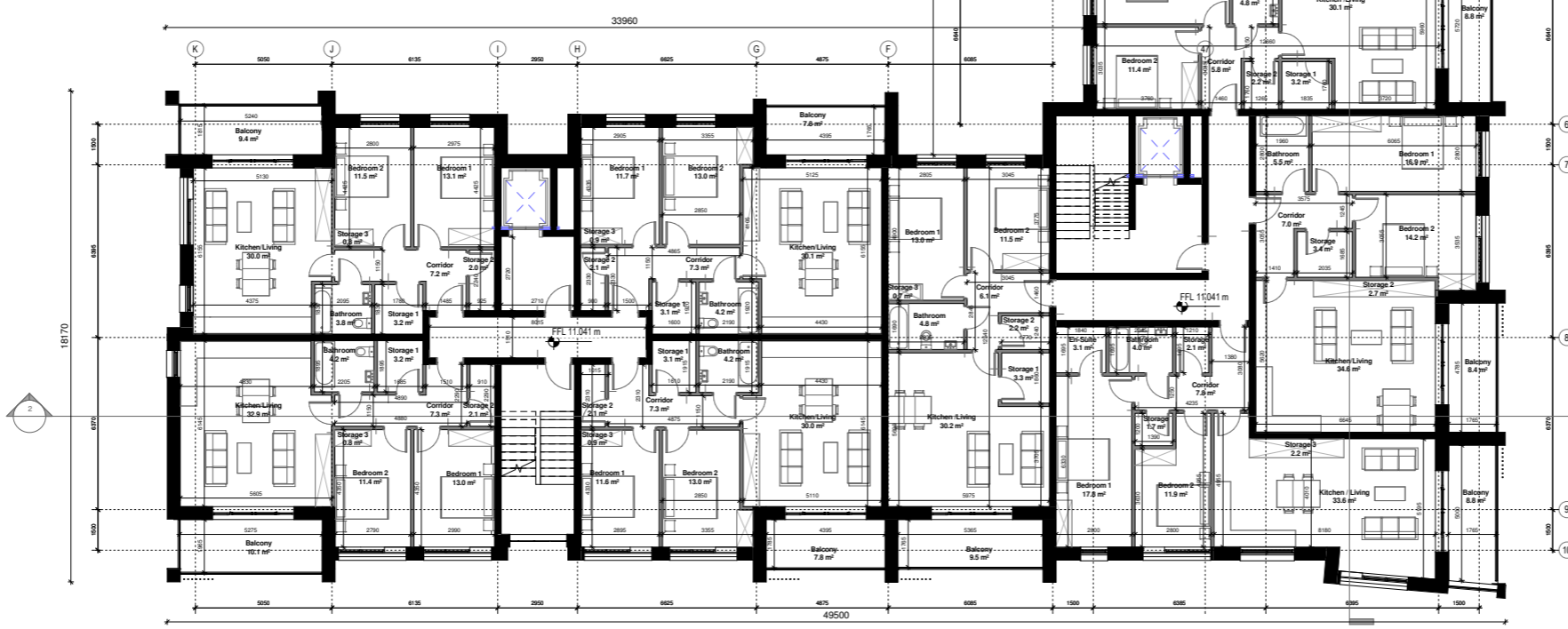
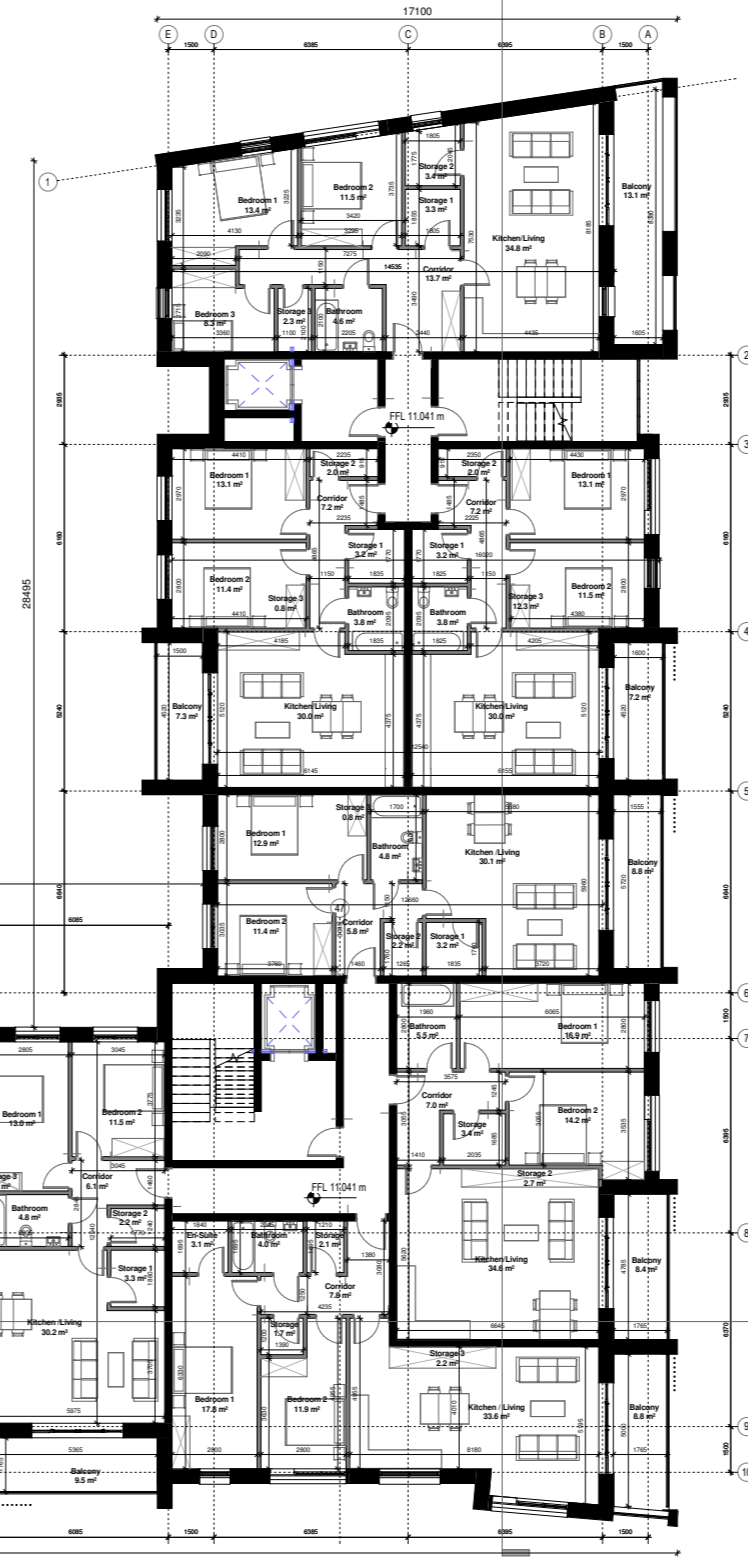
Refer to Formal Planning Drawings for full scale information



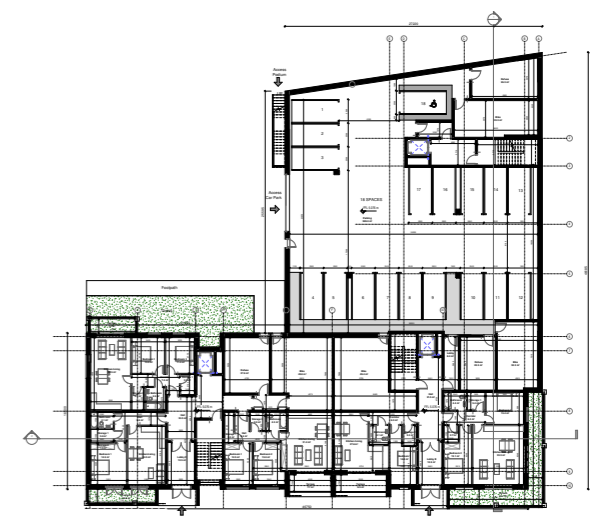
## 05.7 APARTMENT BLOCK 09 LANDMARK BUILDING

### TYPICAL DETAIL FLOOR PLAN

| L02_A_Apartment Type Schedule |                |       |                      |                     |                     |
|-------------------------------|----------------|-------|----------------------|---------------------|---------------------|
| Apartment Number              | Apartment Type | Level | Area                 | Area Required.      | Surplus/Deficit     |
| A 02-01                       | 6              | L02   | 100.2 m <sup>2</sup> | 90.0 m <sup>2</sup> | 10.2 m <sup>2</sup> |
| A 02-02                       | 1              | L02   | 75.0 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 2.0 m <sup>2</sup>  |
| A 02-03                       | 1              | L02   | 74.9 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 1.9 m <sup>2</sup>  |
| B 02-01                       | 2              | L02   | 74.1 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 1.1 m <sup>2</sup>  |
| B 02-02                       | 7              | L02   | 87.6 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 14.6 m <sup>2</sup> |
| B 02-03                       | 4              | L02   | 87.9 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 14.9 m <sup>2</sup> |
| B 02-04                       | 2              | L02   | 74.5 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 1.5 m <sup>2</sup>  |
| C 02-01                       | 1              | L02   | 75.8 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 2.8 m <sup>2</sup>  |
| C 02-02                       | 1              | L02   | 75.6 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 2.6 m <sup>2</sup>  |
| C 02-03                       | 1              | L02   | 78.0 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 5.0 m <sup>2</sup>  |
| C 02-04                       | 1              | L02   | 74.9 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 1.9 m <sup>2</sup>  |



PROPOSED SECOND FLOOR PLAN - 1-250



GROUND FLOOR PLAN

50 APARTMENTS

20 PRIVATE PARKING PLACES

REFUSE STORAGE: 74.40 m<sup>2</sup>  
CYCLE STORAGE: 109.60 m<sup>2</sup>

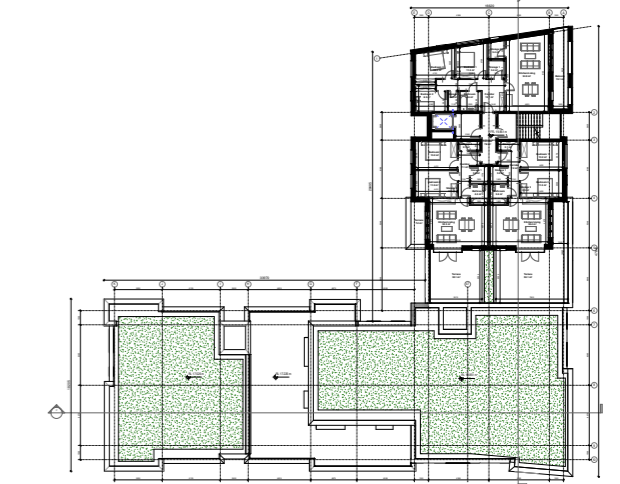
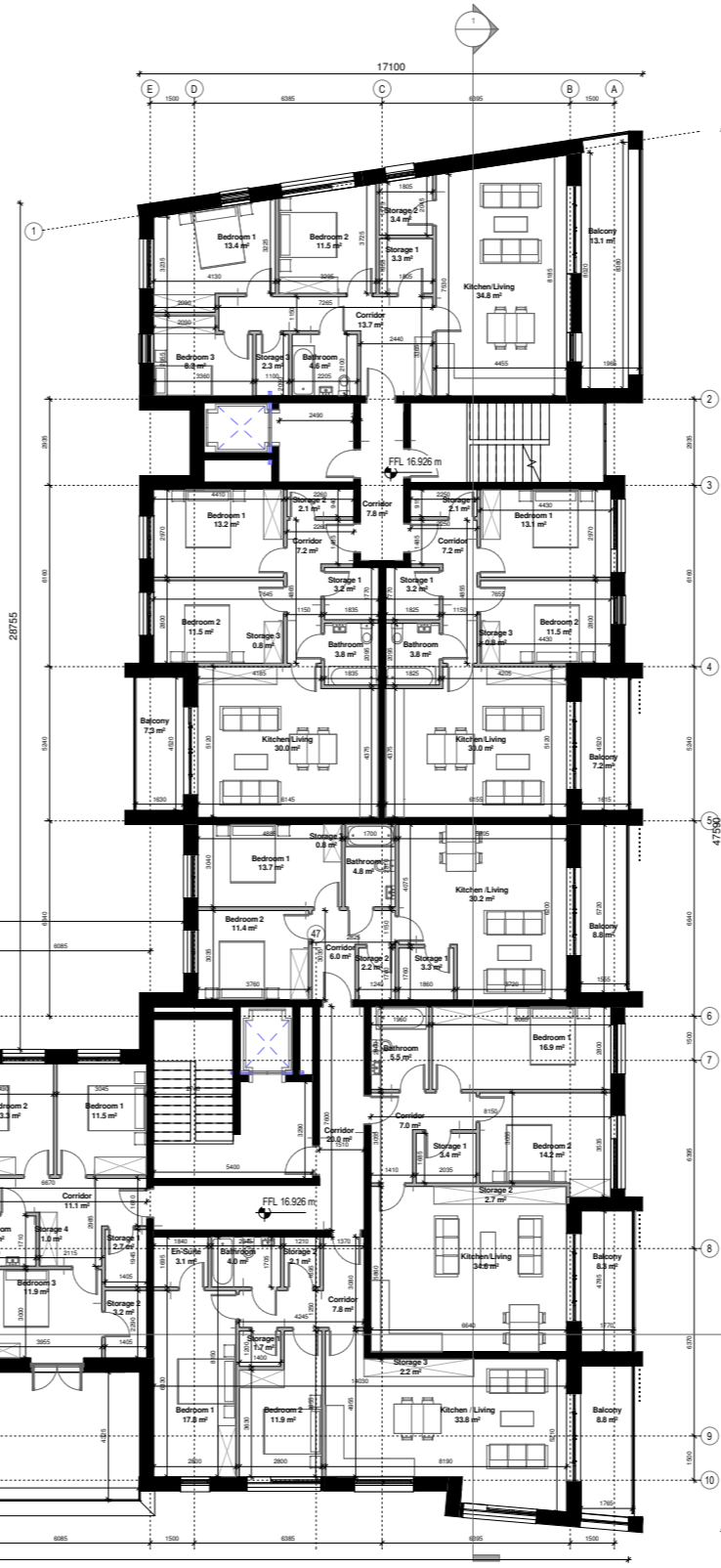
Refer to Formal Planning Drawings for full scale information



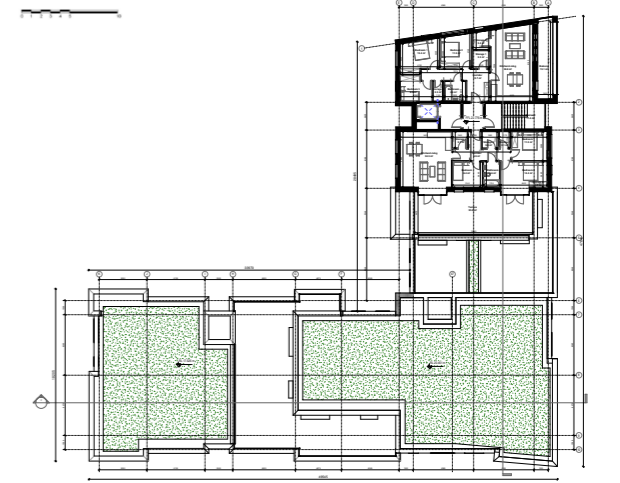
# 05.7 APARTMENT BLOCK 09 LANDMARK BUILDING

## (MAIN) FOURTH FLOOR PLAN

| L04_A_Apartment Type Schedule |                |       |                      |                     |                     |
|-------------------------------|----------------|-------|----------------------|---------------------|---------------------|
| Apartment Number              | Apartment Type | Level | Area                 | Area Required       | Surplus/Deficit     |
| A 04-01                       | 6              | L04   | 100.2 m <sup>2</sup> | 90.0 m <sup>2</sup> | 10.2 m <sup>2</sup> |
| A 04-02                       | 1              | L04   | 75.1 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 2.1 m <sup>2</sup>  |
| A 04-03                       | 1              | L04   | 75.2 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 2.2 m <sup>2</sup>  |
| B 04-01                       | 2              | L04   | 74.3 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 1.3 m <sup>2</sup>  |
| B 04-02                       | 7              | L04   | 87.6 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 14.6 m <sup>2</sup> |
| B 04-03                       | 4              | L04   | 87.9 m <sup>2</sup>  | 73.0 m <sup>2</sup> | 14.9 m <sup>2</sup> |
| B 04-04                       | 8              | L04   | 108.2 m <sup>2</sup> | 90.0 m <sup>2</sup> | 18.2 m <sup>2</sup> |



5th FLOOR PLAN



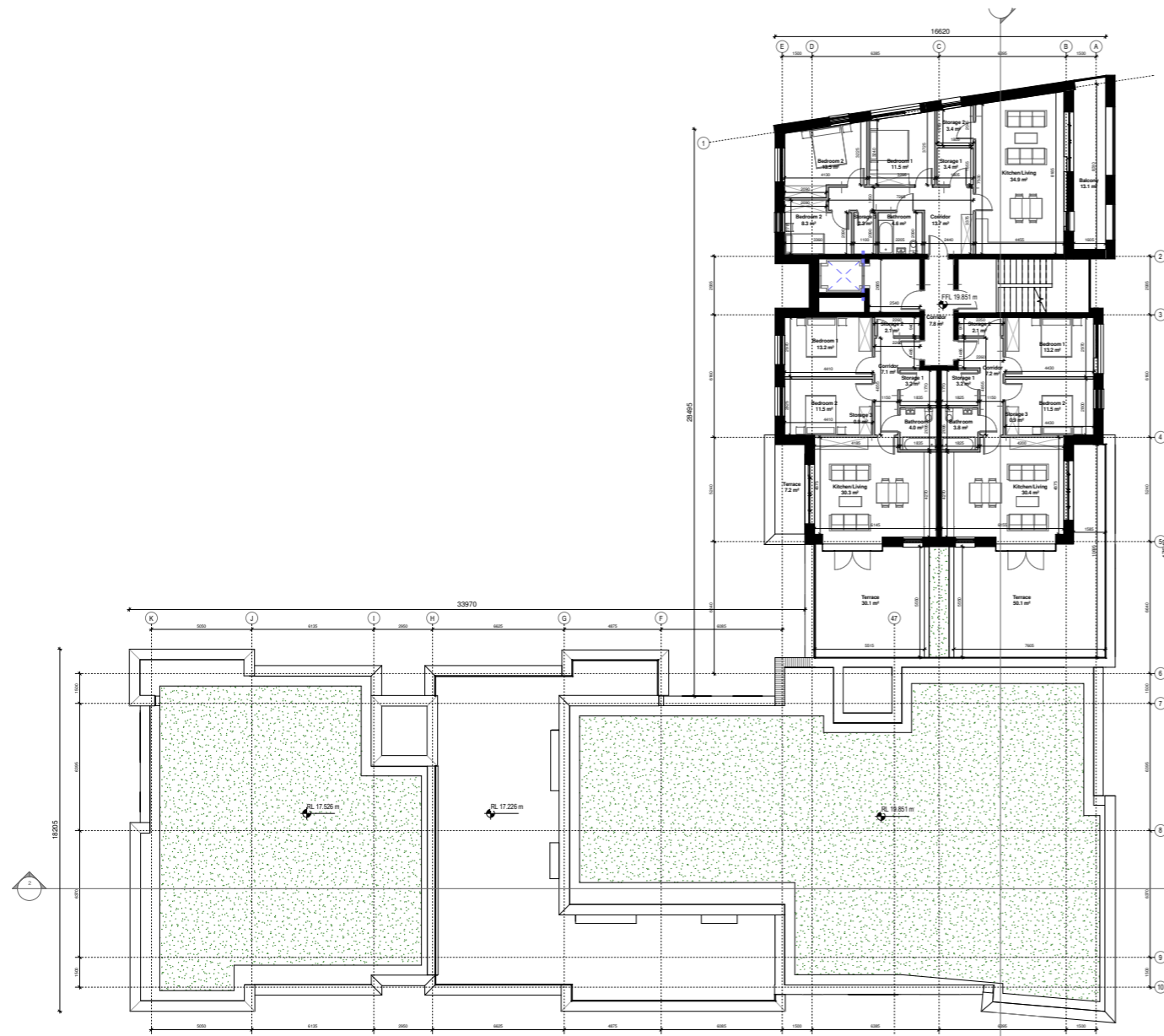
6th FLOOR PLAN

PROPOSED FOURTH FLOOR PLAN - 1-250

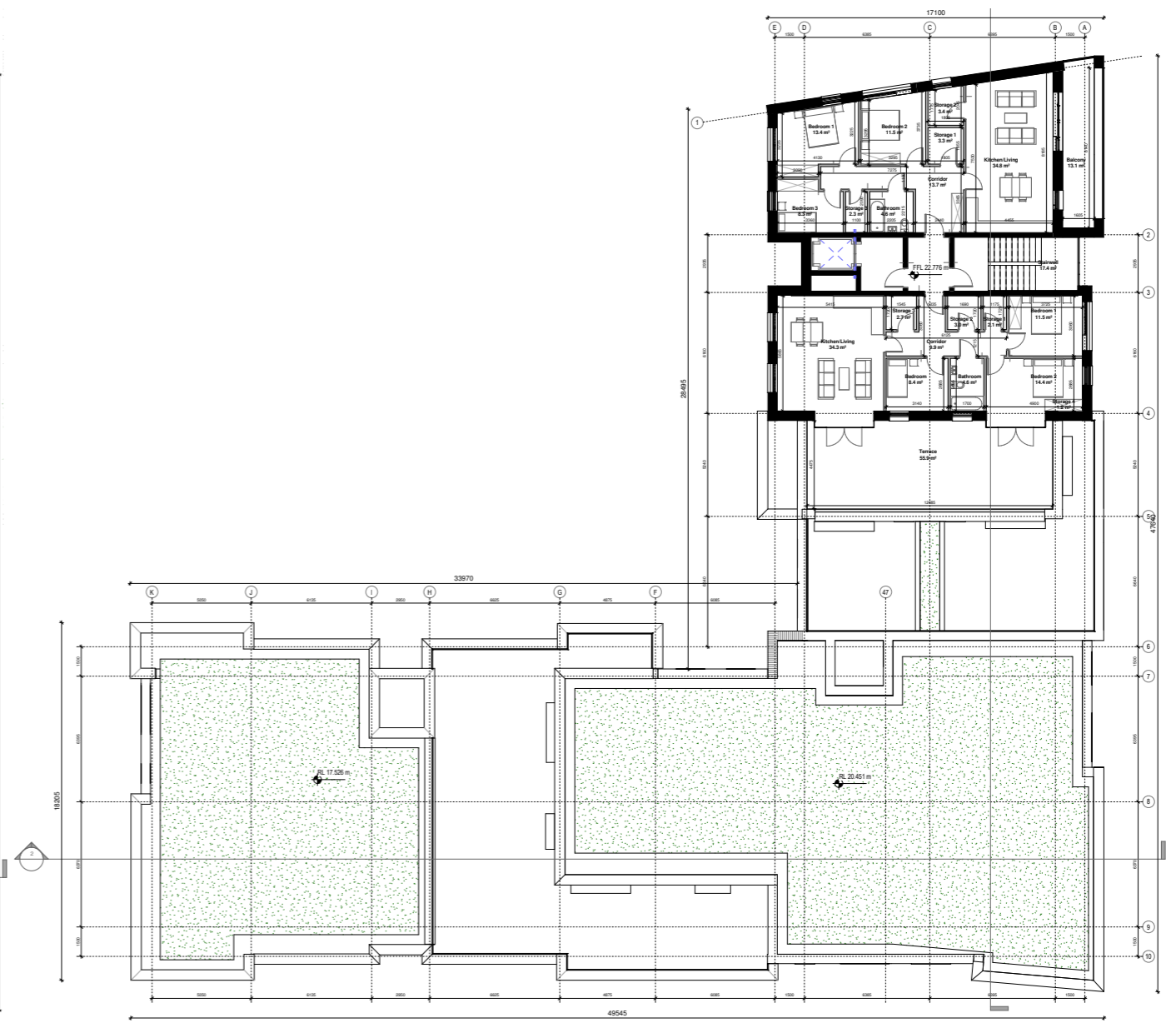
Refer to Formal Planning Drawings for full scale information



# 05.7 APARTMENT BLOCK 09 LANDMARK BUILDING



PROPOSED FIFTH FLOOR PLAN - NTS

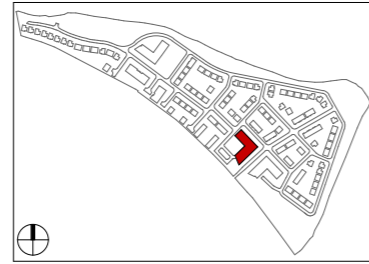


PROPOSED SIXTH FLOOR PLAN - NTS

Refer to Formal Planning Drawings for full scale information



# 05.8 APARTMENT BLOCK 10 LANDMARK BUILDING



APARTMENT BLOCK 09&10  
GROUND-FLOOR PLAN 1-1000

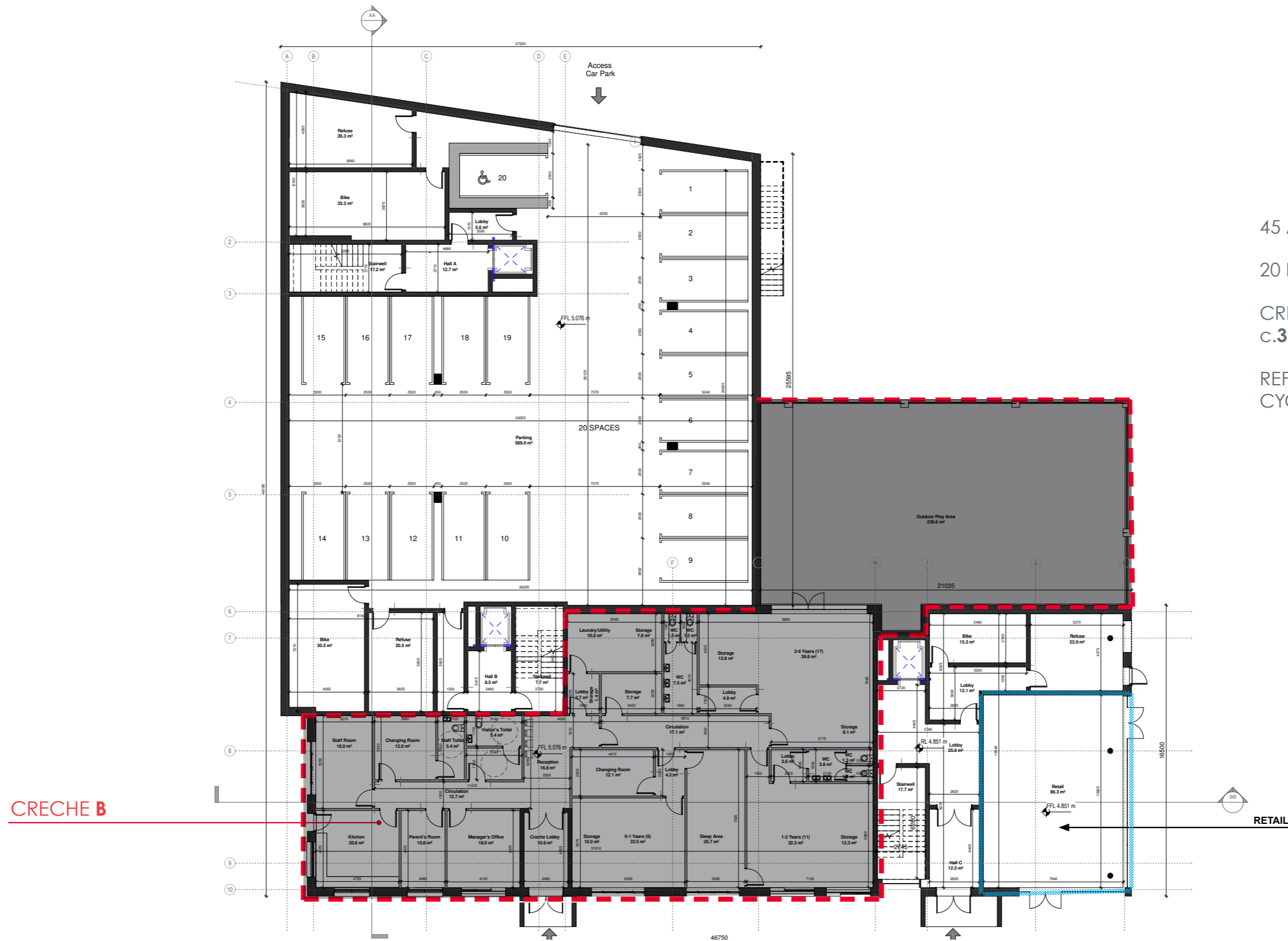


MAIN ELEVATION - MAIN BOULEVARD



# 05.8 APARTMENT BLOCK 10 LANDMARK BUILDING

## GROUND FLOOR PLAN



- 45 APARTMENTS
- 20 PRIVATE PARKING PLACES
- CRECHE B: 34 children  
c.395m<sup>2</sup>
- REFUSE STORAGE: 69.70 m<sup>2</sup>
- CYCLE STORAGE: 79.10 m<sup>2</sup>

CRECHE B

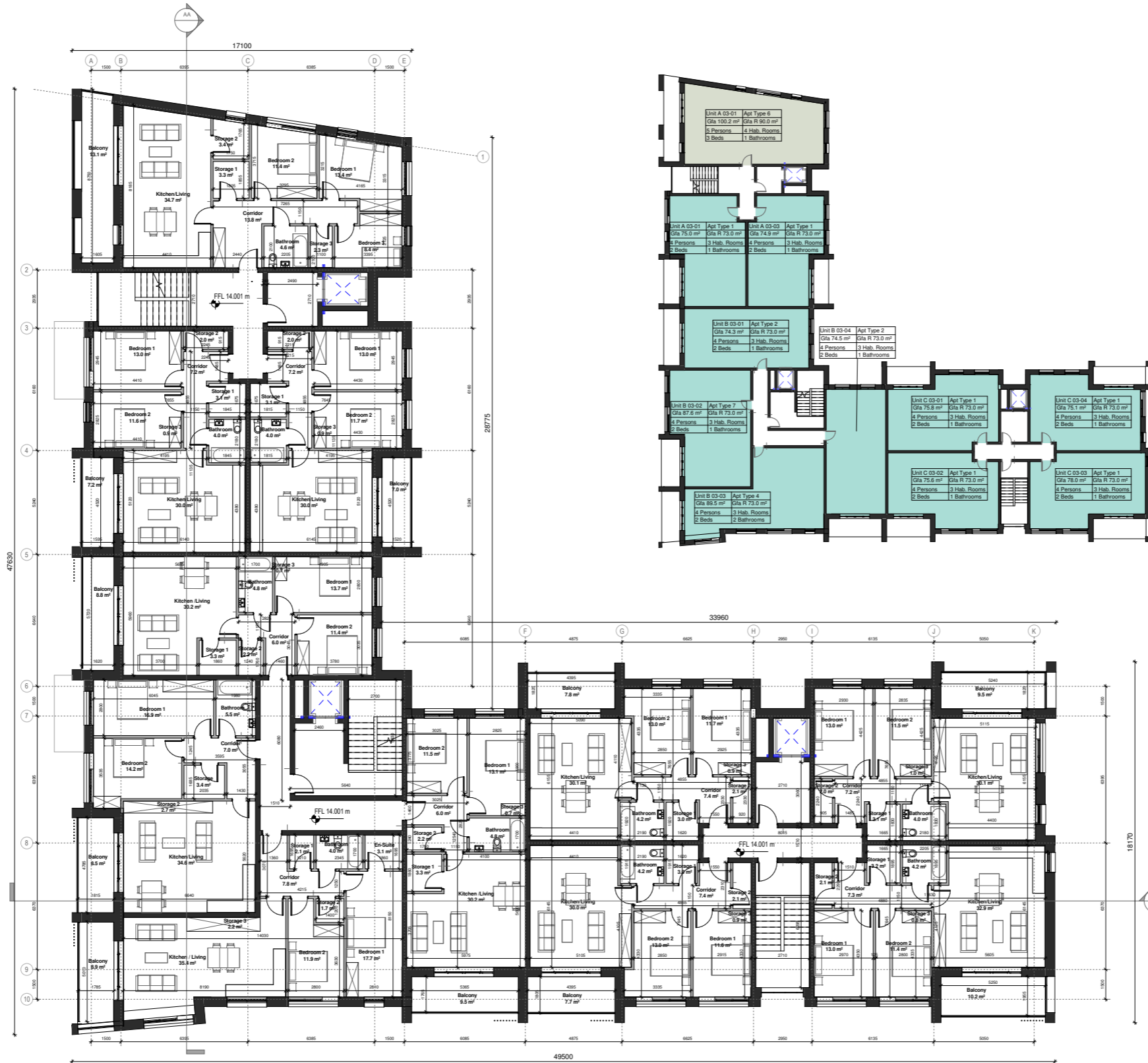
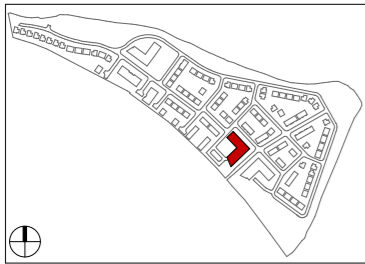
RETAIL

PROPOSED GROUND FLOOR PLAN - 1-250

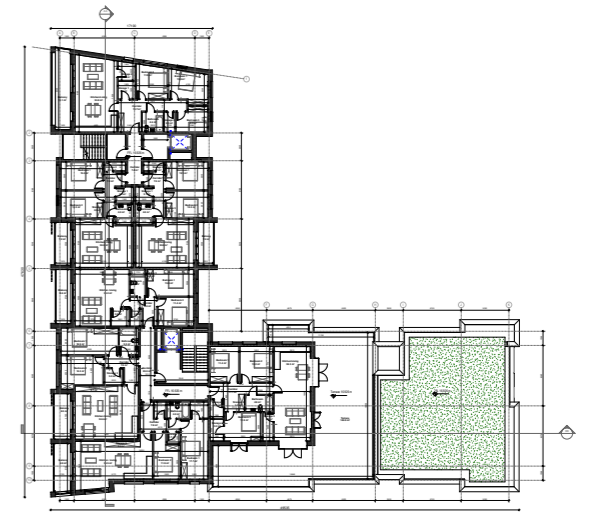
Refer to Formal Planning Drawings for full scale information



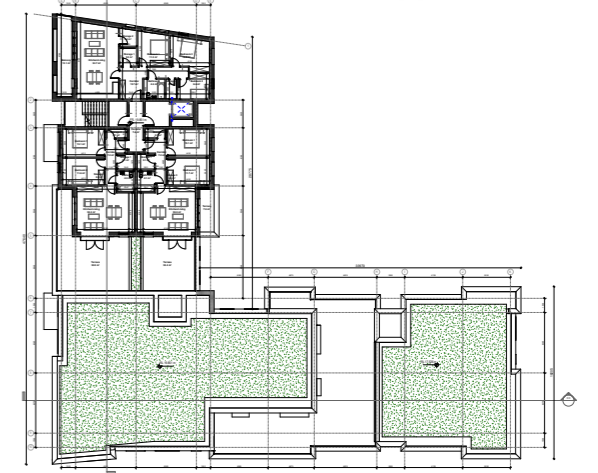
# 05.8 APARTMENT BLOCK 10 LANDMARK BUILDING



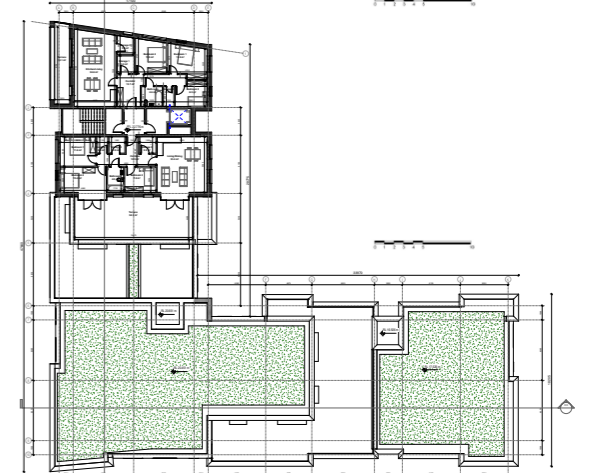
PROPOSED THIRD FLOOR PLAN - 1-250



4TH FLOOR PLAN



5TH FLOOR PLAN



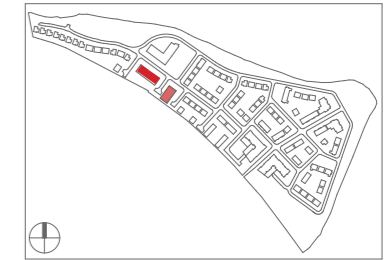
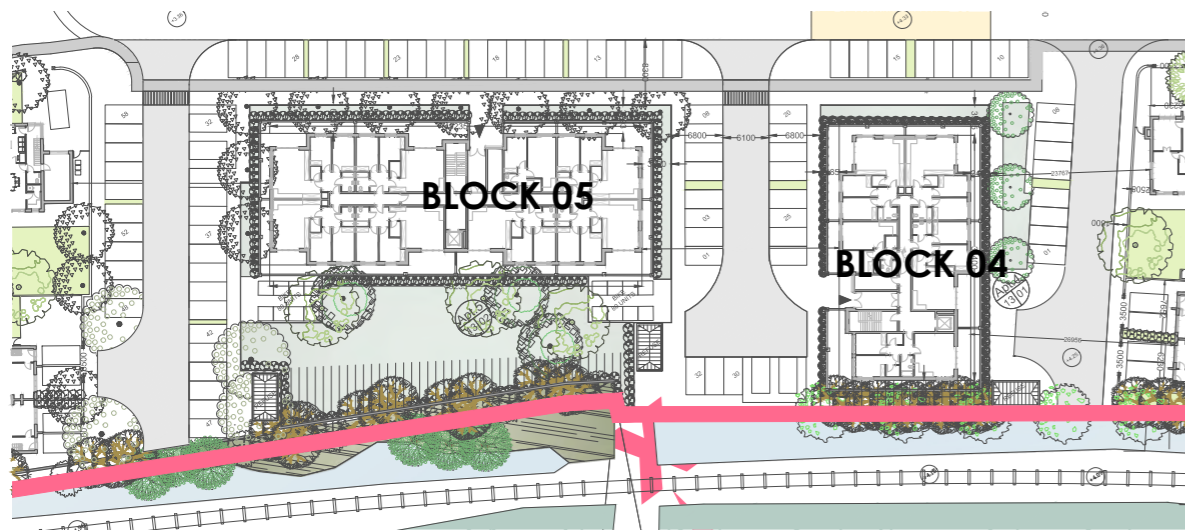
6TH FLOOR PLAN

TYPICAL FLOOR PLANS

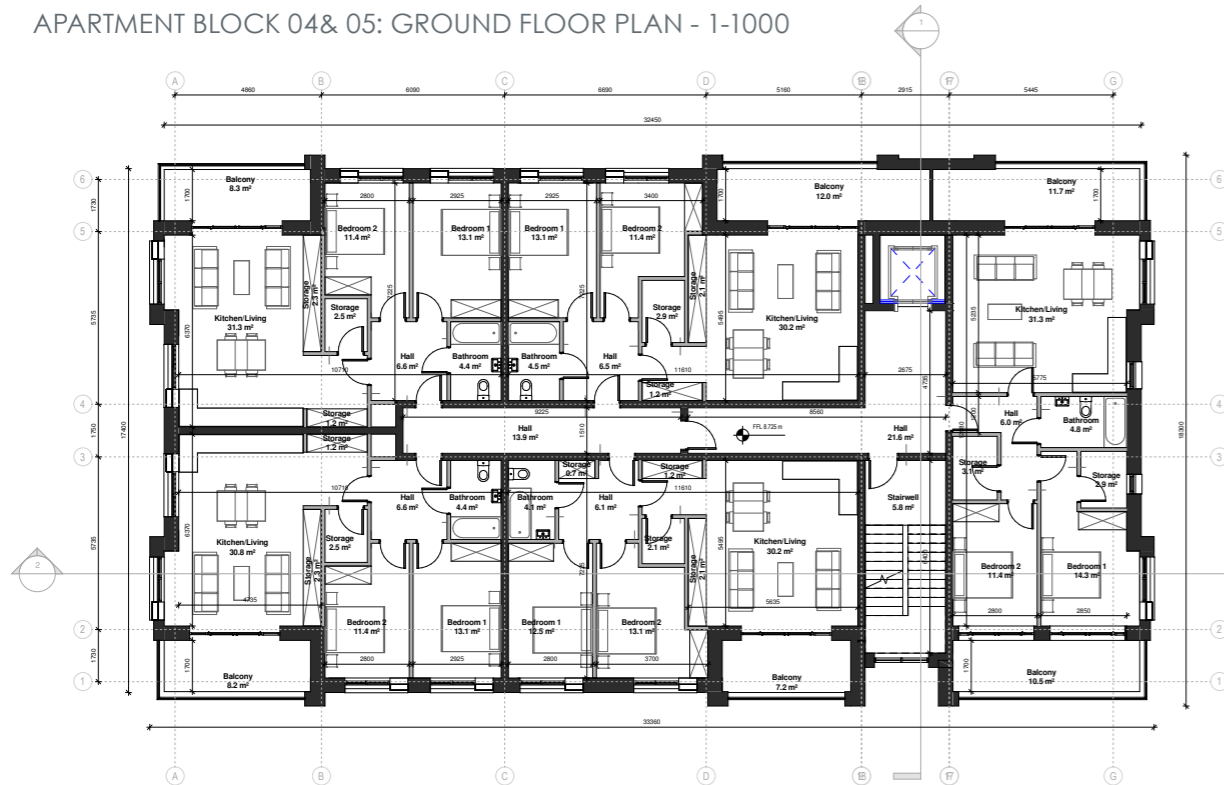


## 05.9 APARTMENT BLOCKS 04 & 05

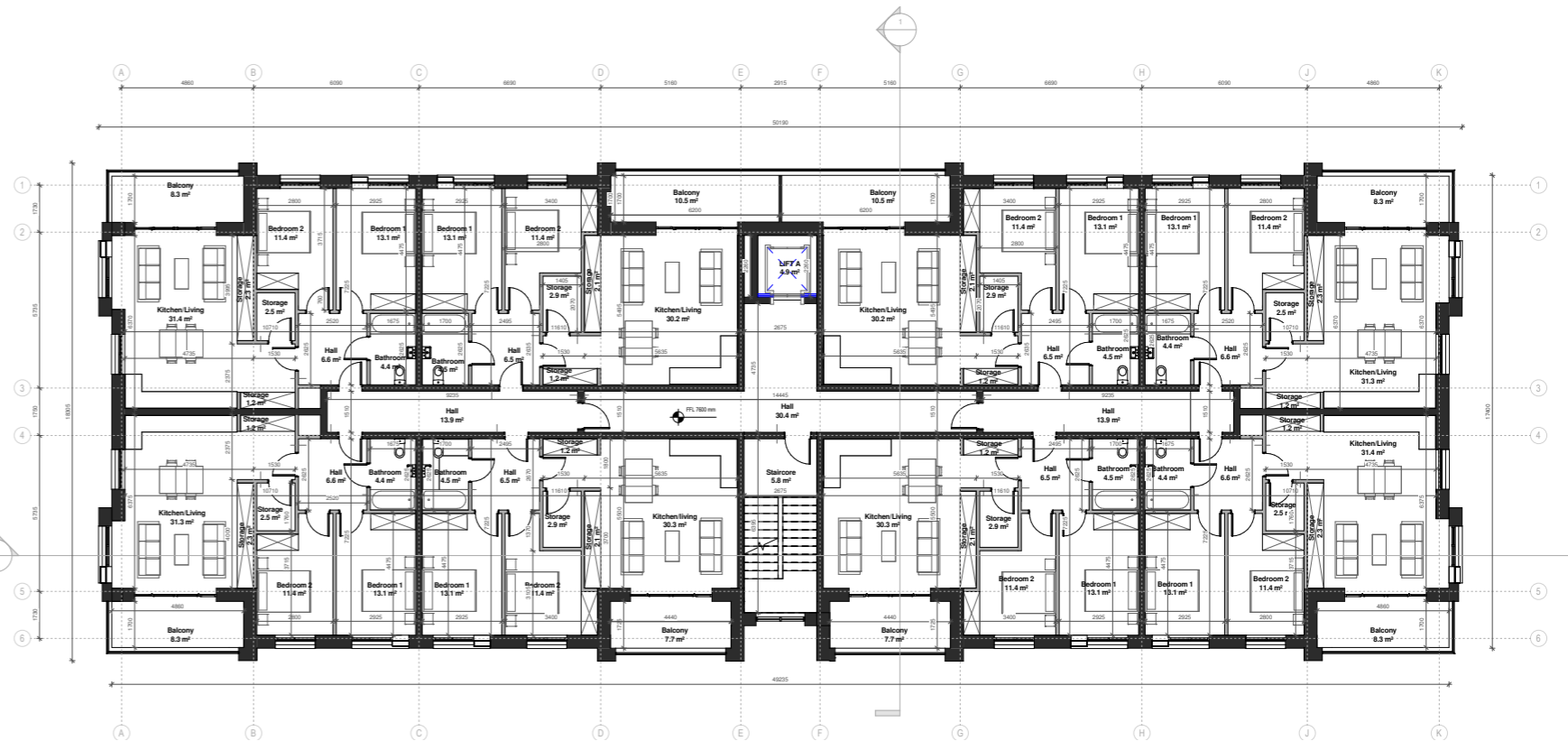
Refer to Formal Planning Drawings for full scale information



APARTMENT BLOCK 04& 05: GROUND FLOOR PLAN - 1-1000



APARTMENT BLOCK 04: TYPICAL FLOOR PLAN - 1-250



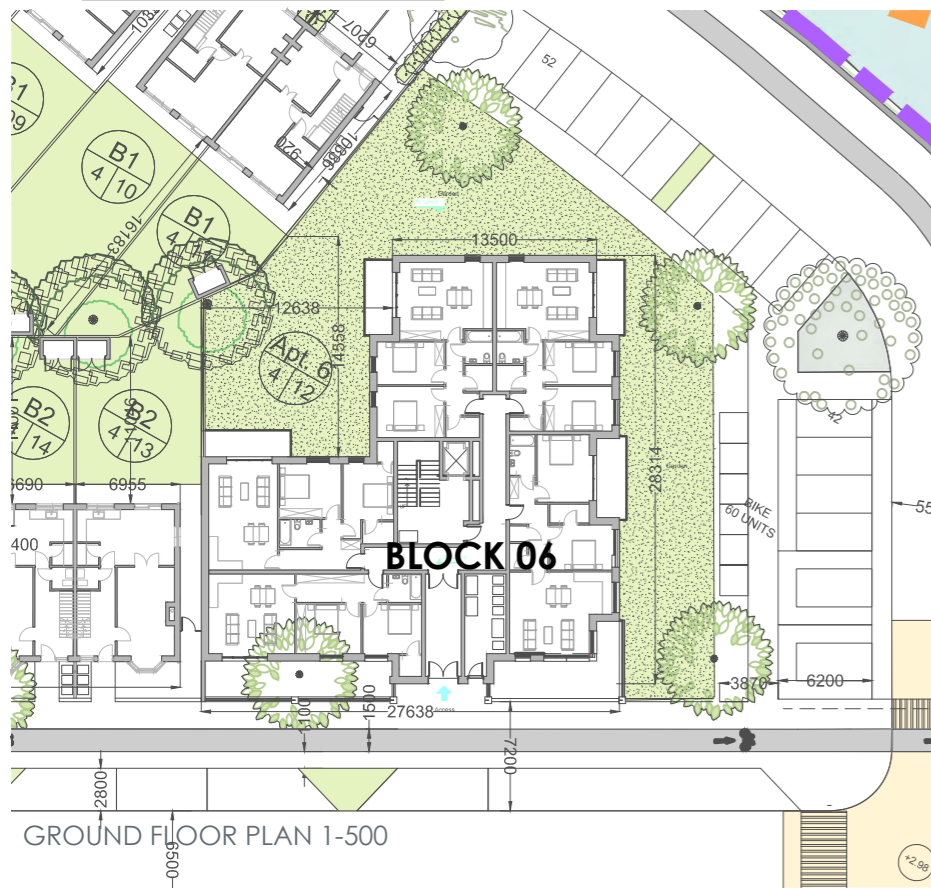
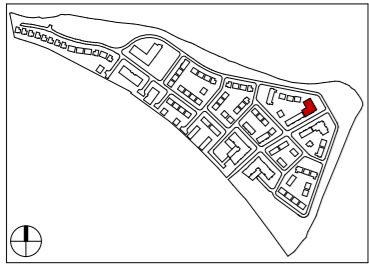
APARTMENT BLOCK 05: TYPICAL FLOOR PLAN - 1-250



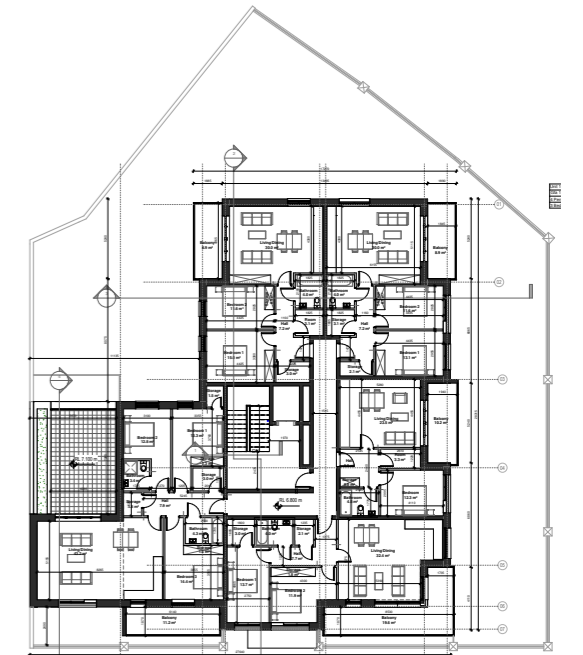
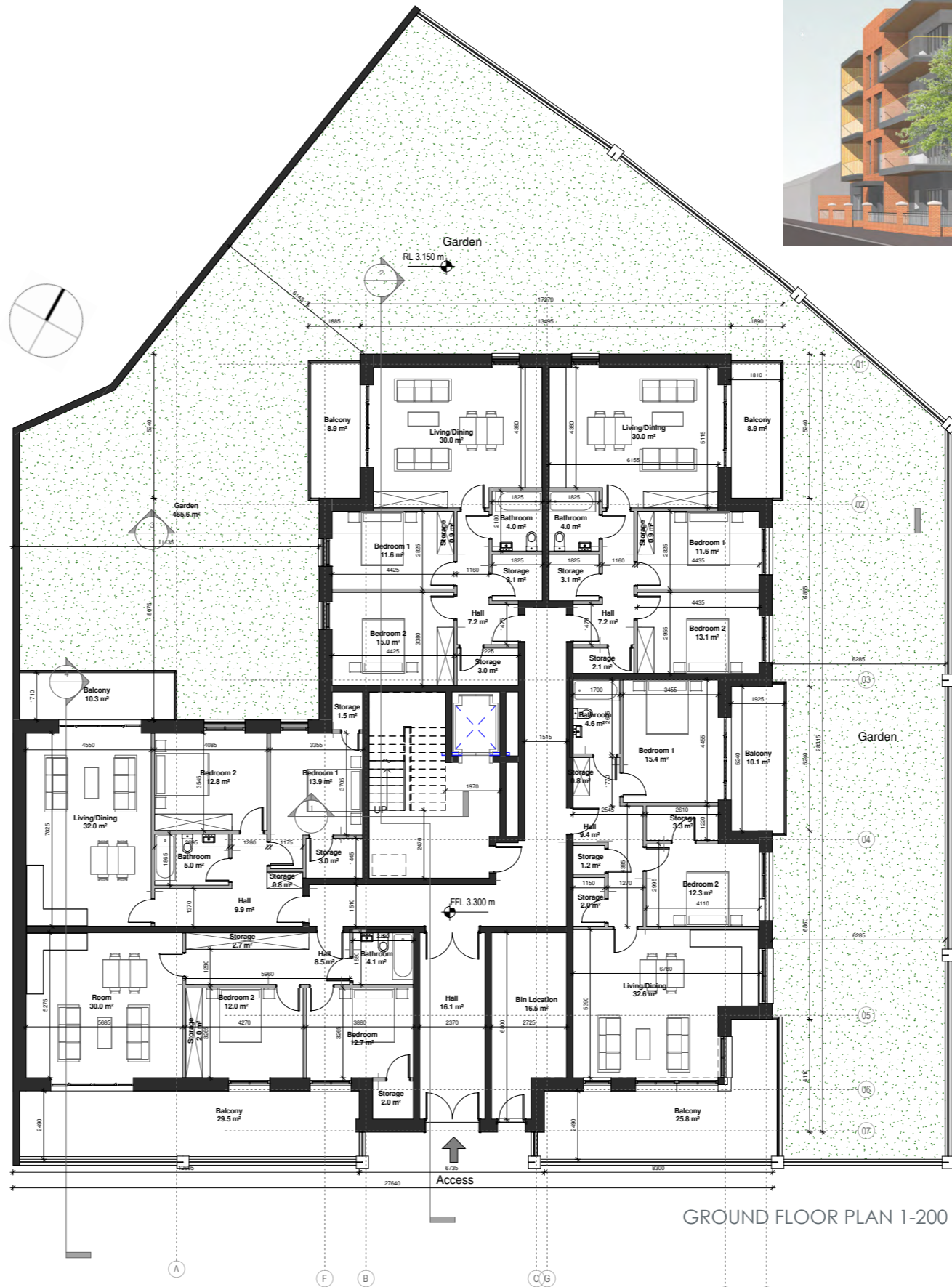
3D VIEW OF APARTMENT BLOCK 04 (FROM MAIN BOULEVARD)



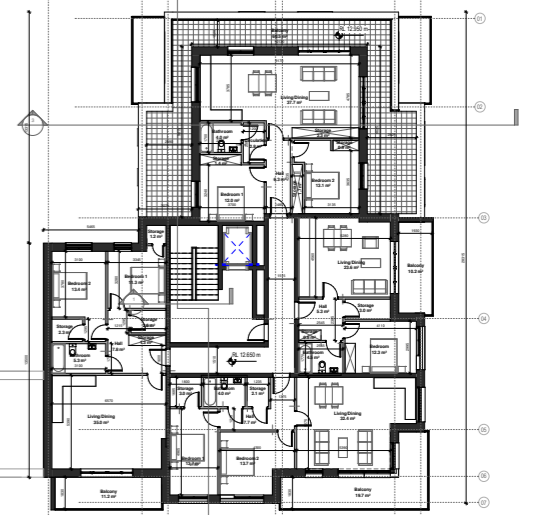
# 05.10 APARTMENT BLOCK 06 LANDMARK BUILDING



Refer to Formal Planning Drawings for full scale information



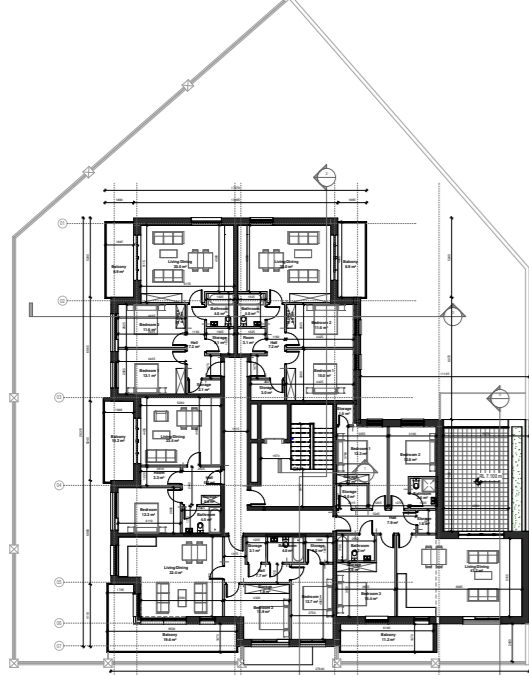
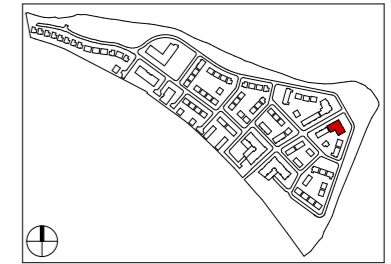
FIRST FLOOR PLAN 1-500



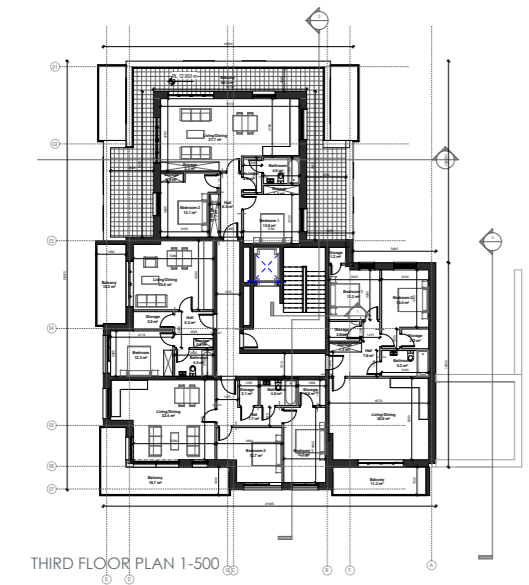
THIRD FLOOR PLAN 1-500



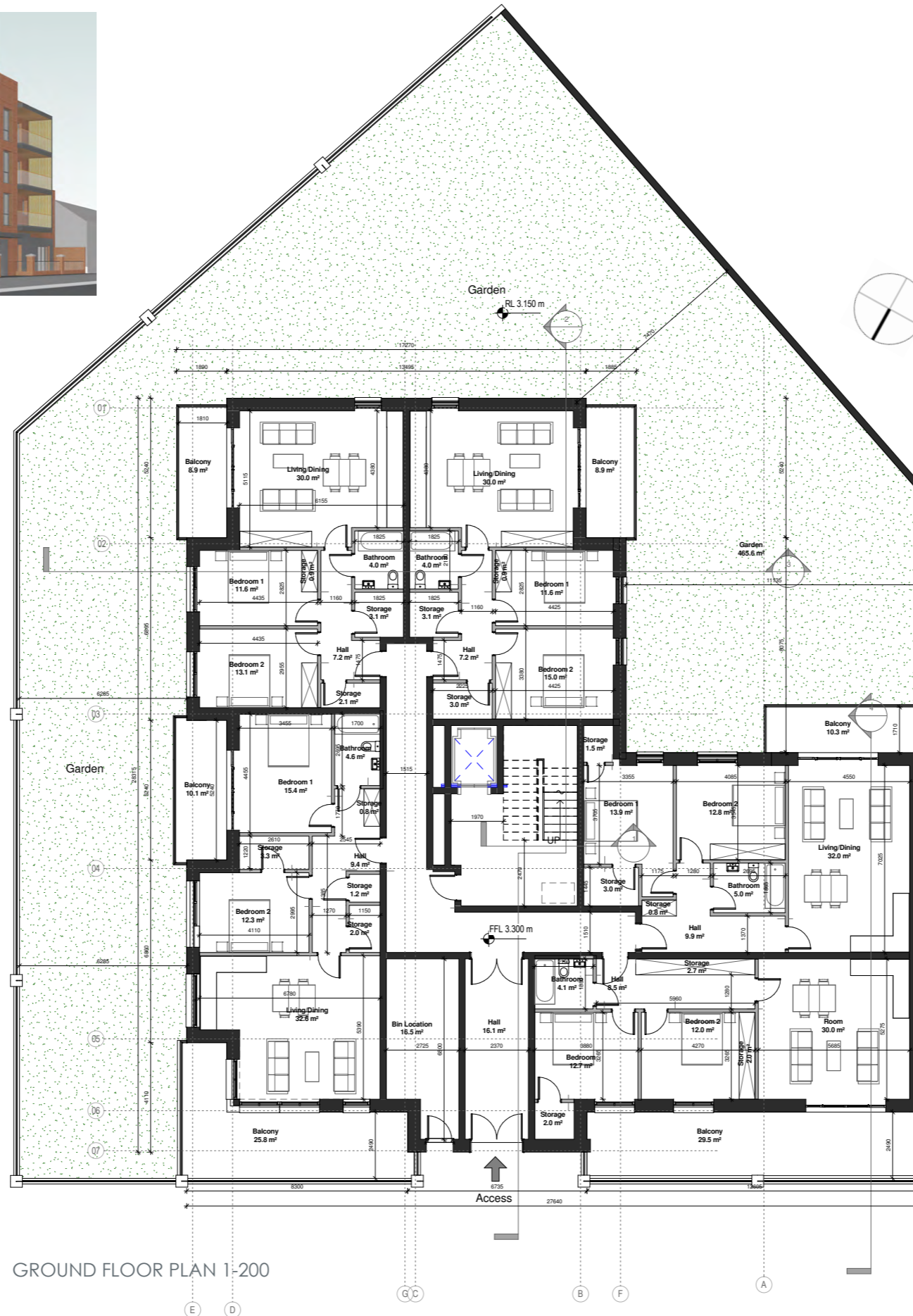
05.11 APARTMENT BLOCK 07  
LANDMARK BUILDING



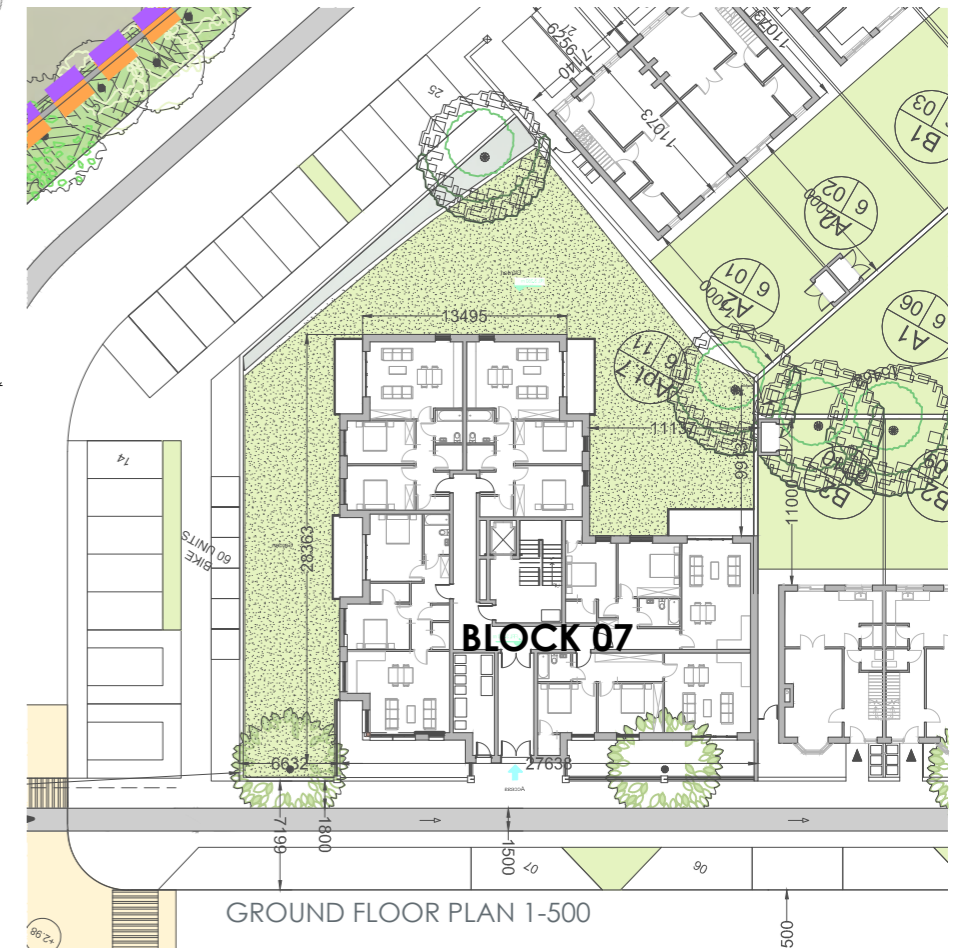
FIRST FLOOR PLAN 1-500



THIRD FLOOR PLAN 1-500



GROUND FLOOR PLAN 1-200

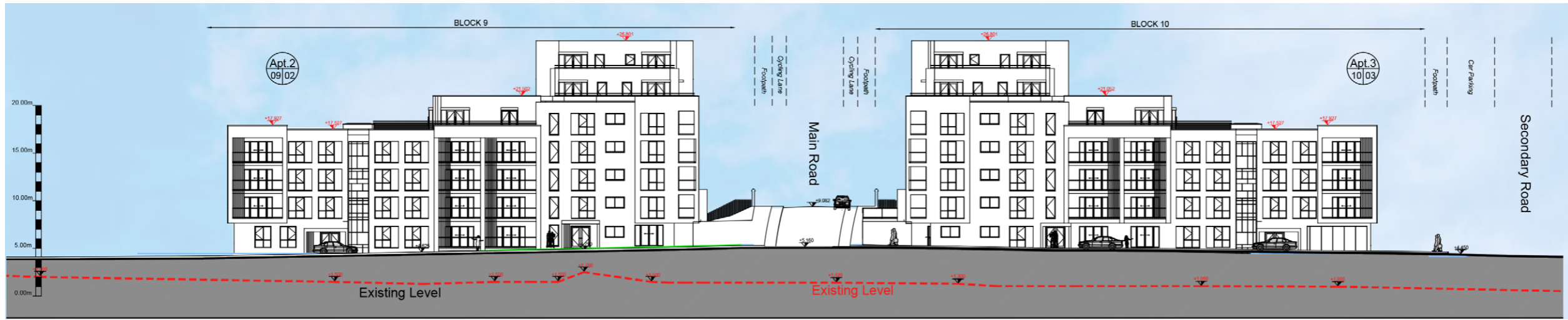


GROUND FLOOR PLAN 1-500

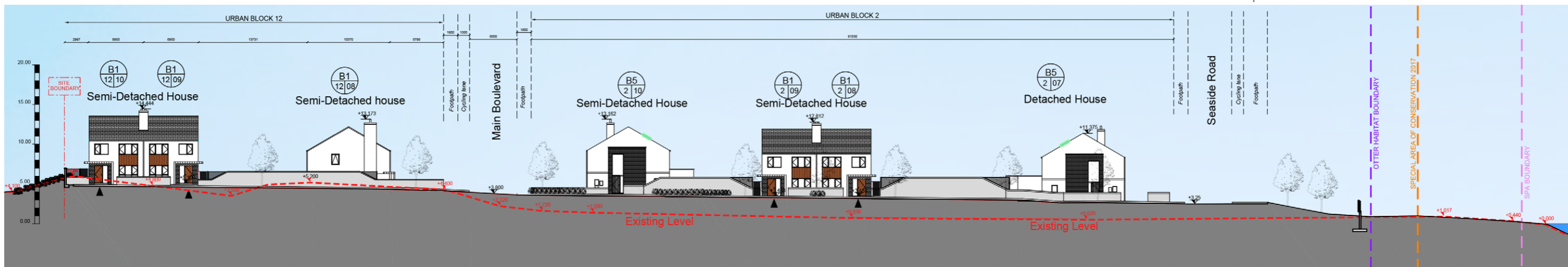




05.12 SITE SECTIONS Refer to Formal Planning Drawings for full scale information



SECTION K | K - 1-500



SECTION D | D - 1-500

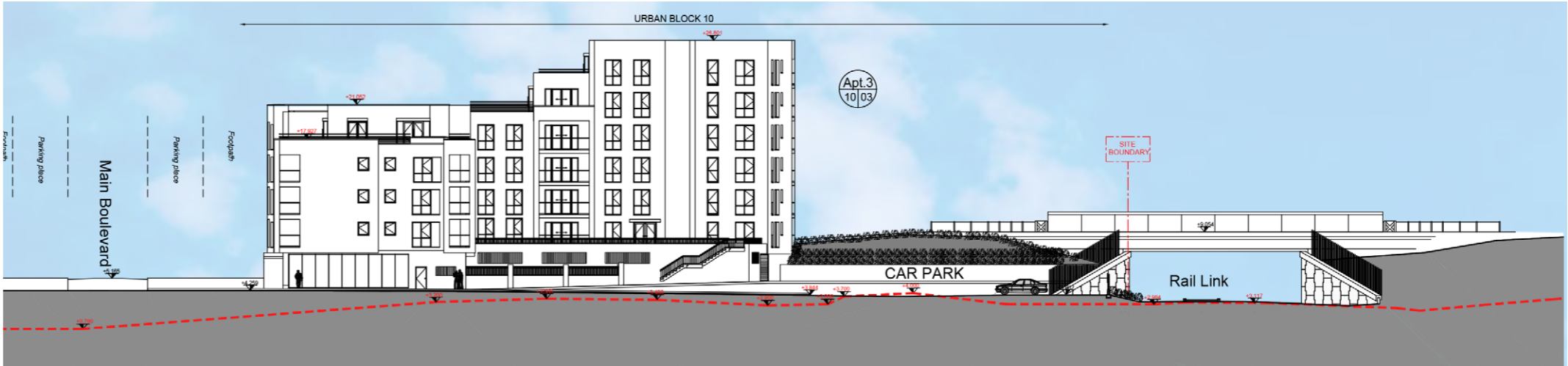
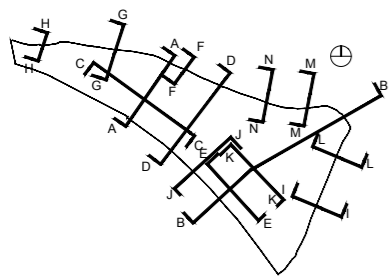


SECTION B | B - 1-1000

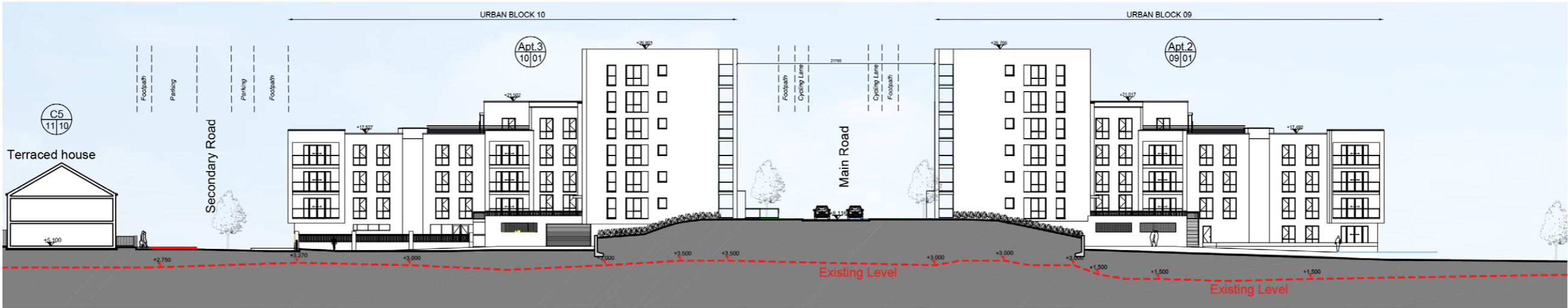


Refer to Formal Planning Drawings for full scale information

05.12 SITE SECTIONS



SECTION J | J - 1-500



SECTION E | E - 1-500



SECTION A | A - 1-500



# 05.13 HOUSING QUALITY ASSESSMENT

| SCHEDULE HOUSE TYPE |            |                                      |            |            |                     |        |        |             |
|---------------------|------------|--------------------------------------|------------|------------|---------------------|--------|--------|-------------|
| URBAN BLOCK 1       |            |                                      |            |            |                     |        |        |             |
| Apt. Block          | Apt. No.   | Description                          | FFL        | PP         | Open Play Area (m2) | G.F.A. |        |             |
| Apt.1               | Crèche     | Creche with Capacity for 26 Children | 3.600      | 8 Required | 337.80              | 346.40 |        |             |
| Apt. Block          | Apt. No.   | Description                          | FFL        | PP         | Priv. Op. Sp. (m2)  | G.F.A. |        |             |
| APARTMENT 1         | A          | A 00-05                              | Apt Type 4 | 2 Bed      | 3.600               | 40.80  | 97.00  | 71 Required |
|                     |            | A 00-06                              | Apt Type 5 | 3 Bed      | 3.600               | 36.80  | 110.90 |             |
|                     |            | A 00-07                              | Apt Type 2 | 2 Bed      | 3.600               | 37.40  | 75.30  |             |
|                     |            | A 00-08                              | Apt Type 3 | 2 Bed      | 3.600               | 32.00  | 75.00  |             |
|                     |            | A 01-09                              | Apt Type 3 | 2 Bed      | 7.025               | 7.70   | 75.00  |             |
|                     |            | A 01-10                              | Apt Type 2 | 2 Bed      | 7.025               | 8.40   | 76.40  |             |
|                     |            | A 01-11                              | Apt Type 2 | 2 Bed      | 7.025               | 8.20   | 76.40  |             |
|                     |            | A 01-12                              | Apt Type 3 | 2 Bed      | 7.025               | 9.90   | 74.90  |             |
|                     |            | A 01-13                              | Apt Type 4 | 2 Bed      | 7.025               | 9.90   | 97.00  |             |
|                     |            | A 01-14                              | Apt Type 5 | 3 Bed      | 7.025               | 21.70  | 110.90 |             |
|                     |            | A 01-15                              | Apt Type 2 | 2 Bed      | 7.025               | 8.40   | 75.30  |             |
|                     |            | A 01-16                              | Apt Type 3 | 2 Bed      | 7.025               | 7.70   | 75.00  |             |
|                     |            | A 02-17                              | Apt Type 3 | 2 Bed      | 9.950               | 7.70   | 75.00  |             |
|                     |            | A 02-18                              | Apt Type 2 | 2 Bed      | 9.950               | 8.40   | 76.40  |             |
|                     |            | A 02-19                              | Apt Type 2 | 2 Bed      | 9.950               | 8.20   | 76.40  |             |
|                     |            | A 02-20                              | Apt Type 3 | 2 Bed      | 9.950               | 9.90   | 74.90  |             |
|                     |            | A 02-21                              | Apt Type 4 | 2 Bed      | 9.950               | 9.90   | 97.00  |             |
|                     |            | A 02-22                              | Apt Type 5 | 3 Bed      | 9.950               | 21.70  | 110.90 |             |
|                     |            | A 02-23                              | Apt Type 2 | 2 Bed      | 9.950               | 8.40   | 75.50  |             |
|                     |            | A 02-24                              | Apt Type 3 | 2 Bed      | 9.950               | 7.70   | 75.00  |             |
|                     | A 03-25    | Apt Type 3                           | 2 Bed      | 12.875     | 7.70                | 75.00  |        |             |
|                     | A 03-26    | Apt Type 2                           | 2 Bed      | 12.875     | 8.40                | 76.40  |        |             |
|                     | A 03-27    | Apt Type 2                           | 2 Bed      | 12.875     | 8.20                | 76.40  |        |             |
|                     | A 03-28    | Apt Type 3                           | 2 Bed      | 12.875     | 9.90                | 74.90  |        |             |
|                     | A 03-29    | Apt Type 4                           | 2 Bed      | 12.875     | 9.90                | 97.00  |        |             |
|                     | A 03-30    | Apt Type 5                           | 3 Bed      | 12.875     | 21.70               | 110.90 |        |             |
|                     | A 03-31    | Apt Type 2                           | 2 Bed      | 12.875     | 8.40                | 74.40  |        |             |
|                     | A 03-32    | Apt Type 3                           | 2 Bed      | 12.875     | 7.70                | 75.00  |        |             |
|                     | A 04-33    | Apt Type 10                          | 2 Bed      | 15.800     | 55.00               | 76.40  |        |             |
|                     | A 04-34    | Apt Type 11                          | 2 Bed      | 15.800     | 95.00               | 77.90  |        |             |
|                     | A 04-35    | Apt Type 10                          | 2 Bed      | 15.800     | 18.80               | 76.40  |        |             |
|                     | B          | B 00-01                              | Apt Type 3 | 2 Bed      | 3.600               | 25.30  | 75.00  | 83 Provided |
|                     |            | B 00-02                              | Apt Type 3 | 2 Bed      | 3.600               | 82.50  | 75.00  |             |
|                     |            | B 00-03                              | Apt Type 6 | 2 Bed      | 3.600               | 36.90  | 76.20  |             |
|                     |            | B 00-04                              | Apt Type 7 | 2 Bed      | 3.600               | 28.70  | 85.30  |             |
| B 01-05             |            | Apt Type 3                           | 2 Bed      | 7.025      | 8.20                | 75.00  |        |             |
| B 01-06             |            | Apt Type 3                           | 2 Bed      | 7.025      | 7.50                | 75.00  |        |             |
| B 01-07             |            | Apt Type 8                           | 2 Bed      | 7.025      | 9.10                | 79.50  |        |             |
| B 01-08             |            | Apt Type 9                           | 2 Bed      | 7.025      | 9.00                | 108.40 |        |             |
| B 02-09             |            | Apt Type 3                           | 2 Bed      | 9.950      | 8.20                | 75.00  |        |             |
| B 02-10             |            | Apt Type 3                           | 2 Bed      | 9.950      | 7.50                | 75.00  |        |             |
| B 02-11             |            | Apt Type 8                           | 2 Bed      | 9.950      | 9.10                | 79.50  |        |             |
| B 02-12             |            | Apt Type 9                           | 3 Bed      | 9.950      | 9.00                | 108.40 |        |             |
| B 03-13             | Apt Type 3 | 2 Bed                                | 12.875     | 8.20       | 75.00               |        |        |             |
| B 03-14             | Apt Type 3 | 2 Bed                                | 12.875     | 7.50       | 75.00               |        |        |             |
| B 03-15             | Apt Type 8 | 2 Bed                                | 12.875     | 9.10       | 79.50               |        |        |             |
| B 03-16             | Apt Type 9 | 3 Bed                                | 12.875     | 9.00       | 108.40              |        |        |             |

| URBAN BLOCK 2 |            |                                           |            |         |    |                    |        |
|---------------|------------|-------------------------------------------|------------|---------|----|--------------------|--------|
| HOUSE NO.     | HOUSE TYPE | Description                               | GROUND FFL | 1ST FFL | PP | Priv. Op. Sp. (m2) | G.F.A. |
| 2 01          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.320      | 6.020   | 2  | 160.00             | 104.70 |
| 2 02          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.320      | 6.020   | 2  | 154.00             | 104.70 |
| 2 03          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.320      | 6.020   | 2  | 160.00             | 104.70 |
| 2 04          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.320      | 6.020   | 2  | 102.00             | 104.70 |
| 2 05          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.360      | 6.060   | 2  | 114.00             | 104.70 |
| 2 06          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.360      | 6.060   | 2  | 126.00             | 104.70 |
| 2 07          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.270      | 5.970   | 2  | 180.00             | 104.70 |
| 2 08          | B5         | 3 Bedroom, Corner House, 2 storeys        | 3.270      | 5.970   | 2  | 226.00             | 122.60 |
| 2 09          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.468      | 6.168   | 2  | 183.00             | 104.70 |
| 2 10          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.650      | 6.350   | 2  | 150.00             | 104.70 |
| 2 11          | B5         | 3 Bedroom, Corner House, 2 storeys        | 3.650      | 6.350   | 2  | 178.00             | 122.60 |
| 2 12          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.620      | 6.320   | 2  | 90.00              | 104.70 |
| 2 13          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.620      | 6.320   | 2  | 91.00              | 104.70 |
| 2 14          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.930      | 6.630   | 2  | 90.00              | 104.70 |
| 2 15          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.930      | 6.630   | 2  | 145.00             | 104.70 |
| 2 16          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 4.170      | 6.870   | 2  | 144.00             | 104.70 |
| 2 17          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 4.170      | 6.870   | 2  | 143.00             | 104.70 |
| 2 18          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 4.224      | 6.924   | 2  | 151.00             | 104.70 |
| 2 19          | B5         | 3 Bedroom, Corner House, 2 storeys        | 4.650      | 7.350   | 2  | 100.00             | 122.60 |
| 2 20          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 4.200      | 6.900   | 2  | 92.00              | 104.70 |
| 2 21          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.977      | 6.677   | 2  | 92.00              | 104.70 |
| 2 22          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.977      | 6.677   | 2  | 92.00              | 104.70 |
| 2 23          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.735      | 6.435   | 2  | 92.00              | 104.70 |
| 2 24          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.735      | 6.435   | 2  | 92.00              | 104.70 |
| 2 25          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.335      | 6.035   | 2  | 99.00              | 104.70 |
| 2 26          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.335      | 6.035   | 2  | 70.00              | 104.70 |
| 2 27          | B5         | 3 Bedroom, Corner House, 2 storeys        | 3.335      | 6.035   | 2  | 97.00              | 122.60 |

| URBAN BLOCK 3 |            |                                           |            |         |    |                  |            |
|---------------|------------|-------------------------------------------|------------|---------|----|------------------|------------|
| HOUSE NO.     | HOUSE TYPE | Description                               | GROUND FFL | 1ST FFL | PP | Priv. Open Space | G.F.A.(m²) |
| 3 01          | A3         | 4 Bedroom, Corner Det. House, 2 storeys   | 3.170      | 5.870   | 2  | 211.00           | 137.90     |
| 3 02          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.250      | 5.950   | 2  | 135.00           | 104.70     |
| 3 03          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.250      | 5.950   | 2  | 131.00           | 104.70     |
| 3 04          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.250      | 5.950   | 2  | 102.00           | 104.70     |
| 3 05          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.250      | 5.950   | 2  | 102.00           | 104.70     |
| 3 06          | A3         | 4 Bedroom, Corner Det. House, 2 storeys   | 3.180      | 5.880   | 2  | 216.00           | 137.90     |
| 3 07          | A1         | 4 Bedroom, Detached House, 2 storeys      | 3.458      | 6.158   | 2  | 143.00           | 130.00     |
| 3 08          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.862      | 6.562   | 2  | 105.00           | 104.70     |
| 3 09          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.862      | 6.562   | 2  | 105.00           | 104.70     |
| 3 10          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 4.174      | 6.874   | 2  | 105.00           | 104.70     |
| 3 11          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 4.174      | 6.874   | 2  | 111.00           | 104.70     |
| 3 12          | B1         | 3 Bedroom, Terraced House, 2 storeys      | 4.370      | 7.070   | 2  | 105.00           | 104.70     |
| 3 13          | B1         | 3 Bedroom, Terraced House, 2 storeys      | 4.370      | 7.070   | 2  | 102.00           | 104.70     |
| 3 14          | B1         | 3 Bedroom, Terraced House, 2 storeys      | 4.150      | 6.850   | 2  | 104.00           | 104.70     |
| 3 15          | B1         | 3 Bedroom, Terraced House, 2 storeys      | 4.150      | 6.850   | 2  | 108.00           | 104.70     |
| 3 16          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.618      | 6.318   | 2  | 110.00           | 104.70     |
| 3 17          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.618      | 6.318   | 2  | 92.00            | 104.70     |
| 3 18          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.469      | 6.169   | 2  | 96.00            | 104.70     |
| 3 19          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.469      | 6.169   | 2  | 115.00           | 104.70     |
| 3 20          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.337      | 6.037   | 2  | 122.00           | 104.70     |
| 3 21          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.337      | 6.037   | 2  | 192.00           | 104.70     |



05.13 HOUSING QUALITY ASSESSMENT



PROPOSED SITE LAYOUT INDICATING BLOCK REFERENCES

| URBAN BLOCK 4 |            |                                           |            |         |                    |                  |        |        |
|---------------|------------|-------------------------------------------|------------|---------|--------------------|------------------|--------|--------|
| HOUSE NO.     | HOUSE TYPE | Description                               | GROUND FFL | 1ST FFL | PP                 | Priv. Open Space | G.F.A. |        |
| 4 01          | B5         | 3 Bedroom, Corner House, 2 storeys        | 3.260      | 5.960   | 2                  | 238.00           | 122.60 |        |
| 4 02          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.260      | 5.960   | 2                  | 65.00            | 104.70 |        |
| 4 03          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.260      | 5.960   | 2                  | 65.00            | 104.70 |        |
| 4 04          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.260      | 5.960   | 2                  | 65.00            | 104.70 |        |
| 4 05          | B5         | 3 Bedroom, Corner House, 2 storeys        | 3.260      | 5.960   | 2                  | 94.00            | 122.60 |        |
| 4 06          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.220      | 5.920   | 2                  | 223.00           | 104.70 |        |
| 4 07          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.220      | 5.920   | 2                  | 232.00           | 104.70 |        |
| 4 08          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.170      | 5.870   | 2                  | 99.00            | 104.70 |        |
| 4 09          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.170      | 5.870   | 2                  | 120.00           | 104.70 |        |
| 4 10          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.300      | 6.000   | 2                  | 130.00           | 104.70 |        |
| 4 11          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.300      | 6.000   | 2                  | 98.00            | 104.70 |        |
| 4 13          | B2         | 3 Bedroom, Terraced House, 2 storeys      | 3.364      | 6.064   | 2                  | 109.00           | 120.10 |        |
| 4 14          | B2         | 3 Bedroom, Terraced House, 2 storeys      | 3.364      | 6.064   | 2                  | 72.00            | 120.10 |        |
| 4 15          | B2         | 3 Bedroom, Terraced House, 2 storeys      | 3.593      | 6.293   | 2                  | 72.00            | 120.10 |        |
| 4 16          | B2         | 3 Bedroom, Terraced House, 2 storeys      | 3.593      | 6.293   | 2                  | 72.00            | 120.10 |        |
| 4 17          | B2         | 3 Bedroom, Terraced House, 2 storeys      | 3.820      | 6.520   | 2                  | 72.00            | 120.10 |        |
| 4 18          | B3         | 3 Bedroom, Terraced House, 2 storeys      | 3.820      | 6.520   | 2                  | 160.00           | 120.10 |        |
| 4 19          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.568      | 6.268   | 2                  | 145.00           | 120.10 |        |
| 4 20          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.550      | 6.250   | 2                  | 140.00           | 120.10 |        |
| Apt. Block    | Apt. No.   | Description                               | FFL        | PP      | Priv. Op. Sp. (m2) | G.F.A.           |        |        |
| APARTMENT 06  | A          | 0-1                                       | Apt Type 1 | 2 Bed   | 3.300              | 29 Required      | 8.90   | 77.90  |
|               |            | 0-2                                       | Apt Type 1 | 2 Bed   | 3.300              |                  | 8.90   | 75.10  |
|               |            | 0-3                                       | Apt Type 2 | 2 Bed   | 3.300              |                  | 35.90  | 85.20  |
|               |            | 0-4                                       | Apt Type 2 | 2 Bed   | 3.300              |                  | 29.50  | 76.50  |
|               |            | 0-5                                       | Apt Type 3 | 2 Bed   | 3.300              |                  | 10.30  | 83.80  |
|               |            | 1-1                                       | Apt Type 1 | 2 Bed   | 6.800              |                  | 8.90   | 77.90  |
|               |            | 1-2                                       | Apt Type 1 | 2 Bed   | 6.800              |                  | 8.90   | 75.10  |
|               |            | 1-3                                       | Apt Type 5 | 1 Bed   | 6.800              |                  | 10.20  | 51.70  |
|               |            | 1-4                                       | Apt Type 6 | 2 Bed   | 6.800              |                  | 19.60  | 79.80  |
|               |            | 1-5                                       | Apt Type 7 | 3 Bed   | 6.800              |                  | 11.20  | 113.30 |
|               |            | 2-1                                       | Apt Type 1 | 2 Bed   | 9.725              | 29 provided      | 9.00   | 77.90  |
|               |            | 2-2                                       | Apt Type 1 | 2 Bed   | 9.725              |                  | 9.00   | 75.10  |
|               |            | 2-3                                       | Apt Type 5 | 1 Bed   | 9.725              |                  | 10.10  | 51.70  |
|               |            | 2-4                                       | Apt Type 6 | 2 Bed   | 9.725              |                  | 19.80  | 79.80  |
|               |            | 2-5                                       | Apt Type 7 | 2 Bed   | 9.725              |                  | 11.20  | 84.00  |
|               |            | 3-1                                       | Apt Type 8 | 2 Bed   | 12.650             |                  | 60.50  | 85.40  |
|               |            | 3-2                                       | Apt Type 5 | 1 Bed   | 12.650             |                  | 10.20  | 51.40  |
|               |            | 3-3                                       | Apt Type 6 | 2 Bed   | 12.650             |                  | 19.70  | 79.80  |
|               |            | 3-4                                       | Apt Type 9 | 2 Bed   | 12.650             |                  | 11.20  | 83.60  |

| URBAN BLOCK 5 |            |                                             |            |         |                    |                  |        |        |
|---------------|------------|---------------------------------------------|------------|---------|--------------------|------------------|--------|--------|
| HOUSE NO.     | HOUSE TYPE | Description                                 | GROUND FFL | 1ST FFL | PP                 | Priv. Open Space | G.F.A. |        |
| 5 01          | B5         | 3 Bedroom, Corner House, 2 storeys          | 3.300      | 6.000   | 2                  | 99.00            | 122.60 |        |
| 5 02          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys   | 3.300      | 6.000   | 2                  | 88.00            | 104.70 |        |
| 5 03          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys   | 3.170      | 5.870   | 2                  | 88.00            | 104.70 |        |
| 5 04          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys   | 3.170      | 5.870   | 2                  | 88.00            | 104.70 |        |
| 5 05          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys   | 3.320      | 6.020   | 2                  | 88.00            | 104.70 |        |
| 5 06          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys   | 3.320      | 6.020   | 2                  | 71.00            | 104.70 |        |
| 5 07          | B5         | 3 Bedroom, Corner House, 2 storeys          | 4.021      | 6.721   | 2                  | 87.00            | 122.60 |        |
| 5 08          | B1         | 3 Bedroom, Terraced House, 2 storeys        | 4.021      | 6.721   | 2                  | 88.00            | 104.70 |        |
| 5 09          | B2         | 3 Bedroom, Terraced House, 2 storeys        | 4.329      | 7.029   | 2                  | 72.00            | 120.10 |        |
| 5 10          | B2         | 3 Bedroom, Terraced House, 2 storeys        | 4.329      | 7.029   | 2                  | 86.00            | 120.10 |        |
| 5 11          | B2         | 3 Bedroom, Terraced House, 2 storeys        | 4.993      | 7.693   | 2                  | 83.00            | 120.10 |        |
| 5 12          | B3         | 3 Bedroom, End of Terrace House, 2 storeys  | 4.993      | 7.693   | 2                  | 139.00           | 120.00 |        |
| 5 13          | B3         | 3 Bedroom, Terraced House, 2 storeys        | 5.134      | 7.834   | 2                  | 124.00           | 120.00 |        |
| 5 14          | B2         | 3 Bedroom, Terraced House, 2 storeys        | 5.134      | 7.834   | 2                  | 71.00            | 120.10 |        |
| 5 15          | B2         | 3 Bedroom, Terraced House, 2 storeys        | 4.909      | 7.609   | 2                  | 71.00            | 120.10 |        |
| 5 16          | B3         | 3 Bedroom, End of Terrace House, 2 storeys  | 4.909      | 7.609   | 2                  | 117.00           | 120.00 |        |
| URBAN BLOCK 6 |            |                                             |            |         |                    |                  |        |        |
| HOUSE NO.     | HOUSE TYPE | Description                                 | GROUND FFL | 1ST FFL | PP                 | Priv. Open Space | G.F.A. |        |
| 6 01          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys   | 3.250      | 5.950   | 2                  | 103.00           | 132.80 |        |
| 6 02          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys   | 3.250      | 5.950   | 2                  | 100.00           | 132.80 |        |
| 6 03          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys   | 3.250      | 5.950   | 2                  | 94.00            | 104.70 |        |
| 6 04          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys   | 3.250      | 5.950   | 2                  | 69.00            | 104.70 |        |
| 6 05          | B5         | 4 Bedroom, Semi-Detached House, 2 storeys   | 3.250      | 5.950   | 2                  | 113.00           | 122.60 |        |
| 6 06          | A1         | 4 Bedroom, Detached House, 2 storeys        | 3.222      | 5.922   | 2                  | 192.00           | 130.00 |        |
| 6 07          | B3         | 3 Bedroom, End of Terraced House, 2 storeys | 3.693      | 6.393   | 2                  | 104.00           | 120.00 |        |
| 6 08          | B2         | 3 Bedroom, Terraced House, 2 storeys        | 3.645      | 6.345   | 2                  | 72.00            | 120.10 |        |
| 6 09          | B2         | 3 Bedroom, Terraced House, 2 storeys        | 3.645      | 6.345   | 2                  | 72.00            | 120.10 |        |
| 6 10          | B2         | 3 Bedroom, Terraced House, 2 storeys        | 3.559      | 6.259   | 2                  | 103.00           | 120.10 |        |
| Apt. Block    | Apt. No.   | Description                                 | FFL        | PP      | Priv. Op. Sp. (m2) | G.F.A.           |        |        |
| APARTMENT 07  | A          | 0-1                                         | Apt Type 1 | 2 Bed   | 3.300              | 29 Required      | 8.90   | 77.90  |
|               |            | 0-2                                         | Apt Type 1 | 2 Bed   | 3.300              |                  | 8.90   | 75.10  |
|               |            | 0-3                                         | Apt Type 2 | 2 Bed   | 3.300              |                  | 35.90  | 85.20  |
|               |            | 0-4                                         | Apt Type 2 | 2 Bed   | 3.300              |                  | 29.50  | 76.50  |
|               |            | 0-5                                         | Apt Type 3 | 2 Bed   | 3.300              |                  | 10.30  | 83.80  |
|               |            | 1-1                                         | Apt Type 1 | 2 Bed   | 6.800              |                  | 8.90   | 77.90  |
|               |            | 1-2                                         | Apt Type 1 | 2 Bed   | 6.800              |                  | 8.90   | 75.10  |
|               |            | 1-3                                         | Apt Type 5 | 1 Bed   | 6.800              |                  | 10.20  | 51.70  |
|               |            | 1-4                                         | Apt Type 6 | 2 Bed   | 6.800              |                  | 19.60  | 79.80  |
|               |            | 1-5                                         | Apt Type 7 | 3 Bed   | 6.800              |                  | 11.20  | 113.30 |
|               |            | 2-1                                         | Apt Type 1 | 2 Bed   | 9.725              | 29 provided      | 9.00   | 77.90  |
|               |            | 2-2                                         | Apt Type 1 | 2 Bed   | 9.725              |                  | 9.00   | 75.10  |
|               |            | 2-3                                         | Apt Type 5 | 1 Bed   | 9.725              |                  | 10.10  | 51.70  |
|               |            | 2-4                                         | Apt Type 6 | 2 Bed   | 9.725              |                  | 19.80  | 79.80  |
|               |            | 2-5                                         | Apt Type 7 | 2 Bed   | 9.725              |                  | 11.20  | 84.00  |
|               |            | 3-1                                         | Apt Type 8 | 2 Bed   | 12.650             |                  | 60.50  | 85.40  |
|               |            | 3-2                                         | Apt Type 5 | 1 Bed   | 12.650             |                  | 10.20  | 51.40  |
|               |            | 3-3                                         | Apt Type 6 | 2 Bed   | 12.650             |                  | 19.70  | 79.80  |
|               |            | 3-4                                         | Apt Type 9 | 2 Bed   | 12.650             |                  | 11.20  | 83.60  |



## 05.13 HOUSING QUALITY ASSESSMENT

| URBAN BLOCK 8 |            |                                            |            |         |    |                  |        |
|---------------|------------|--------------------------------------------|------------|---------|----|------------------|--------|
| HOUSE NO.     | HOUSE TYPE | Description                                | GROUND FFL | 1ST FFL | PP | Priv. Open Space | G.F.A. |
| 8 01          | B1         | 3 Bedroom, Terraced House, 2 storeys       | 3.800      | 6.500   | 2  | 108.00           | 104.70 |
| 8 02          | B1         | 3 Bedroom, Terraced House, 2 storeys       | 3.290      | 5.990   | 2  | 117.00           | 104.70 |
| 8 03          | B1         | 3 Bedroom, Terraced House, 2 storeys       | 3.290      | 5.990   | 2  | 117.00           | 104.70 |
| 8 04          | B1         | 3 Bedroom, Terraced House, 2 storeys       | 3.260      | 5.960   | 2  | 117.00           | 104.70 |
| 8 05          | B5         | 3 Bedroom, Corner House, 2 storeys         | 3.260      | 5.960   | 2  | 134.00           | 122.60 |
| 8 06          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys  | 3.210      | 5.910   | 2  | 117.00           | 104.70 |
| 8 07          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys  | 3.210      | 5.910   | 2  | 103.00           | 104.70 |
| 8 08          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys  | 3.330      | 6.030   | 2  | 118.00           | 104.70 |
| 8 09          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys  | 3.330      | 6.030   | 2  | 106.00           | 104.70 |
| 8 10          | A4         | 4 Bedroom, Semi-Detached House, 2 storeys  | 3.280      | 5.980   | 2  | 96.00            | 132.80 |
| 8 11          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys  | 3.280      | 5.980   | 2  | 110.00           | 132.80 |
| 8 12          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys  | 3.260      | 5.960   | 2  | 101.00           | 132.80 |
| 8 13          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys  | 3.260      | 5.960   | 2  | 101.00           | 132.80 |
| 8 14          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys  | 3.323      | 6.023   | 2  | 101.00           | 132.80 |
| 8 15          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys  | 3.323      | 6.023   | 2  | 101.00           | 132.80 |
| 8 16          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys  | 3.489      | 6.189   | 2  | 101.00           | 132.80 |
| 8 17          | A4         | 4 Bedroom, Semi-Detached House, 2 storeys  | 3.489      | 6.189   | 2  | 105.00           | 132.80 |
| 8 18          | B4         | 3 Bedroom, End of Terrace House, 2 storeys | 4.006      | 6.706   | 2  | 124.00           | 97.00  |
| 8 19          | C1         | 2 Bedroom, Terraced House, 2 storeys       | 4.006      | 6.706   | 2  | 70.00            | 79.00  |
| 8 20          | C1         | 2 Bedroom, Terraced House, 2 storeys       | 4.006      | 6.706   | 2  | 70.00            | 79.00  |
| 8 21          | B4         | 3 Bedroom, End of Terrace House, 2 storeys | 4.006      | 6.706   | 2  | 109.00           | 97.00  |
| 8 02          | B5         | 3 Bedroom, Corner House, 2 storeys         | 3.800      | 6.500   | 2  | 155.00           | 122.60 |

| URBAN BLOCK 7 |            |                                            |            |         |    |                  |        |
|---------------|------------|--------------------------------------------|------------|---------|----|------------------|--------|
| HOUSE NO.     | HOUSE TYPE | Description                                | GROUND FFL | 1ST FFL | PP | Priv. Open Space | G.F.A. |
| 7 01          | C3         | 3 Bedroom, End of Terrace House, 2 storeys | 4.106      | 6.806   | 2  | 136.00           | 79.00  |
| 7 02          | C1         | 3 Bedroom, Terraced House, 2 storeys       | 3.403      | 6.103   | 2  | 107.00           | 79.00  |
| 7 03          | C1         | 3 Bedroom, Terraced House, 2 storeys       | 3.403      | 6.103   | 2  | 61.00            | 79.00  |
| 7 04          | C3         | 3 Bedroom, End of Terrace House, 2 storeys | 3.403      | 6.103   | 2  | 61.00            | 79.00  |
| 7 05          | C3         | 3 Bedroom, End of Terrace House, 2 storeys | 4.470      | 7.170   | 2  | 63.00            | 79.00  |
| 7 06          | C1         | 3 Bedroom, Terraced House, 2 storeys       | 4.470      | 7.170   | 2  | 60.00            | 79.00  |
| 7 07          | C1         | 3 Bedroom, Terraced House, 2 storeys       | 4.470      | 7.170   | 2  | 61.00            | 79.00  |
| 7 08          | C1         | 3 Bedroom, Terraced House, 2 storeys       | 4.470      | 7.170   | 2  | 111.00           | 79.00  |
| 7 09          | C3         | 3 Bedroom, End of Terrace House, 2 storeys | 4.556      | 7.256   | 2  | 113.00           | 79.00  |
| 7 10          | C1         | 3 Bedroom, Terraced House, 2 storeys       | 4.556      | 7.256   | 2  | 60.00            | 79.00  |
| 7 11          | C1         | 3 Bedroom, Terraced House, 2 storeys       | 4.331      | 7.031   | 2  | 60.00            | 79.00  |
| 7 12          | C1         | 3 Bedroom, Terraced House, 2 storeys       | 4.331      | 7.031   | 2  | 82.00            | 79.00  |
| 7 13          | C1         | 3 Bedroom, Terraced House, 2 storeys       | 4.106      | 6.806   | 2  | 82.00            | 79.00  |
| 7 14          | C1         | 3 Bedroom, Terraced House, 2 storeys       | 4.106      | 6.806   | 2  | 59.00            | 79.00  |
| 7 15          | C1         | 3 Bedroom, Terraced House, 2 storeys       | 4.106      | 6.806   | 2  | 60.00            | 79.00  |

| URBAN BLOCK 9 |          |             |             |            |             |                  |        |        |
|---------------|----------|-------------|-------------|------------|-------------|------------------|--------|--------|
| Apt. Block    | Apt. No. | Description | FFL         |            | Req. PP     | Priv. Open Space | G.F.A. |        |
| APARTMENT 2   | A        | A 01-01     | Apt Type 6  | 3 Bed      | 8.116       |                  | 13.30  | 100.20 |
|               |          | A 01-02     | Apt Type 3  | 1 Bed      | 8.116       |                  | 8.20   | 57.10  |
|               |          | A 01-03     | Apt Type 3  | 1 Bed      | 8.116       |                  | 7.00   | 57.00  |
|               |          | A 02-01     | Apt Type 6  | 3 Bed      | 11.041      |                  | 13.10  | 100.20 |
|               |          | A 02-02     | Apt Type 1  | 2 Bed      | 11.041      |                  | 7.20   | 75.00  |
|               |          | A 02-03     | Apt Type 1  | 2 Bed      | 11.041      |                  | 7.30   | 74.90  |
|               |          | A 03-01     | Apt Type 1  | 3 Bed      | 13.966      |                  | 13.10  | 100.20 |
|               |          | A 03-02     | Apt Type 6  | 2 Bed      | 13.966      |                  | 7.20   | 75.00  |
|               |          | A 03-03     | Apt Type 1  | 2 Bed      | 13.966      | 75 Required      | 7.00   | 74.90  |
|               |          | A 04-01     | Apt Type 6  | 3 Bed      | 16.891      |                  | 13.10  | 100.20 |
|               |          | A 04-02     | Apt Type 1  | 2 Bed      | 16.891      |                  | 7.20   | 75.10  |
|               |          | A 04-03     | Apt Type 1  | 2 Bed      | 16.891      |                  | 7.30   | 75.20  |
|               |          | A 05-01     | Apt Type 6  | 3 Bed      | 19.816      |                  | 13.10  | 100.20 |
|               |          | A 05-02     | Apt Type 1  | 2 Bed      | 19.816      |                  | 50.10  | 75.90  |
|               |          | A 05-03     | Apt Type 1  | 2 Bed      | 19.816      |                  | 37.30  | 75.60  |
|               |          | A 06-01     | Apt Type 6  | 3 Bed      | 22.741      |                  | 13.10  | 100.20 |
|               |          | A 06-02     | Apt Type 6  | 3 Bed      | 22.741      |                  | 55.90  | 96.20  |
|               |          | B           | B 00-01     | Apt Type 9 | 2 Bed       | 5.041            |        | 33.10  |
|               | B        | B 00-02     | Apt Type 10 | 1 Bed      | 5.041       |                  | 9.50   | 57.20  |
|               | B        | B 01-01     | Apt Type 2  | 2 Bed      | 8.116       |                  | 10.40  | 74.10  |
|               | B        | B 01-02     | Apt Type 5  | 2 Bed      | 8.116       |                  | 8.30   | 87.60  |
|               | B        | B 01-03     | Apt Type 4  | 2 Bed      | 8.116       |                  | 8.60   | 88.70  |
|               | B        | B 01-04     | Apt Type 2  | 2 Bed      | 8.116       |                  | 9.40   | 74.60  |
|               | B        | B 02-01     | Apt Type 2  | 2 Bed      | 11.041      |                  | 8.80   | 74.10  |
|               | B        | B 02-02     | Apt Type 7  | 2 Bed      | 11.041      |                  | 8.40   | 87.60  |
|               | B        | B 02-03     | Apt Type 4  | 2 Bed      | 11.041      |                  | 8.80   | 87.90  |
|               | B        | B 02-04     | Apt Type 2  | 2 Bed      | 11.041      |                  | 9.50   | 74.50  |
|               | B        | B 03-01     | Apt Type 2  | 2 Bed      | 13.966      |                  | 8.90   | 74.30  |
| B             | B 03-02  | Apt Type 7  | 2 Bed       | 13.966     |             | 8.40             | 87.50  |        |
| B             | B 03-03  | Apt Type 4  | 2 Bed       | 13.966     |             | 8.80             | 89.50  |        |
| B             | B 03-04  | Apt Type 2  | 2 Bed       | 13.966     |             | 9.50             | 74.50  |        |
| B             | B 04-01  | Apt Type 2  | 2 Bed       | 16.891     |             | 8.80             | 74.30  |        |
| B             | B 04-02  | Apt Type 7  | 2 Bed       | 16.891     |             | 8.30             | 87.60  |        |
| B             | B 04-03  | Apt Type 4  | 2 Bed       | 16.891     | 86 provided | 8.80             | 87.90  |        |
| B             | B 04-04  | Apt Type 8  | 3 Bed       | 16.891     |             | 148.90           | 108.20 |        |
| C             | C 00-01  | Apt Type 11 | 2 Bed       | 5.041      |             | 7.70             | 79.30  |        |
| C             | C 00-02  | Apt Type 12 | 2 Bed       | 5.041      |             | 10.80            | 60.60  |        |
| C             | C 00-03  | Apt Type 13 | 2 Bed       | 5.041      |             | 7.20             | 79.00  |        |
| C             | C 01-01  | Apt Type 1  | 2 Bed       | 8.116      |             | 8.00             | 75.70  |        |
| C             | C 01-02  | Apt Type 1  | 2 Bed       | 8.116      |             | 7.70             | 75.50  |        |
| C             | C 01-03  | Apt Type 1  | 2 Bed       | 8.116      |             | 9.50             | 78.00  |        |
| C             | C 01-04  | Apt Type 1  | 2 Bed       | 8.116      |             | 9.40             | 74.90  |        |
| C             | C 02-01  | Apt Type 1  | 2 Bed       | 11.041     |             | 7.80             | 75.80  |        |
| C             | C 02-02  | Apt Type 1  | 2 Bed       | 11.041     |             | 7.80             | 75.60  |        |
| C             | C 02-03  | Apt Type 1  | 2 Bed       | 11.041     |             | 10.10            | 78.00  |        |
| C             | C 02-04  | Apt Type 1  | 2 Bed       | 11.041     |             | 9.40             | 74.90  |        |
| C             | C 03-01  | Apt Type 1  | 2 Bed       | 13.966     |             | 7.80             | 75.80  |        |
| C             | C 03-02  | Apt Type 1  | 2 Bed       | 13.966     |             | 7.70             | 75.60  |        |
| C             | C 03-03  | Apt Type 1  | 2 Bed       | 13.966     |             | 10.20            | 78.00  |        |
| C             | C 03-04  | Apt Type 1  | 2 Bed       | 13.966     |             | 9.50             | 75.00  |        |



## 05.13 HOUSING QUALITY ASSESSMENT

| URBAN BLOCK 10 |            |                                      |            |            |                     |        |        |             |
|----------------|------------|--------------------------------------|------------|------------|---------------------|--------|--------|-------------|
| Apt. Block     | Apt. No.   | Description                          | FFL        | PP         | Open Play Area (m2) | G.F.A. |        |             |
| Apt. 3   A     | Crèche     | Creche with Capacity for 34 Children | 5.076      | 10         | 239.60              | 395.30 |        |             |
| Apt. Block     | Apt. No.   | Description                          | FFL        | Req. PP    | Priv. Open Space    | G.F.A. |        |             |
| APARTMENT 3    | A          | A 01-01                              | Apt Type 6 | 3 Bed      | 8.151               | 13.30  | 100.20 | 68 Required |
|                |            | A 01-02                              | Apt Type 3 | 1 Bed      | 8.151               | 8.20   | 57.10  |             |
|                |            | A 01-03                              | Apt Type 3 | 1 Bed      | 8.151               | 7.00   | 57.00  |             |
|                |            | A 02-01                              | Apt Type 6 | 3 Bed      | 11.076              | 13.10  | 100.20 |             |
|                |            | A 02-02                              | Apt Type 1 | 2 Bed      | 11.076              | 7.30   | 75.00  |             |
|                |            | A 02-03                              | Apt Type 1 | 2 Bed      | 11.076              | 7.30   | 75.00  |             |
|                |            | A 03-01                              | Apt Type 1 | 3 Bed      | 14.001              | 13.10  | 100.20 |             |
|                |            | A 03-02                              | Apt Type 6 | 2 Bed      | 14.001              | 7.20   | 75.00  |             |
|                |            | A 03-03                              | Apt Type 1 | 2 Bed      | 14.001              | 7.00   | 74.90  |             |
|                |            | A 04-01                              | Apt Type 6 | 3 Bed      | 16.926              | 13.10  | 100.20 |             |
|                |            | A 04-02                              | Apt Type 1 | 2 Bed      | 16.926              | 7.20   | 75.10  |             |
|                |            | A 04-03                              | Apt Type 1 | 2 Bed      | 16.926              | 7.40   | 75.20  |             |
|                |            | A 05-01                              | Apt Type 6 | 3 Bed      | 19.851              | 13.10  | 100.20 |             |
|                |            | A 05-02                              | Apt Type 1 | 2 Bed      | 19.851              | 50.50  | 75.90  |             |
|                |            | A 05-03                              | Apt Type 1 | 2 Bed      | 19.851              | 37.40  | 75.30  |             |
|                |            | A 06-01                              | Apt Type 6 | 3 Bed      | 22.776              | 13.10  | 100.10 |             |
|                |            | A 06-02                              | Apt Type 6 | 3 Bed      | 22.776              | 54.30  | 96.00  |             |
|                |            | B                                    | B 01-01    | Apt Type 2 | 2 Bed               | 8.151  | 10.40  |             |
|                | B 01-02    |                                      | Apt Type 5 | 2 Bed      | 8.151               | 8.30   | 64.00  |             |
|                | B 01-03    |                                      | Apt Type 4 | 2 Bed      | 8.151               | 8.60   | 88.70  |             |
|                | B 01-04    |                                      | Apt Type 2 | 2 Bed      | 8.151               | 9.40   | 74.70  |             |
|                | B 02-01    |                                      | Apt Type 2 | 2 Bed      | 11.076              | 8.80   | 74.10  |             |
|                | B 02-02    |                                      | Apt Type 7 | 2 Bed      | 11.076              | 8.50   | 87.60  |             |
|                | B 02-03    |                                      | Apt Type 4 | 2 Bed      | 11.076              | 8.90   | 87.90  |             |
|                | B 02-04    |                                      | Apt Type 2 | 2 Bed      | 11.076              | 9.50   | 74.50  |             |
|                | B 03-01    |                                      | Apt Type 2 | 2 Bed      | 14.001              | 8.80   | 74.30  |             |
|                | B 03-02    |                                      | Apt Type 7 | 2 Bed      | 14.001              | 8.50   | 87.60  |             |
|                | B 03-03    |                                      | Apt Type 4 | 2 Bed      | 14.001              | 8.90   | 89.50  |             |
|                | B 03-04    |                                      | Apt Type 2 | 2 Bed      | 14.001              | 9.50   | 74.30  |             |
|                | C          | B 04-01                              | Apt Type 2 | 2 Bed      | 16.926              | 8.80   | 74.30  | 73 Provided |
|                |            | B 04-02                              | Apt Type 7 | 2 Bed      | 16.926              | 8.30   | 87.60  |             |
|                |            | B 04-03                              | Apt Type 4 | 2 Bed      | 16.926              | 8.90   | 87.90  |             |
|                |            | B 04-04                              | Apt Type 8 | 3 Bed      | 16.926              | 148.90 | 106.00 |             |
|                |            | C 01-01                              | Apt Type 1 | 2 Bed      | 8.151               | 8.00   | 75.70  |             |
|                |            | C 01-02                              | Apt Type 1 | 2 Bed      | 8.151               | 7.70   | 75.50  |             |
|                |            | C 01-03                              | Apt Type 1 | 2 Bed      | 8.151               | 9.50   | 78.00  |             |
| C 01-04        |            | Apt Type 1                           | 2 Bed      | 8.151      | 9.40                | 75.10  |        |             |
| C 02-01        |            | Apt Type 1                           | 2 Bed      | 11.076     | 7.80                | 75.80  |        |             |
| C 02-02        |            | Apt Type 1                           | 2 Bed      | 11.076     | 7.80                | 75.60  |        |             |
| C 02-03        |            | Apt Type 1                           | 2 Bed      | 11.076     | 10.10               | 78.00  |        |             |
| C 02-04        |            | Apt Type 1                           | 2 Bed      | 11.076     | 9.40                | 75.10  |        |             |
| C 03-01        | Apt Type 1 | 2 Bed                                | 11.076     | 7.80       | 75.80               |        |        |             |
| C 03-02        | Apt Type 1 | 2 Bed                                | 11.076     | 7.70       | 75.60               |        |        |             |
| C 03-03        | Apt Type 1 | 2 Bed                                | 11.076     | 10.20      | 78.00               |        |        |             |
| C 03-04        | Apt Type 1 | 2 Bed                                | 11.076     | 9.50       | 75.10               |        |        |             |

| URBAN BLOCK 11 |            |                                      |            |         |    |                  |        |
|----------------|------------|--------------------------------------|------------|---------|----|------------------|--------|
| HOUSE NO.      | HOUSE TYPE | Description                          | GROUND FFL | 1ST FFL | PP | Priv. Open Space | G.F.A. |
| 11 01          | C3         | 3 Bedroom, Terraced House, 2 storeys | 4.350      | 7.050   | 2  | 87.00            | 79.00  |
| 11 02          | C1         | 2 Bedroom, Terraced House, 2 storeys | 4.350      | 7.050   | 2  | 64.00            | 79.00  |
| 11 03          | C1         | 2 Bedroom, Terraced House, 2 storeys | 4.350      | 7.050   | 2  | 64.00            | 79.00  |
| 11 04          | C1         | 2 Bedroom, Terraced House, 2 storeys | 4.350      | 7.050   | 2  | 93.00            | 79.00  |
| 11 05          | C1         | 2 Bedroom, Terraced House, 2 storeys | 4.700      | 7.400   | 2  | 86.00            | 79.00  |
| 11 06          | C1         | 2 Bedroom, Terraced House, 2 storeys | 4.700      | 7.400   | 2  | 63.00            | 79.00  |
| 11 07          | C1         | 2 Bedroom, Terraced House, 2 storeys | 4.700      | 7.400   | 2  | 63.00            | 79.00  |
| 11 08          | C1         | 2 Bedroom, Terraced House, 2 storeys | 4.700      | 7.400   | 2  | 63.00            | 79.00  |
| 11 09          | C3         | 3 Bedroom, Terraced House, 2 storeys | 4.700      | 7.400   | 2  | 65.00            | 79.00  |
| 11 10          | C2         | 2 Bedroom, Terraced House, 2 storeys | 5.100      | 7.800   | 2  | 93.00            | 79.00  |
| 11 11          | C1         | 2 Bedroom, Terraced House, 2 storeys | 5.100      | 7.800   | 2  | 66.00            | 79.00  |
| 11 12          | C2         | 2 Bedroom, Terraced House, 2 storeys | 5.100      | 7.800   | 2  | 66.00            | 79.00  |
| 11 13          | C1         | 2 Bedroom, Terraced House, 2 storeys | 5.100      | 7.800   | 2  | 66.00            | 79.00  |

| URBAN BLOCK 12 |            |                                           |            |         |    |                  |        |
|----------------|------------|-------------------------------------------|------------|---------|----|------------------|--------|
| HOUSE NO.      | HOUSE TYPE | Description                               | GROUND FFL | 1ST FFL | PP | Priv. Open Space | G.F.A. |
| 12 01          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 4.240      | 6.940   | 2  | 120.00           | 104.80 |
| 12 02          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 4.240      | 6.940   | 2  | 94.00            | 104.80 |
| 12 03          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.960      | 6.660   | 2  | 97.00            | 104.80 |
| 12 04          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.960      | 6.660   | 2  | 100.00           | 104.80 |
| 12 05          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.645      | 6.345   | 2  | 103.00           | 104.80 |
| 12 06          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.645      | 6.345   | 2  | 106.00           | 104.80 |
| 12 07          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.679      | 6.379   | 2  | 109.00           | 104.80 |
| 12 08          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 3.679      | 6.379   | 2  | 119.00           | 104.80 |
| 12 09          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 5.100      | 7.800   | 2  | 98.00            | 104.80 |
| 12 10          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 5.100      | 7.800   | 2  | 117.00           | 104.80 |
| 12 11          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 5.078      | 7.778   | 2  | 129.00           | 104.80 |
| 12 12          | B1         | 3 Bedroom, Semi-Detached House, 2 storeys | 5.078      | 7.778   | 2  | 98.00            | 104.80 |



PROPOSED SITE LAYOUT INDICATING BLOCK REFERENCES



# 05.13 HOUSING QUALITY ASSESSMENT

| URBAN BLOCK 13 |          |             |             |       |                  |             |        |       |
|----------------|----------|-------------|-------------|-------|------------------|-------------|--------|-------|
| Apt. Block     | Apt. No. | Description | FFL         | PP    | Priv. Open Space | G.F.A.      |        |       |
| APARTMENT 4    | A        | A 00-01     | Apt Type 1  | 1 Bed | 5.300            |             | 10.20  | 49.20 |
|                |          | A 00-02     | Apt Type 2  | 2 Bed | 5.300            |             | 37.100 | 75.70 |
|                |          | A 00-03     | Apt Type 2  | 2 Bed | 5.300            |             | 33.300 | 75.60 |
|                |          | A 00-04     | Apt Type 3  | 2 Bed | 5.300            |             | 28.900 | 75.00 |
|                |          | A 00-05     | Apt Type 18 | 2 Bed | 5.300            |             | 70.100 | 75.00 |
|                |          | A 01-06     | Apt Type 3  | 2 Bed | 8.725            | 30 Required | 7.200  | 75.30 |
|                |          | A 01-07     | Apt Type 2  | 2 Bed | 8.725            |             | 8.200  | 76.50 |
|                |          | A 01-08     | Apt Type 2  | 2 Bed | 8.725            |             | 8.300  | 76.50 |
|                |          | A 01-09     | Apt Type 3  | 2 Bed | 8.725            |             | 12.000 | 75.00 |
|                |          | A 01-10     | Apt Type 18 | 2 Bed | 8.725            |             | 22.200 | 77.10 |
|                |          | A 02-11     | Apt Type 3  | 2 Bed | 11.650           | 32 Provided | 7.200  | 75.20 |
|                |          | A 02-12     | Apt Type 2  | 2 Bed | 11.650           |             | 8.200  | 76.40 |
|                |          | A 02-13     | Apt Type 2  | 2 Bed | 11.650           |             | 8.300  | 76.40 |
|                |          | A 02-14     | Apt Type 3  | 2 Bed | 11.650           |             | 12.000 | 75.00 |
|                |          | A 02-15     | Apt Type 18 | 2 Bed | 11.650           |             | 22.200 | 77.10 |
|                |          | A 03-16     | Apt Type 3  | 2 Bed | 14.575           |             | 7.200  | 75.20 |
|                |          | A 03-17     | Apt Type 2  | 2 Bed | 14.575           |             | 8.200  | 76.40 |
|                |          | A 03-18     | Apt Type 2  | 2 Bed | 14.575           |             | 8.300  | 76.40 |
|                |          | A 03-19     | Apt Type 2  | 2 Bed | 14.575           |             | 12.000 | 75.00 |
|                |          | A 03-20     | Apt Type 18 | 2 Bed | 14.575           |             | 22.200 | 76.90 |
| APARTMENT 5    | A        | A 00-01     | Apt Type 1  | 1 Bed | 4.200            |             | 10.400 | 48.50 |
|                |          | A 00-02     | Apt Type 2  | 2 Bed | 4.200            |             | 37.000 | 75.30 |
|                |          | A 00-03     | Apt Type 2  | 2 Bed | 4.200            |             | 33.300 | 75.30 |
|                |          | A 00-04     | Apt Type 3  | 2 Bed | 4.200            |             | 26.300 | 75.00 |
|                |          | A 00-05     | Apt Type 3  | 2 Bed | 4.200            |             | 26.300 | 75.00 |
|                |          | A 00-06     | Apt Type 2  | 2 Bed | 4.200            |             | 33.300 | 75.30 |
|                |          | A 00-07     | Apt Type 2  | 2 Bed | 4.200            |             | 37.000 | 75.30 |
|                |          | A 00-08     | Apt Type 3  | 2 Bed | 4.200            |             | 32.500 | 75.00 |
|                |          | A 01-09     | Apt Type 3  | 2 Bed | 7.625            | 57 Required | 7.700  | 75.00 |
|                |          | A 01-10     | Apt Type 2  | 2 Bed | 7.625            |             | 8.300  | 76.50 |
|                |          | A 01-11     | Apt Type 2  | 2 Bed | 7.625            |             | 8.300  | 76.60 |
|                |          | A 01-12     | Apt Type 3  | 2 Bed | 7.625            |             | 10.500 | 75.00 |
|                |          | A 01-13     | Apt Type 3  | 2 Bed | 7.625            |             | 10.500 | 75.00 |
|                |          | A 01-14     | Apt Type 2  | 2 Bed | 7.625            |             | 8.300  | 76.50 |
|                |          | A 01-15     | Apt Type 2  | 2 Bed | 7.625            |             | 8.300  | 76.50 |
|                |          | A 01-16     | Apt Type 3  | 2 Bed | 7.625            |             | 7.700  | 75.00 |
|                |          | A 02-17     | Apt Type 3  | 2 Bed | 10.550           |             | 7.700  | 75.00 |
|                |          | A 02-18     | Apt Type 2  | 2 Bed | 10.550           |             | 8.300  | 77.00 |
|                |          | A 02-19     | Apt Type 2  | 2 Bed | 10.550           |             | 8.300  | 76.60 |
|                |          | A 02-20     | Apt Type 3  | 2 Bed | 10.550           | 58 Provided | 10.500 | 75.00 |
|                |          | A 02-21     | Apt Type 3  | 2 Bed | 10.550           |             | 10.500 | 75.00 |
|                |          | A 02-22     | Apt Type 2  | 2 Bed | 10.550           |             | 8.300  | 76.50 |
|                |          | A 02-23     | Apt Type 2  | 2 Bed | 10.550           |             | 8.300  | 76.50 |
|                |          | A 02-24     | Apt Type 3  | 2 Bed | 10.550           |             | 7.700  | 75.00 |
|                |          | A 03-25     | Apt Type 3  | 2 Bed | 13.475           |             | 7.700  | 75.00 |
|                |          | A 03-26     | Apt Type 2  | 2 Bed | 13.475           |             | 8.300  | 76.50 |
|                |          | A 03-27     | Apt Type 2  | 2 Bed | 13.475           |             | 8.300  | 76.60 |
|                |          | A 03-28     | Apt Type 3  | 2 Bed | 13.475           |             | 10.500 | 75.00 |
|                |          | A 03-29     | Apt Type 3  | 2 Bed | 13.475           |             | 10.500 | 75.00 |
|                |          | A 03-30     | Apt Type 2  | 2 Bed | 13.475           |             | 8.300  | 76.50 |
|                |          | A 03-31     | Apt Type 2  | 2 Bed | 13.475           |             | 8.300  | 76.50 |
|                |          | A 03-32     | Apt Type 3  | 2 Bed | 13.475           |             | 7.700  | 75.00 |
|                |          | A 04-33     | Apt Type 13 | 2 Bed | 16.400           |             | 19.100 | 75.30 |
|                |          | A 04-34     | Apt Type 11 | 2 Bed | 16.400           |             | 59.700 | 77.90 |
|                |          | A 04-35     | Apt Type 13 | 2 Bed | 16.400           |             | 22.000 | 75.10 |
|                |          | A 04-36     | Apt Type 13 | 2 Bed | 16.400           |             | 22.000 | 75.30 |
|                |          | A 04-37     | Apt Type 11 | 2 Bed | 16.400           |             | 60.200 | 77.90 |
|                |          | A 04-38     | Apt Type 13 | 2 Bed | 16.400           |             | 19.100 | 75.30 |

| URBAN BLOCK 14 |            |                                           |            |         |    |                  |        |
|----------------|------------|-------------------------------------------|------------|---------|----|------------------|--------|
| HOUSE NO.      | HOUSE TYPE | Description                               | GROUND FFL | 1ST FFL | PP | Priv. Open Space | G.F.A. |
| 14 01          | A1         | 4 Bedroom, Detached House, 2 storeys      | 4.800      | 7.500   | 2  | 215.00           | 130.00 |
| 14 02          | A1         | 4 Bedroom, Detached House, 2 storeys      | 4.856      | 7.556   | 2  | 190.00           | 130.00 |
| 14 03          | A1         | 4 Bedroom, Detached House, 2 storeys      | 5.004      | 7.704   | 2  | 193.00           | 130.00 |
| 14 04          | A1         | 4 Bedroom, Detached House, 2 storeys      | 5.137      | 7.837   | 2  | 190.00           | 130.00 |
| 14 05          | A1         | 4 Bedroom, Detached House, 2 storeys      | 5.304      | 8.004   | 2  | 190.00           | 130.00 |
| 14 06          | A1         | 4 Bedroom, Detached House, 2 storeys      | 5.481      | 8.181   | 2  | 200.00           | 130.00 |
| 14 07          | A1         | 4 Bedroom, Detached House, 2 storeys      | 5.544      | 8.244   | 2  | 233.00           | 130.00 |
| 14 08          | A1         | 4 Bedroom, Detached House, 2 storeys      | 5.366      | 8.066   | 2  | 254.00           | 130.00 |
| 14 09          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys | 5.185      | 7.885   | 2  | 185.00           | 132.80 |
| 14 10          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys | 5.185      | 7.885   | 2  | 181.00           | 132.80 |
| 14 11          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys | 4.870      | 7.570   | 2  | 198.00           | 132.80 |
| 14 12          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys | 4.870      | 7.570   | 2  | 200.00           | 132.80 |
| 14 13          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys | 4.552      | 7.252   | 2  | 201.00           | 132.80 |
| 14 14          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys | 4.552      | 7.252   | 2  | 243.00           | 132.80 |
| 14 15          | A1         | 4 Bedroom, Detached House, 2 storeys      | 4.269      | 6.969   | 2  | 195.00           | 130.00 |
| 14 16          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys | 3.845      | 6.545   | 2  | 98.00            | 132.80 |
| 14 17          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys | 3.845      | 6.545   | 2  | 99.00            | 132.80 |
| 14 18          | A1         | 4 Bedroom, Semi-Detached House, 2 storeys | 3.570      | 6.270   | 2  | 189.00           | 130.00 |
| 14 19          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys | 4.700      | 7.400   | 2  | 229.00           | 132.80 |
| 14 20          | A2         | 4 Bedroom, Semi-Detached House, 2 storeys | 4.925      | 7.625   | 2  | 206.00           | 132.80 |

TOTAL RESIDENTIAL UNITS **413**  
 TOTAL PARKING **769**  
 TOTAL PRIVATE PARKING PLACES **250**  
 TOTAL PUBLIC PARKING PLACES **501**  
 TOTAL CRECHE PARKING PLACES **18**



PROPOSED SITE LAYOUT INDICATING BLOCK REFERENCES



## 05.14 ACCESS

### ACCESS PRINCIPLES

1. The new access from the R730 linking the site to the regional network will be implemented and used by residents from the outset, with latter phases of construction to use a secondary access over the existing railway bridge.
2. The pedestrian extension from the proposed site to the existing public footpaths network and coastal walk, linking the site to the urban fabric of Wexford Town should be implemented as early as possible.
3. The movement network within the site should provide for all potential users, and maximise accessibility to all parts of the site, be at an appropriate gradient and be appropriately well lit.
4. No pedestrian or cycle routes should be provided that are not overlooked by dwellings, unless this cannot be avoided or that are not appropriately well lit.
5. Car parking should ideally be provided either securely within individual plots, visible from the respective individual dwellings or within appropriately provided surfaces which have intrinsic passive security measures.
6. Entrances to individual buildings should be easily identifiable and accessible for all potential users.



### Introduction

Accessibility should be considered at all stages, and in relation to all aspects of the design of any development. If considered properly, it should be integral to all design decisions and should not be seen as something that has been considered late in the overall process or as a mere add-on to other design inputs.

In view of this the objectives established for the proposed development are that it should be:

- Inclusive (so that everyone can use it safely).
- Responsive (everyone's views have been considered and taken into account).
- Flexible (different people are able to use it in a variety of different ways).
- Convenient (development is open for everyone to use without too much effort or separation).
- Accommodating (open to all people, regardless of their age, gender, mobility, ethnicity or circumstances. Welcoming (no disable barriers that might exclude some people).
- Realistic (balancing everyone's needs).

In practice, the proposed development is considered unlikely to be discriminatory in terms of race, gender, religion or belief, sexual orientation, age or circumstance; and the only potential disabilities that are considered to require specific consideration are those of sight and a particular mobility.

### Design Approach

Subject to further detailed design, the approach taken by the design team with regards to the proposed development has been to ensure maximum accessibility for all residents and visitors, whilst bearing in mind and taking into account all the other constraints and influencing factors.

### Accessibility Objectives

Notwithstanding that detailed issues of design and accessibility are yet to be confirmed, the principles outlined above will be adhered to throughout each stage of further development.

### DMURS

A full Design Manual for Urban Roads and Streets Assessment has been carried out to ensure the design proposals have integrated the principles of pedestrian, cyclist and vehicular accessibility and safety, which forms a separate document as part of this submission.



## 05.14 AERIAL PERSPECTIVE IMPRESSIONS VIEW LOOKING SOUTH





05.14 AERIAL PERSPECTIVE IMPRESSIONS  
VIEW LOOKING EAST





05.14 AERIAL PERSPECTIVE IMPRESSIONS  
VIEW LOOKING NORTH-EAST





06

Conclusions





## 06.1 CONCLUSION

### **Introduction**

This Design and Access Statement has been prepared in connection with an application for planning permission for development of land at Carcur Park, Wexford.

The approach taken to the design of the proposed development has been based on the concept of place-making. The creation of a distinctive sustainable residential community with an identifiable sense of place, in the context of the site's location and character and that of its surroundings.

### **Pedestrian Movement**

A strong connection and a convenient pedestrian movement between the new housing, the existing pedestrian footpaths and coastal walk are a core principle for the site.

### **Public Realm**

Ideally, all housing should front onto the proposed movement network so as to enrich and animate the routes through the site. Buildings should survey and enjoy adjacent open green space. This relationship reflects the established residential character commonly found within local towns and villages and the rural fringe around larger settlements.

Housing fronting onto the shared open spaces should be arranged behind secondary access routes and private drives with buildings orientated in a manner which addresses the residential character of the streets. Housing fronting onto edges in the lower density areas should generally comprise larger detached dwellings.

### **Site Access**

The principle of creating the main site access, in accordance with highway requirements, over the railway line will maintain the future proposals for the north estuary bridge crossing. Designs have ensured that carriageways are constructed for expected traffic flows as per analysis and that the access / connectivity principles are appropriately scaled for the development by adopting a hierarchy of landscaped routes through the site.

Through the guidance of relevant design manuals for streets and urban areas, the design team have collaborated to ensure a sustainable urban extension has been proposed for Carcur Park which will present a positive enhancement to the environs of the County.



