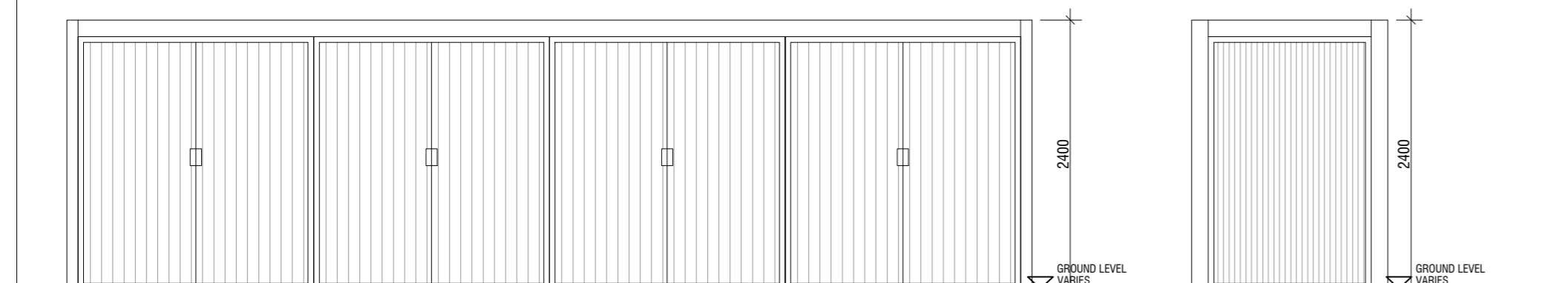
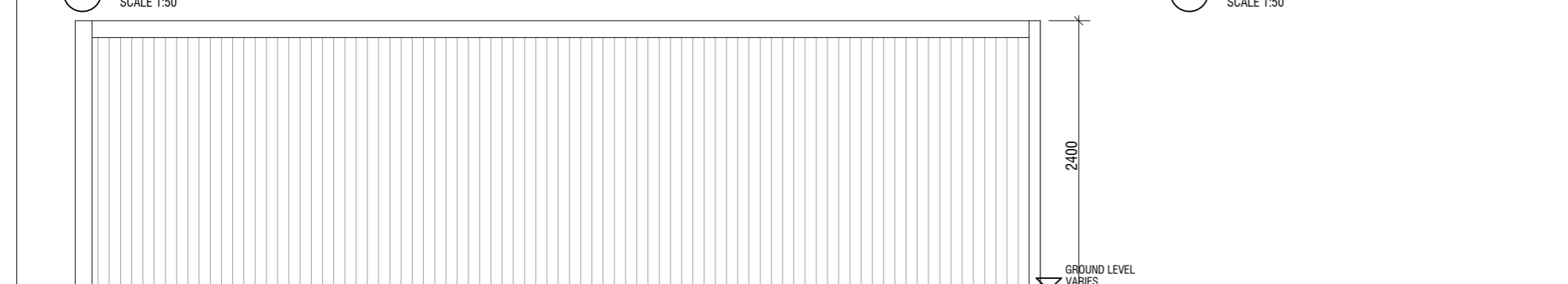


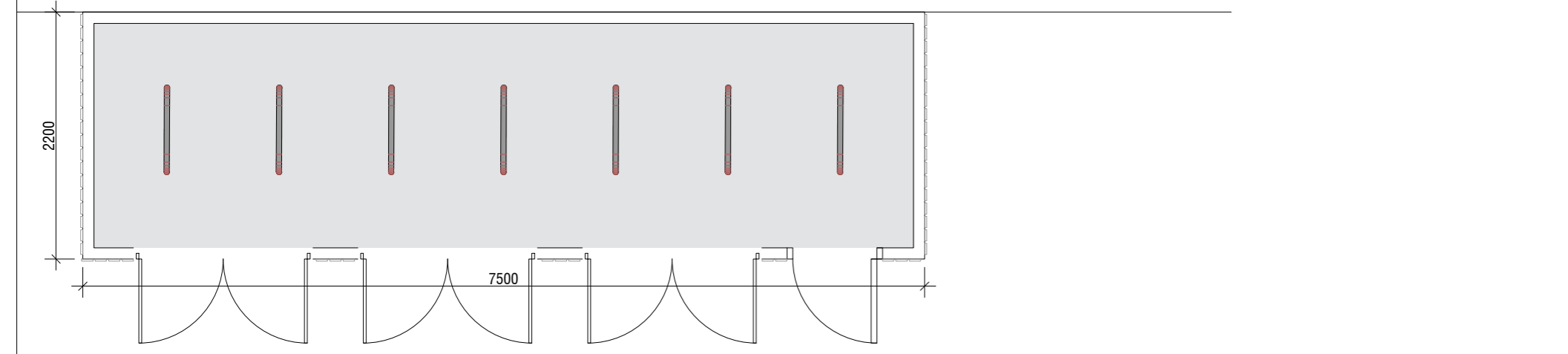
B3 BIN STORE - PLAN
SCALE 1:50



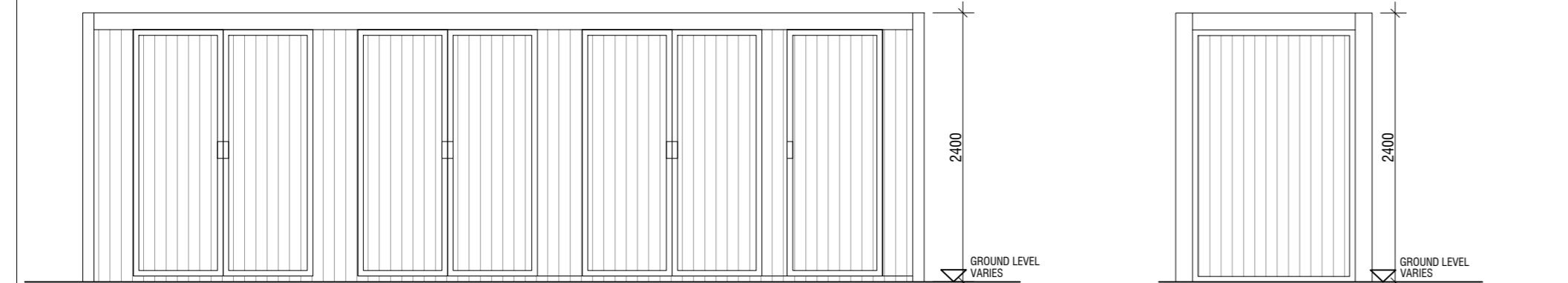
B3 BIN STORE - FRONT ELEVATION
SCALE 1:50



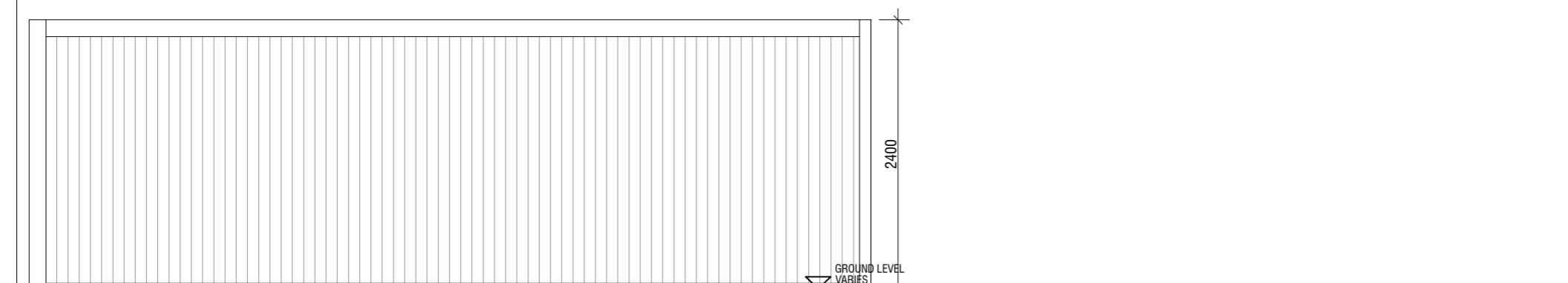
B3 BIN STORE - REAR ELEVATION
SCALE 1:50



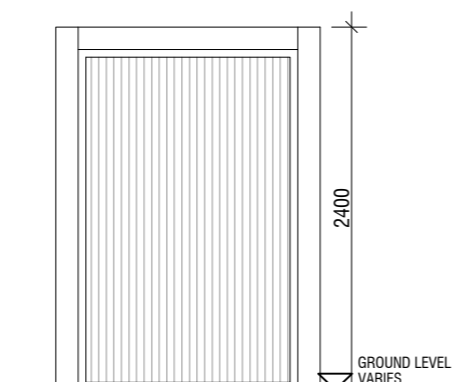
C BIKE STORE - PLAN
SCALE 1:50



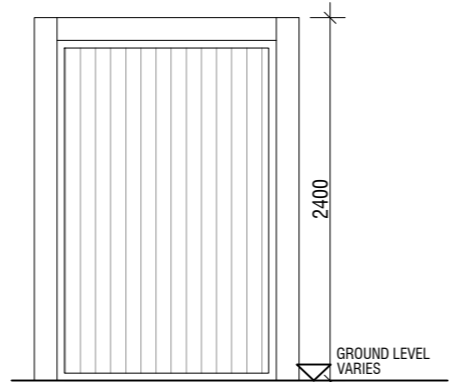
C BIKE STORE - FRONT ELEVATION
SCALE 1:50



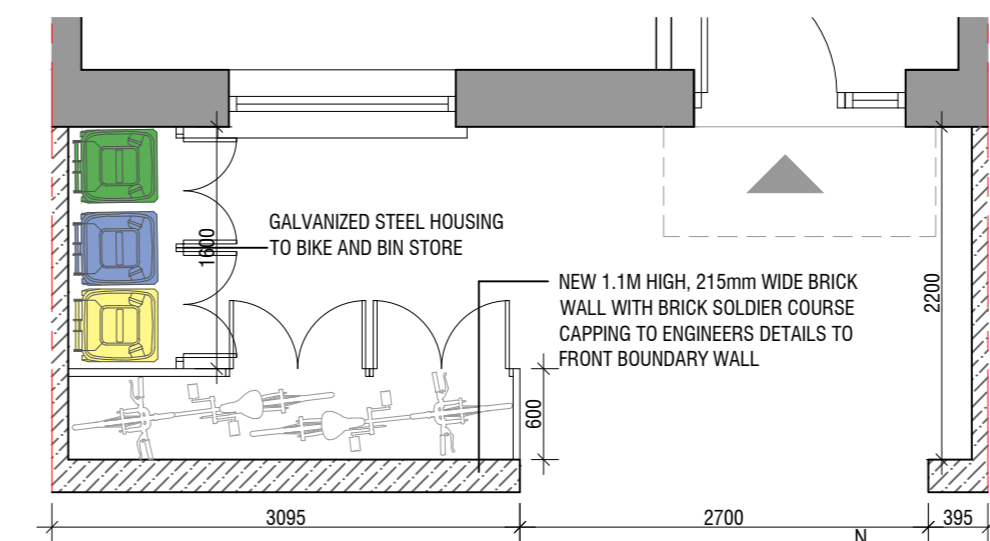
B3 BIKE STORE - REAR ELEVATION
SCALE 1:50



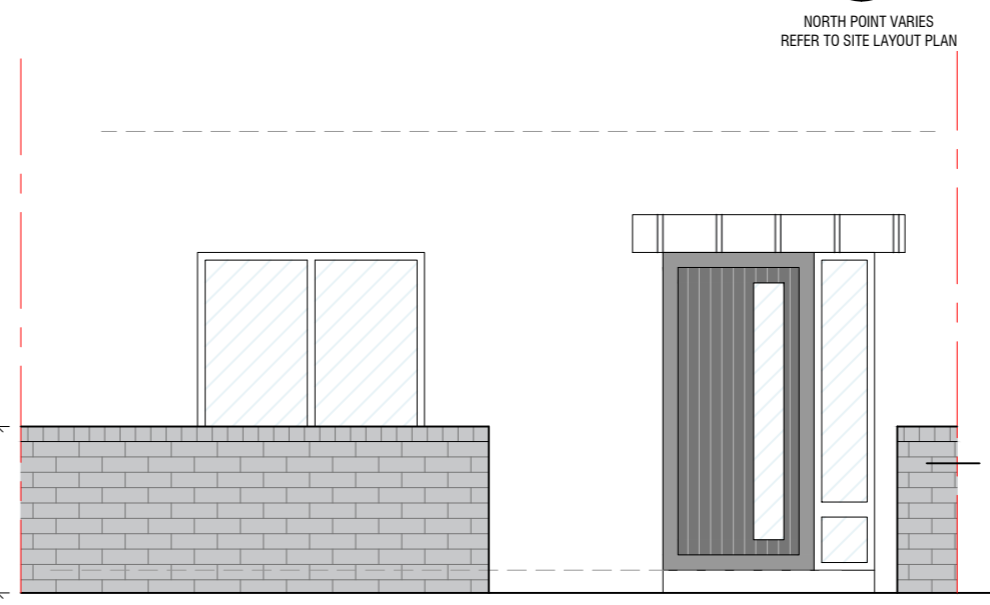
B3 BIN STORE SIDE ELEVATION
SCALE 1:50



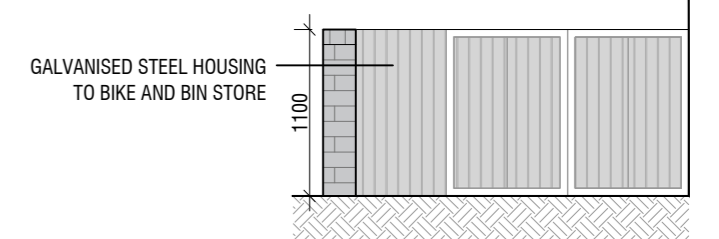
B3 BIKE STORE SIDE ELEVATION
SCALE 1:50



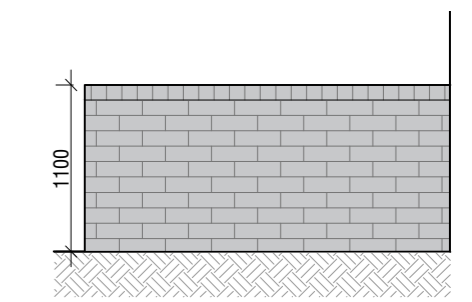
HOUSE TYPE B2 - BIN AND BIKE STORAGE PLAN
SCALE 1:50



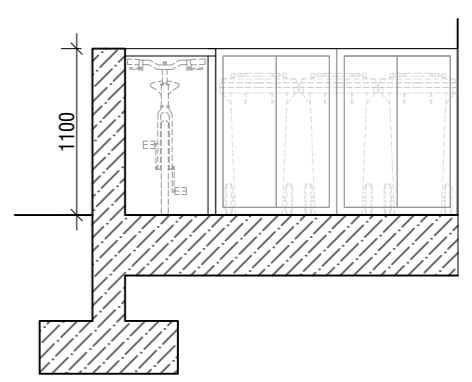
HOUSE TYPE B2 - BIN AND BIKE STORAGE ELEVATION
SCALE 1:50



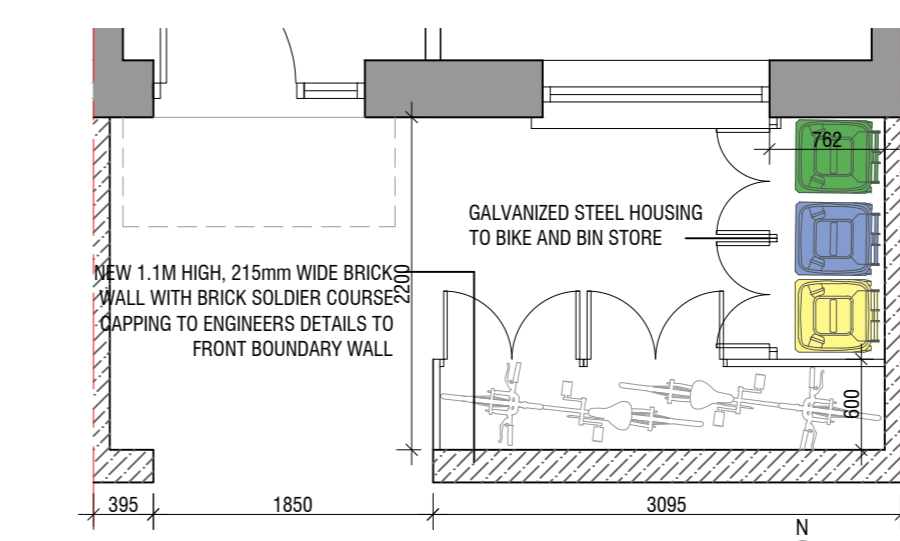
INTERNAL ELEVATION
SCALE 1:50



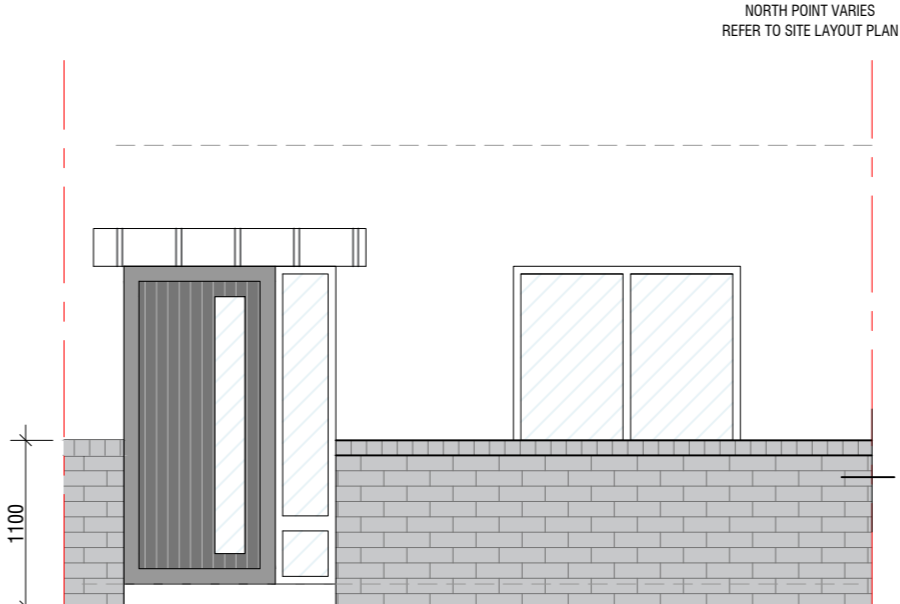
SIDE ELEVATION
SCALE 1:50



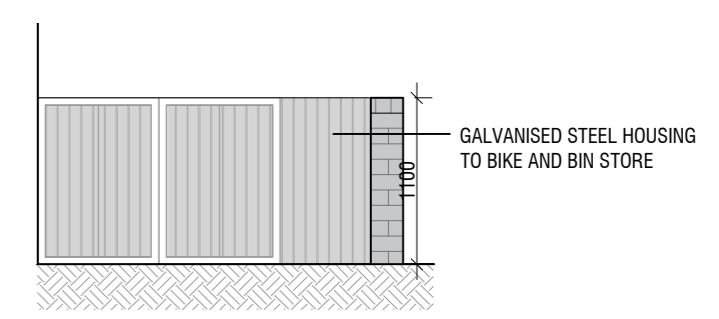
SECTION
SCALE 1:50



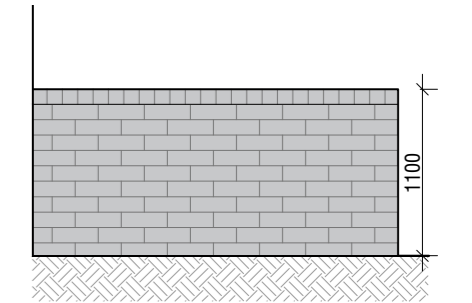
HOUSE TYPE C1 - BIN AND BIKE STORAGE PLAN
SCALE 1:50



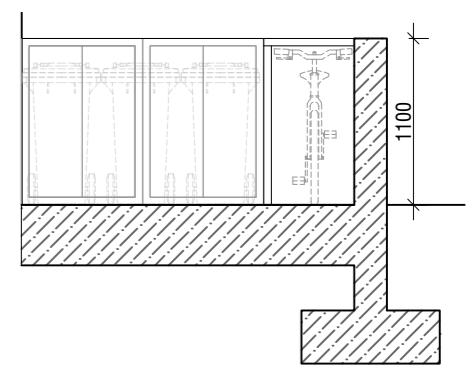
HOUSE TYPE C1 - BIN AND BIKE STORAGE ELEVATION
SCALE 1:50



INTERNAL ELEVATION
SCALE 1:50



SIDE ELEVATION
SCALE 1:50



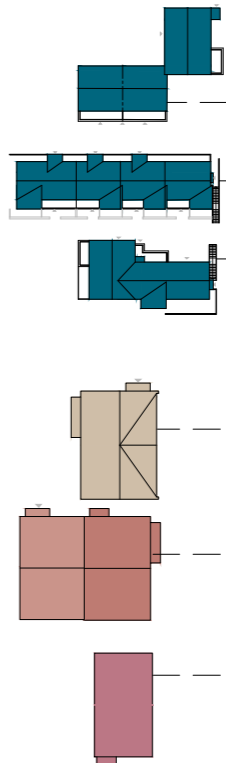
SECTION
SCALE 1:50



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON		JOB NO: 24026	
DRAWING: BIN & BIKE STORES	ER	CLIENT: CCC	DRAWING NO:
SERIES: PLANNING	SCALE: 1:50	A2	DATE: 22/01/2025
			PL 04



- RED LINE INDICATES SITE BOUNDARY
- AREA: 1.45 Ha
- DEVELOPABLE AREA 1.34 Ha
- ACTIVE OPEN SPACE 0.166 Ha 12.3%
- PASSIVE OPEN SPACE 0.04 Ha 2.9%
- PRIVATE OPEN SPACE
- WAYLEAVE
- NETT DENSITY: 33.5 UNITS PER Ha
- A PLAY AREA
- B BIN STORE
- C BICYCLE PARKING



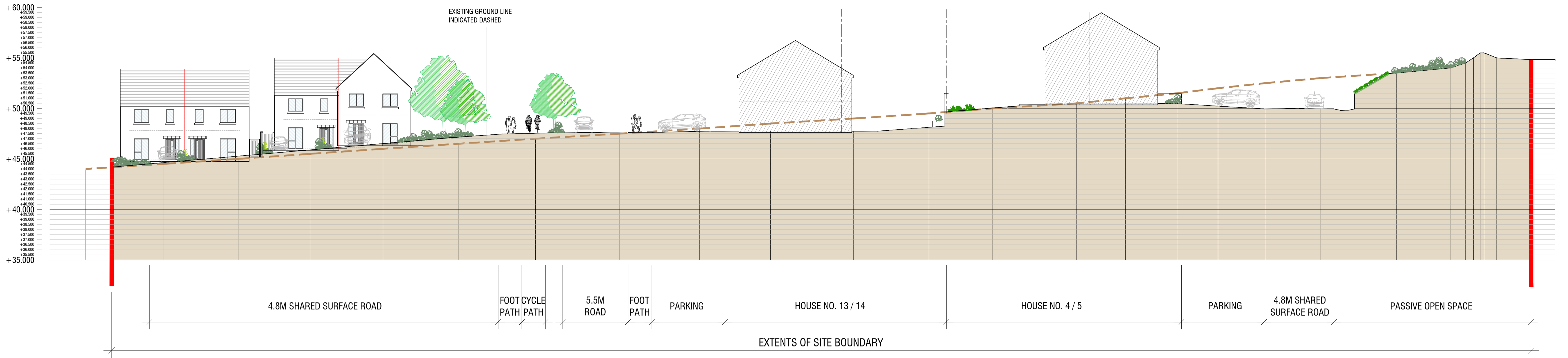
REF	TYPE	QUANTITY	BICYCLE PARKING		CAR PARKING
			LONG STAY 1 PER BEDROOM	VISITOR 1 PER 2 UNITS	
SIMPLEX					
D1	2 BED	2	4		6
	1 BED	4	4		
D2	2 BED	2	4		8
	1 BED	6	6		
D3	2 BED	4	8		4
	TOTAL	18	26	9	18
HOUSES					
			1 PER UNIT IN GARDEN	1 PER 5 UNITS	2 PER UNIT
4 BEDROOM	SEMI DETACHED	3	3		6
	TOTAL	3	3	0	6
3 BEDROOM	END OF TERRACE	7	7		14
	TERRACED	3	3		6
	SEMI DETACHED	6	6		12
	TOTAL	16	16	0	32
2 BEDROOM	TERRACED	4	4		4
	END OF TERRACE	4	4		4
	TOTAL	8	8	6	8
TOTAL HOUSES		27			
TOTAL		45	53	15	64
UNIT MIX					
TYPE	TOTAL	MIX			
1 BED	10	22.22%			
2 BED	16	35.56%			
3 BED	16	35.56%			
4 BED	3	6.67%			

REV.	DATE	DRWN.	DESCRIPTION	INT.

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY

GCA
GERALDINE COUGHLAN
ARCHITECTS
Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie

PROJECT: RESIDENTIAL DEVELOPMENT, BROOMFIELD, MIDDLETON		JOB NO: 24026	
DRAWING: SITE LAYOUT	ER	CLIENT: CCC	DRAWING NO:
SERIES: PLANNING	SCALE: 1:500	A2	DATE: 18/09/2024
			PL01



SITE SECTION A-A
SCALE 1:200

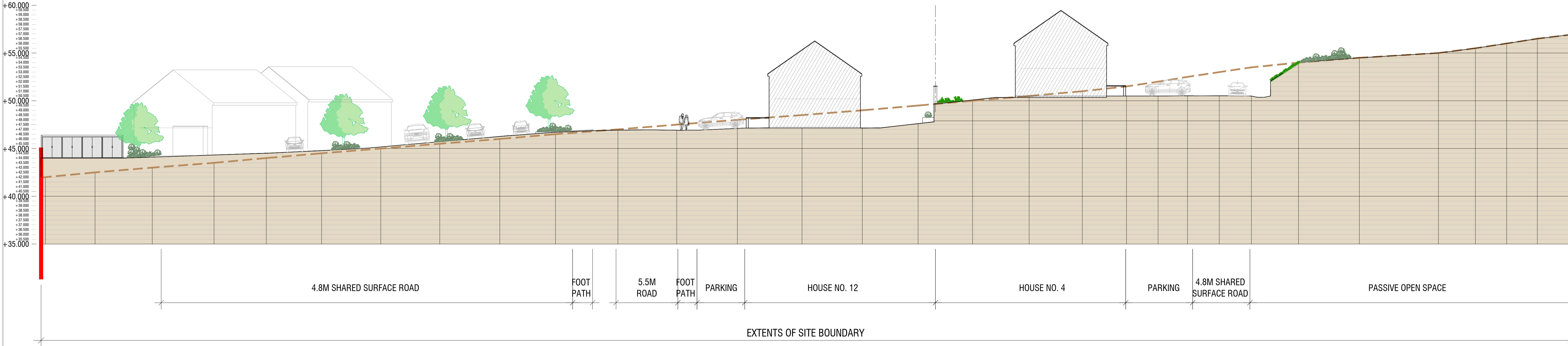


SITE SECTION B-B
SCALE 1:200

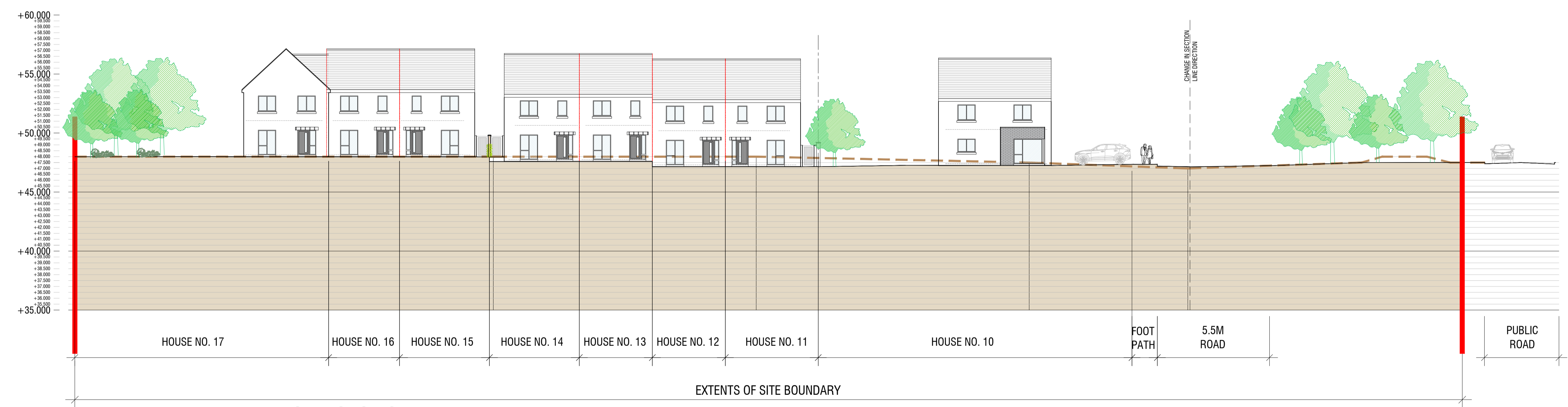
REV.	DATE	DRWN.	DESCRIPTION	INT.

© THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY






SITE SECTION C-C
 SCALE 1:200




SITE SECTION D-D
 SCALE 1:200

REV.	DATE	DRWN.	DESCRIPTION	INT.

© THIS DRAWING IS COPYRIGHT
 THIS DRAWING IS FOR PLANNING PURPOSES ONLY



BROOMFIELD, MIDLETON

ARCHITECTURAL DESIGN STATEMENT

INTRODUCTION

The proposal is for a residential development on lands at Broomfield West, Midleton, Co. Cork. The subject site is c. 1.2 kilometers North of Midleton town. .

The proposal presented has 45 residential units which equates to 33.5 units to the hectare. These are a mix of terraced, and semi detached 2, 3 and 4 bedroom dwelling houses. There are 1 and 2 bedroom apartments and simplexes. The proposed development is located on a key site within Midleton's settlement boundary and offers an opportunity to provide housing in a location close to the town centre and the existing Midleton Railway Station. The proposed development is a natural progression to the town expansion and ties into the existing developments of Broomfield Ridge, Blossom Hill, The Steeples, Elsinore and Abbeylands.

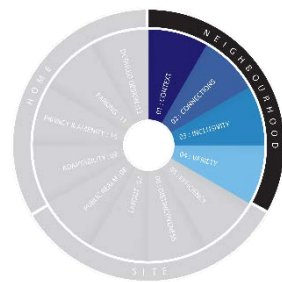
The design of the scheme has been informed following detailed consultation with Cork County Council. As well as the consultation process, due regard was given to the relevant planning policy documents including Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), the Urban Design Manual - A best practice Guide and the Design Manual for Manual for Urban Roads and Streets and the 2022 Cork County Development Plan.

The site is zoned MD-R-26 under the Cork County Council Development Plan 2022 - 2028, which is Medium A Density Residential Development.



CONTENTS

12 URBAN DESIGN CRITERIA



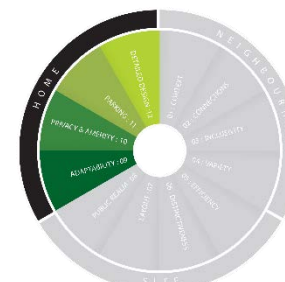
NEIGHBOURHOOD

01	CONTEXT	4
02	CONNECTIONS	6
03	INCLUSIVITY	7
04	VARIETY	8



SITE

05	EFFICIENCY	10
06	DISTINCTIVENESS	11
07	LAYOUT	12
08	PUBLIC REALM	13



HOME

09	ADAPTABILITY & ACCESSIBILITY	14
10	PARKING & AMENITY	15
11	PARKING	16
12	DETAILED DESIGN	18

01 CONTEXT

The proposed development site of 1.45 ha is located within the townland of Broomfield West., located c. 1.2 kilometers north of Midlteen. The site is accessed from the Broomfield road (L7630). The subject site has a hilly topography sloping from North to South. The lands are greenfield. The proposal is for 1.45 hectares of development in the northern most part of a larger field. The remaining 3.32 hectares of land will be developed in the future.

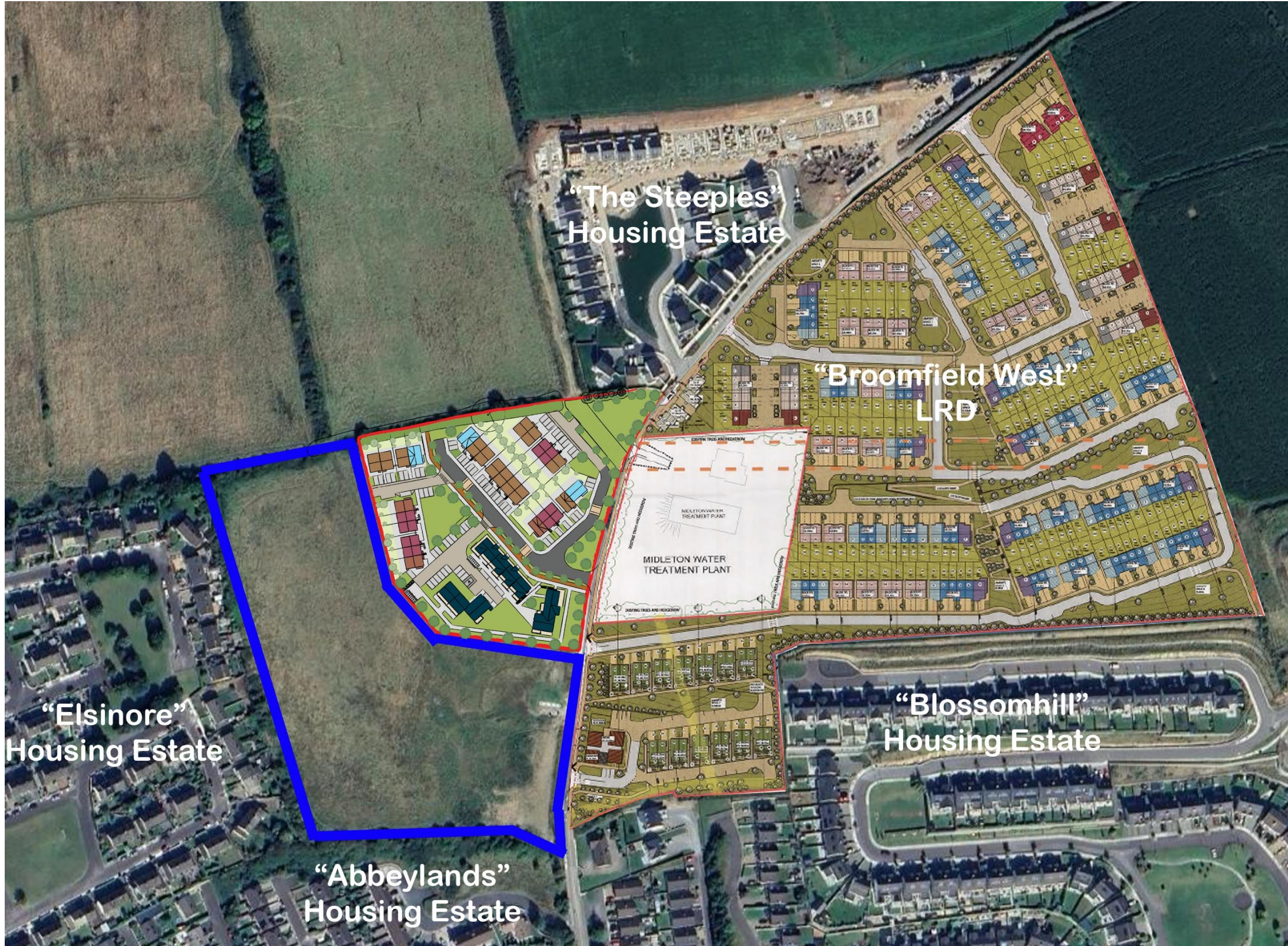
There is existing housing estate to the west and south (Elisnore and Abbeylands). The lands to the east have recently achieved planning permission for 272 residential units, creche and community use (Broomfield West LRD). There is a housing estate “The Steeples” nearing completion to the north. There is an existing Water Treatment Plant directly across the road to the east. The area is mainly well established housing estates.

The Midlteen Educate together National school is within 300 meters west of the site. A future bicycle and pedestrian link has been provided within the proposed scheme to link to the school.

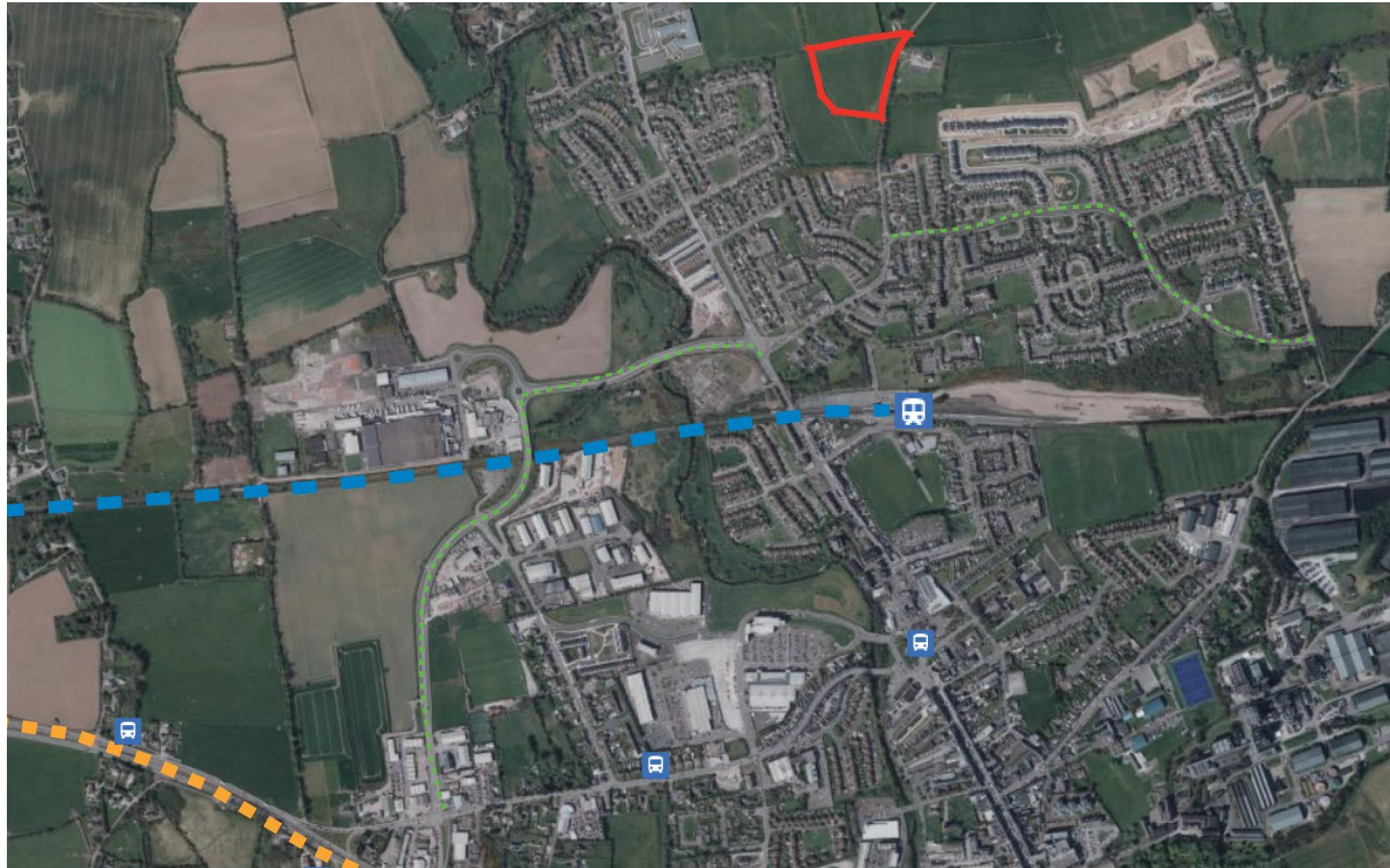
The proposal is for 45 residential units on 1.45 hectares which is consistent with the MD-R-26 Zoning under the Cork County Council Development Plan 2022-2028.



01 CONTEXT









02 CONNECTIONS



1 No. Vehicular entrance is proposed off the L7630 roadway bounding the eastern edge of the site. Upper Mill road is within 600 meters of the site. The N25 is within 2.5 kilometers of the site.

The train station is 650 meters away. It links Midleton to Cork and Mallow and also to Cobh. Midleton is well served by bus connections, there are 4 no. bus services. There is a bus stop 1.5 kilometers away from the site.

There is full pedestrian path connectivity to Midleton town. A cycle path and pedestrian path runs through the proposed scheme terminating on the north west boundary, this will provide future access to The Educate Together Primary School located some 300 meters to the West.

-  INDICATES SITE BOUNDARY
-  INDICATES CORK CITY TO MIDLETON / COBH TRAIN ROUTE
-  INDICATES BUS STOP
-  INDICATES N25 TO CORK CITY
-  INDICATES L3619
-  INDICATES CYCLE LANES

03 INCLUSIVITY

A broad range of units are proposed, both in terms of unit size and configuration. There is a wide variety of house and apartment types. 1, 2, 3 and 4 bedroom units, including some specially designed age friendly units which are own door ground floor one bed apartments. These have wider entrance halls, larger bathrooms and general wheelchair manourvearbilty designed into the layouts. Additionally all houses are universally designed to provide access for a variety for age, size or ability.

All houses are provided with level access thresholds in accordance with TGD M. Most of the dwellings designed to be adaptable internally to facilitate life changes such as disability or the needs of older people.

Car parking is arranged for ease of use and accessibility with most parking provided within the curtilage of the dwelling unit. Level footpaths are provided wherever possible with footpaths being gently sloped where necessary.



- ■ ■ MAIN VEHICULAR ROUTE
- ▤▤▤▤▤▤▤▤▤▤ SHARED SURFACE
- ⋯⋯⋯ PEDESTRIAN ROUTE
- — — — — CYCLE ROUTE
- ■ ■ SIMPLEX BUILDINGS
- ■ ■ HOUSES
- ■ ■ PUBLIC OPEN SPACE
- ■ ■ PRIVATE OPEN SPACE

04 VARIETY

A particularly wide-ranging mix of housing types and sizes provide for diverse range of occupants. House sizes range from 2 , 3 and 4 bedroom with dwelling types including terraced and semi-detached units. 1 and 2 bedroom apartments and simplexes are provided. All units will be designed with regard to Quality Housing for Sustainable Communities Best Practice Guidelines.

There are 3 no. 4 bedroom houses, 16 no. 3 bedroom houses and 8 no. 2 bedroom houses. There are 18 no. 1 and 2 bedroom simplex units. These are all own door units bar 2 no. simplex which share an entrance. A large proportion (9 no.) are accessible from ground floor.

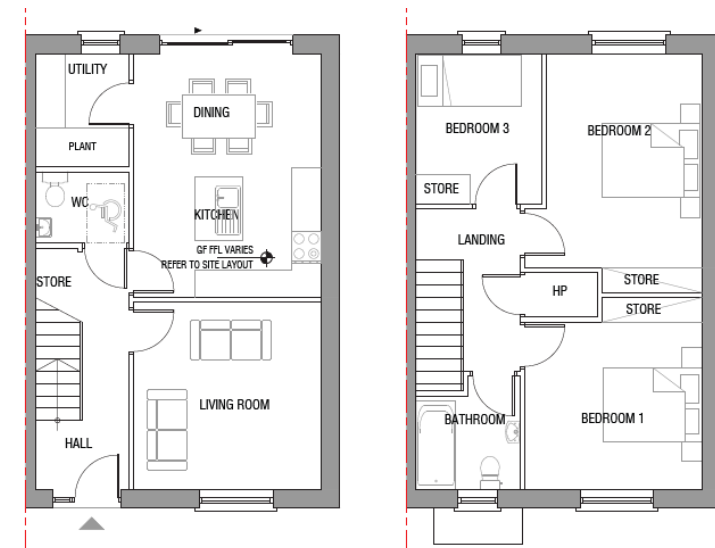
An innovative approach has been proposed within the design to navigate the steep gradients throughout the design. For example some of the simplex units are designed within a split level building allowing the all units to be own door. The simplex units are all located to the south of the site to allow for generous semi- private open space to the front in a courtyard type arrangement which promotes social interaction. The design also allows for a almost flat open space provision outside the unit.



3 BED / 2 BED TERRACED DWELLINGS



SEMI DETACHED 4 BED / 3 BED DWELLINGS



SEMI DETACHED SAMPLE FLOOR PLANS

04 VARIETY

Context

Connections

Inclusively

Variety



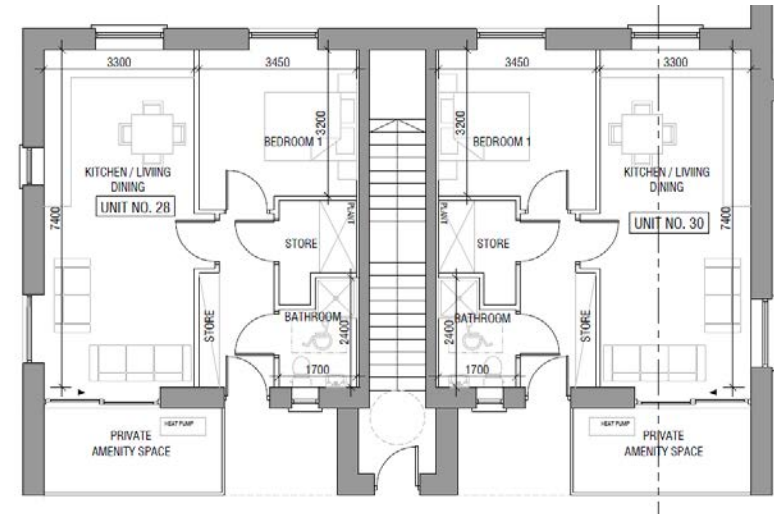
1 & 2 BED SIMPLEX UNITS



1 & 2 BED SIMPLEX UNITS



4 BED / 3 BED TERRACED DWELLINGS



GROUND FLOOR SIMPLEX PLANS



4 BED TURN THE CORNER SAMPLE FLOOR PLANS

05 EFFICIENCY

The proposal is for 45 residential units on 1.45 Hectares with a developable area of 1.34 Hectares giving a density of 33.5 units to the hectare. 12.3% of the site (0.166 hectares) is set aside for usable public open space. The high quality landscape strategy provides for multiple interests including children's play spaces and social networking spaces.

All houses have been designed with regard to Quality Housing for Sustainable Communities Best Practice Guidelines. The individual floorspaces of each dwelling along with accompanying private open space exceeds the minimum standards. Minimising roads and vehicular circulation has also lent itself to an efficient layout.

The existing hilly topography of the site was carefully considered in the design. The split level design approach for the simplex units deals with site contours on the southern side of the site. These units are dual aspect and all own door accessed. This denser part of the scheme is centered around a courtyard design on the southern most part of the site nearest Middleton town.



06 DISTINCTIVENESS

The proposed layout is designed to respond positively to the existing hilly topography of the site. The natural features existing on the site were incorporated into the layout.

The proposed dwelling design will progressively change throughout the site to provide variation and differentiation to the housing clusters. Whilst the form, architecture and landscape are consistent with the area, the development will form its own identity.

There are 2 distinct areas to the development, the southern development, “the courtyard”, which is more urban in character with a tighter density. A range of simple designs are arranged in a manner to create semi private open space to encourage social interaction to create an active neighbourhood. The units are designed to encourage a varied population with age and mobility at the forefront. The defensible design of the units allow for a self regulation environment with overlooking and passive supervision of all public open space.

“The Green” is centrally located and has the largest public open space provision. All houses will be designed and sited to provide the maximum passive surveillance of the public realm, including streets, paths and open spaces.

Connectivity is at the core of the design, a 4m wide footpath and cycle path transversing the site, allowing for a future connection to The Educate Together School. This connectivity corridor is centrally located and facilitates pedestrian and cycle priority. There is permeability to the future adjacent development to the east and south east of the site.

The diverse housing mix and variety of accommodation will be a sustainable and important contribution to local housing market.



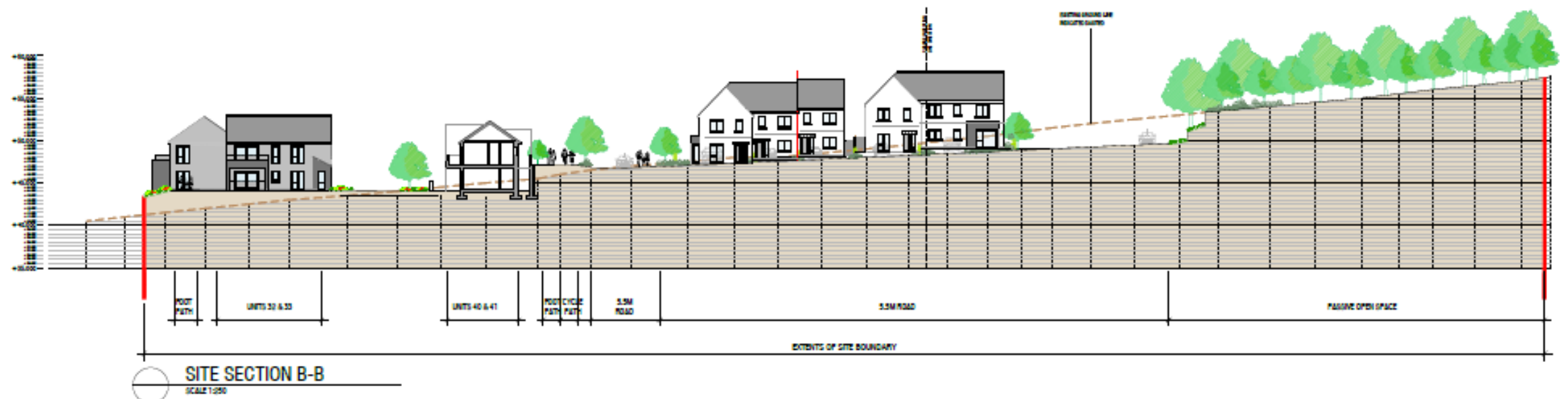
07 LAYOUT

The proposed layout allows the housing to take advantage of the existing site aspect and contours. The specific design approach was to manage the existing topography, minimise the cut and fill on the site and maximise the use of the public open spaces. The layout is defined by 2 large areas of open space. The area to the south of the site is a dense development of simplex units, these are carefully laid out in a courtyard style arrangement with some units being split level dual aspect providing a solution to the constraints of the site topography whilst achieving a high density target. The units have the added advantage of all being own door units, fully accessible.

The dwelling houses are arranged around a central green spaces as much as possible to provide passive supervision and easy connection to the public open spaces. The existing undevelopable area to the north is incorporated into the layout by orienting the adjoining houses to passively supervise the area.

Pedestrian permeability and connectivity is prioritised in the layout, with 2 metre wide footpaths, specific crossing points on desire lines and shared surfaces to promote pedestrian priority. Raised tables will reduce road speeds. The dedicated cycle land will eventually connect to The Educate Together School to the east of the site.

Roadways have been minimised and shared surfaces provided to prioritise the pedestrian experience. Regard has been given to the Design Manual for Urban Roads and Streets (DMURS) to create diverse shared space which is safe for future residents and visitors.



08 PUBLIC REALM

Just over 15.2% of the site is green space. The consists of buffer areas to the main road, green infrastructure, bioretention rain garden, public open paces with paly areas and social interaction areas.

12.3% of the site is allocated as public open space, which is dispersed throughout the scheme. All public open spaces are overlooked by adjoining houses and simplex units providing strong defensible design and passive supervision. These public open spaces are connected by pedestrian paths and cycle paths, with play areas distributed. The designed amenity areas will offer access and encourage varying age groups and end users with varying levels of mobility. The amenity areas vary between parks, play spaces, semi-private social place making and biodiversity nodes.

Any boundaries defined by mature trees and hedgerows will be retained. The landscape plan will include native plant material to improve the overall biodiversity of the site.



Extract from DRLA Landscaping Layout



Extract from DRLA Landscaping Layout
Public Open Space



09 ADAPTABILITY & ACCESSIBILITY

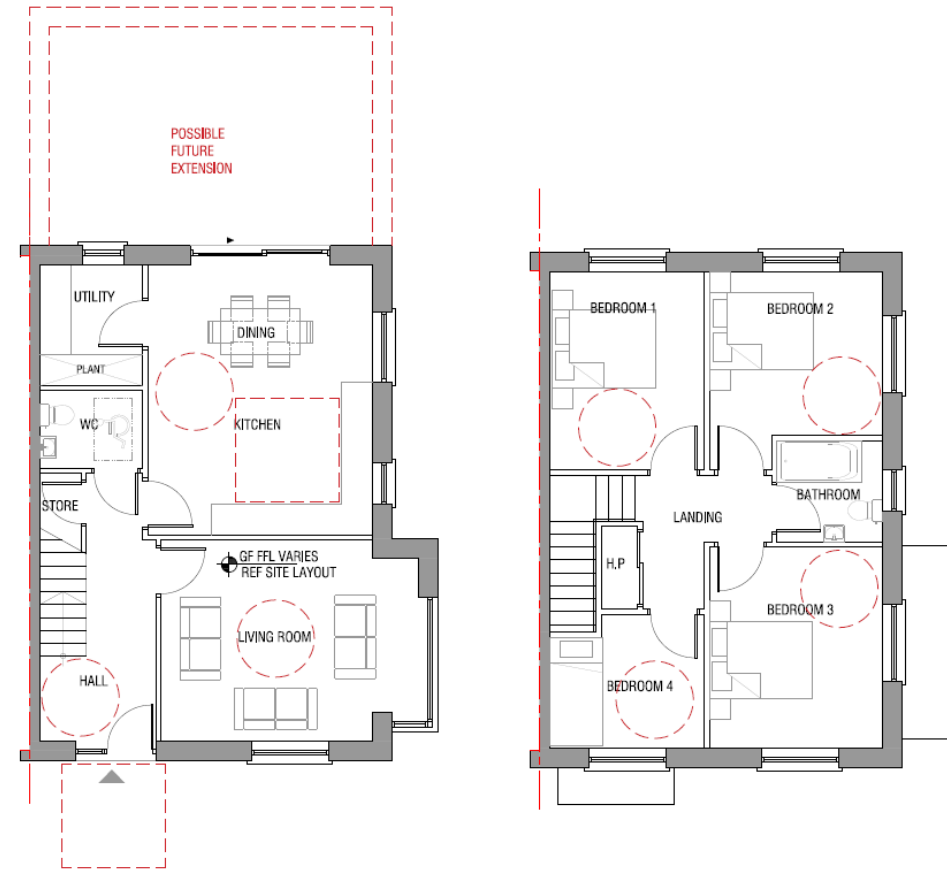
Houses in the development can be easily adapted to future needs of occupants. The house types have been carefully designed to accommodate future extensions to the rear of the house with minimum impact on adjacent dwellings. Some of the houses have the potential to convert the attic space which would give further accommodation.

Multi-generational living has been incorporated into the house design brief.

All homes are designed to be energy efficient and to meet the latest Building Regulations.

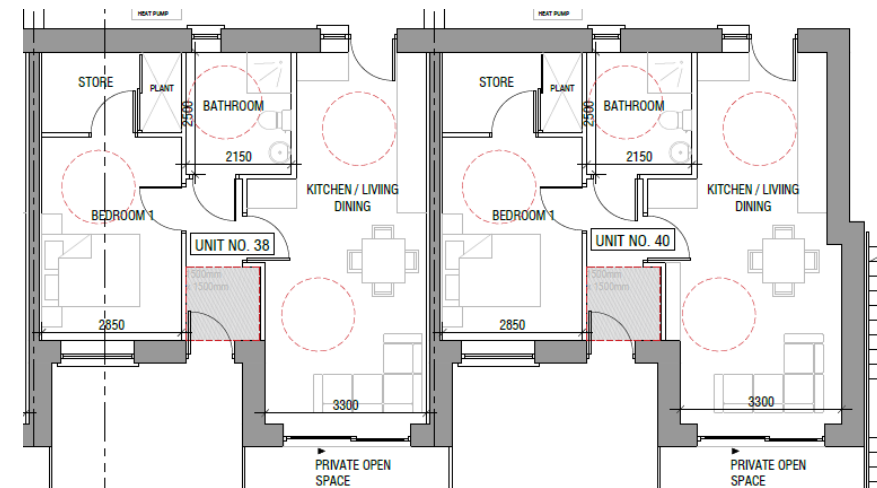
All homes are designed in accordance with the “Quality Housing for Sustainable Communities”.

Some specific age friendly homes are designed into the scheme. These are own door access, one bedroom ground floor units. These units have larger bathrooms, hallways and have provision for greater mobility within the unit.



*Ground Floor Plan of typical 4 bedroom house
Universal Design and adaptability indicated In Red*

First Floor Plan of typical 4 bedroom house



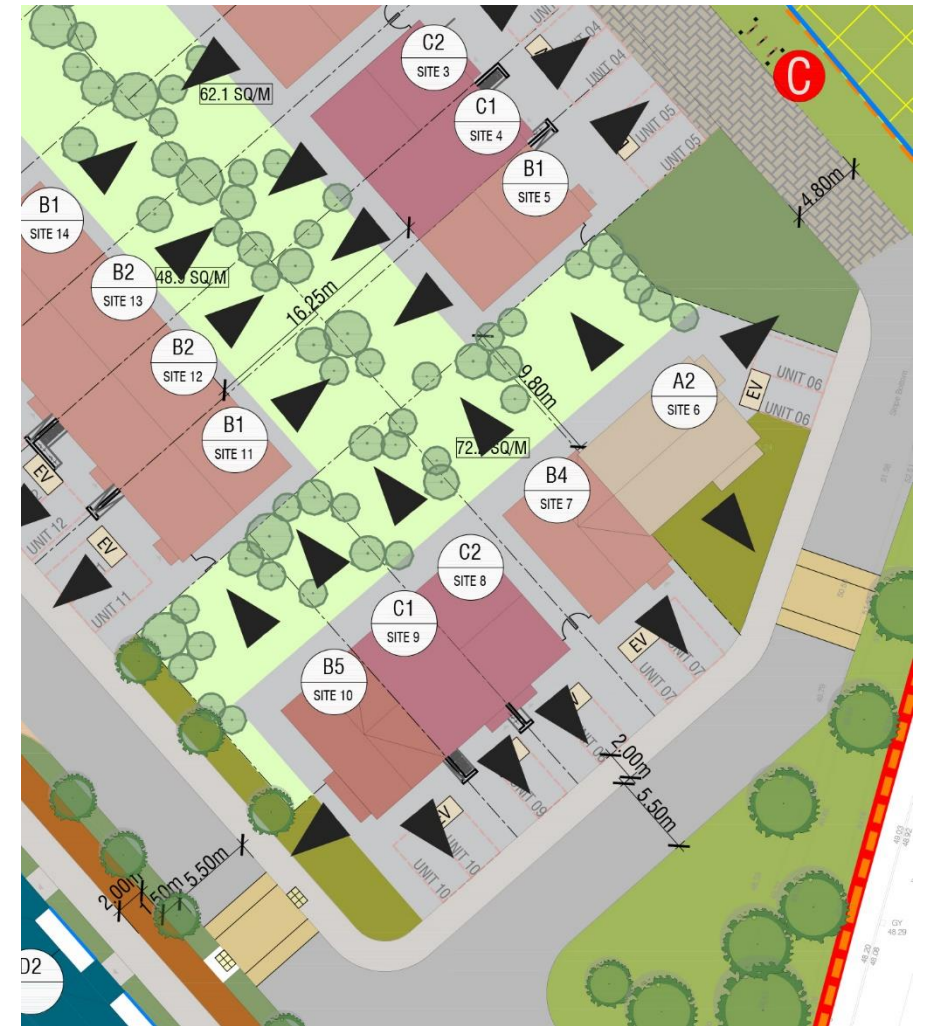
ACCESSIBLE AGE FRIENDLY GROUND FLOOR SIMPLEX PLANS

10 PRIVACY & AMENITY

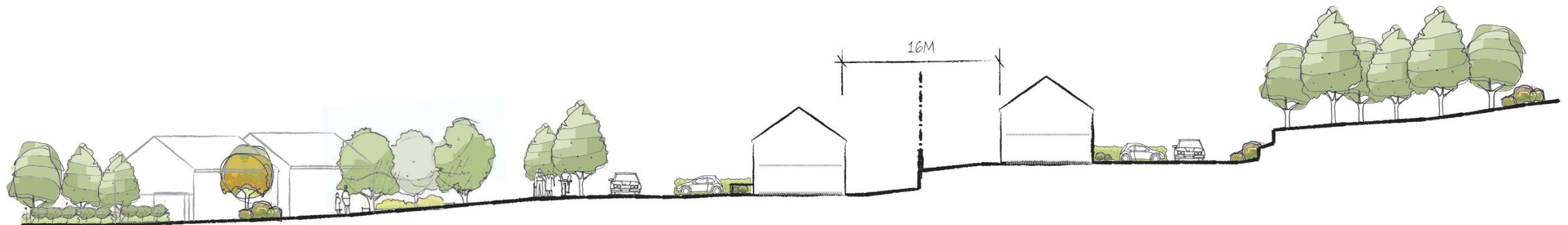
Each house has access to generous private open space and each house is dual aspect and some are triple aspect. Almost all the simplex units are dual aspect and some are triple aspect. Homes are carefully sited so that views directly into facing units are avoided. There is a minimum distance of 16 meters provided between houses back to back.

An average distance of 2.5m is provided between opposing gables of dwellings. Party walls are designed to prevent sound transmission between adjoining dwellings. A buffer zone is provided between ground floor units and public areas, creating a transition zone between public and private space.

All houses have private gardens, all simplexes have private terraces or balconies. All units will meet and most will exceed the Living Standards guidelines.



Extract from site plan indicating aspects

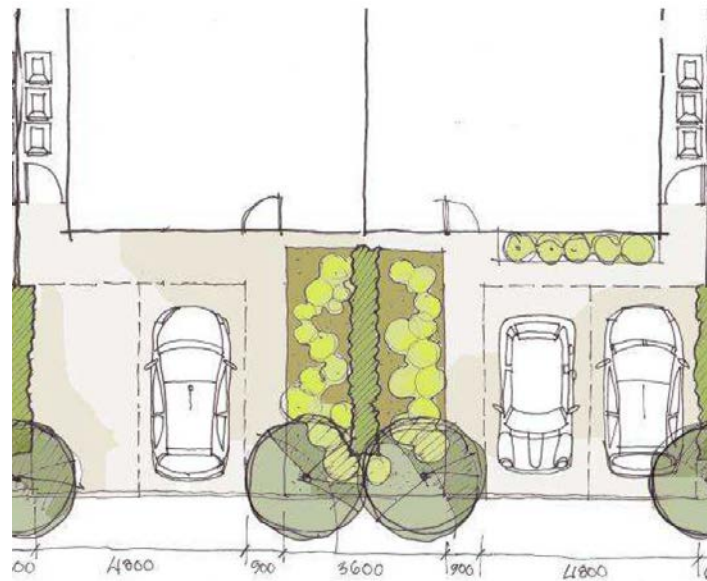


Sketch Site Section

11 PARKING

There are two spaces provided for each three and four bed houses and one parking space provided for each two bed house. Parking is located so that cars are overlooked by surrounding houses and passing motorists or pedestrians.

Every dwelling will have the capacity to have their own EV parking space or spaces.



Sample of two spaces outside houses



Sample of paving sets outlined for front garden spaces

- ■ ■ MAIN VEHICULAR ROUTE
- ||||| SHARED SURFACE
- PARKING
- SIMPLEX BUILDINGS
- HOUSES
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE



BICYCLE PARKING

The houses with external garden access will use their back gardens to store their bicycles.

For the Apartments, Simplexes and townhouses the bicycle parking facilities have been assigned as follows in compliance with **Standards for Cycle Parking and associated Cycling Facilities for New Developments:**

Resident Spaces: 1 no. private bike spaces per housing unit (27 no. spaces)

Apartments: 1 no. long stay parking space per bedroom. (26 no. spaces)

Visitor Spaces: 1 no. space per 5 units for houses and 1 no. space per 2 units for apartments. (15 no. spaces)

Total number of bicycle spaces provided : 68 no. Spaces

All bicycle parking spaces are located in central locations dispersed within the scheme which are overlooked and secured by passive surveillance . All racks will be covered 'Sheffield' cycle stands.



Sample of Bin & Bike Store for rear gardens



12 DETAILED DESIGN

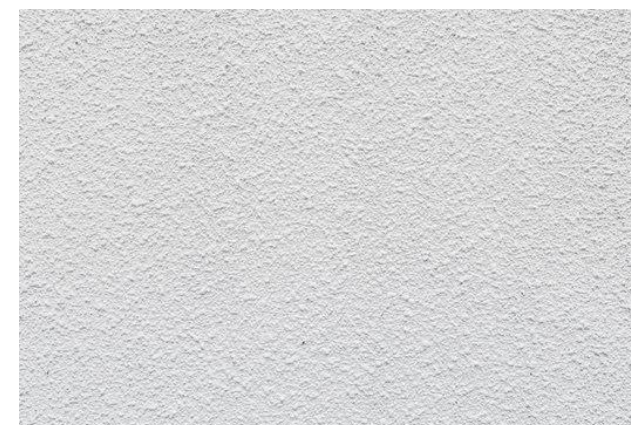
The scheme proposes a soft palette of materials with the wall materials proposed to be a light coloured palette of self coloured wet dash render and brick. The extruded side elevation detail for the corner houses will be brick. Coloured PVC windows are proposed.

The brick walls are used strategically for the publically visible boundary walls. Additionally the boundary treatments will help in place making and orientation.

The buildings will be constructed of traditional materials (i.e timber frame, blockwork, slate etc.) with all materials chosen for durability. Elevational treatment and features will differ throughout the site to create distinct character areas. The features such as mono pitch roofs, pressed metal canopies and brick elevation details give a unique character to the development. The wide variety of units will also ensure character setting. High quality soft and hard landscaping will compliment the designs.



Sample of Proposed Canopies



Example of wet dash render Finish



Example of Brick Finish



VIEW FROM MAIN ENTRANCE ROAD



SIMPLEX COURTYARD



PUBLIC OPEN SPACE, CHILDRENS PLAY AREA



PUBLIC OPEN SPACE, CHILDRENS PLAY AREA



3 BED TERRACED HOUSES



UPPER SITE

HOUSING QUALITY ASSESSMENT

SITE NO.	HOUSE TYPE	UNIT DESCRIPTION	UNIT AREA REQUIRED (m ²)	UNIT AREA ACHIEVED (m ²)	10% OVER AREA REQUIREMENT (Y/N)	DUAL ASPECT	ASPECT	BEDROOMS	BEDSPACES	CEILING HEIGHT (m ²) (Kitchen/Living/Dining)	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Areas Achieved (m ²)	Main Living Room Width Required (m ²)	Main Living Room Width Achieved (m ²)	Kitchen/Living/Dining Area Required (m ²)	Kitchen/Living/Dining Area Achieved (m ²)	Main Living Room Area Required (m ²)	Main Living Room Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Private Amenity Space Required (m ²)	Private Amenity Space Achieved (m ²)
1	B1	SEMI	92	100.1	N	YES	S-W, N-E	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.4	5	5.5	40	144
2	B1.1	SEMI	92	100.1	N	YES	S-W, N-E	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.4	5	5.5	40	62.1
3	C2	SEMI	80	85.1	N	YES	S-W, N-E	2	4	2.45	25	25.8	3.6	4.95	30	32.2	13	16.5	4	5.6	30	55.7
4	C1	SEMI	80	85.1	N	YES	S-W, N-E	2	4	2.45	25	25.8	3.6	4.95	30	32.2	13	16.5	4	5.6	30	44.3
5	B1.1	SEMI	92	100.1	N	YES	S-W, N-E	3	5	2.45	32	33.5	3.8	3.8	34	52.4	13	14.4	5	5.5	40	62.8
6	A2	SEMI	110	118.5	N	YES	S-E,N-W	4	7	2.45	43	43.4	3.8	3.9	40	41.6	15	19.7	6	6.4	50	63.7
7	B4	SEMI	92	100.1	N	YES	S-E,N-W	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.8	5	5.5	40	72.2
8	C2	SEMI	80	85.1	N	YES	S-E,N-W	2	4	2.45	25	25.8	3.6	4.95	30	32.2	13	16.5	4	5.6	30	68.6
9	C1.1	SEMI	80	85.1	N	YES	S-E,N-W	2	4	2.45	25	25.8	3.6	4.95	30	32.2	13	16.5	4	5.6	30	54.1
10	B5	SEMI	92	99.2	N	YES	S-E,N-W	3	5	2.45	32	32	3.8	3.8	34	38	13	16	5	5.3	40	120
11	B1	END OF TERRACE	92	100.1	N	YES	S-W, N-E	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.4	5	5.5	40	62.8
12	B2	MID TERRACED	92	100.1	N	YES	S-W, N-E	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.4	5	5.5	40	48.9
13	B2	MID TERRACED	92	100.1	N	YES	S-W, N-E	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.4	5	5.5	40	48.9
14	B1.1	END OF TERRACE	92	100.1	N	YES	S-W, N-E	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.4	5	5.5	40	62.8
15	B1	END OF TERRACE	92	100.1	N	YES	S-W, N-E	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.4	5	5.5	40	62.8
16	B2	MID TERRACED	92	100.1	N	YES	S-W, N-E	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.4	5	5.5	40	61.4
17	A1	END OF TERRACE	110	118.5	N	YES	S-W, N-E	4	7	2.45	43	43.4	3.8	3.9	40	41.9	15	18.6	6	6	50	56.7
18	A3	SEMI	110	115.8	N	YES	S-E,N-W	4	7	2.45	43	43.4	3.8	3.9	40	43.5	15	15.9	6	6	50	53.8
19	B1.1	SEMI	92	100.1	N	YES	S-E,N-W	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.4	5	5.5	40	51.6
20	B1	SEMI	92	100.1	N	YES	S-E,N-W	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.4	5	5.5	40	51.6
21	B1.1	SEMI	92	100.1	N	YES	S-E,N-W	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.4	5	5.5	40	51.6
22	B6	END OF TERRACE	92	100.1	N	YES	S-W, N-E	3	5	2.45	32	33.5	3.8	3.8	34	37.6	13	14.4	5	5.5	40	76.3
23	C1.1	MID TERRACED	80	85.1	N	YES	S-W, N-E	2	4	2.45	25	25.8	3.6	4.95	30	32.2	13	16.5	4	5.6	30	50.9
24	C2.1	END OF TERRACE	80	85.1	N	YES	S-W, N-E	2	4	2.45	25	25.8	3.6	4.95	30	32.2	13	16.5	4	5.6	30	61.9
25	C2	END OF TERRACE	80	85.1	N	YES	S-W, N-E	2	4	2.45	25	25.8	3.6	4.95	30	32.2	13	16.5	4	5.6	30	61.9
26	C1	MID TERRACED	80	85.1	N	YES	S-W, N-E	2	4	2.45	25	25.8	3.6	4.95	30	32.2	13	16.5	4	5.6	30	50.9
27	B3	END OF TERRACE	92	99.2	N	YES	S-W, N-E	3	5	2.45	32	32	3.8	3.8	34	38	13	16	5	5.3	40	146.4
28	D1	APARTMENT	45	50.6	Y	YES	S-W, N-W	1	2	2.45	11.4	11.5	3.3	3.3	23	24.9	N/A	N/A	3	3	5	7.2
29	D1	APARTMENT	45	50.6	Y	YES	N-E, N-W	1	2	2.45	11.4	11.4	3.3	3.95	23	23.1	N/A	N/A	3	4.17	5	12.4
30	D1	APARTMENT	45	50.6	Y	YES	S-W, S-E	1	2	2.45	11.4	11.5	3.3	3.3	23	24.9	N/A	N/A	3	3	5	7.2
31	D1	APARTMENT	45	50.6	Y	YES	S-E, N-E	1	2	2.45	11.4	11.4	3.3	3.95	23	23.1	N/A	N/A	3	4.17	5	12.4
32	D1	APARTMENT	73	76.4	N	YES	S-W, N-W	2	4	2.45	24.4	24.7	3.6	3.885	30	30.7	N/A	N/A	6	6	7	10.3
33	D1	APARTMENT	73	76.4	N	YES	S-W, N-W	2	4	2.45	24.4	24.5	3.6	3.8	30	30	N/A	N/A	6	6	7	8.29
34	D2	APARTMENT	63	63	Y	YES	S-W, N-W	2	3	2.45	20.1	20.2	3.3	3.65	28	29.2	N/A	N/A	5	5.3	6	8.6
35	D2	APARTMENT	63	63	Y	YES	N-E, N-W	2	3	2.45	20.1	20.3	3.6	3.65	28	29.2	N/A	N/A	5	5.3	6	9.5
36	D2	APARTMENT	45	52	Y	YES	S-W, N-E	1	2	2.45	11.4	11.8	3.3	3.3	23	24	N/A	N/A	3	3.2	5	6.2
37	D2	APARTMENT	45	52	Y	YES	S-W, N-E	1	2	2.45	11.4	11.8	3.3	3.615	23	25.2	N/A	N/A	3	3.4	5	6.4
38	D2	APARTMENT	45	52	Y	YES	S-W, N-E	1	2	2.45	11.4	11.8	3.3	3.3	23	24	N/A	N/A	3	3.2	5	6.2
39	D2	APARTMENT	45	52	Y	YES	S-W, N-E	1	2	2.45	11.4	11.8	3.3	3.615	23	25.2	N/A	N/A	3	3.4	5	6.4
40	D2	APARTMENT	45	52.6	Y	YES	S-W, N-E	1	2	2.45	11.4	11.8	3.3	3.3	23	24.6	N/A	N/A	3	3.2	5	6.2
41	D2	APARTMENT	45	52.6	Y	YES	S-W, N-E	1	2	2.45	11.4	13.8	3.3	4.765	23	24.6	N/A	N/A	3	3.5	5	6.3
42	D3	APARTMENT	73	76.7	Y	YES	S-E,N-W	2	4	2.45	24.4	24.5	3.6	3.8	30	30.1	N/A	N/A	6	6	7	8.7
43	D3	APARTMENT	73	76.7	Y	YES	S-E,N-W	2	4	2.45	24.4	25.3	3.6	3.8	30	30.2	N/A	N/A	6	6	7	10.1
44	D3	APARTMENT	73	76.3	Y	YES	S-E,N-W	2	4	2.45	24.4	25.7	3.6	3.8	30	30	N/A	N/A	6	6.2	7	11.4
45	D3	APARTMENT	45	76.3	Y	YES	S-E,N-W	2	4	2.45	24.4	24.5	3.6	3.8	30	30	N/A	N/A	6	6.6	7	7

**Proposed Residential Development at
Broomfield, Midleton, Co. Cork
Schedule of Accommodation**

**Prepared on behalf of
Cork County Council**

CONTENTS

1.0	Schedule of Accommodation Summary	2
1.1	Dwelling Houses	2
1.2	Apartments	2
2.0	Unit Breakdown	3
2.1	Dwelling Houses	3
2.2	Apartments	3

1.0 Schedule of Accommodation Summary

1.1 Dwelling Houses		
Unit Type	No. of Units	Gross floor space in m²
2-bed	8	680.8
3-bed	16	1599.8
4-bed	3	352.8
Total	27	2633.4m²

1.2 Apartments		
Unit Type	No. of Units	Gross floor space in m²
1-bed	10	515.6
2-bed	8	620.7
Total	18	1136.3m²

Total number of residential units in proposed development:	45
Cumulative gross floor space of residential accommodation, in m ² :	3769.7

2.0 Unit Breakdown

2.1 Dwelling Houses

Unit Type	Form	No. of Beds	Size (sqm)	Total No. of Units Proposed
A1, A2	Semi-Detached	4	118.7	2
A3	Semi-Detached	4	115.8	1
B1, B1.1, B4	Semi-Detached	3	100.1	6
B2	Terraced	3	100.1	3
B1, B1.1	End of Terrace	3	100.1	4
B3	End of Terrace	3	99.2	1
B5	End of Terrace	3	99.2	1
B6	End of Terrace	3	100.1	1
C1, C1.1	Terraced	2	85.1	4
C2, C2.1	End of Terrace	2	85.1	4
Total				27

2.2 Apartments

Unit Type (Block Name)	Form	Apartment No.	No. of Beds	Sizes Per Unit (m ²)	Total No. of Units	Sub Total Unit Areas (m ²)
D1	Simplex	28-31	1	50.6	4	202.4
		32-33	2	76.4	2	152.8
D2	Simplex	34-35	2	63	2	126
		36-39	1	52	4	208
		40-41	1	52.6	2	105.2
D3	Simplex	42-43	2	76.7	2	153.4
		44-45	2	76.3	2	152.6
	Stairwells					35.9
Total					18	1136.3m²

Unit Size in Beds (Including Houses and simplex)	Total Proposed	% Mix
4	3	6.7%
3	16	35.6%
2	16	35.6%
1	10	22.2%

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY

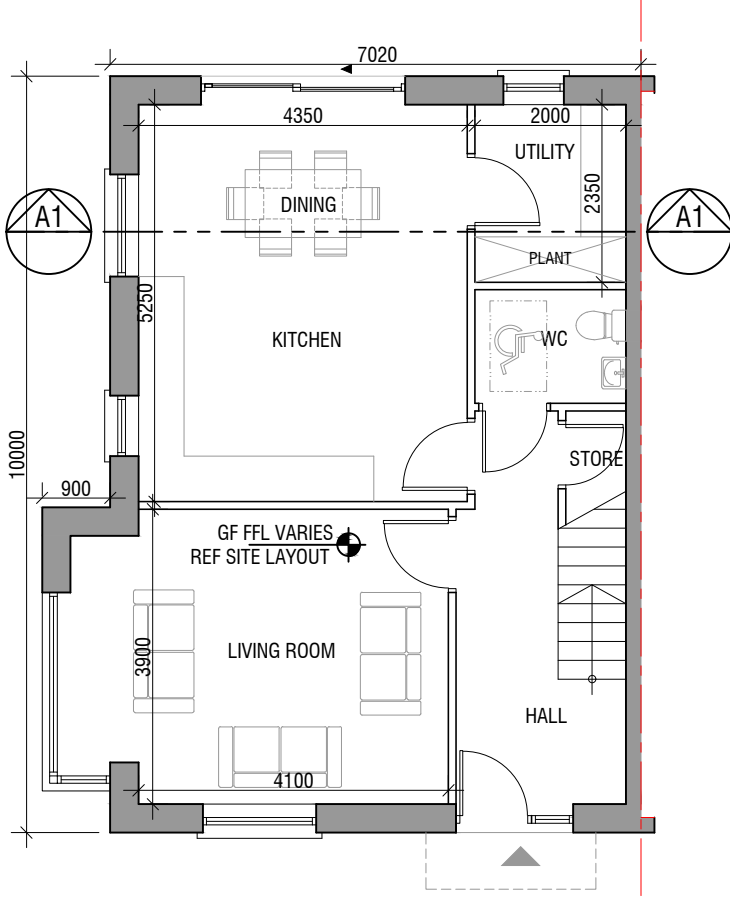
HOUSE TYPE A1

SEMI-DETACHED - 4 BEDROOM HOUSE

GROUND FLOOR 62.3 m²
FIRST FLOOR 56.2 m²

TOTAL 118.5 m² / 1275 ft²

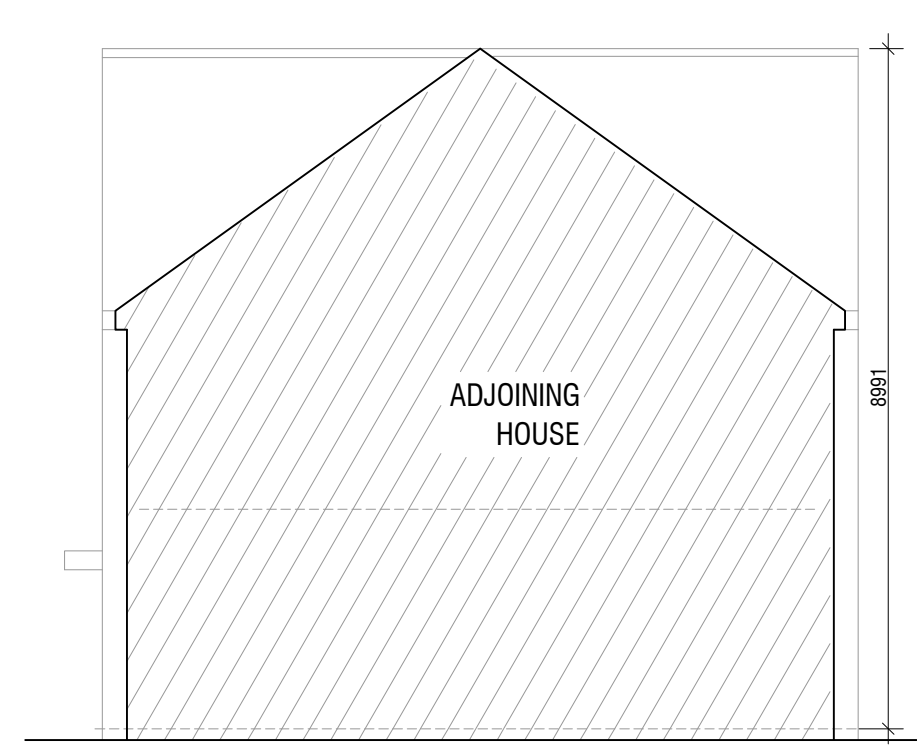
- PROPOSED MATERIALS
- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
 - FLAT ROOF: MEMBRANE OR SIMILAR APPROVED
 - CANOPY: ZINC OR SIMILAR APPROVED
 - WALLS: WET DASH / BRICK WHERE INDICATED
 - WINDOWS: GREY OR APPROVED COLOUR
 - DOORS: HARDWOOD / PVC TO SELECTED COLOUR



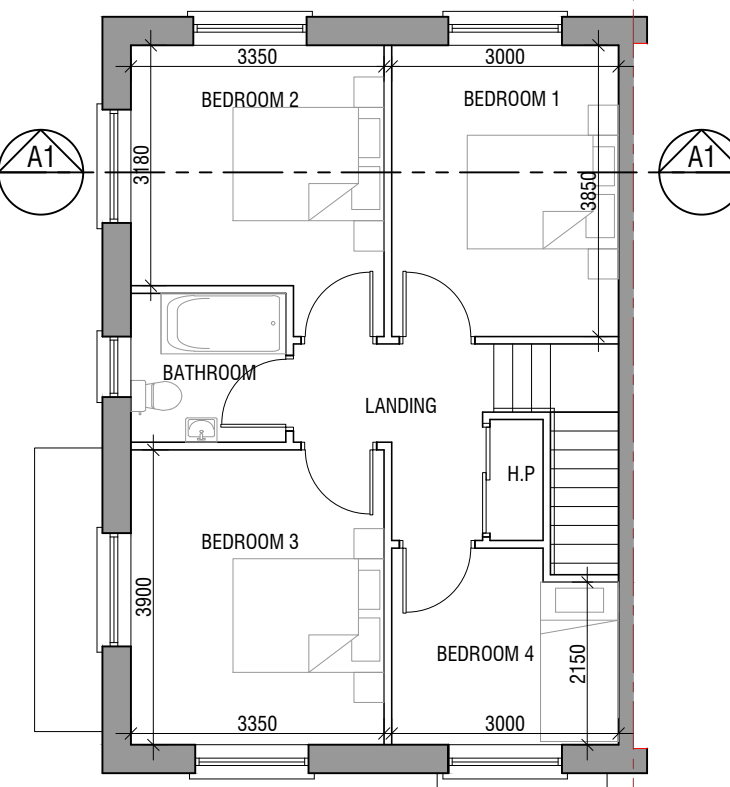
GROUND FLOOR PLAN A1
SCALE 1:100



SIDE ELEVATION A1
SCALE 1:100



SIDE ELEVATION A1
SCALE 1:100



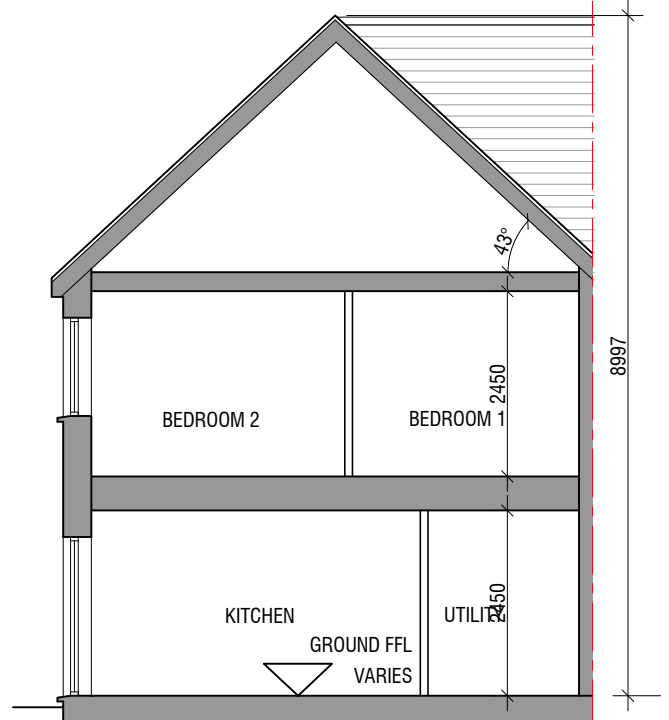
FIRST FLOOR PLAN A1
SCALE 1:100
NORTH POINT VARIES
REFER TO SITE LAYOUT PLAN



FRONT ELEVATION A1
SCALE 1:100



REAR ELEVATION A1
SCALE 1:100



SECTION A1
SCALE 1:100

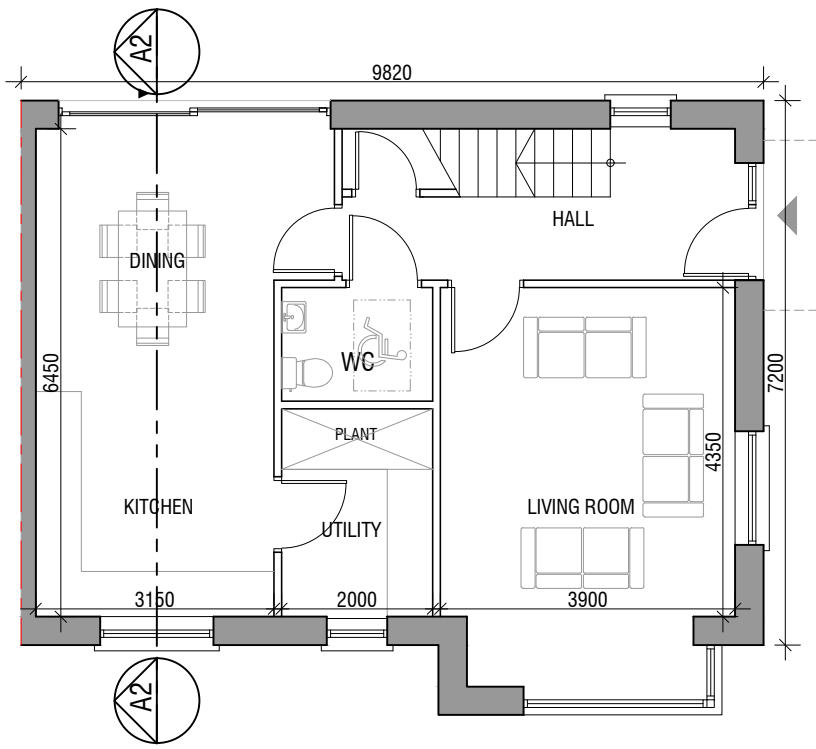
QUALITY HOUSING OVERVIEW										
REQUIREMENT	4 BED/7P 2 STOREY HOUSE	MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	SINGLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
A1 HOUSE TYPE ACHIEVED	4 BED/7P 2 STOREY HOUSE	118.5 SQ/M	18.6 SQ/M	3.9 M	41.9 SQ/M	3.0 M	2.15M	43.4 SQ/M	6 SQ/M	REFER TO SITE LAYOUT

GCA
GERALDINE COUGHLAN
ARCHITECTS
Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON
DRAWING: HOUSE TYPE A1 -PLANS,ELEVATIONS & SECTION ER CLIENT: CCC
SERIES: PLANNING SCALE: 1:100 A3 DATE: 17/09/2024

JOB NO: 24026
DRAWING NO:
A 1



GROUND FLOOR PLAN A2

SCALE 1:100



SIDE ELEVATION A2

SCALE 1:100



FRONT ELEVATION A2

SCALE 1:100

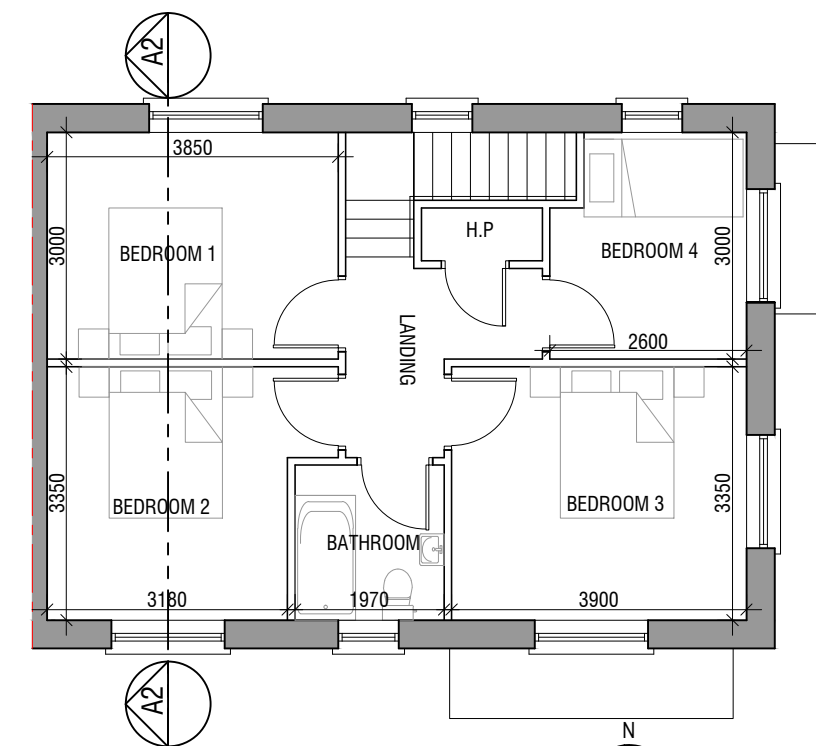
HOUSE TYPE A2
SEMI-DETACHED - 4 BEDROOM HOUSE

GROUND FLOOR 62.3 m²
FIRST FLOOR 56.2m²

TOTAL 118.5 m² / 1275 ft²

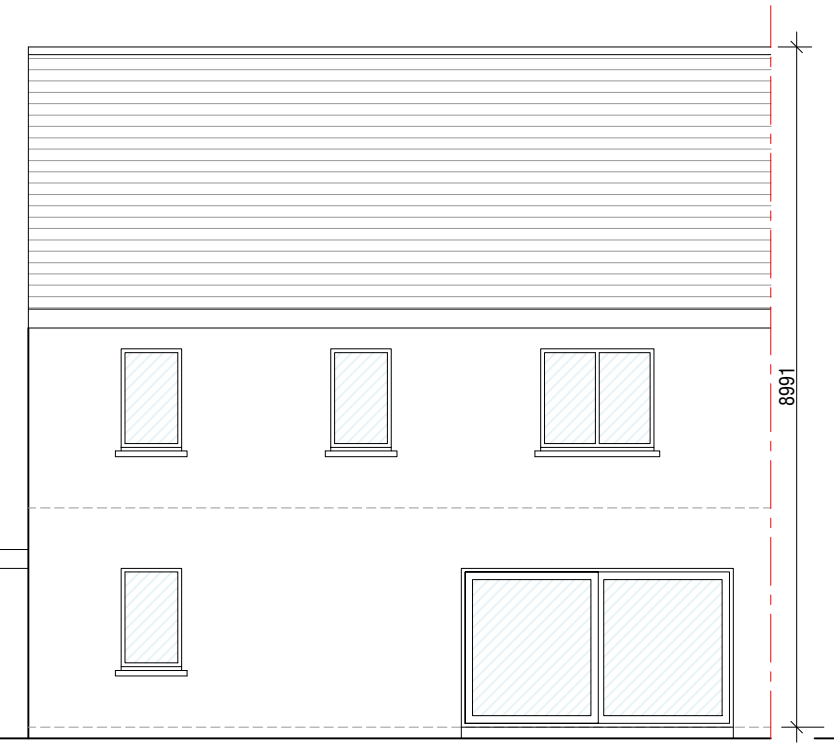
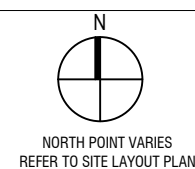
PROPOSED MATERIALS

- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- FLAT ROOF: MEMBRANE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR



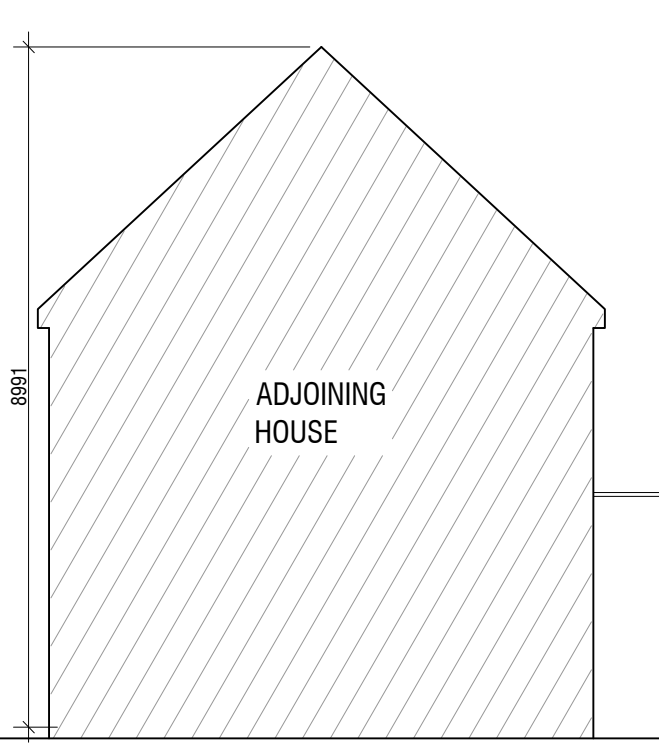
FIRST FLOOR PLAN A2

SCALE 1:100



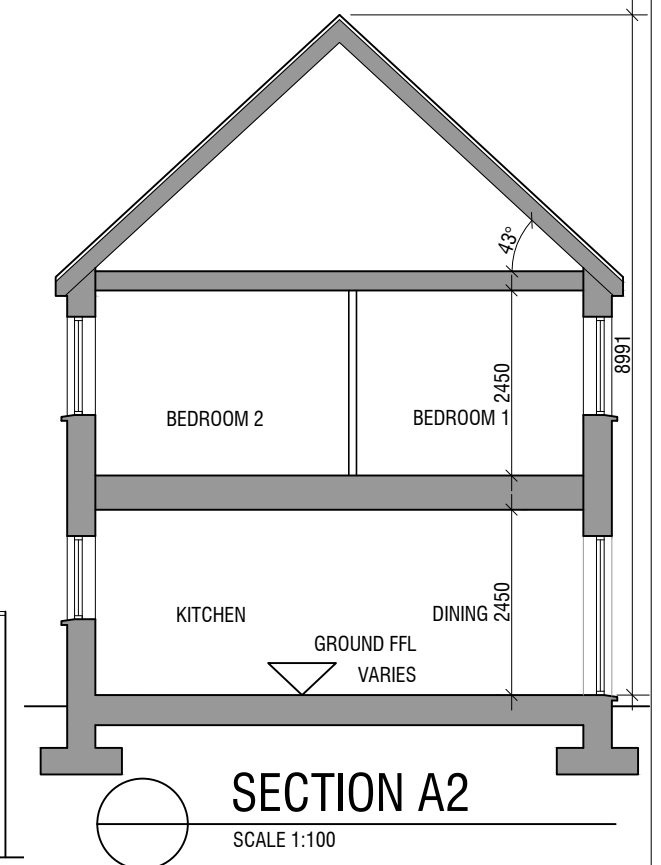
SIDE ELEVATION A2

SCALE 1:100



REAR ELEVATION A2

SCALE 1:100



SECTION A2

SCALE 1:100

GCA
GERALDINE COUGHLAN
ARCHITECTS



Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie

QUALITY HOUSING OVERVIEW

REQUIREMENT	4 BED/7P 2 STOREY HOUSE	MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	SINGLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
4 BED/7P 2 STOREY HOUSE	110 SQ/M	15 SQ/M	3.8M	40 SQ/M	2.8M	2.1M	43 SQ/M	6 SQ/M	50 SQ/M	
A2 HOUSE TYPE ACHIEVED	118.5 SQ/M	19.7 SQ/M	3.9 M	41.6 SQ/M	3.0 M	3.0M	43.4 SQ/M	6.4 SQ/M	REFER TO SITE LAYOUT	

PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON

JOB NO: 24026

DRAWING: HOUSE TYPE A2
-PLANS,ELEVATIONS & SECTION

ER CLIENT: CCC

DRAWING NO:

SERIES: PLANNING SCALE: 1:100

A3 DATE: 17/09/2024

A2

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY

HOUSE TYPE A3

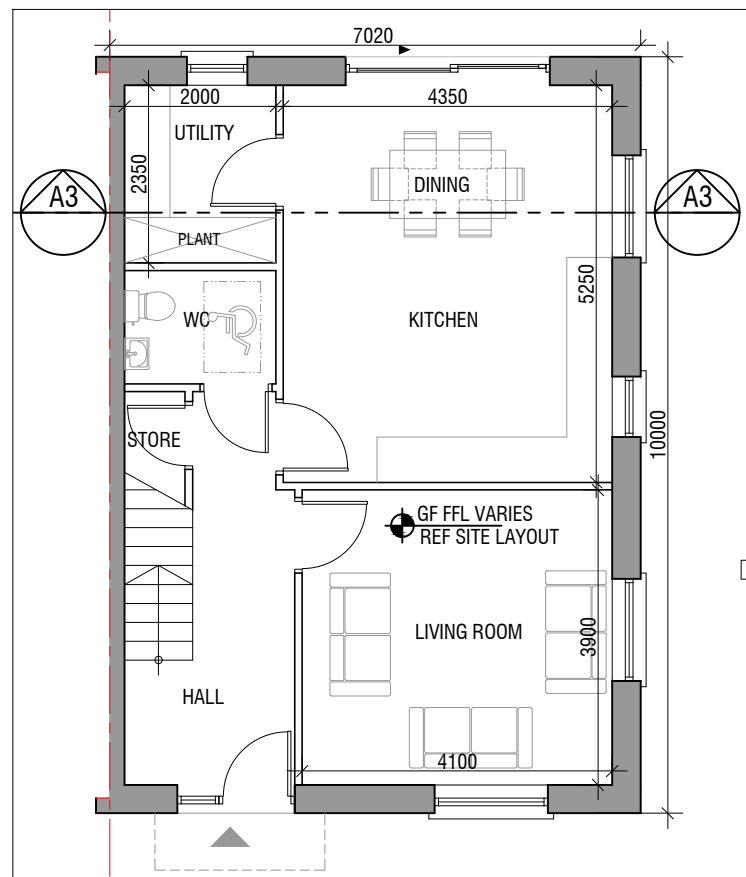
SEMI-DETACHED - 4 BEDROOM HOUSE

GROUND FLOOR 59.6 m²
FIRST FLOOR 56.2 m²

TOTAL 115.8 m² / 1246 ft²

PROPOSED MATERIALS

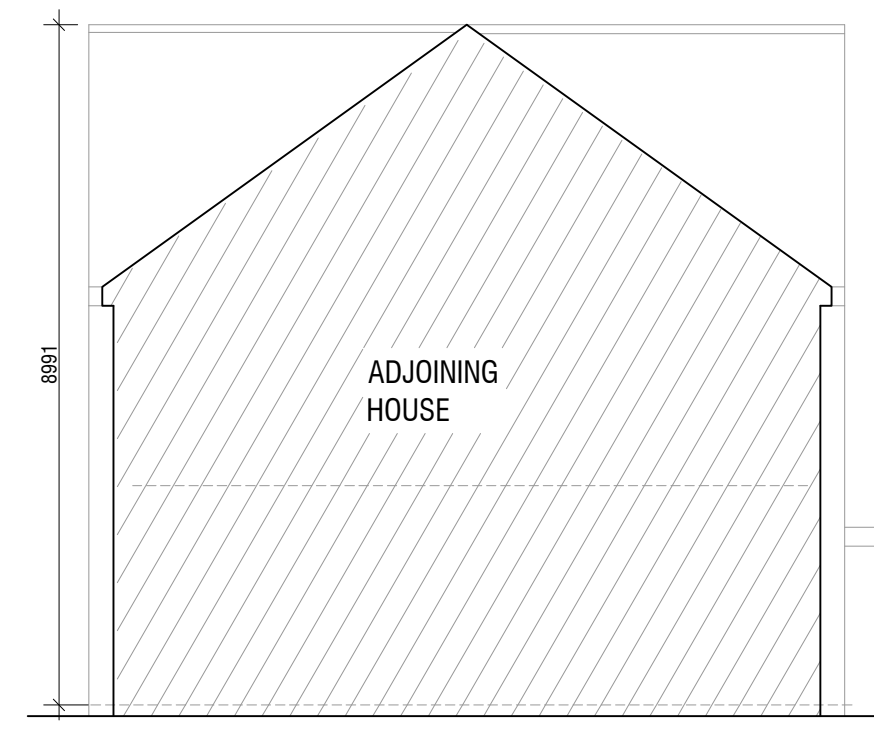
- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- FLAT ROOF: MEMBRANE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR



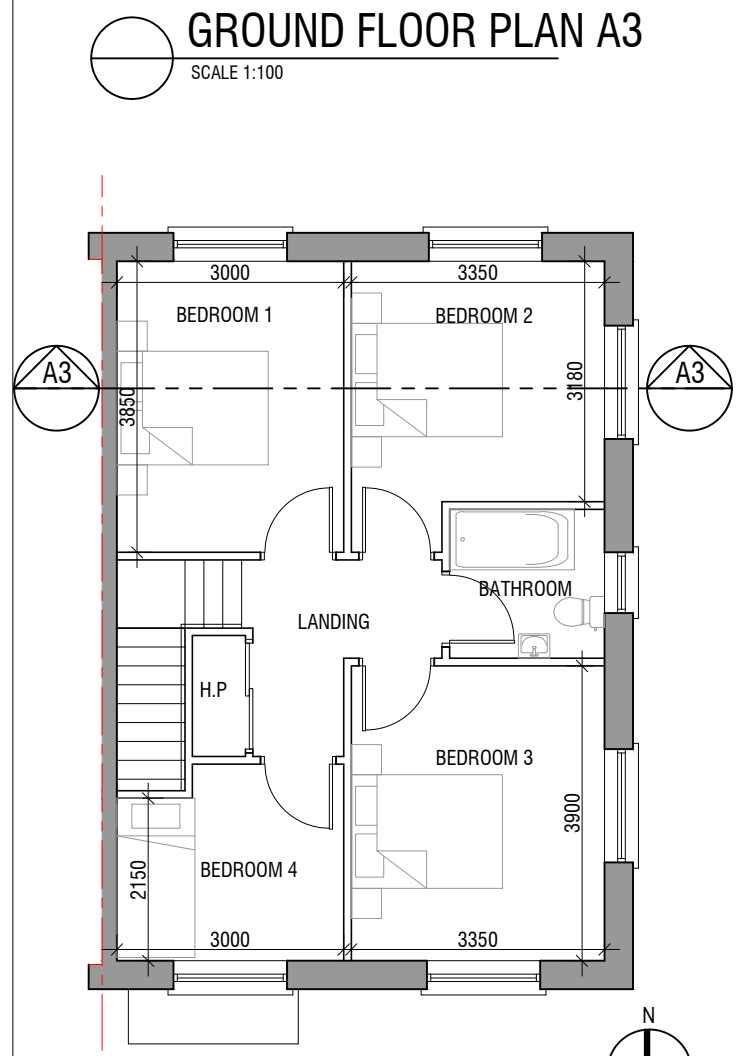
GROUND FLOOR PLAN A3
SCALE 1:100



SIDE ELEVATION A3
SCALE 1:100



SIDE ELEVATION A3
SCALE 1:100



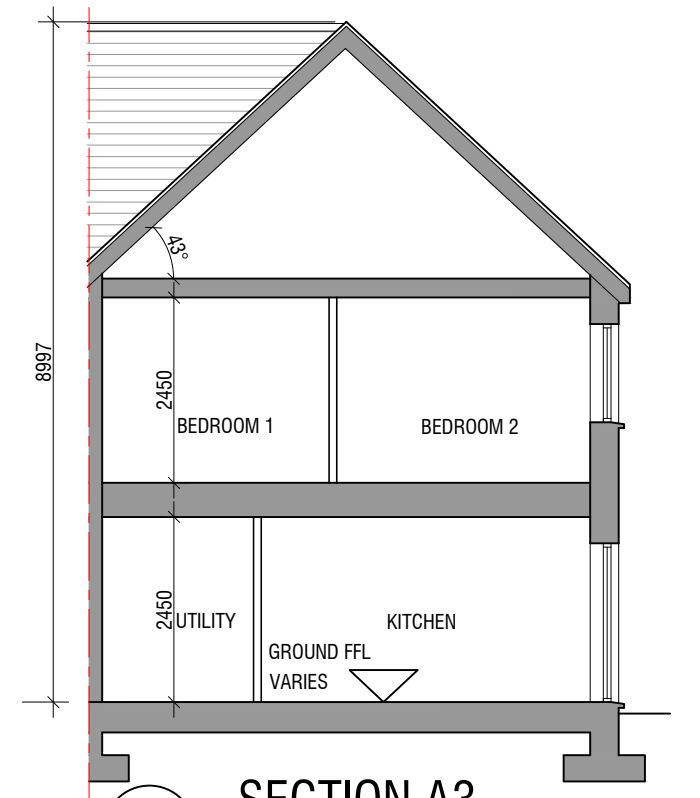
FIRST FLOOR PLAN A3
SCALE 1:100
NORTH POINT VARIES
REFER TO SITE LAYOUT PLAN



FRONT ELEVATION A3
SCALE 1:100



REAR ELEVATION A3
SCALE 1:100



SECTION A3
SCALE 1:100

QUALITY HOUSING OVERVIEW										
		MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	SINGLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
REQUIREMENT	4 BED/7P 2 STOREY HOUSE	110 SQ/M	15 SQ/M	3.8M	40 SQ/M	2.8M	2.1M	43 SQ/M	6 SQ/M	50 SQ/M
A3 HOUSE TYPE ACHIEVED	4 BED/7P 2 STOREY HOUSE	115.8 SQ/M	15.9 SQ/M	3.9 M	43.5 SQ/M	3.0 M	2.15M	43.4 SQ/M	6 SQ/M	REFER TO SITE LAYOUT

GCA
GERALDINE COUGHLAN
ARCHITECTS
Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDDLETON

JOB NO: 24026

DRAWING: HOUSE TYPE A3- PLANS, ELEVATIONS & SECTION ER

CLIENT: CCC

DRAWING NO: A3

SERIES: PLANNING SCALE: 1:100 A3

DATE: 17/09/2024

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY

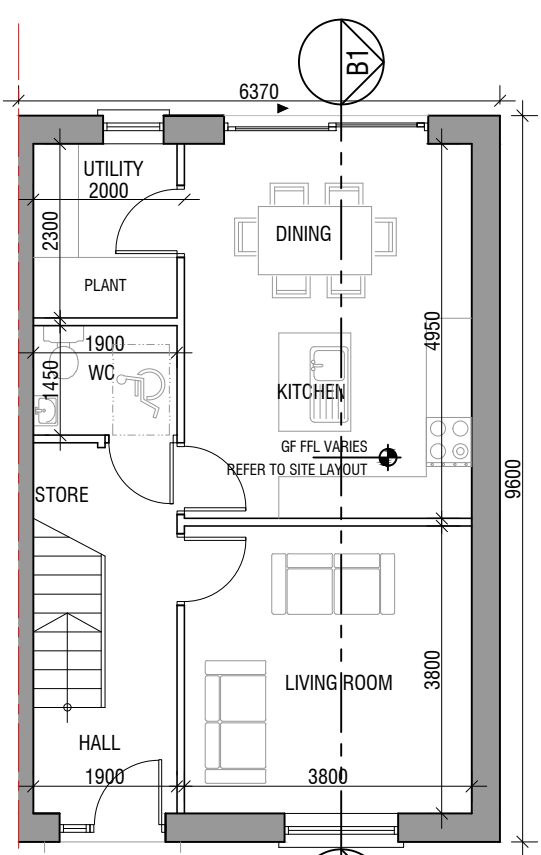
HOUSE TYPE B1

SEMI-DETACHED - 3 BEDROOM HOUSE

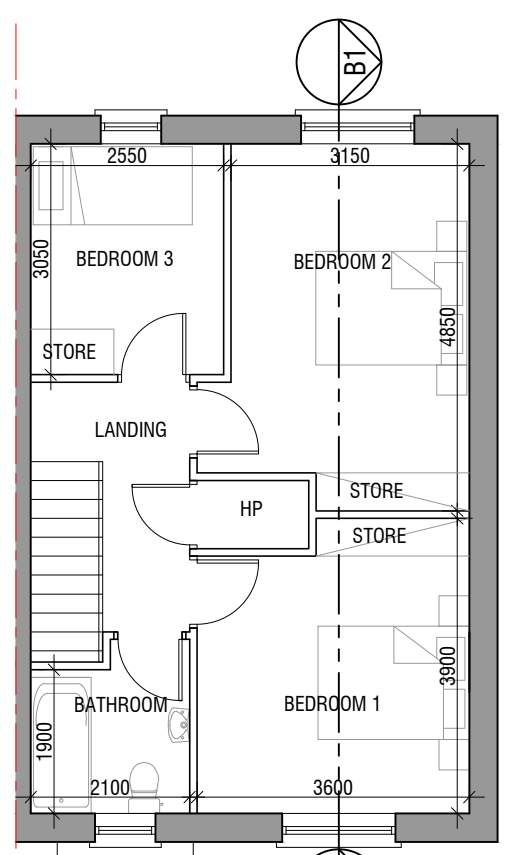
GROUND FLOOR 51.3m²
FIRST FLOOR 48.8m²

TOTAL 100.1m² / 1077 ft²

- PROPOSED MATERIALS
- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
 - CANOPY: ZINC OR SIMILAR APPROVED
 - WALLS: WET DASH / BRICK WHERE INDICATED
 - WINDOWS: GREY OR APPROVED COLOUR
 - DOORS: HARDWOOD / PVC TO SELECTED COLOUR



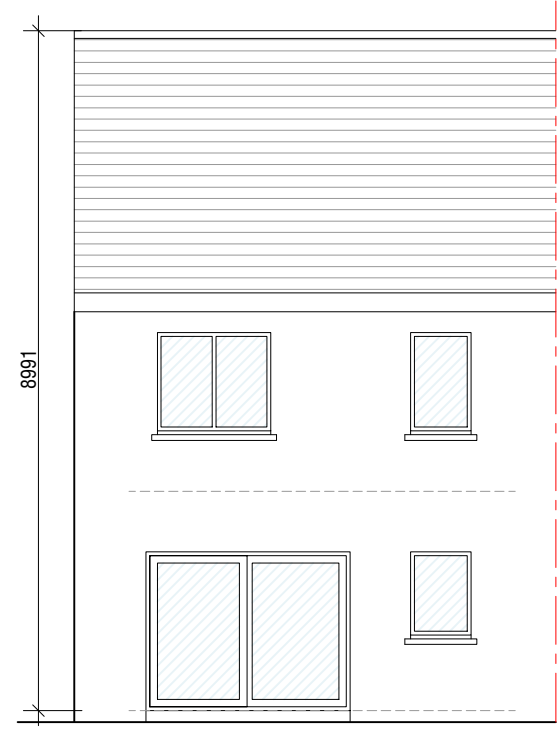
GROUND FLOOR PLAN B1
SCALE 1:100



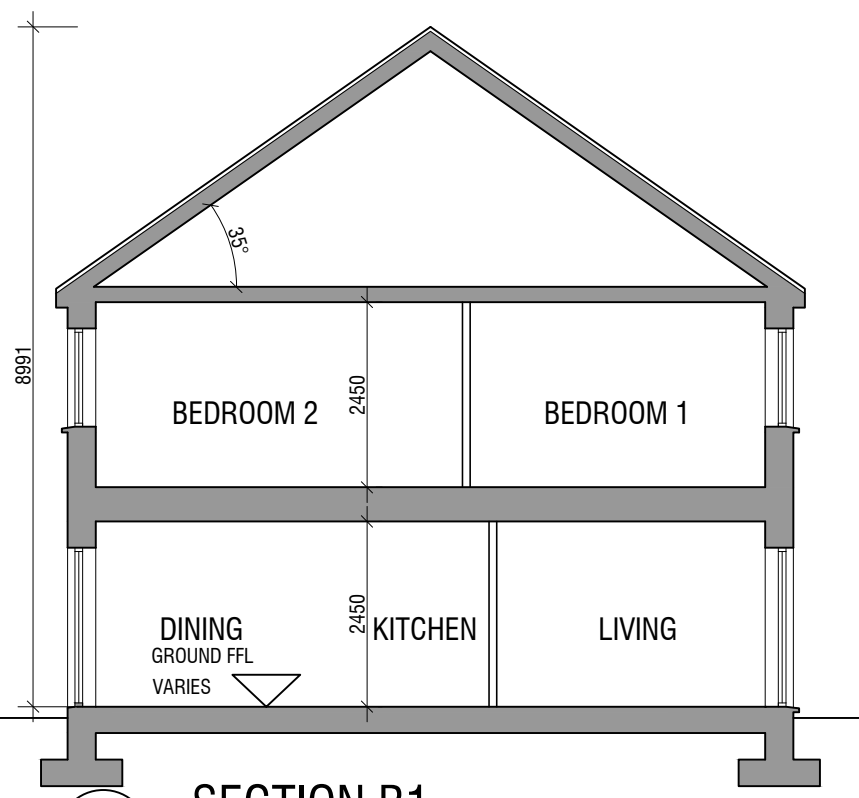
FIRST FLOOR PLAN B1
SCALE 1:100



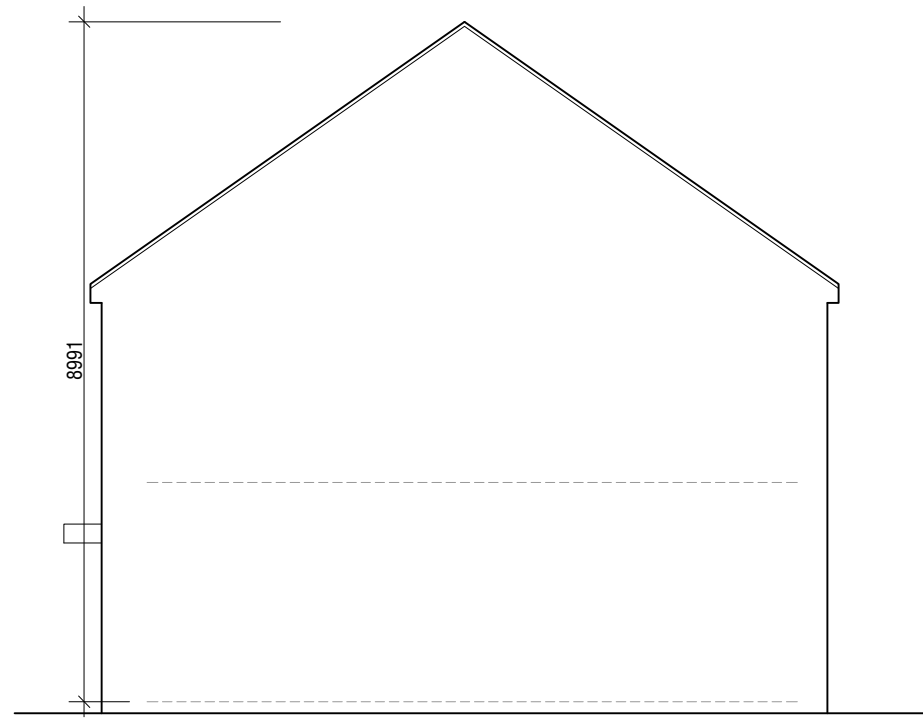
FRONT ELEVATION B1
SCALE 1:100



REAR ELEVATION B1
SCALE 1:100



SECTION B1
SCALE 1:100



SIDE ELEVATION B1
SCALE 1:100

QUALITY HOUSING OVERVIEW										
REQUIREMENT	3 BED/5P 2 STOREY HOUSE	MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	SINGLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
B1 HOUSE TYPE ACHIEVED	3 BED/5P 2 STOREY HOUSE	100.1 SQ/M	14.4 SQ/M	3.8 M	37.6 SQ/M	3.15 M	2.55M	33.5 SQ/M	5.5 SQ/M	REFER TO SITE LAYOUT

GCA
GERALDINE COUGHLAN
ARCHITECTS

Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON				JOB NO: 24026	
DRAWING: HOUSE TYPE B1 -PLANS,ELEVATIONS & SECTION		ER	CLIENT: CCC		DRAWING NO: B 1
SERIES: PLANNING	SCALE: 1:100	A3	DATE: 17/09/2024		

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY

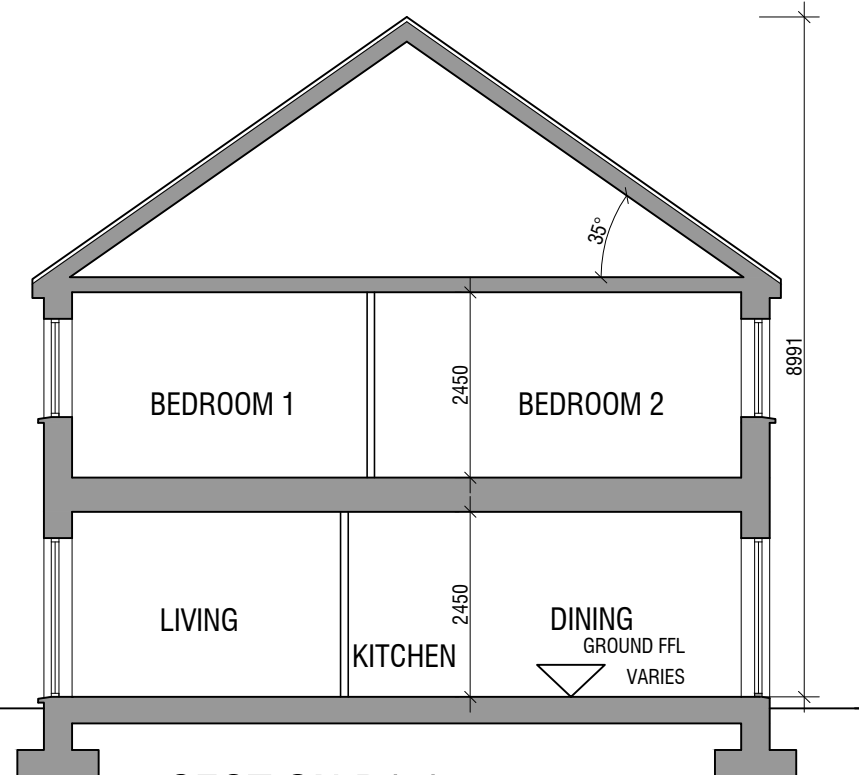
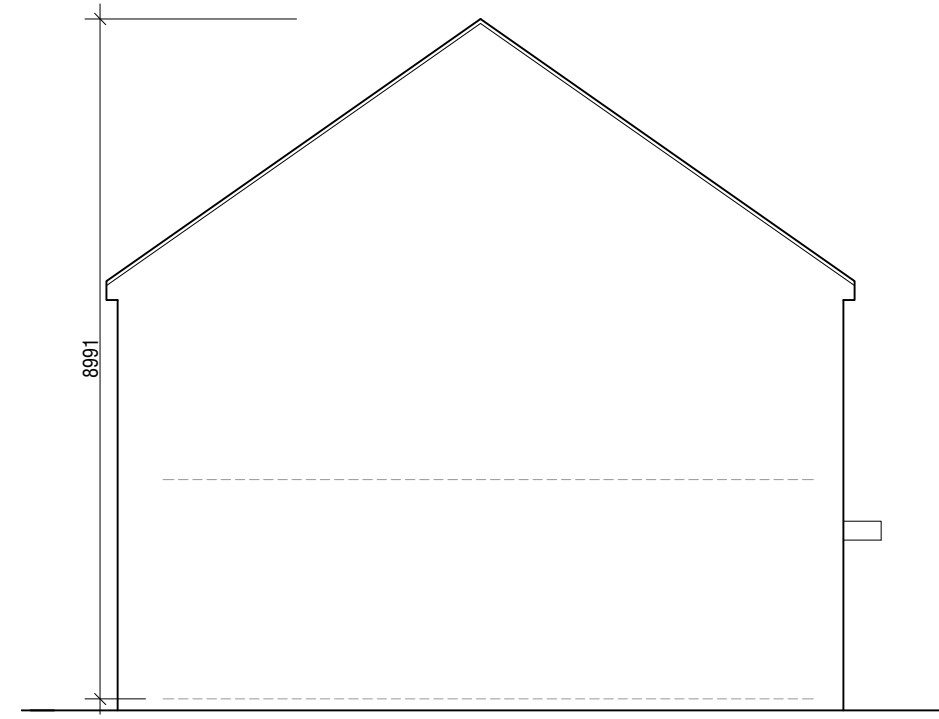
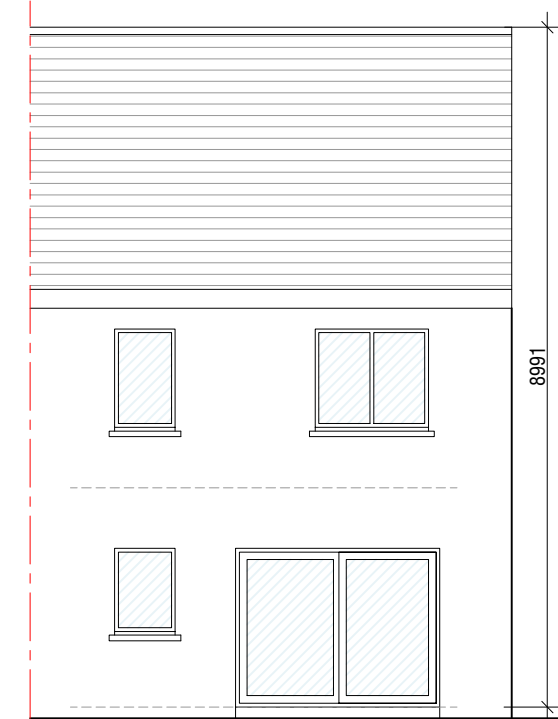
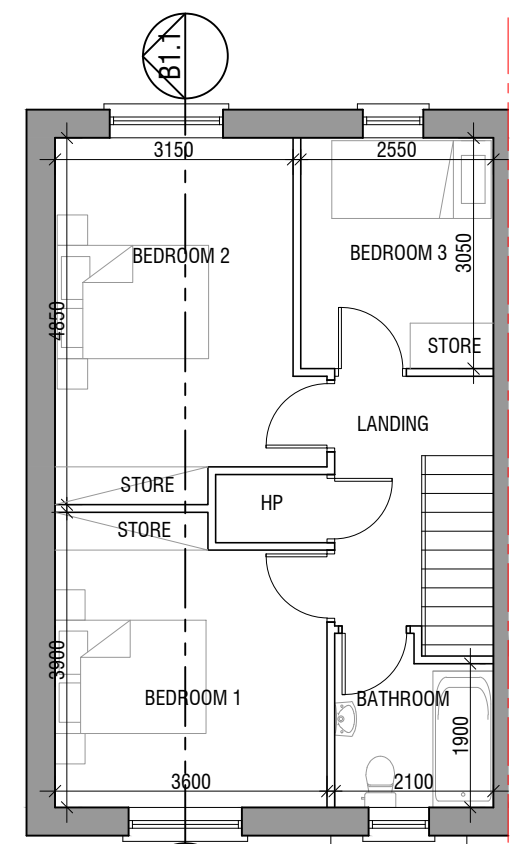
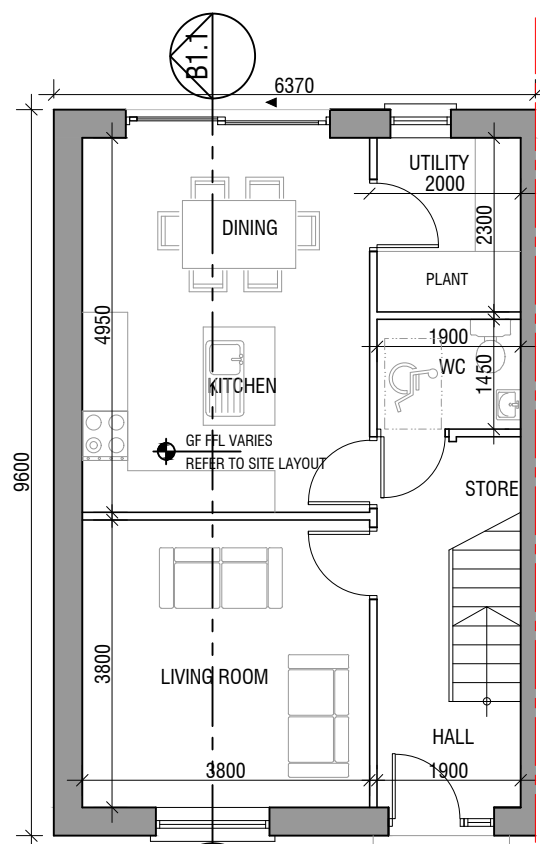
HOUSE TYPE B1.1

SEMI-DETACHED - 3 BEDROOM HOUSE

GROUND FLOOR 51.3 m²
FIRST FLOOR 48.8m²

TOTAL 100.1m² / 1077 ft²

- PROPOSED MATERIALS
- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
 - CANOPY: ZINC OR SIMILAR APPROVED
 - WALLS: WET DASH / BRICK WHERE INDICATED
 - WINDOWS: GREY OR APPROVED COLOUR
 - DOORS: HARDWOOD / PVC TO SELECTED COLOUR



QUALITY HOUSING OVERVIEW										
REQUIREMENT	3 BED/5P 2 STOREY HOUSE	MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	SINGLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
B1 HOUSE TYPE ACHIEVED	3 BED/5P 2 STOREY HOUSE	100.1 SQ/M	14.4 SQ/M	3.8 M	37.6 SQ/M	3.15 M	2.55M	33.5 SQ/M	5.5 SQ/M	REFER TO SITE LAYOUT

GCA
GERALDINE COUGHLAN
ARCHITECTS

Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie



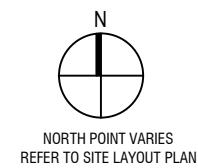
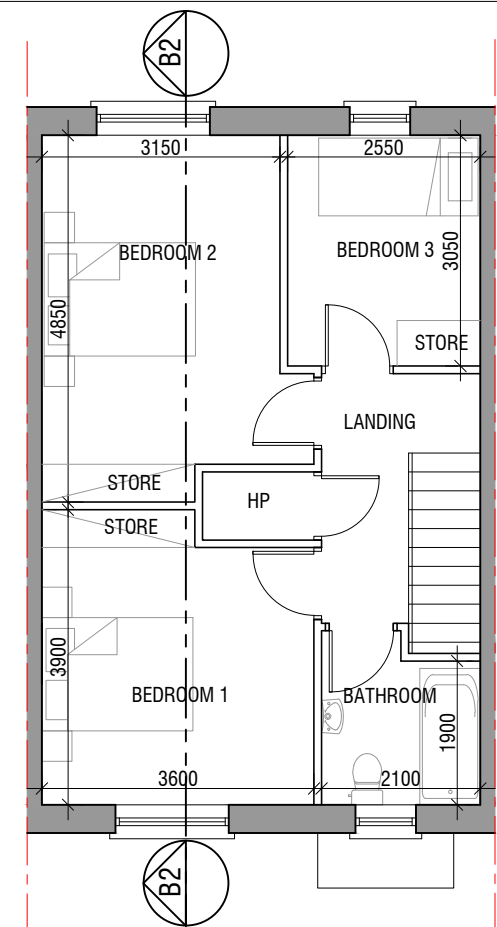
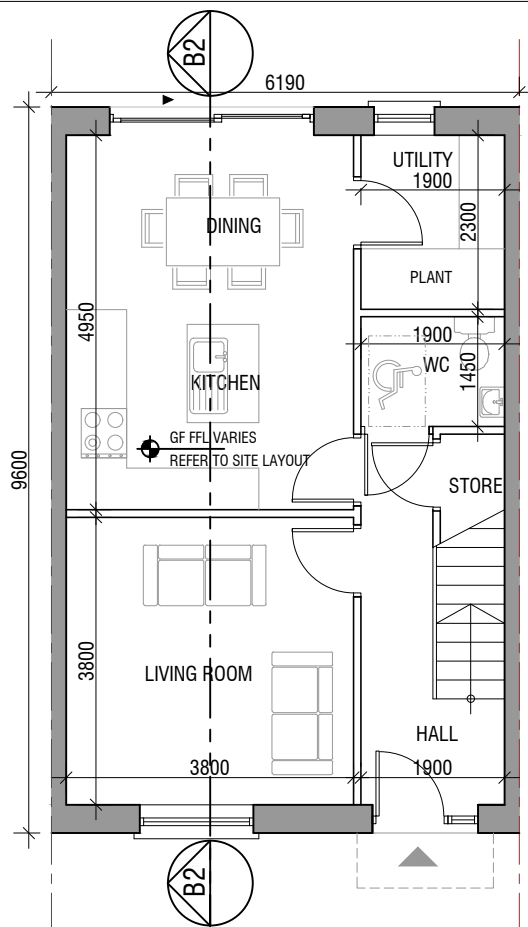
PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDDLETON

DRAWING: HOUSE TYPE B1.1
-PLANS, ELEVATIONS & SECTION ER CLIENT: CCC

SERIES: PLANNING SCALE: 1:100 A3 DATE: 17/09/2024

JOB NO: 24026

DRAWING NO:
B 1.1



QUALITY HOUSING OVERVIEW										
REQUIREMENT	3 BED/5P 2 STOREY HOUSE	MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	SINGLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
B2 HOUSE TYPE ACHIEVED	3 BED/5P 2 STOREY HOUSE	100.1 SQ/M	14.4 SQ/M	3.8 M	37.6 SQ/M	3.15 M	2.55M	33.5 SQ/M	5.5 SQ/M	REFER TO SITE LAYOUT

HOUSE TYPE B2
TERRACED - 3 BEDROOM HOUSE

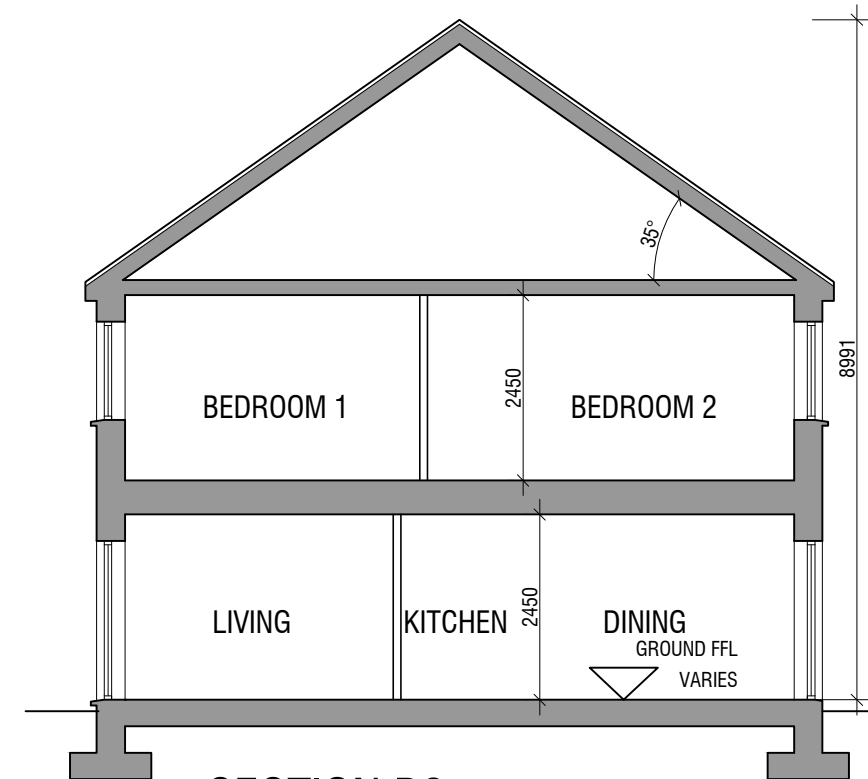
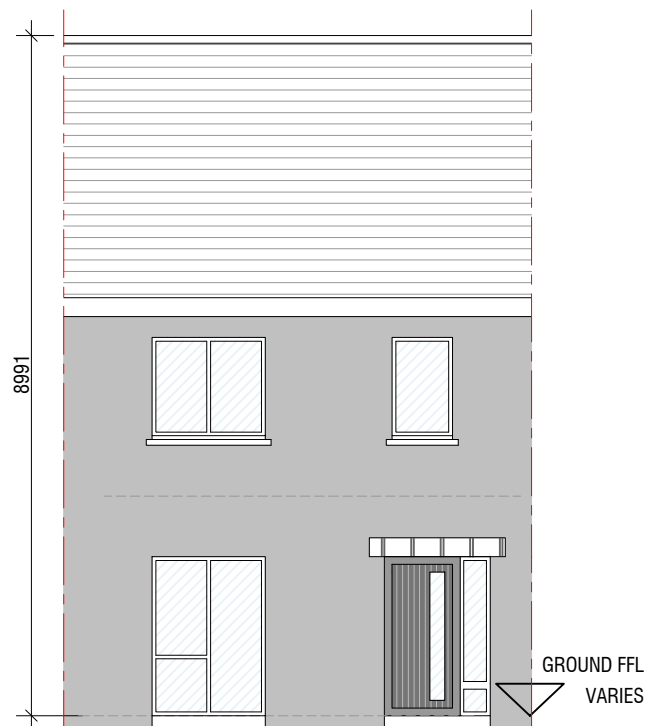
GROUND FLOOR 51.3 m²
FIRST FLOOR 48.8m²

TOTAL 100.1m² / 1077 ft²

PROPOSED MATERIALS

- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY



GCA
GERALDINE COUGHLAN
ARCHITECTS
Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON

JOB NO: 24026

DRAWING: HOUSE TYPE B2
-PLANS, ELEVATIONS & SECTION

ER CLIENT: CCC

DRAWING NO:

SERIES: PLANNING

SCALE: 1:100

A3

DATE: 17/09/2024

B 2

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY

HOUSE TYPE B3

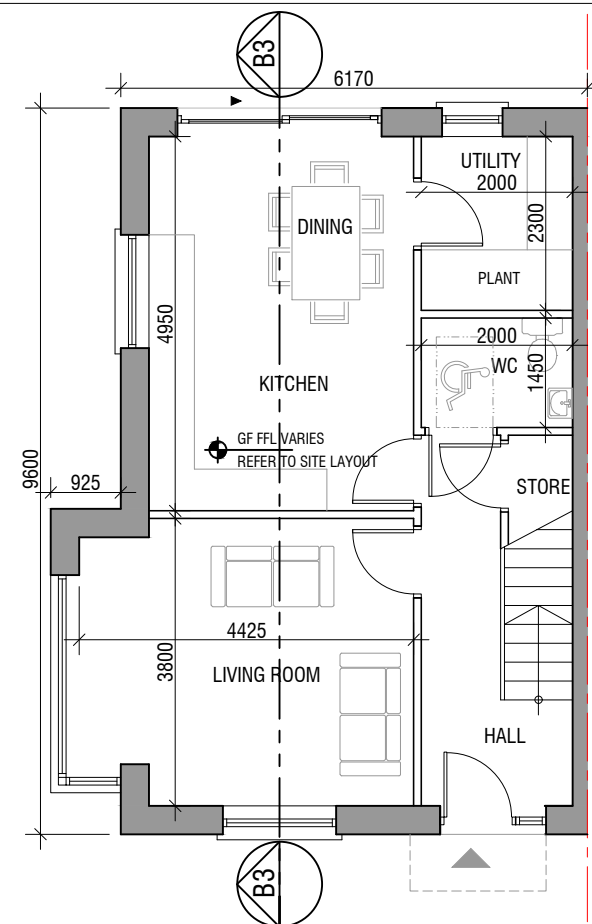
SEMI DETACHED - 3 BEDROOM HOUSE

GROUND FLOOR 52.2 m²
FIRST FLOOR 47.0 m²

TOTAL 99.2 m² / 1067 ft²

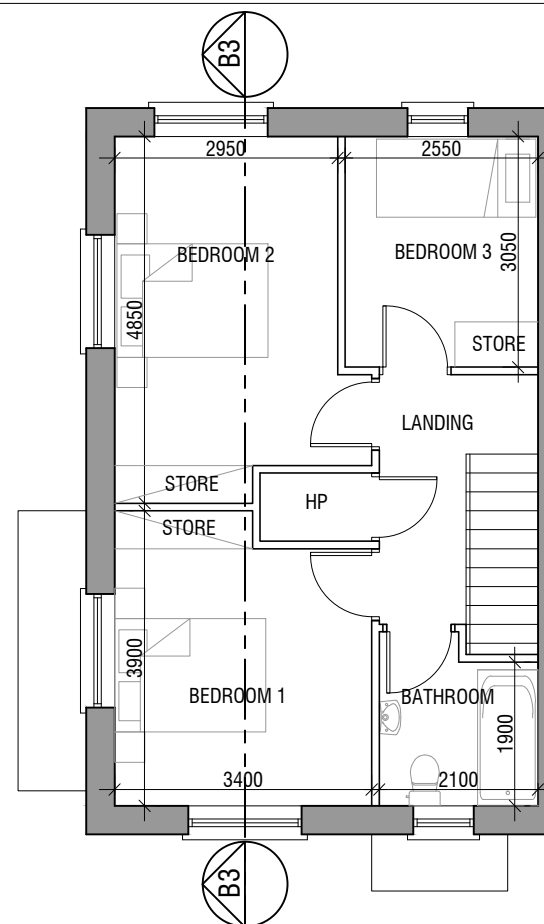
PROPOSED MATERIALS

- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR



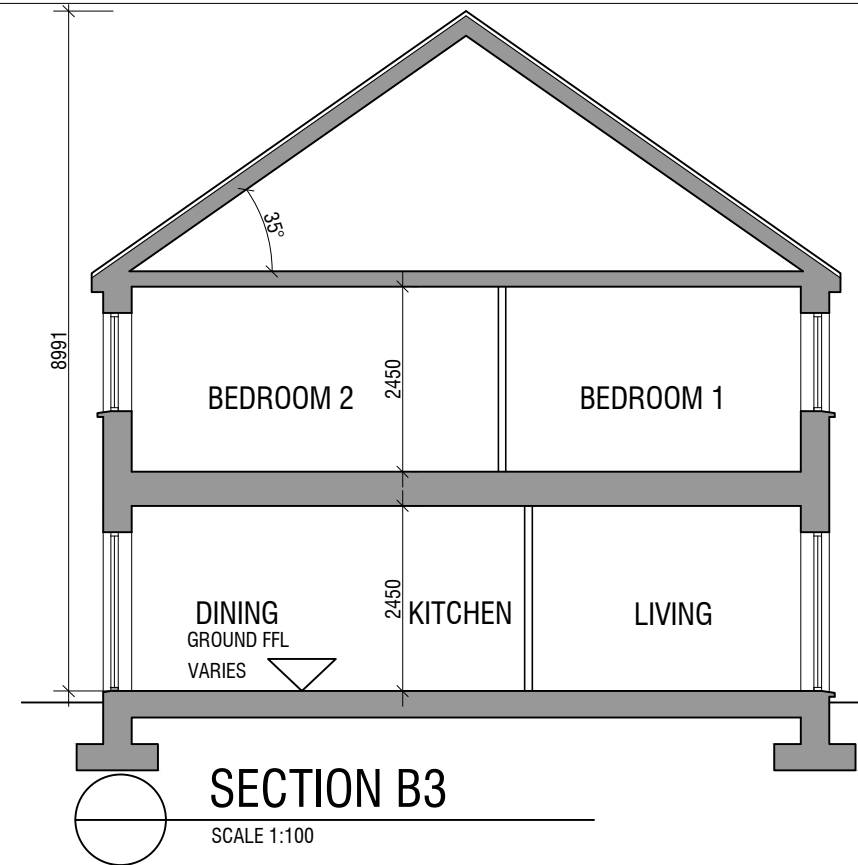
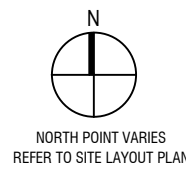
GROUND FLOOR PLAN B3

SCALE 1:100



FIRST FLOOR PLAN B3

SCALE 1:100



SECTION B3

SCALE 1:100



FRONT ELEVATION B3

SCALE 1:100



REAR ELEVATION B3

SCALE 1:100



SIDE ELEVATION B3

SCALE 1:100

GCA
GERALDINE COUGHLAN
ARCHITECTS



Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie

QUALITY HOUSING OVERVIEW

	MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	SINGLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE	
REQUIREMENT	3 BED/5P 2 STOREY HOUSE	92 SQ/M	13 SQ/M	3.8M	34 SQ/M	2.8M	32 SQ/M	5 SQ/M	40 SQ/M	
B3 HOUSE TYPE ACHIEVED	3 BED/5P 2 STOREY HOUSE	99.2 SQ/M	16 SQ/M	3.8 M	38 SQ/M	2.95 M	2.55M	32 SQ/M	5.3 SQ/M	REFER TO SITE LAYOUT

PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON

JOB NO: 24026

DRAWING: HOUSE TYPE B3
-PLANS,ELEVATIONS & SECTION

ER CLIENT: CCC

DRAWING NO:

SERIES: PLANNING

SCALE: 1:100

A3

DATE: 17/09/2024

B3

HOUSE TYPE B4

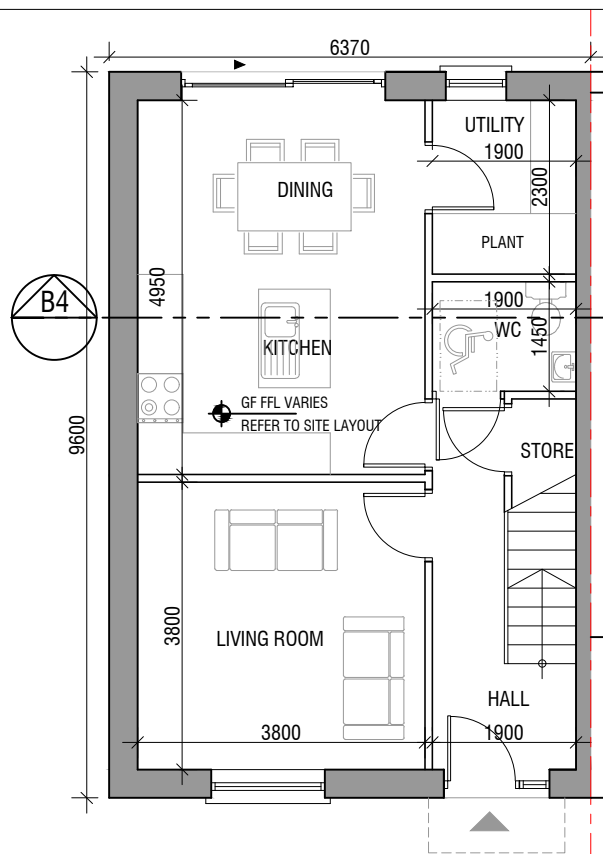
SEMI-DETACHED - 3 BEDROOM HOUSE

GROUND FLOOR 51.3 m²
FIRST FLOOR 48.8m²

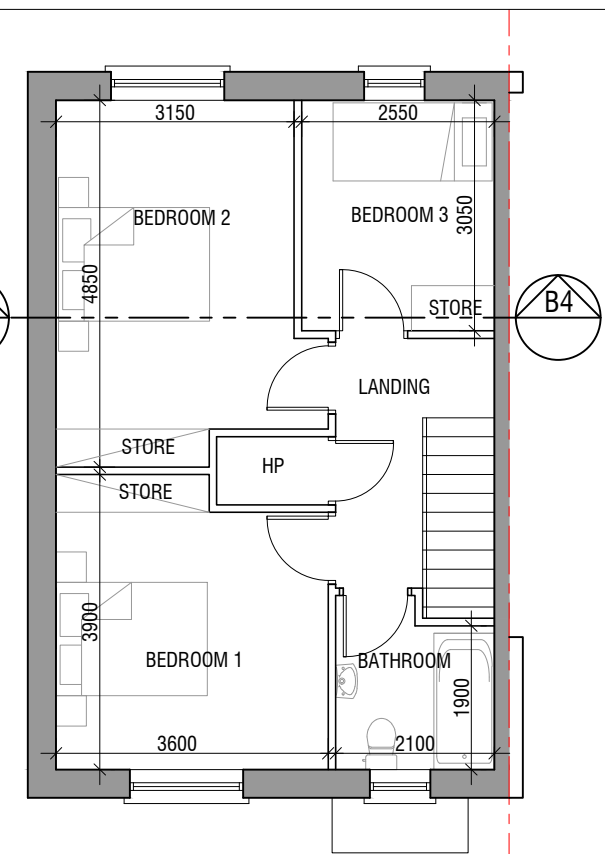
TOTAL 100.1m² / 1077 ft²

PROPOSED MATERIALS

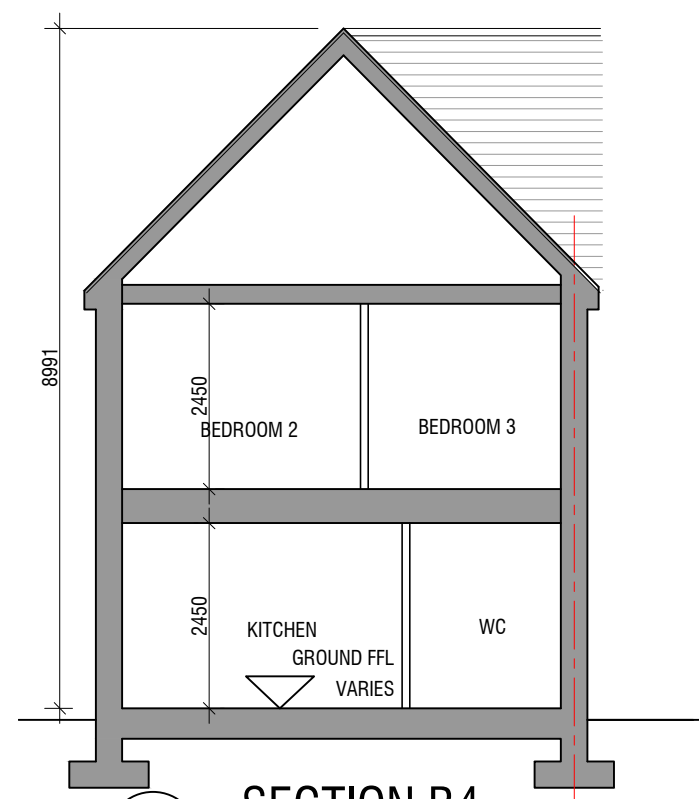
- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR



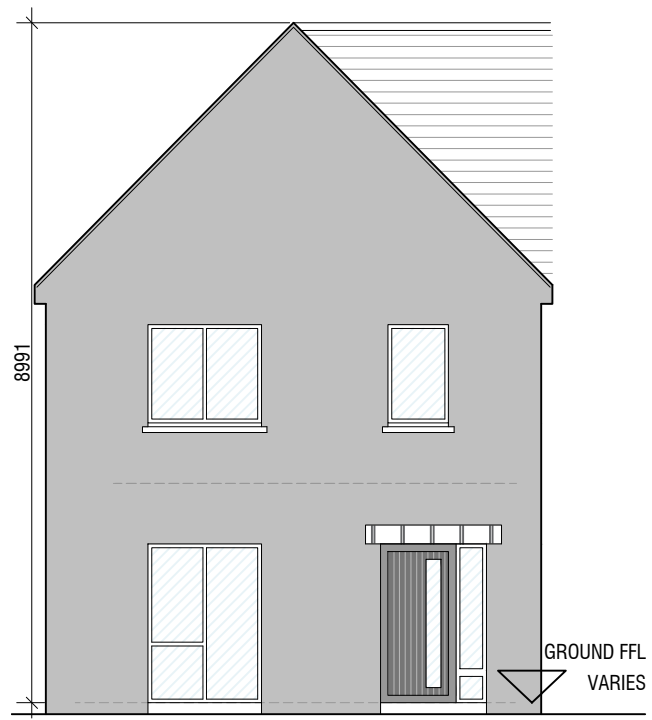
GROUND FLOOR PLAN B4
SCALE 1:100



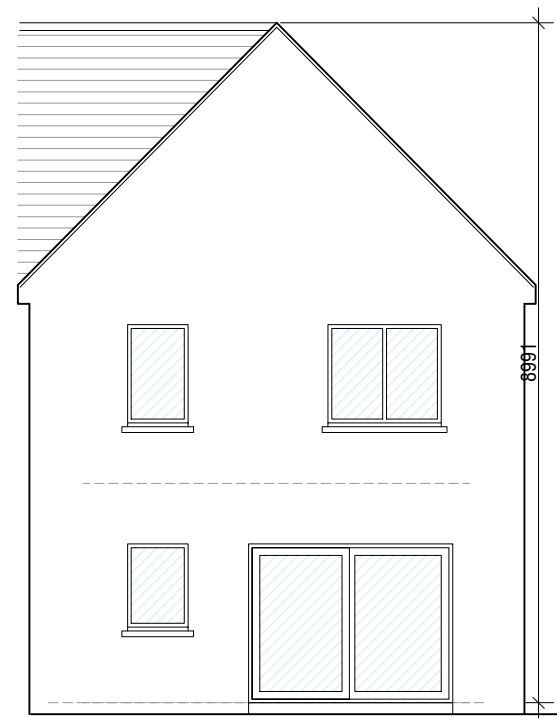
FIRST FLOOR PLAN B4
SCALE 1:100



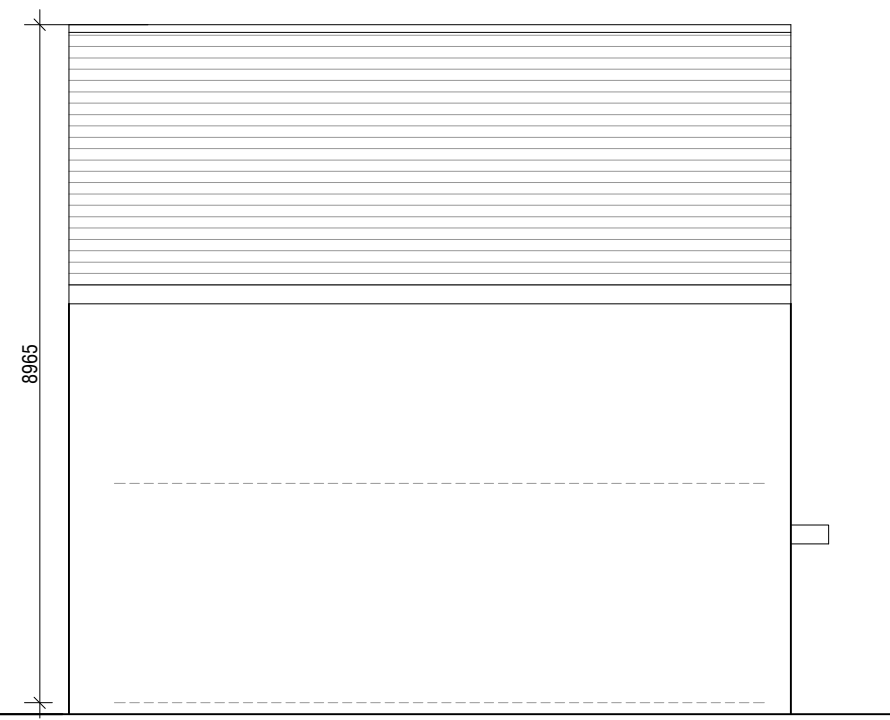
SECTION B4
SCALE 1:100



FRONT ELEVATION B4
SCALE 1:100



REAR ELEVATION B4
SCALE 1:100



SIDE ELEVATION B4
SCALE 1:100

GCA
GERALDINE COUGHLAN
ARCHITECTS



Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie

QUALITY HOUSING OVERVIEW										
		MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	SINGLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
REQUIREMENT	3 BED/SP 2 STOREY HOUSE	92 SQ/M	13 SQ/M	3.8M	34 SQ/M	2.8M	2.1M	32 SQ/M	5 SQ/M	40 SQ/M
B4 HOUSE TYPE ACHIEVED	3 BED/SP 2 STOREY HOUSE	100.1 SQ/M	14.8 SQ/M	3.8 M	37.6 SQ/M	3.15 M	2.55M	33.5 SQ/M	5.5 SQ/M	REFER TO SITE LAYOUT

PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON				JOB NO: 24026	
DRAWING: HOUSE TYPE B4 -PLANS,ELEVATIONS & SECTION		ER	CLIENT: CCC		DRAWING NO: B 4
SERIES: PLANNING	SCALE: 1:100	A3	DATE: 17/09/2024		

HOUSE TYPE B5

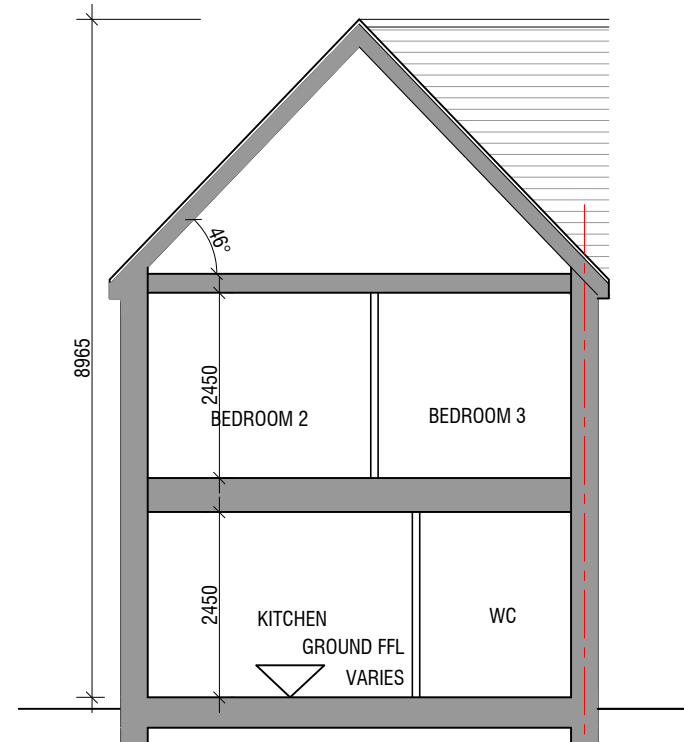
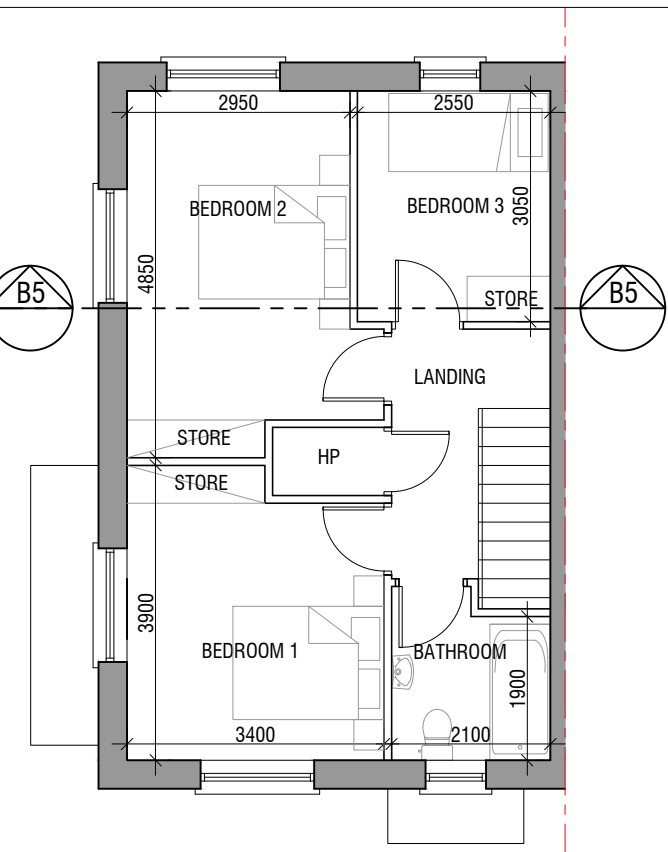
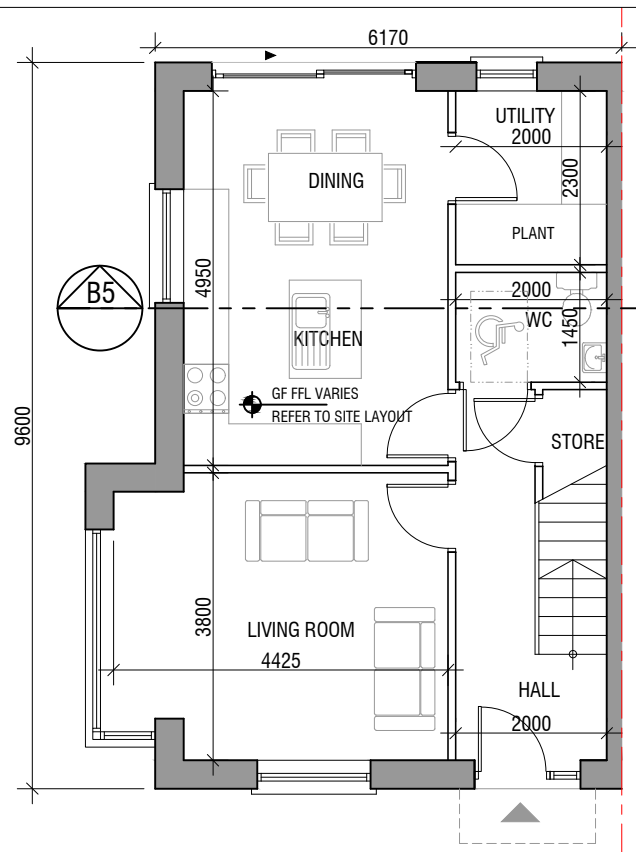
SEMI-DETACHED - 3 BEDROOM HOUSE

GROUND FLOOR 52.2 m²
FIRST FLOOR 47.0 m²

TOTAL 99.2 m² / 1067 ft²

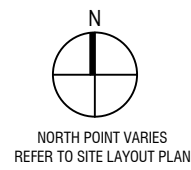
PROPOSED MATERIALS

- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR

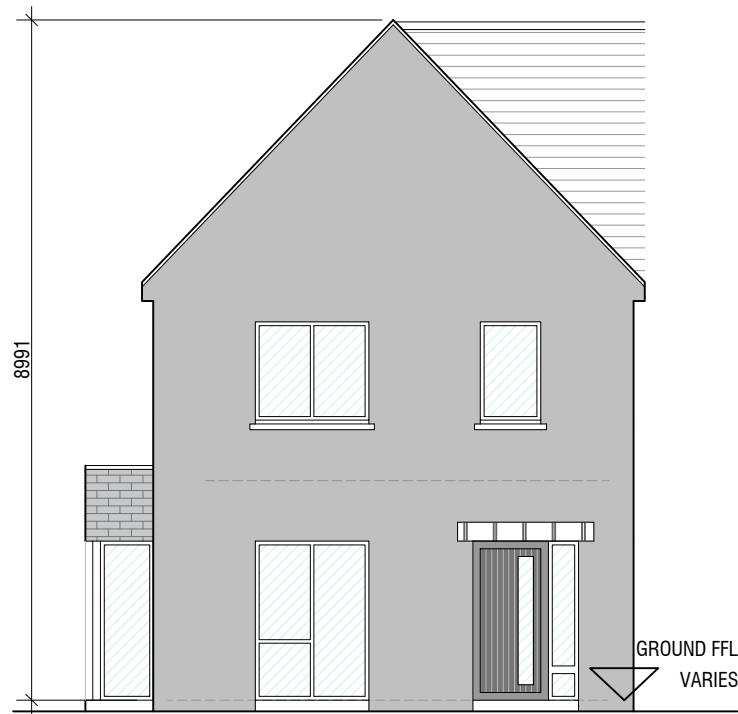


GROUND FLOOR PLAN B5
SCALE 1:100

FIRST FLOOR PLAN B5
SCALE 1:100



SECTION B5
SCALE 1:100



FRONT ELEVATION B5
SCALE 1:100

REAR ELEVATION B5
SCALE 1:100

SIDE ELEVATION B5
SCALE 1:100

GCA
GERALDINE COUGHLAN
ARCHITECTS



Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie

QUALITY HOUSING OVERVIEW

	MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	SINGLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE	
REQUIREMENT	3 BED/SP 2 STOREY HOUSE	92 SQ/M	13 SQ/M	3.8M	34 SQ/M	2.8M	2.1M	32 SQ/M	5 SQ/M	40 SQ/M
B5 HOUSE TYPE ACHIEVED	3 BED/SP 2 STOREY HOUSE	99.2 SQ/M	16 SQ/M	3.8 M	38.0 SQ/M	2.95 M	2.55M	32 SQ/M	5.3 SQ/M	REFER TO SITE LAYOUT

PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDDLETON

JOB NO: 24026

DRAWING: HOUSE TYPE B5
-PLANS, ELEVATIONS & SECTION

ER CLIENT: CCC

DRAWING NO:

SERIES: PLANNING

SCALE: 1:100

A3

DATE: 17/09/2024

B5

HOUSE TYPE B6

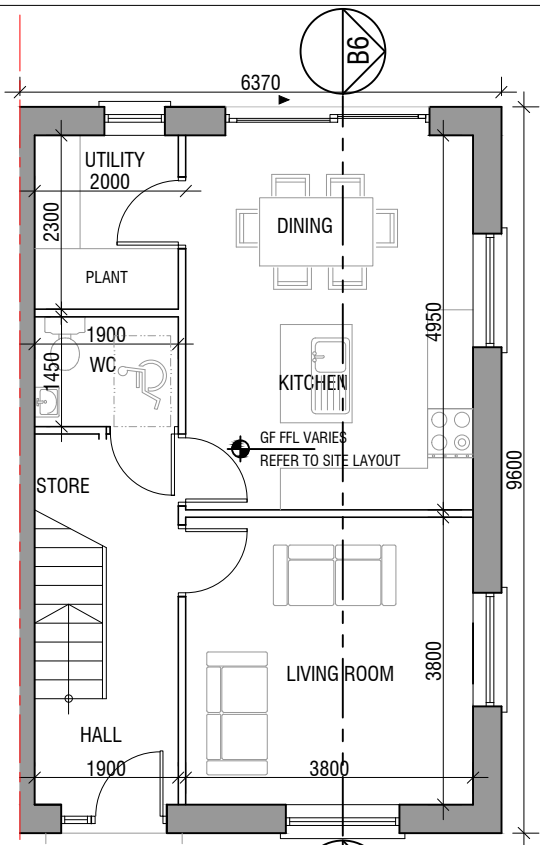
SEMI-DETACHED - 3 BEDROOM HOUSE

GROUND FLOOR 51.3 m²
FIRST FLOOR 48.8 m²

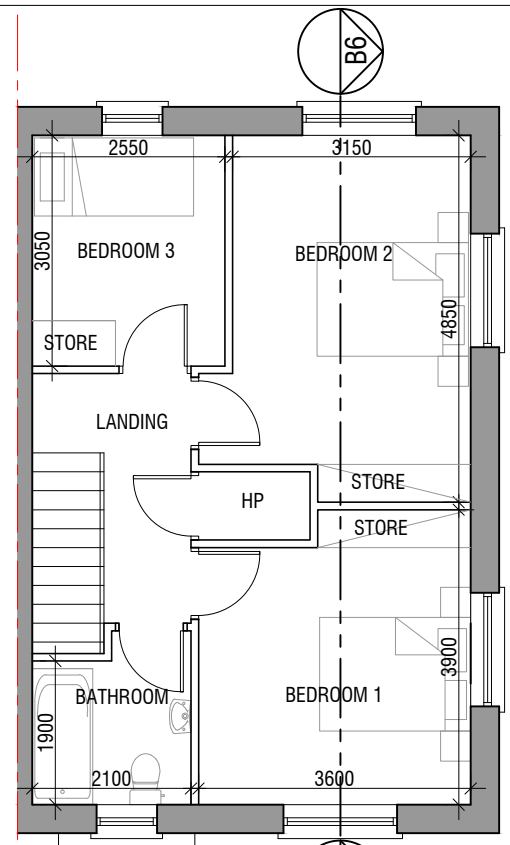
TOTAL 100.1 m² / 1077 ft²

PROPOSED MATERIALS

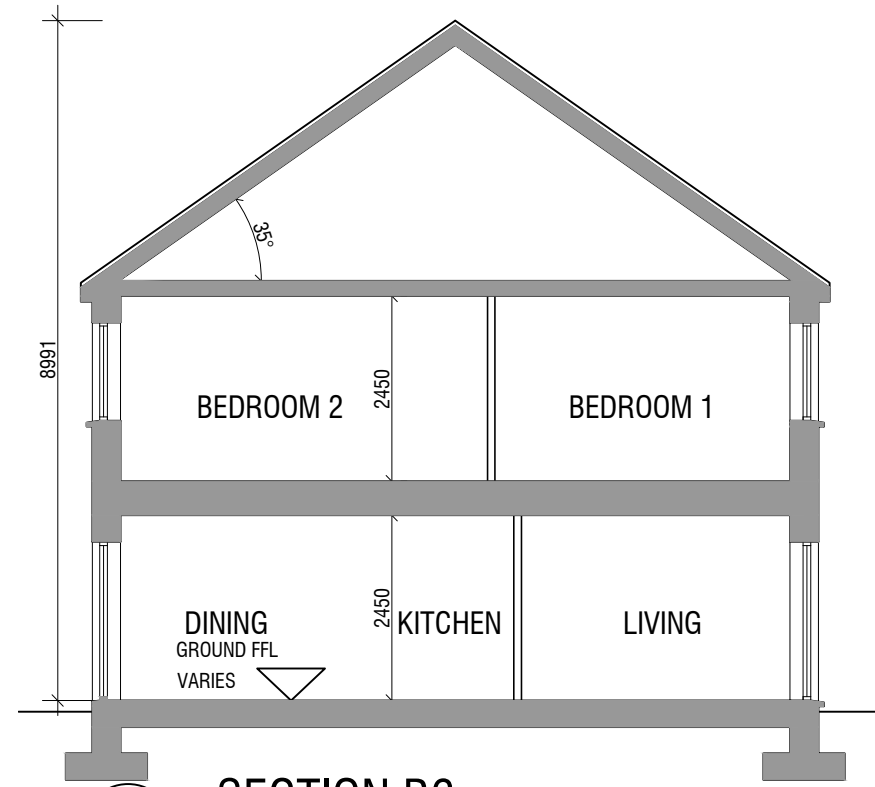
- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR



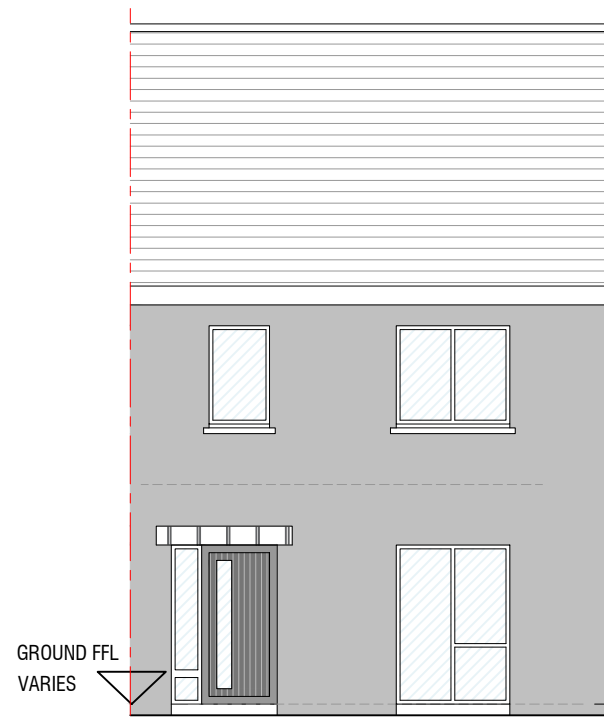
GROUND FLOOR PLAN B6
SCALE 1:100



FIRST FLOOR PLAN B6
SCALE 1:100
NORTH POINT VARIES
REFER TO SITE LAYOUT PLAN



SECTION B6
SCALE 1:100



FRONT ELEVATION B6
SCALE 1:100



REAR ELEVATION B6
SCALE 1:100



SIDE ELEVATION B6
SCALE 1:100

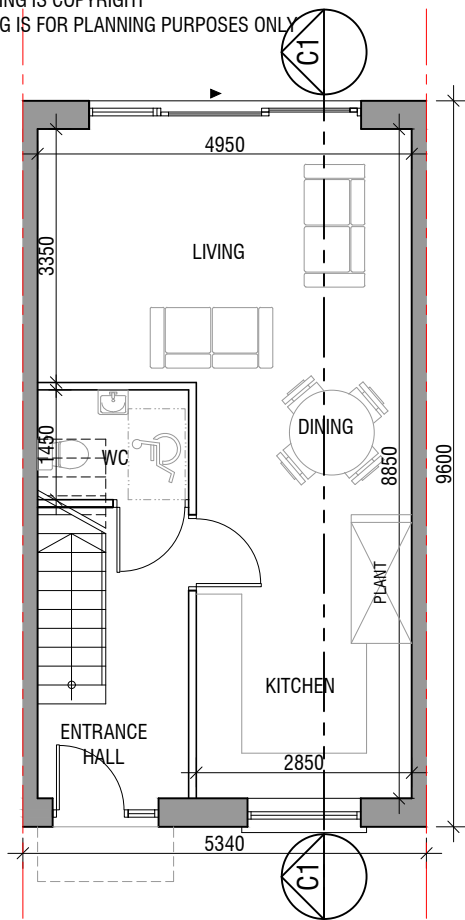
GCA
GERALDINE COUGHLAN
ARCHITECTS

Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie

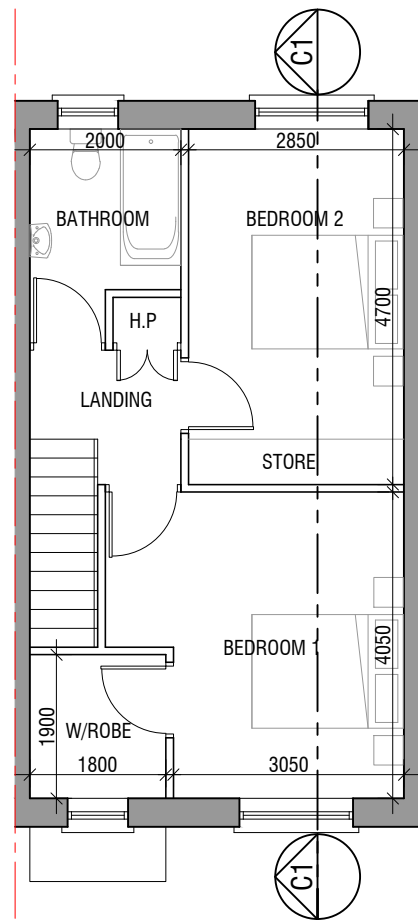
QUALITY HOUSING OVERVIEW										
REQUIREMENT	3 BED/5P 2 STOREY HOUSE	MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	SINGLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
B6 HOUSE TYPE ACHIEVED	3 BED/5P 2 STOREY HOUSE	100.1 SQ/M	14.4 SQ/M	3.8 M	37.6 SQ/M	3.15 M	2.55M	33.5 SQ/M	5.5 SQ/M	REFER TO SITE LAYOUT

PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON				JOB NO: 24026		
DRAWING: HOUSE TYPE B6 -PLANS,ELEVATIONS & SECTION		ER	CLIENT: CCC		DRAWING NO: B 6	
SERIES: PLANNING	SCALE: 1:100	A3	DATE: 17/09/2024			

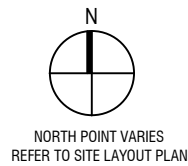
©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY



GROUND FLOOR PLAN C1
SCALE 1:100



FIRST FLOOR PLAN C1
SCALE 1:100



QUALITY HOUSING OVERVIEW									
REQUIREMENT	2 BED/4P 2 STOREY HOUSE	MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
C1 HOUSE TYPE ACHIEVED	2 BED/4P 2 STOREY HOUSE	85.1 SQ/M	16.5 SQ/M	4.95 M	32.2 SQ/M	2.85 M	25.8 SQ/M	5.6 SQ/M	REFER TO SITE LAYOUT

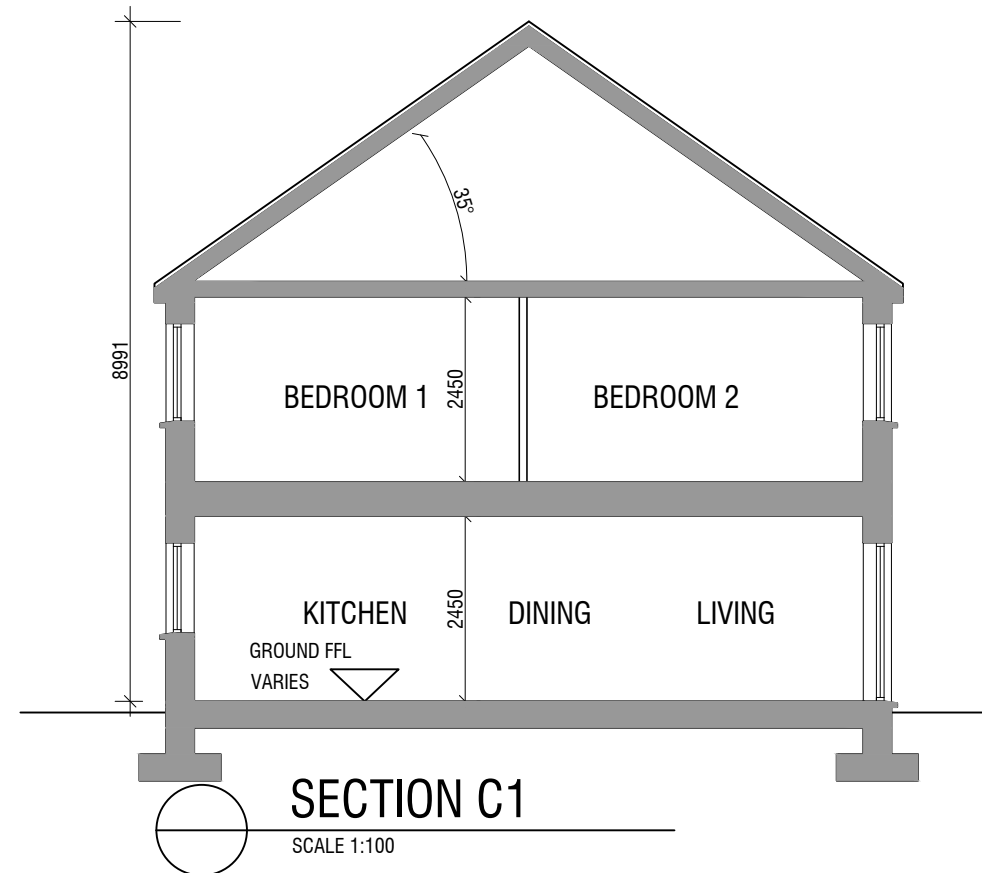
HOUSE TYPE C1
TERRACED - 2 BEDROOM HOUSE

GROUND FLOOR 43.8 m²
FIRST FLOOR 41.3m²

TOTAL 85.1 m² / 916 ft²

PROPOSED MATERIALS

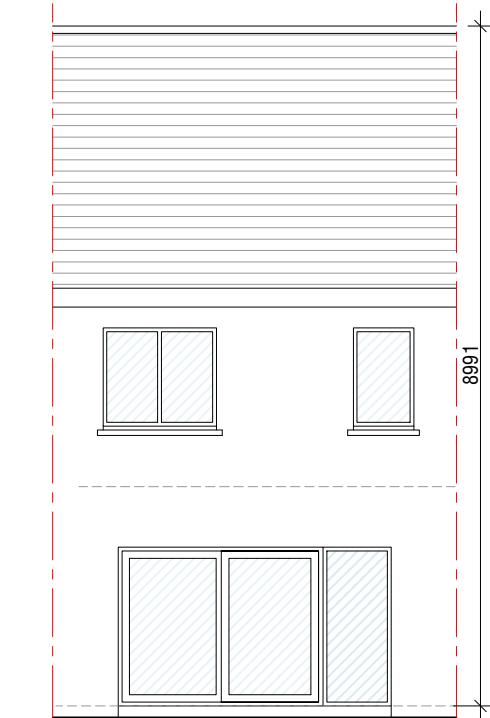
- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR



SECTION C1
SCALE 1:100



FRONT ELEVATION C1
SCALE 1:100



REAR ELEVATION C1
SCALE 1:100

GCA
GERALDINE COUGHLAN
ARCHITECTS

Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON

JOB NO: 24026

DRAWING: HOUSE TYPE C1
-PLANS, ELEVATIONS & SECTION

ER CLIENT: CCC

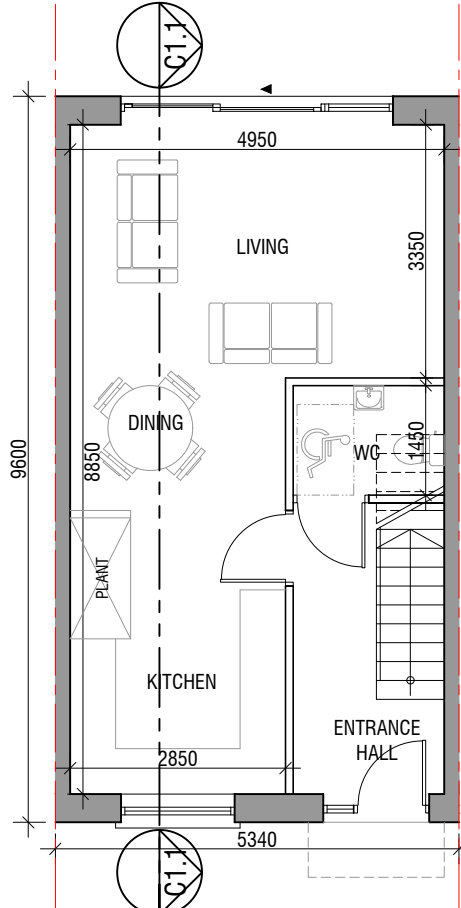
DRAWING NO:

SERIES: PLANNING SCALE: 1:100

A3 DATE: 17/09/2024

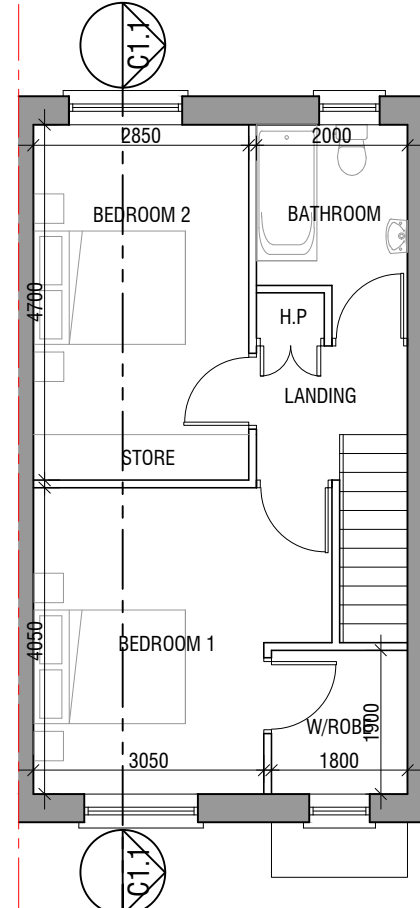
C 1

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY



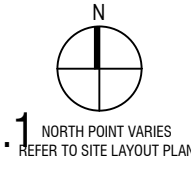
GROUND FLOOR PLAN C1.1

SCALE 1:100



FIRST FLOOR PLAN C1.1

SCALE 1:100



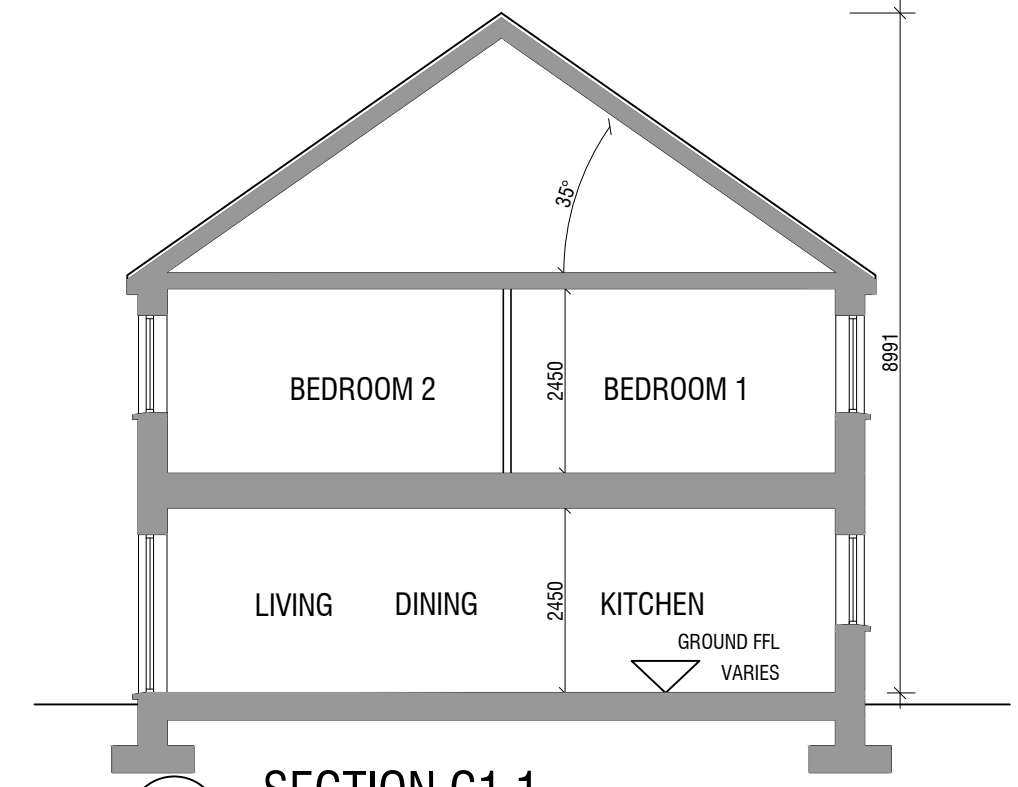
QUALITY HOUSING OVERVIEW									
REQUIREMENT	2 BED/4P 2 STOREY HOUSE	MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
C1 HOUSE TYPE ACHIEVED	2 BED/4P 2 STOREY HOUSE	85.1 SQ/M	16.5 SQ/M	4.95 M	32.2 SQ/M	2.85 M	25.8 SQ/M	5.6 SQ/M	REFER TO SITE LAYOUT

HOUSE TYPE C1.1
TERRACED - 2 BEDROOM HOUSE

GROUND FLOOR 43.8 m²
FIRST FLOOR 41.3 m²

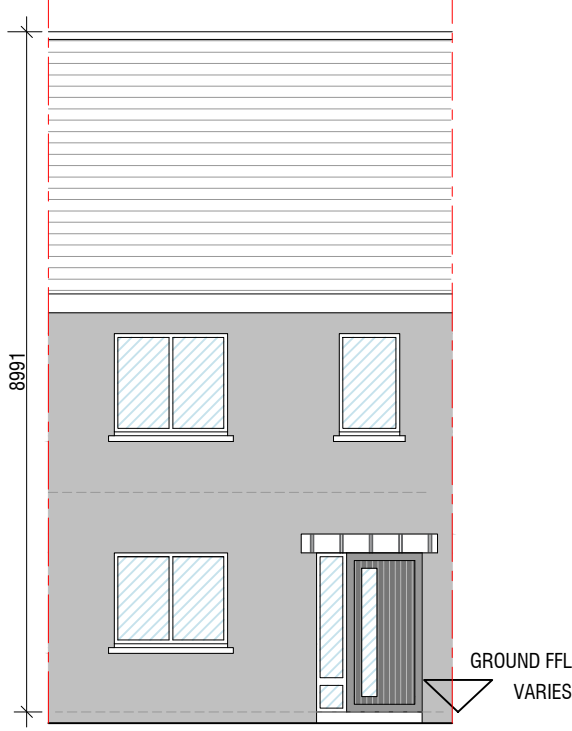
TOTAL 85.1 m² / 916 ft²

- PROPOSED MATERIALS
- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
 - CANOPY: ZINC OR SIMILAR APPROVED
 - WALLS: WET DASH / BRICK WHERE INDICATED
 - WINDOWS: GREY OR APPROVED COLOUR



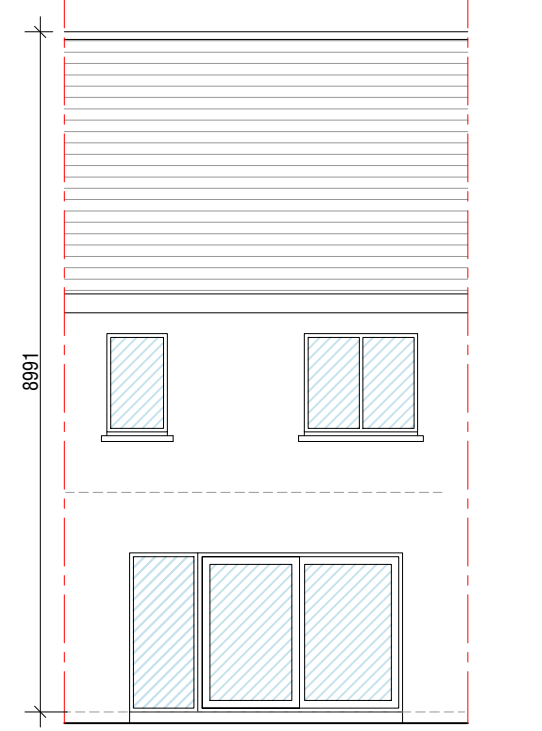
SECTION C1.1

SCALE 1:100



FRONT ELEVATION C1.1

SCALE 1:100



REAR ELEVATION C1.1

SCALE 1:100

GCA
GERALDINE COUGHLAN
ARCHITECTS
Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON			JOB NO: 24026	
DRAWING: HOUSE TYPE C1.1 -PLANS,ELEVATIONS & SECTION		ER	CLIENT: CCC	
SERIES: PLANNING	SCALE: 1:100	A3	DATE: 17/09/2024	
				DRAWING NO: C 1.1

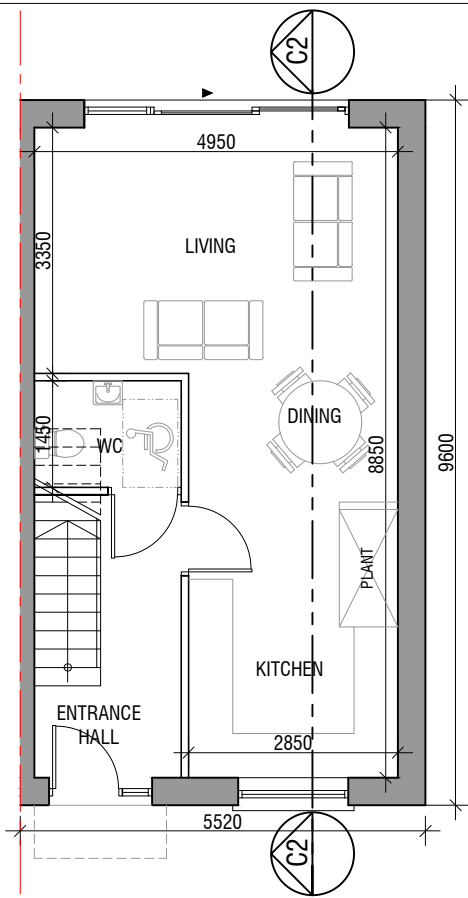
HOUSE TYPE C2

SEMI-DETACHED - 2 BEDROOM HOUSE

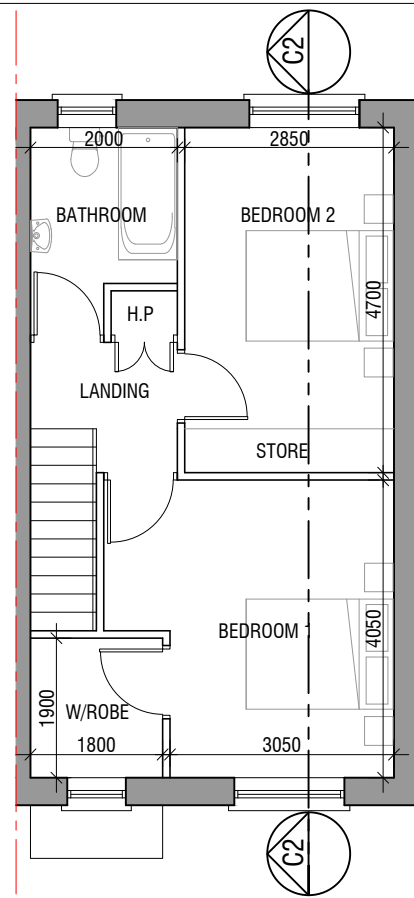
GROUND FLOOR 43.8 m²
FIRST FLOOR 41.3 m²
TOTAL 85.1 m² / 916 ft²

PROPOSED MATERIALS

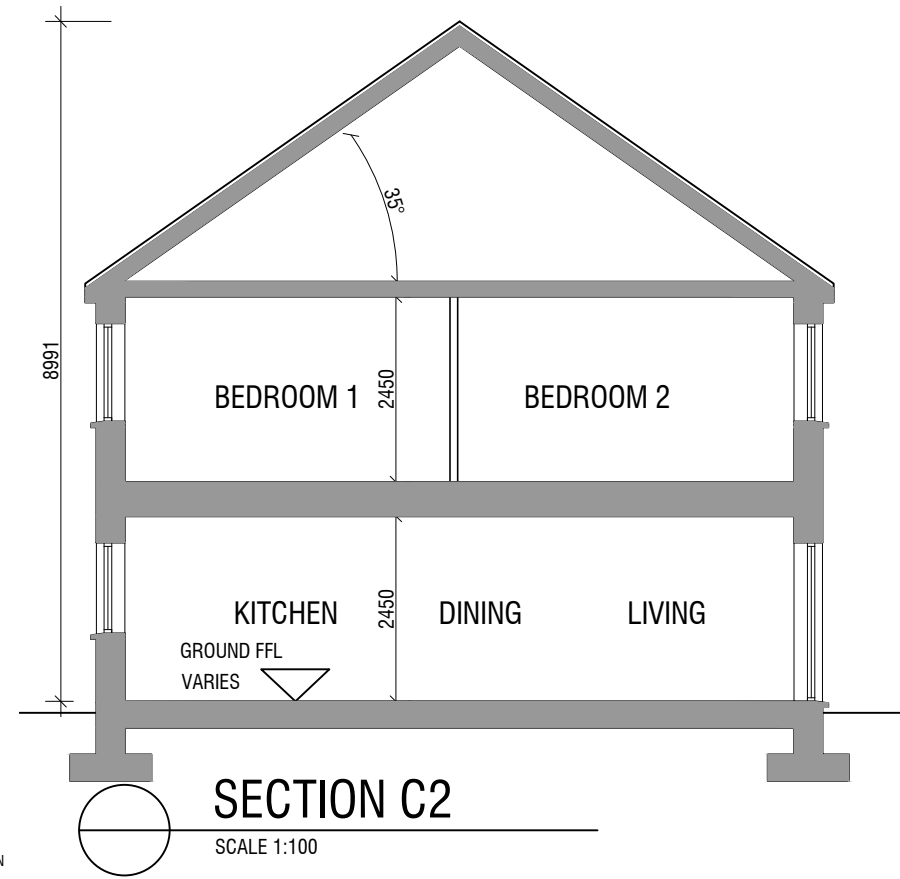
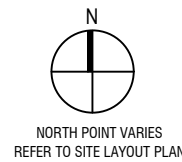
- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR



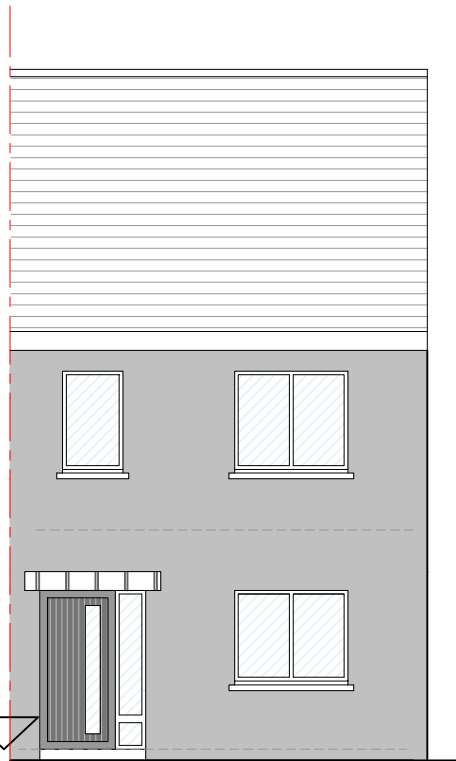
GROUND FLOOR PLAN C2
SCALE 1:100



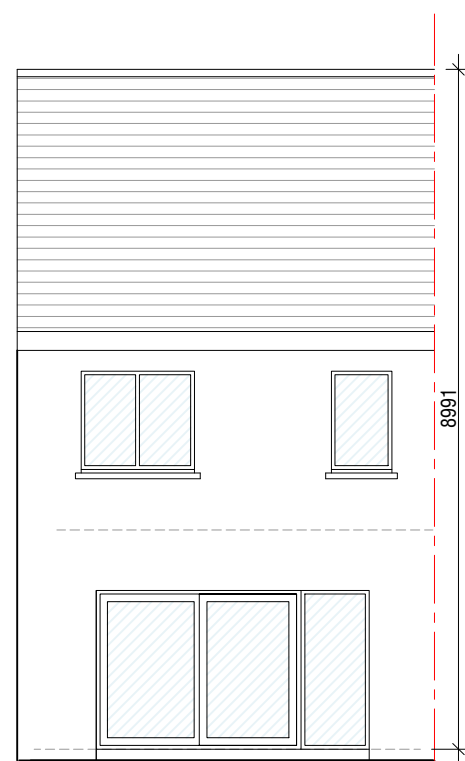
FIRST FLOOR PLAN C2
SCALE 1:100



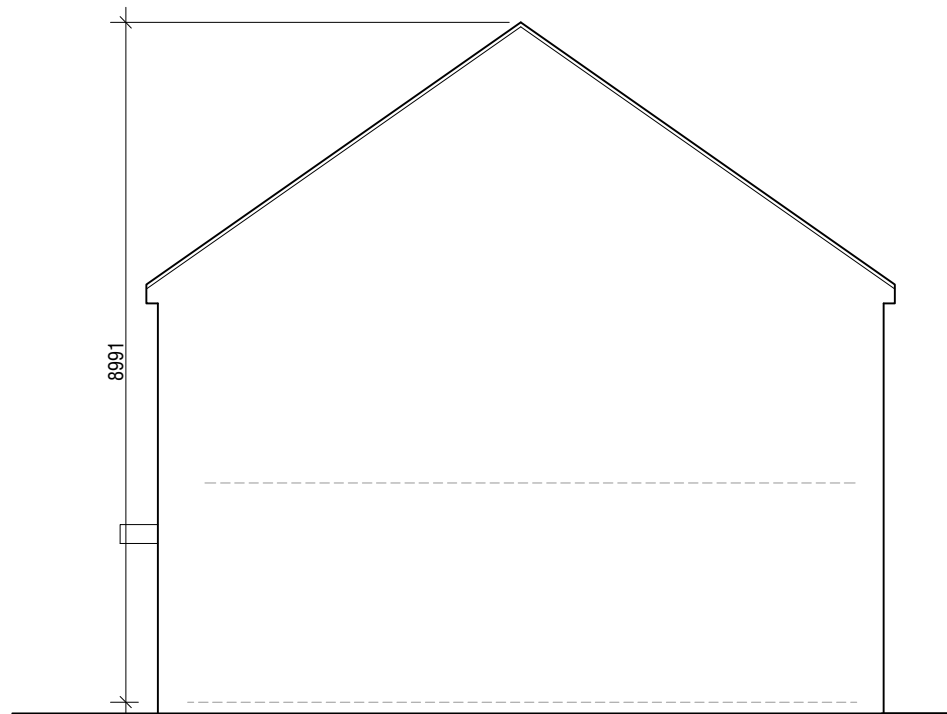
SECTION C2
SCALE 1:100



FRONT ELEVATION C2
SCALE 1:100



REAR ELEVATION C2
SCALE 1:100



SIDE ELEVATION C2
SCALE 1:100

GCA
GERALDINE COUGHLAN
ARCHITECTS



Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie

QUALITY HOUSING OVERVIEW

REQUIREMENT	2 BED/4P 2 STOREY HOUSE	MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
C2 HOUSE TYPE ACHIEVED	2 BED/4P 2 STOREY HOUSE	85.1 SQ/M	16.5 SQ/M	4.95 M	32.2 SQ/M	2.85 M	25.8 SQ/M	5.6 SQ/M	REFER TO SITE LAYOUT

PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON

JOB NO: 24026

DRAWING: HOUSE TYPE C2
-PLANS,ELEVATIONS & SECTION

ER

CLIENT: CCC

DRAWING NO:

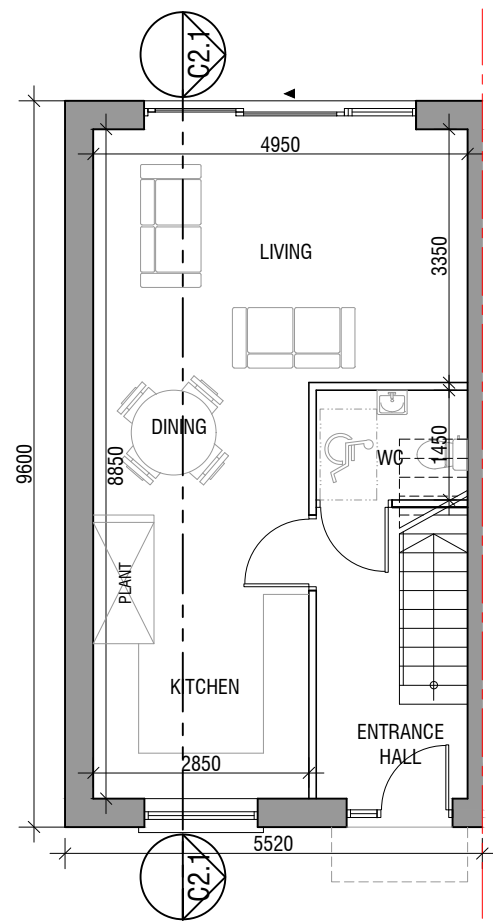
SERIES: PLANNING

SCALE: 1:100

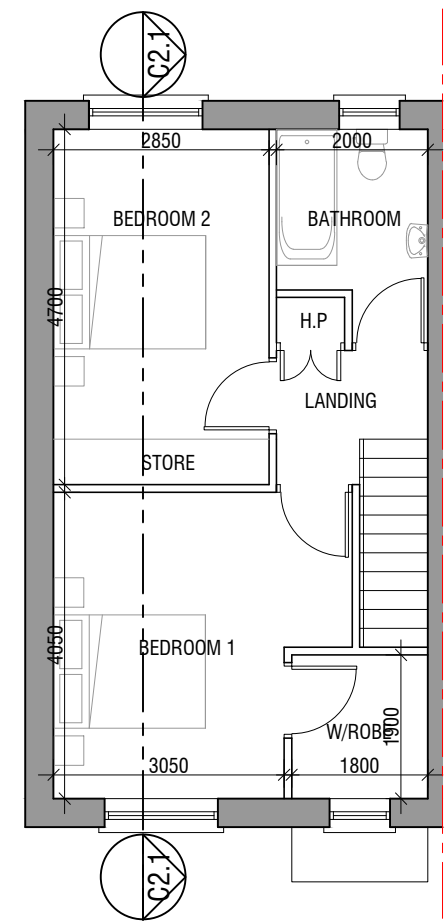
A3

DATE: 17/09/2024

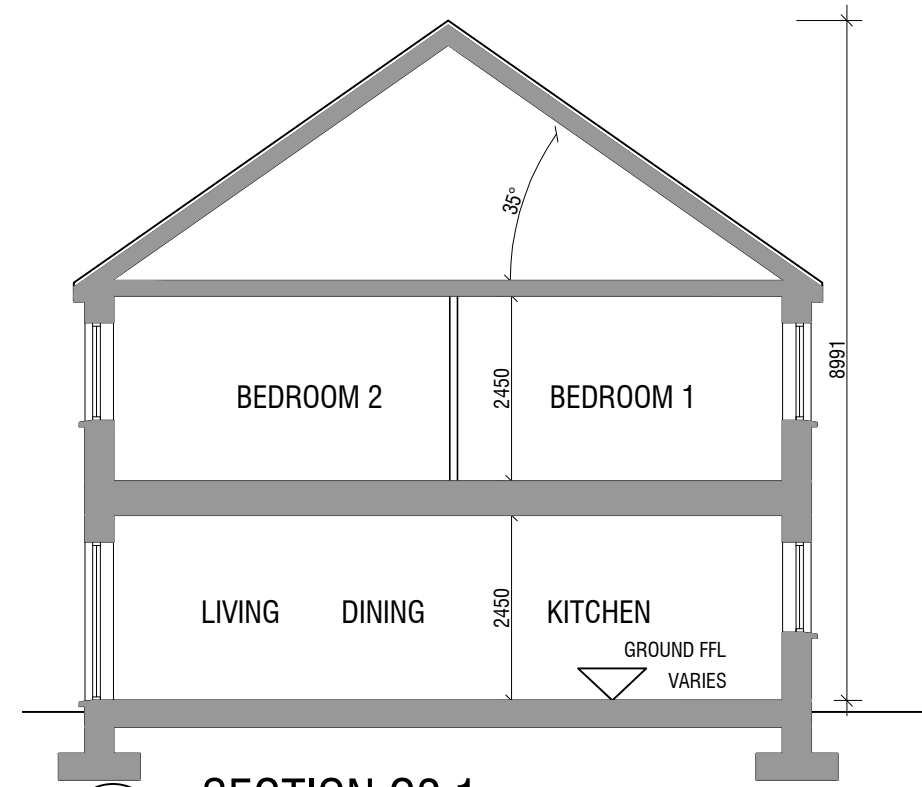
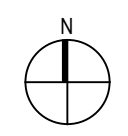
C2



GROUND FLOOR PLAN C2.1
SCALE 1:100



FIRST FLOOR PLAN C2.1
SCALE 1:100
NORTH POINT VARIES
REFER TO SITE LAYOUT PLAN

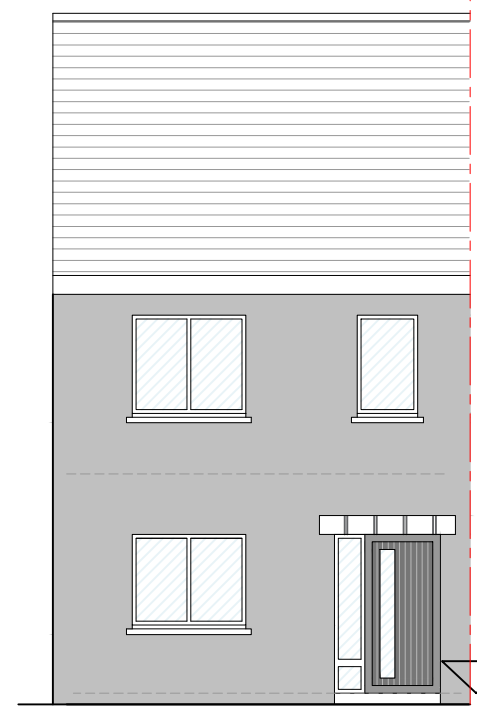


SECTION C2.1
SCALE 1:100

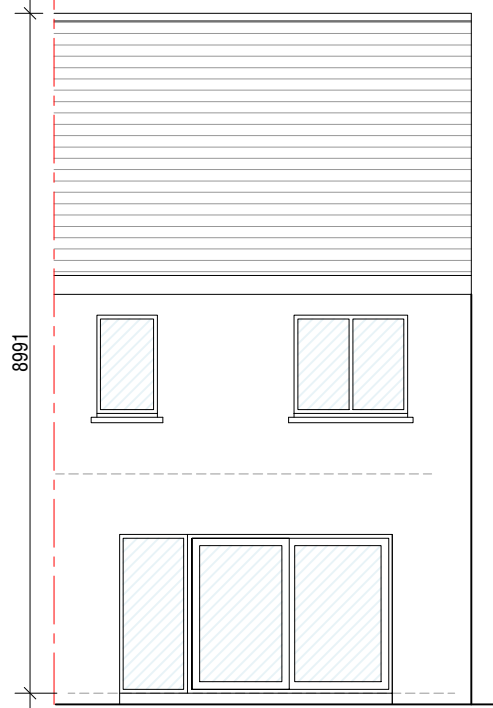
HOUSE TYPE C2.1
SEMI-DETACHED - 2 BEDROOM HOUSE

GROUND FLOOR 43.8 m²
FIRST FLOOR 41.3 m²
TOTAL 85.1 m² / 916 ft²

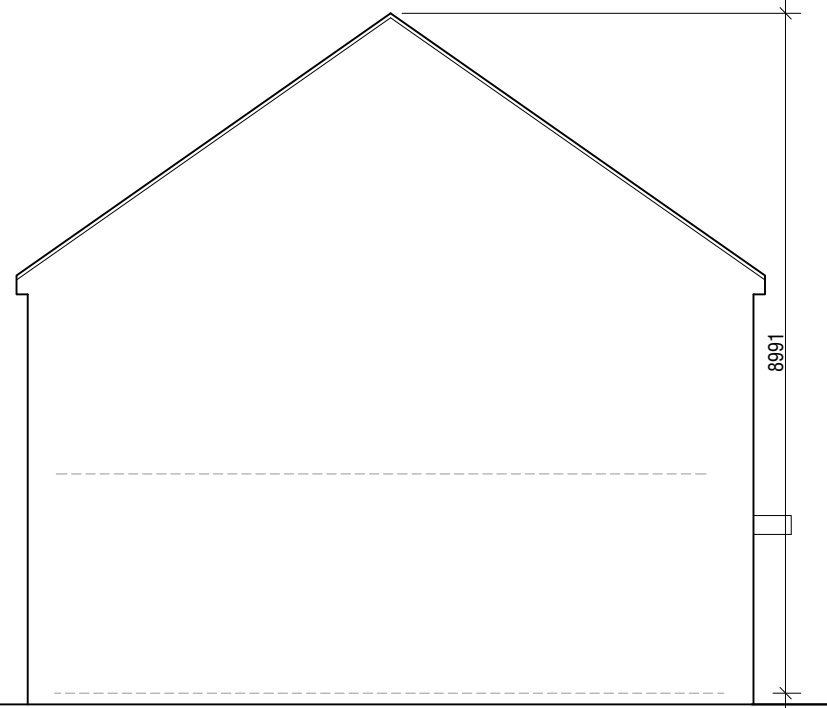
- PROPOSED MATERIALS
- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
 - CANOPY: ZINC OR SIMILAR APPROVED
 - WALLS: WET DASH / BRICK WHERE INDICATED
 - WINDOWS: GREY OR APPROVED COLOUR



FRONT ELEVATION C2.1
SCALE 1:100



REAR ELEVATION C2.1
SCALE 1:100



SIDE ELEVATION C2.1
SCALE 1:100

GCA
GERALDINE COUGHLAN
ARCHITECTS



Ard-Na-Greine, Enniskeane, Co. Cork 086-8259794 info@gca.ie

QUALITY HOUSING OVERVIEW									
REQUIREMENT	2 BED/4P 2 STOREY HOUSE	MIN FLOOR AREA	MIN LIVING ROOM AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	DOUBLE BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
C2 HOUSE TYPE ACHIEVED	2 BED/4P 2 STOREY HOUSE	85.1 SQ/M	16.5 SQ/M	4.95 M	32.2 SQ/M	2.85 M	25.8 SQ/M	5.6 SQ/M	REFER TO SITE LAYOUT

PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON				JOB NO: 24026	
DRAWING: HOUSE TYPE C2.1 -PLANS,ELEVATIONS & SECTION		ER	CLIENT: CCC		DRAWING NO: C 2.1
SERIES: PLANNING	SCALE: 1:100	A3	DATE: 17/09/2024		

SIMPLEX UNITS TYPE D1

1 & 2 BEDROOM APARTMENTS

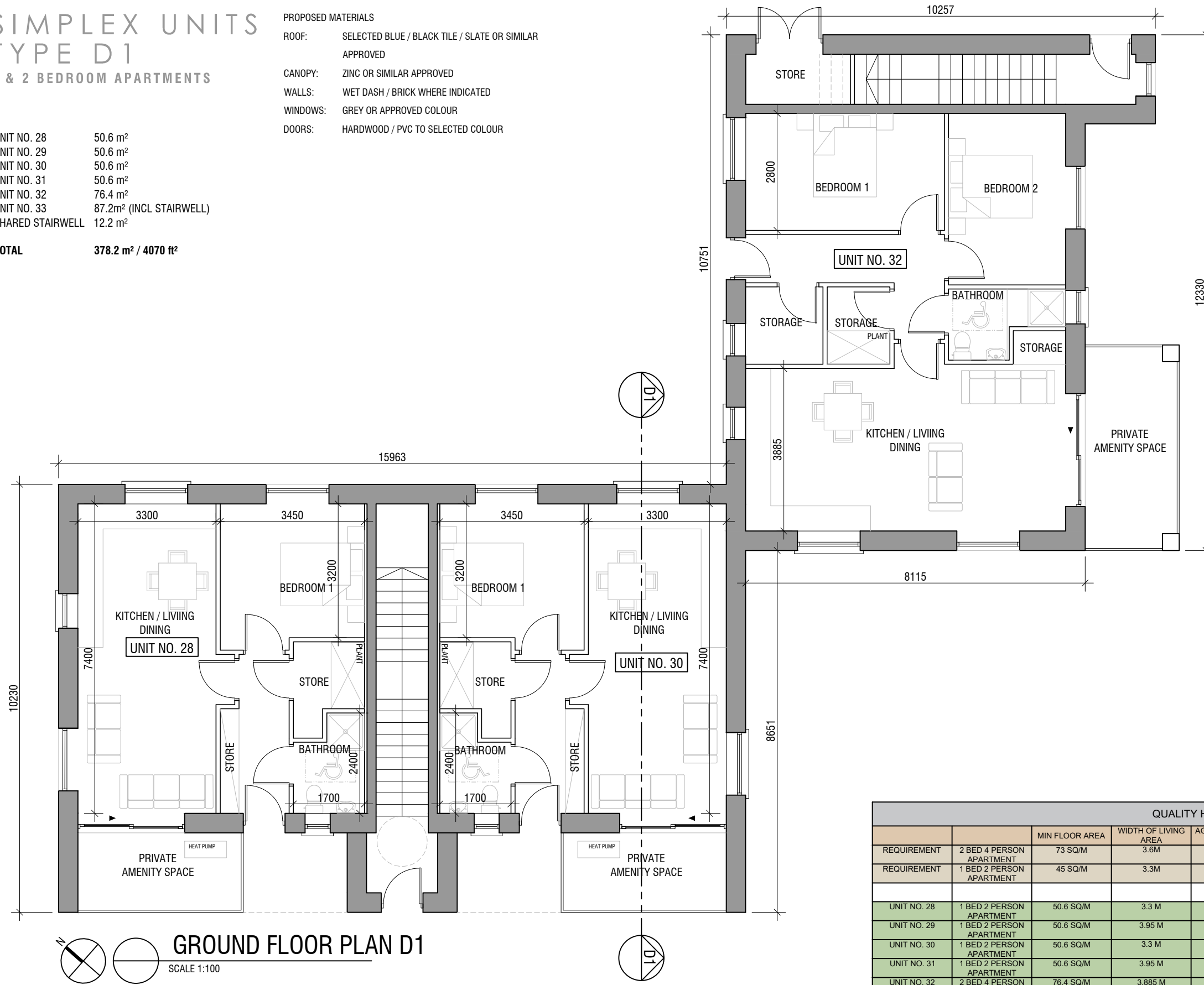
UNIT NO. 28	50.6 m ²
UNIT NO. 29	50.6 m ²
UNIT NO. 30	50.6 m ²
UNIT NO. 31	50.6 m ²
UNIT NO. 32	76.4 m ²
UNIT NO. 33	87.2m ² (INCL STAIRWELL)
SHARED STAIRWELL	12.2 m ²

TOTAL 378.2 m² / 4070 ft²

PROPOSED MATERIALS

- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY



GROUND FLOOR PLAN D1

SCALE 1:100

QUALITY HOUSING OVERVIEW								
		MIN FLOOR AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
REQUIREMENT	2 BED 4 PERSON APARTMENT	73 SQ/M	3.6M	30 SQ/M	2.8M	24.4 SQ/M	6 SQ/M	7 SQ/M
REQUIREMENT	1 BED 2 PERSON APARTMENT	45 SQ/M	3.3M	23 SQ/M	2.8M	11.4 SQ/M	3 SQ/M	5 SQ/M
UNIT NO. 28	1 BED 2 PERSON APARTMENT	50.6 SQ/M	3.3 M	24.9 SQ/M	3.2 M	11.5 SQ/M	3 SQ/M	7.2 SQ/M
UNIT NO. 29	1 BED 2 PERSON APARTMENT	50.6 SQ/M	3.95 M	23.1 SQ/M	2.8 M	11.4 SQ/M	4.17 SQ/M	12.4 SQ/M
UNIT NO. 30	1 BED 2 PERSON APARTMENT	50.6 SQ/M	3.3 M	24.9 SQ/M	3.2 M	11.5 SQ/M	3 SQ/M	7.2 SQ/M
UNIT NO. 31	1 BED 2 PERSON APARTMENT	50.6 SQ/M	3.95 M	23.1 SQ/M	2.8 M	11.4 SQ/M	4.17 SQ/M	12.4 SQ/M
UNIT NO. 32	2 BED 4 PERSON APARTMENT	76.4 SQ/M	3.885 M	30.7 SQ/M	2.8 M	24.7 SQ/M	6 SQ/M	10.3 SQ/M
UNIT NO. 33	2 BED 4 PERSON APARTMENT	76.4 SQ/M	3.8 M	30 SQ/M	2.935 M	24.5 SQ/M	6 SQ/M	8.29 SQ/M

REV.:	DATE:	DRWN.:	DESCRIPTION:	INT.:

GCA
GERALDINE COUGHLAN
ARCHITECTS

Ard-Na-Greine, Enniskeane, Co. Cork 023-8822688 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON				JOB NO: 24026	
DRAWING: D1 GROUND FLOOR PLAN		ER	CLIENT: CCC		DRAWING NO: D1.1
SERIES: PLANNING	SCALE: 1:100	A3	DATE: 19/09/2024		

SIMPLEX UNITS TYPE D1

1 & 2 BEDROOM APARTMENTS

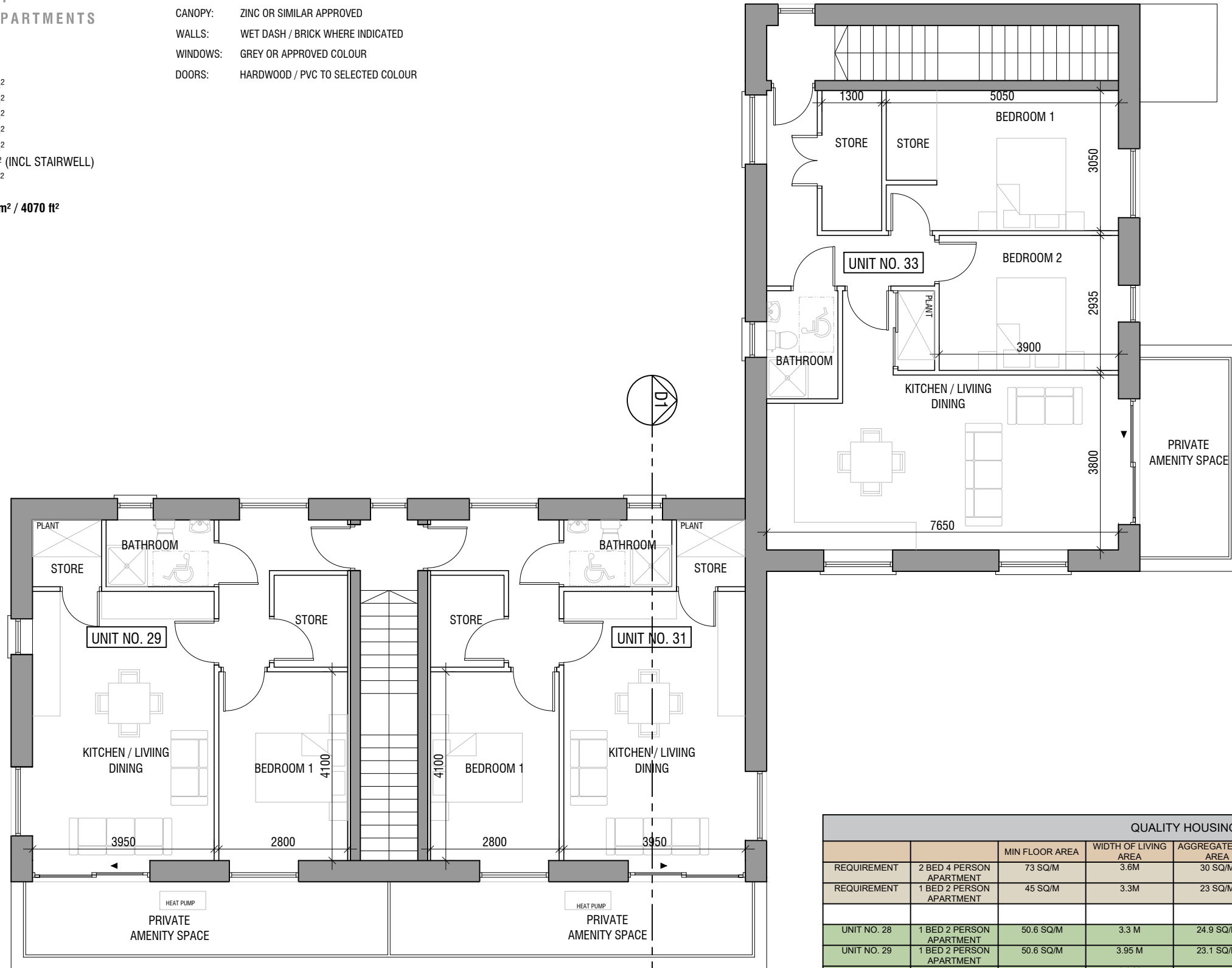
UNIT NO. 28	50.6 m ²
UNIT NO. 29	50.6 m ²
UNIT NO. 30	50.6 m ²
UNIT NO. 31	50.6 m ²
UNIT NO. 32	76.4 m ²
UNIT NO. 33	87.2m ² (INCL STAIRWELL)
SHARED STAIRWELL	12.2 m ²

TOTAL 378.2 m² / 4070 ft²

PROPOSED MATERIALS

ROOF:	SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
CANOPY:	ZINC OR SIMILAR APPROVED
WALLS:	WET DASH / BRICK WHERE INDICATED
WINDOWS:	GREY OR APPROVED COLOUR
DOORS:	HARDWOOD / PVC TO SELECTED COLOUR

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY



FIRST FLOOR PLAN D1
SCALE 1:100

QUALITY HOUSING OVERVIEW								
		MIN FLOOR AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
REQUIREMENT	2 BED 4 PERSON APARTMENT	73 SQ/M	3.6M	30 SQ/M	2.8M	24.4 SQ/M	6 SQ/M	7 SQ/M
REQUIREMENT	1 BED 2 PERSON APARTMENT	45 SQ/M	3.3M	23 SQ/M	2.8M	11.4 SQ/M	3 SQ/M	5 SQ/M
UNIT NO. 28	1 BED 2 PERSON APARTMENT	50.6 SQ/M	3.3 M	24.9 SQ/M	3.2 M	11.5 SQ/M	3 SQ/M	7.2 SQ/M
UNIT NO. 29	1 BED 2 PERSON APARTMENT	50.6 SQ/M	3.95 M	23.1 SQ/M	2.8 M	11.4 SQ/M	4.17 SQ/M	12.4 SQ/M
UNIT NO. 30	1 BED 2 PERSON APARTMENT	50.6 SQ/M	3.3 M	24.9 SQ/M	3.2 M	11.5 SQ/M	3 SQ/M	7.2 SQ/M
UNIT NO. 31	1 BED 2 PERSON APARTMENT	50.6 SQ/M	3.95 M	23.1 SQ/M	2.8 M	11.4 SQ/M	4.17 SQ/M	12.4 SQ/M
UNIT NO. 32	2 BED 4 PERSON APARTMENT	76.4 SQ/M	3.885 M	30.7 SQ/M	2.8 M	24.7 SQ/M	6 SQ/M	10.3 SQ/M
UNIT NO. 33	2 BED 4 PERSON APARTMENT	76.4 SQ/M	3.8 M	30 SQ/M	2.935 M	24.5 SQ/M	6 SQ/M	8.29 SQ/M

REV.:	DATE:	DRWN.:	DESCRIPTION:	INT.:

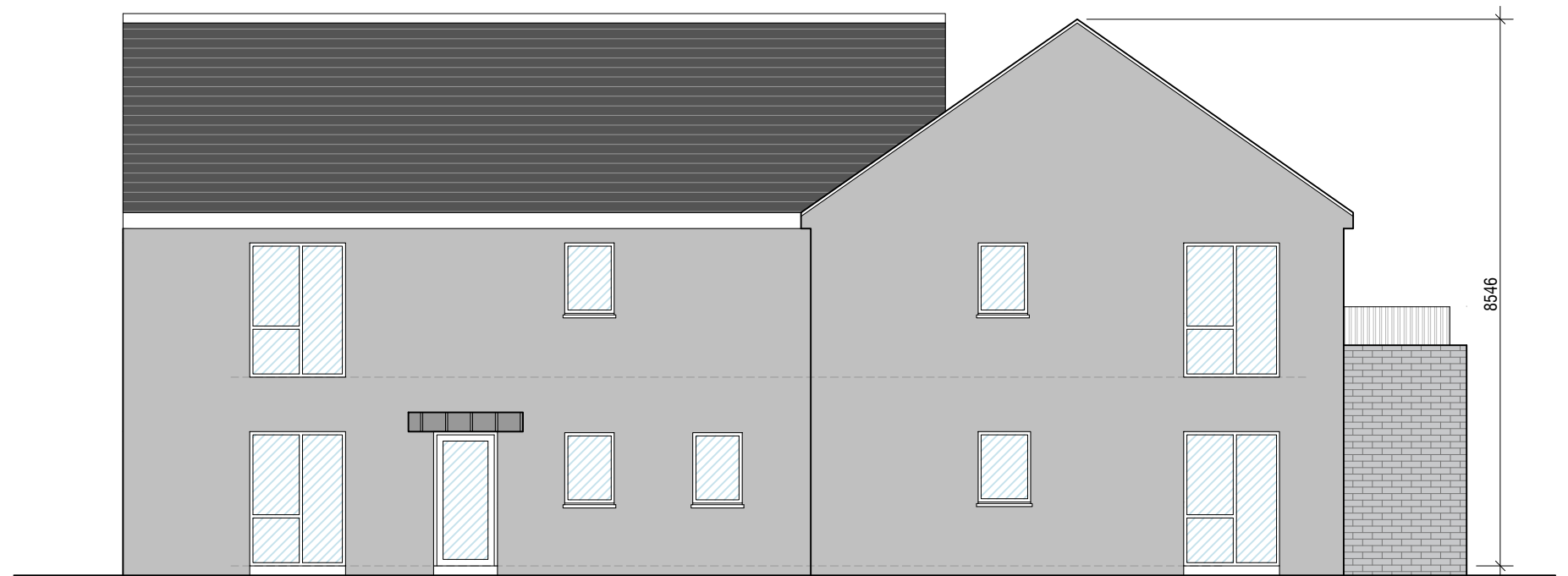
GCA
GERALDINE COUGHLAN
ARCHITECTS
Ard-Na-Greine, Enniskeane, Co. Cork 023-8822688 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON				JOB NO: 24026	
DRAWING: D1 FIRST FLOOR PLAN		ER	CLIENT: CCC		DRAWING NO: D1.2
SERIES: PLANNING	SCALE: 1:100	A3	DATE: 19/09/2024		



FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

**SIMPLEX UNITS
TYPE D1
1 & 2 BEDROOM APARTMENTS**

PROPOSED MATERIALS

- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR

UNIT NO. 28	50.6 m ²
UNIT NO. 29	50.6 m ²
UNIT NO. 30	50.6 m ²
UNIT NO. 31	50.6 m ²
UNIT NO. 32	76.4 m ²
UNIT NO. 33	87.2m ² (INCL STAIRWELL)
SHARED STAIRWELL	12.2 m ²

TOTAL 378.2 m² / 4070 ft²

REV.:	DATE:	DRWN.:	DESCRIPTION:	INT:

GCA
GERALDINE COUGHLAN
ARCHITECTS

Ard-Na-Greine, Enniskeane, Co. Cork 023-8822688 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON

JOB NO: 24026

DRAWING: D1 ELEVATIONS

ER

CLIENT: CCC

DRAWING NO:

SERIES: PLANNING

SCALE: 1:100

A3

DATE: 19/09/2024

D1.3

SIMPLEX UNITS TYPE D1

1 & 2 BEDROOM APARTMENTS

UNIT NO. 28	50.6 m ²
UNIT NO. 29	50.6 m ²
UNIT NO. 30	50.6 m ²
UNIT NO. 31	50.6 m ²
UNIT NO. 32	76.4 m ²
UNIT NO. 33	87.2m ² (INCL STAIRWELL)
SHARED STAIRWELL	12.2 m ²
TOTAL	378.2 m² / 4070 ft²

PROPOSED MATERIALS

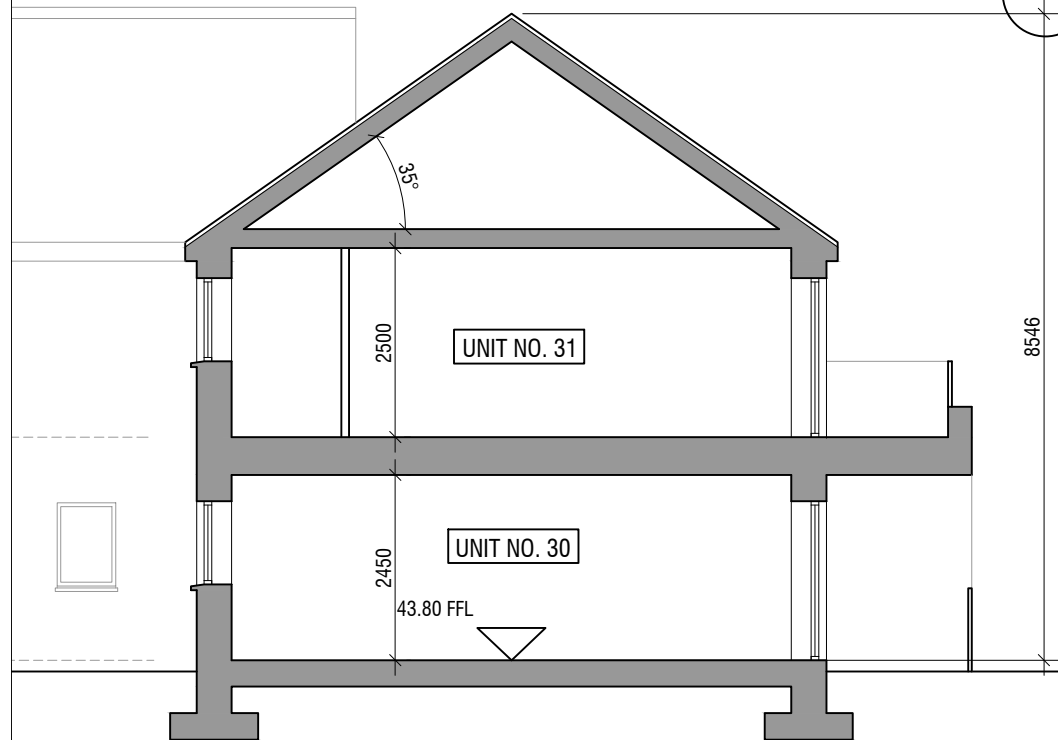
- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY



REAR ELEVATION

SCALE 1:100



SECTION D1

SCALE 1:100



SIDE ELEVATION

SCALE 1:100

REV.:	DATE:	DRWN.:	DESCRIPTION:	INT.:

GCA
GERALDINE COUGHLAN
ARCHITECTS

Ard-Na-Greine, Enniskeane, Co. Cork 023-8822688 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON

JOB NO: 24026

DRAWING: D1 ELEVATIONS & SECTION

ER

CLIENT: CCC

DRAWING NO:

SERIES: PLANNING

SCALE: 1:100

A3

DATE: 19/09/2024

D1.4

SIMPLEX UNITS TYPE D2

1 & 2 BEDROOM APARTMENTS

UNIT NO. 34	70 m ²
UNIT NO. 35	70 m ²
UNIT NO. 36	52 m ²
UNIT NO. 37	52 m ²
UNIT NO. 38	52 m ²
UNIT NO. 39	52 m ²
UNIT NO. 40	52.5 m ²
UNIT NO. 41	52.5 m ²

TOTAL 453 m² / 4876 ft²

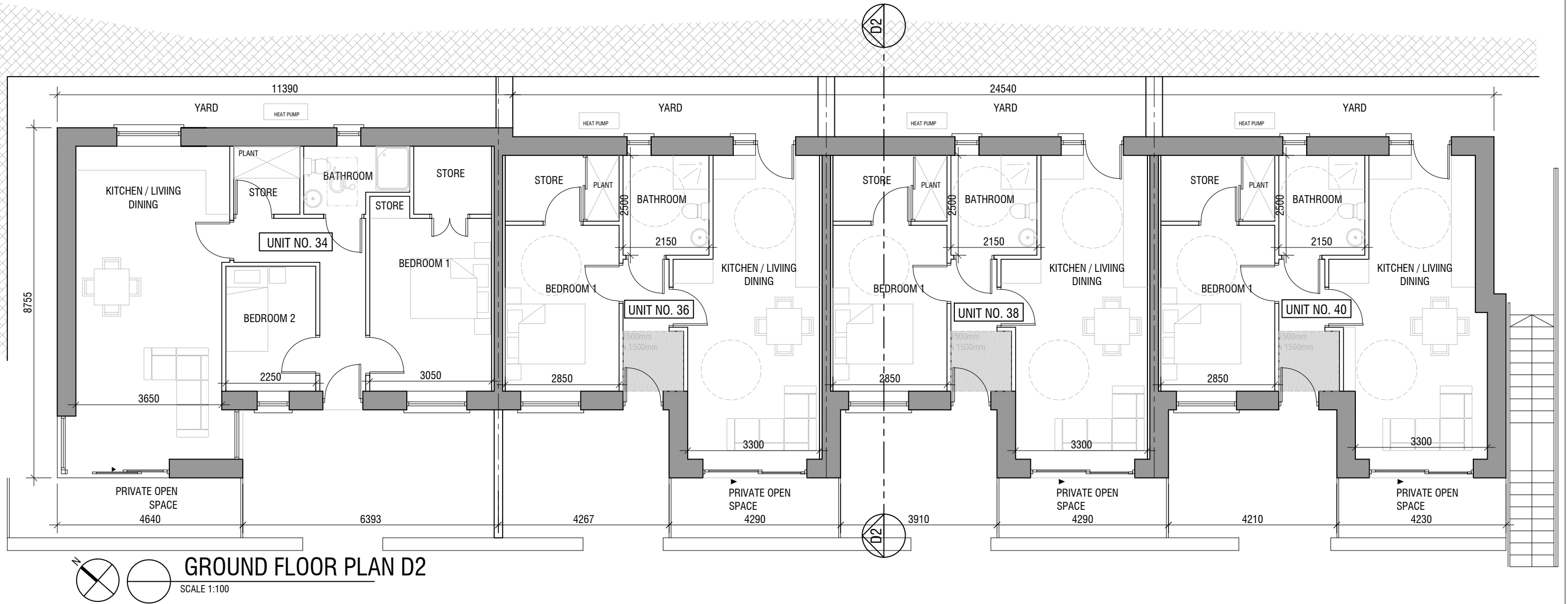
PROPOSED MATERIALS

ROOF:	SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
CANOPY:	ZINC OR SIMILAR APPROVED
WALLS:	WET DASH / BRICK WHERE INDICATED
WINDOWS:	GREY OR APPROVED COLOUR
DOORS:	HARDWOOD / PVC TO SELECTED COLOUR

QUALITY HOUSING OVERVIEW

REQUIREMENT	2 BED 3 PERSON APARTMENT	MIN FLOOR AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
REQUIREMENT	2 BED 3 PERSON APARTMENT	63 SQ/M	3.6M	28 SQ/M	2.8M	20.1 SQ/M	5 SQ/M	6 SQ/M
REQUIREMENT	1 BED 2 PERSON APARTMENT	45 SQ/M	3.3M	23 SQ/M	2.8M	11.4 SQ/M	3 SQ/M	5 SQ/M
UNIT NO. 34	2 BED 3 PERSON APARTMENT	63 m ²	3.65m	29.2 m ²	3.0 m	20.2 m ²	5.3 m ²	8.6 m ²
UNIT NO. 35	2 BED 3 PERSON APARTMENT	63 m ²	3.65m	29.2 m ²	3.13 m	20.3 m ²	5.3 m ²	9.5 m ²
UNIT NO. 36	1 BED 2 PERSON APARTMENT	52 m ²	3.3m	24 m ²	2.85 m	11.8 m ²	3.2 m ²	6.2 m ²
UNIT NO. 37	1 BED 2 PERSON APARTMENT	52 m ²	3.615m	25.2 m ²	2.85 m	11.8 m ²	3.4 m ²	6.4 m ²
UNIT NO. 38	1 BED 2 PERSON APARTMENT	52 m ²	3.3m	24 m ²	2.85 m	11.8 m ²	3.2 m ²	6.2 m ²
UNIT NO. 39	1 BED 2 PERSON APARTMENT	52 m ²	3.615m	25.2 m ²	2.85 m	11.8 m ²	3.4 m ²	6.4 m ²
UNIT NO. 40	1 BED 2 PERSON APARTMENT	52.6 m ²	3.3m	24.6 m ²	2.85 m	11.8 m ²	3.2 m ²	6.2 m ²
UNIT NO. 41	1 BED 2 PERSON APARTMENT	52.6 m ²	4.765m	24.6 m ²	3.3 m	13.8 m ²	3.5 m ²	6.3 m ²

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY



REV.:	DATE:	DRWN.:	DESCRIPTION:	INT.:

GCA
GERALDINE COUGHLAN
ARCHITECTS
Ard-Na-Greine, Enniskeane, Co. Cork 023-8822688 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON			JOB NO: 24026
DRAWING: D2 GROUND FLOOR PLAN	ER	CLIENT: CCC	DRAWING NO:
SERIES: PLANNING	SCALE: 1:100	A3	DATE: 19/09/2024
			D2.1

SIMPLEX UNITS TYPE D2

1 & 2 BEDROOM APARTMENTS

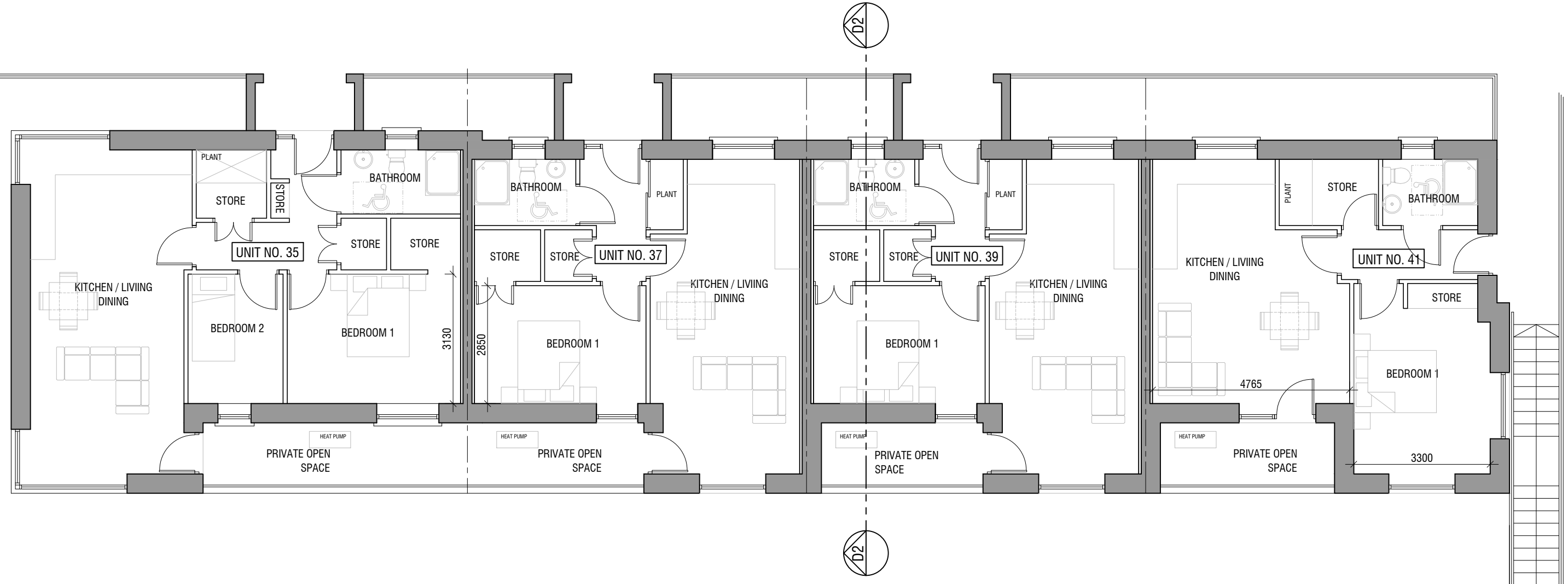
UNIT NO. 34	70 m ²
UNIT NO. 35	70 m ²
UNIT NO. 36	52 m ²
UNIT NO. 37	52 m ²
UNIT NO. 38	52 m ²
UNIT NO. 39	52 m ²
UNIT NO. 40	52.5 m ²
UNIT NO. 41	52.5 m ²

TOTAL 453 m² / 4876 ft²

PROPOSED MATERIALS
ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
CANOPY: ZINC OR SIMILAR APPROVED
WALLS: WET DASH / BRICK WHERE INDICATED
WINDOWS: GREY OR APPROVED COLOUR
DOORS: HARDWOOD / PVC TO SELECTED COLOUR

QUALITY HOUSING OVERVIEW								
		MIN FLOOR AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
REQUIREMENT	2 BED 3 PERSON APARTMENT	63 SQ/M	3.6M	28 SQ/M	2.8M	20.1 SQ/M	5 SQ/M	6 SQ/M
REQUIREMENT	1 BED 2 PERSON APARTMENT	45 SQ/M	3.3M	23 SQ/M	2.8M	11.4 SQ/M	3 SQ/M	5 SQ/M
UNIT NO. 34	2 BED 3 PERSON APARTMENT	63 m ²	3.65m	29.2 m ²	3.0 m	20.2 m ²	5.3 m ²	8.6 m ²
UNIT NO. 35	2 BED 3 PERSON APARTMENT	63 m ²	3.65m	29.2 m ²	3.13 m	20.3 m ²	5.3 m ²	9.5 m ²
UNIT NO. 36	1 BED 2 PERSON APARTMENT	52 m ²	3.3m	24 m ²	2.85 m	11.8 m ²	3.2 m ²	6.2 m ²
UNIT NO. 37	1 BED 2 PERSON APARTMENT	52 m ²	3.615m	25.2 m ²	2.85 m	11.8 m ²	3.4 m ²	6.4 m ²
UNIT NO. 38	1 BED 2 PERSON APARTMENT	52 m ²	3.3m	24 m ²	2.85 m	11.8 m ²	3.2 m ²	6.2 m ²
UNIT NO. 39	1 BED 2 PERSON APARTMENT	52 m ²	3.615m	25.2 m ²	2.85 m	11.8 m ²	3.4 m ²	6.4 m ²
UNIT NO. 40	1 BED 2 PERSON APARTMENT	52.6 m ²	3.3m	24.6 m ²	2.85 m	11.8 m ²	3.2 m ²	6.2 m ²
UNIT NO. 41	1 BED 2 PERSON APARTMENT	52.6 m ²	4.765m	24.6 m ²	3.3 m	13.8 m ²	3.5 m ²	6.3 m ²

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY



  **FIRST FLOOR PLAN D2**
SCALE 1:100

REV.:	DATE:	DRWN.:	DESCRIPTION:	INT.:

GCA
GERALDINE COUGHLAN
 ARCHITECTS
 Ard-Na-Greine, Enniskeane, Co. Cork 023-8822688 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON			JOB NO: 24026	
DRAWING: D2 FIRST FLOOR PLAN	ER	CLIENT: CCC	DRAWING NO:	
SERIES: PLANNING	SCALE: 1:100	A3	DATE: 19/09/2024	D2.2



 **SOUTH WEST ELEVATION**
SCALE 1:100



 **NORTH EAST ELEVATION**
SCALE 1:100

**SIMPLEX UNITS
TYPE D2**
1 & 2 BEDROOM APARTMENTS

UNIT NO. 34	70 m ²
UNIT NO. 35	70 m ²
UNIT NO. 36	52 m ²
UNIT NO. 37	52 m ²
UNIT NO. 38	52 m ²
UNIT NO. 39	52 m ²
UNIT NO. 40	52.5 m ²
UNIT NO. 41	52.5 m ²

TOTAL 453 m² / 4876 ft²

PROPOSED MATERIALS

- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR

GCA
GERALDINE COUGHLAN
ARCHITECTS

Ard-Na-Greine, Enniskeane, Co. Cork 023-8822688 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON		JOB NO: 24026	
DRAWING: D2 ELEVATIONS	ER	CLIENT: CCC	DRAWING NO:
SERIES: PLANNING	SCALE: 1:100	A3	DATE: 19/09/2024
			D2.3

SIMPLEX UNITS TYPE D2

1 & 2 BEDROOM APARTMENTS

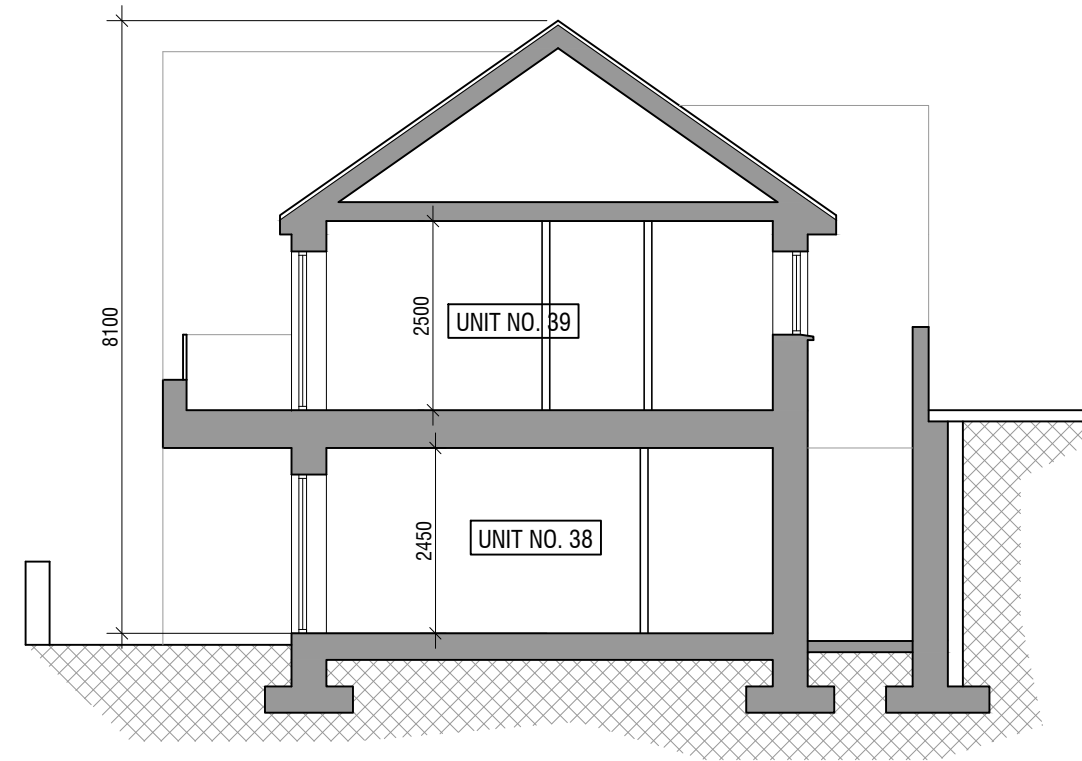
UNIT NO. 34	70 m ²
UNIT NO. 35	70 m ²
UNIT NO. 36	52 m ²
UNIT NO. 37	52 m ²
UNIT NO. 38	52 m ²
UNIT NO. 39	52 m ²
UNIT NO. 40	52.5 m ²
UNIT NO. 41	52.5 m ²

TOTAL 453 m² / 4876 ft²

PROPOSED MATERIALS

ROOF:	SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
CANOPY:	ZINC OR SIMILAR APPROVED
WALLS:	WET DASH / BRICK WHERE INDICATED
WINDOWS:	GREY OR APPROVED COLOUR
DOORS:	HARDWOOD / PVC TO SELECTED COLOUR

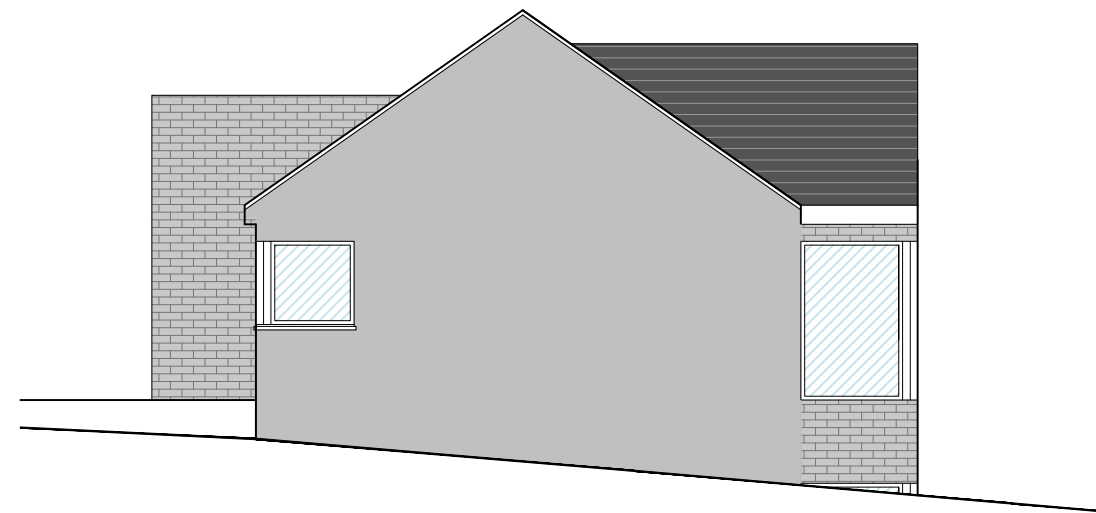
©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY



SECTION D2
SCALE 1:100



SOUTH EAST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100

REV.:	DATE:	DRWN.:	DESCRIPTION:	INT.:

GCA
GERALDINE COUGHLAN
ARCHITECTS

Ard-Na-Greine, Enniskeane, Co. Cork 023-8822688 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON

JOB NO: 24026

DRAWING: D2 ELEVATIONS & SECTION

ER

CLIENT: CCC

DRAWING NO:

SERIES: PLANNING

SCALE: 1:100

A3

DATE: 19/09/2024

D2.4

SIMPLEX UNITS TYPE D3

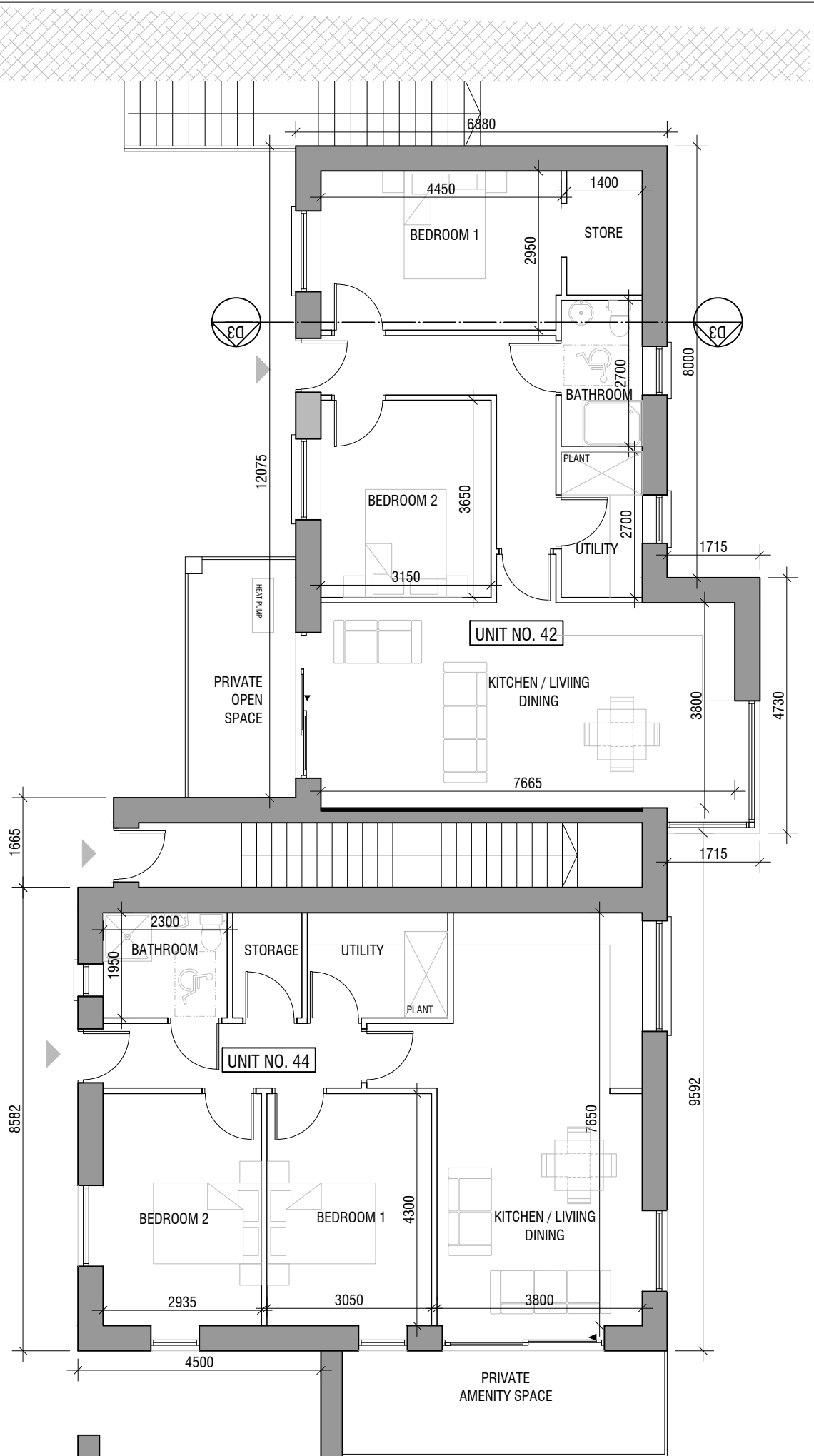
2 BEDROOM APARTMENTS

UNIT NO. 42	76.7 m ²
UNIT NO. 43	76.7 m ²
UNIT NO. 44	76.3 m ²
UNIT NO. 45	89.2m ² (INCL STAIRWELL)

TOTAL 318.9 m² / 3432 ft²

PROPOSED MATERIALS

ROOF:	SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
CANOPY:	ZINC OR SIMILAR APPROVED
WALLS:	WET DASH / BRICK WHERE INDICATED
WINDOWS:	GREY OR APPROVED COLOUR
DOORS:	HARDWOOD / PVC TO SELECTED COLOUR



GROUND FLOOR PLAN D3

SCALE 1:100

QUALITY HOUSING OVERVIEW								
REQUIREMENT	2 BED 4 PERSON APARTMENT	MIN FLOOR AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
		73 SQ/M	3.6M	30 SQ/M	2.8M	24.4 SQ/M	6 SQ/M	7 SQ/M
UNIT NO. 42	2 BED 4 PERSON APARTMENT	76.7 m ²	3.8m	30.1 m ²	2.95 m	24.5 m ²	6.0 m ²	8.7 m ²
UNIT NO. 43	2 BED 4 PERSON APARTMENT	76.7 m ²	3.8m	30.2 m ²	3.15 m	25.3 m ²	6.0 m ²	10.1 m ²
UNIT NO. 44	2 BED 4 PERSON APARTMENT	76.3 m ²	3.8m	30.0 m ²	2.935 m	25.7 m ²	6.2 m ²	11.4 m ²
UNIT NO. 45	2 BED 4 PERSON APARTMENT	76.3 m ²	3.8m	30.0 m ²	2.935 m	24.5 m ²	6.6 m ²	7.0 m ²

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY

SIMPLEX UNITS TYPE D3

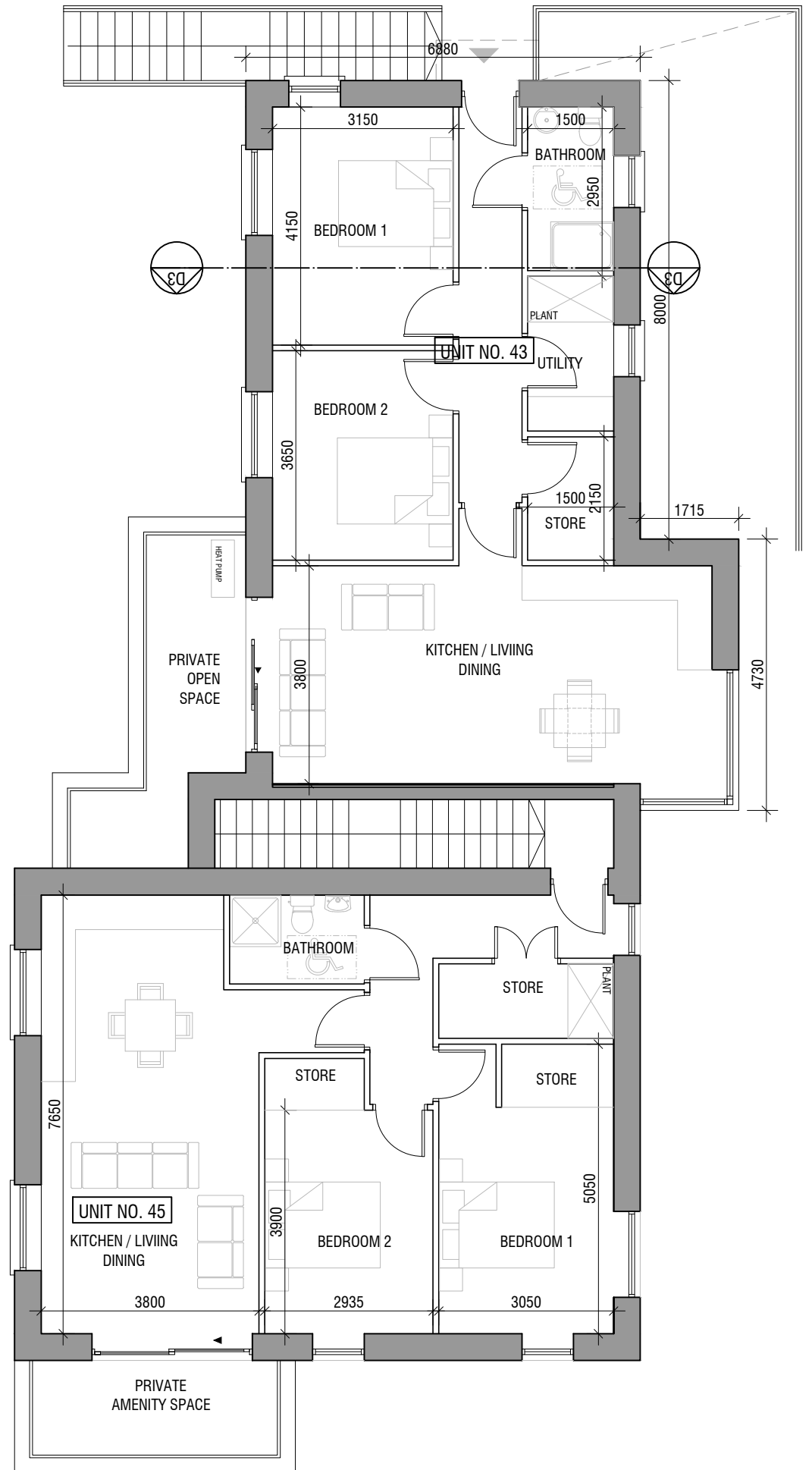
2 BEDROOM APARTMENTS

UNIT NO. 42 76.7 m²
UNIT NO. 43 76.7 m²
UNIT NO. 44 76.3 m²
UNIT NO. 45 89.2m² (INCL STAIRWELL)

TOTAL 318.9 m² / 3432 ft²

PROPOSED MATERIALS

ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
CANOPY: ZINC OR SIMILAR APPROVED
WALLS: WET DASH / BRICK WHERE INDICATED
WINDOWS: GREY OR APPROVED COLOUR
DOORS: HARDWOOD / PVC TO SELECTED COLOUR



FIRST FLOOR PLAN D3
SCALE 1:100

QUALITY HOUSING OVERVIEW								
REQUIREMENT	2 BED 4 PERSON APARTMENT	MIN FLOOR AREA	WIDTH OF LIVING AREA	AGGREGATE K/L/D AREA	BEDROOM WIDTH	AGGREGATE BEDROOM AREA	STORAGE	PRIVATE AMENITY SPACE
		73 SQ/M	3.6M	30 SQ/M	2.8M	24.4 SQ/M	6 SQ/M	7 SQ/M
UNIT NO. 42	2 BED 4 PERSON APARTMENT	76.7 m ²	3.8m	30.1 m ²	2.95 m	24.5 m ²	6.0 m ²	8.7 m ²
UNIT NO. 43	2 BED 4 PERSON APARTMENT	76.7 m ²	3.8m	30.2 m ²	3.15 m	25.3 m ²	6.0 m ²	10.1 m ²
UNIT NO. 44	2 BED 4 PERSON APARTMENT	76.3 m ²	3.8m	30.0 m ²	2.935 m	25.7 m ²	6.2 m ²	11.4 m ²
UNIT NO. 45	2 BED 4 PERSON APARTMENT	76.3 m ²	3.8m	30.0 m ²	2.935 m	24.5 m ²	6.6 m ²	7.0 m ²

GCA
GERALDINE COUGHLAN
ARCHITECTS

Ard-Na-Greine, Enniskeane, Co. Cork 023-8822688 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDDLETON

JOB NO: 24026

DRAWING: D3 FIRST FLOOR PLAN

ER CLIENT: CCC

DRAWING NO:

SERIES: DESIGN

SCALE: 1:100

A3

DATE: 19/09/2024

D3.2

SIMPLEX UNITS TYPE D3

2 BEDROOM APARTMENTS

UNIT NO. 42	76.7 m ²
UNIT NO. 43	76.7 m ²
UNIT NO. 44	76.3 m ²
UNIT NO. 45	89.2m ² (INCL STAIRWELL)

TOTAL 318.9 m² / 3432 ft²

PROPOSED MATERIALS

- ROOF: SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
- CANOPY: ZINC OR SIMILAR APPROVED
- WALLS: WET DASH / BRICK WHERE INDICATED
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY



 **FRONT ELEVATION**
SCALE 1:100



 **SIDE ELEVATION**
SCALE 1:100

 **SIDE ELEVATION**
SCALE 1:100

REV.:	DATE:	DRWN.:	DESCRIPTION:	INT.:


GERALDINE COUGHLAN
 ARCHITECTS
 Ard-Na-Greine, Enniskeane, Co. Cork 023-8822688 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON			JOB NO: 24026
DRAWING: D3 ELEVATIONS & SECTION	ER	CLIENT: CCC	DRAWING NO:
SERIES: PLANNING	SCALE: 1:100	A3	DATE: 19/09/2024
			D3.3

SIMPLEX UNITS TYPE D3

2 BEDROOM APARTMENTS

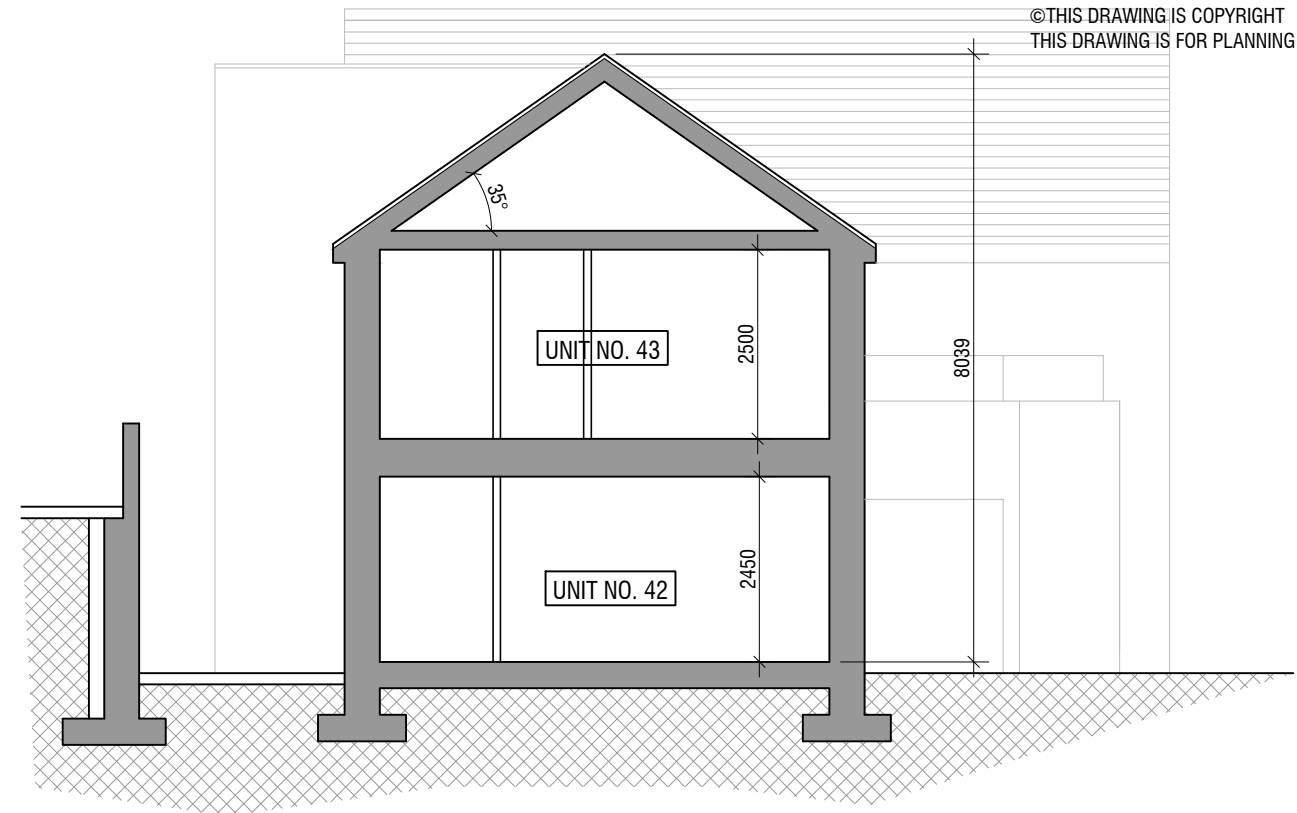
UNIT NO. 42	76.7 m ²
UNIT NO. 43	76.7 m ²
UNIT NO. 44	76.3 m ²
UNIT NO. 45	89.2m ² (INCL STAIRWELL)

TOTAL 318.9 m² / 3432 ft²

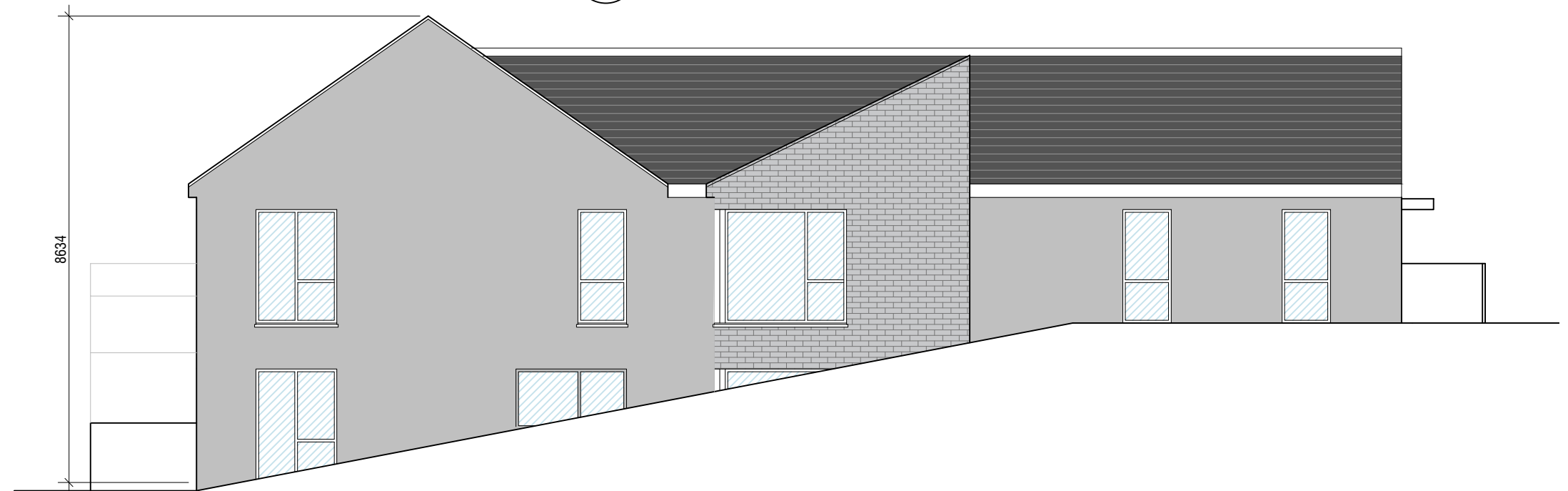
PROPOSED MATERIALS

ROOF:	SELECTED BLUE / BLACK TILE / SLATE OR SIMILAR APPROVED
CANOPY:	ZINC OR SIMILAR APPROVED
WALLS:	WET DASH / BRICK WHERE INDICATED
WINDOWS:	GREY OR APPROVED COLOUR
DOORS:	HARDWOOD / PVC TO SELECTED COLOUR

©THIS DRAWING IS COPYRIGHT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY



SECTION D3
SCALE 1:100



REAR ELEVATION
SCALE 1:100

REV.:	DATE:	DRWN.:	DESCRIPTION:	INT.:

GCA
GERALDINE COUGHLAN
ARCHITECTS

Ard-Na-Greine, Enniskeane, Co. Cork 023-8822688 info@gca.ie



PROJECT: RESIDENTIAL DEVELOPMENT, BROOMSFIELD, MIDLETON			JOB NO: 24026
DRAWING: D3 ELEVATIONS & SECTION	ER	CLIENT: CCC	DRAWING NO: D3.4
SERIES: PLANNING	SCALE: 1:100	A3 DATE: 19/09/2024	