

Project: Woodbrook Masterplan
 Location: Woodbrook
 Client: Aeval
 Doc. Title: Schedule of Accommodation
 Doc. No.: 1618-OMP-HQA-ZZ-SA-A-0002_Combined

Proj. No.: 1618
 Proj. Lead: SD
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Houses	Total	Floor Area	GIA	Adaptable Family Room	Convertible Attic	Potential Floor Area	Potential GIA	
H01 3-bed deep plan terraced house	25%	52	108.7	5652.4	8	27.4	144	7503.6
H02 3-bed 5.4m wide compact terraced house	8%	17	96.4	1638.8			96.4	1638.8
H03 3-bed wide plan terraced/semi detached/end of terrace	11%	23	107.7	2477.1	11		118.9	2734.7
H03B 3-bed wide plan semi detached/end terrace with bay window	6%	12	109.8	1317.6	11		121	1452
H04A 4-bed deep plan terraced house	8%	17	152.4	2590.8			152.4	2590.8
H04AL 4-bed deep plan terraced house	1%	3	155.3	465.9			155.3	465.9
H04AR 4-bed deep plan terraced house	1%	3	152.4	457.2			152.4	457.2
H04 4-bed deep plan terraced house	4%	9	151	1359			151.0	1359
H04L 4-bed deep plan terraced house	1%	2	153.9	307.8			153.9	307.8
H04R 4-bed deep plan terraced house	1%	2	151	302			151.0	302
H05 4-bed deep plan semi detached house	3%	6	141	846	11		152	912
H06A 5-bed deep plan mid/end terrace house	12%	25	191.4	4785			191.4	4785
H07 4-bed detached wide front house	3%	6	157	942			157.0	942
H08 3 bed plus study terraced house	13%	26	143.4	3728.4			143.4	3728.4
H10 3-bed narrow plan, end terrace starter house	2%	4	106.2	424.8			106.2	424.8
Totals	100%	207		27295				29604

ODR01a	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3 bed)	Total	Dual-Aspect	% Dual	NIA (sqm)	GIA (sqm)
00	1						11	12	12	100%	647	886
01	1		1					2	2	100%	725	848
02			1			11	1	13	13	100%	619	868
03			1					1	1	100%	632	729
	2		3			11	12	28	28	100%	2623	3330
	7%		11%			39%	43%	100%	100%			

ODR01b	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3 bed)	Total	Dual-Aspect	% Dual	NIA (sqm)	GIA (sqm)
00						5	5	10	10	100%	400	425
01											386	443
02											322	334
						5	5	10	10	100%	1107	1202
						50%	50%	100%	100%			

Park Edge Duplexes	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3 bed)	Total	Dual-Aspect	% Dual	NIA (sqm)	GIA (sqm)
00						6	6	12	12	100%	485	514
01											494	532
02											399	413
						6	6	12	12	100%	1378	1459
						50%	50%	100%	100%			

Block A	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA (sqm)	GIA (sqm)
00	2		3			3		8	6	75%	651	2341
01	3		10					13	9	69%	977	1348
02	3		10					13	9	69%	977	1189
03	3		10					13	9	69%	977	1189
04	3		10					13	9	69%	977	1189
05			3					3	2	67%	252	331
06			3					3	2	67%	252	331
07			3					3	2	67%	252	331
	14		52			3		69	48	70%	5313	8250
	20%		75%			4%		100%	70%			

Block B	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA (sqm)	GIA (sqm)
00	6		6					12	3	25%	772	4039
01	10	2	18					30	17	57%	2090	2669
02	9		21					30	17	57%	2133	2632
03	9		21					30	17	57%	2133	2632
04	8		21					29	17	59%	2087	2580
05	3		9					12	8	67%	891	1189
06	2		6					8	6	75%	592	788
	47	2	102					151	85	56%	10698	16529
	31%	1%	68%					100%	56%			

Block C	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA (sqm)	GIA (sqm)
00	6		6					12	3	25%	772	4039
01	10	2	18					30	17	57%	2090	2669
02	9		21					30	17	57%	2133	2632
03	9		21					30	17	57%	2133	2632
04	8		21					29	17	59%	2087	2580
05	3		9					12	8	67%	891	1189
06	2		6					8	6	75%	592	788
	47	2	102					151	85	56%	10698	16529
	31%	1%	68%					100%	56%			

Block D	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA (sqm)	GIA (sqm)
00	3							3	1	33%	159	1095
01	2		5	2				9	4	44%	690	875
02	4		5	1				10	4	40%	698	875
03	4		5	1				10	4	40%	698	875
04			3	1				4	2	50%	340	431
	13		18	5				36	15	42%	2584	4152
	36%		50%	14%				100%				

Block E (SHA)	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3 bed)	Total	Dual-Aspect	% Dual	NIA (sqm)	GIA (sqm)
00	2		3					5	3	60%	340	517
01	2		4					6	4	67%	420	508
02	2		4					6	4	67%	420	508
03	1		2	1				4	4	100%	323	404
	7		13	1				21	15	73%	1504	1937
	33%		62%	5%				100%				

Apartments Mix	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3 bed)	Total	Dual-Aspect	% Dual	NIA (sqm)	GIA (sqm)	Potential GIA (sqm)
	130	4	290	6		25	23	478	298	62%	35905	53387	
	19%	1%	42%	1%		4%	3%	70%					

Houses Mix	3 Bed	4 Bed	5 Bed	Total	NIA (sqm)	GIA (sqm)	Potential GIA (sqm)
	134	48	25	207	27295	29604	
	20%	7%	4%	30%			

Creche (Block D)	GIA (sqm)
	429

TOTAL RESIDENTIAL PHASE 1	
GIA (sqm)	80682
Potential GIA (sqm)	82991

TOTAL GIA PHASE 1	
GIA (sqm)	81111
Potential GIA (sqm)	83420

COMPLIANCE WITH LOCAL AREA PLAN

Land Use	Woodbrook LAP Land Area (ha)	Woodbrook LAP Land Area (%)	Aeval Masterplan Land Area (ha)	Aeval Masterplan Land Area (%)
Residential	14.5 ha	67.8%	14.5 ha	67.7%
Neighbourhood Centre	0.5 ha	2.3%	0.6 ha	3.0%
School site	1.2 ha	5.6%	1.2 ha	5.6%
Avenue	1.6 ha	7.5%	1.8 ha	8.3%
Temporary Car Park	0.3 ha	1.4%	0.5 ha	2.1%
Green Axis	1.3 ha	6.1%	1.1 ha	5.0%
Linear Park	0.6 ha	2.8%	0.9 ha	4.4%
Tree Belts/Boundary buffers/Other	1.4 ha	6.5%	1.5 ha	6.9%
<i>Total Open Space Provision</i>	<i>3.3 ha</i>	<i>15.4%</i>	<i>3.4 ha</i>	<i>15.8%</i>
TOTAL	21.4 ha	100.0%	21.4 ha	100.0%

TOTAL APPLICATION SITE AREA (PHASE 1)

21.9 ha
Includes 2 no. replacement Golf Hole Land, rising main through Shanganagh Public Park + infrastructure onto Old Dublin Road

PHASE 1 - DENSITY

Park Edge	371	
South Housing Area	240	
Old Dublin Road	38	
Local Centre	36	
TOTAL NO OF UNITS	685 units	
houses	207 units	30%
apartments/duplexes	478 units	70%
NET SITE AREA	8.8 ha	
DENSITY	78 units/ha	

PHASE 2 - DENSITY

With Temporary Car Park

Woodbrook Place	165	
Park Edge North	151	
Dart Gateway	210	
North Housing Area	93	
Local Centre 2	86	
Local Centre 2a	12	
TOTAL NO OF UNITS	717 units	
houses	53 units	7%
apartments/duplexes	664 units	93%
NET SITE AREA	6.3 ha	
DENSITY	114 units/ha	

Without Temporary Car Park

Woodbrook Place	165	
Park Edge North	151	
Dart Gateway	296	
North Housing Area	93	
Local Centre 2	86	
Local Centre 2a	12	
TOTAL NO OF UNITS	803 units	
houses	53 units	7%
apartments/duplexes	750 units	93%
NET SITE AREA	6.8 ha	
DENSITY	118 units/ha	

WOODBROOK MASTERPLAN

With Temporary Car Park

Park Edge	371	
South Housing Area	240	
Old Dublin Road	38	
Local Centre	36	
Woodbrook Place	165	
Park Edge North	151	
Dart Gateway	210	
North Housing Area	93	
Local Centre 2	86	
Local Centre 2a	12	
TOTAL NO OF UNITS	1402 units	
houses	260 units	19%
apartments/duplexes	1142 units	81%
NET SITE AREA	15.1 ha	
DENSITY	93 units/ha	

Without Temporary Car Park

Park Edge	371	
South Housing Area	240	
Old Dublin Road	38	
Local Centre	36	
Woodbrook Place	165	
Park Edge North	151	
Dart Gateway	296	
North Housing Area	93	
Local Centre 2	86	
Local Centre 2a	12	
TOTAL NO OF UNITS	1488 units	
houses	260 units	17%
apartments/duplexes	1228 units	83%
NET SITE AREA	15.6 ha	
DENSITY	96 units/ha	

CAR PARKING - HOUSES	1.84 per unit	No. of Units	Allocated	Unallocated / Visitors	Designated Spaces	Max Requirement (2 Sp / 3+B)	Motorcycle Parking
3 Bed House		134				268	
4 Bed House		48				96	
5 Bed House		25				50	
TOTAL	380	207	294	81	5	414	on-curtilage
				28%	2%		

CAR PARKING - APTS	0.9 per unit	No. of Units	Allocated	Unallocated / Visitors	Designated Spaces	Max Requirement (2 Sp / 3+B)	Motorcycle Parking
1 Bed Unit		130				130	
2 Bed Unit		294				294	
3 Bed Unit		6				6	
2 Bed Duplex		25				25	
3 Bed Duplex		23				23	
TOTAL	416	478	350	48	18	478	13
				14%	5%		4%

CAR PARKING - CRECHE		No. of Staff	Allocated	Set Down	Max Requirement (1sp/staff)
TOTAL	6	11	4	2	11

AVENUE CAR PARKING FOR PHASE 2	
TOTAL	42

BICYCLE PARKING - HOUSES	No. of Units	Required: LT 1 per Unit	Provision: LT (excl. rear garden access)	Required: ST 1 per 5 units	Provision: ST 1 per 5 units
3 Bed House	134	63	63	27	
4 Bed House	48			10	
5 Bed House	25	7	7	5	
TOTAL	207	70	102	42	70

BICYCLE PARKING - APARTMENTS	No. of Units	Required: LT 1 per bedroom	Provision: LT 1 per bedroom	Required: ST 1 per 2 units	Provision: ST 1 per 2 units
1 Bed Unit	130	130		65	
2 Bed Unit	294	588		147	
3 Bed Unit	6	18		3	
2 Bed Duplex	25	50		13	
3 Bed Duplex	23	69		12	
TOTAL	478	855	856	240	269
				28%	

BICYCLE PARKING - CRÈCHE	
TOTAL	8

Public Open Space Phase 1	2.96 ha
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Communal Open Space	Required (m2)	Excluded*	Provision (m2)	
Block A	455		938	* NOTE Units with a patio space that is equal to their required private open space plus additional space that is the equivalent of their communal space requirement are being excluded from the requirement calculations. Please refer to OMP drawings and Design Statement for further detail.
Block B	961		1201	
Block C	961		1201	
Block D	236		460	
Block E	135			
ODR	296	179	117	
Total			3988	