

# LEHENAGHMORE - CO.CORK

## Architectural Design Statement

Proposed Residential Development, at Lehenaghmore, Co. Cork

June 2025



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Location:

**Lehenaghmore, Co. Cork**

Prepared by Deady Gahan Architects



Figure: 3D Render of Site Entrance

# 00 INTRODUCTION

## LEHENAGHMORE, CO. CORK



Figure: 3D Render of Unit A2 B3m & Schedule of Accommodation

This Architectural Design Statement has been produced as part of an application for the site located in the townland of Lehenaghmore, Cork. It is proposed that the site will accommodate 155 no. residential units and a 42-child crèche.

This statement summarises the reasoning and design principles that have led to the proposed arrangement. It describes the site and its immediate and wider context and demonstrates how the design responds to its surroundings to provide an appropriate, sustainable and site-specific response.

SCHEDULE		
4 bed	4	2.6%
3 bed	66	42.6%
2 bed	71	45.8%
1 bed	14	9.0%
Houses	107	69.0%
Apartments & Duplex	48	31.0%
<b>TOTAL NUMBER OF UNITS</b>	<b>No. 155</b>	
<b>SITE AREA</b> <b>Red Boundary</b>	<b>5.43 HA</b>	
<b>SITE DEVELOPABLE AREA</b> <i>(refer to design statement for developable area/density rationale)</i>	<b>3.87 HA</b>	
<b>DENSITY</b>	<b>40.0 units/HA</b>	
<b>OPEN SPACE</b>	<b>APPROX. 15%</b>	

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 residential units that will contribute positively to Lehenaghmore and deliver much needed housing to Metropolitan Cork.

While designing the proposed layout and units for this scheme, great care was given to refer to and comply with the relevant design standards and planning policies.

The following documents were key to developing a successful proposal:

- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)
- Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)
- Cork City Development Plan 2022-2028
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)
- Urban Design Manual (2009)

## SUSTAINABLE & COMPACT SETTLEMENTS - NATIONAL GUIDELINES

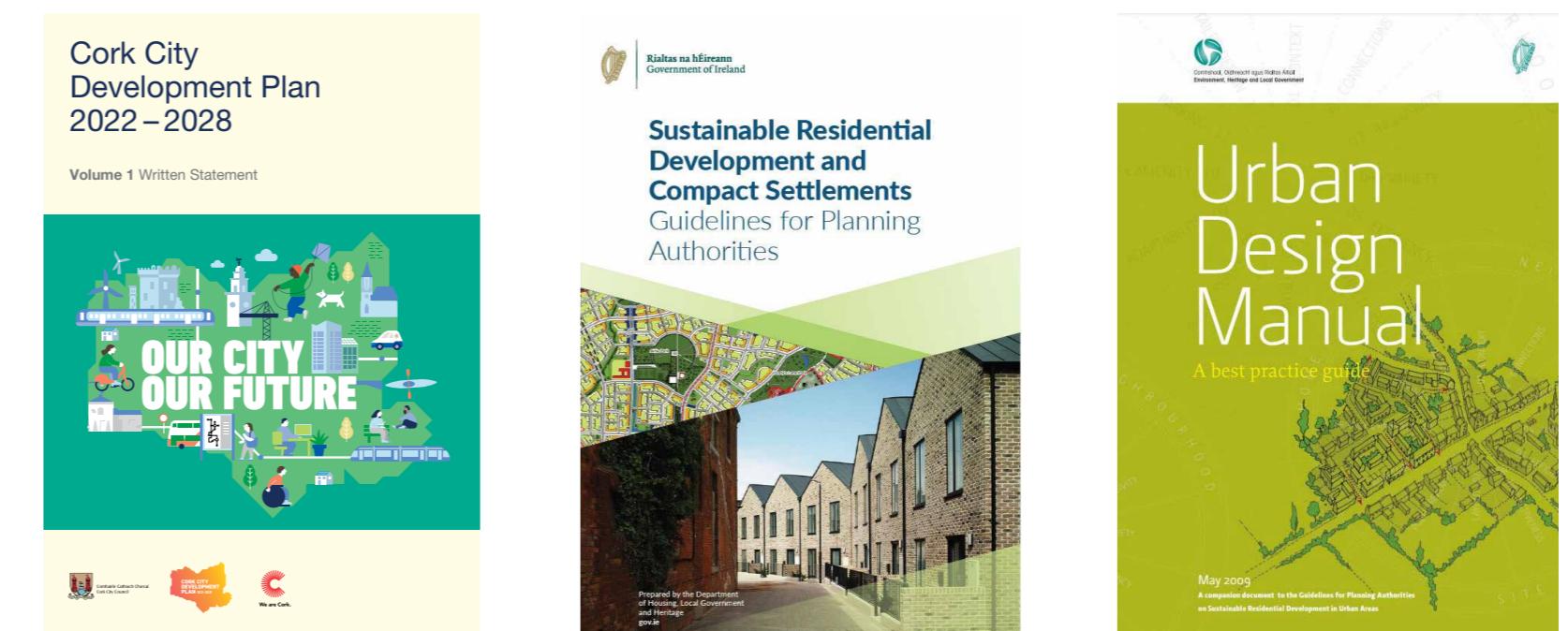


Figure: Key Documents

## 02 SITE CONTEXT

### SITE LOCATION

The development site is situated in the townland of Lehenaghmore, Cork, near the N27 and in close proximity to Cork Airport. It is a 15-minute walk from the suburbs of Togher and Wilton, where several schools are conveniently located near the site. Additionally, the site is well-connected to Cork City Centre, being within a 25-minute commute by bus. This strategic location offers accessibility by roads and footpaths allowing connectivity via different types of transport. The nearby presence of schools in Togher and Wilton adds to the appeal for future residents. The site is also located within an 8-minute drive from Cork Airport. In summary, the location provides a well-rounded combination of accessibility and proximity to the city centre, making it attractive as a residential development.

The proposed development will consist of 4 no. 4 bed semi-detached houses, 26 no. 3 bed semi-detached houses, 38 no. 3 bed townhouses, 39 no. 2 bed townhouses, 8 no. 1/2 bed ground floor apartments, 8 no. 2/3 bed duplex apartments, 32 no. 1/2 bed apartments and a 42-child crèche accommodated in 2 no. apartment blocks located near the entrance of the site. The form, architecture, and scale of the development are consistent and compatible with the existing surroundings topographically and surrounding developments.

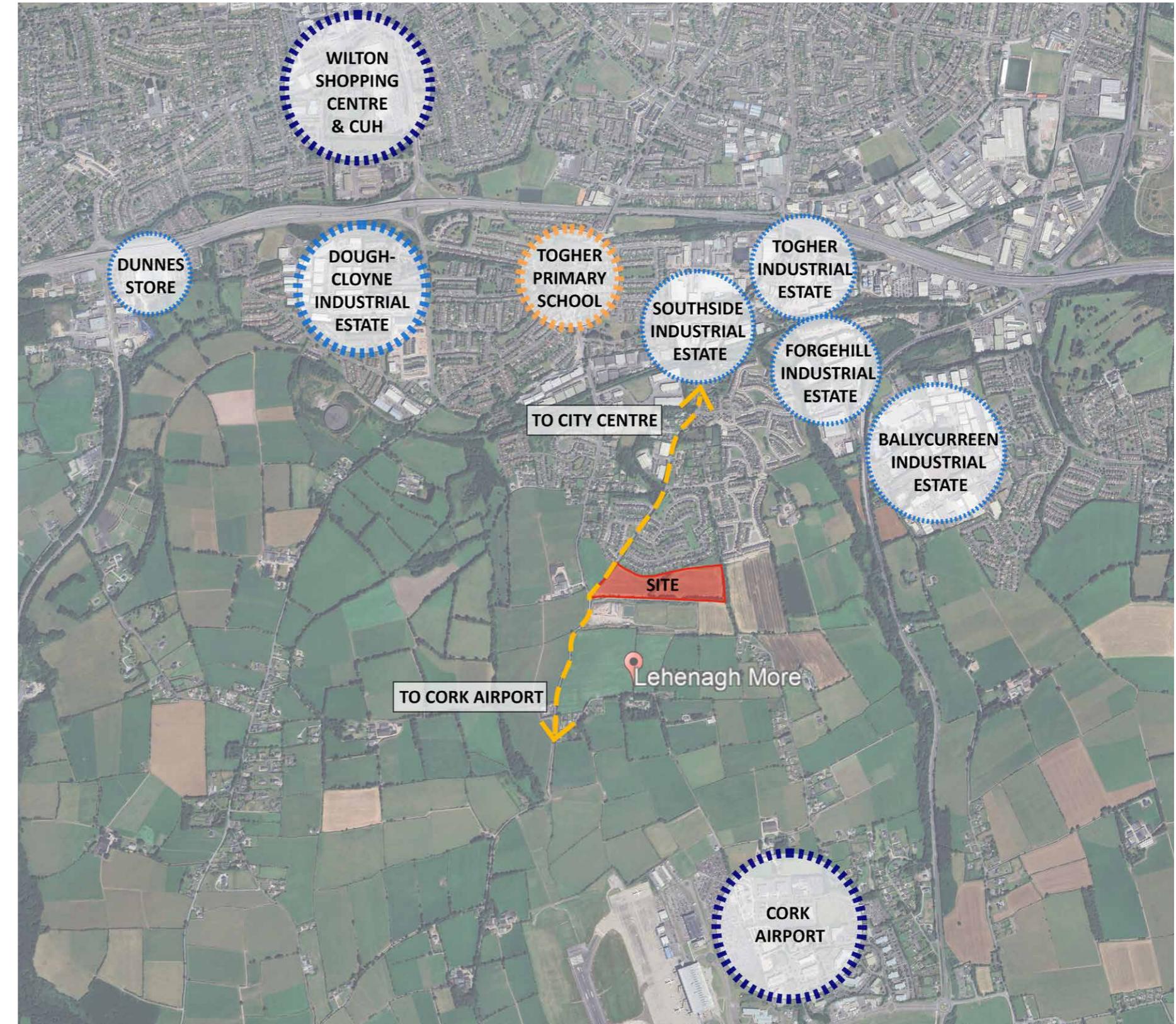


Figure: Site Location Map

# 01 SITE CONTEXT

## SITE SUSTAINABILITY

The site is located in close proximity to the N27 and a short distance from Cork Airport, while the N40 ring road is easily accessible within a 5-minute drive. Its strategic location encourages sustainable modes of transportation, such as cycling, walking, and the use of public transport, promoting environmentally friendly alternatives to car usage for future residents.

The area boasts various local amenities in close proximity to the site, along with multiple commercial and industrial zones. The Lehenaghmore Community Park recreation area, located adjacent to the site, provides a nearby space for leisure and outdoor activities. Additionally, the Wilton Shopping Centre is approximately a 30-minute walk away, offering convenient access to retail and services.

The site features a challenging topography, and the proposed layout is meticulously designed to work with existing contours and architecturally complement neighbouring schemes. The overall blend of accessibility, proximity to amenities, and thoughtful design establishes the site as an attractive location for future residential.

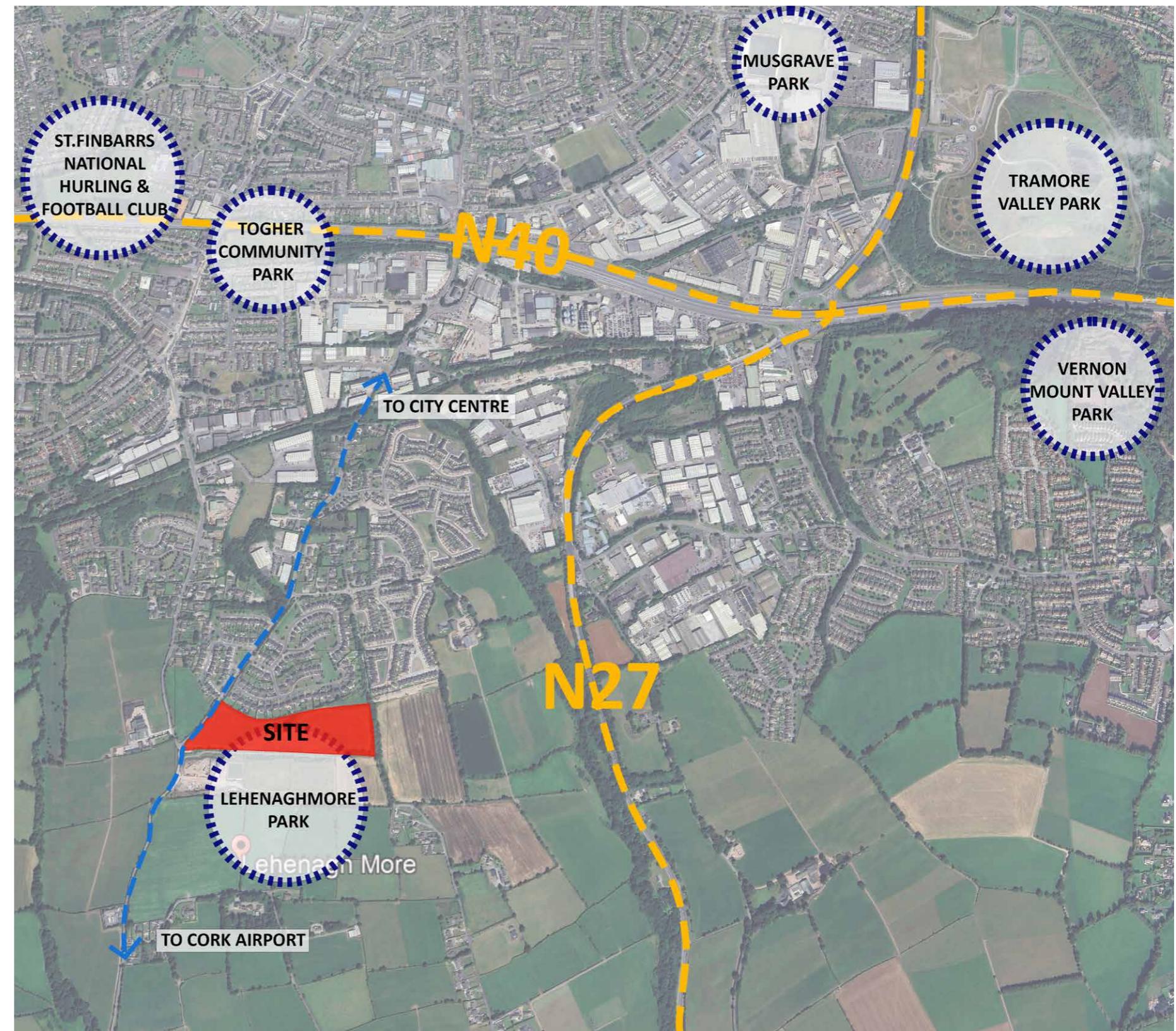


Figure: Site Location Map with recreational areas highlighted

# 01 SITE CONTEXT

## ARCHITECTURAL CHARACTER

Our design approach is inspired by the distinctive character of the landscape and the existing features of the site and its vicinity.

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

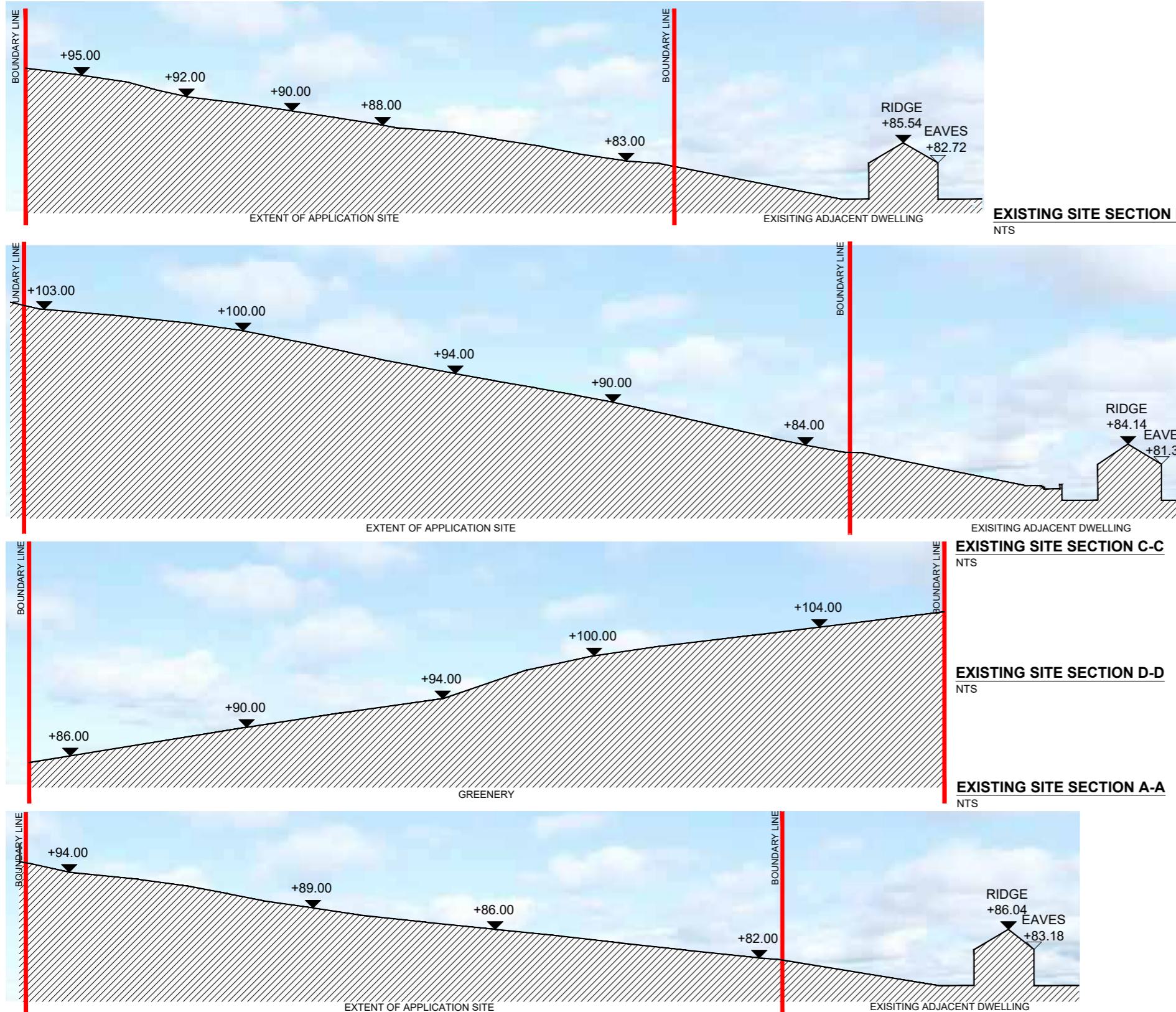
The surrounding context is characterised mainly by medium density developments. The buildings are characterised by a large use of brick and render finishes.



Figure: Surrounding Architectural Character Diagram  
PROPOSED RESIDENTIAL DEVELOPMENT | LEHENAGHMORE, CORK | 7

# 01 SITE CONTEXT

## SITE CHARACTERISTICS



The site is surrounded by open fields to the East, existing playing pitches to the south, a permitted development to the West and existing residential developments to the North. Topographically, the site has challenging slopes upward from North to South, and the proposed plan aims to preserve this natural slope as a distinctive feature of the development. This approach not only retains the sites inherent characteristics but also adds a unique and defining element to the overall scheme.



Figure: Site Map with Existing and Permitted Residential Development highlighted. Figure 5. Site Topography

# 01 SITE CONTEXT

## AERIAL PHOTOS



AERIAL VIEW FROM THE NORTH



AERIAL VIEW FROM THE WEST



AERIAL VIEW FROM THE SOUTH



AERIAL VIEW FROM THE EAST

# 01 SITE CONTEXT

## DEVELOPMENT PLAN OBJECTIVES - ZONING MAP

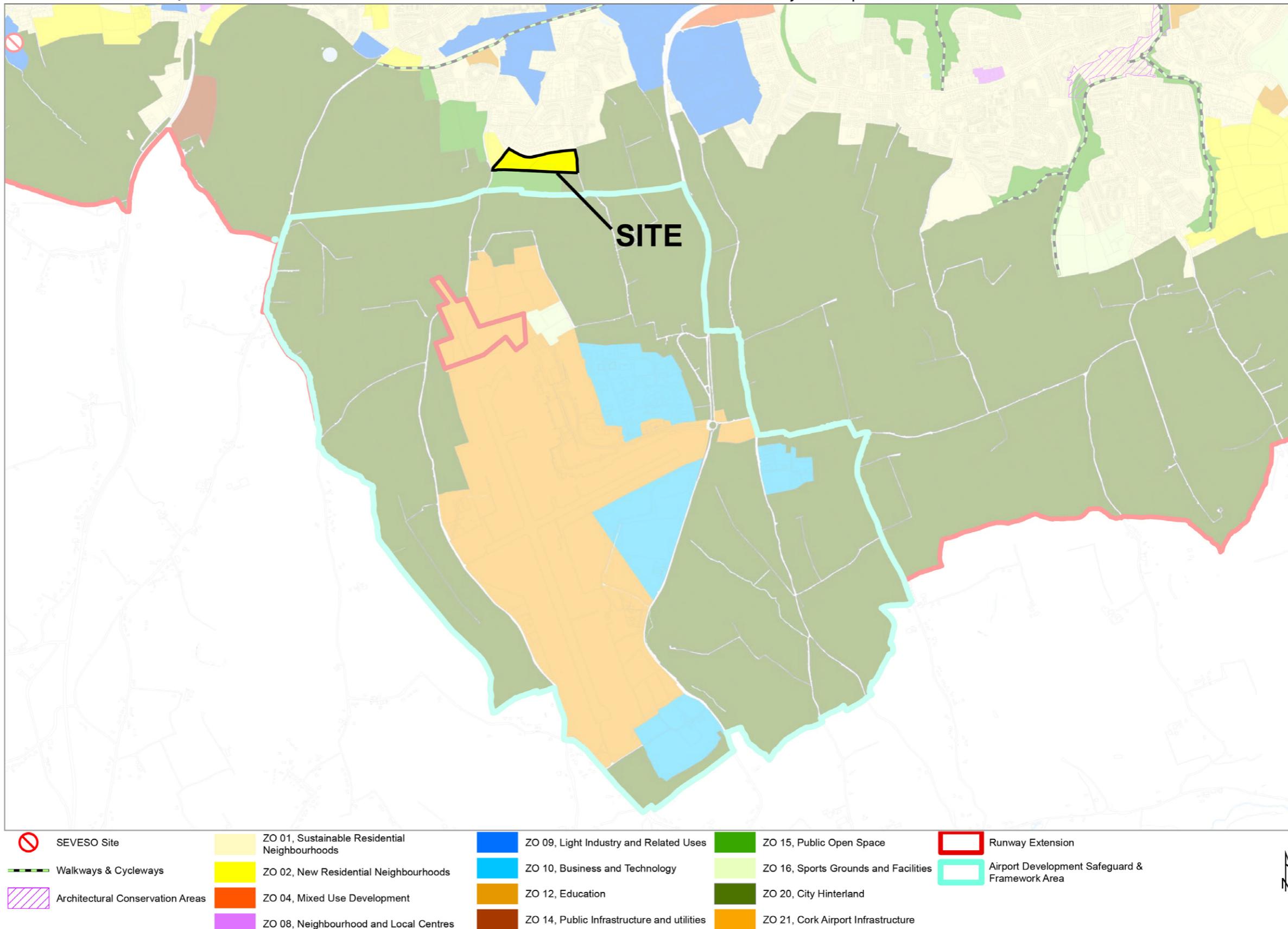


Figure: Site Zoning

# 02 SITE STRATEGY

## PROPOSED SITE PLAN & SCHEDULE OF ACCOMMODATION



SCHEDULE		
4 bed	4	2.6%
3 bed	66	42.6%
2 bed	71	45.8%
1 bed	14	9.0%
Houses	107	69.0%
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<b>DENSITY</b>	<b>40.0 units/HA</b>	
<b>OPEN SPACE</b>	<b>APPROX. 15%</b>	

The proposed development has been meticulously crafted to seamlessly integrate with the existing fabric of the surrounding environment. By aligning with the established development patterns in the vicinity, it aims to contribute harmoniously to the overall landscape. The strategy has been directly informed by the challenging topography which allows for a potential unmistakable quality to the proposed development. High importance is placed on creating a permeable layout and a strategic response to unique boundary conditions, the natural landscape and topography, also ensures the distinctiveness and connectivity of the proposed housing scheme.

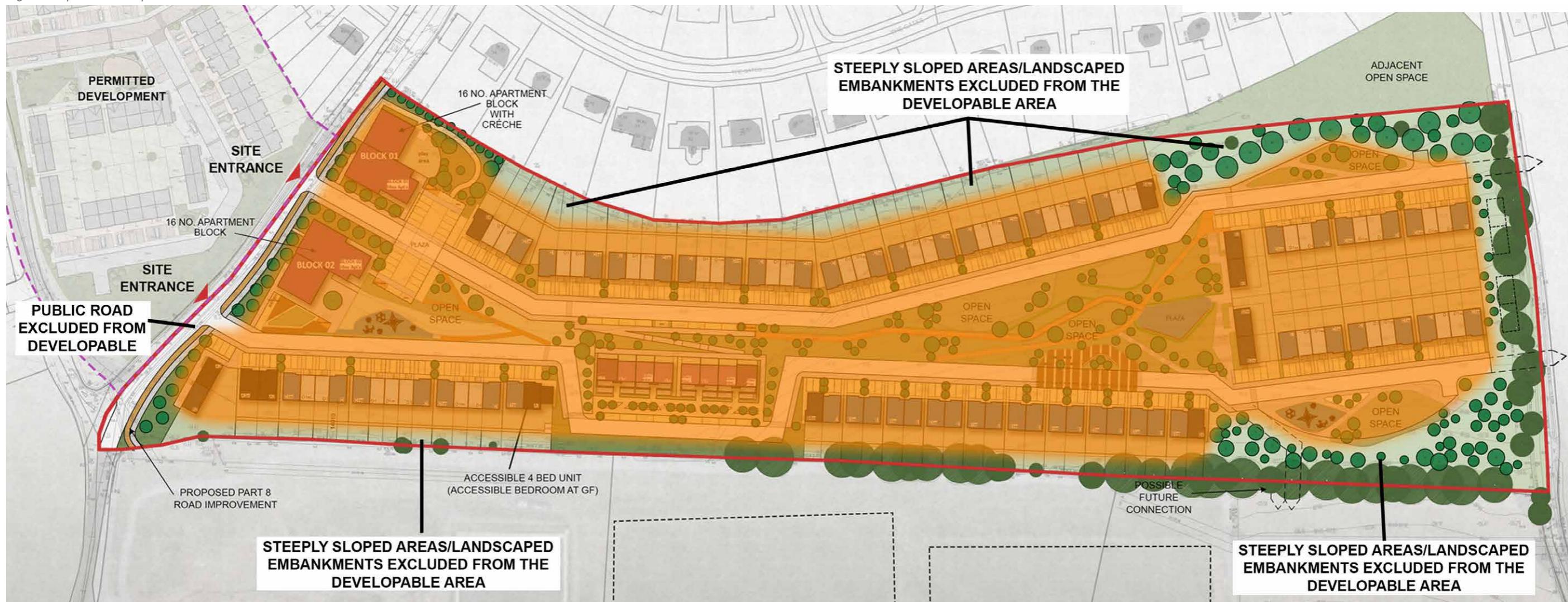
Furthermore, the strategic orientation of the units has been thoughtfully planned to optimise exposure to natural light, promoting energy efficiency and a pleasant living environment. A mix of varied unit types assists in creation of a distinct neighbourhood. The proposed 2-4-storey landmark buildings at the site entrance with recognisable features are a welcome addition in communities. It provides a gateway feature and orientation cues for logical wayfinding, as well as activating an urban street frontage to Pouladuff road. Simultaneously, great care has been taken to safeguard the privacy of neighbouring properties, ensuring a balanced and respectful coexistence within the community. This holistic approach reflects a commitment to creating a sustainable, well-integrated, and people-centric development.

Figure: Proposed Site Plan

## 02 SITE STRATEGY

### DENSITY CALCULATION

Figure: Proposed Developable Area



The proposed Part 8 development in Lehenaghmore contains 155no residential units and a 42 child creche and achieves a density of 40UPH.

The method for measuring the residential density is based on the approach stated in Appendix B of the 2024 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities. In this, Table 1 states the areas that should be excluded from the Net Site Area/Developable area include lands with topographical constraints (i.e. steepness). In light of this, given the challenging levels that exist on site, we have excluded areas along the northern/eastern/southern boundaries that are steeply sloped/landscaped embankments. We have also excluded the existing public road along the western boundary.

These guidelines also state that the residential density shall exclude the percentage of non-residential uses (i.e. the 42no child creche) in proportion to the Net Site Area/Developable area. The total gross internal area of all development on site is 13,868.9sqm (13690.9sqm for the 155no residential units and 178.0sqm for the 42 child creche), which means the residential units represent 98.7% of the overall development. With the areas excluded in line with Table 1 and the percentage of residential development factored in, the Net Site Area/Developable area equates to 3.87Ha.

$$155\text{no Residential Units} \div 3.87\text{Ha Net Site Area/Developable area} = 40.0 \text{ Units Per Hectare}$$

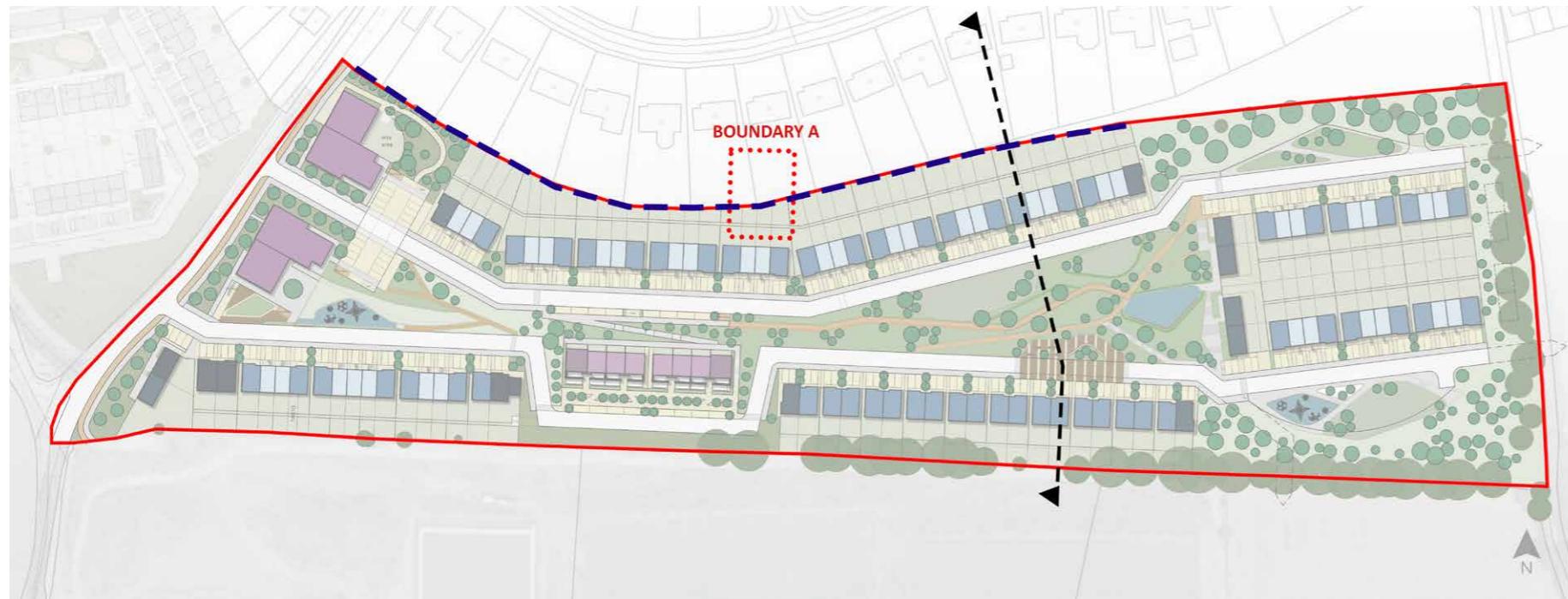
Proposed Site Developable Area

Table 1

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

Figure: Table 1 - 2024 Compact Growth Guidelines - Appendix B

## 3.1 CONTEXT - BOUNDARY CONDITIONS

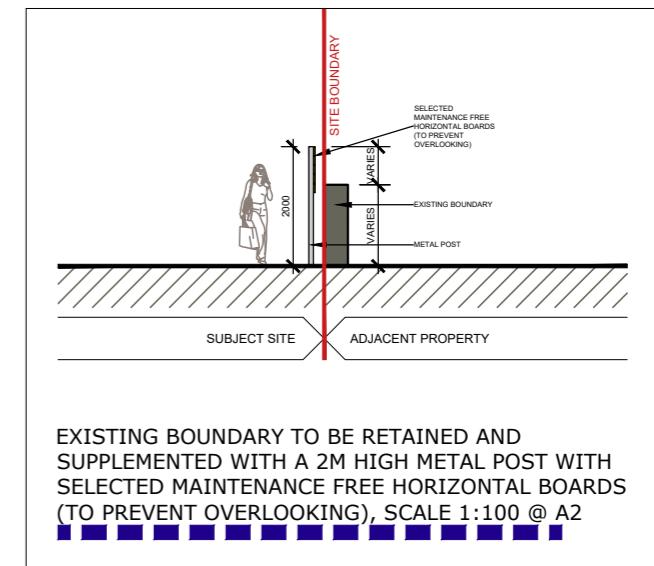


**BOUNDARY (A) PROPOSED DWELLING - NORTHERN BOUNDARY**



Figure: Proposed Site Plan - Boundaries & Figure 12. Site Section Showing Boundary A

The site will be accessed from 2 no. entrances to the west. Existing boundaries will be retained and supplemented throughout the site, particularly along the northern edge where the development adjoins existing dwellings. New pathways have been incorporated throughout the site to enhance permeability. These pathways directly connect to planned future road improvement works to the west, improving access to nearby amenities through walking, cycling, and public transport.



# 03 DESIGN CONSIDERATIONS



## 3.2 ACCESS & CONNECTIONS

The proposed development adheres to the principles outlined in the Design Manual for Urban Roads and Streets (DMURS), aiming to establish an urban atmosphere while prioritising safety for all road users. Situated in close proximity to Cork City Centre, the project ensures convenient accessibility for residents through walking, cycling and public transportation. The site benefits from its location near bus stops, situated within a 10-minute walk, thereby fostering excellent transportation connectivity.



Figure: Site Access & Connectivity Map & Figure. Proposed Site Access & Permeability Plan



## 3.3 INCLUSIVITY, VARIETY & PUBLIC REALM

In addition to the private gardens located at the rear of the units, the development features generous communal spaces designed to enhance the overall quality of life for residents. These communal areas will boast a thoughtful mix of both hard and soft landscape elements, contributing to a pleasant environment. The diversity within the public spaces aims to establish distinctive areas that facilitate wayfinding for both residents and visitors to the site.

The design strategically situates units to overlook these open spaces, promoting passive surveillance throughout the development and fostering a sense of community within the large scheme.

## 3.4 EFFICIENCY

The proposed layout has been carefully crafted, taking into account the existing properties surrounding the site, the topography of the land, and the nearby residential amenities. This ensures the most efficient approach to developing the site while accommodating the proposed unit types. The site layout is strategically arranged to maximise efficiency and optimise the use of space, providing residents with generous external private areas. This approach not only enhances the functionality of the development but also contributes to a well-balanced and harmonious integration within the existing neighbourhood.

## 3.5 URBAN ARCHITECTURE STATEMENT 3.5 URBAN EDGE



The higher density units on the Lehenaghmore site have been strategically placed along Pouladuff road to the west of the site in order to form a strong urban edge in this location. The urban streetscape along Pouladuff Road is in the form of 2-4 storey apartment buildings and shallow semi-detached units which will provide density and variation for the development, as well as creating an appropriate frontages onto more urban aspects of the development. It is proposed that the feature apartment buildings will be located towards the entrance of the development in order to form a gateway into the scheme. Durable brick is proposed on the apartment buildings along with generous glazing proportions which creates a contemporary building typology that forms the urban edge along the sites western boundary.

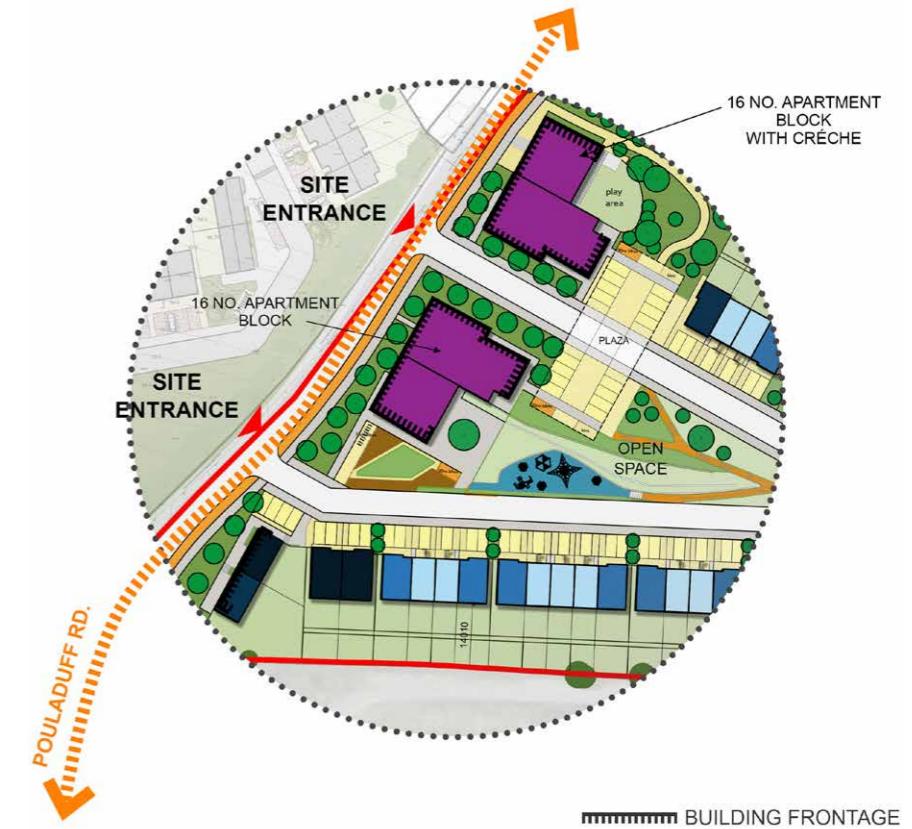


Figure: View from the North on Pouladuff Road with Proposed Development render & Figure. Urban Edge Diagram

# 03 DESIGN CONSIDERATIONS

## 3.5 URBAN ARCHITECTURE STATEMENT CONTIGUOUS STREET ELEVATION



Figure: Contiguous Street Elevation



## 3.6 DISTINCTIVENESS/LAYOUT

The proposed layout has been carefully designed to maximise the development potential of the site. The arrangement of dwellings within the scheme is carefully orchestrated to provide optimal views of communal open spaces while also ensuring a layout that mitigates any potential issues of overlooking neighbouring properties. In addition to this, the site incorporates generous pedestrian links that seamlessly connect various communal spaces. This thoughtful design not only enhances the aesthetic appeal of the development but also prioritises the creation of a cohesive and accessible living environment for all residents.

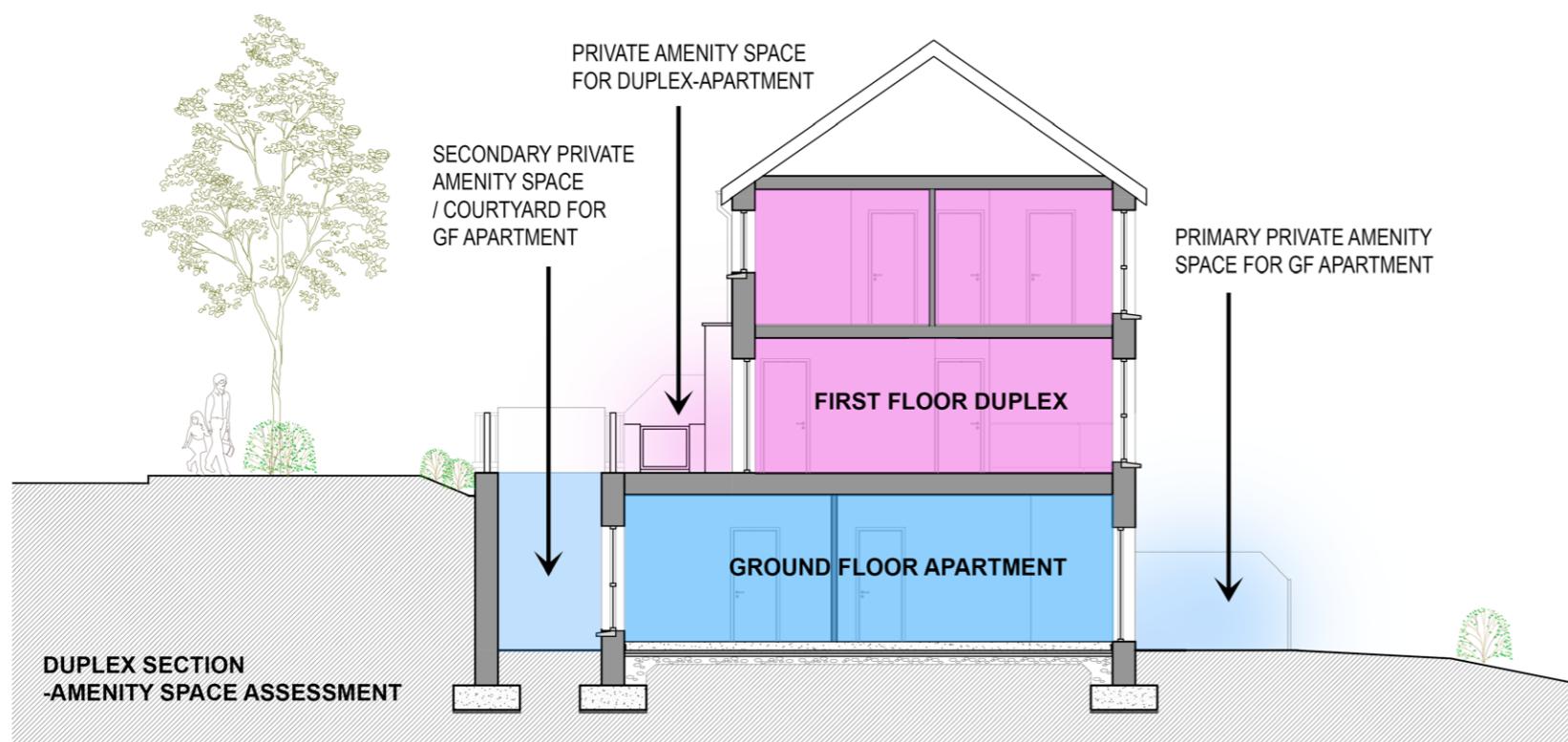
## 3.7 ADAPTABILITY

The development ensures that each unit is equipped with the necessary storage facilities, enhancing the overall usability of the dwellings. Ample storage is strategically provided to accommodate bulky or infrequently used items, allowing residents to keep such belongings tucked away from the main living spaces, either in designated storage areas or in the attic. This thoughtful allocation of storage space not only contributes to the aesthetic organisation of the homes but also promotes an uncluttered and functional living environment.

Furthermore, the design of the units considers the potential for future flexibility. Homeowners have the option to extend the majority of the proposed units either to the rear or into the attic space, depending on their evolving needs or requirements. This built-in adaptability ensures that the homes can evolve with the changing lifestyle or preferences of the residents, adding a valuable element of versatility to the development.

Figure: Passive Surveillance Diagram

# 03 DESIGN CONSIDERATIONS



## 3.8 PRIVACY & AMENITY

Each home within the development is thoughtfully designed to include access to a generous private amenity space, allowing residents to enjoy outdoor living in a secluded and comfortable environment. The construction of all homes prioritises acoustic insulation, ensuring a peaceful and quiet living experience for every resident.

To safeguard privacy, the placement of windows is carefully considered to prevent any overlooking into adjacent private gardens, fostering a sense of security and exclusivity for each homeowner.

In alignment with environmental consciousness, homes are provided with designated areas for the sorting of recyclables, emphasising the commitment to sustainable living practices within the development. This comprehensive approach not only addresses the comfort and privacy needs of the residents but also reflects a commitment to eco-friendly and contemporary living standards.

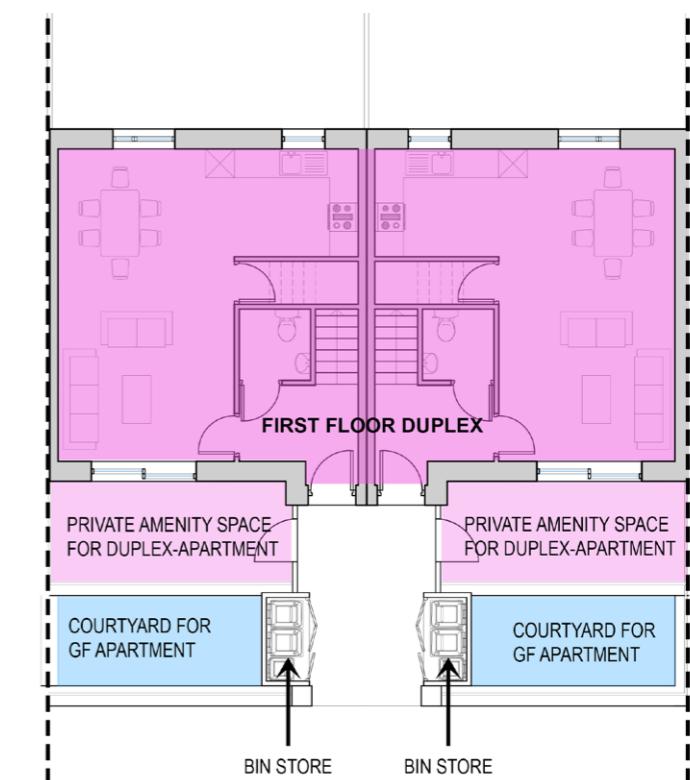


Figure: Public & Private Amenity Space Diagram & Figure. Split Level Duplex Section - Amenity Space Assessment and Bin Store

## 3.9 PARKING

The parking spaces have been positioned in accordance with the requirements outlined in the aforementioned urban development manual. In this way, these spaces are configured as secure and attractive areas, thanks to their on-street nature, providing easy access and convenience for both residents and visitors.

The strategic placement and relationship of parking spaces in relation to residences aims to meet the overlooking criteria specified in the plan. This strategy is viewed as a key element in ensuring the security of the area through high levels of passive natural surveillance. Overlooking can be provided from windows of neighbouring properties, passing pedestrians, and cars.

Overall, this approach not only aligns with the guidelines of the urban development manual but also emphasises the importance of safety and functionality in the design of parking spaces, contributing to a harmonious and secure urban environment.

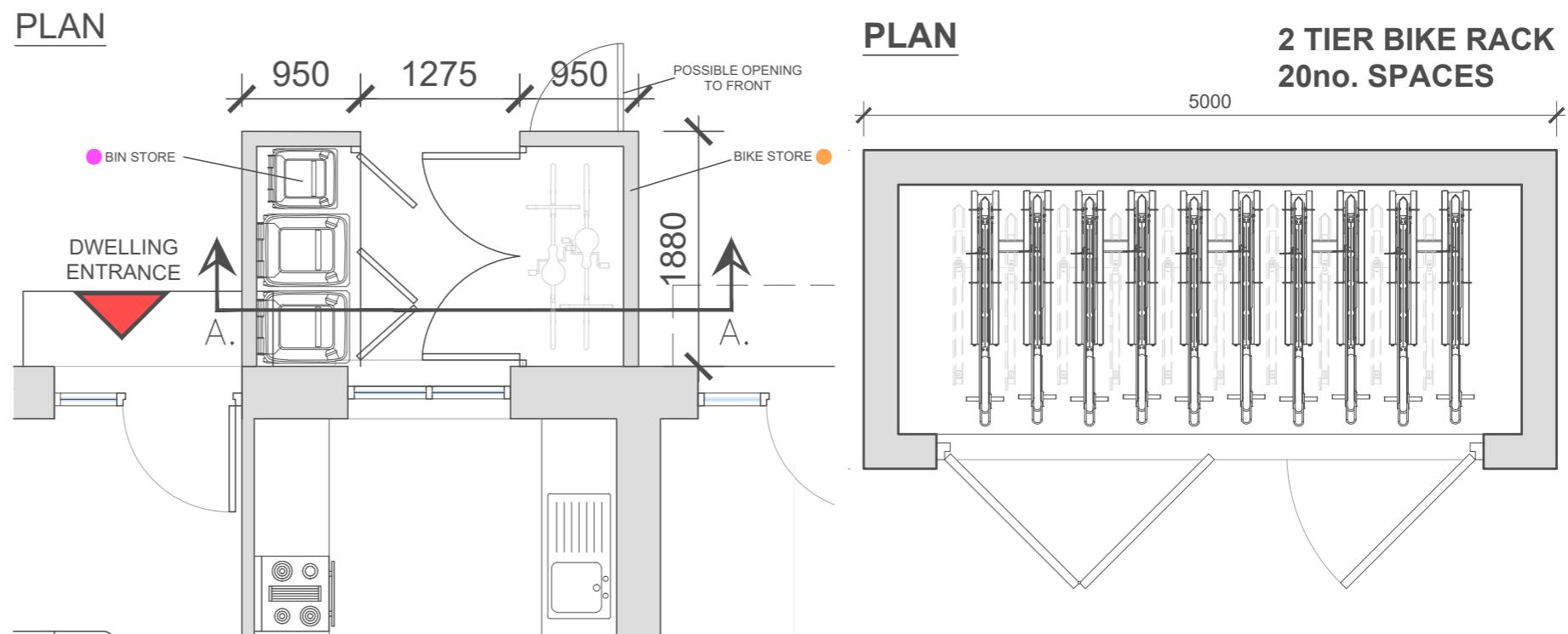
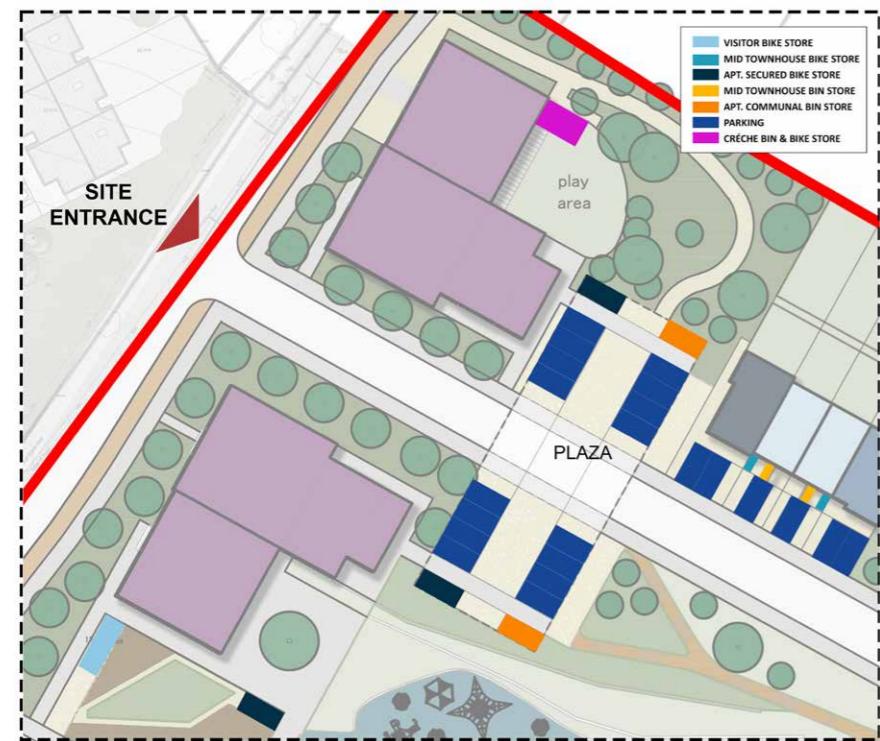


Figure: Parking Spaces Diagrams, Townhouse Bin and Bike Store and Typical Secured Bike Store



Figure: 3D Render of Split-Level Duplex & Townhouses and Materiality

## 3.10 DETAIL DESIGN

The design of the proposal has been carefully considered to elevate the urban architecture within the local context, reflecting a commitment to enhancing the overall aesthetic and functionality of the locality.

During the design process, the improvement of the social cohesion and community life in the area was taken into account. The proposal is situated in a developed area with a general mix of residential and industrial buildings located nearby. The density and massing of the units have been designed to enhance the social cohesion within the community. In enhancing the urban architecture of Lehenaghmore, the proposal introduces two feature apartment buildings along Pouladuff Road, which respects the lower density housing schemes to the north and west of the site. By utilising the connections to amenities around the site, a sense of connection and community will be established and will aid in creating a coherent scheme.

Durable materials have been strategically chosen, ensuring not only the efficiency of the design but also facilitating the long-term upkeep of the proposed development.



# 03 DESIGN CONSIDERATIONS



The incorporation of a variety of elements within the public realm, including diverse open spaces, plantings, and parking configurations, contributes to the establishment of distinct areas that collectively enrich the overall scheme.

The external materials chosen for the dwellings play a crucial role in positively contributing to the surrounding context. The proposed mix of render, beige brick, grey brick and pressed metal creates a harmonious aesthetic that respects and complements existing developments and nearby residences. Generous open spaces, accompanied by thoughtfully designed landscaping, further enhance the overall visual appeal of the development. The design of both buildings and public spaces prioritises ease of maintenance, ensuring the longevity and sustainability of the project.

Particular attention has been given to the placement of bins and vents, aiming to minimise any potential impact on public amenities. This demonstrates a commitment to responsible design that considers the broader community and its surroundings.

In summary, the proposed development is not only designed to provide high-quality residential units but also to make a positive and lasting contribution to the character of Lehenaghmore. The site layout, focusing on distinctive streetscapes and efficient parking formations, aligns with a vision of placemaking that seeks to create a vibrant and welcoming community in Metropolitan Cork.

Figure: 3D Render of Apartment Block 1

## 04 PROPOSED DEVELOPMENT CHARACTER AREAS



Figure: Proposed Site Plan - Character Areas Diagram

# 04 PROPOSED DEVELOPMENT

## CHARACTER AREA 1

### CHARACTER AREA 1



#### MATERIALITY



Buff/beige brick



Off-white render



Pressed metal



PROPOSED APARTMENT BLOCK 2 3D RENDER



PROPOSED CORNER TOWNHOUSE 3D RENDER



PROPOSED TOWNHOUSES 3D RENDER

Figure: Proposed Character Area 1

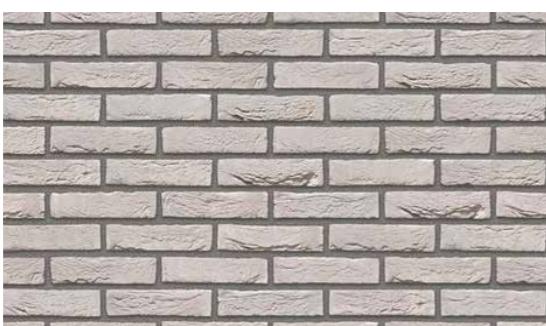
# 04 PROPOSED DEVELOPMENT

## CHARACTER AREA 2

### CHARACTER AREA 2



#### MATERIALITY



Grey brick



Off-white render



Pressed metal



PROPOSED SPLIT-LEVEL DUPLEX APARTMENT 3D RENDER



PROPOSED SHALLOW SEMI-DETACHED 3D RENDER



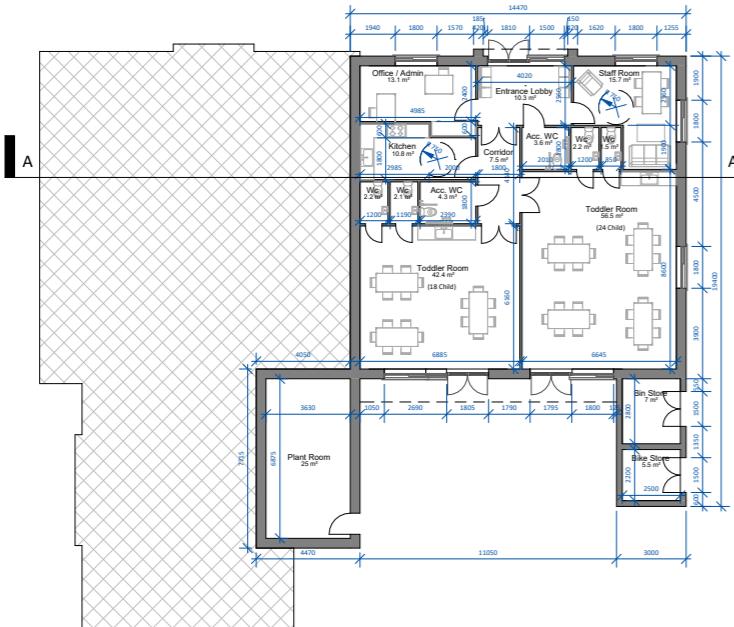
PROPOSED SEMI-DETACHED 3D RENDER

Figure: Proposed Character Area 2

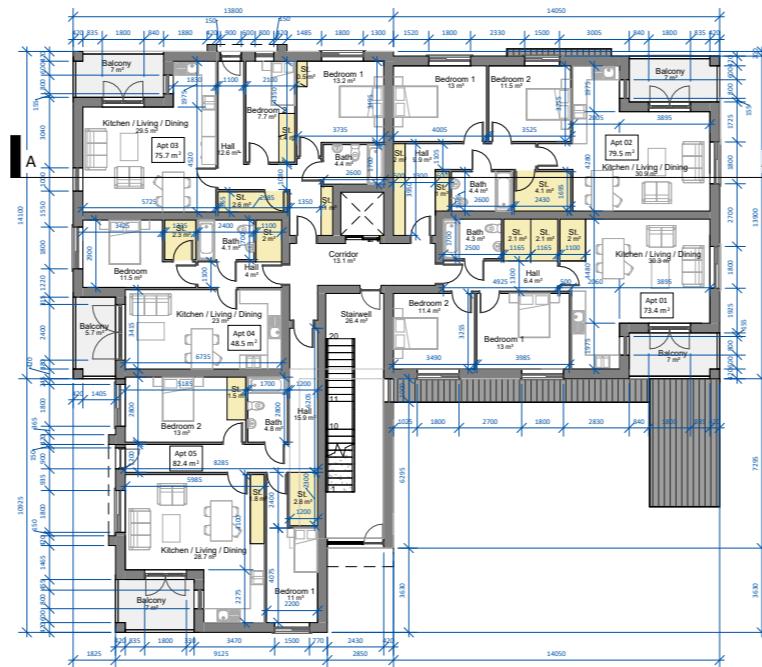
# 04 PROPOSED DEVELOPMENT

## UNIT TYPOLOGIES

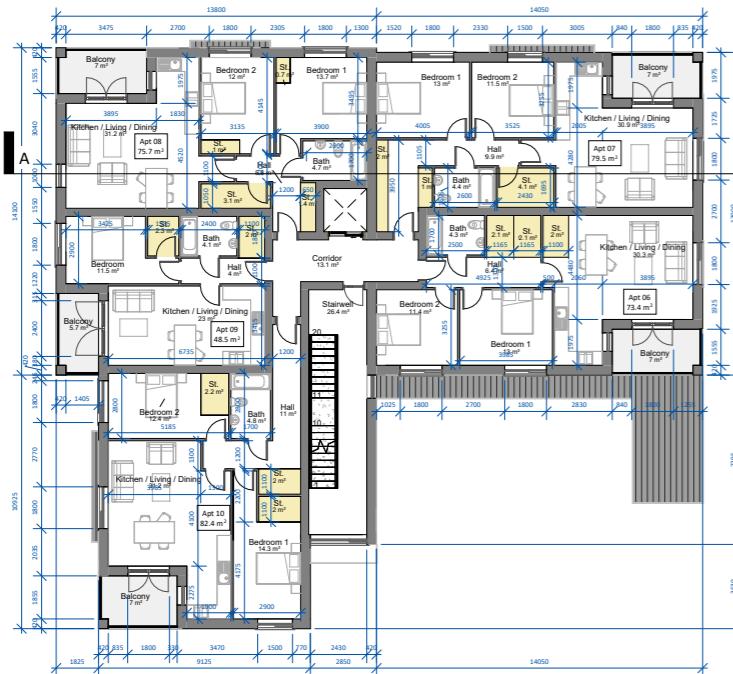
### BLOCK 01 APARTMENT BLOCK



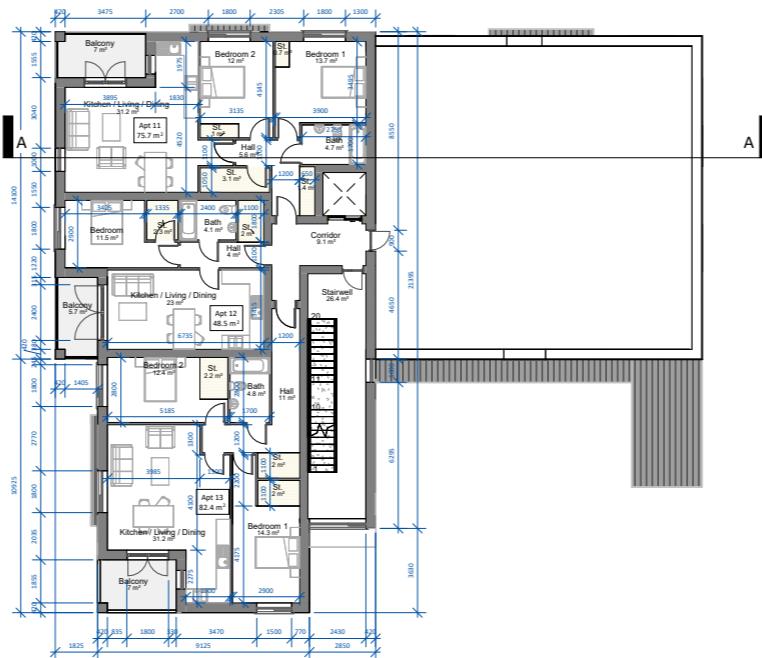
00 Lower Ground Floor



00 Ground Floor



01 First Floor



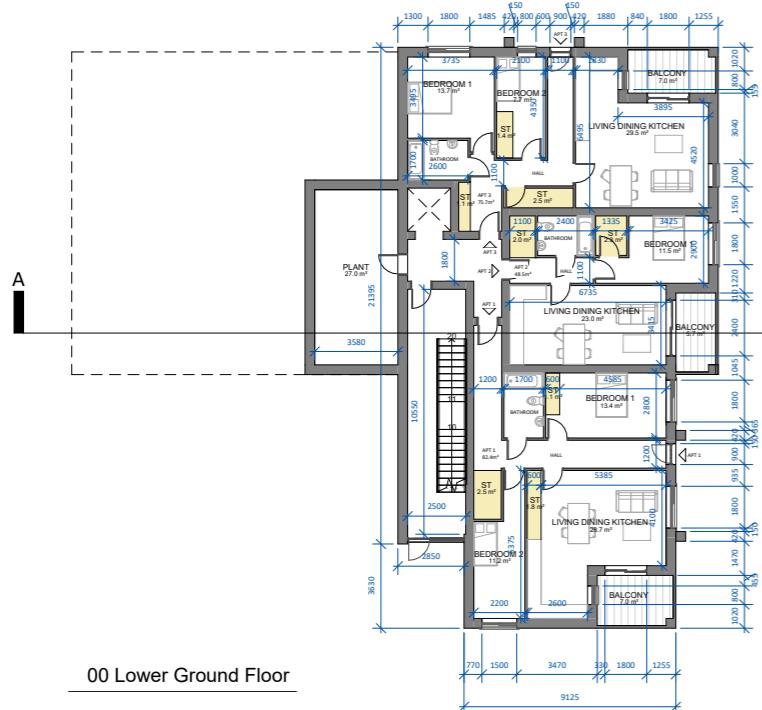
02 Second Floor



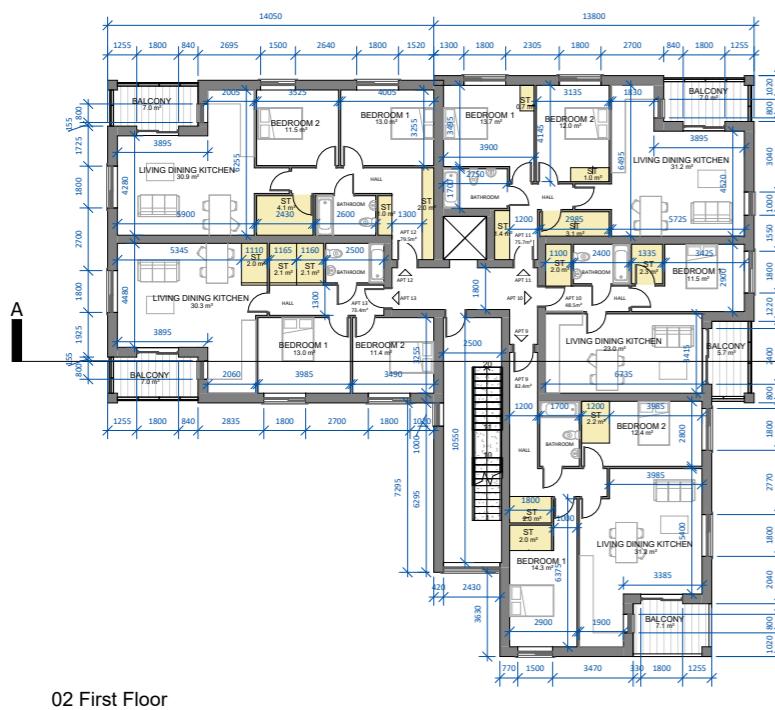
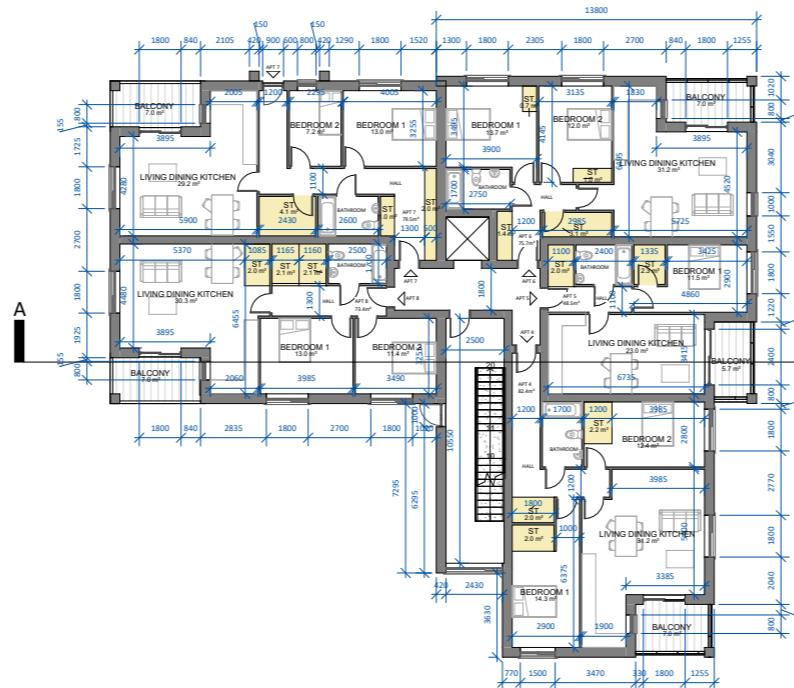
Figure: Proposed Apartment Blocks 01/02

# 04 PROPOSED DEVELOPMENT UNIT TYPOLOGIES

# BLOCK 02 APARTMENT BLOCK



01 Ground Floor



## 03 Second Floor

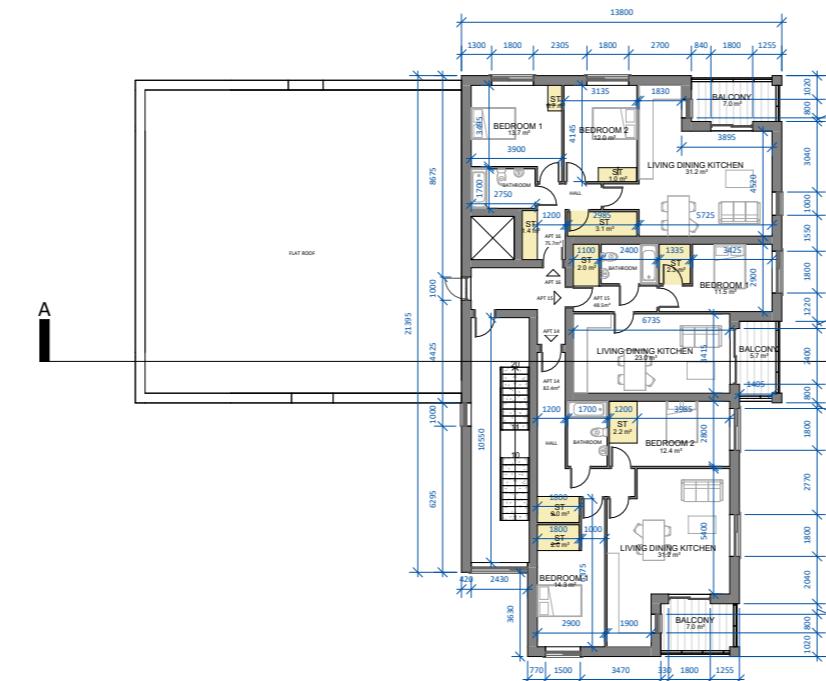


Figure: Proposed Apartment Blocks 01/02

# 04 PROPOSED DEVELOPMENT

## UNIT TYPOLOGIES

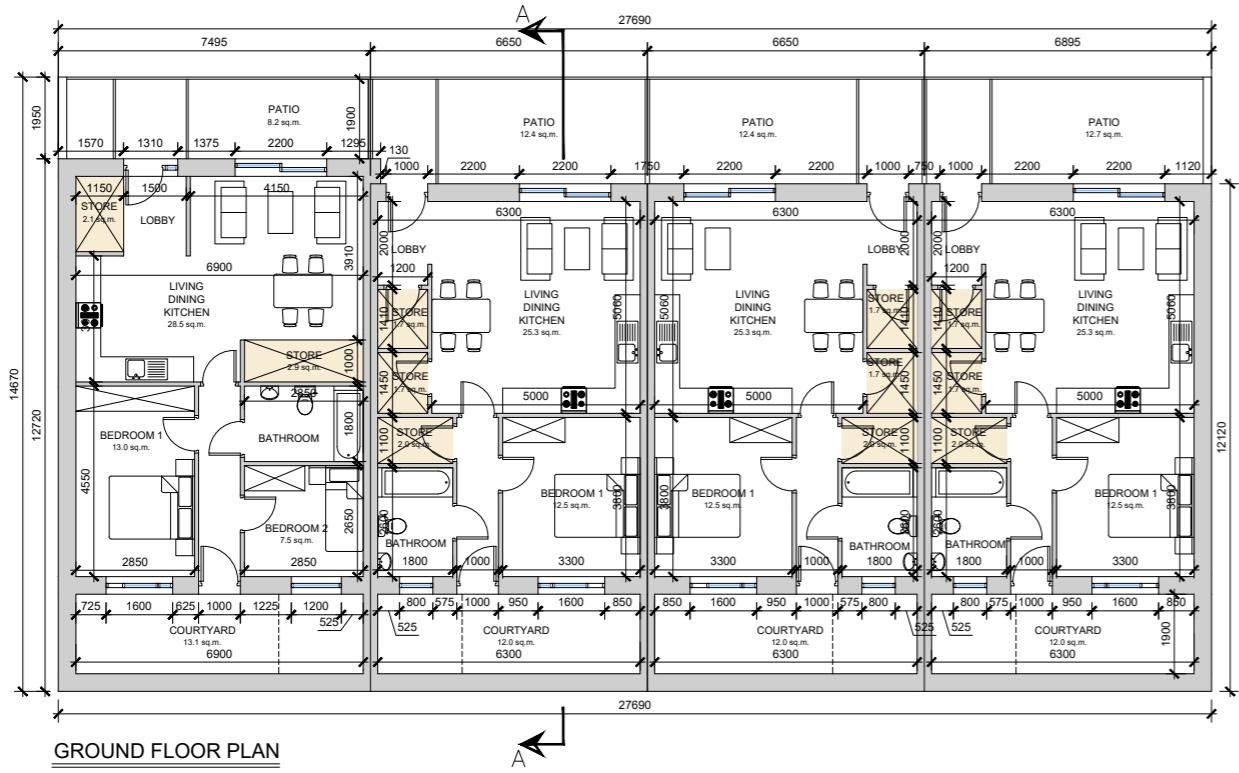


**UNIT E1 - No. 01**  
2-Bed (3 person)  
AREA: 66.0 SQ.M.  
710.4 SQ.FT.  
STORAGE total - 5.0 sq.m.

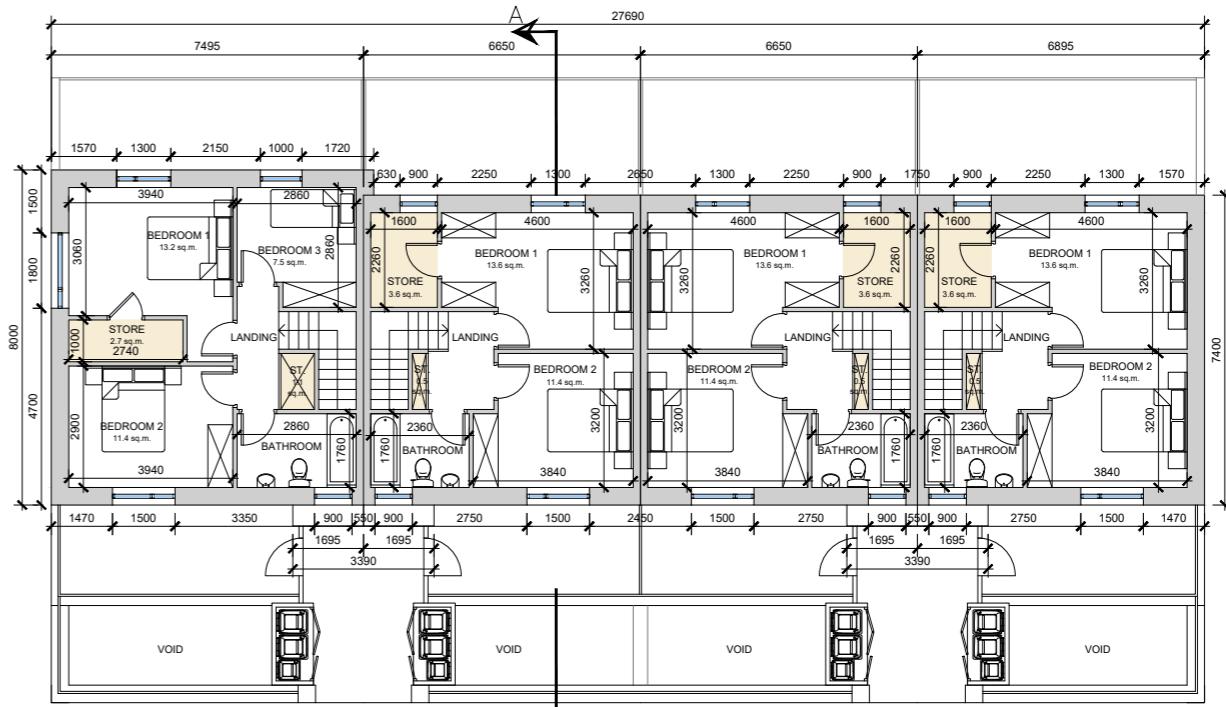
**UNIT E2 - No. 02**  
1-Bed (2 person)  
AREA: 56.4 SQ.M.  
607 SQ.FT.  
STORAGE total - 5.4 sq.m.

**UNIT E2m - No. 03**  
1-Bed (2 person)  
AREA: 56.4 SQ.M.  
607 SQ.FT.  
STORAGE total - 5.4 sq.m.

**UNIT E2 - No. 04**  
1-Bed (2 person)  
AREA: 56.4 SQ.M.  
607 SQ.FT.  
STORAGE total - 5.4 sq.m.



## TYPICAL DUPLEX-APARTMENT



**UNIT F1 - No. 05**  
3-Bed (5 person)  
AREA: 99.3 SQ.M.  
1068.8 SQ.FT.  
STORAGE total - 9.3 sq.m.

**UNIT F2 - No. 06**  
2-Bed (4 person)  
AREA: 83.2 SQ.M.  
895.5 SQ.FT.  
STORAGE total - 6.3 sq.m.

**UNIT F2m - No. 07**  
2-Bed (4 person)  
AREA: 83.2 SQ.M.  
895.5 SQ.FT.  
STORAGE total - 6.3 sq.m.

**UNIT F2 - No. 08**  
2-Bed (4 person)  
AREA: 83.2 SQ.M.  
895.5 SQ.FT.  
STORAGE total - 6.3 sq.m.

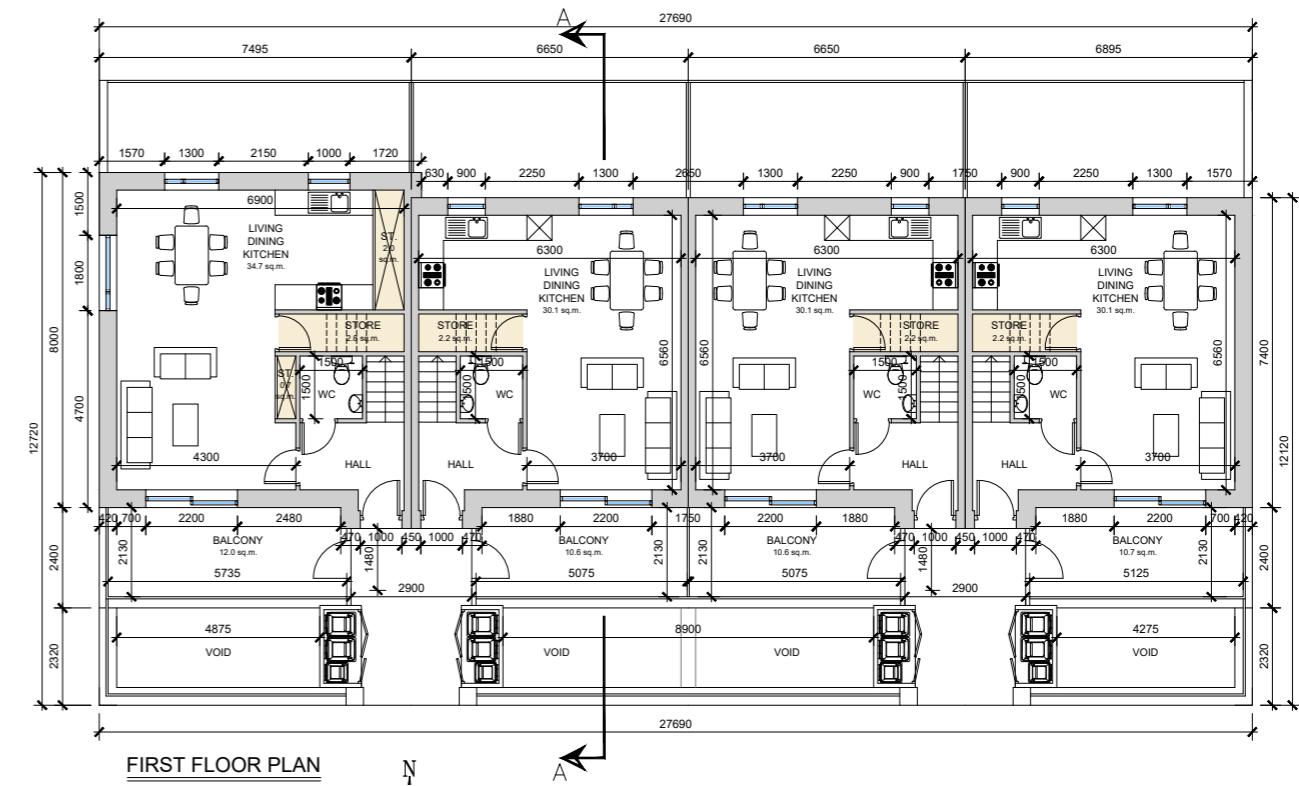


Figure: Proposed Split-Level Duplex Apartment Units

# 04 PROPOSED DEVELOPMENT

## UNIT TYPOLOGIES

### 4-BED SEMI-DETACHED (ACCESSIBLE)



**HOUSE TYPE A1**  
4-bed Semi-Detached (7 person)  
**AREA: 122.0 SQ.M.**  
**1,313 SQ.FT.**  
STORAGE total - 6.0 sq.m.

**HOUSE TYPE B1m**  
3-bed Semi-Detached (5 person)  
**AREA: 101.0 SQ.M.**  
**1,087 SQ.FT.**  
STORAGE total - 6.8 sq.m.

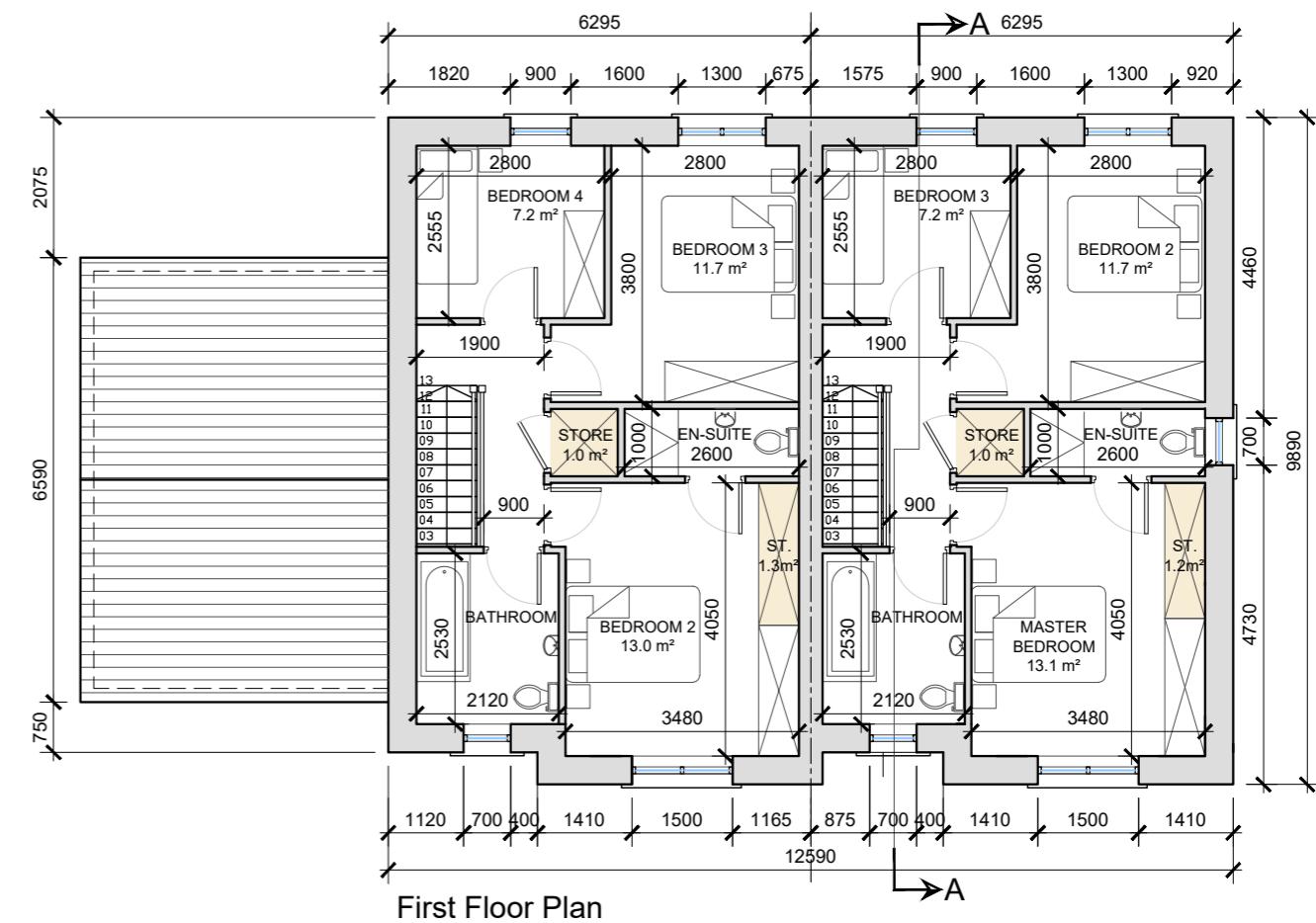
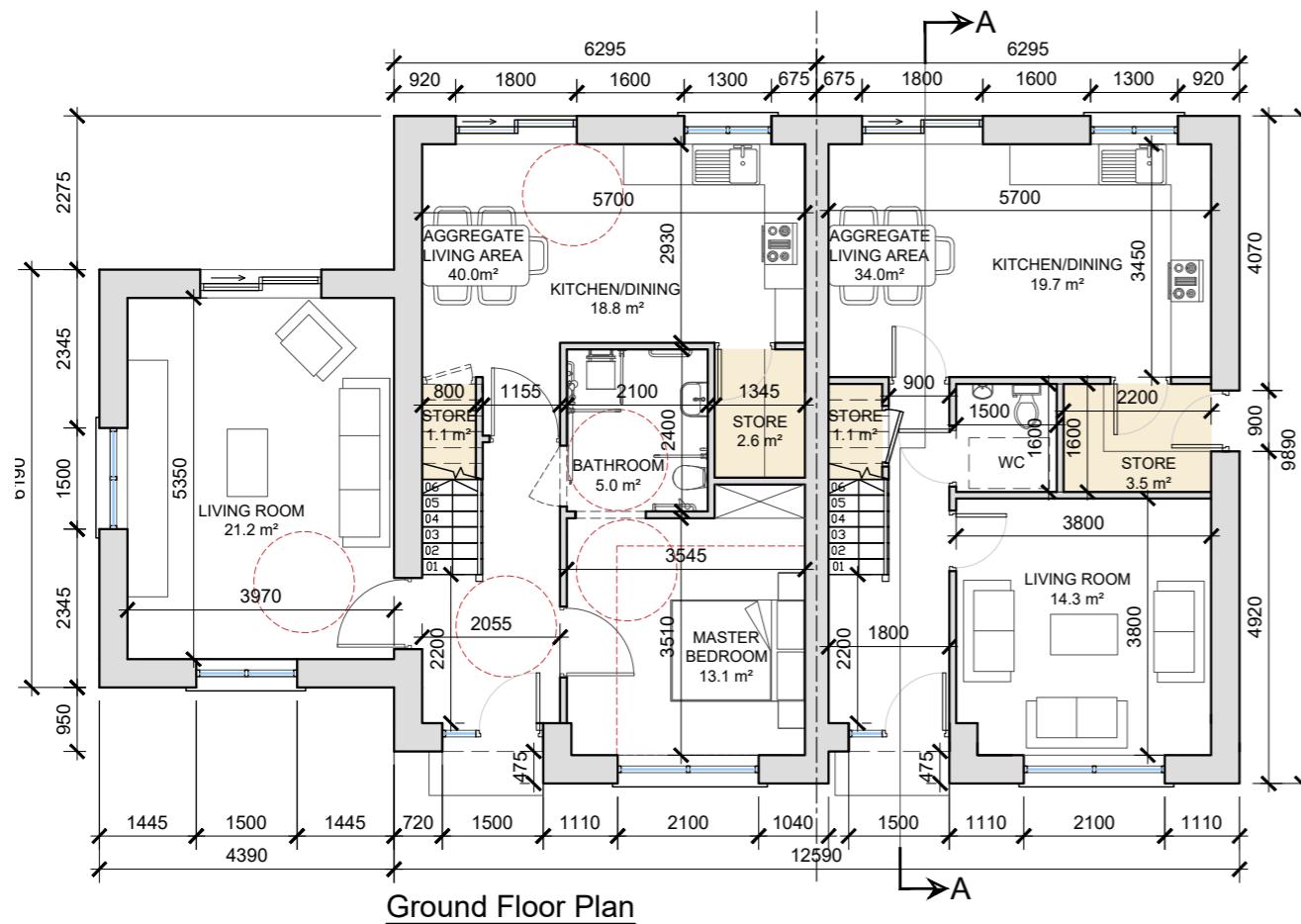
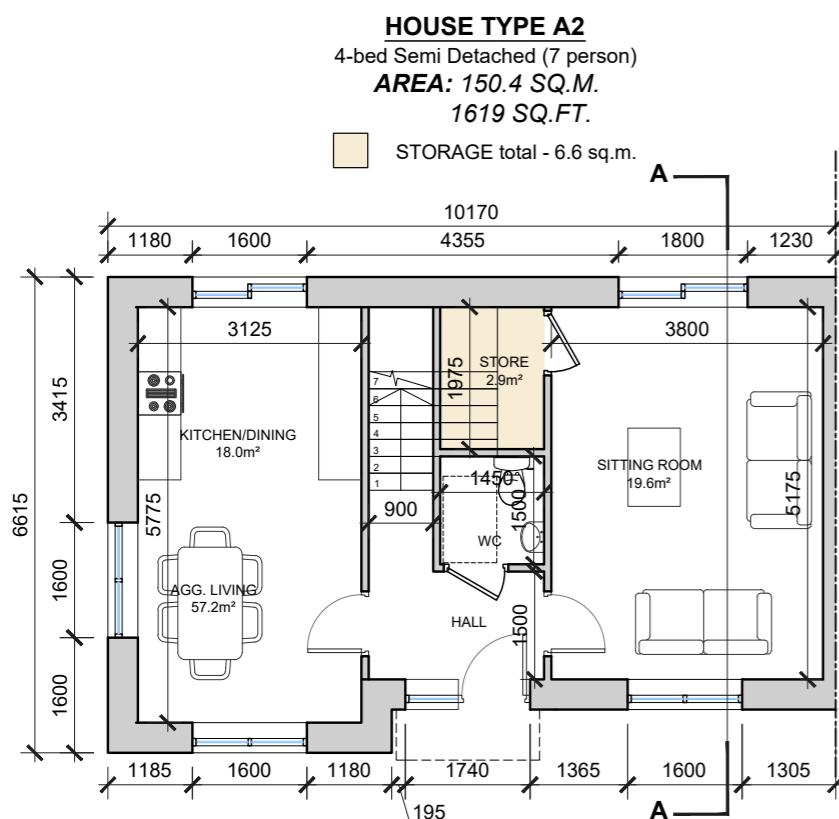
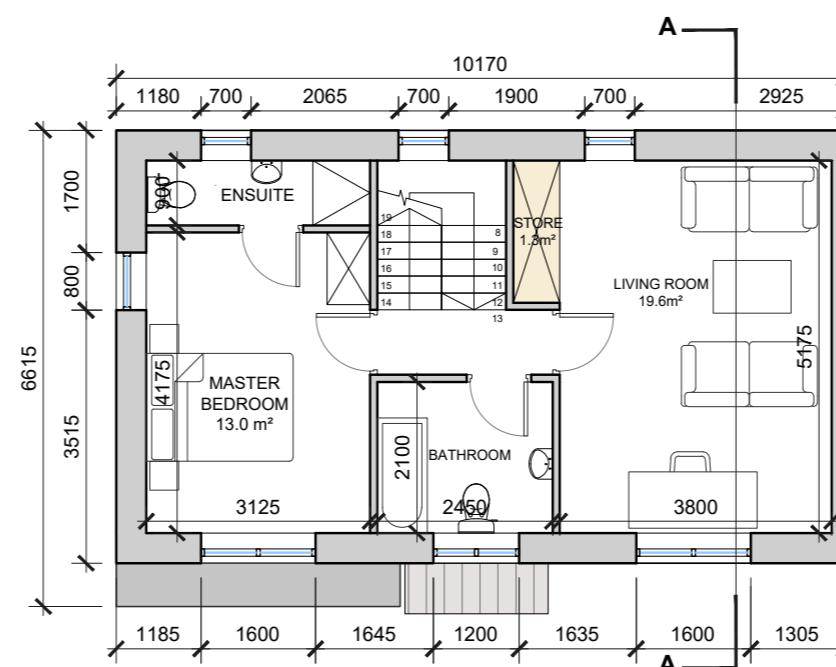


Figure: Proposed A1 Units

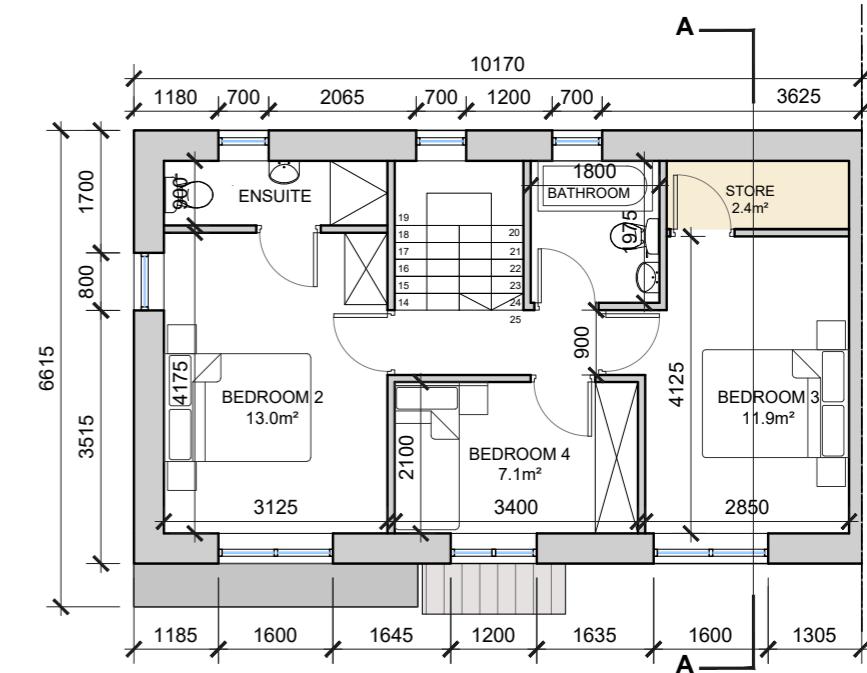
### SHALLOW - 4-BED SEMI-DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Figure: Proposed A2 Units

# 04 PROPOSED DEVELOPMENT

## UNIT TYPOLOGIES

### 4-BED SEMI-DETACHED

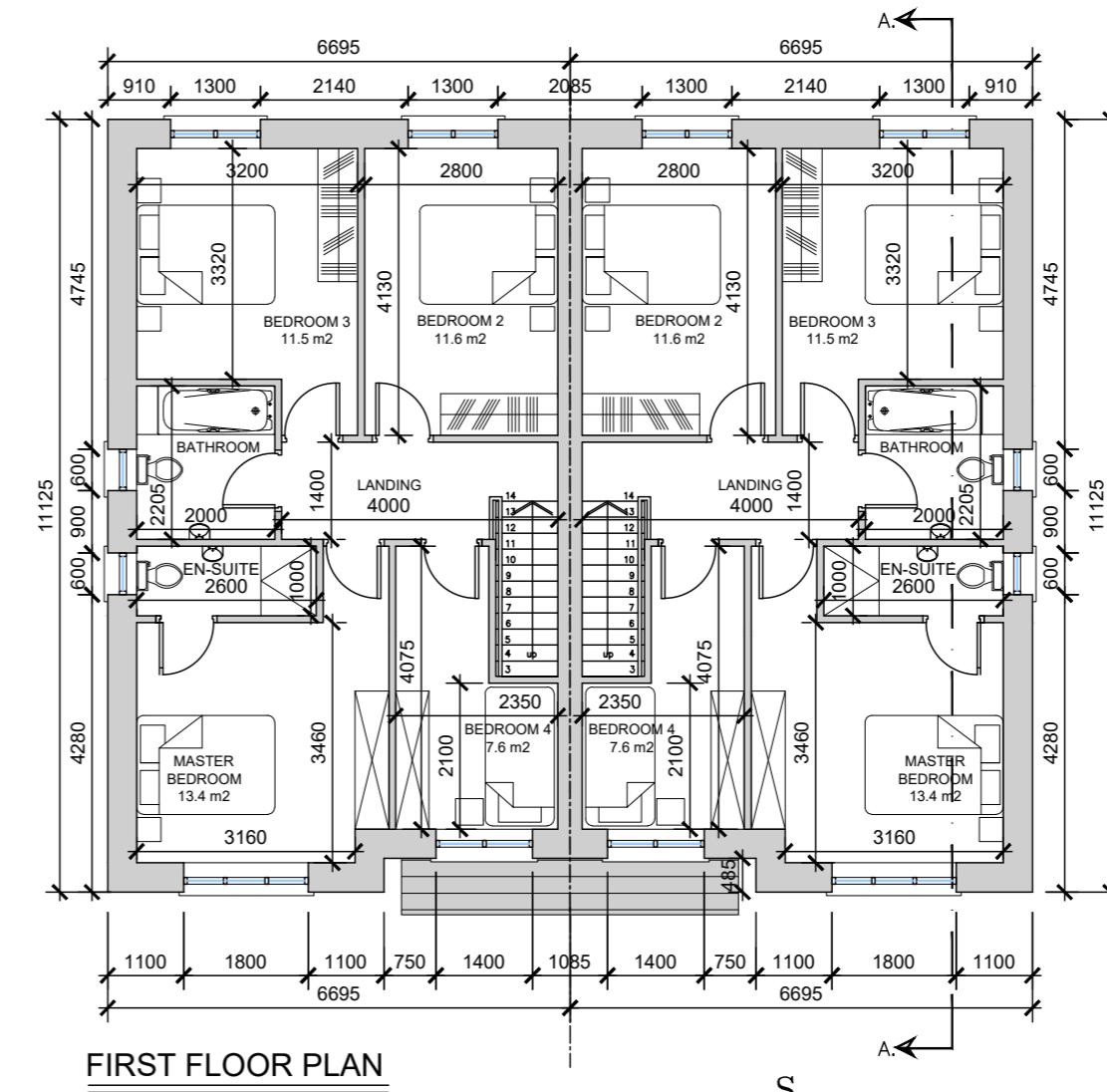
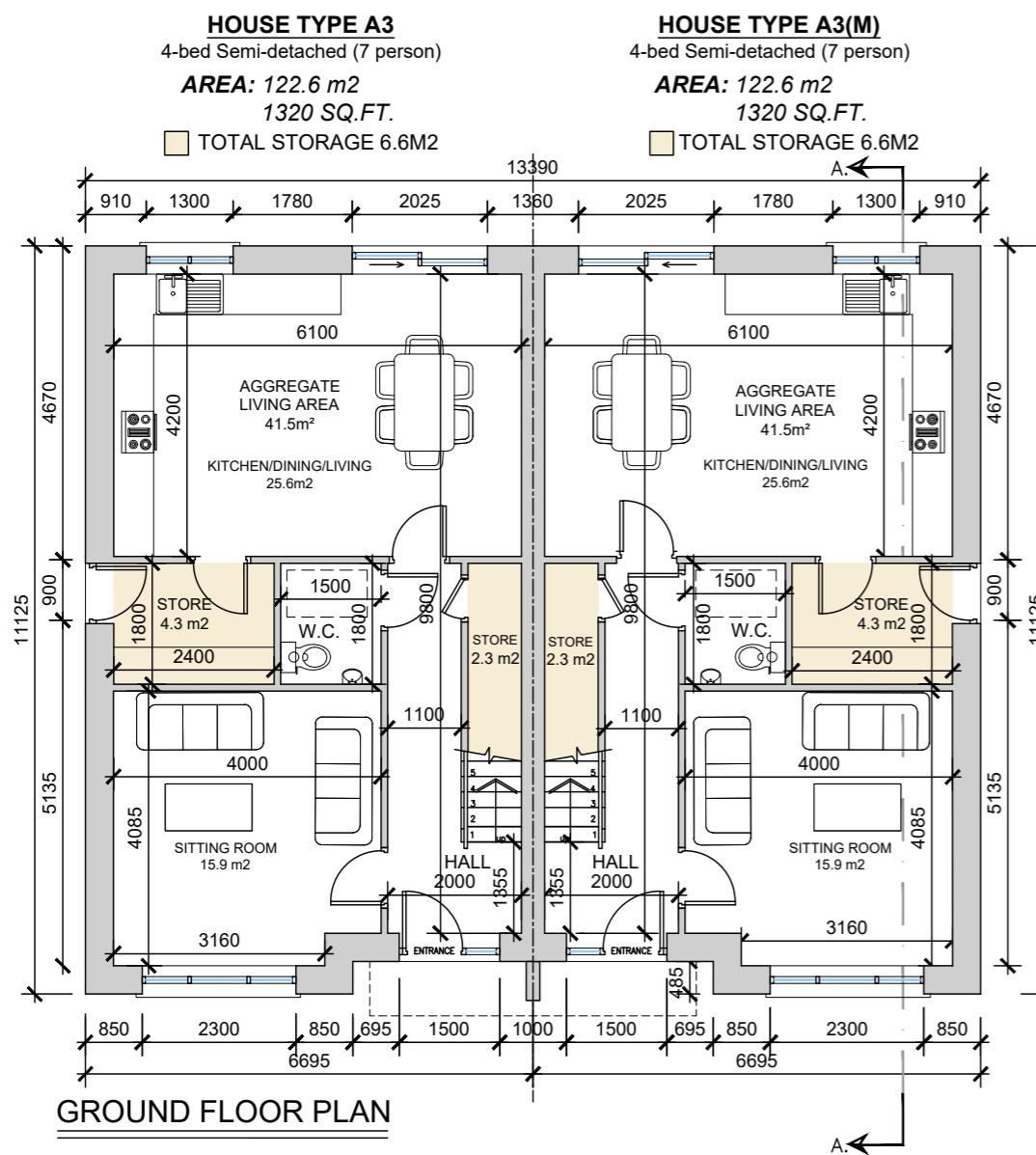


Figure: Proposed A2 Units

### TYPICAL 3-BED SEMI-DETACHED

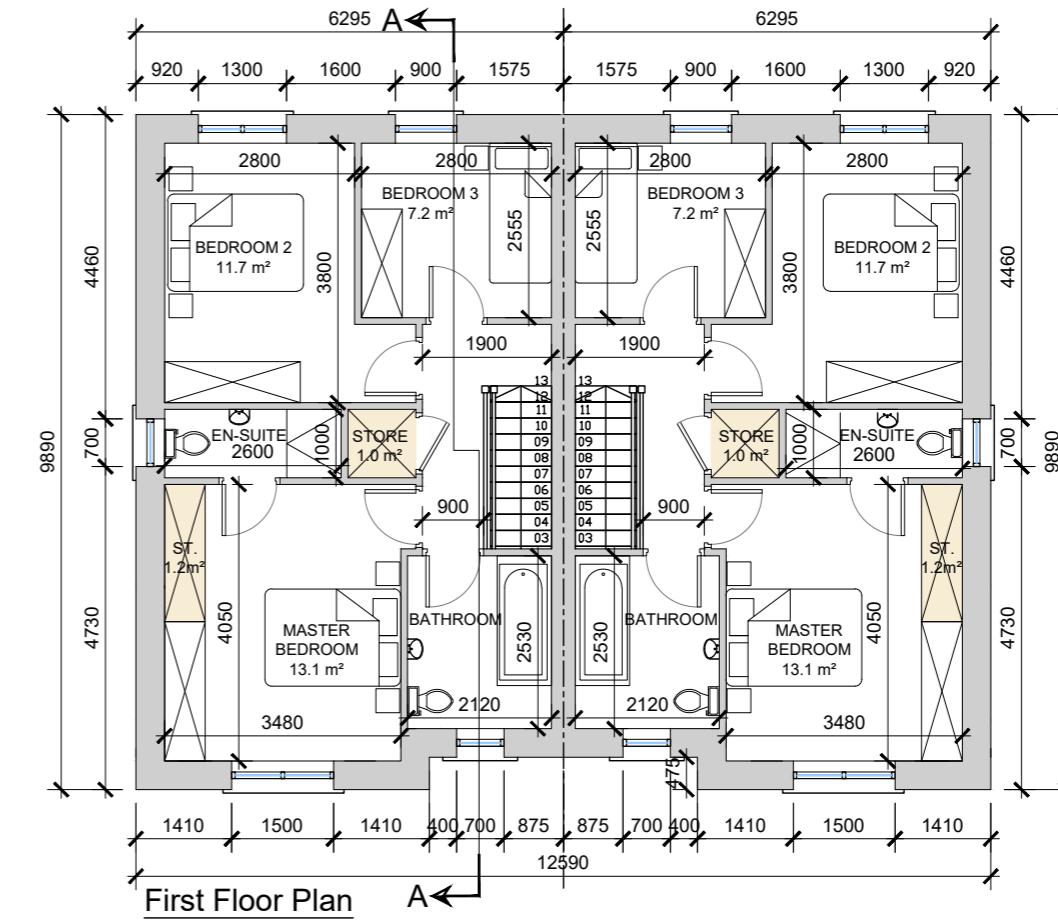
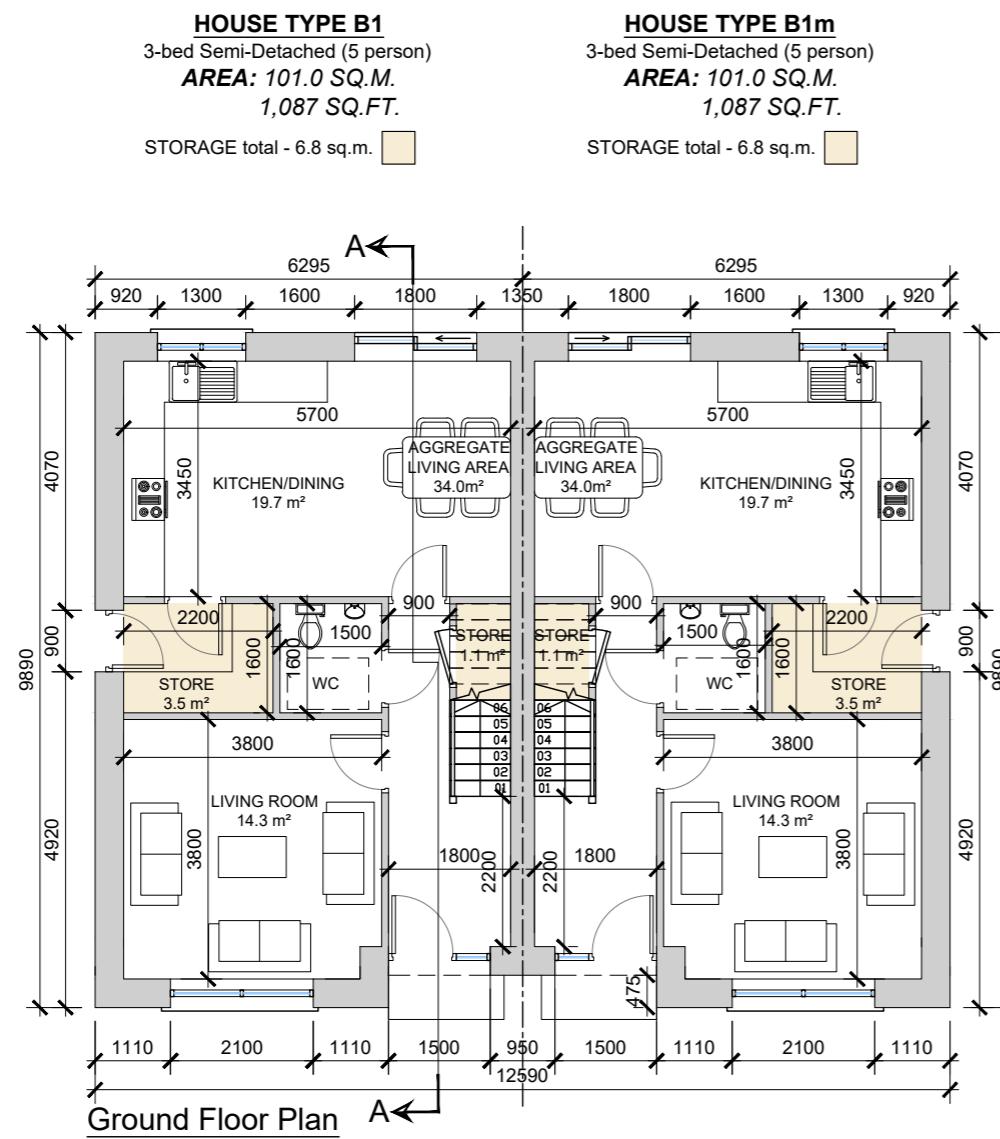
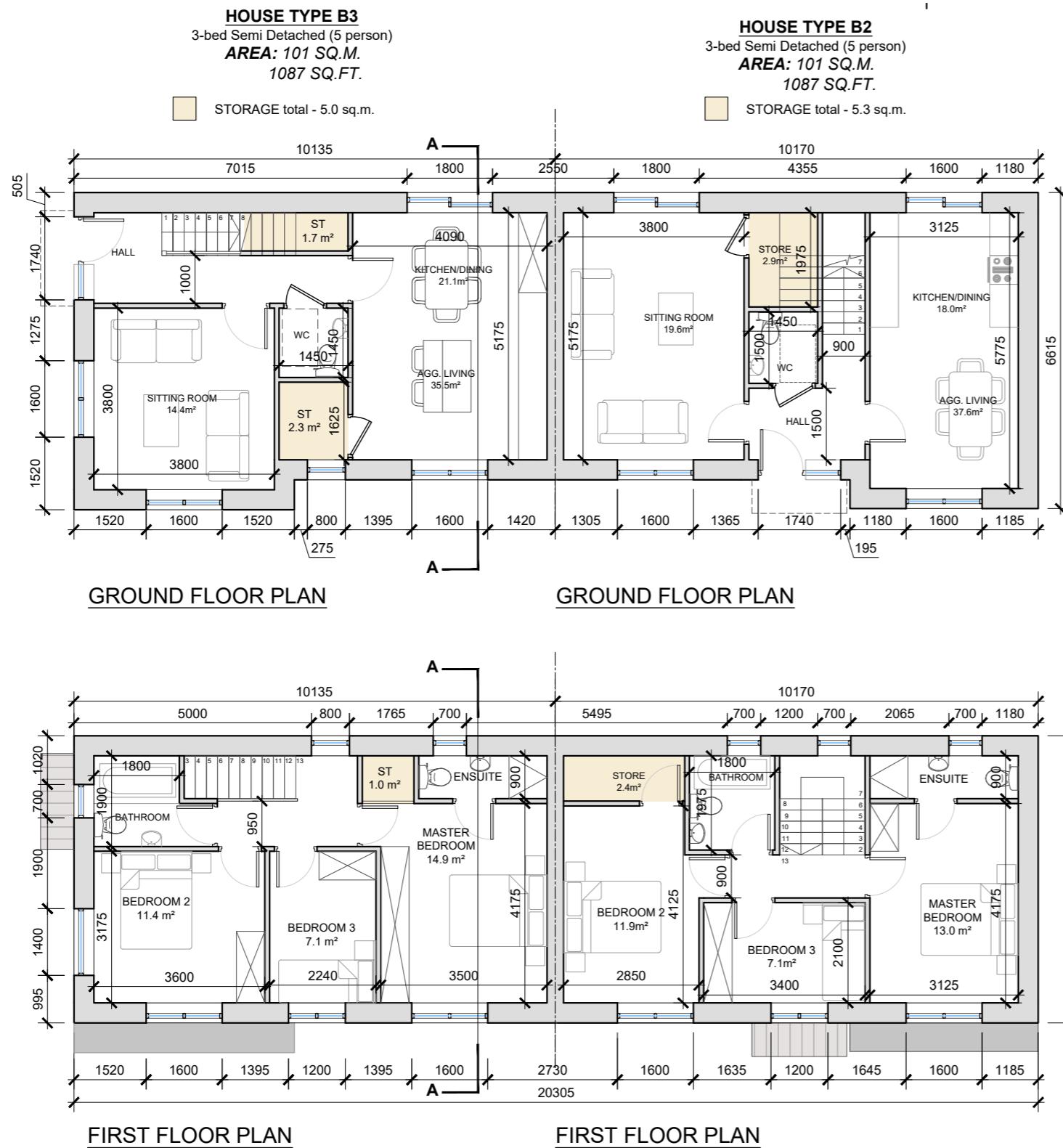


Figure: Proposed B1 Units

# 04 PROPOSED DEVELOPMENT

## UNIT TYPOLOGIES



## SHALLOW - 3-BED SEMI-DETACHED



Figure: Proposed B2 B3 Units

# 04 PROPOSED DEVELOPMENT

## UNIT TYPOLOGIES

### CORNER 3-BED TOWNHOUSE/SEMI-DETACHD

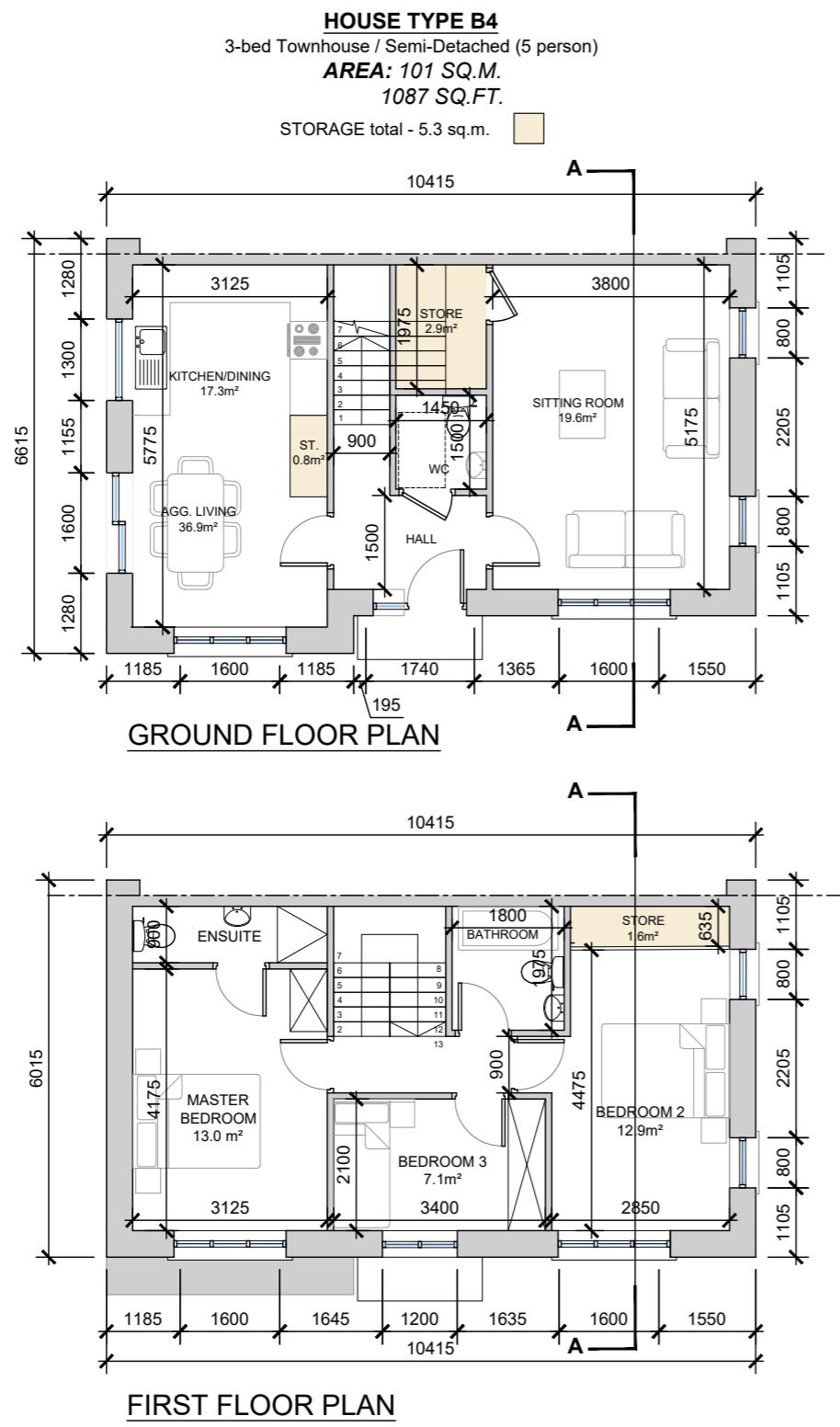


Figure: Proposed B4 Units

# 04 PROPOSED DEVELOPMENT

## UNIT TYPOLOGIES

### TYPICAL 2 / 3 - TOWNHOUSES

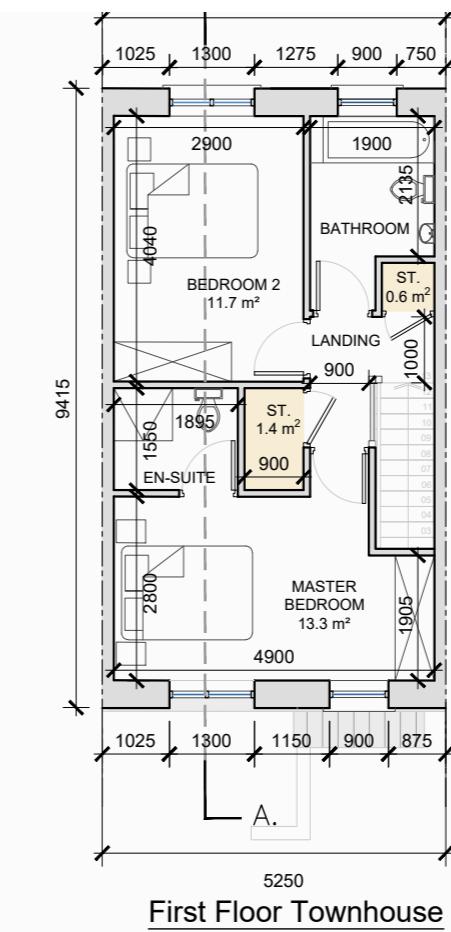
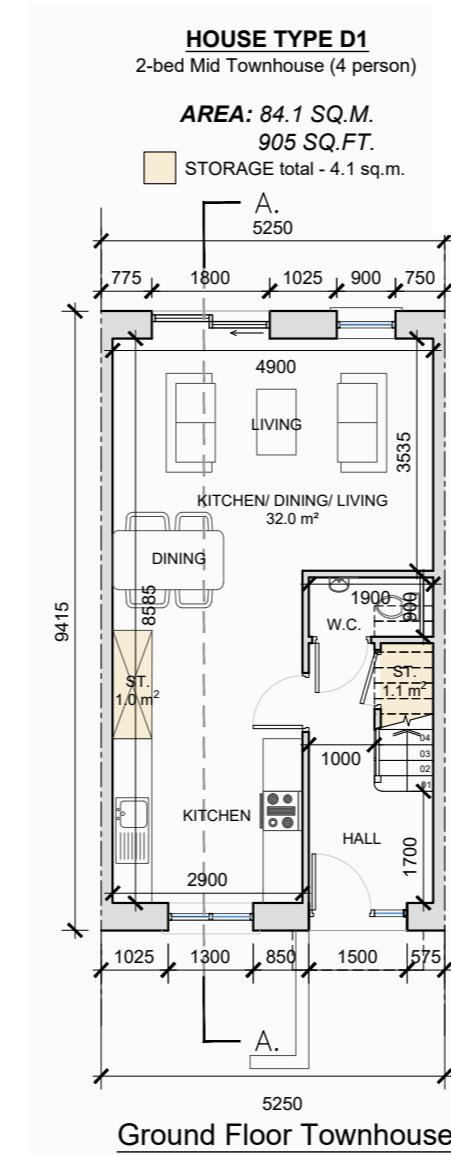
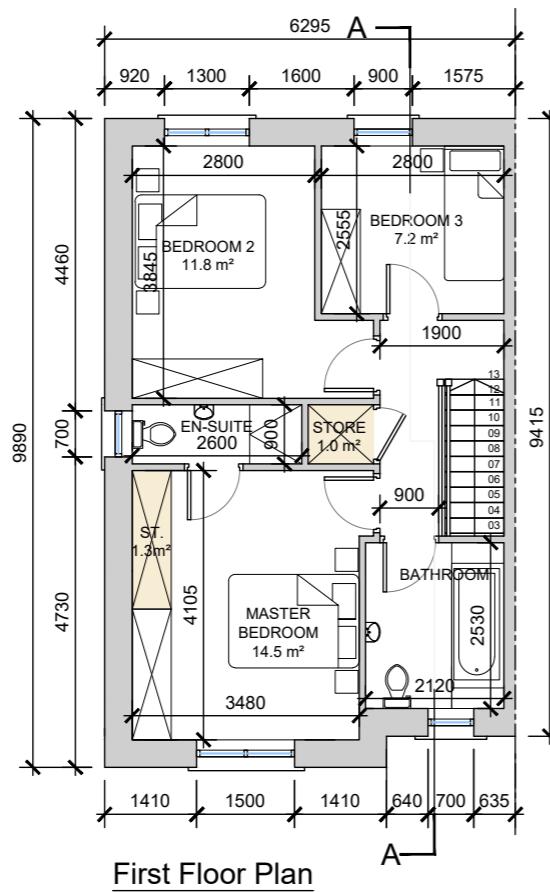
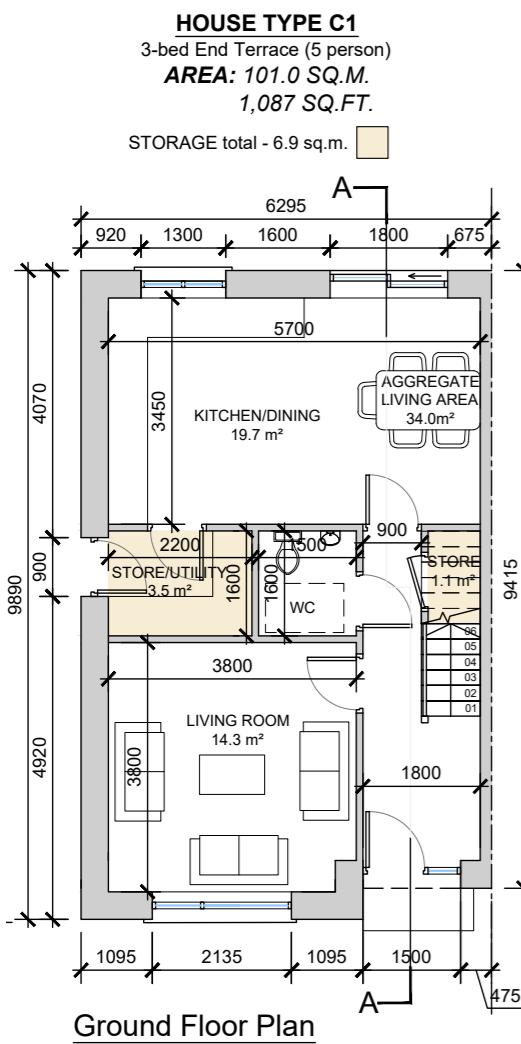


Figure: Proposed C1 D1 Units

## 05 SITE SERVICES

### DOSA CONSULTING ENGINEERS

*Please refer to the accompanying report by DOSA Consulting Engineers for all information relating to site services.*



Figure: 3D Render of Corner Townhouse Unit

# 06 SUMMARY PROPOSED SITE PLAN



*Figure: Proposed Site Plan*