

**Proposed Residential
Development in
Gortnahomna More (Townland),
Castlemartyr, Co. Cork**

Architectural
Design Statement

Prepared by:

Deady Gahan Architects

DGA Ref.: 23069

Rev P1

November 2024



Location: **Gortnahomna More (Townland), Castlemartyr, Co. Cork**

Prepared by Deady Gahan Architects

CONTENTS:

00

INTRODUCTION

PROPOSED DEVELOPMENT

01

SITE CONTEXT

CONTEXT INFORMATION

CONNECTIVITY + EXISTING INFRASTRUCTURE

SURROUNDING ANALYSIS

SITE ANALYSIS

EXISTING SITE SECTIONS

SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT GROWTH GUIDELINES

CONSULTATION WITH CORK COUNTY COUNCIL AND AMENDMENTS MADE FOLLOWING SECTION 247 MEETING

CONSULTATION WITH CORK COUNTY COUNCIL AND AMENDMENTS MADE FOLLOWING SECTION 32B MEETING

02

DESIGN STRATEGY

PROPOSED CONCEPT

ECOLOGICAL CONNECTIONS

NODAL POINTS

OPEN SPACES & PEDESTRIAN/CYCLE LINKS

PUBLIC & PRIVATE OPEN SPACE STRATEGY/MATERIALITY

STREET HIERARCHY

INCLUSIVITY- VARIETY- EFFICIENCY

PROPOSED DENSITY

03

PROPOSED DESIGN

SITE LAYOUT & SCHEDULE

DEVELOPABLE AREA CALCULATION

SITE STATISTICS

SITE SECTIONS

LANDSCAPE PROPOSAL (BERNARD SEYMOUR LANDSCAPE ARCHITECTS)

PRIVACY AND AMENITY

ADAPTABILITY

MATERIALITY/CHARACTER AREAS

CHARACTER AREA 1

CHARACTER AREA 2

PART V PROPOSAL

UNIVERSAL DESIGN ACCOMMODATION

PROPOSED CRÈCHE

PARKING ALLOCATION

POTENTIAL MASTERPLAN DEVELOPMENT

INDICATIVE TYPOLOGY ARRANGEMENTS

04

CGI’S (DIMENSION 88)

05

SUMMARY

DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING

SITE LAYOUT & SCHEDULE

Site Area (Red Boundary)	6.88ha
Developable area (excluding existing residential zoned lands, additional open space, and crèche area)	4.0ha
Total no. of Units	150 & a 68 child creche
Density (of developable area)	37.5 units/ha (150/4.0)
Total Building Gross Internal Floor Area	13,955.5 sq.m. (13,591.0 sq.m. residential & 364.5 sq.m. creche)
Ground Floor Building Gross Area (including ex. walls)	8,620.0 sq.m. (8,330.0 sq.m. residential & 290.0 sq.m. creche)
Site Coverage (Site Area)	12.5%
Site Coverage (Developable Area)	20.8%
Plot Ratio (Site Area)	
Gross Internal Floor Area	0.203
Plot Ratio (Developable Area)	
Gross Internal Floor Area	0.339

Site Statistics

00 INTRODUCTION PROPOSED DEVELOPMENT

This document has been prepared by Deady Gahan Architects on behalf of Marshall Yards Development Company Ltd. in support of a proposed residential development at Gortnahomna More (Townland), Castlemartyr, Co. Cork.

The design of the proposed scheme has been directly informed by the relevant planning policy documents at national and local levels. The proposed development has been designed to provide high quality housing units that will contribute positively to Castlemartyr and deliver much needed housing to Cork. The proposed site layout focuses on the creation of distinctive streetscapes with different widths and parking formations that helps generate a highly efficient scheme and assists our vision of placemaking.

To ensure the visual integration of the proposed development into the existing context, the scheme promotes the protection and enhancement of areas of high biodiversity value, including existing hedgerows and trees both within and along the sites boundaries. The proposed scheme has been carefully considered and the layout has been organised into specific areas that are defined by building form and material changes. Double fronted, feature corner units have been used throughout the site and are strategically placed to create node points within the scheme and provide orientation cues for logical wayfinding.

We consider the proposed scheme will contribute positively to the sustainable growth of Castlemartyr into the near future.

A Design Team with extensive experience in housing schemes has been appointed by the applicant to prepare the planning application including Deady Gahan Architects, McCutcheon Halley Planning Consultants, DOBA (Civil & Structural), BSLA (Landscaping) and Dimension 88 (CGI's and Photo-montages) to ensure a high quality design and a robust and comprehensive planning application submission is made.



Castlemartyr Village Centre

01 SITE CONTEXT

CONTEXT INFORMATION

The proposed residential development is located in Castlemartyr, which is situated east of Cork City. The subject site is located approximately 31 kilometres from Cork City Centre.

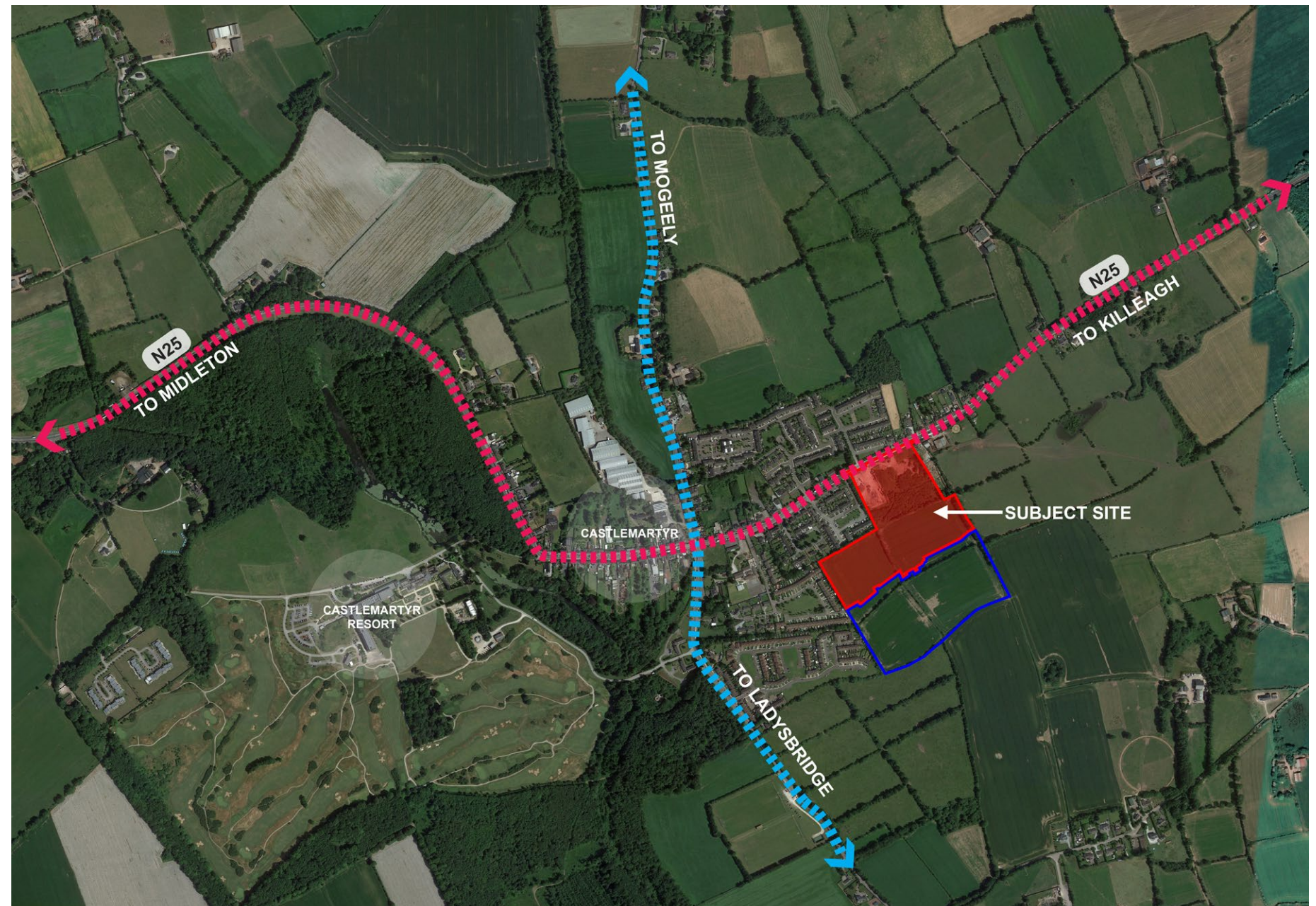
The site lies within close proximity to several important routes, including the N25, which connects Castlemartyr to Cork and Waterford.

The total site area comprises 6.88 hectares with a net developable area of 4.0 hectares (site area minus the existing residential zoned land, the area of open space to be allocated for future development, and the crèche area). The site rises from the N25 National Road in the north to the residential additional provision zoned land to the south of the site.

The site itself is located near the village centre, on a greenfield site zoned for new residential development. It is connected to the N25 national road which runs through the village. The Midleton train station is also located approx. 9 km away which provides connections to Cork City and nationally thereafter along with a range of bus stops located within the village of Castlemartyr itself.

In close proximity to the site, in Castlemartyr village centre, there are a number of commercial and community facilities including local shops, schools, churches and Castlemartyr Resort.

Our design approach is defined by the distinctive character of the landscape and the existing features of the site and its vicinity. A strategic response to unique boundary conditions and the site characteristics, ensures the distinctiveness and connectivity of the proposed housing scheme. Features such as the existing trees/hedgerows have the potential to give this new development an unmistakable quality.



01 SITE CONTEXT

CONNECTIVITY + EXISTING INFRASTRUCTURE

The subject lands located in Castlemartyr offer a unique opportunity to provide a high quality residential development within the locality. Attractive existing and proposed connectivity around the scheme provides desirable connections to the amenities in the village of Castlemartyr.

The site is located to the east of Castlemartyr which contains an abundance of local amenities for future residents. These can be accessed via public transport with a number of bus stops located within walking distance of the proposed site entrance.

The site can be accessed on foot or by car from the N25 Killeagh road to the north which connects the site to Castlemartyr village centre to the west and the other villages to the east. The proximity of the site to the R632 Mogeely road connects it with the other villages located to the north and south of the site.

Inclusivity, permeability and ease of movement through the scheme and the connections to Castlemartyr village have been the central design principles of the development. A series of links have been provided along the northern and west boundary of the scheme in order to ensure that the residents will have easy access to local bus routes and cycle routes connecting into Castlemartyr village centre. Units without direct access to their rear gardens will be provided with secure bike storage, located adjacent to their front entrance for the houses. This focus on alternative modes of transport as a substitute to the car ensures that a sustainable development is created.

Within a 10-minute walk, residents have access to key amenities to meet their daily needs, such as shops, churches, schools, and parks.



01 SITE CONTEXT

SURROUNDING ANALYSIS

A review of the surrounding local architectural context and of the landscape of the area has been carried out. This has influenced the final proposal which blends into its context while bringing a new identity and a recognisable character.

The surrounding context is characterised mainly by medium density developments. The buildings to the west are defined by a traditional character and the use of render and red brick in the Castlemanor Cres, while The Willows to the north introduces the use of beige and white render.

Within 1.8 kilometres to the north of the site is Mogeely which provides varied amenities in recreational and retail facilities. To the west lies Castlemartyr Woods, an area of forest known for its natural beauty and diverse flora and fauna. Towards the south is the local GAA club and the Ladysbridge Village which contains a good amount of traditional housing comprising mainly of coloured render.



1. The Willows



2. Castlemanor Cres



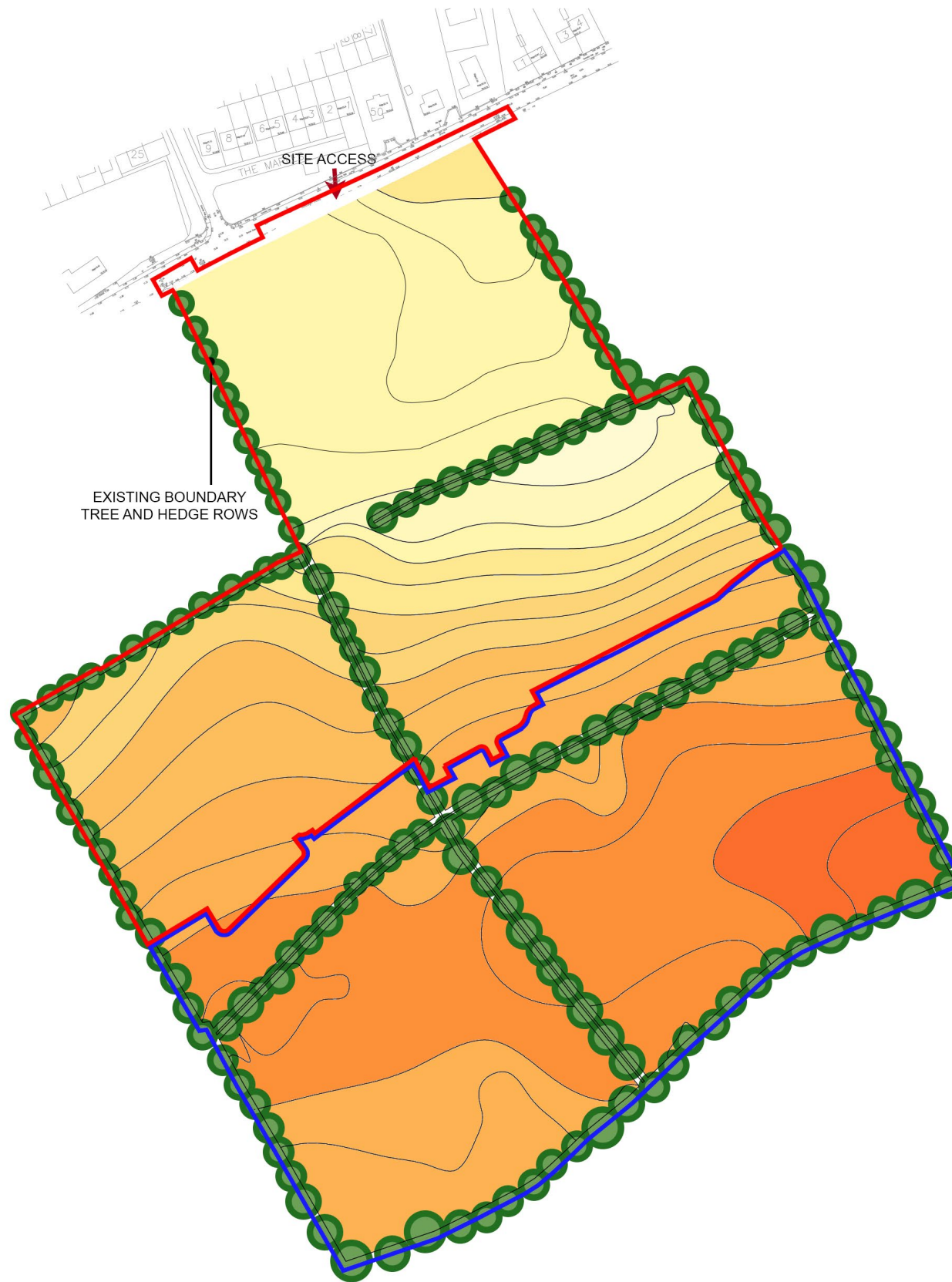
3. Castlemartyr Woods



4. Ladysbridge Village

01 SITE CONTEXT

SITE ANALYSIS



Our design approach directly relates to defining the existing natural features that exist on site and incorporating them into the scheme where possible to give the development a very distinctive quality that is unique to its location.

The existing topography rises from the north from the N25 National Road to the additional residential provision and agricultural zoned lands to the south of the site.

The site is also bounded by tree and hedge rows which will be incorporated into the landscape proposal.

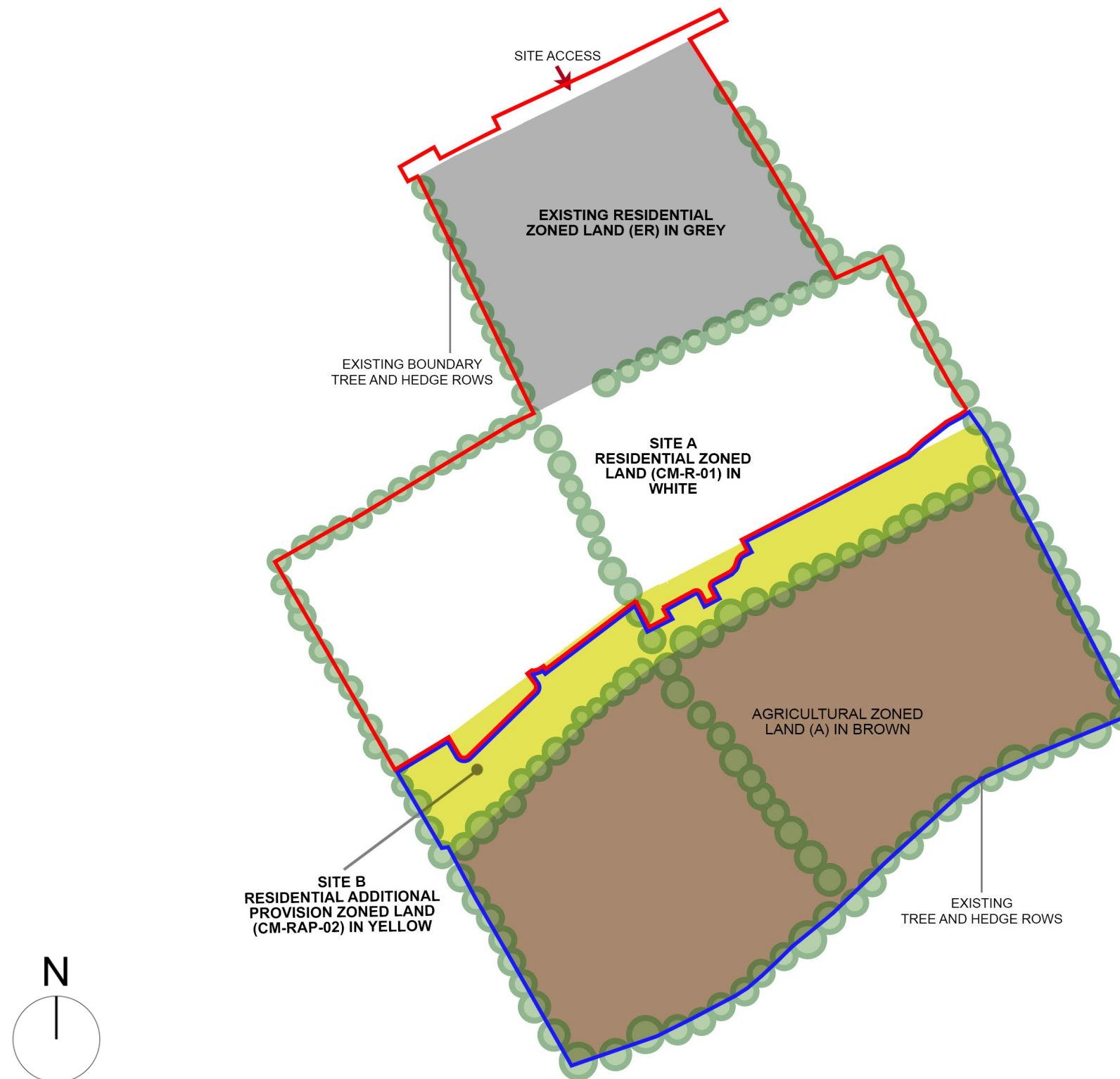
Aerial View of Site



01 SITE CONTEXT

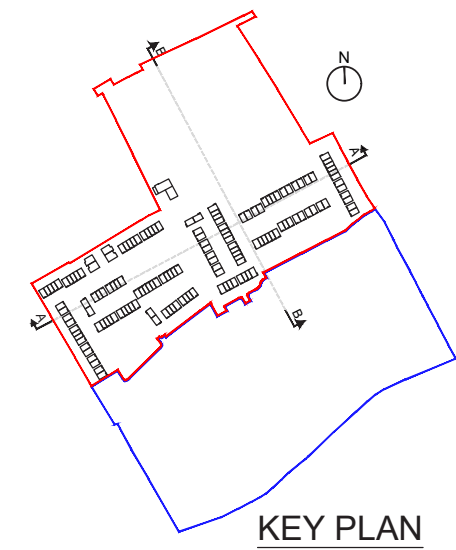
SITE ANALYSIS

The site is divided into different zoned lands. The areas within the site boundary are divided into 'Existing Residential Zoned Lands' to the north and 'Residential Zoned Land' parcel CM-R-01 in the centre of the site, of which the proposed scheme is located on. There are also a 'Residential Additional Provision Zoned Land' parcel CM-RAP-02 and agricultural zoned land to the south within the applicants ownership but excluded from the application boundary.



01 SITE CONTEXT

EXISTING SITE SECTIONS



01 SITE CONTEXT

SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

The 'Sustainable Residential Development and Compact Settlements; Guidelines for Planning Authorities' was introduced in 2024 which included a number of additional items to consider when developing a scheme, including some key indicators of quality design and placemaking.

These new guidelines focus mainly on sustainable residential developments and the creating of compact settlements through innovative designs and higher quality public and private amenity spaces. These guidelines consider the renewal of existing settlements and the interaction between residential density, housing standards and quality urban design and placemaking to support sustainable and compact growth. The key indicators below, along with the updated density and private amenity policies ensure that a new scheme will be developed to a high standard and in line with existing and future Government policies.

SUSTAINABLE AND EFFICIENT MOVEMENT

Key principles such as;

- A **permeable and legible urban environment** focusing on sustainable modes of transport,
- Connections to wider urban street and transport networks for **improved connections between communities**,
- The prioritising of **active travel and traffic calming** measures, and,
- The **minimising of car parking** throughout a development,

Will ensure that settlements are vibrant, and will allow vulnerable users to freely travel, and access services both within and around the scheme with ease.

MIX AND DISTRIBUTION OF USES

Key principles such as;

- Planning for the **activation of outdoor spaces and the public realm** to promote more liveable cities and town centres,
- The uses should **cater for public transport, services, and amenities** around a hierarchy of local centres that support residential communities, and,
- The implementation of a **diverse mix of housing and a variety of housing densities** across settlements, with the introduction of innovative housing types that can facilitate compact growth and to cater for a range of users,

Need to be implemented to reduce the need for travel and to create more vibrant and active spaces.

GREEN AND BLUE INFRASTRUCTURE

Key principles such as;

- A plan for the **protection, restoration, and enhancement of natural features**, biodiversity and landscape,
- An integrated network of **multifunctional and interlinked urban green spaces**, and,
- The promotion of Urban Greening and **Nature based Solutions (SuDS)**,

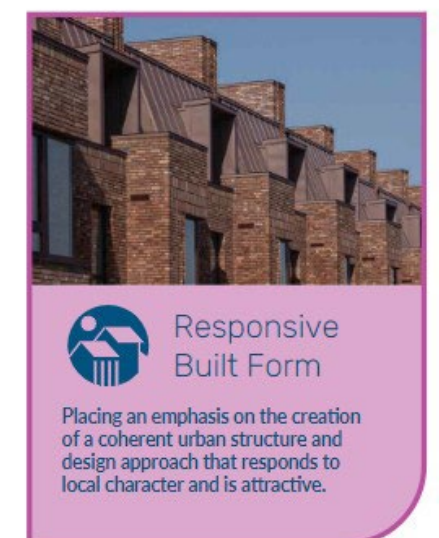
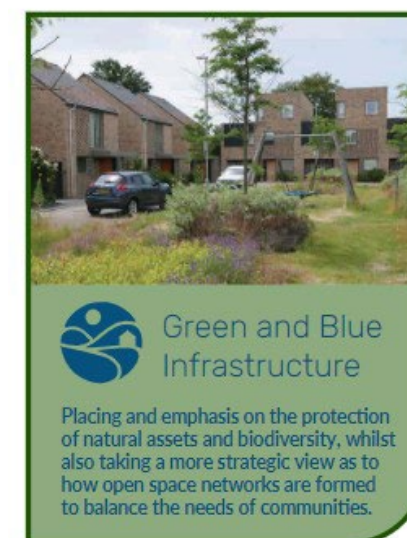
Will deliver ecosystem services and contribute to healthy, low carbon, resilient and connected settlements and places.

RESPONSIVE BUILT FORM

Key principles such as;

- The formation of a legible and coherent urban structure with **landmark buildings and focal points**,
- The establishment of a pattern of development regarding **height, scale, and massing** to positively enhance the area with well **defined built edges and well-overlooked open spaces**,
- The strengthening of the overall urban structure with the **opportunities for new linkages**, and
- The embracing of **modern architecture and urban design** that is innovative and varied, and made of **high quality and durable materials**.

Will need to be addressed to ensure the creation of attractive and well-design settlements.



01 SITE CONTEXT

CONSULTATION WITH CORK COUNTY COUNCIL AND AMENDMENTS MADE FOLLOWING SECTION 247 MEETING

An S247 meeting was held on the 23rd of May 2024, with members of Cork County Council's Planning, Architectural, Engineering and Heritage Departments and the Design Team present. This site plan, along with supporting information, was presented at the meeting for comment. The input received from Cork County Council following this meeting resulted in the following changes prior to the 32B Meeting, some of which are highlighted below.

1. REDUCED UNIT NUMBERS TO KEEP IN LINE WITH THE CORK COUNTY DEVELOPMENT PLAN FOR THE AREA

The layout of the scheme has been revised since the Section 247 meeting with Cork County Council in order to reduce the overall unit numbers to keep in line with the current Cork County Development Plan (2022-2028). It is now proposed to reduce the development site to the 'Residential Zoned Lands', and allocate the 'Residential Additional Provision Zoned Lands' (CM-RAP-02) for future development, along with the 'Existing Residential Zoned Lands' (ER) to the north of the scheme.

2. THE PRESERVATION OF ECOLOGICAL CONNECTIONS AND THE SITES NATURAL FEATURES

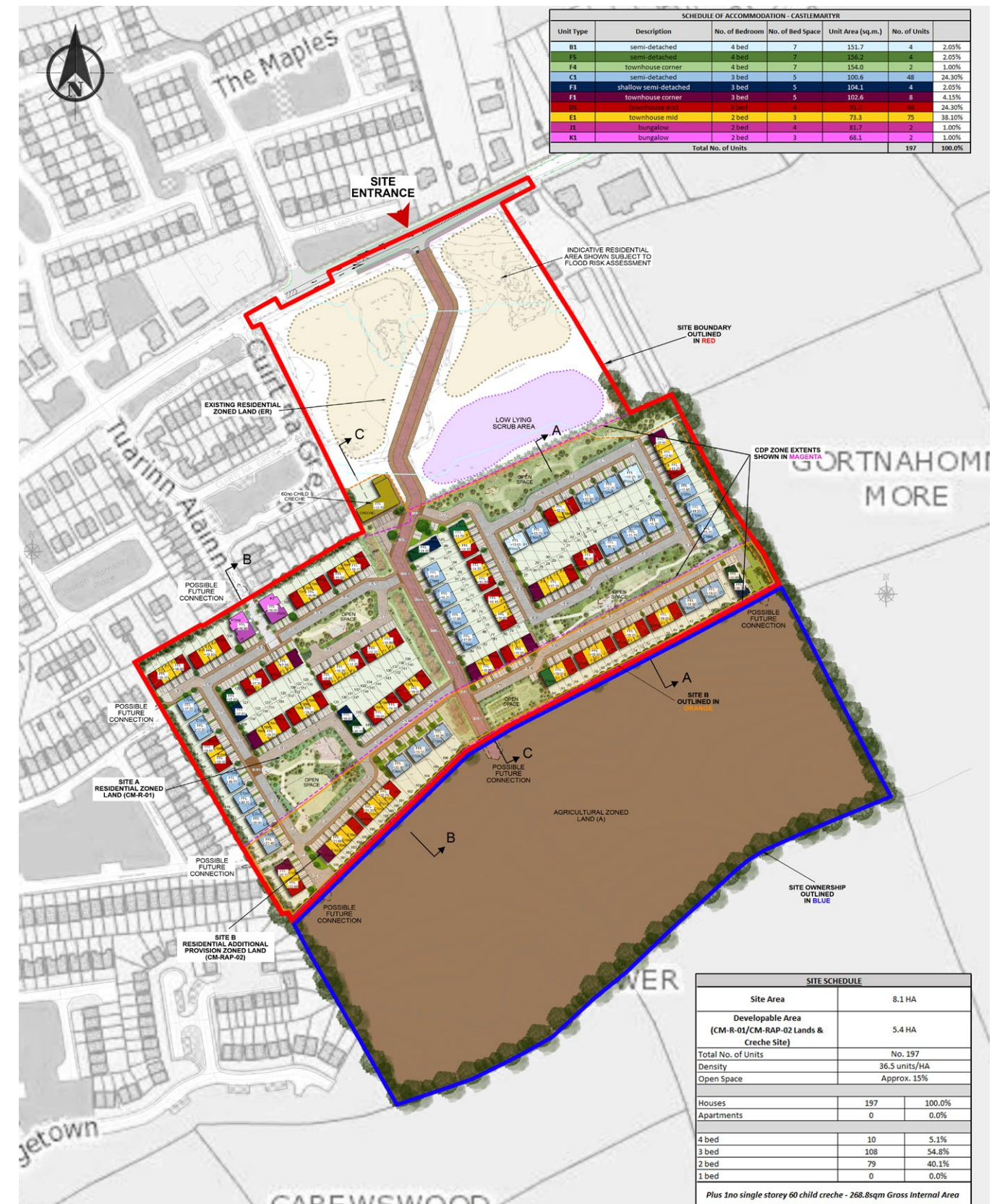
Care has been taken during the design development of the scheme to preserve as much of the existing ecological features within the scheme as possible. One aspect of this is the strong ecological links the existing site provides for the surrounding lands. The scheme has been designed to maintain the eastern, western, and southern ecological corridors while providing adequate amounts of public open space to provide a green buffer to the development. A shared pedestrian / cycle footpath has also been located along the boundary on the northern lands to retain the ecological connection from the site to the N25.

The shared pedestrian / cycle footpath and open space design has been further enhanced and detailed by the work of Bernard Seymour Landscape Architects.

3. THE CONSIDERATION OF THE NORTHERN LANDS AND IT'S IMPACT ON THE DEVELOPMENT

The 'Existing Residential' (ER) zoned lands to the north of the site has been identified as an area for potential future development. With this in mind, the design of the northern boundary on the N25 and the primary local street has been considered to provide an aesthetically pleasing and functional proposal until any potential development on these lands take place. The existing willow area on the northern lands have also been considered and the retention of the majority of this area has been incorporated into the landscape design in order to provide an ecological benefit to the development while creating a woodland amenity for the scheme and the wider community.

The northern boundary and primary local street design has been further enhanced and detailed by the work of Bernard Seymour Landscape Architects.



01 SITE CONTEXT

CONSULTATION WITH CORK COUNTY COUNCIL AND AMENDMENTS MADE FOLLOWING SECTION 32B MEETING

An S32B meeting was held on the 28th of August 2024, with members of Cork County Council's Planning, Architectural, Engineering and Heritage Departments and the Design Team present. This site plan, highlighting some key points along with supporting information, was presented at the meeting for comment. The input received from Cork County Council following this meeting resulted in the following changes prior to the LRD Planning Application, some of which are highlighted below.

1. THE REPOSITIONING AND REVISING UNITS WITHIN THE SCHEME TO PROVIDE HIGHER QUALITY PUBLIC AND PRIVATE AMENITY SPACES.

The layout has been revised to provide additional dual fronted units to overlook the ecological corridor that runs down the centre of the site. By incorporating dual fronted units in these locations, the passive surveillance overlooking this open space is improved, allowing for a safer and more interactive scheme. Unit number 72 has also been repositioned in order to provide a more secure and private amenity space to the south of the unit.

These changes, along with removing the 'no-mans land' to the south of unit number 12, help to provide higher quality and better overlooked public open spaces while maintaining high quality private amenity spaces for the residents.



01 SITE CONTEXT

CONSULTATION WITH CORK COUNTY COUNCIL AND AMENDMENTS MADE FOLLOWING SECTION 32B MEETING

2. THE REDESIGN OF THE UNIVERSAL ACCESS BUNGALOW UNITS TO BETTER ADDRESS THE COMMUNAL PLAZA AREA.

The universal access bungalow units have been revised in order to improve the interaction with the communal plaza which the units are orientated around. The internal layouts have been revised to overlook both the communal plaza to the front and the private amenity space to the south. A bench seat has also been incorporated to the front elevation to encourage interaction with the community.

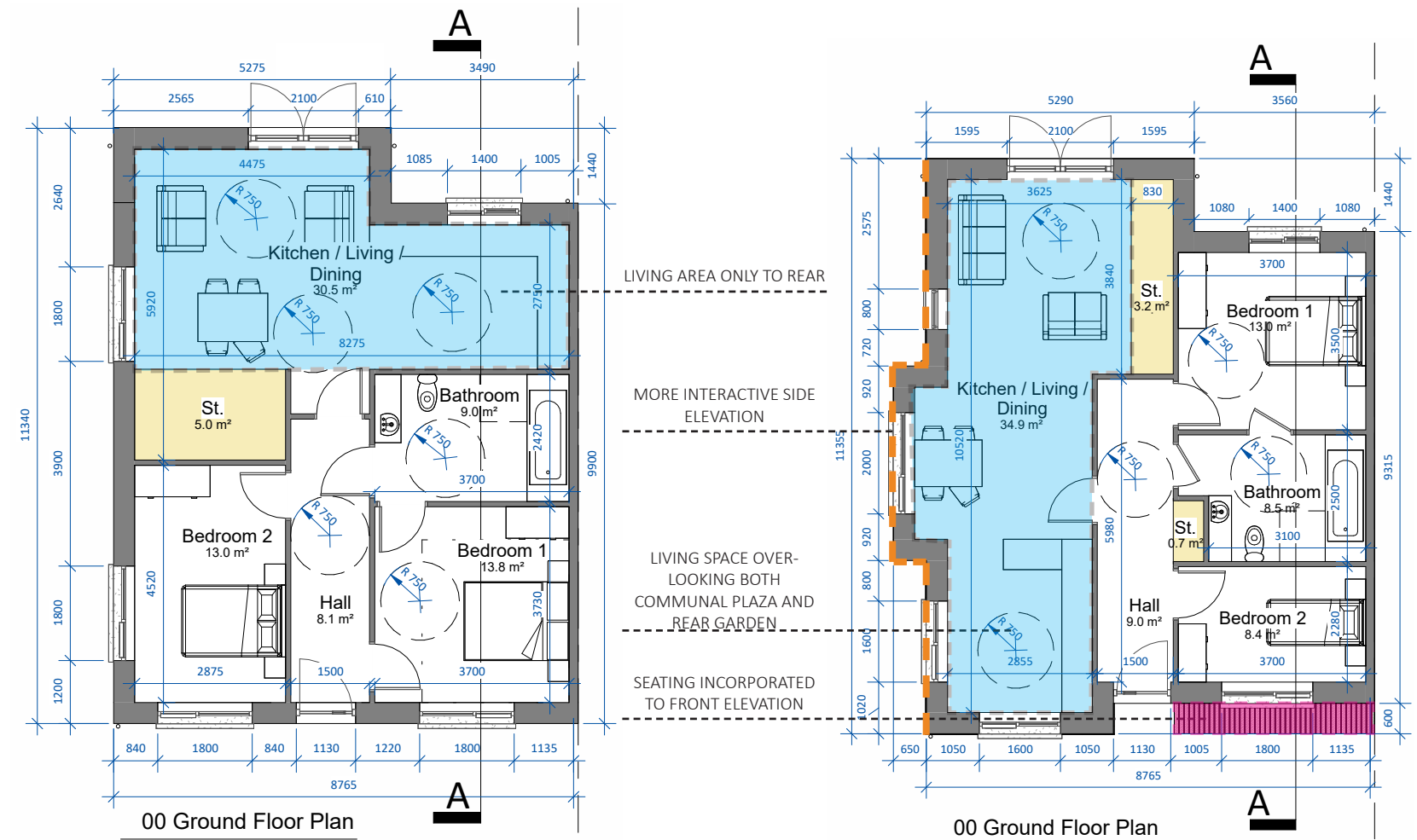
The elevational treatment has also been revised to incorporate more overlooking into the public open spaces and to better define the units as feature units to help orientate the user around the site.



S32B MEETING STAGE BUNGALOW UNITS



REVISED BUNGALOW UNITS FOLLOWING CORK COUNTY COUNCIL'S COMMENTS



COMMUNAL PLAZA IMAGE

01 SITE CONTEXT

CONSULTATION WITH CORK COUNTY COUNCIL AND AMENDMENTS MADE FOLLOWING SECTION 32B MEETING

3. THE REDESIGN OF THE PROPOSED CRÈCHE BUILDING TO CREATE A MORE APPROPRIATE LANDMARK / FEATURE BUILDING.

The crèche building to the north of the scheme has been designed to act as a nodal point upon entry to the development. The crèche has been revised to create a more appropriate feature building, establishing it as a landmark building within the scheme.

The revised materiality help distinguish the building from the housing within the scheme and the use of additional signage and multi-coloured panels aid on enhancing the identity of the crèche building,

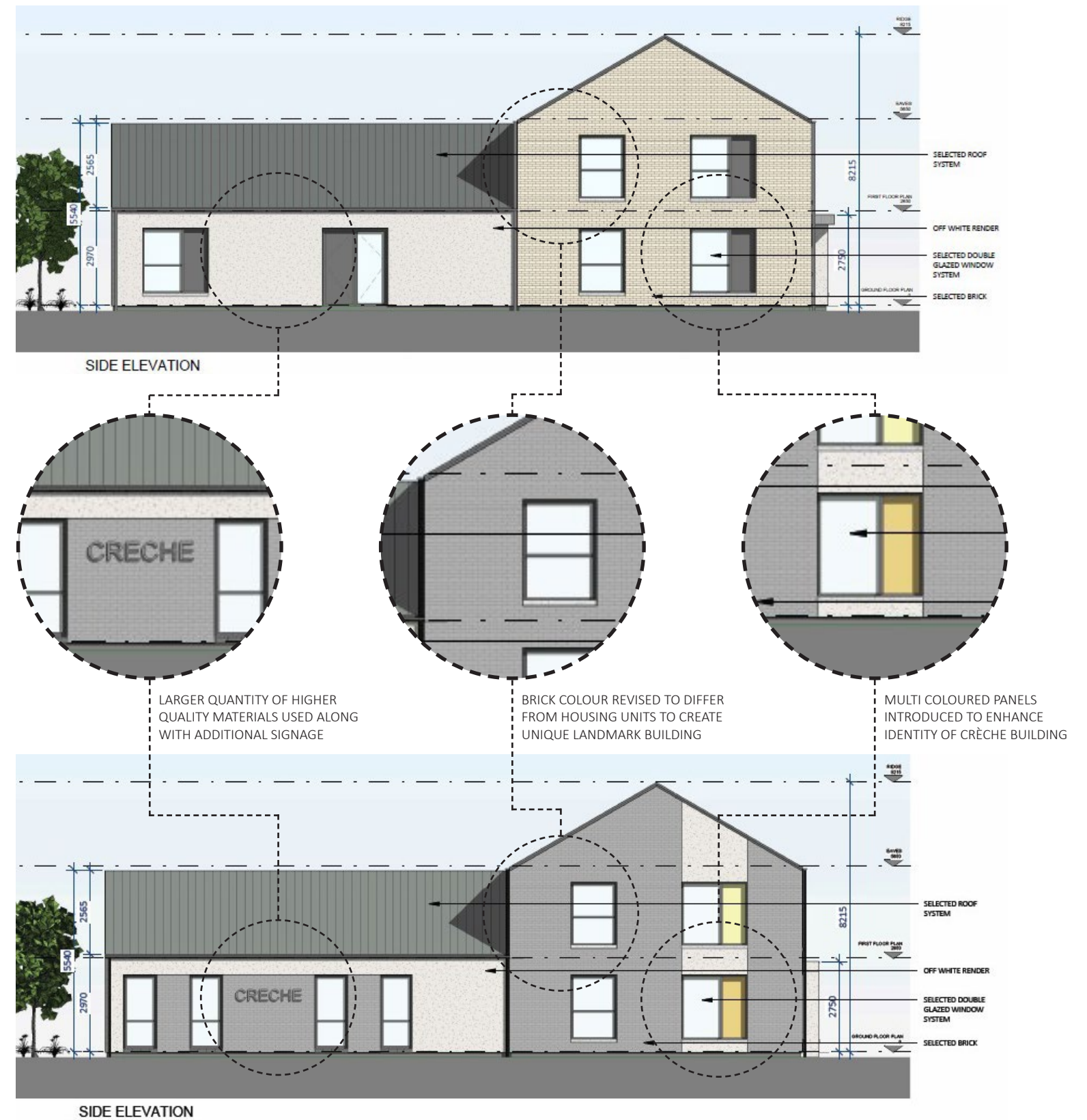


S32B MEETING STAGE CRÈCHE RENDER

REVISED CRÈCHE RENDER PROPOSAL FOLLOWING COUNCIL'S COMMENTS



S32B MEETING STAGE CRÈCHE SIDE ELEVATION

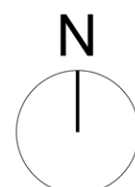


REVISED CRÈCHE SIDE ELEVATION PROPOSAL FOLLOWING CORK COUNTY COUNCIL'S COMMENTS

02 DESIGN STRATEGY PROPOSED CONCEPT

Legend

-  Site Boundary
-  2 Storey Housing Units
-  3 Storey Housing Units
-  Bungalows (Later Living Units)
-  Creche
-  Main Entrance
-  Potential Links
-  Shared Surfaces
-  Primary Local Street
-  Proposed Pedestrian/Cycle Route
-  Secondary Local Street
-  Existing & Proposed Trees

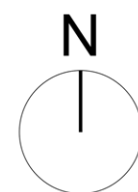


02 DESIGN STRATEGY

ECOLOGICAL CONNECTIONS

Great care has been taken to ensure the strong ecological connections currently present on the site are retained and integrated into the layout of the scheme.

The open spaces are positioned in order to provide strong natural linkages to preserve the ecological corridors on the site and in the surrounding areas.

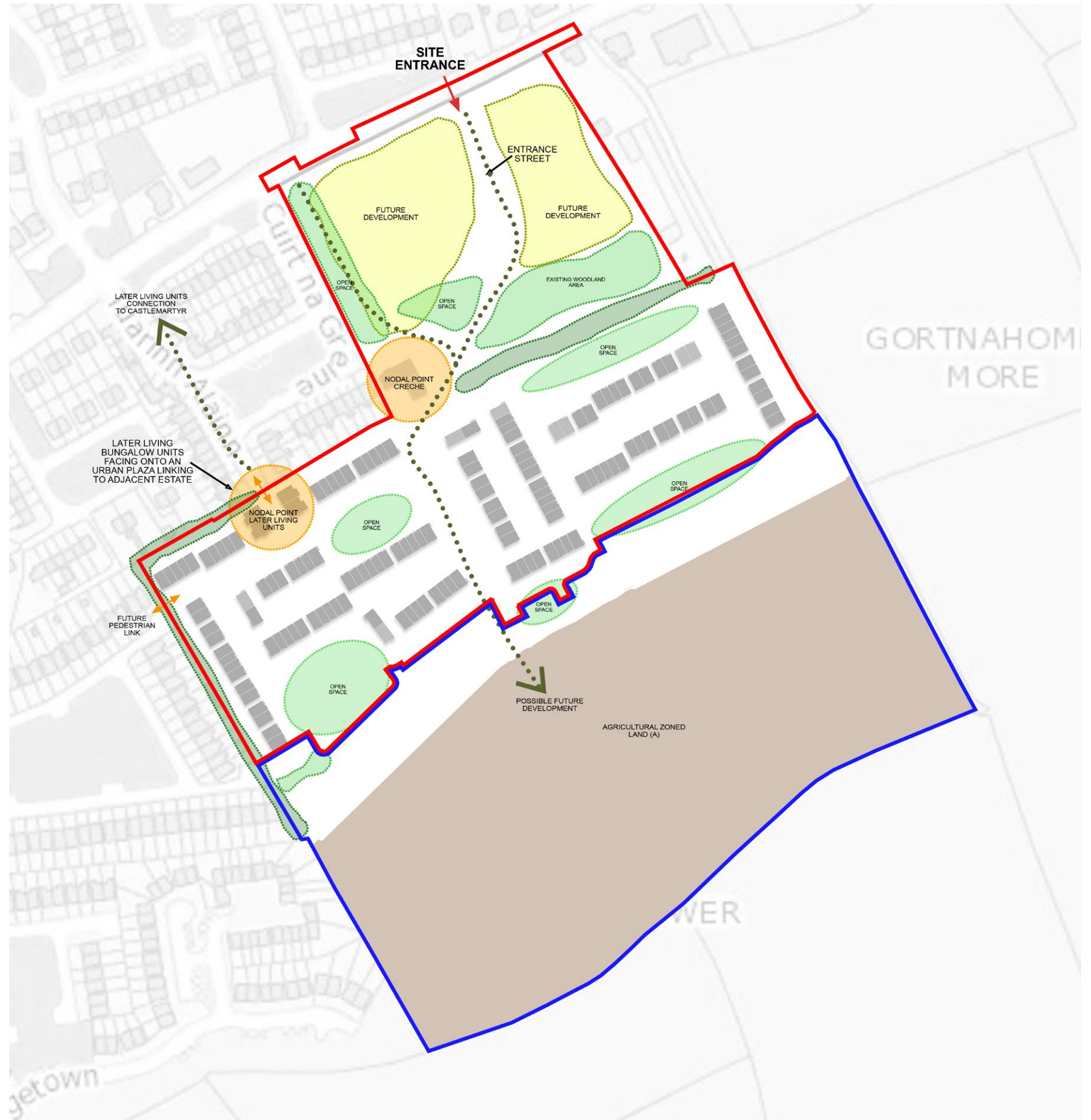
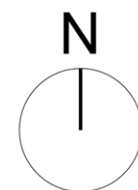


02 DESIGN STRATEGY

NODAL POINTS

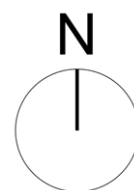
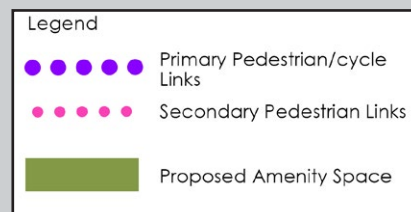
A series of nodal points are incorporated to the layout to act as important wayfinding nodes.

The crèche, plazas, and landmark buildings are placed in key areas to create a distinctive character in order to help situate the user and create an easily identifiable and legible scheme.



02 DESIGN STRATEGY

OPEN SPACES & PEDESTRIAN/CYCLE LINKS



PLEASE REFER TO BSLA's LANDSCAPE INFORMATION FOR FURTHER DETAILS

02 DESIGN STRATEGY

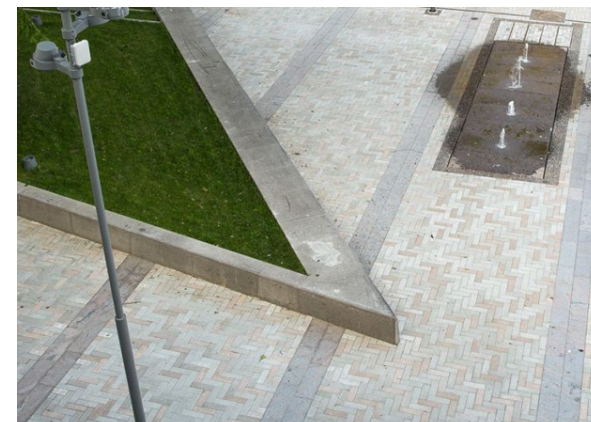
PUBLIC & PRIVATE OPEN SPACE STRATEGY/MATERIALITY

The layout responds to the topography and natural features that exist on site with the hedgerows and trees integrated into the overall scheme. Great care has been given in designing the layout to ensure these natural features have been incorporated into the development. Respecting these features and incorporating them into the site strategy will provide a visual amenity for future residents that is unique to the site location.

The proposed dwellings are orientated to overlook the open spaces and provide passive surveillance for these areas. The open spaces vary with a mix of soft and hard landscaping to further enhance the variety of spaces and the inclusivity for all residents throughout the year.

Each unit will also have access to a private amenity space in the form of a rear garden. All the houses have a private back garden and the majority are placed back to back with a distance greater than 8m (16m overall) to guarantee privacy. Units like the narrow semi-detached F3/ F5 units have been designed with no habitable rooms to the rear at first (or second) floor level which prevents overlooking into neighbouring gardens and can accommodate shorter rear gardens as a result of this.

Private Bin and Bicycle stores have been allocated for the mid - townhouse units without direct garden access. All homes will be constructed to prevent acoustic transfer and have been sited to prevent overlooking into adjacent private gardens.



PLAZA PAVING/FINISHES

PLEASE REFER TO BSLA's LANDSCAPE INFORMATION FOR FURTHER DETAILS



OPEN SPACE PATHWAYS



- EXISTING RESIDENTIAL ZONED LAND
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- AGRICULTURAL ZONED LAND

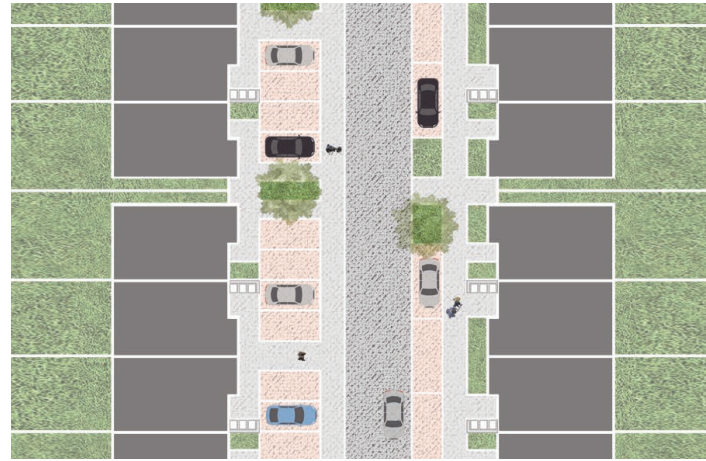


FEATURE SEATING

02 DESIGN STRATEGY

STREET HIERARCHY

1. PRIMARY LOCAL STREET



PRIMARY LOCAL STREET FEATURES:

- 5-6m ROAD WIDTH
- ROAD-SIDE PEDESTRIAN PATH
- PARALLEL PARKING OR ON-CURTILAGE PARKING
- DIRECT ACCESS TO UNITS
- INCORPORATING LIGHTING, BINS, PARKING & LANDSCAPING

2. SECONDARY LOCAL STREET/ SHARED SURFACE

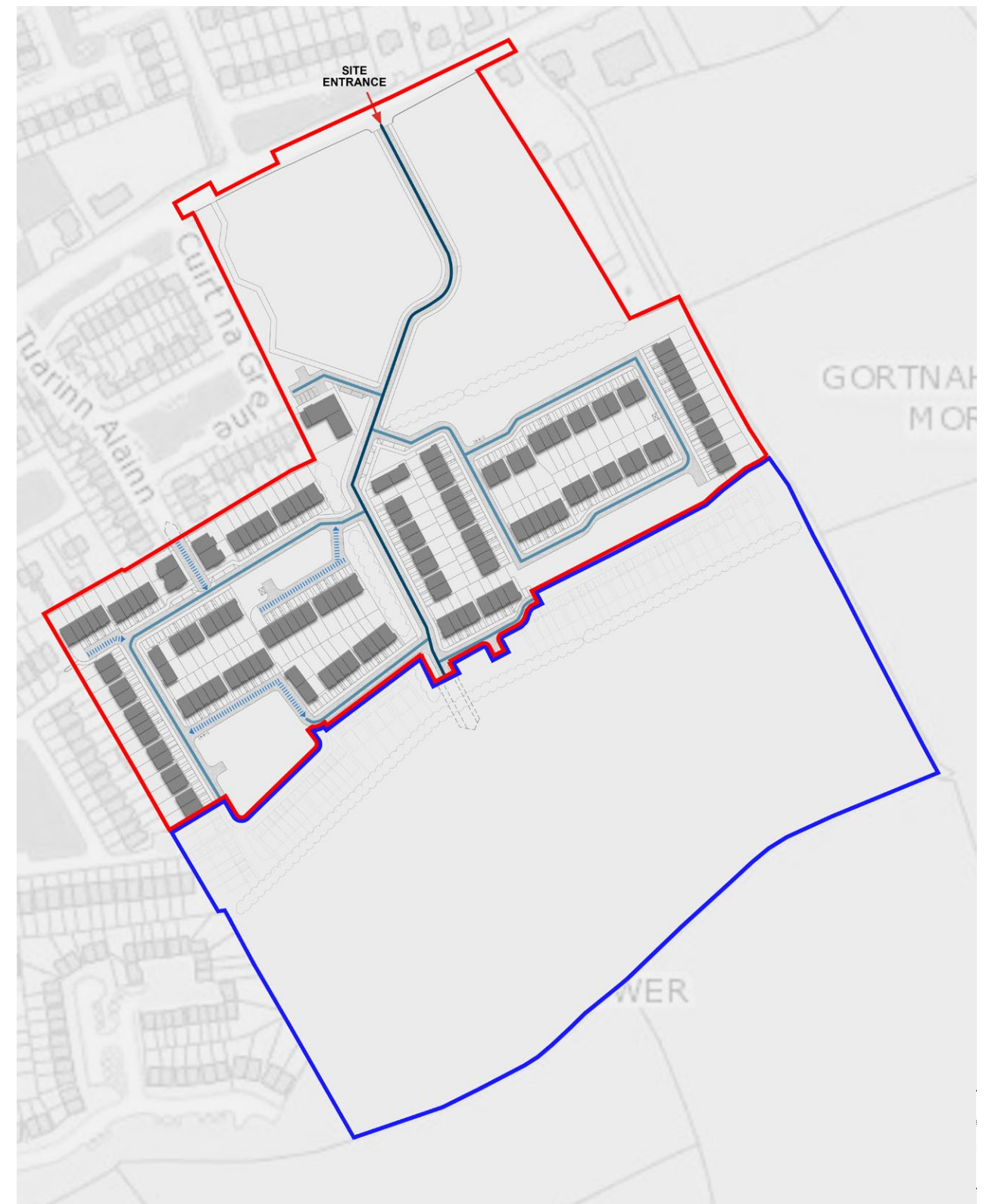


SECONDARY LOCAL STREET/SHARED SURFACE FEATURES:

- 4.8-5m ROAD WIDTH
- ROAD-SIDE PEDESTRIAN PATH OR SHARED SURFACE
- PARALLEL PARKING OR ON-CURTILAGE PARKING
- DIRECT ACCESS TO UNITS
- INCORPORATING LIGHTING, BINS, PARKING & LANDSCAPING

Legend

- Primary Local Street
- Secondary Local Street
- Shared Surface / Pedestrians link



02 DESIGN STRATEGY

INCLUSIVITY- VARIETY- EFFICIENCY

Inclusivity

The proposed layout prioritises access for all, with a public realm based on pedestrian and cycle connectivity throughout the entire scheme. This principle is facilitated and supported also by the proposed streetscapes and shared surface areas.

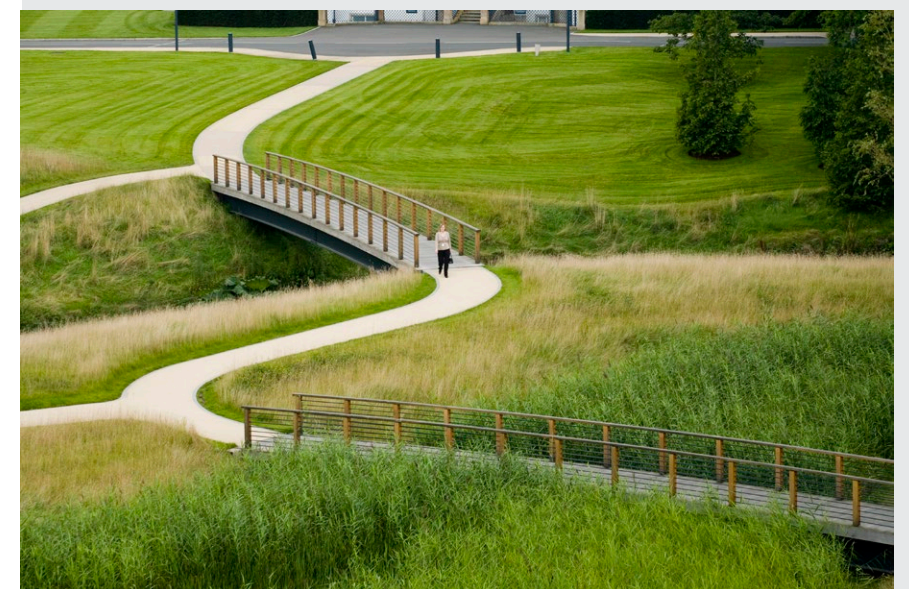
Variety

The materiality of the buildings is also a vital opportunity to create an unmistakeable identity for distinctive characters in different areas within the new neighbourhood, and to realise the project in flexible stages over a phased time period. The location of materials on the respective units is also subject to their durability and visual aesthetic qualities.

The development is structured to enable the creation of neighbourhoods featuring distinct languages. Each of these character areas are grouped around open spaces, creating a recognisable sense of place by using a mix of landmark housing typologies and a blend of materials unique to that location.

Efficiency

An imaginative and efficient layout design has enabled us to unlock and maximise the potential of new neighbourhoods, and to achieve the right densities for the area. Economic in design, a sequence of distinct streetscapes with different widths and parking formations generate a highly efficient residential scheme and assists our vision of placemaking. The efficient use of high-quality materials and design features achieve superb quality homes that are both beautifully crafted and financially viable.



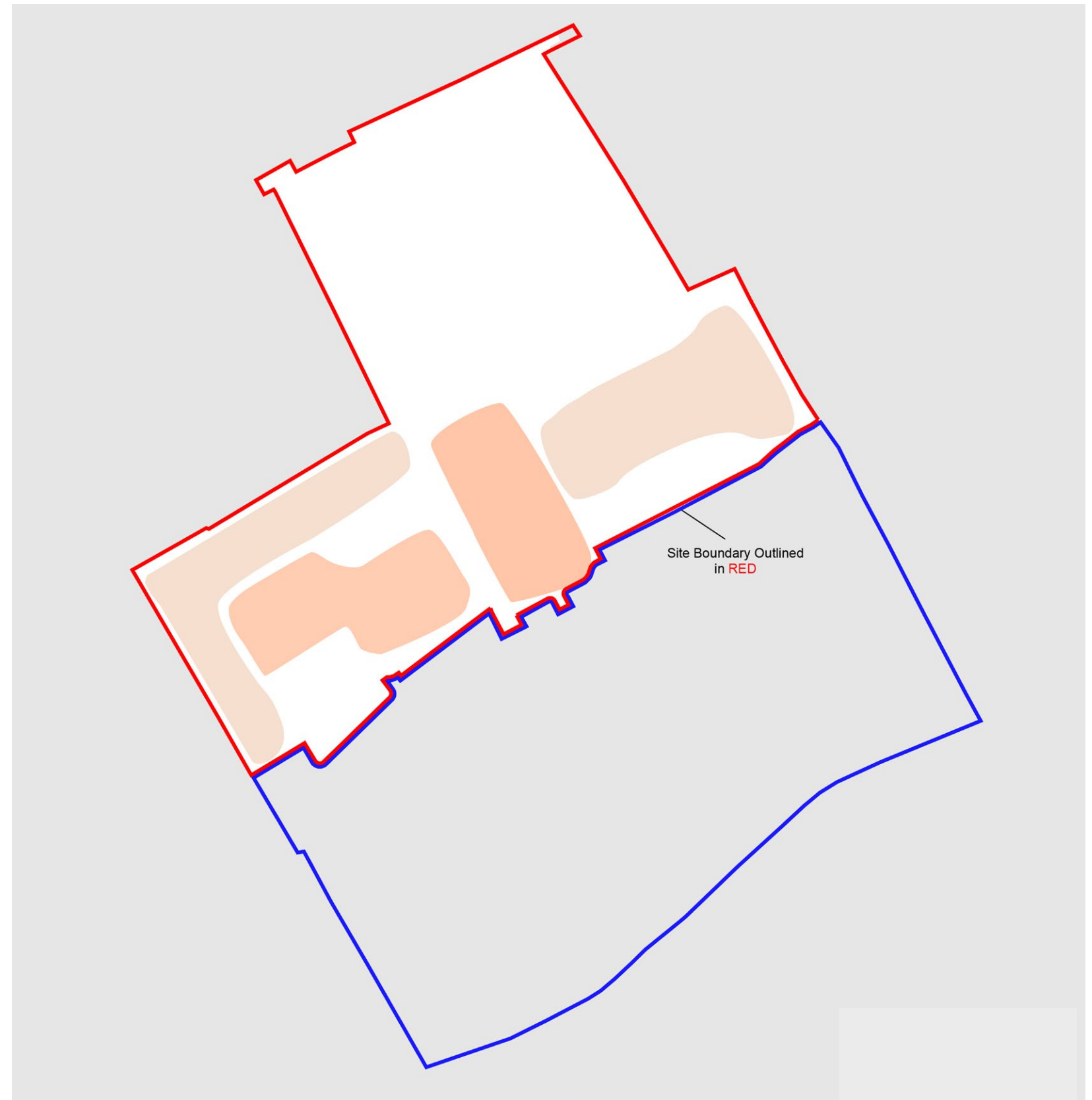
02 DESIGN STRATEGY

PROPOSED DENSITY

The proposed layout consists of 150 units, yielding an overall density of 37.5 units per hectare. Given the site's prominent location, the abundance of local amenities in Castlemartyr and its proximity to Cork City, a medium-high density scheme is considered appropriate. This scheme incorporates a mix of bungalows, townhouses, and semi-detached units.

The proposed units on site offer a broad range of accommodation choices in terms of both size and scale. The housing density and grain of the proposed development responds to the market demands, supplying accommodation for households of different needs.

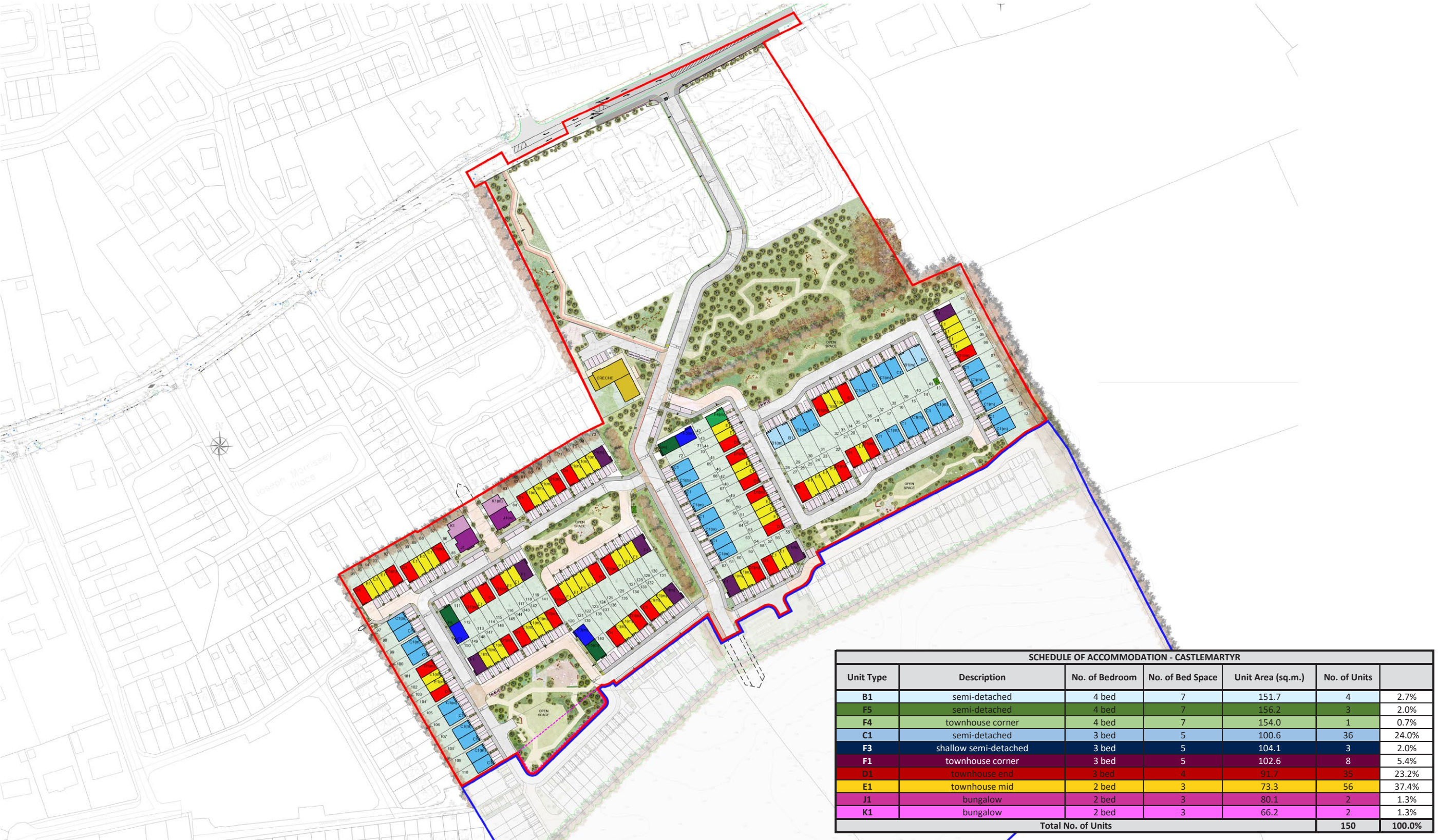
This application mix comprises of 46 no. semi-detached units (30.7%), 100 no. townhouses (66.7%) and 04 no. bungalows (2.6%). This mix not only provides a wide variety of accommodation but ensures that a sustainable development and inclusive community is achieved.



03

PROPOSED DESIGN

SITE LAYOUT & SCHEDULE



PROPOSED SITE PLAN

03 PROPOSED DESIGN

DEVELOPABLE AREA CALCULATION









SECTION FROM THE 2024 COMPACT GROWTH APPENDICES

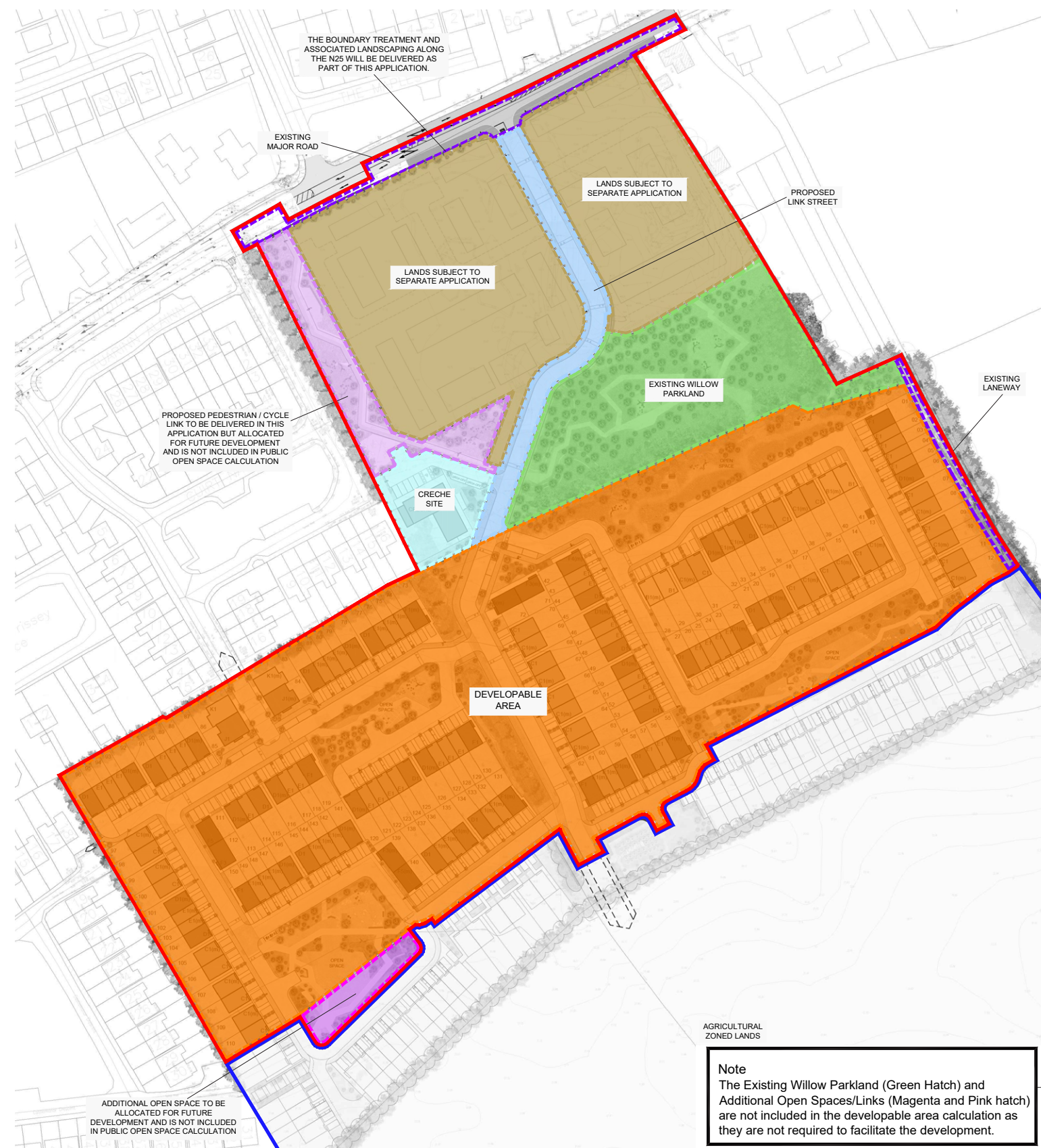
Table 1

Net Site Area Includes	Net Site Area Excludes
<ul style="list-style-type: none"> Local Streets as defined by Section 3.2.1 DMURS. Private and semi-private open space. Car parking, bicycle parking and other storage areas. Local parks such as neighbourhood and pocket parks or squares and plaza's All areas of incidental open space and landscaping. 	<ul style="list-style-type: none"> Major road/streets such as Arterial Streets and Link Streets as defined by Section 3.2.1 DMURS. Lands used for commercial development (inc. retail, leisure and entertainment). Lands for primary schools, churches and other community services and facilities. Larger, Regional or District Parks, Wayleaves or rights of way. <p>Other areas of land that cannot be developed due to environmental sensitives, topographical constraints (i.e. steepness) and/or are subject to flooding.</p>

The site comprises mainly of flat to slightly sloped lands zoned ‘New Residential’ development with a steeply sloped section of land located to the south of the scheme. The total site area is 6.88 Ha, with a developable area of 4.0 Ha and a density of 37.5 Units per Hectare.

The developable area of the site has been calculated using the requirements set out in the 2024 Compact Growth Appendices which define a list of what should be included and excluded from the developable area calculation. Care has been taken to ensure the usable public open spaces have been designed in order to accommodate level play areas for a wide range of uses, with the Additional Open Space to be allocated for future development and the Willow Parkland Area discounted from the developable area and usable public open space calculation.

2024 SUSTAINABLE AND COMPACT SETTLEMENT GUIDELINES FOR PLANNING AUTHORITIES - APPENDIX B - TABLE 1 KEY:		
KEY:	SITE BOUNDARY (RED LINE) : 6.88 Ha	AREA (SQ.M.)
	DEVELOPABLE AREA (Based on the includable areas set out in Table 1 of the Compact Growth Guidelines 2024 Appendix B)	4.0 HA
AREAS EXCLUDED FROM DEVELOPABLE AREA CALCULATION		
	EXISTING ROAD / LANEWAY	0.18 HA
	LARGER, REGIONAL OR DISTRICT PARKS, WAYLEAVES OR RIGHTS OF WAY (EXISTING WILLOW PARKLAND)	0.66 HA
	ADDITIONAL OPEN SPACE TO BE DELIVERED IN THIS APPLICATION TO BE ALLOCATED FOR FUTURE DEVELOPMENT AND IS NOT INCLUDED IN PUBLIC OPEN SPACE CALCULATION	0.07 HA
	MAJOR ROADS/STREETS SUCH AS ARTERIAL STREETS AND LINK STREETS AS DEFINED BY SECTION 3.2.1 DMURS. (PRIMARY LOCAL STREET)	0.17 HA
	LANDS FOR PRIMARY SCHOOLS, CHURCHES AND OTHER COMMUNITY SERVICES AND FACILITIES (CRECHE SITE)	0.13 HA
	PROPOSED PEDESTRIAN / CYCLE LINK TO N25 NATIONAL ROAD TO BE DELIVERED IN THIS APPLICATION BUT ALLOCATED FOR FUTURE DEVELOPMENT AND IS NOT INCLUDED IN PUBLIC OPEN SPACE CALCULATION	0.17 HA
	LANDS SUBJECT TO SEPARATE APPLICATION	1.50 HA

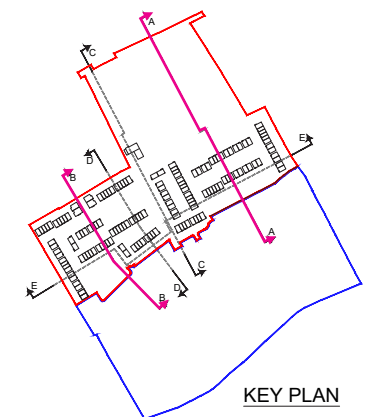
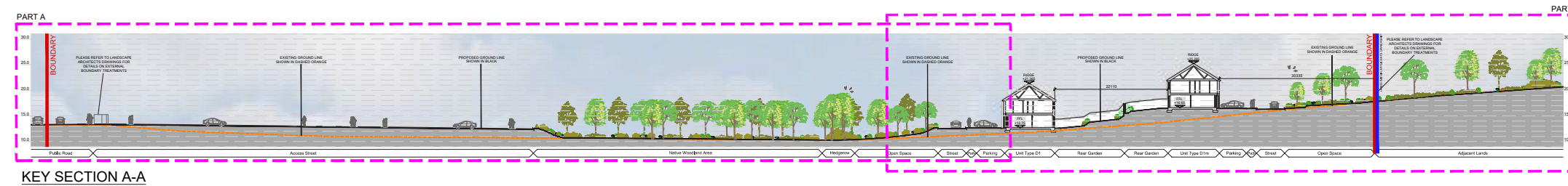
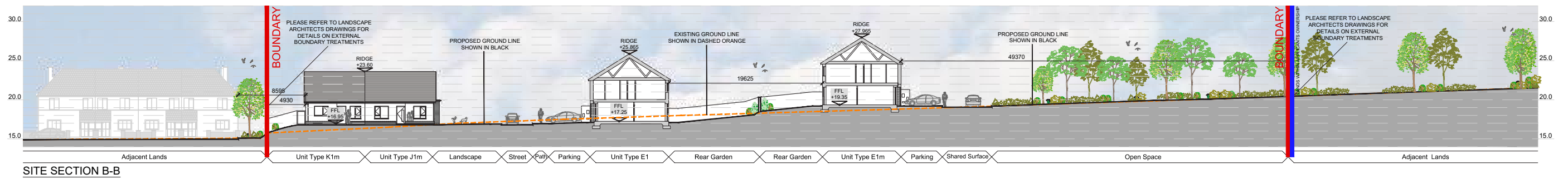
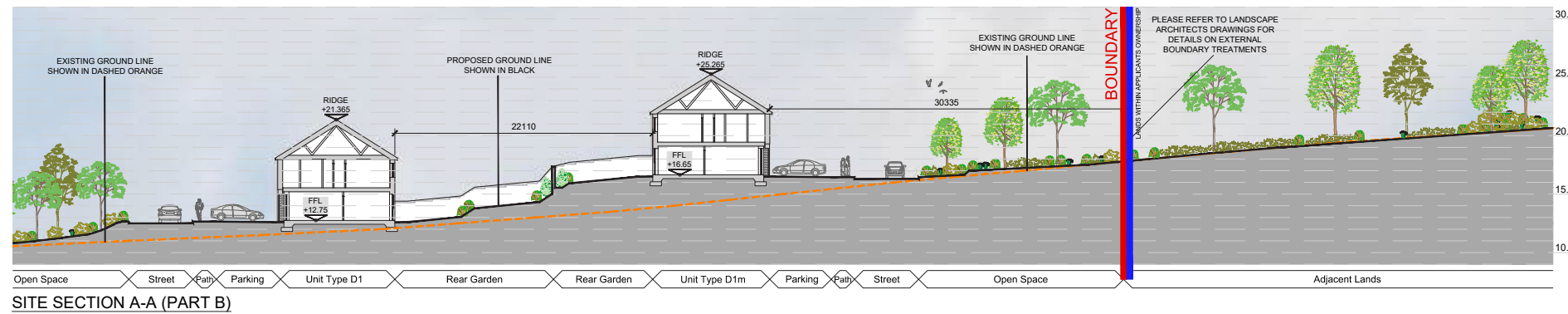
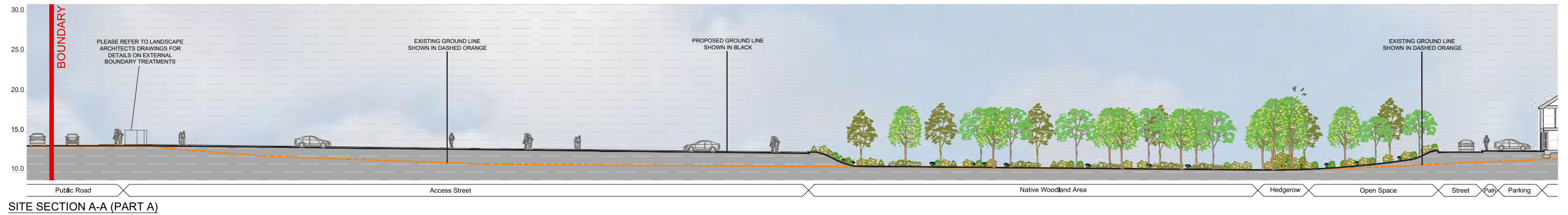


03 PROPOSED DESIGN

SITE STATISTICS

CASTLEMARTYR - SUMMARY SCHEDULE SITE LAYOUT				
		AREA SQ.M.	AREA Ha	% OF GROSS SITE AREA
GROSS SITE AREA		68,820	6.88	
EXCLUSIONS	EXISTING ROAD / LANEWAY	1,760	0.18	2.6%
	EXISTING WILLOW PARKLAND	6,585	0.66	9.5%
	ADDITIONAL OPEN SPACE ALLOCATED FOR FUTURE DEVELOPMENT	686	0.07	1.0%
	PRIMARY ACCESS STREET	1,681	0.17	2.5%
	CRECHE SITE AREA	1,310	0.13	1.9%
	PROPOSED PEDESTRIAN / CYCLE LINK TO N25	1,679	0.17	2.5%
	LANDS SUBJECT TO SEPARATE APPLICATION	15,092	1.5	21.8%
TOTAL EXCLUSION AREA		28,793	2.88	41.8%
NET SITE AREA		40,027	4.0	58.2%
TOTAL NUMBER OF UNITS	150			
CRECHE GROSS AREA	6.2 SQ.M. PER CHILD	419.5		
CRECHE GROSS INTERNAL AREA	5.4 SQ.M. PER CHILD	364.5		
PUBLIC OPEN SPACE REQUIRED (WITHIN DEVELOPABLE AREA)		6,004	0.6	15% (of Net Site Area)
PUBLIC OPEN SPACE PROVIDED (WITHIN DEVELOPABLE AREA)		6,084	0.608	15.2% (of Net Site Area)
TOTAL GROUND COVERAGE	(not including creche area)	8,330.0		
TOTAL GROSS FLOOR AREA	(not including creche area)	13,591.0		
NET DENSITY	37.5 UNITS PER HECTARE (150 UNITS / 4.0 Ha)			
SITE COVERAGE (of Net Site Area)	20.8%			
PLOT RATIO (of Net Site Area)	0.339			

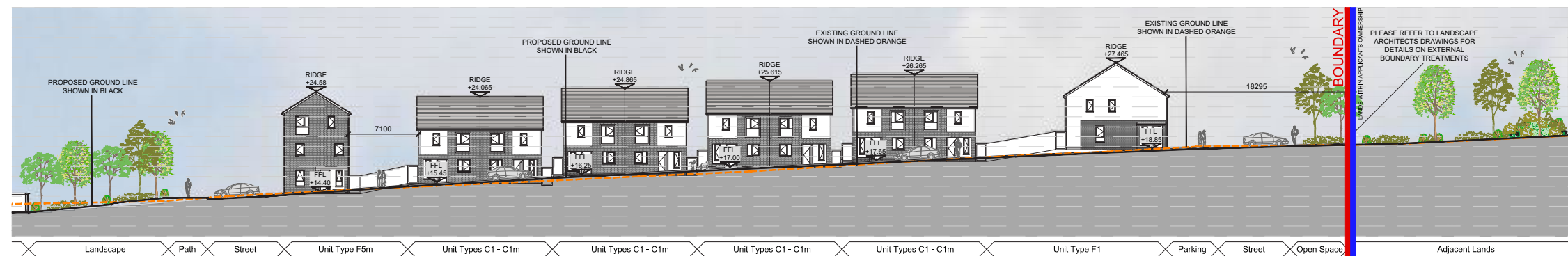
03 PROPOSED DESIGN SITE SECTIONS



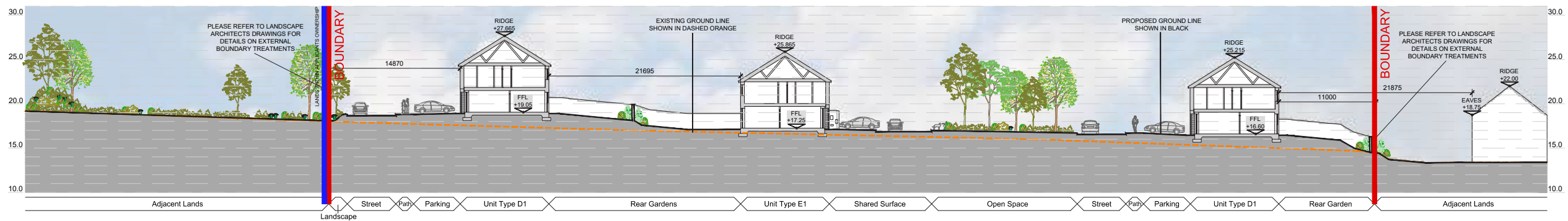
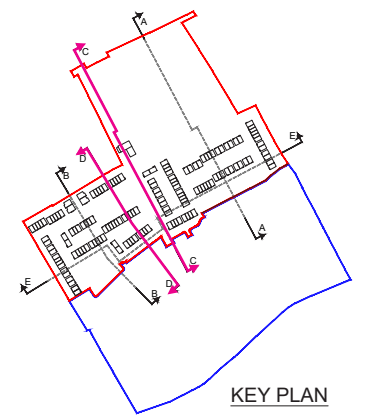
03 PROPOSED DESIGN SITE SECTIONS



SITE SECTION C-C (PART A)



SITE SECTION C-C (PART B)

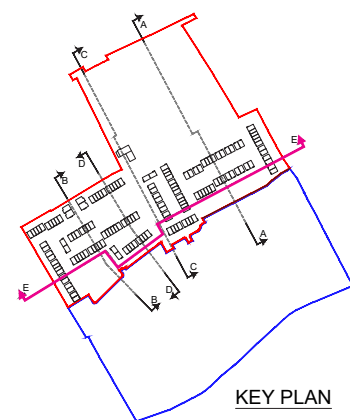
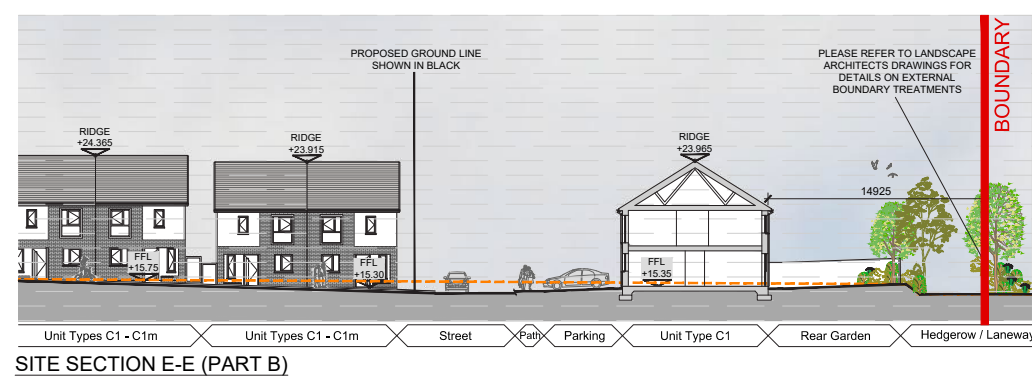
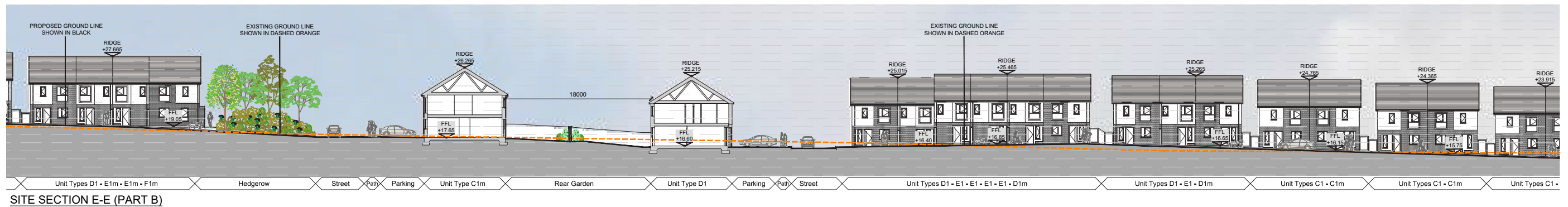
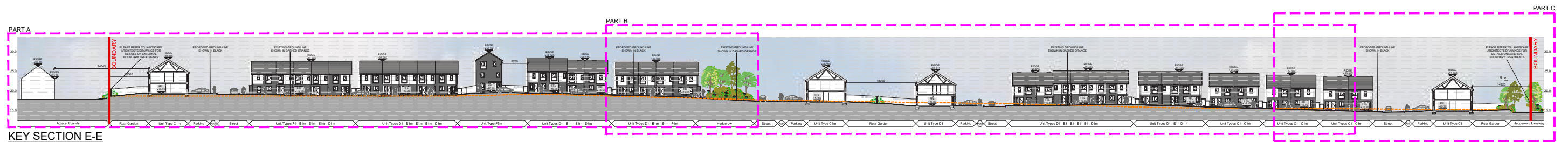


SITE SECTION D-D



KEY SECTION C-C

03 PROPOSED DESIGN SITE SECTIONS



03 PROPOSED DESIGN

LANDSCAPE PROPOSAL (BERNARD SEYMOUR LANDSCAPE ARCHITECTS)

PLEASE REFER TO THE LANDSCAPE REPORT
PREPARED BY BERNARD SEYMOUR LANDSCAPE
ARCHITECTS FOR FURTHER INFORMATION

LANDSCAPE PLAN



LEGEND

TREES PROPOSED/ RETAINED

- STREET TREES**
Mix of native & Non-native specimen Street trees.
e.g. Sorbus aucuparia, Acer campestre, 14-16cm girth
- TREES IN PARKLAND**
Mix of native & Non-native trees in 3 sizes Quercus robur (14-16cm girth), girth Betula Pendula (18-20cm girth), Prunus serrulata Fugenzo (10-12cm girth)
- WOODLAND MIX**
Mix of native 12-14cm trees & Whips: 20% Hazel/Crab/Rowan/Oak 10% Birch/Pine
- ORCHARD PLANTING**
Apple Varieties at 2.5m spacing, e.g. Malus domestica Summerred, 10-12cm girth
- HEDGEROW (EXISTING)**
Existing hedgerows retained and gaps supplemented with site native species on site, e.g. Crataegus monogyna
- SUDS /HERBACIOUS BORDER**
Mix of wet & dry tolerant Perennial grasses, flowers & shrubs at 7 per m2
- MEADOW GROUND MIX**
Seeded with Native Irish grown provenance meadow mix.
- LAWN**

SURFACE MATERIALS

- PATHWAYS**
Brushed concrete, build up to engineers spec.
- FUTURE CONNECTIONS**
Concrete block paving with exposed stone chip & Hydro lineo grasscrete
- DRIVEWAYS**
Two tone concrete permeable paving
- PATHWAYS IN LANDSCAPED AREAS**
1.8m wide Ballyusk gravel.
- PAVING 'MATS' IN LANDSCAPED AREAS**
Two tone concrete paving with exposed stone chip

PLAY

- FORMAL PLAY (indicative)**
Robinia wood structures with woodchip safety surface
- NATURAL PLAYFEATURES**
Inc play boulders, felled tree & stepping stones

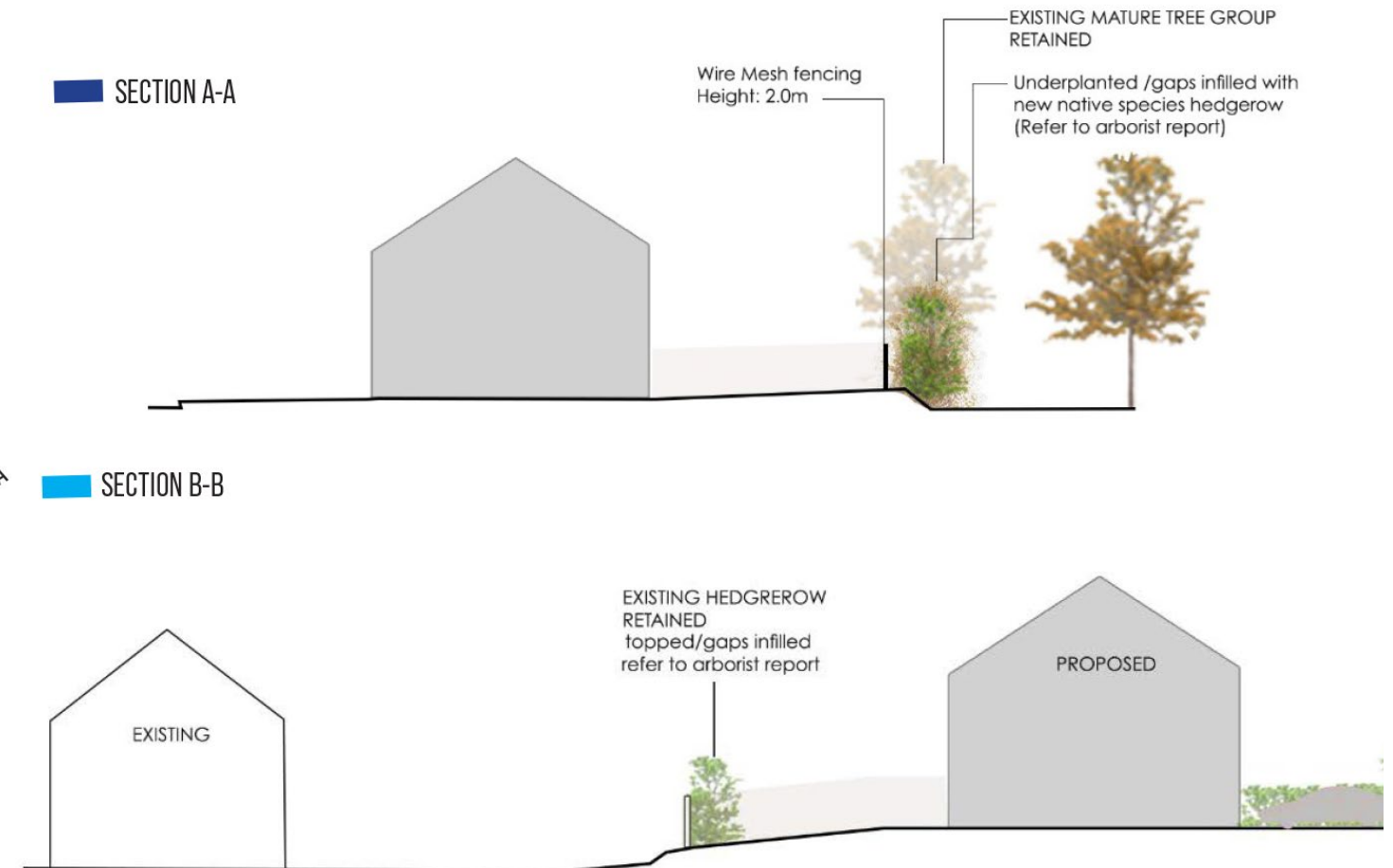


03 PROPOSED DESIGN

LANDSCAPE PROPOSAL (BERNARD SEYMOUR LANDSCAPE ARCHITECTS)

PLEASE REFER TO THE LANDSCAPE REPORT
PREPARED BY BERNARD SEYMOUR LANDSCAPE
ARCHITECTS FOR FURTHER INFORMATION

EXTERNAL BOUNDARY TREATMENTS AND SECTIONS



PROPOSED BOUNDARY TREATMENT ALONG N25 NATIONAL ROAD



03 PROPOSED DESIGN

PRIVACY AND AMENITY

There are numerous large open spaces throughout the site with high quality hard and soft landscaping. These provide outdoor seating to give the scheme urban spaces to encourage social interaction and community values.

The proposed layout is designed to take advantage of its orientation and to overlook the open spaces which are provided throughout the development. Within each neighbourhood there should be a clear spatial hierarchy: streets / footpaths become the main expression of the public realm, with more communal-type spaces, of shared open spaces or plazas becoming the focus for communal life (a more relaxed space in which to meet neighbours and children to play safely). Dwellings are designed to interact and give passive surveillance to the shared areas and the open spaces.

Within each neighbourhood cluster, there is a shared landscape for residents to enjoy and cultivate. This, along with open spaces and landscaped areas, promotes an interactive and neighbourly environment for both residents and visitors.

Each unit has access to private amenity spaces, with houses featuring individual gardens. This design ensures that residents can enjoy personal outdoor spaces, fostering a sense of privacy and connection with nature. The incorporation of private gardens adds a distinctive and customizable element to each dwelling, enhancing the overall quality of living for the residents.

The houses have a private back garden and are placed back to back with a distance 16m (minimum 8m deep gardens) or greater as per the Compact Growth 2024 Guidance to guarantee privacy.

Houses have adequate storage areas and areas for sorting of recyclables in the garden or in specific private storage areas in front of the dwellings.

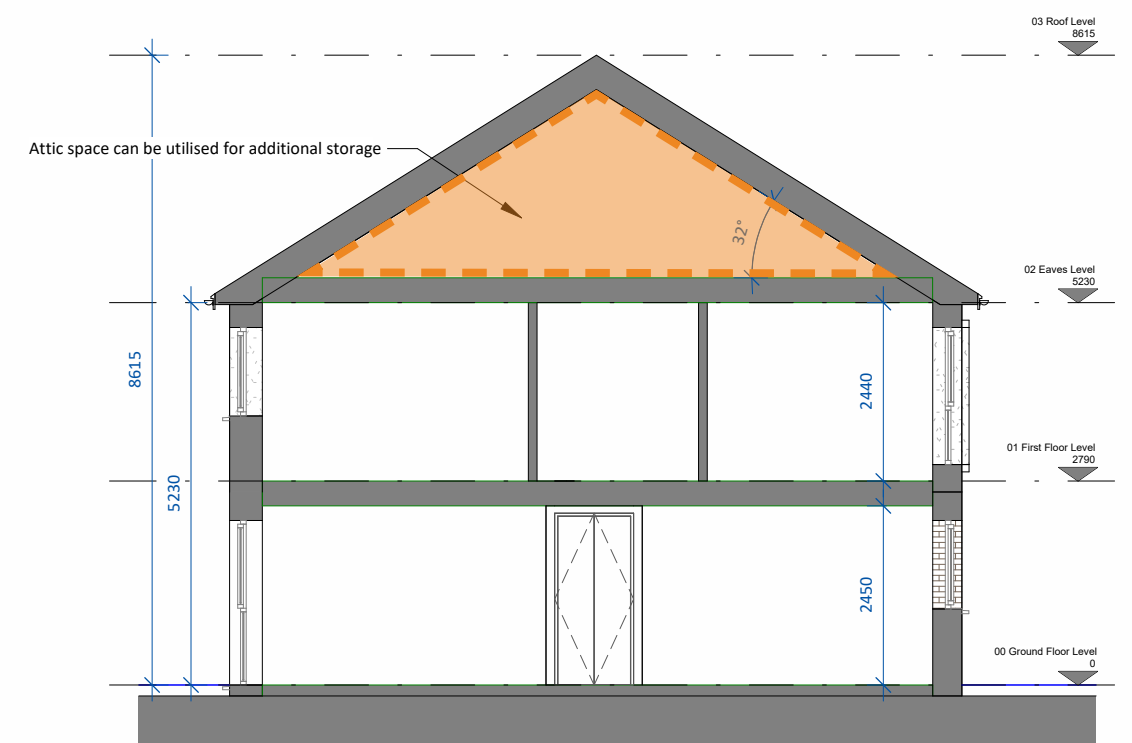
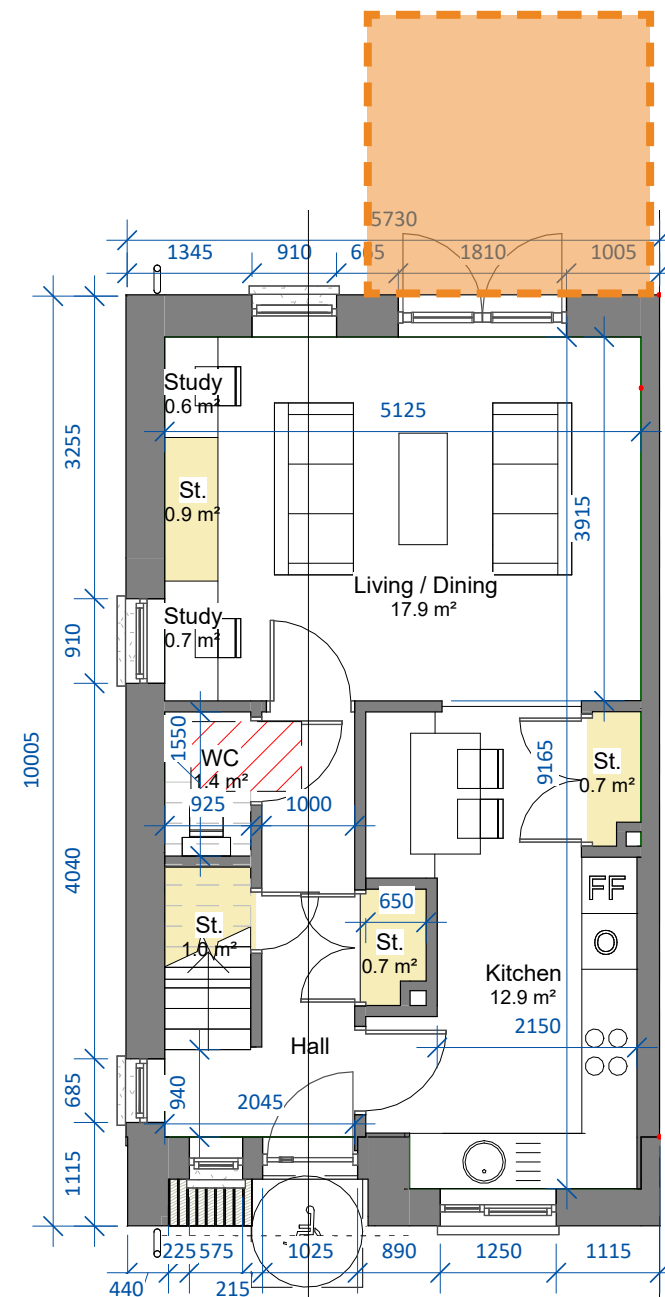
3D RENDERS OF PROPOSED DEVELOPMENT



03 PROPOSED DESIGN ADAPTABILITY

The proposed dwellings are adaptable to respond to potential changing needs over their lifetime. The units are strategically designed which allows the owner to extend into the attic and/or to the rear if they wish.

With a selection and distribution of house types reflecting how future market challenges can be used to the advantage of the community, the enhanced distinctiveness of the character areas will work for the benefit of this scheme.



03 PROPOSED DESIGN

MATERIALITY/CHARACTER AREAS

Due to the prominent nature of the site, a delicate/considered approach has been taken in the design of the proposed dwellings. The units are designed with architectural features that respect and tie in with the grain and architectural style of the area. Modest elevational design and window proportions, along with the use of off white render and selected brick keeps in line with the fabric of the area.

The external materials of the dwellings make a positive contribution to the locality and surrounding context. A proposed use of a simple render façade, slate and a selected brick will provide for a development which respects the immediate context and will enhance the architectural character of the area. Generous open spaces with landscaping will enhance the overall design of the development, while the design of the buildings and public spaces will facilitate easy maintenance. Care has been taken to design the location of bins and vents to prevent impact on the public amenities.

The proposed development has been designed to provide high quality residential units that will contribute positively to Castlemartyr and provide much needed housing to County Cork. The proposed site layout focuses on the creation of a distinctive yet considerate streetscapes with different widths and parking formations that help generate a highly efficient scheme and assist our vision of place making.

CHARACTER AREA 1
Beige/Buff Brick



CHARACTER AREA 2
Red Brick



03 PROPOSED DESIGN CHARACTER AREA 1

Character Area 1 is located to the east of the development.

This section of the site is characterised mostly by 2 and 3 storey units and a good mix of semi-detached and townhouse units, with the use of a beige/buff brick and an off-white render.

Character Area 1 Materiality



BEIGE/BUFF BRICK



OFF-WHITE RENDER



DARK WINDOW FRAMES
& BLACK ROOF TILES



Aerial View of Character Area 1



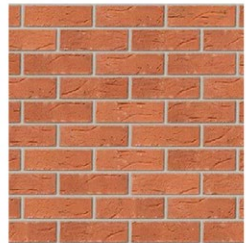
Character Area 1 Unit Type Examples

03 PROPOSED DESIGN CHARACTER AREA 2

Character Area 2 is located on the west section of the site and consists primarily of 2 storey semi-detached and townhouse units along with Universal Access Design Bungalows.

This character area addresses two open spaces and offers contrasting materiality with red brick and a white render.

Character Area 2 Materiality



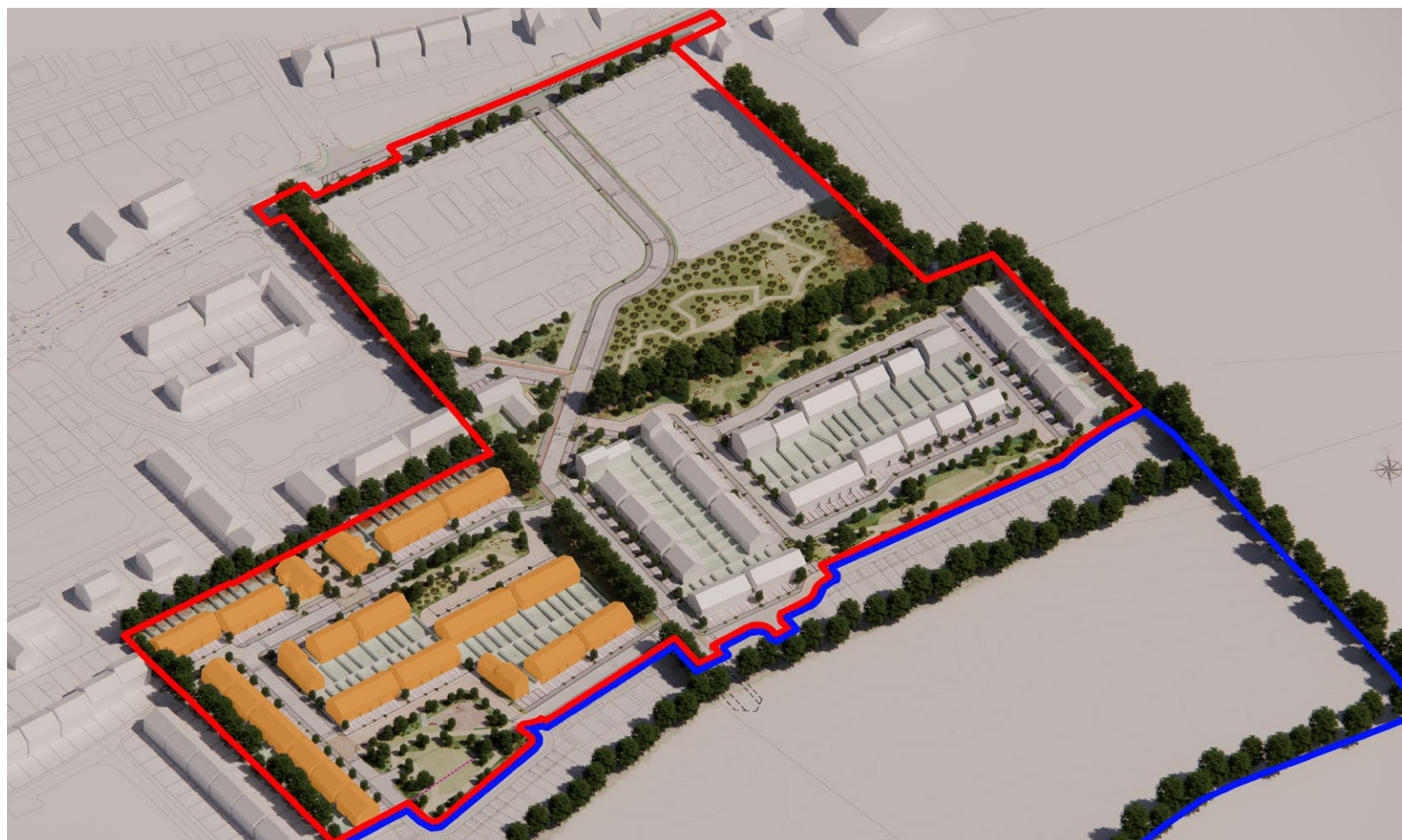
RED BRICK



WHITE RENDER



DARK WINDOW FRAMES
& BLACK ROOF TILES



Aerial View of Character Area 2



Character Area 2 Unit Type Examples

03 PROPOSED DESIGN

PART V PROPOSAL

Part V Proposal

A total of 30no. Part V units are allocated around the site.
This equates to 20% per cent of the residential units within the development.

The 30no. units consist of:

No. 01 - 4 bed semi-detached unit
156.2 sq.m.

No. 01 - 3 bed semi-detached unit
104.1 sq.m.

No. 08 - 3 bed townhouses
91.7 sq.m.

No. 16 - 2 bed townhouses
73.3 sq.m.

No. 02 - 2 bed bungalows
80.1 sq.m.

No. 02 - 2 bed bungalows
66.2 sq.m.

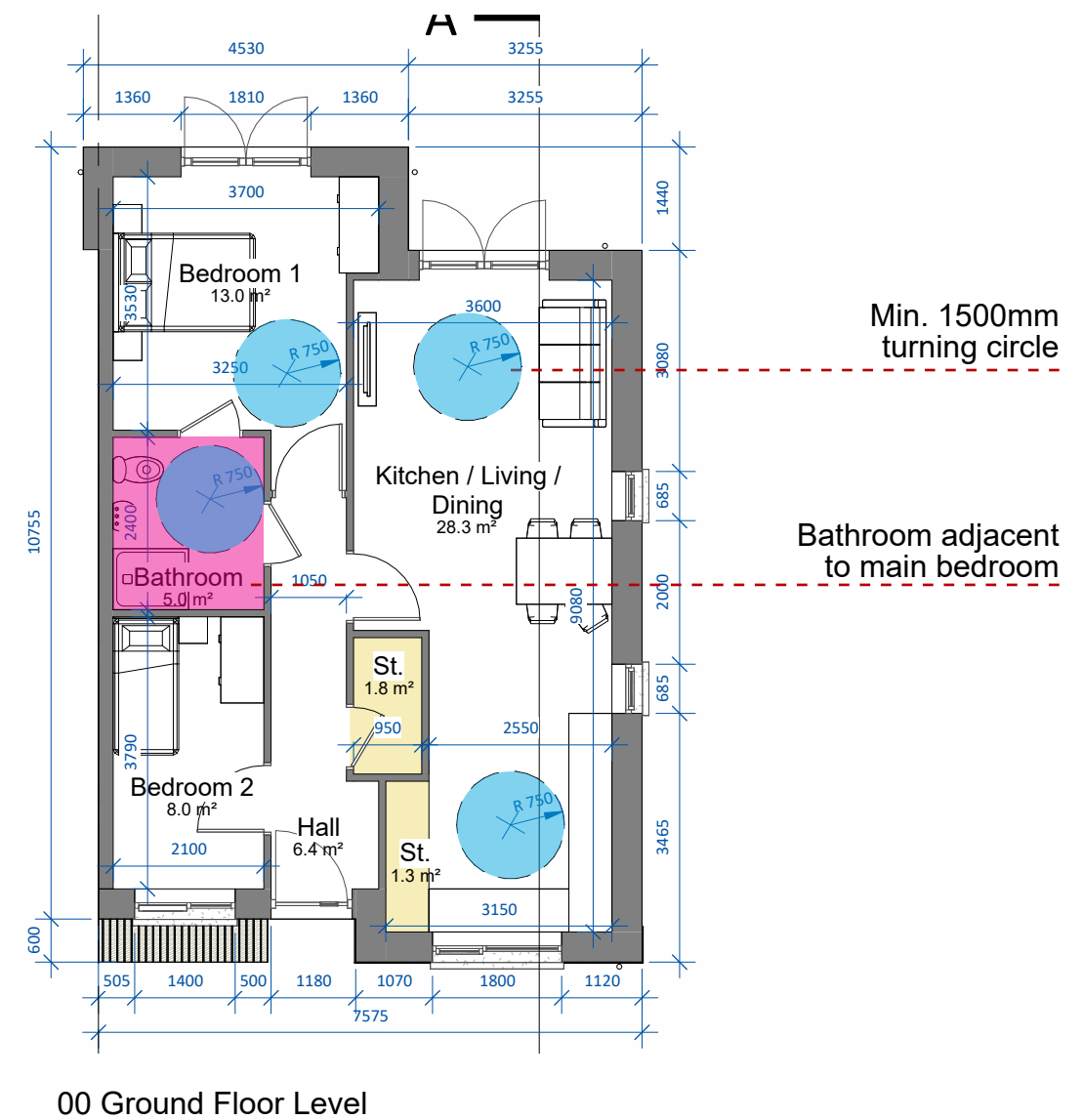
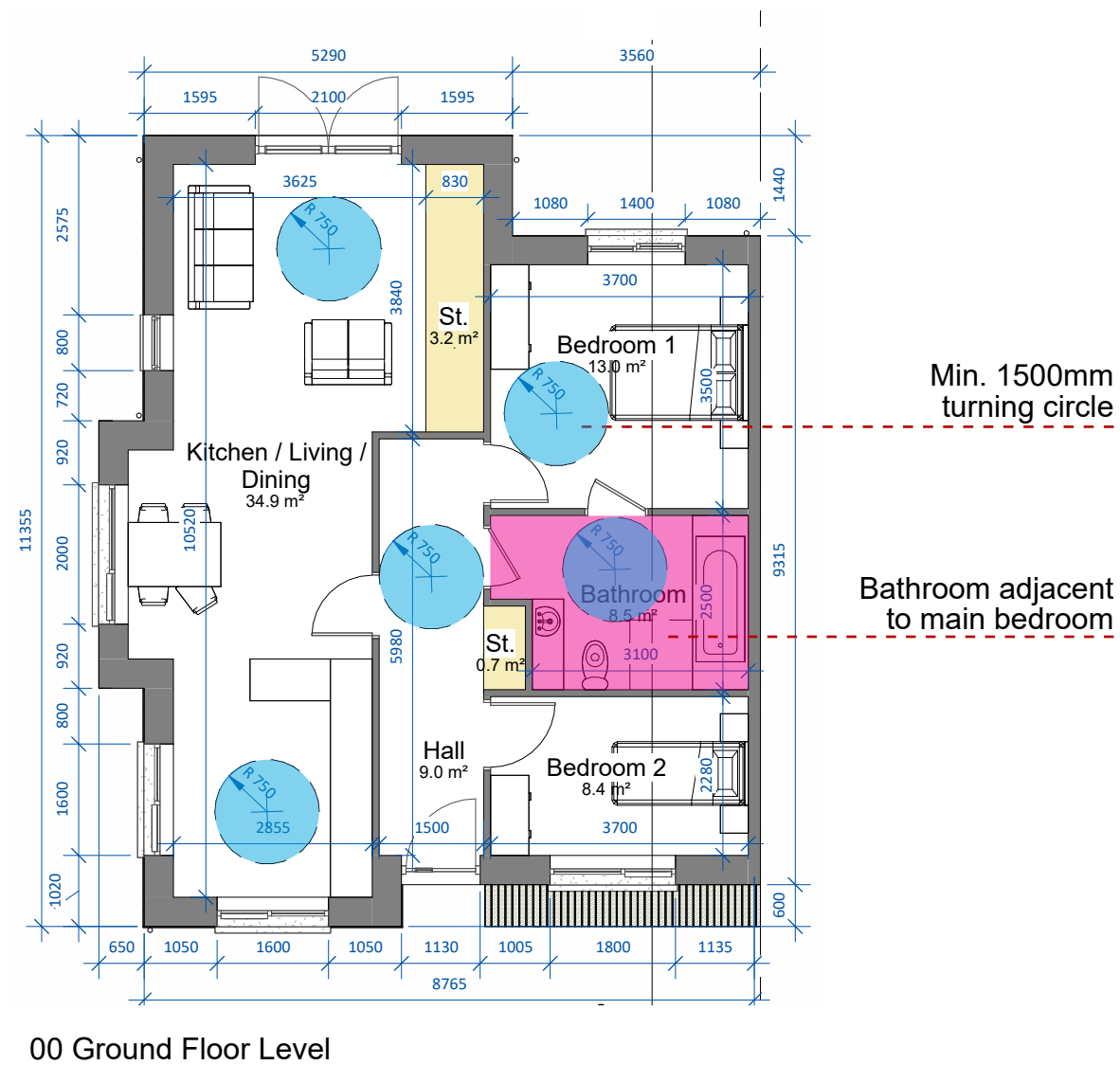


03 PROPOSED DESIGN

UNIVERSAL DESIGN ACCOMMODATION

Providing exceptional New Homes in a sustainable and commercially viable manner, in well connected locations is the ultimate goal of this housing development. The bungalows or 'Later Living' units in this scheme have been developed with a particular focus on homes that contain internal spaces that can cater for people with mobility issues. Ample space within bedrooms/bathrooms and living areas ensures that the usability of these spaces is at the forefront of the design, with areas for turning within corridors/hallways also considered to ensure ease of movement for residents within dwellings. These units have been located around urban plaza to promote a communal aspect to the neighbourhood.

The Design Criteria in which these units have been developed has been taken from the '2007 Quality Housing for Sustainable Communities' and 'Universal Design Guidelines for Homes in Ireland' documents.



03 PROPOSED DESIGN

PROPOSED CRÈCHE



Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 refer). One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement. The proposed development will result in the provision of 150 no. residential units, though, due to the size of the site and the potential for further development in the adjacent lands, a larger crèche provision has been allocated within the scheme to cater for this potential future growth. The proposed development makes provision for a 68-child crèche of 364.5 m² (419.5 m² gross area). This facility is located to the north of the site, in close proximity to the primary local street, and accommodates parking for both staff and visitors.

Given that many future residents will likely commute to work and therefore are likely to also avail of childcare facilities elsewhere, this facility is considered to be of adequate size to cater for the needs of the proposed development. This provision has regard to the size and mixed tenure of the development as well as the need to safeguard the viability of the identified established service offer locally. The design and the location of the crèche has been carefully considered in relation to how it fits within the proposed development in order to create a feature building that is in close proximity to the entrance.

03 PROPOSED DESIGN PARKING ALLOCATION

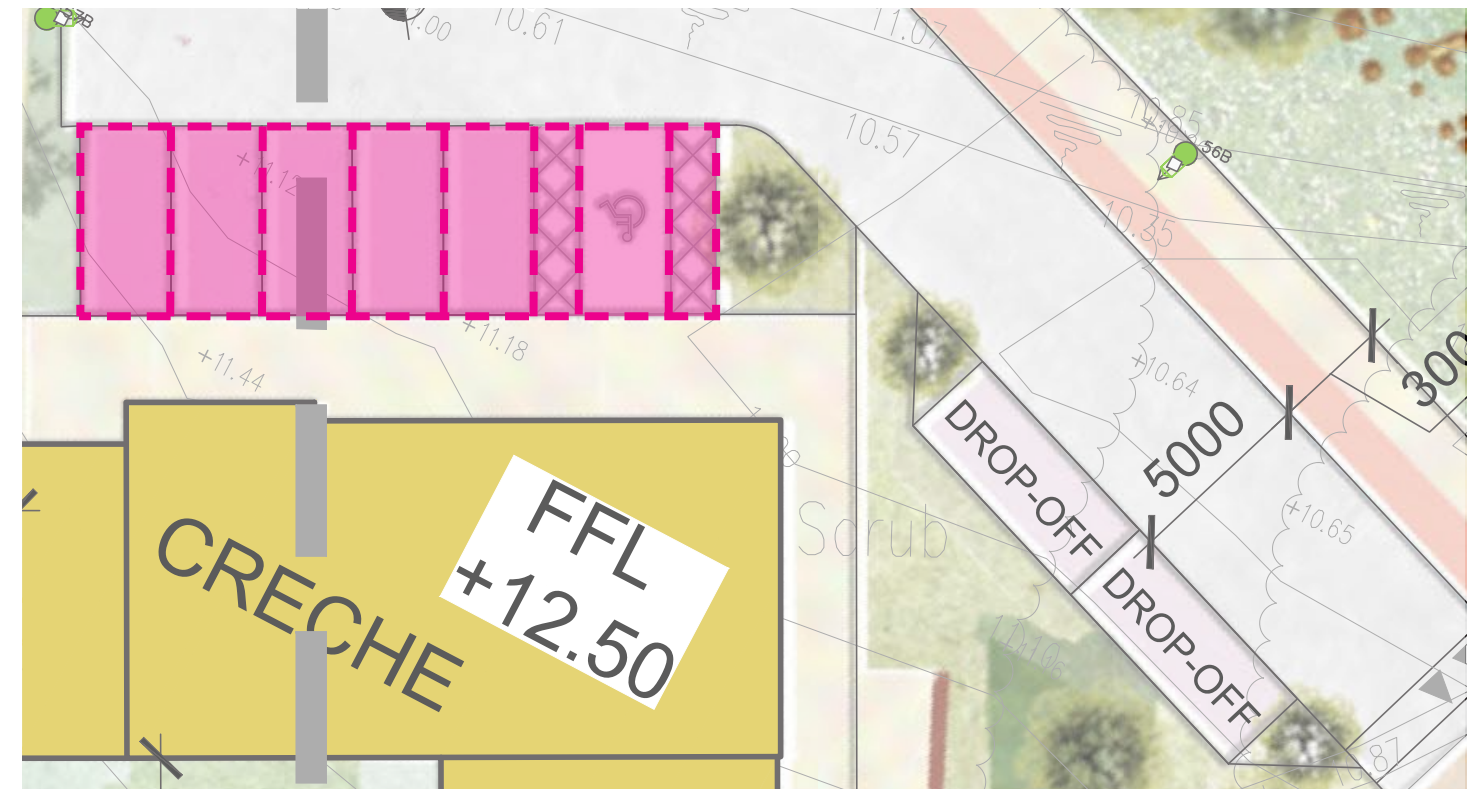
CAR PARKING

A variety of parking configurations helps us provide a strong sense of place and liveable, pedestrian priority streets, while reducing the impact of cars within the overall scheme. Each unit in the development has provision for car parking.

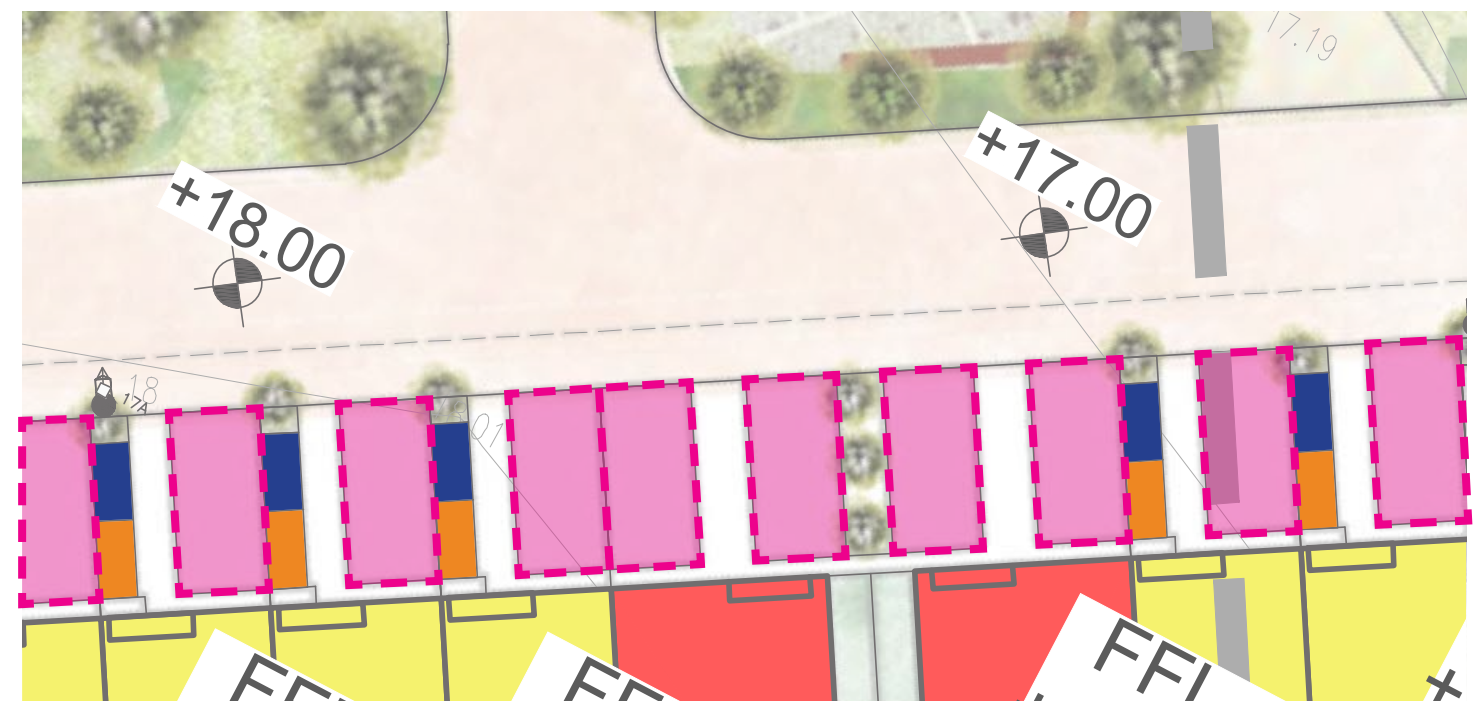
2 no. spaces are provided for the 3 and 4 bed housing units, and 1 no. space is provided for the 2 bed mid - townhouse units and bungalow units.

06 no. parking spaces are provided for the crèche including 1 no. disabled space. 2 no. drop off spaces are also located within the crèche car park.

All in-curtilage spaces will be equipped with necessary infrastructure and ducting for E.V. charging points.



Crèche Parking



In-curtilage - Private Parking

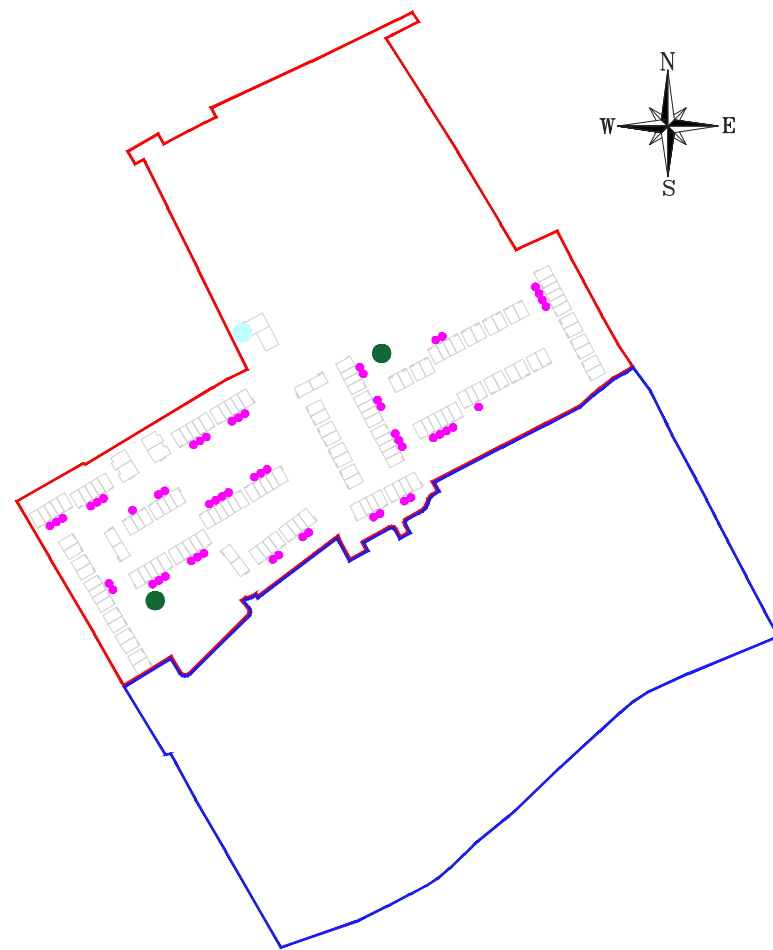
03 PROPOSED DESIGN PARKING ALLOCATION

BICYCLE PARKING

The housing units with direct access to their private amenity space will utilise this to store their bicycles.

For the central townhouses the bicycle parking facilities have been assigned as follows:

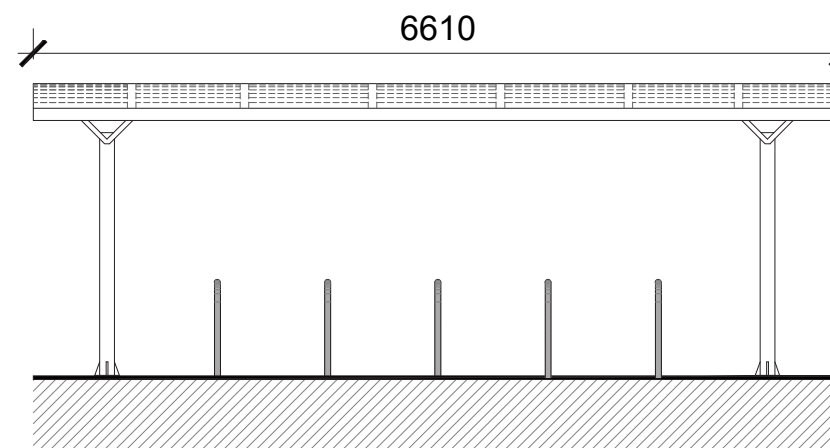
- No. 2 private bike spaces per housing unit. The central townhouses have their bike spaces located in covered bike stores located nearby their entrances, plus 1 visitor bike spaces per 5 mid townhouse units along with an additional provision of visitors spaces have been provided in covered bike stores located within the open spaces.



KEY PLAN (BIKE STORE LOCATIONS)

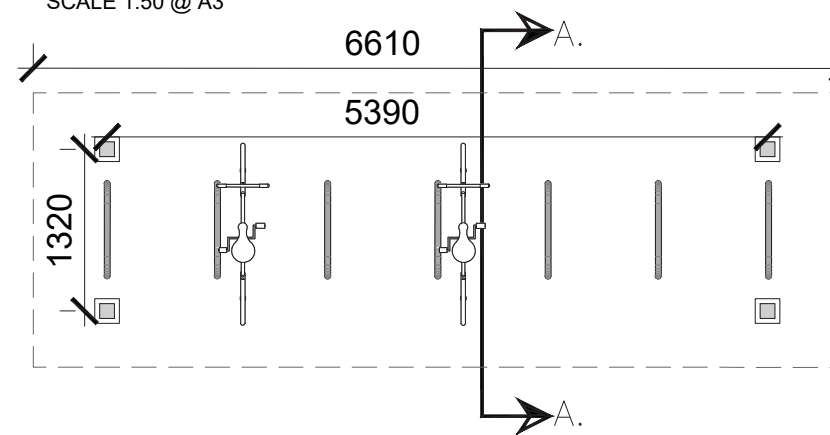


TYPICAL BIKE STORE

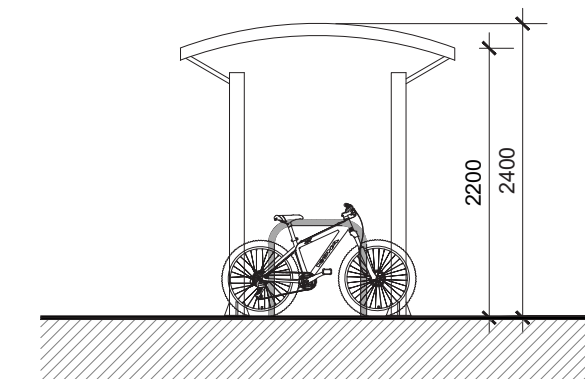


FRONT ELEVATION

SCALE 1:50 @ A3

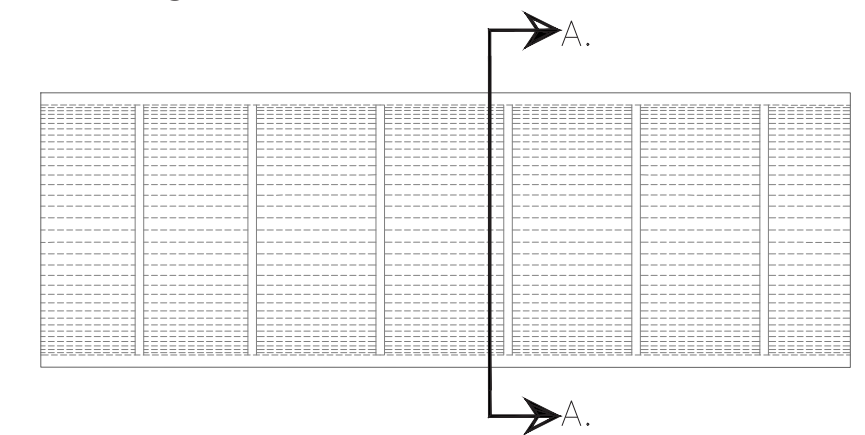


PLAN






SECTION A-A

SCALE 1:50 @ A3



ROOF PLAN

BIKE PARKING SCHEDULE	
2 Bed Mid Townhouse Units (1 space per bedroom) - 112no. bike spaces required <i>*Semi-detached, Bungalow and End Townhouse units have direct access to allocated private amenity space and can utilise this for bike storage.</i>	
 56 X 2no. spaces (Secure)	
Total = 112no. spaces Meets standards set out in the 'Sustainable and Compact Settlements' Guidelines 2024	
Visitors Spaces (1 space per 5 units) - 12no. bike spaces required <i>*Semi-detached, Bungalow and End Townhouse units have direct access to allocated private amenity space and can utilise this for bike storage.</i>	
 28no. spaces (Covered)	
Exceeds standards set out in the Cork Development Plan 2022-2028	
Creche Spaces <i>*Spaces provided in covered store, please refer to drawing no. 23069/P/1204 for layout.</i>	
 12no. spaces (Secure)	
TOTAL BIKE PARKING PROVIDED = 152no.	

03 PROPOSED DESIGN

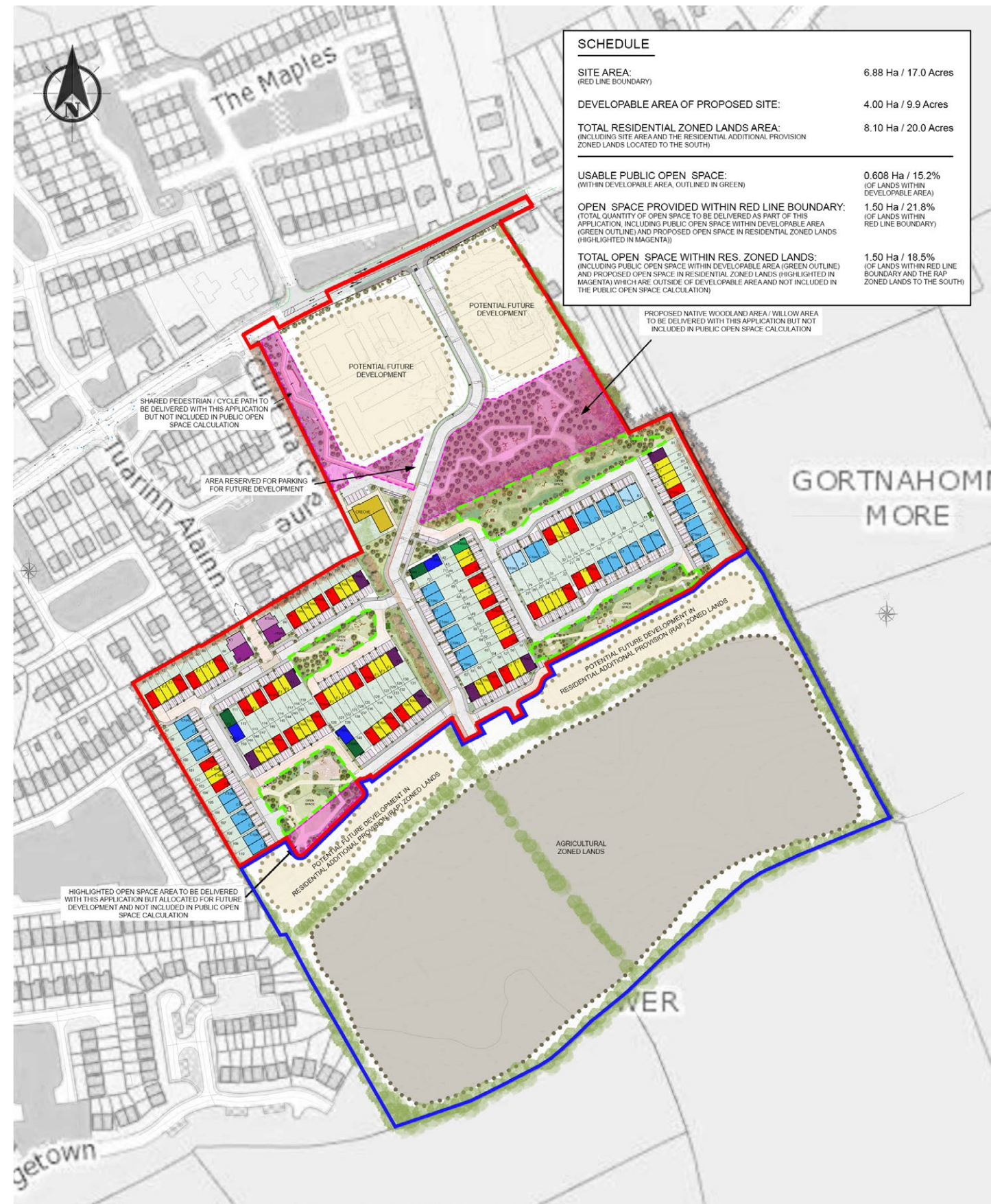
POTENTIAL MASTERPLAN DEVELOPMENT

The lands to the north of the development, of which the scheme is accessed via the primary local street, are zoned as existing residential lands. There are also 'Residential Additional Provision' zoned lands to the south of the scheme. Due to this zoning, there is potential to develop these lands in the future.

The layout of the northern lands are defined by the primary local street, of which the proposed development is accessed, and the willow parkland, which is located to the south east of these northern lands. Whereas the potential units on the zoned lands to the south will be primarily dictated by the topographical constraints of the site.

Care will be taken to establish strong connections between these potential developments and the proposed scheme with strong potential vehicular and pedestrian linkages.

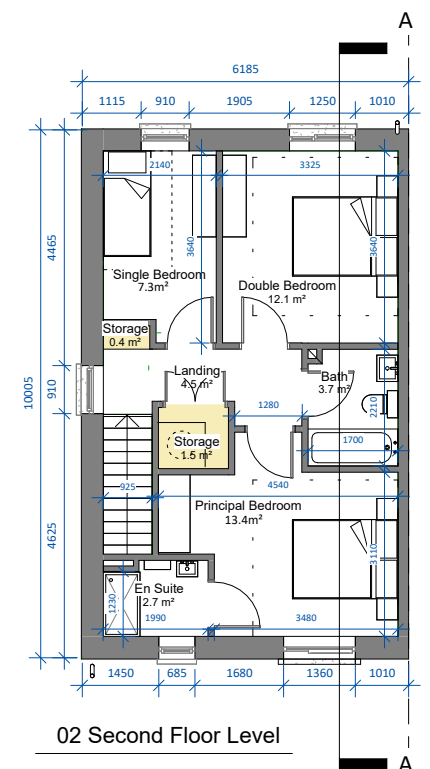
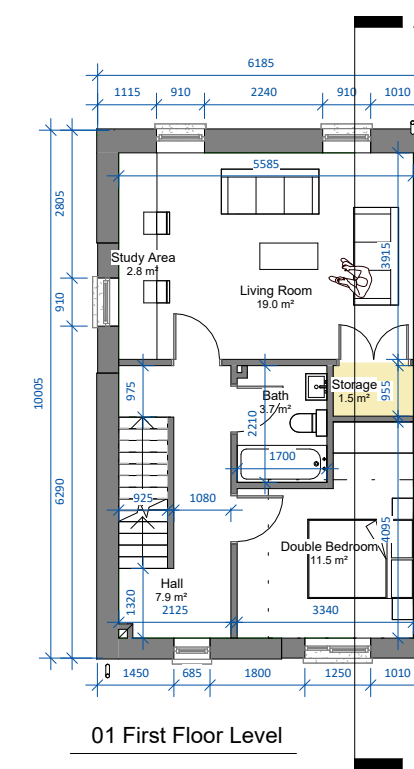
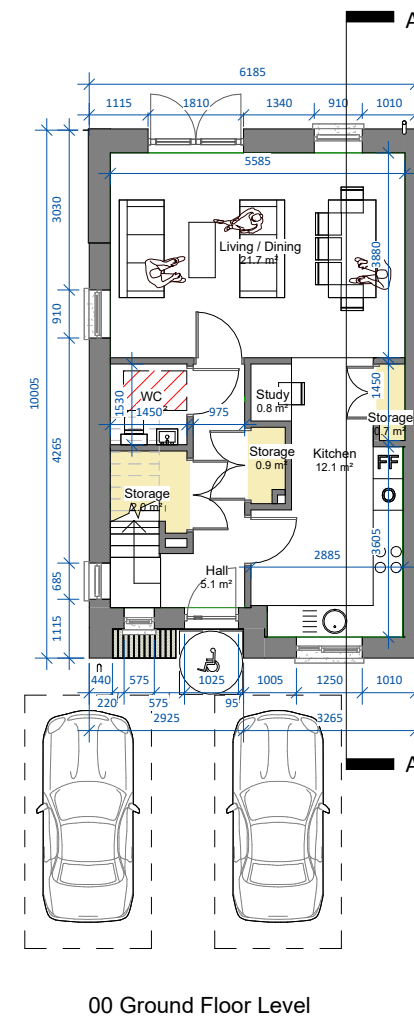
These potential developments will consist of a unit typology and density in line with the proposed scheme in order to create a strong and unique design language for the scheme.



03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSING UNITS

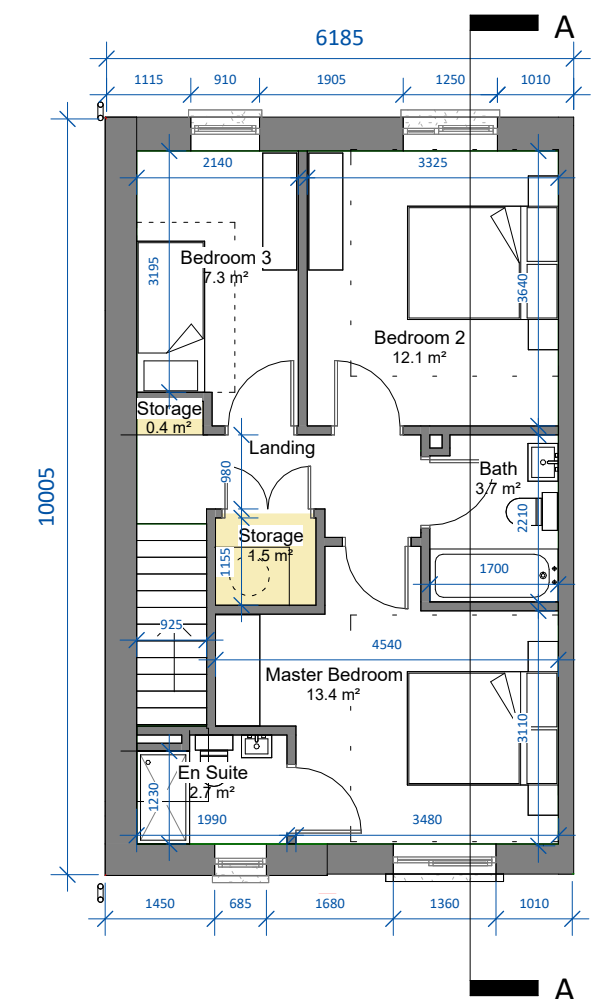
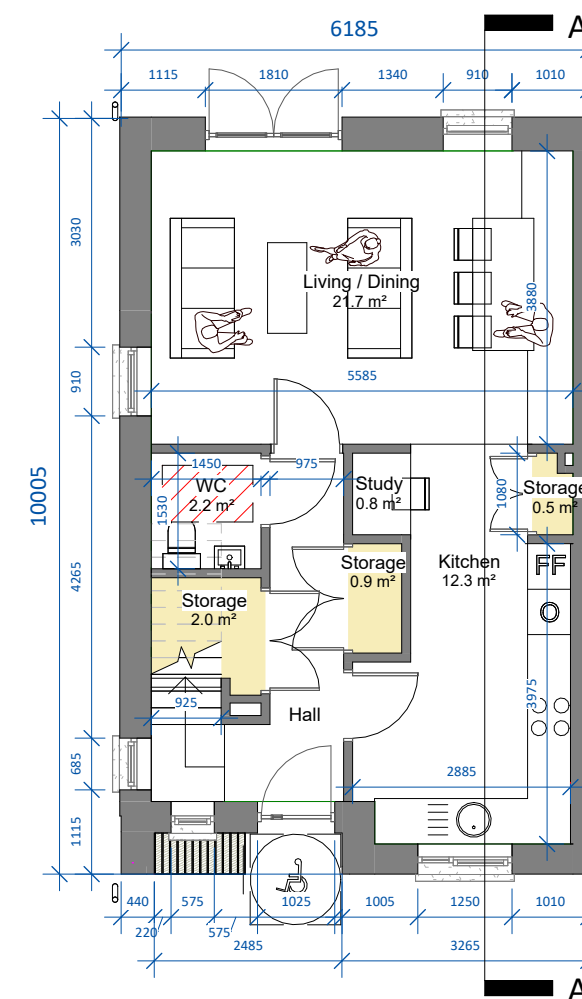
HOUSE TYPE B1



03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSING UNITS

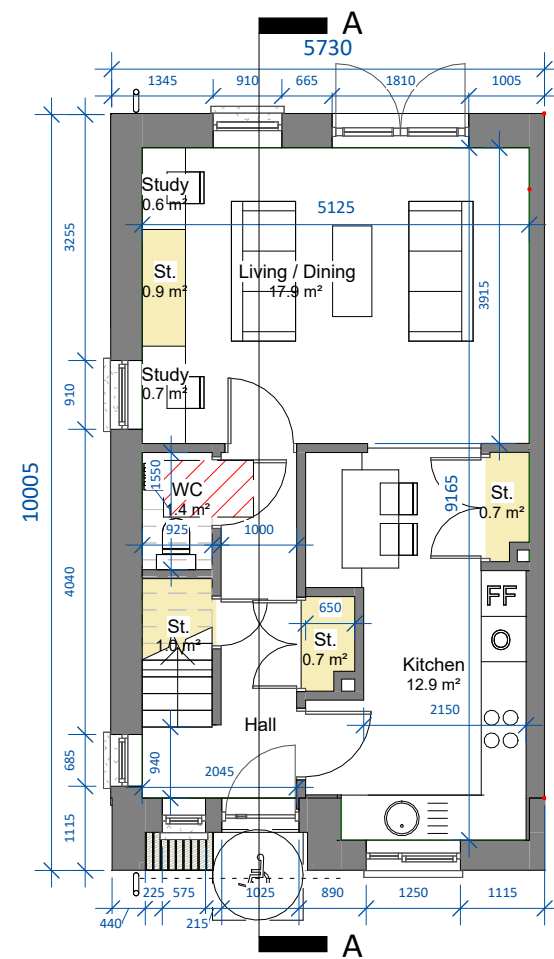
HOUSE TYPE C1



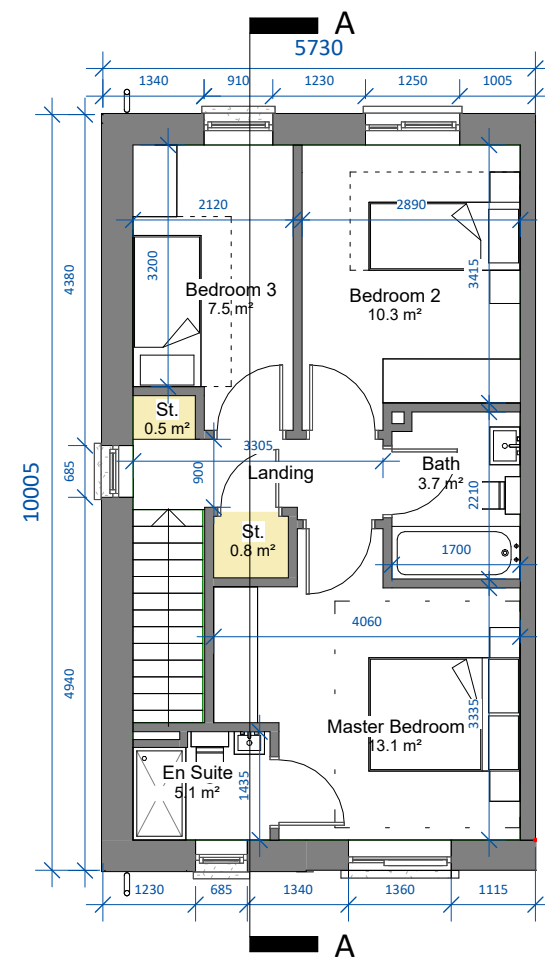
03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSING UNITS

HOUSE TYPE D1



00 Ground Floor Level



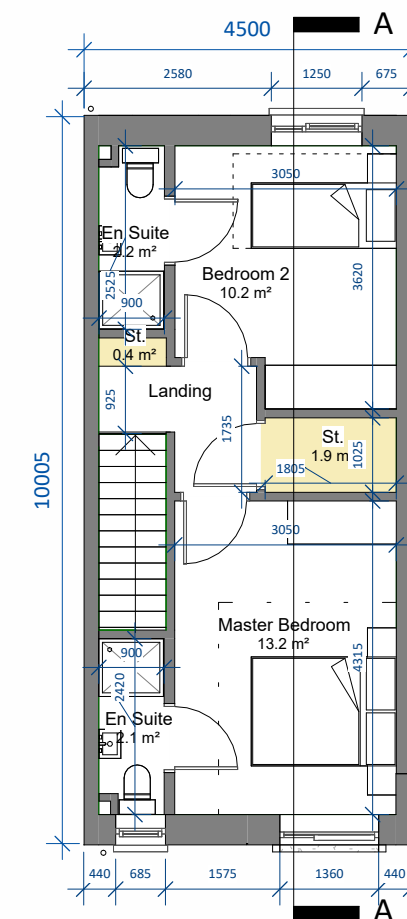
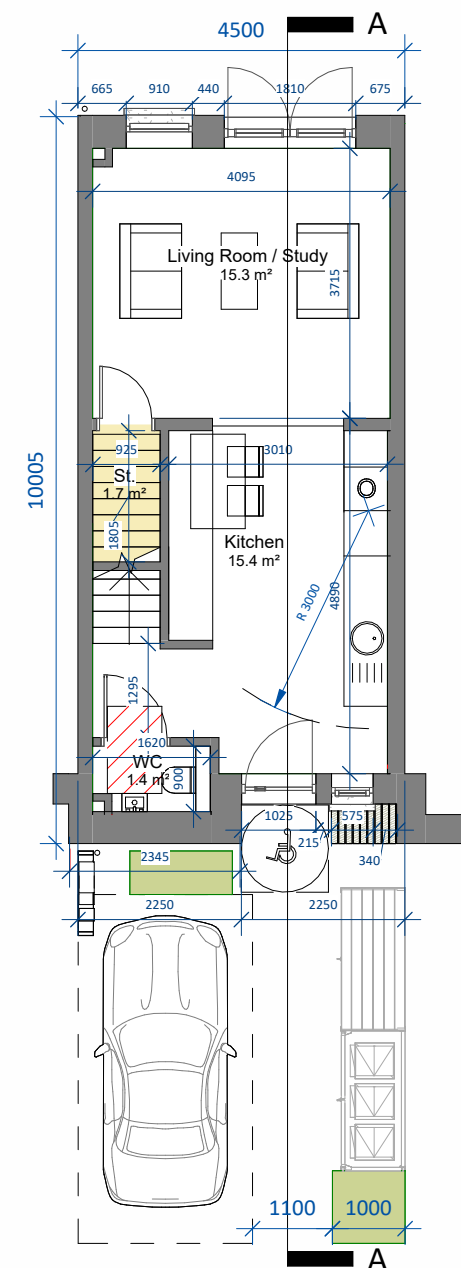
01 First Floor Level



03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSING UNITS

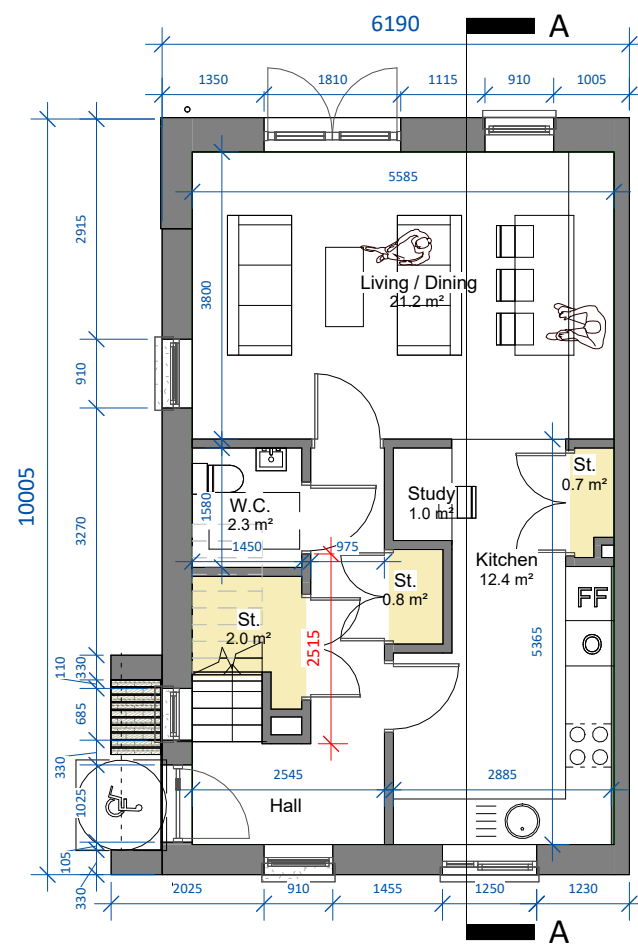
HOUSE TYPE E1



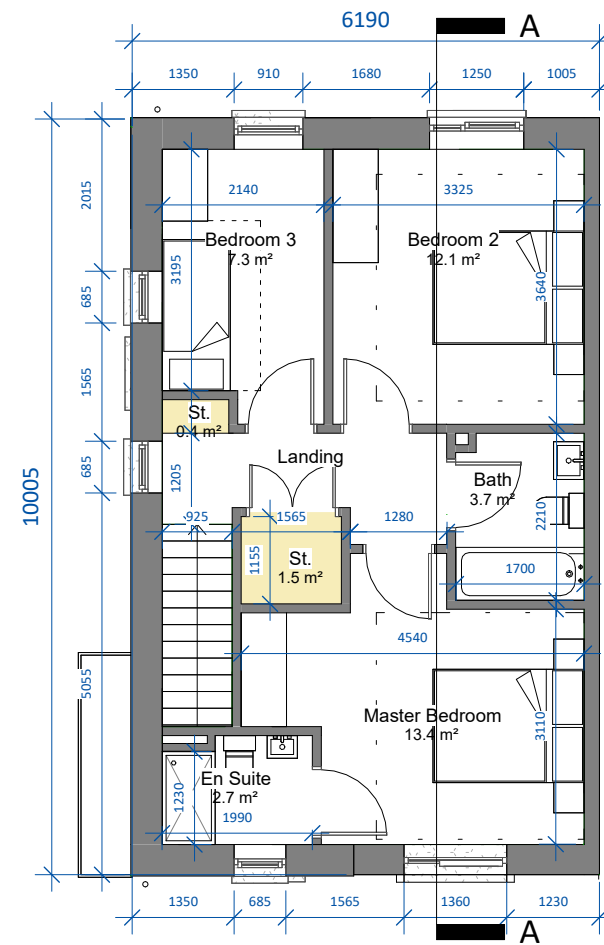
03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSING UNITS

HOUSE TYPE F1



00 Ground Floor Plan



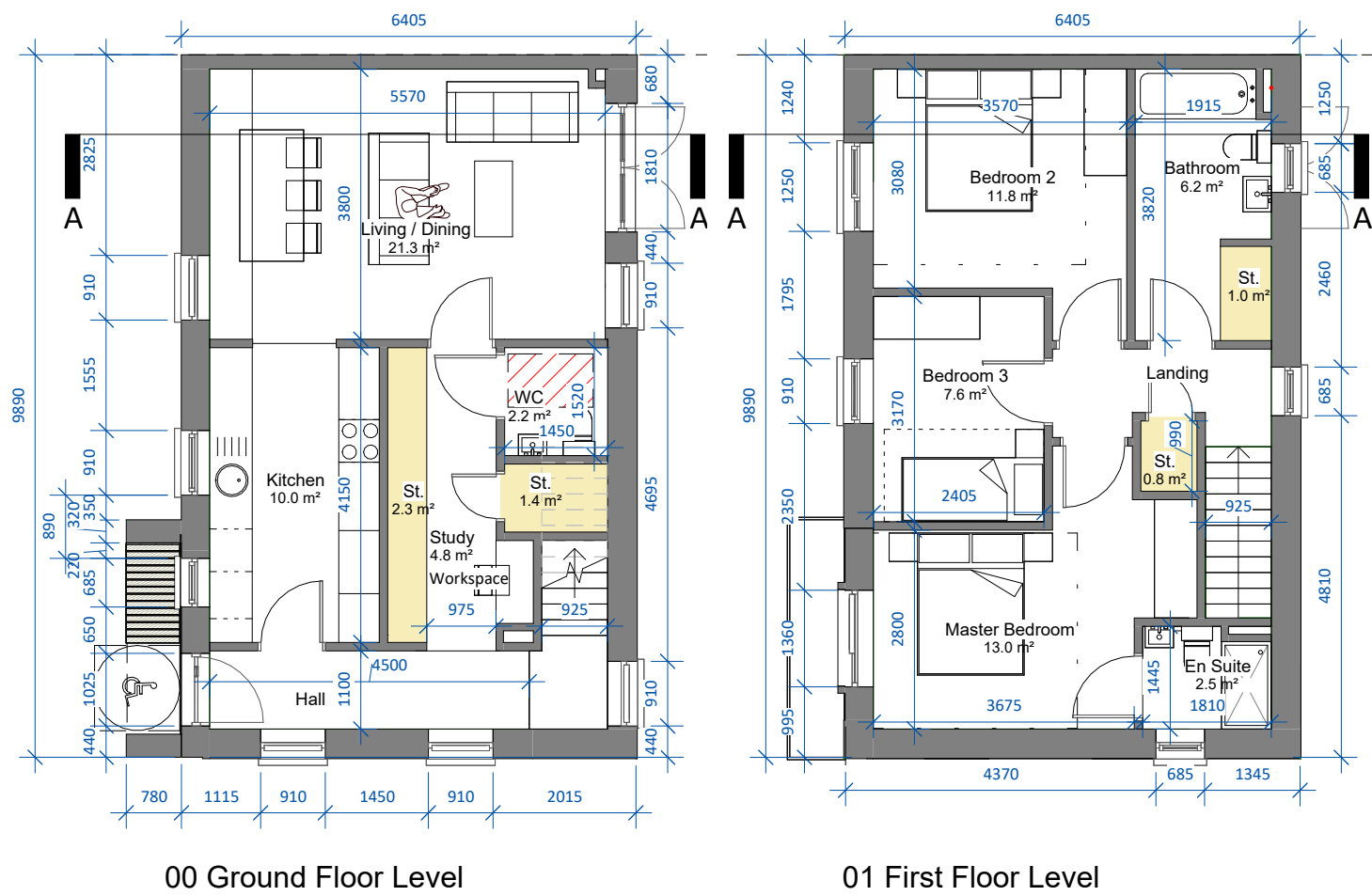
01 First Floor Level



03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSING UNITS

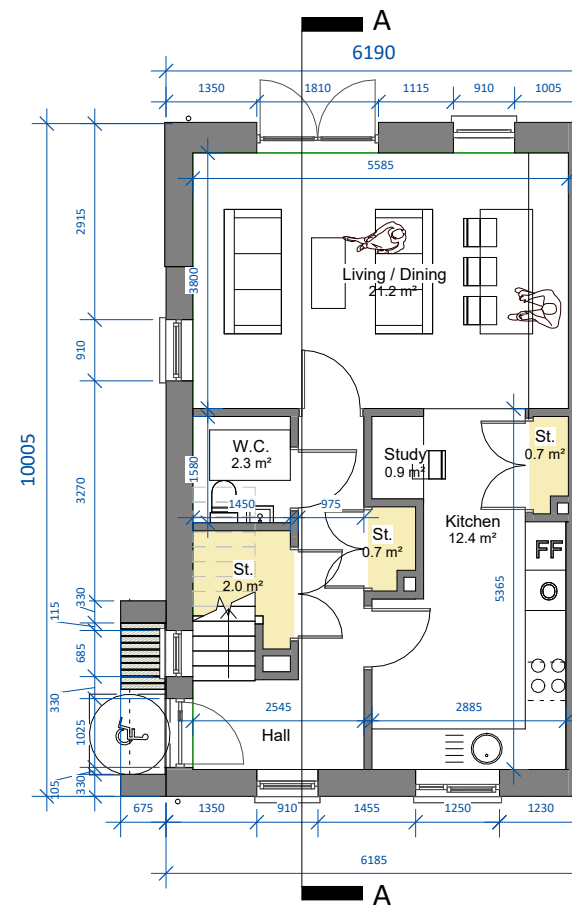
HOUSE TYPE F3



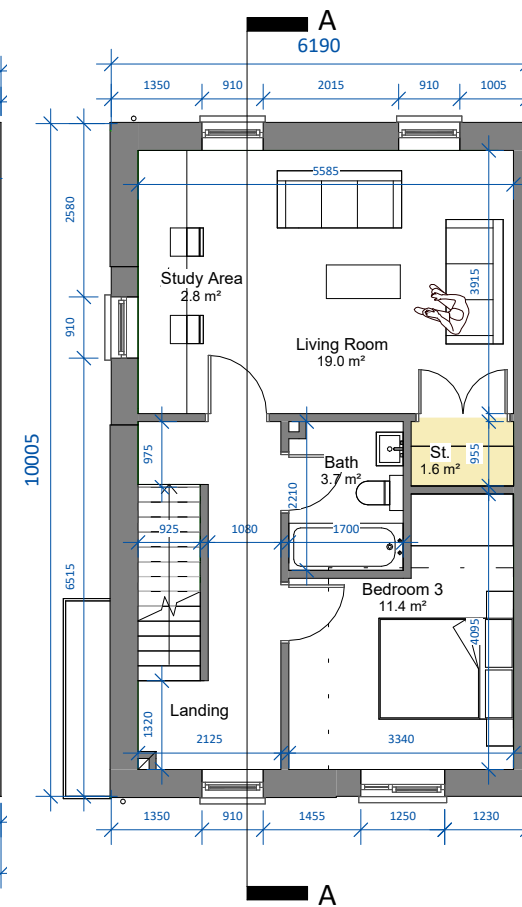
03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSING UNITS

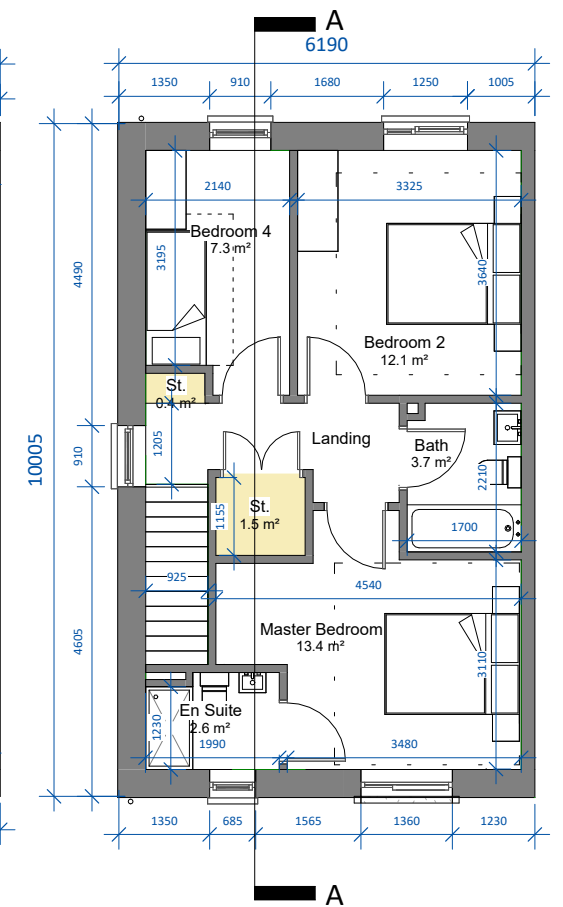
HOUSE TYPE F4



00 Ground Floor Plan



01 First Floor Level

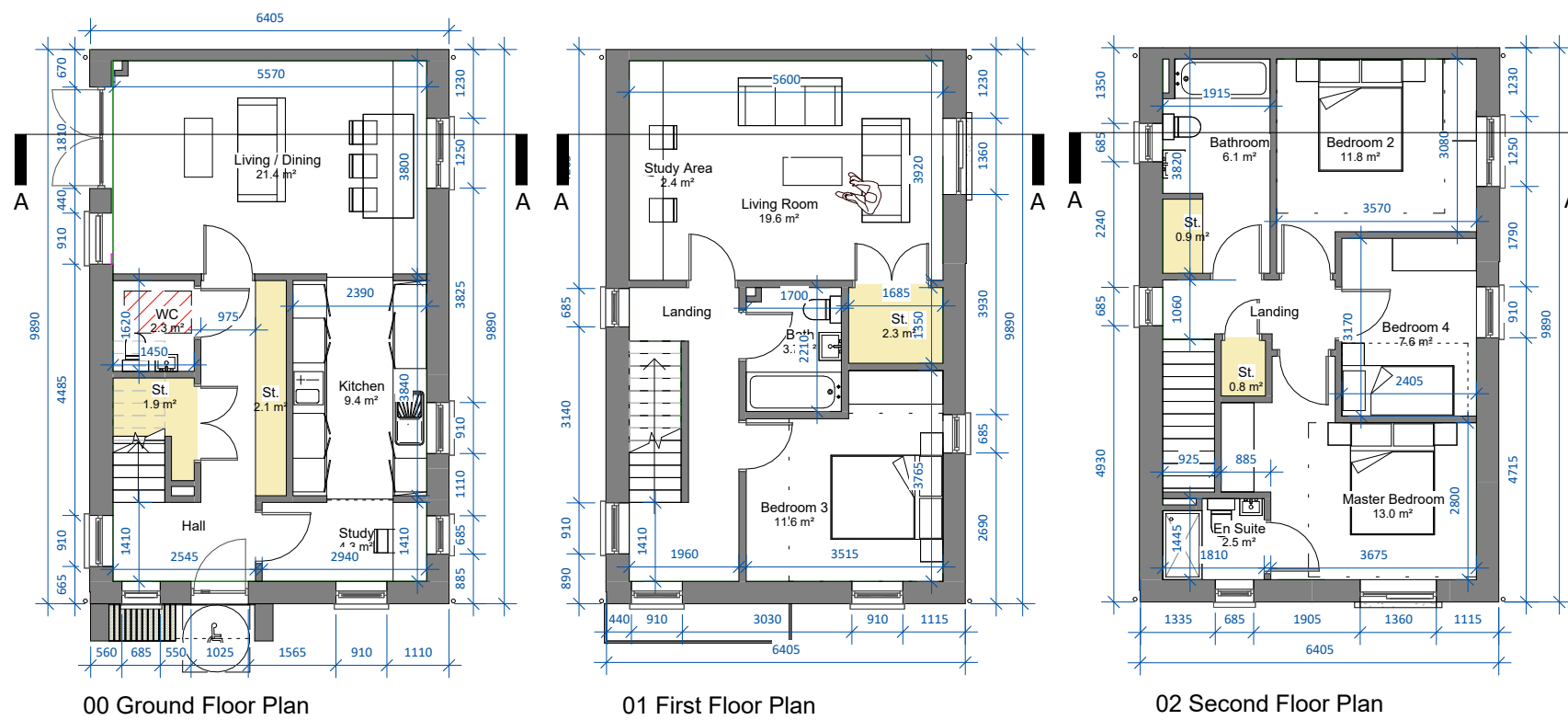


02 Second Floor Level

03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSING UNITS

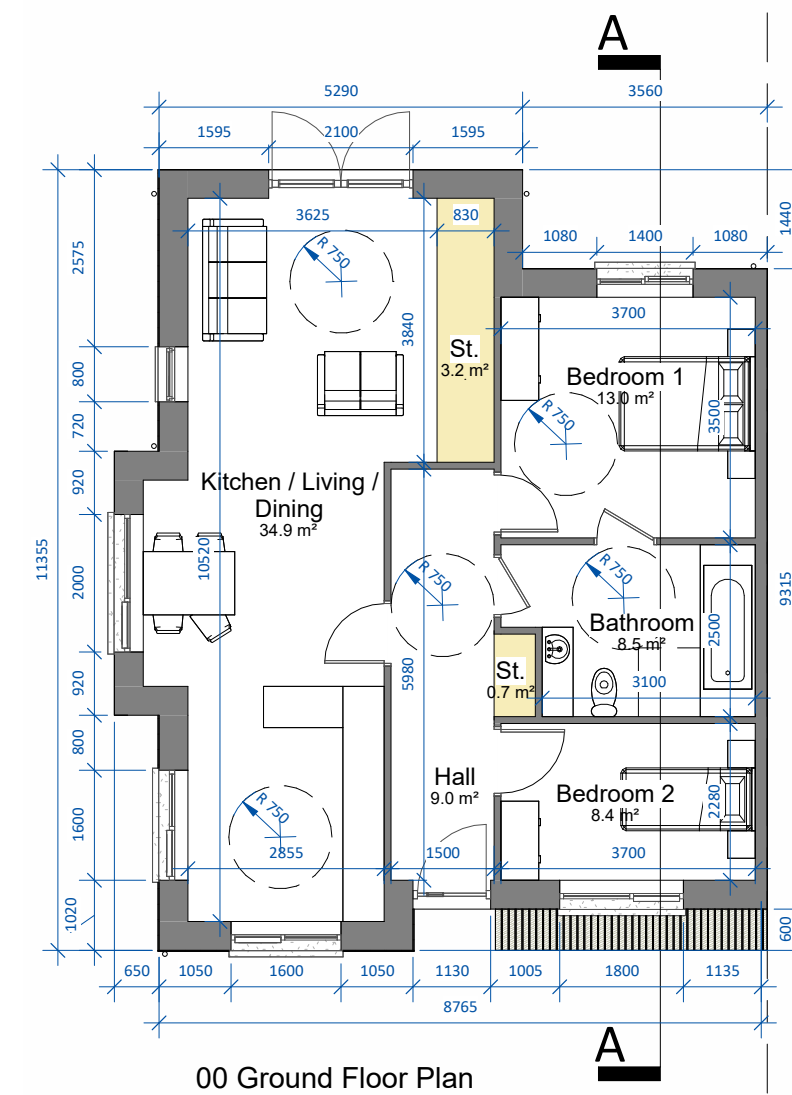
HOUSE TYPE F5



03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSING UNITS

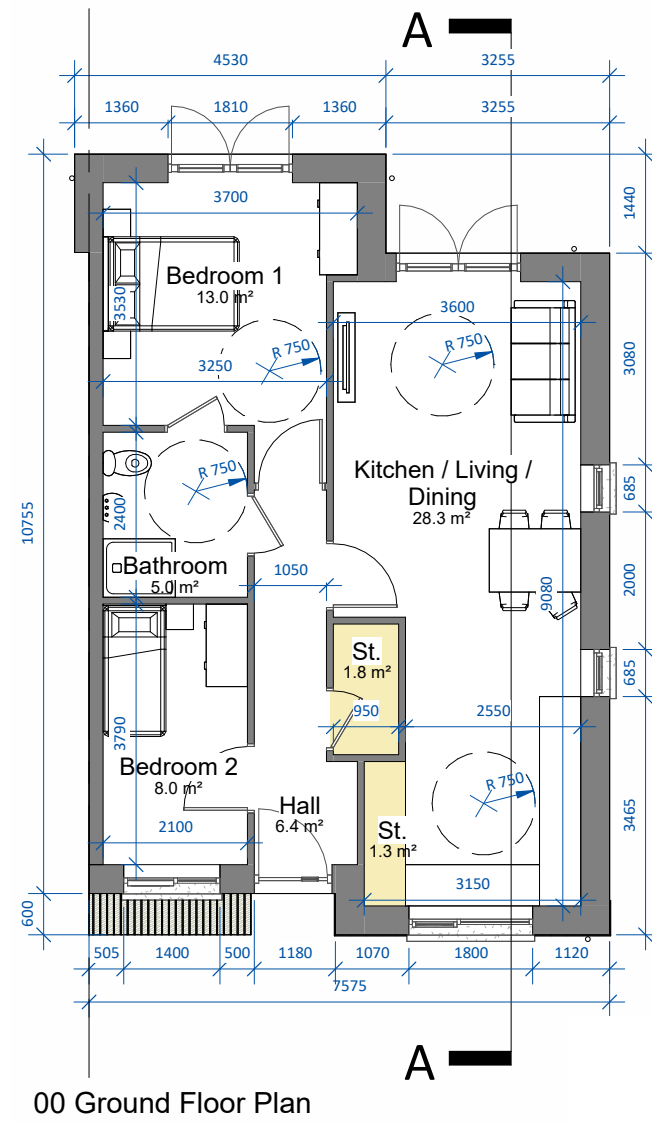
HOUSE TYPE J1



03 PROPOSED DESIGN

INDICATIVE TYPOLOGY ARRANGEMENTS- STANDARD HOUSING UNITS

HOUSE TYPE K1



04 CGI'S (DIMENSION 88)

VIEW 1



04 CGI'S (DIMENSION 88)

VIEW 2



04 CGI'S (DIMENSION 88)

VIEW 3



04 CGI'S (DIMENSION 88)

VIEW 4



04 CGI'S (DIMENSION 88)

VIEW 5



05 SUMMARY

DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING

In the ‘Sustainable Residential Development and Compact Settlements; Guidelines for Planning Authorities’ (2024), reference is made to a design checklist which was developed to act as ‘helpful prompts that can be used in the refinement and review of detailed plans and in the consideration of individual planning applications.’

Key principles have been highlighted in this checklist in order to ‘determine whether the proposal overall is acceptable from a design perspective.’ These principles are as follows;

SUSTAINABLE AND EFFICIENT MOVEMENT

The proposed development has been designed to include a clear street network in order to create a permeable and legible urban environment based on a primary local street that runs from the entrance at the N25 to the north, through the scheme with shared spaces situated along this route to promote a safe and pedestrian friendly environment. The streets within the scheme have been designed following the principles set out in the Design Manual for Urban Roads and Streets (DMURS).

The layout has been designed in such a way to promote sustainable modes of travel: a pedestrian and cycle path runs from the N25, through the northern lands and joins the primary local street, connecting to the site via a 3m wide shared pedestrian and cycle path that runs throughout the scheme providing pedestrian and cycle connections throughout the development. The layout includes several pedestrian footpath and amenity walks in the open spaces that further enhance the permeability of the development.

The quantum of parking spaces have been minimised in order to ensure that vehicular movement does not impede active modes of travel or have undue prominence within the public realm. The proximity of the site in relation to Castlemartyr Village centre, along with a number of bus stops located along the N25, help to reduce the quantity of parking required within the scheme and create a more pedestrian focused scheme.

MIX AND DISTRIBUTION OF USES

The proposed housing mix of 2, 3, and 4-bed houses (townhouses, bungalows, and semi-detached), enable the creation of a sustainable residential development that provides a greater housing choice and responds to the needs of single people, families, older people and people with disabilities. In this regard we are also providing 04 no. bungalow units which have been designed following the principles of the Universal Design.



Various Play Areas

Universal Design Units



05 SUMMARY

DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING



Proposed open spaces

GREEN AND BLUE INFRASTRUCTURE

The proposed layout includes a series of open spaces located throughout the site. These main spaces are designed to cater for a range of active and passive recreational needs and to conserve and restore nature and biodiversity. The spaces, as described below, cater for both the users of the scheme and the wider community.

- Central Open Spaces – Units are clustered around these centrally located spaces which provide areas where social interactions can occur. These spaces are overlooked by dwellings which provide passive surveillance and ensure a safe environment for residents is created. It also helps instil a sense of community and creates smaller neighbourhoods within the overall development.
- Shared Surfaces/Plazas – Similar to the Central Open Spaces in the qualities that it contributes to the development but with a more urban/modern finish which allows flexibility for different activities/uses.
- Existing Natural Features – The existing natural features along the boundaries and within the development have been incorporated into the open spaces as they offer valuable amenities to the residents while also giving the development a very distinctive quality that is unique to its location.

The site has been developed in such a way to ensure that the majority of the existing trees and hedgerows along its boundaries can be retained. The layout also integrates Nature-based Solutions in the form of SuDs wherever possible to manage the surface water.

RESPONSIVE BUILT FORM

The aim of the proposed development is to ensure the creation of an attractive and well-designed settlement. The proposed urban structure has been designed to respond to the surrounding area and create opportunities for new connections. The units have been orientated to overlook open spaces ensure passive surveillance and the natural features on the site have been preserved to create a sense of identity within the scheme.

The buildings present well-defined edges on the proposed streets and open spaces to ensure that the public realm is well-overlooked with active frontages. Corner units help to create active frontages and key landmark buildings establish a legible and coherent urban structure throughout the scheme. The proposed buildings have a modern character that ties in well with the existing residential developments in the area. The proposed materials and finishes are of high quality, durable and respond to the local palette of materials and finishes.

Key Landmark Buildings within the site



05 SUMMARY



This new project in Castlemartyr will be an aesthetically pleasing and highly efficient new development providing much needed high-quality housing for the benefit of the wider community. By adding purpose to this otherwise vacant site, this proposal will also complement and enhance the experience and enjoyment of the local area.

The orientation of the units have been arranged to benefit from natural light throughout the day. Units are designed to overlook communal open spaces and encourage a sense of community within the development. The architectural treatment incorporates off-white render, brick, slate and modest glazing proportions.

This well connected and carefully considered development will provide high quality living spaces and community integrated homes for future residents to enjoy. It also provides these residents and the wider community with much needed family friendly spaces.

The primary aim of the proposed development is to create a living environment that responds to market demands and resultantly supplies well-built quality houses at a reasonable cost that will meet the future needs of the residents of Castlemartyr.

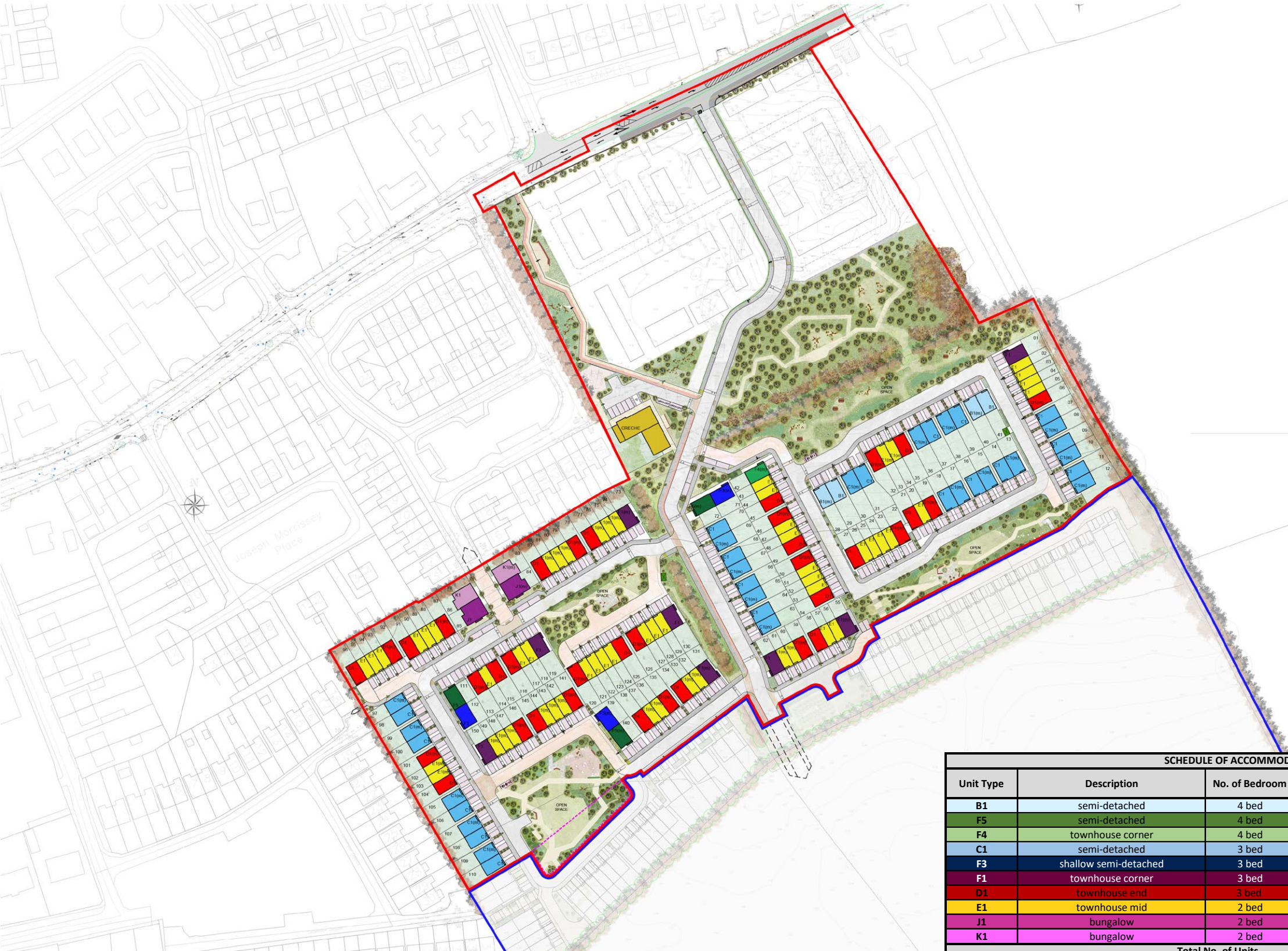
We consider that the proposed development will provide a much-needed range of housing options to Castlemartyr, addressing the growing demand for diverse housing solutions in the area.



**Proposed Residential
Development in
Gortnahomna More
(Townland), Castlemartyr,
Co. Cork**

05 SUMMARY

SITE LAYOUT & SCHEDULE



SCHEDULE OF ACCOMMODATION - CASTLEMARTYR						
Unit Type	Description	No. of Bedroom	No. of Bed Space	Unit Area (sq.m.)	No. of Units	
B1	semi-detached	4 bed	7	151.7	4	2.7%
F5	semi-detached	4 bed	7	156.2	3	2.0%
F4	townhouse corner	4 bed	7	154.0	1	0.7%
C1	semi-detached	3 bed	5	100.6	36	24.0%
F3	shallow semi-detached	3 bed	5	104.1	3	2.0%
F1	townhouse corner	3 bed	5	102.6	8	5.4%
D1	townhouse end	3 bed	4	91.7	35	23.2%
E1	townhouse mid	2 bed	3	73.3	56	37.4%
J1	bungalow	2 bed	3	80.1	2	1.3%
K1	bungalow	2 bed	3	66.2	2	1.3%
Total No. of Units					150	100.0%

PROPOSED SITE PLAN